

STAFF REPORT: 04-15-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 20-6699

ADDRESS: 1249 & 1265 WASHINGTON BOULEVARD

HISTORIC DISTRICT: WASHINGTON BOULEVARD

APPLICANT: CASSANDRA TALLEY & BRIAN REBAIN, KRAEMER DESIGN GROUP; JOHN OLSZEWSKI, BEDROCK; GENE PYO, ODA ARCHITECTURE

PROPERTY OWNER: BEDROCK

DATE OF COMPLETE APPLICATION: 03/23/2020

SCOPE: Erect new rooftop addition and rehabilitate buildings

EXISTING CONDITIONS

The Book Building (1917) is part of a planned real estate development inspired by the City Beautiful movement. Carried out by the Book family, it was architect Louis Kamper's first major commercial design. Thirteen stories of combined offices and shops, it was constructed in a rectangular plan whose exterior is clad in Bedford Indiana limestone. Symmetrical bays of casement windows punch into a smooth limestone façade above the classically articulated first four floors. The southern and western façades are faced in light grey brick. The base of the building is a course of polished gray New Hampshire granite four feet in height. The southern section of the building, marked by three bays of the Washington Boulevard façade, was designed after the original building was designed – but constructed at the same time. A central two-story barrel-vaulted entrance is capped with an ancon - or classical bust - at the keystone. The Book Building's H-shaped design above the third floor allowed for ample sunlight and air flow to interior offices. The building has a flat roof, except for the south portion of the east wing which has a hipped roof.

Office and retail space were in great demand on Washington Boulevard in the mid-1920's, so the Book Brothers began an additional structure directly to the north of the Book Building. The Book Tower (1926), at 38 stories tall (475 feet tall), was the tallest building in Detroit for just two years until the Penobscot Building was completed. Constructed at the corner of Grand River Avenue and Washington Boulevard, it was designed as a match to the character of the Book Building in materials and detailing. Above the roof line of the adjacent Book Building, the Book Tower is relieved by occasional bands of oversized Italian Renaissance detailing, all constructed from glazed terra cotta. The fenestration of the upper four floors is vertically unified into a penthouse composition by colossal unfluted Corinthian pilasters and an incredibly elaborate Beaux Arts Baroque cornice treatment surmounted by a tall peaked copper roof. Floors 37 and 38 are unfinished mechanical floors. A fire escape runs from the 36th floor of the tower building down to the second-floor level.

Listed below are the existing conditions, broken out by project, as the applicant described in their February 24th and March 26th letters to the Commission.

BOOK BUILDING

Roof, Rooftop Additions, and Roof Deck

- There are two existing penthouses on the Book Building: one covers the southern stairwell on the west wing, and one covers the center portion above the elevator bank and central stairwell. Both penthouses have doors that lead to the roof.
- The central penthouse above the elevators is accessed through the center staircase and it contains two rooms, one with a large piece of mechanical equipment and the other, to the east, with the elevator mechanical equipment. This penthouse appears to be in good condition with openings that are in poor to fair condition.
- The south penthouse ceiling has fallen in at the 13th floor and the roof is inaccessible. This penthouse is in poor interior condition and appears to be in fair exterior condition.

Light Courts

- Both light courts have black EPDM roofing membrane covering the flat-roofed courts on top of the 3rd floor. The roofing runs to just below the windowsills of the 4th floor and also covers the 'elevator box' in the north light court. The roofing appears to be in poor condition.

13th Floor Skylight

- There is a hipped roof over the southern three bays of the east wing, added during the 1917 Book Building addition. This area was designed to be column-free on the 13th floor, thus the large open trusses.
- Original roofing materials are now gone, replaced with EPDM roofing.

BOOK BUILDING AND BOOK TOWER

Storefronts

- The majority of the exterior storefronts were boarded up, during investigative demolition the few remaining storefronts have been exposed.
- The majority of the historic storefronts were removed in the mid-century and replaced with aluminum-framed storefronts during the 1950s renovations or later.
- The original storefront had decorative cast iron detailing, some of which is remaining and will be retained and restored. Much of the detailing appears to have been removed during storefront changes by tenants of a previous owner.

Awnings

- There are non-historic awnings above each storefront that cover the top portion of the storefront including the original cast iron decoration and transoms. The awnings are not original and are in fair condition.

Alley Activation

- Originally the Book Building had a series of large, steel-framed window openings along the alley façade.
- The majority of the historic openings have been infilled and all historic fabric is gone, although evidence of the infill brick and original masonry openings are apparent today. Some smaller service masonry door openings do remain from the historic era.

Fire Escapes

- A steel fire escape is attached to the south façade of the Tower, stops at the Building roof, and once continued down the alley façade of the Building. Most of the remaining structure appears to be in fair, stable condition, though the alley portion was in poor, heavily deteriorated condition with the lower portion missing from the bottom landing.
- Most of the Tower connections to the masonry also appear to be in stable condition, with a few locations showing signs of spalling at the masonry or concrete substrate.

BOOK TOWER

Pedestrian Bridge Modifications

- The pedestrian bridge was added to the building in 1990 by a previous owner to connect the building to the parking structure to the north. It connects to the Tower at the 2nd floor on the Grand River façade. Visually it has minimal impact along the street views: when looking towards the building from the west, it is blocked by the Detroit People Mover track; when looking towards the building from the east, the curve in Grand River minimizes its view.

- It appears that all of the original materials in the bay where the bridge was installed, were removed and replaced with a solid wall with a stucco or EIFS finish. The bridge is designed with an arch-top glass and metal frame and an EIFS-clad base to cover the structural support.
- The bridge has been unused for over a decade and is in poor condition with deteriorated cladding. The bridge will remain and the EIFS cladding at the base.

PROPOSAL

BOOK BUILDING

Roof, Rooftop Additions, and Roof Deck

- The south penthouse will be removed and rebuilt with a higher roof—extended to 17’-6”—and wider walls to accommodate the new elevator adjacent to the egress stair.
 - The penthouse will be aligned with the west face of the existing south stair penthouse, which is set back 14’-6” from the existing west parapet.
 - The new enclosure shall be of brick to match the historic penthouse and a water table complementary to the historic features of the roof structures.
- There will be an additional penthouse extension, from the south penthouse to the central penthouse, acting as a screen wall of the new mechanical equipment on the roof.
 - This enclosure will not have a roof and is intended to screen the mechanical equipment from sightlines from the public right of way.
 - It will be constructed of the same brick and detailing as the parapet, and the enclosure wall will be held back from the exterior face of the penthouse to indicate the walls are not historic.
 - The mechanical additions have been designed as low as they possibly can while still providing required mechanical service to the project while hiding the equipment from view. These additions were designed to appear as linear additions on the roof in keeping with the basic massing of the building, to keep their visual impact as minimal as possible.
- The west side of the center penthouse will also be modified to accommodate the new generator for the building.
 - The east side of this penthouse will be emptied of mechanical equipment and debris and remain at its current height (17’-6”) with a shorter corridor addition to the south wall of the Tower where it ties into the 14th floor, providing egress for the Tower residents and amenity space.
- The amenity space from the 14th floor will include a removed and lowered portion of the building roof for a resident terrace on the level of the 14th floor resident lounge. This is the only section of the Book Building roof that will be lowered; the rest of the Book Building roof will remain at its current height.
 - As lowering the roof creates a new/additional portion of the wall plane and doesn’t impact historic fabric significantly, it is proposed the resident lounge will be connected to the roof deck with operable nanawalls.
- The proposed food & beverage addition to the east and south of the center penthouse will be constructed of brick to match the historic penthouses and will match the 17’-6” height of the existing center penthouse.
 - This addition will be set back 22’-0” from the east (Washington Boulevard) parapet
 - This penthouse addition will have punched French door openings to access the proposed roof deck on the Washington Boulevard (east) side of the building.
- The new food & beverage addition, including the occupied roof deck and railings, as well as the adjacent resident terrace with nanawalls, are not visible from any sightlines within a block of the building.
- Both roof decks on the eastern side of the building (the public amenity space roof deck and tenant roof deck) will have a porcelain tile paver system. Cut sheets for the pavers are included.
- For patron safety, there is a glass guardrail (42” in height) proposed at the back of the existing penthouse wall. A drawing detail for the railing on the roof decks is included.
- All remaining masonry units are to be inspected for damage at the existing penthouses.
 - All damaged, deteriorating or spalling units are to be removed and replaced with new material to match original units.

- Remaining masonry is to be cleaned using the gentlest means possible to achieve acceptable results without damaging or substantially altering the physical characteristics of the masonry surfaces.
- Masonry will be repointed as needed and any loose or displaced units reset. Re-pointing mortar to match the color, texture, strength, joint width and joint profile of the existing historic masonry.
- Raking out mortar joints shall not damage masonry units. Masonry re-pointing will be done in accordance to Preservation Brief 2: Re-pointing Mortar Joints in Historic Masonry Buildings.
- All roofing shall be removed and replaced with new membrane roofing and waterproofing systems as required by code.

13th Floor Skylight

- A new glass skylight will be added over the 13th floor event space.
 - In the southern 3 bays of the east wing—where the hipped roof portion currently exists—the roofing and concrete structure will be removed, and a glass skylight will be installed.
 - The existing steel roof structure will remain in place to support the new skylight.

BOOK BUILDING AND BOOK TOWER

Storefronts

- All non-original ground floor exterior storefronts are to be removed and replaced with new storefront systems designed to be appropriately compatible based on the original historic drawings and the remaining historic decoration.
- Doors will be added as needed for the ground floor tenants and as required per code. These doors will also be integrated into the storefront pattern in the same rhythm as the original building design.
- All new storefronts are to be consistent in look, style, and materials. New storefronts will match the existing profile dimensions and proportions of the remaining storefronts or will be based on the original drawings.
- Existing cast iron detail shall be cleaned, repaired as necessary, and repainted.

Awnings

- New awnings are proposed to be located under the transoms in a similar fashion to the historic configuration. Cloth awnings will be located on the Grand River and Washington Boulevard facades over most storefronts.
 - Storefronts that won't have awnings include:
 - The two storefronts flanking the main Book Building entrance on Washington Boulevard.
 - The northernmost storefront on the Washington Boulevard façade and the eastern-most storefront on the Grand River façade (i.e., the two at the NE corner of the Book Tower Building).

Alley Activation

- The alley behind the Book Building and the Book Tower will have an alley activation plan much like other Bedrock projects in the city. Some of the smaller historic openings that remain will be filled in with brick to match the existing as they are no longer needed for the new use. New brick will be inset 1" from the existing face where it infills any historic openings.
- The large historic openings where the tenant alley access doors and sidelights existed will be reopened and new storefront will be installed for access to the activated alley. The storefront will be divided into smaller lights, reminiscent of the historic steel framed storefronts as evidenced by the historic drawings. The finish will match the primary façade storefront finish.
- Remaining service openings will receive flat-panel metal doors or overhead solid metal doors. Some openings will be fitted with louvers for venting purposes.
- The alley will be cleaned and green scaping with planters filled with greenery and flowers will be added. Murals and exterior lighting are also planned for the alley; the murals and lighting will be applied to the non-historic side of the alley, on the People Mover building.

Fire Escapes

- Existing Tower fire escape to be retained and rehabilitated as the second means of egress from the Tower.
 - Connections to the structure shall be rehabbed as necessary to ensure structural stability. Any loose or spalling masonry units shall be repaired or reinstalled as necessary.
 - The remaining lower alley portion of the fire escape had to be removed in its entirety during masonry restoration work.
- Subsequent design development determined that the Building portion of the fire escape is not necessary for egress. Since it was only partially visible looking at the rear of the Building and does not appear to be a character defining element, it is proposed for removal.

Louvers and Window Opening Infills

Louvers

- Louvers will be added for venting on the alley façade—both on the Book Tower and on the Book Building, as well as within both lightwells of the Book Building. The louvers will be installed to provide venting for the various mechanical and HVAC units.
- *Added from submitted drawings* - Louvers will be placed within the small dormer window openings located on each side of the Book Tower's peaked, copper roof: North-three dormers/East-one dormer/South-two dormers/West-one dormer. The louvers will provide fresh air and exhaust to mechanical equipment for apartments and egress stair pressurization.

Window Openings Infill

- Windows within both lightwells of the Book Building will be infilled to enclose a service elevator and bathroom service riser.
- Window openings on, and near, the southern façade of the Book Building will be infilled.
 - South elevation – on the right-side end of one of the legs of the H (stories four through thirteen), as well as the horizontal row of openings at the third floor. These openings are to be infilled in preparation for 1201 site development.
 - East elevation of the lightwell wall, one bay wide, closest to the building's southern elevation. These openings are to be infilled for an exterior elevator shaft.
- New brick will be inset 1" from the existing face where it infills any historic openings.

Pedestrian Bridge Modifications

- The bridge will remain and the EIFS cladding at the base will be removed and replaced with an aluminum metal panel system. Please see the rendering for clarification on how the two panel colors would be installed.
- The top arched curtain wall system has reached the end of its lifespan and will be replaced with a rectilinear curtain wall system with a flat roof.
- The rectilinear design will also allow the EIFS/stucco on the Tower to be removed and the new curtain wall will align more compatibly with the original window opening in the wall and align with the transom above which will be replaced to match the existing historic sightlines.
- The transom above the pedestrian bridge was removed when the existing pedestrian bridge was installed-this project proposes to replace the transom above the pedestrian bridge.
- The visual impact of the bridge will remain minimal and the change to a more complimentary design will let it blend more with the Book Tower. The metal panel system will not touch the transom below, so the bridge only effects the façade above the transom where the lighter-colored panels line up.
- The glazing on the bridge will not be reflective, but rather clear glazing.

Façade Lighting

- Architectural lighting will be added to façade. It will be LED RGB lighting and kept as small as possible. Please see the attached lighting plan and mockup renderings. The final exterior light housing shall be submitted at a later date for staff approval.
- Lighting for the alley will be mounted on the People Mover building, not on the Book Tower or Book Building. These lights will be white in color with a color temperature of 3000k.

Signage

- Signage is proposed on awnings and on the glass storefronts.
- There will be a small blade sign on the corner of Grand River and Washington Boulevard.
- There will be another blade sign on Grand River, located just west of the main entrance on Grand River and a plaque sign will be added above the single door on the Grand River façade.
- Finally, on the corner of Grand River and Washington Boulevard there will be two small menu plaque signs—one on the Washington Boulevard façade and one on the Grand River façade.
 - Both will be mechanically fastened to the building, but please note that the granite at this corner is not historic as the prior tenant, Bookies, had removed all the historic material in this area.
- The signage may be illuminated.

STAFF OBSERVATIONS AND RESEARCH

- The rooftop penthouses and equipment enclosures – with their 14th story placement, minimal detailing, generous setbacks from the parapets and being visually obscured by the Tower from many directions – will not destroy historic materials that characterize the property.
- The southern elevations of the Book Building are not identical in design. The eastern wall is wider and has one bay of windows running the full height of the elevation. The majority of these walls are faced with brick. The corner quoining detail has been carried across both southern walls. The eastern corner quoining is limestone as it wraps from the Washington Boulevard elevation; the remaining corners, secondary in visual placement, have quoining details created by different colored brick.
- The small dormer windows within the Book Tower are minimally visible due as they are on the 38th floor, and their slightly recessed location (due to the angle of the peaked tower roof). Staff doesn't believe the dark bronze louvers will alter the historic appearance of the Tower.
- The design of the pedestrian bridge will be more sympathetic to the rhythm of the Tower's first and second floor historic openings. The flat roof removes the need for a horizontal mullion (as shown on the existing bridge) and allows the glass to create a more expansive, see-through effect.

ISSUES

- Specifications for the awnings, confirming the color and finish of the cloth and decorative signage design, are not included with this application.
- The signage within this proposal is to illustrate the overall thematic design for the Commission's feedback. The applicant will submit a sign permit application, with detailed and measured drawings, at a later date for staff review.
- As the applicant has not obtained the Commission's final approval for a new building at 1201 Washington Boulevard, the request for approval for the infill of windows on the southern elevation of the Book Building is premature.

RECOMMENDATION

It is staff's opinion the Commission should not approve alterations to the southern walls of 1249 Washington Boulevard before it reviews and approves a new building at 1201 Washington Boulevard, as the full impact of the new construction against the existing building is not known at this time. Therefore, staff recommends the Commission deny the window infill for the southern elevation (as shown on Page 18 of the applicant's March 2020 Book Development Historic Report) as this project does not meet the Secretary of the Interior Standards, specifically Standard:

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

It is staff's opinion that the remaining work, as proposed, is in keeping with the building's historic appearance and therefore recommends the Commission issue a Certificate of Appropriateness (COA) for the work as proposed as it meets the Secretary of Interior Standards for Rehabilitation, specifically Standards:

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment, and*
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

However, staff recommends the Commission issue the COA with the following conditions:

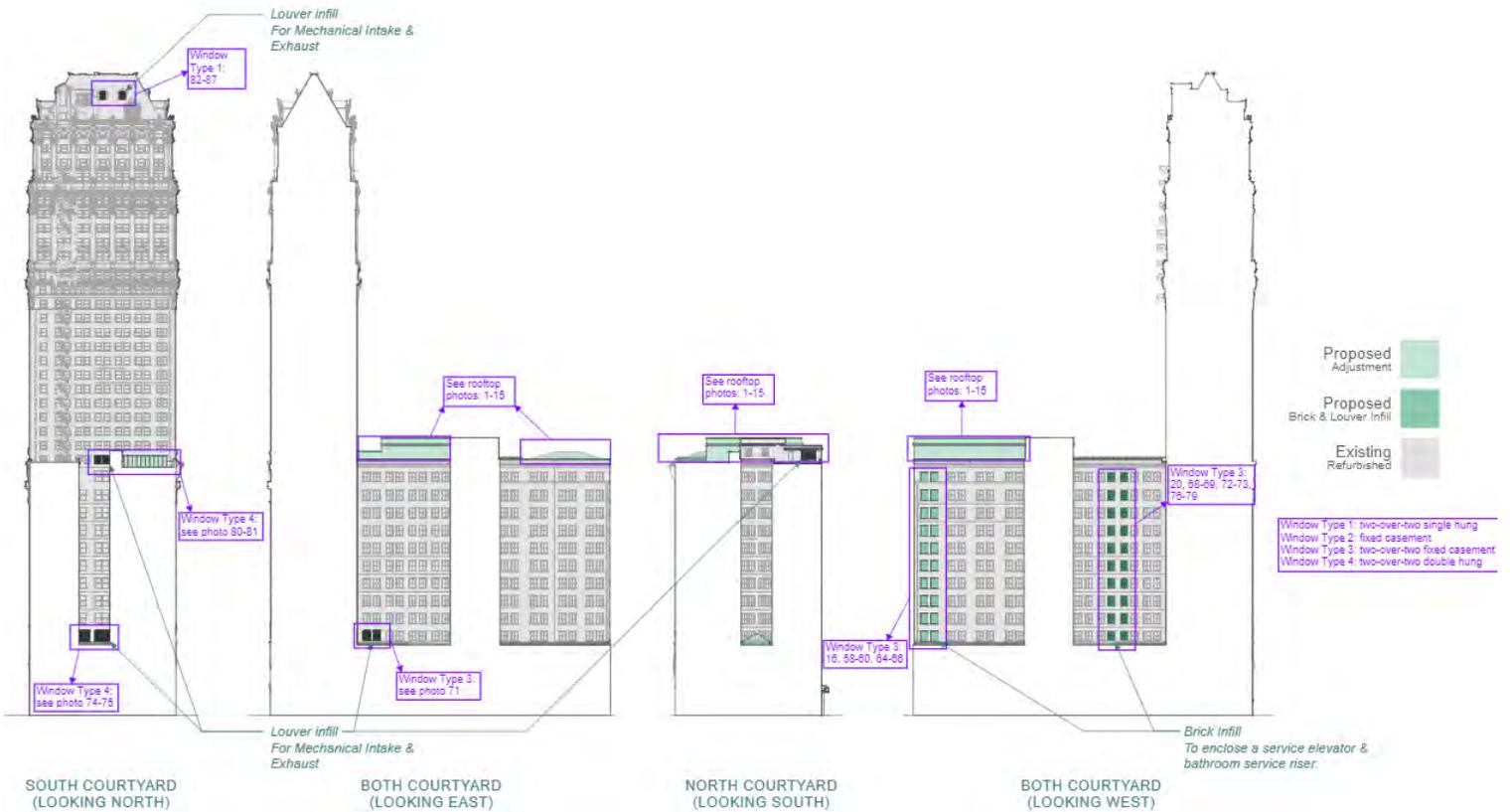
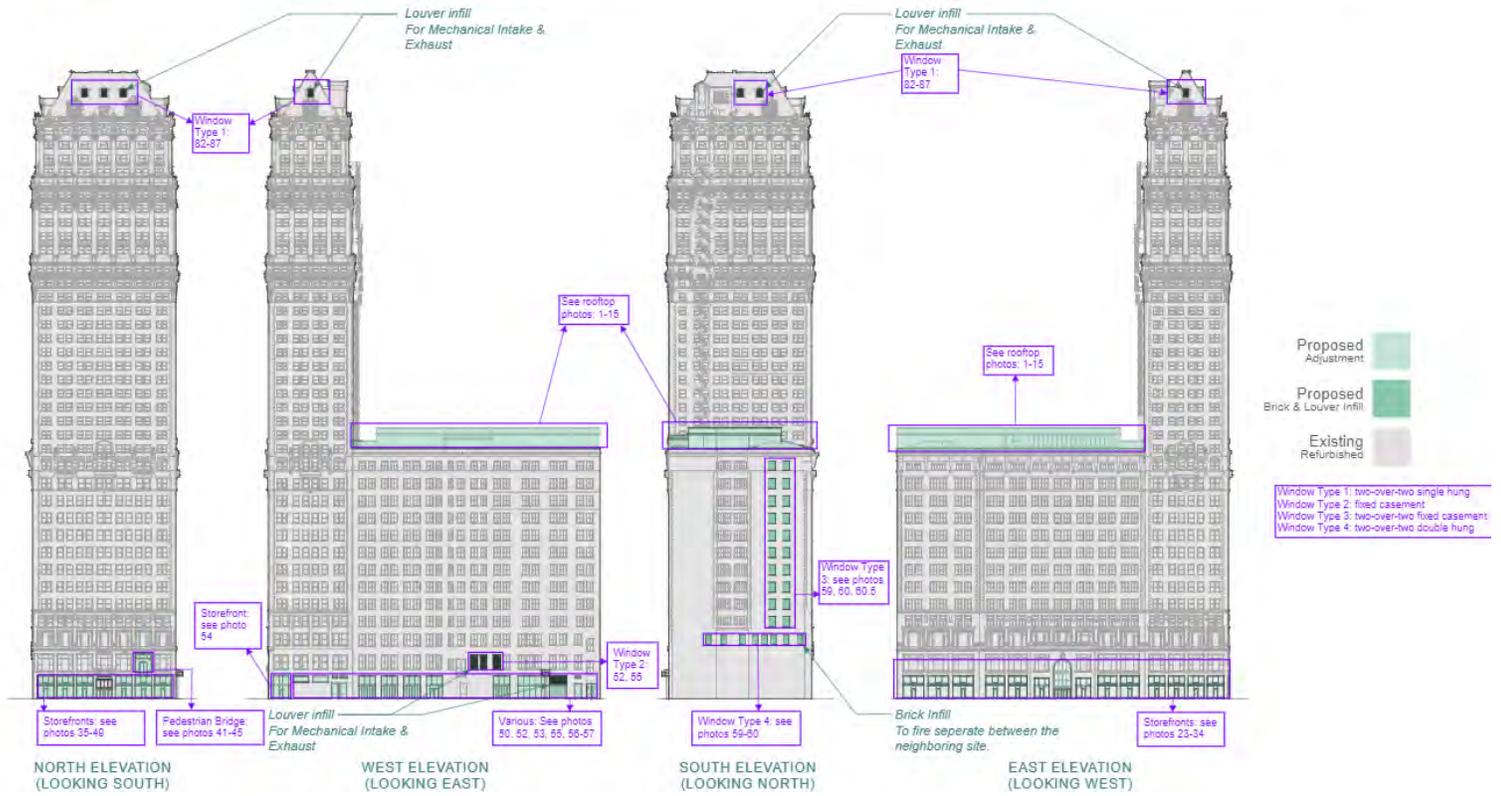
- Specifications, final designs, and materials (where necessary) for the awnings, signage, and exterior lighting will be submitted for staff review.
- Should the revised plans deviate from the scope of work presented within this staff report, staff will require the applicant to resubmit the project for HDC review at an upcoming meeting.

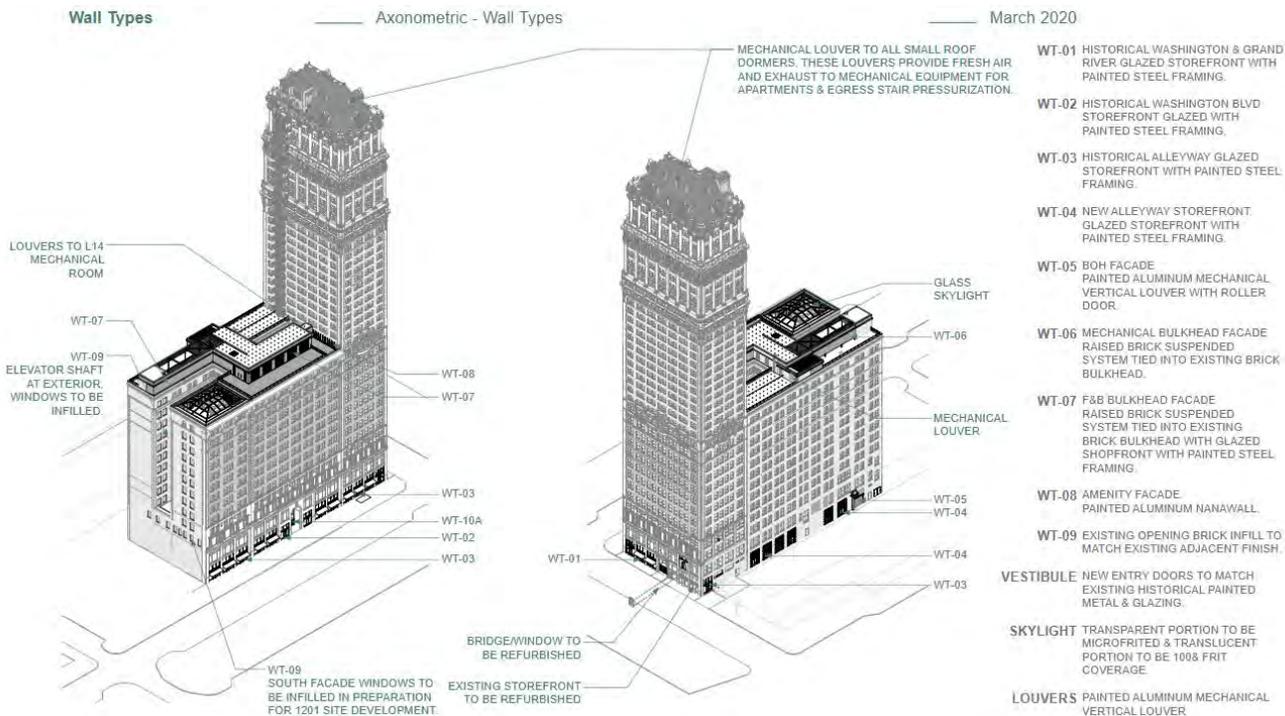
The following images are illustrated overviews of the areas involved with this application.

View Studies

Elevations - Proposed Adjustments

March 2020





Due to the size of the supporting documents, they have been organized as follows:

ATTACHMENT ONE - BOOK DEVELOPMENT, HISTORIC REPORT

ATTACHMENT TWO – ADDITIONAL DRAWINGS

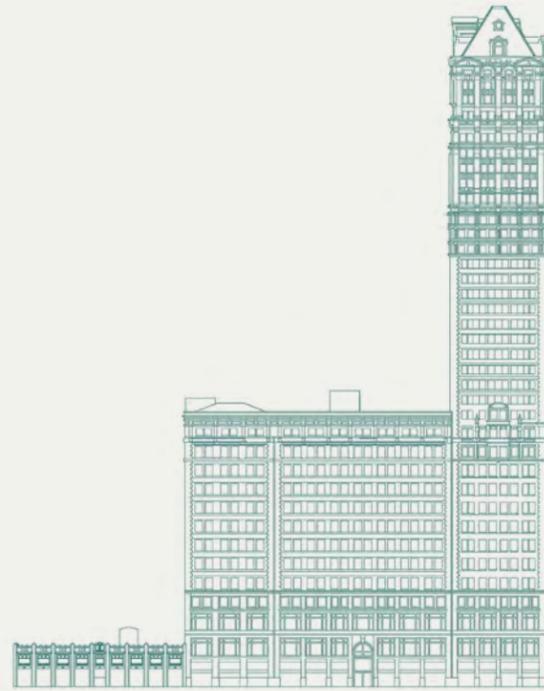
- Alleyway Elevation – Existing and Proposed
- Alley Lighting-Photo Simulation
- Penthouse Elevations
- Awning Locations
- Lighting Plan
- Lighting Elevation
- Exterior Signage Concept Drawing

ATTACHMENT THREE – APPLICANT LETTERS AND PHOTOGRAPHS

- Applicant Letter – February 24, 2020
- Applicant Letter – March 26, 2020
- Photos – Historic Preservation Certificate Application, Part 2
 - *Includes Historic Drawings, Alley Façade, 1916 and 1925*
- Photos – HDC, Additional Submission Information

ATTACHMENT FOUR – SUPPORTING DOCUMENTS, MATERIAL SAMPLES & SPECIFICATIONS

- Archatrak Porcelain Plank Decking Catalog Cut
- Archatrak Rooftop Paver Catalog Cut
- Paver System Detail
- Pavers, Color Sample – Front & Back
- Louwer Image
- Louwer Specs
- Window Infill Brick – Front & Back
- Pedestrian Bridge Glass Spec
- Exterior Glazing Performance Requirements
- Exterior Lighting Specs



Book Development Detroit, MI

Historic Report
March, 2020



giffels
webster

LANGAN

BUROHAPPOLD
ENGINEERING

ARUP

KraemerDesignGroup

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March 2020

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- WT-03 - Alley Storefront (F&B)
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- WT-08 - Residential Amenity
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3.0 APPENDIX

- Architectural Drawings



The Book Development is a key rehabilitation and new building project located on Washington Boulevard in Downtown Detroit. Establishing the historical nature of Detroit’s most recognizable building with an addition of new & functional uses. Pre-dating the Great Depression, the existing three structures, designed by Louis Kamper, exemplify the architectural zeitgeist of the period, blending the scale and grandeur of the City Beautiful Movement with ornate neoclassical detailing and subtle Art Deco influences. Given the rich cultural significance and tax credit opportunities, historic preservation and sensitive interventionism are paramount to the development’s success.

The Book Development comprises of the following:

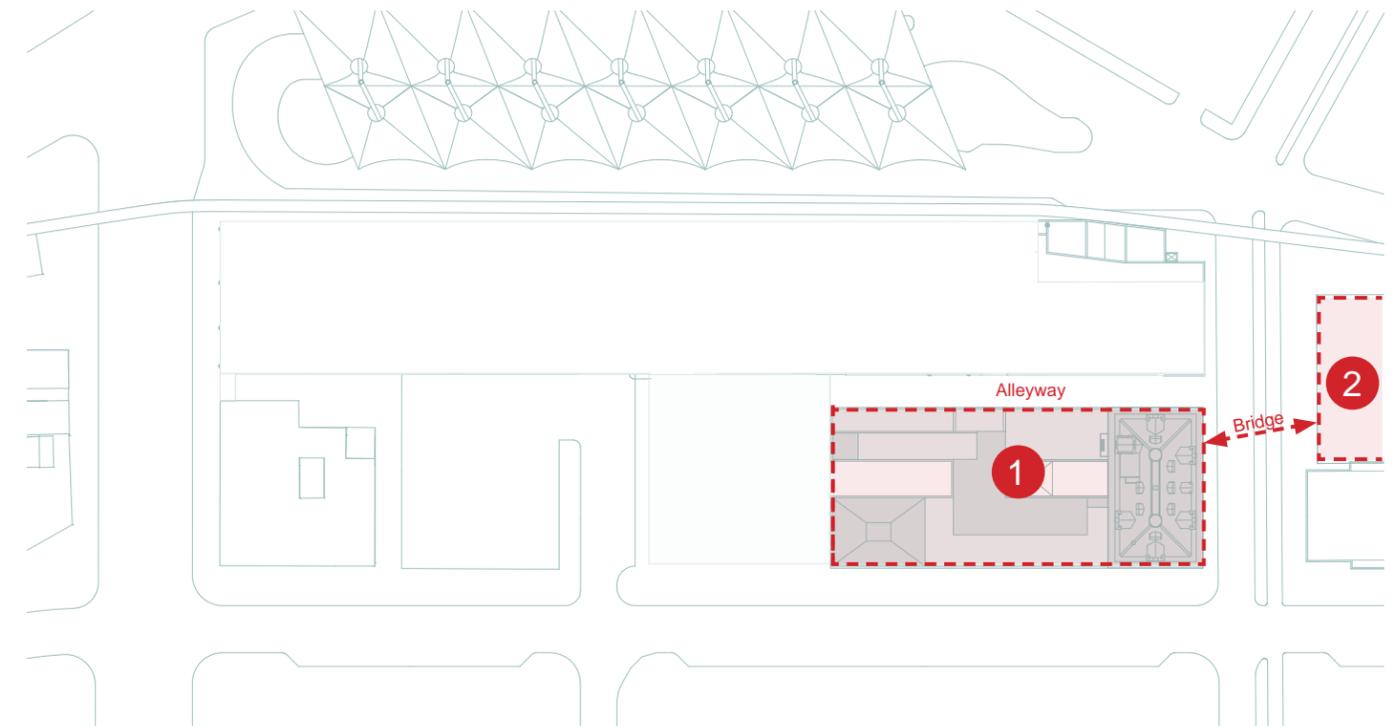
- Book Building & Tower (1)
- Parking Facility (2)

The **Book Building & Tower** is a key part of the Book Development. Providing an increase in Detroit’s residential downtown community on floors 9-36, hospitality for long-term stays on forth to eighth floor, typical white box office spaces on second & third floors, opening the retail on both first floor & basement with a connected alleyway, blending the inside/outside experience and extending the public retail offering to levels 13 & 14 rooftop. A rooftop connection from both the community room & fourteenth floor are provided.

The building & tower residents & hospitality guests share amenity spaces throughout the levels. Key entertaining space is on the fourteenth floor with supplementary spaces on ninth, eleventh & thirteenth within the tower footprint. The gym is located on the second floor with high ceilings connected to the kids room. A workspace has been created neighboring the office tenants on the second floor with a large connection to the re-established historical atrium.

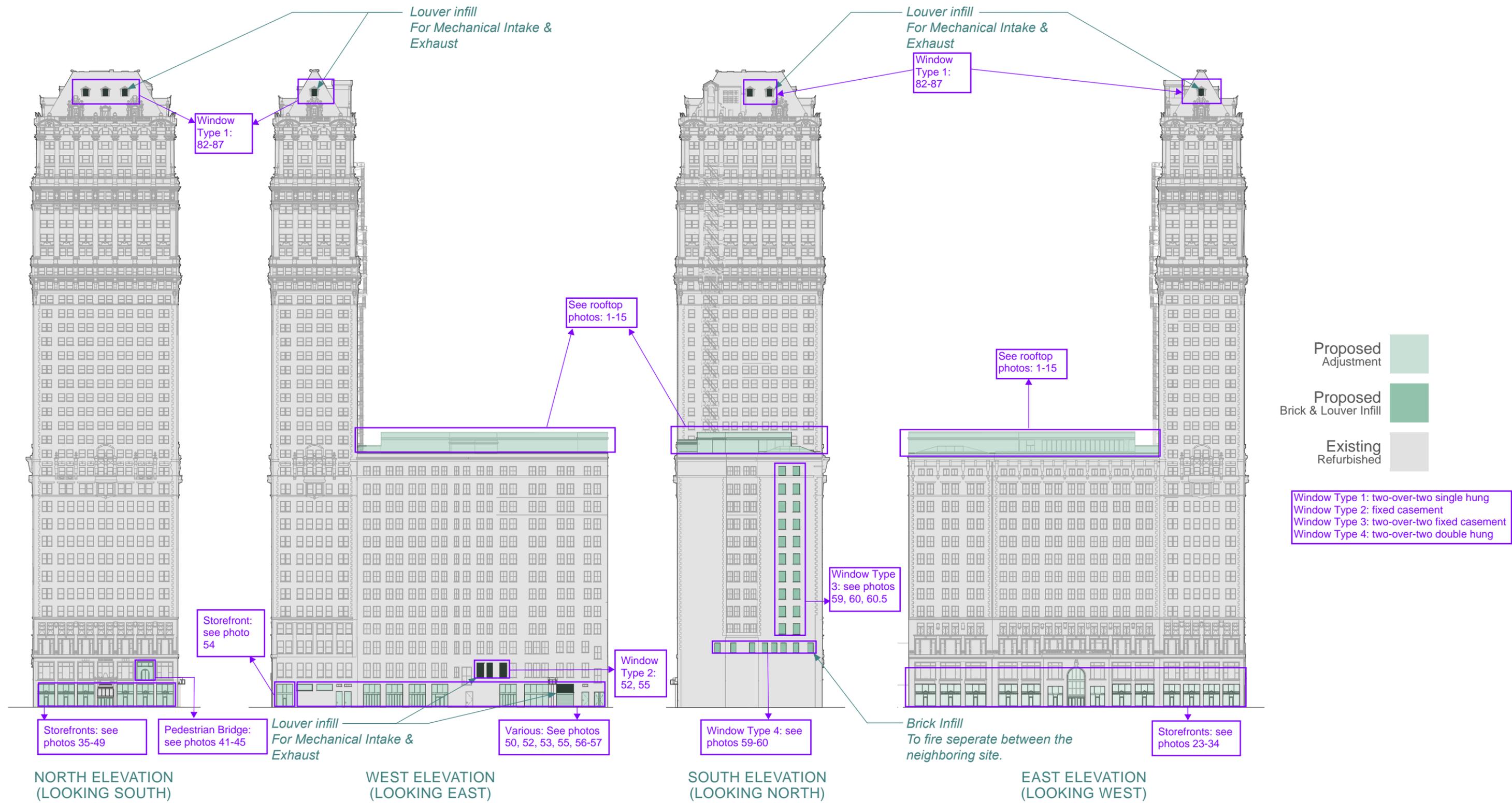
Historical features throughout the Book Building & Tower are key design consideration and are to be restored according to the proposed design narrative of all disciplines.

Parking Facility will be connected to the Book Tower via a newly refurbished pedestrian bridge with direction provided by Bedrock. The parking facility is envisioned to allow for the parking requirements of the Office, Hotel & Residential occupants.



View Studies

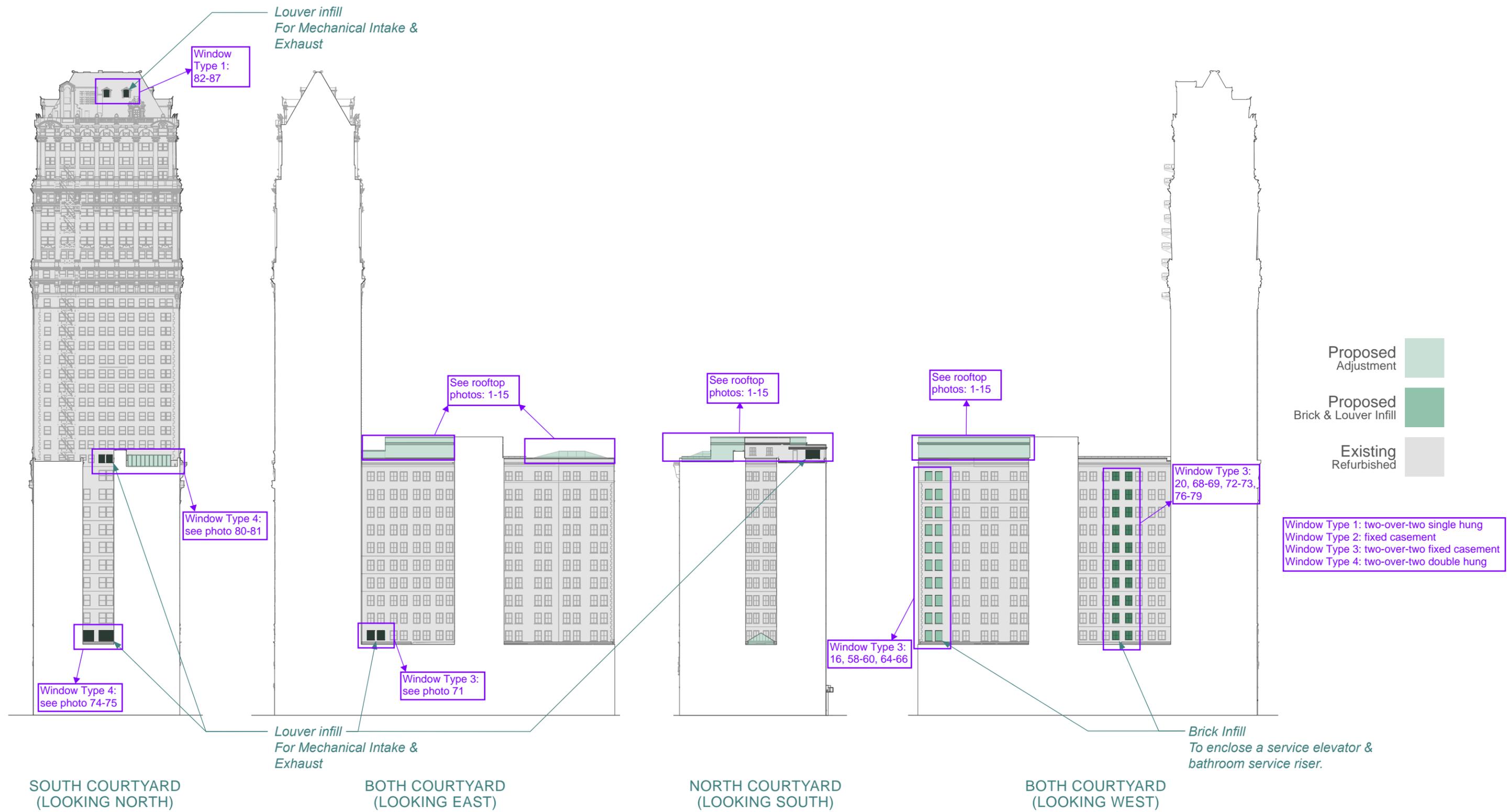
Book Development
Detroit

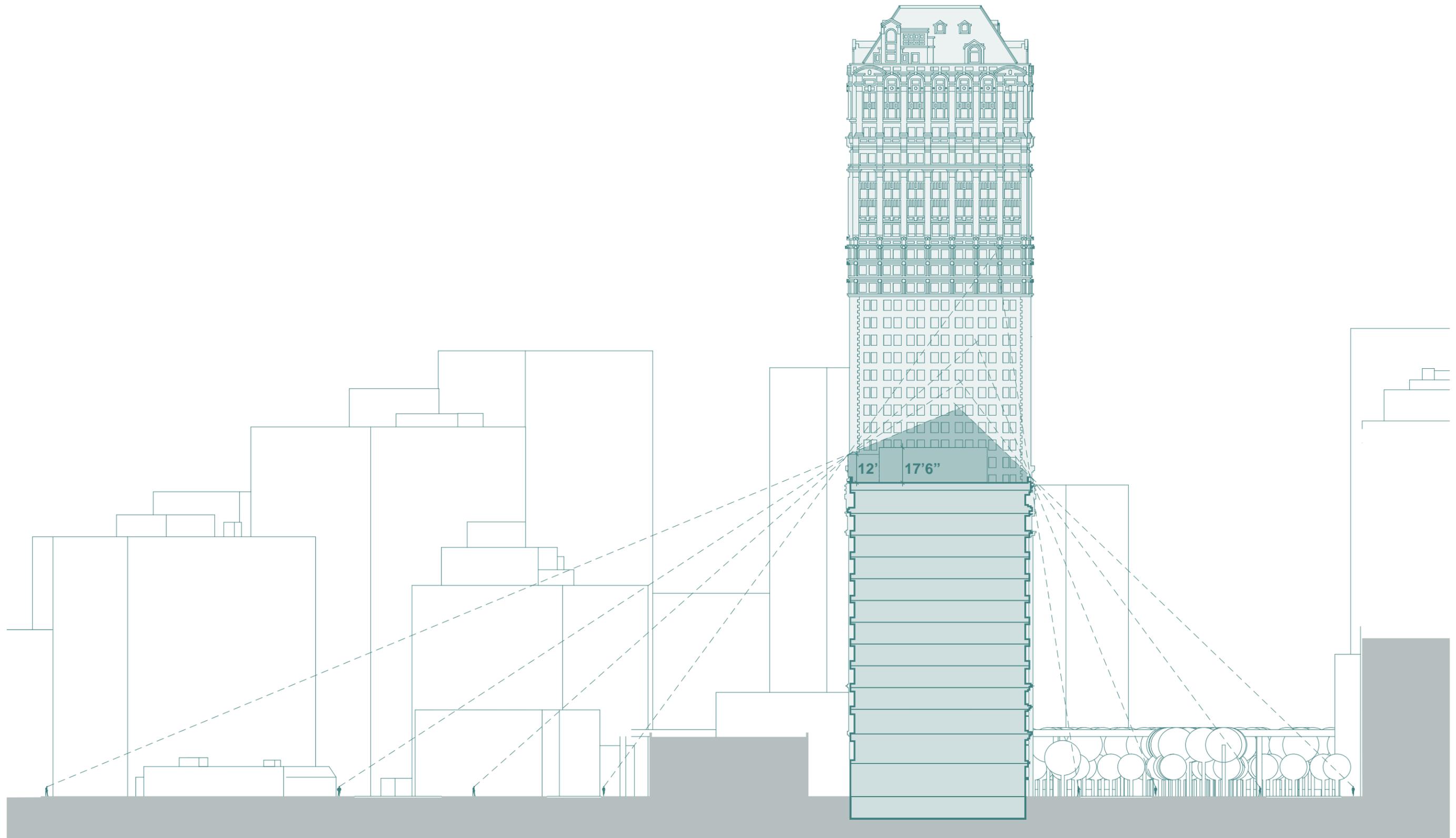


View Studies

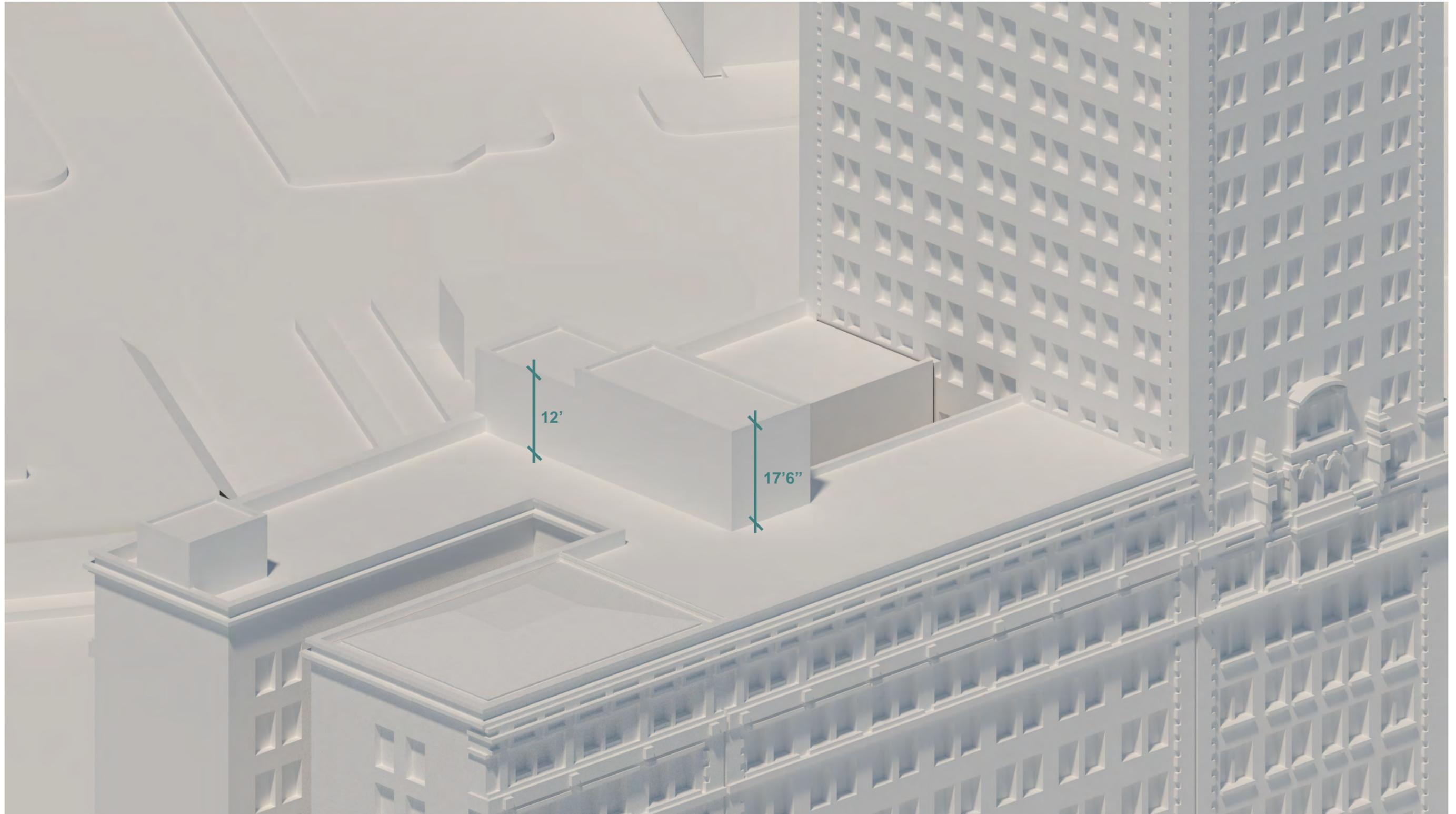
Elevations - Proposed Adjustments

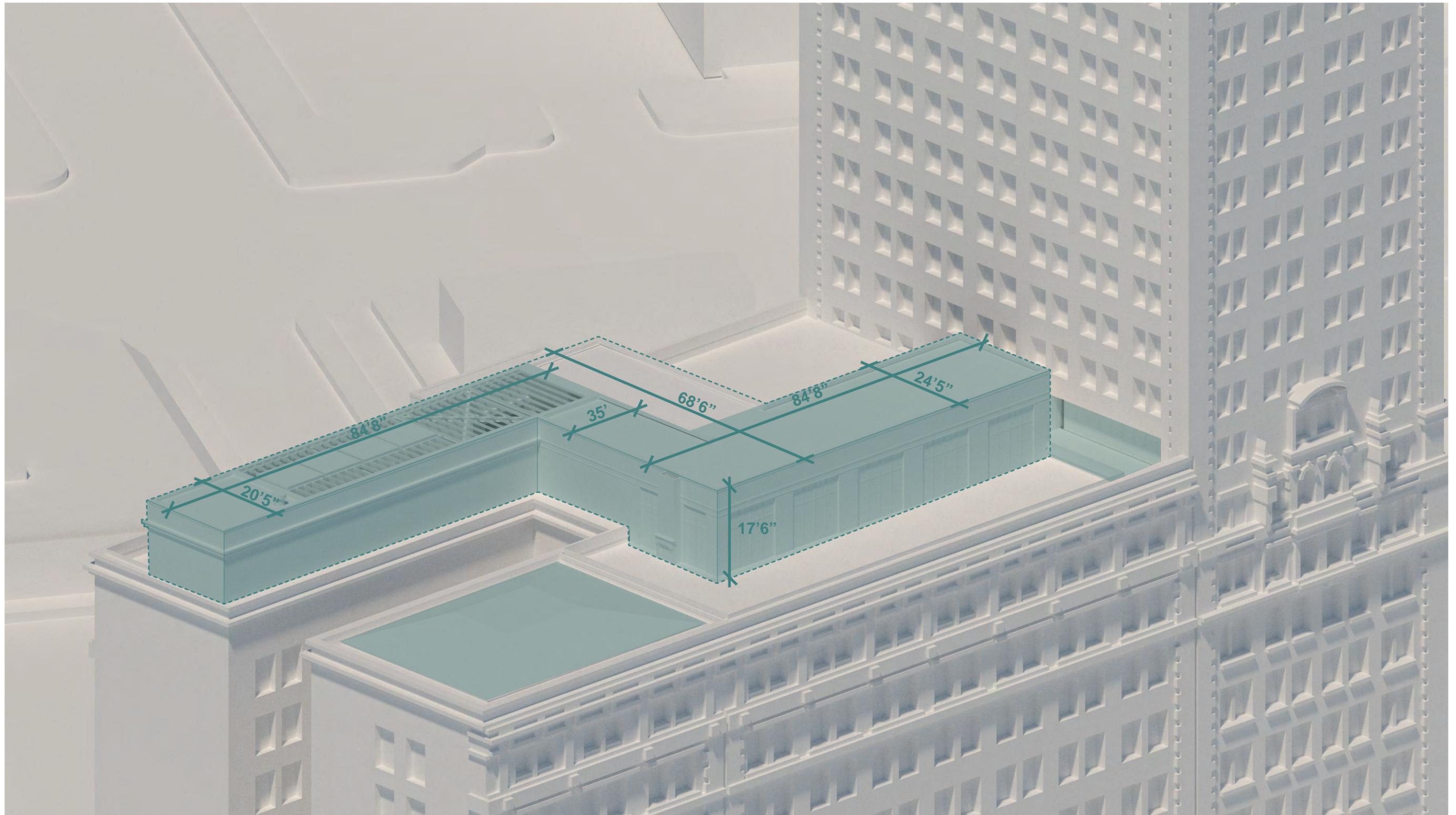
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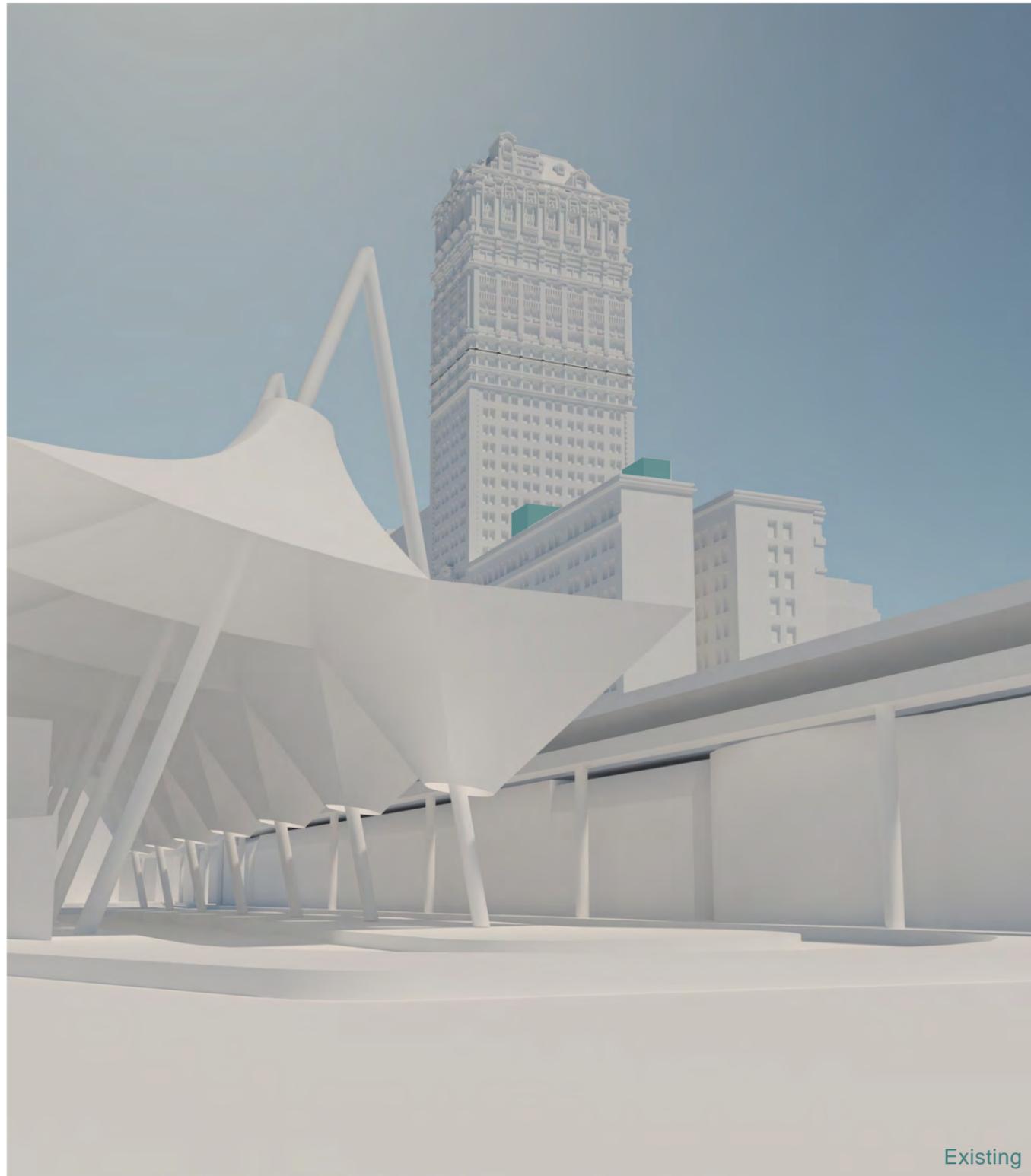




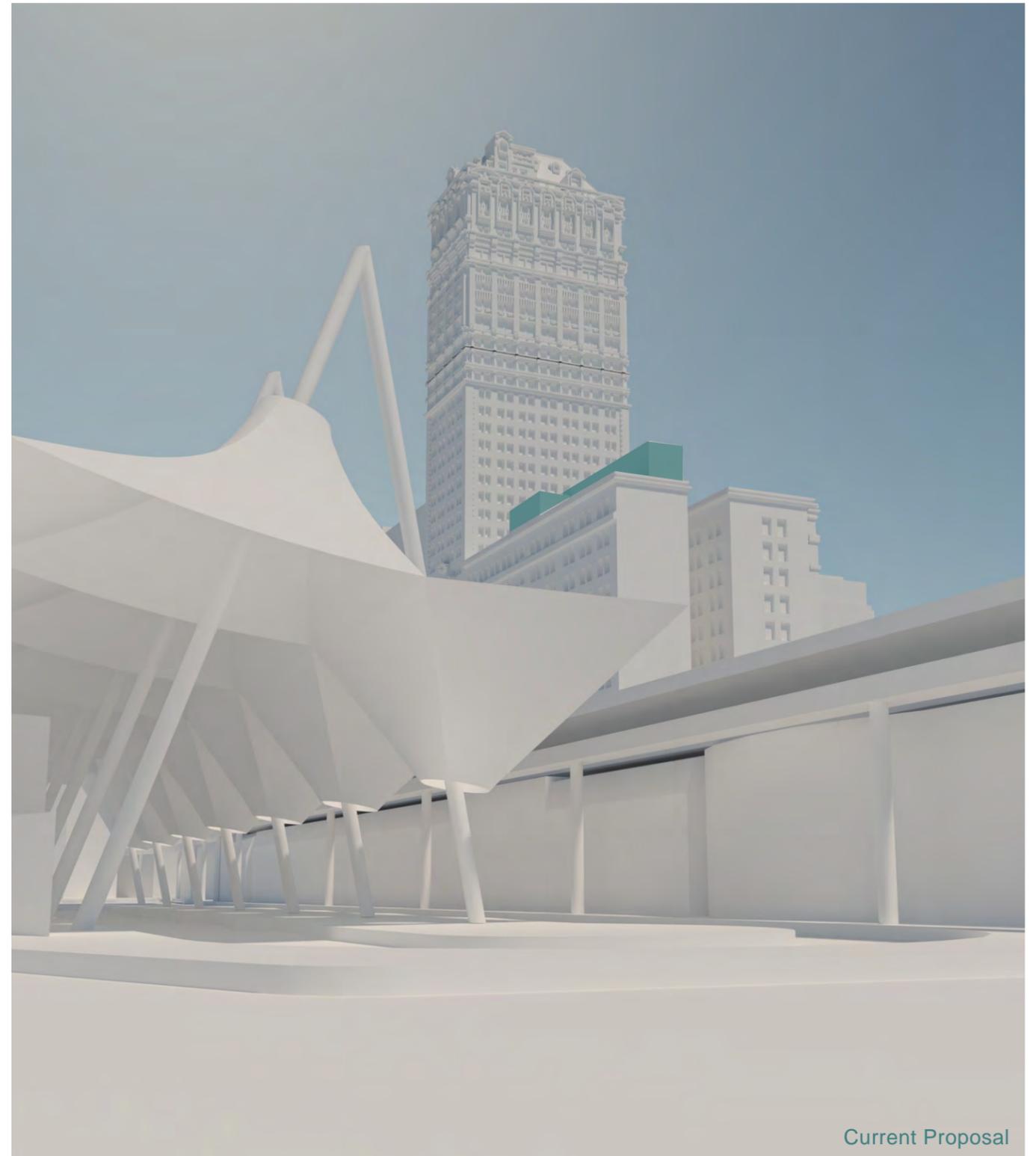








Existing



Current Proposal



Existing



Current Proposal



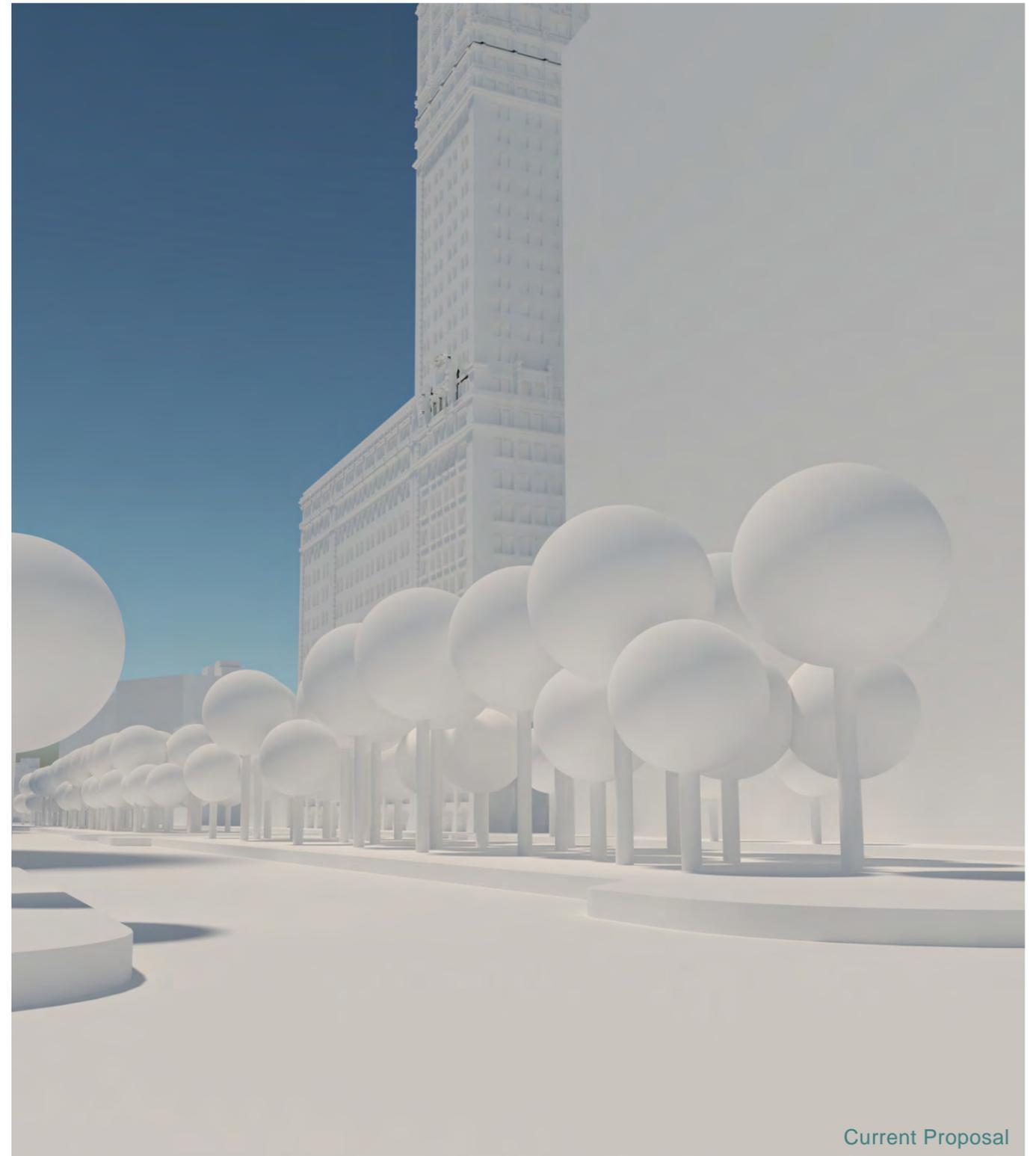
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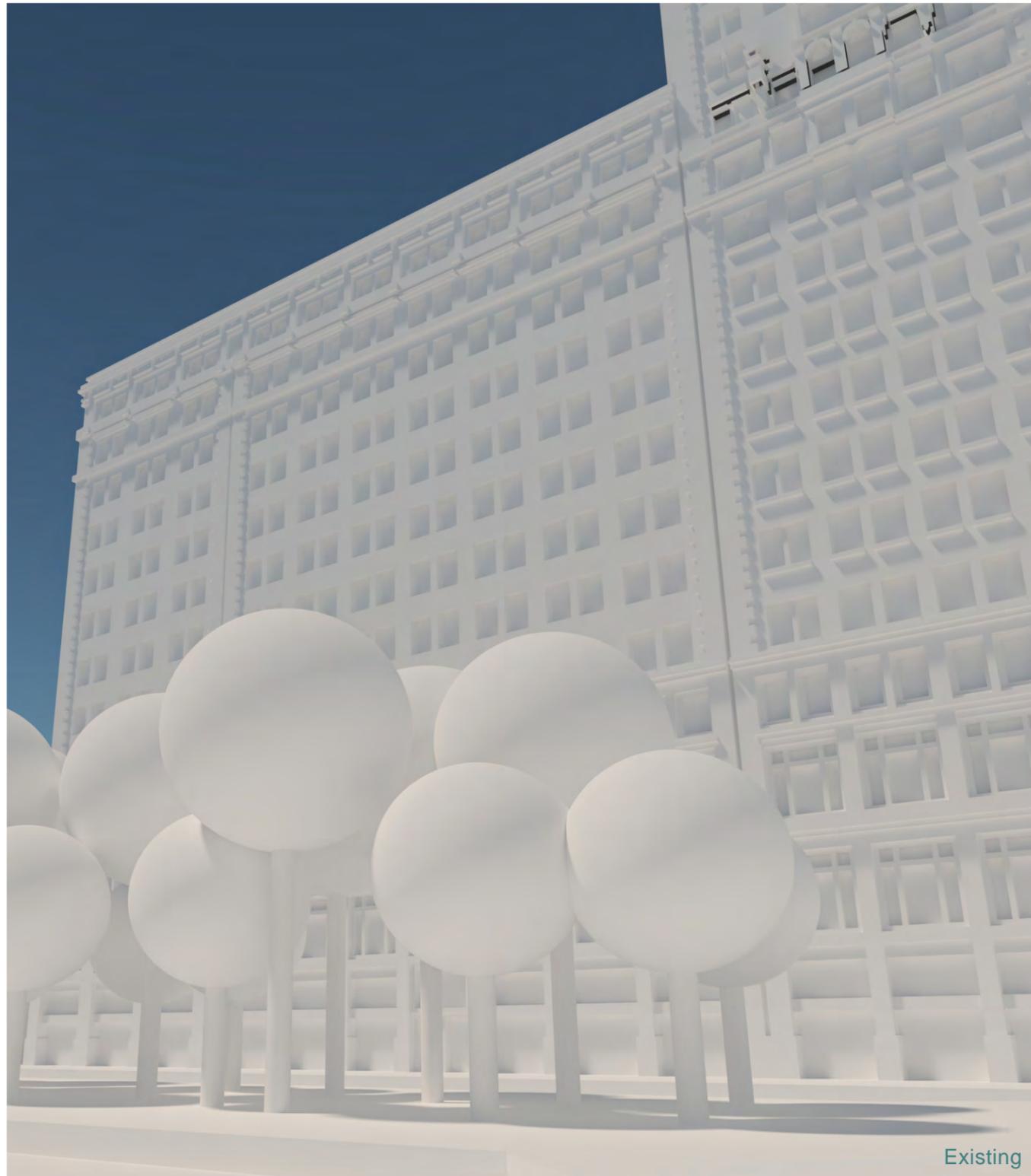
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Current Proposal



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Current Proposal



Existing



Current Proposal

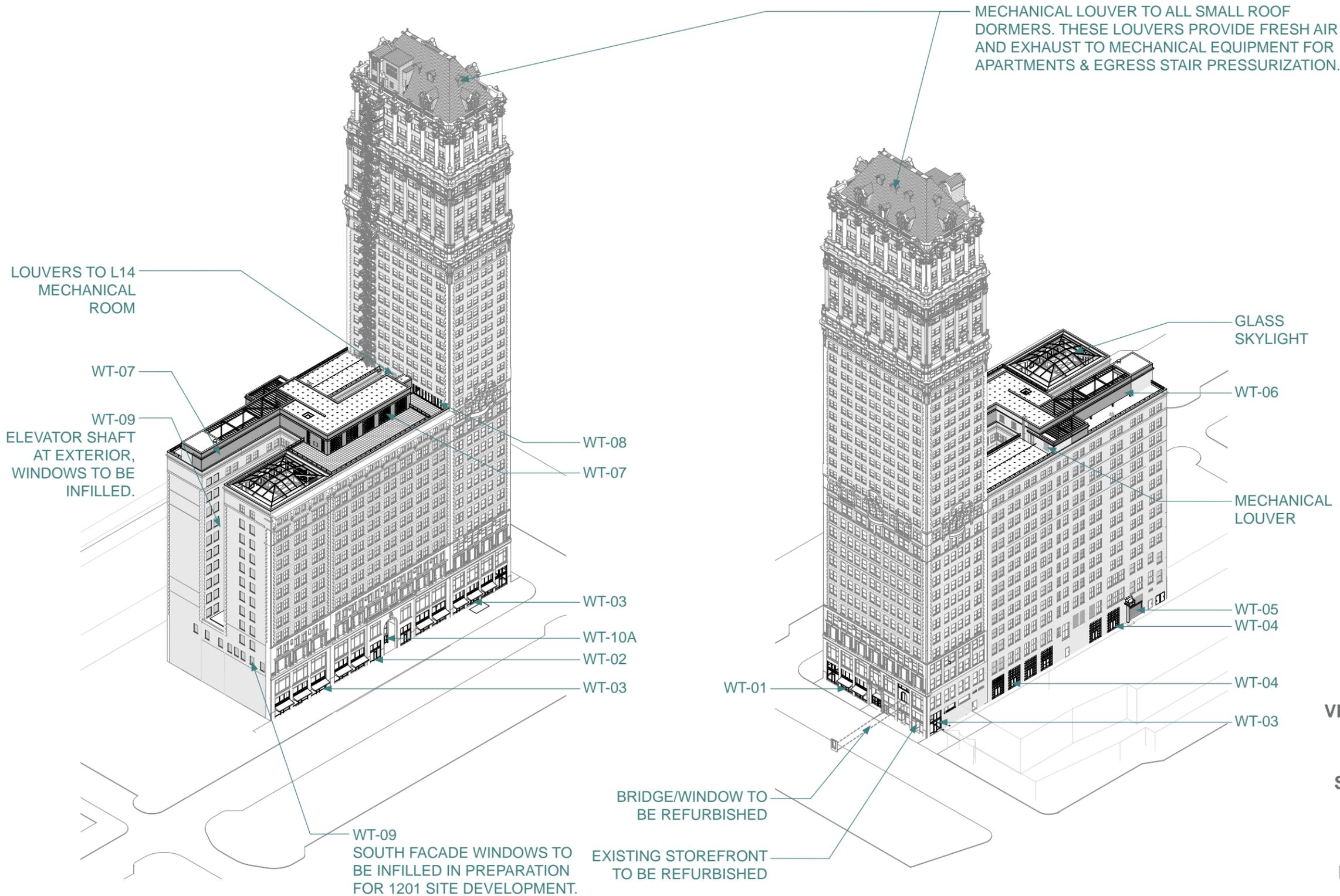
Wall Types

Book Development
Detroit

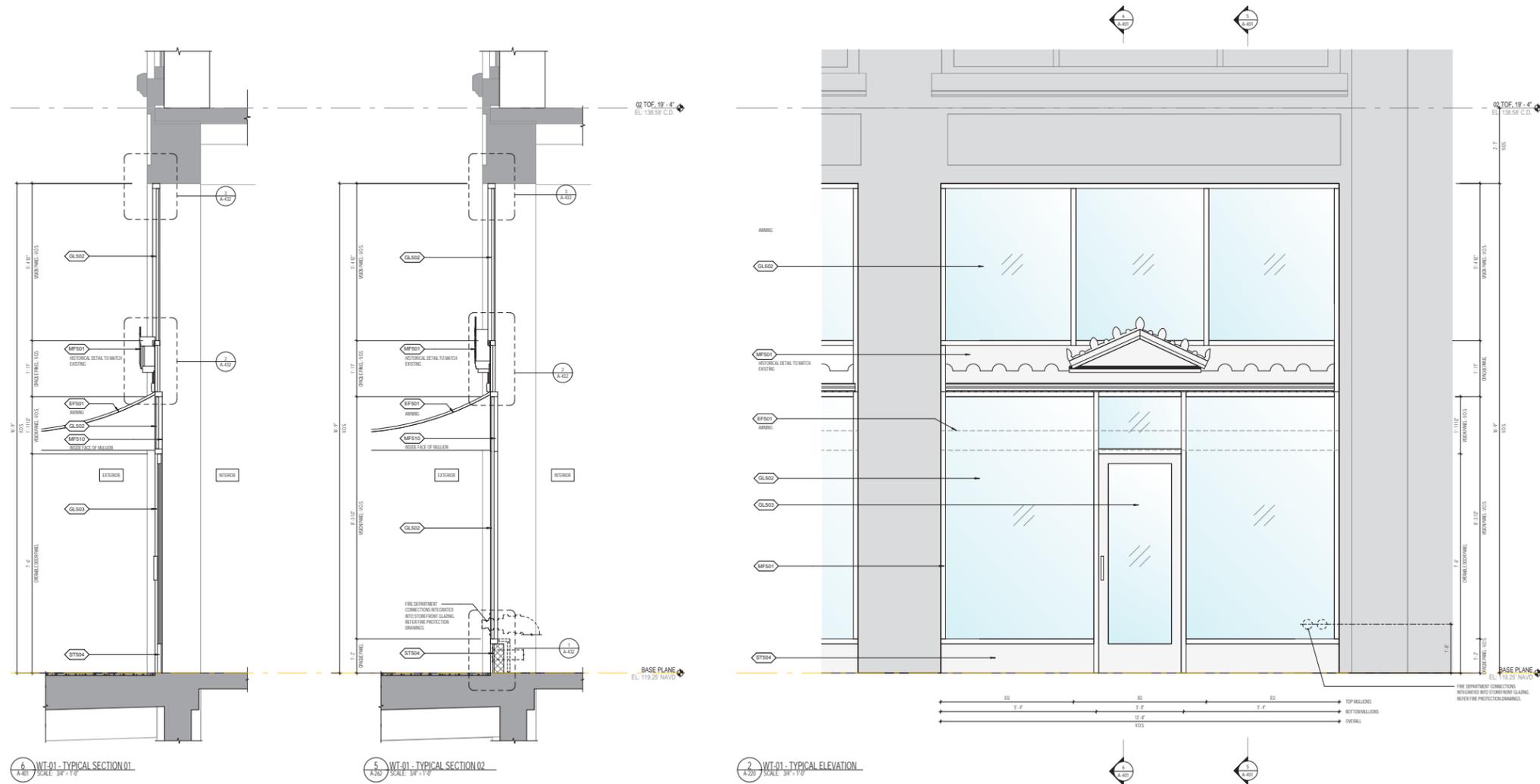
Wall Types

Axonometric - Wall Types

March 2020



- WT-01** HISTORICAL WASHINGTON & GRAND RIVER GLAZED STOREFRONT WITH PAINTED STEEL FRAMING.
- WT-02** HISTORICAL WASHINGTON BLVD STOREFRONT GLAZED WITH PAINTED STEEL FRAMING.
- WT-03** HISTORICAL ALLEYWAY GLAZED STOREFRONT WITH PAINTED STEEL FRAMING.
- WT-04** NEW ALLEYWAY STOREFRONT. GLAZED STOREFRONT WITH PAINTED STEEL FRAMING.
- WT-05** BOH FACADE PAINTED ALUMINUM MECHANICAL VERTICAL LOUVER WITH ROLLER DOOR.
- WT-06** MECHANICAL BULKHEAD FACADE RAISED BRICK SUSPENDED SYSTEM TIED INTO EXISTING BRICK BULKHEAD.
- WT-07** F&B BULKHEAD FACADE RAISED BRICK SUSPENDED SYSTEM TIED INTO EXISTING BRICK BULKHEAD WITH GLAZED SHOPFRONT WITH PAINTED STEEL FRAMING.
- WT-08** AMENITY FACADE. PAINTED ALUMINUM NANAWALL.
- WT-09** EXISTING OPENING BRICK INFILL TO MATCH EXISTING ADJACENT FINISH.
- VESTIBULE** NEW ENTRY DOORS TO MATCH EXISTING HISTORICAL PAINTED METAL & GLAZING.
- SKYLIGHT** TRANSPARENT PORTION TO BE MICROFRITED & TRANSLUCENT PORTION TO BE 100& FRIT COVERAGE.
- LOUVERS** PAINTED ALUMINUM MECHANICAL VERTICAL LOUVER



GL502 EXTERIOR STOREFRONT ENCLOSURE. LAMINATED INSULATED GLASS UNIT.

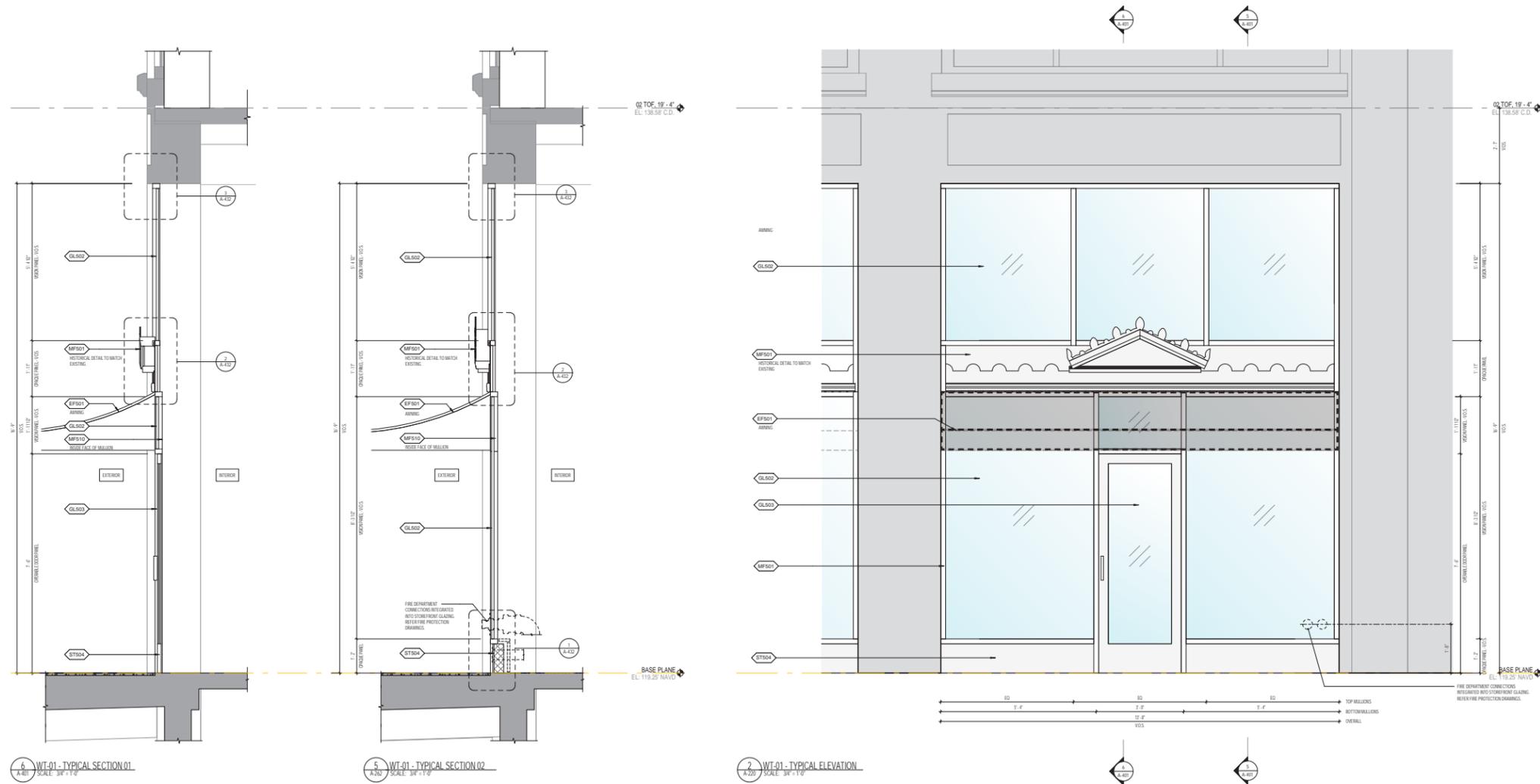
GL503 EXTERIOR GLAZED ENTRY DOORS. MONOLITHIC GLASS UNIT.

MF501 EXTERIOR STEEL FRAMING. PAINT COLOR / SIZE / FINISH TO MATCH EXISTING.

MF510 INTERIOR FACE OF STEEL FRAMING PAINTED. SEE INTERIOR FINISHED SCHEDULE FOR MT105

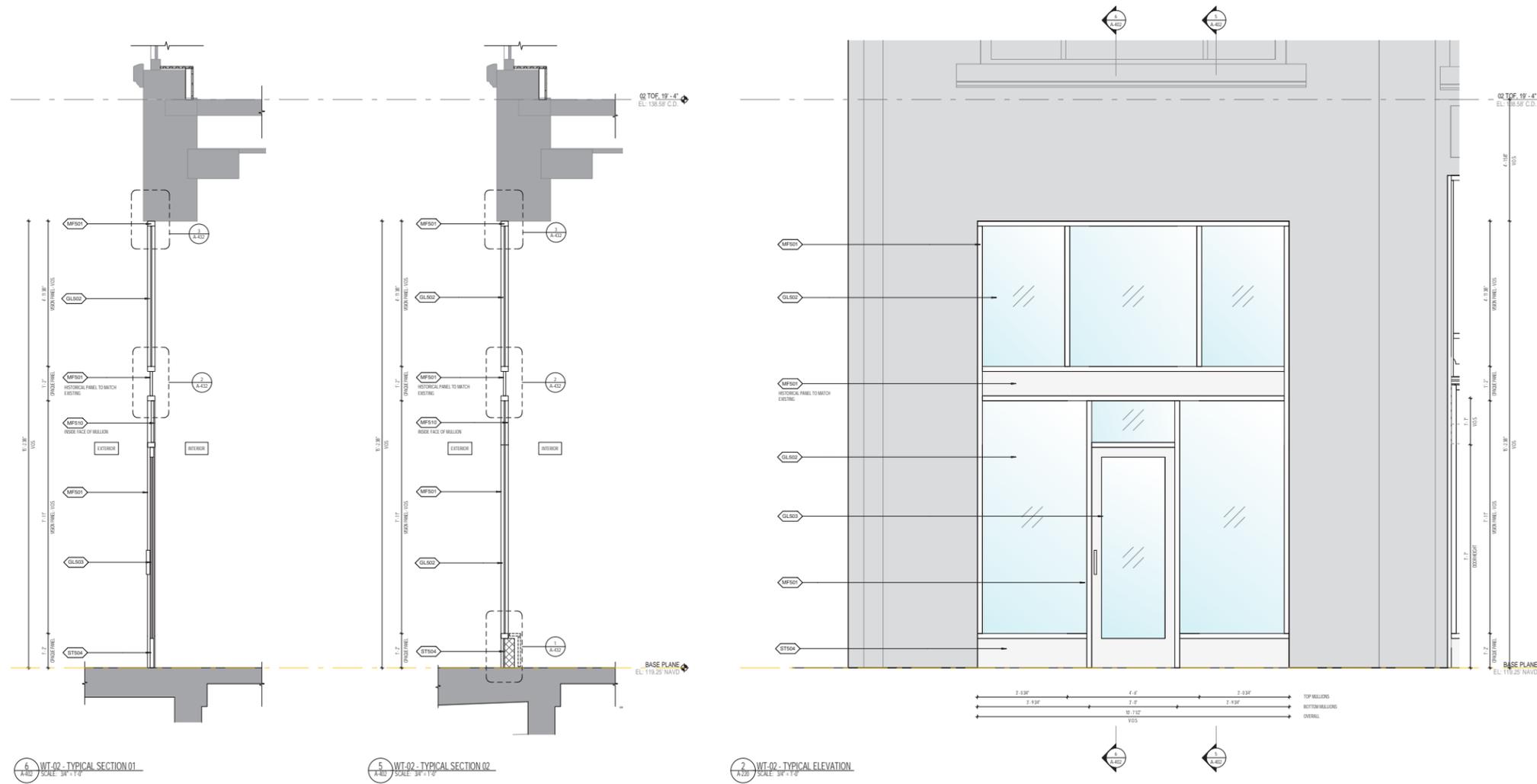
ST504 EXTERIOR STONE BASE. HONED GRANITE TO MATCH EXISTING FINISH, THICKNESS AS NEEDED; OR EQUAL

Washington Blvd & Grand River Ave Historical Glazed Storefront.



EF501 EXTERIOR AWNING FABRIC.
 100% SOLUTION-DYED, WATER-
 REPELLENT ACRYLIC FABRIC WITH
 A WOVEN TEXTURE.
 COLOR: R:102, G:95, B:88.

Awning design to highlight historic detailing.



GL502 EXTERIOR STOREFRONT ENCLOSURE. LAMINATED INSULATED GLASS UNIT.

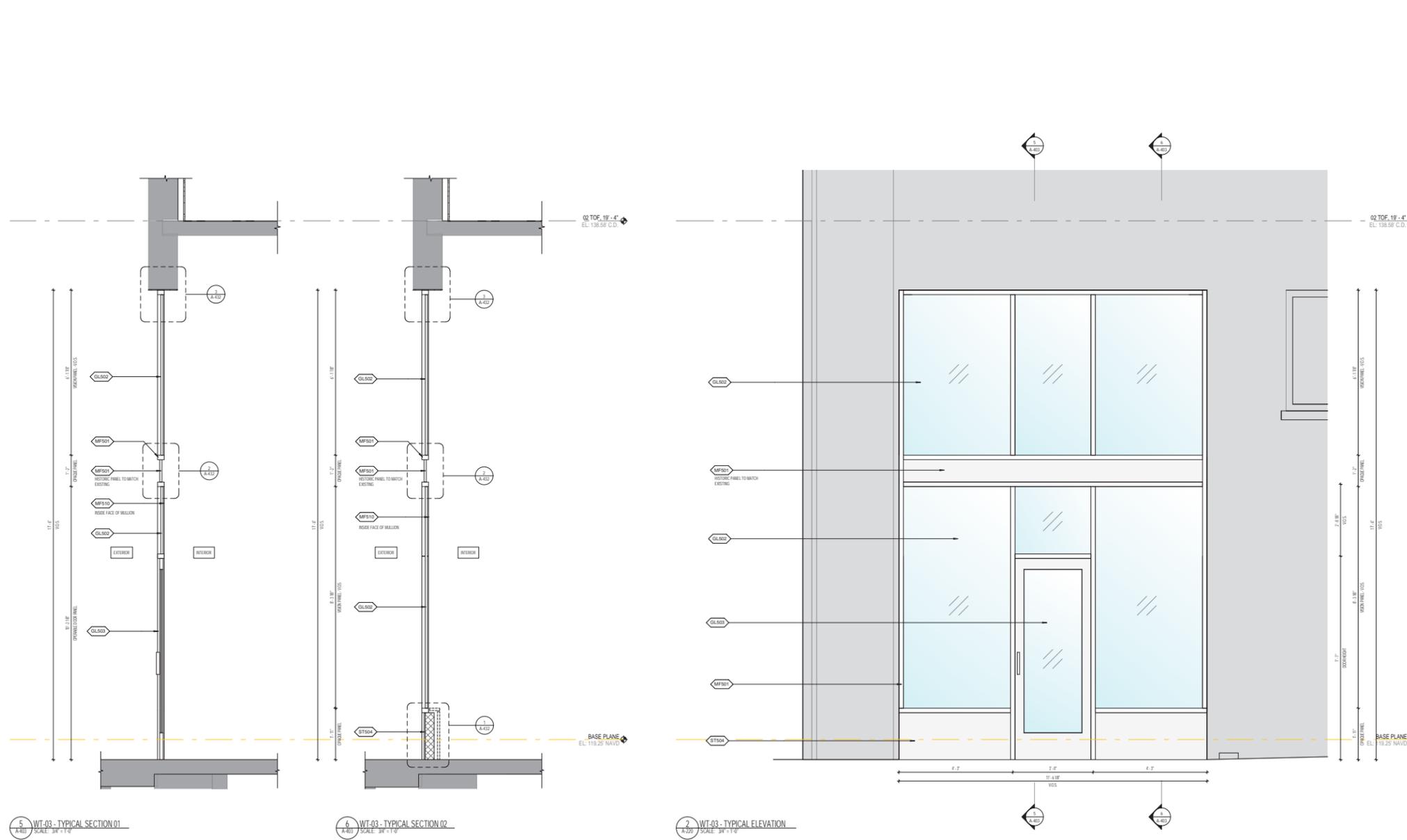
GL503 EXTERIOR GLAZED ENTRY DOORS. MONOLITHIC GLASS UNIT.

MF501 EXTERIOR STEEL FRAMING. PAINT COLOR / SIZE / FINISH TO MATCH EXISTING.

MF510 INTERIOR FACE OF STEEL FRAMING PAINTED. SEE INTERIOR FINISHED SCHEDULE FOR MT105

ST504 EXTERIOR STONE BASE. HONED GRANITE TO MATCH EXISTING FINISH, THICKNESS AS NEEDED; OR EQUAL

Washington Blvd Historical Glazed Storefront.



GL502 EXTERIOR STOREFRONT ENCLOSURE. LAMINATED INSULATED GLASS UNIT.

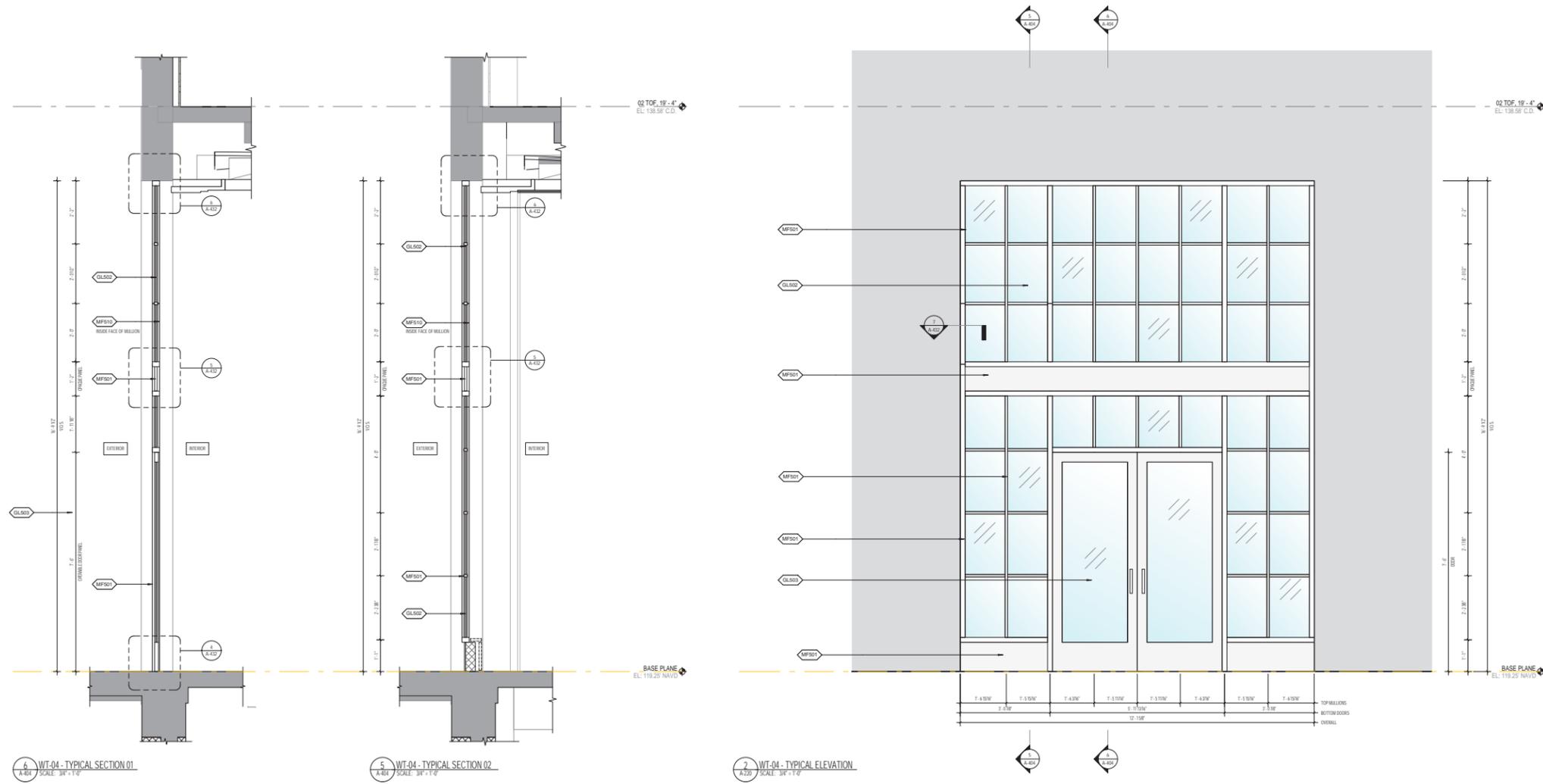
GL503 EXTERIOR GLAZED ENTRY DOORS. MONOLITHIC GLASS UNIT.

MF501 EXTERIOR STEEL FRAMING. PAINT COLOR / SIZE / FINISH TO MATCH EXISTING.

MF510 INTERIOR FACE OF STEEL FRAMING PAINTED. SEE INTERIOR FINISHED SCHEDULE FOR MT105

ST504 EXTERIOR STONE BASE. HONED GRANITE TO MATCH EXISTING FINISH, THICKNESS AS NEEDED; OR EQUAL

Alleyway Historical Glazed Storefront.



GL502 EXTERIOR STOREFRONT ENCLOSURE. LAMINATED INSULATED GLASS UNIT.

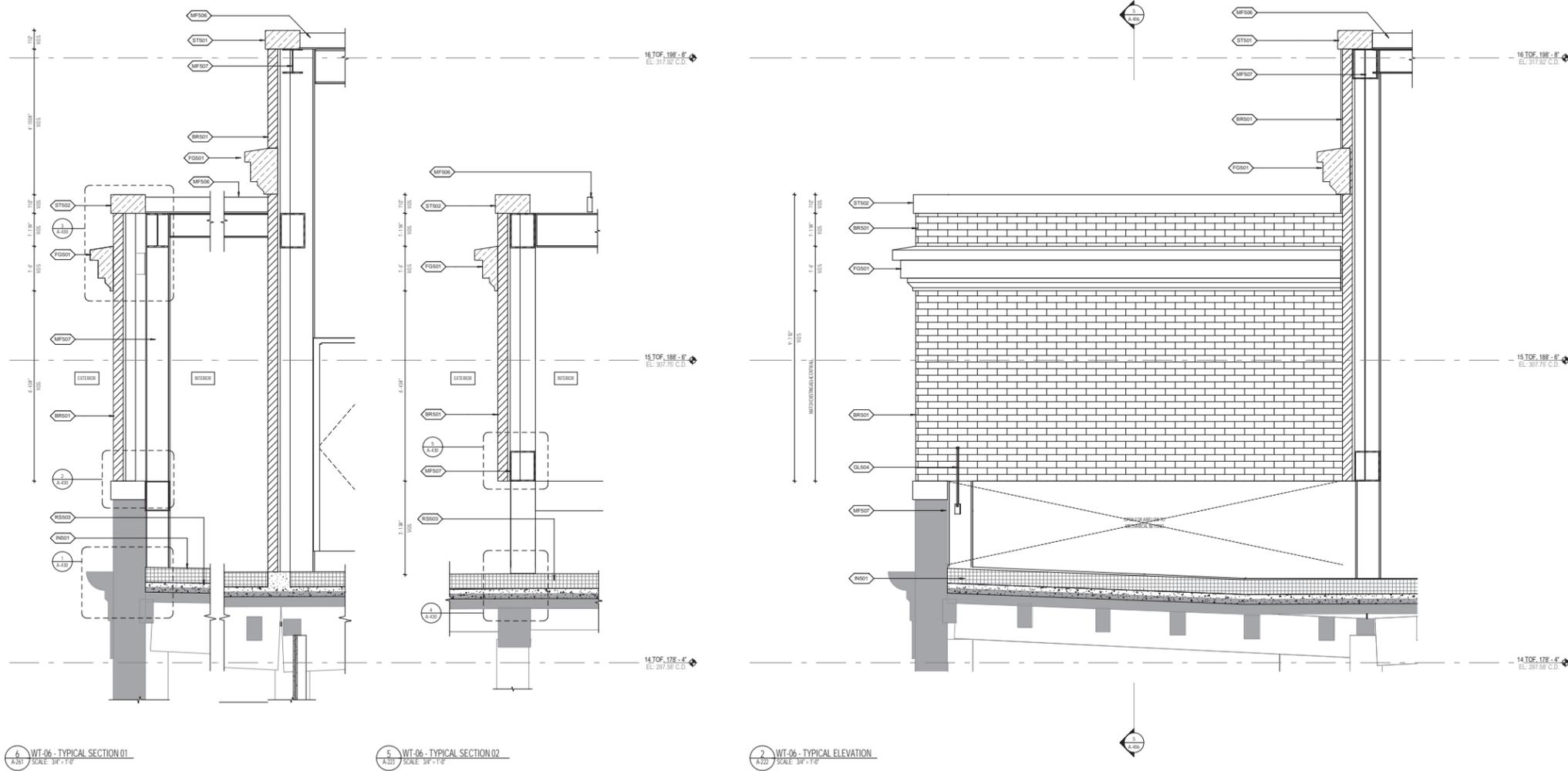
GL503 EXTERIOR GLAZED ENTRY DOORS. MONOLITHIC GLASS UNIT.

MF501 EXTERIOR STEEL FRAMING. PAINT COLOR / SIZE / FINISH TO MATCH EXISTING.

MF510 INTERIOR FACE OF STEEL FRAMING PAINTED. SEE INTERIOR FINISHED SCHEDULE FOR MT105

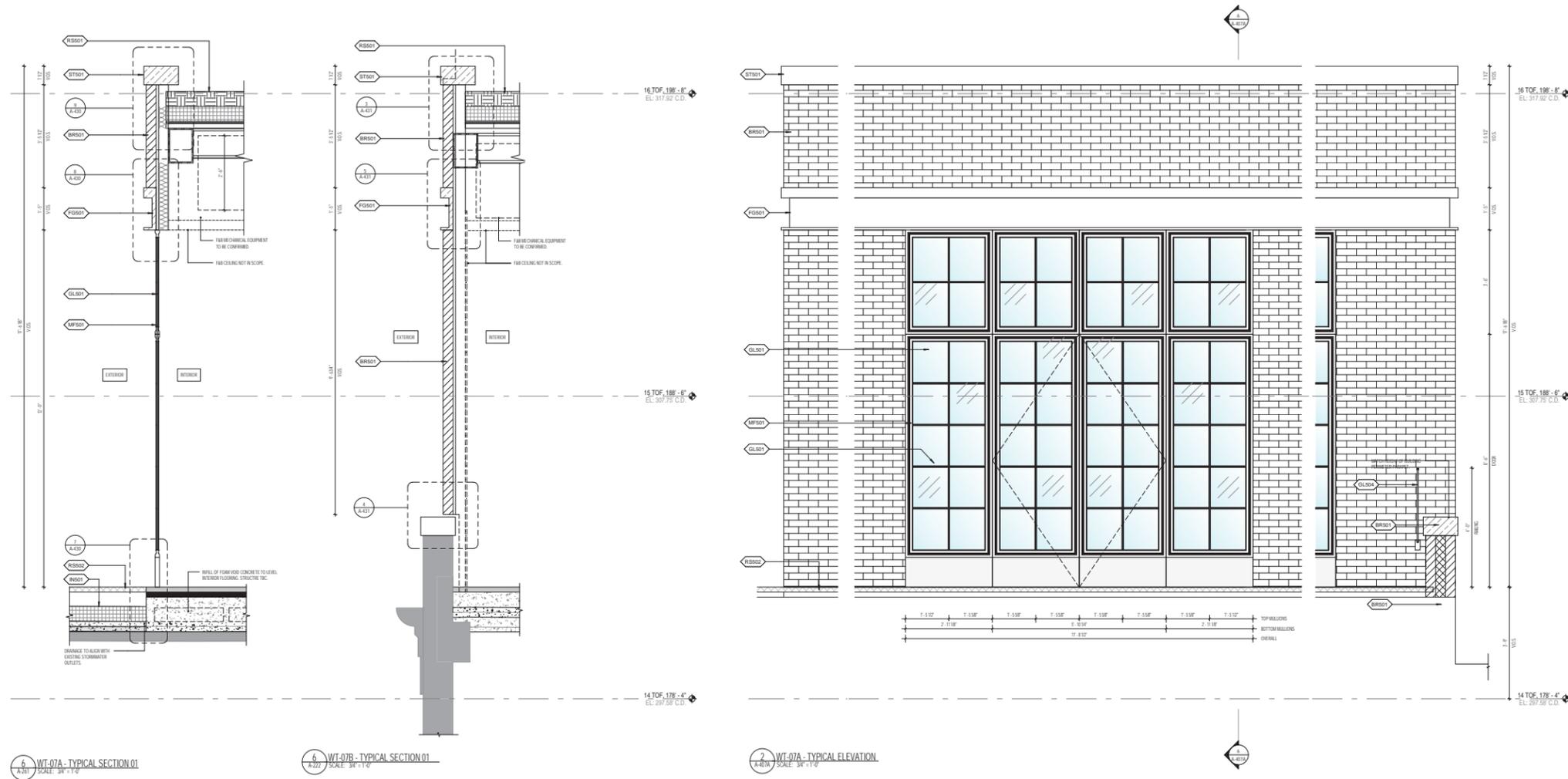
ST504 EXTERIOR STONE BASE. HONED GRANITE TO MATCH EXISTING FINISH, THICKNESS AS NEEDED; OR EQUAL

New Alleyway Storefront.
Glazed Storefront With Painted Steel Framing.



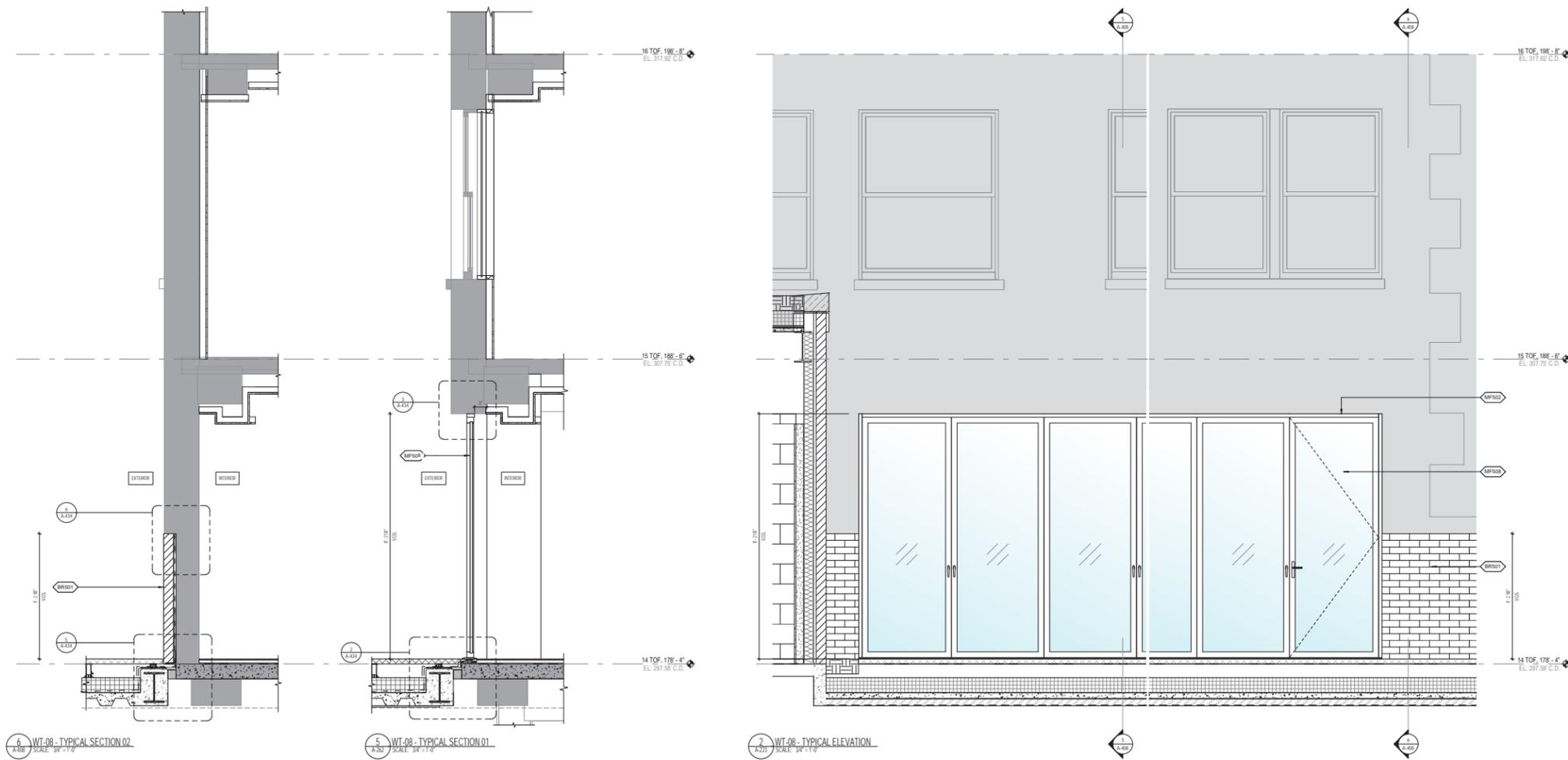
- BR501** EXTERIOR BRICK SIZE & FINISH TO MATCH EXISTING. MORTAR COLOR/SIZE/FINISH TO MATCH EXISTING.
- FG501** EXTERIOR FIBERGLASS CORNICE. COLOR/SIZE/FINISH TO MATCH EXISTING.
- IN501** RIGID INSULATION.
- MF506** EXTERIOR ALUMINUM HORIZONTAL LOUVRE. FINISH TO MATCH
- MF507** EXTERIOR PAINTED STRUCTURAL STEEL. EXTERIOR PAINTED EXPOSED STRUCTURAL STEEL.
- RS503** TYPICAL UNOCCUPIED ROOF ASSEMBLY. SEE A-420 FOR DETAILS.
- ST501** EXTERIOR STONE CAPPING. COLOR/SIZE/FINISH TO MATCH EXISTING.
- ST502** EXTERIOR STONE CORNICE. COLOR/SIZE/FINISH TO MATCH EXISTING.

Mechanical Bulkhead Facade.
 Raised Brick Suspended System Tied Into Existing Brick Bulkhead.



- BR501** EXTERIOR BRICK SIZE & FINISH TO MATCH EXISTING. MORTAR COLOR/SIZE/FINISH TO MATCH EXISTING.
- FG501** EXTERIOR FIBERGLASS CORNICE. COLOR/SIZE/FINISH TO MATCH EXISTING.
- GL501** EXTERIOR F&B ENCLOSURE. LAMINATED INSULATING GLASS UNIT.
- GL504** EXTERIOR GLAZED OPERABLE DOORS. MONOLITHIC GLASS UNIT.
- IN501** RIGID INSULATION.
- MF501** EXTERIOR STEEL FRAMING. PAINT COLOR / SIZE / FINISH TO MATCH EXISTING.
- RS501** GARDEN ROOF ASSEMBLY. SEE A-420 FOR DETAILS.
- RS502** TYPICAL UNOCCUPIED ROOF ASSEMBLY. SEE A-420 FOR DETAILS.
- ST501** EXTERIOR STONE CAPPING. COLOR/SIZE/FINISH TO MATCH EXISTING.

F&B Bulkhead Facade.
 Raised Brick Suspended System Tied Into Existing Brick Bulkhead With Glazed Window Wall.



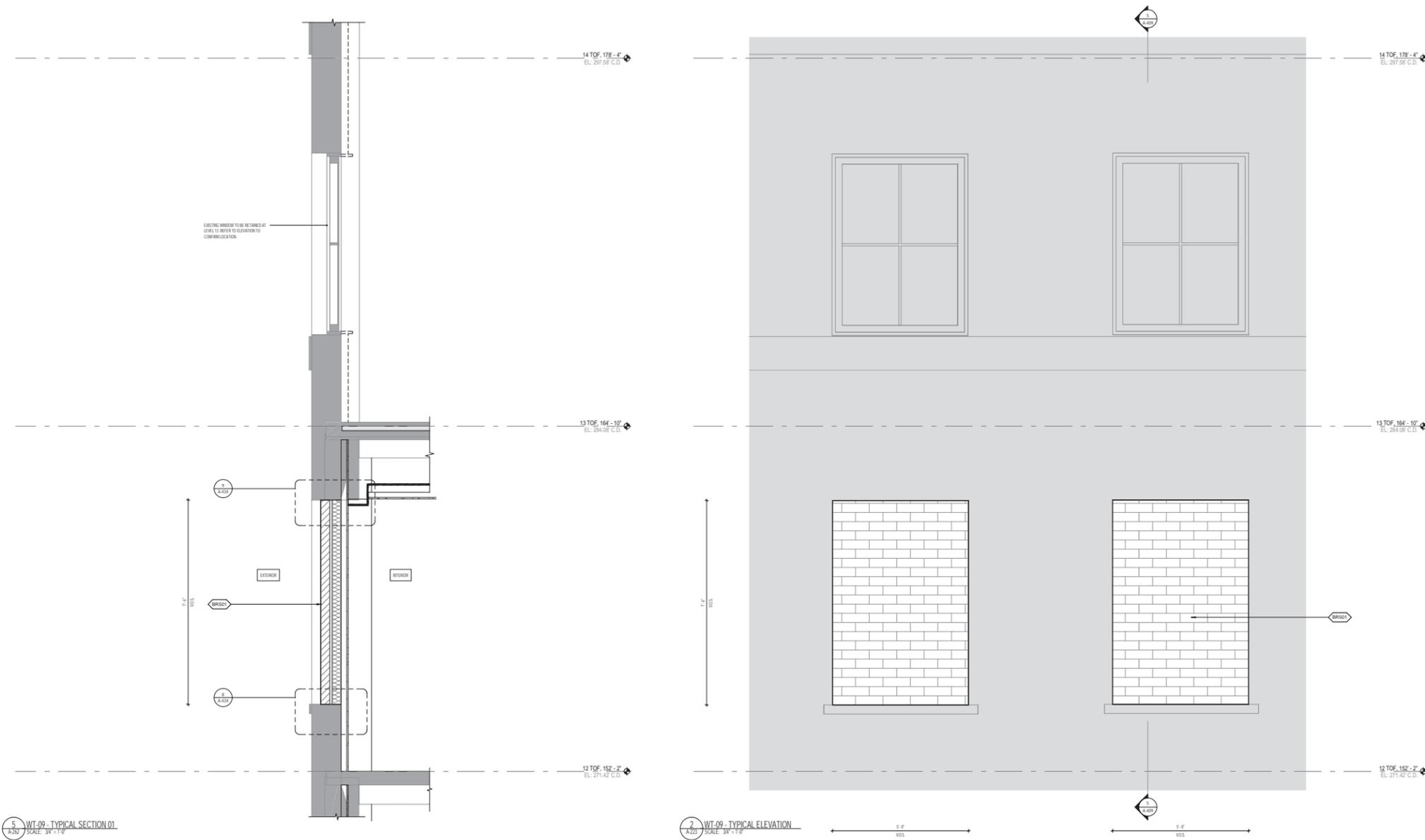
- BR501** EXTERIOR BRICK & MORTAR
COLOR/SIZE/FINISH TO MATCH
EXISTING.

- MF502** EXTERIOR ALUMINUM METAL
FRAMING. PAINT COLOR/SIZE/FINISH
TO MATCH EXISTING.

- MF508** EXTERIOR ALUMINUM OPERABLE
DOOR. BRASS NANAWALL SL70
FRAMING SYSTEM.

- GL504** EXTERIOR GLAZED OPERABLE
DOORS. MONOLITHIC GLASS UNIT.

Amenity Facade.
Painted Aluminum NANAWALL.



BR501 EXTERIOR BRICK & MORTAR COLOR/SIZE/FINISH TO MATCH EXISTING.

Existing Opening Brick Infill To Match Existing Adjacent Finish.

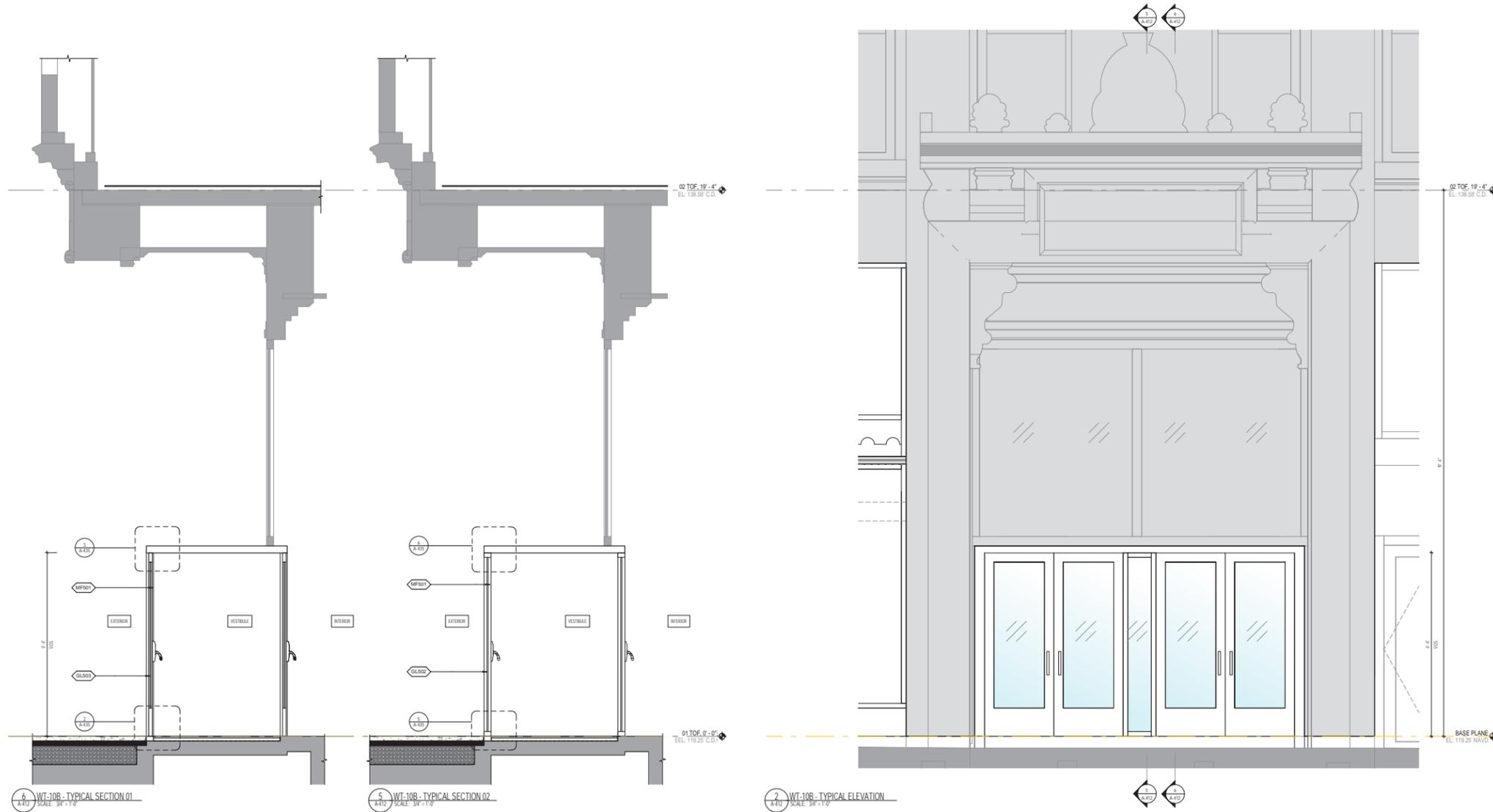


MF501 EXTERIOR STEEL FRAMING. PAINT COLOR/SIZE/FINISH TO MATCH EXISTING.

GL502 EXTERIOR STOREFRONT ENCLOSURE. LAMINATED INSULATING GLASS UNIT.

GL503 EXTERIOR GLAZED ENTRY DOORS. MONOLITHIC GLASS UNIT.

New Entry Doors To Match Existing Historical Painted Metal & Glazing.

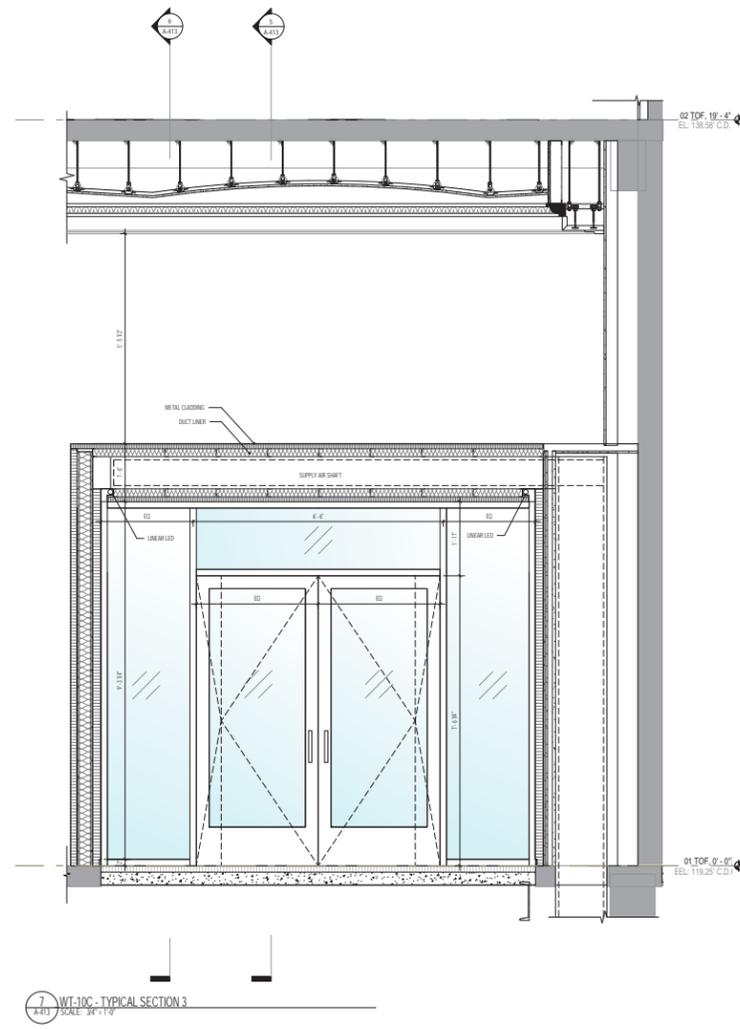
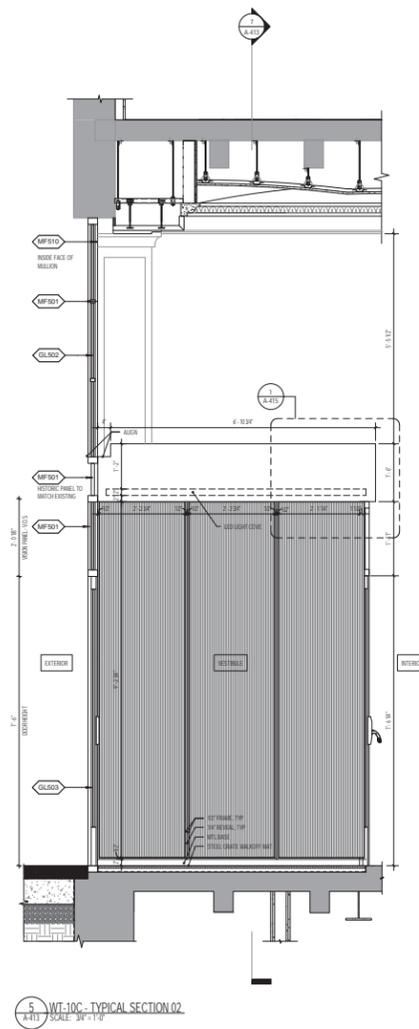


MF501 EXTERIOR STEEL FRAMING. PAINT COLOR/SIZE/FINISH TO MATCH EXISTING.

GL502 EXTERIOR STOREFRONT ENCLOSURE. LAMINATED INSULATING GLASS UNIT.

GL503 EXTERIOR GLAZED ENTRY DOORS. MONOLITHIC GLASS UNIT.

New Entry Doors To Match Existing Historical Painted Metal & Glazing.



MF501 EXTERIOR STEEL FRAMING.
PAINT COLOR/SIZE/FINISH TO
MATCH EXISTING.

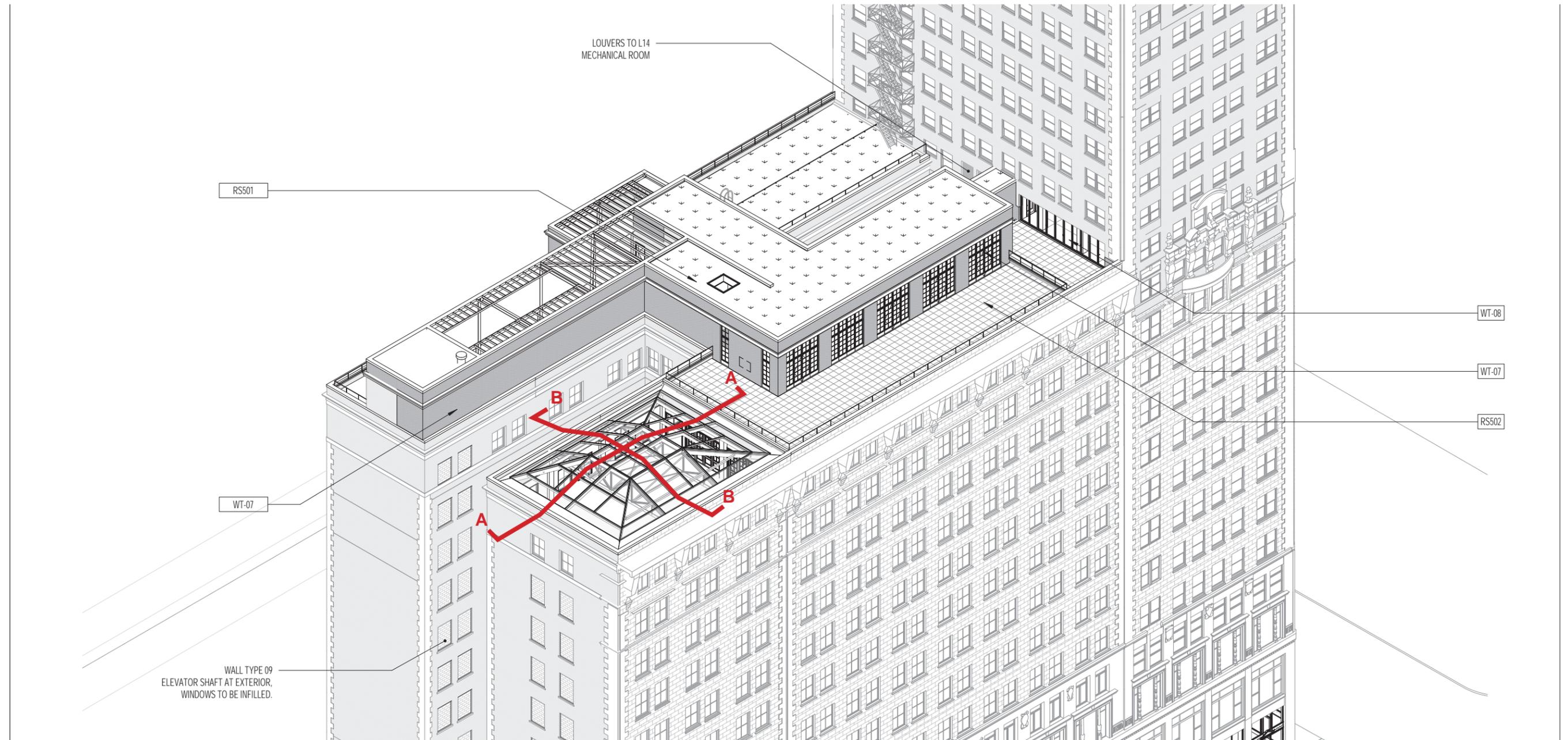
GL502 EXTERIOR STOREFRONT
ENCLOSURE. LAMINATED
INSULATING GLASS UNIT.

GL503 EXTERIOR GLAZED ENTRY DOORS.
MONOLITHIC GLASS UNIT.

New Entry Doors To Match Existing Historical Painted Metal & Glazing.

L13 - Skylight

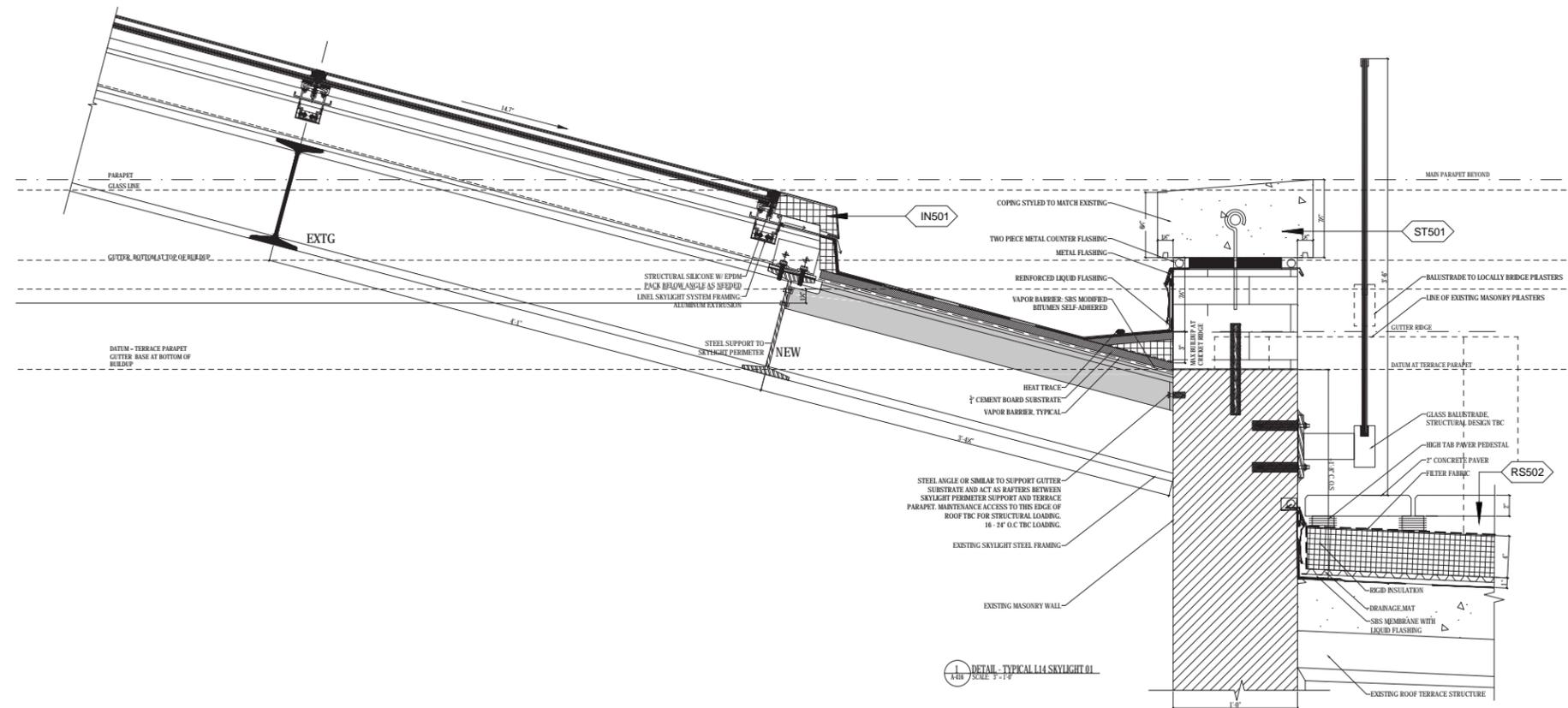
Book Development
Detroit





SECTION A-A
(LOOKING WEST)

SECTION B-B
(LOOKING NORTH)



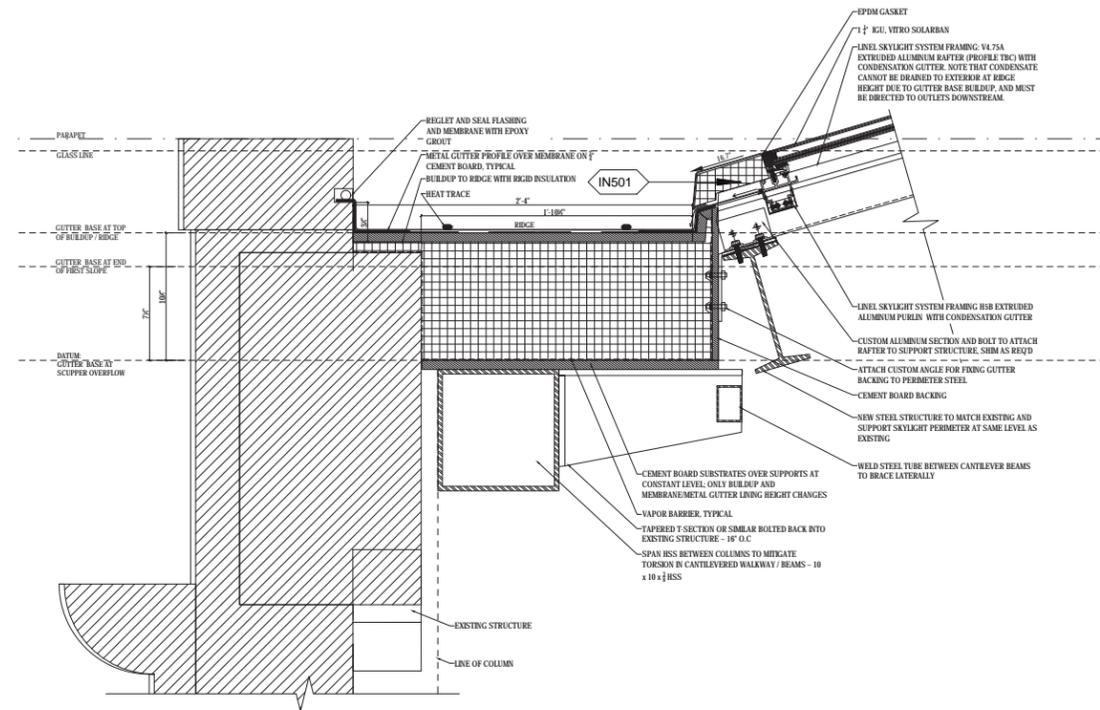
BR501 EXTERIOR BRICK SIZE & FINISH TO MATCH EXISTING. MORTAR COLOR/SIZE/FINISH TO MATCH EXISTING.

IN501 RIGID INSULATION.

RS502 TYPICAL UNOCCUPIED ROOF ASSEMBLY. SEE A-420 FOR DETAILS.

ST501 EXTERIOR STONE CAPPING. COLOR/SIZE/FINISH TO MATCH EXISTING.

1 DETAIL - TYPICAL L14 SKYLIGHT.01
SCALE 3/4\"/>



1 DETAIL - TYPICAL L14 SKYLIGHT 01 - BACK AT SPAN
SCALE: 3/8\"/>

BR501 EXTERIOR BRICK SIZE & FINISH TO MATCH EXISTING. MORTAR COLOR/SIZE/FINISH TO MATCH EXISTING.

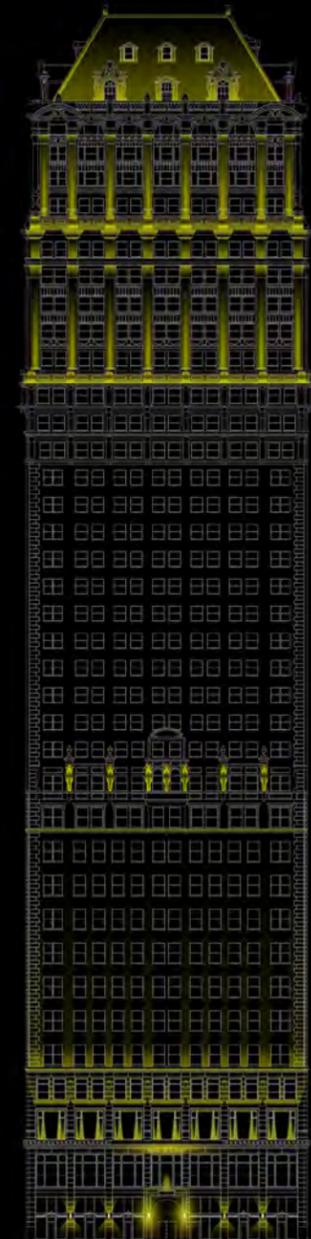
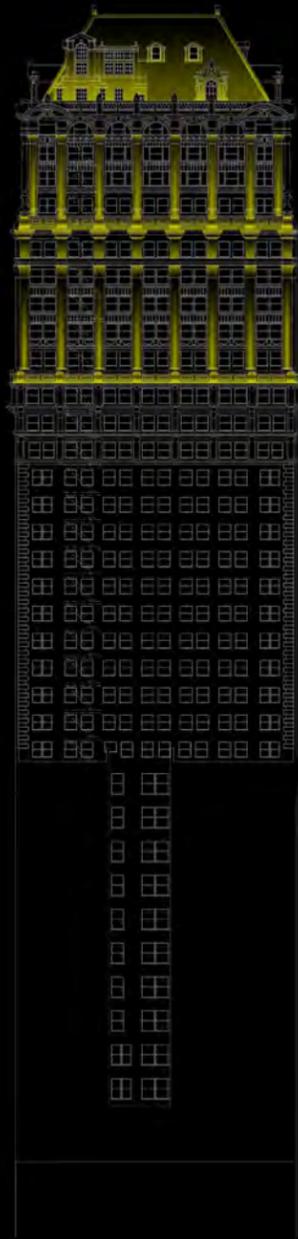
IN501 RIGID INSULATION.

RS502 TYPICAL UNOCCUPIED ROOF ASSEMBLY. SEE A-420 FOR DETAILS.

ST501 EXTERIOR STONE CAPPING. COLOR/SIZE/FINISH TO MATCH EXISTING.

Exterior Lighting

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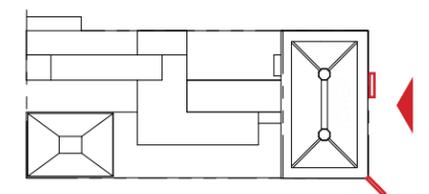
Exterior Signage

Book Development
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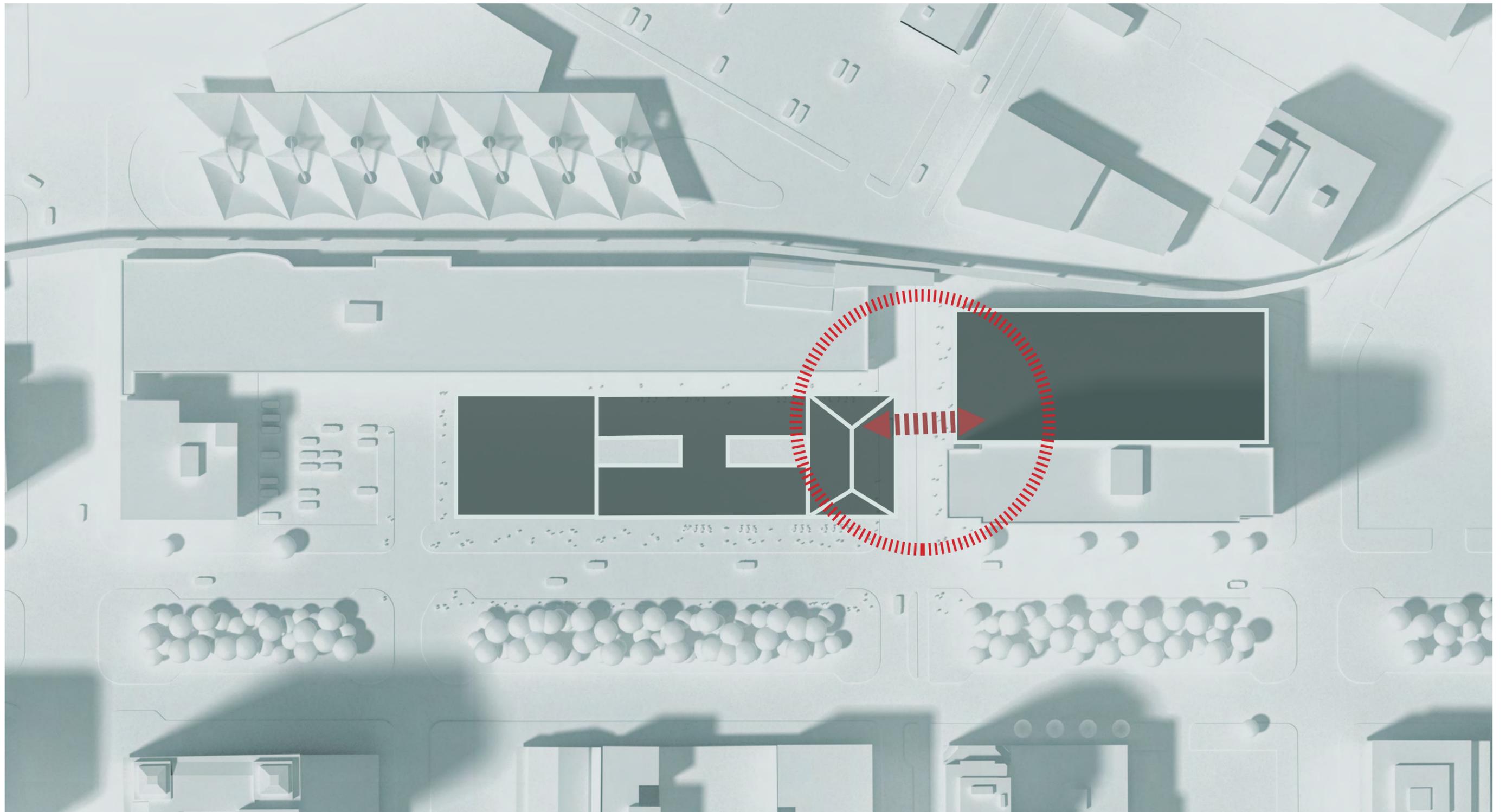
Proposed diagonal corner signage
(corner Washington Blvd & Grand River Ave)
for F&B Tenant.

Proposed signage location
(Grand River Ave) for F&B Tenant.

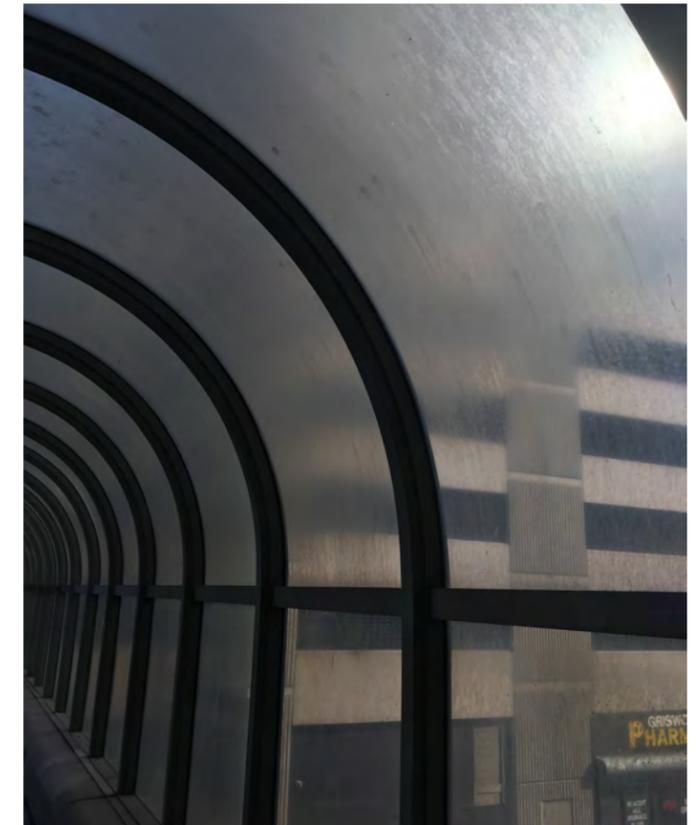


Bridge Design

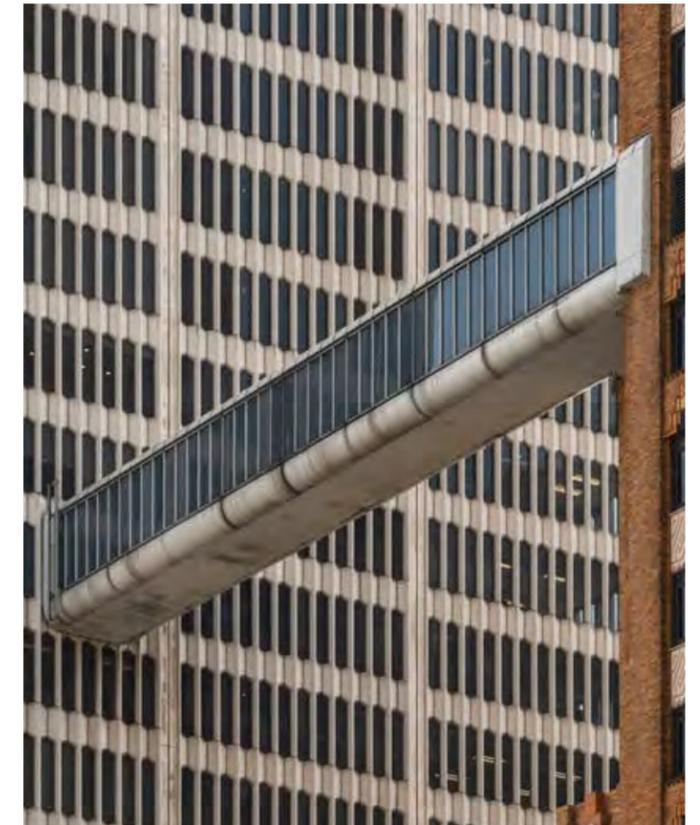
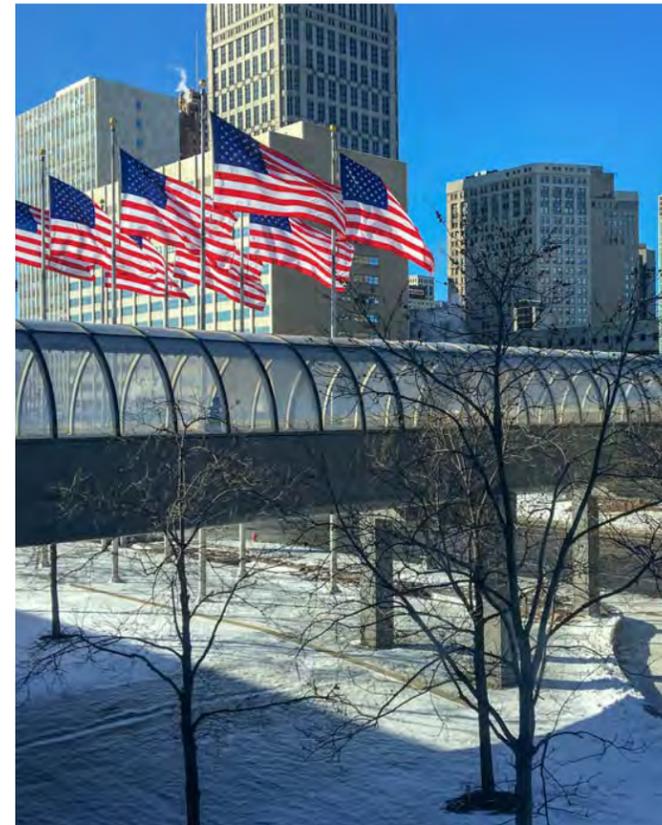
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Bridge location



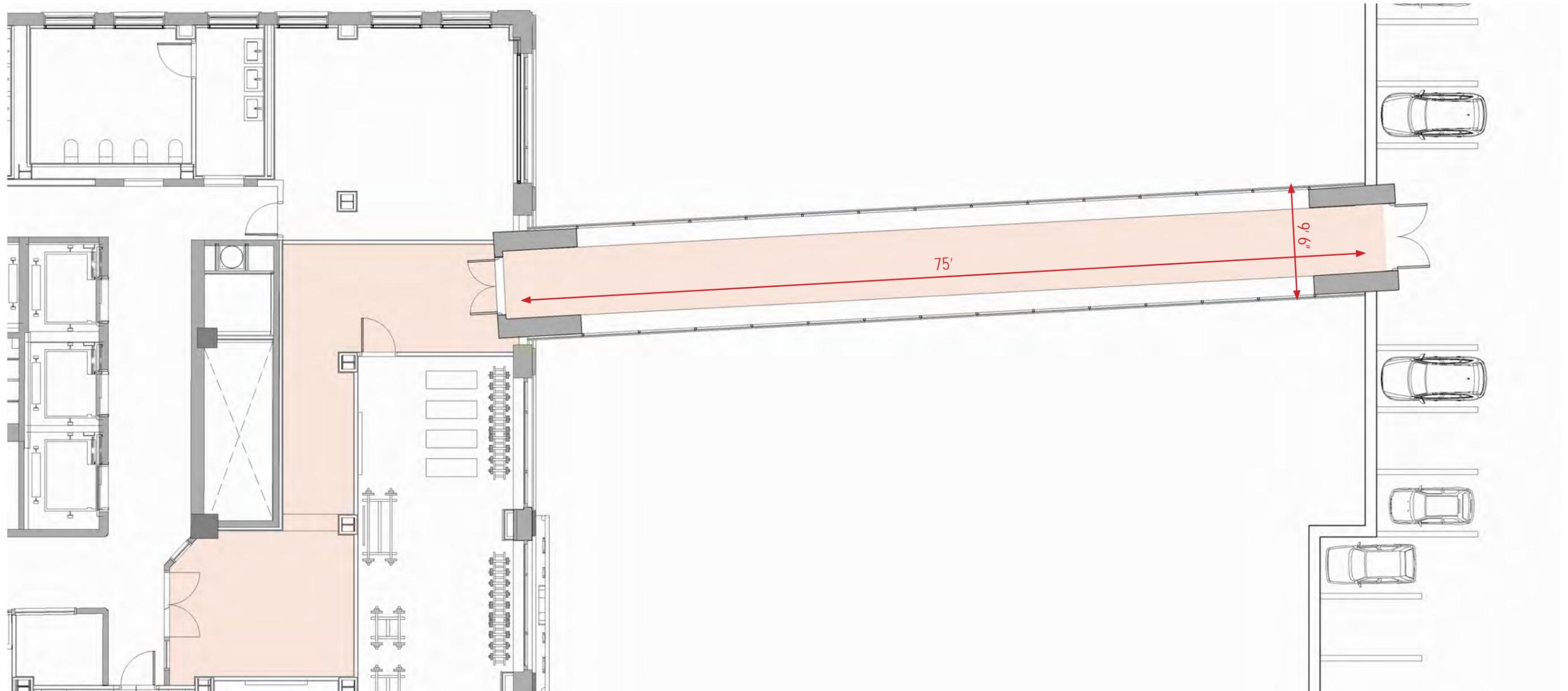
Interesting forms but open air.
Car exhaust & time has caused significant decay to the
current materials internally & externally.



The status quo of a pedestrian bridge in Detroit.
“Gerbil Tube”



Existing location.



Existing location.



Existing view from Washington Blvd

Material Palette



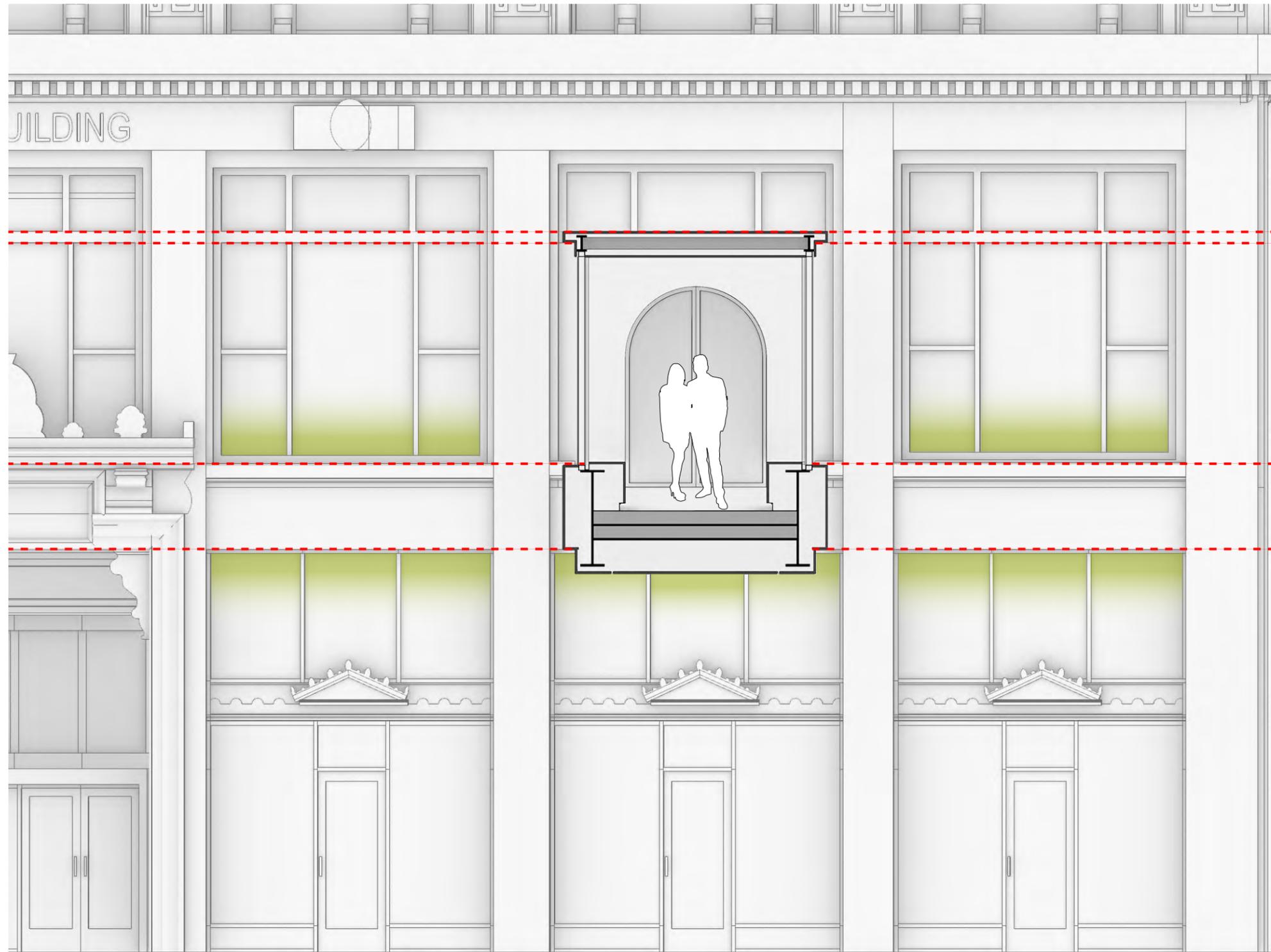
Champagne Anodized Aluminum



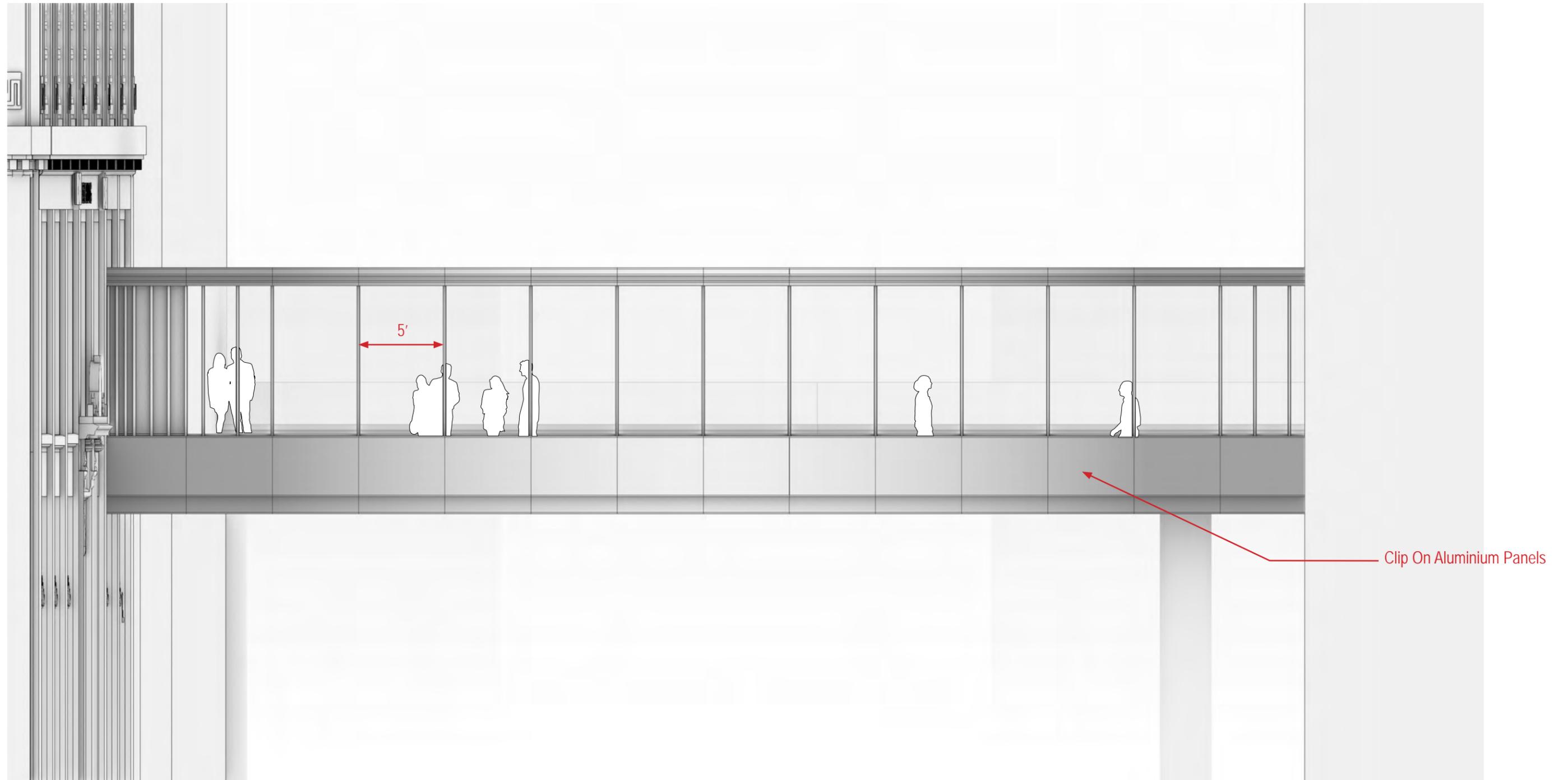
Dark Bronze



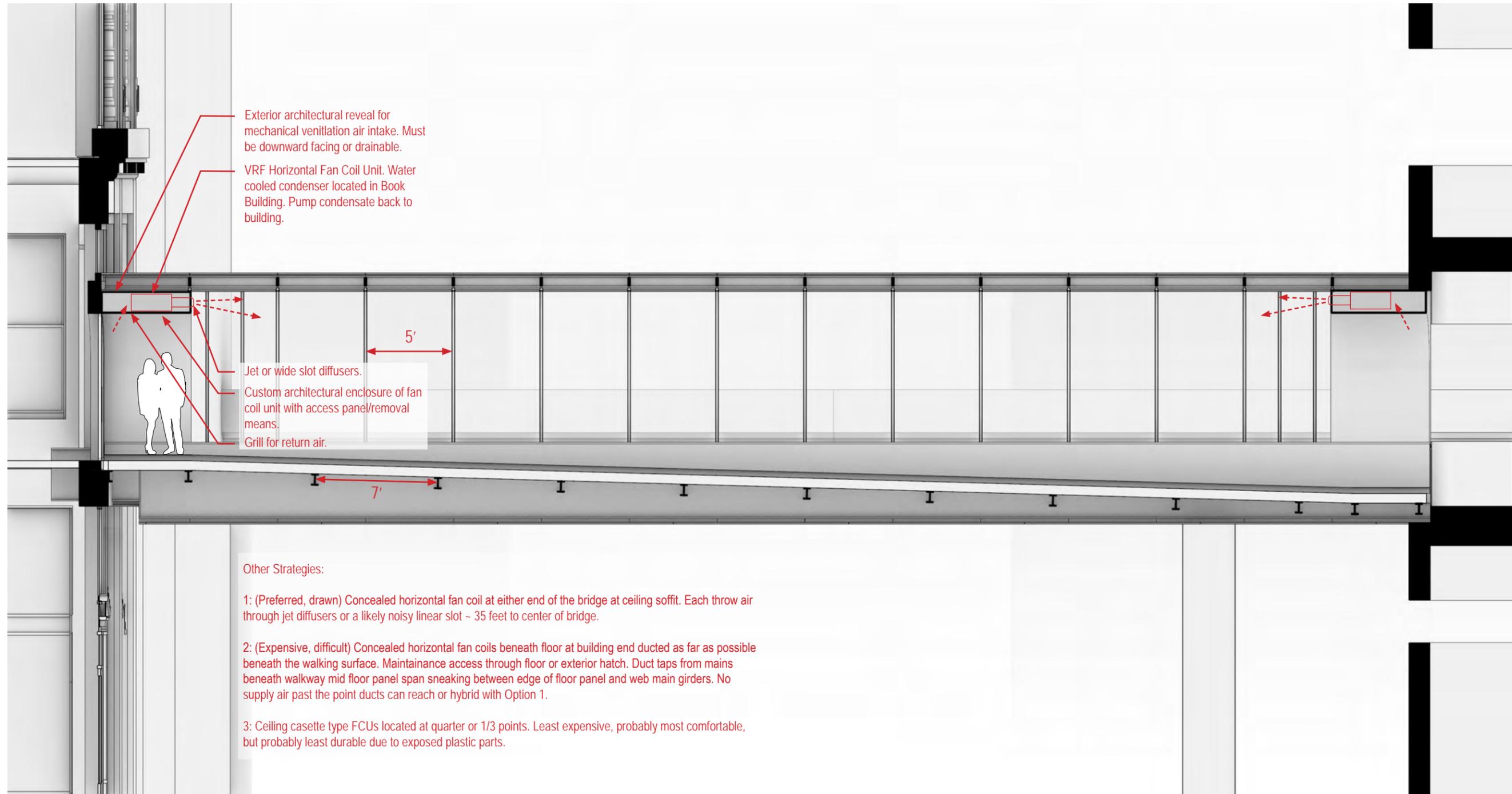
Exterior view from Washington Blvd



The book tower has a distinctive elevation that needs to be respected.



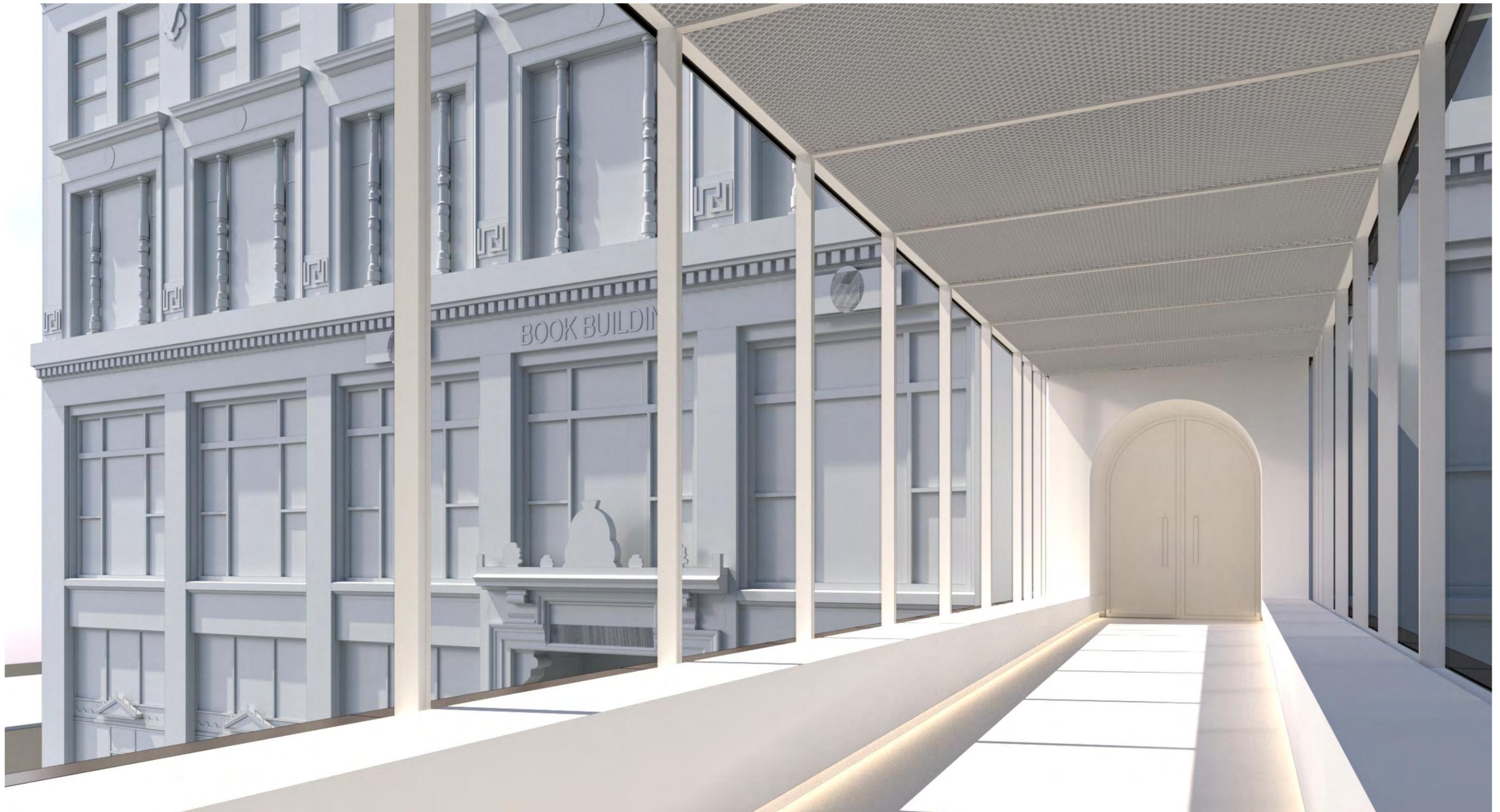
A unitized facade system at 5' increments, with roof integration.



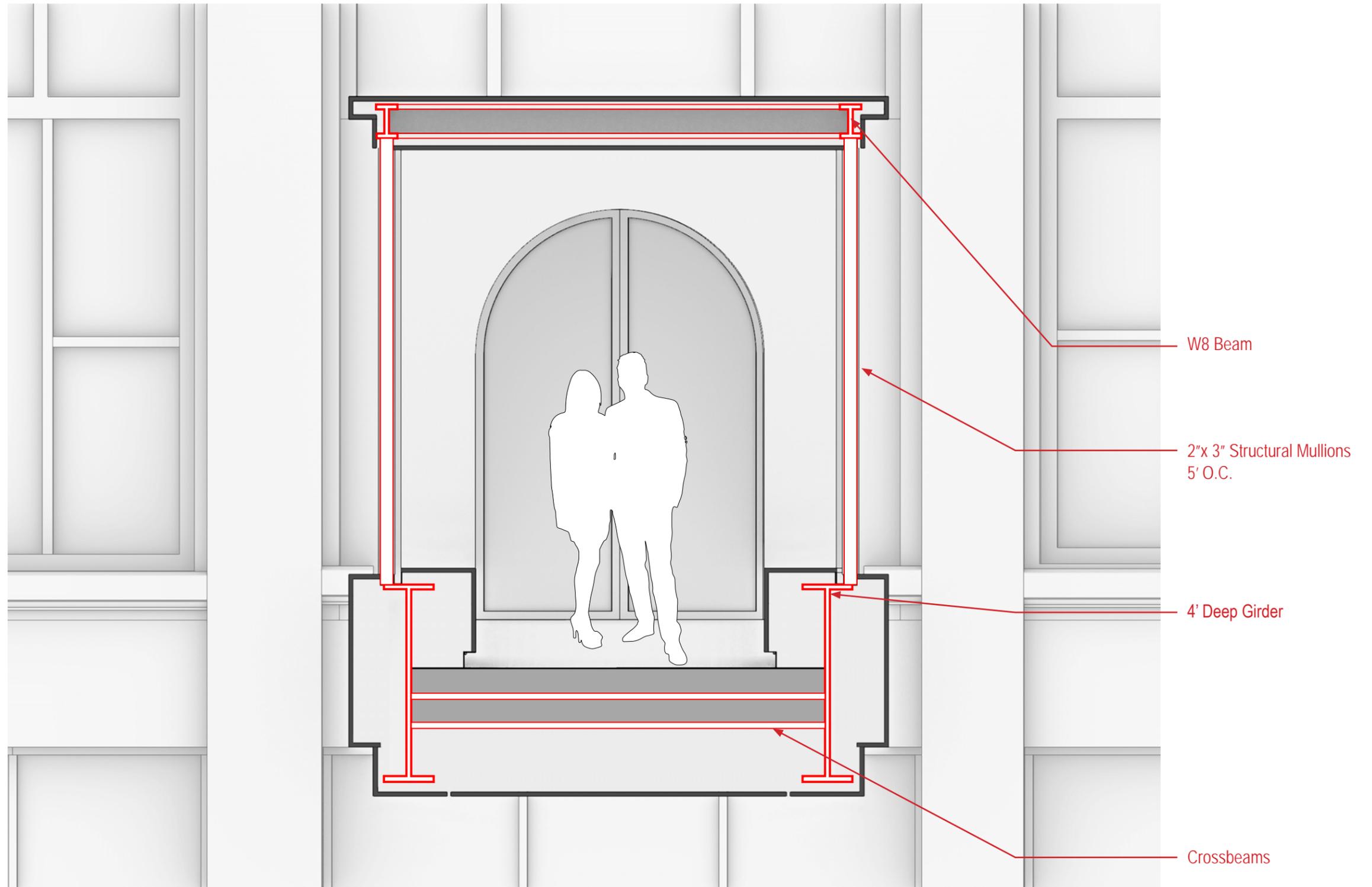
HVAC Strategy - BUROHAPPOLD ENGINEERING



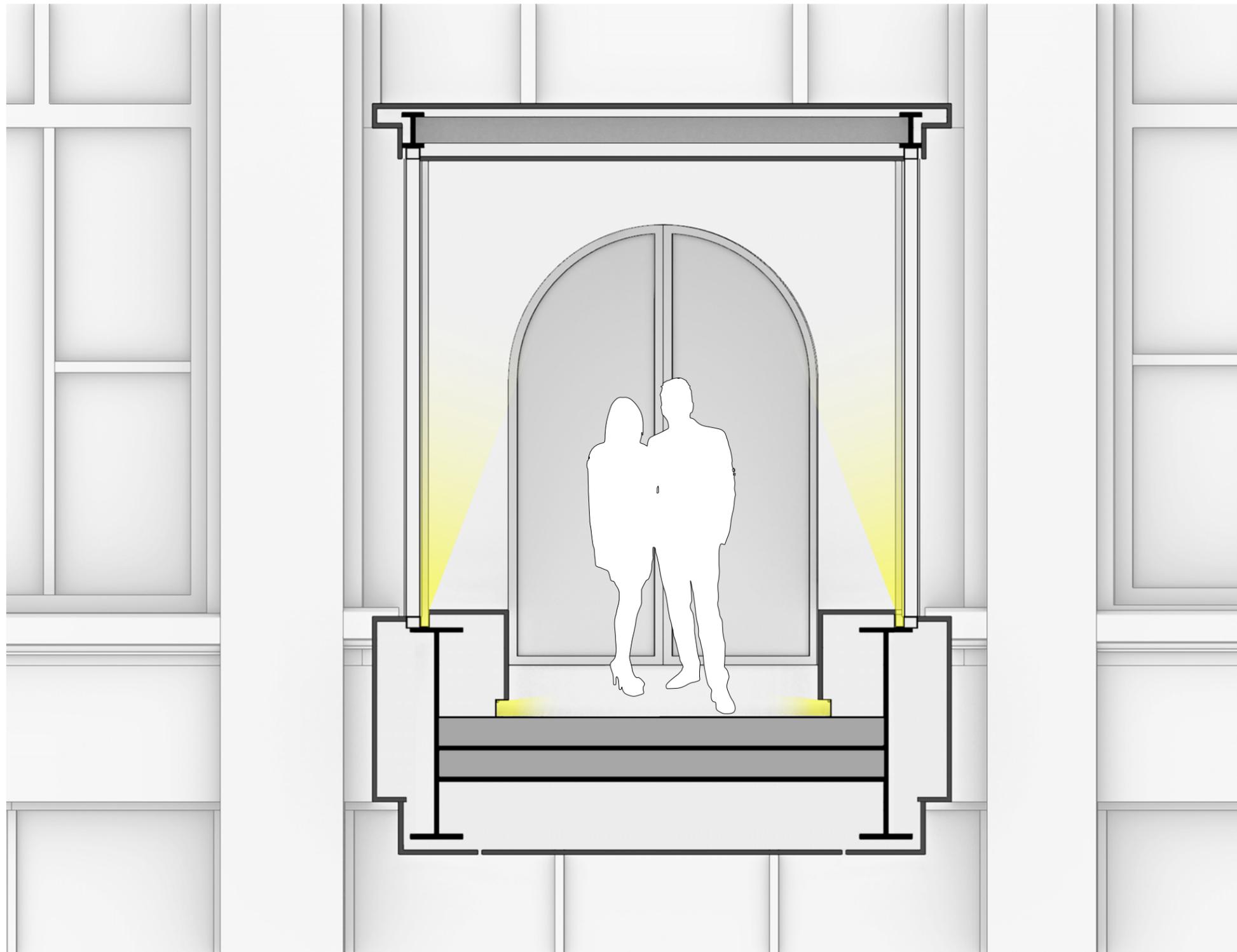
Existing view of the bridge interior



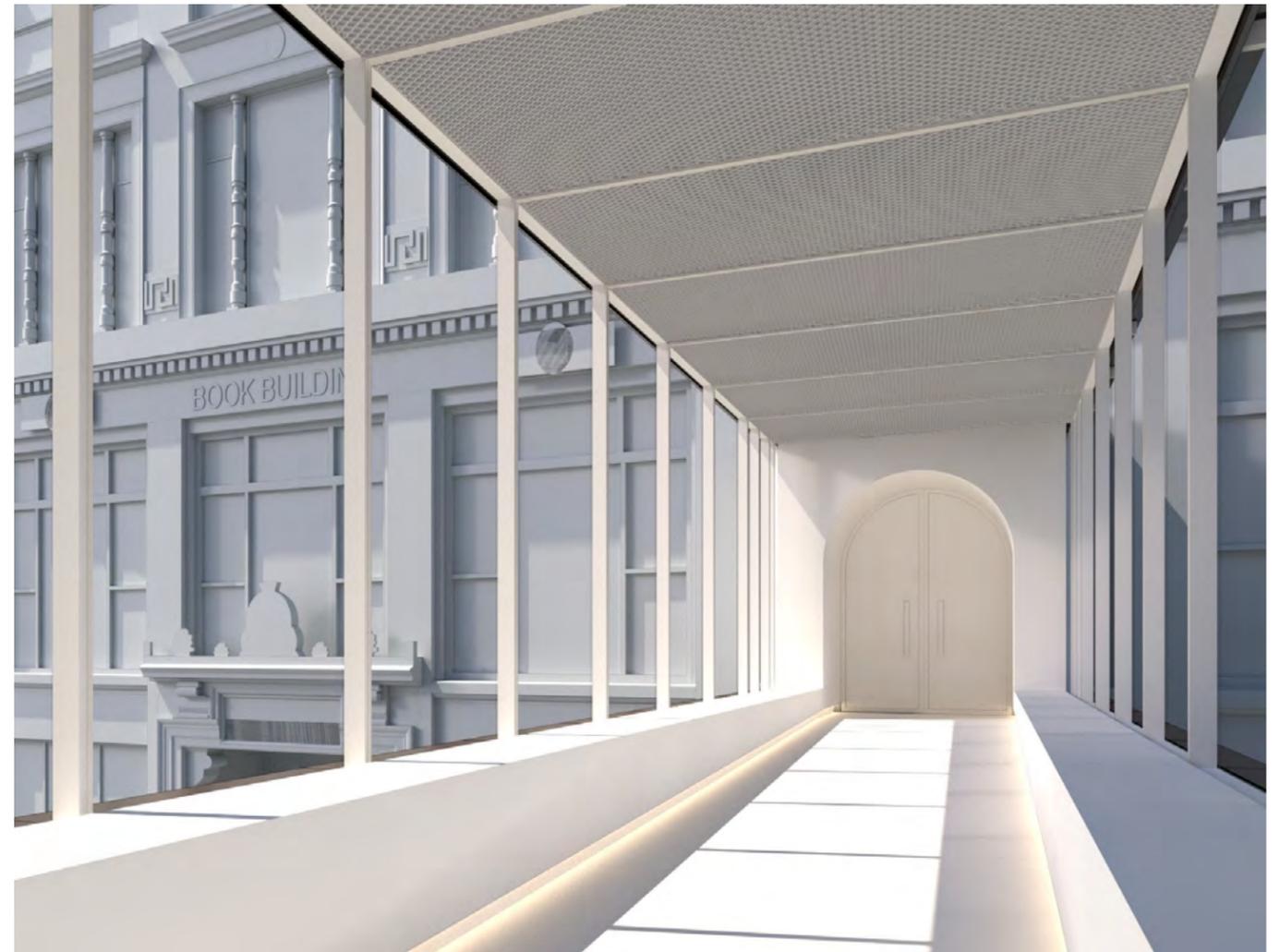
Interior view from car park entrance



Steel structure to span the two buildings along with structural mullions to support the roof.

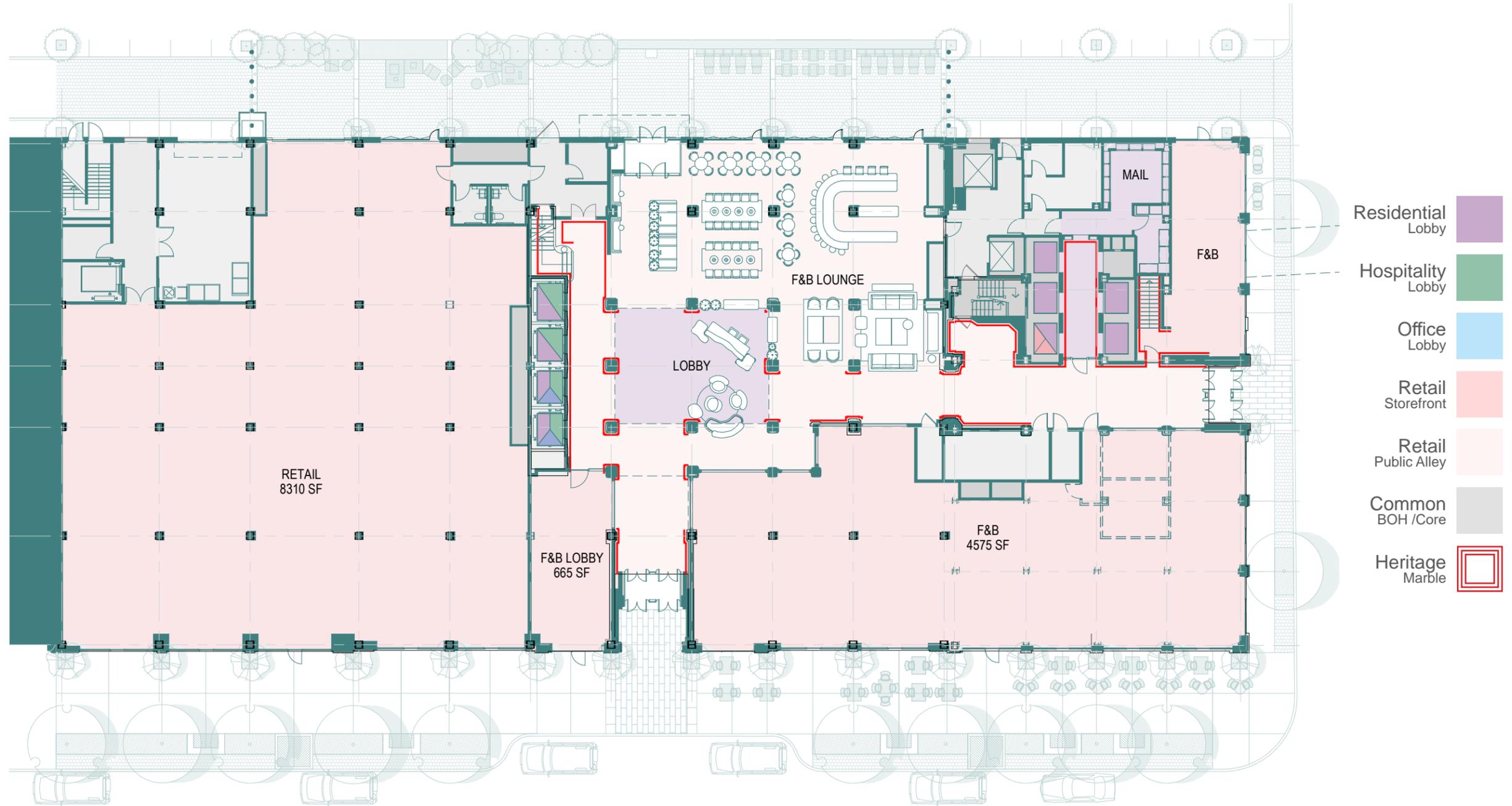


Lighting covers line the floor of the ramp while upward lighting the textured ceiling.

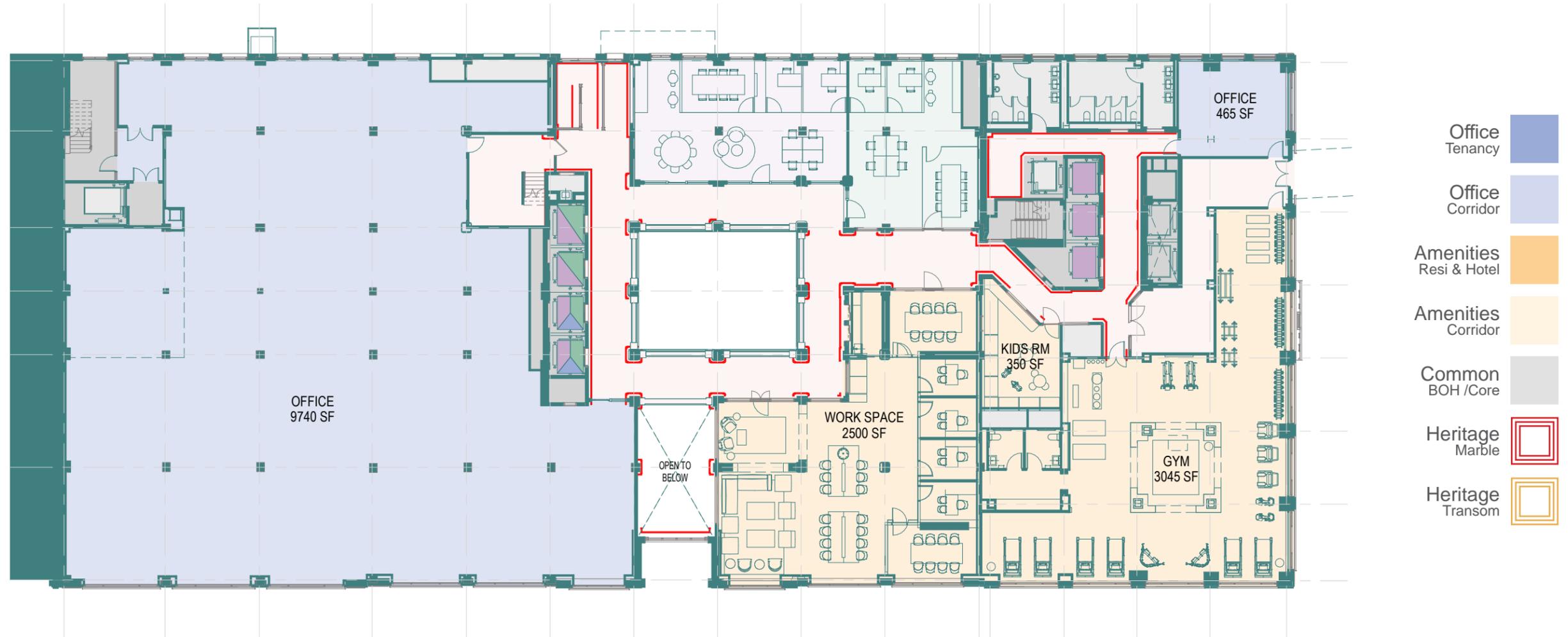


Architectural Drawings

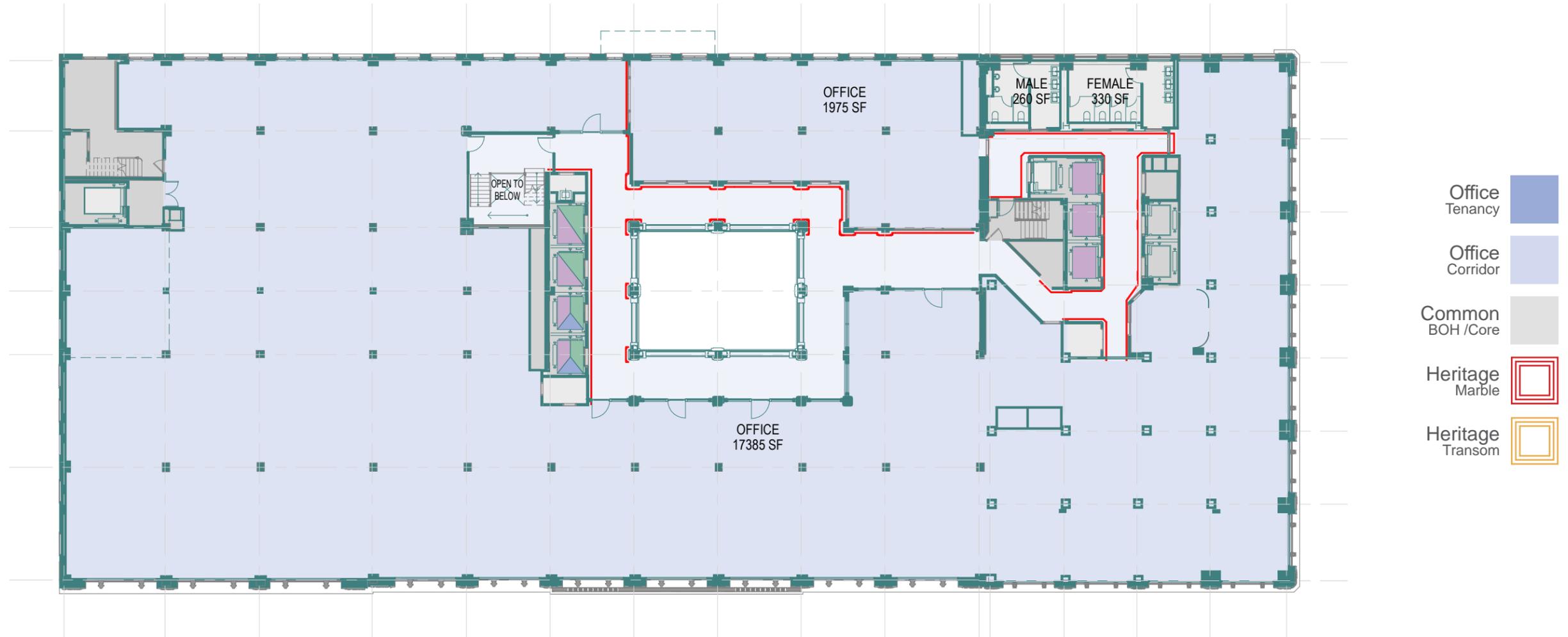
Book Development
Detroit



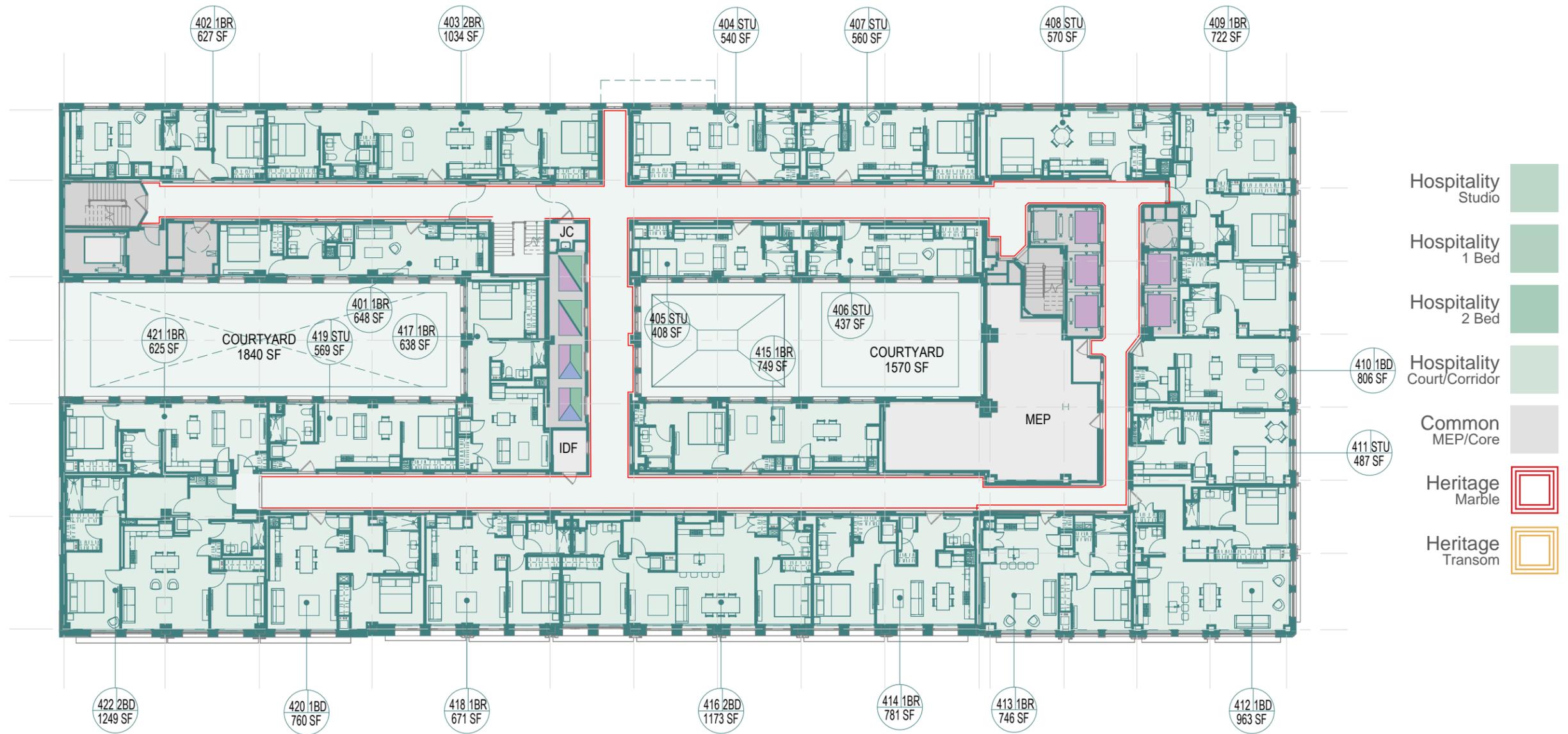
The ground floor is comprised of retail, lobby and residential lobby.



The second floor is comprised of office surrounding the atrium.



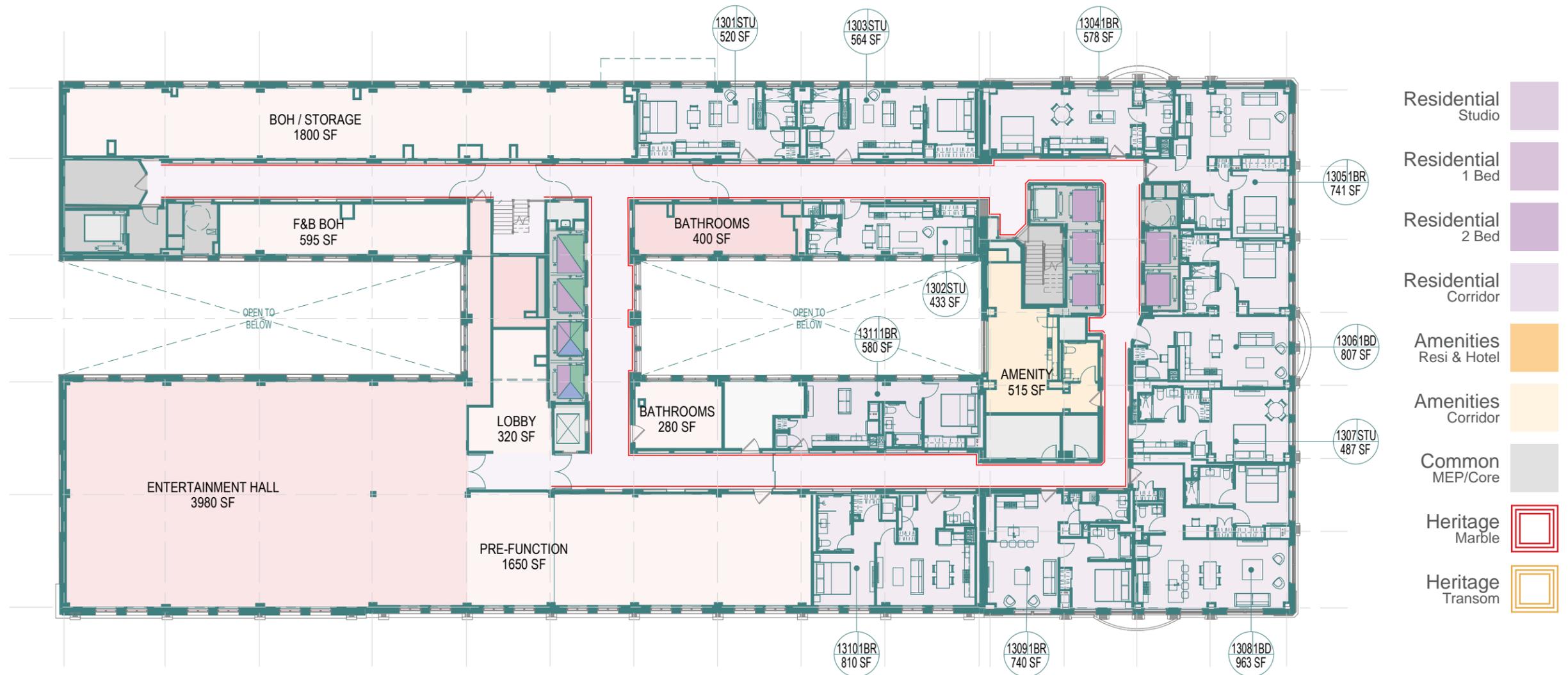
The third floor consists of workspace surrounding the atrium with residential leasing office & gym/spa.



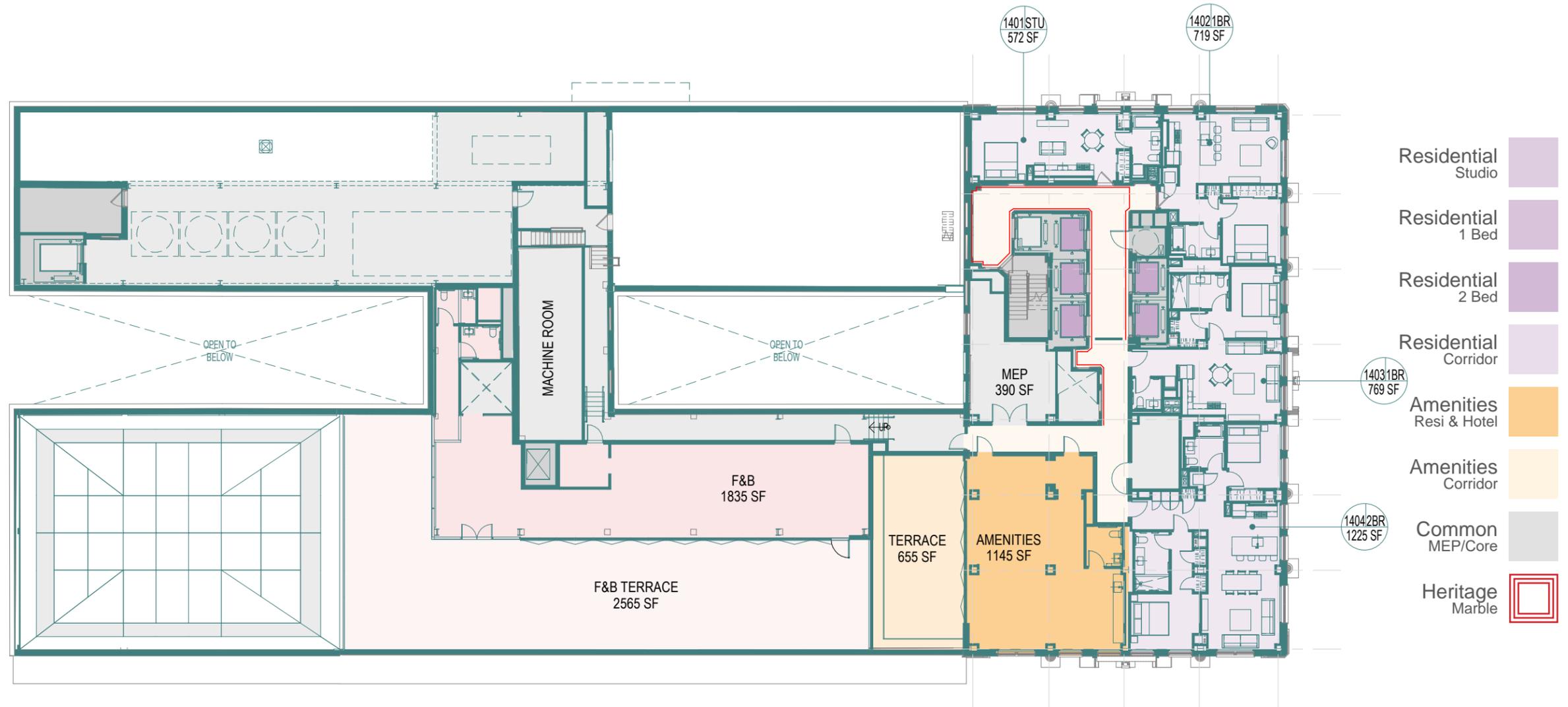
The fourth floor is comprised of hotel rooms & internal courtyards.



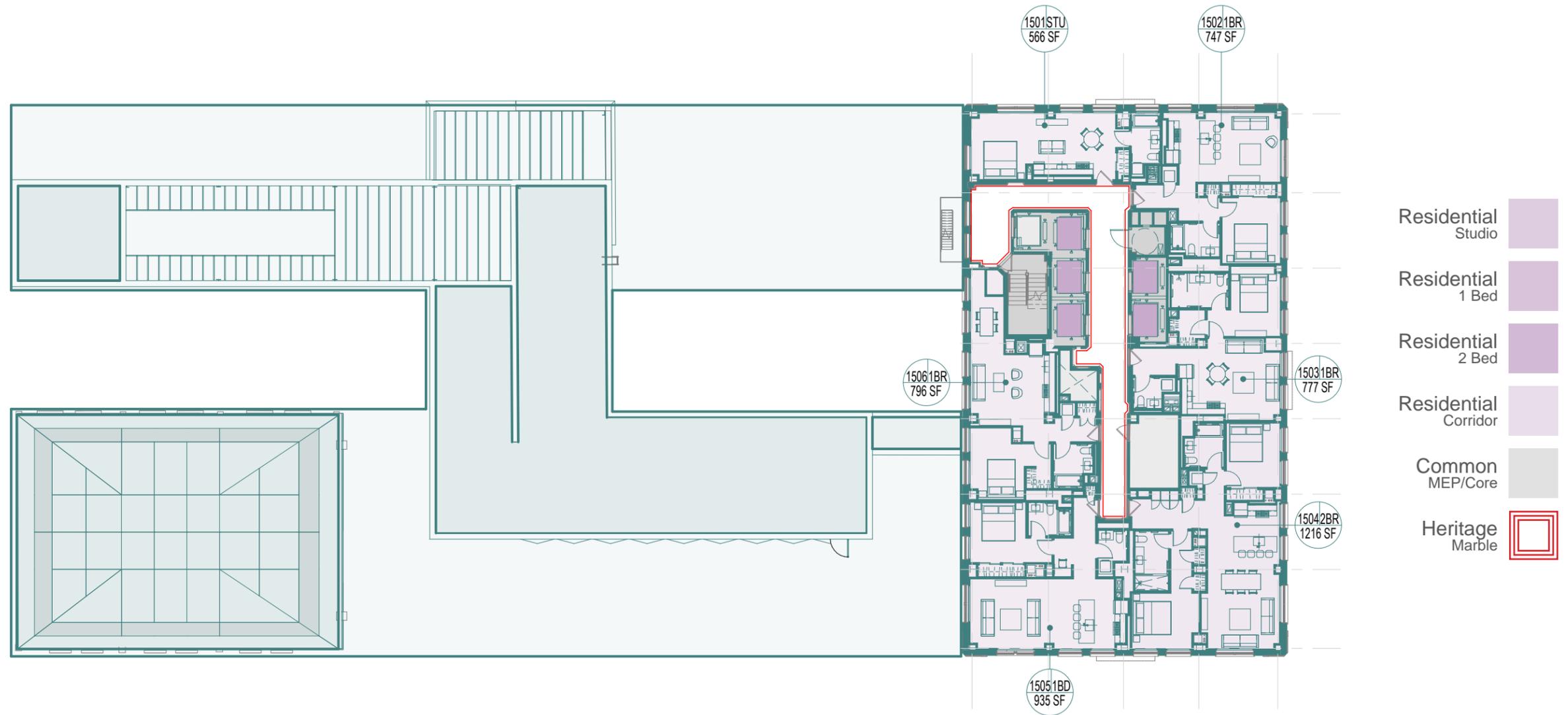
The ninth floor is comprised of hotel rooms & internal courtyards.



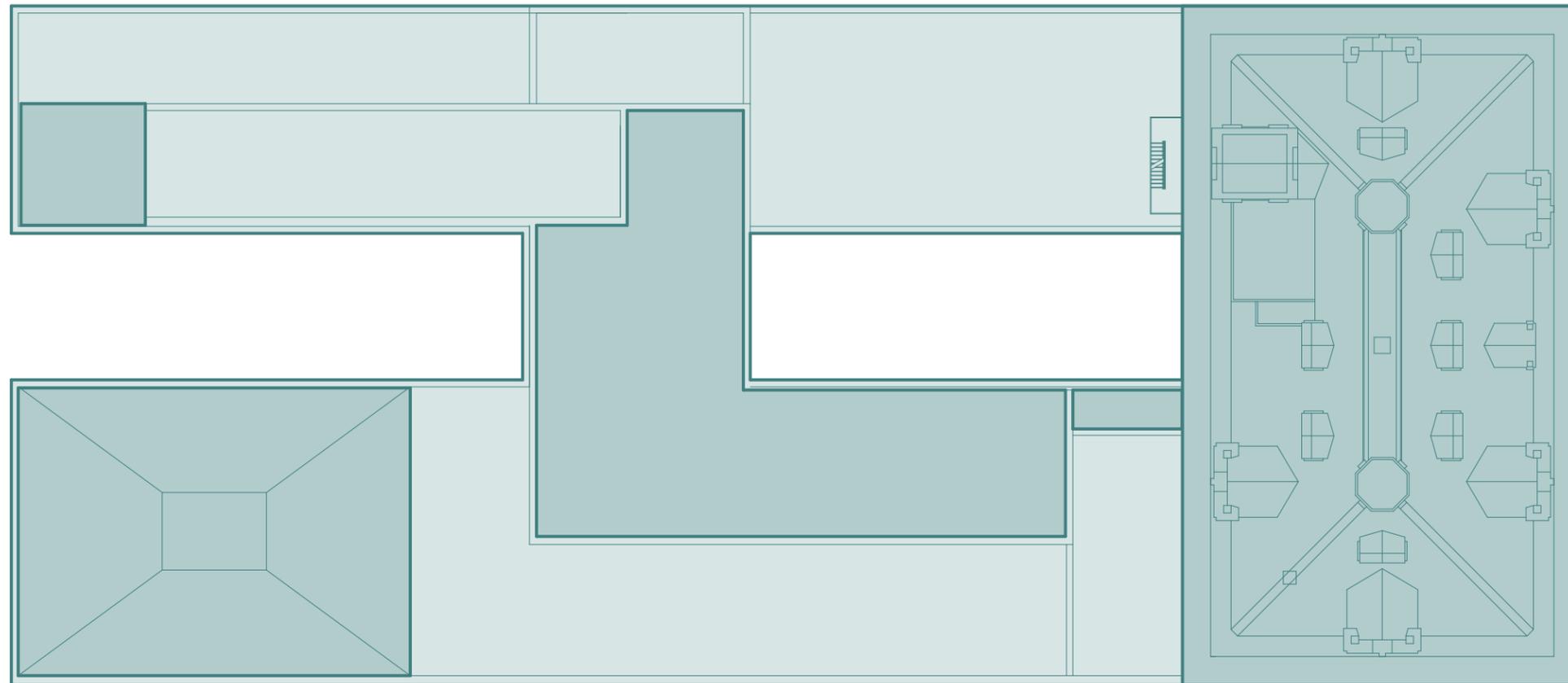
The thirteenth floor is comprised of shared amenity for both residential & hotel, with residential apartments with a higher ceiling height.



The fourteenth floor is connected to the rooftop terrace & residential apartments.



The fifteenth floor is comprised of residential apartments.



Overall roof.

