



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00461

PROPERTY INFORMATION

ADDRESS(ES): 2942/2952/2966 2nd Avenue

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:

The M.A.C. Apartments preservation project will protect and stabilize three historic apartment buildings within the Cass Park Local Historic District: the Cromwell, Altadena and Manhattan. Their historic street-facing facades, masonry bearing walls, steel structural frames and significant architectural features will be retained and restored. This initial phase will address deterioration associated with vacancy and weather exposure. Work will include reconstruction of deteriorated roof and floor elements; masonry and stone restoration; rebuilding of damaged parapets and window bays; restoration and reinstallation of decorative metal features; roof drainage improvements; secure interim window and door protection. Where deteriorated components must be carefully removed for safety or structural reasons, they will be repaired, reconstructed, restored or replaced with compatible elements, as appropriate. The work is a preservation and stabilization investment intended to secure the buildings and prepare them for a future comprehensive rehabilitation and productive reuse.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Joseph Hudec

COMPANY NAME: Infuz Architects

ADDRESS: 1451 Bagley St, Suite 7

CITY: Detroit

STATE: MI

ZIP: 48216

PHONE: +1 (412) 779-9046

EMAIL: joehudec@infuzarchitects.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:

Joseph Hudec

6C60BE495BF3429

SIGNATURE

08/14/2026

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.")

Refer to Writeup

Refer to additional photos in HDC Drawing set



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.")

Refer to Writeup

Refer to HDC Drawing Set



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.")

Refer to Writeup

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

6. WINDOWS/DOORS Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)	
7. DEMOLITION If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.	



M.A.C. APARTMENTS

Historic Preservation and Stabilization Program
 HISTORIC DISTRICT COMMISSION SUBMISSION
 08/14/2026

Project Summary:

The M.A.C. Apartments preservation project will protect and stabilize three historic apartment buildings within the Cass Park Local Historic District: the Cromwell, Altadena and Manhattan. Their historic street-facing facades, masonry bearing walls, steel structural frames and significant architectural features will be retained and restored.

This initial phase will address deterioration associated with vacancy and weather exposure. Work will include reconstruction of deteriorated roof and floor elements; masonry and stone restoration; rebuilding of damaged parapets and window bays; restoration and reinstallation of decorative metal features; roof drainage improvements; secure interim window and door protection.

Where deteriorated components must be carefully removed for safety or structural reasons, they will be repaired, reconstructed, restored or replaced with compatible elements, as appropriate. The work is a preservation and stabilization investment intended to secure the buildings and prepare them for a future comprehensive rehabilitation and productive reuse.

Request for Approval:

The owners of the three historic apartment buildings at 2942, 2952 and 2966 Second Avenue respectfully request approval from the Historic District Commission for an initial preservation and stabilization program. The proposed work is intended to protect the buildings from further deterioration, retain their historic masonry facades and primary structural systems, restore significant exterior architectural features, and prepare the properties for a future rehabilitation and reuse phase.

To accomplish the required stabilization, the proposed work includes the careful removal of deteriorated or unsafe components where necessary, followed by repair, reconstruction, restoration or installation of protective elements. The existing masonry bearing walls and steel structural frames will be retained.

Following approval, the owners intend to proceed with the exterior preservation and stabilization work in accordance with the approved Certificate of Appropriateness. The accompanying drawings and supporting documents describe the existing conditions and proposed preservation measures in greater detail. The project architect has evaluated the buildings over several months, including facade inspections conducted from lift equipment on two occasions in August 2025.



Historic Buildings:

2942 Second Avenue — Cromwell Flats / Cromwell Apartments

Three and one-half story, three bay, brown brick apartment building, 1904, A.C. Varney, architect. The Cromwell is one of three apartment buildings constructed on the east side of Second at Peterboro that complement each other in style and setback. The building displays Jacobethan elements, including the stone entrance surround with the name Cromwell carved in the door head. The central entrance bay is flanked by three-sided window bays with alternating bands of brick and stone. The center bay has two arched windows, each on the second and third floors. The building has brick quoins at the corners and a parapet detailed with blind pointed arches.

2952-58 Second Avenue — Altadena Apartments

Four and one-half story, brown brick apartment building, 1911, Pollmar & Ropes, architects. Originally designed with twelve units, the building has two entrances at street level. Located between the Cromwell and the Manhattan apartment buildings, the Altadena closely matches its neighbors in setback and design. The entrance surrounds have elaborate Jacobethan detailing with the name Altadena in raised letters in both door heads. Two three-sided window bays rising from elaborately detailed metal corbel panels run from the second to the fourth floor on both ends of the facade. The façade has metal detailing including the bay window spandrels and the paneled cornice.

2966-72 Second Avenue — Manhattan Apartments

Four and one-half story, five bay, brown brick apartment building, 1905, Pollmar & Ropes, architects. Like its neighbors, the Cromwell and the Altadena, the Manhattan displays Jacobethan detailing in its design. The main entrance sits in the center of the building with an elaborate door surround with the name Manhattan in raised letters in the door head. The second to fourth floors have three-sided window bays that flank the central entrance bay. Decoration includes green painted metal spandrels in the window bays, a cornice detailed with quatrefoils, and a battlemented parapet.



Description of Existing Conditions:

The purpose of this initial phase is to preserve and stabilize the Manhattan, Altadena and Cromwell apartment buildings and protect them from further deterioration while plans for a future rehabilitation and reuse phase are advanced. The buildings are currently vacant and have experienced deterioration affecting portions of their wood-framed floors, roofs, window bays, rear stairs and other building components.

Importantly, the buildings' historic masonry bearing walls and existing steel structural frames are generally suitable for retention and will remain in place. The proposed work will secure the structures, address deteriorated conditions, restore significant exterior features, and protect the buildings until the future rehabilitation phase proceeds.

- The exterior masonry is generally in fair condition given the age and current condition of the structures. The Cromwell and Altadena have tan face brick on their primary facades; the Manhattan has reddish-brown face brick on its primary facade. All three buildings have common brick at the side and rear facades.
- Decorative brick detailing and quoins are generally in fair condition. Existing stone elements are also generally in fair condition, with areas of staining. Some splayed stone lintels, headers and sills at the Altadena and Manhattan have been painted over time.
- The original exterior wood windows are boarded for protection and are in poor condition. Components are missing or damaged, including sashes and muntin bars. An independent window condition assessment recommended future replacement.
- Street-facing three-sided window bays at the Manhattan and Altadena are in poor condition, with missing or compromised decorative metal panels and trim and exposed wood in some areas. Secondary side-elevation bays are less decorative but are similarly metal-clad and in comparable condition. A structural assessment determined that the deteriorated bay framing must be carefully dismantled and rebuilt during this stabilization phase. Decorative elements will be salvaged, restored and reinstalled where feasible.
- Decorative mouldings above the first-floor windows and the cornices at the Manhattan and Altadena range from fair to poor condition, with some missing or deteriorated metal components. These features have been painted multiple times. Former fourth-floor Juliet balcony railings at the Manhattan are no longer present.
- Portions of the Cromwell parapet walls are deteriorated or missing and require reconstruction. Front parapet walls at the Manhattan and Altadena are generally in fair condition but include areas requiring repair. Portions of the rear and side masonry parapet wall at the Manhattan and Altadena are missing and require reconstruction.
- Rear decks and stairs have been removed at the Cromwell. Remaining rear stairs and railings at the Manhattan and Altadena are in poor and compromised condition.

This initial preservation and stabilization phase will secure the buildings, restore significant exterior features, and prepare the properties for a future comprehensive rehabilitation and reuse phase.



Description of Exterior Scope of Work:

Preservation commitment. Selective removal is limited to deteriorated, unsafe or non-load-bearing components required to stabilize and preserve the structures. Historic masonry bearing walls, street-facing facades and existing steel structural frames will remain.

- Carefully remove deteriorated portions of the existing wood-framed roof assemblies as necessary and reconstruct structurally sound roof systems, with an interim protective roofing and drainage system.
- Remove unsafe rear stairs and railings remaining at the Manhattan and Altadena.
- Restore facades through masonry cleaning, tuckpointing, and repair or compatible replacement of missing or broken brick.
- Restore stone elements, pediments, decorative mouldings and medallions.
- Restore existing cornices and rebuild damaged parapets.
- Structurally rebuild three-sided window bays and restore and reinstall their decorative components, using matching replicas where original elements cannot be retained.
- Document and remove deteriorated wood-window materials where necessary; repair the historic openings; and install painted interim protective enclosures pending a future replacement-window application.
- Install interim exterior hollow-metal doors with security hardware at main entrances to provide secure access.
- No new rooftop mechanical equipment or exterior facade lighting is proposed during this phase.

Detailed Scope of Work

Selective Removal of Deteriorated Components

The selective removal described below is limited to deteriorated, unsafe or non-load-bearing components necessary to stabilize and preserve the buildings. The historic masonry bearing walls, street-facing facades and existing steel structural frames will remain.

- Carefully remove deteriorated portions of the existing wood-framed roof assemblies as necessary to permit reconstruction of structurally sound roof systems.
- Selectively remove deteriorated portions of wood-framed floor assemblies where required for structural stabilization and future reconstruction.
- Remove deteriorated or obsolete non-load-bearing interior components and building systems, including walls, stairs, finishes, wiring and piping, as necessary to safely access and stabilize the retained structures.
- Carefully dismantle deteriorated wood framing within the three-sided window bays at the Manhattan and Altadena so the bays can be structurally rebuilt. Salvage decorative metal panels and trim for restoration and reinstallation; use matching replicas only where original elements cannot be retained.
- Carefully reduce deteriorated chimney components to parapet height as required for stabilization while protecting adjacent historic masonry.
- Retain all existing masonry bearing walls and existing steel framing in accordance with the structural drawings.
- Remove unsafe rear stairs and railings remaining at the Manhattan and Altadena as necessary to secure and stabilize the properties.

Masonry Brick

- Restore and repair existing masonry throughout. Provide tuckpointing as required, secure loose units, caulk where appropriate, and match existing masonry detailing.



- Use Type N mortar matching the existing mortar in color, texture and tooling.
- Remove paint and clean street-facing facades using the gentlest effective means. Chemical, acid, abrasive and blasting methods will not be used. Acceptable methods include an alkaline-based cleaner such as Prosoco Enviro Klean 2010 or approved equal, low-pressure water washing, and soft-bristle brushes. Provide test areas before general cleaning begins.
- Rebuild areas of fallen masonry to match existing masonry detailing.
- Patch voids in the brick at former balcony attachment points.
- Match replacement brick to existing brick in color, size and texture. Make final selections after further test cleaning permits an accurate match.

Stone Elements

- Restore and repair existing stone bases; replace damaged or missing elements to match existing detailing.
- Restore and repair pediments and decorative mouldings; replace damaged or missing elements to match existing detailing.
- Restore and repair facade elements and decorative medallions; replace damaged or missing elements to match existing detailing.
- Restore and repair engaged columns and bases at historic entries; replace damaged or missing elements to match existing detailing.
- Restore and repair corner quoins, sills and stone steps; replace damaged or missing elements to match existing detailing.
- Use patching materials compatible with the existing stone in color, texture and strength. Mortar-based patching, including Jahn Limestone Patch M70, or Dutchman repairs are acceptable. Provide test areas before general work begins.
- Remove staining and paint or coatings from stone on the primary elevations using the gentlest effective means. Chemical, acid, abrasive and blasting methods will not be used. Acceptable methods include an alkaline-based paint stripper such as Prosoco Enviro Klean Safety Peel 1 or approved equal, low-pressure water washing, and soft-bristle brushes. Provide test areas before general work begins.

Parapets and Cornice

- Restore or rebuild damaged parapet walls and caps or coping to match existing masonry detailing.
- Restore and repair existing metal cornices. Replace damaged or missing elements with replicas matching the original shapes, profiles and detailing.
- Use SAF or approved equal for replacement decorative metal cornice replicas.
- Install new metal cap flashing above the existing cornice with a minimally exposed drip edge. Match the flashing color to the cornice.

Metal mouldings and decorative embellishments

- Restore and repair existing metal mouldings and decorative embellishments. Replace missing elements with replicas matching the original shapes, profiles and detailing.
- Use W.F. Norman Corp. or approved equal for replacement decorative metal replicas.
- Install protective cap flashing where detailed, with minimal exposed edges and a color matching adjacent finish materials.

Bay Elements

- Structurally rebuild all three-sided bay-window elements in accordance with the structural drawings.
- Restore, repair and reinstall salvaged decorative metal panels and trim. Replace only damaged or missing elements with replicas matching the original shapes, profiles and decorative detailing.



- Provide new metal flashing where existing flashing is damaged or missing. Match paint color to adjacent finish materials.
- Carefully remove decorative metal panels from the undersides of the bay features and salvage them for restoration, repair and reinstallation. Replace damaged or missing elements with compatible matching replicas.
- Use W.F. Norman Corp. or approved equal for replacement decorative metal replicas.

Windows

An independent condition assessment determined that the existing wood windows are in poor condition and recommended replacement as part of the future rehabilitation phase. During the stabilization phase, deteriorated window materials will be documented and removed where necessary. The masonry openings and surrounding historic materials will be repaired and protected. Painted interim enclosures will then be installed to secure the buildings and protect the interiors from weather exposure.

- Repair and prepare all window openings for future window installation during the comprehensive rehabilitation phase.
- Install painted interim protective enclosures at all window openings, consisting of 5/8-inch plywood on 2-by-2-inch wood framing. Oriented strand board is not acceptable.
- The owners will submit a separate application for the proposed replacement-window system as part of the future rehabilitation phase. Permanent replacement windows are not included in the present application.

Doors

- Remove existing infill at exterior door locations, prepare the openings, and install interim exterior hollow-metal doors with security hardware provided by the owner.
- Install painted interim protective enclosures at rear exterior door openings.
- The owners will submit a separate application addressing permanent door repair or replacement as part of the future rehabilitation phase.

Exterior Painting

- Color selections will comply with the Historic District Commission color-system guidelines. The proposed palette is Color System D, English Revival / Early 20th-Century Composite.

Cromwell:

Interim doors, interim window enclosures, cornices and bay elements:
B14 Dark Grayish Olive

Altadena:

Interim doors, interim window enclosures, cornices and bay elements:
B14 Dark Grayish Olive

Manhattan:

Interim doors, interim window enclosures, cornices and bay elements:
B14 Dark Grayish Olive



B:14 Dark Grayish Olive
MS: 10Y 2/2

Exterior Lighting

- No new exterior lighting is proposed during this stabilization phase. Existing lighting consists of code compliant utility lighting above street facing ingress/egress doors.
- The owners will submit a separate application for exterior lighting as part of a future rehabilitation application.



Roofing

The deteriorated wood-framed roof assemblies will be reconstructed to provide stable, weather-resistant protection for the retained buildings. New roof framing will be installed in accordance with the structural drawings, together with an interim protective roofing and drainage system.

- Remove damaged portions of the existing roof structures and install new roof framing and structural components in accordance with the structural drawings.
- Install a 0.45 mm neutral-color adhered EPDM membrane system, with membrane protection extending a minimum of 8 inches up the parapets to a termination bar.
- Provide new roof drains, scuppers and/or prefinished aluminum gutters and downspouts as required, using former drainage locations where feasible. Match paint colors to adjacent finish materials.
- Restore and repair existing clay tile caps and coping; replace damaged or missing units with matching elements.
- Where structurally appropriate, preserve framed openings corresponding to former skylight locations to support potential reinstatement during the future rehabilitation phase.
- The roofing work will not be visible from the public right-of-way.
- The owners will submit a separate application for final roof and skylight options as part of the future comprehensive rehabilitation phase.

Site Improvements

- None

Preservation Commitment

The purpose of this application is to secure and preserve the Cromwell, Altadena and Manhattan apartment buildings. Their principal historic exterior features and retained structural systems will be protected, and selective removal will be confined to deteriorated components requiring repair, reconstruction or compatible replacement. This initial work will position the buildings for a future comprehensive rehabilitation and productive reuse.



PROSOCO®

Enviro Klean®

NEXT GENERATION CLEANERS

2010 All Surface Cleaner®

Enviro Klean® 2010 All Surface Cleaner® is a next-generation product for cleaning and degreasing light-to-heavily soiled stone, tile, masonry and much more. Powerful enough for industrial use, flexible enough for jobs around the home, space-saving EK 2010 replaces a host of individual cleaning agents. It is concentrated for the toughest industrial cleaning jobs on concrete, metal and many other plant and warehouse surfaces. EK 2010 is dilutable for home-use on windows, bathroom tub and tile, counter tops and more.

Easy-to-use EK 2010 All Surface Cleaner® is water-rinsable and contains no harsh acids, caustics or solvents. EK 2010 also removes PROSOCO's Siloxane PD over spray from windows.

ADVANTAGES

- Cleans and degreases light-to-heavily soiled stone, tile, masonry and much more.
- Effectively removes moderate biological staining.
- Dilutable for jobs around the home.
- Replaces a host of individual cleaning agents.
- Effective cleaner for windows, bathroom tub and tile, counter tops and more.
- Easy-to-use and water-rinsable.
- Contains no harsh acids, caustics or solvents.

Limitation

- Repeated use may dull polished carbonate surfaces, including but not limited to limestone, marble and travertine.

TYPICAL TECHNICAL DATA

FORM	Clear, green liquid Fresh odor
SPECIFIC GRAVITY	1.070
pH	10.5 7.8–8.2 Typical Rinse water
WT/GAL	8.90 lbs
VOC CONTENT	0
FLASH POINT	>200° F (>93° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

REGULATORY COMPLIANCE

VOC Compliance

Enviro Klean® 2010 All Surface Cleaner® is compliant with all national, state, district, consumer and institutional product VOC regulations.

Product Data Sheet

Enviro Klean® 2010 All Surface Cleaner®

PREPARATION

Before use, test all substrates not intended to be treated with 2010 All Surface Cleaner®. If testing indicates adverse effects, the substrate must be protected before full scale application.

Best practices are to protect people, vehicles, property, plants and all surfaces not set for cleaning from the product, splash, rinse, residue, fumes and wind drift. Rinse non target materials with large quantities of water. Grass and plantings may be protected with sprinklers.

Divert pedestrian and auto traffic if necessary. Best practices are to clean when traffic is at a minimum.

Surface and Air Temperatures

Best air and surface temperatures for cleaning are 50°F (10°C) or above. Cleaning when temperatures

are below freezing or will be overnight may harm masonry. If freezing conditions exist before application, let masonry thaw.

Equipment

Apply with low-pressure sprayer, brush or heavy nap roller. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gpm is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). If product freezes, allow to thaw and mix well. Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Read “Preparation” and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rate and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let surface dry 3-7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Dilution & Mixing

When removing heavy soiling, use in concentrate.

When used as a light-duty cleaner, dilute up to 1 part cleaner to 10 parts clean water.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	yes	50–150 sq.ft. 5–14 sq.m.
	Smooth	yes	
	Split-faced	yes	
	Ribbed	yes	
Concrete	Brick	yes	50–150 sq.ft. 5–14 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay	Brick	yes	150–500 sq.ft. 14–46 sq.m.
	Tile	yes	
	Terra Cotta	yes	
	Pavers	yes	
Marble, Travertine, Limestone	Polished	yes	500–1000 sq.ft. 46–93 sq.m.
	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Granite	Polished	yes	500–1000 sq.ft. 46–93 sq.m.
	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Sandstone	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Slate	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.			

Product Data Sheet

Enviro Klean® 2010 All Surface Cleaner®

Application Instructions

1. Working from the bottom to the top, prewet the surface with clean water.
2. Apply the appropriately diluted solution to the masonry surface using a brush or low-pressure spray.
3. Let the cleaner stay on the surface 1–10 minutes, based on testing. Gently scrub heavily soiled areas.
NOTE: Do not let EK 2010 dry on the surface. If drying occurs, lightly wet surfaces with fresh water and reapply the cleaner in a gentle scrubbing manner.
4. Working from the bottom to the top, rinse the surface thoroughly with clean water.
5. Repeat steps 1 through 4 if necessary.

Cleanup

Clean tools and equipment using fresh water.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be

limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Field visits by PROSOCO personnel are for the purpose of making technical recommendations only. **PROSOCO is not responsible for providing job-site supervision or quality control.** Proper application is the responsibility of the applicator. Call Customer Care at 800-255-4255, or visit our website at prosoco.com, for the name of the PROSOCO representative in your area.



PROSOCO®

Enviro Klean®

NEXT GENERATION CLEANERS

Safety Peel 1

Enviro Klean® Safety Peel 1 is a solvent paste with a mild citrus odor that contains no methylene chloride or methanol. Designed for removal of paint, graffiti and clear coatings, Safety Peel 1 is a slow-working paint remover. Usually just one application dissolves multiple layers.

Safety Peel 1 reduces environmental and applicator risks associated with use of conventional chemical paint removers. Used properly, Safety Peel 1 substantially reduces the volume of waste. Potentially hazardous paint solids are trapped in the semi-dry paste, which is then “peeled” from the surface, simplifying containment and disposal.

Each 5-gallon pail of Safety Peel 1 includes a 10-pack of PROSOCO's OverCoat. Use this specially designed protective paper film to cover applications of the paste paint stripper. OverCoat keeps the paste moist, increasing paint-removal effectiveness. The paper also protects the paste and passersby from incidental contact.

In addition to their use as standard paint strippers, Enviro Klean® paint removers were developed for lead-based paint abatement projects where removal, containment and disposal of lead containing wastes are of primary concern.

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job-site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

REGULATORY COMPLIANCE

VOC Compliance

Enviro Klean® Safety Peel 1 is compliant with all national, state and district VOC regulations.

ADVANTAGES

- Ideal for lead-based paint abatement; simplifies containment and disposal.
- Contains no methylene chloride or methanol.
- Mild citrus odor; suitable for interior or exterior.
- Suitable for trowel or spray application.
- Slow drying improves removal efficiency – remains active for up to 12 hours when uncovered, and up to 24 hours when used with PROSOCO's OverCoat.
- Paste consistency adheres to vertical surfaces; prevents airborne lead particles.
- Rinses easily with cold or hot water. No surface neutralization required.

Limitation

- May not be effective for removal of some paints. Always test.

TYPICAL TECHNICAL DATA

FORM	Light green paste
SPECIFIC GRAVITY	1.24
WT/GAL	9.94 lbs
VOC CONTENT	30% maximum
FLASH POINT	157° F (69° C) ASTM D 3278
FREEZE POINT	<-22° F (<-30° C)
SHELF LIFE	1 year in tightly sealed, unopened container

Product Data Sheet

Enviro Klean® Safety Peel 1

PREPARATION

Protect people, vehicles, property and all non masonry surfaces from product, splash, residue, fumes, rinse and wind drift. Protect and/or divert pedestrian and auto traffic.

Surface and Air Temperature

For maximum effectiveness, surface and air temperatures should be at least 40°F (4°C) during application. Product efficiency is reduced in cold weather.

Equipment

Safety Peel 1 can be applied using a trowel or other suitable applicator.

Equipment must be fitted with solvent-resistant seals and parts. Spray hose should be poly-lined, chemical-resistant, and pressure rated for spray. Spray tips should have a minimum orifice of 1/4 inches to prevent tip fouling. Hopper attachments which provide direct gravity feeds, or paste extrusion equipment have proven most effective. Adjust sprayer to the lowest pressure setting to produce a slow even flow of material.

Before the poultice dries, cover it with PROSOCO's OverCoat protective paper, glossy side down, and tape down the edges. OverCoat is a semi-impermeable protective paper for keeping poultice cleaners and paint removers moist, increasing effectiveness. The paper also protects cleaner and passersby from incidental contact. Visit www.prosoco.com or call 800-255-4255 for more information.

Storage and Handling

Store in a cool, dry place away from potential ignition sources. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Read Preparation and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface and paint coating to confirm suitability, dwell times, coverage rate and desired results before beginning overall application. Test with the same equipment, recommended surface preparation and application

procedures planned for general application. Let Safety Peel 1 dwell at least two hours before removing and evaluating.

Dilution & Mixing

Apply as packaged. Do not dilute or alter.

Stir well before use.

Typical Coverage Rates

Coverage estimates depend on surface texture and porosity. Always test to ensure desired results. Applied 1/16 to 1/8 inches thick, Safety Peel 1 has a coverage rate of 20–40 sq.ft. (2–4 sq.m.) per gallon.

Application Instructions

1. Apply with a brush, roller or trowel, 1/16 to 1/8 inches thick.
2. Cover Safety Peel 1 with OverCoat, glossy side down. Press the OverCoat protective paper against the Safety Peel 1. It will cling to the surface. Rub gently to remove air pockets and ensure smooth, overall adhesion. Tape/seal off edges of the film.
3. Let Safety Peel 1 and OverCoat dwell at least two hours before evaluating their effectiveness. Some types and thicknesses of coatings may need dwell times of up to 24 hours. Multiple applications may also be necessary.
4. Remove and collect the paste, paper and dissolved material by inserting a trowel, spatula or other paint scraping tool through the paste and lifting it from the surface. Remove as much as possible. Reapply as needed.
5. Rinse surface clean with water, preferably heated water, to improve removal effectiveness. Let cleaned surface dry thoroughly before any other treatment is applied. If residual product has dried on the surface, wet it down with warm water and keep it moist for 15 minutes. This makes it easier to rinse thoroughly with a pressure washer.

Cleanup

Clean tools and equipment with PROSOCO's Graffiti Remover, mineral spirits or similar solvent.

Dispose of paper, spent cleaner and dissolved coatings/contaminants according to local, state and federal regulations.

Repainting Treated Surfaces

Before repainting, lightly sand wood surfaces or prepare as required.

Product Data Sheet

Enviro Klean® Safety Peel 1

Waste Disposal

When lead-containing paint and other paint coatings are removed from a building surface, disposal of the resulting waste is regulated by the United States Environmental Protection Agency (US EPA) and many state and local agencies. Federal standards for classification, handling and disposal of potentially hazardous wastes are detailed in the EPA's Resource Conservation and Recovery Act (RCRA) of 1976. Additional, more stringent regulations may be imposed by state and local regulatory authorities.

Solid, liquid or semi-solid wastes generated through use of Safety Peel 1 may be classified hazardous if there is sufficient lead (or other materials) present in the removed coatings to classify the waste as toxic. The hazardous characteristics of waste created will depend upon the nature of coatings being removed, method of rinsing and applicable regulations.

Contractors must consult and comply with current federal, state and local regulations regarding containment, transport and disposal of hazardous wastes.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Field visits by PROSOCO personnel are for the purpose of making technical recommendations only. **PROSOCO is not responsible for providing job-site supervision or quality control.** Proper application is the responsibility of the applicator. Call Customer Care at 800-255-4255, or visit our website at prosoco.com, for the name of the PROSOCO representative in your area.

Jahn M70 Brownstone, Limestone, or Sandstone

This single-component, cementitious, mineral-based mortar is designed for the restoration of natural stone such as limestone and sandstone. Jahn M70 is completely vapor permeable at any depth and contains no latex or acrylic bonding agents or additives. The material is available in a variety of compatible, laboratory-engineered formulations, which match the physical properties of the substrate being repaired. M70 provides a permanent, compatible solution, which repairs and protects the beauty of natural stone. (Only Certified Installers may purchase Jahn M70.)

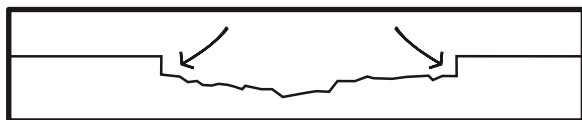
Features and Benefits

- **Single-Component:** Mixes with water only, improving quality control and consistency of application
- **Compatible Formulations:** Compatibility of physical properties ensures that the mortar and natural substrate react to the environment in the same way.
- **Contains No Latex or Acrylic Bonding Agents:** It protects the substrate by allowing salts, water vapor, and liquid water to reach the surface, preventing failure due to salt expansion or freeze/thaw cycles.
- **Tenacious Adhesion:** Strong bonding capabilities without relying on synthetic bonding agents.
- **Factory Controlled:** No field chemistry resulting in product variation.
- **Custom Colored Upon Request:** Closely matches existing masonry. Choose from Standard or Custom Colors.
- **Certified Installers:** Only installers with certification from Cathedral Stone Products can purchase Jahn M70 Limestone and Sandstone Repair Mortars.

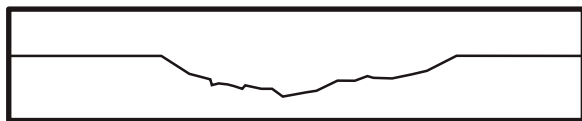
Application Procedures

Surface Preparation

Surfaces to receive M70 must be sound and free of all dust, dirt, grease, laitance and/or any other coating or foreign substance which may prevent proper adhesion. Remove all loose and deteriorated masonry from the repair area using manual or pneumatic cutting tools. The area to be repaired should be cut to provide a minimum of 1/2" depth. Do not install repairs that have a feathered edge (see diagram below), incorrect installation will cause repairs to fail prematurely. Wash the prepared surface with clean water and a bristle brush to remove dust from the pores.



Correct (Square Cut) Surface Preparation



Incorrect (Feathered Edge) Surface Preparation

Exposed Ferrous Metals

In the event that ferrous metal reinforcement (re-bar, threaded rod, etc.) is exposed within the repair area or repairs are adjacent to ferrous metal jambs, lintels, anchoring systems etc., a rust inhibitor must be applied to all properly prepared ferrous metal surfaces before repairs are made.

Mixing

The mixing ratio is approximately 4 to 5 parts powder to 1 part water by volume, depending on temperature and humidity. More water may be required as ambient temperature rises. The mixing may be done by hand, stirring until the mortar is thoroughly mixed. The mortar should be the consistency of damp sand. M70 may also be mixed using a slow speed drill (400 -600 rpm) equipped with a Jiffier-type mixing paddle. For best results,

add the powder to the water slowly. The working time will vary, depending upon wind, temperature, and humidity. Using excessive water in the mixture may affect the color of the repair.

Application

Moisten the substrate using clean water. Jahn Mortar should be applied to a glistening wet surface on vertical applications and a well-dampened surface (with no pooling water) on horizontal applications. If the surface is allowed to dry out before applying M70, this step must be repeated. This is very important.

The next step of the application is what CSP has termed the "Peanut Butter" coat. The Jahn mortar should be mixed with water to the consistency of wet putty. Apply the "Peanut Butter" coat to the glistening wet substrate approximately 1/8 inch thick. Important –To achieve proper bond, the "Peanut Butter" coat must not dry out prior to application of Jahn Mortar.

Build the material out beyond the surface of the original stone. After a period of time, the surface will be DTT (Dry To Touch/Tool). The best way to determine that the surface is DTT is to screed a small portion and turn the screeding tool over; if the screeded material easily falls off of the tool, the surface is DTT and ready. If the material sticks to the screeding tool, it is not ready. The waiting period for scraping should be determined on the job, due to the effects of heat, humidity, and wind on the final color. This is characteristic of all mortars, and should be determined through samples applied on site. In hot weather the darker colors may require scraping within a short time, while in cold weather the wait time may be several hours.

When the surface is DTT, scrape away excess mortar until the desired profile is reached.

To achieve a rougher texture, wait longer before finishing. M70 repairs should not be floated or heavily troweled to achieve the finish, since this can alter the texture, porosity, and color of the material.

Where necessary, anchor using threaded stainless steel dowels (or other acceptable anchors). It is normally not recommended to build an armature within the repair using tying wire (or other material), or to use wire lath.

If anchors will be used, CSP recommends threaded stainless steel anchors set with Jahn M80 Anchor Setting Mortar.

Curing

Traditional Cure

Periodically mist mortar repairs using clean water for at least a 72-hour period. The timing for initial water misting will vary with ambient conditions. Hot, dry conditions may require misting within 30 to 60 minutes. Cooler, damp conditions may require waiting several hours before beginning the curing process. Mist several times a day. Should access to the repairs be impossible over a period of time, temporarily cover repairs with plastic. The application of plastic, however, does not remove the need for normal curing techniques.

Self-Cure

No curing is necessary when masonry surface temperature is 85°F or lower. When working on surface temperatures above 85°F, follow the Traditional Cure procedures outlined above.

Continued...

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Jahn M70 Brownstone, Limestone, or Sandstone

Salt/Efflorescence

Find detailed information at jahn.news/efflorescence



Clean Up

Remove uncured mortar from the perimeter of the repair before it dries using clean water and a rubber sponge. Repeat several times with clean water to prevent a halo effect (staining of adjacent masonry).

Color & Finish (optional)

Cathedral Stone's Potassium Silicate Coating or Stain is recommended if a color and finish is desired.

Casting

M70 can be used as a casting mortar. Follow the M150 Casting Mortar instructions. The primary difference between casting with M150 and M70 is the final cure time. M150 cures in 24 hours; M70 cures in 72 hours.

Safety Requirements

It is recommended that safety goggles, gloves, and a dust mask equipped with P-2 filters (or equivalent) be worn for protection while mixing

Limitations

- Do not apply Jahn Mortar to a frozen or exceedingly hot substrate. The applied mortar must be protected from extreme heat, freezing, excessive wind, direct sunlight, and rain. Ambient temperature range should be 40° F to 90° F with low to average humidity.
- Do not add bonding agents to Jahn Mortar or use them as surface preparation materials.
- Minimum thickness of mortar application is ½ ".

Packaging and Coverage

A 5 gallon plastic pail contains approx. 44 lb. Of material. This will cover 0.5 cu. ft. (12 sq. ft. at 1/2" thickness).

Storage and Shelf Life

Store material in a dry area away from direct sunlight. Ambient storage conditions should be in the range of 40°F to 90°F with low to average humidity. Average shelf life is 2 years in original, unopened packaging.

Technical Data

Jahn M70 - Sandstone

LIQUID/PLASTIC PHASE	
Ratio water/dry material	2.3 to 3.0 fl. oz./lb.
Volume mixed mortar M70 in inches/3 per lb. of dry material	12.0 fl. oz./lb. (approx.)
HARDENED PHASE	
Compressive strength, dry	1800 to 2200 psi
Tensile bending strength, dry	420 to 530 psi
Tensile strength	145 to 290 psi
Linear coefficient of thermal expansion	3.45E-06 to 4.20E-06 in/in °F
Hydraulic coefficient of expansion (%)	0.45 to 0.543
Modulus of elasticity	2418 to 2580 ksi
Open porosity (%)	34.1 to 35.5
Water absorption (%)	14 (approx.)
Specific gravity	1.6

Jahn M70 - Limestone

LIQUID/ PLASTIC PHASE	
Ratio water/dry material	2.3 to 3.0 fl. oz./lb.
Volume mixed mortar M70 in inches/3 per lb. Of dry material	12.0 fl. oz./lb. (approx.)
HARDENED PHASE	
Compressive strength, dry	2600 to 3200 psi
Tensile bending strength, dry	540 to 620 psi
Tensile strength	145 to 290 psi
Linear coefficient of thermal expansion	2.0E-06 to 2.0E-06 in/in °F
Hydraulic coefficient of expansion (%)	0.30 to 0.40
Modulus of elasticity	1730 to 1860 ksi
Open porosity (%)	32.8 to 37.6
Water absorption (%)	16 (approx.)
Specific gravity	1.4

Warning

Not for internal consumption. Keep out of reach of children and animals. Consult Material Safety Data Sheet (MSDS) for specific information.

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Cathedral Stone Products, Inc.
 7866 Park Circle Drive
 Hanover, MD 21076
 410-782-9150
cathedralstone.com
jahn.news

PAC-TITE WR Gutter

Prefabricated Gutter and Downspout Systems



Superior, Tested, Attractive Roof Drainage

Superior roof drainage, easy installation, and attractive appearance make PAC-TITE prefabricated gutters and downspouts stand out from the crowd.

Prefabricated PAC-TITE WR Gutters are specifically engineered and tested to meet the requirements of the ANSI/SPRI GT-1 Standard for Gutter Systems Used with Low-Slope Roofs. The design incorporates an extruded internal gutter hanger for strength and support. It also reduces the torque of the metal with expansion and contraction in temperature changes.

FEATURES

- ▶ 30 Year, 160 MPH Wind Warranty
- ▶ ANSI/SPRI GT-1 Tested to Comply with International Building Code
- ▶ FM Approved for Wind Uplift Protection
- ▶ Pre-Punched Holes and No External Brackets=Less Installation Time
- ▶ Prefabricated Miters and Accessories Eliminate Need for Field Fabrication
- ▶ Variety of Colors, Sizes & Materials

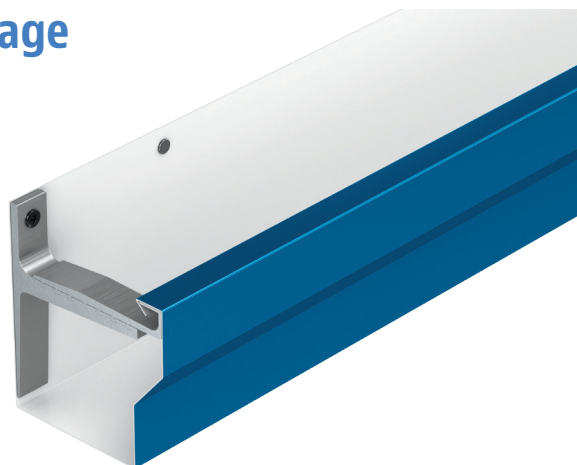
STANDARD SIZES

(Front / Bottom / Back)

- ▶ 5.25" / 5.25" / 6.25" ▶ 6.75" / 6.75" / 7.75"
- ▶ 5.75" / 5.75" / 6.75" ▶ 7.25" / 7.25" / 8.25"
- ▶ 6.25" / 6.25" / 7.25" ▶ 7.75" / 7.75" / 8.75"

MATERIALS

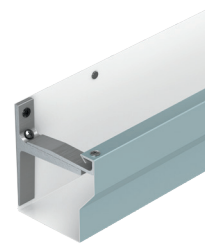
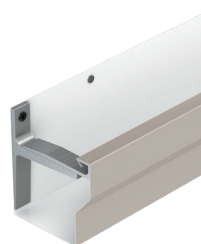
- ▶ 24 ga. Steel ▶ 050" Aluminum
- ▶ 22 ga. Steel ▶ 063" Aluminum
- ▶ 040" Aluminum



STANDARD

FM DESIGN

Offset



Chamfer



Box



NOTE: FM Approved Design has an alternative bracket configuration.



PAC-TITE WR Gutter

Prefabricated Gutter and Downspout Systems

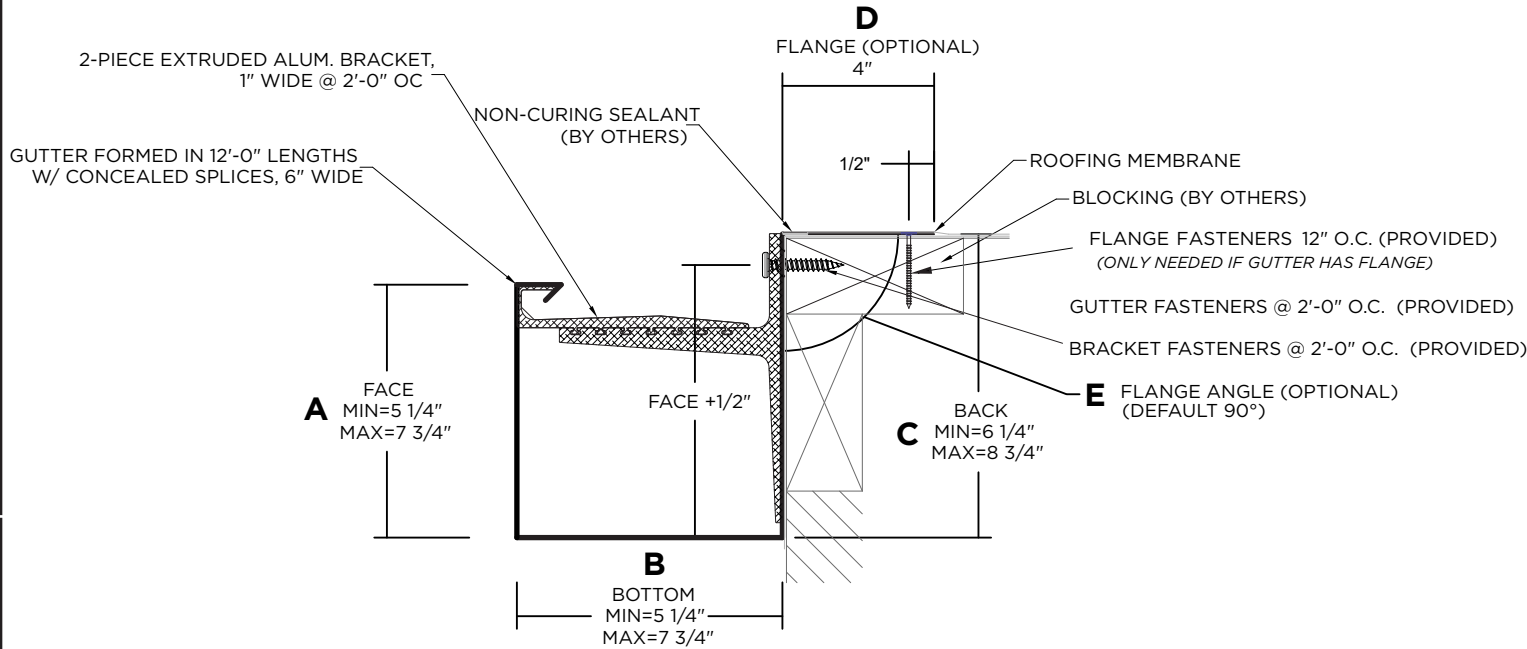


Product Line	WR Gutters	LT Gutters	Industrial Downspouts	LT Downspouts
Versions	- Offset - Chamfer - Box	- Half Round - K-Style	- Closed - Open Face	- Corrugated - Round
Sizes	Bottom Width & Front Height: 5.25", 5.75", 6.25", 6.75", 7.25", 7.75" Back Height: 1" More Than Front Height	Half Round: 5", 6", 7", 8", 9", 10" (Diameter) K-Style: 6", 7", 8" (Width)	Width: Min. 3" Max. 10" Depth: Min. 3" Max. 10"	Round: 3", 4", 5", 6", 8" (Diameter) Corrugated: 3" x 4" and 4" x 5"
Materials	24 ga., 22 ga. .040", .050", .063"	24 ga., 22 ga. .032", .040", .050"	24 ga., 22 ga. .040", .050", .063"	24 ga., 22 ga. .032", .040", .050"
Warranty	30 Year, 160 MPH	10 Year, 90 MPH	5-Year Workmanship	5-Year Workmanship
ANSI/SPRI GT-1 Tested	X		N/A	N/A
FM Approved	X		N/A	N/A





PAC-TITE WR GUTTER BOX



NOTES

- Bottom sizes are provided in 1/2" increments
- Maximum downspout dimension not to exceed "B" minus 9/16"
- Roof flange is optional. If flange size is not provided, the gutter will not include a roof flange. If flange angle is not provided, the gutter will have a 90-degree flange.
- Pop rivets provided
- Unless otherwise noted, fabrication of miters and accessories are provided with a non-penetrating quicklock joint, then factory sealed watertight
- Welded accessories require minimum material thickness of .050 aluminum.
- For non-90 miters, see separate print approval
- Product should be installed per provided installation instructions
- ANSI/SPRI GT-1 Test Pressure up to 223 psf (Horizontal) and 136 psf (Vertical)

APPROVALS

ANSI/SPRI/GT-1

Test Pressures listed in notes

PROJECT INFO

Project Name:

Architect:

Roofing Contractor:

Project Type:

By selecting this box you have verified and confirmed that dimensions, sizes, and quantities are correct. All products will be installed in strict accordance with printed instructions.

Date:

Petersen Aluminum Corporation

Phone: 800-323-1960

Fax: 800-722-7150

www.pac-clad.com

e-mail: info@pac-clad.com

SHT #: ____ of ____

DATE: **06/20/25**

DRN BY : **PL**

CKD BY : **MM**

DWG # : **41012-38994**

REV: **B**

DIMENSIONS

SELECT SIZE	A (FACE)	B (BOTTOM)	C (BACK)	FLANGE (OPTIONAL)
☐	5 1/4"	5 1/4"	6 1/4"	D (FLANGE) PLEASE SELECT ONE:
☐	5 3/4"	5 3/4"	6 3/4"	WITH FLANGE ☐ WITHOUT FLANGE ☐
☐	6 1/4"	6 1/4"	7 1/4"	NOTE: IF NEITHER BOX IS CHECKED, THE GUTTER WILL BE PROVIDED WITHOUT A ROOF FLANGE
☐	6 3/4"	6 3/4"	7 3/4"	E (FLANGE ANGLE)
☐	7 1/4"	7 1/4"	8 1/4"	NOTE: IF ANGLE IS NOT PROVIDED, FLANGE WILL BE 90°
☐	7 3/4"	7 3/4"	8 3/4"	

MATERIAL

- ☐ 24 Ga. Galv. Steel
- ☐ 22 Ga. Galv. Steel
- ☐ .040" Aluminum
- ☐ .050" Aluminum
- ☐ .063" Aluminum
- ☐ OTHER: _____

Color: _____

Finish: _____

Substrate:

If substrate is not given, wood fasteners will be provided.

☐ Wood

☐ Masonry

☐ Metal

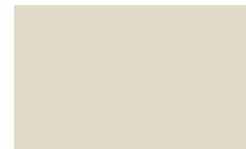
QUANTITIES

- ☐ Lineal Feet (12'-0" Lengths)
- ☐ Outside Miter (90°)
- ☐ Inside Miter (90°)
- ☐ Right Endcaps
- ☐ Left Endcaps
- ☐ Expansion Joints (If Required)

Accessory Type: ☐ Quicklock (Default) ☐ Welded (Surcharge)



Color Guide



▲ \$ SANDSTONE



▲ \$ SIERRA TAN



▲ \$ DARK BRONZE



▲ \$ BURNISHED SLATE



\$ MIDNIGHT BRONZE



▲ \$ MANSARD BROWN



▲ \$ CHARCOAL



▲ \$ GRAPHITE



■ \$ ONYX (fka Matte Black)



\$ TRADITIONAL BLACK



▲ \$ CARDINAL RED



▲ ■ \$ MILITARY BLUE



\$ AWARD BLUE



▲ \$ HEMLOCK GREEN



\$ FOREST GREEN



▲ ■ \$ PATINA GREEN

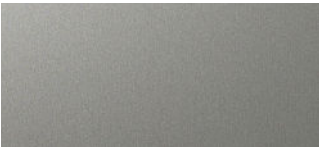


■ \$ HARTFORD GREEN



\$ GALVALUME PLUS

Premium Colors



●▲\$\$\$ ANODIC CLEAR



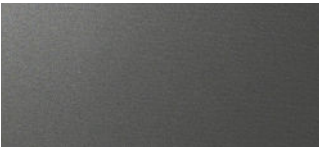
●▲\$\$\$ SILVERSMITH



●▲\$\$ SILVER



●▲\$\$ CHAMPAGNE



●▲\$\$ WEATHERED ZINC



●▲\$\$ COPPER PENNY



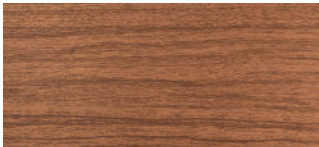
✖\$\$\$ WEATHERED STEEL

Timber Series Wood Grain

Available in 24 gauge steel and .032 aluminum



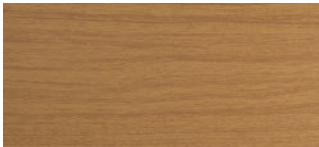
\$\$\$ BROWN TIMBER



\$\$\$ COPPER TIMBER



\$\$\$ GRAY TIMBER



\$\$\$ TAN TIMBER



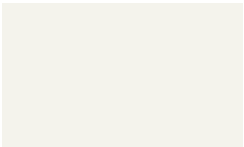
\$\$\$ WHITE TIMBER

70% polyvinylidene fluoride (PVDF) pre-finished steel and aluminum for all architectural cladding applications

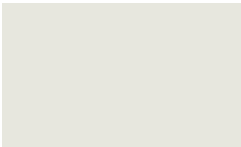
●Metallic Colors \$Pricing ▲Cool Colors ✖Extended Lead Time

See back for color performance and availability chart

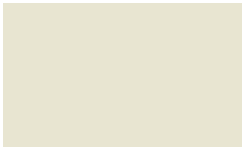
Standard Colors



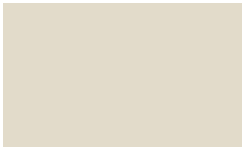
▲\$ BONE WHITE



▲\$ STONE WHITE



▲✖\$ ALMOND



▲\$ SANDSTONE



▲\$ SIERRA TAN



▲✖\$ BUCKSKIN



▲\$ MEDIUM BRONZE



▲✖\$ AGED BRONZE



▲\$ DARK BRONZE



▲\$ BURNISHED SLATE



▲\$ GRANITE



▲✖\$ ANTIQUE BRONZE



▲\$ CLASSIC BRONZE



\$ MIDNIGHT BRONZE



▲\$ MANSARD BROWN



▲\$ CITYSCAPE



▲\$ SLATE GRAY



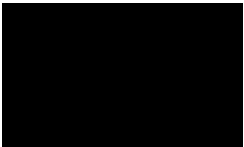
▲\$ MUSKET GRAY



▲\$ CHARCOAL



▲\$ GRAPHITE



\$ BLACK (fka Black Aluminum)



▲\$ IRON ORE



\$ INKWELL



✖\$ ONYX (fka Matte Black)



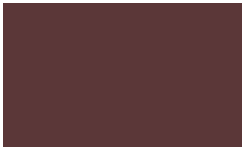
\$ TRADITIONAL BLACK



▲\$ TERRA COTTA



▲\$ COLONIAL RED



✖\$ BURGUNDY



▲\$ CARDINAL RED



▲✖\$ MILITARY BLUE



▲\$ PACIFIC BLUE (fka Slate Blue)



\$ INTERSTATE BLUE



✖\$ BERKSHIRE BLUE



\$ AWARD BLUE



▲\$ HEMLOCK GREEN



\$ FOREST GREEN



▲✖\$ PATINA GREEN



✖\$ HARTFORD GREEN



\$ GALVALUME PLUS



IL: 800 PAC CLAD TX: 800 441 8661 MD: 800 344 1400
AZ: 833 750 1935 GA: 800 272 4482 WA: 833 750 1935

Performance and Availability

STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AWARD BLUE [†]	0.25	0.86	0.23	24	✓		✓					
BLACK (FKA BLACK ALUMINUM)	0.05	0.90	0.04	0	✓	✓	✓	✓	✓	✓	✓	✓
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓
BURNISHED SLATE	0.32	0.86	0.31	33	✓						✓	
CARDINAL RED [†]	0.44	0.86	0.44	49	✓		✓				✓	✓
CHARCOAL	0.30	0.87	0.30	31	✓		✓	✓	✓		✓	✓
CITYSCAPE	0.05	0.87	0.50	57	✓	✓	✓	✓	✓		✓	✓
CLASSIC BRONZE * NEW	0.27	0.87	N/A	27	✓						✓	
COLONIAL RED	0.34	0.87	0.31	36	✓		✓	✓	✓		✓	✓
DARK BRONZE	0.27	0.86	0.29	26	✓	✓	✓	✓	✓	✓	✓	✓
FOREST GREEN	0.10	0.88	0.10	5	✓		✓	✓			✓	✓
GRANITE *	0.32	0.86	0.33	33	✓	✓	✓	✓	✓			✓
GRAPHITE	0.25	0.86	0.28	24	✓						✓	
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓				✓	
INKWELL * NEW	0.27	0.86	N/A	26	✓						✓	
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓		✓	✓
IRON ORE NEW	0.27	0.87	N/A	27	✓		✓	✓	✓		✓	✓
MANSARD BROWN	0.31	0.87	0.31	32	✓		✓	✓	✓		✓	✓
MEDIUM BRONZE	0.30	0.88	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓
MIDNIGHT BRONZE	0.06	0.90	0.06	1	✓			✓			✓	
MUSKET GRAY	0.32	0.87	0.31	33	✓	✓	✓		✓		✓	✓
PACIFIC BLUE (fka SLATE BLUE)	0.28	0.87	0.27	28	✓		✓				✓	✓
SANDSTONE	0.48	0.87	0.48	55	✓	✓	✓	✓	✓	✓		
SIERRA TAN	0.38	0.85	0.31	40	✓	✓	✓	✓	✓		✓	✓
SLATE GRAY	0.41	0.87	0.37	45	✓	✓	✓	✓	✓		✓	✓
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓		
TERRA COTTA	0.35	0.87	0.33	37	✓		✓		✓		✓	✓
TRADITIONAL BLACK * NEW	0.28	0.87	N/A	28	✓		✓				✓	✓
EXTENDED LEAD TIME												
AGED BRONZE	0.29	0.87	0.27	29	✓						✓	
ALMOND	0.63	0.85	0.55	75	✓	✓	✓	✓	✓			
ANTIQUE BRONZE NEW	0.28	0.86	N/A	27	✓		✓	✓			✓	✓
BERKSHIRE BLUE *	0.29	0.86	0.27	29	✓							
BUCKSKIN NEW	0.37	0.86	N/A	39	✓						✓	✓
BURGUNDY	0.24	0.86	0.13	22	✓						✓	
HARTFORD GREEN	0.08	0.88	0.08	3	✓			✓			✓	
MILITARY BLUE	0.31	0.87	0.30	32	✓		✓				✓	✓
ONYX (fka MATTE BLACK STEEL)	0.26	0.85	0.25	24	✓	✓					✓	
PATINA GREEN	0.33	0.86	0.32	34	✓							
WEATHERED STEEL 	0.26	0.86	N/A	25	✓							
PREMIUM COLORS												
ANODIC CLEAR 	0.53	0.81	0.31	60				✓				
CHAMPAGNE 	0.40	0.78	0.49	40	✓		✓	✓	✓			✓
COPPER PENNY 	0.50	0.86	0.52	57	✓		✓	✓			✓	✓
SILVER 	0.47	0.82	0.46	52	✓	✓	✓	✓	✓		✓	✓
SILVERSMITH 	0.54	0.81	0.32	61				✓				
WEATHERED ZINC 	0.24	0.83	0.46	21	✓		✓		✓		✓	✓
CLEAR-COAT ACRYLIC FINISH (NON-PVDF)												
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980. Reflectivity and solar reflectance index (SRI) values are provided by Sherwin-Williams®.

*** Low Gloss/Low Sheen, 70% PVDF finish** **[†] 10-year finish warranty** ** Premium Colors**

TECHNICAL DATA FOR 70% PVDF COATING:

▶ South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) – Rating no less than 8 at 20 years; Film integrity – 20 years.

▶ Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.

▶ Chemical/Acid Pollution Resistance (ASTM D 1308): Pass

▶ T-Bend (ASTM D 4145): 1T – 3T with no loss of adhesion

▶ Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours – No field blisters; Aluminum, 100% RH, 3000 hours – No field blisters

▶ Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters. Galvalume or HDG: 2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters

▶ Pencil hardness (ASTM D 3363): HB – 2H

▶ Specular Gloss (ASTM D 523) @ 60 degrees: Typical – 20 – 35

▶ Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters

▶ Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion

▶ Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion

▶ Flame Test (ASTM E 84): Class A Coating

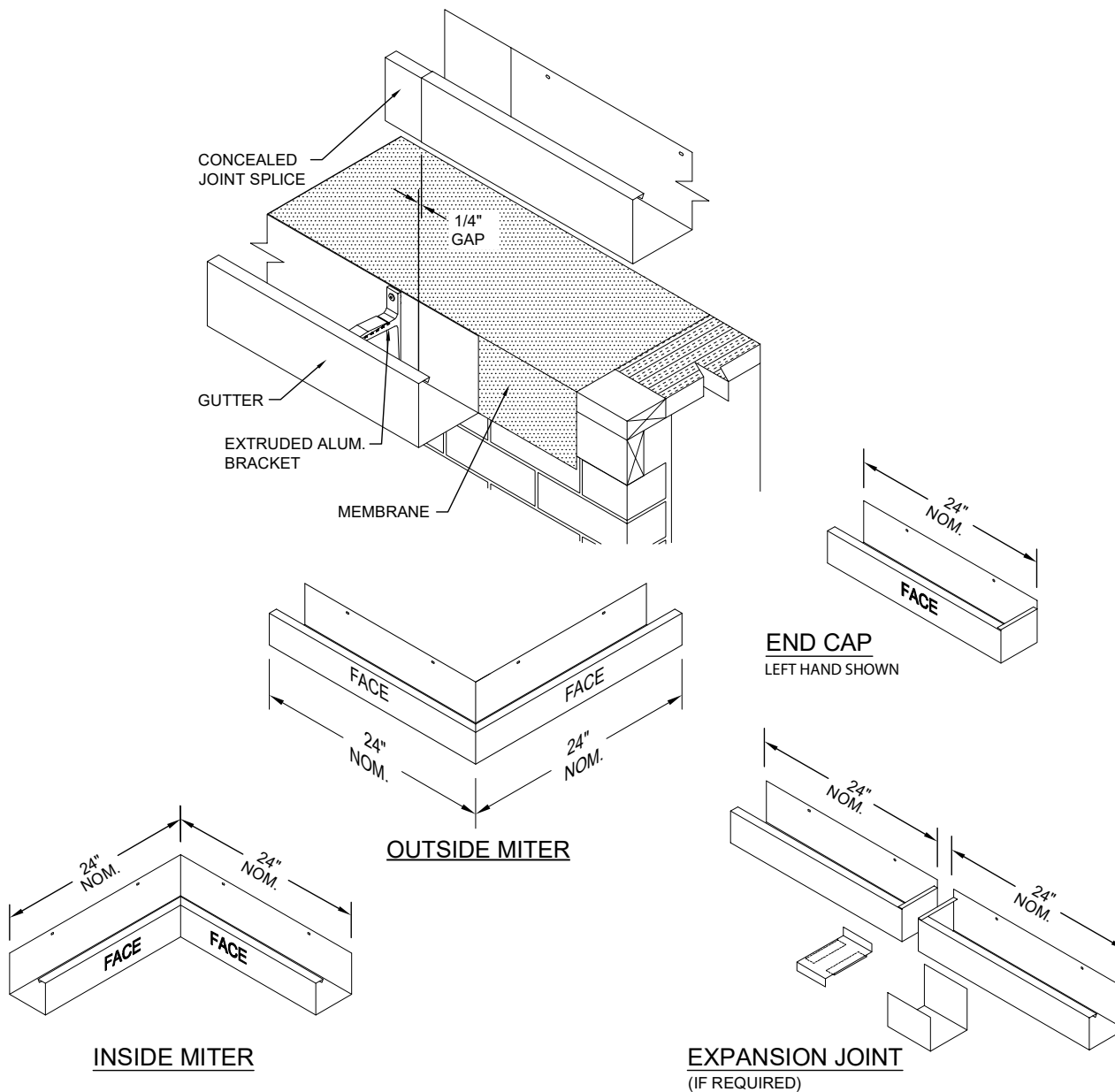
PAC-CLAD® is a registered trademark of Petersen Aluminum Corp. The PAC-CLAD finish is 70% polyvinylidene fluoride (PVDF). Sherwin-Williams® is a trademark of SWIMC LLC. Galvalume Plus® is a registered trademark of BIEC International. 10/25

SAP 614844



PAC-TITE WR GUTTER

BOX STANDARD ACCESSORIES



Standard gutter miter leg lengths are 24" Nominal
Standard gutter miter angle is 90°
For special miter requirements, attach sketches or consult manufacturer for assistance.

Petersen Aluminum Corporation
Phone: 800-323-1960 Fax: 800-722-7150
www.pac-clad.com
e-mail: info@pac-clad.com

SHT #: ____ of ____
DATE: **06/20/25**
DRN BY : **PL**
CKD BY : **MM**
DWG # : **41012-38994**
REV: **B**

M.A.C. APARTMENTS - STABILIZATION PHASE

JC BEAL CONSTRUCTION LLC

FRED BEAL
2966/2952/2942 2ND AVE
DETROIT, MI 48201



PROJECT INFORMATION

CLIENT: JC BEAL CONSTRUCTION, LLC

LOCATION: MANHATTAN APARTMENTS
2966 SECOND AVE.
DETROIT, MI 48201

ALTADENA APARTMENTS
2952 SECOND AVE.
DETROIT, MI 48201

CROMWELL APARTMENTS
2942 SECOND AVE.
DETROIT, MI 48201

PROJECT DESCRIPTION:

* THIS IS AN OWNER REVIEW SET FOR AN ANTICIPATED HDC SUBMISSION.
** THE SCOPE OF WORK DEPICTED IS ONLY FOR A STABILIZATION PHASE.
*** ALL SCOPE OF WORK RELATED TO INTERIOR LAYOUTS, INTERIOR FINISHES & FIXTURES, WINDOW RESTORATION/REPAIR/REPLACEMENT, DOOR RESTORATION/REPAIR/REPLACEMENT, EXTERIOR STAIR REPLACEMENT, AND NEW MECHANICAL, ELECTRICAL, & PLUMBING TO BE IN A SEPARATE FUTURE PHASE.

NO OCCUPANCY IS BEING PURSUED AT THIS TIME

THE EXISTING M.A.C. (MANHATTAN, ALTADENA, CROMWELL) APARTMENT BUILDINGS WILL BE REPAIRED THROUGHOUT AS REQUIRED FOR STABILIZATION OF EACH BUILDING IN PHASE 1, INCLUDING: REMOVAL OF ALL COMPROMISED INTERIOR WALLS, FLOORS, ROOFS, STAIRS, FINISHES, WIRING / PIPING, ETC; REPLACE W/ NEW WOOD FRAMED FLOORS, INTERIOR STAIRS, AND ROOF AS PER STRUCTURAL; NEW MEMBRANE ROOF ASSEMBLY THROUGHOUT INCLUDING ROOF DRAINAGE AND PIPING; FACADE RESTORATION INCLUDING MASONRY CLEANING, TUCKPOINTING / REPAIR, REPLACEMENT OF MISSING BRICK, RESTORATION OF STONE ELEMENTS, PEDIMENTS, DECORATIVE MOULDINGS, MEDALLIONS; RESTORATION OF THE EXISTING CORNICES; REBUILDING DAMAGED PARAPETS; REBUILDING & RESTORATION OF THE DECORATIVE BAY ELEMENTS; PAINTED TEMPORARY PLYWOOD ENCLOSURES AT ALL EXISTING WINDOW OPENINGS; TEMPORARY EXTERIOR HOLLOW METAL DOORS W/ SECURITY HARDWARE AT MAIN ENTRANCES; PRESERVATION/PROTECTION OF THE EXTERIOR STAIRS AT THE REAR OF EACH BUILDING; NO SITE WORK IS PROPOSED.

BUILDING SUMMARY:

MANHATTAN	EXISTING GROSS BUILDING AREAS:	
BASEMENT:	MECH. STORAGE & RESIDENTIAL	3,922 SFG
FIRST FLOOR:	RESIDENTIAL DWELLING UNITS	3,922 SFG
SECOND FLOOR:	RESIDENTIAL DWELLING UNITS	3,922 SFG
THIRD FLOOR:	RESIDENTIAL DWELLING UNITS	3,922 SFG
FOURTH FLOOR:	RESIDENTIAL DWELLING UNITS	3,922 SFG
TOTAL EXISTING GROSS BUILDING AREA		19,610 SFG

ALTADENA	EXISTING GROSS BUILDING AREAS:	
BASEMENT:	MECH. STORAGE & RESIDENTIAL	2,854 SFG
FIRST FLOOR:	RESIDENTIAL DWELLING UNITS	2,854 SFG
SECOND FLOOR:	RESIDENTIAL DWELLING UNITS	2,854 SFG
THIRD FLOOR:	RESIDENTIAL DWELLING UNITS	2,854 SFG
FOURTH FLOOR:	RESIDENTIAL DWELLING UNITS	2,854 SFG
TOTAL EXISTING GROSS BUILDING AREA		14,270 SFG

CROMWELL	EXISTING GROSS BUILDING AREAS:	
BASEMENT:	MECH. STORAGE & RESIDENTIAL	2,474 SFG
FIRST FLOOR:	RESIDENTIAL DWELLING UNITS	2,474 SFG
SECOND FLOOR:	RESIDENTIAL DWELLING UNITS	2,474 SFG
THIRD FLOOR:	RESIDENTIAL DWELLING UNITS	2,474 SFG
TOTAL EXISTING GROSS BUILDING AREA		9,896 SFG

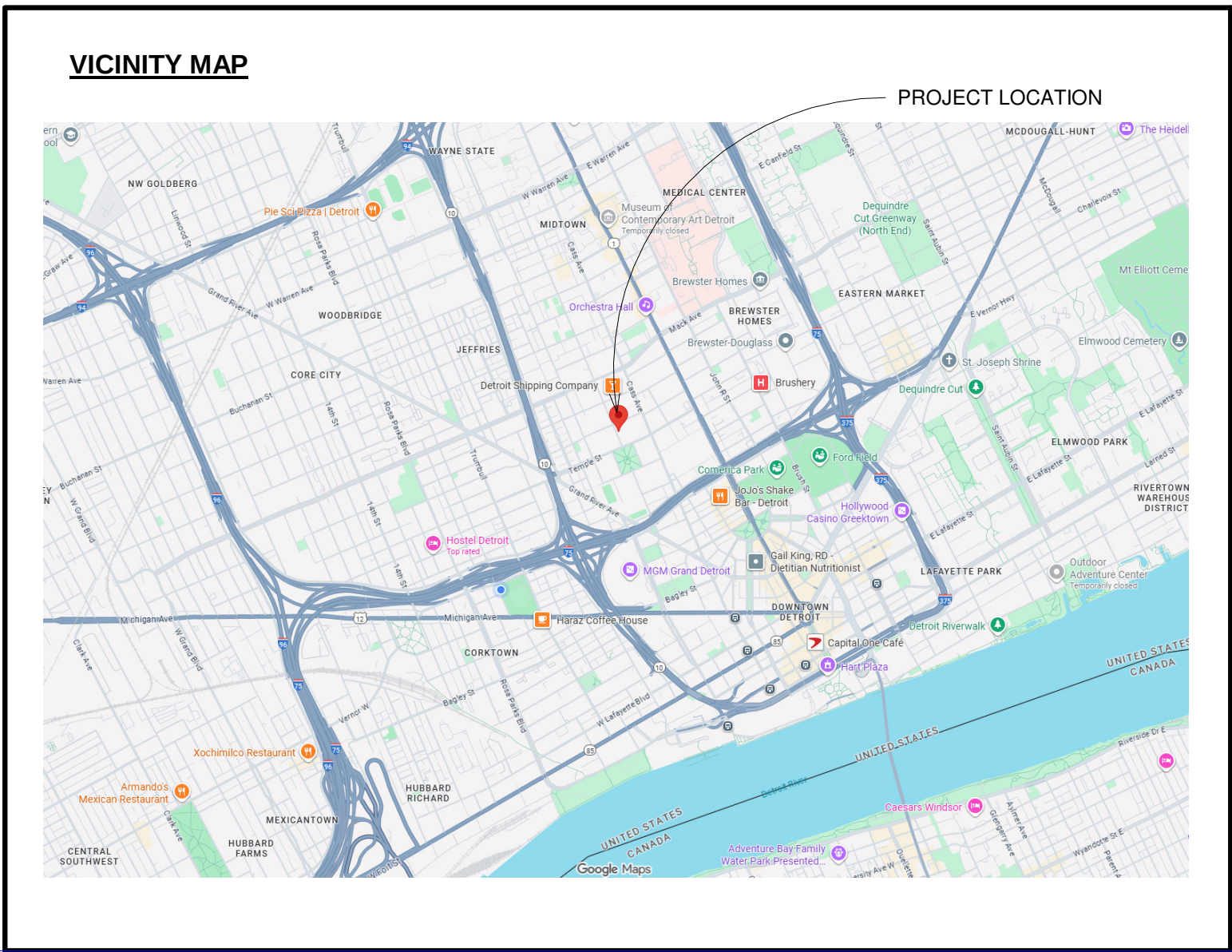
GOVERNING CODES:

2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB)
2021 MICHIGAN BUILDING CODE (MBC) ***AS REFERENCED BY THE 2021 MRCEB**
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2021 MICHIGAN UNIFORM ENERGY CODE (MUEC)
2021 INTERNATIONAL FIRE CODE NFPA 1, UNIFORM FIRE CODE

DISCLAIMER: ALL CONDITIONS DEPICTED ARE BASED ON KNOWLEDGE DISCOVERED UPON FIELD MEASURE (OR CONVEYED BY OWNER). IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AND OWNER OF ANY DISCOVERIES EXPOSED UPON DEMOLITION / NEW CONSTRUCTION THAT DIFFER FROM CONDITIONS DEPICTED HEREIN.

SHEET LIST	
SHEET NUMBER	SHEET NAME

1CS	COVER SHEET
4CSP	ARCHITECTURAL SITE PLAN
A-0.1.1	STABILIZATION PLANS
A-0.1.2	STABILIZATION PLANS
A-0.1.3	STABILIZATION PLANS
A-0.3.0.1	HISTORIC ELEVATIONS + 3D
A-0.3.1.1	EXTERIOR ELEVATIONS + PHOTOS
A-0.3.1.2	EXTERIOR ELEVATIONS + PHOTOS
A-0.3.2.1	EXTERIOR ELEVATIONS + PHOTOS
A-0.3.2.2	EXTERIOR ELEVATIONS + PHOTOS
A-0.3.2.3	ENLARGED BAY ELEVATION + SECTION
A-0.3.3.1	EXTERIOR ELEVATIONS + PHOTOS
A-0.3.3.2	EXTERIOR ELEVATIONS + PHOTOS
A-0.3.3.3	EXTERIOR ELEVATIONS + PHOTOS
A-0.3.3.4	ENLARGED BAY ELEVATION + SECTION



GENERAL SYMBOLS

- SECTION WITH SECTION NUMBER & NAME
- DETAIL WITH DETAIL NUMBER & NAME
- WINDOW TYPE
- DOOR TYPE
- LEVEL WITH NAME & HEIGHT
- REVISION
- NORTH DESIGNATION

ABBREVIATIONS

@ ACOUST.
A.C.T. ACOUSTICAL
ADJ. ADJACENT
A.F.F. ABOVE FINISHED FLOOR
ALUM. ALUMINUM
ANNOD. ANNODIZED
BD. BOARD
BLDG. BUILDING
BLK. BLOCK
BLKG. BLOCKING
B.O. BOTTOM OF
B.O.F. BOTTOM OF FOOTING
CEM. CEMENT
CFM. CUBIC FEET PER MINUTE
CL. CENTERLINE
C.O. CLEANOUT
COL. COLUMN
COL.G. CORNER GUARD
CONST. CONSTRUCTION
CONT. CONTINUOUS
CORR. CORRUGATED
CPT. CARPET
C.T. CERAMIC TILE
DET. DETAIL
DIA. DIAMETER
DIM. DIMENSION
DN. DOWN
D.O. DOOR OPENING
DR. DOOR
DWG. DRAWING
EA. EACH
ELEV. ELEVATION
E.W. EACH WAY
EX. EXISTING
EXIST. EXISTING
EXP. EXPANSION/EXPOSED
EXT. EXTERIOR
F.D. FLOOR DRAIN
FDN. FOUNDATION
FRP. FIBER REINFORCED PANELS
FIN. FINISH
FLR. FLOOR
F.O. FACE OF
F.O.S. FACE OF STUD
FR. FRAME
FTG. FOOTING

GA. GAUGE
GALV. GALVANIZED
GYP. GYPSUM
HDW. HARDWARE
H.M. HOLLOW METAL
HORIZ. HORIZONTAL
HT. HEIGHT
I.D. INSIDE DIAMETER
INSUL. INSULATION
INT. INTERIOR
JT. JOINT
LAV. LAVATORY
LG. LONG
LLO. LONG LEG OUTSTANDING
LLV. LONG LEG VERTICAL
MAX. MAXIMUM
MECH. MECHANICAL
MET. METAL
MEZZ. MEZZANINE
M.I. MISCELLANEOUS IRON
MIN. MINIMUM
MISC. MISCELLANEOUS
M.O. MASONRY OPENING
M.O. MASONRY OPENING
N.I.C. NOT IN CONTRACT
N.S. NO SCALE
N.T.S. NOT TO SCALE
O.C. ON CENTER
O.D. OUTSIDE DIAMETER
OPNG. OPENING
OPP. OPPOSITE
PL.G. PLATE GLASS
PL.S. PLATE STEEL
PL. PLATE
P-LAM. PLASTIC LAMINATE
PLAS. PLASTER
PREFAB. PREFABRICATED
PROJ. PROJECT
P.F. POUNDS PER SQUARE FOOT
PT. PAINT/POINT
R. RISER
R.A. RETURN AIR
R.B. RUBBER BASE
R.C. ROOF CONDUCTOR
R.F. RUBBER FLOORING
REINF. REINFORCED/REINFORCING
REQD. REQUIRED
RFG. ROOFING
RM. ROOM
R.S. ROOF SUMP
R.T. RUBBER TILE
SAN. SANITARY
SCHED. SCHEDULE
SHT. SHEET
SIM. SIMILAR
SPEC. SPECIFICATION
S.S. SERVICE SINK/STAINLESS STEEL
STL. STEEL
STD. STANDARD
STOR. STORAGE
STRUCT. STRUCTURAL
SUSP. SUSPENDED
SW. SWITCH
SYM. SYMMETRICAL
T. TREAD
T&B TOP AND BOTTOM
TEL. TELEPHONE
TERR. TERRAZZO
T&G TONGUE AND GROOVE
THK. THICK/THICKNESS
THRES. THRESHOLD
T.O. TOP OF
T.O.F. TOP OF FOOTING
T.O.S. TOP OF STEEL
TYP. TYPICAL
U/C UNDERCUT
U.N.O. UNLESS NOTED OTHERWISE
U/S UPSIDE
V.B. VINYL BASE
V.C.B. VINYL COBE BASE
V.C.T. VINYL COMPOSITE TILE
V.I.F. VERIFY IN FIELD
V.S.B. VINYL STRAIGHT BASE
VERT. VERTICAL
WD. WIDE
WAINS. WAINSCOT
W.A. WATER CLOSET
WD. WIN. WOOD WINDOW
WD. WOOD
WT. WEIGHT
W.W.F. WELDED WIRE FABRIC
W.W.M. WOVEN WIRE MESH



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NO.	DESCRIPTION	DATE
1	HDC SET	08/14/2026

SEAL

NOT FOR CONSTRUCTION

DATE SEALED

M.A.C. APARTMENTS - STABILIZATION PHASE

2966/2952/2942 2ND AVE
DETROIT, MI 48201
JC BEAL CONSTRUCTION LLC

SHEET TITLE
COVER SHEET

SHEET NUMBER

1CS

CHARLOTTE ST

GENERAL SITE NOTES:

- THE DRAWINGS HEREIN ARE FOR INFORMATIONAL PURPOSES AND CONVEYANCE OF DESIGN INTENT. INFORMATION DEPICTED IS NOT INTENDED TO BE CONSTRUED AS LEGAL SURVEY OR ENGINEERED CIVIL. REFER TO SUBMITTALS BY PROFESSIONAL CONSULTANTS FOR WORK BEYOND THE SCOPE DEPICTED HEREIN.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING ELEVATIONS AND BUILDING CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT AND RESET ANY PROPERTY CORNERS OR SECTION CORNERS PLANNED TO BE DISTURBED BY CONSTRUCTION OF THIS PROJECT, AND SHALL HAVE A REGISTERED LAND SURVEYOR RE-ESTABLISH ANY PROPERTY CORNERS OR SECTION CORNERS INADVERTENTLY DISTURBED DURING CONSTRUCTION OF THIS PROJECT.
 - ALL STREET, SANITARY SEWER, STORM SEWER AND WATERLINE CONSTRUCTION SHALL CONFORM TO THE LOCAL MUNICIPALITY STANDARDS AND SPECIFICATIONS CURRENT AT THE DATE OF EXECUTION OF THE CONSTRUCTION.
 - STREET PAVING SHALL NOT BEGIN UNTIL SUBGRADE COMPACTION TESTS ARE TAKEN AND THE CITY ENGINEER APPROVES THE RESULTS.
 - THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE SOILS REPORT PREPARED FOR THIS PROJECT AND APPROVED BY THE MUNICIPALITY'S ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISSDIG, CALL TWO BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
 - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER 24 HOURS ADVANCED NOTICE.
 - TEMPORARY EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE CONTRACTOR DURING CONSTRUCTION AS IDENTIFIED ON THE EROSION CONTROL PLAN. MAINTENANCE OF ONSITE DRAINAGE AND EROSION CONTROL FACILITIES DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SERVICE AND SCHEDULES.
 - PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION THAT WILL AFFECT TRAFFIC SIGNS OF ANY TYPE, THE CONTRACTOR SHALL CONTACT THE MUNICIPALITY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION:
 - ALL SIGNS, STRIPING AND TRAFFIC CONTROL DEVICE SHALL CONFORM TO, AND PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH, THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION AND MDOT OR COUNTY STANDARDS, LATEST EDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND CLEANING OF TRAFFIC CONTROL DEVICES.
 - THE CONTRACTOR SHALL MAINTAIN EXISTING PAVEMENT MARKINGS DURING CONSTRUCTION OPERATIONS, IN CONFORMANCE WITH CONSTRUCTION DOCUMENTS.
 - REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE SURFACE OR TEXTURE OF THE PAVEMENT OR EXISTING SURFACING. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY ARE NOT VISIBLE UNDER DAY OR NIGHT CONDITIONS.
 - SCRAPE AND REPAINT ALL EXISTING PAINTED SITE FEATURES, INCLUDING, BUT NOT LIMITED TO CURBS, BOLLARDS, RAILINGS, & SITE LIGHTING BASES.
 - THE CONTRACTOR SHALL CONTACT THE LOCAL CONSTRUCTION INSPECTOR PRIOR TO ANY STREET CUT. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE CONSTRUCTION INSPECTOR BEFORE ANY CUTS ARE MADE. ANY STREET PATCHING SHOWN ON THE DRAWINGS IS APPROXIMATE. ACTUAL LIMITS OF STREET PATCH SHALL BE DETERMINED BY THE CONSTRUCTION INSPECTOR. PATCHING SHALL BE DONE IN CONFORMANCE WITH MUNICIPAL DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS. ALL LARGE PATCHES SHALL BE PAVED WITH AN ASPHALT LAY-DOWN MACHINE. IN STREETS WHERE MORE THAN ONE CUT IS MADE, AN OVERLAY OF THE ENTIRE STREET WIDTH, INCLUDING THE PATCHED AREA, MAY BE REQUIRED. IN ACCORDANCE WITH THE REFERENCED SPECIFICATIONS, THE ENGINEER SHALL MAKE THE DETERMINATION OF THE NEED FOR A COMPLETE OVERLAY.
 - THE CONTRACTOR SHALL RESTORE ANY DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION. DRAINAGE DITCHES OR WATERCOURSES THAT ARE DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THE GRADES AND CROSS-SECTIONS THAT EXISTED BEFORE CONSTRUCTION, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DOCUMENTS.
 - THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASE OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS, RESETTING OF MARKERS SHALL BE PERFORMED UNDER THE DIRECTION OF A LICENSED PROFESSIONAL LAND SURVEYOR.
 - THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAVEMENT FAILURES CAUSED BY THE CONSTRUCTION.
 - ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF IMPROVEMENTS.
 - THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE CONSTRUCTION DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK PRIOR TO COMMENCING ANY NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE OF ANY UNKNOWN UNDERGROUND UTILITIES.
 - THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO INSTALLING A NEW SEWER, WATER SERVICE OR ABANDONING AN EXISTING WATER SERVICE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A QUALIFIED TESTING LABORATORY TO PERFORM ALL COMPACTION TESTING, ASPHALT TESTING, CONCRETE TESTING AND ANY OTHER TESTING AS MAY BE REQUIRED TO COMPLETE THE WORK. QUALITY CONTROL TEST RESULTS MUST BE SUBMITTED FOR ALL PHASES OF THIS PROJECT PER THE MUNICIPALITY'S REQUIREMENTS.
 - THE CONTRACTOR SHALL MAINTAIN ONE (1) SET OF "REDLINED" PRINTS OF THE CONSTRUCTION PLANS. THE "REDLINED" PRINTS SHALL BE KEPT CURRENT TO ACCURATELY REPRESENT THE DIMENSIONS AND LOCATIONS OF ALL WORK PERFORMED BY THE CONTRACTOR. PRIOR TO FINAL PAYMENT, THE CONTRACTOR MUST PRESENT THE "REDLINED" PRINTS TO THE OWNER'S ENGINEER FOR PREPARATION OF A SET OF REPRODUCIBLE "RECORD DRAWINGS" WHICH SHALL BE SUBMITTED TO THE MUNICIPAL ENGINEER WITHIN 30 DAYS OF CONSTRUCTION ACCEPTANCE.
 - THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED LOT STAKING AND CONSTRUCTION STAKING. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED REPRESENTATIVE TO ASSURE THAT THE SURVEYOR IS GIVEN ADEQUATE NOTICE AND INSTRUCTION IN ORDER TO COMPLETE THE SURVEY REQUIREMENTS FOR THE VARIOUS PHASES OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF RE-SURVEYING REQUIRED DUE TO THE CONTRACTOR'S, OR SUBCONTRACTOR'S, ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS ASSOCIATED WITH RESCHEDULING THE SURVEYOR TO ACCOMMODATE THE CONTRACTOR'S REQUESTS FOR UNSCHEDULED STAKING.
 - THE CONTRACTOR SHALL PROVIDE AND IMPLEMENT A "TRAFFIC CONTROL PLAN" RELATED TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
 - THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO ALL LOCAL, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE TRENCHING AND OPEN EXCAVATION OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
 - ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH LOCAL AND STATE PERMITTING PROCESSES FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY."
 - WHEN DISCHARGING GROUNDWATER, ALL DEWATERING METHODS SHALL BE IN CONFORMANCE WITH ALL LAWS AND REGULATIONS OF THE STATE. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORMWATER RUNOFF AND /OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK.
 - THE ENGINEER WHO HAS PREPARED CIVIL PLANS, BY EXECUTION AND/OR SEAL HEREON, DOES HEREBY AFFIRM RESPONSIBILITY FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ANY SUCH RESPONSIBILITY.
 - ALL PARKING LOT IMPROVEMENTS SHALL MEET THE REQUIREMENTS OF THE ADA ACT AND PROVIDE FOR PARKING, SIGNAGE AND ACCESS. IT IS THE CONTRACTOR AND OWNER'S RESPONSIBILITY TO PROVIDE. PROVIDE DETECTABLE WARNING AT TRANSITION FROM SIDEWALK TO DRIVE AISLE. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A SURFACE SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS. CROSS SLOPE ALONG ENTIRE LENGTH OF ACCESSIBLE ROUTE NOT TO EXCEED 2%.
 - REFER TO ELECTRICAL DRAWINGS FOR SITE RELATED ELECTRICAL SCOPE.

GENERAL CONSTRUCTION NOTES:

- INSTALL BARRICADES FOR SAFETY AND EFFICIENT WORK OPERATIONS.
- INSTALL EXTERIOR MASONRY WALL SHORING AND CROSS BRACING PER A/E DESIGN.
- PROVIDE MINIMUM ELECTRICAL SERVICE FOR BUILDING MAINTENANCE AND TEMP LIGHTING.
- ABATE ACCESSIBLE ASBESTOS IN ACCORDANCE WITH HAZ MAT STANDARDS
- REMOVE ALL CONTENTS / DEBRIS IN COMPLIANCE WITH HAZ MAT STANDARDS.
- PERFORM ROUTINE MM&S ACTIVITIES DURING CONSTRUCTION PERIOD

ZONING REQUIREMENTS

LOCAL AUTHORITY: CITY OF DETROIT

LOCAL ORDINANCE: DETROIT ZONING ORDINANCE

PARCEL ID: CROMWELL
2942 SECOND AVE
PARCEL ID: 02002336.

MANHATTAN & ALTADENA
2966 & 2952 SECOND AVE
PARCEL ID: 02002337.

ZONING CLASSIFICATION: B-4 BUSINESS DISTRICT

HISTORIC DISTRICT: CASS PARK HISTORIC DISTRICT

USE CLASSIFICATION:
EXISTING USE: MULTIPLE FAMILY DWELLING
PROPOSED USE: MULTIPLE FAMILY DWELLING (NO CHANGE)
*CONDITIONAL USE (SEC.50-9-110.)

REQUIRED SETBACKS: (SECS. 50-13-3, 50-13-231., & 50-16-382.)
EXISTING BUILDING / NO CHANGE

MINIMUM LOT SIZE: (SEC. 50-13-3. & SEC. 50-13-222.)
EXISTING BUILDING / NO CHANGE

MAXIMUM HEIGHT: (SEC. 50-13-3. & SEC. 50-13-232.)
EXISTING BUILDING / NO CHANGE

LOT COVERAGE: (SECS. 50-13-3., 50-13-236., & 50-13-237.)
EXISTING BUILDING / NO CHANGE

FLOOR AREA RATIO: (SECS. 50-13-3., 50-13-236., & 50-13-237.)
EXISTING BUILDING / NO CHANGE

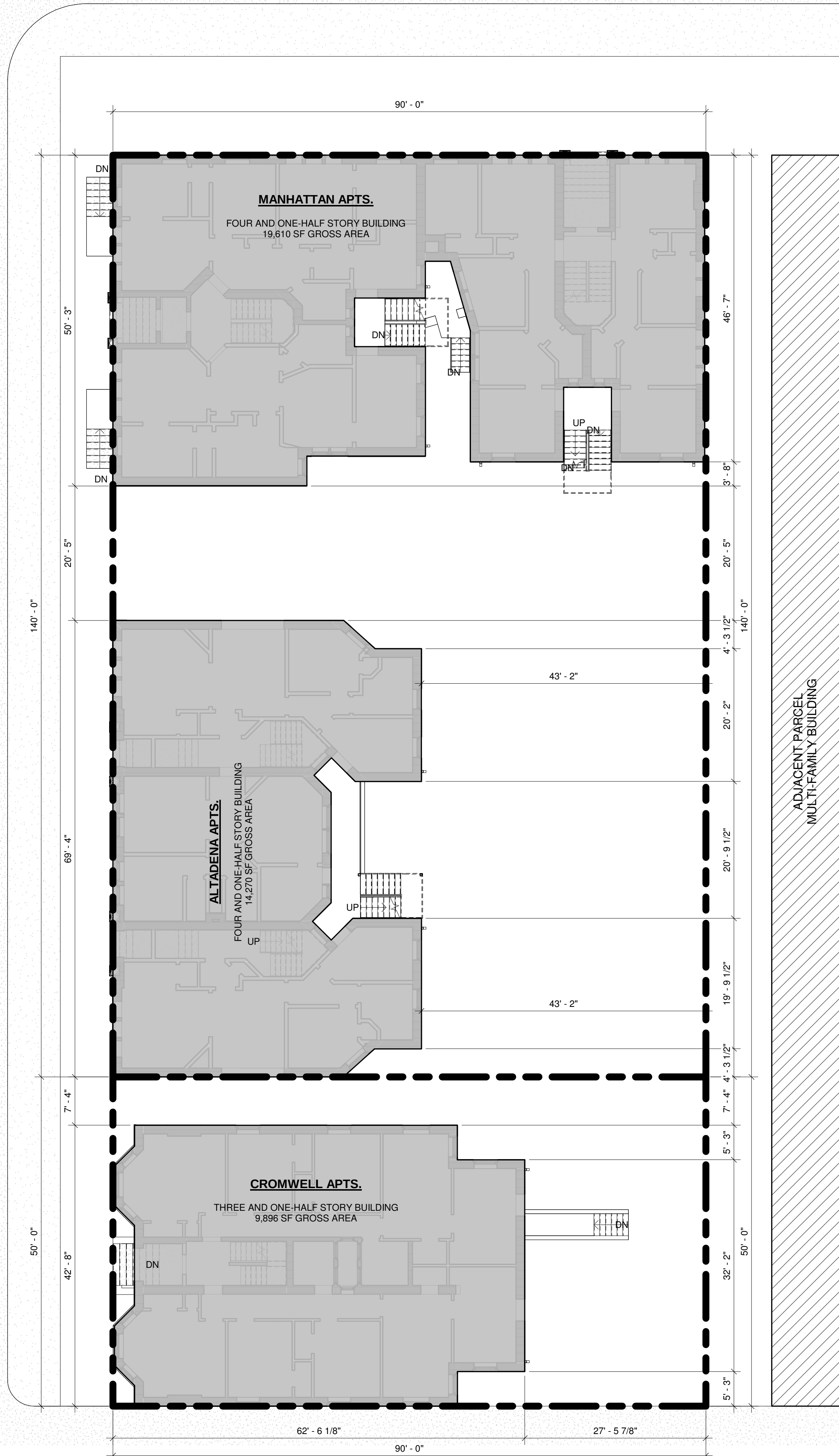
REQUIRED PARKING: (SECS. SEC. 50-14-34. & 50-14-2.)
EXISTING OFF-STREET PARKING PROVIDED: 0 SPACES
EXISTING BUILDING / ONLY REQUIRED FOR INCREASE IN INTENSITY (SEC. 50-14-2 (2))

OFF STREET LOADING: (SEC. 50-14-112)
EXISTING OFF-STREET PARKING PROVIDED: 0 SPACES
OFF-STREET LOADING PROVIDED: 0 SPACES

DISCLAIMER NOTE:

- ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.
- REFER TO SITE PLAN BY CIVIL ENGINEER FOR ALL CIVIL ENGINEERING INFORMATION.
- ALL INFO PROVIDED BY OWNER AND PUBLICLY PROVIDED INFO.

SECOND AVE.



1 SITE PLAN - DEMO/STABILIZATION

ALLEY

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Revision Schedule		
#	Description	Date
1	HDC SET	08/14/2026

NOT FOR CONSTRUCTION

DATE SEALED

M.A.C. APARTMENTS - STABILIZATION PHASE

PROJECT NUMBER: Z2121
2966/2952/2942 2ND AVE
DETROIT, MI 48201

JC BEAL CONSTRUCTION LLC

ARCHITECTURAL SITE PLAN

SHEET NUMBER

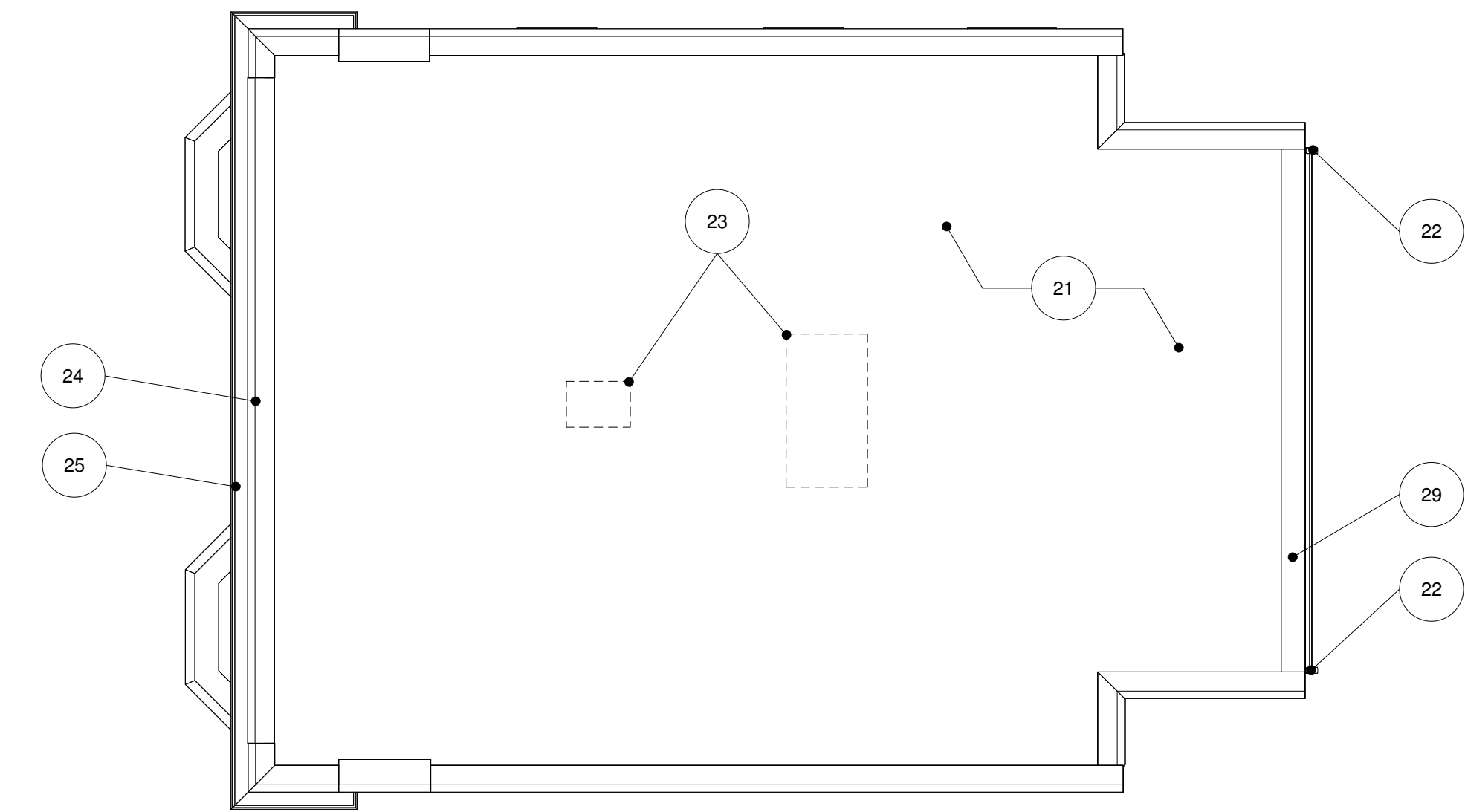
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GENERAL CONSTRUCTION NOTES:

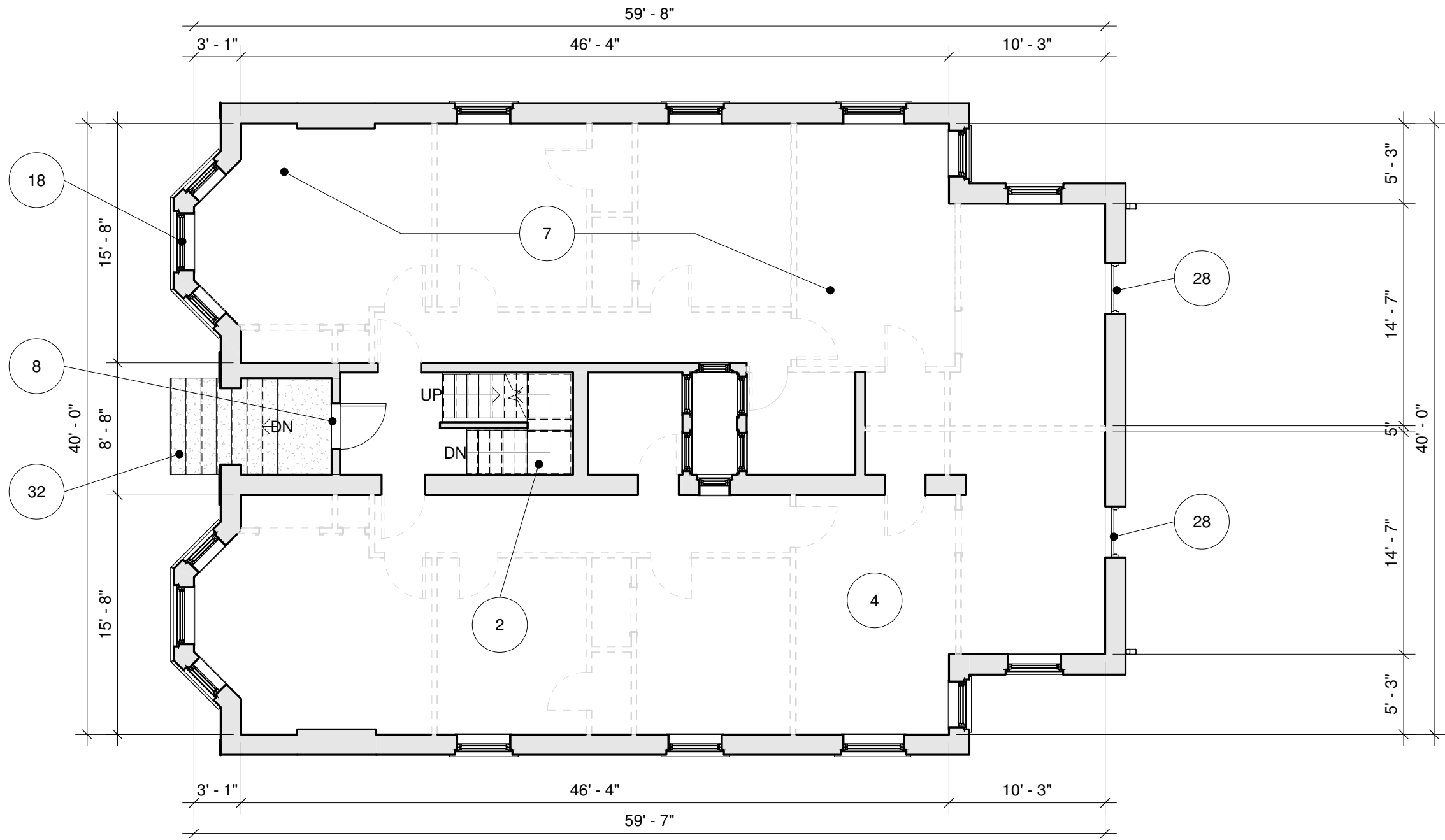
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6. PERFORM ROUTINE MM&S ACTIVITIES DURING CONSTRUCTION PERIOD

KEYNOTE LEGEND

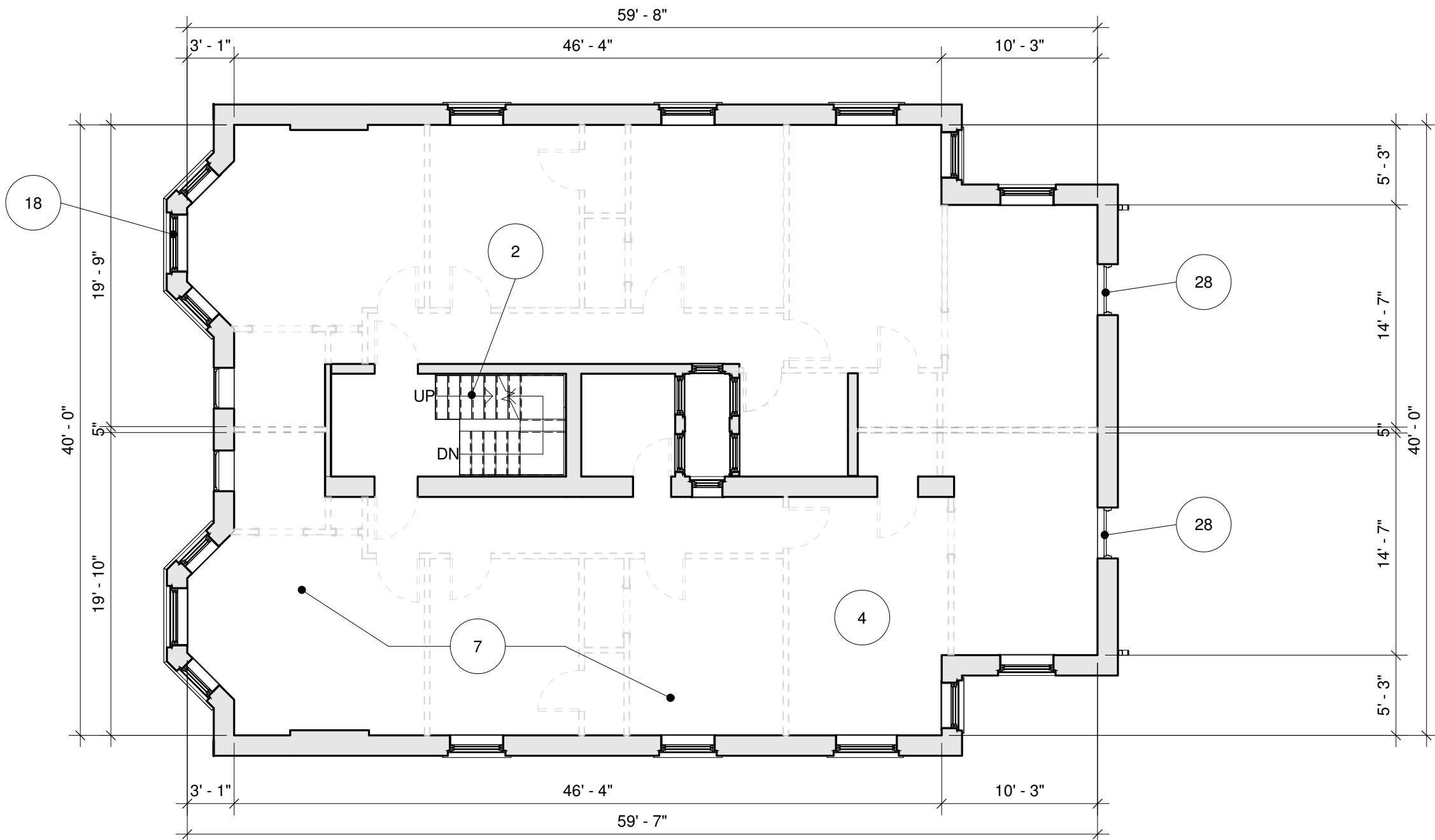
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- 5 REPAIR EXISTING CONCRETE FLOOR & SEAL AS REQUIRED
- 6 PROVIDE BASEMENT SUMP PUMP AS REQUIRED, REFER TO MEP
- 7 REMOVE ALL DAMAGED AREAS OF EXISTING FLOOR STRUCTURE, PROVIDE NEW FLOOR FRAMING/STRUCTURE PER STRUCTURAL (ROUGH FRAMING & SUB-FLOOR ONLY), *FLOOR FINISHES PER FUTURE INTERIOR SCOPE OF WORK
- 8 REMOVE EXISTING INFILL AT EXISTING EXTERIOR DOOR LOCATIONS, PREP OPENING & INSTALL NEW HOLLOW METAL ENTRY DOOR, PROVIDE SECURITY HARDWARE (BY OWNER)
- 18 REMOVE ALL EXISTING WOOD WINDOWS THROUGHOUT; REPAIR AND PREP ALL EXISTING OPENINGS; REBOARD ALL OPENINGS W/ PAINTED TEMPORARY PLYWOOD ENCLOSURES, INCLUSIVE OF A 2X2 WOOD FRAME; *WINDOW REPLACEMENT PER FUTURE EXTERIOR SCOPE OF WORK
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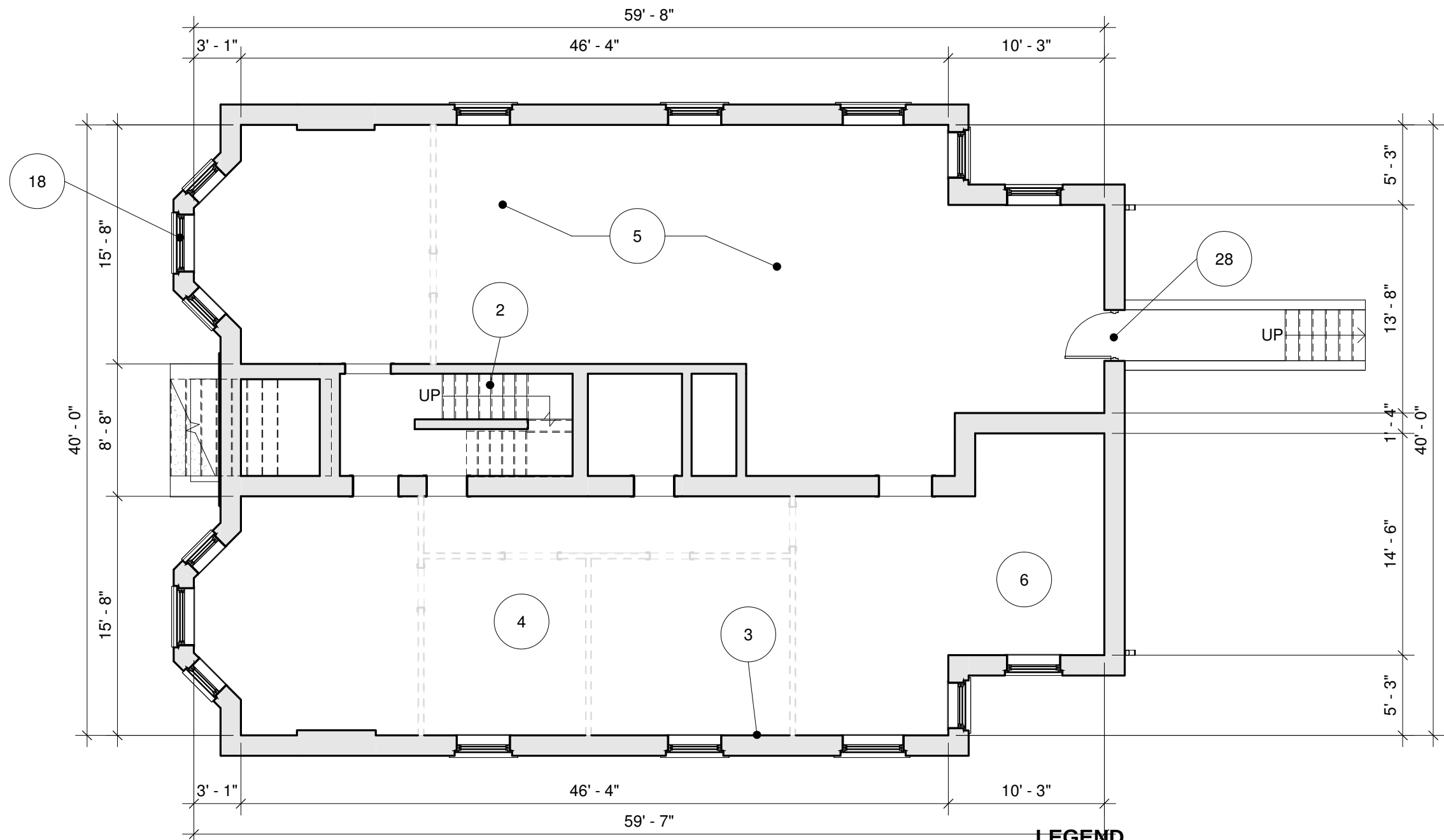
4 CROMWELL APTS - ROOF - STABILIZATION
A-0.3.0.1
1/8" = 1'-0"



2 CROMWELL APTS - FIRST FLOOR - STABILIZATION
A-0.3.0.1
1/8" = 1'-0"



3 CROMWELL APTS - 2ND/3RD FLOORS - STABILIZATION
A-0.3.0.1
1/8" = 1'-0"



1 CROMWELL APTS - GROUND FLOOR - STABILIZATION
A-0.3.0.1
1/8" = 1'-0"

LEGEND

- PROPOSED
EXISTING
DEMOLISHED



Email: infuztld@comcast.net
Web: infuzarchitects.com

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Revision Schedule

#	Description	Date
1	HDC SET	08/14/2026

SEAL

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DATE

SEALED

M.A.C. APARTMENTS - STABILIZATION PHASE

PROJECT NUMBER: Z24121
2966/2962/2942 2ND AVE
DETROIT, MI 48201

JC BEAL CONSTRUCTION LLC

SHEET TITLE
STABILIZATION PLANS

SHEET NUMBER

A-0.1.1

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Revision Schedule		
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1	HDC SET	08/14/2026

SEARCH

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	DATE
	SEALED

M.A.C. APARTMENTS - STABILIZATION PHASE

M.A.C. APARTMENTS
PROJECT NUMBER: Z24121
2966/2952/2942 2ND AVE
DETROIT, MI 48201

SHEET NUMBER

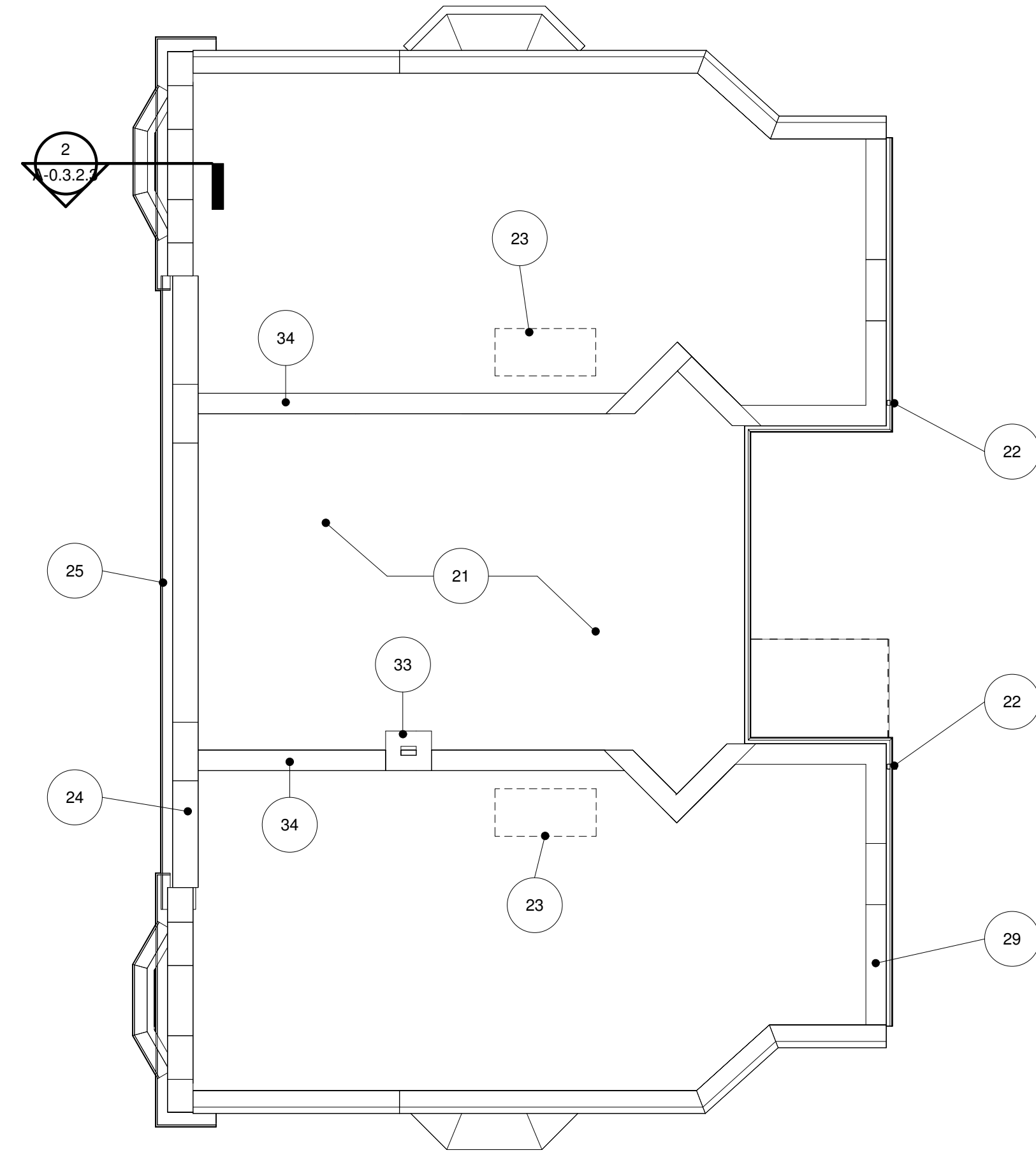
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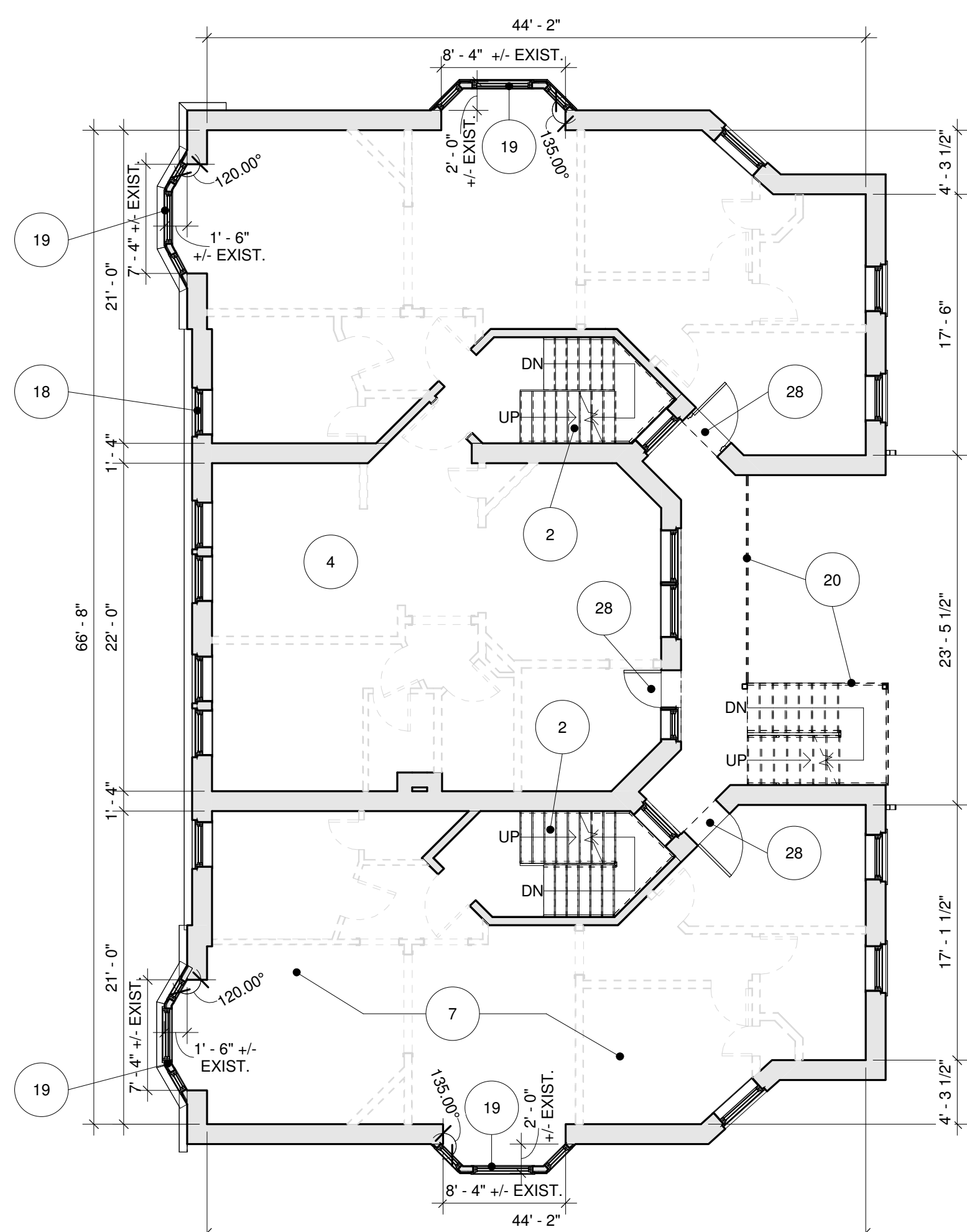
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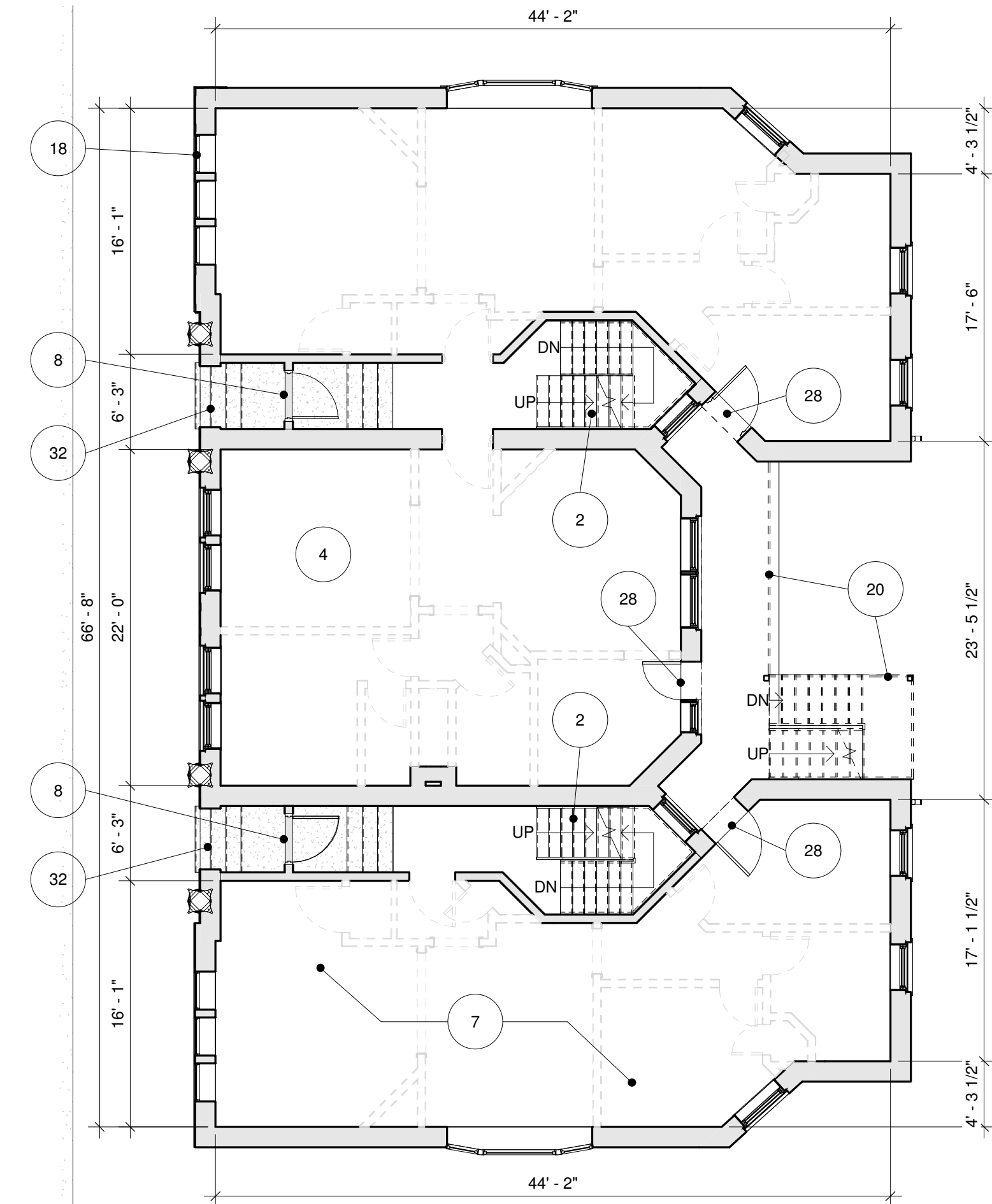
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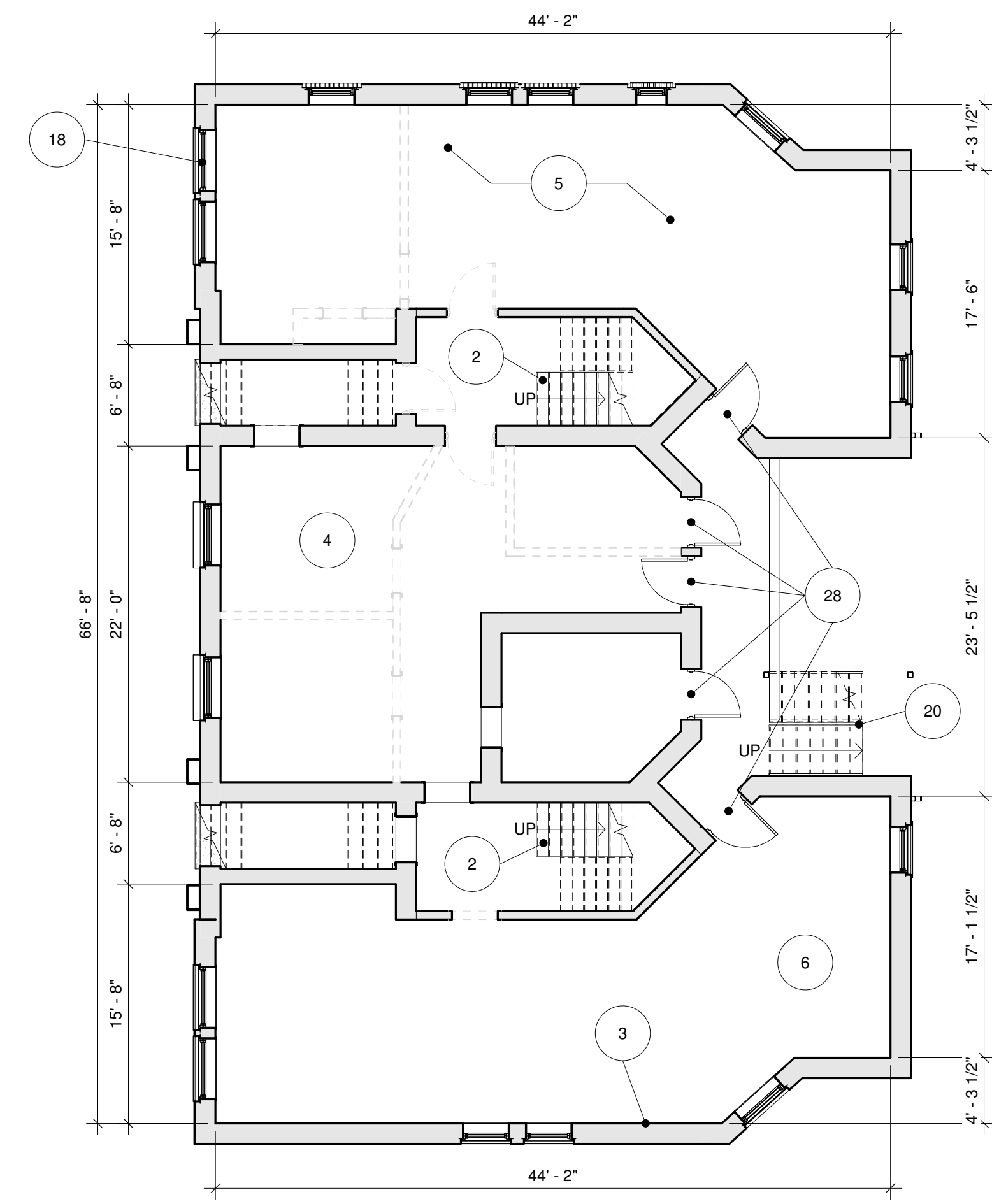
4 ALTADENA APTS - ROOF - STABILIZATION



A-0.3.0.1 3 ALTADENA APTS - 2ND/3RD/4TH FLOORS - STABILIZATION 1/8" = 1'-0"



2 ALTADENA APTS - FIRST FLOOR - STABILIZATION
 A-0.3.0.1 1/8" = 1'-0"



1 ALTADENA APTS - GROUND FLOOR - STABILIZATION
A-0.3.0.1 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES:

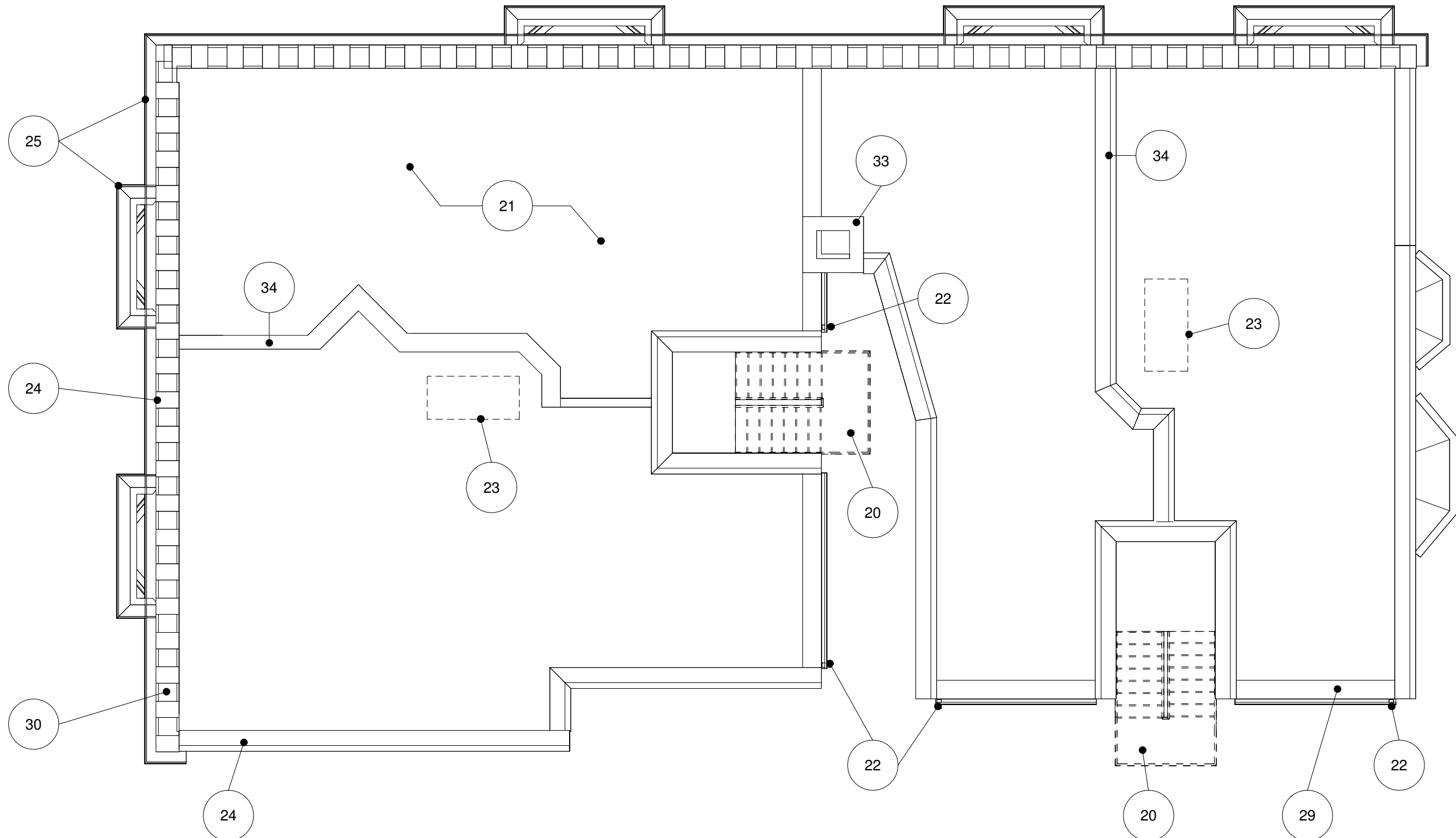
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KEYNOTE LEGEND

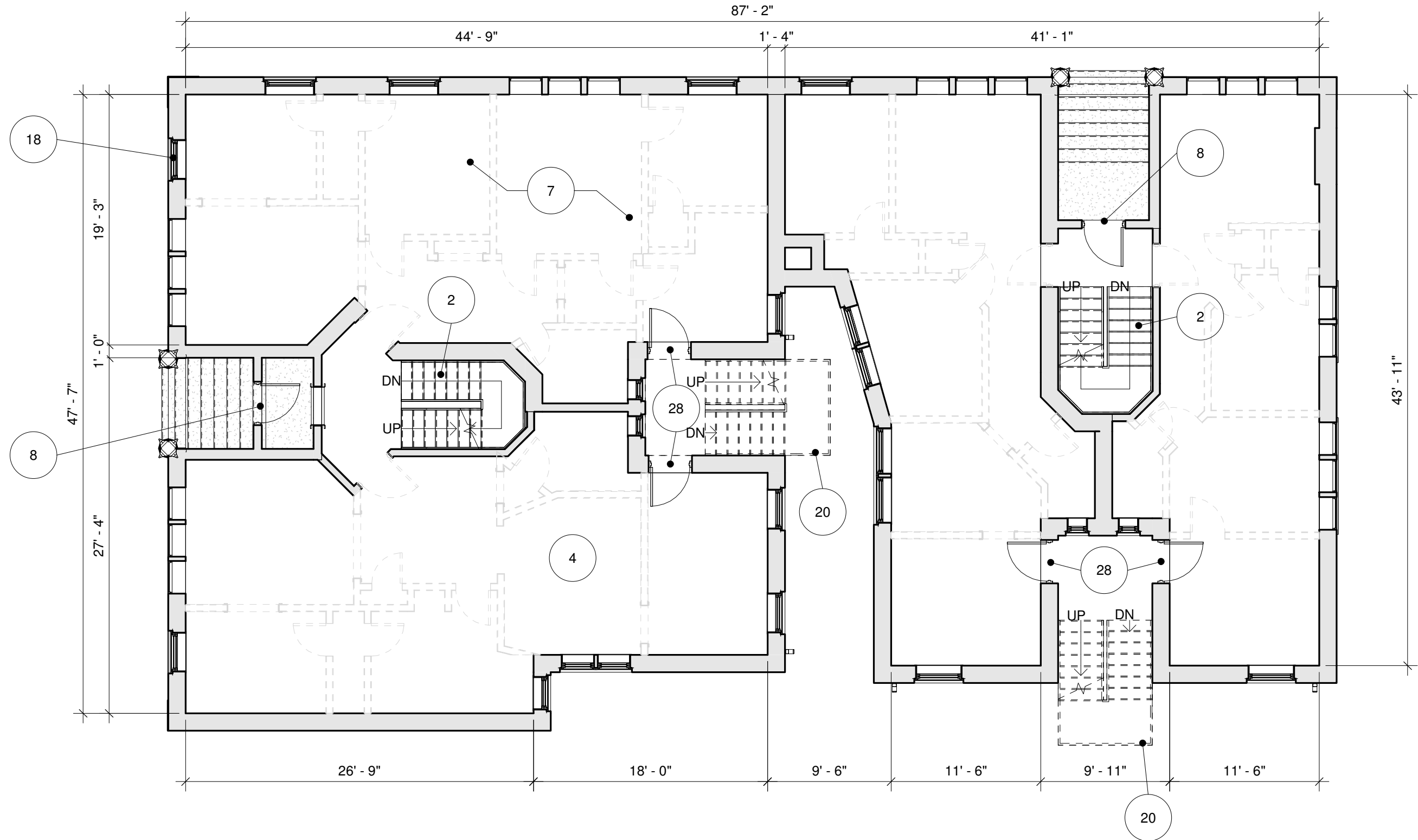
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KEYNOTE LEGEND

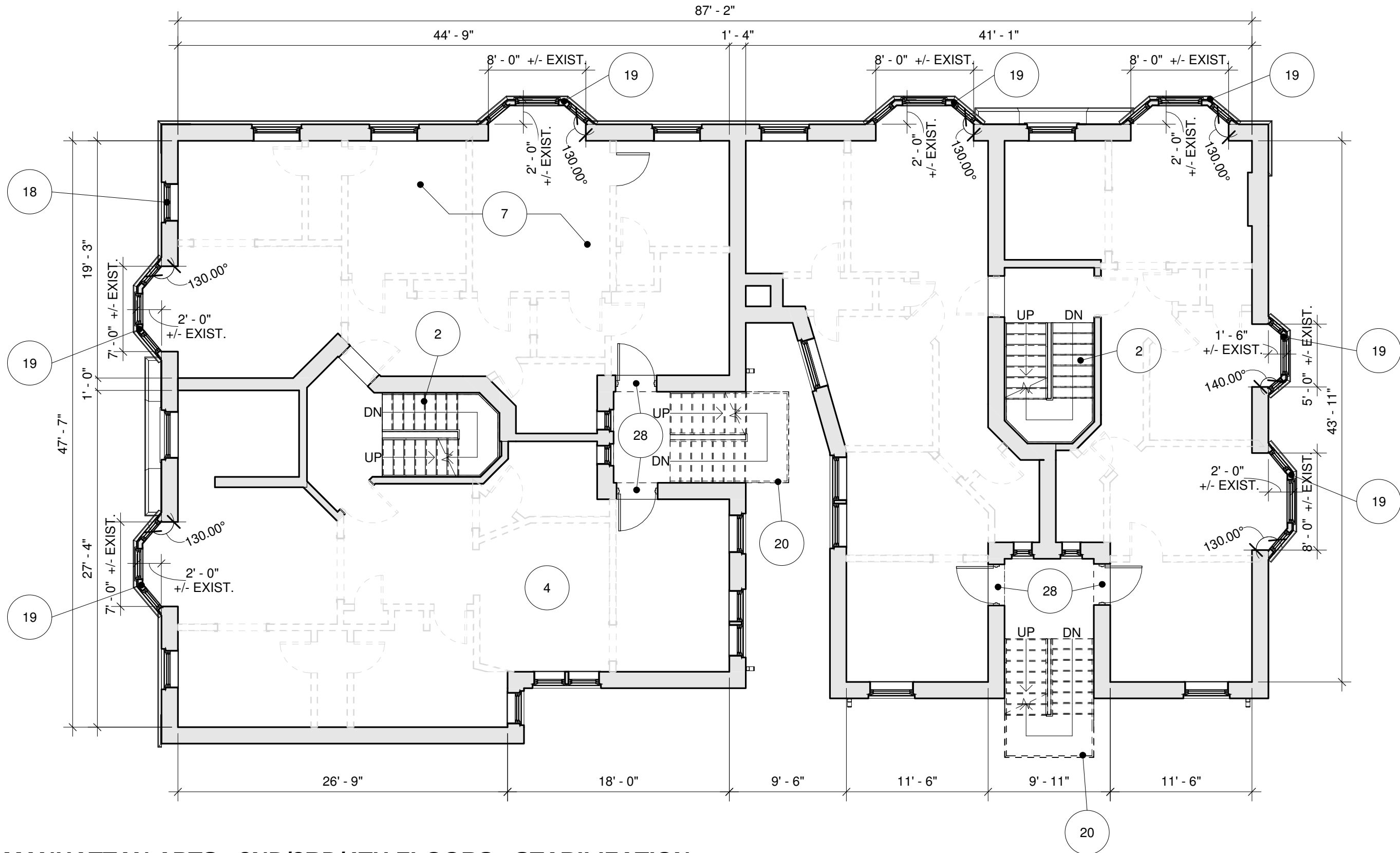
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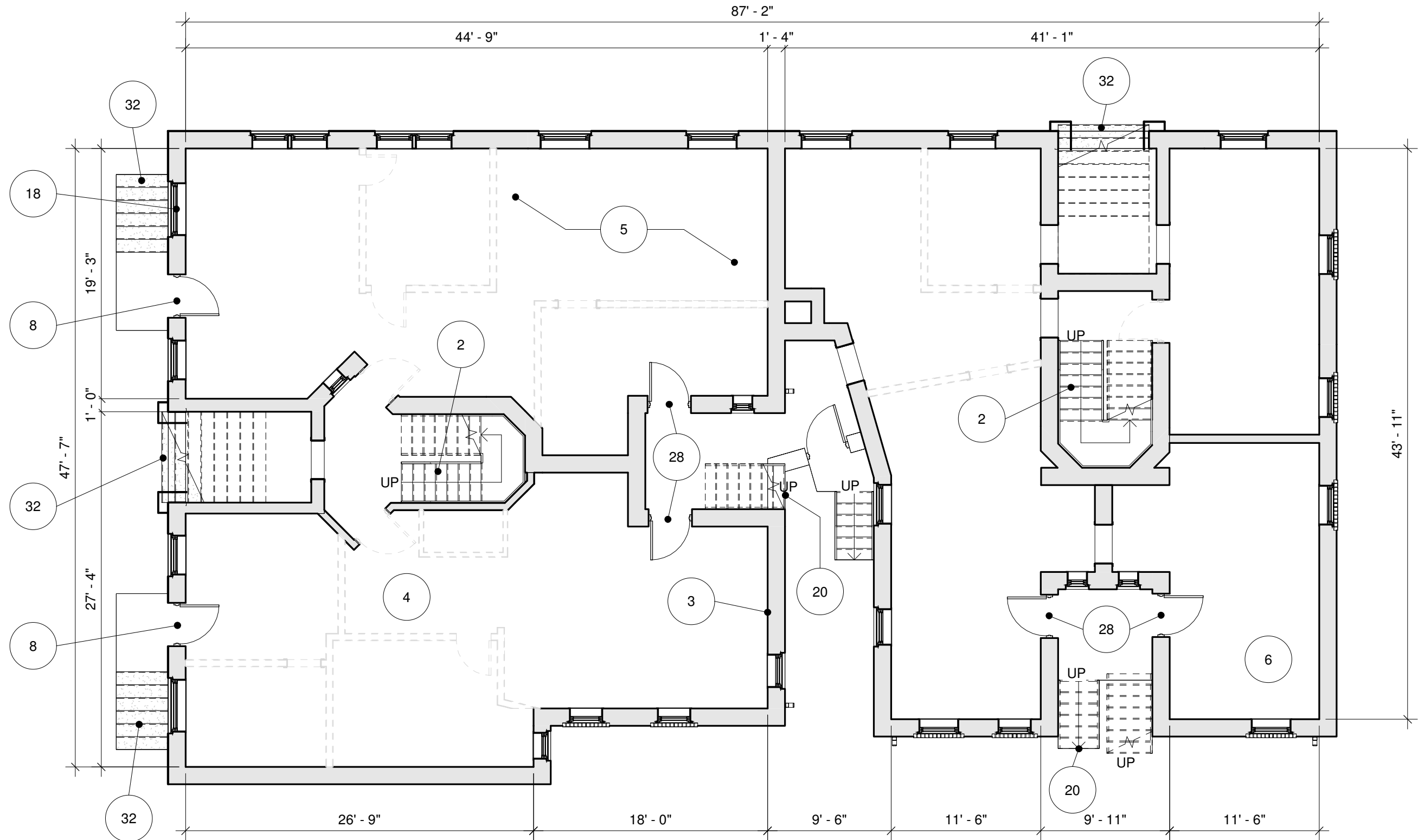
4 MANHATTAN APTS - ROOF - STABILIZATION
A-0.3.0.1 1/8" = 1'-0"



2 MANHATTAN APTS - FIRST FLOOR - STABILIZATION
A-0.3.0.1 1/8" = 1'-0"



3 MANHATTAN APTS - 2ND/3RD/4TH FLOORS - STABILIZATION
A-0.3.0.1 1/8" = 1'-0"



1 MANHATTAN APTS - GROUND FLOOR - STABILIZATION
A-0.3.0.1 1/8" = 1'-0"

LEGEND

- PROPOSED
- EXISTING
- DEMOLISHED



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Revision Schedule

#	Description	Date
1	HDC SET	08/14/2026

SEAL

NOT FOR CONSTRUCTION

M.A.C. APARTMENTS - STABILIZATION PHASE

PROJECT NUMBER: Z24121
2966/2962/2942 2ND AVE
DETROIT, MI 48201
JC BEAL CONSTRUCTION LLC

STABILIZATION PLANS

SHEET NUMBER

A-0.1.3



Revision Schedule		
#	Description	Date
1	HDC SET	08/14/2026

SEAL
NOT FOR CONSTRUCTION

DATE SEALED
M.A.C. APARTMENTS - STABILIZATION PHASE
PROJECT NUMBER: Z24121
2966/2962/2942 2ND AVE
DETROIT, MI 48201
JC BEAL CONSTRUCTION LLC
SHEET TITLE
HISTORIC ELEVATIONS + 3D

SHEET NUMBER
A-0.3.0.1

MASONRY / STONE CLEANING & REPAIR NOTES:

1. ANY REPLACEMENT BRICK IS TO MATCH, COLOR, SIZE, AND TEXTURE. FINAL REPLACEMENT BRICK SELECTIONS TO BE MADE AFTER FURTHER TEST CLEANING IS CONDUCTED TO PROVIDE AN ACCURATE MATCH.
2. 'N' TYPE MORTAR WILL BE USED AND WILL MATCH IN COLOR, TEXTURE, AND TOOLING.
3. REMOVE ANY PAINT AND CLEAN STREET-FACING FACADES USING THE GENTLEST MEANS POSSIBLE. CHEMICAL, ACID, ABRASIVE, AND BLASTING METHODS WILL NOT BE ALLOWED. ALKALINE-BASED CLEANER, PROSOCO ENVIRO KLEAN 2010 OR APPROVED EQUAL, LOW PRESSURE POWER WASH WITH WATER AND SOFT BRISTLE BRUSHES WILL BE ACCEPTABLE MEANS OF CLEANING. SAMPLE TEST AREAS WILL BE PROVIDED IN WORK AREAS PRIOR TO STARTING CONSTRUCTION.
4. ALL EXISTING STONE ELEMENTS REQUIRING PATCHING WILL MATCH THE STONES COLOR, TEXTURE, AND STRENGTH. MORTAR-BASED PATCH, JAHN LIMESTONE PATCH M70 OR DUTCHMAN ARE ACCEPTABLE MEANS FOR PATCHING. SAMPLE TEST AREAS WILL BE PROVIDED IN WORK AREAS PRIOR TO STARTING CONSTRUCTION.
5. REMOVE ALL STAINING AND PAINT/COATINGS FROM EXISTING STONE ELEMENTS ON THE PRIMARY ELEVATIONS USING THE GENTLEST MEANS POSSIBLE. CHEMICAL, ACID, ABRASIVE, AND BLASTING METHODS WILL NOT BE ALLOWED. ALKALINE-BASED PAINT STRIPPER, PROSOCO ENVIRO KLEAN SAFETY PEEL 1 OR APPROVED EQUAL, LOW PRESSURE POWER WASH WITH WATER AND SOFT BRISTLE BRUSHES WILL BE ACCEPTABLE MEANS OF REMOVING PAINT. SAMPLE TEST AREAS WILL BE PROVIDED IN WORK AREAS PRIOR TO STARTING CONSTRUCTION.



CROMWELL MAIN ENTRY



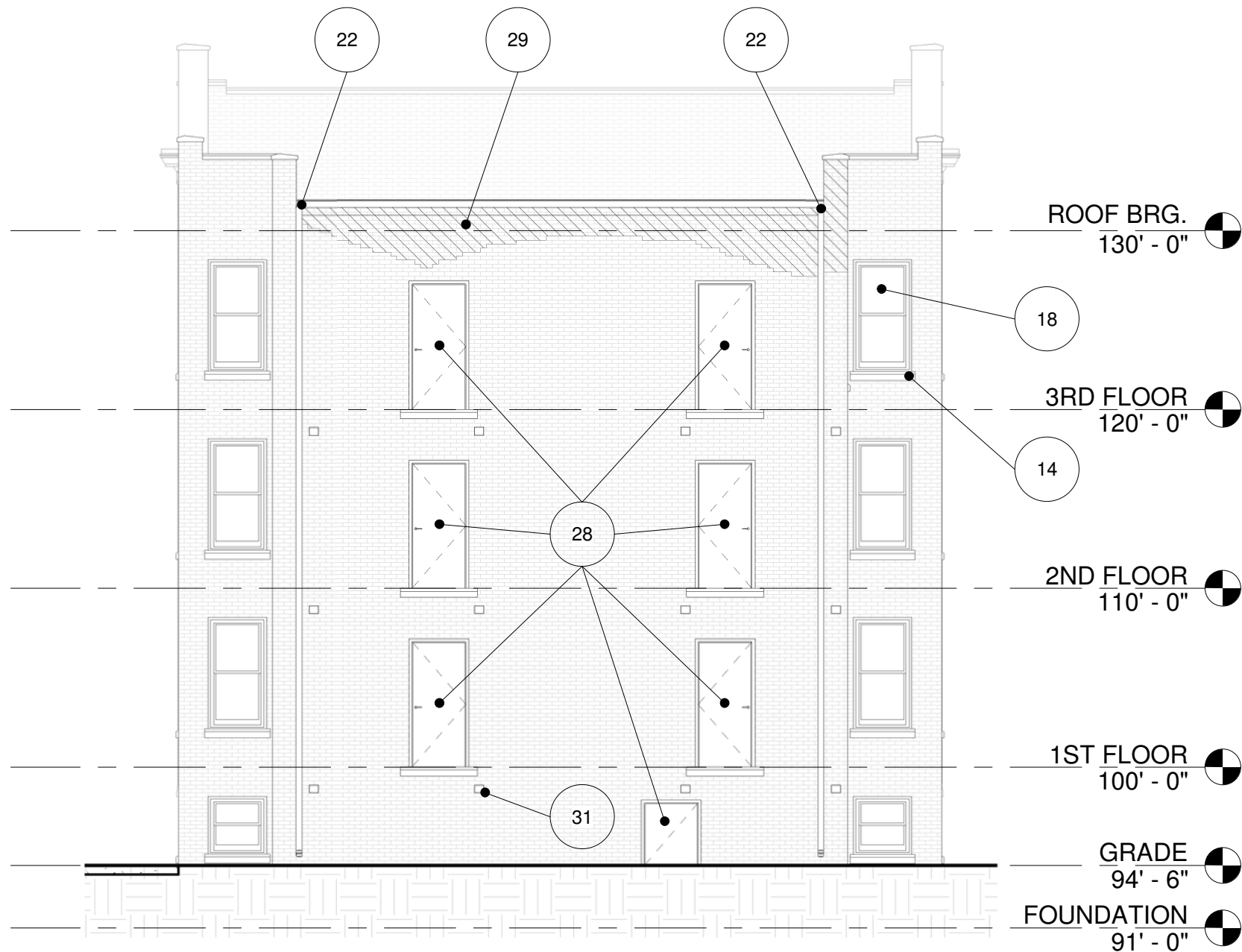
CROMWELL WEST (2ND AVENUE) FACADE
*PRE-BOARDING OF WINDOWS



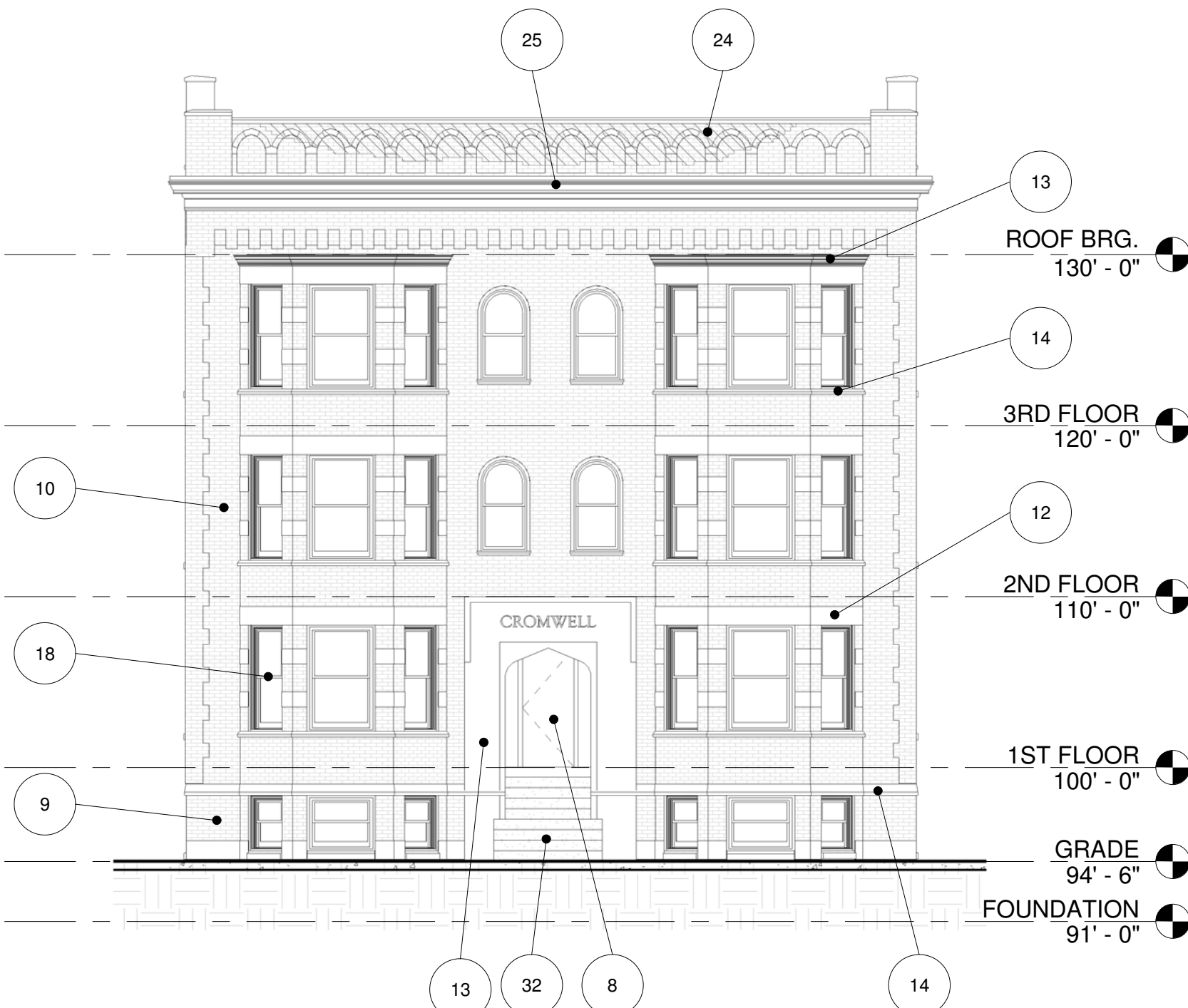
CROMWELL WEST (2ND AVENUE) FACADE

KEYNOTE LEGEND

- 8 REMOVE EXISTING INFILL AT EXISTING EXTERIOR DOOR LOCATIONS, PREP OPENING & INSTALL NEW HOLLOW METAL ENTRY DOOR, PROVIDE SECURITY HARDWARE (BY OWNER)
- 9 REMOVE ALL PAINT & CLEAN STREET FACING FACADES, REFER TO GENERAL NOTES FOR MASONRY CLEANING AND PAINT REMOVAL METHODS
- 10 REPAIR EXISTING MASONRY, PROVIDE TUCKPOINTING AS REQUIRED, REMOVE & SECURE ANY LOOSE MEMBERS, CAULK WHERE REQUIRED, MATCH EXISTING DETAILING
- 12 RESTORE/REPAIR ALL EXISTING FACADE ELEMENTS/DECORATIVE MEDALLIONS, REPLACE ANY DAMAGED OR MISSING ELEMENTS, MATCH EXISTING DETAILING
- 13 RESTORE/REPAIR ALL EXISTING PEDIMENTS/DECORATIVE MOULDINGS, REPLACE ANY DAMAGED OR MISSING ELEMENTS, MATCH EXISTING DETAILING, PROVIDE NEW METAL FLASHING WHERE DAMAGED OR MISSING
- 14 RESTORE/REPAIR ALL EXISTING SILLS, CLEAN AND REMOVE ANY REMAINING PAINT, REFER TO GENERAL NOTES FOR MASONRY/STONE CLEANING AND PAINT REMOVAL METHODS, REPLACE ANY DAMAGED SILLS TO MATCH EXISTING
- 18 REMOVE ALL EXISTING WOOD WINDOWS THROUGHOUT; REPAIR AND PREP ALL EXISTING OPENINGS; REBOARD ALL OPENINGS W/ PAINTED TEMPORARY PLYWOOD ENCLOSURES, INCLUSIVE OF A 2X2 WOOD FRAME; *WINDOW REPLACEMENT PER FUTURE EXTERIOR SCOPE OF WORK
- 22 PROVIDE NEW ROOF DRAINS, SCUPPERS, AND/OR PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS AS REQUIRED, UTILIZE ALL FORMER LOCATIONS
- 24 RESTORE/REBUILD EXISTING MASONRY PARAPET WALL & CAP/COPING, MATCH EXISTING MASONRY DETAILING
- 25 RESTORE/REPAIR ALL AREAS OF EXISTING METAL CORNICE, REPLACE ANY DAMAGED OR MISSING ELEMENTS, MATCH EXISTING DETAILING
- 28 PROVIDE PAINTED TEMPORARY PLYWOOD ENCLOSURES AT REAR EXTERIOR DOORS, *DOOR RESTORATION & REPLACEMENT PER FUTURE EXTERIOR SCOPE OF WORK
- 29 REBUILD AREA OF EXISTING FALLEN MASONRY, MATCH EXISTING MASONRY DETAILING
- 31 PATCH VOIDS IN THE EXISTING MASONRY FROM FORMER BALCONY ATTACHMENTS, MATCH ADJACENT BRICK
- 32 RESTORE/REPAIR EXISTING STONE STAIRS, REPLACE ANY DAMAGED OR MISSING ELEMENTS, MATCH EXISTING DETAILING



2 EAST ELEVATION - CROMWELL - STABILIZATION
1/8" = 1'-0"



1 WEST ELEVATION - CROMWELL - STABILIZATION
1/8" = 1'-0"



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Revision Schedule

#	Description	Date
1	HDC SET	08/14/2026

SEAL

NOT FOR
CONSTRUCTION

DATE
SEALED

M.A.C. APARTMENTS - STABILIZATION PHASE

PROJECT NUMBER: Z24121
2966/2962/2942 2ND AVE
DETROIT, MI 48201

JC BEAL CONSTRUCTION LLC

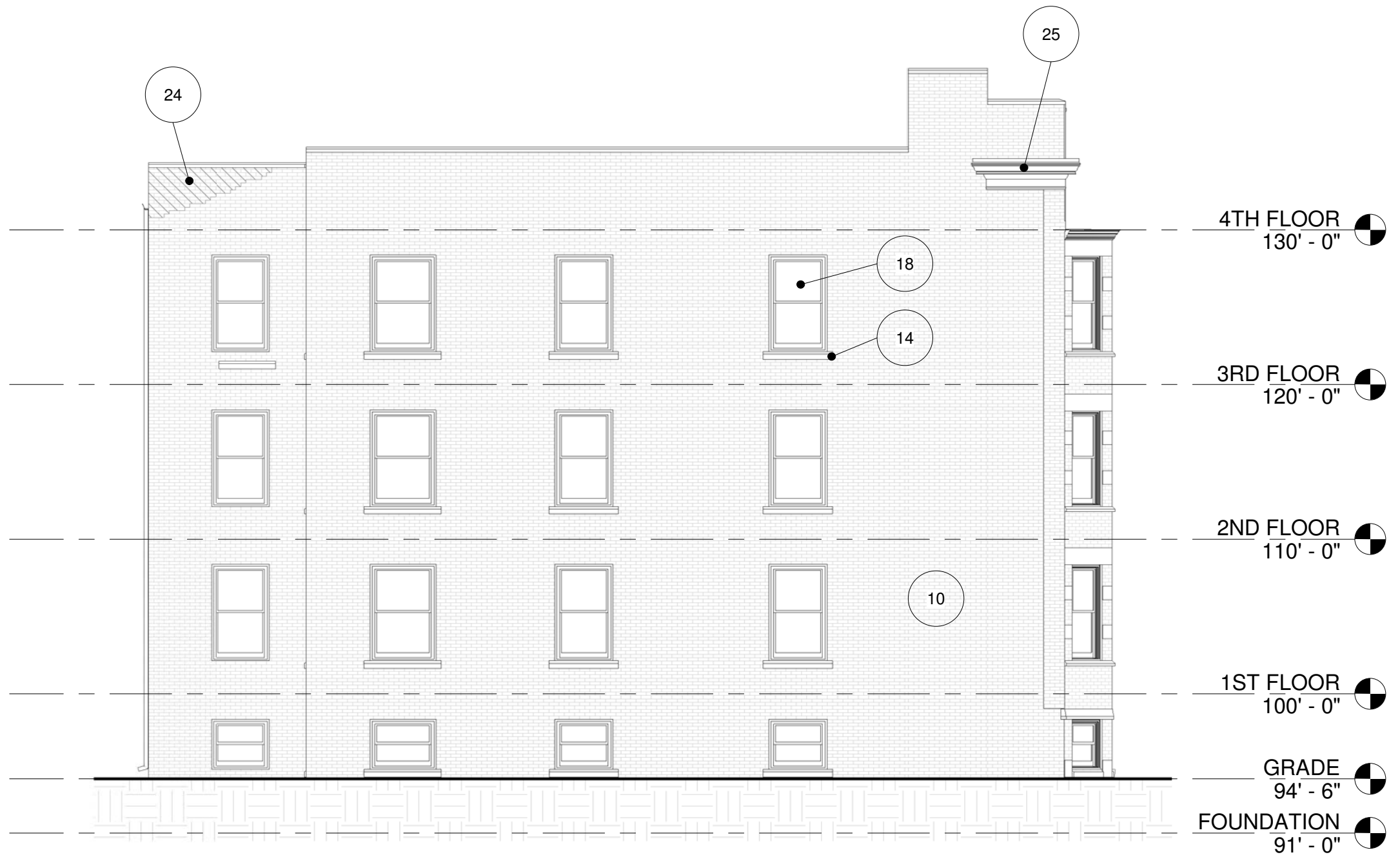
SHEET TITLE
EXTERIOR ELEVATIONS + PHOTOS

SHEET NUMBER

A-0.3.1.1



KEYNOTE LEGEND	
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24	RESTORE/REBUILD EXISTING MASONRY PARAPET WALL & CAP/COPING, MATCH EXISTING MASONRY DETAILING
25	RESTORE/REPAIR ALL AREAS OF EXISTING METAL CORNICE, REPLACE ANY DAMAGED OR MISSING ELEMENTS, MATCH EXISTING DETAILING



2 NORTH ELEVATION - CROMWELL - STABILIZATION
1/8" = 1'-0"



1 SOUTH ELEVATION - CROMWELL - STABILIZATION
1/8" = 1'-0"



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JC BEAL CONSTRUCTION LLC

SHEET TITLE
EXTERIOR ELEVATIONS + PHOTOS

DATE SEALED

SHEET NUMBER

A-0.3.1.2



ALTADENA CORNICE



ALTADENA PARAPET



ALTADENA FLASHING

- MASONRY / STONE CLEANING & REPAIR NOTES:**
1. 'N' TYPE MORTAR WILL BE USED AND WILL MATCH IN COLOR, TEXTURE, AND TOOLING.
 2. REMOVE ANY PAINT AND CLEAN STREET-FACING FACADES USING THE GENTLEST MEANS POSSIBLE. CHEMICAL, ACID, ABRASIVE, AND BLASTING METHODS WILL NOT BE ALLOWED. ALKALINE-BASED CLEANER, PROSOCO ENVIRO KLEAN 2010 OR APPROVED EQUAL, LOW PRESSURE POWER WASH WITH WATER AND SOFT BRISTLE BRUSHES WILL BE ACCEPTABLE MEANS OF CLEANING. SAMPLE TEST AREAS WILL BE PROVIDED IN WORK AREAS PRIOR TO STARTING CONSTRUCTION.
 3. ANY REPLACEMENT BRICK IS TO MATCH, COLOR, SIZE, AND TEXTURE. FINAL REPLACEMENT BRICK SELECTIONS TO BE MADE AFTER FURTHER TEST CLEANING IS CONDUCTED TO PROVIDE AN ACCURATE MATCH.
 4. ALL EXISTING STONE ELEMENTS REQUIRING PATCHING WILL MATCH THE STONES COLOR, TEXTURE, AND STRENGTH. MORTAR-BASED PATCH, JAHN LIMESTONE PATCH M70 OR DUTCHMAN ARE ACCEPTABLE MEANS FOR PATCHING. SAMPLE TEST AREAS WILL BE PROVIDED IN WORK AREAS PRIOR TO STARTING CONSTRUCTION.
 5. REMOVE ALL STAINING AND PAINT/COATINGS FROM EXISTING STONE ELEMENTS ON THE PRIMARY ELEVATIONS USING THE GENTLEST MEANS POSSIBLE. CHEMICAL, ACID, ABRASIVE, AND BLASTING METHODS WILL NOT BE ALLOWED. ALKALINE-BASED PAINT STRIPPER, PROSOCO ENVIRO KLEAN SAFETY PEEL 1 OR APPROVED EQUAL, LOW PRESSURE POWER WASH WITH WATER AND SOFT BRISTLE BRUSHES WILL BE ACCEPTABLE MEANS OF REMOVING PAINT. SAMPLE TEST AREAS WILL BE PROVIDED IN WORK AREAS PRIOR TO STARTING CONSTRUCTION.



ALTADENA
DECORATIVE MOULDING



ALTADENA
PEDIMENT FLASHING



ALTADENA BAY FEATURE



ALTADENA PEDIMENT

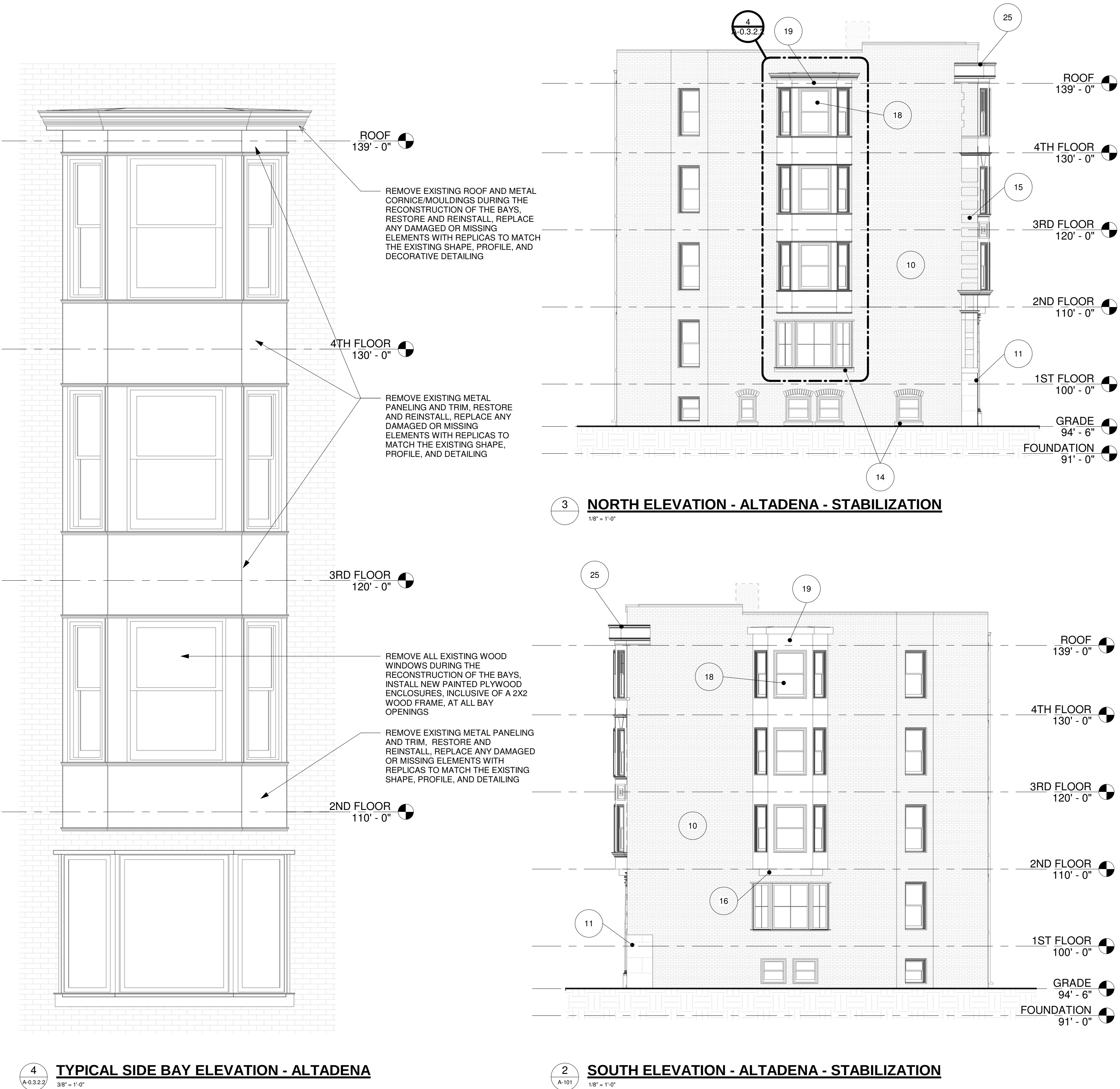
- KEYNOTE LEGEND**
- | | |
|----|---|
| 8 | REMOVE EXISTING INFILL AT EXISTING EXTERIOR DOOR LOCATIONS, PREP OPENING & INSTALL NEW HOLLOW METAL ENTRY DOOR, PROVIDE SECURITY HARDWARE (BY OWNER) |
| 9 | REMOVE ALL PAINT & CLEAN STREET FACING FACADES, REFER TO GENERAL NOTES FOR MASONRY CLEANING AND PAINT REMOVAL METHODS |
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| 18 | REMOVE ALL EXISTING WOOD WINDOWS THROUGHOUT; REPAIR AND PREP ALL EXISTING OPENINGS; REBOARD ALL OPENINGS W/ PAINTED TEMPORARY PLYWOOD ENCLOSURES, INCLUSIVE OF A 2X2 WOOD FRAME; *WINDOW REPLACEMENT PER FUTURE EXTERIOR SCOPE OF WORK |
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| 24 | RESTORE/REBUILD EXISTING MASONRY PARAPET WALL & CAP/COPING, MATCH EXISTING MASONRY DETAILING |
| 25 | RESTORE/REPAIR ALL AREAS OF EXISTING METAL CORNICE, REPLACE ANY DAMAGED OR MISSING ELEMENTS, MATCH EXISTING DETAILING |
| 33 | REMOVE EXISTING MASONRY CHIMNEY DOWN TO THE PARAPET HEIGHT, PROVIDE NEW CAP/COPING |



ALTADENA WEST (2ND AVENUE) FACADE



KEYNOTE LEGEND	
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20	REMOVE EXISTING EXTERIOR STAIR & RAILINGS AS REQUIRED, *NEW REPLACEMENT STAIR PER FUTURE EXTERIOR SCOPE OF WORK
22	PROVIDE NEW ROOF DRAINS, SCUPPERS, AND/OR PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS AS REQUIRED, UTILIZE ALL FORMER LOCATIONS
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1	HDC SET	08/14/2026

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M.A.C. APARTMENTS - STABILIZATION PHASE

PROJECT NUMBER: Z24121

2966/2952/2942 2ND AVE

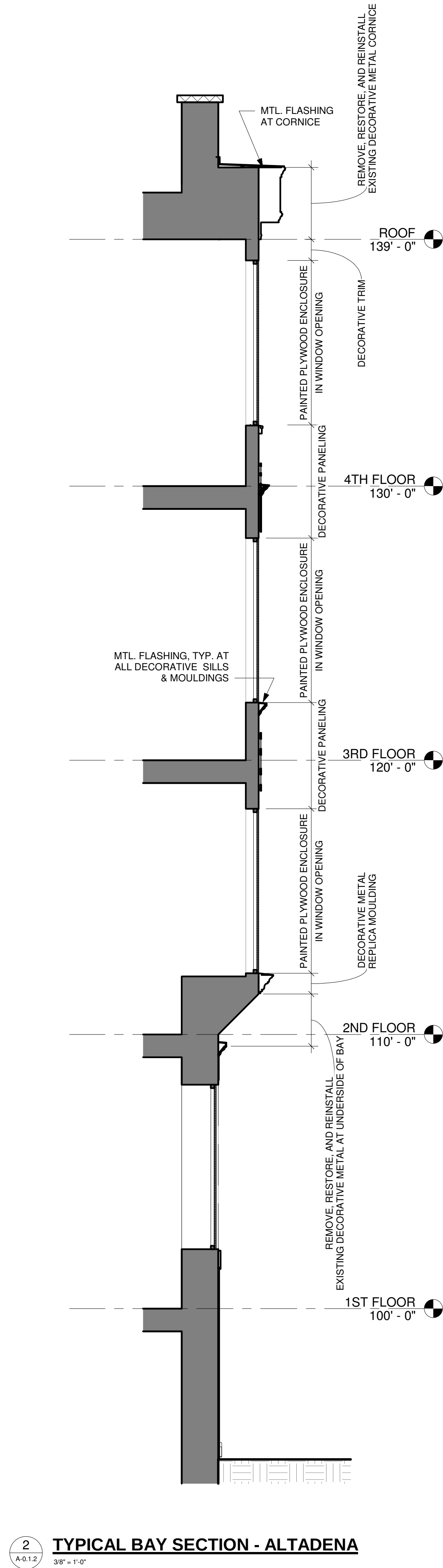
DETROIT, MI 48201

SHEET TITLE

EXTERIOR ELEVATIONS + PHOTOS

DATE SEALED

A-0.3.2.2



2
A-0.3.2.1
3/8" = 1'-0"
TYPICAL BAY SECTION - ALTADENA



1
A-0.3.2.1
3/8" = 1'-0"
TYPICAL BAY ELEVATION - ALTADENA

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M.A.C. APARTMENTS - STABILIZATION PHASE
PROJECT NUMBER: Z24121
2966/2962/2942 2ND AVE
DETROIT, MI 48201
JC BEAL CONSTRUCTION LLC
SHEET TITLE
ENLARGED BAY ELEVATION + SECTION

SHEET NUMBER
A-0.3.2.3

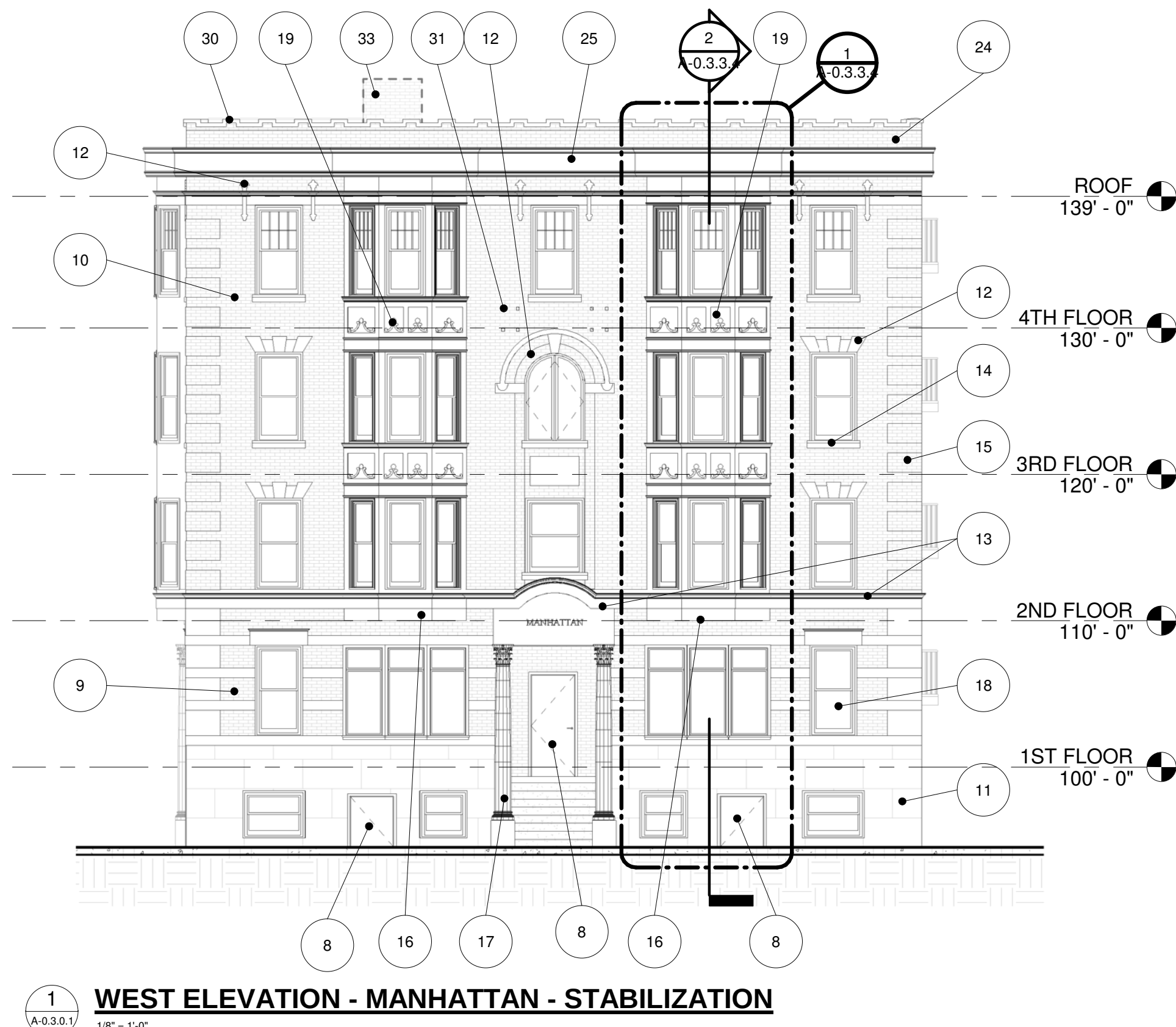
MASONRY / STONE CLEANING & REPAIR NOTES:

1. ANY REPLACEMENT BRICK IS TO MATCH COLOR, SIZE, AND TEXTURE. FINAL REPLACEMENT BRICK SELECTIONS TO BE MADE AFTER FURTHER TEST CLEANING IS CONDUCTED TO PROVIDE AN ACCURATE MATCH.
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KEYNOTE LEGEND

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JC BEAL CONSTRUCTION LLC

EXTERIOR ELEVATIONS + PHOTOS

SHEET NUMBER

A-0.3.3.1



MANHATTAN DECORATIVE ELEMENT



MANHATTAN CORNICE



MANHATTAN MAIN ENTRY

KEYNOTE LEGEND	
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33	REMOVE EXISTING MASONRY CHIMNEY DOWN TO THE PARAPET HEIGHT, PROVIDE NEW CAP/COPING



MANHATTAN NORTH (CHARLOTTE ST) FACADE



1 NORTH ELEVATION - STABILIZATION
1/8" = 1'-0"



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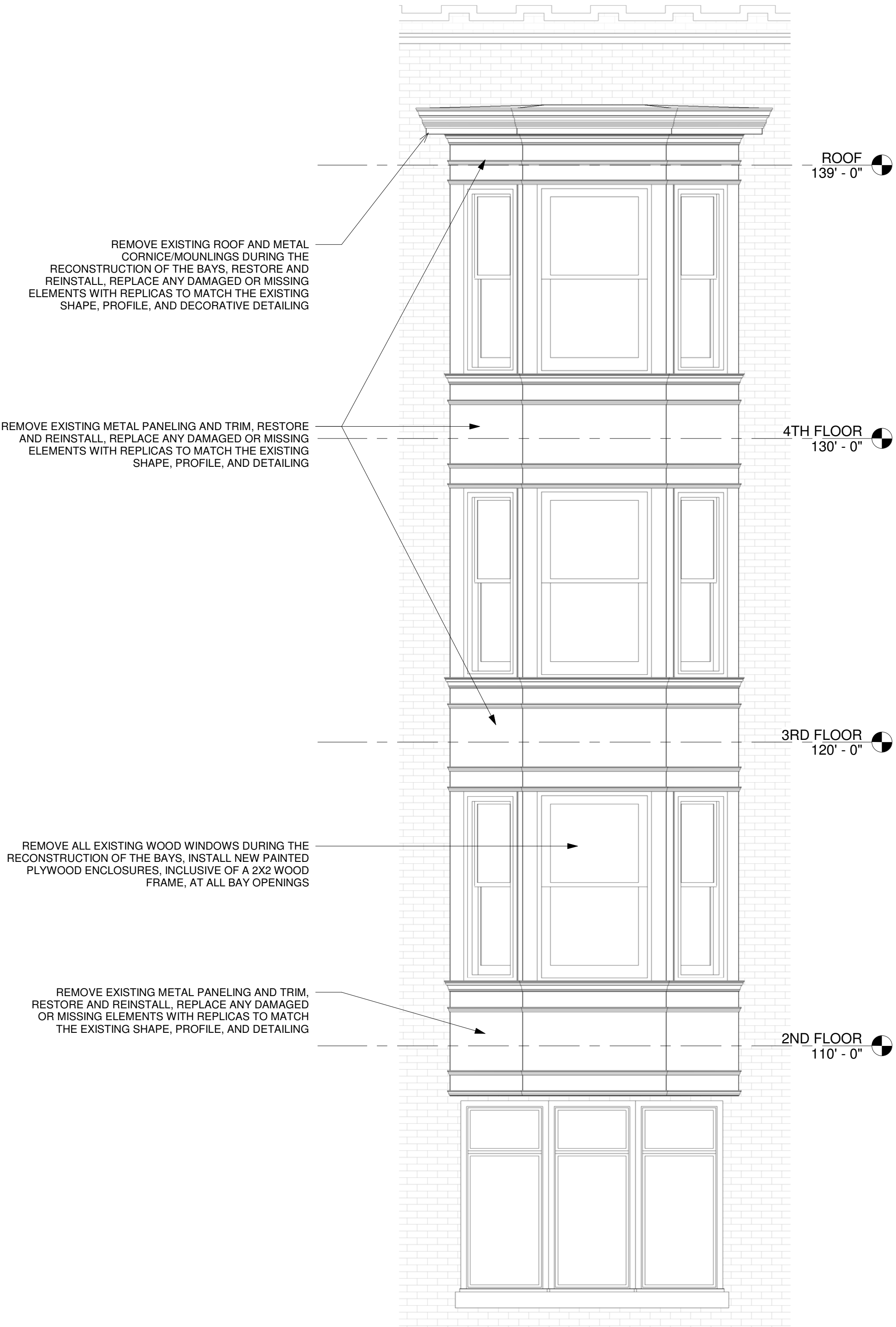
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SHEET TITLE
EXTERIOR ELEVATIONS + PHOTOS

A-0.3.3.2

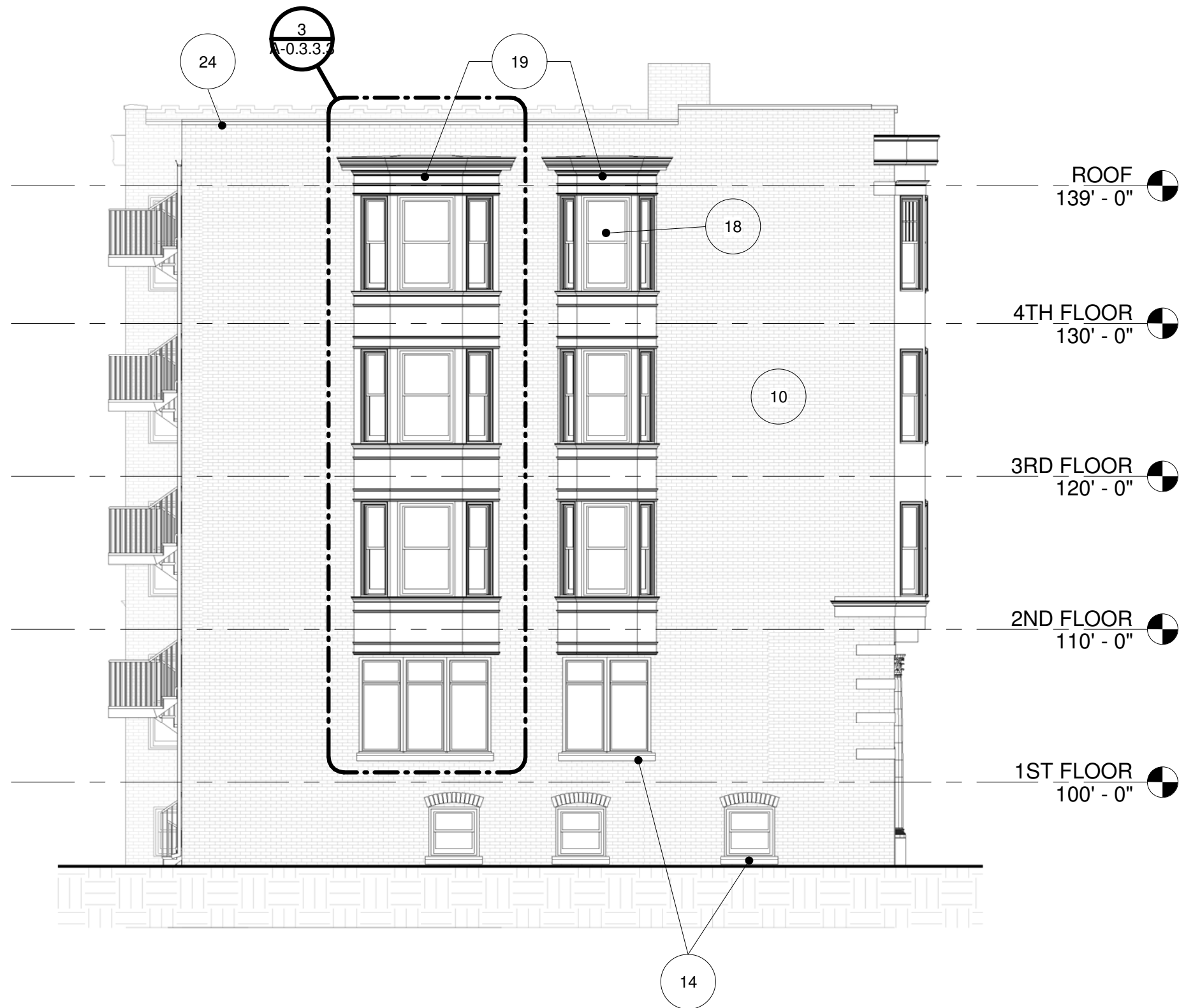
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KEYNOTE LEGEND	
10	REPAIR EXISTING MASONRY, PROVIDE TUCKPOINTING AS REQUIRED, REMOVE & SECURE ANY LOOSE MEMBERS, CAULK WHERE REQUIRED, MATCH EXISTING DETAILING
14	RESTORE/REPAIR ALL EXISTING SILLS, CLEAN AND REMOVE ANY REMAINING PAINT, REFER TO GENERAL NOTES FOR MASONRY/STONE CLEANING AND PAINT REMOVAL METHODS, REPLACE ANY DAMAGED SILLS TO MATCH EXISTING
18	REMOVE ALL EXISTING WOOD WINDOWS THROUGHOUT; REPAIR AND PREP ALL EXISTING OPENINGS; REBOARD ALL OPENINGS W/ PAINTED TEMPORARY PLYWOOD ENCLOSURES, INCLUSIVE OF A 2X2 WOOD FRAME; *WINDOW REPLACEMENT PER FUTURE EXTERIOR SCOPE OF WORK
19	REBUILD EXISTING 3 SIDED BAY FEATURES PER STRUCTURAL; REMOVE ALL EXISTING DECORATIVE METAL PANELING, MOULDINGS, AND DETAIL ELEMENTS; REPLACE ANY DAMAGED OR MISSING ELEMENTS W/ REPLICAS TO MATCH EXISTING SHAPES AND PROFILES; REFER TO ENLARGED BAY ELEVATION AND SECTION
20	REMOVE EXISTING EXTERIOR STAIR & RAILINGS AS REQUIRED, *NEW REPLACEMENT STAIR PER FUTURE EXTERIOR SCOPE OF WORK
22	PROVIDE NEW ROOF DRAINS, SCUPPERS, AND/OR PRE-FINISHED ALUMINUM GUTTERS & DOWNSPOUTS AS REQUIRED, UTILIZE ALL FORMER LOCATIONS
24	RESTORE/REBUILD EXISTING MASONRY PARAPET WALL & CAP/COPING, MATCH EXISTING MASONRY DETAILING
28	PROVIDE PAINTED TEMPORARY PLYWOOD ENCLOSURES AT REAR EXTERIOR DOORS, *DOOR RESTORATION & REPLACEMENT PER FUTURE EXTERIOR SCOPE OF WORK
29	REBUILD AREA OF EXISTING FALLEN MASONRY, MATCH EXISTING MASONRY DETAILING



3
A-0.3.3.3
1/8" = 1'-0"

TYPICAL SIDE BAY ELEVATION - MANHATTAN



2
A-302
1/8" = 1'-0"

EAST ELEVATION - MANHATTAN - STABILIZATION



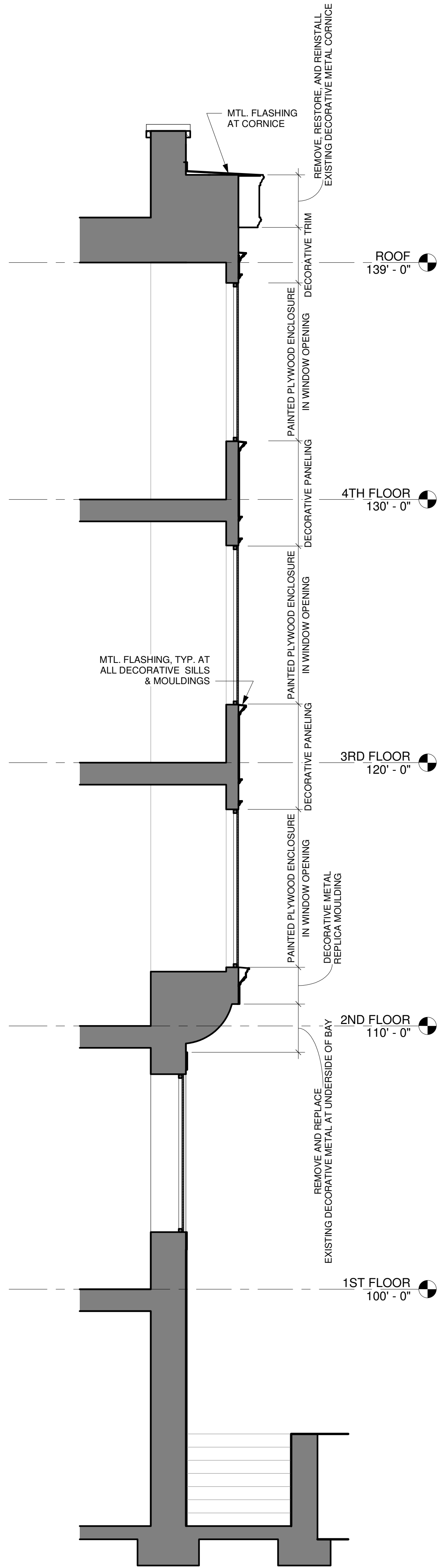
1
1/8" = 1'-0"

SOUTH ELEVATION - MANHATTAN - STABILIZATION

Revision Schedule		
#	Description	Date
1	HDC SET	08/14/2026

SEAL

NOT FOR CONSTRUCTION



2 TYPICAL BAY SECTION - MANHATTAN
A-0.3.3.1
3/8" = 1'-0"



REMOVE EXISTING DECORATIVE METAL CORNICE DURING THE RECONSTRUCTION OF THE BAYS, RESTORE AND REINSTALL.

ALL REPLACEMENT DECORATIVE METAL CORNICE REPLICAS TO BE FROM SAF OR APPROVED EQUAL.

REMOVE EXISTING DECORATIVE METAL PANELING, MOULDINGS, AND DECORATIVE ELEMENTS. RESTORE AND REINSTALL, REPLACE ANY DAMAGED OR MISSING ELEMENTS WITH REPLICAS TO MATCH THE EXISTING SHAPE, PROFILE, AND DECORATIVE DETAILING.

REMOVE ALL EXISTING WOOD WINDOWS DURING THE RECONSTRUCTION OF THE BAYS, INSTALL NEW PAINTED PLYWOOD ENCLOSURES, INCLUSIVE OF A 2X2 WOOD FRAME, AT ALL BAY OPENINGS

REMOVE EXISTING DECORATIVE METAL PANELING AND TRIM. RESTORE AND REINSTALL, REPLACE ANY DAMAGED OR MISSING ELEMENTS WITH REPLICAS TO MATCH THE EXISTING SHAPE, PROFILE, AND DECORATIVE DETAILING.

ALL REPLACEMENT DECORATIVE METAL REPLICAS TO BE FROM W.F. NORMAN CORP. OR APPROVED EQUAL.

REMOVE EXISTING DECORATIVE METAL MOULDING, REPLACE W/ NEW PREFINISHED METAL REPLICA, MATCH EXISTING SHAPE AND PROFILE, PROVIDE NEW METAL FLASHING AND COUNTERFLASHING AS REQUIRED

REMOVE EXISTING DECORATIVE METAL PANELING AT THE UNDERSIDE OF THE BAYS, REPLACE W/ NEW PREFINISHED METAL REPLICA, MATCH EXISTING SHAPE AND PROFILE

1 TYPICAL BAY ELEVATION - MANHATTAN
A-0.3.3.1
3/8" = 1'-0"

Unauthorized use of this drawing set without written permission from Infuz Ltd is in violation of U.S. COPYRIGHT LAWS and will be subject to civil damages and prosecution.

Revision Schedule		
#	Description	Date
1	HDC SET	08/14/2026

SEAL

NOT FOR CONSTRUCTION

DATE SEALED

M.A.C. APARTMENTS - STABILIZATION PHASE

PROJECT NUMBER: Z24121
2966/2962/2942 2ND AVE
DETROIT, MI 48201

JC BEAL CONSTRUCTION LLC

SHEET TITLE
ENLARGED BAY ELEVATION + SECTION

SHEET NUMBER
A-0.3.3.4

















STEELCRAFT®

Hollow metal
doors and
frames



Contents

- 3 Steelcraft locations
- 3 Contact us
- 4–5 Doors
- 6–7 Frames
- 8 Flush doors
- 9 Full glass entrance doors
- 10 GRAINTECH™ doors
- 11 Severe weather doors
- 12–13 Specialty doors and applications
- 14–15 Fire-rated frames and doors



STEELCRAFT®

Steel doors and frames that set the industry standard

No other manufacturer offers as robust a selection of steel doors and frames as Steelcraft. Our emphasis on design, performance, and quality makes us stand out as an industry leader. Whether your application is institutional, commercial, or industrial Steelcraft is ready to meet your needs with a full portfolio of trusted, reliable doors and frames.

Steelcraft locations

Main factory

Steelcraft operates a main factory, boasting over 550,000 sq ft in Blue Ash, OH. This facility includes most of the Steelcraft Customer Care, Operations, Engineering teams and supplies a complete portfolio of doors and frames, with a full set of service capabilities, to reliably meet the requirements of your projects.

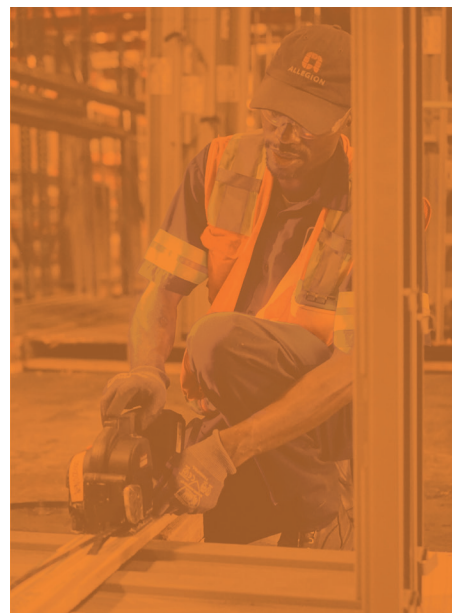
Regional Centers

In addition to the main facility, Steelcraft operates regional centers in California and Kansas to serve local clients with prompt service and dedicated support. Steelcraft's Regional Centers are stocked with a wide variety of doors and frames for your regional market needs. The experienced staff at our Regional Centers have onsite modification capabilities to pull from existing stock and quickly fulfill orders. Each center has stock and capabilities tailored to regional market preferences.

- **West Coast Regional Manufacturing Center** offers custom frame manufacturing
- **Kansas City Service Center** stocks Tornado resistant frames for fast-turn applications

All orders can be picked up at the service center or shipped directly to your site, resulting in lower freight costs. Each center is backed by the factory in Blue Ash to ensure that all the known, trusted Steelcraft benefits are available to you.

Visit www.steelcraft.com for details and a full list of capabilities by regional center.



Contact us

Customer care and project inquiries

- (877) 671-7011
- Contactus@allegion.com

Technical product support

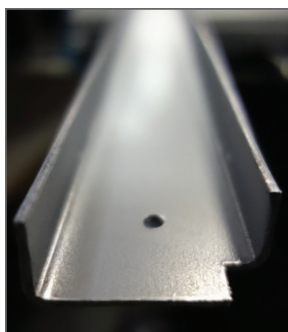
- (877) 671-7011
- Doors_frames_techprodsupport@allegion.com

NOTE: Reach out to your local Allegion sales representative for information on Order Entry Works (OEI) electronic ordering.

The only door good enough to be called Steelcraft



Recessed Designer™ glass trim



Heavy 14-gauge top and bottom channels



- Factory installed screw-in flush top and bottom caps
- Optional seamless vertical edges



Universal hinge preparations with true 7-gauge reinforcements



Mortise lock body stabilizers



Structural honeycomb core design

Optional cores:

- Polystyrene
- Polyurethane
- Steel stiffened - fiberglass batts
- Temp rise mineral fiber board



- Beveled hinge and lock edges
- Full height, epoxy-filled mechanical interlock edges



61L cylindrical lock and many other standard hardware preps

Standard door construction features and benefits

- **Beveled hinge and lock edges** Tighter tolerances and opening fit with a $\frac{3}{32}$ " gap, ensuring easier operation and eliminating binding and sticking; max allowable meeting edge gap is $\frac{3}{16}$ " (per NFPA 80 allowable gap $\frac{1}{8}$ " + $\frac{1}{16}$ " tolerance)
- **Full height, epoxy-filled mechanical interlock edges** Structural support and stability the full height of the door
- **Universal hinge preparations** Patented design creating fast and easy field conversion from the standard weight .134" to heavy weight .180" hinges
- **True 7-gauge hinge reinforcements** Strong internal support for hinges to keep the door from sagging during everyday use and abuse
- **Recessed Designer™ glass trim** Interior welds and fasteners, inset into a recessed perimeter channel for a clean, neat, and flush finish
- **Screwed-in top caps** Flush cap installed into top and bottom channels for additional protection from the elements, dirt and debris
- **Heavy 14-gauge top and bottom channels** Performance and stability for the top and bottom door edges
- **Seamless edge** Option creating a finished, one-piece look with clean lines
- **Mortise lock body stabilizers** Easier installation by centering the lock body in the door
- **61L cylindrical lock preparation** Universal features accommodate any cylindrical lock in the market with a $3\frac{7}{16}$ " or larger rose
- **Structural honeycomb core design** Greater structural integrity than steel stiffened doors while reducing overall weight, successfully tested to 10,000,000 cycles including 23 twist tests using 300 pounds of applied force. Optional cores for better insulating value include polystyrene, polyurethane, steel stiffened with fiberglass batting, and temperature rise mineral fiber board.
- **Factory applied baked-on rust inhibiting primer** Provides the best possible protection against corrosion, abrasion and weather, and is an excellent base for our finish paint in standard or custom colors. In accordance with ANSI A250.10-1998 (R2004).



Frames

Steelcraft manufactures a wide variety of frames in jamb depths for virtually any wall condition or entryway requirement.

Flush frames

Flush (F, FE and FN Series) frames are designed to be installed as part of the wall framing sequence for exterior and interior walls of wood stud, steel stud and masonry construction. Frames are manufactured from 16-, 14- and 12-gauge (F only) commercial-quality carbon steel in cold-rolled, A60 galvanized and G90 galvanized steel. Flush frame corners in 16 and 14 gauge may lock together by bending over four integral tabs, and may also be welded and ground smooth.

Multiple use frames

Multiple use (MU Series) frames have a jamb profile similar to drywall frames but are designed to be installed as part of the wall framing sequence. MU Series frames are available in 16- or 14-gauge cold-rolled, A60 galvanized or G90 galvanized steel.

Drywall frames

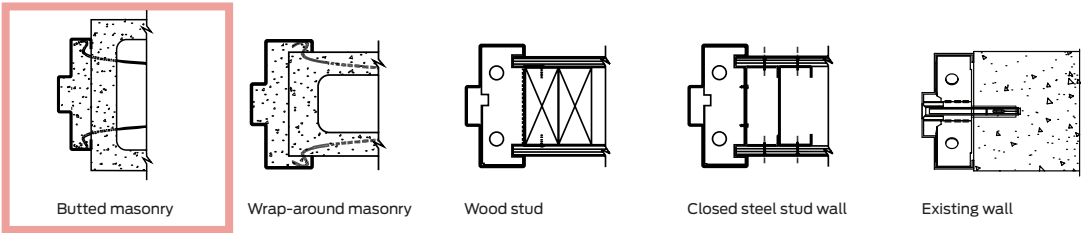
Drywall (DW, K, C and CK Series) frames are designed to be installed in rough openings after the wall is constructed. They can be installed in minutes and can be relocated without damage to the frame. Drywall frame corners lock together once the frame is assembled. The tab design prohibits the head from raising, and keeps the head and jamb members in the same plane. C and CK frames do not have backbends and are designed to have architectural trim casing applied.

Specifications

Door thickness	1¾" (45mm)			
Standard heights	6'8"	(2032mm)	7'0"	(2134mm)
	8'0"	(2438mm)	9'0"	(2743mm)
Standard widths	7'2" (2184mm)			
	10'0" (3048mm)			
Standard widths	Increments of 2" (50mm) from 1'6" (457mm) to 8'0" (2438mm)			

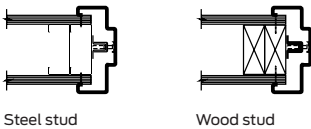
Custom sizes per request.

Typical wall conditions – F and FN Series



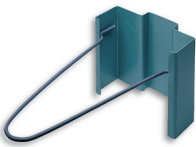
Typical wall conditions – DW and K Series

Drywall frames are designed for drywall construction using wood studs or steel studs. DW and K Series frames are available in 16- or 14-gauge cold-rolled, A60 galvanized or G90 galvanized steel.



Frames

Anchors – F and FN Series



Adjustable wire anchor for masonry



Wood stud anchor



Closed steel stud anchor



Adjustable base anchor - F, FN and C

Anchors – DW and K Series



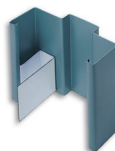
Lock in base anchor – DW Series



Quick and easy base anchor - K and CK Series

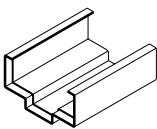


Compression anchor - DW, K and CK Series

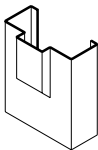


Optional security anchor

Design options

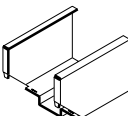


14-gauge closer reinforcing sleeve

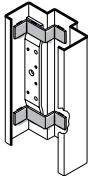


Hospital stop

(F, FN, DW, and MU Series only)



4" face head



High frequency hinge reinforcement

10-gauge high frequency reinforcement (F, MU, DW and FE Series only)

Frame profiles



F Series



MU Series



FE Series



DE Series



DW Series



C/CK Series

Relative cost

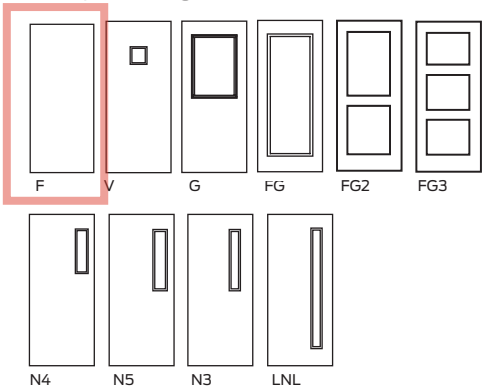
F16, 1 3/4" (45mm), 3'0" (914mm) x 7'0" (2134mm), 5 3/4" (147mm) prime painted, CRS knock down frame used as base of 100.

F16-4	CRS	16-gauge, 1 3/4" KD 100
F16-4	CRS 7'2"	16-gauge, 1 3/4" KD 102
F16-4	Galvannealed	16-gauge, 1 3/4" KD 114
F16-4	Label	16-gauge, 1 3/4" KD 116
FN16-4	CRS	16-gauge, 1 3/4" KD 100

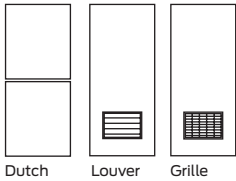
F14-4	CRS	14-gauge, 1 3/4" KD 123
F12-4	CRS	12-gauge, 1 3/4" KD 161
DW16-4	Drywall	16-gauge, 1 3/4" KD 102
MU16-4	Multi-use	16-gauge, 1 3/4" KD 102

Typical elevations

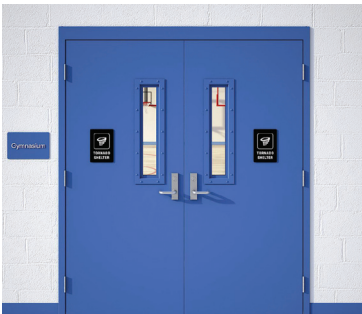
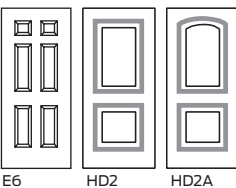
Flush panel and glass doors



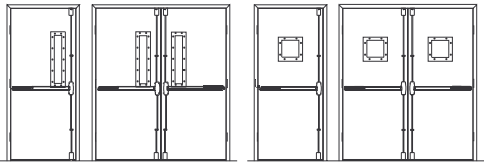
Dutch doors
Doors with louvers or grilles



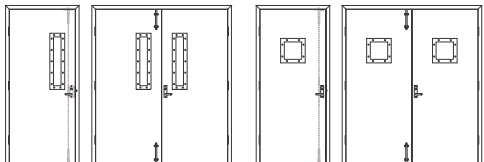
Embossed panel doors



ADA Compliant PN(F) Narrow and PN(F) Vision Lights – WS98/9927, WS98/9957



PN(F) Narrow and PV(F) Vision Lights – LM 9300



Flush doors

Flush doors are defined as having no seams on the face, with seams permitted on the edges. Doors are available in commercial-quality carbon steel or A-60 galvanized steel, G-90 galvanized steel and stainless steel (Type 304 and 316).

L Series

The L Series door has a honeycomb core, beveled hinge, and lock edge with a visible seam on both edges. Optional cores are polystyrene or polyurethane. L Series doors are available in 14-, 16-, 18- and 20-gauge steel.

B Series

The B Series door has a steel-stiffened core with visible seams on the hinge and lock edges. 20-gauge vertical steel stiffeners are welded to the inside of one face sheet and bonded to the opposite face. Void areas between the stiffeners are filled with fiber bat insulation. B Series doors are available in 14-, 16- and 18-gauge steel.

T Series

The T Series doors are designed to meet the requirements for temperature rise fire-rated applications. These doors include the same construction features of the L Series doors, yet include a mineral board core for a 250° or 450° temperature rise rating. T Series doors are available in 14-, 16-, 18- and 20-gauge steel.

CE Series

CE Series are decorative doors featuring deeply embossed panels on both sides, creating the appearance of hand-carved doors. The door includes all construction features of the L Series door and is available with a variety of glass sizes. These doors are available in 16-, 18- and 20-gauge steel.

H Series

H Series hurricane-rated doors offer the utmost in life safety solutions. Each door, frame and hardware configuration offered has been tested and certified as an assembly to meet stringent Florida Building Code, Miami Dade and Texas Department of Insurance standards. With this approach of assembly approval, Allegion offers the assurance of a turnkey solution that is certified as a whole, while also expediting project approval.

Paladin™ Series

The Paladin opening system is designed and tested to ICC 500 standards and FEMA 361/320 guidelines, and those established by the Red Cross to protect the general public from the extreme environmental effects of tornadoes. The severe storm opening system is designed for commercial and residential tornado storm shelters. Paladin options include patented factory installed ADA glass lights from Technical Glass Products (TGP).

Design options

GRAINTECH™

GRAINTECH™ doors are L, T, H or CE Series doors, produced using steel sheets that have been embossed to create a wood grain appearance. GRAINTECH™ doors are fabricated from stainable steel and available with an optional factory finish in six standard color stains, including a factory-applied clear coat with ultraviolet (UV) inhibitors. GRAINTECH™ gives you the look of wood with the durability and fire-rating of a steel door.

Specifications

Door thickness	1 3/4" (45mm)	
Standard heights	6'8" (2032mm)	7'0" (2134mm)
L and B Series	7'2" (2184mm)	8'0" (2438mm)
	9'0" (2743mm)	10'0" (3048mm)
Standard heights	6'8" (2032mm)	7'0" (2134mm)
CE Series	8'0" (2438mm)	
Standard widths	Increments of 2" (50mm) from 1'6" (457mm) to 4'0" (1219mm) Custom dimensions available on request	
L and B Series		
Standard widths	Increments of 2" (50mm) from 2'6" (762mm) to 3'8" (1118mm)	
CE Series		

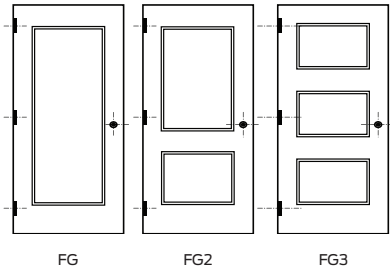
Custom sizes per request.

Full glass entrance doors

Steelcraft heavy-duty A-14 Series doors provide trouble-free service and attractive styling for high traffic areas such as main entrances.

A-14 Series

The A-14 Series doors are designed to meet the architectural requirements for exterior entrance applications. It has a honeycomb core, beveled hinge and seamless edges with full height, epoxy filled with interlocked edges. The A-14 Series doors are available for high frequency openings and entrances where large full glass lights are required.



Specifications			
Door thickness	1¾" (45mm)		
Standard heights	6'8" (2032mm)	7'0" (2134mm)	
A-14 Series	7'2" (2184mm)	8'0" (2438mm)	
Standard widths	Increments of 2" (50mm) from 1'6" (457mm)		
A-14 Series	to 4'0" (1219mm)		
Custom sizes per request.			

Get flexible performance with removable keyed mullions.

Mullions provide single door performance in double door openings with rim exit devices. Keyed removable mullions make removal faster and easier by a single operation of the mortise cylinder. The unit will self-lock when re-installed without the use of a cylinder key.

When ordering, specify KR before the mullion model number.



Relative cost

L18, 1 3/4" (45mm), 3'0" (914mm) x 7'0" (2134mm) flush door used as base of 100.

L18	Flush, 18-gauge	100	B18	Flush, 18-gauge, steel stiffened	125
L20	Flush, 20-gauge	87	B16	Flush, 16-gauge, steel stiffened	149
LF20	Flush, 20-gauge	96	BW16	Flush, 16-gauge, steel stiffened (edge welded)	161
L18	Galvannealed, flush, 18-gauge	113	B14	Flush, 14-gauge, steel stiffened	173
L18	UL flush, 18-gauge	115	CE20	Embossed, 20-gauge	105
L18	Finished paint, flush, 18-gauge	116	CE18	Embossed, 18-gauge	122
LF18	Full flush, 18-gauge (edge filled)	110	CE16	Embossed, 16-gauge	139
LW18	Full flush, 18-gauge (edge welded)	112	L16	Stainable, 16-gauge, factory finished	149
T18	UL temperature rise, 18-gauge	154	L18	Stainable, 18-gauge, factory finished	143
L16	Flush, 16-gauge	123			
LF16	Flush, 16-gauge (edge filled)	133			
LW16	Flush, 16-gauge (edge welded)	139			
L14	Flush, 14-gauge	148			

GRAINTECH™ doors

Clear coat
baked on for the
ultimate in UV and
graffiti resistance

Multiple finishes
provide options
for a variety
of applications

**Superior structural
and insulation**
qualities provide
ultimate performance



Custom colors available
for our GRAINTECH doors.

Designer™ trim
flush lite kits, stained
to match the door

**Patented universal
hinge preps**
allow for easy field
conversion from
standard to heavy-
weight hinges

**Strength and
durability**
L, T, H and CE Series
door construction
provides proven
strength and reliability

The beauty of wood with the strength of steel

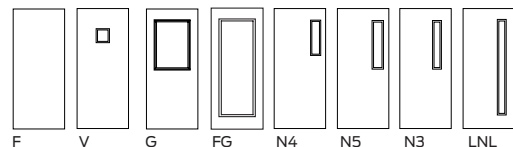
Steelcraft's GRAINTECH Series of stainable steel doors provides the beauty of wood with the features and benefits of steel. Our exclusive engraving and staining process simulates a wide variety of wood finishes, from ash to walnut, including custom finish matching.

GRAINTECH doors are available in a wide variety of options including size, glass lite designs, gauges and hardware preps, and are designed for interior and exterior applications.

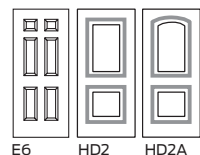
Unlike veneered or solid wood doors, GRAINTECH can be used as exterior openings with confidence, is less susceptible to damage, and will never warp, crack, peel or bow. It is also available in CE Series panel doors, L Series flush doors, T Series temperature rise doors, and H Series hurricane doors. The GRAINTECH Series is available with a full range of positive pressure fire-ratings, from 20 minutes to three hours.

Glass lite options

Flush doors (L Series and T Series)



Embossed panel doors (CE Series)



CE Series GRAINTECH doors

- Six-panel embossed design
- Available in 16-gauge heavy-duty or 18-gauge extra heavy-duty
- Available in six standard finishes, as well as custom-matched finishes
- Half-glass and top-lite available featuring Designer trim, a Steelcraft exclusive
- Polystyrene core system for structural integrity
- Fire-rated 20 minutes to three hours

L Series GRAINTECH Doors

- Laminated flush design
- Available in 16 or 18-gauge to fit any application from standard to extra heavy-duty
- Available in six standard finishes, as well as custom-matched finishes
- Half-glass, narrow lite, vision lite or custom size lites featuring Designer trim, a Steelcraft exclusive
- Available with honeycomb, polystyrene or polyurethane insulated cores

T Series GRAINTECH doors

- Temperature rise-rated full-flush design
- Available in 16 or 18-gauge to fit any application from standard to extra heavy-duty
- Available in six standard finishes as well as custom matched finishes
- Mineral board core provides a 250° or 450° temperature rise-rating



Mahogany

Birch

Ash

Maple

Oak

Walnut



Severe weather doors

Tough weather protection

Whether you're in a coastal area subject to hurricane-force storms, or in one of the many areas across the country at risk for tornadoes, Steelcraft offers a tough, dependable solution. Our Paladin tornado doors and H Series hurricane-rated doors are built to exacting standards that provide peace of mind and protection when it's needed most.

Standard construction

- **A60 galvanized steel for superior corrosion resistance** on exterior openings
- **Full height lock-side reinforcement channel** ensures structural stability and locking hardware functionality under extreme pressure conditions
- **Full height, epoxy-filled mechanical interlock edges** provide structural support and stability the full height of the door edges
- **Patented universal hinge preparations** allow for easy field conversion from standard-weight hinges to heavy-weight hinges
- **14-gauge top and bottom channels** provide stability and protection from abuse for the top and bottom edges
- **Beveled hinge and lock edges** allow for tighter tolerances, ensure easier operation, and eliminate binding and sticking
- **Recessed Dezigner glass trim** provides a clean, neat and flush finish with the door surface*
- **Factory-applied baked-on rust inhibiting primer** in accordance with ANSI A250.10

*Not available on Paladin

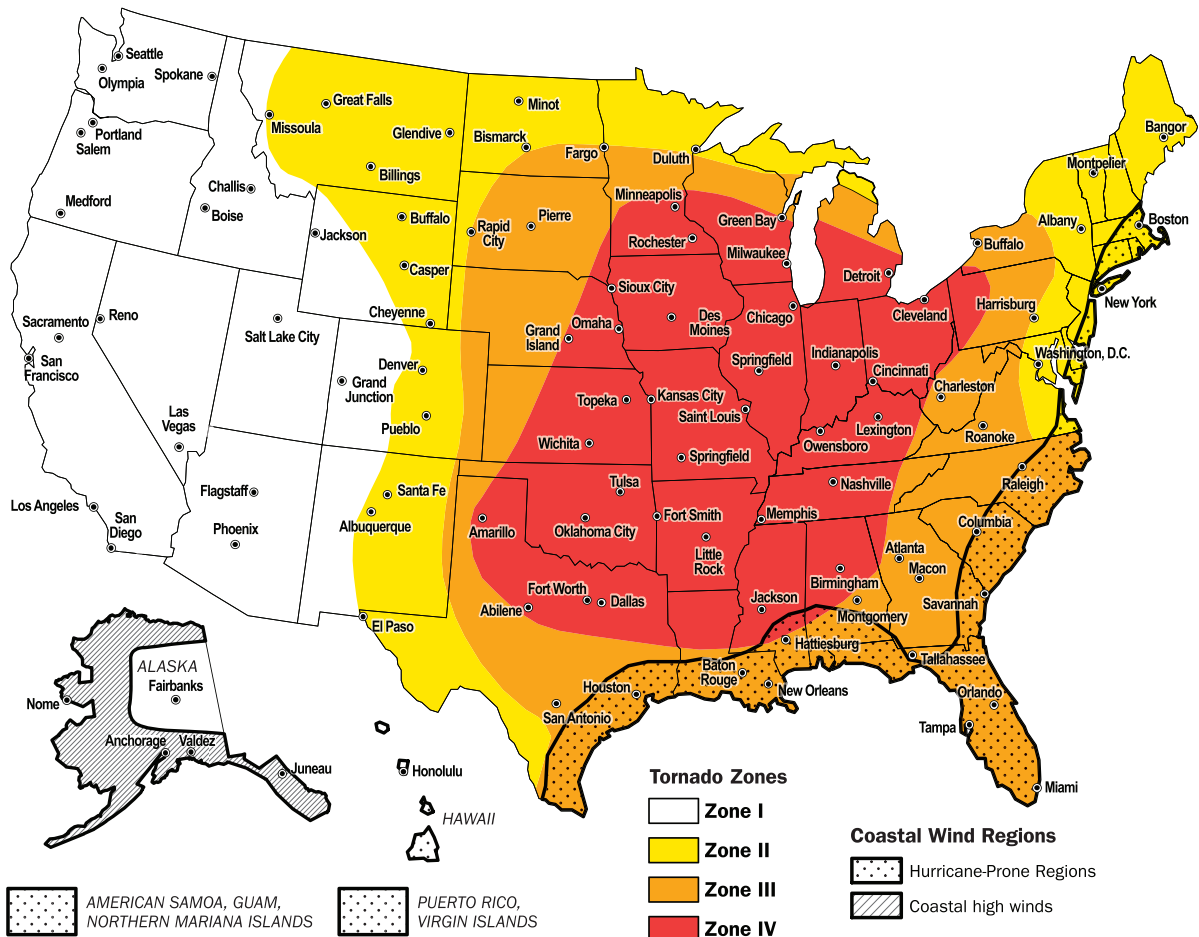


Figure 2-8: Wind hazards in the United States

Note: always reference local codes for specific jurisdiction requirements.



Acoustical doors

Reduced noise

Steelcraft sound control doors and frames are an ideal solution for applications ranging from sound studios to school band rooms, hospitals, office complexes and museums. Control the atmosphere and ensure the privacy across your facility with these quality, specialized doors.

Note: STC ratings vary by door series and core type, please see the Specialty Section of our Technical Data Manual for a complete listing.



High definition doors

Sophisticated style

From executive office settings to multi-family housing units to university conference facilities, the Steelcraft commercial embossed high definition two panel doors enhance any environment. Crafted detailing gives these doors a face of beauty and elegant style that's sure to upgrade the appearance of your setting. Available in standard paint or GRAINTECH finishes, these doors feature two inset panels with deep shadow detail and your choice of straight cut or arched top design.

Durable core

Steelcraft construction combines the strength and dimensional stability of steel with the structural integrity of our laminate core. Our process of continuous bonding seals the core to steel face sheets for a flat door finish, free of face welding marks. Lab studies prove this door outperforms all others in its class, meeting the requirements of fire-rated doors from 20 minutes to 3 hours.



HD2A



HD2

Factory finish paint

Steelcraft's factory finish paint offers a variety of popular standard color choices along with custom match options. The finish paint is applied to our quality commercial grade doors, carefully packaged and supplied to our customer, pre-finished. Our efficient method of application and pre-finished delivery saves in money and time—without compromising quality or reliability.

Our 16 standard color options:

								
Rookwood brown P2807	Downing earth P2820	Downing stone P2821	Downing sand P2822	Aurora brown P2837	Weathered shingle P2841	Chelsea gray P2850	Black bean P6006	Spalding gray P6074
								
Blonde P6128	Mannered gold P6130	Burgundy P6300	Luxurious red P6314	Sierra redwood P7598	Poolhouse P7603	Homberg gray P7622	Cascades P7623	Raisin P7630



Stainless steel doors and frames

LS Series doors and FS Series frames

Steelcraft stainless steel LS series doors and FS Series frames are designed and built to withstand the harshest environments. These solutions utilize all stainless steel construction, including reinforcement components and anchors. They are available in either 304 or 316 alloy for maximum durability and corrosion protection.

In addition to standard flush and panel doors, custom doors are available in a wide range of polished, embossed and etched finishes. The nearly unlimited choice of design options can provide you the performance and creative look to meet your special project needs.

Doors are seamless with interlocking edge; core options include polystyrene, honeycomb or polyurethane. Stainless steel stiffeners are epoxy-glued to eliminate surface imperfections associated with welding.

Available ratings:

- Three hour Class A fire-rated
- STC 51 sound rated
- Hurricane approved

INPACT™ integrated door system

INPACT Series L and T Series doors

INPACT door systems are designed to meet life safety and clear opening width requirements in cross corridor applications with factory installed Von Duprin 94/95 Series INPACT recessed exit devices.

This Allegion all-in-one door solution uses L and T Series doors ordered from Steelcraft through pre-configured hardware system sets for a reliable assembly of industry-leading Allegion hardware options to meet the aesthetic and functional requirements of the opening.

Pre-configured application system sets

All hardware shown below is ordered from Steelcraft and ships with the INPACT door from Steelcraft. If required hardware is not provided in system sets, they may be ordered from Steelcraft as L or T Series doors prep only, with hardware ordered separately from Allegion brands for field installation.



System set available														A la carte
	D1-D4= "Double Egress"				P1-P4 = "Same Swing"				S1-S4 = "Single"				From Steelcraft	
	D1 90x90	D2 90x90	D3 90x90	D4 90x180	P1 90x90	P2 90x90	P3 180x180	P4 180x180	S1 90x90	S2 90x90	S3 180x180	S4 180x180		
Steelcraft doors														
L Series	■	■	■	■	■	■	■	■	■	■	■	■	■	
T Series	■	■	■	■	■	■	■	■	■	■	■	■	■	
Von Duprin exit devices														
94/9547 Series CVR with LBR option	■	■	■	■	■	■	■	■	—	—	—	—	■	
94/9575 Series Mortise exit	—	—	—	—	—	—	—	—	■	■	■	■	■	
LCN closers														
4040XP Closer	—	—	—	■	—	—	■	■	—	—	■	■	■	
4000T Wall mounted closer	■	■	■	■	■	■	—	—	■	■	—	—	■	
LCN magnetic holders														
SEM 7850 Magnetic holder	■	■	■	■	■	■	■	■	■	■	■	■	■	
IVES hinges and pivots														
700 Stainless pin and barrel continuous	■	—	—	■	—	—	■	—	■	—	■	—	■	
711BSC Beveled swing clear continuous	—	■	—	—	■	—	—	■	—	■	—	■	■	
91105F pocket pivot	—	—	■	—	—	■	—	—	—	—	—	—	■	
224HD AL geared continuous	—	—	—	—	—	—	—	—	—	—	—	—	■	
224XY AL geared continuous	—	—	—	—	—	—	—	—	—	—	—	—	■	
041XY AL geared swing clear continuous	—	—	—	—	—	—	—	—	—	—	—	—	■	
040XY AL geared wide throw continuous	—	—	—	■	—	—	—	—	—	—	—	—	■	
5BB1HW 4.5" or 5" butt hinges	—	—	—	—	—	—	—	—	—	—	—	—	■	
5BB1HWBSC 4.5" or 5" butt hinges	—	—	—	—	—	—	—	—	—	—	—	—	■	
*D4 is shown with 2 different hinges to accommodate a wide throw condition using an available aluminum geared 040XY. Typically hinges should be the same material.														
Steelcraft frames														
FE Series (special profile for swing clear or pocket pivot)	■	■	■	■	—	—	—	—	—	—	—	—	■	
F Series (double or single rabbet)	—	—	—	—	■	■	■	■	■	■	■	■	■	

NOTES:

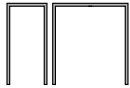
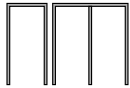
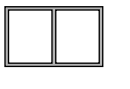
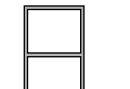
1 For system sets All hardware is installed or shipped with the door. Frame is ordered separately since frames are typically required earlier.

2 If ordering a la carte, changes to frames, hinges or closers may change your wall configuration, opening size and clear opening width.

Fire-rated frames

Frame type

Frame size

Three sided frames	Max. overall size	Max. door size	Max. rating	Jamb depths	Max. panel size	Max. glass area
 F16, FN16 F14, FN14, F12		4'0" x 10'0" single (1219mm x 3048mm) 8'0" x 10'0" pair (2438mm x 3048mm)	3 hour	Min. 3" (76mm) Max. 14" (350mm) Max. 20" (F16 and F14 masonry)		
Three sided frames						
 DW16, K16 DW14, K14		4'0" x 8'10" single (1219mm x 2692mm) 8'0" x 8'10" pair (2438mm x 3048mm)	1½ hour	Min. 3 ½" (121mm) Max. 14"		
Three sided frames						
 F14		4'0" x 8'0" single 8'0" x 8'0" pair	3 hour	Min. 5¾" (146mm) Max. 10¾" (273mm)		
Transom frames with panel, without bar						
	4'4" single (1319mm x 3505mm) 8'4" pair (2538mm x 3505mm) 11'4" OA height	4'0" x 8'0" single (1219mm x 2438mm) 8'0" x 8'0" pair (2438mm x 2438mm)	3 hour - masonry 1½ hour - stud (10'2" OA height)	Min. 3" (121mm) Max. 14" (324mm)	8'0" x 4'0" (2438mm x 1219mm)	
Transom frames with bar						
 F16, F14 MU16, MU14 FN16, FN14	4'4" x 12'2" single (1319mm x 3531mm) 8'4" x 12'2" pair (2538mm x 3531mm) without mullion 8'6" x 12'2" (2590mm x 3531mm) with mullion	4'0" x 10'0" single (1219mm x 3048mm) 8'0" x 10'0" pair (2438mm x 3048mm)	1½ hour	Min. 3" (121mm) Max. 14" (324mm)	8'0" x 3'2" (2438mm x 965mm)	Per glass mfr.
Borrowed lite frames						
 F16, F14 MU16, MU14 FN16, FN14	13'2" x 12'2" (4013mm x 3531mm) stud wall 13'6" x 12'2" masonry		1½ hour	Min. 3" (121mm) Max. 14" (324mm)		Per glass mfr.
Borrowed lite frames						
 DW16, DW14	8'4" x 7'2" single (2540mm x 2184mm) 4'4" x 9'0" (with Horiz rem mullion)		1 hour	Min. 3 ½" (121mm) Max. 14" (324mm)		Per glass mfr.
Transom/sidelite frames						
 F16, F14 MU16, MU14 FN16, FN14	13'2" x 12'2" (4013mm x 3531mm) stud wall 13'6" x 12'2" masonry	4'0" x 10'0" single (1219mm x 3048mm) 8'0" x 10'0" pair (2438mm x 3048mm)	1½ hour	Min. 3" (121mm) Max. 14" (324mm)	Transom or side panel 8'0" x 3'2" 2438mm x 965mm)	Per glass mfr.

Interior dividing members may have a minimum 1" (25mm) face. Maximum size frame available will vary with wall construction. See Steelcraft spec sheets for exact sizes.
Approved glazing required in all fire-rated products.

Fire-rated doors

Maximum glass area for labeled doors

Label	A	B	C	D*	E*		
Rating	3 hour	1½ hour	¾ hour	1½ hour	¾ hour	20 minutes	
Max. glass area	100 sq. in¹ (0.6 sq. m)	1850 sq. in² mfgr. (1.19 sq. m) list	2700 sq. in	none	2700 sq. in (1.74 sq. m)	as tested	

*Exterior rated openings ¹Firelite glass ²[1296 sq. in. (84 sq. M)] with Firelite glass.

Single doors label rating

Doors	Max. size	3 hour	1½ hour	¾ hour	1½ hour	¾ hour	20 minute
L20	3'0" x 7'2" (914mm x 2184mm)	A	B	C	D	E	✓
L20	3'0" x 8'0" (914mm x 2438mm)		B	C	D	E	✓
L18, L16	4'0" x 10'0" (1219mm x 3048mm)		B	C	D	E	✓
L14	4'0" x 10'0" (1219mm x 3048mm)	A	B	C	D	E	✓
B18, B16	4'0" x 10'0" (1219mm x 3048mm)	A	B	C	D	E	✓
B14	4'0" x 8'0"/10'0" (1219mm x 2438mm)	A - 8'0" 4'0" x 8'0"	B - 10'0"	C - 10'0"	D - 10'0"	E - 10'0"	✓ - 10'0"
A14	4'0" x 8'0" (1219mm x 2438mm)		B - (FG2, FG3)	C - (FG, FG2, FG3)		E - (FG2, FG3)	✓ - (FG, FG2, FG3)
T20, T18 T16, T14	4'0" x 9'0" (1219mm x 2743mm)	A - 250° temp. rise	B - 250° or 450° temp. rise				
CE20, CE16	3'0" x 8'0" (914mm x 2438mm)	A - (3'0" x 7'0" CE20)	B	C	D	E	✓
CE18	3'8" x 8'0" (1118mm x 2438mm)	A	B	C	D	E	✓
PW14	4'0" x 8'0" single 8'0" x 8'0" pair	A	B	C			✓
H16/H14	4'0" x 8'0" single 8'0" x 8'0" pair	A	B	C			✓
TH16/TH14	4'0" x 8'0" single 8'0" x 8'0" pair	A	B - (100 sq in max.)				
HD16, HD18	3'8" x 7'0" single 3'0" x 8'0" single	A	B	C	D	E	✓
HD16, HD18	7'4" x 7'0" pair 6'0" x 8'0" pair	A	B	C	D	E	✓

Pair of doors label rating

Doors	Max. size	3 hour	1½ hour	¾ hour	1½ hour	¾ hour	20 minutes
L20	6'0" x 7'2" (1892mm x 2184mm)		B	C	D	E	✓
L18, L16	8'0" x 8'0" (2438mm x 2438mm)	A	B	C	D	E	✓
L14	8'0" x 10'0" (2438mm x 3048mm)	A - 8'0"	B - 9'0"	C - 9'0"	D - 9'0"	E - 9'0"	✓ - 9'0"
B18, B16	8'0" x 10'0" (2438mm x 3048mm)	A	B	C	D	E	✓
B14	8'0" x 8'0"/10'0" (2438mm x 2438mm)	A - 8'0"	B - 10'0"	C - 10'0"	D - 10'0"	E - 10'0"	✓ - 10'0"
A14	8'0" x 8'0" (2438mm x 2438mm)		B - (FG2, FG3)	C - (FG2, FG3)		E - (FG2, FG3)	✓ - (FG, FG2, FG3)
T20, T18 T16, T14	8'0" x 9'0" (2438mm x 2438mm)	A - 250° temp. rise	B - 250° or 450° temp. rise (FG2, FG3)				
CE20	6'0" x 7'0" (1892mm x 2134mm)		B	C	D	E	✓
CE18	7'4" x 8'0" (2235mm x 2438mm)	A	B	C	D	E	✓
CE16	6'0" x 8'0" (1892mm x 2438mm)	A	B	C	D	E	✓

L, B, T, H Series label doors are available with the seams filled or welded. Doors over 8'0" (2438mm) high require two pair of heavy-weight hinges.
Note: Consult the factory or an authorized Steelcraft distributor for specific fire-rated applications.

About Allegion

Allegion (NYSE: ALLE) is a global pioneer in seamless access. We keep people and their assets safe, wherever they are, bringing together simple solutions, convenient access and advanced technology.

For more, visit www.allegion.com

KRYPTONITE ■ LCN ■  ■ STEELCRAFT ■ VON DUPRIN



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7/17/26

JC Beal Construction
Fred Beal

Job Name: M.A.C. Apartments
Job Location: Detroit, MI

Commercial Budget Pricing:

BlackBerry is providing budget pricing for the M.A.C. Apartments demo and stabilization project. Pricing and our recommendations are based on plans and photos provided by JC Beal Construction.

After a review of the existing windows using site photos provided by JC Beal BlackBerry has come to the conclusion that the windows are in fair to poor condition.

The main concern is the missing sashes and window components in many openings. These missing components include hardware, pulleys, chains, and counterweights. As a result, these openings will require new sashes to be fabricated out of an appropriate wood species to match the existing profiles and dimensions to complete restoration. Based on observations, an extensive replacement of components would be required for the three buildings.

Additionally, the project engineer has determined that many of the projecting window bays require comprehensive reconstruction. This work would require the removal, handling, storage and reinstallation of approximately 100 window assemblies drastically increasing the complexity of restoration for these openings.

Based upon the observed conditions of the existing windows, the significant amount of missing and damaged components, and anticipated reconstruction of the bay windows, BlackBerry believes a replication approach using an aluminum product that meets NPS and SHPO requirements for replica window guidelines is the most practical and reliable long-term solution for these building.

____PJA_____
Peter J Arena.
Commercial Project Estimator
BlackBerry Systems, Inc.

____7/17/26_____
Date

Architectural • Historical • Commercial Window and Door Systems

From: Kevin Whalen <kevin@resurget.engineering>
Sent: Tuesday, June 16, 2026 12:40 PM
To: Fred Beal <fjbeal@jcbeal.com>
Subject: MAC Window Bay Framing Review Summary

Fred-

Please use this email as a summary of our field investigation of the window bay assemblies at the Manhattan and Altadena Apartment Buildings.

The purpose of this investigation is to determine the general condition of the framing which supports the window bay assemblies at these two buildings and if their current condition provides sufficient structural support for proposed new windows. The review consisted of removing façade pieces to expose the interior framing at 3 locations at the Manhattan Building (eastern most bay on the north elevation and both locations on the western elevation). At the Altadena Apartment Building, 2 locations were reviewed (southern bay on the west elevation and the single bay on the south elevation). At each bay location the framing below the second level window was exposed, since this would be the main support for the entire bay window assembly.

The as-built construction and condition were similar at each reviewed location. The framing consisted of 2 x 6 lumber joists (approx. spaced at 16") which are attached to the interior floor framing. The connection consisted of nails which were toenailed in place. The majority of the reviewed joist members at each location were determined to have experienced advanced dry rot throughout the framing system. In addition several members were loose due to the nailing connections becoming disengaged due to the deterioration of the lumber. See photos below of general conditions encountered.



Typical Window Bay Framing Condition at Manhattan Building



Dry rot condition at end of joist at Manhattan Building



Typical Window Bay Framing Condition at Altadena Building



Dry rot condition at end of joist at Altadena Building

It is our opinion, that due to the advanced dry rot of the existing window bay framing, that all window bay framing members at the Manhattan and Altadena Building members shall be considered structurally inadequate to safely support new window assemblies. This opinion applies to all 11 window bays at both buildings and at each level. This condition is consistent with the deterioration of the building framing throughout the entirety of these buildings. In addition, since the interior floor framing will be replaced based on previous recommendations, the window bay assemblies will lose their attachment points during this process; thus, the window bay framing will be unsupported during this renovation of the interior flooring. We would recommend that the framing supporting the window bays also be replaced along with the existing flooring system. If new window assemblies are placed upon the existing framing a risk of a collapse of the new bay window assembly may be present. As a result of the recommended re-construction of the window bay framing, existing window framing components would likely also require replacement to accommodate the structural repairs.

If you have any questions please let me know. Thanks.

Kevin M. Whalen, PE
Senior Project Engineer

RESURGET
ENGINEERING



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PROJECT INFORMATION

THE ALTADENA
APARTMENTS

2952 2nd Ave.
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REGISTRATION SEAL

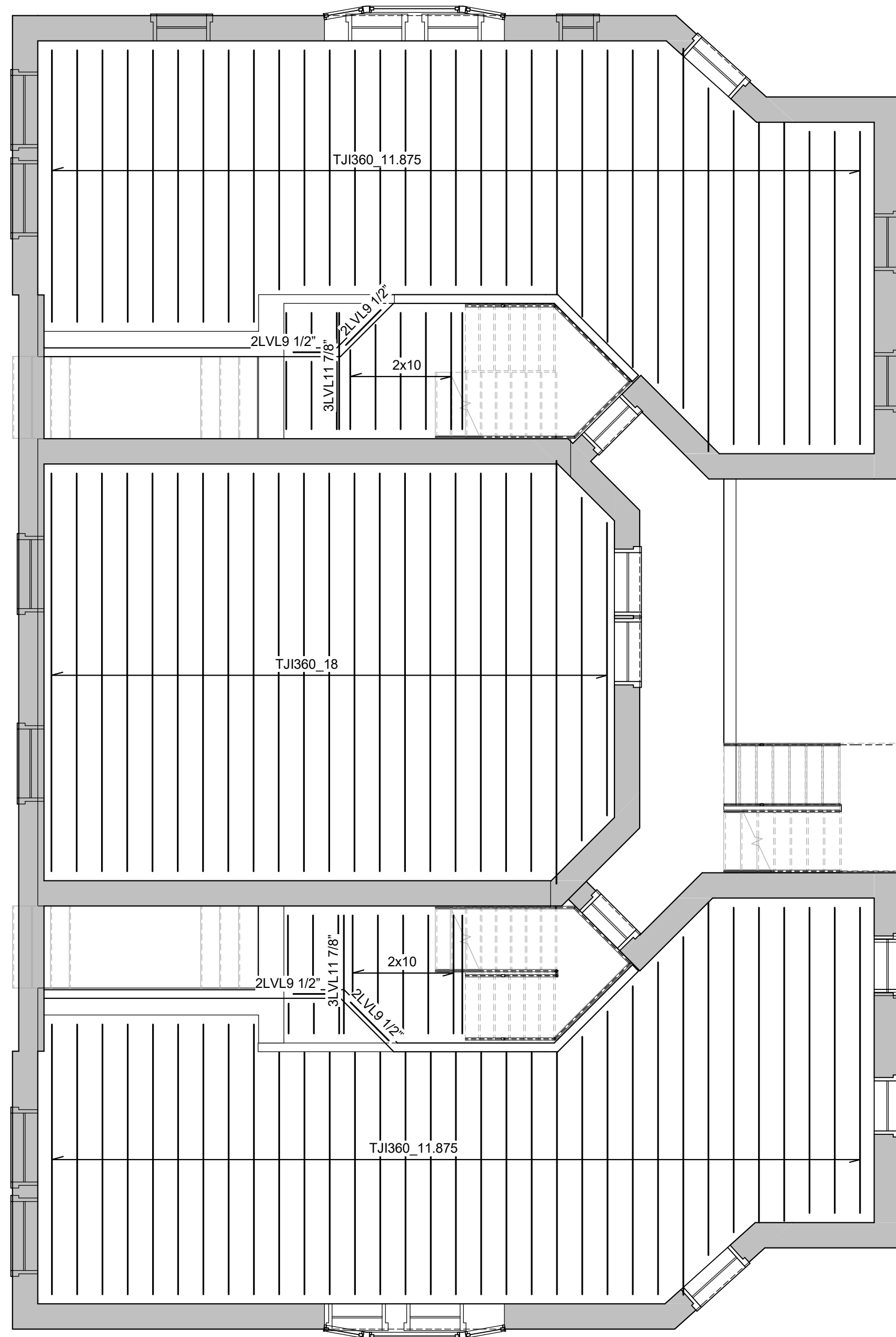
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REVISIONS

DATE	DESCRIPTION
PROJECT #	24167
PROJECT MANAGER	KW
QC	KW
DESIGNED BY	DM
DRAWN BY	DM

FIRST FLOOR FRAMING
PLAN

S.101



NOTE: ALL FLOOR
JOISTS TO BE SPACED
16" O.C. UON



FIRST FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

PROJECT INFORMATION

THE ALTADENA
APARTMENTS

2952 2nd Ave.
Detroit, MI

REGISTRATION SEAL

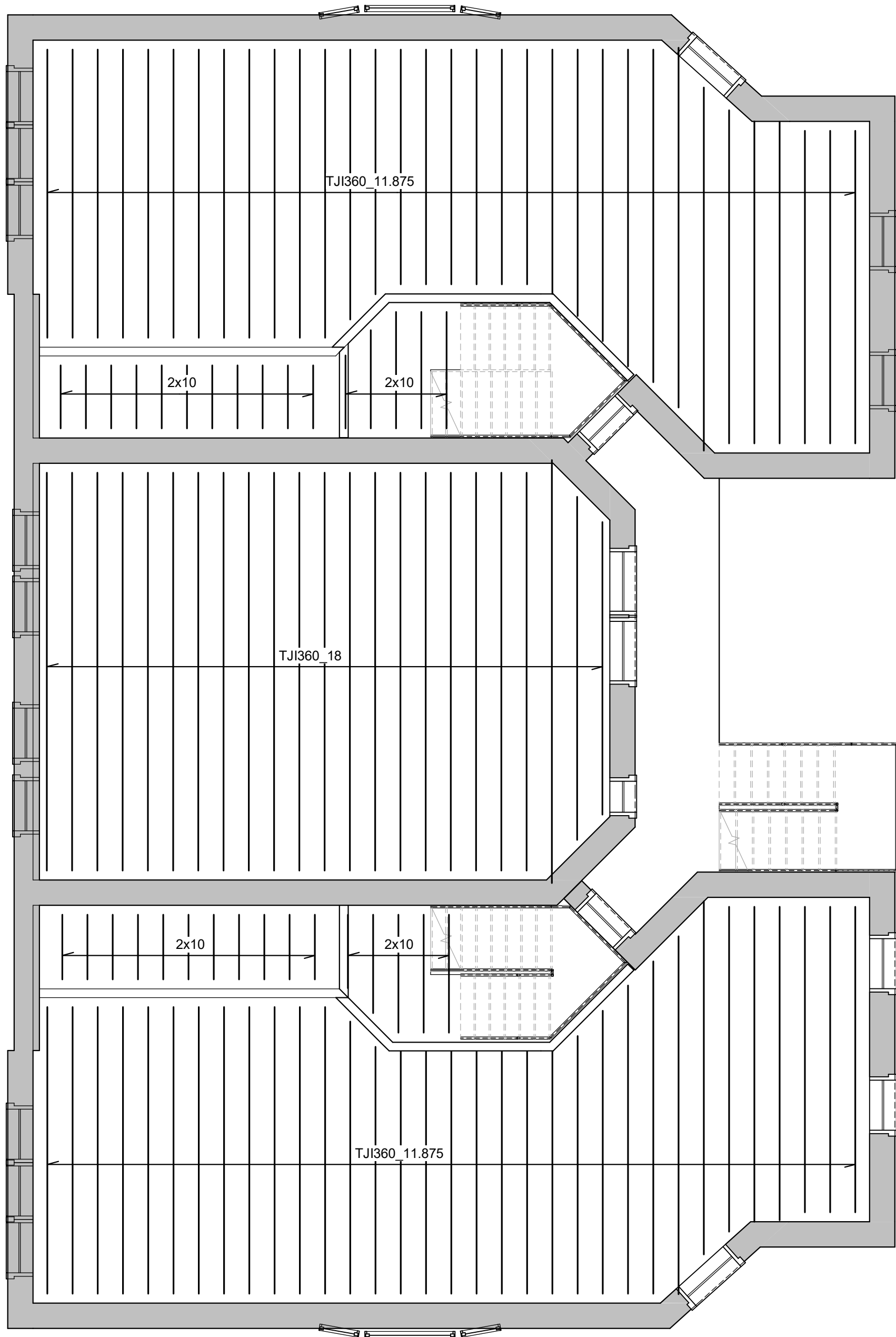
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PROJECT #	24167
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QC	KW
DESIGNED BY	DM
DRAWN BY	DM

SECOND FLOOR FRAMING
PLAN

S.102



NOTE: ALL FLOOR
JOISTS TO BE SPACED
16" O.C. UON



SECOND FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

NORTH

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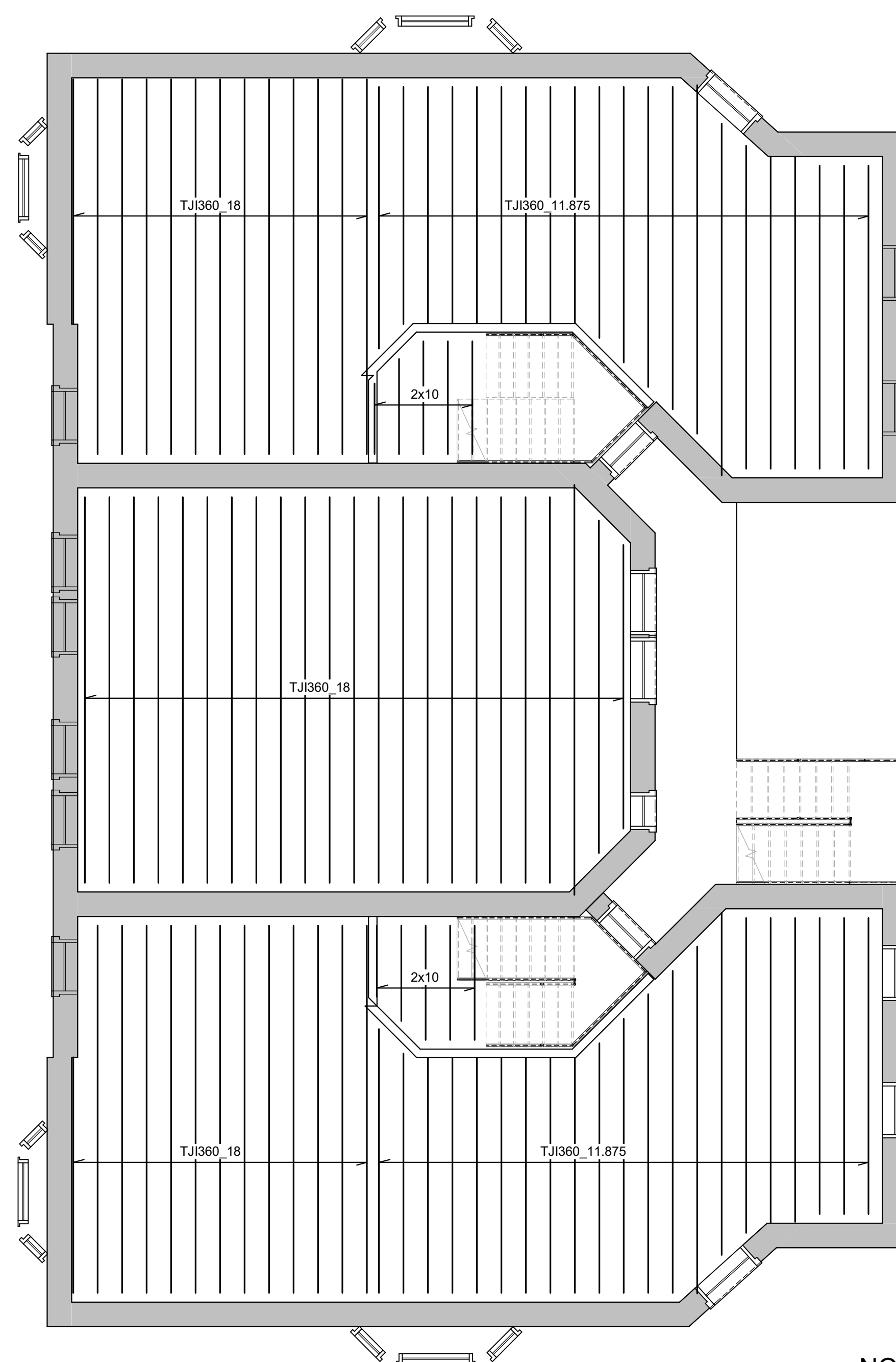
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QC	KW
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THIRD AND FOURTH FLOOR FRAMING PLANS

S.103



NOTE: ALL FLOOR
JOISTS TO BE SPACED
16" O.C. UON

 **THIRD AND FOURTH FLOOR FRAMING PLAN**
SCALE: 3/16" = 1'-0"

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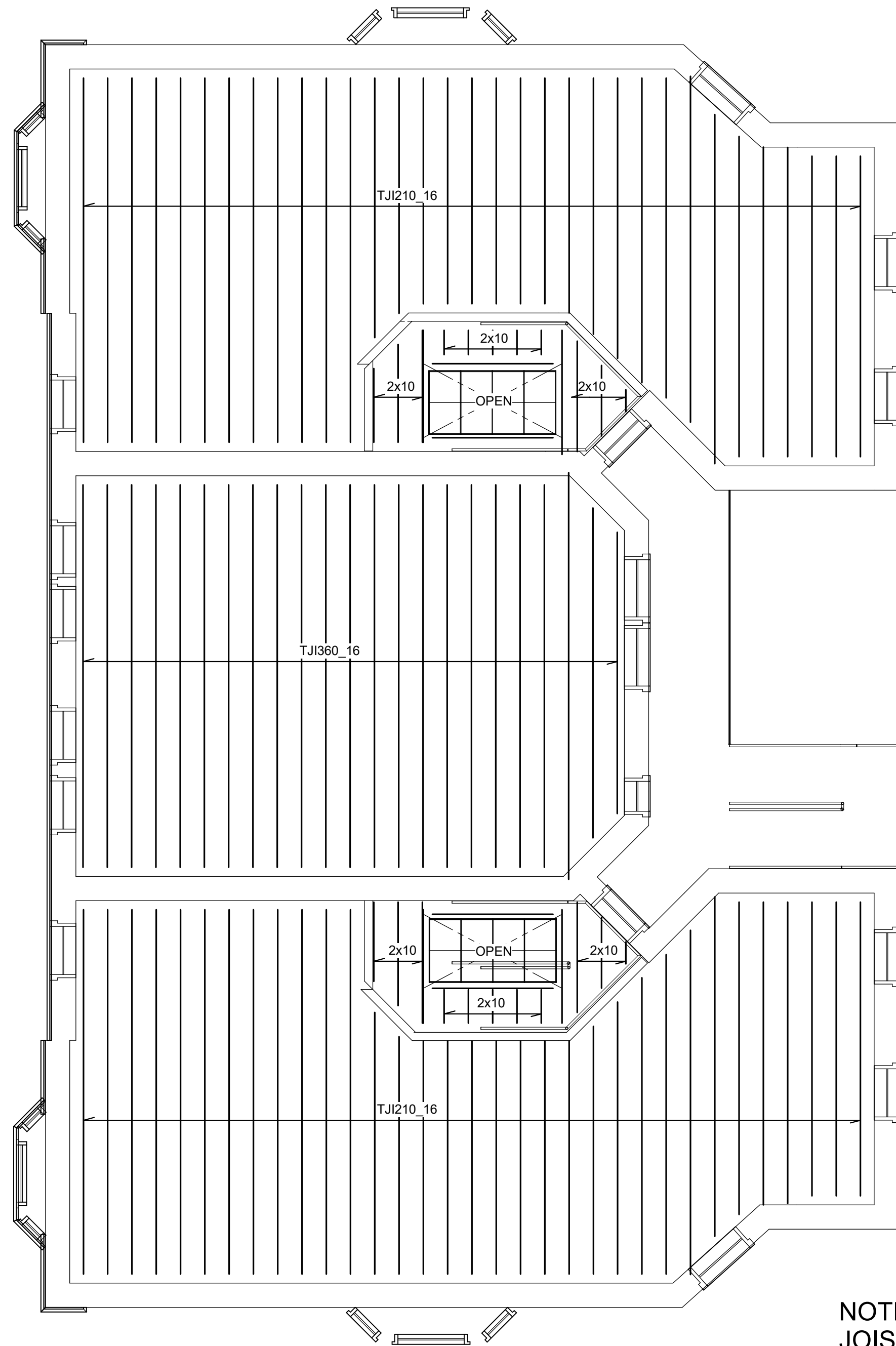
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PROJECT #	24167
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QC	KW
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DRAWN BY	DM

ROOF FRAMING PLAN

S.104



 **ROOF FRAMING PLAN**
SCALE: 3/16" = 1'-0"
NORTH

PROJECT INFORMATION

THE MANHATTAN
APARTMENTS

2966 2nd Ave.
Detroit, MI

REGISTRATION SEAL

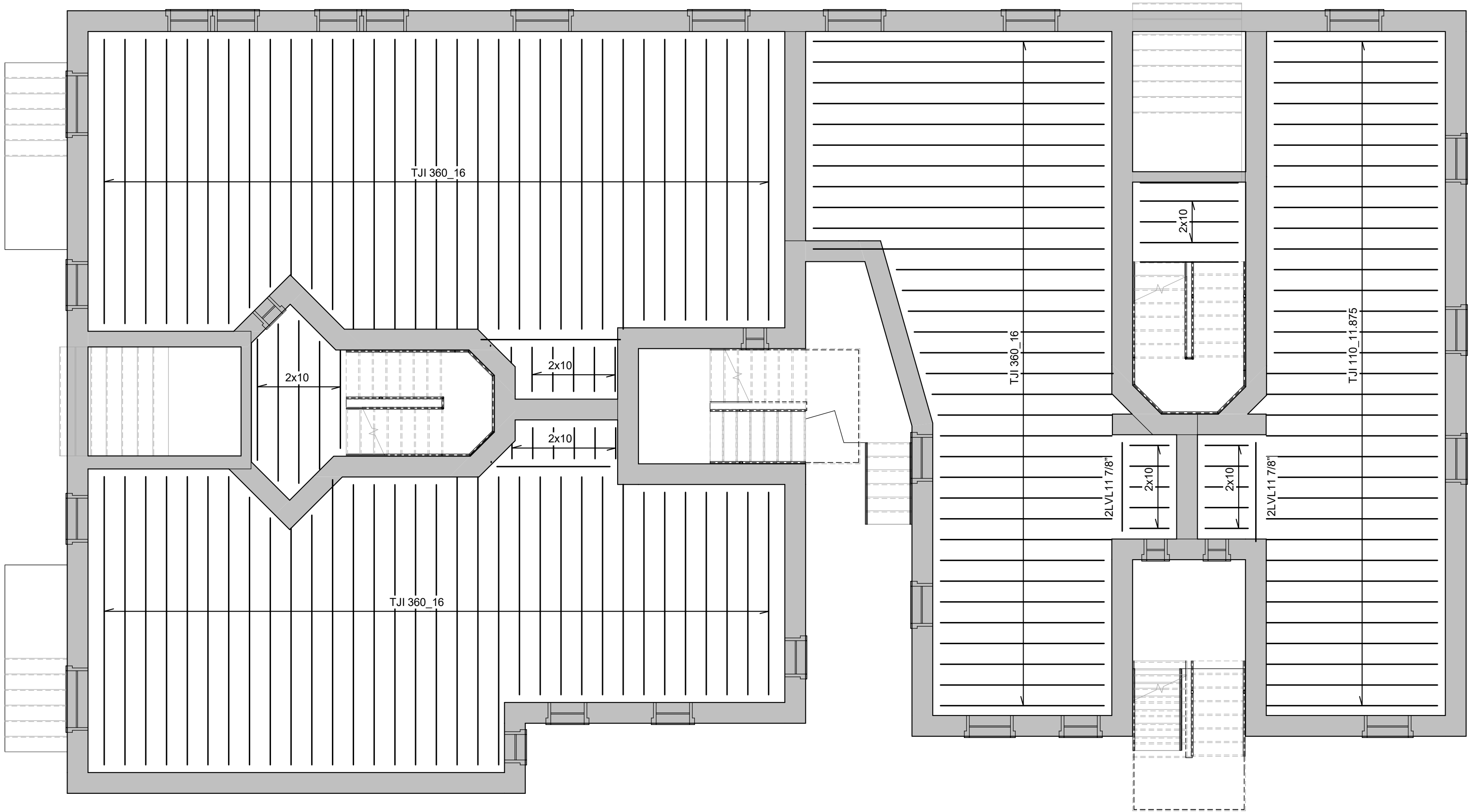
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PROJECT #	26168
PROJECT MANAGER	KW
QC	KW
DESIGNED BY	DM
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FIRST FLOOR FRAMING
PLAN

S.101



FIRST FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

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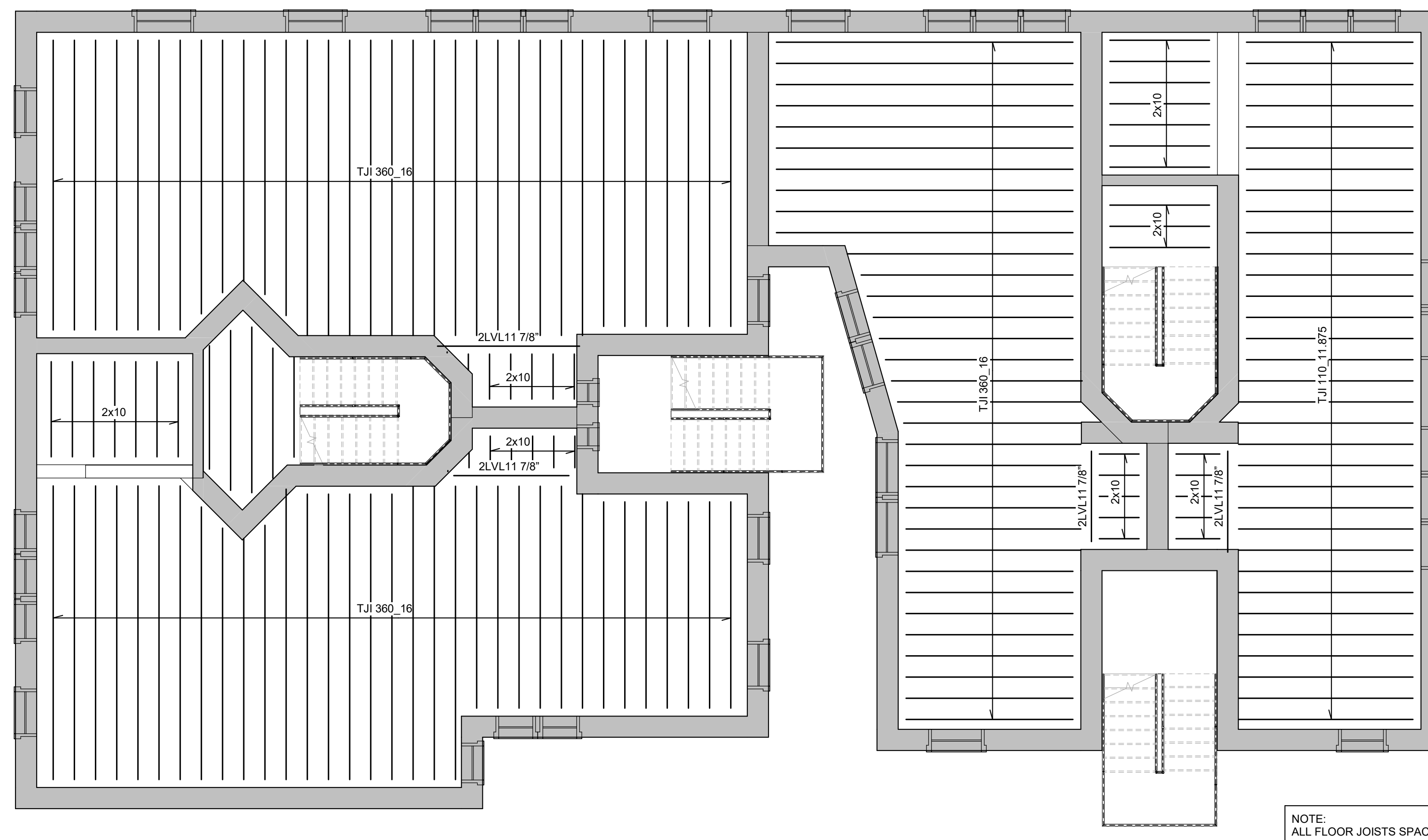
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PROJECT #	26168
PROJECT MANAGER	KW
QC	KW
DESIGNED BY	DM
DRAWN BY	DM

SECOND FLOOR FRAMING
PLAN

S.102



SECOND FLOOR FRAMING PLAN

SCALE: 3/16" = 1'-0"

NORTH

RESURGET
ENGINEERING

DETROIT • SAN FRANCISCO

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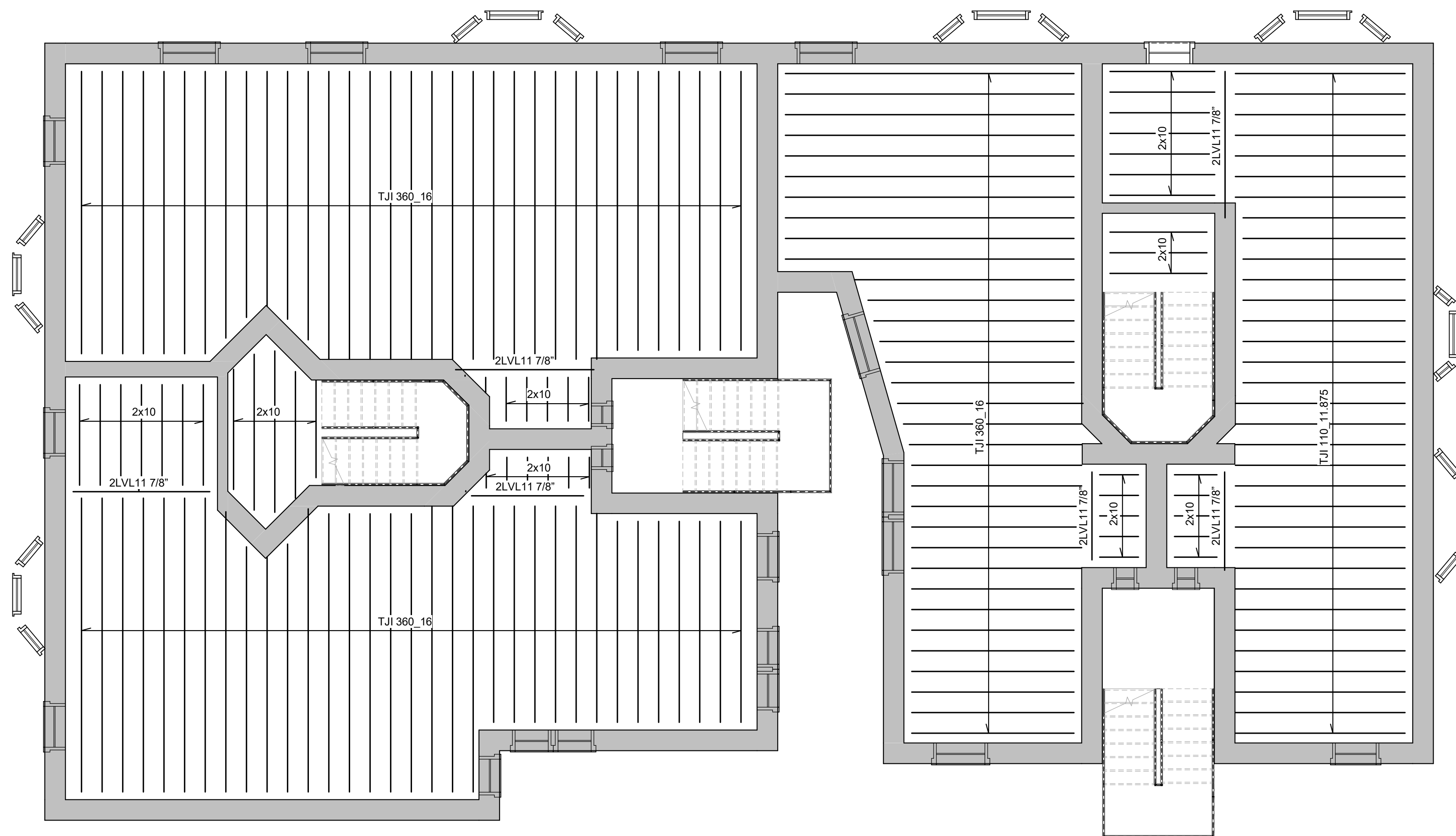
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APARTMENTS****2966 2nd Ave.
Detroit, MI**

REGISTRATION SEAL

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CONSTRUCTION**

REVISIONS

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QC	KW
DESIGNED BY	DM
DRAWN BY	DM

**THIRD AND FOURTH
FLOOR FRAMING PLANS****S.103**NOTE:
ALL FLOOR JOISTS SPACED 16" O.C. UON.**THIRD AND FOURTH FLOOR FRAMING PLANS**

SCALE: 3/16" = 1'-0"

NORTH

RESURGET
ENGINEERING

DETROIT • SAN FRANCISCO

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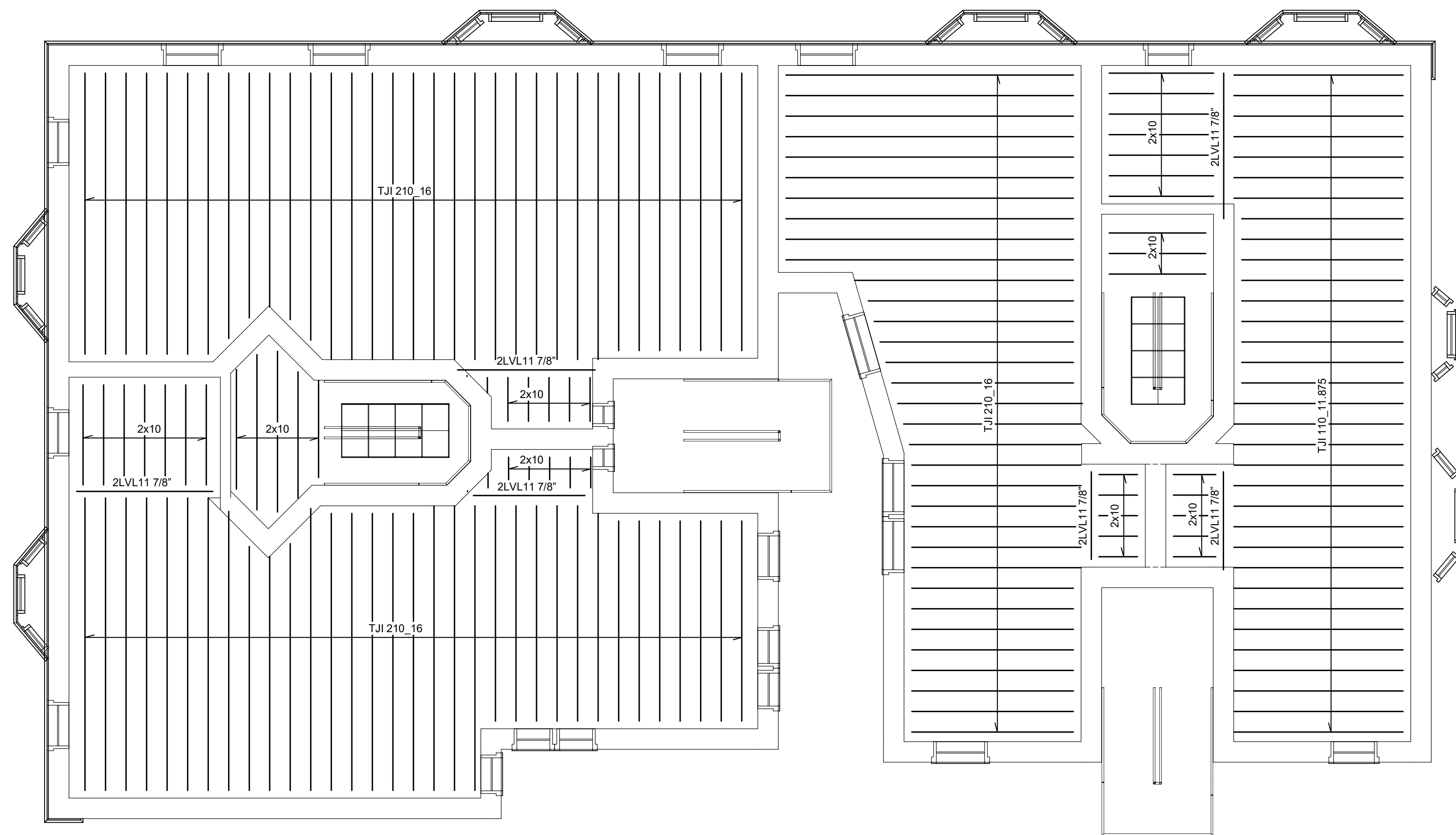
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APARTMENTS****2966 2nd Ave.
Detroit, MI**

REGISTRATION SEAL

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CONSTRUCTION**

REVISIONS

DATE	DESCRIPTION
PROJECT #	26168
PROJECT MANAGER	KW
QC	KW
DESIGNED BY	DM
DRAWN BY	DM

ROOF FRAMING PLAN**S.104**NOTE:
ALL FLOOR JOISTS SPACED 16" O.C. UON.**ROOF FRAMING PLAN**

SCALE: 3/16" = 1'-0"

PROJECT INFORMATION

CROMWELL
APARTMENTS

2942 2nd Ave.
Detroit, MI

REGISTRATION SEAL

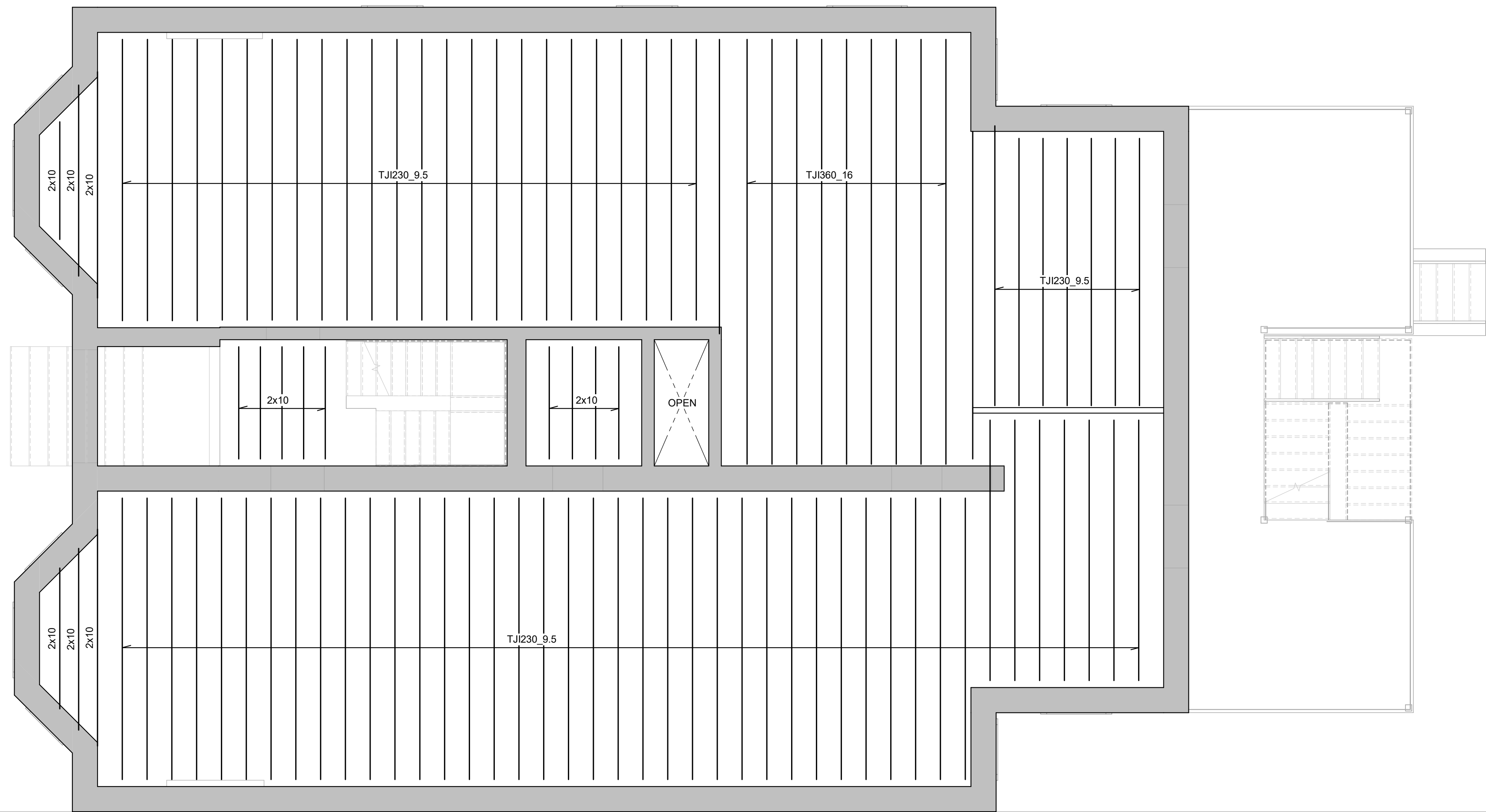
NOT FOR
CONSTRUCTION

REVISIONS

DATE	DESCRIPTION
PROJECT #	24166
PROJECT MANAGER	KW
QC	KW
DESIGNED BY	DM
DRAWN BY	DM

FIRST FLOOR FRAMING
PLAN

S.101



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE: ALL FLOOR JOISTS TO
SPACED AT 16" O.C. UON

PROJECT INFORMATION

CROMWELL
APARTMENTS

2942 2nd Ave.
Detroit, MI

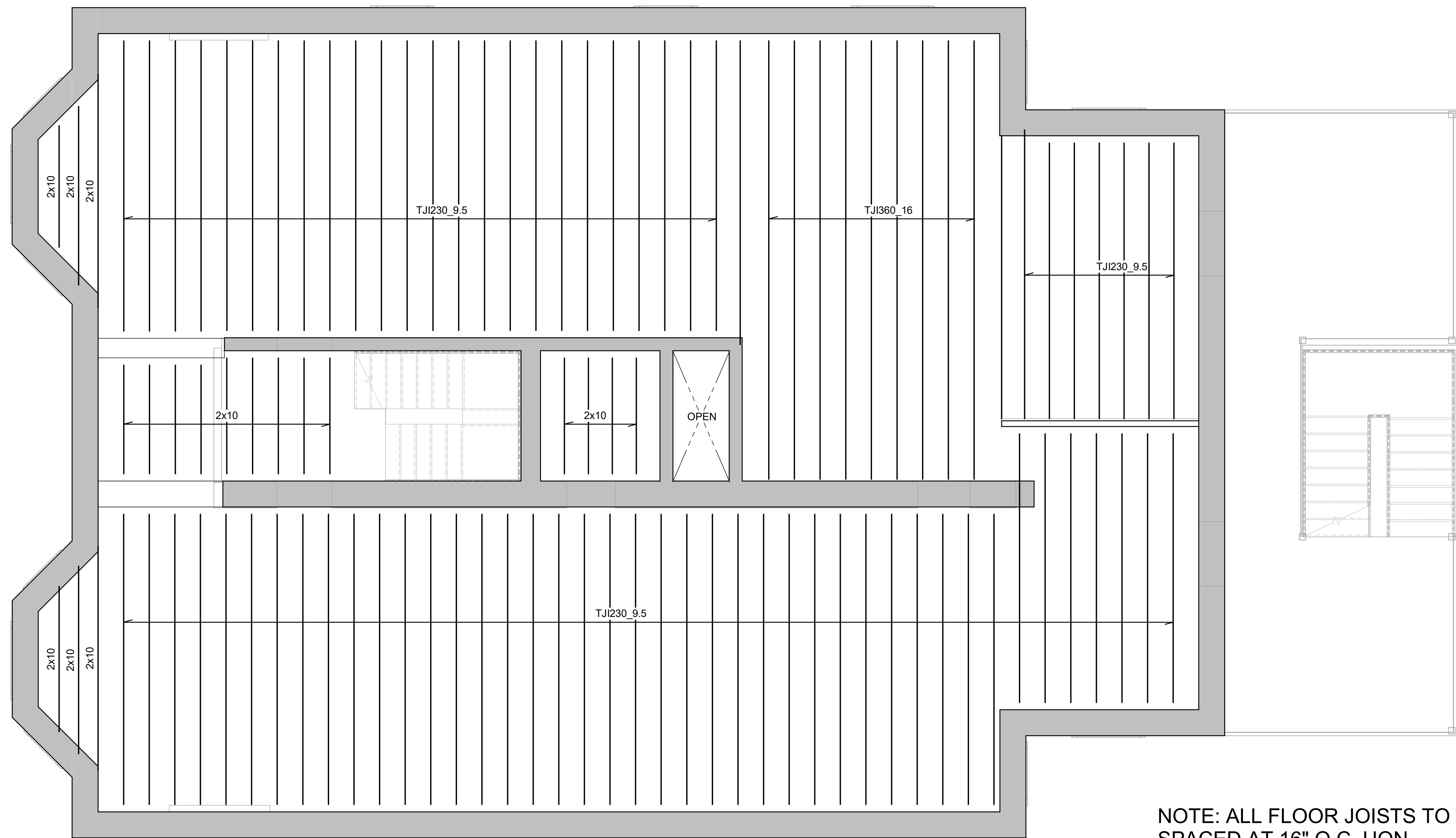
REGISTRATION SEAL

NOT FOR
CONSTRUCTION

REVISIONS

DATE	DESCRIPTION
PROJECT #	24166
PROJECT MANAGER	KW
QC	KW
DESIGNED BY	DM
DRAWN BY	DM

SECOND FLOOR FRAMING
PLAN



NOTE: ALL FLOOR JOISTS TO
SPACED AT 16" O.C. UON



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NORTH

PROJECT INFORMATION

CROMWELL
APARTMENTS

2942 2nd Ave.
Detroit, MI

REGISTRATION SEAL

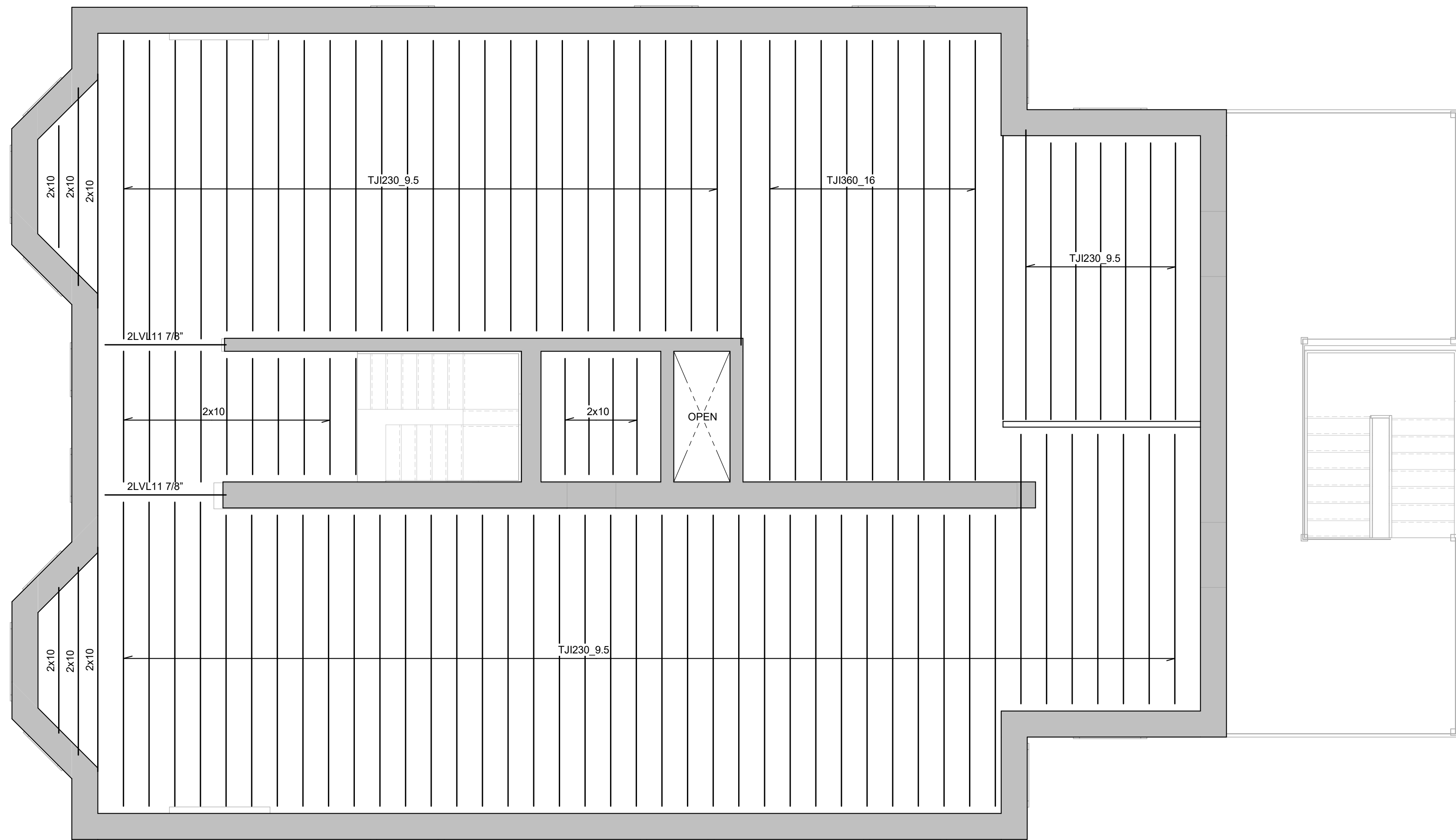
NOT FOR
CONSTRUCTION

REVISIONS

DATE	DESCRIPTION
PROJECT #	24166
PROJECT MANAGER	KW
QC	KW
DESIGNED BY	DM
DRAWN BY	DM

THIRD FLOOR FRAMING
PLAN

S.103



THIRD FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE: ALL FLOOR JOISTS TO
SPACED AT 16" O.C. UON

RESURGET ENGINEERING

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WWW.RESURGET.ENGINEERING

CONSULTANT

PROJECT INFORMATION

CROMWELL APARTMENTS

2942 2nd Ave.
Detroit, MI

REGISTRATION SEAL

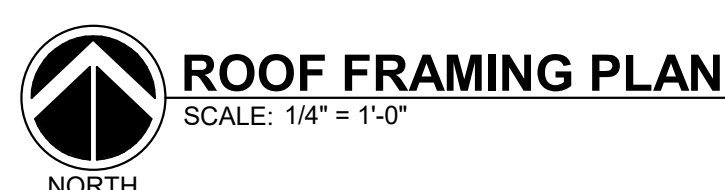
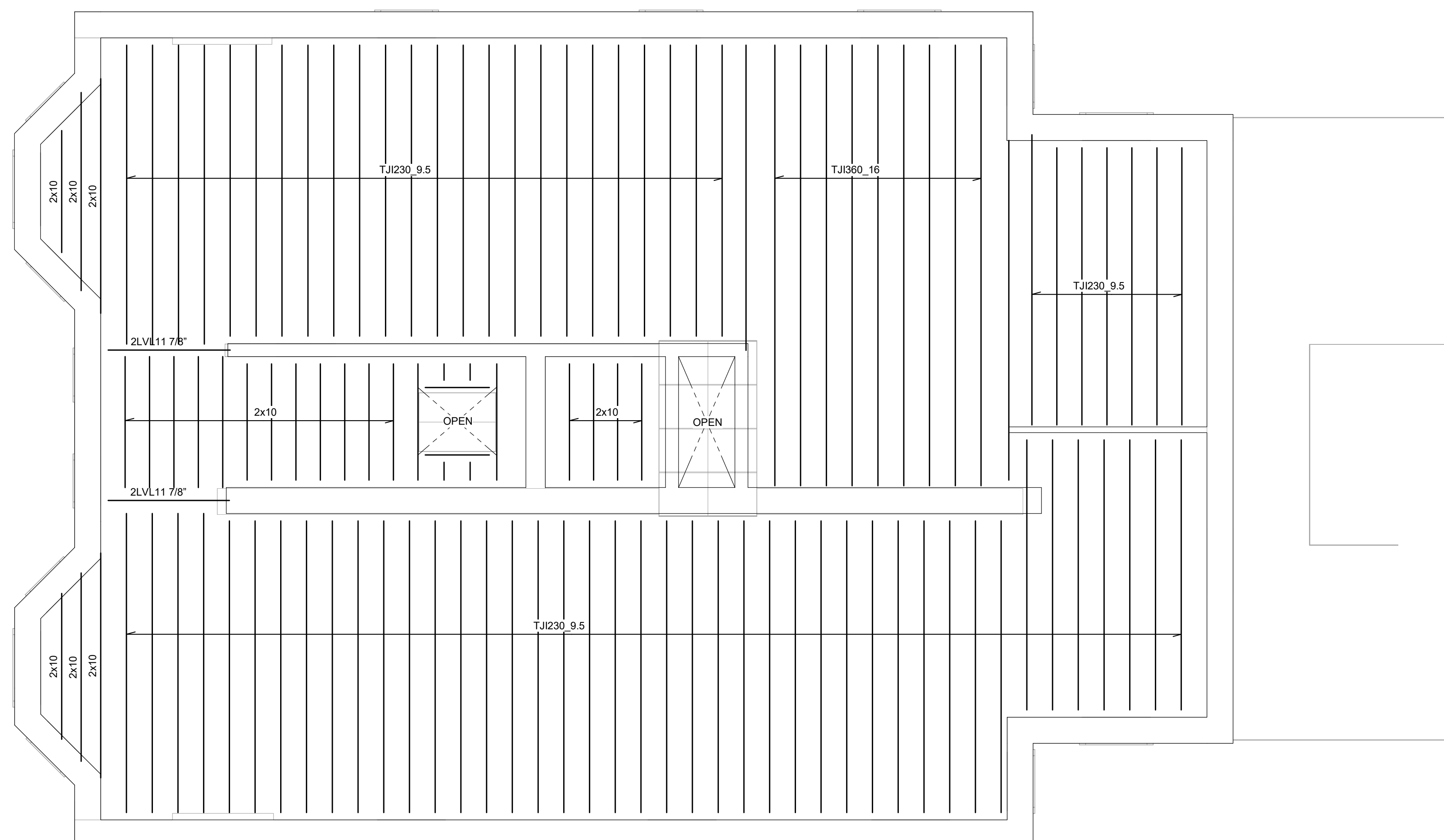
NOT FOR
CONSTRUCTION

REVISIONS

DATE	DESCRIPTION
PROJECT #	24166
PROJECT MANAGER	KW
QC	KW
DESIGNED BY	DM
DRAWN BY	DM

ROOF FRAMING PLAN

S.104



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE: ALL FLOOR JOISTS TO
SPACED AT 16" O.C. UON