



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

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 WORK STATION 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. SOUTH ELEVATION SHALL UNDERGO COMPLETE STONE CLEANING FROM ROOF 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 OR 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 THE INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ANY 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.)

CONSTRUCTION KEYNOTES

- NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
- 1 1145 GRISWOLD ST
 - 2 NEW WINDOW - PICTURE + AWNING - BLACK FRAME, CLEAR GLASS
 - 3 NEW STOREFRONT WINDOW - BLACK FRAME, CLEAR GLASS
 - 4 NEW WINDOW - SINGLE HUNG - BLACK FRAME, CLEAR GLASS
 - 5 NEW SLIDING GLASS PATIO DOOR - BLACK FRAME, CLEAR GLASS
 - 6 NEW ALUMINUM ENTRANCE DOOR - CHAMPAGNE ANODIZED FINISH
 - 7 NEW CURTAIN WALL SYSTEM - CHAMPAGNE ANODIZED FINISH
 - 8 STONE CLADDING, TYPICAL
 - 9 STONE WATER TABLE
 - 10 STONE STONE BASE
 - 11 LINE OF BASEMENT
 - 12 LINE OF SIDEWALK VAULT
 - 13 FLARED GFRC COLUMN, TYPICAL
 - 14 FLUTED GFRC PANEL, TYPICAL
 - 15 FLUTED GFRC SPANDREL, TYPICAL
 - 16 CURVED GFRC PANEL, TYPICAL
 - 17 LINE OF BALCONY
 - 18 ALUMINUM & GLASS GUARD RAIL - LIMESTONE COLOR W/ CLEAR GLASS
 - 19 ROOF OVERHANG W/ GFRC SOFFIT
 - 20 PARAPET W/ GFRC CLADDING AND METAL COPING
 - 21 EXISTING PENTHOUSE BEYOND
 - 22 GFRC CORNICE, TYPICAL
 - 23 REPAIR AND CLEAN EXISTING STONE FACADE
 - 24 SERVICE ENTRANCE - STEEL DOOR AND FRAME - BLACK PAINT
 - 25 REPLACE SECURITY LIGHT FIXTURE W/ SURFACE MOUNTED FLOOD
 - 26 BALCONY INGROUND UPLIGHT AT EACH COLUMN, REF ELECTRICAL
 - 27 UPLIGHT AT EACH COLUMN, REF ELECTRICAL
 - 28 WALL-MOUNTED LIGHT FIXT. @ EACH COLUMN, REF ELECTRICAL
 - 29 LINE OF ROOFTOP MECH EQUIPMENT BEYOND, REF MECHANICAL
 - 30 EXISTING TRANSFORMER AND STAND
 - 31 SALVAGED LIMESTONE FROM PARAPET TO INFILL DOOR OPENINGS AT FORMER FIRE ESCAPE OR NEW LIMESTONE TO MATCH EXISTING

EXT ELEVATION MATERIAL LEGEND

- GFRC-1 GFRC CLADDING PANEL, COLOR 1
- GFRC-2 GFRC CLADDING PANEL, COLOR 2
- GFRC-3 GFRC CLADDING PANEL, COLOR 3
- GFRC-1 GFRC PANEL, COLOR 1
- GFRC-2 GFRC PANEL, COLOR 2
- GFRC-3 GFRC PANEL, COLOR 3
- STN-1 STONE CLADDING, COLOR 1
- STN-2 STONE BASE, COLOR 2

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