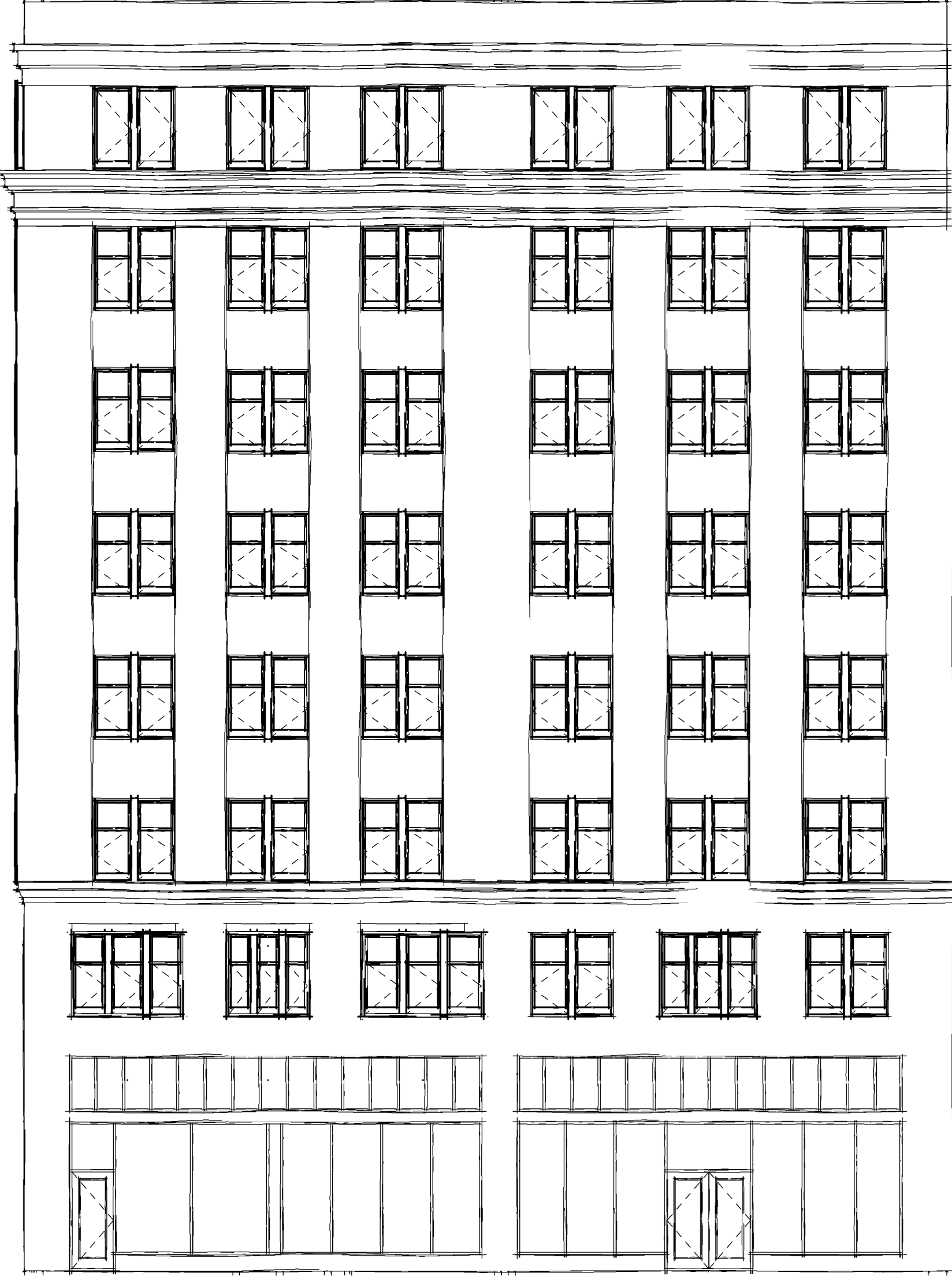


CODE SUMMARY

PROJECT DESCRIPTION:	BRIEF DESCRIPTION INCLUDING # STORIES, CHANGE IN OCCUPANCY, ADDITION/ALTERATION, NEW CONSTRUCTION, ETC.
ZONING:	B5
OCCUPANCY CLASSIFICATION:	A, B, 4-2
CONSTRUCTION TYPE:	(IIB, SPRINKLERED, FIRE ALARM SYSTEM)
OCCUPANT LOAD:	# PERSONS
APPLICABLE CODES:	BUILDING: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB) 2015 - CHAPTER 14 PERFORMANCE AND COMPLIANCE METHODS BUILDING CODE (MBC) 2015, AS REFERENCED BY MRCEB 2015 MECHANICAL: MICHIGAN MECHANICAL CODE (MMC) 2015 PLUMBING: MICHIGAN PLUMBING CODE (MPC) 2018 ELECTRICAL: MICHIGAN/NATIONAL ELECTRICAL CODE (NEC) 2017 WITH PART 8 AMENDMENTS LIFE SAFETY: MICHIGAN BUILDING CODE (MBC) 2015 NFPA 101 2013 DETROIT FIRE CODE ENERGY: MICHIGAN UNIFORM ENERGY CODE (MUEC) 2015 A BUILDING THAT HAS BEEN SPECIFICALLY DESIGNATED AS HISTORICALLY SIGNIFICANT BY THE ADOPTING AUTHORITY OR IS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES OR HAS BEEN DETERMINED TO BE ELIGIBLE FOR LISTING BY THE U.S. SECRETARY OF THE INTERIOR NEED NOT COMPLY WITH THE PROVISIONS OF SECTIONS 5, 6, 7, 8, 9, AND 10 OF THE ASHRAE 90.1 STANDARD. (ASHRAE 90.1, EXCEPTION 1 TO PARAGRAPH 4.2.1.3, REFERENCED BY MUEC C503.1) ACCESSIBILITY: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB) 2015 SECTION 410 ICC/ANSI A117.1 2009 AS REFERENCED BY MRCEB WITH SECTIONS 611 AND 707 EXEMPTED MICHIGAN BUILDING CODE (MBC) 2015 AS REFERENCED ADA ACCESSIBILITY GUIDELINES (ADAAG) 2010 ELEVATOR: DETROIT ELEVATOR CODE 2019 ASME A17.1-2010 FOR NEW ELEVATORS AS REFERENCED ASME A17.3-2011 FOR EXISTING ELEVATORS AS REFERENCED ASME A18.1-2008 FOR PLATFORM AND STAIRWAY LIFTS AS REFERENCED



SHEET INDEX		HDC APPLICATION 4-17-23
#	SHEET TITLE	
-	COVER	■
AD201	DEMOLITION ELEVATIONS	■
AD202	DEMOLITION ELEVATIONS	■
AD203	DEMOLITION ELEVATIONS	■
A201	EXTERIOR ELEVATIONS	■
A202	EXTERIOR ELEVATIONS	■
A203	EXTERIOR ELEVATIONS	■
A401	COMMERCIAL RESTROOMS	■
A621	WINDOW ELEVATIONS AND SCHEDULE	■
A622	WINDOW DETAILS	■

EXISTING STRUCTURE

THIS BUILDING IS REVIEWED UNDER THE 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS, CHAPTER 14 PERFORMANCE COMPLIANCE METHODS.

1401.2.2 PARTIAL CHANGE IN OCCUPANCY. WHERE A PORTION OF THIS BUILDING IS CHANGED TO A NEW OCCUPANCY CLASSIFICATION AND THAT PORTION IS SEPARATED FROM THE REMAINDER OF THE BUILDING WITH FIRE BARRIER OR HORIZONTAL ASSEMBLIES HAVING A FIRE-RESISTANCE RATING AS REQUIRED BY TABLE 508.4 OF THE INTERNATIONAL BUILDING CODE FOR THE SEPARATE OCCUPANCIES, OR WITH APPROVED COMPLIANCE ALTERNATIVES, THE PORTION CHANGED HAS BEEN MADE TO CONFORM TO THE PROVISIONS OF THIS SECTION. WHERE A PORTION OF THE BUILDING IS CHANGED TO A NEW OCCUPANCY CLASSIFICATION AND THAT PORTION IS NOT SEPARATED FROM THE REMAINDER OF THE BUILDING WITH FIRE BARRIERS OR HORIZONTAL ASSEMBLIES HAVING A FIRE-RESISTANCE RATING AS REQUIRED BY TABLE 508.4 OF THE INTERNATIONAL BUILDING CODE FOR THE SEPARATE OCCUPANCIES, OR WITH APPROVED COMPLIANCE ALTERNATIVES, THE PROVISIONS OF THIS SECTION WHICH APPLY TO EACH OCCUPANCY APPLY TO THE ENTIRE BUILDING. WHERE THERE ARE CONFLICTING PROVISIONS, THOSE REQUIREMENTS WHICH SECURE THE GREATER PUBLIC SAFETY SHALL APPLY TO THE ENTIRE BUILDING OR STRUCTURE.

PREVIOUS USE GROUP(S)/NAME OF AREA: GROUP B, B-2
 PROPOSED USE GROUP(S)/NAME OF AREA: GROUP A, B, B-2
 SEPARATED = 1 HR

1401.2.4 ALTERATIONS AND REPAIRS. THE EXISTING BUILDING OR PORTION THEREOF THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THIS CODE FOR NEW CONSTRUCTION HAS NOT BE ALTERED OR REPAIRED IN SUCH A MANNER THAT RESULTS IN THE BUILDING BEING LESS SAFE OR SANITARY THAN SUCH BUILDING IS CURRENTLY. IF, IN THE ALTERATION OR REPAIR, THE CURRENT LEVEL OF SAFETY OR SANITATION IS TO BE REDUCED, THE PORTION ALTERED OR REPAIRED CONFORMS TO THE REQUIREMENTS OF CHAPTERS 2 THROUGH 12 AND CHAPTERS 14 THROUGH 33 OF THE INTERNATIONAL BUILDING CODE.

1401.2.5 ACCESSIBILITY REQUIREMENTS. ALL PORTIONS OF THE BUILDINGS PROPOSED FOR CHANGE OF OCCUPANCY SHALL CONFORM TO THE ACCESSIBILITY PROVISIONS OF SECTION 410.

SEE SHEET G102 CODE SUMMARY FOR FURTHER INFORMATION

BID ALTERNATES

TO BE DETERMINED

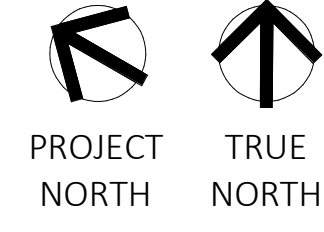
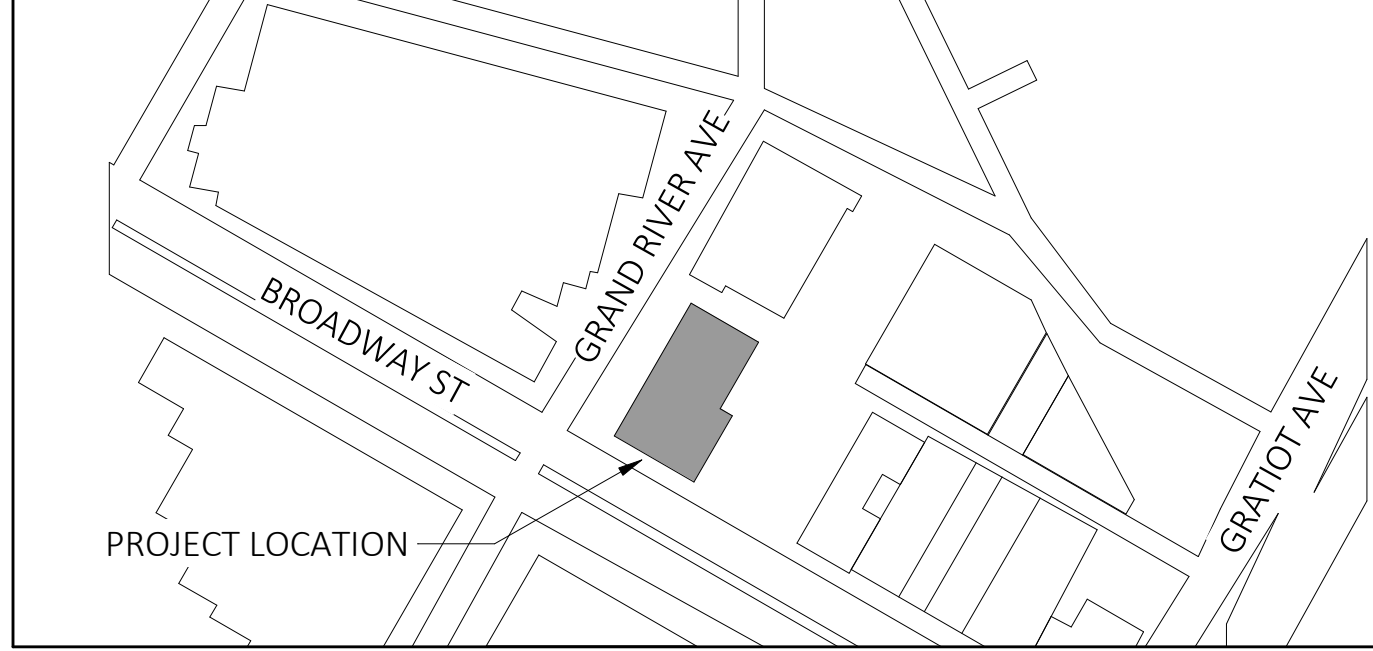
DEFERRED SUBMITTALS

NOTE: THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

THE FOLLOWING SUBMITTALS SHALL BE PREPARED BY OTHERS AND INCLUDED AS PART OF THE CONSTRUCTION DOCUMENTS AS THEY BECOME AVAILABLE: (PER SECTION 107.3.4.2)

- AUXILIARY POWER SYSTEMS	- INTERCOM SYSTEMS
- EMERGENCY CALL SYSTEMS	- MATERIAL SAFETY AND DATA SHEETS (MSDS) FOR INTERIOR FINISHES
- EXIT ILLUMINATION	- PREFABRICATED STAIRS
- FIRE ALARM SYSTEMS	- SHELVING/RACK SYSTEMS
- FIRE STOPPING SYSTEMS	- SIGNAGE
- FIRE SUPPRESSION SYSTEMS	
- GUARD RAILS / HAND RAILS	

LOCATION MAP



MERCHANTS BUILDING

HDC APPLICATION
4-17-23

PROJECT LOCATION: 206 E. GRAND RIVER
DETROIT MI

OWNER: METHOD DEVELOPMENT
6540 ST. ANTOINE STREET
DETROIT, MI 48226

ARCHITECT OF RECORD: KRAEMER DESIGN GROUP, LLC
ROBERT J. KRAEMER, RA, NCARB, IIDA
STATE OF MICHIGAN CERTIFICATE NO. 1301040246
1420 BROADWAY
DETROIT, MI 48226
www.thekraemeredge.com
(313) 965-3399

STRUCTURAL ENGINEER: RESURGET ENGINEERING PLC
MARC STEINHOBEL
LICENSE #62010-51104
4219 WOODWARD AVE, SUITE 306
DETROIT, MI 48201

CONSTRUCTION MANAGER/
GENERAL CONTRACTOR: PCI CONTRACTING
KYLE KNOLL
21717 REPUBLIC STREET
OAK PARK, MI 48237
(248) 255-3316

GENERAL DEMOLITION NOTES

- A CONTRACTOR TO CONDUCT WALK-THROUGH OF ENTIRE BUILDING TO GAIN UNDERSTANDING OF COMPLETE SCOPE OF DEMOLITION. PREMISES WILL BE ACCEPTED IN AN "AS-IS" CONDITION AND "WHERE IS."
- B COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION
- C PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS
- D ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING.
- E CONTRACTOR TO PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS NECESSARY TO PROVIDE FOR ADEQUATE FIRE PROTECTION AND FIRE FIGHTING.
- F CONTRACTOR TO MAINTAIN REQUIRED MEANS OF EGRESS DURING DEMOLITION AND CONSTRUCTION.
- G CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- H SAW CLUT THROUGH EXISTING MATERIALS TO PROVIDE A SMOOTH, STRAIGHT EDGE (CLEAN EDGE) FROM WHICH TO REMOVE EXISTING MATERIALS.
- I LIMIT THE SPREAD OF DUST, DIRT AND DEBRIS. BROOM CLEAN ALL WORK AREAS ON A DAILY BASIS.
- J CONTRACTOR TO LEGALLY DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.
- K UNLESS NOTED OTHERWISE, FIREPROOFING TO REMAIN.
- L UNLESS NOTED OTHERWISE, REMOVE ALL INTERIOR PARTITIONS WITH THE EXCEPTION OF STAIR SHAFTS AND ELEVATOR SHAFTS.

KraemerDesignGroup
 Detroit, MI | Toledo, OH | Charleston, SC
 1420 Broadway | Detroit, MI 48226 | (313) 965-5399
 www.kraemerdsg.com

Architect

Consultant

METHOD
 APPROX
DEVELOPMENT

Owner

MERCHANTS BUILDING
 206 E. GRAND RIVER
 DETROIT MI

Project

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

© COPYRIGHT 2023 KRAEMER DESIGN GROUP, LLC

HDC APPLICATION 4-17-23

Revision _____ Date _____

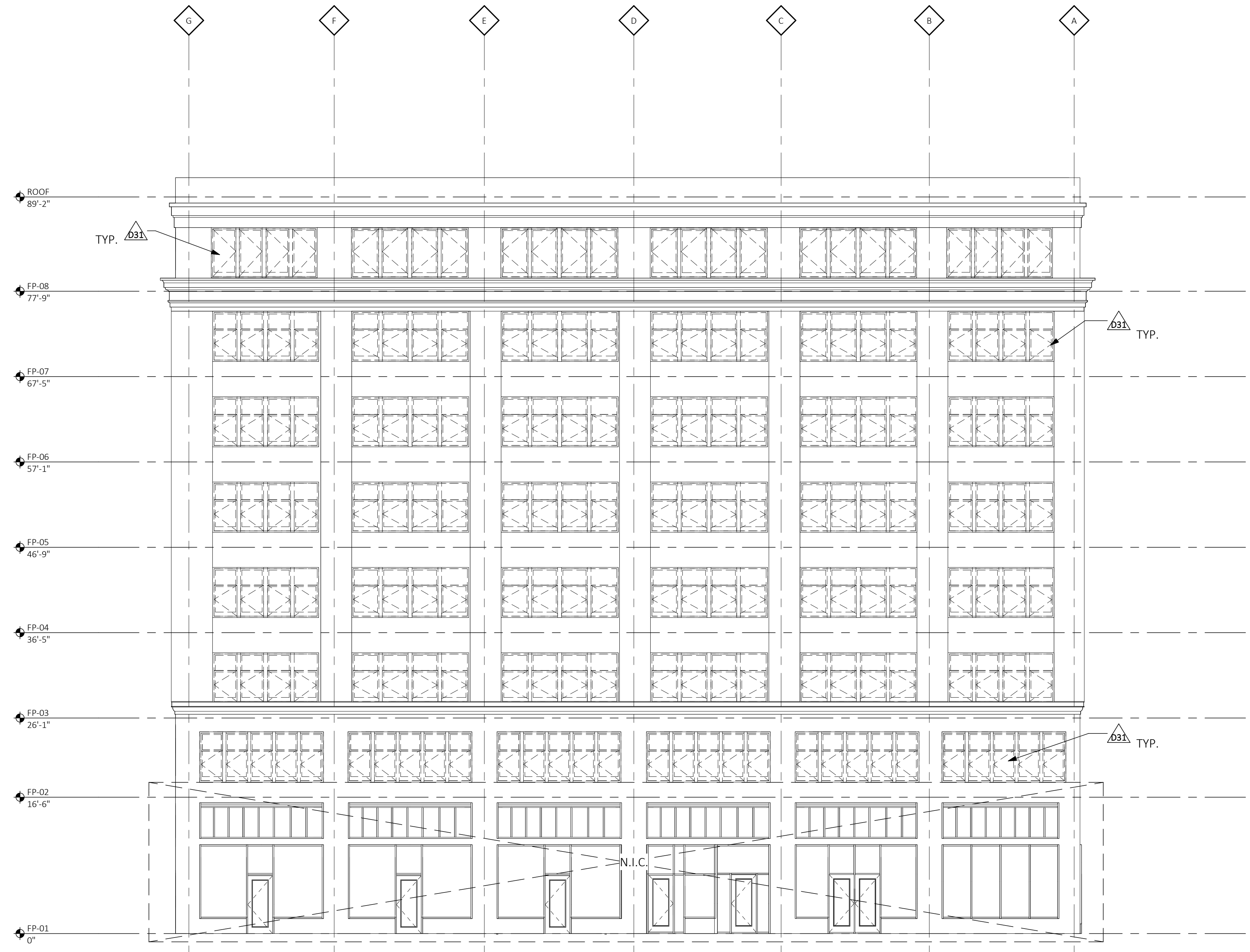
Date _____ PERMIT DATE _____

Project Number _____

Sheet Title
DEMOLITION ELEVATIONS

Sheet Number

AD201



NORTH DEMO ELEVATION
 SCALE: 1/8" = 1'-0"

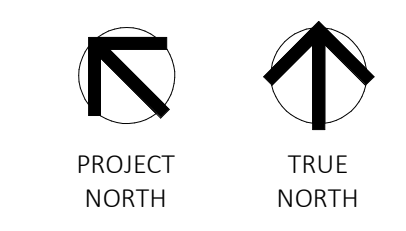
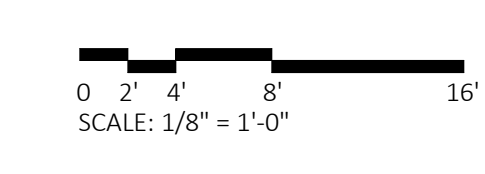
DEMOLITION KEYNOTES

- D31 REMOVE WINDOW ASSEMBLIES. COORDINATE DEMO OF STOPS, HARDWARE, FRAMES, FASTENERS, GROUT, ETC. WITH REPLACEMENT WINDOW INSTALLATION SUBMITTALS.

CONSTRUCTION KEYNOTES

DEMOLITION LEGEND

- PARTITION TO BE DEMOLISHED
- PARTITION TO REMAIN
- DOOR AND FRAME TO BE REMOVED
- DOOR AND FRAME TO REMAIN



GENERAL DEMOLITION NOTES

- A CONTRACTOR TO CONDUCT WALK-THROUGH OF ENTIRE BUILDING TO GAIN UNDERSTANDING OF COMPLETE SCOPE OF DEMOLITION. PREMISES WILL BE ACCEPTED IN AN "AS-IS" CONDITION AND "WHERE IS."
- B COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION
- C PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS
- D ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING.
- E CONTRACTOR TO PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS NECESSARY TO PROVIDE FOR ADEQUATE FIRE PROTECTION AND FIRE FIGHTING.
- F CONTRACTOR TO MAINTAIN REQUIRED MEANS OF EGRESS DURING DEMOLITION AND CONSTRUCTION.
- G CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- H SAW CUT THROUGH EXISTING MATERIALS TO PROVIDE A SMOOTH, STRAIGHT EDGE (CLEAN EDGE) FROM WHICH TO REMOVE EXISTING MATERIALS.
- I LIMIT THE SPREAD OF DUST, DIRT AND DEBRIS. BROOM CLEAN ALL WORK AREAS ON A DAILY BASIS.
- J CONTRACTOR TO LEGALLY DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.
- K UNLESS NOTED OTHERWISE, FIREPROOFING TO REMAIN.
- L UNLESS NOTED OTHERWISE, REMOVE ALL INTERIOR PARTITIONS WITH THE EXCEPTION OF STAIR SHAFTS AND ELEVATOR SHAFTS.

KraemerDesignGroup
 Detroit, MI | Toledo, OH | Charleston, SC
 1420 Broadway | Detroit, MI 48226 | (313) 965-5399
 www.kraemerdsg.com

Architect

Consultant

METHOD
ADDRESS
DEVELOPMENT

Owner

MERCHANTS BUILDING
206 E. GRAND RIVER
DETROIT MI

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

©COPYRIGHT 2023 KRAEMER DESIGN GROUP, LLC

HDC APPLICATION 4-17-23

Revision _____ Date _____

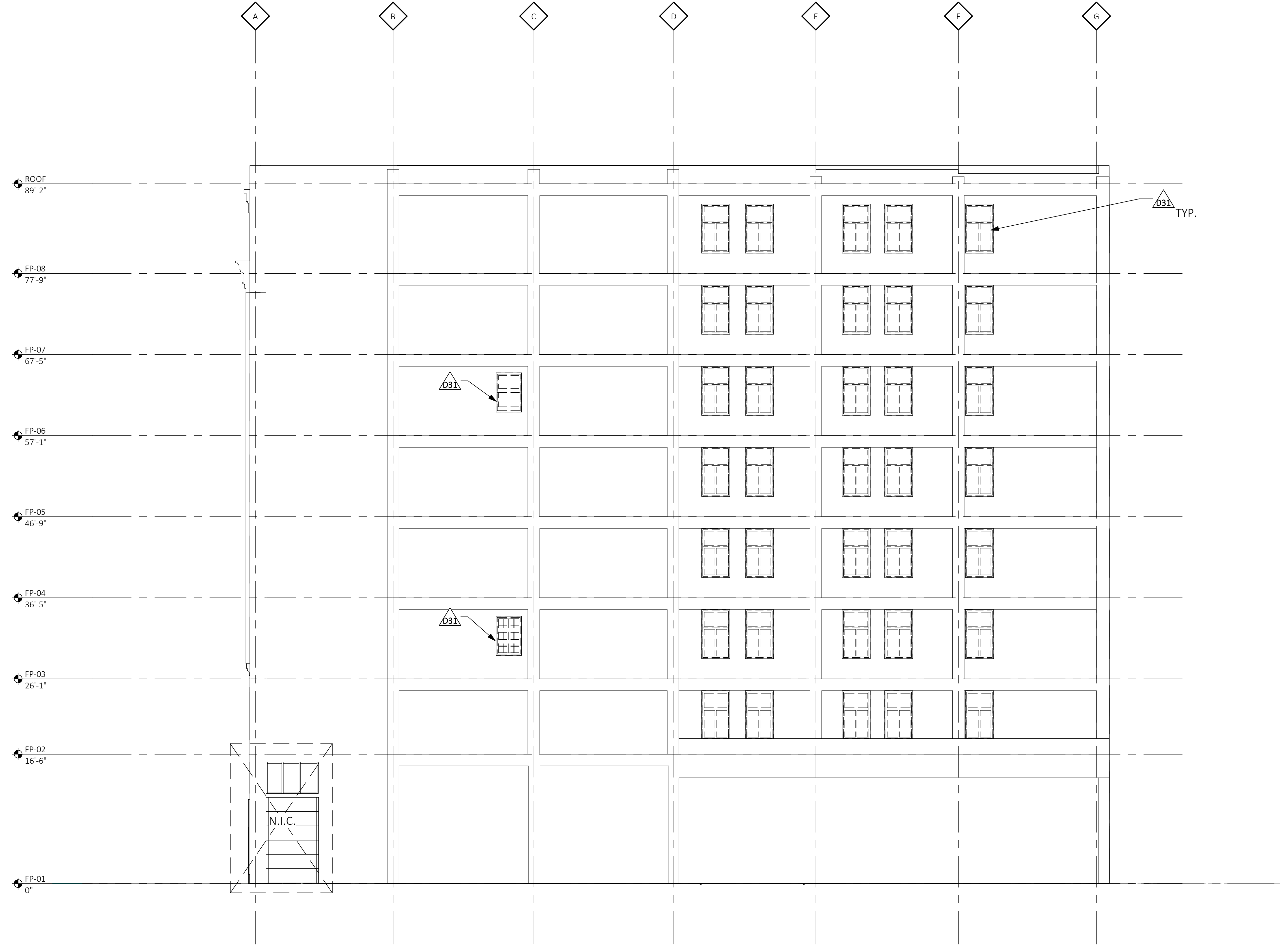
Date _____ PERMIT DATE _____

Project Number _____

Sheet Title
**DEMOLITION
ELEVATIONS**

Sheet Number

AD202



SOUTH DEMO ELEVATION

SCALE: 1/8" = 1'-0"

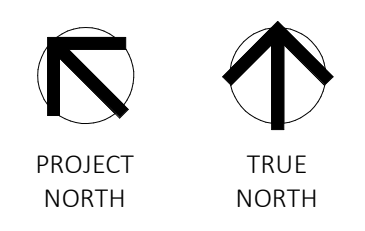
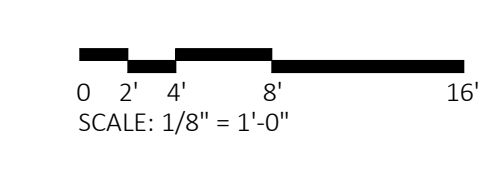
DEMOLITION KEYNOTES

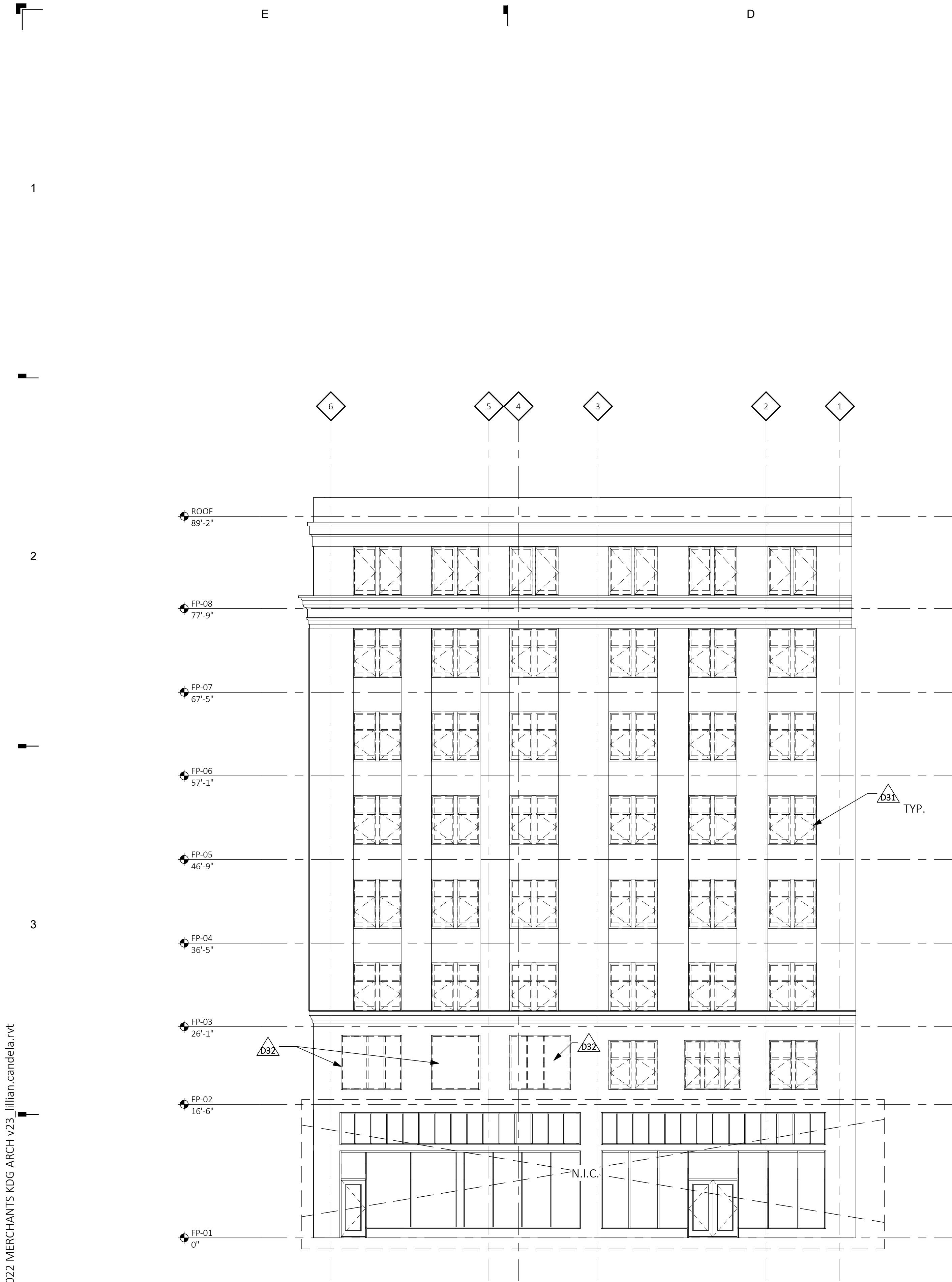
- D31 REMOVE WINDOW ASSEMBLIES. COORDINATE DEMO OF STOPS, HARDWARE, FRAMES, FASTENERS, GROUT, ETC WITH REPLACEMENT WINDOW INSTALLATION SUBMITTALS.

CONSTRUCTION KEYNOTES

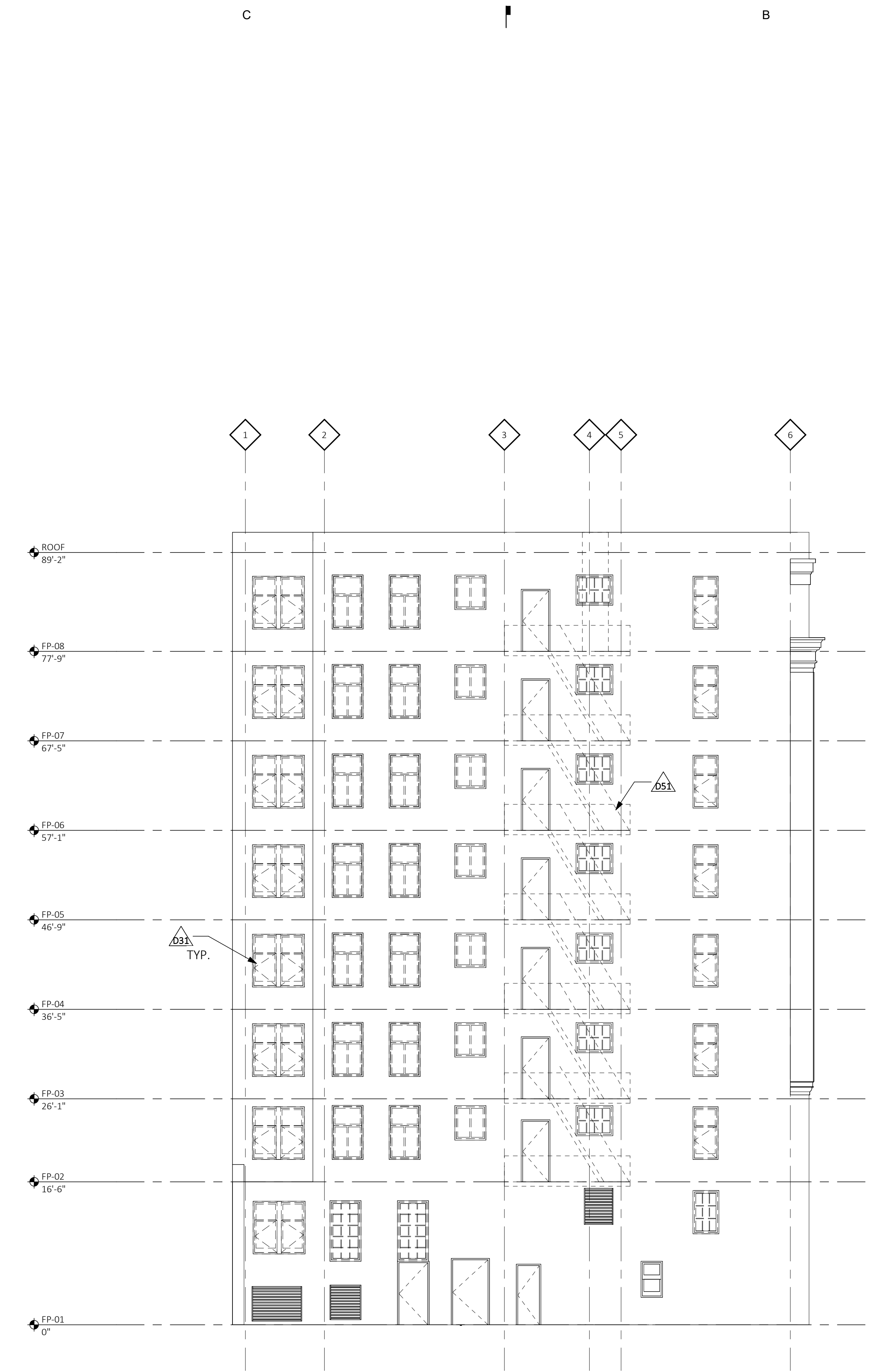
DEMOLITION LEGEND

- PARTITION TO BE DEMOLISHED
- PARTITION TO REMAIN
- DOOR AND FRAME TO BE REMOVED
- DOOR AND FRAME TO REMAIN





WEST DEMO ELEVATION
SCALE: 1/8" = 1'-0"



EAST DEMO ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES

- A CONTRACTOR TO CONDUCT WALK-THROUGH OF ENTIRE BUILDING TO GAIN UNDERSTANDING OF COMPLETE SCOPE OF DEMOLITION. PREMISES WILL BE ACCEPTED IN AN "AS-IS" CONDITION AND "WHERE IS."
- B COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION
- C PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS
- D ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING.
- E CONTRACTOR TO PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS NECESSARY TO PROVIDE FOR ADEQUATE FIRE PROTECTION AND FIRE FIGHTING.
- F CONTRACTOR TO MAINTAIN REQUIRED MEANS OF EGRESS DURING DEMOLITION AND CONSTRUCTION.
- G CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- H SAW CUT THROUGH EXISTING MATERIALS TO PROVIDE A SMOOTH, STRAIGHT EDGE (CLEAN EDGE) FROM WHICH TO REMOVE EXISTING MATERIALS.
- I LIMIT THE SPREAD OF DUST, DIRT AND DEBRIS. BROOM CLEAN ALL WORK AREAS ON A DAILY BASIS.
- J CONTRACTOR TO LEGALLY DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.
- K UNLESS NOTED OTHERWISE, FIREPROOFING TO REMAIN.
- L UNLESS NOTED OTHERWISE, REMOVE ALL INTERIOR PARTITIONS WITH THE EXCEPTION OF STAIR SHAFTS AND ELEVATOR SHAFTS.

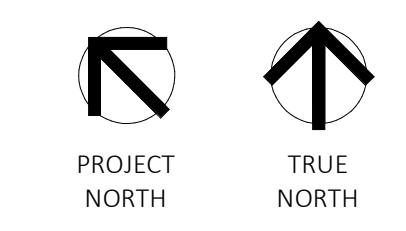
DEMOLITION KEYNOTES

- D31 REMOVE WINDOW ASSEMBLIES. COORDINATE DEMO OF STOPS, HARDWARE, FRAMES, FASTENERS, GROUT, ETC WITH REPLACEMENT WINDOW INSTALLATION SUBMITTALS.
- D32 REMOVE NON-HISTORIC STOREFRONT ASSEMBLIES. COORDINATE DEMO WITH REPLACEMENT WINDOW INSTALLATION SUBMITTALS.
- D51 REMOVE FIRE ESCAPE

CONSTRUCTION KEYNOTES

DEMOLITION LEGEND

- PARTITION TO BE DEMOLISHED
- PARTITION TO REMAIN
- DOOR AND FRAME TO BE REMOVED
- DOOR AND FRAME TO REMAIN



KraemerDesignGroup
 Detroit, MI | Toledo, OH | Charleston, SC
 1420 Broadway | Detroit, MI 48226 | 313.965.5399
 www.kraemerdesigngroup.com

Architect

Consultant

METHOD DEVELOPMENT

Owner

MERCHANTS BUILDING
 206 E. GRAND RIVER
 DETROIT MI

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

© COPYRIGHT 2023 KRAEMER DESIGN GROUP, LLC

HDC APPLICATION 4-17-23

Revision _____ Date _____

Date _____ PERMIT DATE _____

Project Number _____

Sheet Title
DEMOLITION ELEVATIONS

Sheet Number

AD203

30 x 42 | PLOTTED ON 4/14/2023 12:43:33 PM | C:\Users\William.Candela\Documents\REVIT FILES\2022\2022 MERCHANTS KDG ARCH V23 - William.Candela.rvt



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A REFER TO A600 SERIES FOR WINDOW AND DOOR SCHEDULE AND DETAILS.
- B REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- C REFER TO ROOF PLAN FOR PARAPET AND OVERHANG INFORMATION.
- D SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING REQUIREMENTS AND FIXTURE TYPES.
- E SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REINTEGRANT CORNERS.
- F PROVIDE BACKING AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR SIGNAGE AND LIGHTING.
- G EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
- H APPLY SEALANT WHENEVER DISSIMILAR MATERIALS MEET.

RESTORATION GENERAL NOTES

- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORKSTATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THRU SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCOPE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK, STONE, AND TERRA COTTA CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING. ALL MASONRY AND TERRA COTTA CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE, UNLESS NOTED OTHERWISE IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BRING MASONRY / STONE UNIT AS CLOSE AS POSSIBLE TO ORIGINAL COLOR WITHOUT BURNING OR ABRASION.
- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST 'CLEANED' COLOR
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCING UNSOUNDNESS OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPORT DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ALL MASONRY/STONE UNIT SHALL BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA).
- N. INSPECT ALL TERRA COTTA UNITS FOR DAMAGE, SPALLING OR CRAZING.
- O. WHERE TERRA COTTA GLAZING HAS SPALLED AND THE CLAY SUBSTRATE IS IN GOOD CONDITION, COAT RAW CLAY WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- P. WHERE TERRA COTTA UNITS HAVE SPALLED SIGNIFICANTLY, PATCH DAMAGED AREAS WITH APPROVED MASONRY REPAIR MORTAR AS REQUIRED BY DEPTH OF DAMAGED AREA. COAT PATCHED AREA WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- Q. WHERE TERRA COTTA HAS DETERIORATED BEYOND REPAIR, REMOVE AFFECTED TERRA COTTA UNITS AND PROVIDE NEW TERRA COTTA UNITS TO MATCH EXISTING PROFILE, COLOR AND FINISH.
- R. SEE TERRA COTTA RESTORATION SPECIFICATIONS FOR APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL TERRA COTTA RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.

CONSTRUCTION KEYNOTES (###)

EXTERIOR ELEVATION MATERIAL LEGEND

- TC-1 TERRACOTTA - EXISTING
- BRK-1 RED BRICK - EXISTING
- CON-1 CONCRETE STRUCTURE - EXISTING
- MTL-1 METAL - EXISTING



Architect

Consultant

Owner

Project

METHOD DEVELOPMENT

MERCHANTS BUILDING
206 E. GRAND RIVER
DETROIT MI

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

© COPYRIGHT 2023 KRAEMER DESIGN GROUP, LLC

HDC APPLICATION 4-17-23

Revision _____ Date _____

Date _____ PERMIT DATE _____

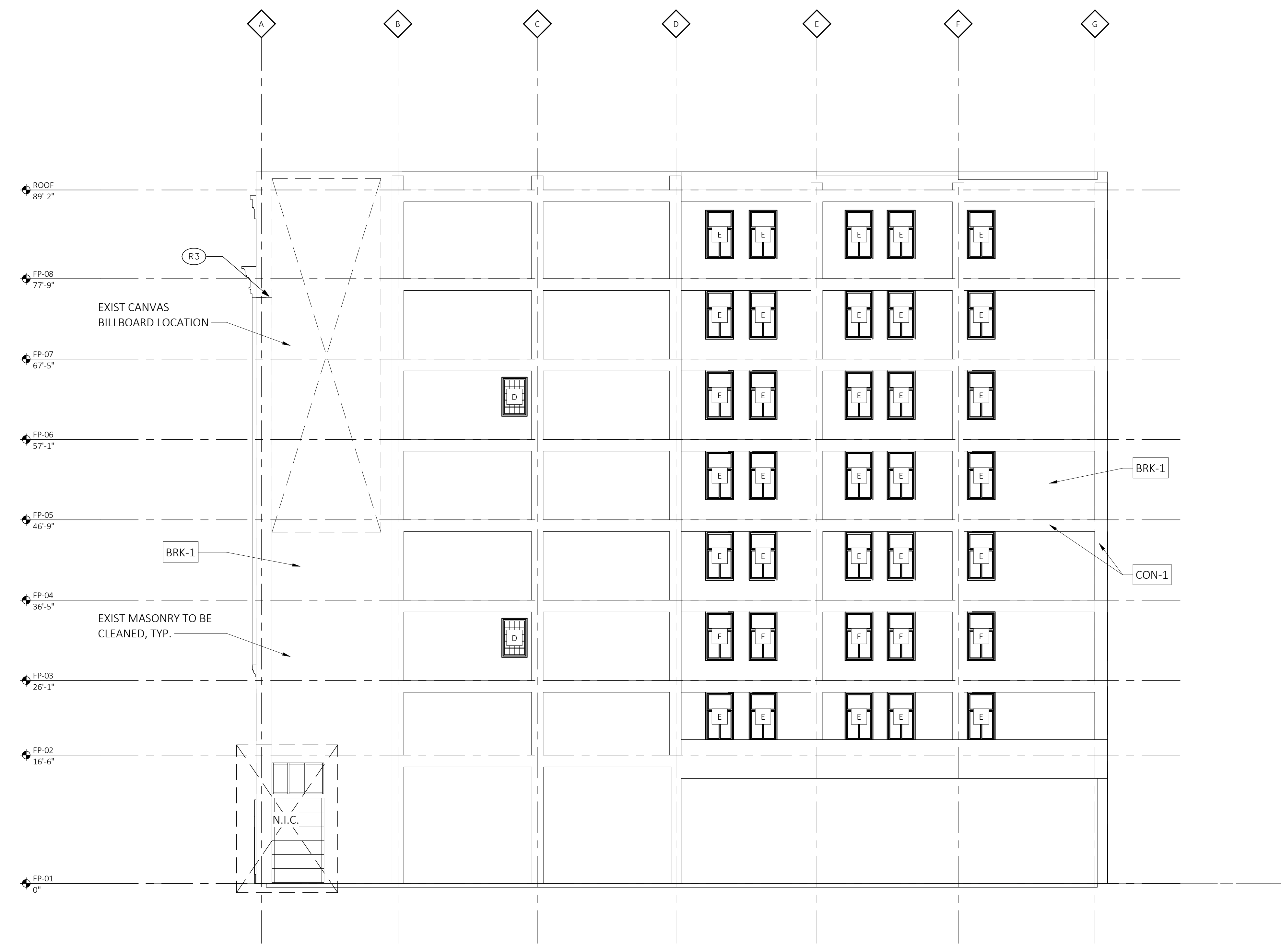
Project Number _____

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number

A201

30 x 42 | PLOTTED ON 4/14/2023 12:43:38 PM | C:\Users\lillian.candela\Documents\REVIT FILES\2022\2022\MERCHANTS\KDG ARCH V23 - lillian.candela.rvt



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A REFER TO A600 SERIES FOR WINDOW AND DOOR SCHEDULE AND DETAILS.
- B REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- C REFER TO ROOF PLAN FOR PARAPET AND OVERHANG INFORMATION.
- D SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING REQUIREMENTS AND FIXTURE TYPES.
- E SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REINFORCED CORNERS.
- F PROVIDE BACKING AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR SIGNAGE AND LIGHTING.
- G EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
- H APPLY SEALANT WHENEVER DISSIMILAR MATERIALS MEET.

RESTORATION GENERAL NOTES

- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORKSTATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THRU SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCOPE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK, STONE, AND TERRA COTTA CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING. ALL MASONRY AND TERRA COTTA CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE, UNLESS NOTED OTHERWISE IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BRING MASONRY / STONE UNIT AS CLOSE AS POSSIBLE TO ORIGINAL COLOR WITHOUT BURNING OR ABRASION.
- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST' CLEANED' COLOR
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCING UNSOUNDNESS OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPAIR DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ALL MASONRY/STONE UNIT SHALL BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA).
- N. INSPECT ALL TERRA COTTA UNITS FOR DAMAGE, SPALLING OR CRAZING.
- O. WHERE TERRA COTTA GLAZING HAS SPALLED AND THE CLAY SUBSTRATE IS IN GOOD CONDITION, COAT RAW CLAY WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- P. WHERE TERRA COTTA UNITS HAVE SPALLED SIGNIFICANTLY, PATCH DAMAGED AREAS WITH APPROVED MASONRY REPAIR MORTAR AS REQUIRED BY DEPTH OF DAMAGED AREA. COAT PATCHED AREA WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- Q. WHERE TERRA COTTA HAS DETERIORATED BEYOND REPAIR, REMOVE AFFECTED TERRA COTTA UNITS AND PROVIDE NEW TERRA COTTA UNITS TO MATCH EXISTING PROFILE, COLOR AND FINISH.
- R. SEE TERRA COTTA RESTORATION SPECIFICATIONS FOR APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL TERRA COTTA RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.

CONSTRUCTION KEYNOTES (###)

- R3 EXTERIOR SIGNAGE

EXTERIOR ELEVATION MATERIAL LEGEND

- TC-1 TERRACOTTA - EXISTING
- BRK-1 RED BRICK - EXISTING
- CON-1 CONCRETE STRUCTURE - EXISTING
- MTL-1 METAL - EXISTING



Architect

Consultant

Owner

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

©COPYRIGHT 2023 KRAEMER DESIGN GROUP, LLC

HDC APPLICATION 4-17-23

Revision Date

Date PERMIT DATE

Project Number ---

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number

A202

30 x 42 | PLOTTED ON 4/14/2023 12:43:42 PM | C:\Users\William.Candela\Documents\REVIT FILES\2022\2022\MERCHANTS\KDG ARCH V23\William.Candela.rvt

GENERAL NOTES

- A REFER TO A600 SERIES FOR WINDOW AND DOOR SCHEDULE AND DETAILS.
- B REFER TO REFLECTED CEILING PLANS FOR EXTERIOR SOFFIT INFORMATION.
- C REFER TO ROOF PLAN FOR PARAPET AND OVERHANG INFORMATION.
- D SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING REQUIREMENTS AND FIXTURE TYPES.
- E SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS IN SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REINTEGRANT CORNERS.
- F PROVIDE BACKING AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR SIGNAGE AND LIGHTING.
- G EXPOSED STRUCTURAL STEEL SHALL BE GALVANIZED AND PAINTED UNLESS NOTED OTHERWISE.
- H APPLY SEALANT WHENEVER DISSIMILAR MATERIALS MEET.

RESTORATION GENERAL NOTES

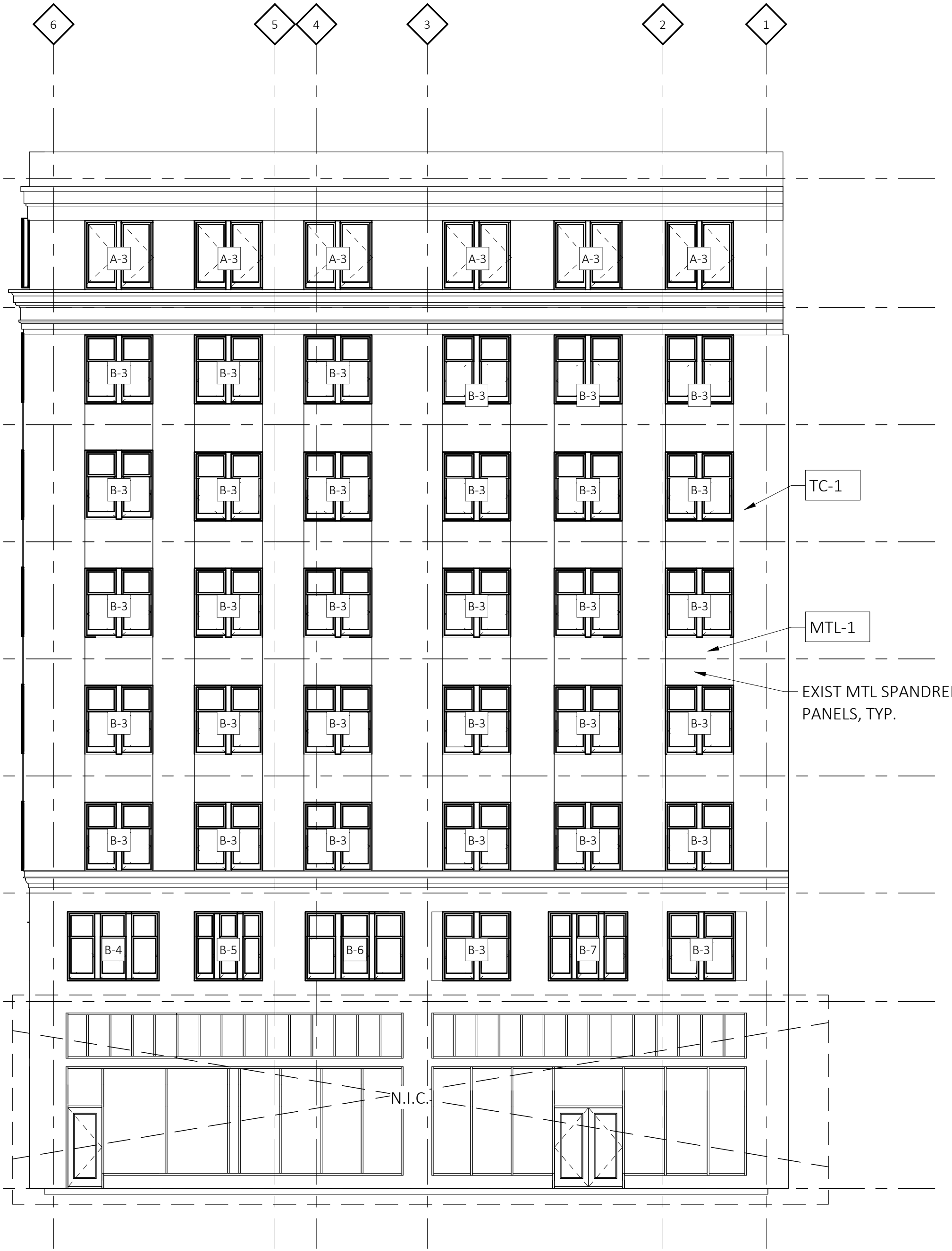
- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORKSTATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THRU SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCOPE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE BRICK, STONE, AND TERRA COTTA CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING. ALL MASONRY AND TERRA COTTA CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE, UNLESS NOTED OTHERWISE IN MASONRY CLEANING SPECIFICATION. CLEANING IS TO BE MASONRY / STONE UNIT AS CLOSE AS POSSIBLE TO ORIGINAL COLOR WITHOUT BURNING OR ABRASION.
- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST' CLEANED' COLOR
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCING UNSOUNDNESS OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ALL MASONRY/STONE UNIT SHALL BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA).
- N. INSPECT ALL TERRA COTTA UNITS FOR DAMAGE, SPALLING OR CRAZING.
- O. WHERE TERRA COTTA GLAZING HAS SPALLED AND THE CLAY SUBSTRATE IS IN GOOD CONDITION, COAT RAW CLAY WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- P. WHERE TERRA COTTA UNITS HAVE SPALLED SIGNIFICANTLY, PATCH DAMAGED AREAS WITH APPROVED MASONRY REPAIR MORTAR AS REQUIRED BY DEPTH OF DAMAGED AREA. COAT PATCHED AREA WITH APPROVED BREATHABLE SEALER TO MATCH COLOR OF EXISTING GLAZING.
- Q. WHERE TERRA COTTA HAS DETERIORATED BEYOND REPAIR, REMOVE AFFECTED TERRA COTTA UNITS AND PROVIDE NEW TERRA COTTA UNITS TO MATCH EXISTING PROFILE, COLOR AND FINISH.
- R. SEE TERRA COTTA RESTORATION SPECIFICATIONS FOR APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL TERRA COTTA RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.

CONSTRUCTION KEYNOTES

- 278 NEW FIRE ESCAPE TO MATCH EXISTING - SEE STRUCTURAL.

EXTERIOR ELEVATION MATERIAL LEGEND

TC-1	TERRACOTTA - EXISTING
BRK-1	RED BRICK - EXISTING
CON-1	CONCRETE STRUCTURE - EXISTING
MTL-1	METAL - EXISTING



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

KraemerDesignGroup
Detroit, MI | Toledo, OH | Charleston, SC
1420 Broadway | Detroit, MI 48226 | (313) 965-5399
www.kraemerdg.com

Architect

Consultant

Owner

Project

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

© COPYRIGHT 2023 KRAEMER DESIGN GROUP, LLC

HDC APPLICATION 4-17-23

Revision _____ Date _____
Date _____ PERMIT DATE _____

Project Number _____

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number

A203

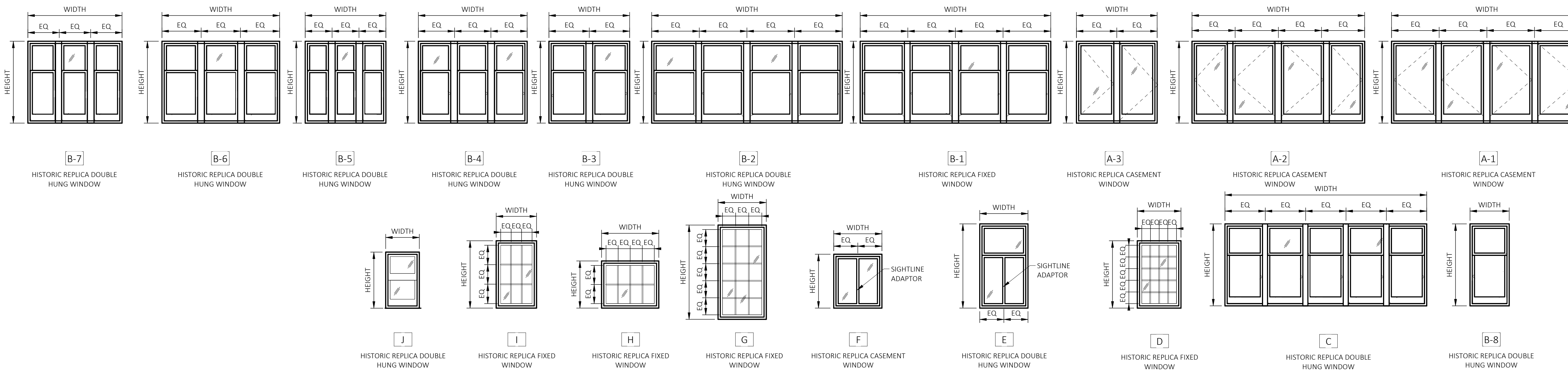
METHOD
 APPROVED
DEVELOPMENT
MERCHANTS BUILDING
 206 E. GRAND RIVER
 DETROIT MI

A600 - WINDOW SCHEDULE								
TYPE	HEIGHT	WIDTH	FRAME		SASH		GLASS	REMARKS
			MATERIAL	FINISH	MATERIAL	FINISH		
A-1	6'-1"	14'-2"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	CASEMENT HISTORIC REPLICA WINDOW
A-2	6'-1"	12'-10"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	CASEMENT HISTORIC REPLICA WINDOW
A-3	6'-1"	6'-0"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	CASEMENT HISTORIC REPLICA WINDOW
B-1	6'-1"	14'-2"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
B-2	6'-1"	12'-10"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
B-3	6'-1"	6'-0"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
B-4	6'-1"	8'-3"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
B-5	6'-1"	6'-0"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
B-6	6'-1"	8'-9"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
B-7	6'-1"	7'-0"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
B-8	6'-1"	6'-0"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
C	6'-1"	15'-0"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
D	5'-0"	3'-3"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW
E	6'-3"	3'-7"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW WITH SIGHTLINE ADAPTOR
F	4'-0"	3'-7"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	FIXED HISTORIC REPLICA WINDOW WITH SIGHTLINE ADAPTOR
G	7'-0"	3'-7"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	FACTORY STYLE HISTORIC REPLICA WINDOW
H	3'-6"	4'-3"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	FACTORY STYLE HISTORIC REPLICA WINDOW
I	5'-0"	3'-0"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	FACTORY STYLE HISTORIC REPLICA WINDOW
J	4'-2"	2'-6"	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	BLACK ALUMINUM	IG-1	DOUBLE HUNG HISTORIC REPLICA WINDOW

GENERAL NOTES

- A ALL DIMENSIONS SHALL BE VIF BY CONTRACTOR.
- B COMPLETION OF FACADE RESTORATION AND CLEANING IS RECOMMENDED BEFORE WINDOW INSTALLATION BEGINS. IF FACADE CLEANING OCCURS AFTER WINDOW INSTALLATION/RESTORATION, NEW WORK SHALL BE PROTECTED SUFFICIENTLY TO AVOID DAMAGE TO FINISHES FROM CLEANING SOLUTIONS.
- C PROVIDED ELEVATIONS ARE FOR REFERENCE ONLY AND FOR BIDDING PURPOSES. FINAL LOCATION AND OPERATION SHALL BE CONFIRMED WITH THE FLOOR PLANS PRIOR TO INSTALLATION.
- D PROVIDE SAFETY GLASS AS REQUIRED BY CODE.
- E CONTRACTOR TO CONFIRM THAT ALL MATERIALS TO BE REMOVED FOR NEW WINDOW INSTALLATION HAVE BEEN ABATED AS REQUIRED, IF APPLICABLE.
- F NEW WINDOW ASSEMBLIES SHALL BE INSTALLED AT THE SAME DEPTH IN THE ROUGH OPENING FROM THE EXTERIOR FACE OF MASONRY AS THE EXISTING WINDOWS, UNLESS NOTED OTHERWISE.
- G ALL EXISTING MATERIALS/ STRUCTURE SHALL BE VERIFIED BY CONTRACTOR TO ENSURE THAT EXISTING SURFACES/ STRUCTURE ARE SUITABLE FOR WINDOW INSTALLATION.
- H PROVIDE BARRIER-FREE HARDWARE AT OPERABLE WINDOWS, INCLUDING ANY EXTENSIONS FOR REQUIRED REACH RANGE, AT LOCATIONS NOTED.
- I ANY WINDOWS REMOVED SHALL HAVE NEW WINDOWS INSTALLED, OR OPENING BOARDED UP, AT END OF EACH WORKDAY.
- J PROVIDE OPENING PROTECTIVES PER SPECIFICATIONS. REFER TO LIFE SAFETY PLANS AND ELEVATIONS FOR RATED WINDOW LOCATIONS AND SPECIFICATIONS FOR WINDOW REQUIREMENTS.
- K AT THE ONSET OF DEMOLITION, REMOVE ONE WINDOW FROM EACH TYPICAL CONDITION AND REVIEW CONDITION OF ROUGH OPENING WITH ARCHITECT AND OWNER TO CONFIRM EXTENTS OF DEMO, CONDITION/ REPAIR OF UNDERLYING ROUGH OPENING, AND ANY MITIGATION PRIOR TO COMMENCING WITH FULL WINDOW REMOVAL.
- L PROVIDE SOLID DRW BLOCKING AT JAMBS AND HEADER OF ROUGH OPENING AFTER DEMO OF EXISTING WINDOWS FOR ATTACHMENT OF NEW WINDOW ASSEMBLIES.

WINDOW ELEVATIONS



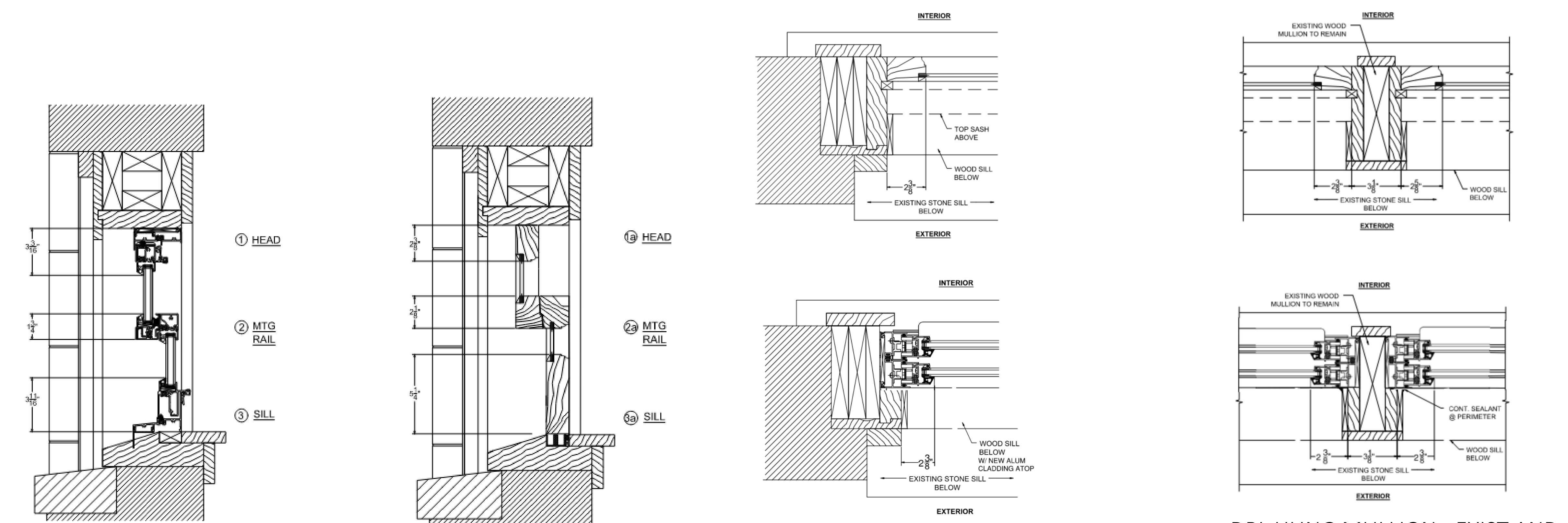
REMARKS

1. NOTE

GLASS TYPES

- IG-1 INSULATING GLASS UNITS
 - GL-1 MONOLITHIC GLAZING
- (REFER TO SPECIFICATIONS FOR FURTHER INFORMATION ON GLASS TYPES)

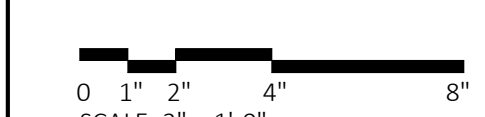
WINDOW DETAILS



MATERIALS LEGEND

- AL ALUMINUM
- WD WOOD
- ST STEEL
- FG FIBERGLASS
- V VINYL

4 DBL HUNG SASH - PROPOSED SCALE: 3" = 1'-0"
 3 DBL HUNG SASH - EXIST SCALE: 3" = 1'-0"
 2 DBL HUNG JAMB - EXIST AND PROPOSED SCALE: 3" = 1'-0"
 1 PROPOSED DBL HUNG MULLION - EXIST AND PROPOSED SCALE: 3" = 1'-0"



KraemerDesignGroup
 Detroit, MI | Toledo, OH | Charleston, SC
 1420 Broadway | Detroit, MI 48226 | (313) 965-5399
 www.kraemerdg.com

Architect

Consultant

METHOD
 ADDRESS
 DEVELOPMENT

Owner

MERCHANTS BUILDING
 206 E. GRAND RIVER
 DETROIT MI

Project

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

HDC APPLICATION 4-17-23

Revision _____ Date _____

Date _____ PERMIT DATE _____

Project Number _____

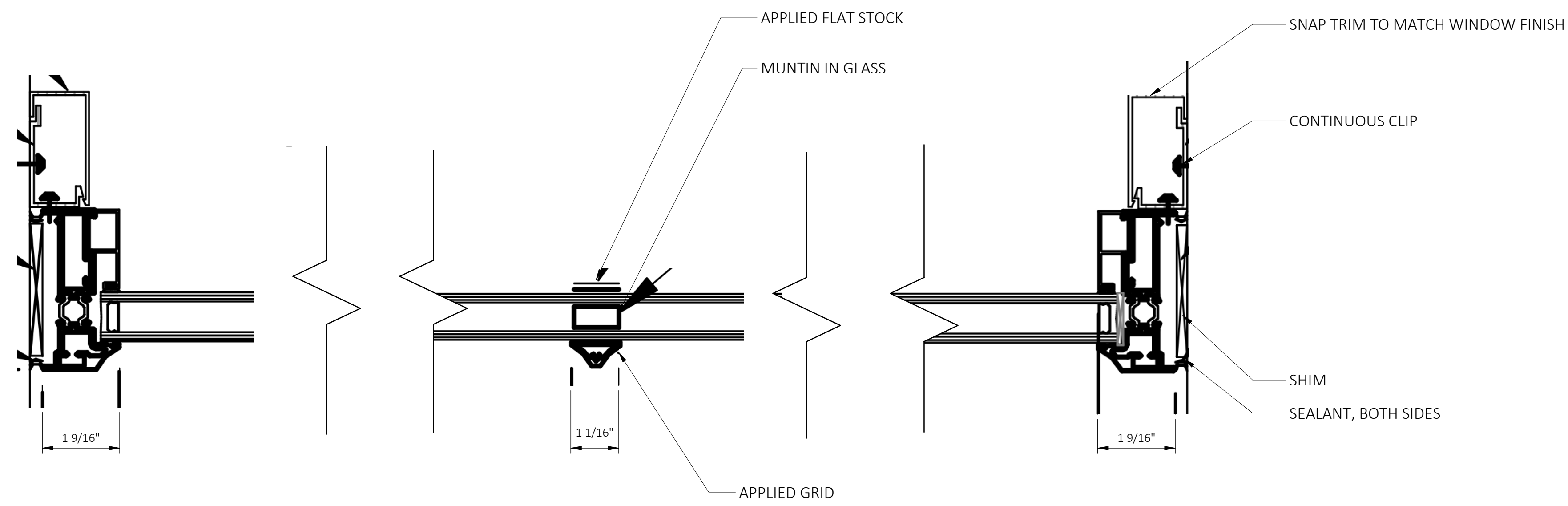
Sheet Title
**WINDOW
 ELEVATIONS AND
 SCHEDULE**

Sheet Number

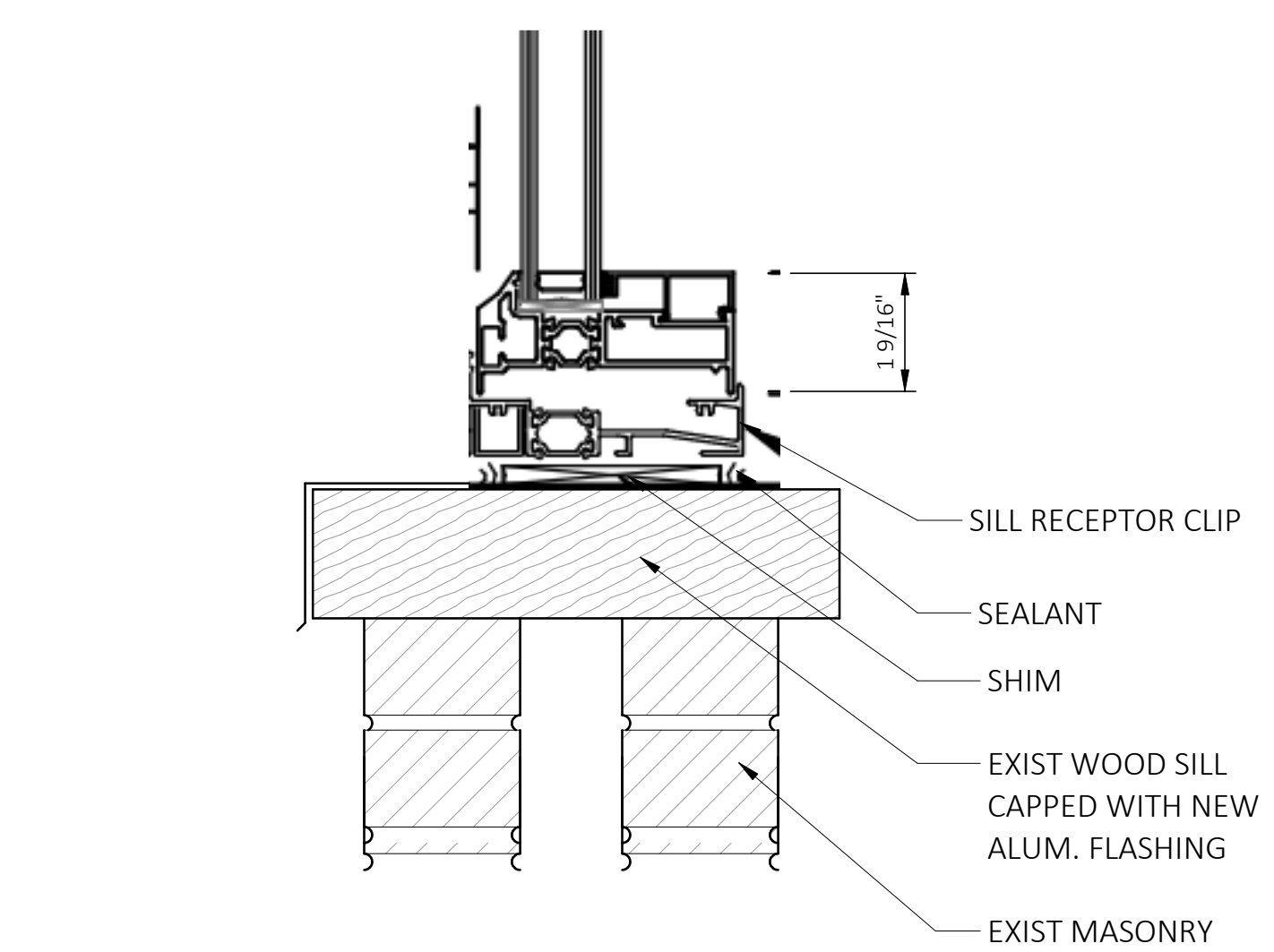
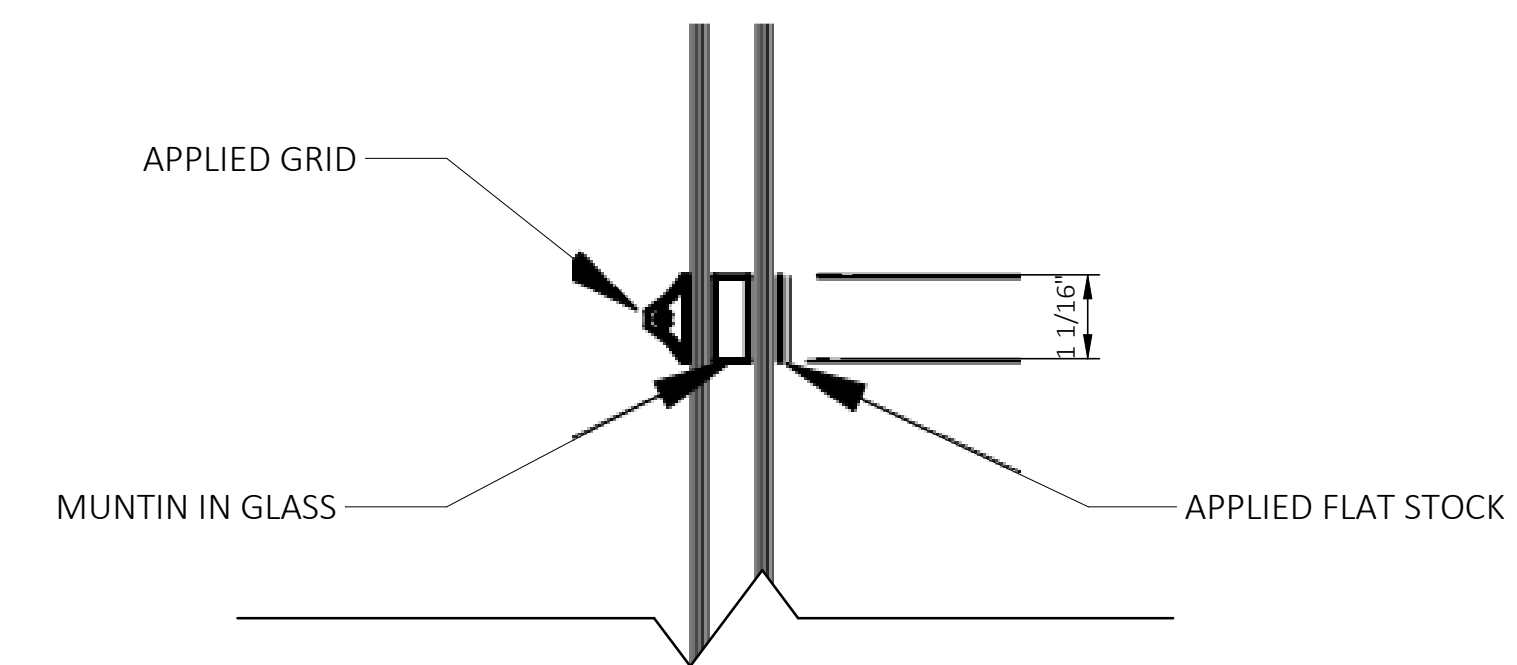
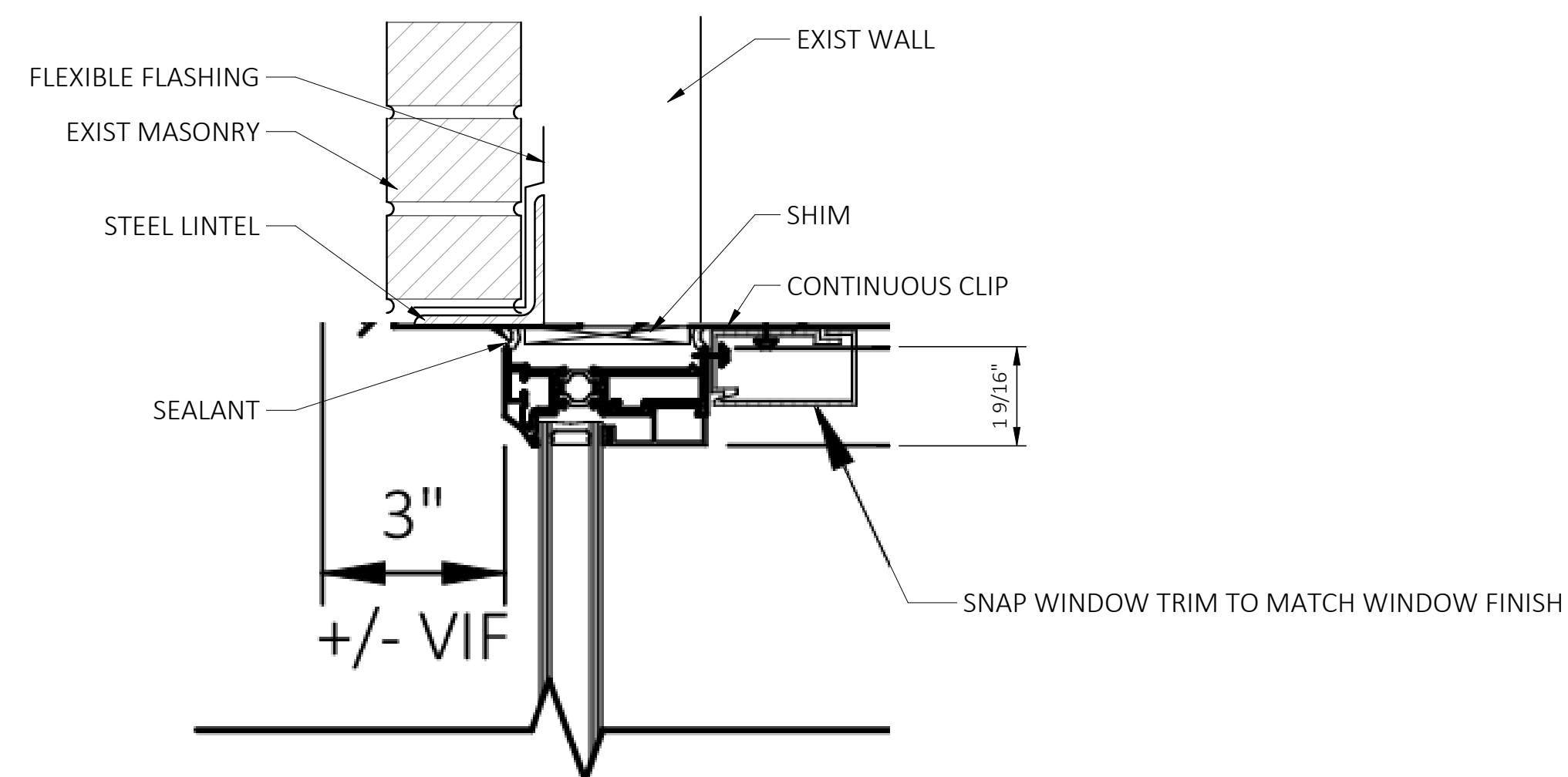
A621

30 x 42 | PLOTTED ON: 4/17/2023 11:57:37 AM | C:\Users\William.Candela\Documents\REVIT FILES\2022\2022\MERCHANTS_KDG_ARCH_V23_William.Candela.rvt

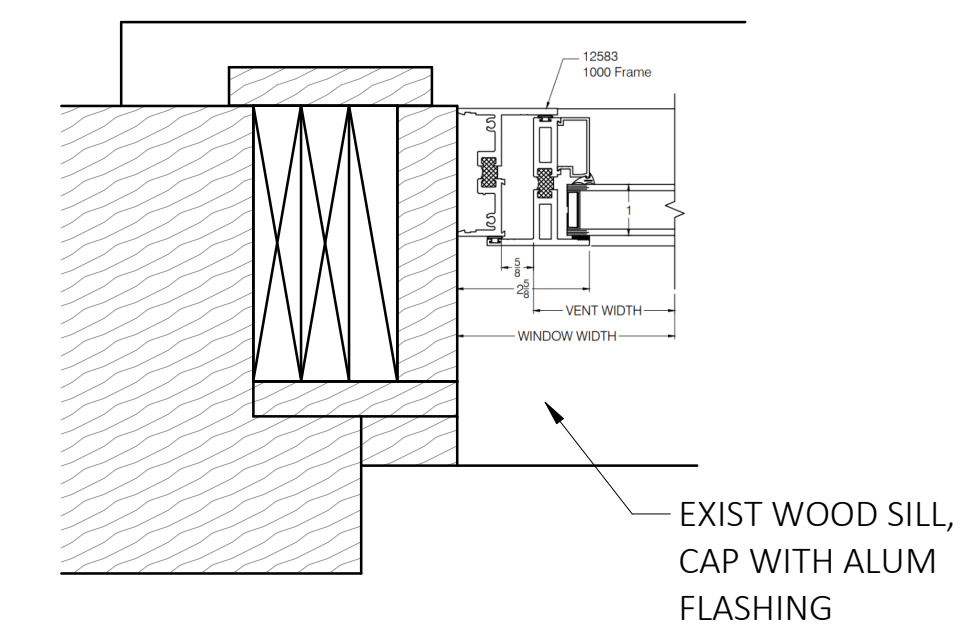
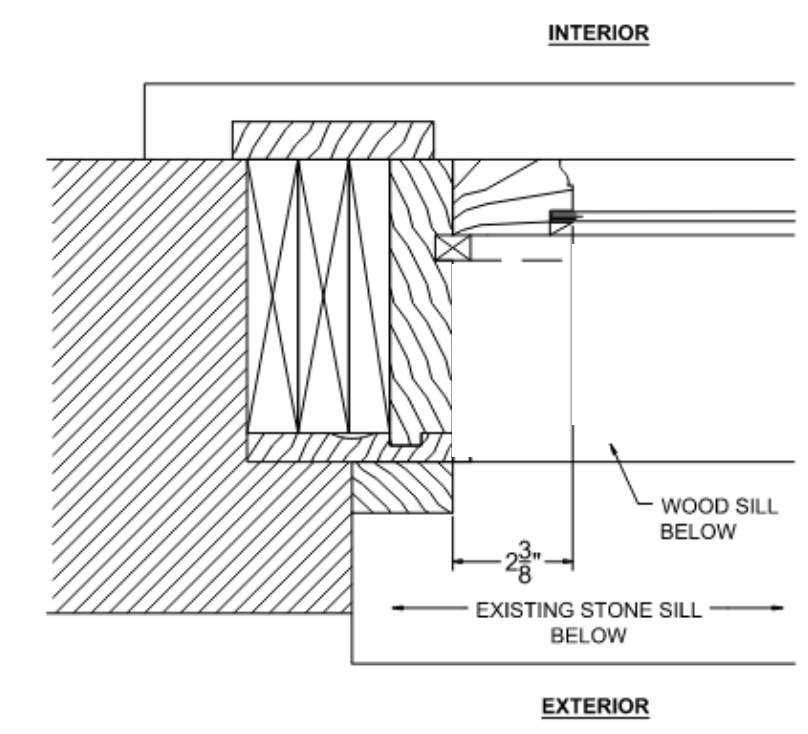
30 x 42 | PLOTTED ON 4/17/2023 1:02:12 PM | C:\Users\William.Candela\Documents\REVIT FILES\2022\2022\MERCHANTS KDG ARCH V23 - William.Candela.rvt



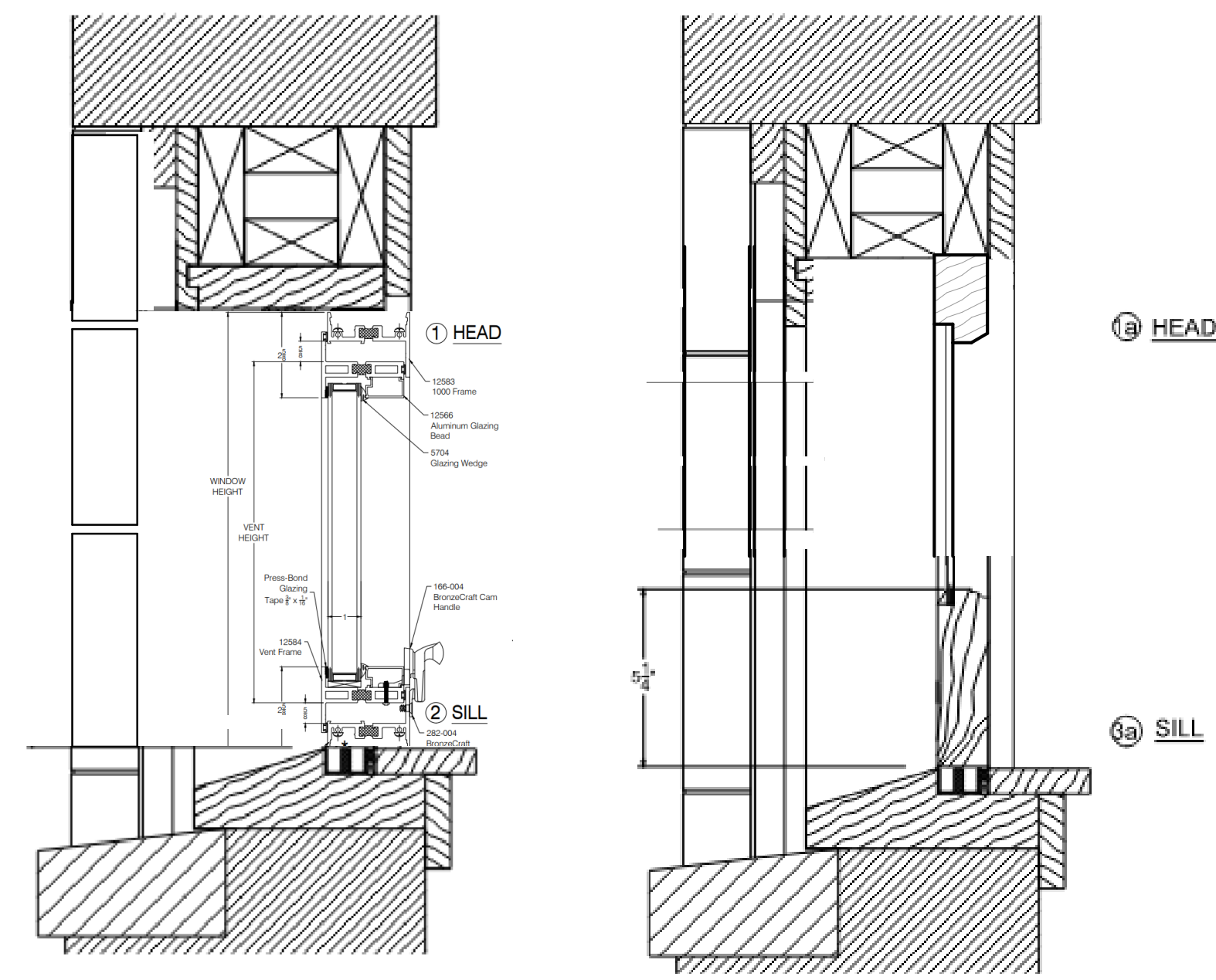
3 FACTORY PLAN DETAILS - PROPOSED
A622 SCALE: 3" = 1'-0"



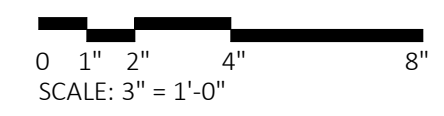
4 FACTORY SECTION DETAILS - PROPOSED
A622 SCALE: 3" = 1'-0"



1 CASEMENT JAMB - EXIST AND PROPOSED
A622 SCALE: 3" = 1'-0"



2 CASEMENT SASH - EXIST AND PROPOSED
A622 SCALE: 3" = 1'-0"



Architect

Consultant

METHOD
ANALYSIS
DEVELOPMENT

Owner

MERCHANTS BUILDING
206 E. GRAND RIVER
DETROIT MI

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

© COPYRIGHT 2023 KRAEMER DESIGN GROUP, LLC

HDC APPLICATION 4-17-23

Revision _____ Date _____

Date _____ PERMIT DATE _____

Project Number _____

Sheet Title
WINDOW DETAILS

Sheet Number

A622