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

HATCH PATTERN / LINE TYPE	TAG	REPAIR TYPE	RE QUANTITY	TOTAL QUANTITY	NOTE
1.0 TERRA COTTA					
[Red Stippled Hatch]	TC-1	REGLAZE DELAMINATED TERRA-COTTA SURFACES. REPLACE ALL BROKEN TERRA COTTA.	650 SF		
2.0 LIMESTONE					
[Purple Grid Hatch]	LS-1	REMOVE AND PATCH SPALLED LIMESTONE	15 SF		
3.0 STEEL SUPPORT					
[Red Dashed Line]	SL-1	CORRODED SHELF ANGLE LIKELY TO BE REPLACED. FOR TERRACOTTA, REMOVE AND REPLACE 1 COURSE ABOVE AND BELOW. FOR BRICK, REMOVE AND REPLACE 4 COURSES ABOVE AND 2 COURSES BELOW.			
[Orange Dashed Line]	SL-2	CORRODED SHELF ANGLE LIKELY TO BE EXPOSED, CLEANED, AND FLASHED. FOR TERRACOTTA, REMOVE AND REPLACE 1 COURSE ABOVE AND BELOW. BRICK REMOVE AND REPLACE 3 COURSES ABOVE, 1 COURSE BELOW.			
[Green Dashed Line]	SL-3	SHELF ANGLE WITH MINOR CORROSION			
4.0 MISCELLANEOUS					
[Blue Diagonal Hatch]	MI-1	METAL PAN PEELING PAINT TO BE REMOVED TO INSPECT CONDITION. REPAIR AS NEEDED	1010 SF		
[Light Blue Diagonal Hatch]	MI-2	METAL PAN PEELING PAINT TO BE REMOVED TO INSPECT CONDITION. REPAIR AS NEEDED	60 SF		
[Red Solid Line]	MI-3	TERRA COTTA COPING STONE TO BE REGLAZED AND RESET WITH WATERPROOFING BETWEEN COPING STONES AND PARAPET BELOW. BROKEN STONES TO BE REPLACED.	70 LF		
[Pink Solid Line]	MI-4	FURTHER INVESTIGATION REQUIRED AT METAL PAN WINDOW SILL AND HEADER.	500 LF		

ADDITIONAL WORK ITEMS AND NOTES:

- REPAIR AREAS AND QUANTITIES ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.
- REPAIR THE CRAZY CRACKING AT ALL TERRA COTTA SURFACES.
- TUCK AND REPOINT TERRA-COTTA AND BRICK JOINTS AS REQUIRED TO RESTORE DETERIORATED JOINTS.
- ALL REPLACEMENT BRICK TO BE BRICK RECLAIMED FOR DEMO AREAS.
- REMOVE ALL CAULK AND SEALANT FROM FACADE. REPLACE UPPER SIDE HORIZONTAL AND VERTICAL SEALANT JOINTS. DO NOT INSTALL SEALANT ON SOFFIT JOINTS OR JOINTS THAT DRAIN WATER FROM CAVITY.
- REMOVE PAINT/GRAFFITI AND WASH ALL MASONRY, TERRA-COTTA AND STONE SURFACES.
- CLEAN AND REMOVE RUST FROM ALL EXPOSED STEEL SURFACES. PRIME AND EPOXY COAT.
- PROVIDE 3/8" - 3/8" DIAMETER STAINLESS STEEL HELICAL ANCHORS TO BE DRILLED AND INSTALLED THROUGH MORTAR JOINT AND INTO CONCRETE BEAMS AND COLUMNS. HELICAL ANCHOR AT 2X2 MAXIMUM SPACING.
- TOTAL QUANTITIES INCLUDE NO CONTINGENCY.
- REFER TO SPECIFICATIONS AND GENERAL NOTES FOR OTHER REQUIREMENTS FOR ALL RESTORATION WORK.
- REFER TO ARCHITECTURAL DRAWINGS FOR WINDOW REPLACEMENT SPECIFICATIONS AND DETAILS.



P-1 SPALLING TERRA COTTA UNDER PARAPET STONES



P-2 SPALLING TERRA COTTA AT UPPER WATER TABLE



P-3 DISPLACEMENT AT STOREFRONT WINDOWS



P-4 PEELING PAINT AT METAL PAN BETWEEN WINDOWS



P-5 SPALLING TERRA COTTA AT LOWER WATER TABLE



P-6 CRACKING IN BILBOARD ATTACHMENT AT TC CORNER

Architect

Consultant

Owner

METHOD DEVELOPMENT

MERCHANTS BUILDING
206 E GRAND RIVER
DETROIT MI

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

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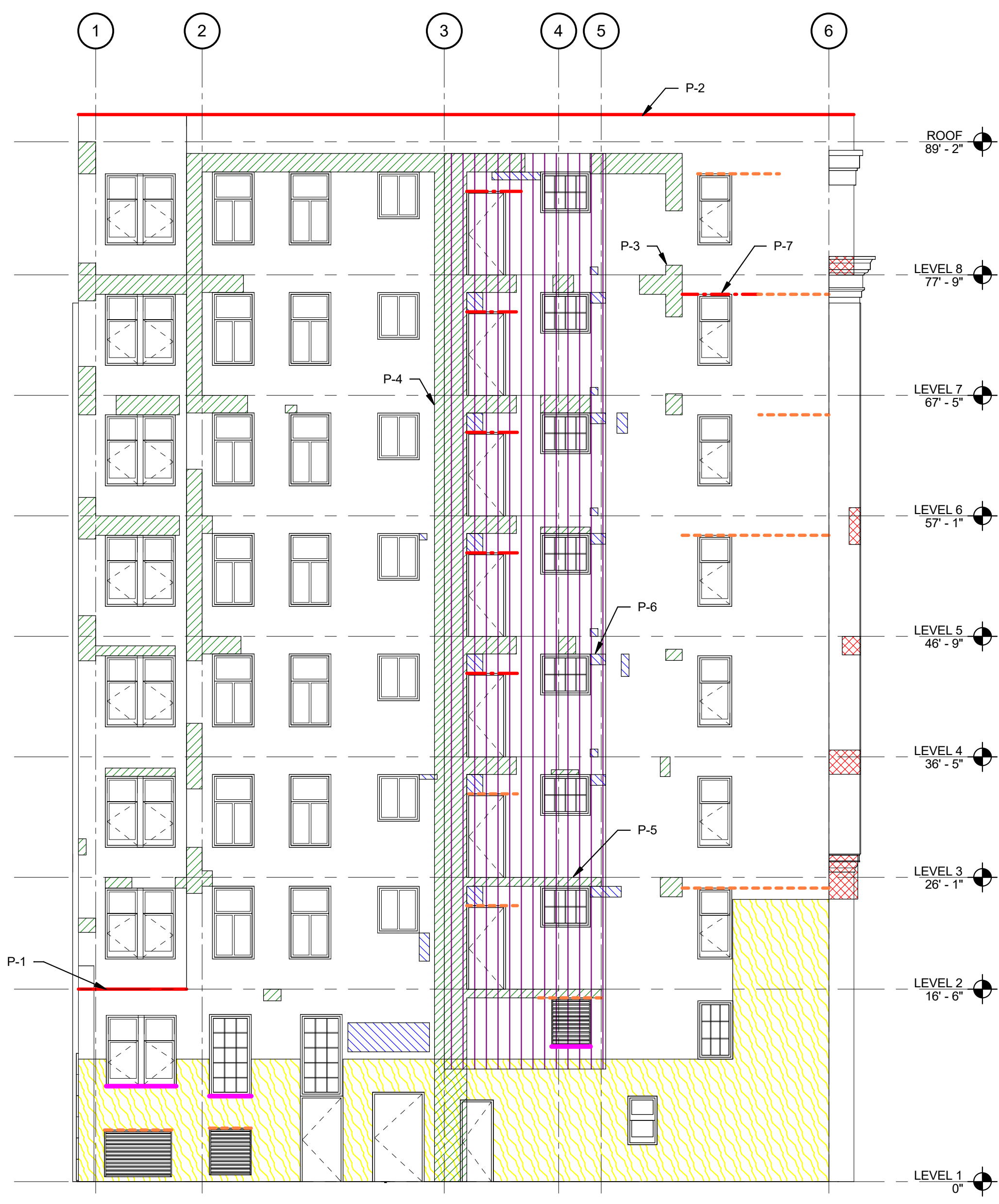
Sheet Title

WEST ELEVATION

Sheet Number

S.504

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PRELIMINARY EAST ELEVATION REPAIRS

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

HATCH PATTERN / LINE TYPE	TAG	REPAIR TYPE	RE QUANTITY	TOTAL QUANTITY	NOTE
1.0 TERRA COTTA					
	TC-1	REGLAZE DELAMINATED TERRA-COTTA SURFACES. REPLACE ALL BROKEN TERRA COTTA.	30 SF		
2.0 BRICK					
	BR-1	LOOSE BRICK TO BE REMOVE AND RESET. BROKEN PIECES TO BE REPLACED	50 SF		
3.0 CONCRETE					
	CO-1	REMOVE AND PATCH SPALLED CONCRETE	550 SF		
4.0 STEEL SUPPORT					
	SL-1	CORRODED SHELF ANGLE LIKELY TO BE REPLACED FOR TERRACOTTA. REMOVE AND REPLACE 1 COURSE ABOVE AND BELOW. FOR BRICK, REMOVE AND REPLACE 4 COURSES ABOVE AND 2 COURSES BELOW.	30 LF		
	SL-2	CORRODED SHELF ANGLE LIKELY TO BE EXPOSED, CLEANED, AND FLASHED. FOR TERRACOTTA, REMOVE AND REPLACE 1 COURSE ABOVE AND BELOW. BRICK, REMOVE AND REPLACE 3 COURSES ABOVE, 1 COURSE BELOW.	65 LF		
	SL-3	SHELF ANGLE WITH MINOR CORROSION			
5.0 MISCELLANEOUS					
	MI-1	ADDITION OR MODIFICATION TO ORIGINAL FACADE	625 SF		
	MI-2	EGRESS STAIR TO BE REPAIRED	1100 SF		
	MI-3	TERRA COTTA COPING STONE TO BE REGLAZED AND RESET WITH WATERPROOFING BETWEEN COPING STONES AND PARAPET BELOW. BROKEN STONES TO BE REPLACED	75 LF		
	MI-4	WINDOW SILL DAMAGE	15 LF		

- ADDITIONAL WORK ITEMS AND NOTES:**
- REPAIR AREAS AND QUANTITIES ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.
 - REPAIR THE CRAZY CRACKING AT ALL TERRA COTTA SURFACES.
 - TUCK AND REPOINT TERRA-COTTA AND BRICK JOINTS AS REQUIRED TO RESTORE DETERIORATED JOINTS.
 - ALL REPLACEMENT BRICK TO BE BRICK RECLAIMED FOR DEMO AREAS.
 - REMOVE ALL CAULK AND SEALANT FROM FACADE. REPLACE UPPER SIDE HORIZONTAL AND VERTICAL SEALANT JOINTS. DO NOT INSTALL SEALANT ON SOFFIT JOINTS OR JOINTS THAT DRAIN WATER FROM CAVITY.
 - ADD ALTERNATE PRICING FOR APPLYING CRYSTALLINE PENETRATING WATER PROOFING SUCH AS XYPEX TO EXPOSED CONCRETE FRAME MEMBERS.
 - REMOVE PAINT/GRAFFITI AND WASH ALL MASONRY, TERRA-COTTA AND STONE SURFACES.
 - CLEAN AND REMOVE RUST FROM ALL EXPOSED STEEL SURFACES. PRIME AND EPOXY COAT.
 - PROVIDE 3/8" - 3/8" DIAMETER STAINLESS STEEL HELICAL ANCHORS TO BE DRILLED AND INSTALLED THROUGH MORTAR JOINT AND INTO CONCRETE BEAMS AND COLUMNS. HELICAL ANCHOR AT 2X2' MAXIMUM SPACING.
 - TOTAL QUANTITIES INCLUDE NO CONTINGENCY.
 - REFER TO SPECIFICATIONS AND GENERAL NOTES FOR OTHER REQUIREMENTS FOR ALL RESTORATION WORK.
 - REFER TO ARCHITECTURAL DRAWINGS FOR WINDOW REPLACEMENT SPECIFICATIONS AND DETAILS.



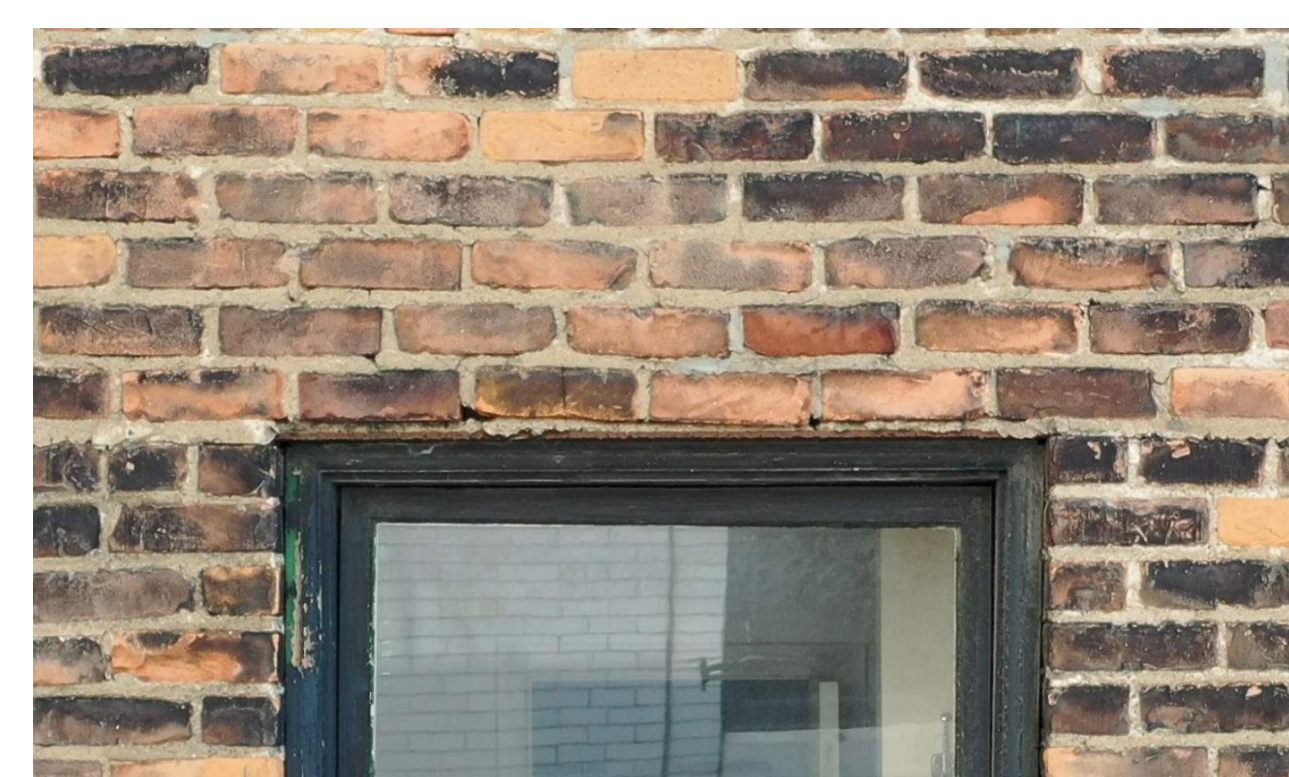
P-1 BROKEN AND MISSING COPING STONES AT LOWER PARAPET



P-3 SPALLING CONCRETE AT COLUMN AND BEAMS



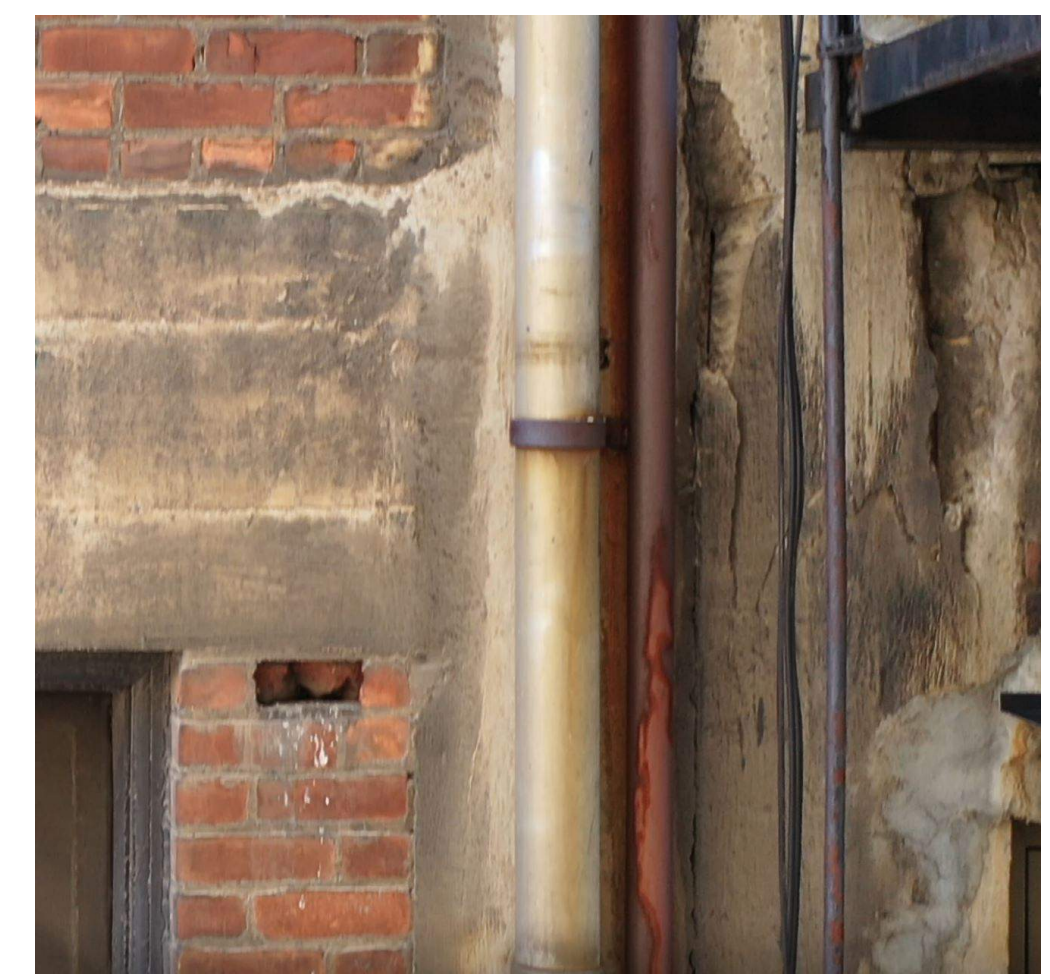
P-5 EXPOSED REINFORCEMENT ABOVE WINDOW AT STAIR CONNECTION



P-7 BRICK DISPLACEMENT ABOVE CORRODED STEEL LINTEL



P-2 DISPLACED COPING STONES AND BRICK DETERIORATION



P-4 EXPOSED REINFORCEMENT AND SPALLING BETWEEN COLUMNS



P-6 DETERIORATED BRICK AT EGRESS STAIR CONNECTIONS

Architect

Consultant

METHOD DEVELOPMENT

Owner

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 206 E GRAND RIVER
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Project



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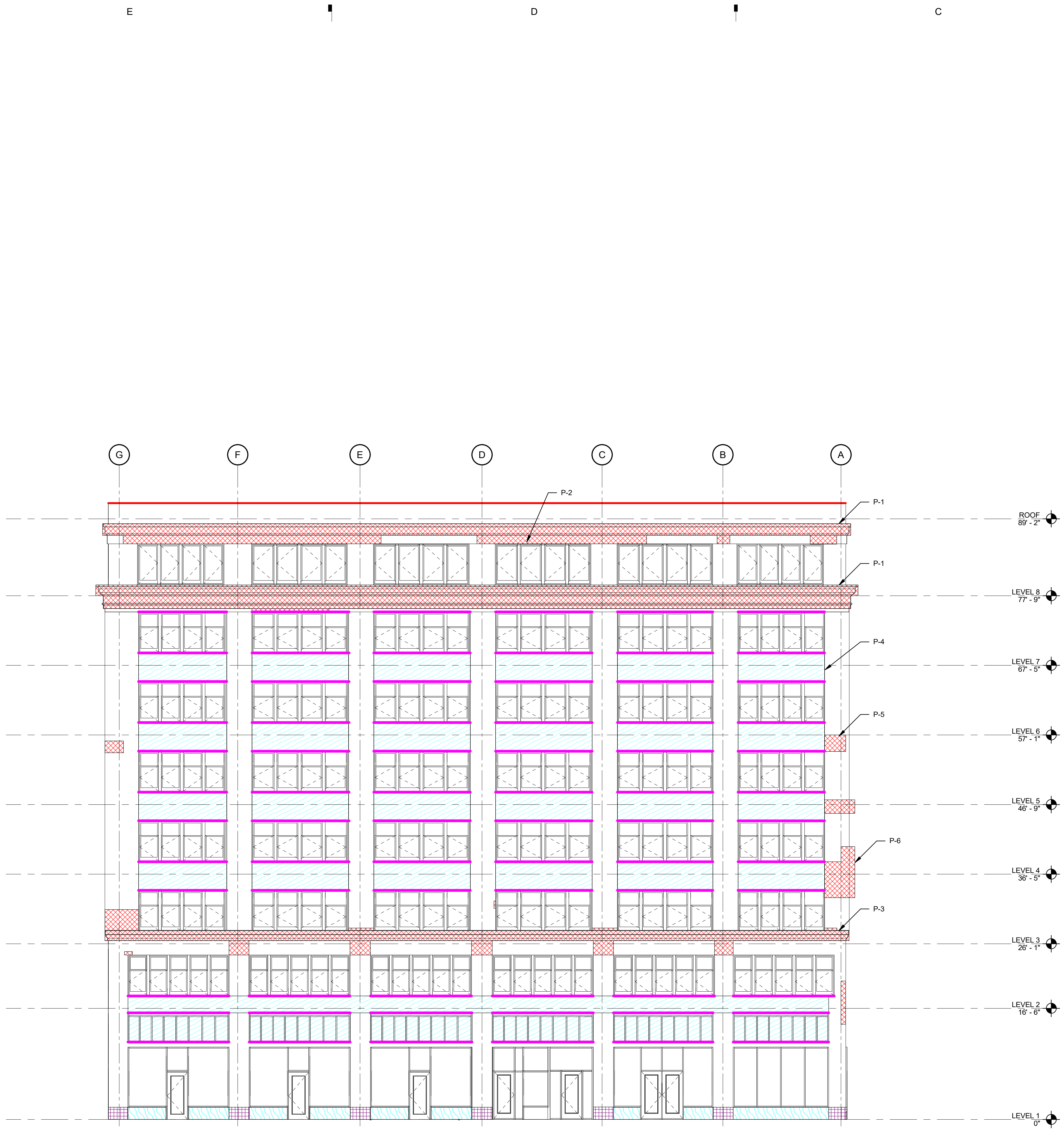
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Sheet Title
EAST ELEVATION

Sheet Number

S.505

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

HATCH PATTERN / LINE TYPE	TAG	REPAIR TYPE	RE QUANTITY	TOTAL QUANTITY	NOTE
1.0 TERRA COTTA					
[Red Hatched]	TC-1	REGLAZE DELAMINATED TERRA-COTTA SURFACES. REPLACE ALL BROKEN TERRA COTTA.	950 SF		
2.0 CONCRETE					
[Purple Hatched]	LS-1	REMOVE AND PATCH SPALLED LIMESTONE	40 SF		
3.0 STEEL SUPPORT					
[Red Dashed Line]	SL-1	CORRODED SHELF ANGLE LIKELY TO BE REPLACED. FOR TERRACOTTA, REMOVE AND REPLACE 1 COURSE ABOVE AND BELOW. FOR BRICK, REMOVE AND REPLACE 4 COURSES ABOVE AND 2 COURSES BELOW.			
[Orange Dashed Line]	SL-2	CORRODED SHELF ANGLE LIKELY TO BE EXPOSED, CLEANED, AND FLASHED. FOR TERRACOTTA, REMOVE AND REPLACE 1 COURSE ABOVE AND BELOW. BRICK REMOVE AND REPLACE 3 COURSES ABOVE, 1 COURSE BELOW.			
[Green Dashed Line]	SL-3	SHELF ANGLE WITH MINOR CORROSION			
4.0 MISCELLANEOUS					
[Blue Hatched]	MI-1	METAL PAN PEELING PAINT TO BE REMOVED TO INSPECT CONDITION AND REPAIR AS NEEDED. REPAIR/REPLACE WARPED METAL AS NEEDED.	2080 SF		
[Light Blue Hatched]	MI-2	WOOD PANELS TO BE REMOVED AND REPLACED	105 SF		
[Red Solid Line]	MI-3	TERRA COTTA COPING STONE TO BE REGLAZED AND RESET WITH WATERPROOFING BETWEEN COPING STONES AND PARAPET BELOW. BROKEN STONES TO BE REPLACED.	110 SF		
[Pink Solid Line]	MI-4	WINDOW SILL DAMAGE	1100 SF		

- ADDITIONAL WORK ITEMS AND NOTES:**
- REPAIR AREAS AND QUANTITIES ARE PRELIMINARY AND NOT TO BE USED FOR CONSTRUCTION.
 - REPAIR THE CRAZY CRACKING AT ALL TERRA COTTA SURFACES.
 - TUCK AND REPOINT TERRA-COTTA AND BRICK JOINTS AS REQUIRED TO RESTORE DETERIORATED JOINTS.
 - ALL REPLACEMENT BRICK TO BE BRICK RECLAIMED FOR DEMO AREAS.
 - REMOVE ALL CALK AND SEALANT FROM FACADE. REPLACE UPPER SIDE HORIZONTAL AND VERTICAL SEALANT JOINTS. DO NOT INSTALL SEALANT ON SOFFIT JOINTS OR JOINTS THAT DRAIN WATER FROM CAVITY.
 - REMOVE PAINT/GRAFFITI AND WASH ALL MASONRY, TERRA-COTTA AND STONE SURFACES.
 - CLEAN AND REMOVE RUST FROM ALL EXPOSED STEEL SURFACES. PRIME AND EPOXY COAT.
 - PROVIDE 3,500 - 3/8" DIAMETER STAINLESS STEEL HELICAL ANCHORS TO BE DRILLED AND INSTALLED THROUGH MORTAR JOINT AND INTO CONCRETE BEAMS AND COLUMNS. HELICAL ANCHOR AT 2'X2' MAXIMUM SPACING.
 - TOTAL QUANTITIES INCLUDE NO CONTINGENCY.
 - REFER TO SPECIFICATIONS AND GENERAL NOTES FOR OTHER REQUIREMENTS FOR ALL RESTORATION WORK.
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P-1 SPALLING TERRA COTTA AT UPPER WATER TABLE AND PARAPET



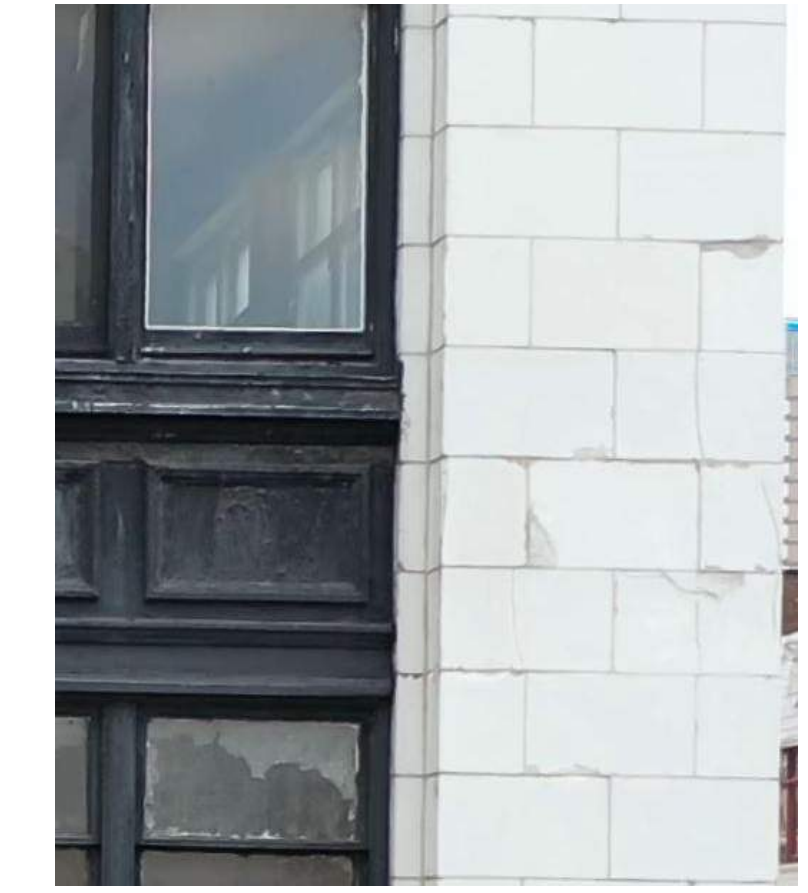
P-2 BROKEN TERRA COTTA ABOVE UPPER WINDOW OPENING



P-3 SPALLING TERRA COTTA AT LOWER WATER TABLE



P-4 PEELING PAINT AT METAL PAN BETWEEN WINDOWS



P-5 CRACKING TERRA COTTA AT BUILDING CORNER



P-6 CRACKING IN BILLBOARD ATTACHMENT AT TC CORNER

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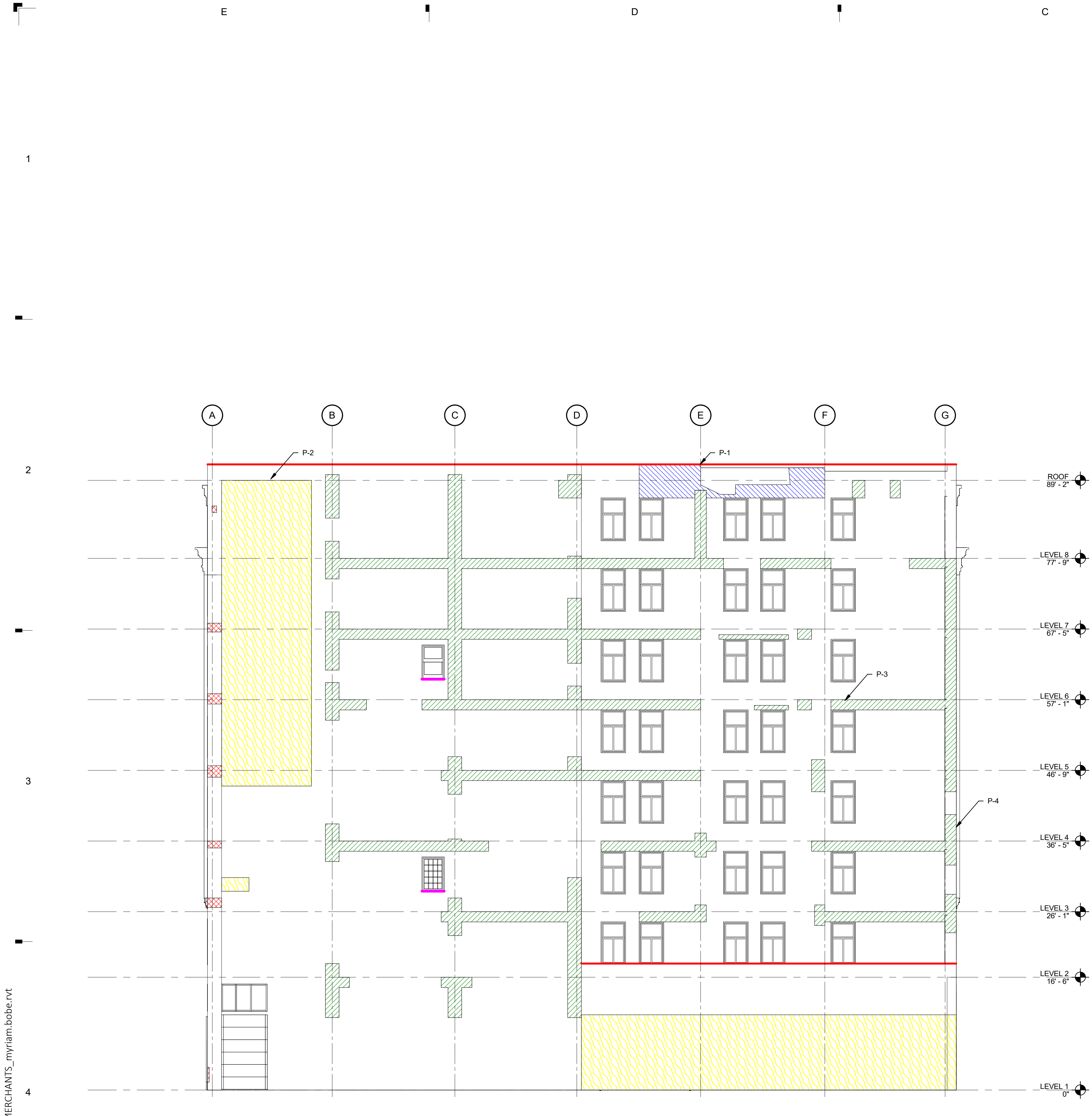
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Sheet Title
NORTH ELEVATION

Sheet Number

S.506



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

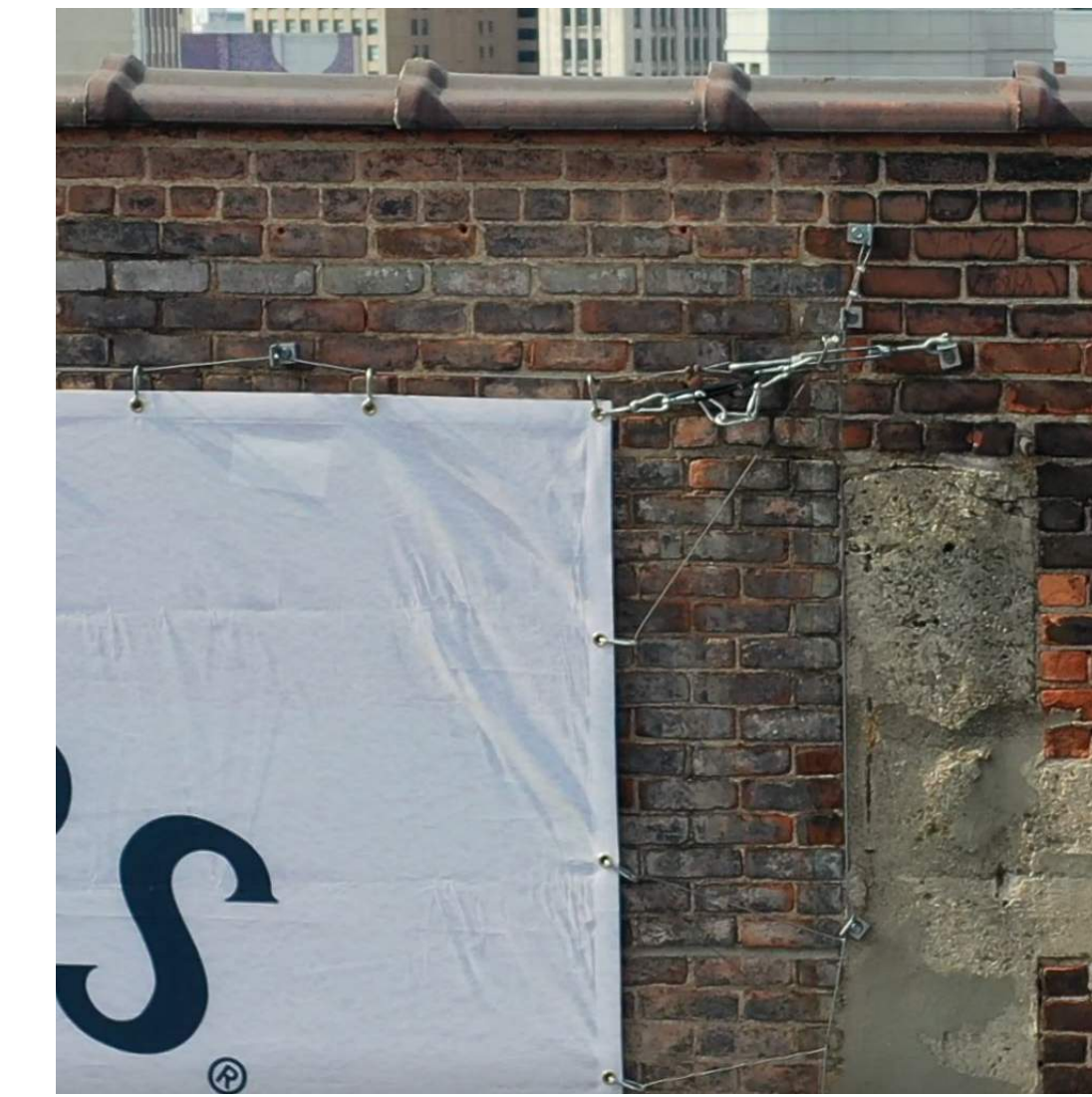
HATCH PATTERN / LINE TYPE	TAG	REPAIR TYPE	RE QUANTITY	TOTAL QUANTITY	NOTE
	TC-1	REGLAZE DELAMINATED TERRA-COTTA SURFACES. REPLACE ALL BROKEN TERRA COTTA.	30 SF		
	BR-1	LOOSE BRICK TO BE REMOVE AND RESET. BROKEN PIECES TO BE REPLACED	100 SF		
	CO-1	REMOVE AND PATCH SPALLED CONCRETE	900 SF		
	SL-1	CORRODED SHELF ANGLE LIKELY TO BE REPLACED. FOR TERRACOTTA, REMOVE AND REPLACE 1 COURSE ABOVE AND BELOW. FOR BRICK, REMOVE AND REPLACE 4 COURSES ABOVE AND 2 COURSES BELOW.			
	SL-2	CORRODED SHELF ANGLE LIKELY TO BE EXPOSED. CLEANED, AND FLASHED FOR TERRACOTTA. REMOVE AND REPLACE 1 COURSE ABOVE AND BELOW. BRICK, REMOVE AND REPLACE 3 COURSES ABOVE, 1 COURSE BELOW.			
	SL-3	SHELF ANGLE WITH MINOR CORROSION			
	MI-3	ADDITION OR MODIFICATION TO ORIGINAL FACADE DESIGN	1200 SF		
	MI-4	TERRA COTTA COPING STONE TO BE REPLAZED AND RESET WITH WATERPROOFING BETWEEN COPING STONES AND PARAPET BELOW. BROKEN STONES TO BE REPLACED.	170 LF		
	MI-6	WINDOW SILL DAMAGE	7 LF		

ADDITIONAL WORK ITEMS AND NOTES:

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- REMOVE PAINT/GRAFFITI AND WASH ALL MASONRY, TERRA-COTTA AND STONE SURFACES.
- CLEAN AND REMOVE RUST FROM ALL EXPOSED STEEL SURFACES. PRIME AND EPOXY COAT.
- PROVIDE 3,500 - 3/8" DIAMETER STAINLESS STEEL HELICAL ANCHORS TO BE DRILLED AND INSTALLED THROUGH MORTAR JOINT AND INTO CONCRETE BEAMS AND COLUMNS. HELICAL ANCHOR AT 2'X2' MAXIMUM SPACING.
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- REFER TO SPECIFICATIONS AND GENERAL NOTES FOR OTHER REQUIREMENTS FOR ALL RESTORATION WORK.
- REFER TO ARCHITECTURAL DRAWINGS FOR WINDOW REPLACEMENT SPECIFICATIONS AND DETAILS.



P-1 BROKEN AND DISPLACED COPING STONES AND BRICK DETERIORATION



P-2 DISPLACED COPING STONES AND BRICK DETERIORATION



P-3 SPALLING CONCRETE AT CONCRETE BEAM ABOVE WINDOW



P-4 SPALLING CONCRETE AT CONCRETE COLUMN