

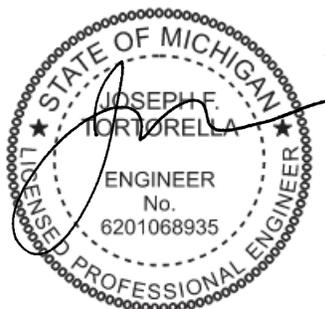
CITY OF DETROIT SIGNAGE WALL REPORT

Date:	Mon., Nov. 17, 2020	Date on site:	Nov. 13, 2020
Attention:	Michael Richards	Project name:	277 Gratiot Ave
Company:	Total Outdoor	Silman project #:	19837
Report:	City of Detroit Signage Wall Report	Location:	277 Gratiot Ave Detroit, MI
Owner:	Broadway Detroit Development LLC	Present at site:	Chris Kelley, Silman Ariana Sabbat, Silman
Submitted by:	Jenna Bresler, PE	cc:	Broadway Detroit Development LLC

Silman has been retained to perform a limited façade assessment for compliance with the City of Detroit Signage Ordinance Review. The purpose of this memo is to assess the structural condition of the wall that is to support the signage, document observations and provide conclusions and recommendations that attest to the ability of the existing building wall to support the existing or proposed exterior signage.

Silman's site observations occurred from grade using binoculars. Silman did not review the remainder of the building exterior nor did Silman review the interior conditions of the building, including the interior elevation of the wall that is to support the signage. Therefore, Silman cannot attest to any conditions other than the exterior façade against which the new signage is being anchored. The conditions and conclusions in this report are in keeping with the "general inspection" requirements of the façade as defined in ASTM E2270 Standard Practice for Periodic Inspection of Building Facades for Unsafe Conditions per the Signage Ordinance.

No existing drawings or documentation was received for this building. It should be noted that this report does not check the design of the signs, including the sign material, cables, wind loads, or anchorage to the building. Conclusions and recommendations will indicate whether the loads imparted by the signage to the building will be adequately supported by the building, given the current conditions of the wall at the time when the visual review was performed. Silman's review was based on the existing sign or the proposed sign as designed by Total Outdoor and assumes that the sign will not change the wind loads to the wall. The design of all materials and assemblies beyond the building wall/frame is the responsibility of Total Outdoor.



BACKGROUND INFORMATION

BUILDING:

- Building Name: 277 Gratiot Ave
- Building Address: 277 Gratiot Ave, Detroit, MI 48226
 - 1308 Broadway (alternate address)
- Owner Name: Broadway Detroit Development LLC
- District: Detroit Central Business District
- Parcel Number: 1004003
- Zoning District: B5
- Type of Signage: Wall Static
- MDOT Permit Number: Y 100898

SIGN:

- Signage Construction: Wall Sign
- Signage Class: Super
- Material: Vinyl Mesh
- Size (H x W): 50' x 40'
- Area: (2000 square feet)
- Max % of Façade: 80%
- Façade Orientation that Signage is to attach: North
- Highest Level of Sign: Parapet
- Lowest Level of Sign: 10' Above Grade
- Sign Total Weight (lbs.): 168
- Illumination: Yes
- Entertainment District (Yes/No): Yes, Zone 4

SITE PLAN

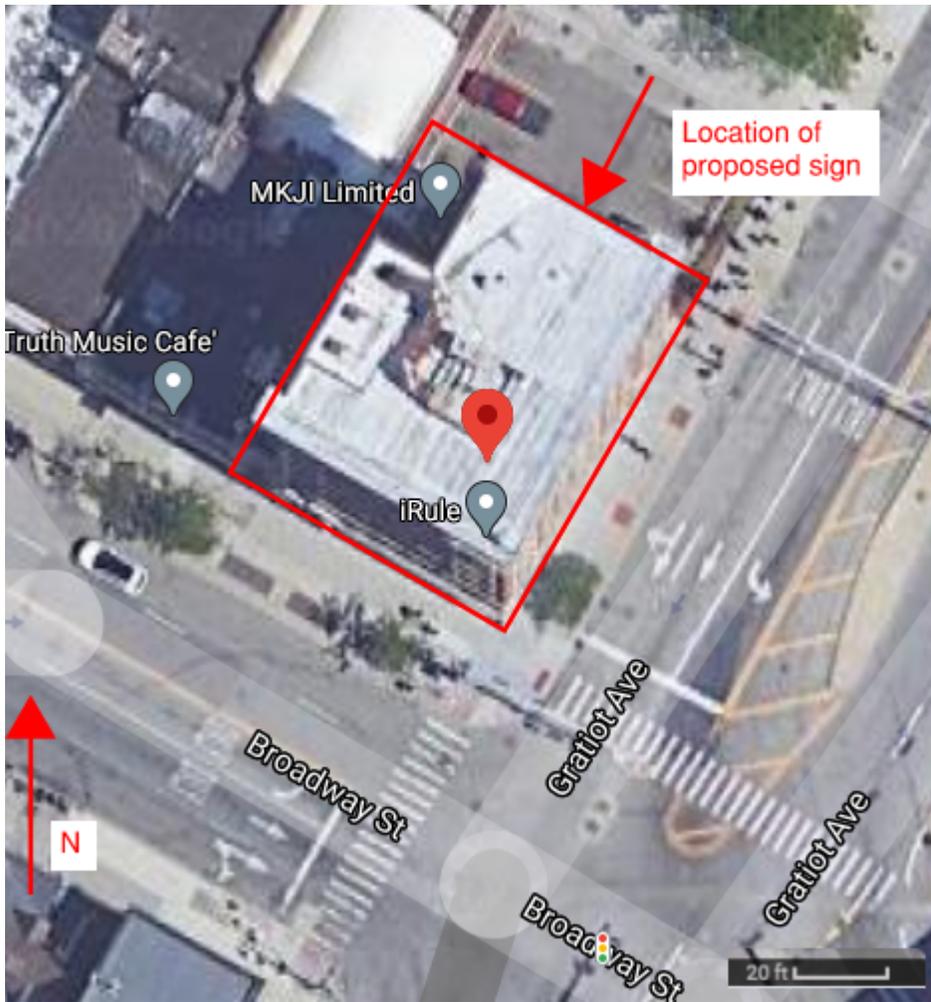


Figure 1 Site Plan (*Google Maps*)

WALL PLAN



Figure 2 Wall Elevation *(Photo by Silman)*

STRUCTURAL CONDITION ASSESSMENT

As requested, Silman performed a visual assessment of the exterior north façade wall (facing the parking lot on Gratiot Ave); review of the façade was conducted at grade via binoculars and completed on November 13, 2020. The building appears to be eight stories. It could not be determined at this time whether the structure of this wall is multi-wythe load-bearing masonry, or beam-column framing. Portions of the cornice terminate on the upper levels of the east end of the façade (Figure 2). Most of the brick on this façade was observed to be in fair condition. Assessment of the bottom four stories was limited due to the recent coating of paint.

While the signage is currently not attached to the building, the signage anchors are connected to the brick as shown in Figure 2. It does not appear that the conditions observed during the review are caused by the sign anchorage nor impact these sign anchors.

CONCLUSIONS AND RECOMMENDATIONS

Based on the findings of Silman's review, the building façade that is to support the signage is in fair condition. There are no signs of distress in the wall where the anchors are secured. Given the approximate load of the sign, the wall can support the signage as designed by Total Outdoor.

Please note that this report only addresses the existing walls condition and adequacy to support such signage and assumes that the sign will not impart any additional wind loads (suction) on the building. Responsibility for the connections and adequacy of the signage itself, lies solely with the sign manufacturer.