

Alhambra Apartments Stabilization

100 Temple St., Detroit, MI 48201
Historic District Commission Revision - May 6, 2026

HAMILTON ANDERSON PROJECT NUMBER: 2024046.00

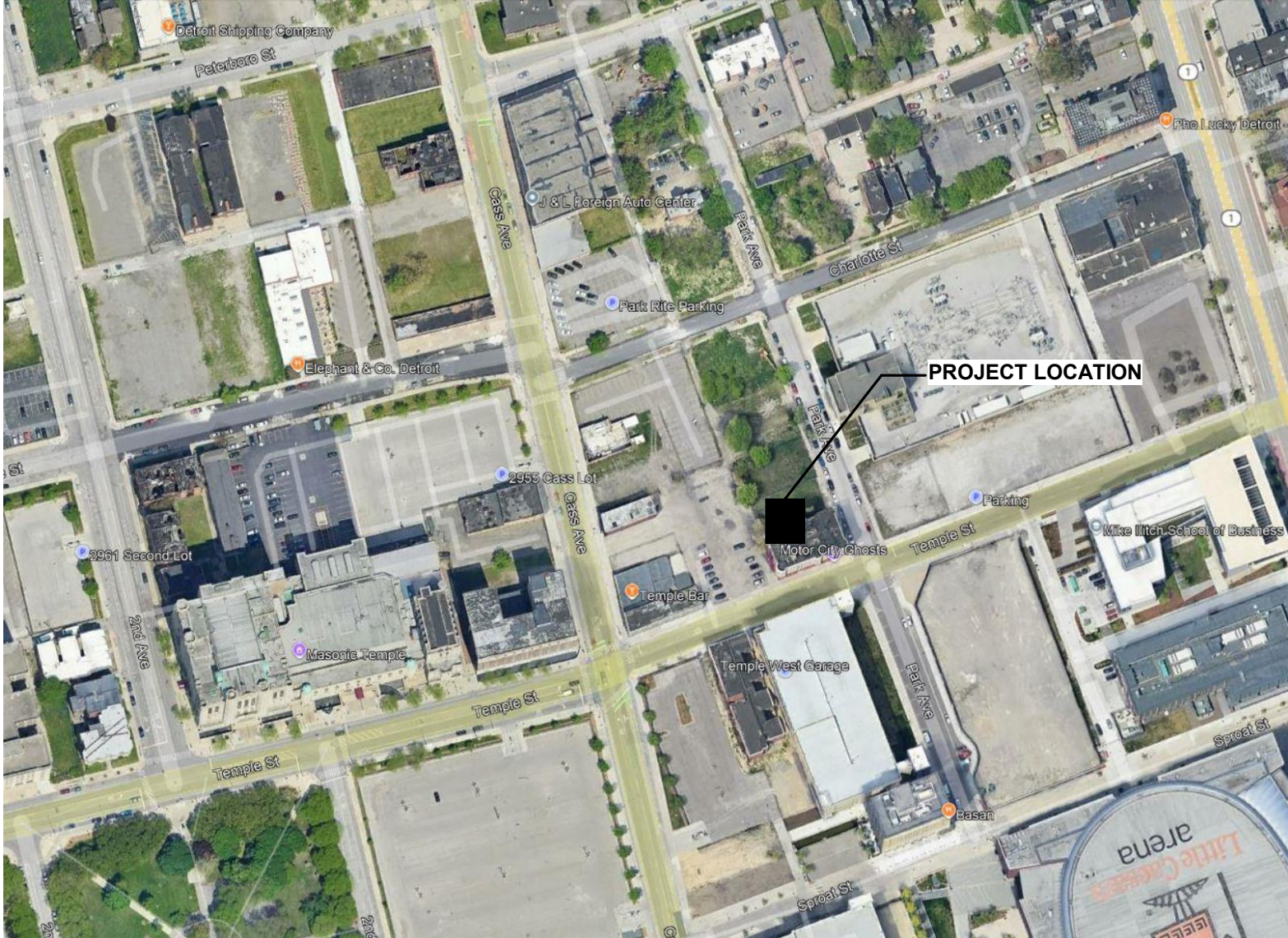
HamiltonAnderson
architecture landscape architecture urban design

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			3	05/06/2026	
AD1.1	FOURTH FLOOR THRU ROOF DEMOLITION PLANS			2	04/13/2026	
AD3.0	DEMOLITION ELEVATIONS			3	05/06/2026	
A1.0	BASEMENT THRU THIRD FLOOR PLANS			3	05/06/2026	
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			3	05/06/2026	
A3.1.4	WEST ELEVATION			3	05/06/2026	

12

DEMOLITION LEGEND

- REMOVE WALL COMPLETE
- EXISTING CONSTRUCTION TO REMAIN
- REMOVE DOOR AND FRAME COMPLETE
- EXISTING DOOR AND FRAME TO REMAIN
- REMOVE TOILET AND LAVATORY COMPLETE. REMOVE WALL/FLOOR CERAMIC TILE COMPLETE AND PREPARE FLOOR AND WALLS FOR NEW FINISH.
- REMOVE EXISTING CONSTRUCTION AS NOTED

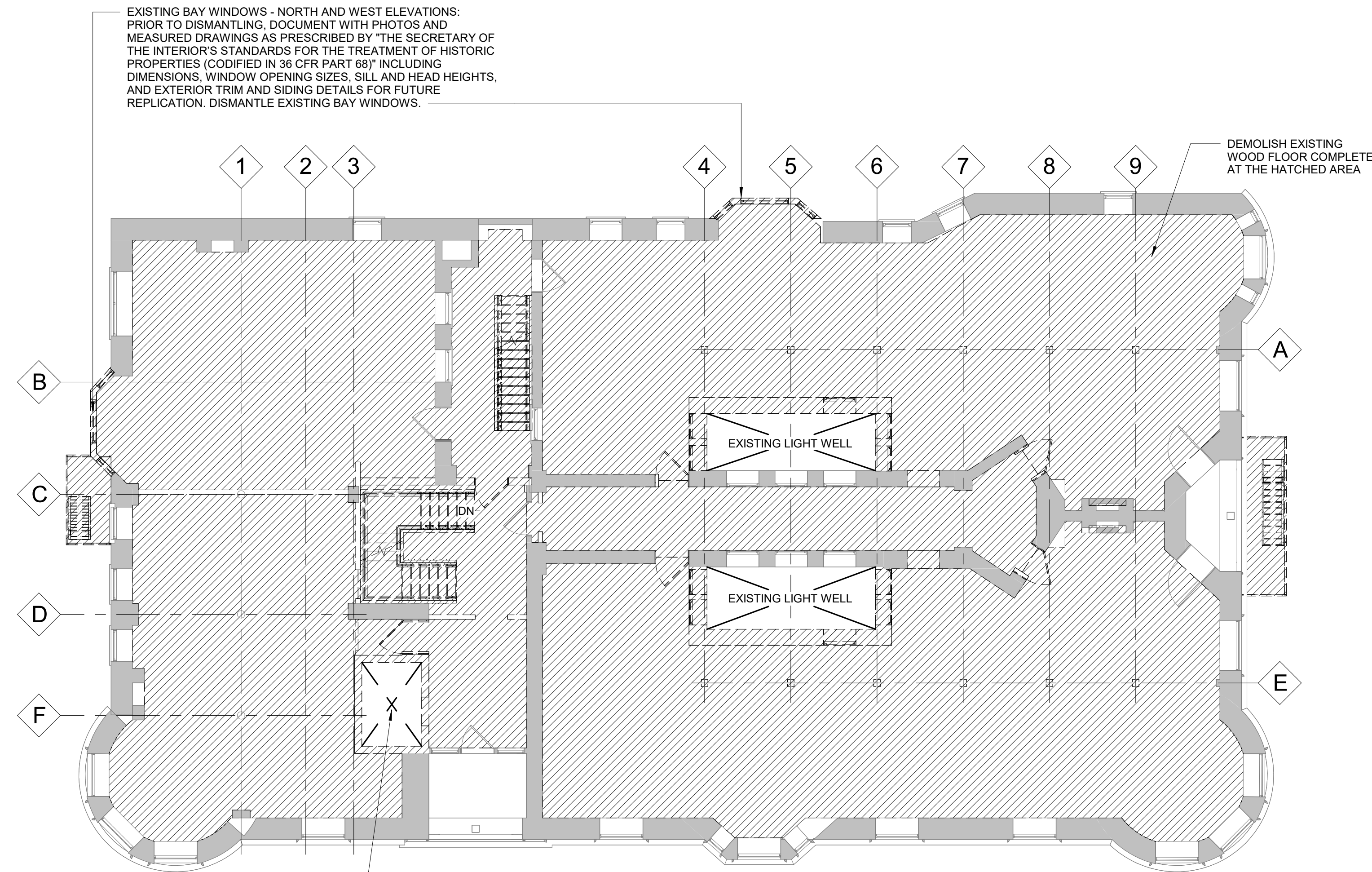
DEMOLITION NOTES

- 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.
- CONTRACTOR SHALL VISIT SITE TO VERIFY ACTUAL EXTENT OF DEMOLITION PRIOR TO BID. DO NOT RELY SOLELY ON THE DRAWINGS FOR 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.
- VERIFY AND INVESTIGATE ALL CONDITIONS IN THE FIELD. PRIOR TO STARTING DEMOLITION, NOTIFY ARCHITECT OF DISCREPANCIES. LOCATE AND IDENTIFY UNDOCUMENTED CONDITIONS.
- COORDINATE DEMOLITION WITH OWNER'S REQUIREMENTS AND OTHER CONTRACTORS RETAINED BY THE OWNER.
- 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.
- COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE RULES AND REGULATIONS REGARDING DUST AND DEBRIS REMOVAL.
- ALL EXISTING WOOD-FRAMED INTERIOR WALLS, FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, ROOFING, SKYLIGHTS, INTERIOR STAIRWAYS, MEP SYSTEMS, AND DEBRIS SHALL BE REMOVED.
- EXISTING MASONRY BEARING WALLS TO REMAIN UNLESS NOTED OTHERWISE.
- ALL EXISTING WINDOW AND DOOR SYSTEMS SHALL REMAIN. TAKE CARE TO NOT DAMAGE EXISTING HISTORIC DOOR AND WINDOW SYSTEMS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- ALL EXISTING WROUGHT IRON WINDOW GRATES TO REMAIN UNLESS NOTED OTHERWISE.
- AT ALL EXTERIOR ELEVATIONS REMOVE ALL SURFACE APPLIED UNUSED CONDUIT, FIXTURES, AND EQUIPMENT FROM EXTERIOR WALLS.
- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION REGARDING TEMPORARY SHORING AND DEMOLITION SEQUENCING.

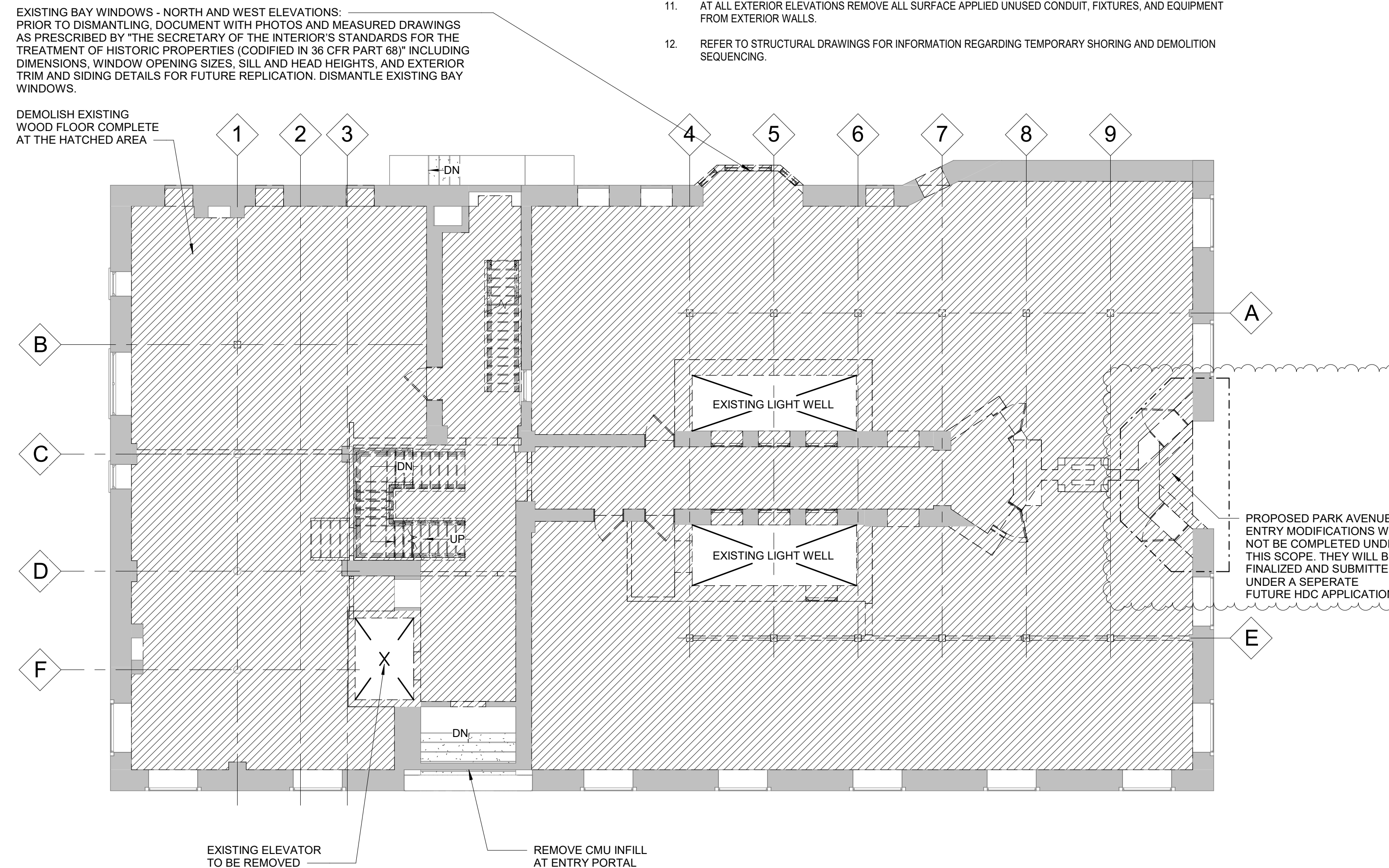
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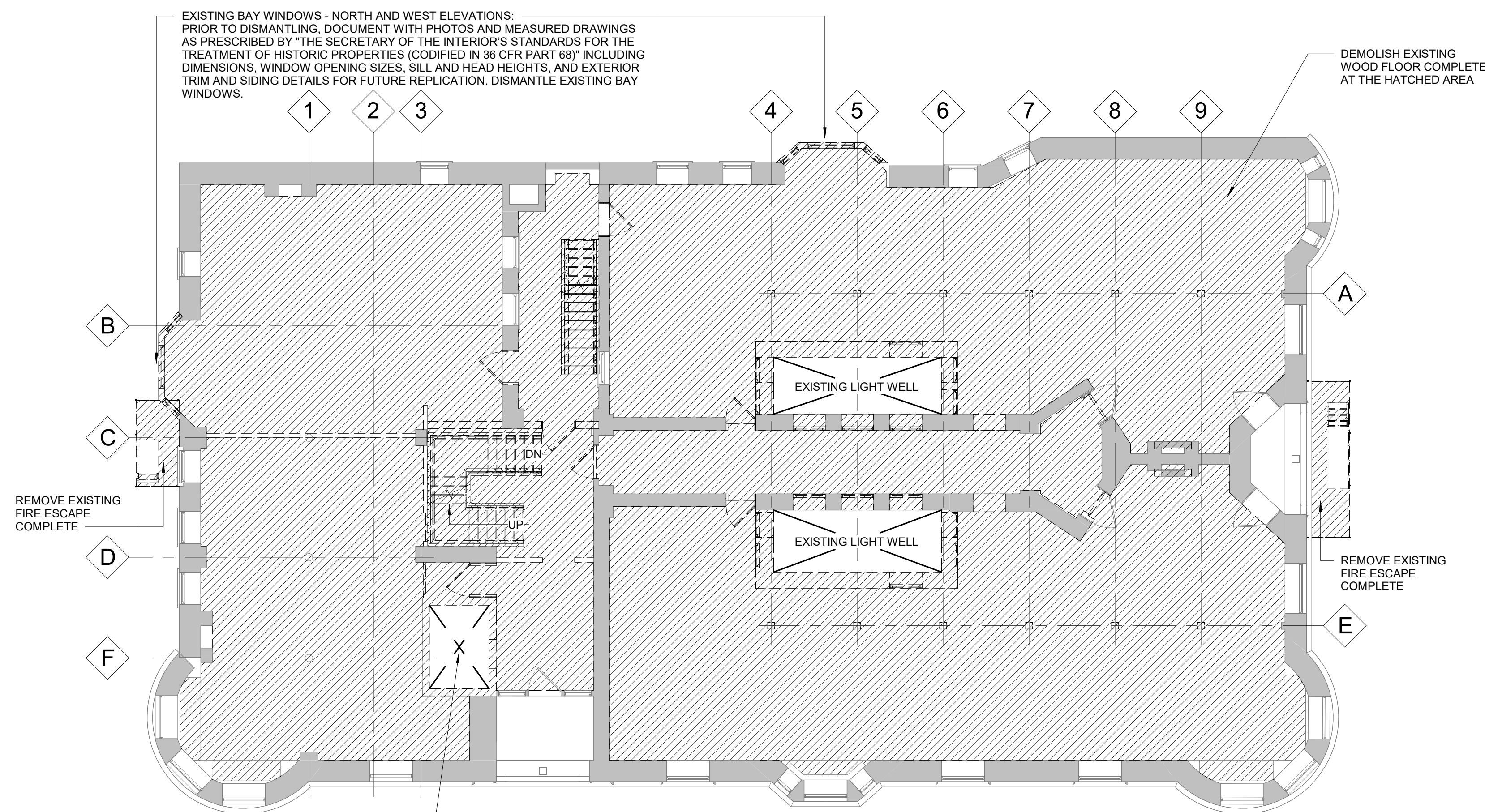
Structural Engineer Resurget Engineering
28 W. Adams Ave. Suite 1710
Detroit, MI 48226
313.315.3290



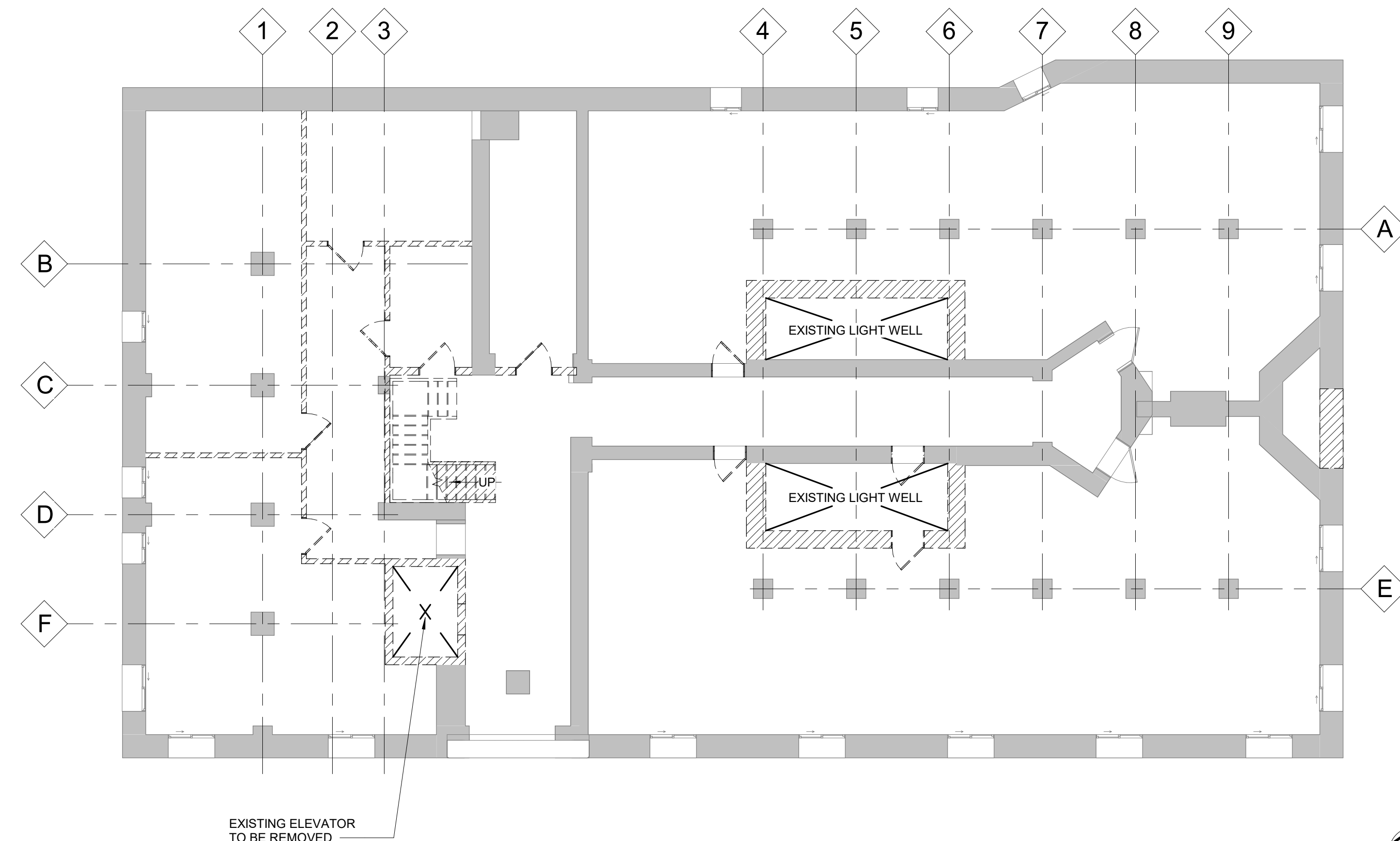
03 Level - Demolition
1/8" = 1'-0"



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



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



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

Client

JC Beal Construction

13053 Grand River Avenue
Detroit, MI
48227

Key Plan

HDC REV. 1 05/06/2026
HISTORIC DISTRICT COMMISSION REVIEW 04/13/2026
OWNER REVIEW 02/04/2026

Project

Alhambra Apartments
Stabilization

Drawing Title

BASEMENT THRU
THIRD FLOOR
DEMOLITION PLANS

Project Number: 2024046.00

Drawn By: MD, RJ Approved By: AM

Scale: As indicated

Seal:

Signature:

Drawing No:

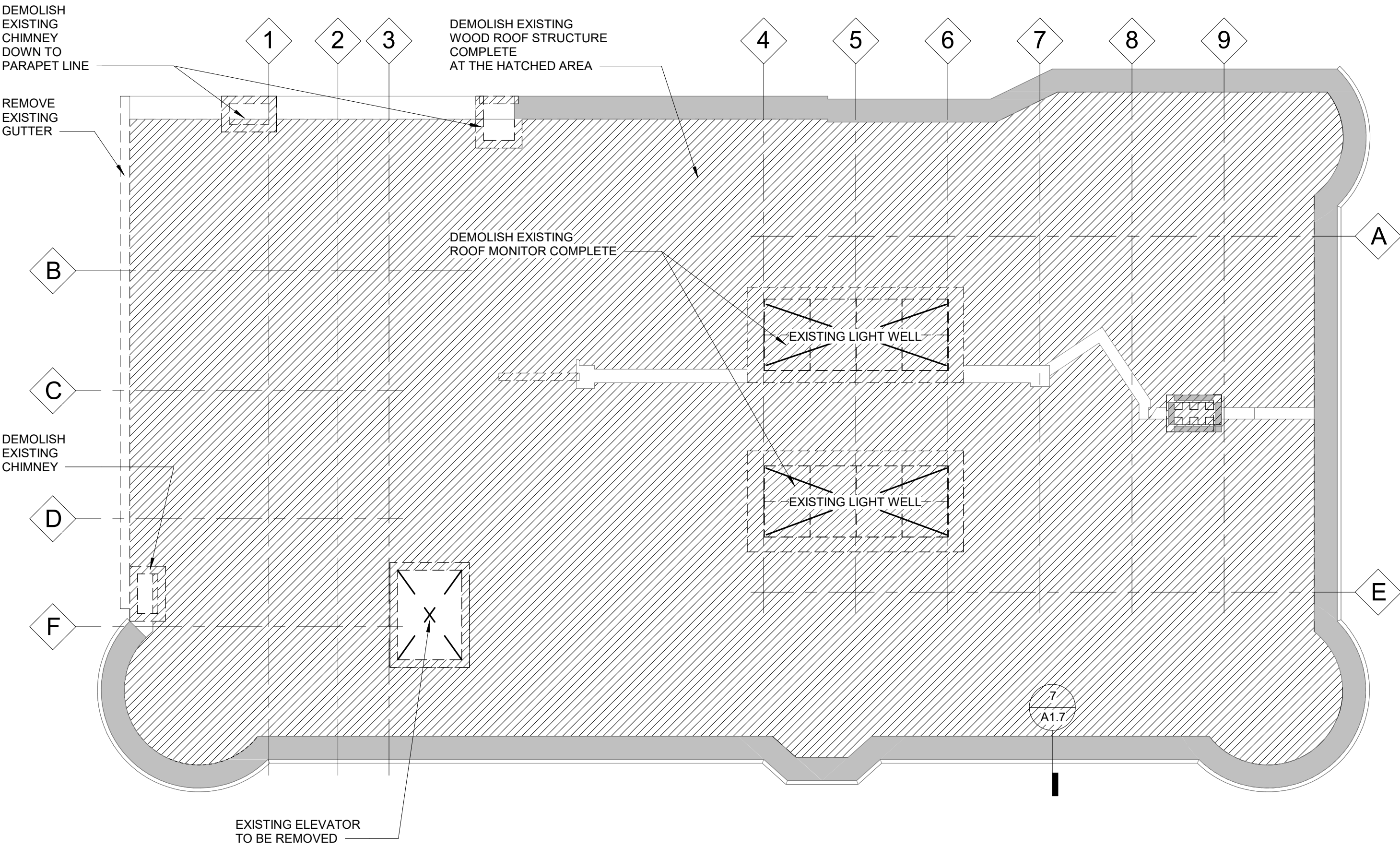
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DEMOLITION LEGEND

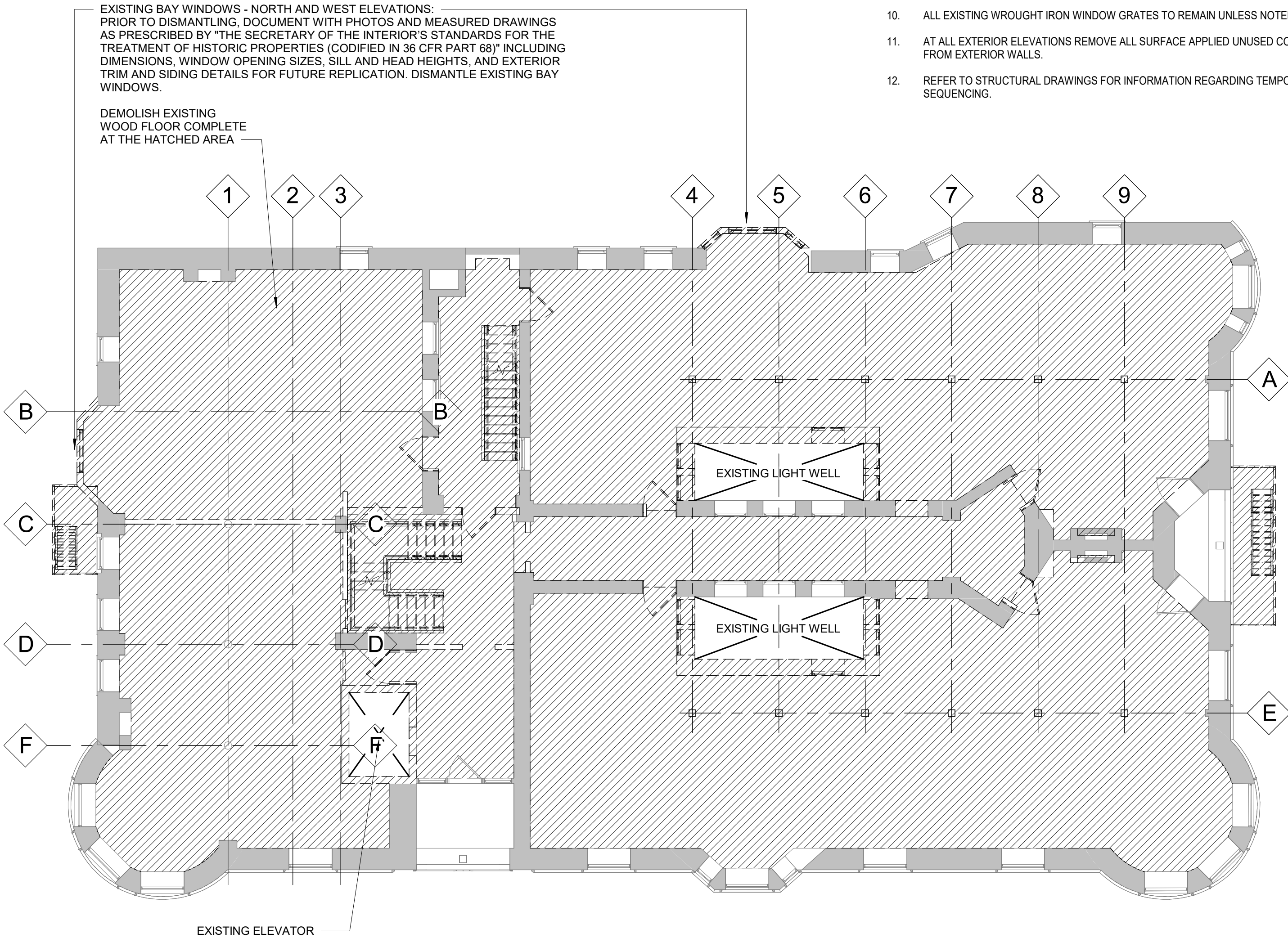
- REMOVE WALL COMPLETE
- EXISTING CONSTRUCTION TO REMAIN
- REMOVE DOOR AND FRAME COMPLETE
- EXISTING DOOR AND FRAME TO REMAIN
- REMOVE TOILET AND LAVATORY COMPLETE.
REMOVE WALL/FLOOR CERAMIC TILE
COMPLETE AND PREPARE FLOOR AND WALLS
FOR NEW FINISH
- REMOVE EXISTING CONSTRUCTION AS NOTED

DEMOLITION NOTES

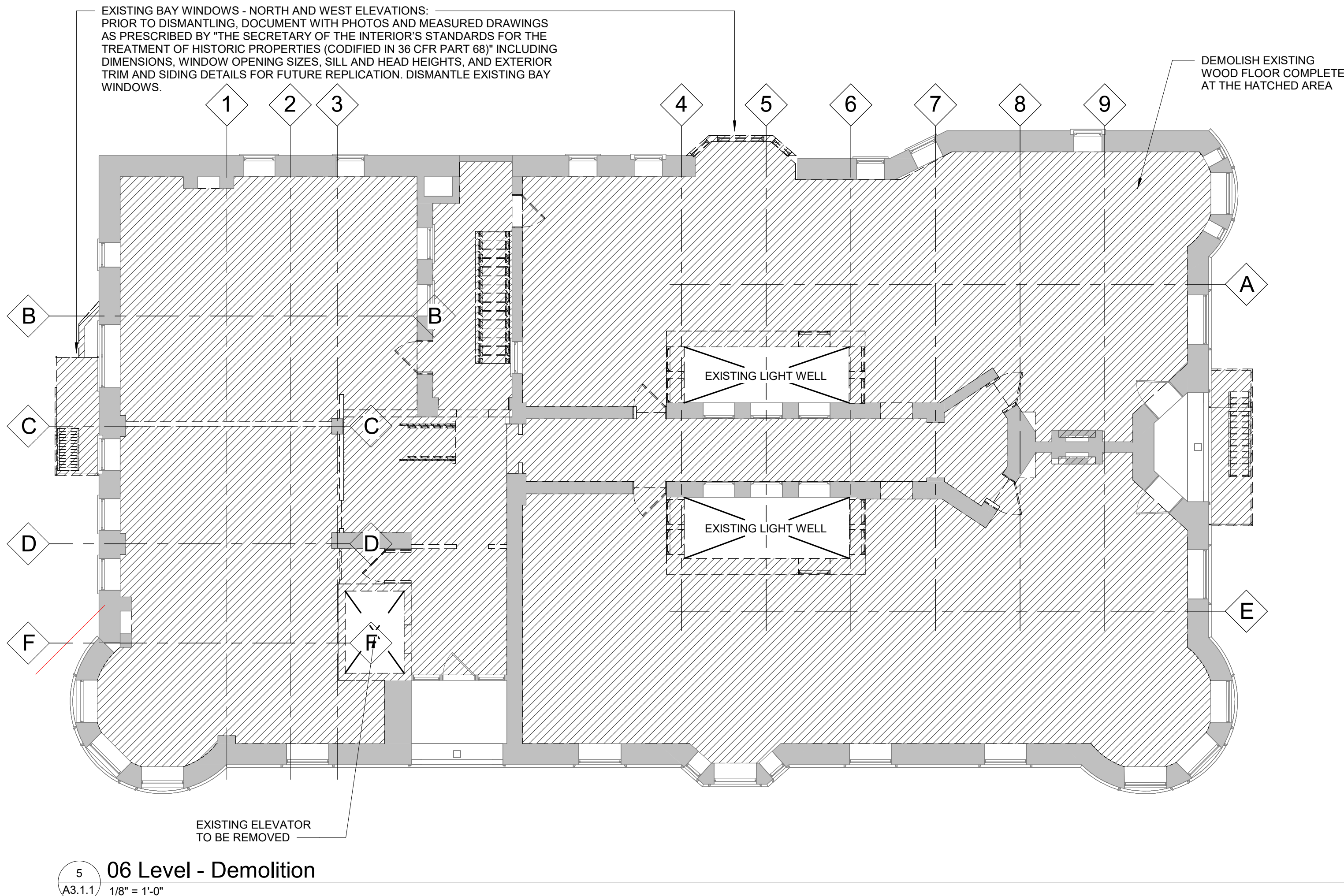
1. THE ALHAMBRA APARTMENTS IS LOCATED WITHIN THE CASS PARK LOCAL HISTORIC DISTRICT. ALL EXTERIOR WORK WITHIN LOCAL HISTORIC DISTRICTS REQUIRES HISTORIC DISTRICT COMMISSION APPROVAL PRIOR TO OBTAINING PERMITS. NOTIFY ARCHITECT FOR ANY PROPOSED DEVIATION FROM THE APPROVED PERMIT DRAWINGS PRIOR TO EXECUTING CHANGES.
2. CONTRACTOR SHALL VISIT SITE TO VERIFY ACTUAL EXTENT OF DEMOLITION PRIOR TO BID. DO NOT RELY SOLELY ON THE DRAWINGS FOR 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. 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.



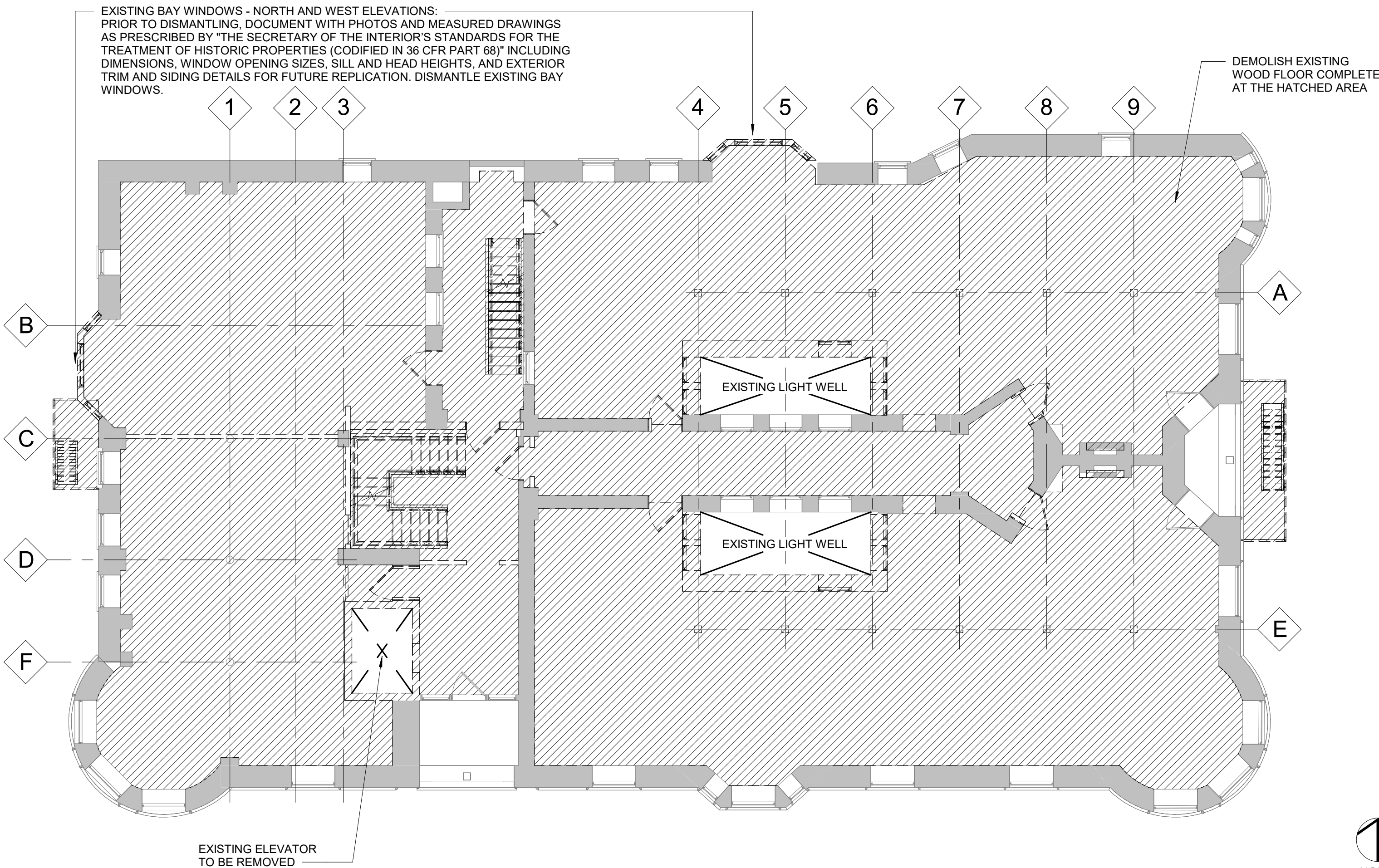
07 Roof - Demolition
1/8" = 1'-0"



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



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



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





Project	
Alhambra Apartments Stabilization	
Drawing Title	
DEMOLITION ELEVATIONS	
Project Number: 2024046.00	
Drawn By:	Approved By:
Scale: 1/8" = 1'-0"	
Seal:	

Signature: _____

Drawing No: _____

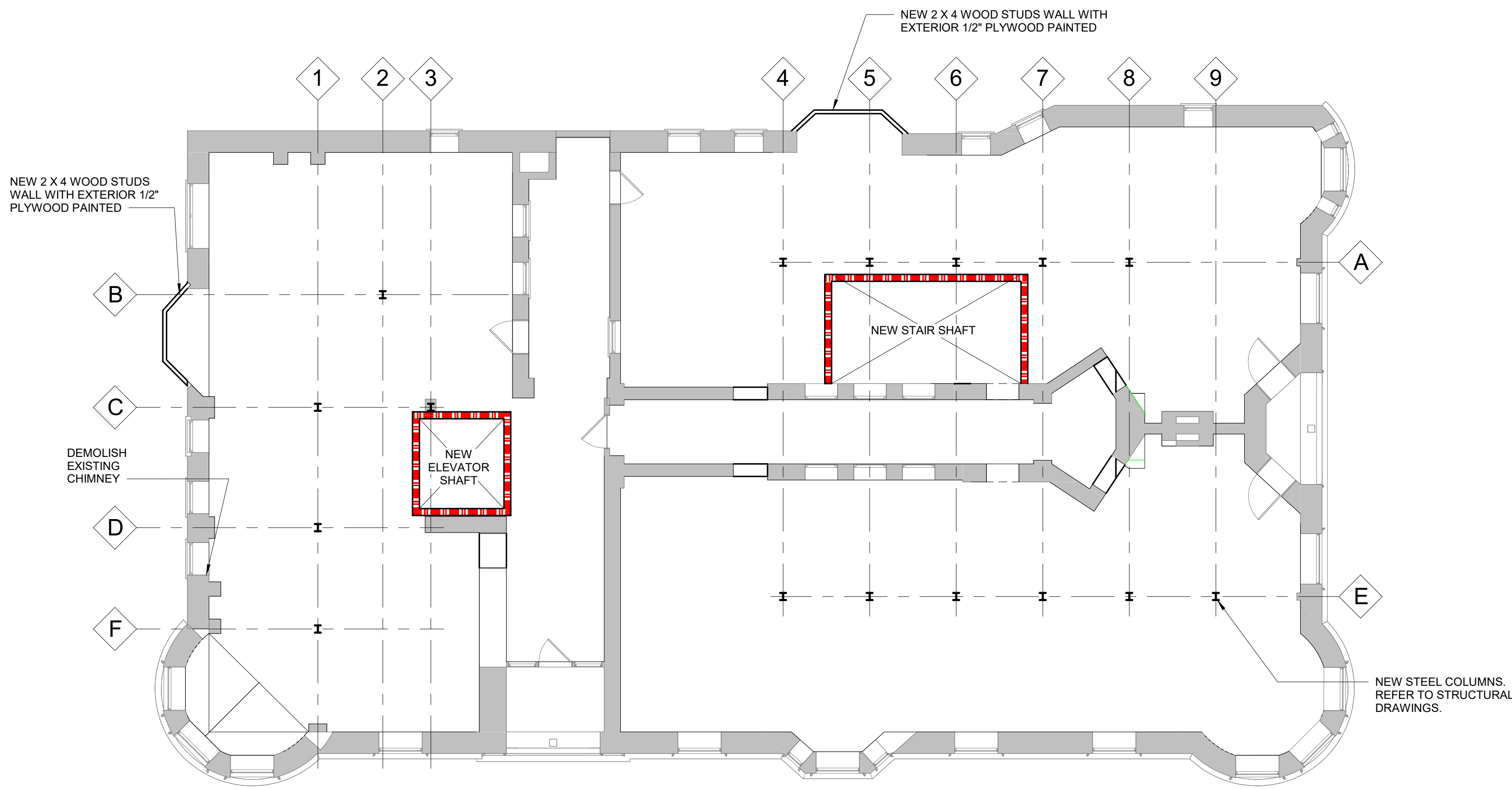
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PARTITION LEGEND

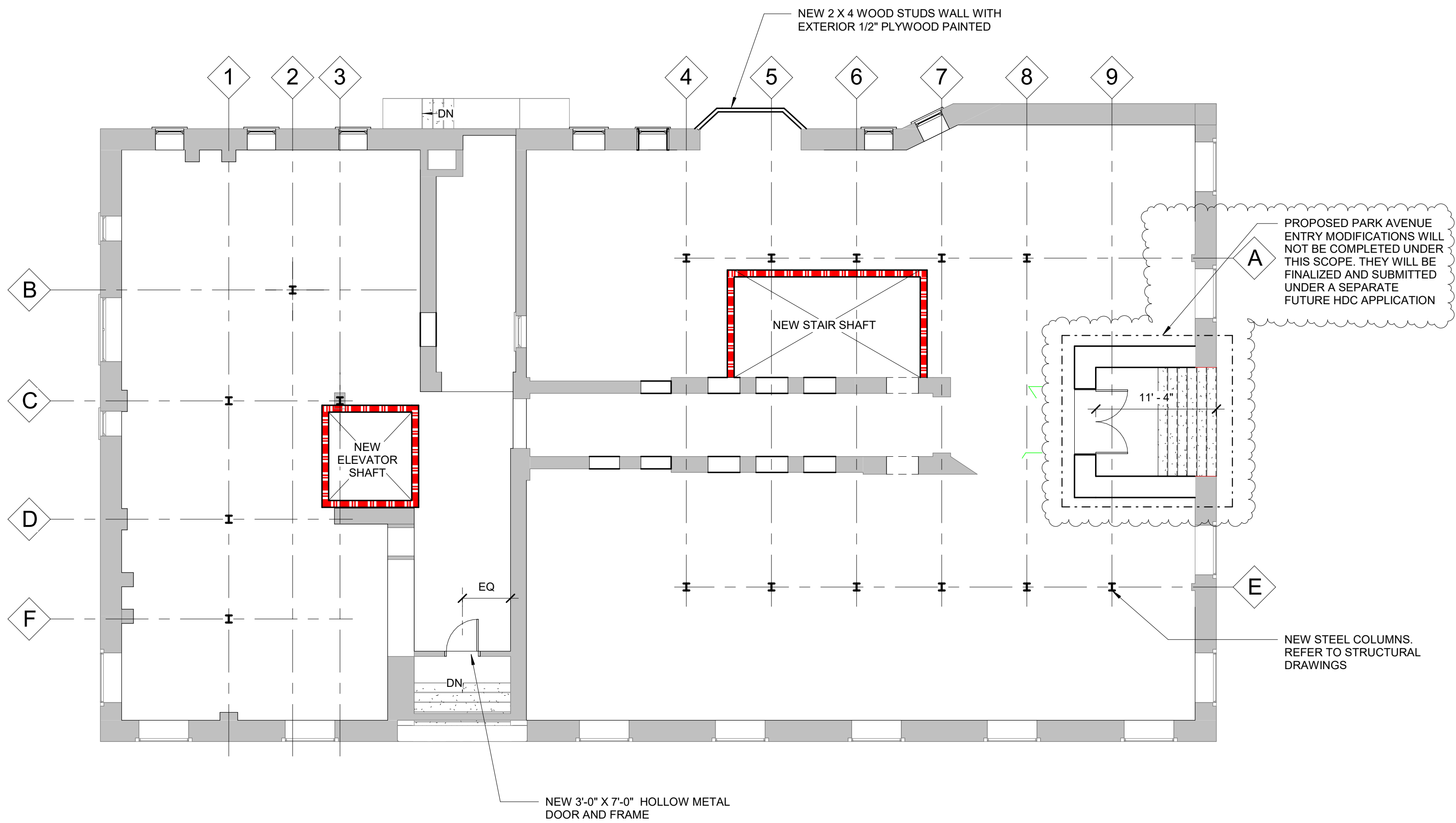
EXISTING PARTITION
NEW UNRATED PARTITION

FLOOR PLAN NOTES

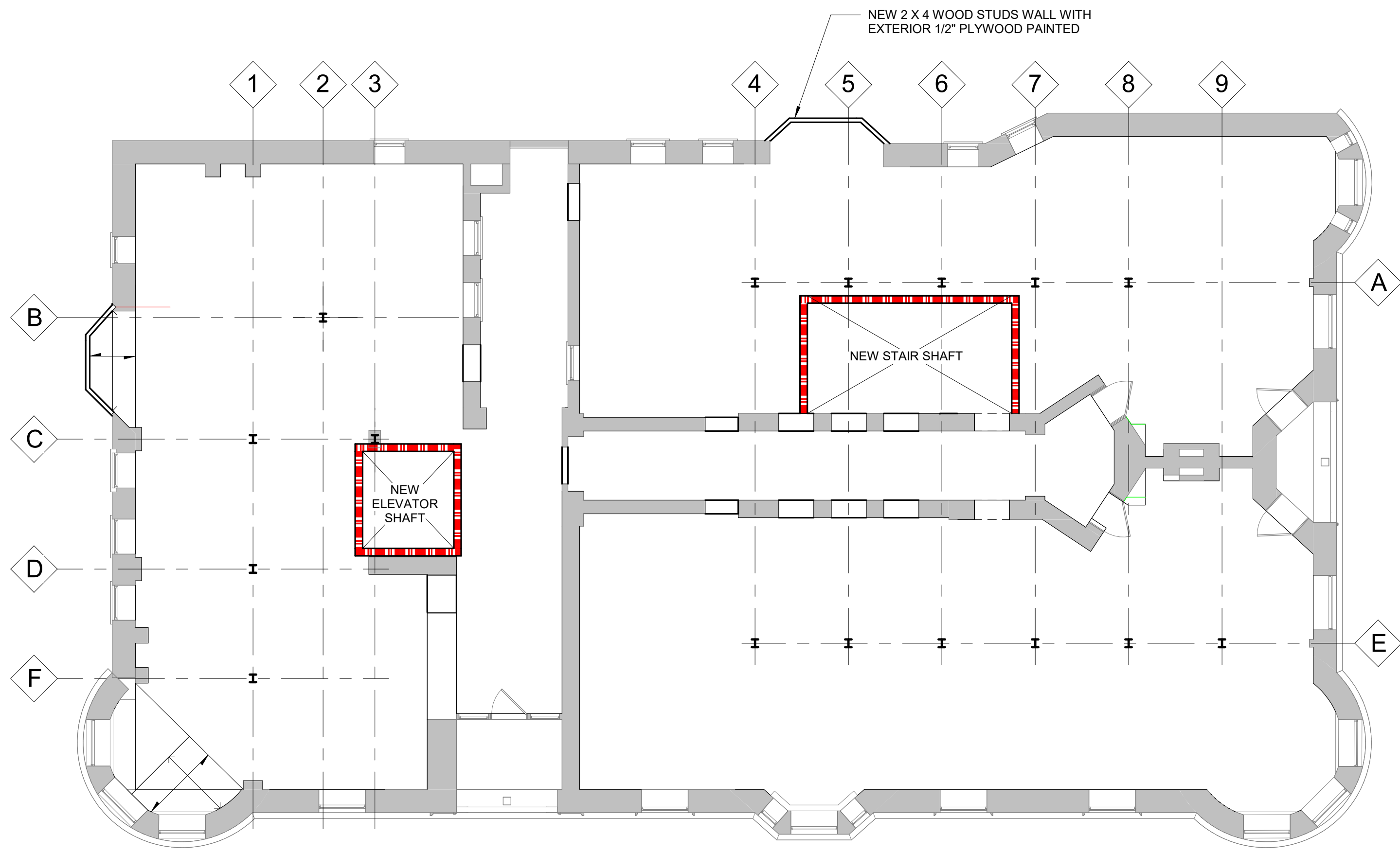
1. ARCH ELEV 0'-0" = EXISTING GROUND FLOOR ELEV
2. CONTRACTOR TO COORDINATE WITH ARCHITECT
ALL DISCREPANCIES BETWEEN THE DRAWINGS
AND EXISTING CONDITIONS PRIOR TO ANY
WORK OR INSTALLATION
3. ALL DIMENSIONS ARE TO FACE OF GYPSUM
BOARD, COLUMN CENTERLINE, FACE OF
CONCRETE, AND OR FACE OF MASONRY UNO
16.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



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

HDC REV. 1	05/06/2026
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:

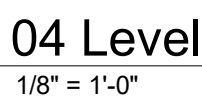
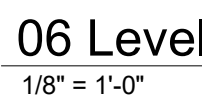
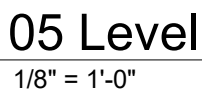
Drawing No:

A1.0

EXISTING PARTITION
NEW UNRATED PARTITION

— — — — — 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 FLOOR/WALL PENETRATIONS TO MATCH ADJACENT SURFACE.



13053 Grand River Avenue
Detroit, MI
48227

Key Plan

Drawing Title

FOURTH THRU SIXTH
FLOOR PLANS

Project Number: 2024046.00

Drawn By: _____ Approved By: _____

Scale: As indicated

Seal

Signature _____

Drawing No.

A1.1

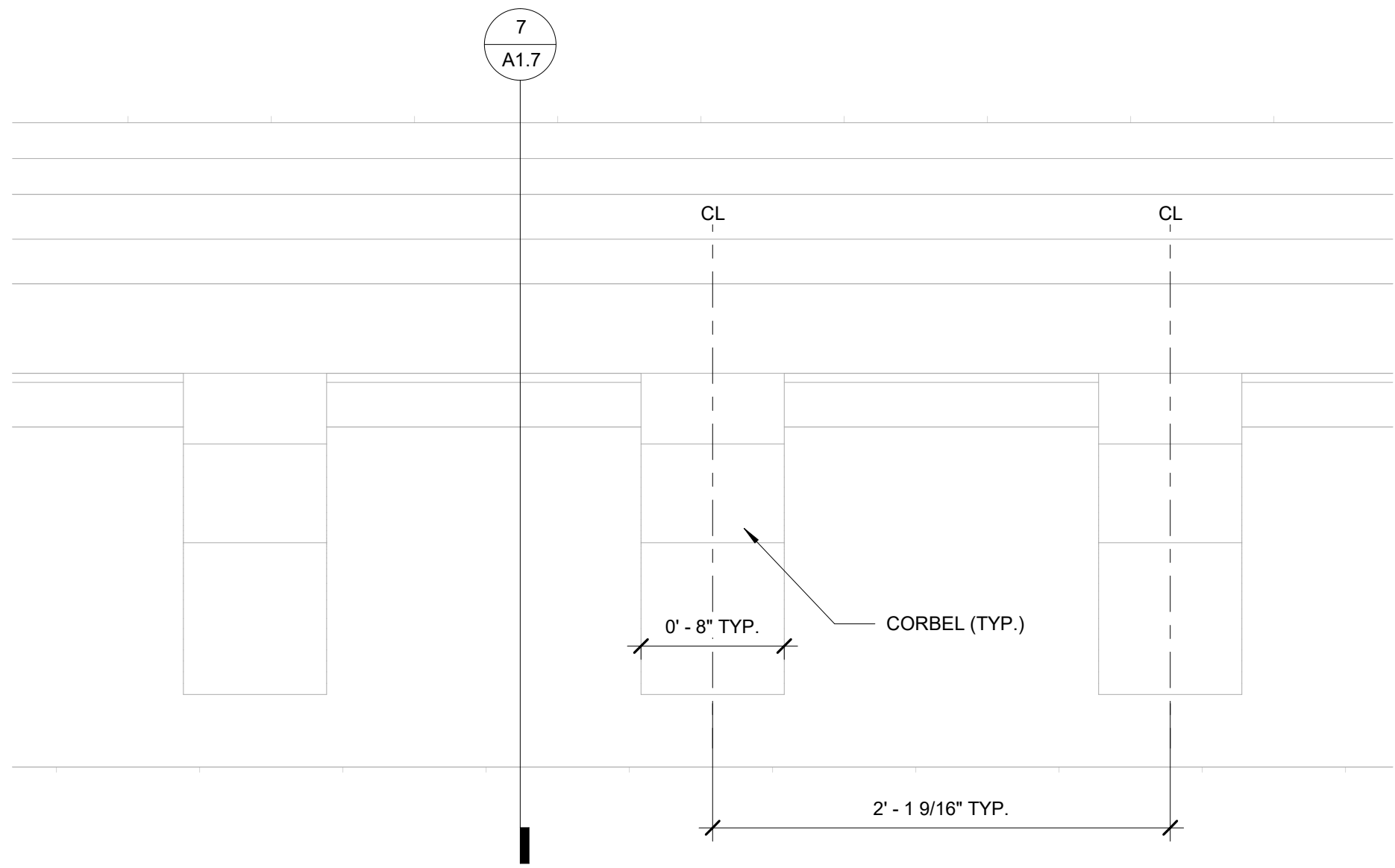


FLOOR PLAN NOTES

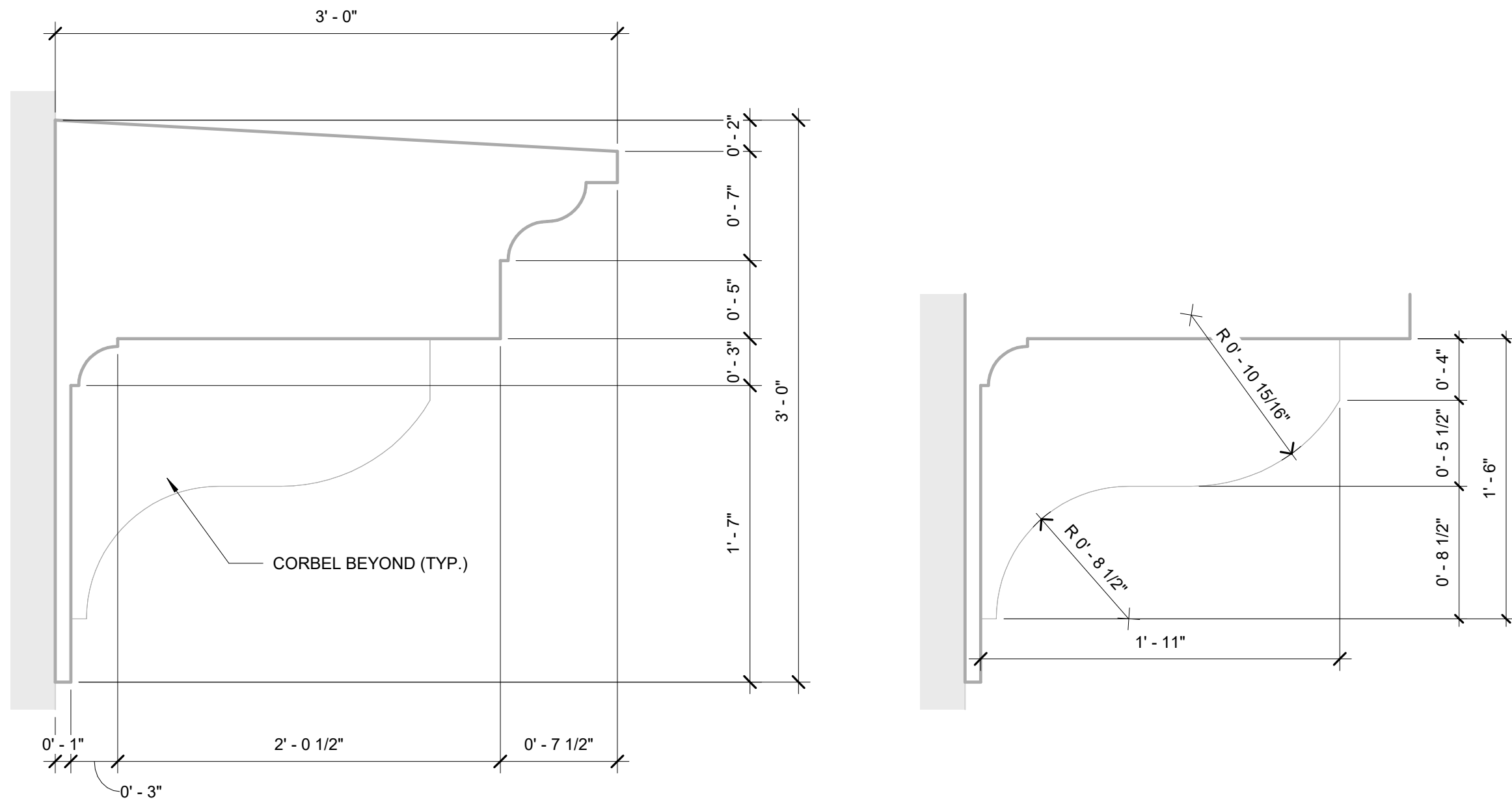
- AREA OF WORK
1. ARCH ELEV 0'-0" = EXISTING GROUND FLOOR ELEV
 2. CONTRACTOR TO COORDINATE WITH ARCHITECT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS PRIOR TO ANY WORK OR INSTALLATION
 3. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, COLUMN CENTERLINE, FACE OF CONCRETE, AND OR FACE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

PARTITION LEGEND

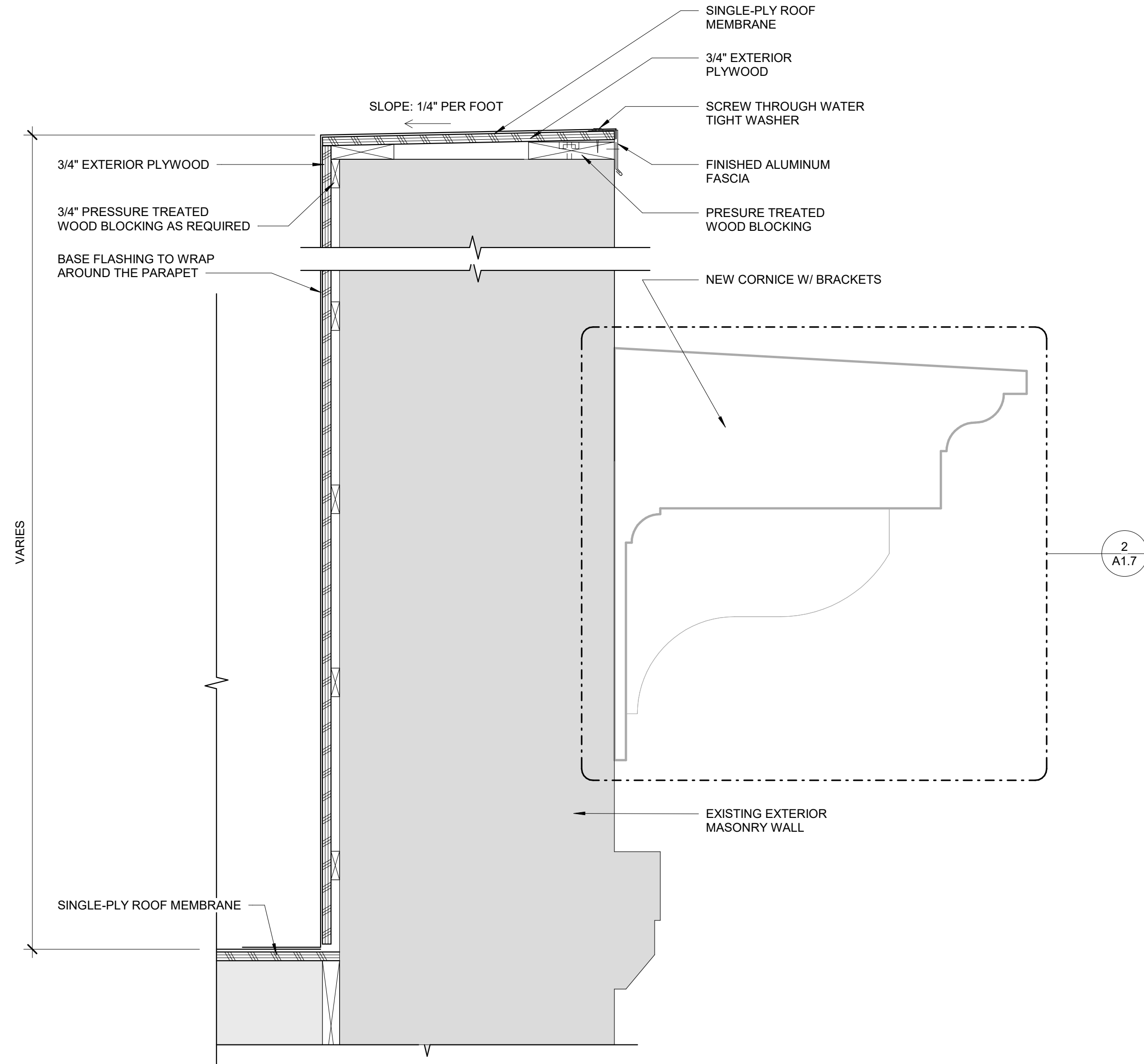
- EXISTING PARTITION
NEW UNRATED PARTITION



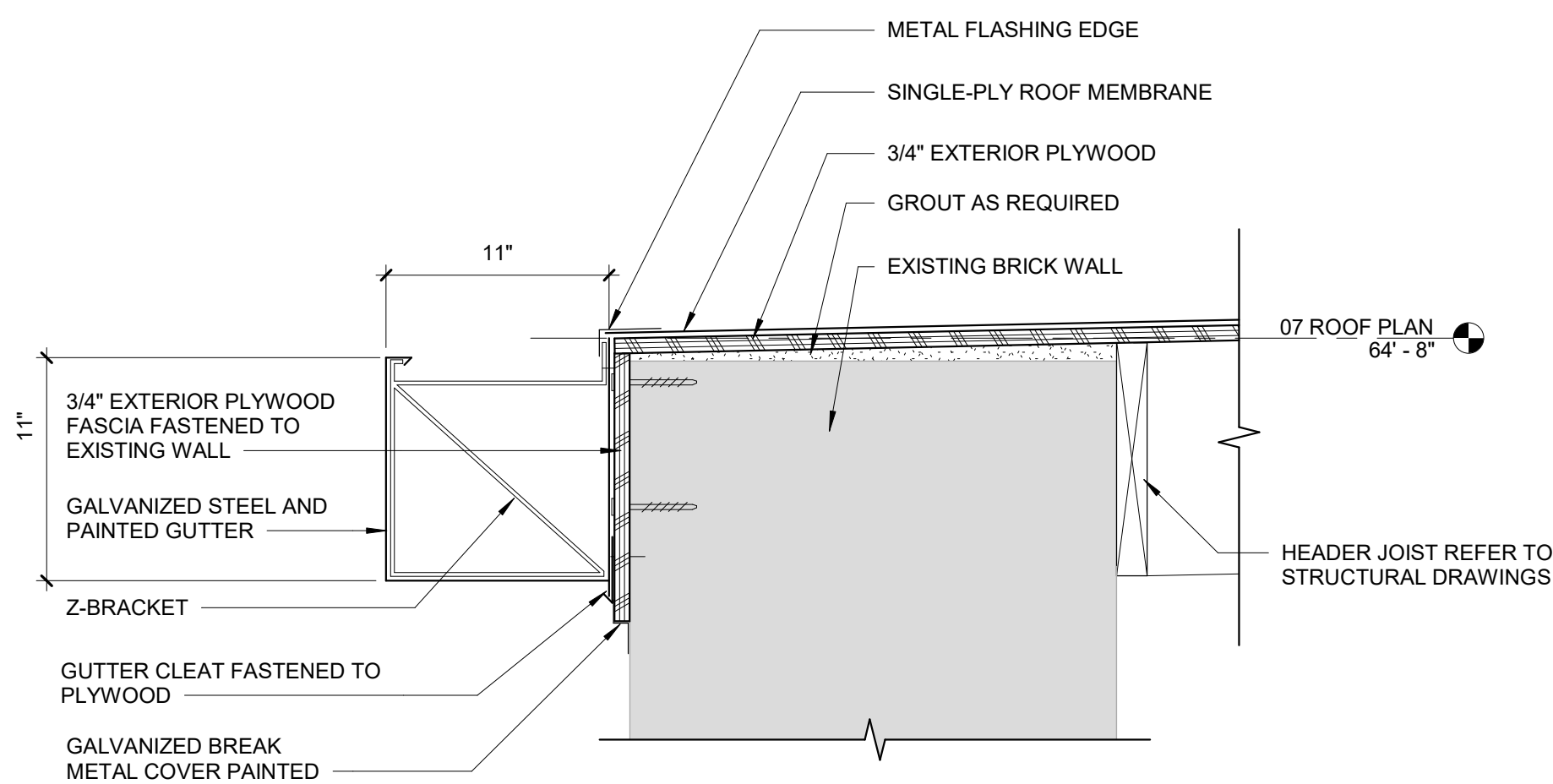
6 CORNICE ELEVATION
A3.1.1 1 1/2" = 1'-0"



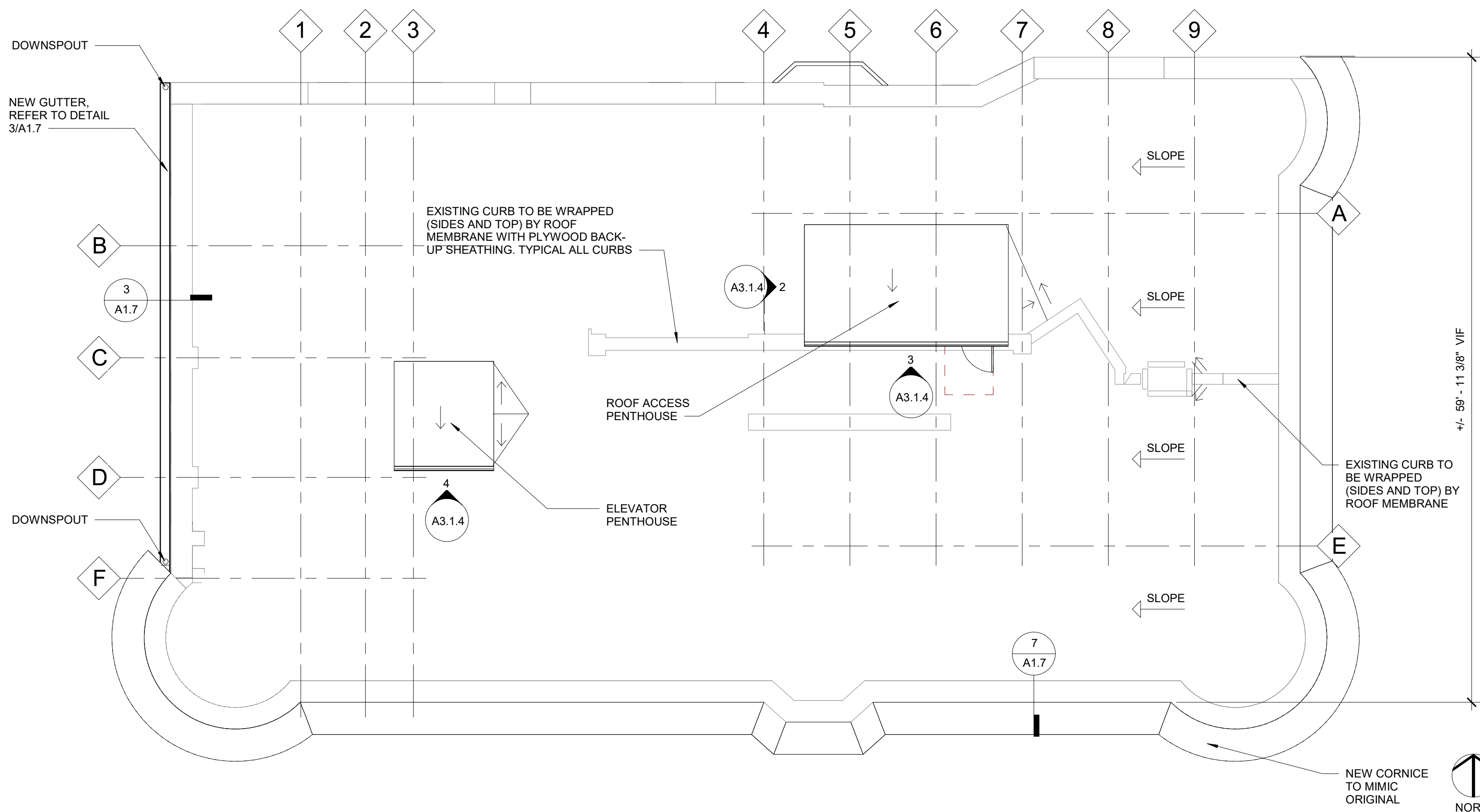
2 CORNICE PROFILE
A1.7 1 1/2" = 1'-0"



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



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



1 07 ROOF PLAN
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
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 MATCH 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.
- CONTRACTOR TO FOLLOW OWNER'S REQUIREMENTS FOR ENSURING SECURITY AND SAFETY OF THE BUILDING THROUGH DEMOLITION AND CONSTRUCTION.
- 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.
- TO AVOID DAMAGE, POWER TOOLS ARE NOT TO BE USED FOR THE REMOVAL OF MORTAR IN PREPARATION OF JOINTS FOR REPOINTING.
- 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.
- 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.
- AFTER PAINT REMOVAL, CLEAN THE ENTIRE SOUTH AND EAST FACADE USING WATER, MILD DETERGENT AND SOFT BRISTLE BRUSHES. DO NOT POWER WASH. WATER IS TO BE APPLIED USING A LOW PRESSURE METHOD ONLY.
- 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.
- 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.
- 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:

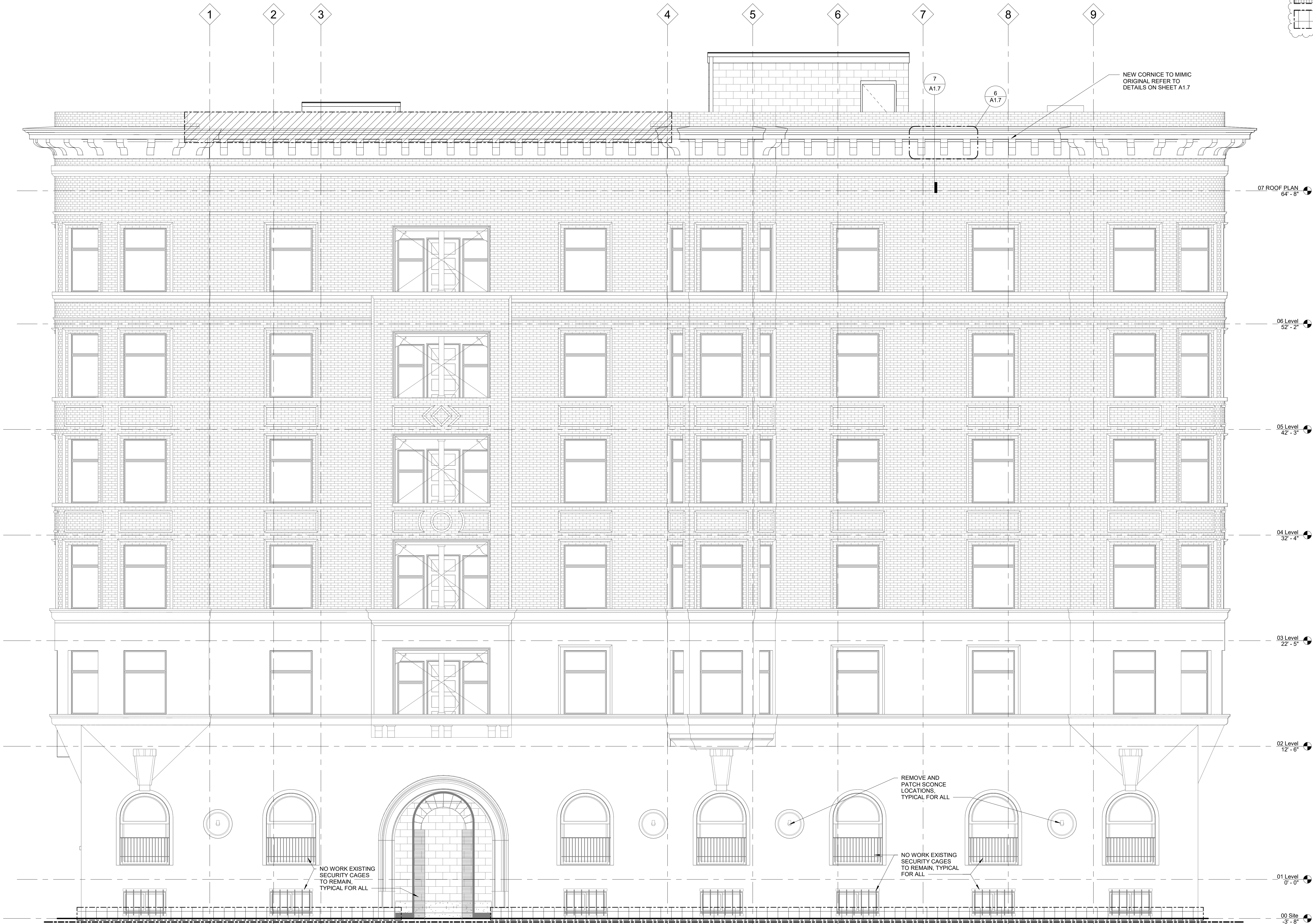
Scale: As indicated

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.
- 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 MATCH 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.
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- 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.
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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



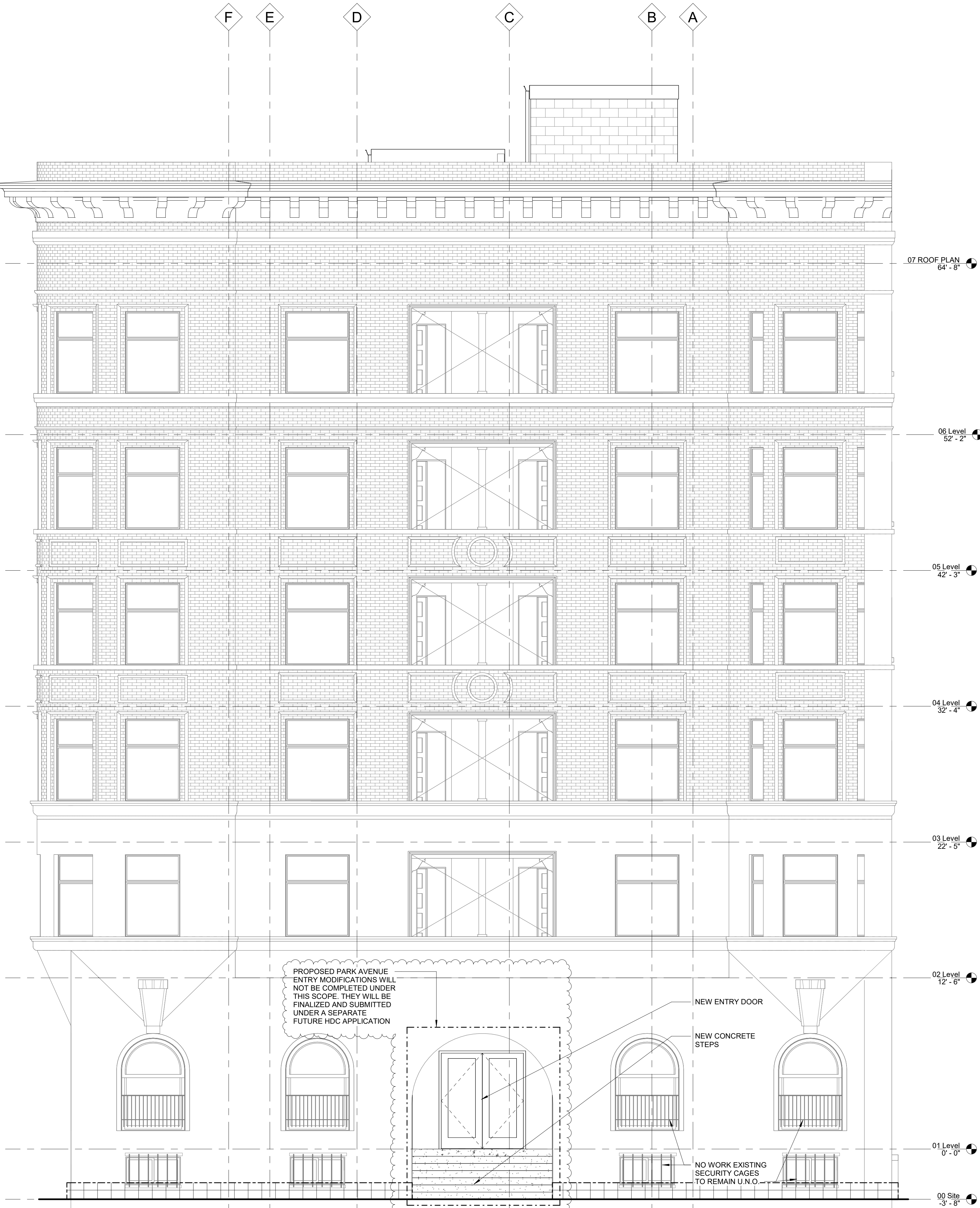
1 North Elevation
A2.0 1/4" = 1'-0"

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 MATCH EXISTING.
- STONE MASONRY: REMOVE LOOSE AND DAMAGED MORTAR IN JOINTS AT BASE OF BUILDING. RAKE JOINTS CLEAN BACK TO SOLID MATERIAL AND REPOINT.

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1 East Elevation
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Client
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Detroit, MI 48227

Key Plan



HDC REV. 1	05/06/2026
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

Seal:

Signature:

Drawing No:

A3.1.3

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HDC REV. 1 05/06/2026
HISTORIC DISTRICT COMMISSION REVIEW 04/13/2026
OWNER REVIEW 02/04/2026

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

