



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2026-00172

PROPERTY INFORMATION

ADDRESS(ES): 100-112 Temple

HISTORIC DISTRICT: Cass Park

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|--|--|--|---|---|
| ☐ Windows/
Doors | ☒ Walls/
Siding | ☒ Painting | ☒ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☒ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Stabilization of existing 6 story apartment building, including masonry repairs, cleaning and/or repainting of facade, roof replacement, new gutters & downspouts, reboarding of existing windows, and entry modifications.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Allan Machielse

COMPANY NAME: Hamilton Anderson Associates

ADDRESS: 1435 Randolph St, Ste 200

CITY: Detroit

STATE: MI

ZIP: 48226

PHONE: +1 (313) 887-6313

EMAIL: amachielse@hamilton-anderson.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- | | |
|-------------------------------------|--|
| ☒ | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| ☒ | I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work. |
| ☒ | I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent. |
| ☒ | As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531 |

Signed by:

Allan Machielse

F856882BD96A4A1

04/13/2026

SIGNATURE

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

See Attached



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

See application letter



4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

See application letter

5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

9. OTHER Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.	







HamiltonAnderson

April 13, 2026

Ms. Jennifer Ross
Deputy Director
Detroit Historic District Commission
Coleman A. Young Municipal Center
2 Woodward Ave., Ste. 808
Detroit, MI 48226

Re: Request for Rehabilitation Approval - Alhambra Apartments, 2024046.00
100-112 Temple Avenue, at the northwest corner of Temple and Park Avenues

Dear Ms. Ross:

Hass Systems LLC, the owners of the building at 100-112 Temple, request that the Historic District Commission grant approval for the proposed rehabilitation of the building's façade in conjunction with the planned stabilization and mothballing work proposed at the above-mentioned address. The building has suffered from decades of deferred maintenance and requires stabilization efforts to preserve the building for future rehabilitation and renovation. Proposed Exterior Elevations for the structural stabilization are attached as Exhibit A. Following approval, the Owners intend to proceed with build out and construction work per the approved certificate of appropriateness for the exterior work. The building sits within the Cass Park National Register and Detroit Local historic districts.

Background

The building is a 6-story wood-frame structure with load-bearing masonry exterior and interior bearing walls with a low-pitched "flat" roof. The building's overall footprint is rectangular, with the building measuring 105 feet on Temple Avenue and 60 feet on Park Avenue in overall dimension. The two primary decorative facades face south on Temple Avenue and east on Park Avenue.

The building was built in 1895 as an upscale, flat-style apartment building. Initially the floors were configured with 3 large apartments per floor. As the neighborhood grew and changed all units were subdivided into smaller units. The building later operated for a time as a hotel called the Embassy, and then finally again as apartments. The building has been unoccupied since approximately 2006.

The primary, south-facing facade is asymmetrical in nature, with an off-center main entrance door with recessed balconies above. There are turrets above the first floor punctuating the corners of the building at the east and west ends of the façade. A central projection with bay windows adorn the façade above the first floor. Four round medallions with a beaded edge exist between the arch-topped windows. Light fixtures were added at some point, though these are not evident in the early photographs available of the building.

The primary, east-facing facade is symmetrical in nature, with a pair of off-center main entrance doors with recessed balconies above. A metal fire escape obscures the recessed balconies. There are turrets above the first floor punctuating the corners of the building at the east and west ends of the façade. A historic photograph of the building shortly after its construction circa 1897 and a later photograph dating to the 1920s indicate that the metal fire escape was added after the 1920s.

Both primary facades are faced with rough-faced coursed stone on the first and second floors, with face brick on floors three through six. All masonry has been painted. A photograph of the building from the 1976 Urban Conservation Project shows that the entire building appears to have been painted white. More recently, the first and second floors have been painted red.

Alhambra Apartments Stabilization / 2024046.00

April 13, 2026

Page 2 of 4

The north-facing secondary facade is largely utilitarian in nature. It is faced with common brick which has been painted at the first and second floor levels. A central projection with wood-framed projecting bay windows exists. A series of service recessed service porches is also present. These have been enclosed at all levels. Two insignificant chimneys punctuate the parapet line.

The west facing secondary façade adjacent to the alley is similar to the north. The rough stone base and face brick wrap the corner and extend one structural bay into this face. The remainder of the façade is common brick. A series of bay windows similar to those found on the north elevation is also found on the north elevation. A fire escape of unknown age partially obscures the bay windows, while an exterior metal ladder exists adjacent to the bay windows. One chimney of common brick is visible. As with the other elevations, the first two stories have been painted red.

Scope of Work

The following describes the proposed exterior work planned for the building, which includes:

Removal of fire escapes at Park Avenue and Alley elevations, modifications to the Park Avenue entrance, cleaning and repainting of the building's painted masonry, rebuilding of the parapet wall and installation of a new cornice, reboarding of all window openings, gutter and downspout replacement. The following is a detailed description of each work item:

Fire Escape Removal

Historic photos show that the Park Avenue fire escape was added after the 1920s but prior to 1976. It is unclear when the west façade's fire escape was constructed; it seems unlikely to be original given the building's original 3-unit per floor layout. Both of these fire escapes are extremely corroded and deteriorated. The anchorages into the façade are deteriorated such that both of these fire escapes need to be completely removed and replaced. As they serve no practical purpose and obscure character-defining features of the facades where they are present, the owners wish to remove them completely and restore the underlying masonry.

Bay Window Restructuring

Due to the deterioration of the floor structure that supports the bay windows, the bay windows must be entirely dismantled and reconstructed. The applicant proposes to document with photos and measured drawings, including dimensions, window opening sizes, sill and head heights, and exterior trim and siding for future replication prior to dismantling them. Temporary painted plywood sheathing will be provided at the bay windows until a tenant has been identified for the building and a full renovation occurs, at which time the bays can be fit with windows, cladding, and trim to match the originals.

Park Avenue Entry Modifications

Historic photos show that the Park Avenue entry was originally a shared balcony for two ground floor residential units. The original, low, rough faced stone railing was removed at some point prior to 1976 to create direct access to the first floor from Park Avenue. A poorly-configured concrete stair was added, and a security gate was added at some point thereafter. The proposal seeks to enhance this entrance by providing a proper staircase and public

Alhambra Apartments Stabilization / 2024046.00

April 13, 2026

Page 3 of 4

entrance into the building. The existing stair will be removed and a new concrete stair will be constructed to lead to a proper building entry. New stairs will lead to a new front door.

Masonry Rehabilitation and Cornice Installation

The building suffers from decades of deferred maintenance and needs extensive masonry repairs throughout. The applicant seeks to rebuild sections of masonry where missing, repair cracking and missing units, and tuck point the joints as required to ensure the long-term stability and longevity of the building.

The parapet at the south elevation has partially collapsed and requires rebuilding. The parapets at the south and east elevations have been parged, which is deteriorating. The parapets have been wrapped to prevent the shedding of debris onto pedestrians below. Parging will be removed from the parapets and the parapets will be repointed, repaired, and reconstructed as required. After reconstruction, a new cornice will be installed to mimic the historic cornice, which was removed sometime prior to 1976. All repairs and pointing will be completed in accordance with the National Park Service (NPS) Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings.

After the masonry repairs have been completed, the owner proposes two potential solutions:

1. Test the removal of paint from the masonry using commercially-available chemical paint removers. If successful, not shown to be damaging to the masonry, and the results are visually satisfactory, the owner will proceed with stripping the paint from the masonry to return the building to its original appearance.
2. If, upon testing, the results of paint stripping efforts are visually unsatisfactory or damaging to the masonry, the façade will be repainted in two compatible colors (base – floors 1 & 2) and upper levels (floors 3-6) which will be determined once cleaning attempts have been made and the original building coloration can be better understood.

Techniques used for cleaning and if necessary, repainting, will conform to NPS Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings and the City of Detroit Historic District Commission Masonry Cleaning Guidelines.

Window Boarding

All of the existing windows on the building are boarded for protection. The owner plans to re-board these windows and the balcony recesses with painted plywood panels for protection. The Owner will present an application for window repair and/or replacement options in a future application.

Rooftop Scope of Work

The roof is a flat roof that sheds towards the west (alley) side of the building. The existing roof structure is compromised and will be rebuilt in its entirety. Once rebuilt, the roof will be covered with a new membrane, and new gutters and downspouts will be added to the west elevation.

There are two light wells with skylights that are not visible from the public right of way. Additionally, there is an elevator penthouse and three non-character-defining chimneys proposed for removal. A new elevator penthouse and a new roof access will be constructed.

Alhambra Apartments Stabilization / 2024046.00

April 13, 2026

Page 4 of 4

Conclusion

The items listed above and attached exhibits provide a synopsis of the Owner's proposed scope of work for the rehabilitation of the building at 100-112 Temple Avenue. All of the proposed rehabilitation work meets the Secretary of Interior Standards for Rehabilitation Nos. 1-9, as well as the specific standards mentioned above. As such, we believe that this plan should be approved.

Sincerely,

Hamilton Anderson Associates, Inc.

Alhambra Apartments Stabilization

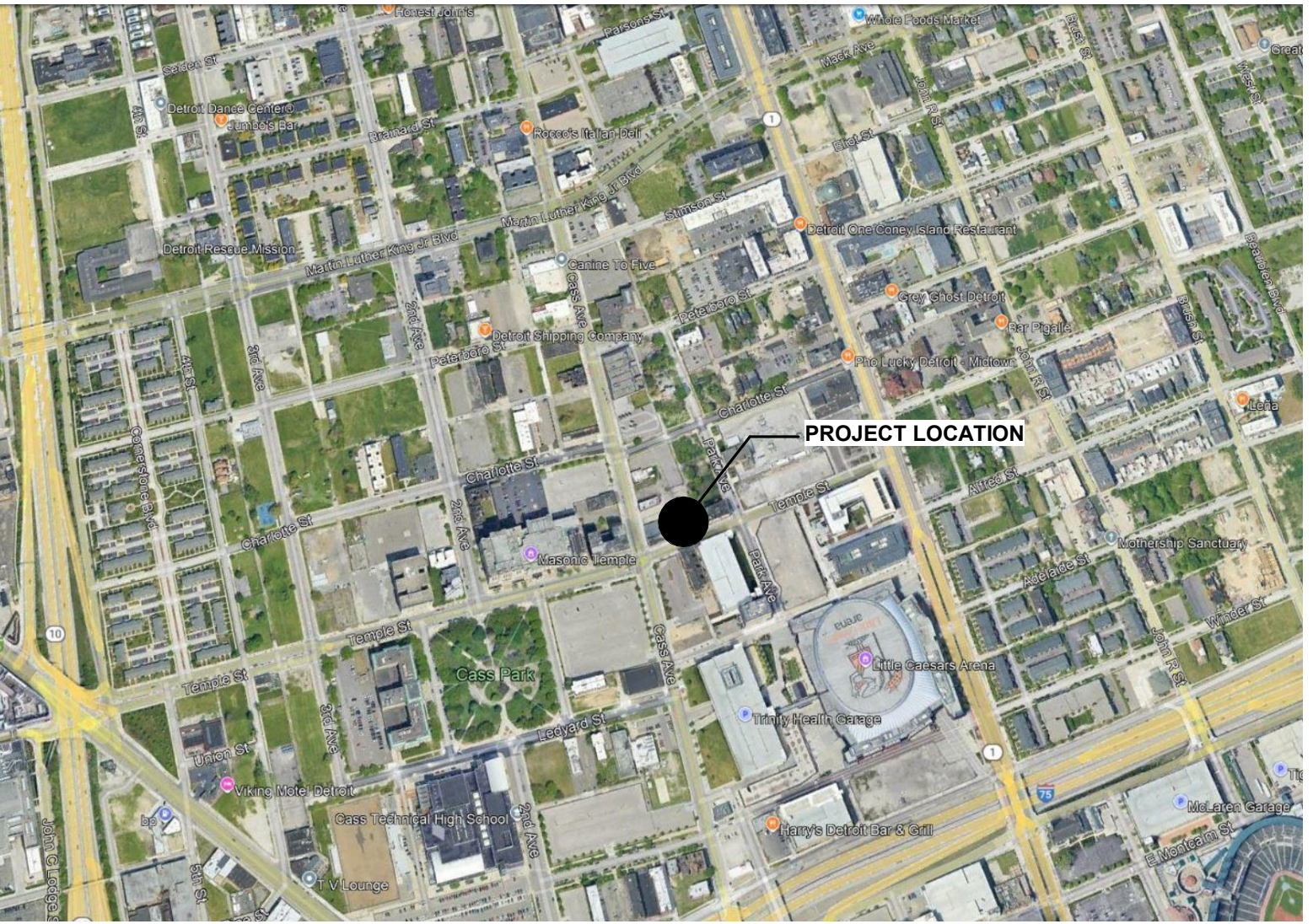
100 Temple St., Detroit, MI 48201
Historic District Commission Review - April 13, 2026

HAMILTON ANDERSON PROJECT NUMBER: 2024046.00

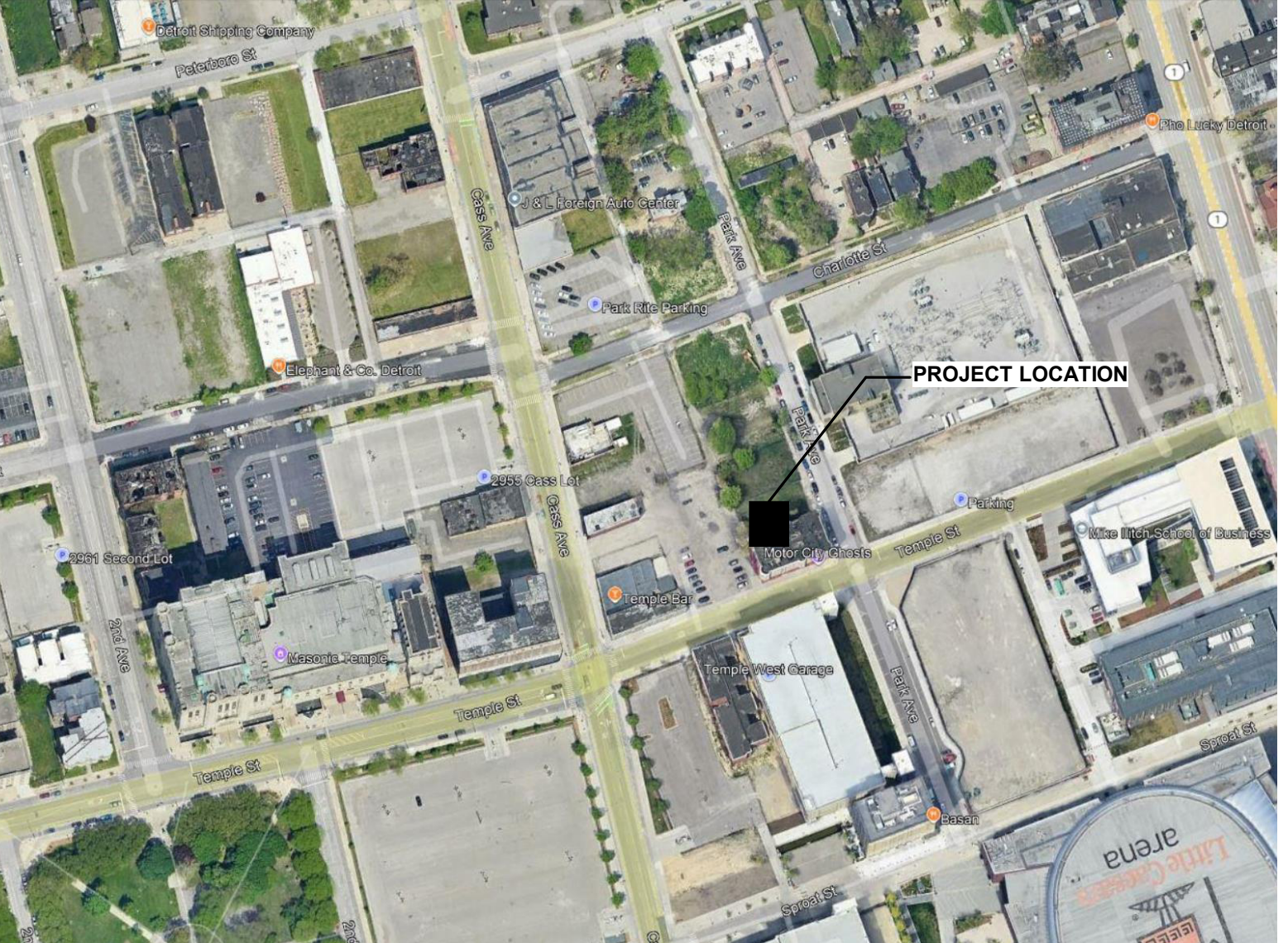
HamiltonAnderson
architecture landscape architecture urban design

Hamilton Anderson Associates, Inc
1435 Randolph Suite 200
Detroit, Michigan 48226
p 313 964 0270 f 313 964 0170
www.hamilton-anderson.com

LOCATION MAP:



SITE MAP:



APPLICABLE CODES

2021 Michigan Rehabilitation Code	Effective April 9, 2025
2021 Michigan Mechanical Code	Effective March 12, 2024
2021 Michigan Plumbing Code	Effective March 12, 2024
2023 National Electrical Code & The Michigan Part 8 Electrical Rules	Effective March 12, 2024
2015 Michigan Uniform Energy Code	Effective September 20, 2017
2021 Michigan Rehabilitation Code Rules	Effective April 9, 2025

BUILDING SUMMARY

PROJECT INFORMATION

PROJECT NAME: ALHAMBRA APARTMENTS STABILIZATION
ADDRESS: 100-112 TEMPLE ST., DETROIT, MI 48201
PROPOSED USE: N/A - PROJECT SCOPE IS LIMITED TO BUILDING/FACADE STABILIZATION AND ROOF REPLACEMENT ONLY.

PROJECT DESCRIPTION

BUILDING CONSISTS OF APPROXIMATELY 5,400 GROSS SQUARE FEET ON SIX (6) ABOVE-GRADE FLOORS WITH ONE (1) ADDITIONAL BASEMENT LEVEL CONSISTING OF APPROXIMATELY 5,400 GROSS SQUARE FEET. TOTAL BUILDING GROSS SQUARE FOOTAGE INCLUDING BASEMENT IS APPROXIMATELY 37,800.

PER THE MICHIGAN REHABILITATION CODE, CHAPTER 3, WORK IS BEING COMPLETED UNDER 301.3.2 WORK AREA COMPLIANCE METHOD AND PER CHAPTER 6, CLASSIFICATION OF WORK, THE PROPOSED WORK IS AN ALTERATION - LEVEL 3.

LEVEL - 3 SCOPE CONSISTS OF COMPLETE REMOVAL OF ALL INTERIOR ELEMENTS INCLUDING BUT NOT LIMITED TO FLOOR / CEILING CONSTRUCTION, NON LOAD-BEARING PARTITIONS AND VERTICAL CIRCULATION ELEMENTS.

FINAL USE OF THE BUILDING IS NOT DETERMINED; NEW CONSTRUCTION WILL BE LIMITED TO FLOOR FRAMING ONLY TO THE EXTENT REQUIRED TO MAINTAINING STRUCTURAL INTEGRITY OF THE BUILDING FACADE AND NEW ROOF. VERTICAL CIRCULATION AND ELECTRICAL POWER WILL BE PROVIDED ONLY TO THE EXTENT REQUIRED TO MAINTAIN A SAFE AND CODE COMPLIANT CONSTRUCTION SITE.

NO MECHANICAL, PLUMBING OR FIRE SUPPRESSION SCOPE IS INCLUDED IN THIS STABILIZATION PROJECT.

BUILDING PLANNING

- OCCUPANCY: TBD - PER THE MICHIGAN BUILDING CODE, (MBC), CHAPTER 3, THE LAST KNOWN USE OF THE BUILDING WAS AS MULTIFAMILY RESIDENTIAL R-2 APARTMENT BUILDING.

TYPE OF CONSTRUCTION

- EXISTING CONSTRUCTION IS UNDERSTOOD TO BE TYPE: III-B PER (MBC)

GENERAL BUILDING LIMITATIONS

- HEIGHT OF BUILDING: 4 STORIES @ 65' ALLOWABLE, TYPE III-B
(EXISTING: 6 FLOORS - 75 ft.)
- MAXIMUM SINGLE FLOOR AREA: 16,000 sq. ft. ALLOWABLE, TYPE III-B (EXISTING 5,400 sq. ft.)

FIRE PROTECTION SYSTEMS

- FIRE EXTINGUISHING SYSTEM: NO, FIRE SUPPRESSION ARE NOT PRESENT IN EXISTING BUILDING. FINAL BUILDING USE WILL DETERMINE TYPE AND EXTENT OF FIRE SUPPRESSION REQUIRED. (FIRE SUPPRESSION IS NOT PART OF THIS STABILIZATION PROJECT.)
- SMOKE CONTROL: NO, SMOKE DAMPER AND DETECTORS ARE NOT PRESENT IN EXISTING BUILDING. FINAL BUILDING USE WILL DETERMINE TYPE AND EXTENT OF SMOKE CONTROL REQUIRED. (SMOKE CONTROL IS NOT PART OF THIS STABILIZATION PROJECT.)

PROJECT CONTACTS:

CLIENT:

JC BEAL CONSTRUCTION
1355 GRAND RIVER AVENUE
DETROIT, MI 48227
313.963.8951
www.jcbeal.com

ARCHITECT/LANDSCAPE ARCHITECT:

HAMILTON ANDERSON ASSOCIATES
1435 RANDOLPH, SUITE 200
DETROIT, MI 48226
313.964.0270
www.hamilton-anderson.com

INDEX OF DRAWINGS

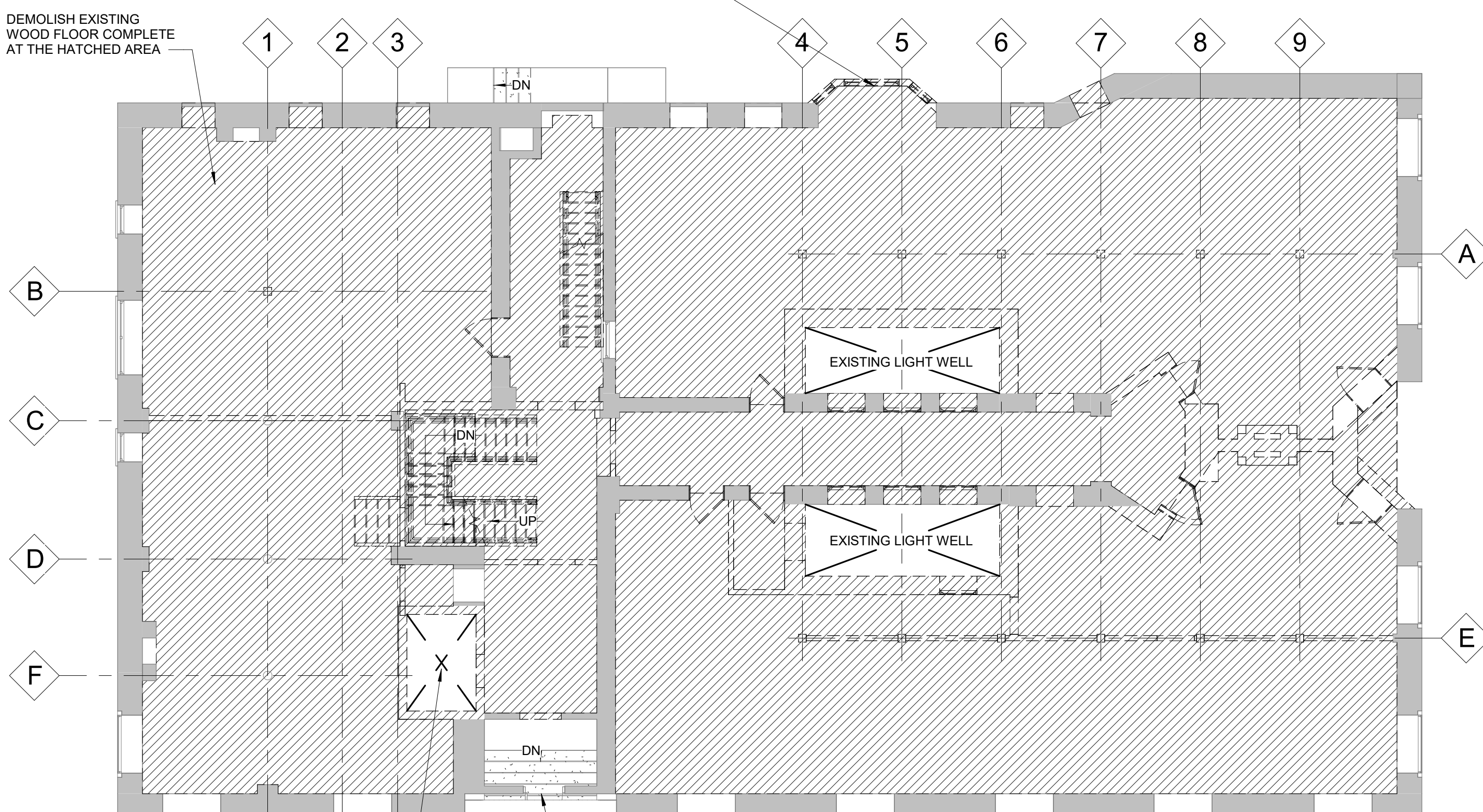
Sheet Number	Sheet Name	Sheet Issue Date	Sheet Issue Description	Current Revision	Current Revision Date	Issued
COVER						
CS.1	COVER			2	04/13/2026	
CS.3	ABBREVIATIONS AND SYMBOLS			1	02/04/2026	
ARCHITECTURAL						
AD1.0	BASEMENT THRU THIRD FLOOR DEMOLITION PLANS			2	04/13/2026	
AD1.1	FOURTH FLOOR THRU ROOF DEMOLITION PLANS			2	04/13/2026	
AD3.0	DEMOLITION ELEVATIONS			2	04/13/2026	
A1.0	BASEMENT THRU THIRD FLOOR PLANS			2	04/13/2026	
A1.1	FOURTH THRU SIXTH FLOOR PLANS			2	04/13/2026	
A1.7	ROOF PLAN & DETAILS			2	04/13/2026	
A3.1.1	SOUTH ELEVATION			2	04/13/2026	
A3.1.2	NORTH ELEVATION			2	04/13/2026	
A3.1.3	EAST ELEVATION			2	04/13/2026	
A3.1.4	WEST ELEVATION			2	04/13/2026	

12

DEMOLITION NOTES

1. THE ALHAMBRA APARTMENTS IS LOCATED WITHIN THE CASS PARK LOCAL HISTORIC DISTRICT. ALL EXTERIOR WORK WITHIN LOCAL HISTORIC DISTRICTS REQUIRES HISTORIC DISTRICT COMMISSION APPROVAL PRIOR TO OBTAINING PERMITS. NOTIFY ARCHITECT FOR ANY PROPOSED DEVIATION FROM THE APPROVED PERMIT DRAWINGS PRIOR TO EXECUTING CHANGES.
2. CONTRACTOR SHALL VISIT SITE TO VERIFY ACTUAL EXTENT OF DEMOLITION PRIOR TO BID. DO NOT RELY ON THE DRAWINGS FOR THE DEMOLITION SCOPE. ALL DEMOLITION REQUIRED TO CARRY OUT THE WORK OF THE CONTRACT SHALL BE PART OF THE CONTRACT. NO ADDITION TO THE CONTRACT AMOUNT WILL BE ALLOWED DUE TO FAILURE TO FIELD VERIFY DEMOLITION SCOPE OR FAILURE TO EXAMINE ALL CONTRACT DOCUMENTS.
3. VERIFY AND INVESTIGATE ALL CONDITIONS IN THE FIELD. PRIOR TO STARTING DEMOLITION, NOTIFY ARCHITECT OF DISCREPANCIES. LOCATE AND IDENTIFY UNDOCUMENTED CONDITIONS.
4. COORDINATE DEMOLITION WITH OWNER'S REQUIREMENTS AND OTHER CONTRACTORS RETAINED BY THE OWNER.
5. UTMOST CARE MUST BE TAKEN DURING DEMOLITION TO ENSURE THAT EXISTING CONSTRUCTION TO REMAIN IS NOT DAMAGED. REPAIR OR REPLACE EXISTING CONSTRUCTION DAMAGED BY DEMOLITION ACTIVITIES.
6. COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE RULES AND REGULATIONS REGARDING DUST AND DEBRIS REMOVAL.
7. EXISTING BUILDING STRUCTURE TO BE REMOVED IS EXTREMELY DETERIORATED. ALL EXISTING WOOD-FRAMED INTERIOR WALLS, FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, ROOFING, SKYLIGHTS, INTERIOR STAIRWAYS, MEP SYSTEMS, AND DEBRIS SHALL BE REMOVED.
8. EXISTING MASONRY BEARING WALLS TO REMAIN UNLESS NOTED OTHERWISE.
9. ALL EXISTING WINDOW AND DOOR SYSTEMS SHALL REMAIN. TAKE CARE TO NOT DAMAGE EXISTING HISTORIC DOOR AND WINDOW SYSTEMS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
10. ALL EXISTING WROUGHT IRON WINDOW GRATES TO REMAIN UNLESS NOTED OTHERWISE.
11. AT ALL EXTERIOR ELEVATIONS REMOVE ALL SURFACE APPLIED UNUSED CONDUIT, FIXTURES, AND EQUIPMENT FROM EXTERIOR WALLS.
12. REFER TO STRUCTURAL DRAWINGS FOR INFORMATION REGARDING TEMPORARY SHORING AND DEMOLITION SEQUENCING.

DEMOLISH EXISTING
WOOD FLOOR COMPLETE

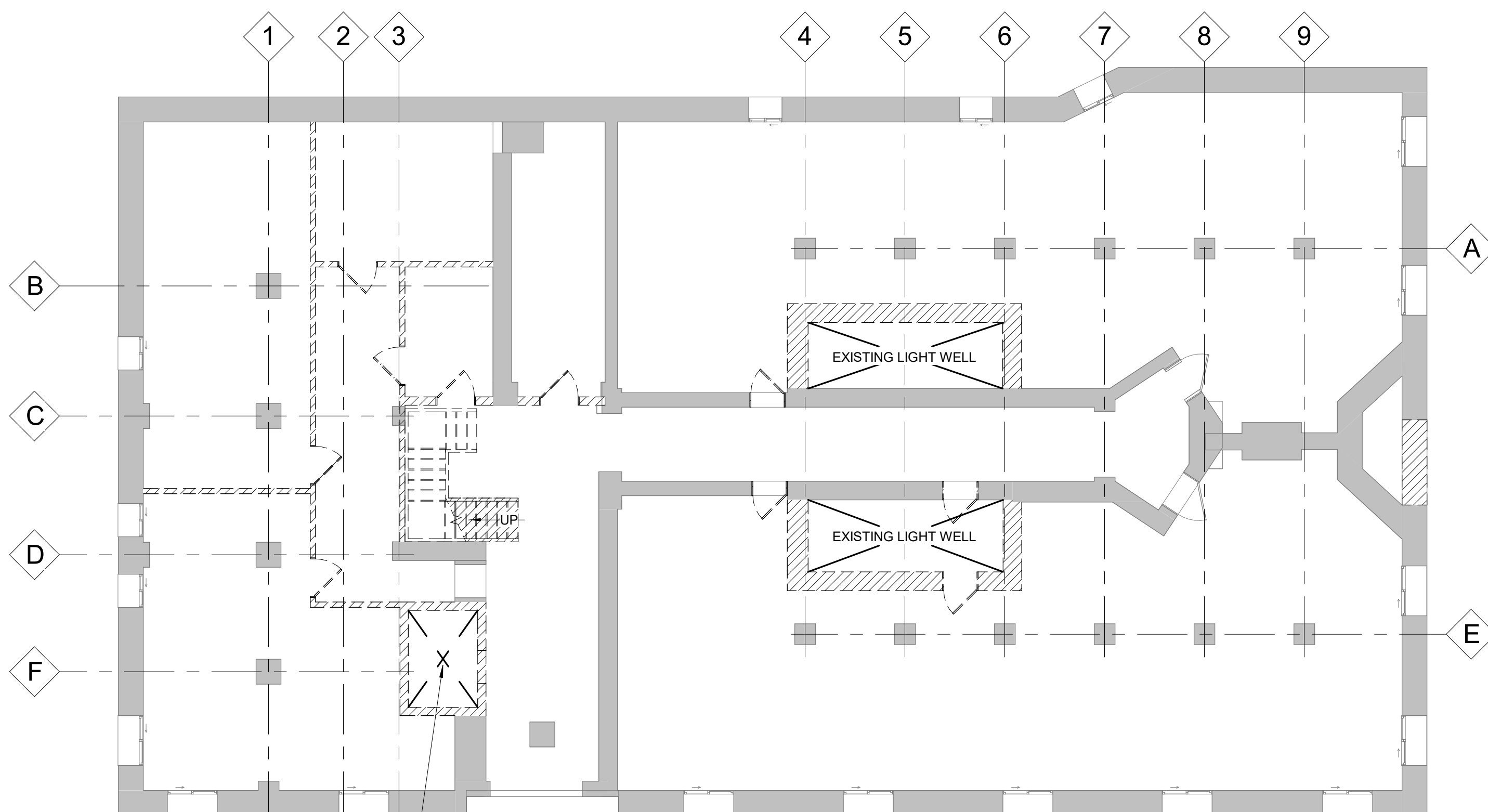


01 Level - Demolition
1/8" = 1'-0"

13053 Grand River Avenue
Detroit, MI
48227

Key Plan

Key Plan



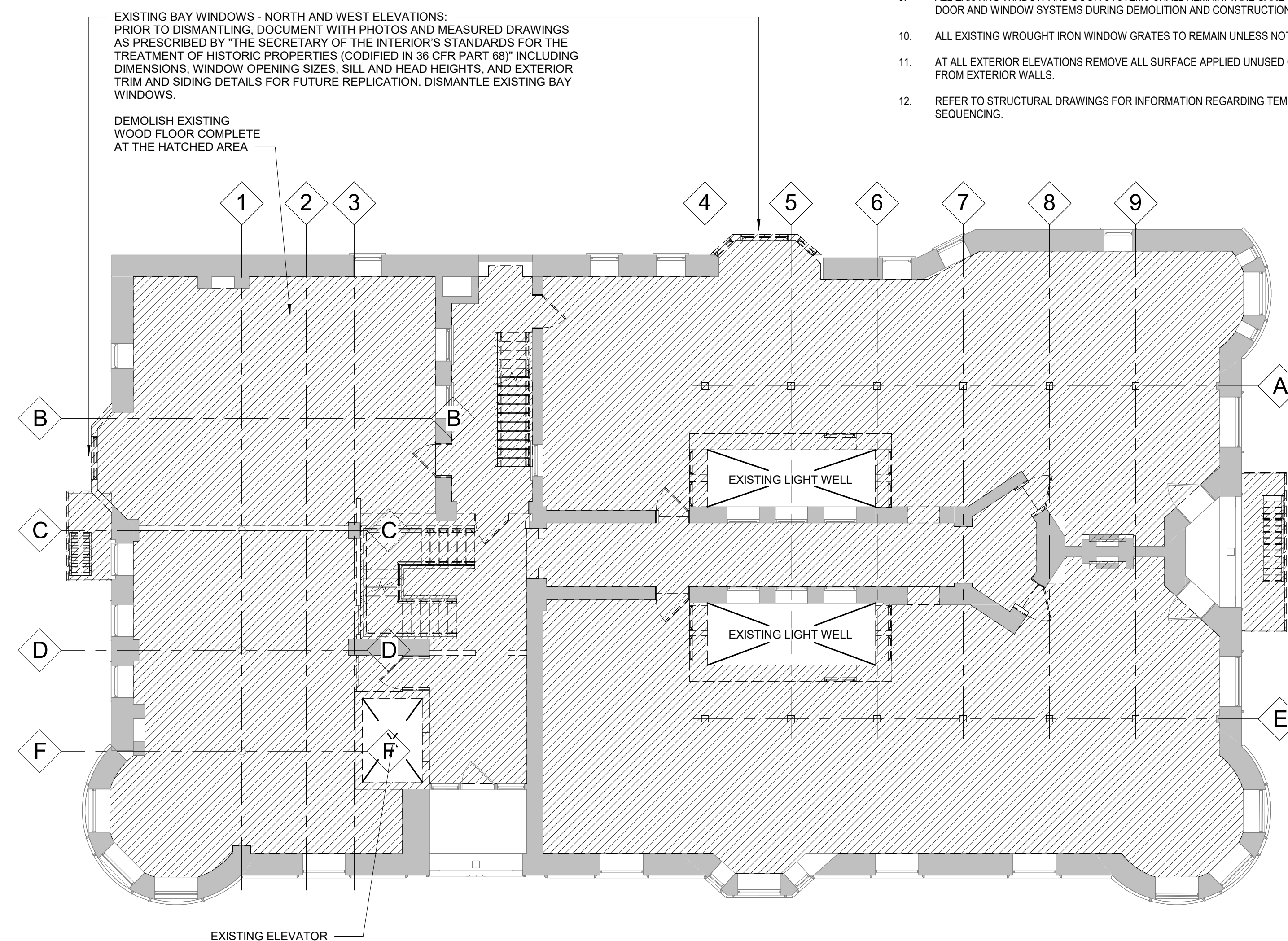
-01 Basement - Demolition
1/8" = 1'-0"

Drawing No:

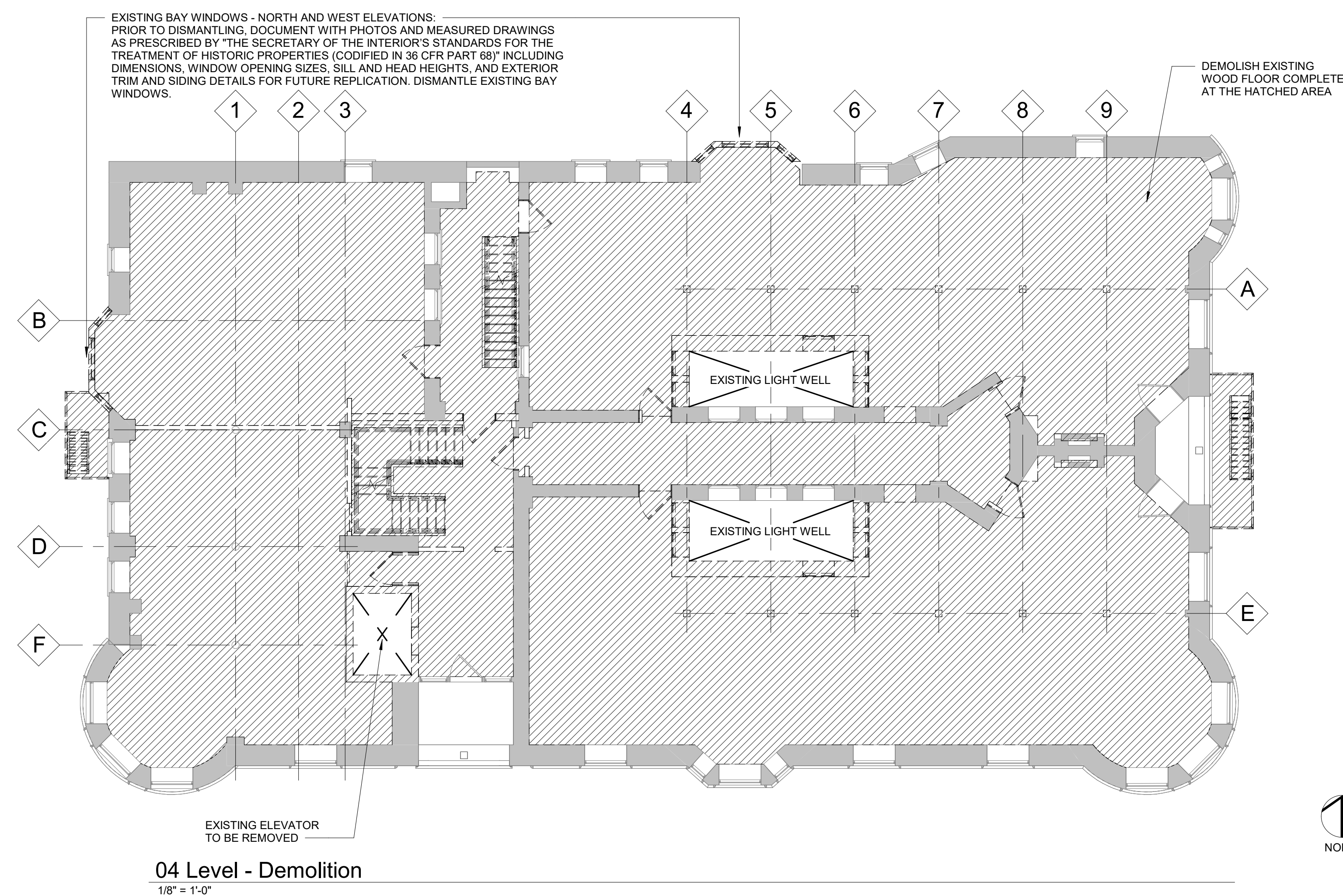
AD1.0

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3 05 Level - Demolition
A3.1.1 1/8" = 1'-0"



04 Level - Demolition
1/8" = 1'-0"

Key Plan



HISTORIC DISTRICT COMMISSION REVIEW	04/13/2026
OWNER REVIEW	02/04/2026

Project Alhambra Apartments Stabilization

Drawing Title

FOURTH FLOOR THRU
ROOF DEMOLITION
PLANS

Project Number: 2024046.00

Drawn By: _____ Approved By: _____

Scale: As indicated

Seal:

Signature: _____

Drawing No:

AD1.1

EXISTING BAY WINDOWS - NORTH AND WEST ELEVATIONS.
PRIOR TO DISMANTLING, DOCUMENT WITH PHOTOS AND MEASURED DRAWINGS
AS PRESCRIBED BY THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE
TREATMENT OF HISTORIC PROPERTIES (CODIFIED IN 36 CFR PART 68) INCLUDING
DIMENSIONS, WINDOW OPENING SIZES, SILL AND HEAD HEIGHTS, AND EXTERIOR
TRIM AND SIDING DETAILS FOR FUTURE REPLICATION. DISMANTLE EXISTING BAY
WINDOWS.

REMOVE EXISTING
ELEVATOR
PENTHOUSE

09 Top of Penthouse
73'-8"

08 Parapet
67'-8"

07 ROOF PLAN
64'-8"

06 Level
52'-2"

05 Level
42'-3"

04 Level
32'-4"

03 Level
22'-5"

02 Level
12'-6"

01 Level
0'-0"

00 Site
-3'-8"

REMOVE FIRE
ESCAPE
COMPLETE

REMOVE FIRE
ESCAPE
COMPLETE

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PRIOR TO DISMANTLING, DOCUMENT WITH PHOTOS AND
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ESCAPE
COMPLETE

REMOVE EXISTING FIRE
ESCAPE
COMPLETE

09 Top of Penthouse
73'-8"

08 Parapet
67'-8"

07 ROOF PLAN
64'-8"

06 Level
52'-2"

05 Level
42'-3"

04 Level
32'-4"

03 Level
22'-5"

02 Level
12'-6"

01 Level
0'-0"

00 Site
-3'-8"

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PARTITION LEGEND

EXISTING PARTITION

NEW UNRATED PARTITION

FLOOR PLAN NOTES

AREA OF WORK

1. ARCH ELEV 0'-0" = EXISTING GROUND FLOOR ELEV
2. CONTRACTOR TO COORDINATE WITH ARCHITECT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS PRIOR TO ANY WORK OR INSTALLATION
3. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, COLUMN CENTERLINE, FACE OF CONCRETE, AND OR FACE OF MASONRY UNO
16. INFILL ALL UNUSED FLOORWALL PENETRATIONS TO MATCH ADJACENT SURFACE.

HamiltonAnderson

architecture landscape architecture urban design

Hamilton Anderson Associates, Inc

1435 Randolph Suite 200

Detroit, Michigan 48226

p 313 964 0270 f 313 964 0170

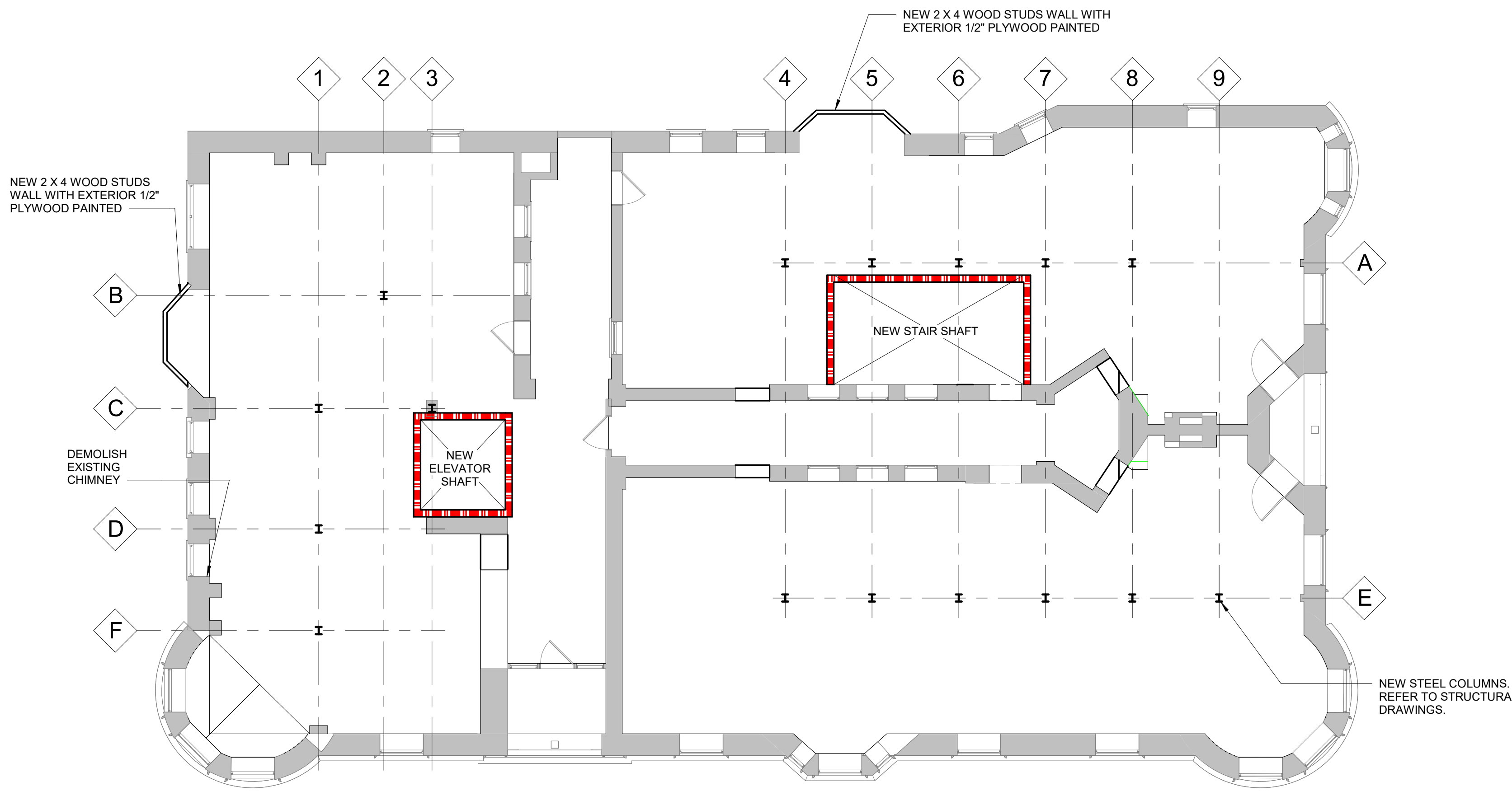
www.hamilton-anderson.com

Structural Engineer Resurget Engineering

28 W. Adams Ave. Suite 1710

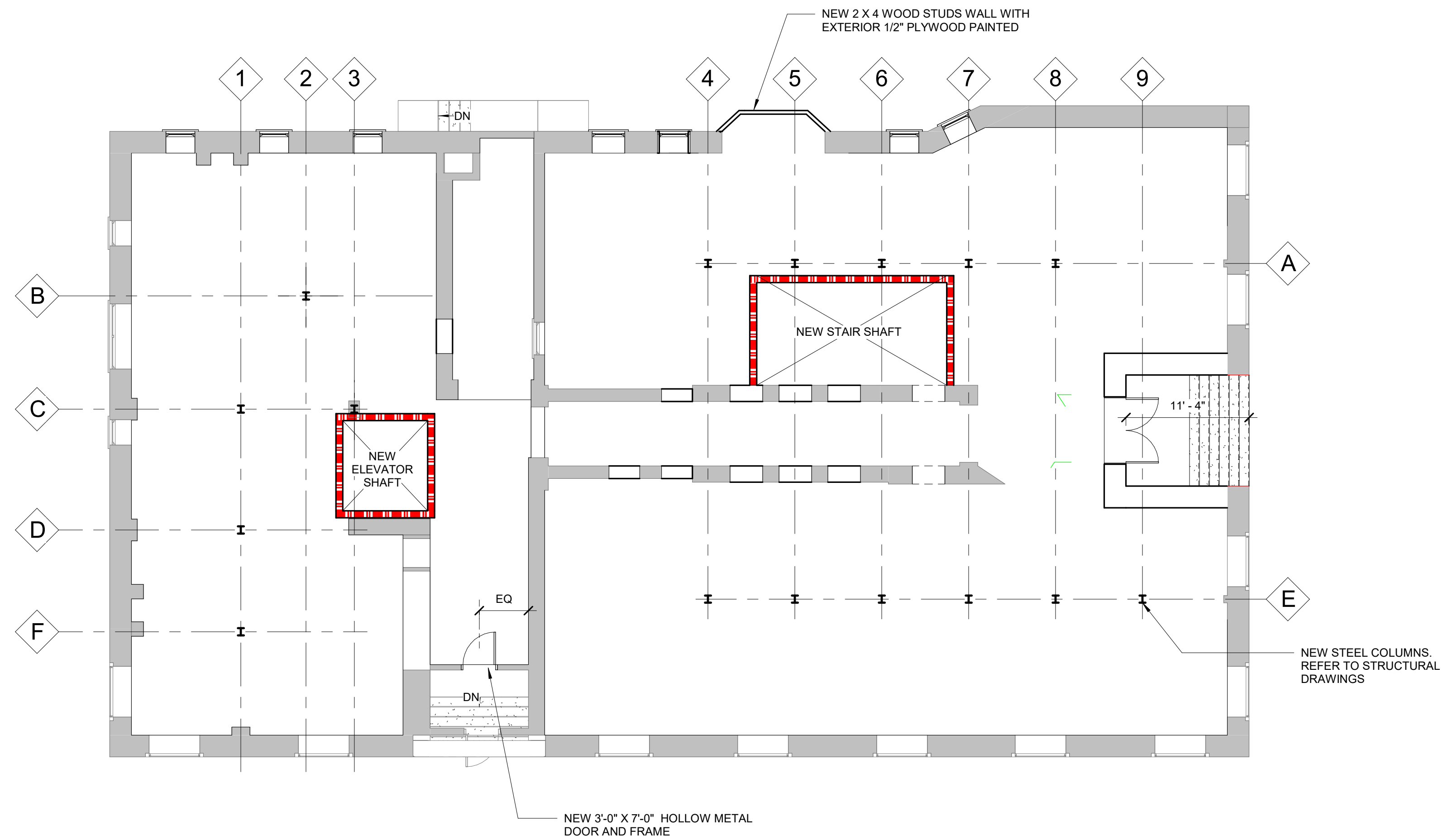
Detroit, MI 48226

313.315.3290



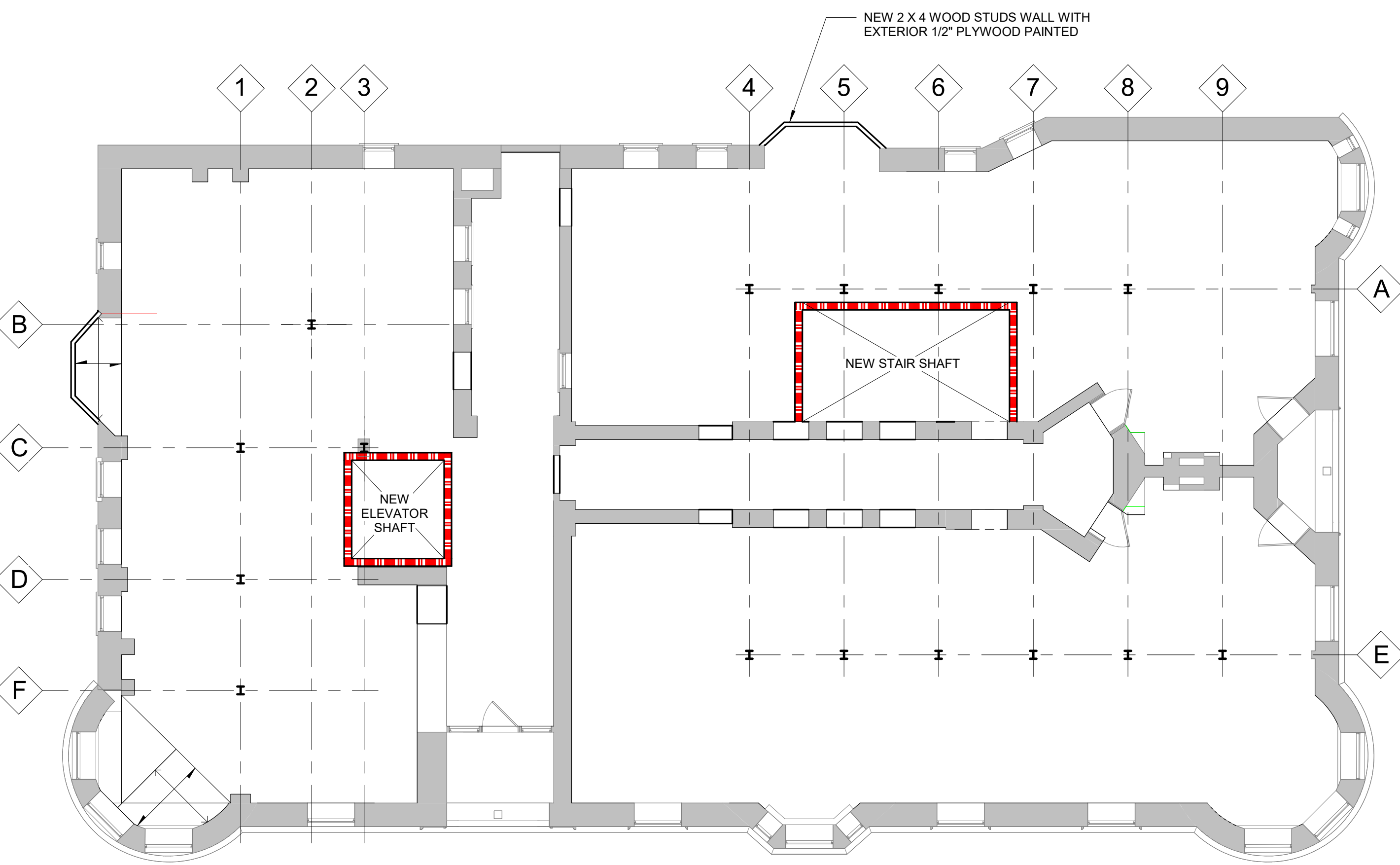
03 Level

1/8" = 1'-0"



01 Level

1/8" = 1'-0"



02 Level

1/8" = 1'-0"



-01 Basement

1/8" = 1'-0"

Client

JC Beal Construction

13053 Grand River Avenue

Detroit, MI 48227

Key Plan

HISTORIC DISTRICT COMMISSION REVIEW 04/13/2026

OWNER REVIEW 02/04/2026

Project

Alhambra Apartments Stabilization

Drawing Title

BASEMENT THRU THIRD FLOOR PLANS

Project Number: 2024046.00

Drawn By: Approved By:

Scale: As indicated

Seal:

Signature:

Drawing No:

A1.0



PARTITION LEGEND

- EXISTING PARTITION
NEW UNRATED PARTITION

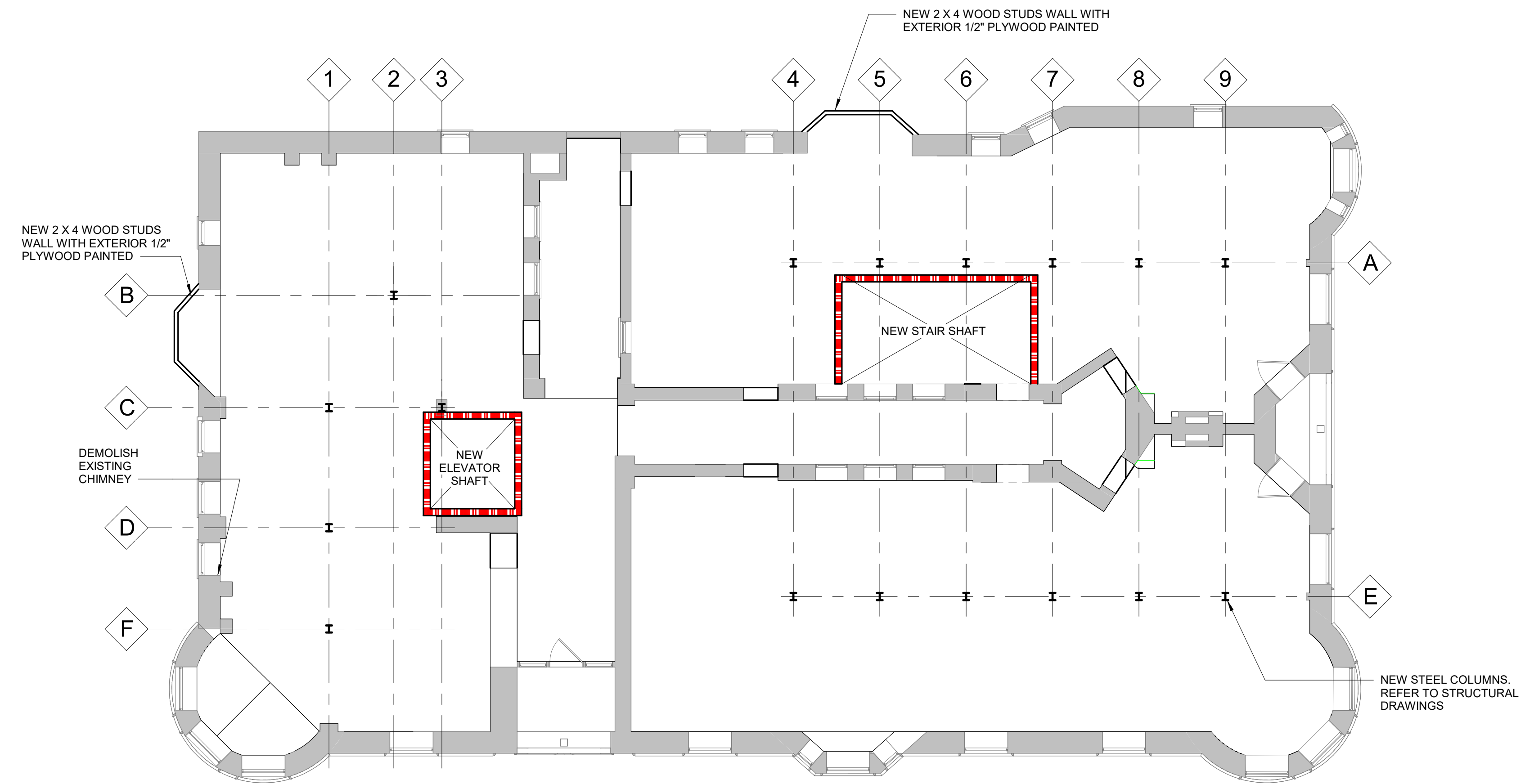
FLOOR PLAN NOTES

- AREA OF WORK
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 - INFILL ALL UNUSED FLOOR/WALL PENETRATIONS TO MATCH ADJACENT SURFACE.

HamiltonAnderson
architecture landscape architecture urban design

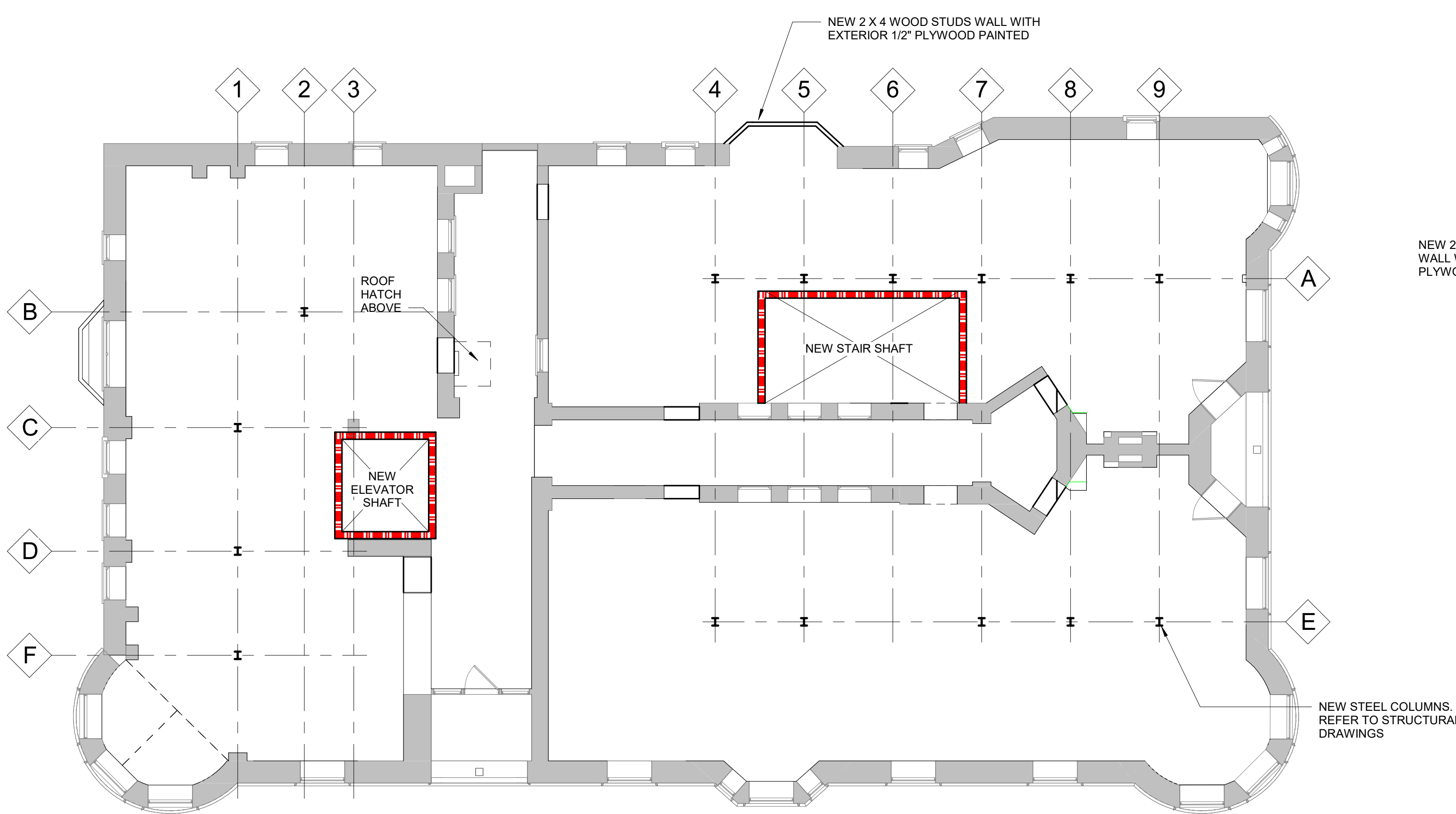
Hamilton Anderson Associates, Inc
1435 Randolph Suite 200
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p 313 964 0270 f 313 964 0170
www.hamilton-anderson.com

Structural Engineer Resurget Engineering
28 W. Adams Ave. Suite 1710
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313.315.3290



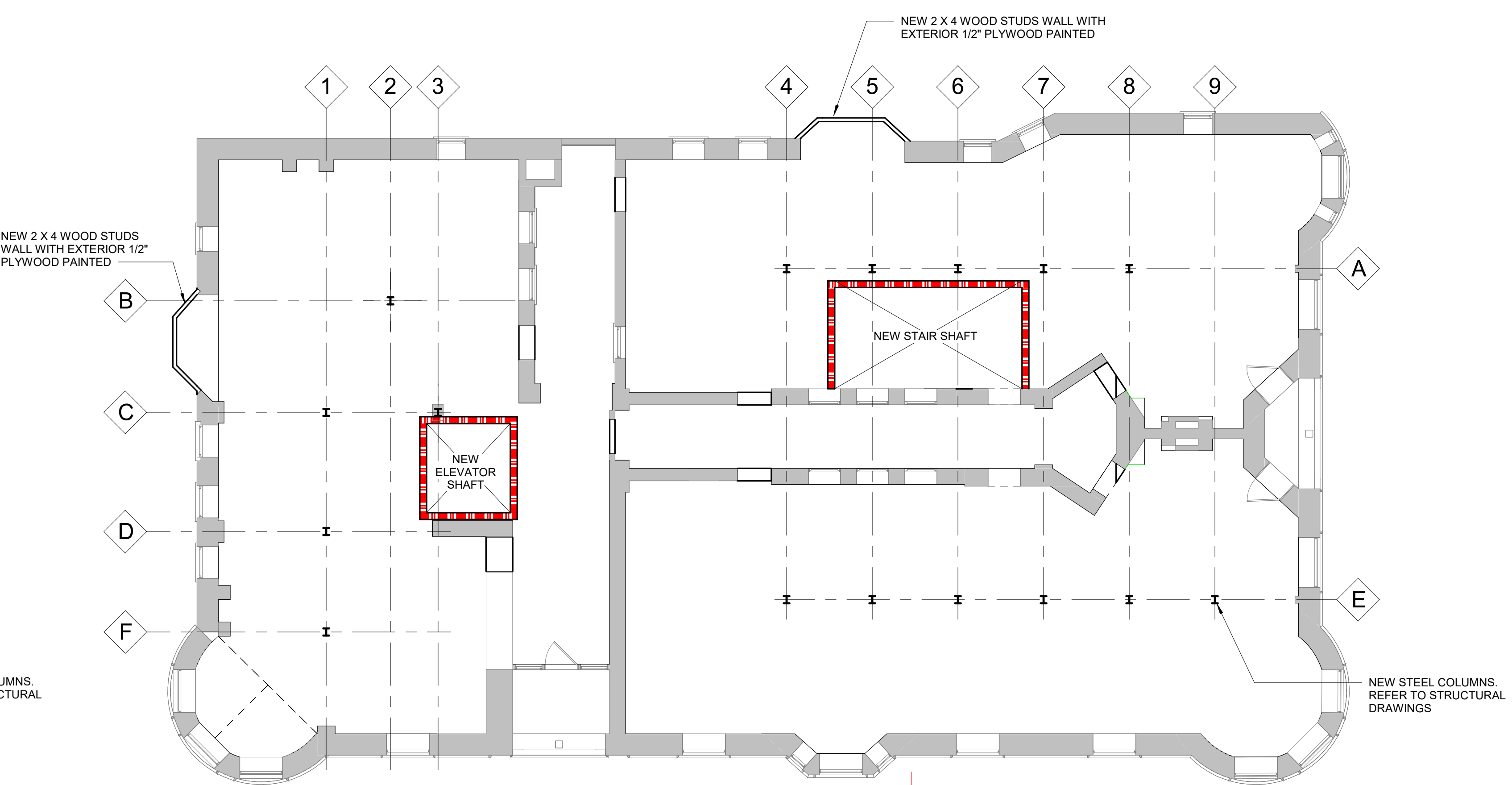
05 Level

1/8" = 1'-0"



06 Level

1/8" = 1'-0"



04 Level

1/8" = 1'-0"

Client
JC Beal Construction

13053 Grand River Avenue
Detroit, MI 48227

Key Plan

HISTORIC DISTRICT COMMISSION REVIEW 04/13/2026
OWNER REVIEW 02/04/2026

Project
Alhambra Apartments
Stabilization

Drawing Title
FOURTH THRU SIXTH
FLOOR PLANS

Project Number: 2024046.00

Drawn By:

Approved By:

Scale: As indicated

Seal:

Signature:

Drawing No:

A1.1

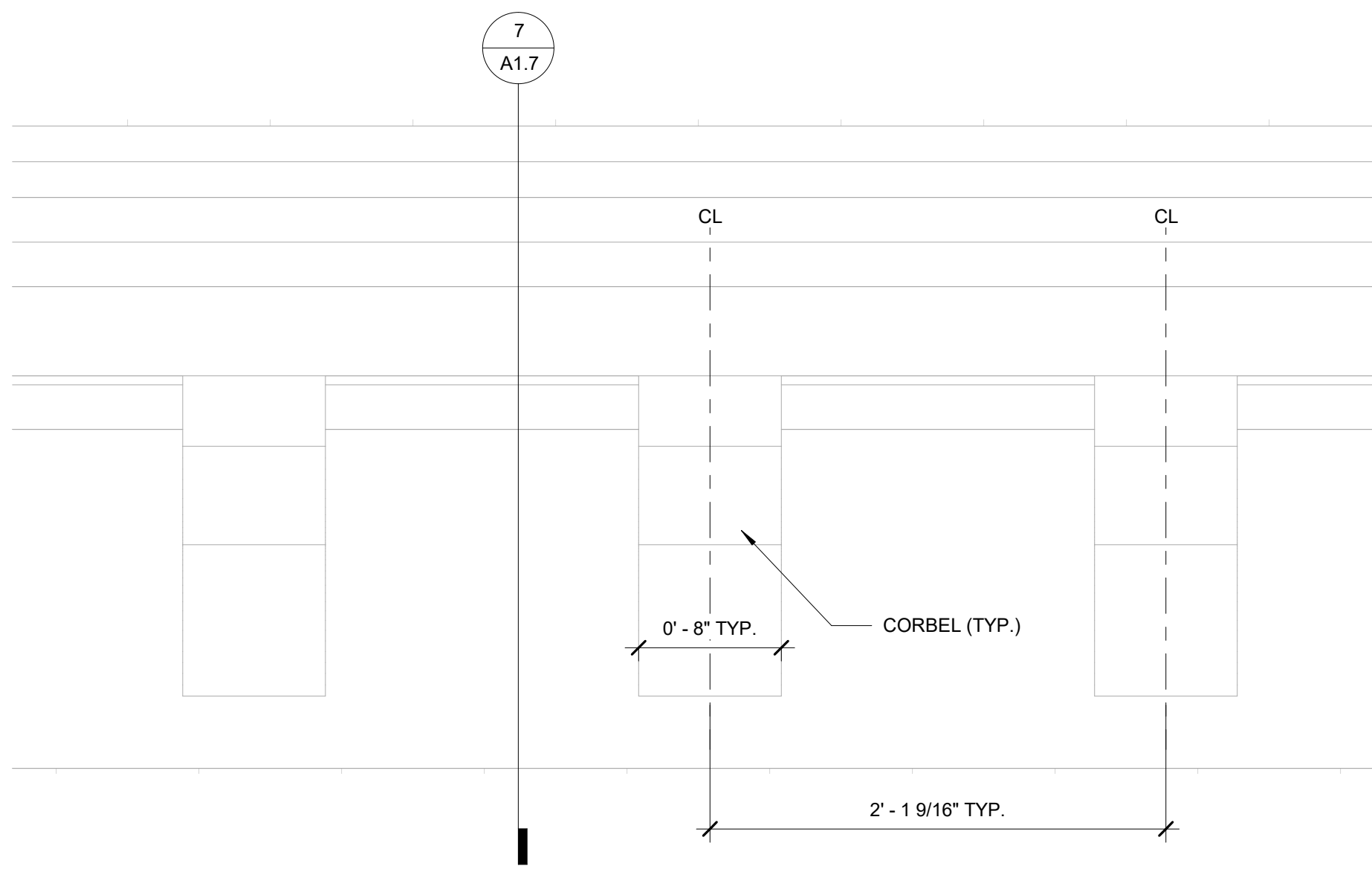


FLOOR PLAN NOTES

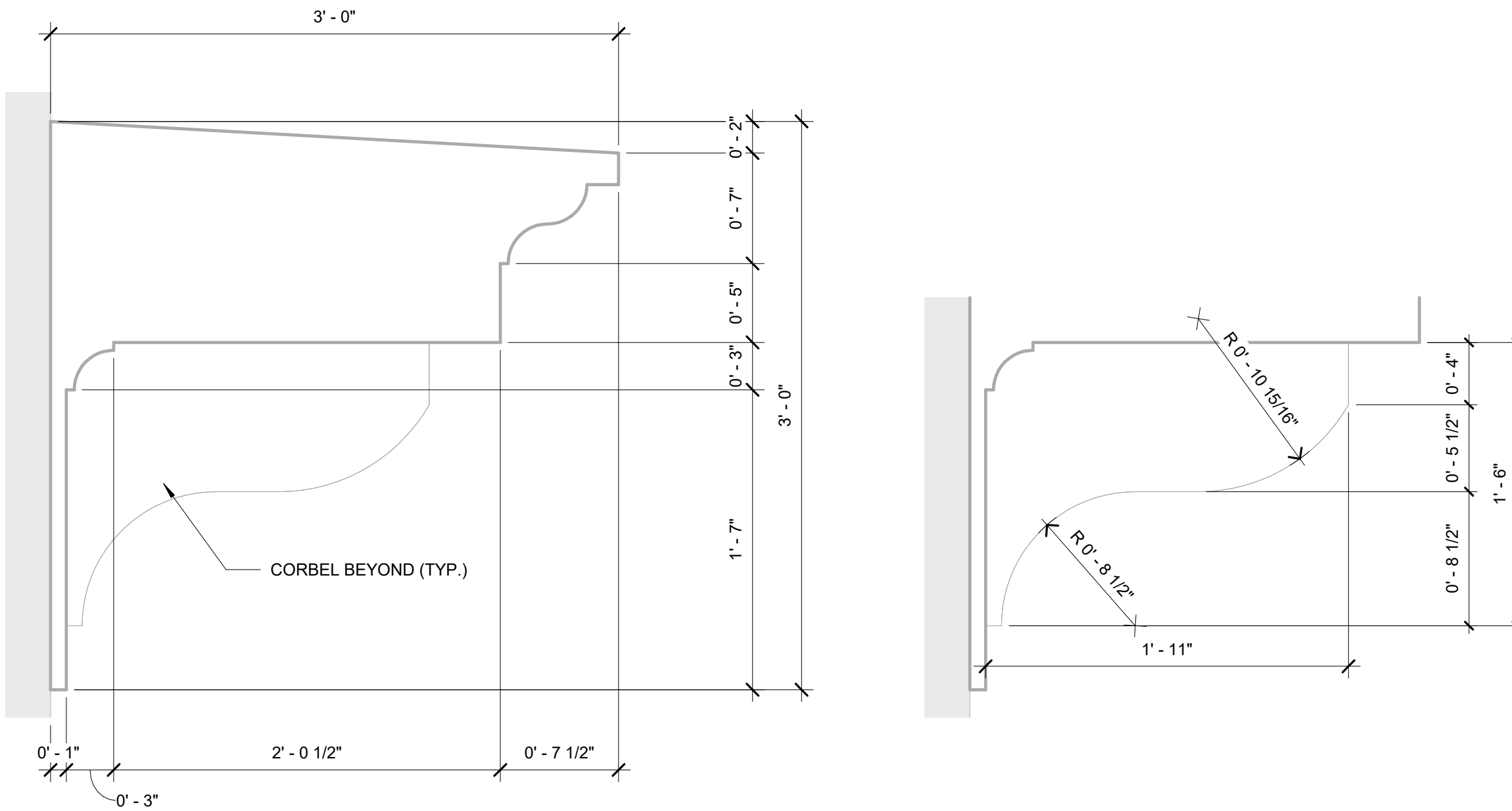
- AREA OF WORK
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PARTITION LEGEND

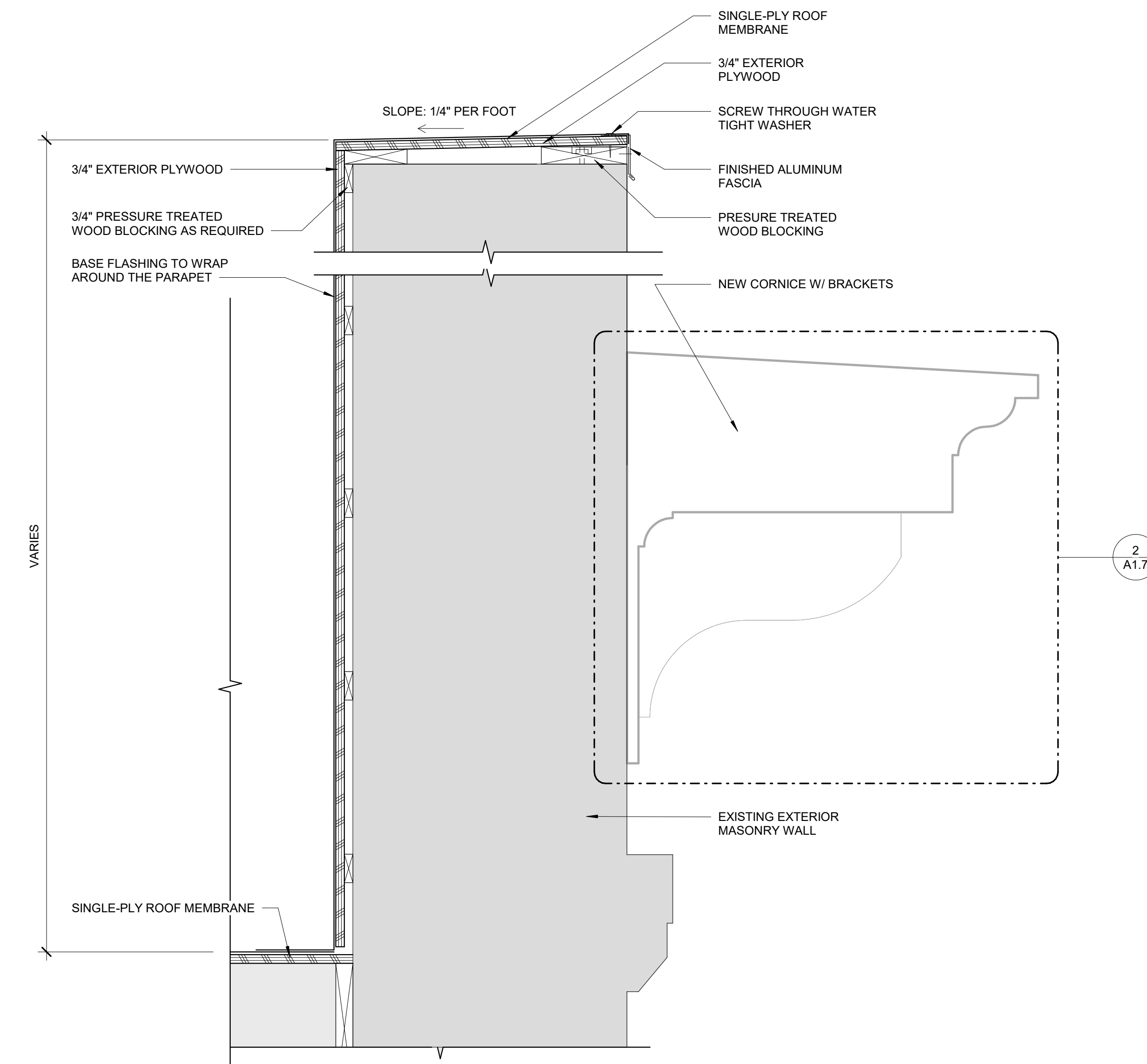
- EXISTING PARTITION
NEW UNRATED PARTITION



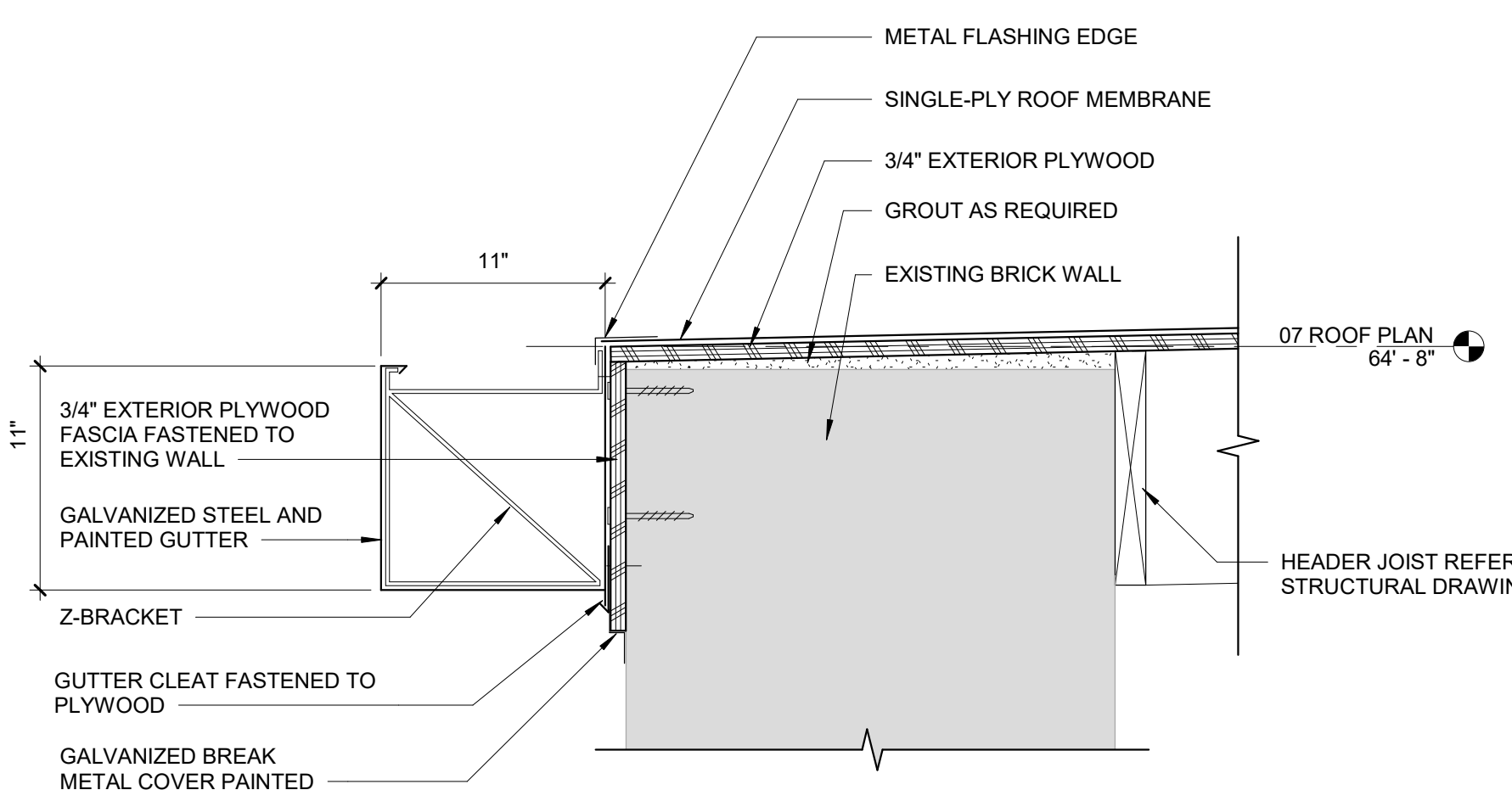
6 CORNICE ELEVATION
A3.1.1 1 1/2" = 1'-0"



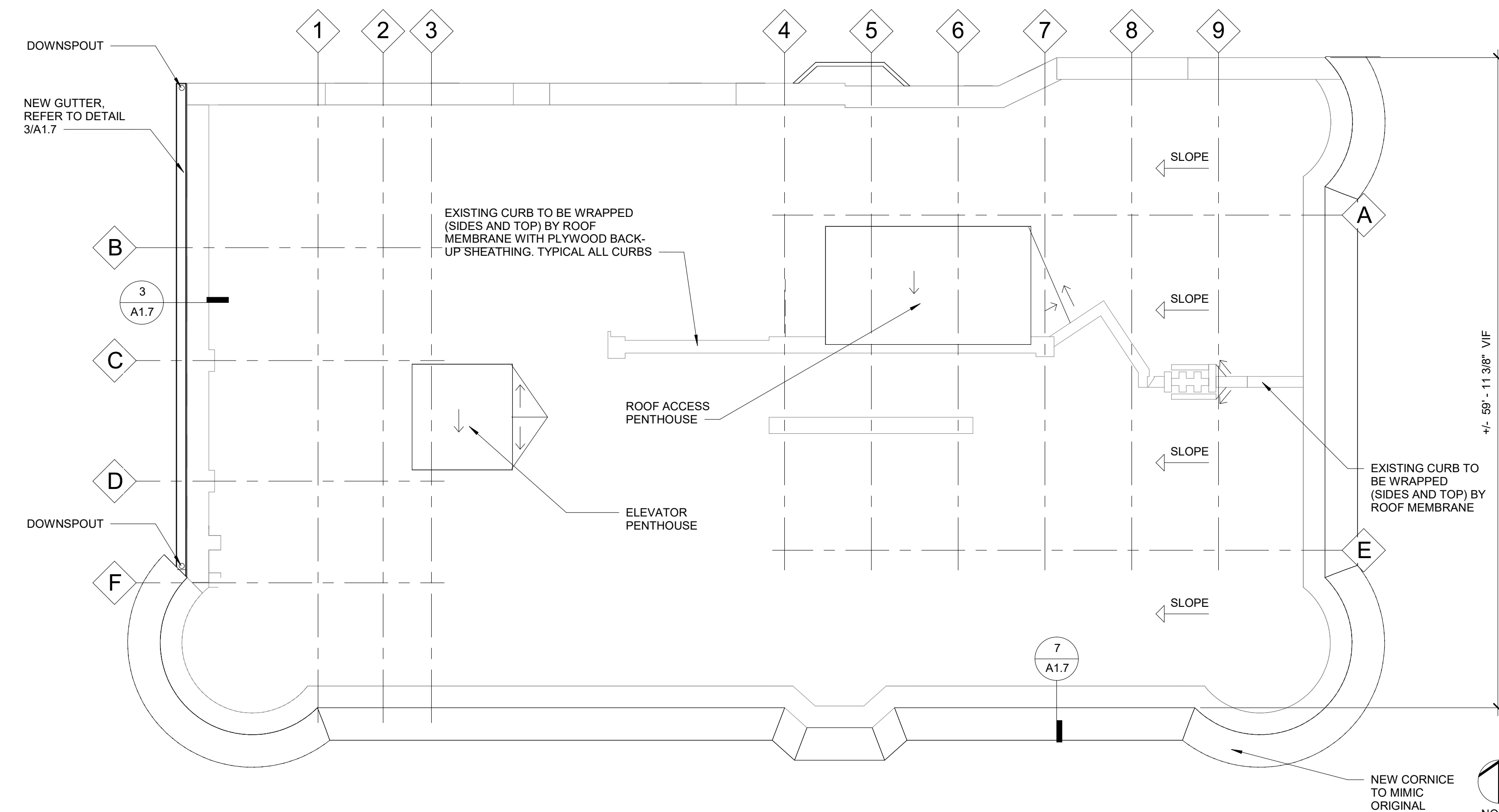
2 CORNICE PROFILE
A1.7 1 1/2" = 1'-0"



7 ROOF - PARAPET DETAIL
A1.7 1 1/2" = 1'-0"



3 GUTTER DETAIL
A1.7 1 1/2" = 1'-0"



Client
JC Beal Construction

13053 Grand River Avenue
Detroit, MI 48227

Key Plan

HISTORIC DISTRICT COMMISSION REVIEW 04/13/2026
OWNER REVIEW 02/04/2026

Project
Alhambra Apartments
Stabilization

Drawing Title
ROOF PLAN &
DETAILS

Project Number: 2024046.00

Drawn By: Approved By:

Scale: As indicated

Seal:

Signature:

Drawing No:

A1.7

ELEVATION LEGEND

- BRICK MASONRY: AREA OF BRICK WHERE DISASSEMBLY AND RECONSTRUCTION IS REQUIRED.
- BRICK MASONRY: AREA OF MISSING BRICK, REQUIRING RECONSTRUCT USING NEW BRICK MATCHING THE ORIGINAL IN SIZE, COLOR AND TEXTURE REQUIRED. SAMPLES OF REPLACEMENT UNITS ARE TO BE PROVIDED FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO USE IN REPAIRS.
- POINTING REQUIRED: AREA OF WALL WHERE MORTAR HAS ERODED TO A DEPTH DEEPER THAN 1/4".
- STEP CRACK AND CRACKED BRICK: CRACKED JOINTS ARE TO BE RAKED CLEAN AND REPOINT. CRACKED BRICK ARE TO BE REMOVED AND REPLACED WITH NEW.
- STONE MASONRY: REMOVE, CLEAN AND RESET EXISTING STOP CAP. REPLACE MISSING SECTIONS WITH NEW TO MACHINE EXISTING.
- STONE MASONRY: REMOVE LOOSE AND DAMAGED MORTAR IN JOINTS AT BASE OF BUILDING. RAKE JOINTS CLEAN BACK TO SOLID MATERIAL AND REPOINT.

ELEVATION REPAIR NOTES

1. VERIFY AND INVESTIGATE ALL CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION, DISSEMBLING AND REPAIRS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL BUILDING SERVICES ARE TO REMAIN, LOCATE, IDENTIFY AND MARK ALL SERVICES.
3. REMOVE AND REINSTALL ITEMS TO BE SALVAGED WHERE INDICATED AND WHERE ADVISED BY OWNER. TAG AND LABEL SALVAGED AND NOT REINSTALLED.
4. INVENTORY SALVAGED AND TAGGED ITEMS. LIST TO INCLUDE DESCRIPTION OF ITEM, DIMENSIONS (OVERALL WIDTH, HEIGHT, DEPTH), COLOR, APPROX. WEIGHT, ORIGINAL LOCATION ON FACADE AND A PHOTO.
5. CONTRACTOR TO FOLLOW OWNER'S REQUIREMENTS FOR ENSURING SECURITY AND SAFETY OF THE BUILDING THROUGH DEMOLITION AND CONSTRUCTION.
6. UTMOST CARE MUST BE TAKEN TO ENSURE THAT EXISTING CONSTRUCTION ADJACENT TO WORK AREAS ARE NOT DAMAGED DURING CONSTRUCTION. REPAIR OR REPLACE EXISTING BUILDING ELEMENTS DAMAGED BY CONSTRUCTION ACTIVITIES.
7. TO AVOID DAMAGE, POWER TOOLS ARE NOT TO BE USED FOR THE REMOVAL OF MORTAR IN PREPARATION OF JOINTS FOR REPOINTING.
8. CONTRACTOR IS TO MANAGE DUST IN ALL AREAS WHERE WORK IS TO OCCUR. COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE RULES REGULATIONS REGARDING DUST AND DEBRIS REMOVAL.
9. TYPICAL FOR ALL WINDOW AND DOOR OPENINGS: REMOVE PROTECTIVE OSB COVERINGS AFTER FACADE CLEANING AND REPAIRS ARE COMPLETE OR WHERE REQUIRED TO MAKE PROPER AND COMPLETE MASONRY REPAIRS AT OPENINGS. TAKE CARE NOT TO DAMAGE EXISTING ORIGINAL WINDOW TRIM SASH AND GLAZING.
10. REMOVE PAINT COMPLETE BACK TO MASONRY SURFACE FOR ENTIRE SOUTH AND EAST FACADE. TEST SMALL, DISCRETE AREA PRIOR TO COMPLETE REMOVAL. IF TEST INDICATES DAMAGE TO MASONRY OR UNDESIRABLE VISUAL APPEARANCE, REPAIR FACADES WITH COMPATIBLE MASONRY PAINT.
11. AFTER PAINT REMOVAL, CLEAN THE ENTIRE SOUTH AND WEST FACADE USING WATER, MILD DETERGENT AND SOFT BRISTLE BRUSHES. DO NOT POWER WASH. WATER IS TO BE APPLIED USING A LOW PRESSURE METHOD ONLY.
12. CONTRACTOR IS TO SECURE THE SERVICES OF A COMPANY SUCH AS U.S. Heritage Group, AND PROVIDE A COMPLETE MORTAR ANALYSES AND REPORT FOR EACH TYPE OF MASONRY ON THE FACADES. TESTING AT STONE BASE, FACE BRICK, COMMON BRICK AND TERRACOTTA AREAS WILL BE REQUIRED AT A MINIMUM. IF ADDITIONAL MASONRY MATERIALS ARE DISCOVERED AFTER CLEANING, ADDITIONAL TESTING AT THOSE LOCATIONS WILL BE REQUIRED.
13. IN ADDITION TO REPAIRS SPECIFICALLY IDENTIFIED ON ELEVATIONS, WHEN ENCOUNTERED REMOVE COMPLETE ALL ABANDONED ITEMS ATTACHED TO THE FACADE INCLUDING BUT NOT LIMITED TO, MECHANICAL AND ELECTRICAL ITEMS, FASTENERS, HANGERS CONDUITS CABLE AND STRAPS.
13. UPON COMPLETION OF FACADE REPAIRS, REMOVE ALL REMAINING OSB COVERINGS AND REPLACE WITH MINIMUM 5/8" THICK PAINTED PLYWOOD. OSB IS NOT ACCEPTABLE FOR NEW OPENING PROTECTION.

Client
JC Beal Construction

13053 Grand River Avenue
Detroit, MI
48227

Key Plan

HISTORIC DISTRICT COMMISSION REVIEW 04/13/2026
OWNER REVIEW 02/04/2026

Project

**Alhambra Apartments
Stabilization**

Drawing Title

SOUTH ELEVATION

Project Number: 2024046.00

Drawn By:

Approved By:

Scale: As indicated

Seal:

Signature:

Drawing No:

A3.1.1

1 South Elevation
A2.1A 1/4" = 1'-0"

ELEVATION LEGEND

- BRICK MASONRY: AREA OF BRICK WHERE DISASSEMBLY AND RECONSTRUCTION IS REQUIRED.
- BRICK MASONRY: AREA OF MISSING BRICK, REQUIRING RECONSTRUCT USING NEW BRICK MATCHING THE ORIGINAL IN SIZE, COLOR AND TEXTURE REQUIRED. SAMPLES OF REPLACEMENT UNITS ARE TO BE PROVIDED FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO USE IN REPAIRS.
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- STONE MASONRY: REMOVE LOOSE AND DAMAGED MORTAR IN JOINTS AT BASE OF BUILDING. RAKE JOINTS CLEAN BACK TO SOLID MATERIAL AND REPOINT.

ELEVATION REPAIR NOTES

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- TO AVOID DAMAGE, POWER TOOLS ARE NOT TO BE USED FOR THE REMOVAL OF MORTAR IN PREPARATION OF JOINTS FOR REPOINTING.
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Client
JC Beal Construction

13053 Grand River Avenue
Detroit, MI
48227

Key Plan

HISTORIC DISTRICT COMMISSION REVIEW 04/13/2026
OWNER REVIEW 02/04/2026

Project

Alhambra Apartments
Stabilization

Drawing Title

NORTH ELEVATION

Project Number: 2024046.00

Drawn By:

Approved By:

Scale: As indicated

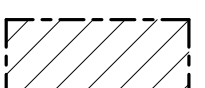
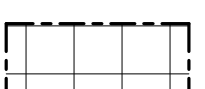
Seal:

Signature:

Drawing No:

A3.1.2

ELEVATION LEGEND

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5. CONTRACTOR TO FOLLOW OWNER'S REQUIREMENTS FOR ENSURING SECURITY AND SAFETY OF THE BUILDING THROUGH DEMOLITION AND CONSTRUCTION.
6. UTMOST CARE MUST BE TAKEN TO ENSURE THAT EXISTING CONSTRUCTION ADJACENT TO WORK AREAS ARE NOT DAMAGED DURING CONSTRUCTION. REPAIR OR REPLACE EXISTING BUILDING ELEMENTS DAMAGED BY CONSTRUCTION ACTIVITIES.
7. TO AVOID DAMAGE, POWER TOOLS ARE NOT TO BE USED FOR THE REMOVAL OF MORTAR IN PREPARATION OF JOINTS FOR REPOINTING.
8. CONTRACTOR IS TO MANAGE DUST IN ALL AREAS WHERE WORK IS TO OCCUR. COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE RULES REGULATIONS REGARDING DUST AND DEBRIS REMOVAL.
9. TYPICAL FOR ALL WINDOW AND DOOR OPENINGS: REMOVE PROTECTIVE OSB COVERINGS AFTER FACADE CLEANING AND REPAIRS ARE COMPLETE OR WHERE REQUIRED TO MAKE PROPER AND COMPLETE MASONRY REPAIRS AT OPENINGS. TAKE CARE NOT TO DAMAGE EXISTING ORIGINAL WINDOW TRIM SASH AND GLAZING.
10. REMOVE PAINT COMPLETE BACK TO MASONRY SURFACE FOR ENTIRE SOUTH AND EAST FACADE. TEST SMALL, DISCRETE AREA PRIOR TO COMPLETE REMOVAL. IF TEST INDICATES DAMAGE TO MASONRY OR UNDESIRABLE VISUAL APPEARANCE, REPAIR FACADES WITH COMPATIBLE MASONRY PAINT.
11. AFTER PAINT REMOVAL, CLEAN THE ENTIRE SOUTH AND WEST FACADE USING WATER, MILD DETERGENT AND SOFT BRISTLE BRUSHES. DO NOT POWER WASH. WATER IS TO BE APPLIED USING A LOW PRESSURE METHOD ONLY.
12. CONTRACTOR IS TO SECURE THE SERVICES OF A COMPANY SUCH AS U.S. Heritage Group, AND PROVIDE A COMPLETE MORTAR ANALYSES AND REPORT FOR EACH TYPE OF MASONRY ON THE FACADES. TESTING AT STONE BASE, FACE BRICK, COMMON BRICK AND TERRACOTTA AREAS WILL BE REQUIRED AT A MINIMUM. IF ADDITIONAL MASONRY MATERIALS ARE DISCOVERED AFTER CLEANING, ADDITIONAL TESTING AT THOSE LOCATIONS WILL BE REQUIRED.
13. IN ADDITION TO REPAIRS SPECIFICALLY IDENTIFIED ON ELEVATIONS, WHEN ENCOUNTERED REMOVE COMPLETE ALL ABANDONED ITEMS ATTACHED TO THE FACADE INCLUDING BUT NOT LIMITED TO, MECHANICAL AND ELECTRICAL ITEMS, FASTENERS, HANGERS, CONDUITS, CABLE AND STRAPS.
13. UPON COMPLETION OF FACADE REPAIRS, REMOVE ALL REMAINING OSB COVERINGS AND REPLACE WITH MINIMUM 5/8" THICK PAINTED PLYWOOD. OSB IS NOT ACCEPTABLE FOR NEW OPENING PROTECTION.

Client
JC Beal Construction

13053 Grand River Avenue
Detroit, MI
48227

Key Plan



HISTORIC DISTRICT COMMISSION REVIEW 04/13/2026
OWNER REVIEW 02/04/2026

Project

Alhambra Apartments
Stabilization

Drawing Title

EAST ELEVATION

Project Number: 2024046.00

Drawn By: Approved By:

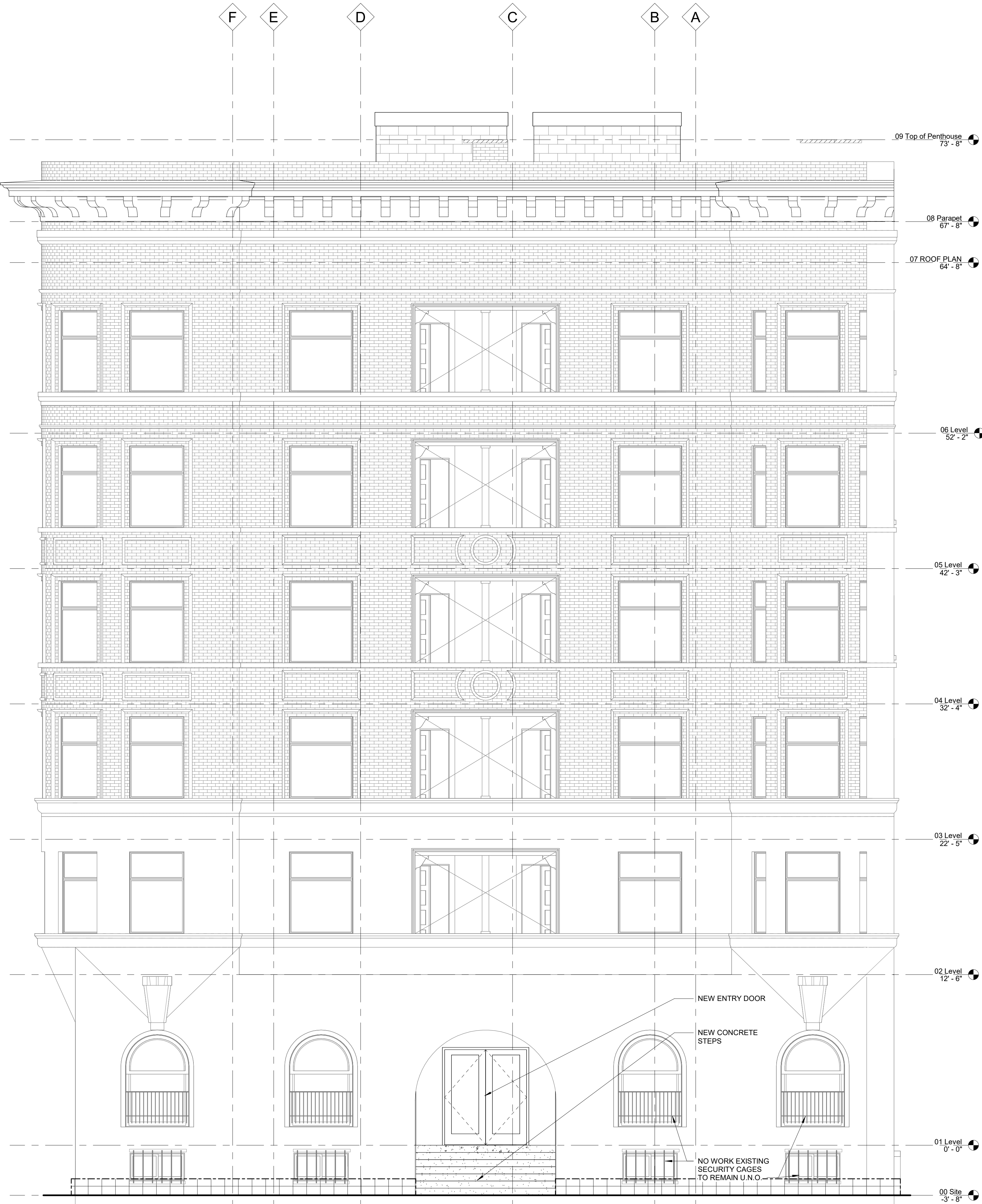
Scale: As indicated

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Signature:

Drawing No:

A3.1.3



1 East Elevation
1/4" = 1'-0"

ELEVATION LEGEND

- BRICK MASONRY: AREA OF BRICK WHERE DISASSEMBLY AND RECONSTRUCTION IS REQUIRED.
- BRICK MASONRY: AREA OF MISSING BRICK, REQUIRING RECONSTRUCT USING NEW BRICK MATCHING THE ORIGINAL IN SIZE, COLOR AND TEXTURE REQUIRED. SAMPLES OF REPLACEMENT UNITS ARE TO BE PROVIDED FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO USE IN REPAIRS.
- POINTING REQUIRED: AREA OF WALL WHERE MORTAR HAS ERODED TO A DEPTH DEEPER THAN 1/4".
- STEP CRACK AND CRACKED BRICK: CRACKED JOINTS ARE TO BE RAKED CLEAN AND REPOINT. CRACKED BRICK ARE TO BE REMOVED AND REPLACED WITH NEW.
- STONE MASONRY: REMOVE, CLEAN AND RESET EXISTING STOP CAP. REPLACE MISSING SECTIONS WITH NEW TO MACHINE EXISTING.
- STONE MASONRY: REMOVE LOOSE AND DAMAGED MORTAR IN JOINTS AT BASE OF BUILDING. RAKE JOINTS CLEAN BACK TO SOLID MATERIAL AND REPOINT.

ELEVATION REPAIR NOTES

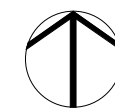
- VERIFY AND INVESTIGATE ALL CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION, DISSEMBLING AND REPAIRS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL BUILDING SERVICES ARE TO REMAIN. LOCATE, IDENTIFY AND MARK ALL SERVICES.
- REMOVE AND REINSTALL ITEMS TO BE SALVAGED WHERE INDICATED AND WHERE ADVISED BY OWNER. TAG AND LABEL SALVAGED AND NOT REINSTALLED.
- INVENTORY SALVAGED AND TAGGED ITEMS. LIST TO INCLUDE DESCRIPTION OF ITEM, DIMENSIONS (OVERALL WIDTH, HEIGHT, DEPTH), COLOR, APPROX. WEIGHT, ORIGINAL LOCATION ON FACADE AND A PHOTO.
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Project

Alhambra Apartments
Stabilization

Drawing Title

WEST ELEVATION

Project Number: 2024046.00

Drawn By:

Approved By:

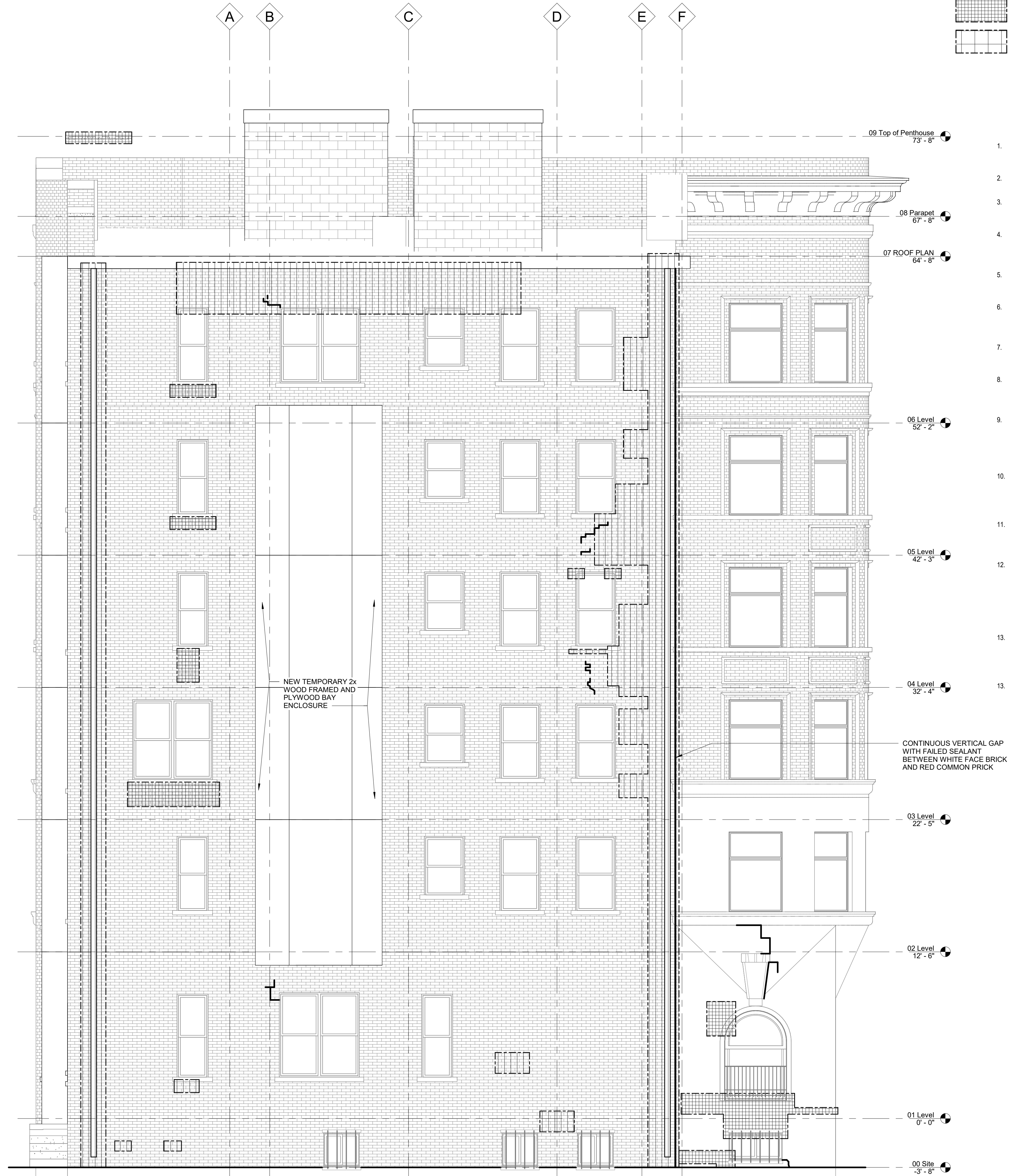
Scale: As indicated

Seal:

Signature:

Drawing No:

A3.1.4



1 West Elevation
A2.1C 1/4" = 1'-0"

HamiltonAnderson



Alhambra Apartments, 1897

HamiltonAnderson



THE ALHAMBRA, DETROIT, MICH.

Alhambra Apartments, circa 1900

HamiltonAnderson



Alhambra Apartments, circa 1920s

HamiltonAnderson



Alhambra Apartments, circa 1976

HamiltonAnderson



Alhambra Apartments, 2006

HamiltonAnderson



Alhambra Apartments, 2006

EXISTING CONDITIONS (VIEW STANDING AT PARK AVE. & TEMPLE ST., LOOKING NORTHWEST)



PROPOSED RENOVATION SCOPE



FACADE RENOVATION SCOPE

- 1. STABILIZE & REPAIR EXISTING PARAPET STRUCTURE & RECREATE ORIGINAL CORNICE DETAIL WHERE NECESSARY
- 2. CLEAN / RESTORE UPPER FACADE (FLOORS 3-6)
- 3. CLEAN / RESTORE LOWER FACADE & REPAINT FOR PRESERVATION (FLOORS 1 & 2)
- 4. REPLACE WINDOW BOARDING WITH NEW PAINTED PLYWOOD
- 5. REPAIR / REPLACE SIDEWALKS ON TEMPLE STREET & PARK AVENUE AS REQUIRED

HISTORICAL IMAGERY

