

STAFF REPORT: MARCH 10 2021 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: 21-7109

ADDRESS: 1520 (1526) BROADWAY

HISTORIC DISTRICT: GRAND CIRCUS PARK

APPLICANT: PATRICIA WALKER (OWNER); GORDON JANOWSKI (ARCHITECT/ALBERT KAHN ASSOCIATES INC.)

DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/22/2021

DATE OF STAFF VISIT: 3/03/201

SCOPE OF WORK: ERECT A NEW ELEVATOR TOWER AT EAST ELEVATION

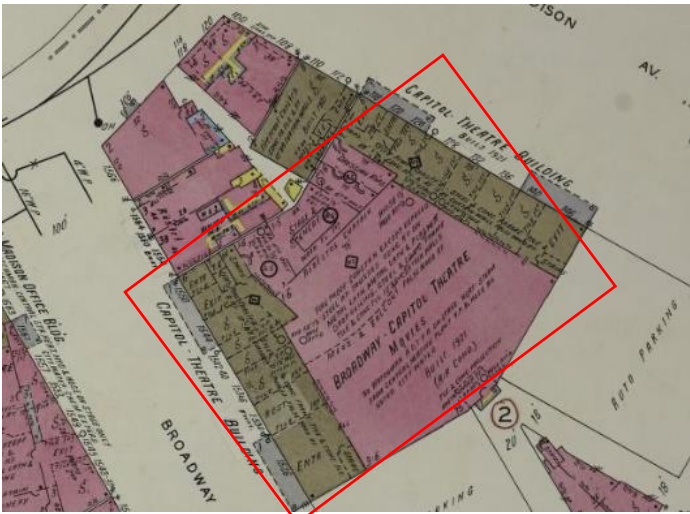
EXISTING CONDITIONS

The Detroit Opera House, located at 1520 (1526) Broadway was built in 1921 as the Capitol Theater. The building was the first in a series of palatial vaudeville and moving picture houses built in the Grand Circus Park area in the 1920s. Per the Detroit Historic Designation Advisory Board:

Designed by prominent Detroit architect C. Howard Crane, the building was constructed in the style of Europe grand opera houses. The 4,250-seat theater claimed to be the fifth largest in the world when it opened on January 12, 1922. Crane went on to design other theaters in the city. His most notable commissions included the Fox Theater, Gem Theater, and the acoustically perfect Orchestra Hall. His genius for theater design took him to cities around the world. The Capitol Theater was decorated in the Italian Renaissance style with lavish Tiffany chandeliers, frescoes, brass fixtures, marble stairways and drinking fountains. Rich rose-red Italian damask was used for the main stage curtain and draperies throughout the house. Most of these features are present today in the Detroit Opera House.

In the fall of 1929, the Capitol Theater became the Paramount Theater and in 1934, was renamed the Broadway Capitol Theater. A variety of entertainers such as Will Rogers, Louis Armstrong, Betty Hutton, and Duke Ellington performed at the theater during the 1930s and 1940s; and later many of the rock and roll stars of the 1950's. In 1960, the theater was reconfigured to 3,367 seats and begin to show movies. The name was changed again to the Grand Circus Theater and it remained opened until 1978. From 1981 to 1985, the theater ran intermittently presenting diverse entertainment, from mainstream artists to alternative rock bands. After a small fire in November of 1985, the theater remained closed for the next three years. In 1989 building was purchased by the Michigan Opera Theater. Since its inception in 1971, Michigan Opera Theater has called three different theaters prior to the opening of the Detroit Opera House. In 1971 the Company became the catalyst for the revitalization of Detroit's celebrated Theater District as it reopened the Music Hall Center for the Performing Arts. In 1985, in an effort to accommodate its growing audience and increase production needs, the Company, began performing the fall season at the Fisher Theater and by spring they had moved to the 4000 seat Masonic Temple. In the spring of 1993, the Roberts Fur Building located at on the south side of Madison Avenue near the park was razed for the 75,000 square foot stage house and patron service areas. The adjoining office towers underwent adaptive reuse into dressing rooms, and offices for Michigan Opera Theater's administration, production, and community outreach departments. The company moved into its new offices in November 1998.

The building is six stories in height and features two historic-age primary elevations: one which faces on Broadway Boulevard and one which faces on Madison Street. A lower, ca. 1993 addition, known as the Smith Lobby wing, is located at the building's east elevation and faces towards the site's rear parking lot and John R Street beyond. An additional ca. 1993 wing which is located at the building's southern end is bounded by Broadway Avenue, Madison Street, and John R. Historic exterior cladding includes terracotta at the Broadway Avenue elevation and brick and terracotta at the Madison Street elevation. The building's side and rear elevations are brick. Precast concrete panel cladding is found at the southern addition, while brick and concrete panels is visible at the east elevation addition. All windows are aluminum.



1520 (1526) Broadway, original/historic footprint



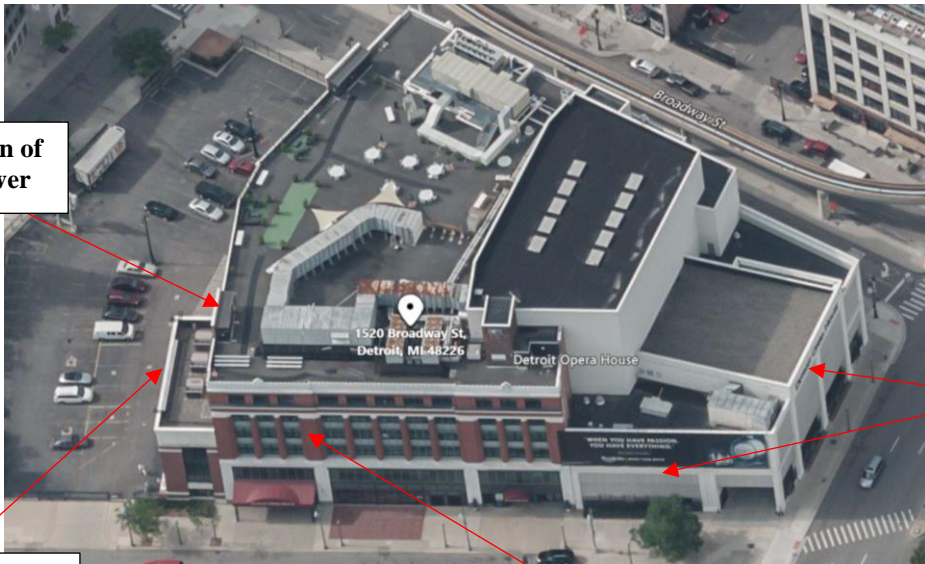


PROPOSAL

As per the submitted proposal, the applicant is seeking the Commission's approval to erect a new elevator tower at the building's rear/east elevation, adjacent to the ca. 1993 Smith Lobby wing. The tower shall include two elevators. The uppermost level of the new six-story tower will open on to the historic-building's rooftop. Per the applicant, the wing shall be erected according to the following specifications:

- The bottom portion of the exterior wall will be precast concrete panels. The finish will match the adjacent Smith Lobby.
- On the south side - The material above the precast concrete panels will be staggered vertical insulated metal panels as indicated on drawings and product literature. This material continues to the top and is capped with metal coping.
- On the east side - Materials continue to be the same as the south, until it reaches the entry/ exit portion. That portion will be glazed curtain wall that continues up to the top at a higher elevation, capped with metal coping. The finish for the curtain wall framing will be dark bronze, matching the Smith Lobby. Glazing will have a similar appearance as the in the Smith Lobby. Additional insulated metal panel will appear on this elevation, but will terminate at a lower elevation. Refer to product information on the curtain wall.
- On the north side – Only a portion is visible, due to the adjacent Smith Lobby. This too is a continuation of the other side (east elevation) for both the insulated metal panel and glazed curtain wall.
- On the west side – Only the top level is visible. This as well is a continuation of the other sides (north & south). The glazed curtain wall continues up to a higher elevation such as the north, south and east. There will be a door to enter/ exit the Elevator Lobby.
- There will be visible expansion joints, primarily on the south and east elevations. The product will be an expandable foam expansion joint between the existing buildings. The color selected will be as appropriate for the adjacent buildings and insulated metal panels.

The application further notes that new tower will provide direct access to the building's performance space at all levels, to include allowance for ADA accessibility to the upper theater balcony levels, which currently lack such access. The tower will also provide access to the building's rooftop. The applicant has indicated that a new activities space will be established at the building's rooftop "...under a future project with timing yet to be determined."

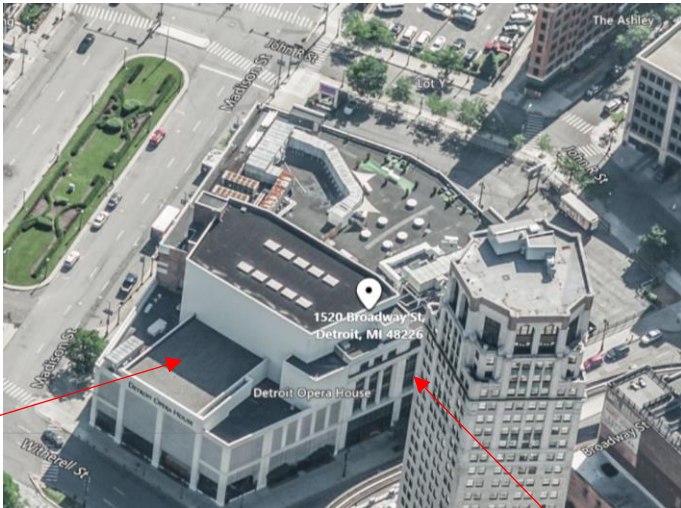


Location of new tower

Ca. 1996 addition

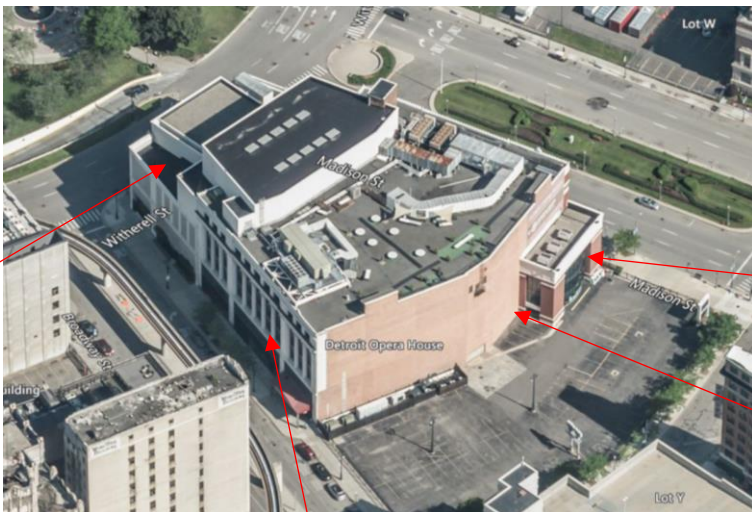
Ca. 1996 Smith Lobby addition

Historic Madison Avenue elevation



Ca. 1996 addition

Historic Broadway Boulevard elevation



Ca. 1996 addition

Ca. 1996 Smith Lobby, east elevation addition

Location of proposed new tower

Historic Broadway Boulevard elevation

STAFF OBSERVATIONS AND RESEARCH

- While visible from the public right-of-way, when facing northeast and southwest, the proposed tower shall be built at the rear/east/parking lot facing elevation of the historic building, adjacent to the ca. 1996, Smith Lobby wing.
- While the wing will result in demolition of the ca. 1996 Smith Lobby's south entry door, side lites, glazed curtain wall at levels 1 to 3, and a small portion of the parapet, it will have minimal impact on the historic building's fabric
- It is staff's opinion that the materiality of the proposed tower is compatible with that of the existing building, but serves to mark it as a new/modern addition.
- Note that the submitted plans depict a second proposed addition (two stories in height) at the east elevation, to the south of the new tower. The applicant has indicated that this wing **is not** part of the current application/project scope.

ISSUES

- None

RECOMMENDATION

Section 21-2-73, Certificate of Appropriateness (COA)

It is staff's opinion that the proposal should qualify for a Certificate of Appropriateness. Staff recommends that the Commission issue a COA for the proposed application because it meets the Secretary of the Interior's Standards and the Grand Circus Park Historic District's Elements of Design, with the following condition:

- Prior to the issuance of the permit, the applicant shall revise the project drawings to remove the references to the two-story, east elevation wing which is depicted on the current floor plans. HDC staff shall be afforded the opportunity to review and approve the final revised CDs for this project prior to the issuance of the permit.



Madison Avenue elevation, 1983



Broadway Avenue elevation, 1983

Detroit Opera House – Elevator Tower
Historic District Commission Proposal
Index Sheet

Completed Building Permit Application

Attached to email

Photographs

Pages 2-5

Detailed Photograph

Page 2

Description of Existing Conditions

Page 7 - Narrative

Original Drawings – Attached to email

Description of Project

Pages 7-8 – Narrative

Pages 9-10 – Images

Proposed Drawings – Attached to email

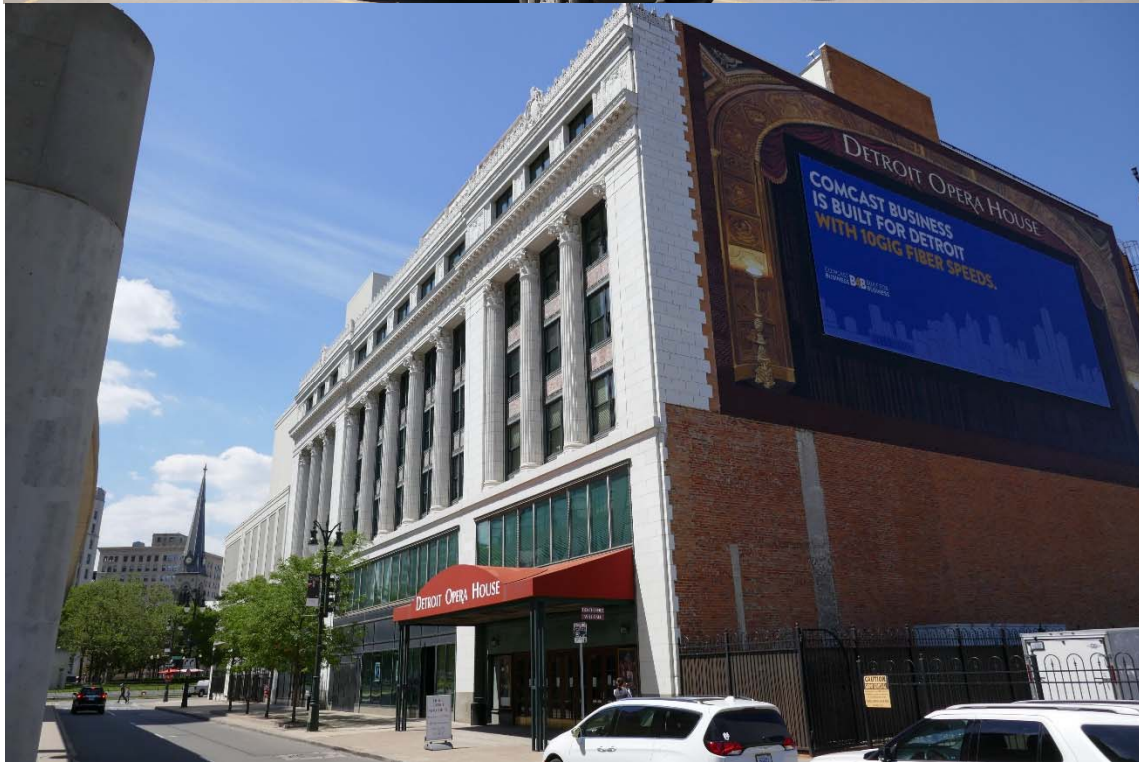
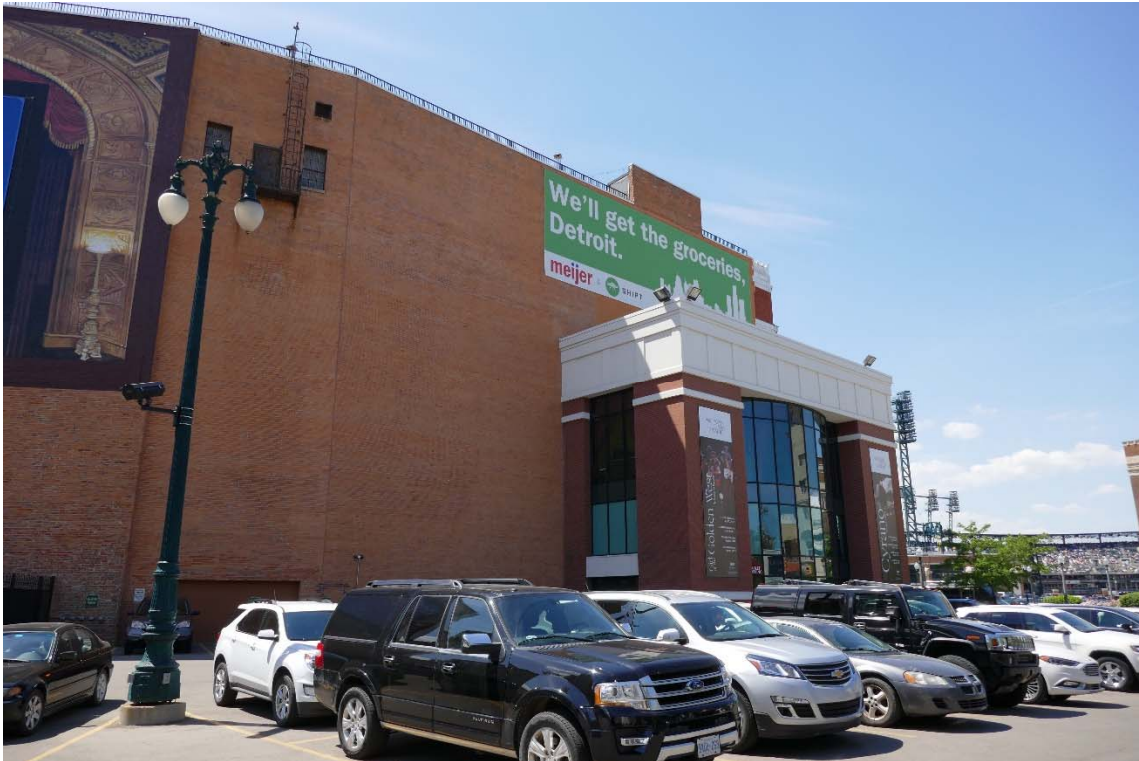
Detailed Scope of Work

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Brochure/cut sheets

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08022-D0 Detroit Opera House
Elevator Tower - Photographs
2/5/2021



08022-D0 Detroit Opera House
Elevator Tower - Photographs
2/5/2021

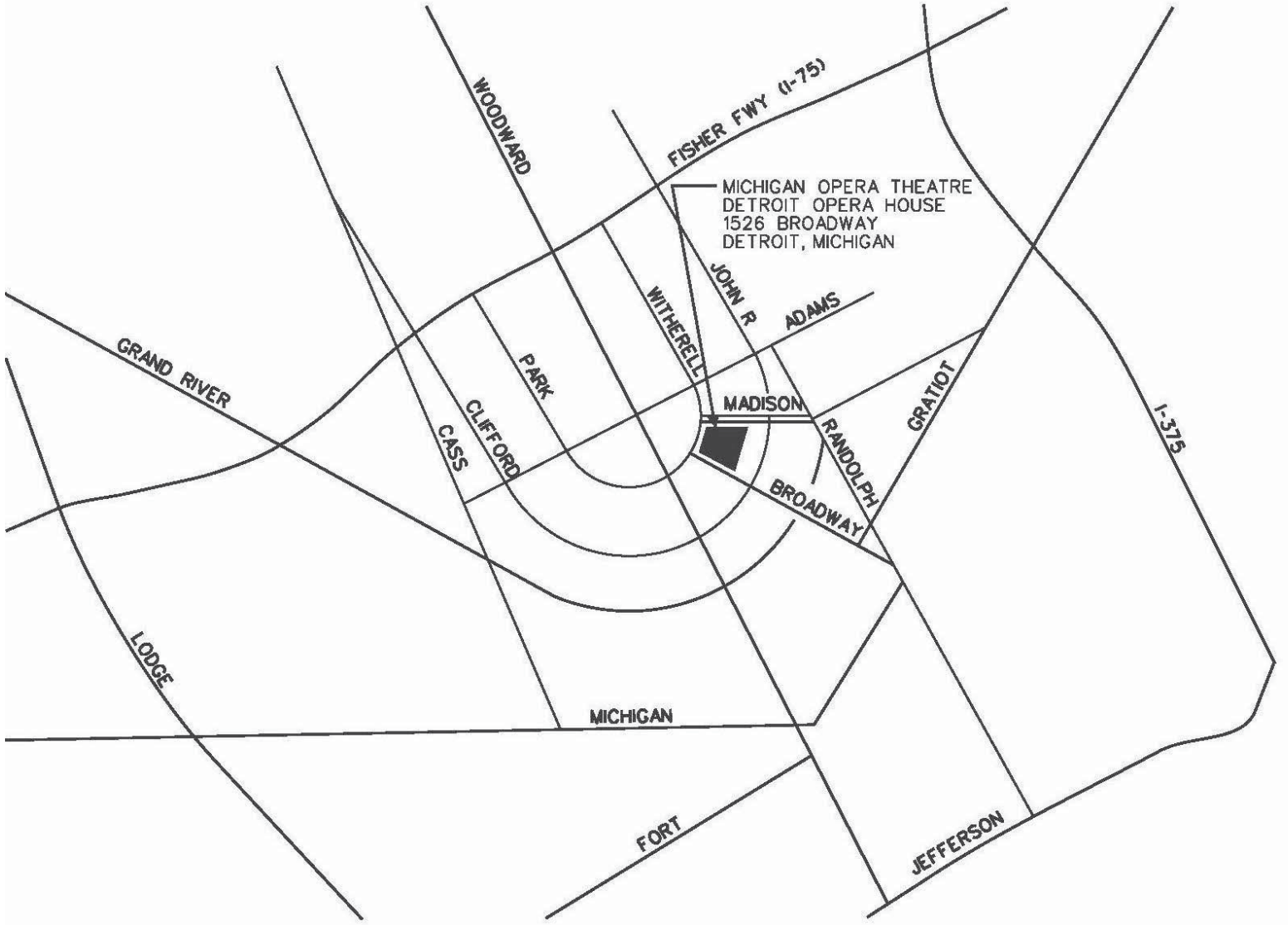


08022-D0 Detroit Opera House
Elevator Tower - Photographs
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08022-D0 Detroit Opera House
Elevator Tower - Photographs
2/5/2021





SITE LOCATION PLAN

NO SCALE



Detroit Opera House Historic District Commission Proposal Project Narrative

Historic and Building information

This building site is located at 1526 Broadway Street in downtown Detroit. This building is also located within the Grand Circus Park Local Historic District (H Sec. 25-2-143). In addition, the property for this site is zoned B5 Major Business District. As one can see on the site location map, the site street boundaries are Randolph, Witherell, Madison Avenue and John R.

The theatre was originally designed by C. Howard Crane, who created other prominent theatres in Detroit including the Fillmore that is next door to the Fox Theater also design by Crane, Detroit Symphony and Orchestra Hall all within the Detroit Theater District. It opened on January 22, 1922 as the Capital Theater. When it opened it was reportedly the fifth largest movie theater in the world, seating about 3,500 people. In 1929, the Capitol Theater became the Paramount Theater, and in 1934, the Broadway Capitol Theater.

The Michigan Opera Theater purchased the building in 1988. The facility was expanded toward Grand Circus Park including an extensive restoration and stage expansion. Also, a new Smith Tower and lobby with one split level access elevator and donor lounge expansion was constructed on the southeast side of the facility. The building underwent an extensive interior restoration which took place under the control of Detroit-based architectural design firm, Albert Kahn Associates, Inc. It reopened in 1996 and celebrated with a gala event featuring Luciano Pavarotti.

Proposed Addition

An elevator tower is being proposed to be added to this historic building. The proposed tower is to be located on the east side of the building and adjacent to a recent Smith Lobby addition.

The proposed expansion's primary goal incorporates an elevator core tower providing all level access to the performance space that is not currently provided. The proposed tower, containing two elevators, is placed on the site to meet this provision providing for patron, employee and ADA access. Especially at the upper theater balcony levels currently without ADA access.

The design utilizes materials and colors that draw from the existing building and architecture. The glass is selected to enhance visibility and complement the existing building. The metal panel color and texture drawn from the existing building color pallet, will enhance the building and provide for additional wayfinding cues. The tower stone base matches the existing. The top of the tower includes a glass elevator lobby providing access to a garden roof terrace. The lobby includes a lighted feature metal ceiling that will act as a beacon to the theater and the theater district.

This proposed addition will provide the following:

- More direct access to the Rooftop Activities Space.
- A more convenient accessible means for reaching the rooftop and an accessible means of egress from the rooftop.
- Convenience for reaching the theatre balcony level.
- Access to the Smith Lobby.
- Provides more capacity for vertical transportation.



Detroit Opera House Historic District Commission Proposal Project Narrative

There will be minimum disruption to the historic building and the Smith Lobby. Some demolition will be required, but it will be primarily limited to areas that connects to the adjacent building. The primary impact to the Smith Lobby will be the removal of south entry door, side lites and glazed curtain wall for levels 1 to 3; and minor removal at the parapet. Exterior changes to the Smith Lobby will not be noticeable. On the historic building side (west side of addition); there will be interior connections on two floors (Levels 4 & 5); and minimal impact at the parapet. Exterior changes to the historic building will not be visible by the public. The historic building of this area features multiple wythe brick wall with no enhancements. There are no decorative elements on this side of the building. Please refer to photographs of these existing conditions.

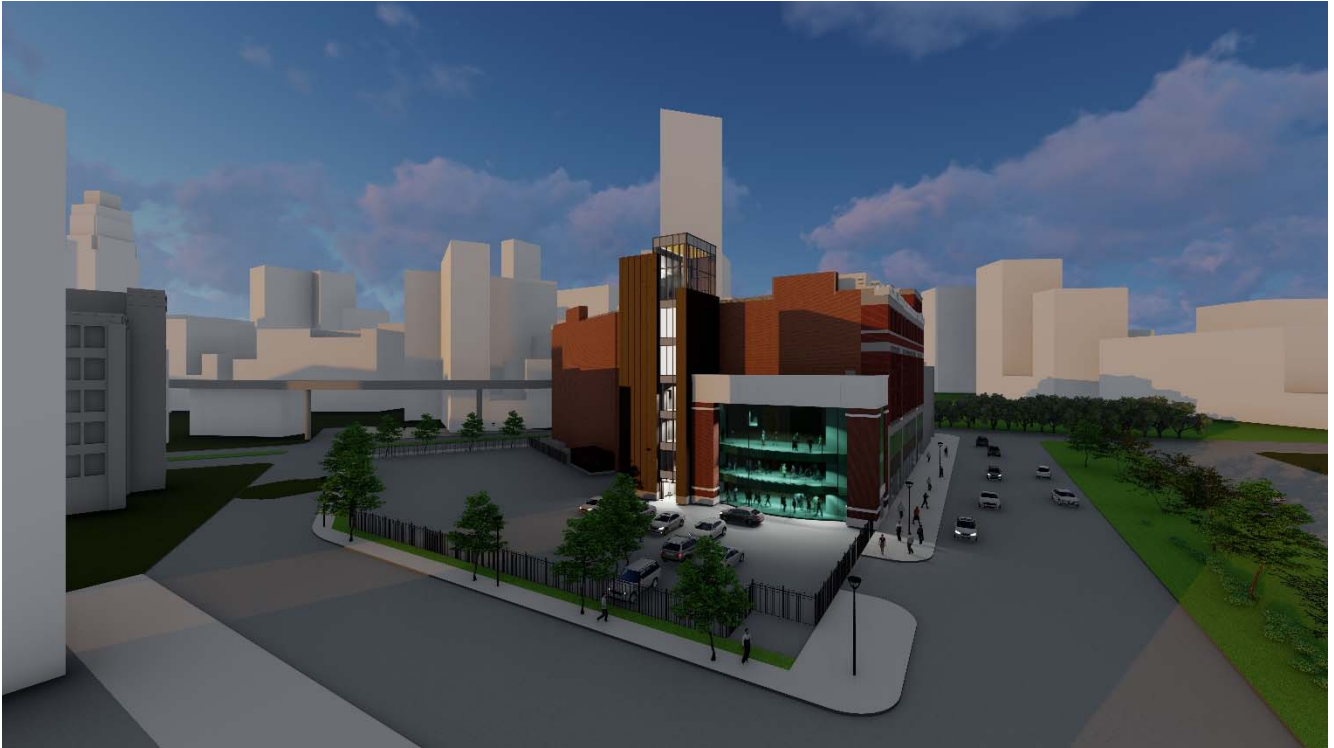
Building materials can be seen on the drawings and images included. Exterior building materials consist of the following:

- The bottom portion of the exterior wall will be precast concrete panels. The finish will match the adjacent Smith Lobby.
- On the south side - The material above the precast concrete panels will be staggered vertical insulated metal panels as indicated on drawings. Also refer to product literature. This material continues to the top and is capped with metal coping.
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08022-D0 Detroit Opera House
Elevator Tower –Proposed Project
2/5/2021



08022-D0 Detroit Opera House
Elevator Tower –Proposed Project
2/5/2021



08022-D0 Detroit Opera House Elevator Tower – Scope of Work 2/5/2021

Site work & Utilities

- Demo existing pavement
- Install new emergency power generator
- Reroute existing natural gas line
- Excavation for foundations
- Install Foundations
- Demo abutting Smith Lobby materials & provide temporary plywood/protection from elements
- Run storm & fire sprinkler lines from existing basement lines into tower

Core & Shell

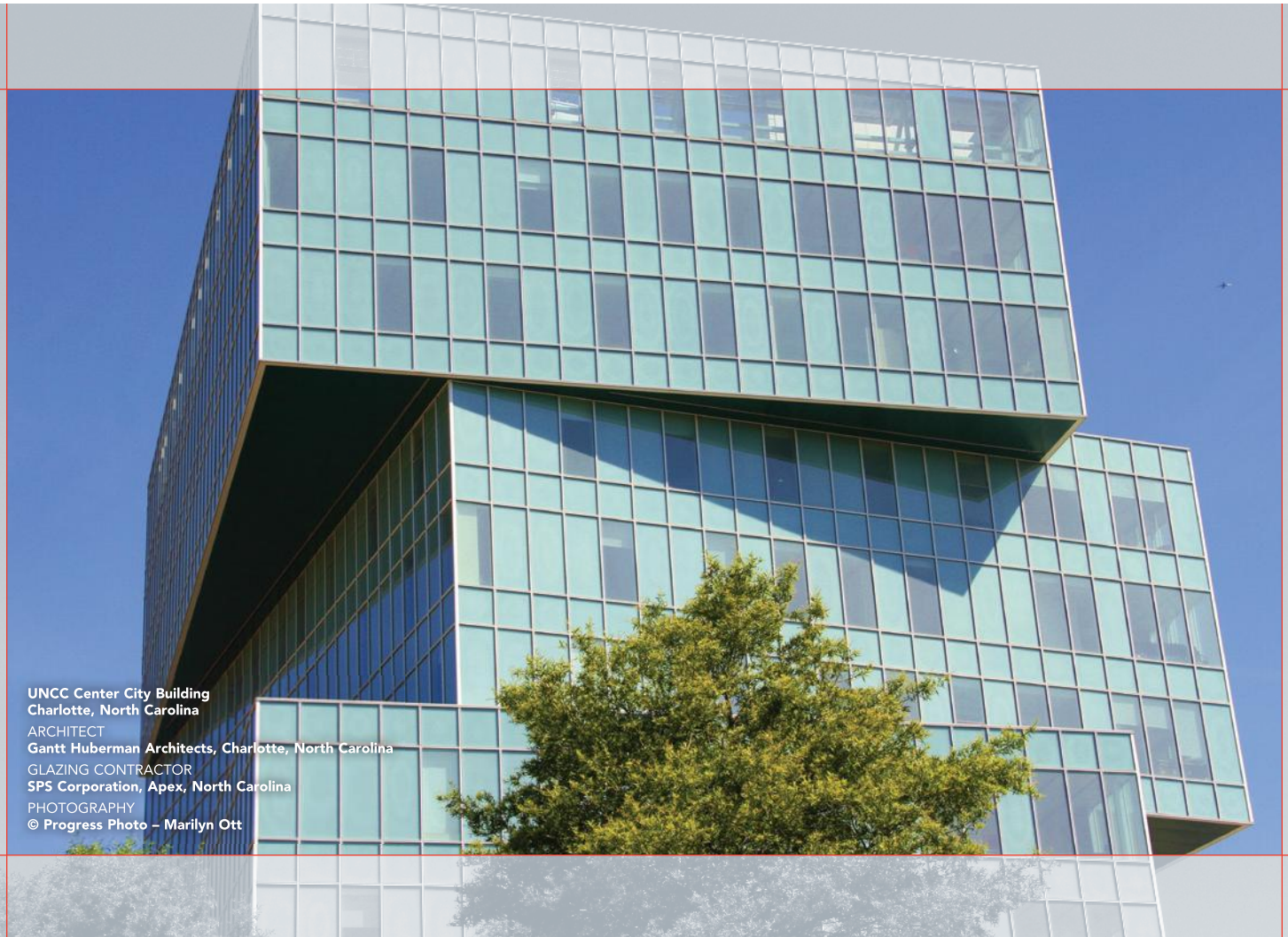
- Erect Steel
- Place concrete slab on decks
- Create openings into existing theatre
- Apply fireproofing to steel
- Install Roofing
- Install exterior framing & sheathing
- Install exterior metal panels
- Install glass curtainwall
- Remove temporary plywood from abutting Smith Lobby
- Install elevators

Interiors

- Interior framing
- Rough MEP
- Insulation
- Drywall
- Install entrances
- Interior prime & paint
- Finish MEP
- Install flooring
- Install trim & final finishes



Design with Innovation, Imagination and Inside/Outside Glazing



UNCC Center City Building
Charlotte, North Carolina
ARCHITECT
Gantt Huberman Architects, Charlotte, North Carolina
GLAZING CONTRACTOR
SPS Corporation, Apex, North Carolina
PHOTOGRAPHY
© Progress Photo – Marilyn Ott

Inside/outside-glazed 1600 Wall System™3 Curtain Wall from yesterday's pioneer and today's leader provides everything you ever wanted in curtain wall systems. 1600 Wall System™3 Curtain Wall incorporates inside glazing and the patented IsoStrut™ Thermal Break to provide first-rate structural capability, outstanding thermal performance and installation economies. And it's versatile enough for low-rise, high-rise and monumental curtain wall applications – from offices to hospitals and government buildings to art centers.

PERFORMANCE

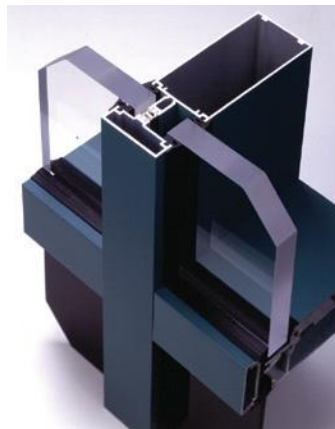
Thermal and wind-load requirements are increasing at both federal and state levels. 1600 Wall System™3 Curtain Wall has been developed in response to the need for a true thermally broken system with greater structural performance. The patented IsoStrut™ Thermal Break method is used within the mullions of the inside or outside glazed curtain wall system to create a continuous thermal barrier, which substantially reduces thermal transmission and improves condensation resistance

and structural performance. IsoStrut™ Thermal Breaks achieve a high-strength bond between the interior and exterior aluminum and the thermal isolator, which creates a composite assembly for increased structural performance. 1600 Wall System™3 Curtain Wall has been tested in accordance with all major standards for curtain wall:

Air Infiltration	ASTM E283
Static Water Penetration	ASTM E331
Dynamic Water Penetration	AAMA 501.1
Thermal Transmittance	AAMA 1503.1
Structural Performance	ASTM E330
Seismic Performance	UBC Section No. 2334, (H) 2 (Phase I, Phase II)

ECONOMY

Inside-glazed 1600 Wall System™3 Curtain Wall provides a major reduction in installation costs, and re-glazing is much easier and less costly. 1600 Wall System™3 Curtain Wall is part of Kawneer’s 1600 Wall series and is fully compatible and interchangeable with 1600 Wall System™1 Curtain Wall and 1600 Wall System™2 Curtain Wall. Standardization of overall depths to 6" (152.4 mm) and 7-1/2" (190.5 mm) means fewer parts to inventory and simplified work for architects.



In addition, the vertical mullion with the IsoStrut™ Thermal Break reduces labor costs because the mullion, cover and thermal isolator are integral. There are no vertical pressure plates, screws, thermal separators or snap-on covers to install. Further labor savings can be gained by pre-installing horizontal pressure plates. Outside glazing can easily be achieved by installing the pressure plates from the outside after the glass is in place. This option is often used in spandrel areas, and re-glazing can be done from the outside without disrupting building occupants.



One Ballantyne, Ballantyne Corporate Park
Charlotte, North Carolina
ARCHITECT
TBA2 Architects, Charlotte, North Carolina
GLAZING CONTRACTOR
Cabarrus Glass Company, Inc., Concord, North Carolina

AESTHETICS

1600 Wall System™3 Curtain Wall gives designers the greater flexibility of a true inside/outside glazed system, which allows for different exterior and interior finishes, and creates unlimited design possibilities with associated cost savings. Construction flexibility allows a structural silicone glazing option. 1600 Wall System™3 Curtain Wall has no exposed fasteners, and a GLASSvent™ Window option offers designers a concealed ventilator with uninterrupted sightlines.

FOR THE FINISHING TOUCH

Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the “green” element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



A SIKA COMPANY

PRODUCT DATA Seismic Colorseal®

Watertight primary seal in wall expansion joints



Seismic Colorseal sample shown here is displayed in substrate mock-up

Product Description

Seismic Colorseal provides watertightness, thermal insulation, 100% movement capability, UV stability, and color coordination with substrates. It performs these multiple functions while incorporating no metals and no invasive anchoring.

In contrast to liquid-applied sealants, Seismic Colorseal is free of tensile stresses at the bond line and virtually free of tensile stresses in its low-modulus silicone facing. It is capable of movements up to $\pm 50\%$ (total 100%) of mean temperature joint size and provides a cost-effective, long-term, watertight seal.

Seismic Colorseal combines factory-applied, low-modulus silicone with an open-cell polyurethane foam infused with a water-based, non-drying acrylic dispersion. The external-colored silicone facing is factory applied while the foam is partially precompressed to a width greater than maximum anticipated joint extension and is cured before final compression. When fully compressed, a bellows is created in the coating. The bellows folds and unfolds during movement virtually free of tensile stresses.

Supplied precompressed to slightly less than its nominal size for ease of installation, it is packaged in shrink-wrapped lengths (sticks) with a mounting adhesive on one side. The shrink-wrap and hardboard packaging are removed, as is the release liner covering the mounting adhesive. The product is inserted into the joint and adhered to one joint face. It then expands to seal the joint.

Sealing against the substrate is achieved through a combination of the pressure-sensitive adhesive acrylic in the foam, the back-pressure of the expanding foam and the field installation of a corner bead of silicone at the substrate-to-bellows interface.

Uses

- For all joints 1/2-inch (12mm) to 10-inches (250mm).
- For small joints where a lasting alternative to liquid sealant and backer-rod is desired.
- **Facades** – Seismic Colorseal can be used in joints in building facades of masonry, precast concrete, brick, natural stone, metal curtainwall, window mullions, GFRP and most other substrates.
- **Inside Corners and Additions** – Seismic Colorseal is uniquely suited to filling expansion joints at additions and particularly at inside corners. “Rubber-and-rail” alternatives cannot be properly installed at inside corners due to lack of access for drilling equipment. Seismic Colorseal uses no invasive anchoring and can be readily installed without violation of the substrates.

- **Panelized Systems** – Seismic Colorseal is ideally suited to sealing many panelized cladding systems that rely on “barrier-wall” sealing principles including metal cladding, window-wall systems, skylights, precast panels, etc.
- **Transitions from Wall to Deck Joints** – Transitions from vertical to horizontal-plane joints in parapets, walls, split columns, etc. are critical to watertightness and can be properly addressed using Seismic Colorseal. Transitions into other products by EMSEAL for waterproofing joints in decks, as well as into roof-joints, etc., are readily possible — consult EMSEAL.
- **Masonry Cavity Walls** – As the visible seal in a cavity wall facade, Seismic Colorseal can in addition be installed in the structural backup to ensure continuity of the wall’s R-value and of the air/vapor barrier.
- **Varying Joint Sizes, Curves, & Plane Changes** – Joints vary in size due to construction tolerance buildup and because of substrate changes. Supplied to field-measurements, Seismic Colorseal accommodates joint size variations. It is pliable and can be conformed in the field to radii, and changes in plane and direction at soffits, and other architectural features.

Features

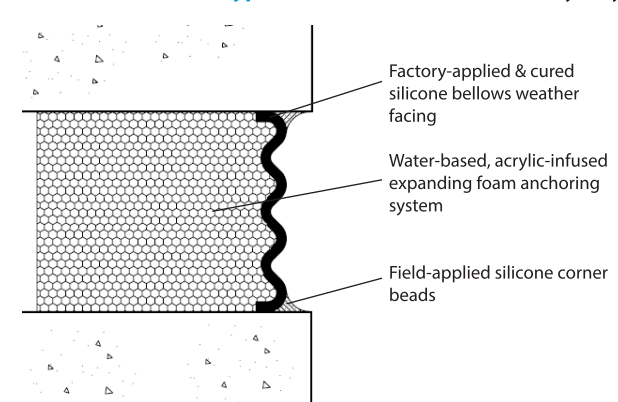
Features the UV resistance, durability and impermeability of silicone. Eliminates tensile stresses at bond line and adverse effects of movement occurring before liquid sealant cure.

Reduces installation labor and materials such as priming, accurate positioning of backer-rod, site mixing and tooling etc, and is less reliant on meticulous substrate-preparation.

Joint movement capability is $\pm 50\%$ (100% total) of nominal material size.

Seismic Colorseal is anchored by back-pressure inherent in the elastic open-cell foam backing. In addition, it is adhered to the substrate by the pressure-sensitive-adhesive acrylic in the foam and finally by the field-applied corner beads.

Seismic Colorseal in Typical Installation (substrates may vary)



Seismic Colorseal Sizing			
Nominal Material Size (Joint Size at Mean T°F)		Depth of Seal	
1/2 in	(13mm)	1 3/4 in	(45mm)
3/4	(19)	1 3/4	(45)
1	(25)	1 3/4	(45)
1 1/4	(30)	1 3/4	(45)
1 1/2	(40)	2 1/4	(55)
1 3/4	(45)	2 1/2	(65)
2	(50)	2 1/2	(65)
2 1/4	(55)	2 1/2	(65)
2 1/2	(65)	2 3/4	(70)
2 3/4	(70)	3	(75)
3	(75)	3 1/2	(90)
3 1/4	(85)	3 3/4	(95)
3 1/2	(90)	3 3/4	(95)
3 3/4	(95)	4 1/4	(105)
4	(100)	4 1/2	(115)
4 1/4	(110)	4 1/2	(115)
4 1/2	(115)	5	(125)
4 3/4	(120)	5 1/4	(135)
5	(125)	5 1/2	(140)
5 1/4	(135)	5 3/4	(145)
5 1/2	(140)	5 3/4	(145)
5 3/4	(145)	5 3/4	(145)
6	(150)	6	(150)
6 1/2	(165)	6 1/2	(165)
7	(175)	7	(175)
7 1/2	(190)	7 1/2	(190)
8	(200)	8	(200)
8 1/2	(215)	8	(200)
9	(225)	8	(200)
9 1/2	(240)	8	(200)
10	(250)	8	(200)

Features, continued

Unlike screwed-in “rubber-and-rail” products, Seismic Colorseal requires no drilling or invasion of the substrate for its anchoring. It is uniquely suited for curtain walls and applications at inside corners where access for installation is obstructed and where violation of the mullions or other substrates is not advisable.

Available in a wide range of standard and custom colors (consult EMSEAL)

Supplied precompressed to less than joint size — no field compression required.

Standard sizes from 1/2-inch (12mm) to 10-inch (250mm). Other sizes available subject to review of application — consult EMSEAL.

NOTE – sizes 3/4-inch (20mm) and smaller will have a convex single-bellows surface.

Performance and Physical Properties		
Property / Test	Value	Test Method
Durometer Hardness (as cured)	Silicone coating — not to exceed 25 pts (± 5), Shore AI	ASTM C661
Weatherometer	Xenon Arc Weatherometer 2000 hrs — No visible deterioration	ASTM C510 ASTM G26-77
Primary Surface Weathering	Atlas Weatherometer 6000 hrs – minimal hardness change	ASTM G26-77
Temperature Range High Permanent Low Permanent	185°F (85°C) -40°F (40°C)	
Temperature Stability, Bleeding, Staining and Recovery Under Field Conditions Material will not bleed or stain after withstanding 150°F (65°C) for 3 hours while compressed down to the minimum of movement capability (-50% of nominal material size). After cooling to room temperature, 68°F (20°C), the material will self-expand to the maximum of movement capability (+50% of nominal material size) within 24 hours.		
R-Value	2.15 per 1-inch (25mm) depth at as-installed nominal joint size compression	ASTM C518-04
STC Rating (Sound Transmission Class)	STC 52 (in a STC 56 wall)	ASTM E90-09
OITC Rating (Outdoor Indoor Transmission Class)	OITC 38 (in a OITC 38 wall)	ASTM E90-09
Air Permeability ABAA air leakage limit for materials — not to exceed .02 L/(s·m ²) @75 DP(Pa)	ABAA Compliant 0.0078 L/(s·m ²) @75 DP(Pa) 0.0118 L/(s·m ²) @ 250 DP(Pa)	ASTM E283-04
Water Penetration	No water penetration after consecutive 15 minute soak durations under pressures of: 500 ΔP(Pa), 65 mph equivalent wind driven rain 1000 ΔP(Pa), 92 mph equivalent wind driven rain 5000 ΔP(Pa), 205 mph equivalent wind driven rain	ASTM E331-00
Wind Loading Hurricane Standard Miami-Dade County, FL = 150 mph	-0.1mm Net Deflection of Span @ +2730 ΔP(Pa), 150 mph equivalent +0.1mm Net Deflection of Span @ -2730 ΔP(Pa), 150 mph equivalent -0.6mm Net Deflection of Span @ +4854 ΔP(Pa), 200 mph equivalent +0.5mm Net Deflection of Span @ -4854 ΔP(Pa), 200 mph equivalent	ASTM E330

IMPORTANT: It is critical in ensuring building and wall system performance, and when comparing pre-compressed foam sealant materials, to use performance data from materials as would be supplied to the jobsite. R-Values, temperature resistance and other properties of uncompressed foam or “foam-core” are irrelevant as materials are not installed uncompressed. The above-stated properties and performance results are derived from tests conducted on materials at compression levels and configurations of the as-supplied product. Furthermore they are tested to the same standards of typical wall systems into which they will be installed.

Installation Overview

IMPORTANT: This instruction-summary is generic. Refer to Install Data and, if applicable, to job-specific instructions of an EMSEAL technician.

- Store at room temperature. Expansion is quicker when warm, slower when cold.
- Ensure nominal size of material matches joint size adjusted from mean temperature.
- Remove shrink-wrap packaging, hardboard, and mounting adhesive release paper.
- Wipe factory-applied release agent off silicone facing using damp, clean, lint-free rag
- Apply thin bead of silicone sealant along edge of bellows at end where the material will join with next length.
- Insert material into joint with at least a 1/4-inch (6mm) recess and adhere to one joint face. Allow material to expand against other joint face. (Wedge larger-sizes in place while it expands.)
- At joints blend silicone into the silicone bellows to create a consistent finished appearance being sure not to restrict the folds of the bellows.
- Once material has equalized its expansion across the joint, gun and tool fillet bead of the supplied liquid silicone at the substrate-to-bellows interface.

NOTE – unpainted metal surfaces and some natural stone surfaces may require priming — consult EMSEAL.)

CAD & Guide Specs

Guide specifications and CAD details are available online at emseal.com or by contacting EMSEAL.

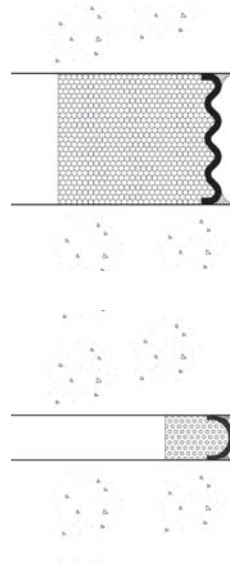
Warranty

Standard or project-specific warranties are available from EMSEAL on request.

Availability & Price

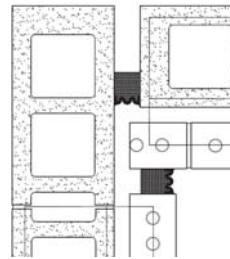
Seismic Colorseal is available for shipment internationally. Prices are available from local distributors and representatives or direct from the manufacturer. Product range is continually being updated, and accordingly EMSEAL reserves the right to modify or withdraw any product without prior notice.

Typical Seismic Colorseal Usage

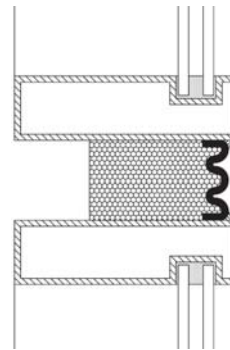


Seismic Colorseal is held in place by the back-pressure of the expanding foam in conjunction with a field-installed bead of silicone caulk at the substrate-to-bellows interface.

Sizes from 1/2-inch (12mm) to 1 1/4-inch (30mm) are manufactured with a single bellows silicone face. Larger sizes up to 8-inches (200mm) are manufactured with multiple bellows.



Seismic Colorseal is an excellent, simple sealing solution at inside corner conditions where it is impossible to install mechanically fastened 'strip-seal' systems. In cavity-wall conditions, installation of Seismic Colorseal in the structural backup maintains integrity of thermal insulation as well as the air barrier while preventing passage of cavity moisture into the structure.



Seismic Colorseal is uniquely suited to sealing structural joints in curtain walls. Non-invasive anchoring means that mullions are not violated by screwing through them as occurs with "strip-seal" systems.



PRODUCT OVERVIEW

FORMAWALL[®] High Performance Building Envelope System

The Complete Wall System

CENTRIA's premier Formawall High Performance Building Envelope System is stronger and safer than ever before with the introduction of halogen-free enhanced fire protection, thanks to the removal of red-list halogens from the product's insulating foam core. CENTRIA has always offered the most reliable, efficient and comprehensive wall system in the industry. Now, Formawall delivers an improved level of fire performance, while maintaining the industry's leading aesthetic and performance features.

Halogen-Free Foam

CENTRIA has eliminated all halogens from the Formawall foam insulation and has become red-list compliant. This voluntary product enhancement presents an unmatched health, safety and sustainability standard while increasing the wall system's fire performance without any harmful additives. In addition, the reformulated insulating core proves equal to its predecessor in every performance category, including structural, impact and blast resistance and CENTRIA's legendary Advanced Thermal and Moisture Performance (ATMP[®]) technology. Halogen-free foam not only immediately benefits the overall environmental footprint and sustainability, but fire

performance as well. CENTRIA's Formawall passes the new NFPA 285 complete wall assembly test regardless of panel application or design parameters and meets the most stringent requirements of FM 4882 certification. The result is enhanced fire protection for smoke-sensitive environments and unparalleled safety.



FORMAWALL Dimension Series®

The Formawall product line, including Formawall Graphix®, DS58, DS59 and DS60, allows for a unique level of design versatility that will inspire unlimited possibilities. Numerous profiles, panel lengths, panel widths, reveals and integrated components, including Formavue® Windows and CS Sunshades and Louvers, combine to create your unique architectural vision. Additionally, the advanced panel joinery system allows for easy installation and exceptional performance.



**HORIZONTAL
PROFILE**

FWDS

DS58

DS59

DS60

FWGX



**VERTICAL
PROFILE**

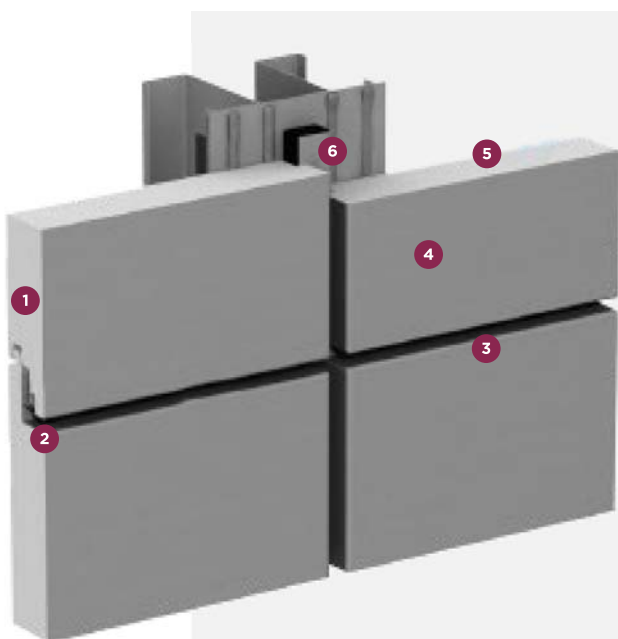
FWDS

DS58

DS59

DS60

FWGX



- 1 Halogen-free foam promotes fire safety and sustainability while providing the same structural integrity of the panel in either 2" [51mm], 2-1/2" [64mm], or 3"-T [76mm] thicknesses
- 2 Pressure-equalized side joint with concealed sealant protects against water penetration
- 3 Variable reveal sizes, 1/2" [13mm] to 6" [152mm]
- 4 High performance coatings offer long-term coverage, minimal maintenance and excellent color selection for your building's exterior
- 5 Durable metal skins provide impact resistance, strength for increased span capability and a built-in vapor barrier on the interior liner. Continuity of the liner side seals during installation process provides the ultimate barrier
- 6 Unique Insulated Metal Vertical joint (IMV) providing all-metal aesthetics

Panel Attributes

PANEL TYPE	APPLICATION	THICKNESS [MILLIMETERS]	R-VALUE ASTM 1363	MODULES [MILLIMETERS]	SIDE JOINT REVEALS [MILLIMETERS]	OPTIONAL REVEALS [MILLIMETERS]
FWDS	Horizontal or Vertical	2" [51] 2.5" [64] 3"-T [76]	R-14 (U=0.072) R-17 (U=0.060) R-21 (U=0.049)	10" - 40" [254-1016]	1/2" [13] Side Joint Standard 1/8" Vertical Joint	1/4" [6], & 1" [6] to 6" [152] in 1/2" [13] increments
FWGX*	Horizontal or Vertical	2.5" [64] 3"-T [76]	R-17 (U=0.060) R-22 (U=0.046)	10" - 40" [254-1016]	1/2" [13] Side Joint Standard 1/8" Vertical Joint	1/4" [6], & 1" [6] to 6" [152] in 1/2" [13] increments
DS58	Horizontal or Vertical	2" [51] 2.5" [64] 3"-T [76]	R-14 (U=0.072) R-17 (U=0.060) R-21 (U=0.049)	12" - 40" [305-1016]	2-1/4" [57] Side Joint Standard	1-1/4" [32], 1-1/2" [38], 1-3/4" [44], & 2-1/2" [64], to 6" [9152] in 1/2" [913] increments
DS59 DS60	Horizontal or Vertical	2" [51] 2.5" [64] 3"-T [76]	R-10 (U=0.10) R-13 (U=0.080) R-16 (U=0.062)	12" [305]	2-1/4" [57] Side Joint Standard	Not applicable

R-Values are based on ASTM C1363¹ testing.

* For additional information on FWGX reveals and segment lengths, refer to the Graphix Tech Data Sheets or consult centria.com

Advanced Panel Joinery

Producing architectural foam panels using foamed-in-place construction that provides protection from air, vapor, thermal and moisture properties is critical to the science behind CENTRIA's Formawall Dimension Series panels. Advanced Thermal and Moisture Protection (ATMP) technology ultimately propels CENTRIA to the forefront of IMP Wall Systems.

- 1 Efficient thermal performance is achieved by void-free panel joinery. Completely filling the space between the panel and joint prevents condensation and cold spots and increases thermal performance.
- 2 Halogen-free foam chemically reacts with the metal causing a stronger and increased air-tight bond.
- 3 Environmental exposure is reduced because the foam is encapsulated in metal, protecting the panel from long-term reduction of the thermal value.



Performance Assets

Exceptional performance, versatility and design creativity are only a few of the features Formawall Dimension Series delivers consistently:

Aesthetics

- Horizontal or vertical installation
- Numerous lengths, widths, reveals and profiles
- Inspired color combinations, coatings and finishes

Performance

- Halogen-free foamed-in-place insulation
- Excellent thermal performance
- Pressure-equalized side joint prevents water infiltration
- Building code tested and approved
- Advance Thermal and Moisture Protection (ATMP) provides superior thermal, air, vapor and moisture control

Sustainability

- Health Product Declaration (HPD)
- LEED Certification
- Environmental Product Declaration (EPD)
- Reduces job site waste

Value

- Reduce HVAC requirements and heating and cooling costs
- Minimizes freight to job site
- In-house technical and customer service staff provides exemplary service from start to finish
- Dealer Network exclusivity guarantees intimate knowledge of products, saves time and money



CENTRIA

www.CENTRIA.com

1.800.759.7474

1005 Beaver Grade Road
Moon Township
PA 15108-2944
Phone: 412.299.8000
Fax: 412.299.8317



CENTRIA, the world's leading provider of high-performance building envelopes, is committed to advancing building science, sustainability, and aesthetics through rigorous R&D, innovation and world-class service and support to the building community.

To learn more about CENTRIA's Formawall insulated metal panel system and the vast possibilities it provides for architects, building owners and general contractors, visit www.CENTRIA.com or contact your local CENTRIA sales representative.





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Detroit, Michigan 48202-3000

GENERAL NOTES:

- 1. REFER TO SHT A-001 FOR ARCHITECTURAL ABBREVIATIONS, SYMBOLS AND GENERAL NOTES
2. REFER TO SHT AD-101 FOR FIRST FLOOR DEMOLITION PLAN
3. THE SEATING AREA OF THEATRE IS BEING PREPARED TO RECEIVE REVISED SEATING LAYOUT AND REPLACEMENT. SEATING IS NOT IN SCOPE OF WORK. REFER TO REFERENCE DRWG AND THIS PLAN.
4. COORD W/ MECH SCOPE OF WORK

NOTES:

- 1 *NOT USED*
2 CONC SLAB W/ FOUND TIED TO EXIST BLDG. REFER TO DETAIL.

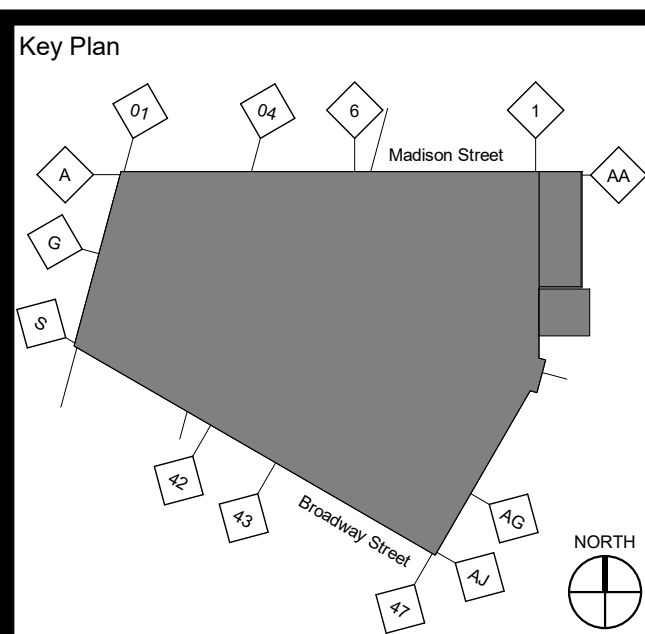
Issue History

Table with columns for Issue No., Description, Date, and Resolution. Includes a 'Refer To Sheet Index For Complete Issue History' note.

Revision table with columns for No., Description, and Date. Includes entries for HDC REVIEW, MECHANICAL BID PACKAGE, and OWNER REVIEW.

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Registration Seal area, currently blank.



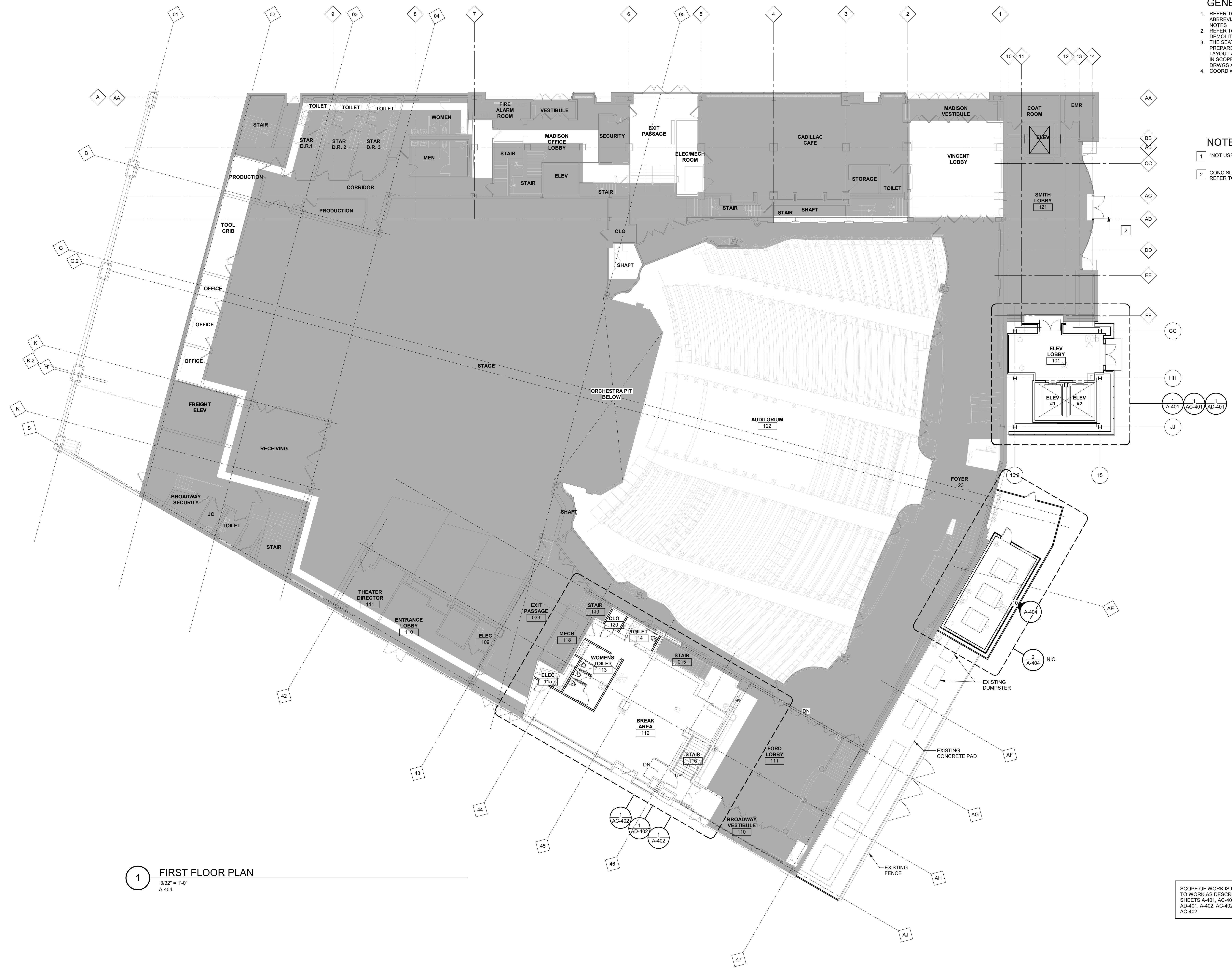
MICHIGAN OPERA THEATRE

Detroit Opera House Renovation - Phase 1A
Detroit, MI

In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked JK
Approved J. GAINES Date 01/20/21
Sheet Title

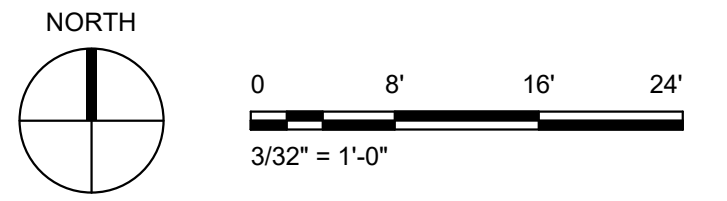
FIRST FLOOR PLAN

Job No. 08022-D0 Sheet No. A-101



1 FIRST FLOOR PLAN
3/32" = 1'-0"
A-404

SCOPE OF WORK IS LIMITED TO WORK AS DESCRIBED ON SHEETS A-401, AC-401, AD-401, A-402, AC-402 & A-402





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GENERAL NOTES
1. REFER TO SHIT A-001 FOR ABBREVIATIONS, SYMBOLS AND NOTES



Issue History

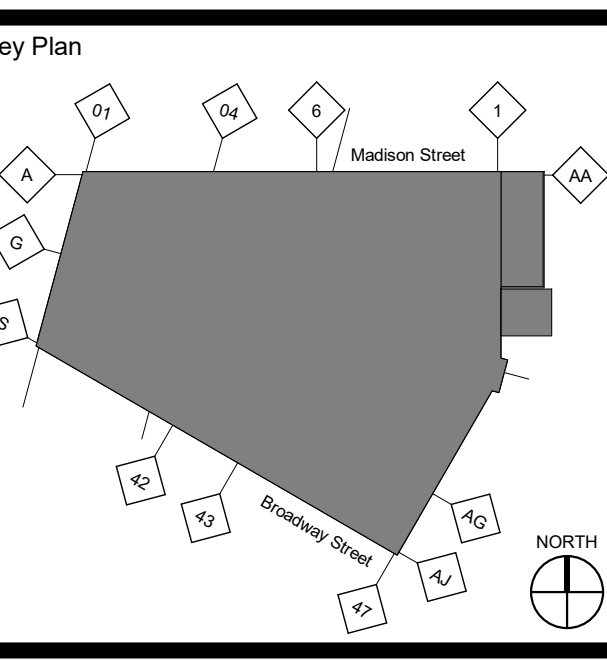
No.	Description	Date
001	HDC REVIEW	01/20/21
	MECHANICAL BID PACKAGE	08/27/20
	OWNER REVIEW	03/06/20
	DESIGN DEVELOPMENT	06/07/19

Refer To Sheet Index For Complete Issue History

No.	Description	Date
2	A-401	
2	AC-401	
2	AD-401	

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MICHIGAN OPERA THEATRE

Detroit Opera House Renovation - Phase 1A
Detroit, MI

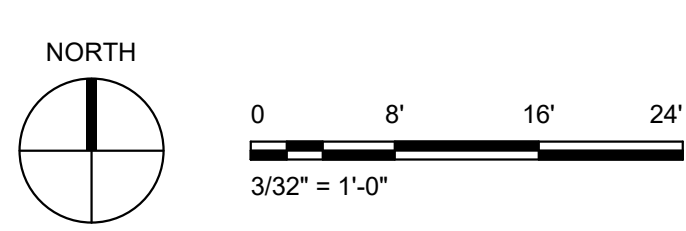
In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked JK
Approved J. GAINES Date 01/20/21
Sheet Title

SECOND FLOOR PLAN

Job No. 08022-D0 Sheet No. A-102

1 SECOND FLOOR PLAN
3/32" = 1'-0"
X-301

SCOPE OF WORK IS LIMITED TO WORK AS DESCRIBED ON SHEETS A-401, AC-401, & AD-401





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GENERAL NOTES:

1. REFER TO SHIT A-001 FOR ARCHITECTURAL ABBREVIATIONS, SYMBOLS AND GENERAL NOTES

NOTES:

1. COORD W/ STRUCTURAL FOR REVISIONS TO EXISTING



1 THIRD FLOOR PLAN
3/32" = 1'-0"
X-301

SCOPE OF WORK IS LIMITED TO WORK AS DESCRIBED ON SHEETS A-401, AC-401, & AD-401

Issue History

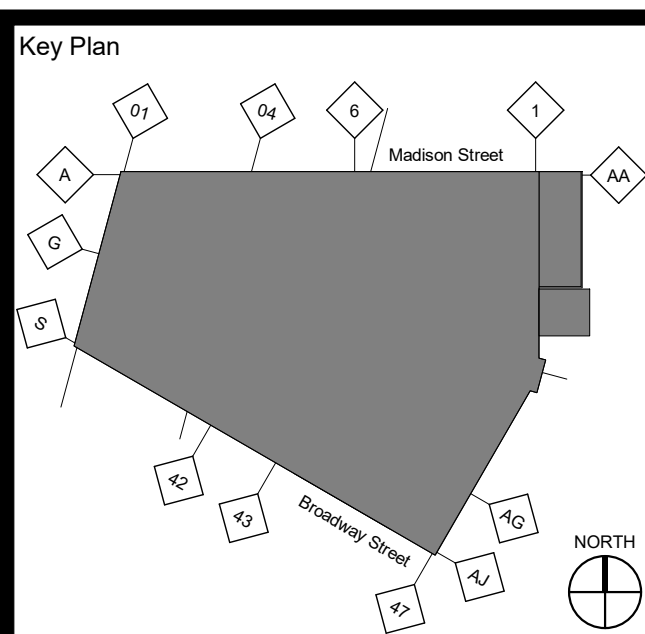
No.	Description	Date

001	HDC REVIEW	01/20/21
	MECHANICAL BID PACKAGE	08/27/20
	OWNER REVIEW	03/06/20

Refer To Sheet Index For Complete Issue History

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Registration Seal



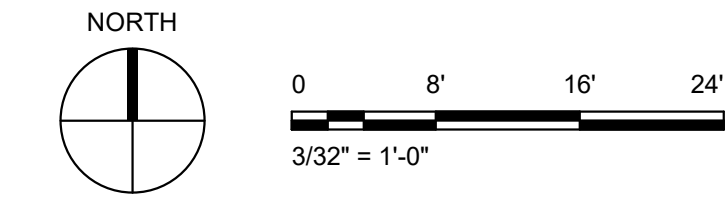
MICHIGAN OPERA THEATRE

Detroit Opera House Renovation - Phase 1A
Detroit, MI

In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked JK
Approved J. GAINES Date 01/20/21
Sheet Title

THIRD FLOOR PLAN

Job No. 08022-D0 Sheet No. A-103





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GENERAL NOTES
1. REFER TO SHEET ABBREVIATIONS FOR ABBREVIATIONS AND NOTES

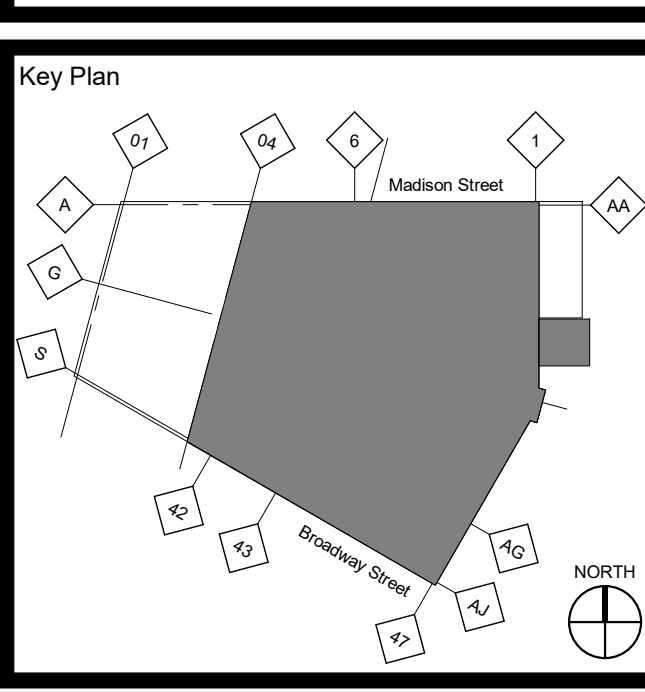
Issue History

No.	Description	Date
001	HDC REVIEW	01/20/21
	MECHANICAL BID PACKAGE	08/27/20
	OWNER REVIEW	03/06/20

No.	Description	Date

Refer To Sheet Index For Complete Issue History

Registration Seal

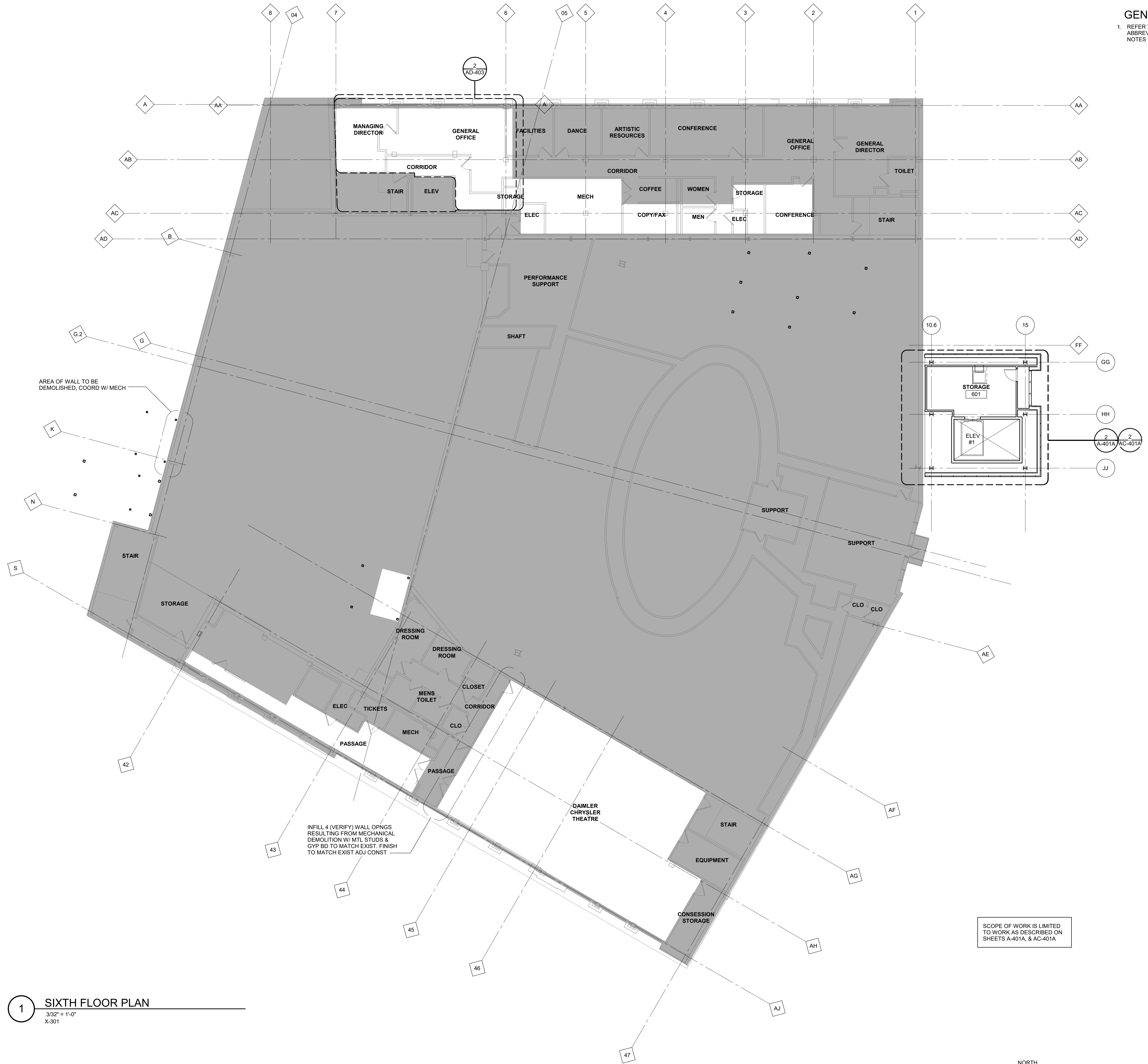


MICHIGAN OPERA THEATRE

Detroit Opera House Renovation - Phase 1A
Detroit, MI

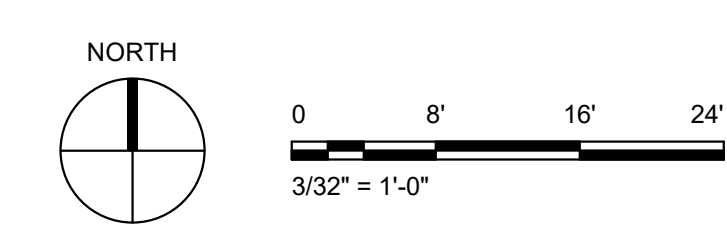
In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked JK
Approved J. GAINES Date 01/20/21
Sheet Title

SIXTH FLOOR PLAN
Job No. 08022-D0 Sheet No. A-106



1 SIXTH FLOOR PLAN
3/32" = 1'-0"
X-301

SCOPE OF WORK IS LIMITED TO WORK AS DESCRIBED ON SHEETS A-401A, & AC-401A





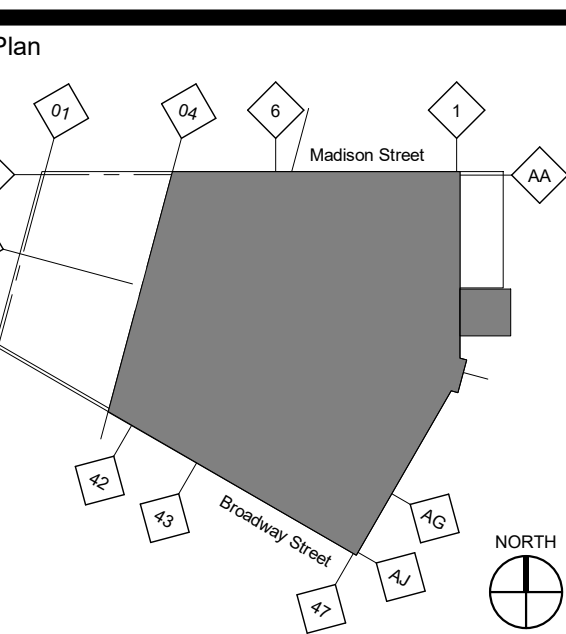
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Detroit, Michigan 48202-3000

Issue History

Table with columns for No., Description, and Date. Includes entries for HDC REVIEW, MECHANICAL BID PACKAGE, and OWNER REVIEW.

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MICHIGAN OPERA THEATRE
Detroit Opera House Renovation - Phase 1A
Detroit, MI

In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked JK
Approved J. GAINES Date 01/20/21
Sheet Title

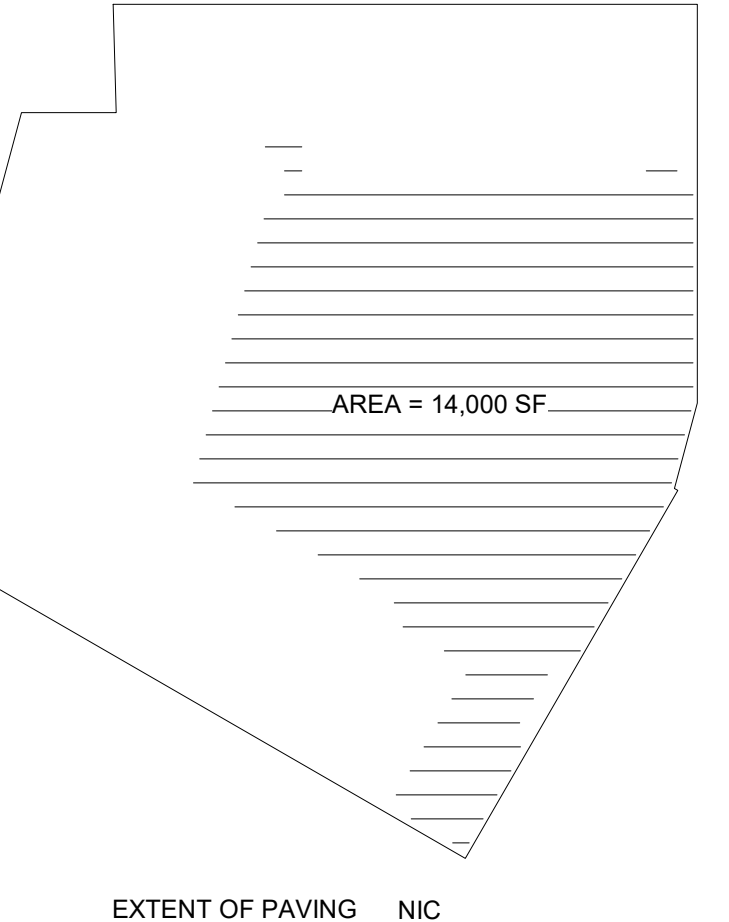
SEVENTH FLOOR PLAN
Job No. 08022-D0 Sheet No. A-107

GENERAL NOTES:

- 1. REFER TO SHT A-001 FOR ARCHITECTURAL ABBREVIATIONS, SYMBOLS AND GENERAL NOTES
2. REFER TO SHT A-108 FOR ROOFTOP PAVING SYSTEM AND PLANTERS ON FROOM, PAVERS NOT SHOWN FOR CLARITY
3. REFER TO SHT AD-107 FOR ROOF LEVEL (7TH FLOOR) DEMOLITION. COORD W/ OTHER DISCIPLINES DEMOLITION WORK
4. TAPERED INSULATION IS LOCATED THROUGHOUT ROOF
5. REFER TO AD-107 FOR 7TH FLOOR DEMOLITION PLAN. ALSO COORD W/ MECHANICAL
6. REFER TO SHT A-108 FOR CONST ABOVE THE ROOFING
7. VERIFY CORE OPENING LOCATIONS. DO NOT CORE AN OPENING INTO A CONCRETE BEAM OR JOIST.
8. EXPOSED STEEL FRAMING ON ROOF TO BE PAINTED. INDICATED ON STRUCT DRWGS & SHT A-510. EXIST STEEL TO HAVE CORROSION REMOVED, CLEANED & PREPARED TO RECEIVE PAINTING. GUARD RAILS, CRATING & STAIR ASSEMBLIES NOT TO BE PAINTED.
9. REFER TO THE FOLLOWING FOR TYPICAL ROOF LEVEL DETAILS
- EQUIP SUPPORT CURBS - 2/A-510
- EQUIP SUPPORT CURBS (BLDG RENOV) - 16/A-510
- ROOF EPNG CURBS (ORIG BLDG) - 4/A-510
- ROOF STUB COL @ EXIST TERRA COTTA PARAPET - 5/A-510
- STUB COL (HSS) PENETRATION - 8/A-510
- STUB COL (WF) PENETRATION - 6/A-510

NOTES:

- 1 STAIR W/ LANDING W/ NON-PENETRATING SUPPORTS
2 ROOF WALKWAY

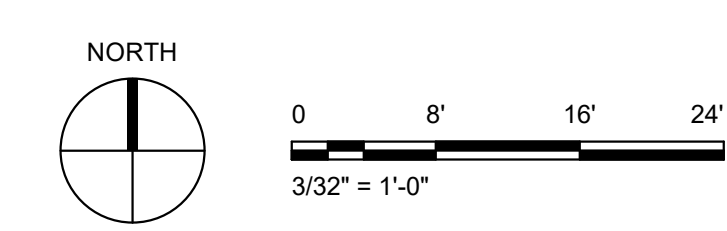


ROOF OPENING SCHEDULE table with columns: MARK, OPENING SIZE, DETAIL NUMBER, FURNISHED BY, REMARKS. Lists 13 different roof openings with their dimensions and details.

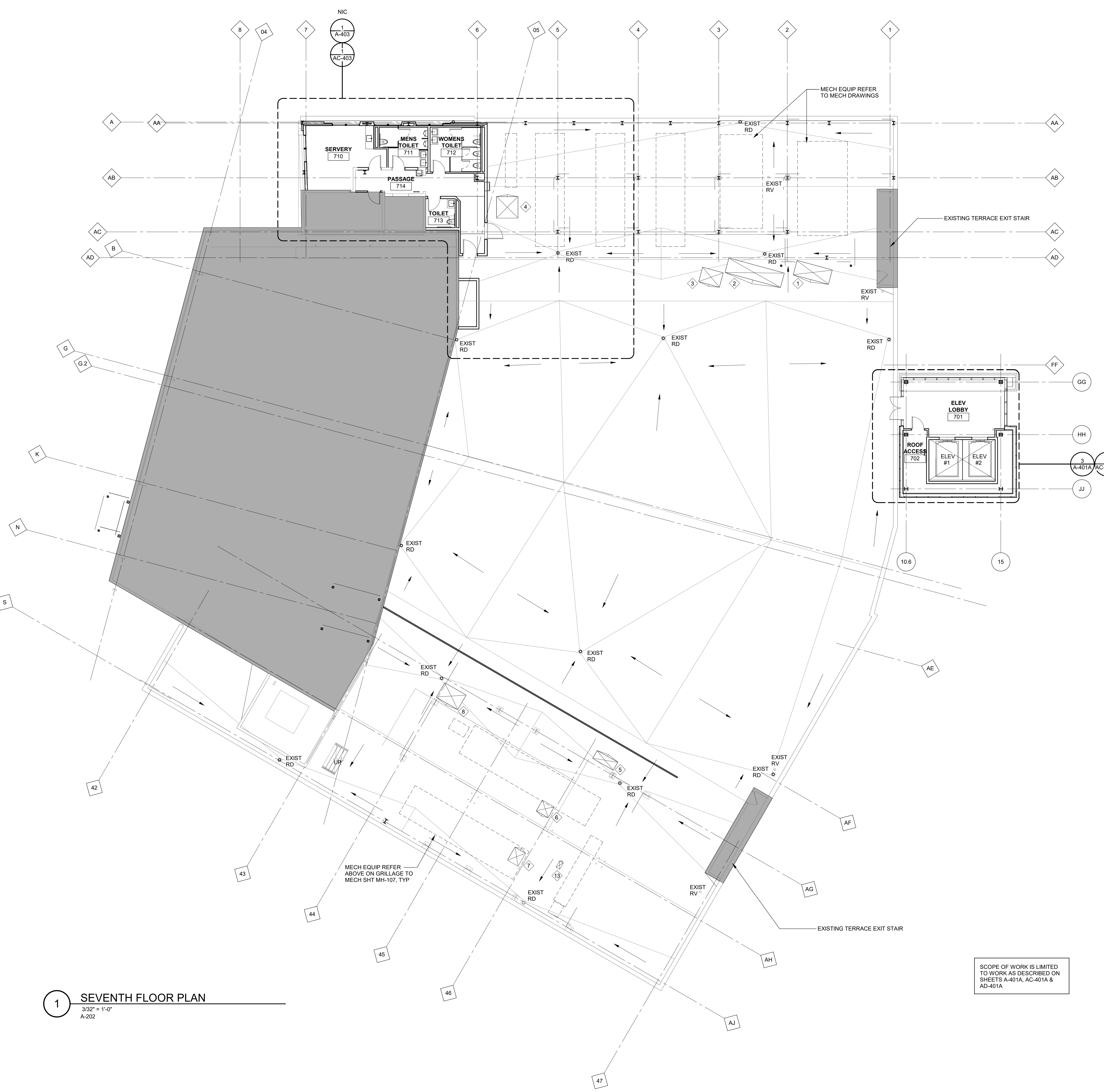
ROOF OPENING NOTES

- 1. SCHEDULED ROOF OPENING SIZES ARE BASED ON PRELIMINARY EQUIPMENT DESIGN. NOT FINAL EQUIPMENT PURCHASED. COORDINATE OPENING SIZES AND LOCATIONS WITH EQUIPMENT SUPPLIER (OR MECHANICAL CONTRACTOR) PRIOR TO FABRICATION OF CURBS, CURB FRAMING, AND ROOF DECK OPENINGS. COORDINATE FINAL ROOF OPENING LOCATIONS WITH STRUCTURAL DRAWINGS.
2. ANY TRADE REQUIRING OPENINGS IN THE ROOF DECK IS TO COORDINATE SIZE, LOCATION, AND SUPPORT WITH THE ARCHITECTURAL CONTRACTOR PRIOR TO CUTTING OPENINGS.
3. ANY TRADE REQUIRING PENETRATIONS OF THE METAL ROOF DECK IS RESPONSIBLE FOR CUTTING AND REMOVING THE DECK WITHIN THE CURBED ROOF OPENINGS AND/OR FRAMED ROOF OPENINGS, AND RESPONSIBLE FOR PROTECTING THE ROOF OPENINGS.
4. THE CONTRACTOR CUTTING AND REMOVING ROOF DECK FOR OPENINGS SHALL FURNISH AND INSTALL SHEET METAL CLOSURE CHANNELS AT THE PERIMETER OF THE OPENINGS, TYPICAL.
5. THE ROOFING CONTRACTOR IS TO INSURE THAT THE TOPS OF ROOF CURBS ARE INSTALLED LEVEL.

SCOPE OF WORK IS LIMITED TO WORK AS DESCRIBED ON SHEETS A-401A, AC-401A & AD-401A



1 SEVENTH FLOOR PLAN
3/32" = 1'-0"
A-212





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The Fisher Building
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Issue History

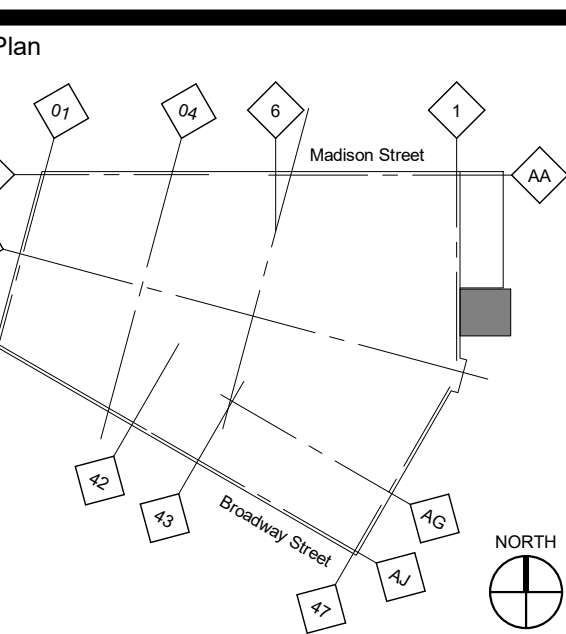
No.	Description	Date
201	HDC REVIEW	01/20/21
	OWNER REVIEW	03/06/20

Refer To Sheet Index For Complete Issue History

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Registration Seal

**REVIEW ONLY
NOT FOR
CONSTRUCTION**



**MICHIGAN
OPERA
THEATRE**

Detroit Opera House Renovation -
Phase 1A
Detroit, MI

In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked Checker
Approved Approver Date 01/20/21
Sheet Title

**ELEVATOR TOWER -
ELEVATIONS**

Job No. 08022-D0 Sheet No. A-201A

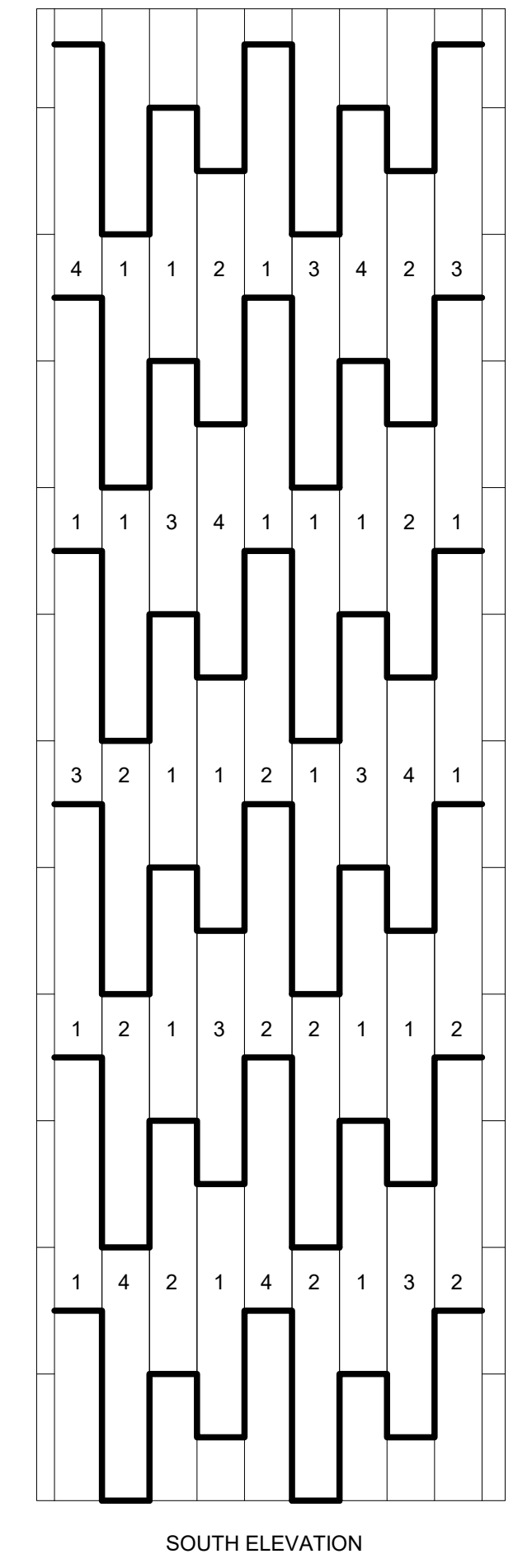
GENERAL NOTES:

TYP PANEL DIMENSIONS AND PLACE ARE INDICATED AT ENLARGED ELEV A-201/3 UNO

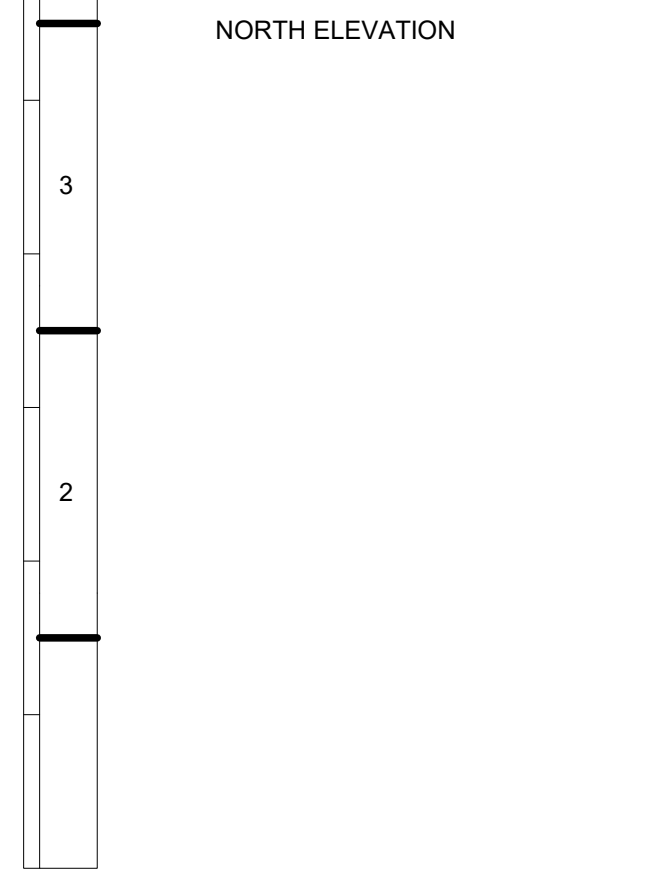
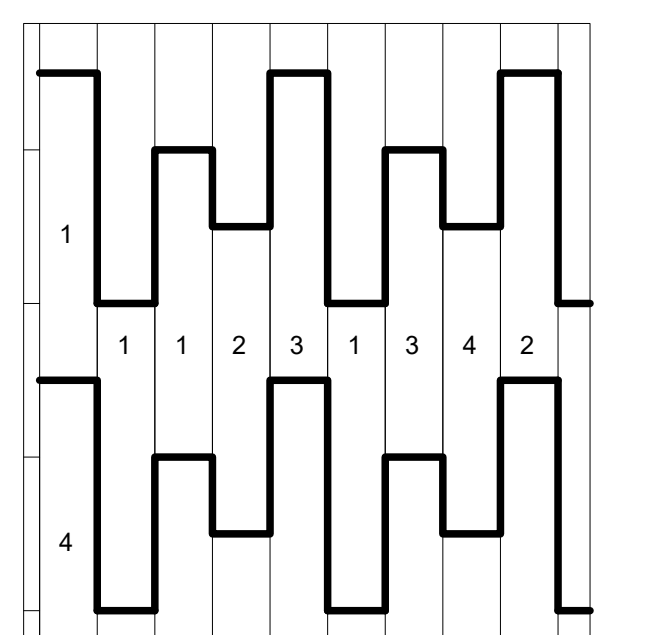
NOTES:

ELEVATION LEGEND	
	SPANDREL GLASS - IG - 2
	VISION GLASS - IG - 1
	CAST STONE

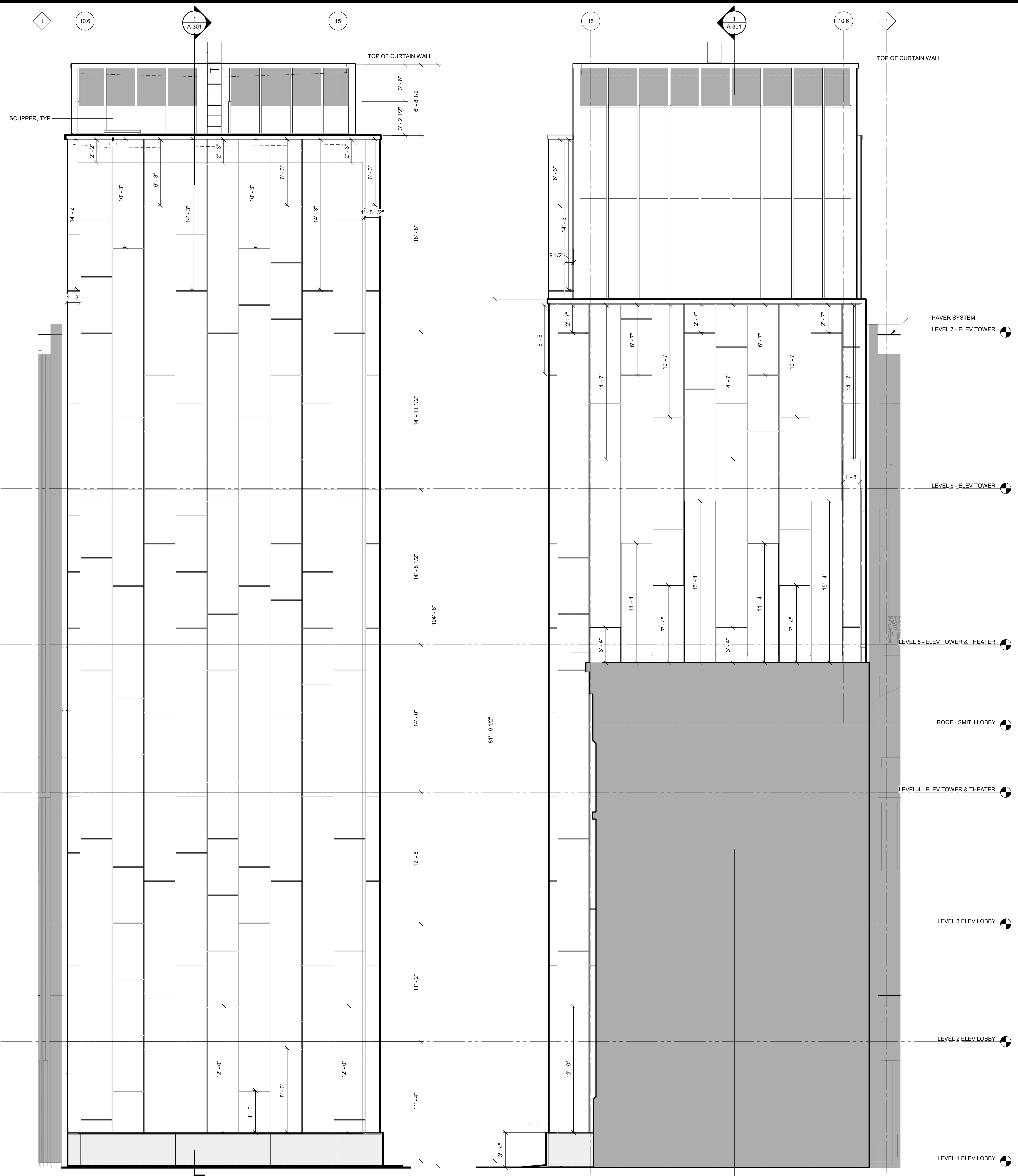
MATERIALS:
INSULATED METAL PANEL
SPANDREL GLASS - IG
VISION GLASS - IG
CAST STONE



- NOTES:**
- REFER TO SHEET A-201 FOR METAL PANEL TYPES
 - REFER TO ELEVATIONS FOR ATYPICAL PANELS AND CORNER DIMS



3 PANEL LAYOUT KEY PLAN
1" = 10'-0"



1 ELEV TOWER - SOUTH ELEVATION
1/4" = 1'-0"
A-401

2 ELEV TOWER - NORTH ELEVATION
1/4" = 1'-0"
A-401



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Issue History

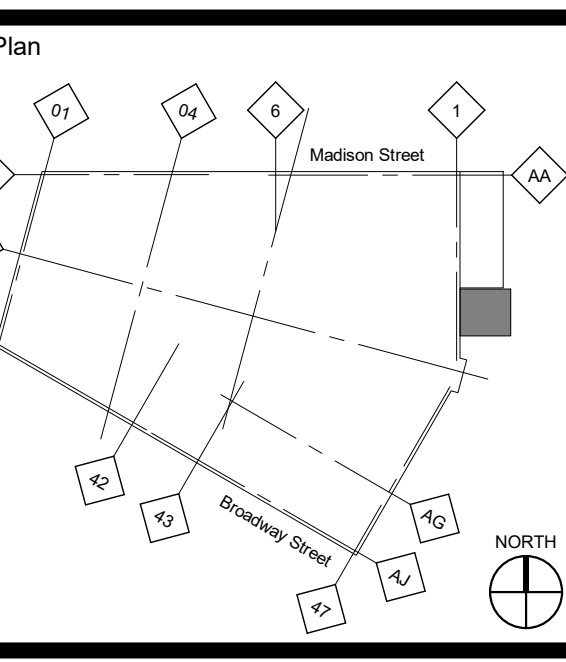
No.	Description	Date
201	HDC REVIEW	01/20/21
	OWNER REVIEW	03/06/20
Refer To Sheet Index For Complete Issue History		

No.	Description	Date
201	HDC REVIEW	01/20/21
	OWNER REVIEW	03/06/20

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MICHIGAN OPERA THEATRE

Detroit Opera House Renovation - Phase 1A
Detroit, MI

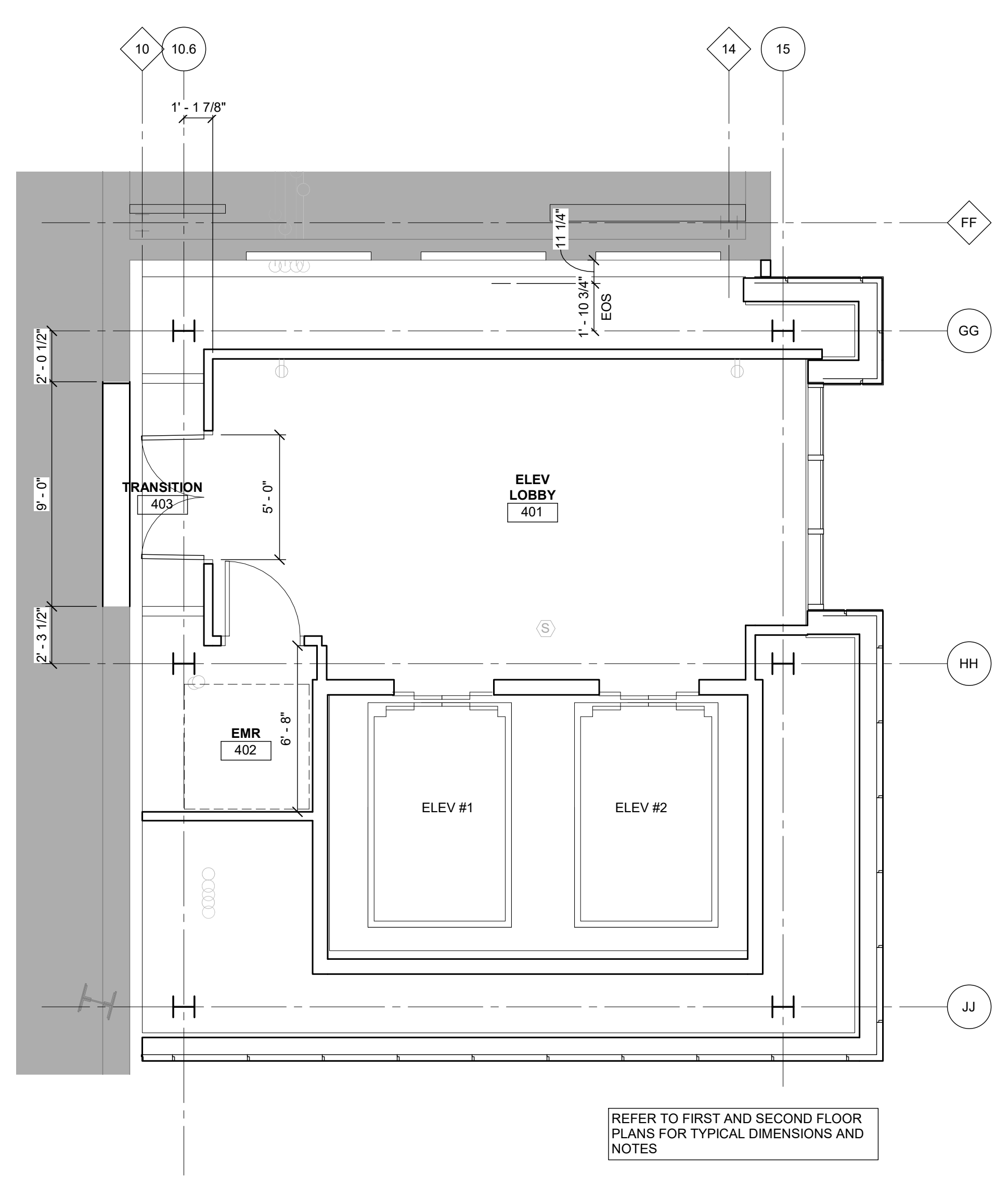
In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked Checker
Approved Approver Date 01/20/21
Sheet Title

ELEVATOR TOWER PLANS

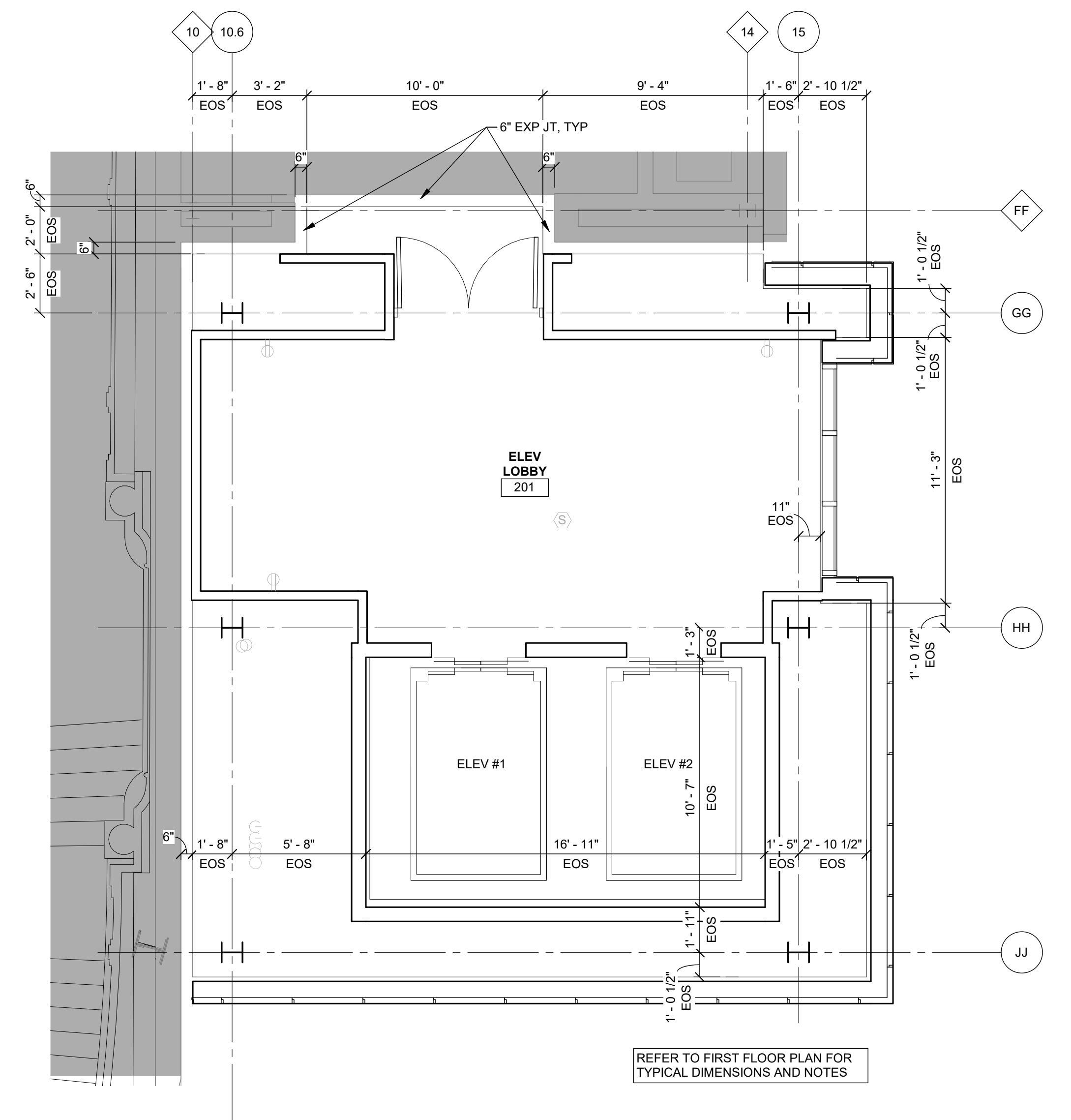
Job No. 08022-D0 Sheet No. A-401

GENERAL NOTES:
EOS INDICATED EDGE OF STEEL

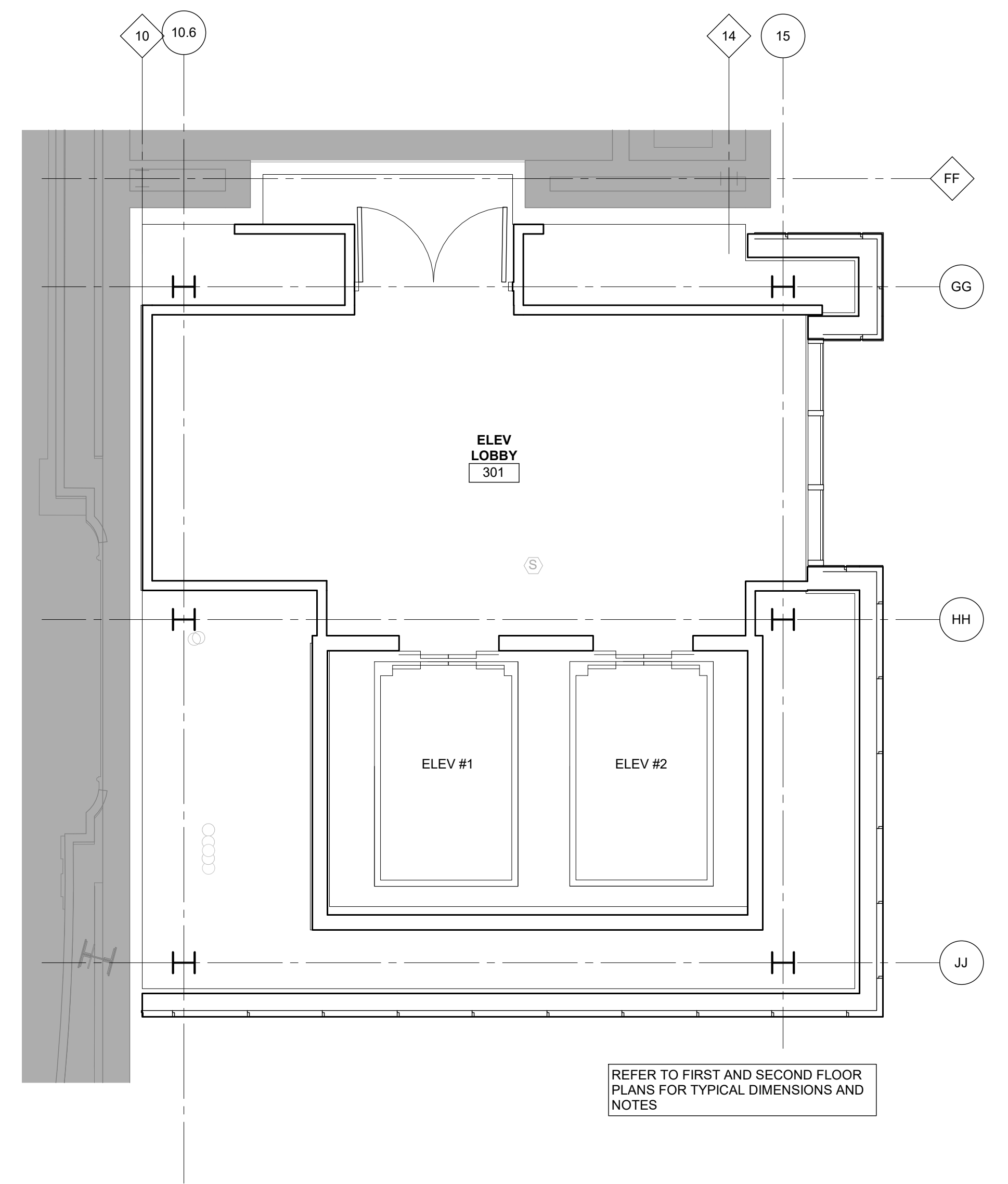
NOTES:
PLACEHOLDER



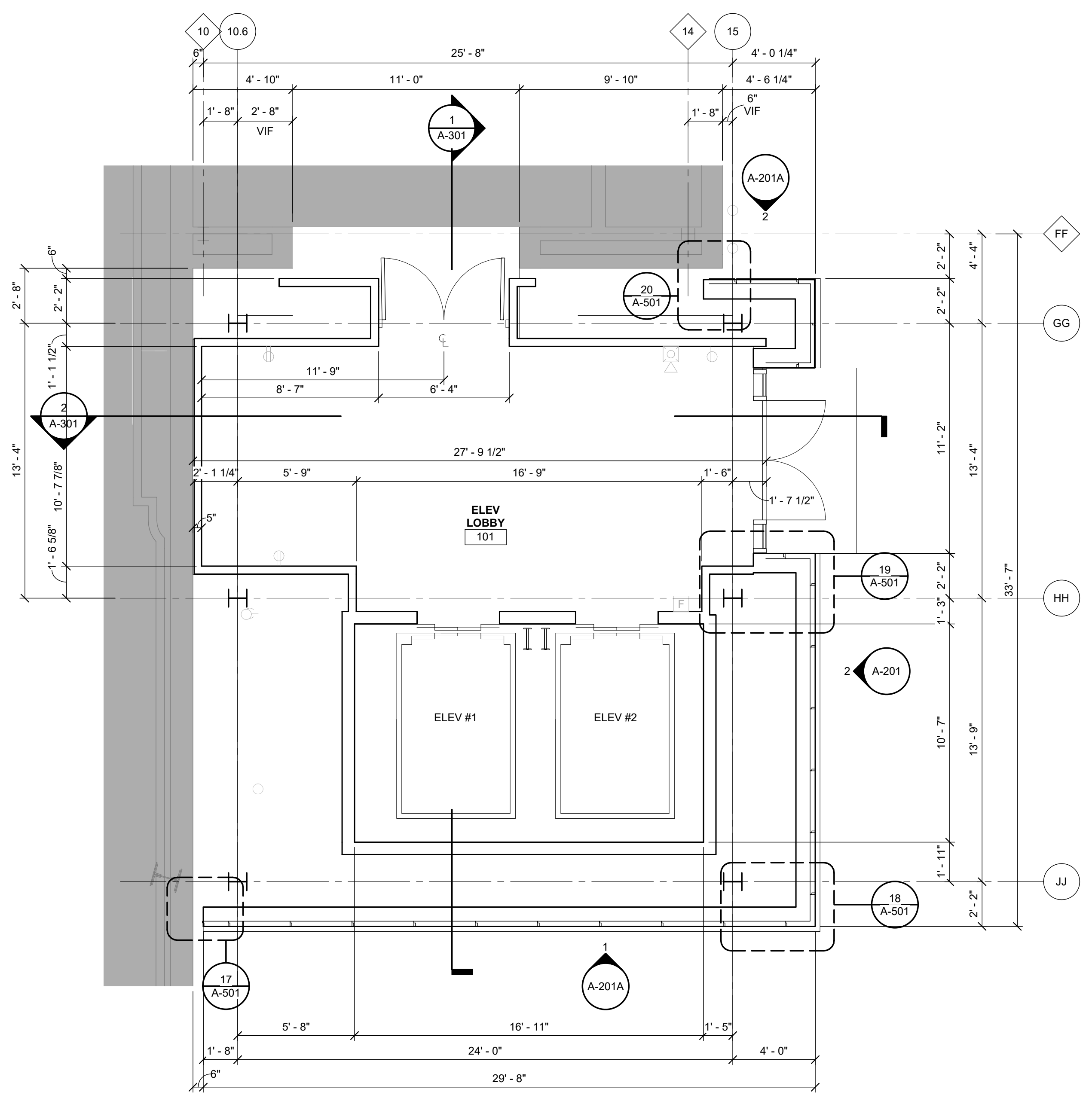
4 ELEV TOWER - FOURTH FLOOR PLAN
1/4" = 1'-0"
A-104



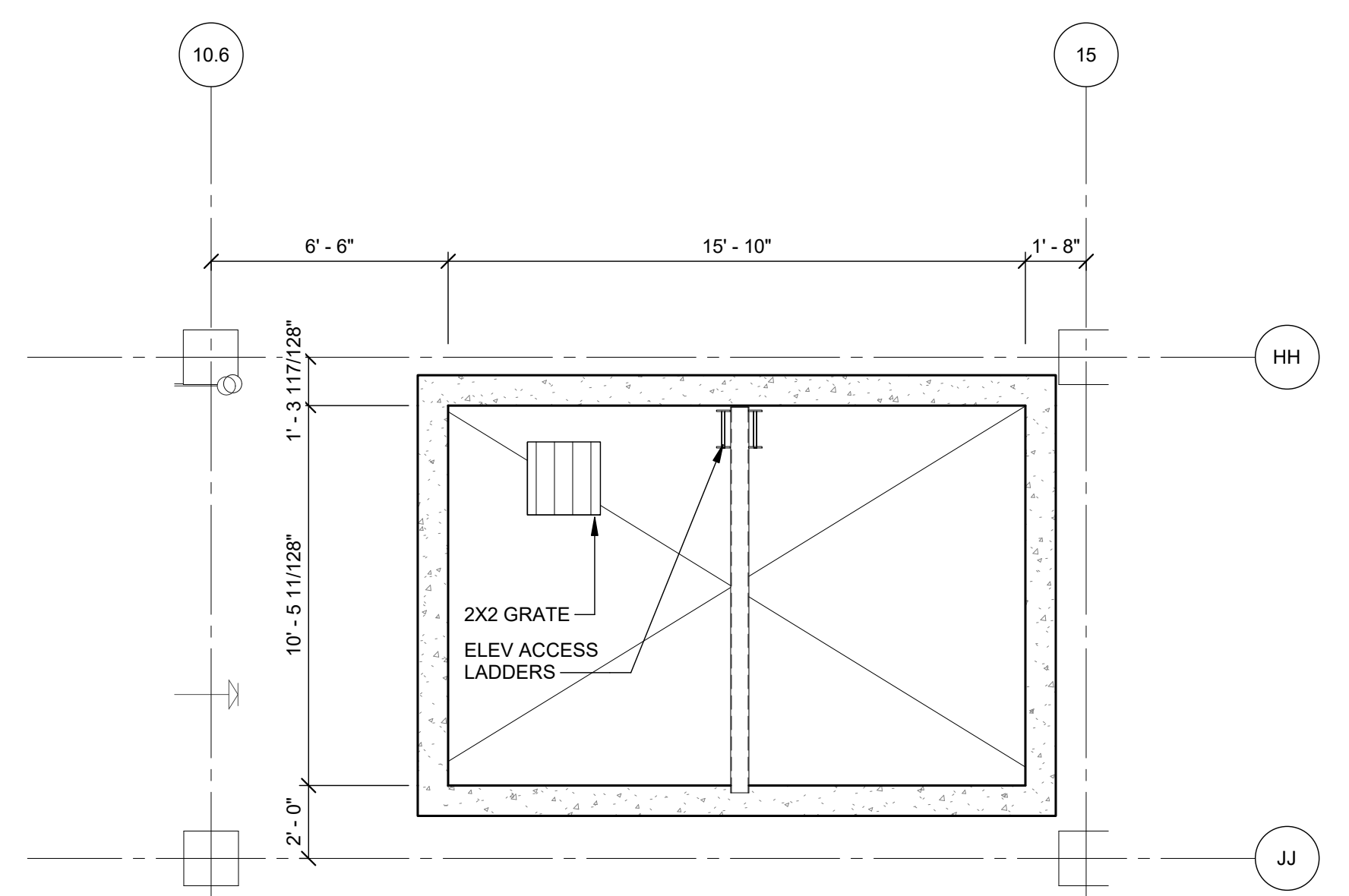
2 ELEV TOWER - SECOND FLOOR PLAN
1/4" = 1'-0"
A-102



3 ELEV TOWER - THIRD FLOOR PLAN
1/4" = 1'-0"
A-103



1 ELEV TOWER - FIRST FLOOR PLAN
1/4" = 1'-0"
A-101



1A ELEVATOR PIT
1/4" = 1'-0"



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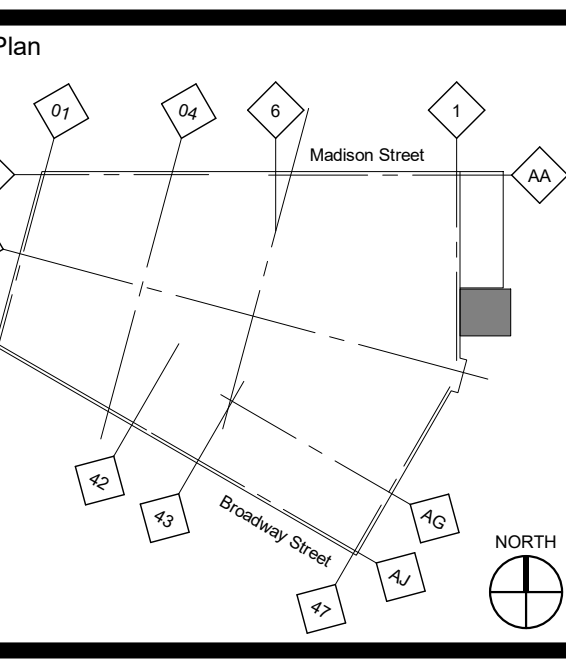
Issue History

No.	Description	Date
201	HDC REVIEW	01/20/21
	OWNER REVIEW	03/06/20

Refer To Sheet Index For Complete Issue History

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**MICHIGAN
OPERA
THEATRE**

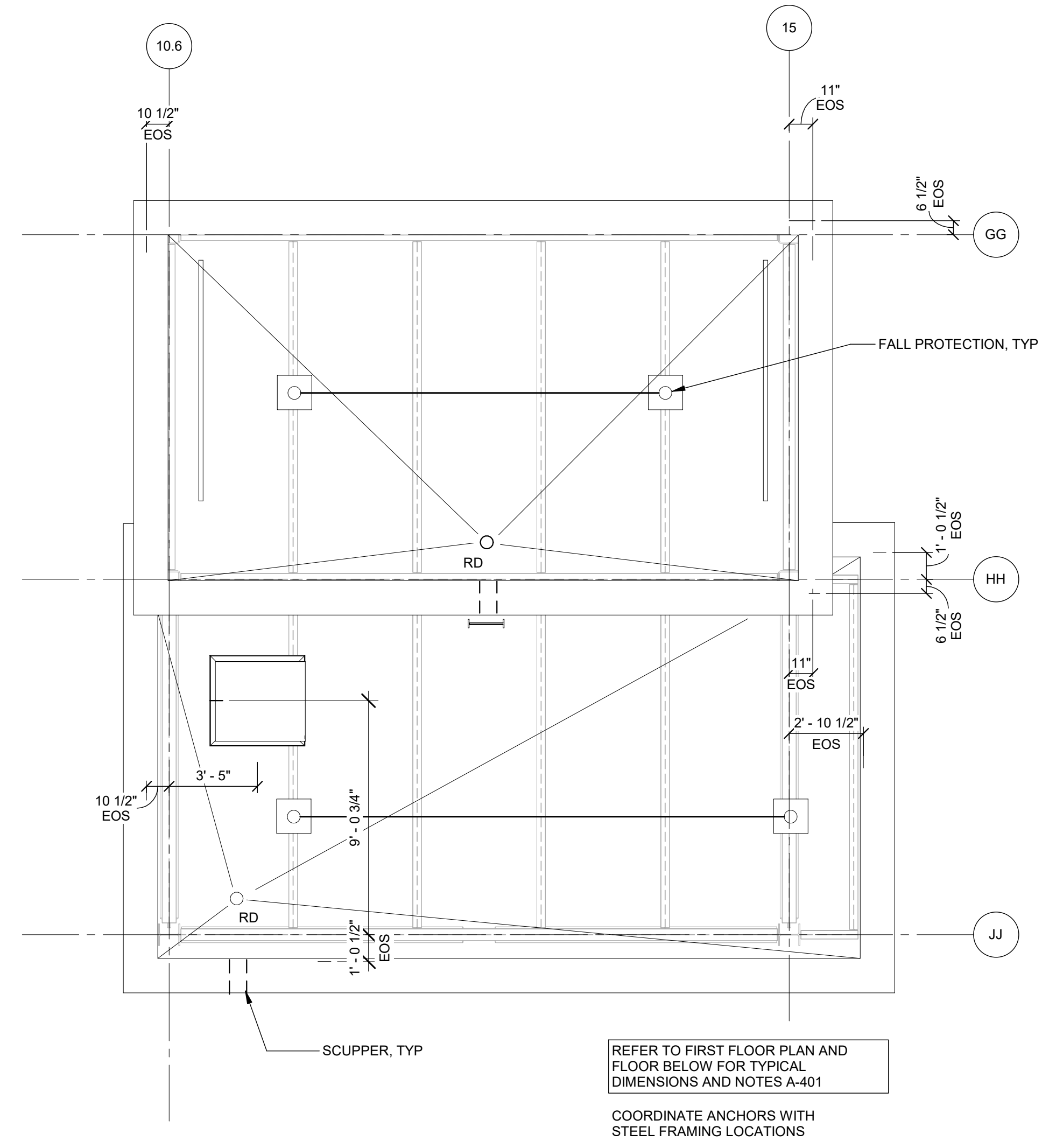
Detroit Opera House Renovation - Phase 1A
Detroit, MI

In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked Checker
Approved Approver Date 01/20/21
Sheet Title

**ELEVATOR TOWER
PLANS**
Job No. 08022-D0 Sheet No. A-401A

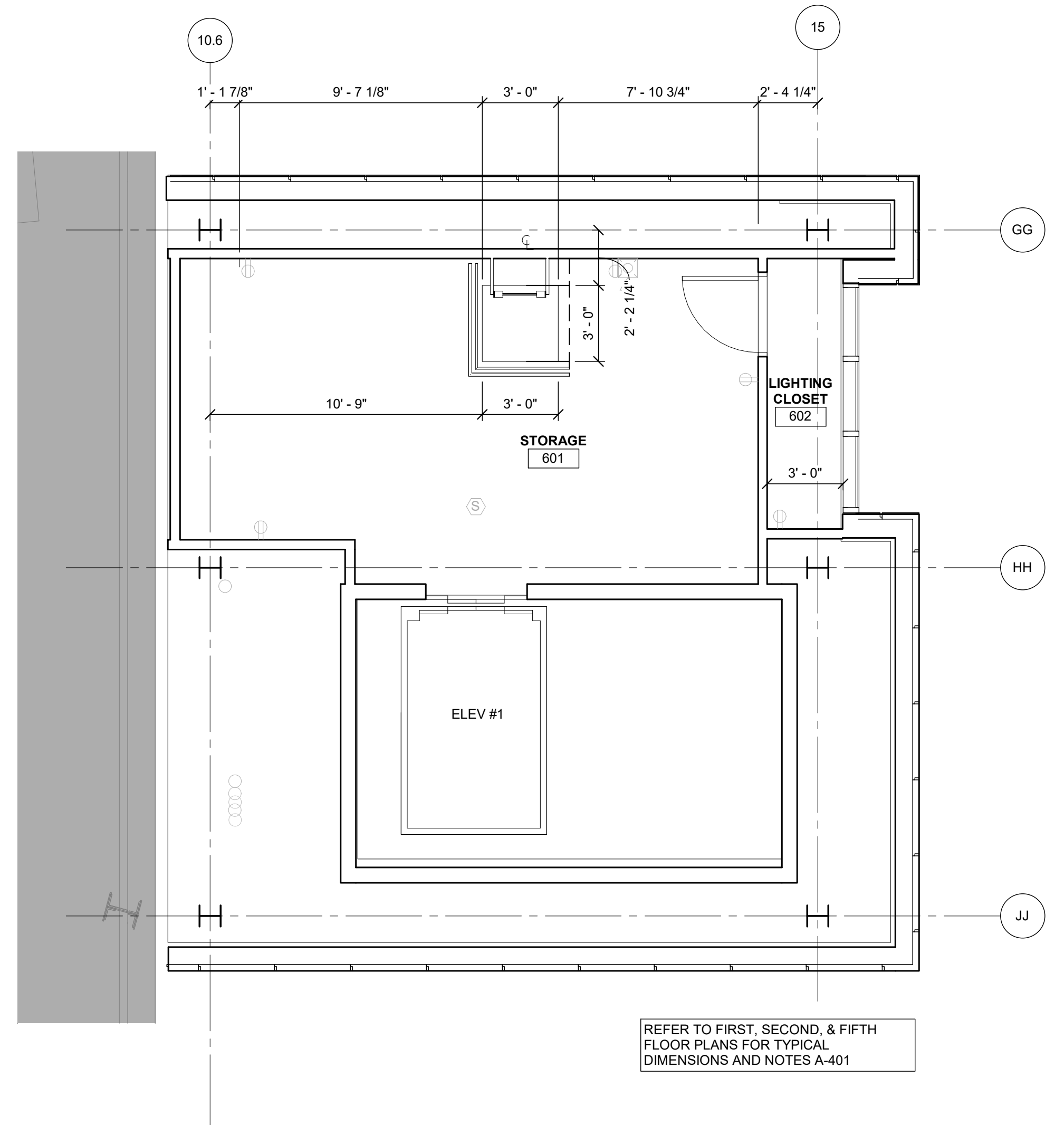
GENERAL NOTES:
PLACEHOLDER

NOTES:
PLACEHOLDER



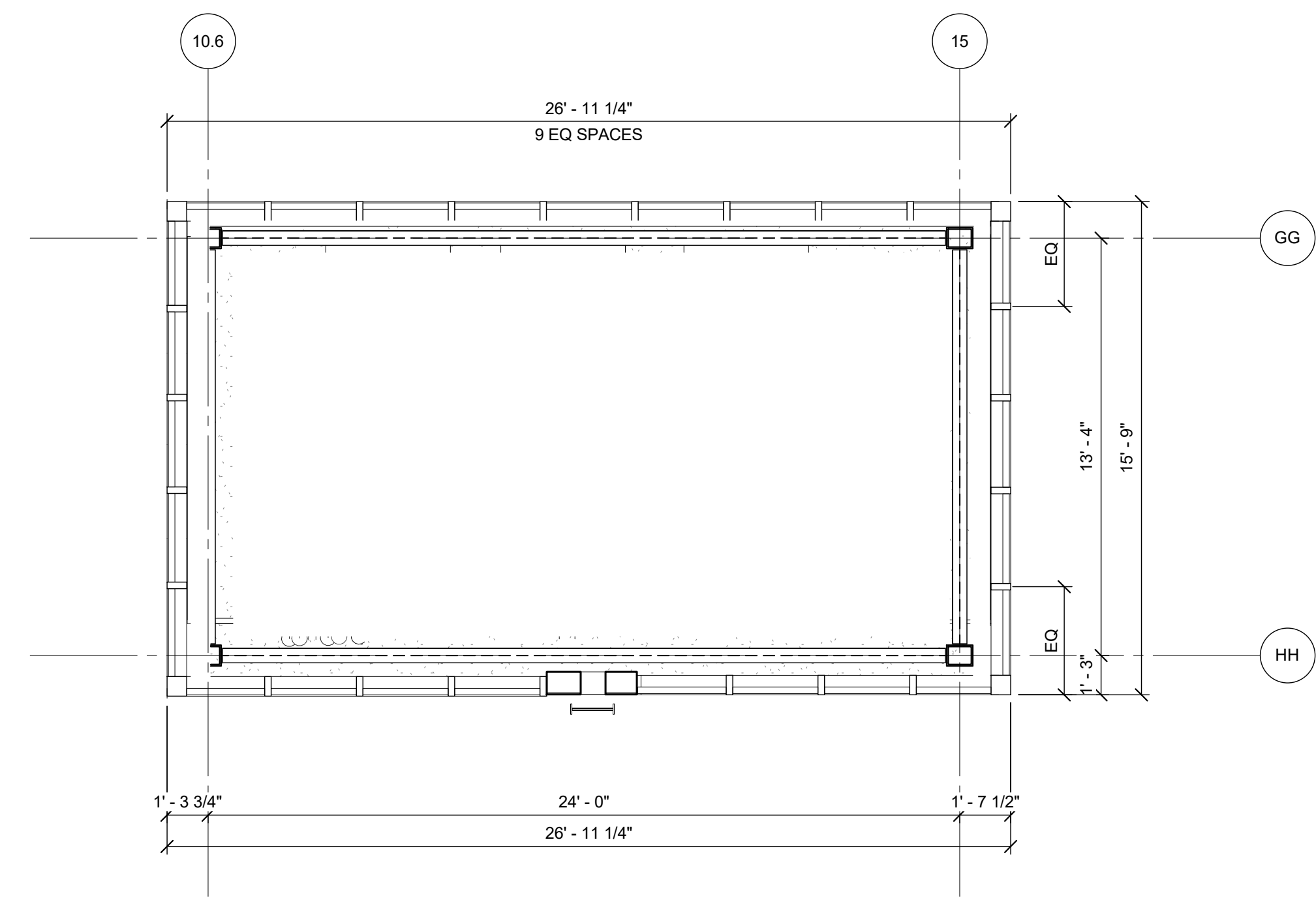
4 ELEV TOWER - ROOF PLAN
1/4" = 1'-0"
A-108

REFER TO FIRST FLOOR PLAN AND FLOOR BELOW FOR TYPICAL DIMENSIONS AND NOTES A-401
COORDINATE ANCHORS WITH STEEL FRAMING LOCATIONS

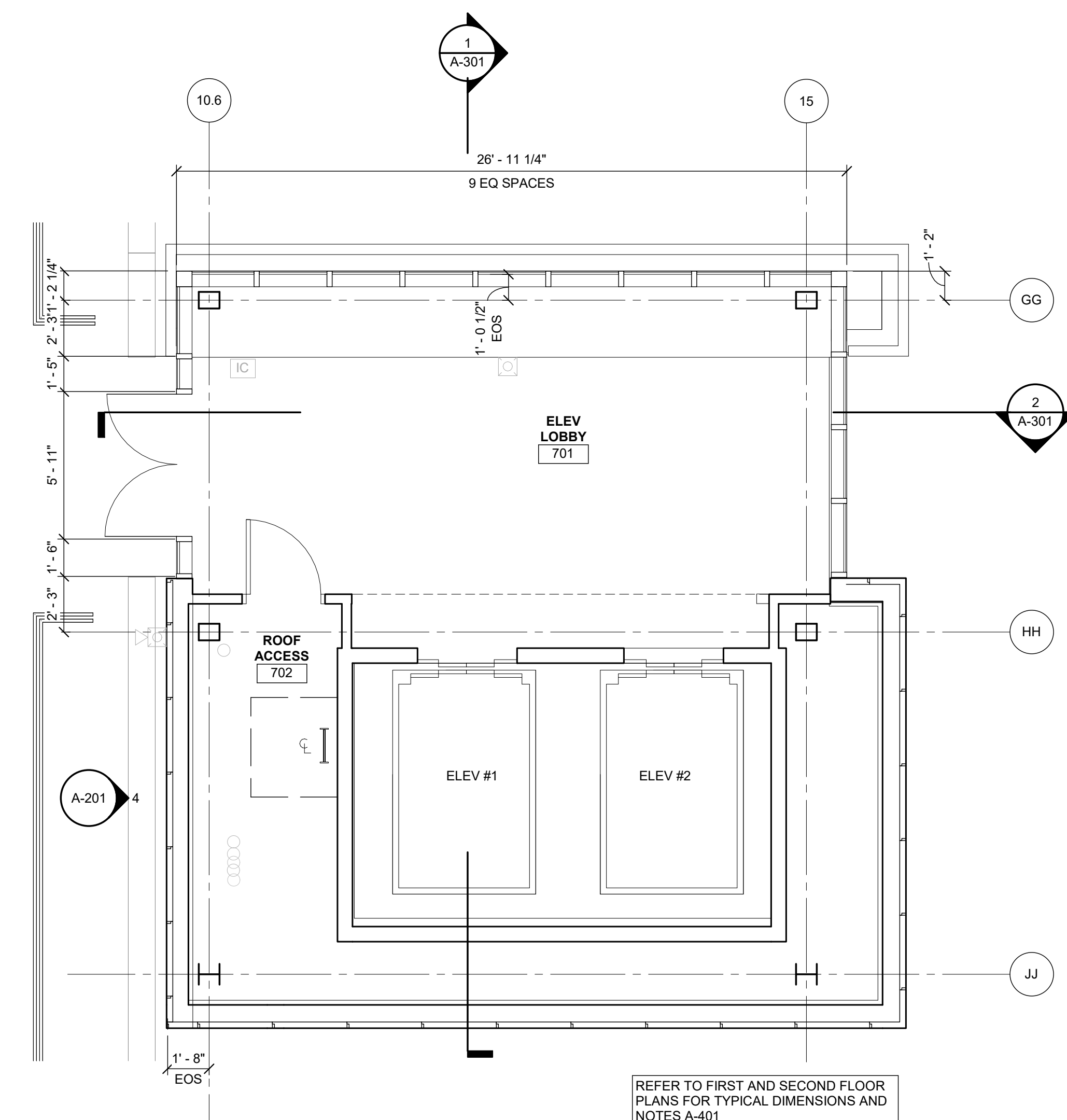


2 ELEV TOWER - SIXTH FLOOR PLAN
1/4" = 1'-0"
A-108

REFER TO FIRST, SECOND, & FIFTH FLOOR PLANS FOR TYPICAL DIMENSIONS AND NOTES A-401

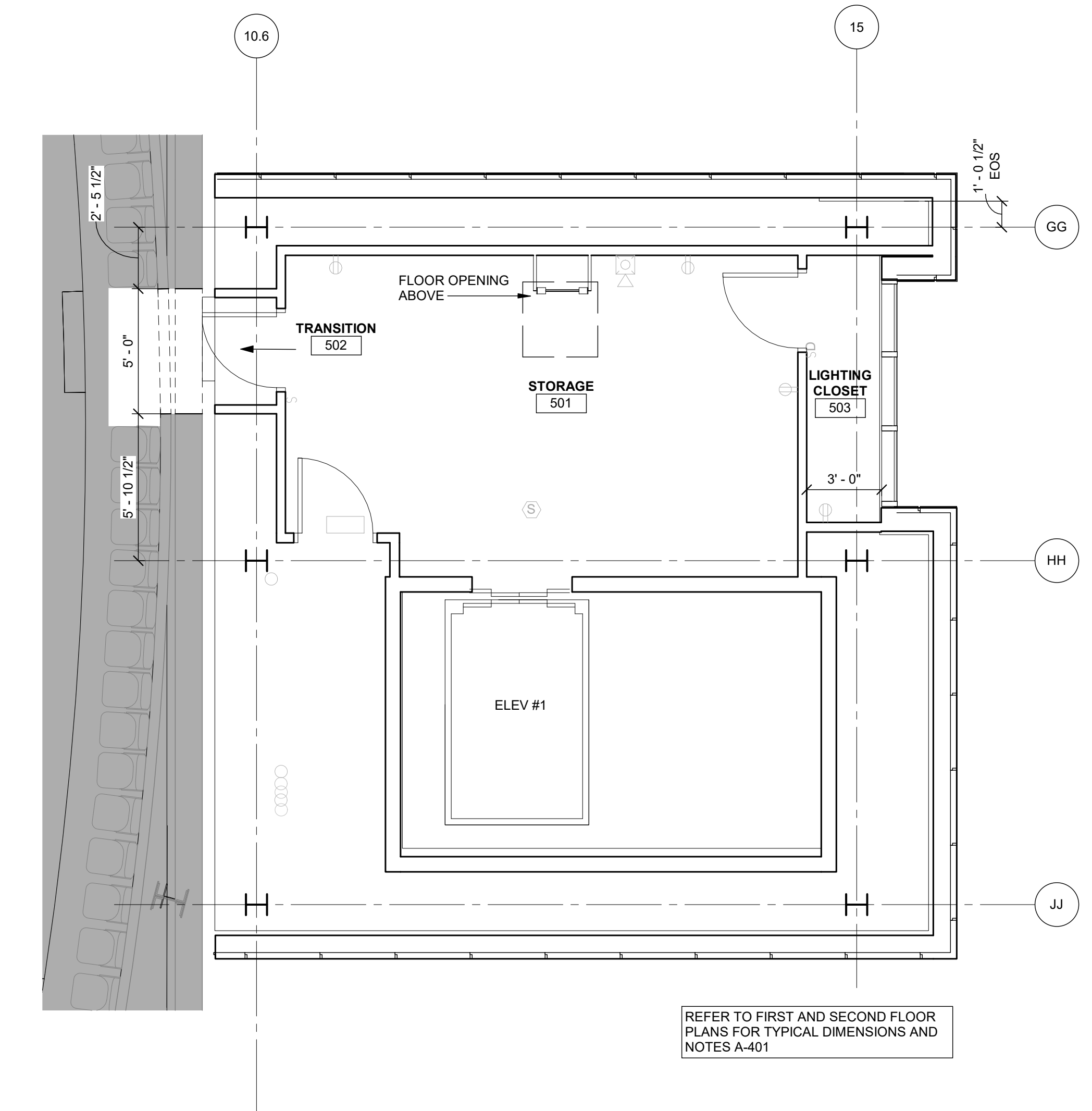


5 ELEV TOWER - CLERESTORY PLAN
1/4" = 1'-0"



3 ELEV TOWER - SEVENTH FLOOR PLAN
1/4" = 1'-0"
A-107

REFER TO FIRST AND SECOND FLOOR PLANS FOR TYPICAL DIMENSIONS AND NOTES A-401



1 ELEV TOWER - FIFTH FLOOR PLAN
1/4" = 1'-0"
A-105

REFER TO FIRST AND SECOND FLOOR PLANS FOR TYPICAL DIMENSIONS AND NOTES A-401



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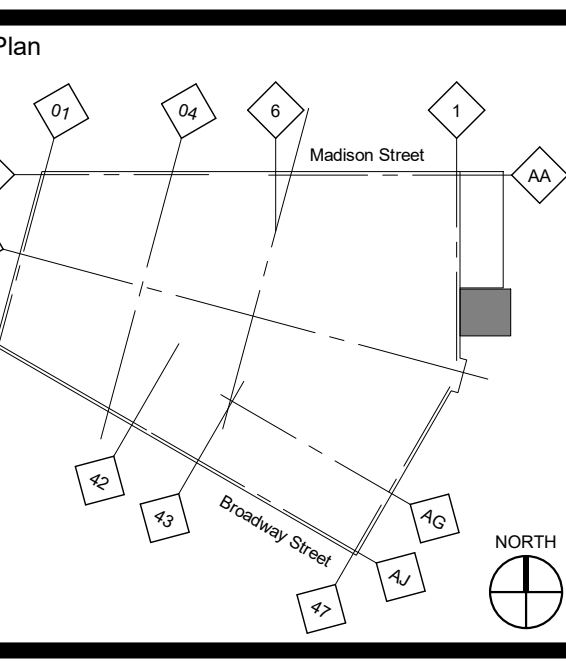
Issue History

Table with columns: No., Description, Date. Includes entries for HDC REVIEW and OWNER REVIEW.

Table with columns: No., Description, Date. Includes entries for HDC REVIEW and OWNER REVIEW.

DISCLAIMER: The Albert Kahn Associates, Inc. regularly updates electronic files during the development of a project. As a result, the data included in any CAD file or drawing prior to its final release does not necessarily reflect the complete scope or content as defined in the contract. The contents in these files may therefore be different from the information contained in the contract documents. Furthermore, the information contained herein is the exclusive property of Albert Kahn Associates, Inc. The original files represented here by this information shall not be used, altered, or reproduced in any manner without the expressed written consent of the Albert Kahn Associates, Inc.

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MICHIGAN OPERA THEATRE

Detroit Opera House Renovation - Phase 1A
Detroit, MI

In Charge Z. TOLBERT
Designed ZAT
Drawn By AD
Checked Checker
Approved Approver Date 01/20/21
Sheet Title

ELEVATOR TOWER DEMO PLAN

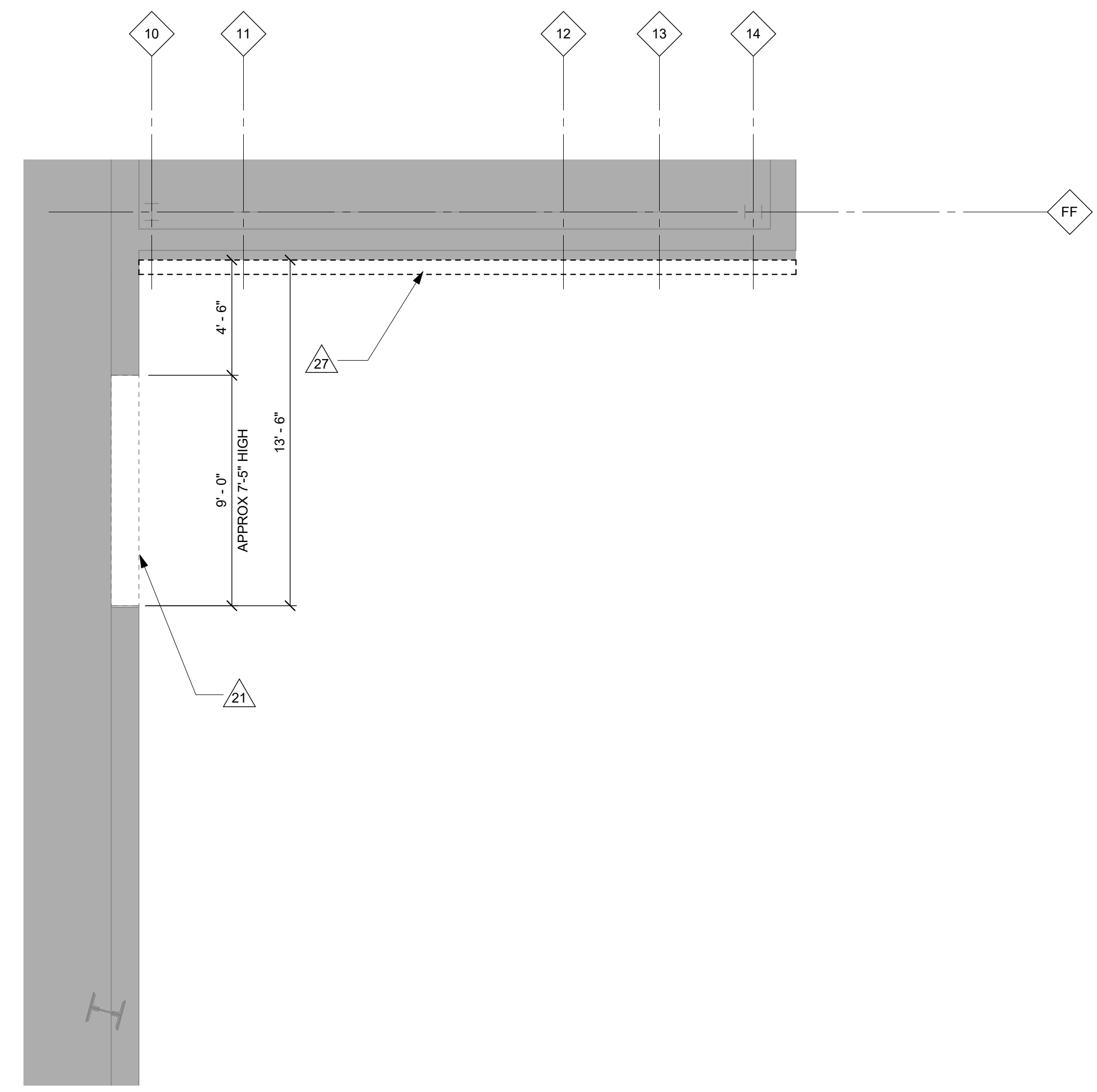
Job No. 08022-D0 Sheet No. AD-401

GENERAL DEMOLITION NOTES

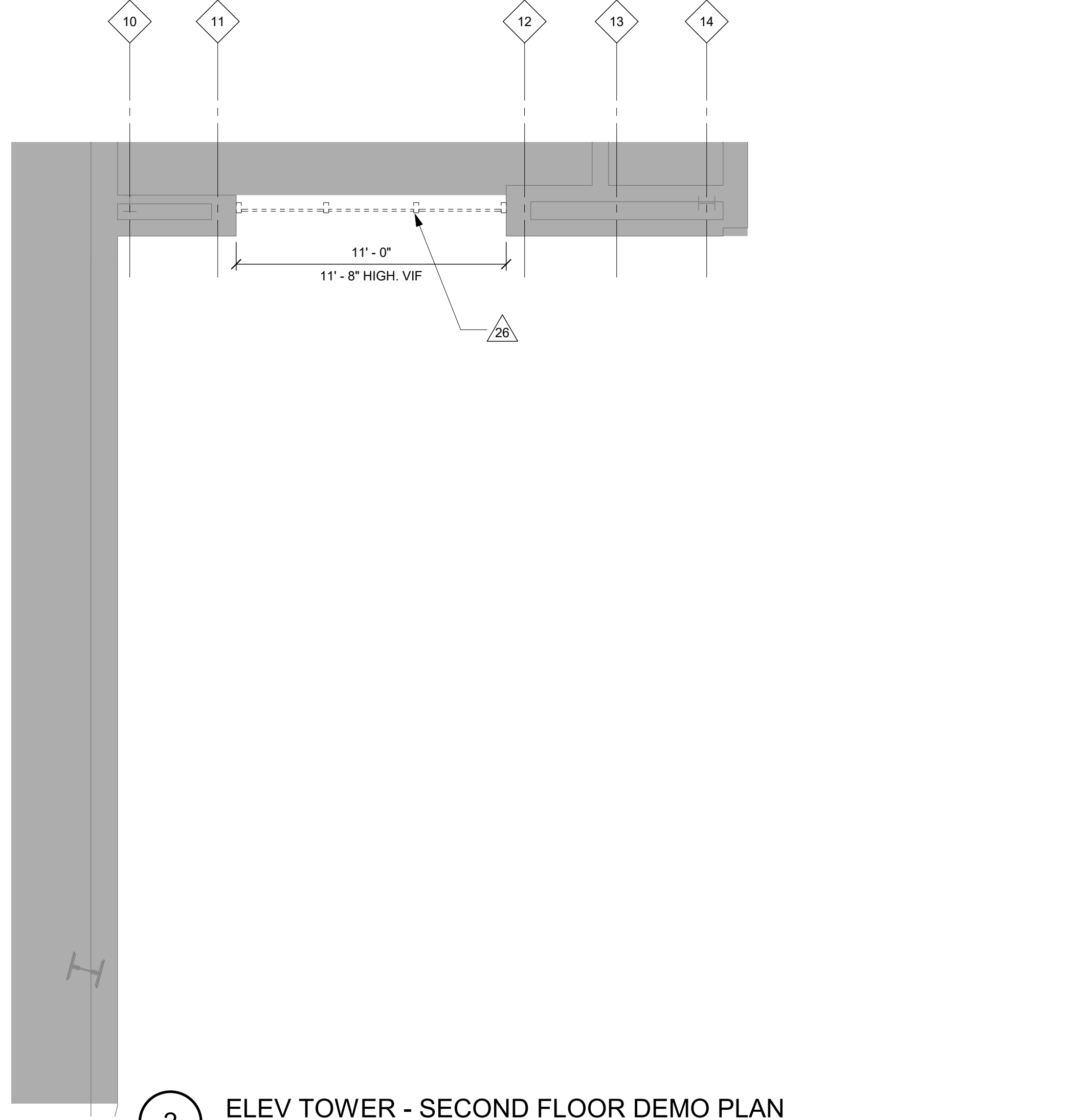
- 1. REMOVE WALL CONSTRUCTION AND FLOOR CONSTRUCTION AS INDICATED BY DASHED LINES. ALSO REFER TO SHEET A-001
- 2. PROVIDE TEMPORARY BRACING AND/OR SUPPORT REED TO PREVENT DAMAGE TO OR FAILURE OF EXIST STRUCTURE.
- 3. FIELD VERIFY EXACT LOCATION, SIZE, AND TYPE OF EXISTING UNDERGROUND UTILITIES SERVING EXISTING BUILDING. PROTECT EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.
- 4. REMOVE THRESHOLDS, AT DEPRESSED THRESHOLDS AND FLOOR TRANSITIONS.
- 5. FURNISH AND INSTALL FULL HT SMOKE TIGHT/SOUND CONTROL TEMPORARY PARTITIONS TO SEPARATE CONSTRUCTION FROM OCCUPIED AREAS. SEE PARTITION TYPE T1 ON AD-101. CONTRACTOR TO BUILD TYPE T1 PART WITH SHAFT WALL CONSTRUCTION WHEN ACCESS TO DEMO SIDE OF PLAN IS LIMITED. CONTRACTOR TO PROVIDE DOOR IN TEMP PARTN FOR ACCESS.
- 6. NOT ALL CONDITIONS DESCRIBED IN THE FOLLOWING DEMOLITION NOTES OCCUR IN EACH AREA OF THE DEMOLITION. FIELD VERIFY EXISTING CONDITIONS AND MATERIALS OF EACH FLOOR AND AREA TO BE DEMOLISHED.
- 7. DEMOLITION PLANS REPRESENT APPROXIMATE LOCATION OF EXISTING WALLS TO BE DEMOLISHED. FIELD VERIFY TYPE OF CONSTRUCTION AND HEIGHT OF WALLS. PLANS DO NOT NECESSARILY INDICATE ALL DEMO WALLS, COUNTERS, CLOSETS, SINKS ETC. PRIOR TO DEMOLITION FIELD VERIFY THAT WALLS TO BE REMOVED DO NOT PROVIDE SUPPORT FOR EXISTING BUILDING ELEMENTS AND EXISTING CONSTRUCTION TO REMAIN. NOTIFY A/E IF DEMOLITION WALLS SUPPORT EXISTING BUILDING ELEMENTS.
- 8. REMOVE ALL WALL COVERINGS ON EXISTING WALLS TO REMAIN THAT FACE AREAS OF DEMOLITION. REMOVAL SHALL INCLUDE ANY RESIDUAL MATERIAL AFTER DEMOTION, I.E. PIECES OF WALL COVERING OR BACKING. REMOVAL OF WALL COVERINGS IS TO BE DONE W/O DAMAGING THE EXISTING WALL SURFACE TO REMAIN.
- 9. FIELD VERIFY THE PRESENCE OF MECHANICAL AND ELECTRICAL, PIPES, CONDUIT, ETC. IN ALL WALLS TO BE DEMOLISHED.
- 10. VERIFY WITH CONSTRUCTION MANAGER TECHNICAL REPRESENTATIVE TO ACCESS THE DEMOLITION AREA, INGRESS AND EGRESS ROUTES FOR MATERIAL AND EQUIPMENT.
- 11. PROTECT EXISTING ELEVATOR CABS FROM DAMAGE TO FLOOR, WALLS AND CEILINGS
- 12. PROTECT EXISTING FLOORS, WALLS AND CORNERS TO REMAIN ALONG WORK ACCESS ROUTES.
- 13. CONTAIN DUST AND DEBRIS WITHIN THE DEMOLITION AREA.
- 14. DEMOLISH AND REMOVE CARPET, PAD, TACK STRIP, AND VINYL TILE. REMOVE ALL FLOOR MATERIALS INCLUSIVE OF SETTING BEDS, SUBFLOOR MATERIAL ETC. REMOVE MASTIC TO PROVIDE A CLEAN FLOOR THAT IS ACCEPTABLE TO THE SUBCONTRACTOR INSTALLING NEW FINISH MATERIAL.
- 15. DEMOLISH AND REMOVE DOORS, VINYL BASE, CONDUIT, WIRING, CONVECTOR COVERS WITH SUPPORT FRAMING, DUPLEXES, TELEPHONE OUTLETS, CABLES, SHELVING, METAL STUD AND GYPSUM BOARD WALLS, CLOSETS, CABINETS, FILES, COUNTERS, WOOD MOLDING, SHELVES AND ENCLOSURES WHERE APPLICABLE.
- 16. DEMOLISH AND REMOVE SUSPENDED ACOUSTIC LAY-IN OR SPLINE CEILING INCLUSIVE OF HANGERS AND CARRYING CHANNELS, WIRES, CABLES, CONDUIT, ADHERED CEILING TILES, FLEX CONDUIT, ELECTRICAL BOXES, SMOKE DETECTORS, LIGHT FIXTURES AND WIRING, DUCT WORK, PIPING AND SUPPORT HANGERS. CUT HANGERS FLUSH.
- 17. CONTRACTOR SHALL ASSIST IN COORDINATING THE IDENTIFICATION OF UTILITES TO REMAIN.
- 18. DEMOLITION FOR THE FLOOR AREAS SHALL ENCOMPASS THE SPACE FROM THE TOP OF THE CONCRETE FLOOR TO THE UNDERSIDE OF THE EXISTING INTERSTITIAL STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
- 19. ALL DEMOLITION MATERIALS AND DEBRIS SHALL BE DISPOSED OF ACCORDING TO FEDERAL STATE AND LOCAL REGULATIONS.
- 20. CONTRACTOR SHALL PERFORM WORK IN A MANNER THAT DOES NOT DAMAGE THE EXISTING STRUCTURE. DEMOLITION SHALL NOT COMPRISE THE STRUCTURAL INTEGRITY OF ANY WALLS, FLOORS, VEILINGS, SUPPORTS, STRUCTURE, ETC TO REMAIN.
- 21. AT LOCATIONS WHERE EXISTING WALLS ARE TO BE REMOVED NEAR EXISTING WALLS TO REMAIN, PERFORM DEMOLITION WITHOUT DISTURBING EXISTING ELEMENTS TO REMAIN. WALLS TO REMAIN SHALL BE INTACT AND HAVE A NEAT SURFACE WITH NO PROJECTIONS GREATER THAN 1/2" FROM THE FACE OF WALL.
- 22. REMOVE EXISTING ROOF CURB REFER TO MECH DWGS

DEMOLITION KEYNOTES

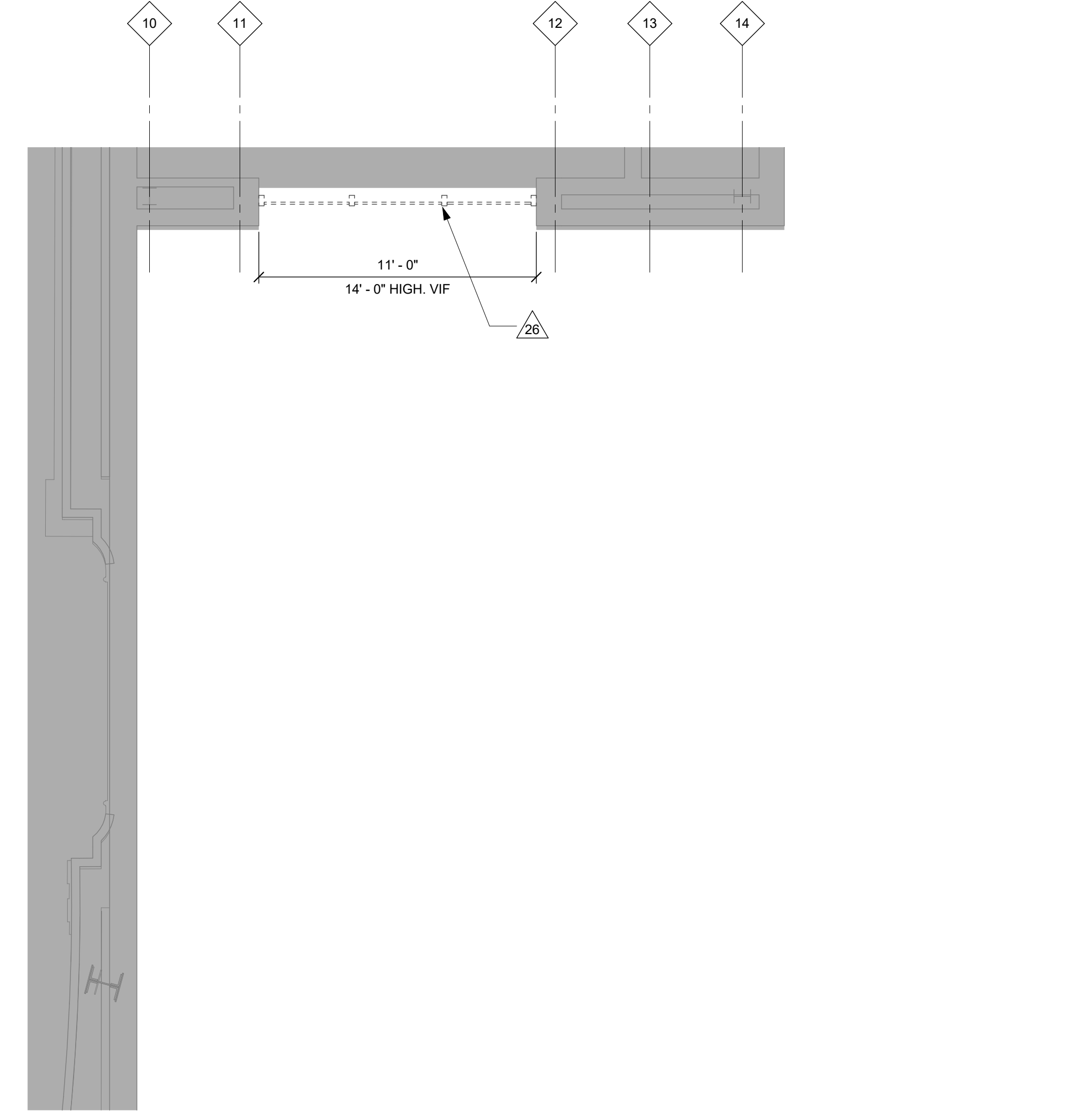
- 1 REMOVE BOTTOM PORTION OF WALL
- 2 REMOVE EXISTING PIPE
- 3 REMOVE EXISTING LOUVER
- 4 REMOVE EXIST STRUCTURAL SUPPORT AND ASSOCIATED CATWALK
- 5 REMOVE EXIST PAVERS, GRAVEL, ROOFING, INSULATION, AND CINDER FILL TO STRUCTURAL SLAB
- 6 REMOVE EXIST PARAPET
- 7 REMOVE EXIST SLAB AND FOUNDATION
- 8 REMOVE EXIST DOOR
- 9 REMOVE EXTERIOR DOOR HANDLE, AND REWORK DOOR
- 10 REMOVE SCREEN WALL
- 11 REMOVE STORAGE ENCLOSURE
- 12 REMOVE BLEACHERS
- 13 REMOVE PORTION OF CEILING AS REQUIRED TO COMPLETE NEW WORK
- 14 REMOVE EXISTING GUARD RAIL, SALVAGE FOR REUSE
- 15 "NOT USED"
- 16 REMOVE EXIST PAVEMENT
- 17 REMOVE PORTABLE RESTROOMS AND ASSOCIATED PIPING, REFER TO MECH
- 18 "NOT USED"
- 19 REMOVE EXISTING ROOF CURB REFER TO MECH DWGS
- 20 "NOT USED"
- 21 MAS WALL AND SILL AT DOOR TO BE REMOVED TO CONC SLAB BELOW
- 22 DISASSEMBLE EXISTING FENCE, SALVAGE FOR REUSE
- 23 REMOVE EXISTING RAMP, PLATFORM, AND/OR STAIR
- 24 REMOVE EXIST SEATING
- 25 REMOVE EXISTING LADDER, SALVAGE FOR REUSE
- 26 REMOVE EXIST GLAZED CURTAIN WALL
- 27 REMOVE TOP PORTION OF EXISTING MAS WALL PARAPET



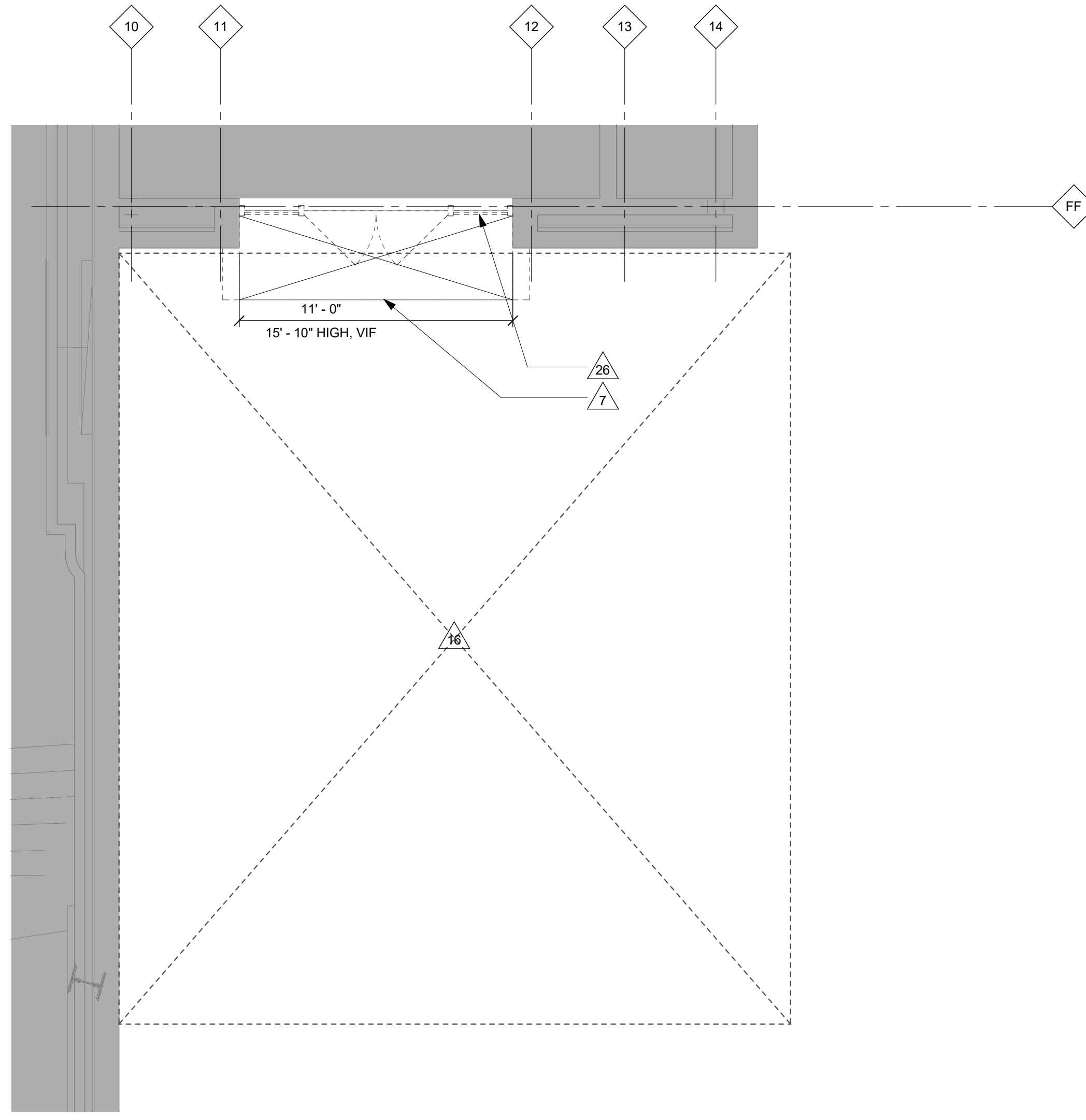
4 ELEV TOWER - FOURTH FLOOR DEMO PLAN
1/4" = 1'-0"
A-104



2 ELEV TOWER - SECOND FLOOR DEMO PLAN
1/4" = 1'-0"
A-102



3 ELEV TOWER - THIRD FLOOR DEMO PLAN
1/4" = 1'-0"
A-103



1 ELEV TOWER - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"
A-101



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Issue History table with columns for No., Description, and Date.

Table with columns for No., Description, and Date, containing review dates.

Refer to Sheet Index For Complete Issue History

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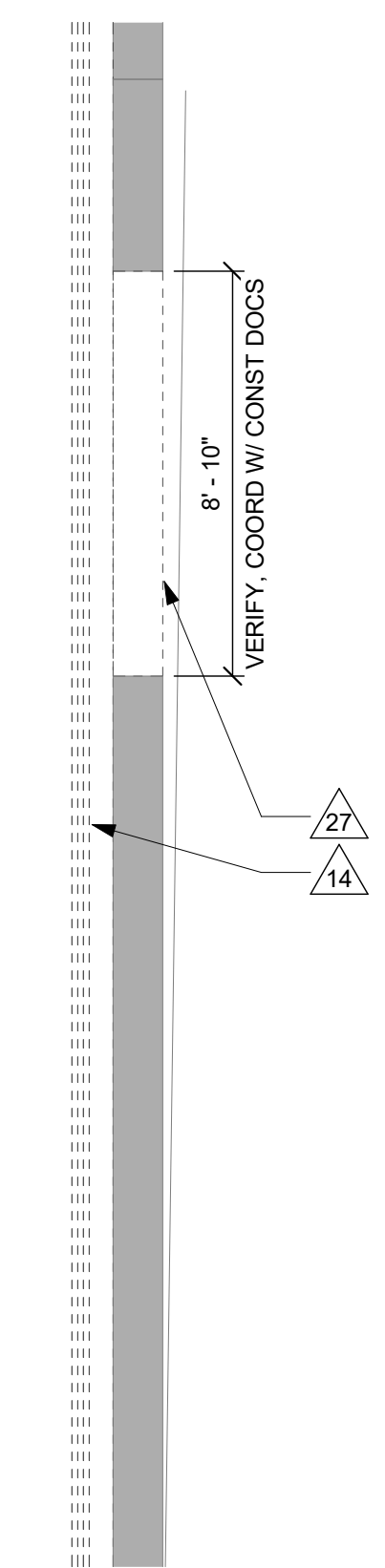
Registration Seal: REVIEW ONLY NOT FOR CONSTRUCTION

Key Plan: MICHIGAN OPERA THEATRE, Detroit Opera House Renovation - Phase 1A, Detroit, MI

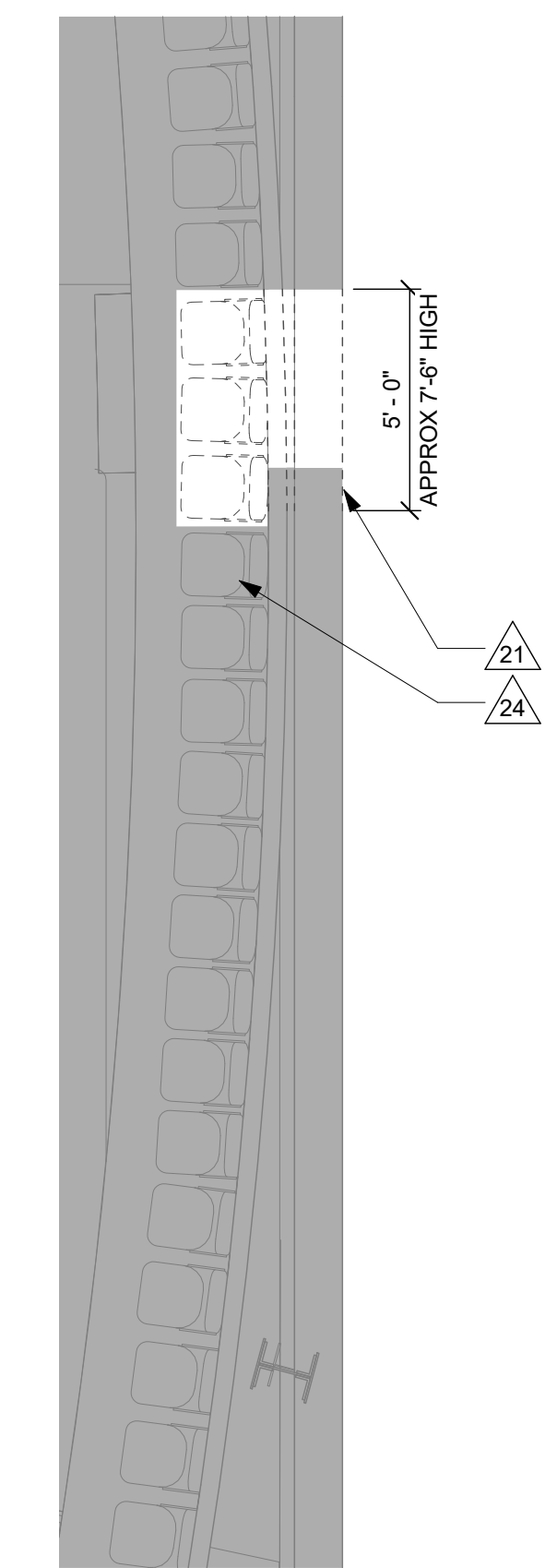
In Charge Z. TOLBERT, Designed ZAT, Drawn By AD, Checked Checker, Approved Approver, Date 01/20/21, Sheet Title ELEVATOR TOWER DEMO PLAN, Job No. 08022-D0, Sheet No. AD-401A

GENERAL DEMOLITION NOTES

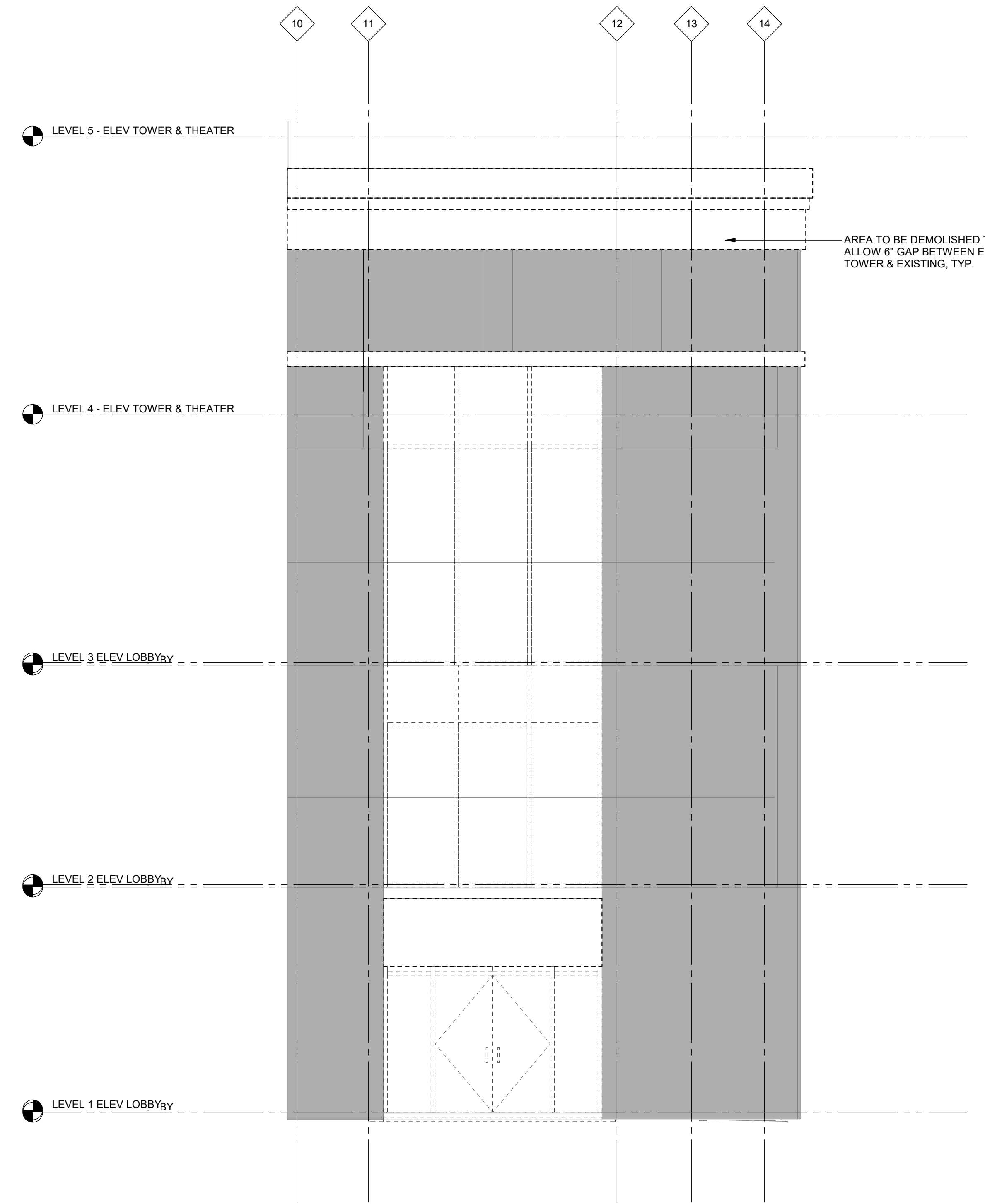
- 1. REMOVE WALL CONSTRUCTION AND FLOOR CONSTRUCTION AS INDICATED BY DASHED LINES. ALSO REFER TO SHEET A-001... 2. PROVIDE TEMPORARY BRACING AND/OR SUPPORT REED TO PREVENT DAMAGE TO OR FAILURE OF EXIST STRUCTURE... 22. REMOVE EXISTING ROOF CURB REFER TO MECH DWGS



2 ELEV TOWER - SEVENTH FLOOR DEMO PLAN 1/4" = 1'-0" A-107



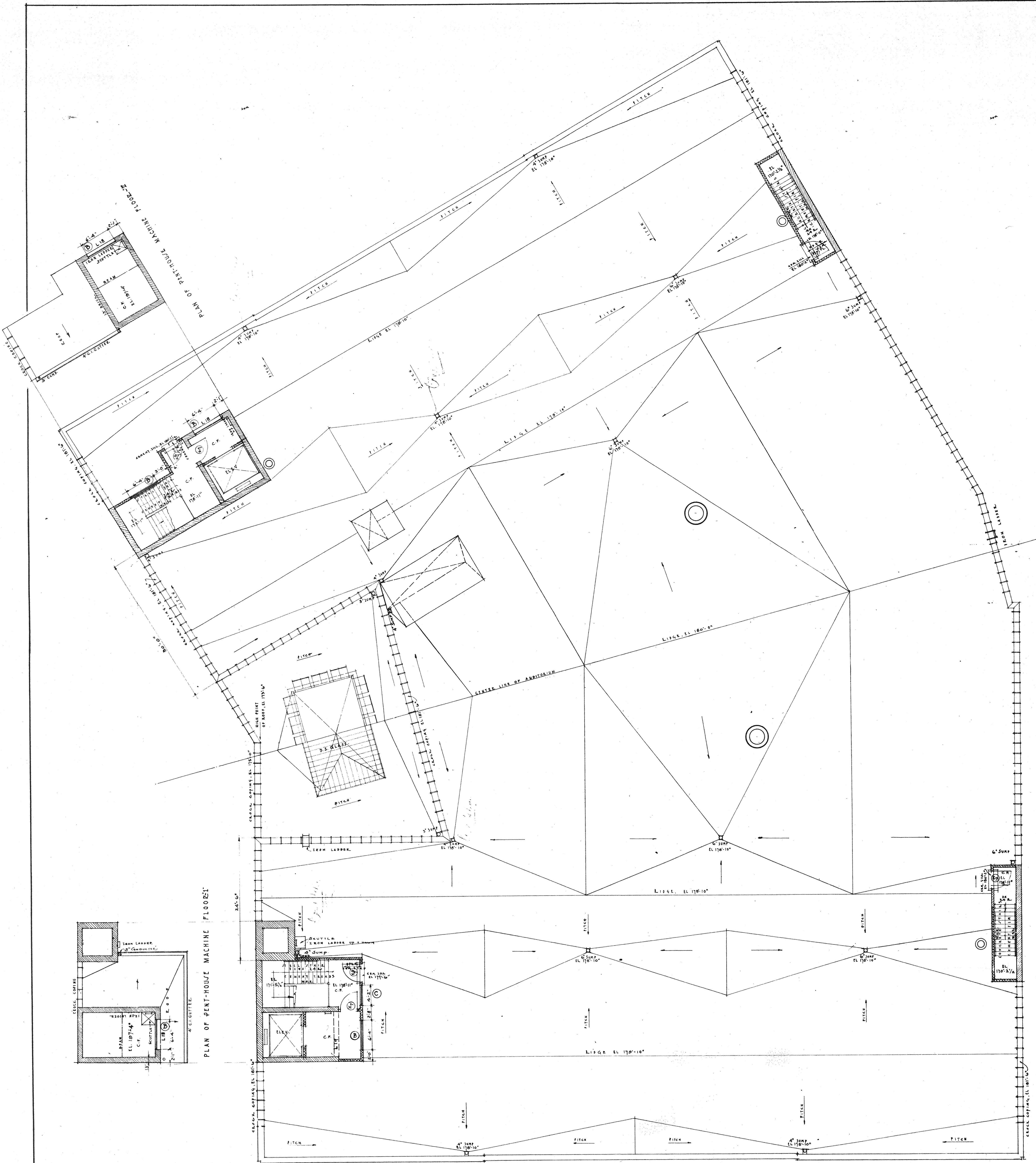
1 ELEV TOWER - FIFTH FLOOR DEMO PLAN 1/4" = 1'-0" A-105



3 SMITH LOBBY SOUTH ELEVATION 1/4" = 1'-0" AD-101

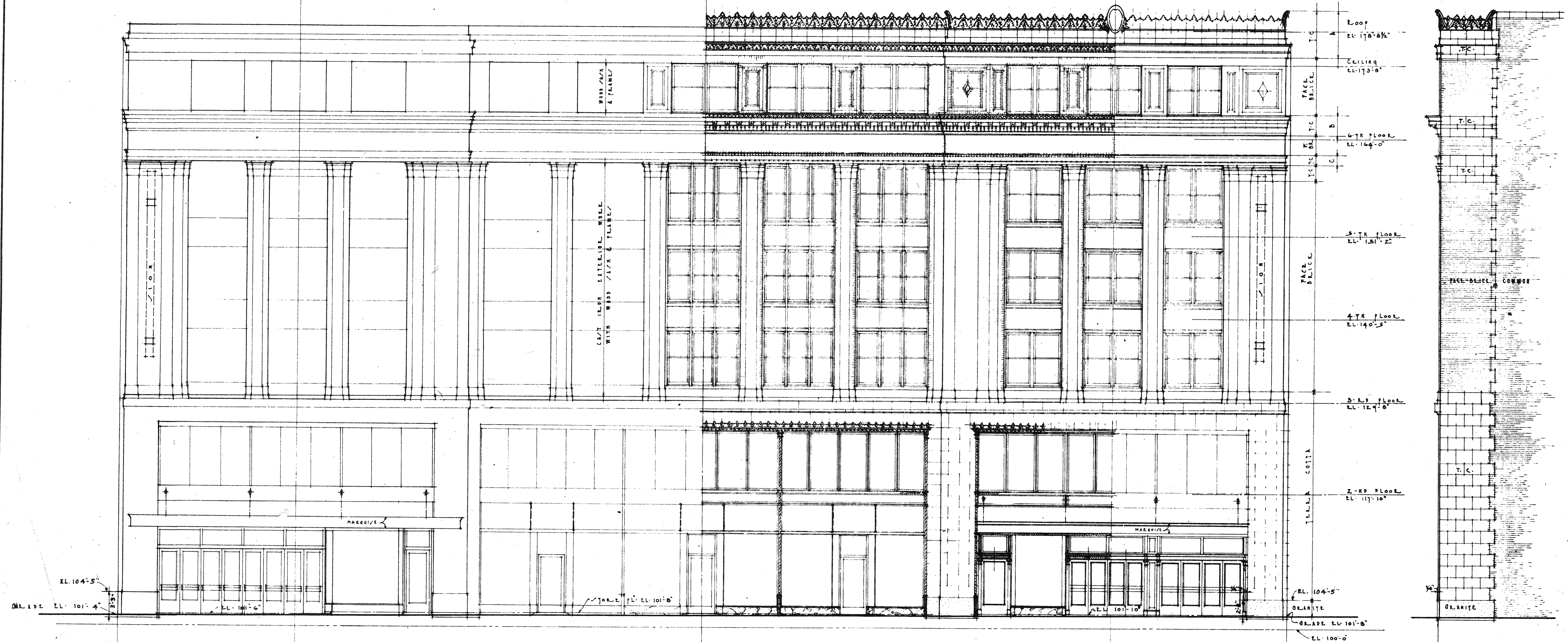
DEMOLITION KEYNOTES

- 1. REMOVE BOTTOM PORTION OF WALL... 2. REMOVE EXISTING PIPE... 27. REMOVE EXIST SEATING... 28. REMOVE EXIST LADDER, SALVAGE FOR REUSE... 29. REMOVE EXIST GLAZED CURTAIN WALL... 30. REMOVE TOP PORTION OF EXISTING MAS WALL PARAPET



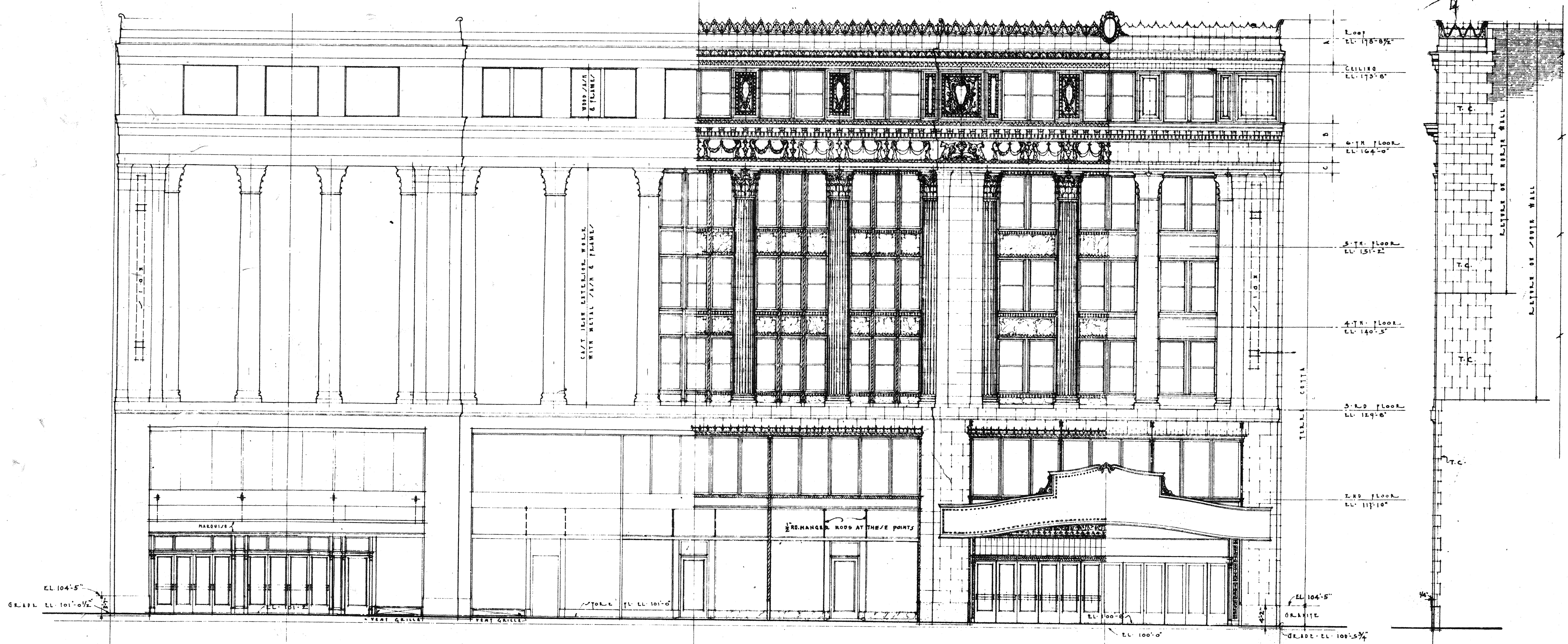
ROOF PLAN
SCALE 1/8" = 1'-0"

REVISED BY	DATE	DESCRIPTION	DRAWN	TRACED	CHECKED	APPROVED	PRINTED	ARCHITECT	OFFICE	ADDRESS	CITY	STATE	NO.
STAN	1-20-21	PLUMBING SYSTEM REVISED	WENKMAN	STANTON				C. HOWARD CRANE ARCHITECT	1000	W. W. BOYD BLDG.	DETROIT	MICH.	417
STAN	1-20-21	STAIRS REVISED	WENKMAN	STANTON				ELMER GEORGE KIEHLER & ASSOC.	1000	W. W. BOYD BLDG.	DETROIT	MICH.	417
STAN	1-20-21	SCHEMATIC DRAWING	WENKMAN	STANTON				CYRIL E. SCHLEY	1000	W. W. BOYD BLDG.	DETROIT	MICH.	417
								HUBBARD BUILDING	1000	W. W. BOYD BLDG.	DETROIT	MICH.	417
								6 VICTORIA BLOCK	1000	W. W. BOYD BLDG.	DETROIT	MICH.	417



MADISON - AVE - ELEVATION -

ELEVATION OF RETURN
ON MADISON - AVE -



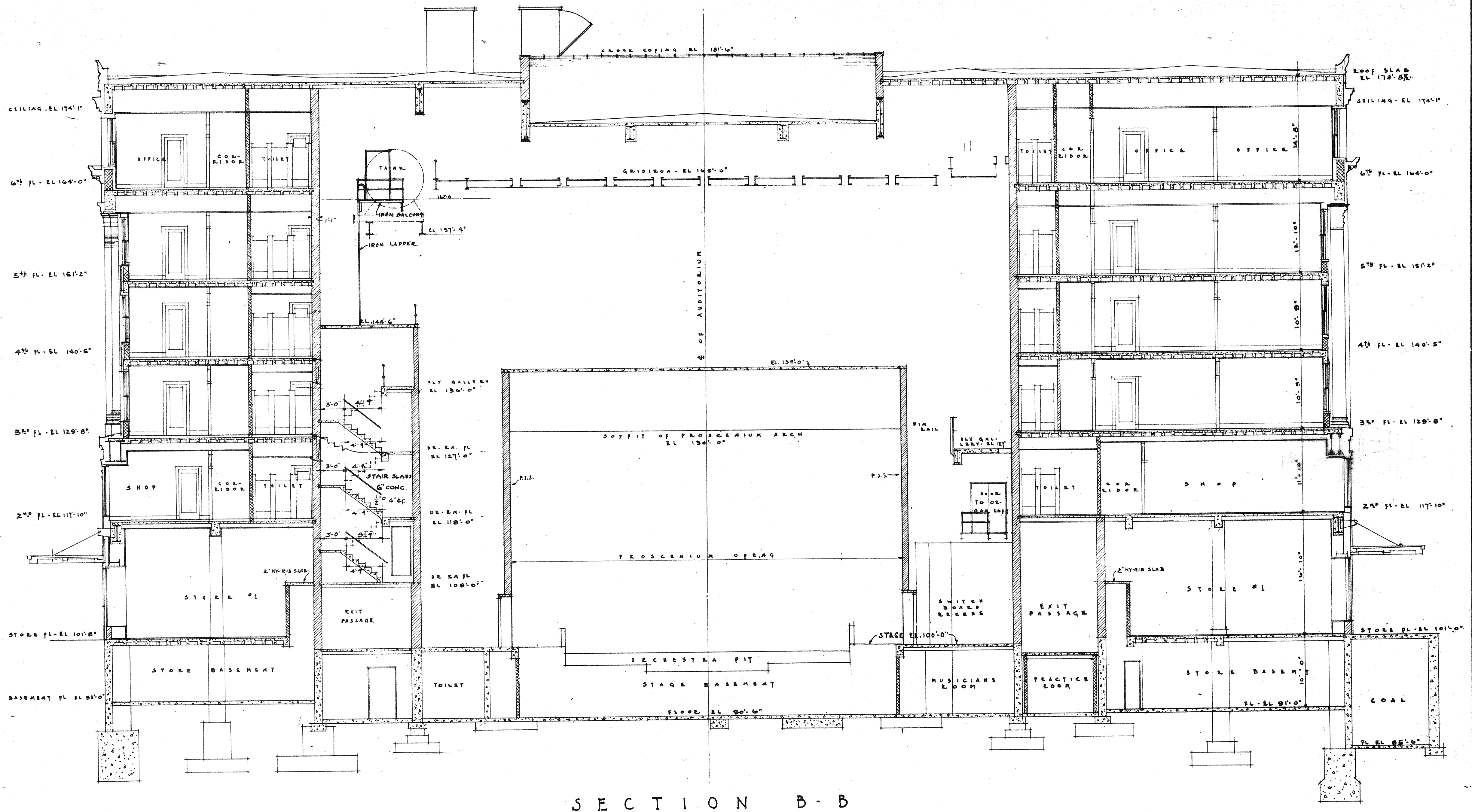
BROADWAY - ELEVATION -

ELEVATION OF RETURN
ON BROADWAY -

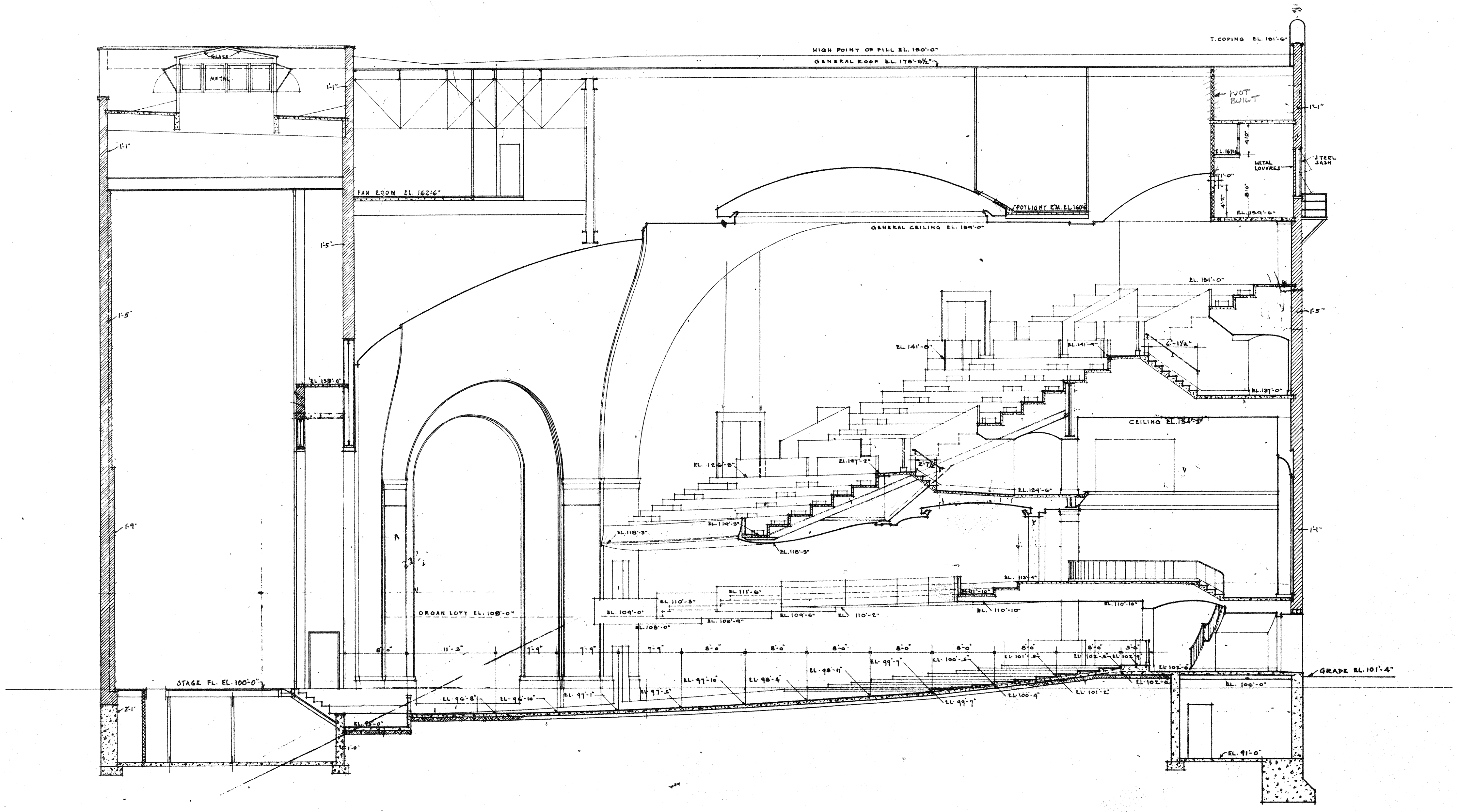
BROADWAY - & - MADISON - AVE - ELEVATIONS -

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

REVISED	BY	DESCRIPTION	RECORD	DATE	PROJECT	OFFICE
			DEAN	5-9-21	C. HOWARD CRANE ARCHITECT	CAPITOL DETROIT
			TRACY		ELMER GEORGE EISENBERG ASSOCIATE	417
			CHICK		CYRIL E. SCHLEY	12
			AMOR		HURON BUILDING	DETROIT
			PRINTED		6 VICTORIA ST. DETROIT	OFFICE



SECTION B-B

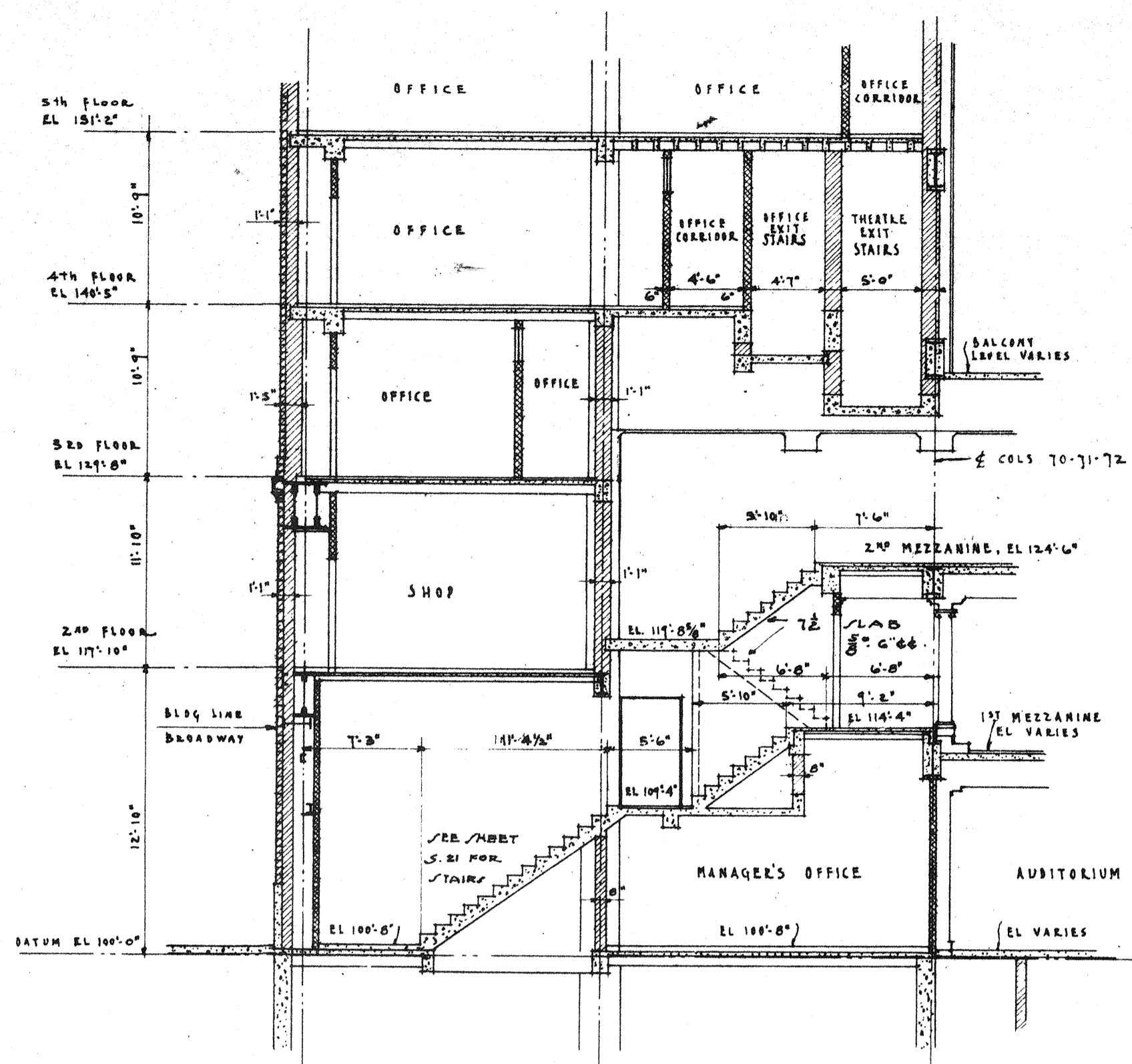


SECTION A-A

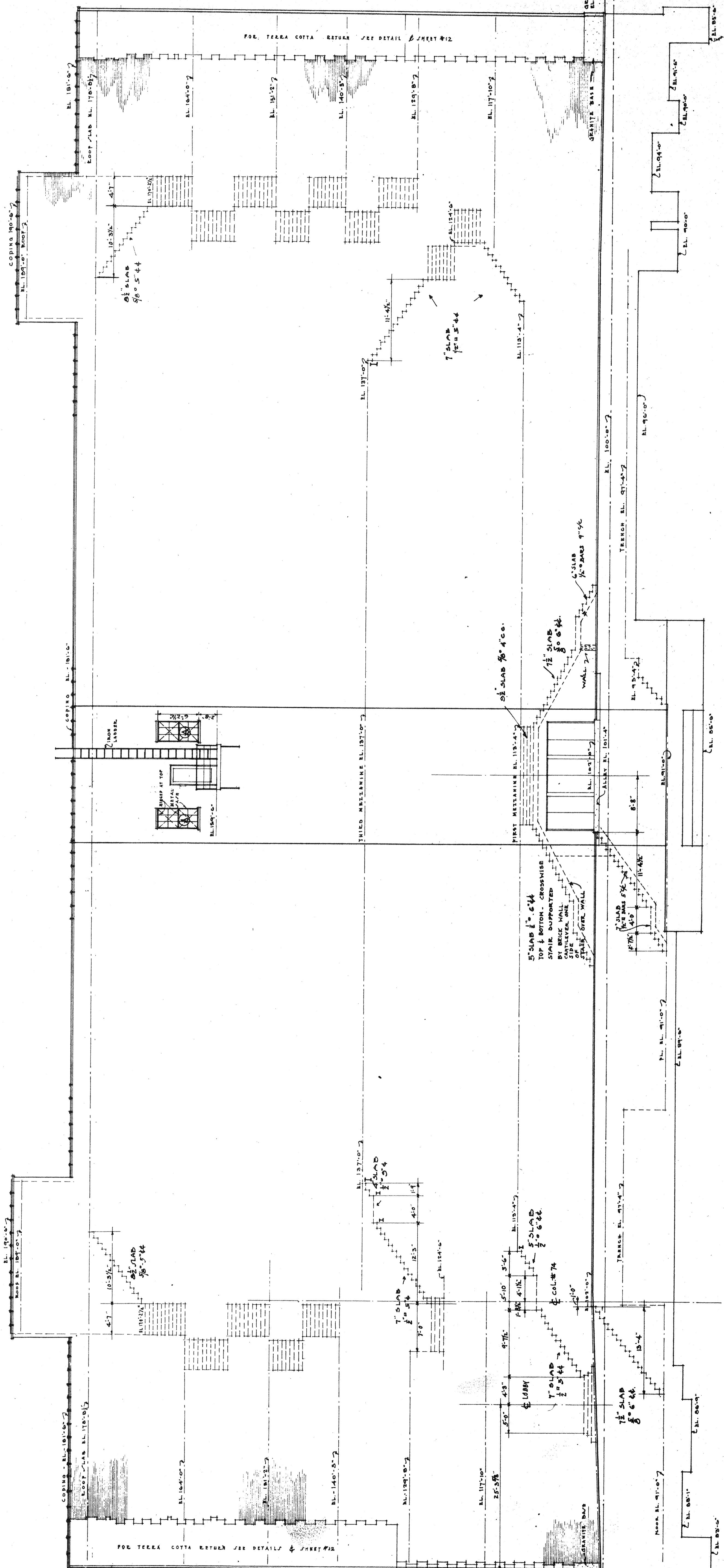
SECTIONS 'A' & 'B'
SCALE 1/8" = 1'-0"

REVISED BY	DESCRIPTION	RECORD	DATE
		RAWN	
		TRACED	
		CHECKED	
		APPROVED	
		PRINTED	

C. HOWARD CRANE ARCHITECT		CAPITOL
ELMER GEORGE RICHNER ASSOCIATE		DETROIT
CYRIL E. SCHLEY		417
HUZZON BUILDING		13
DETROIT		
CANADIAN	OFFICE	
6 VICTORIA BLOCK	WINDYBOE ONE	



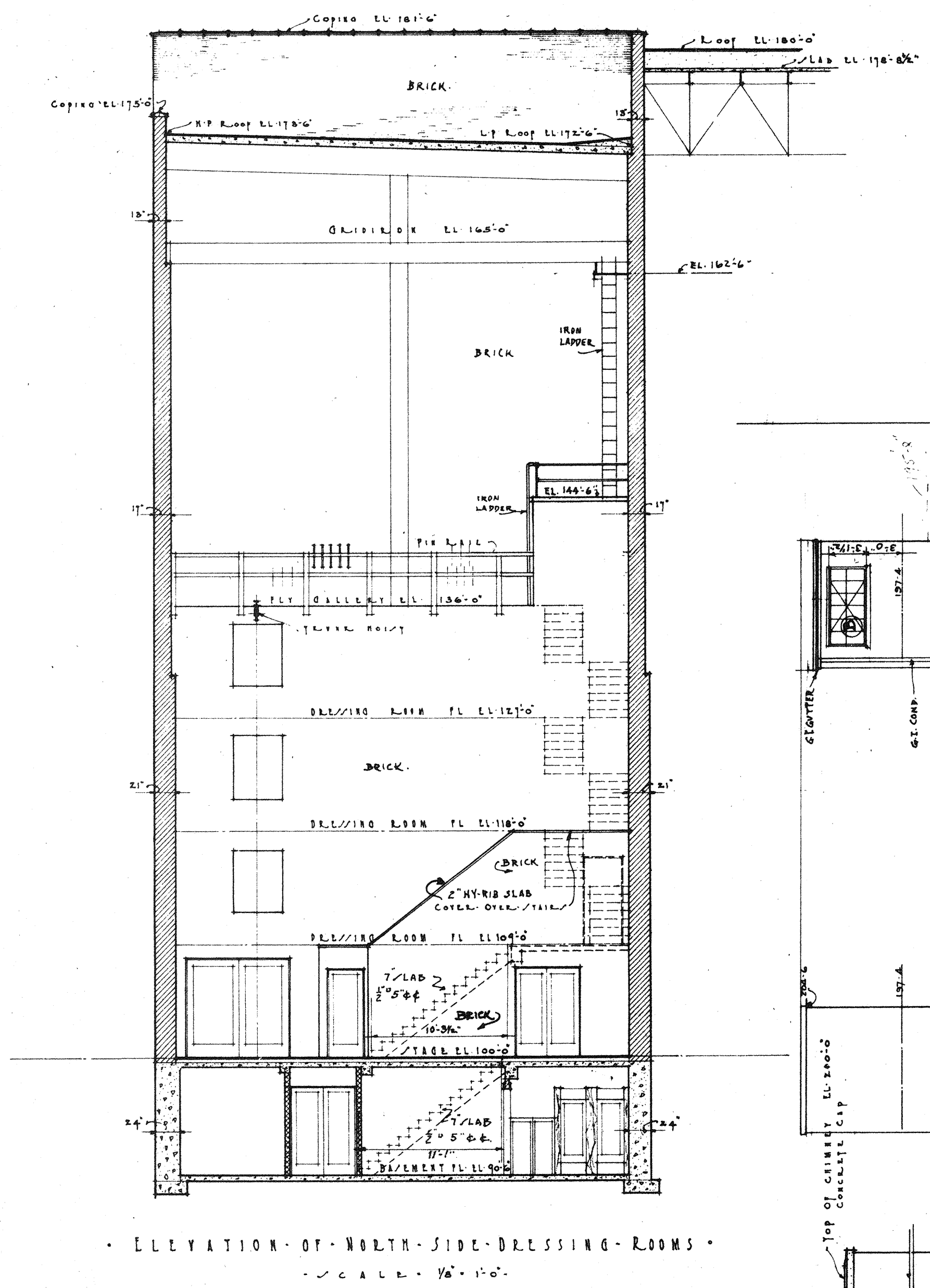
SECTION "E-E"
SCALE 1/8" = 1'-0"



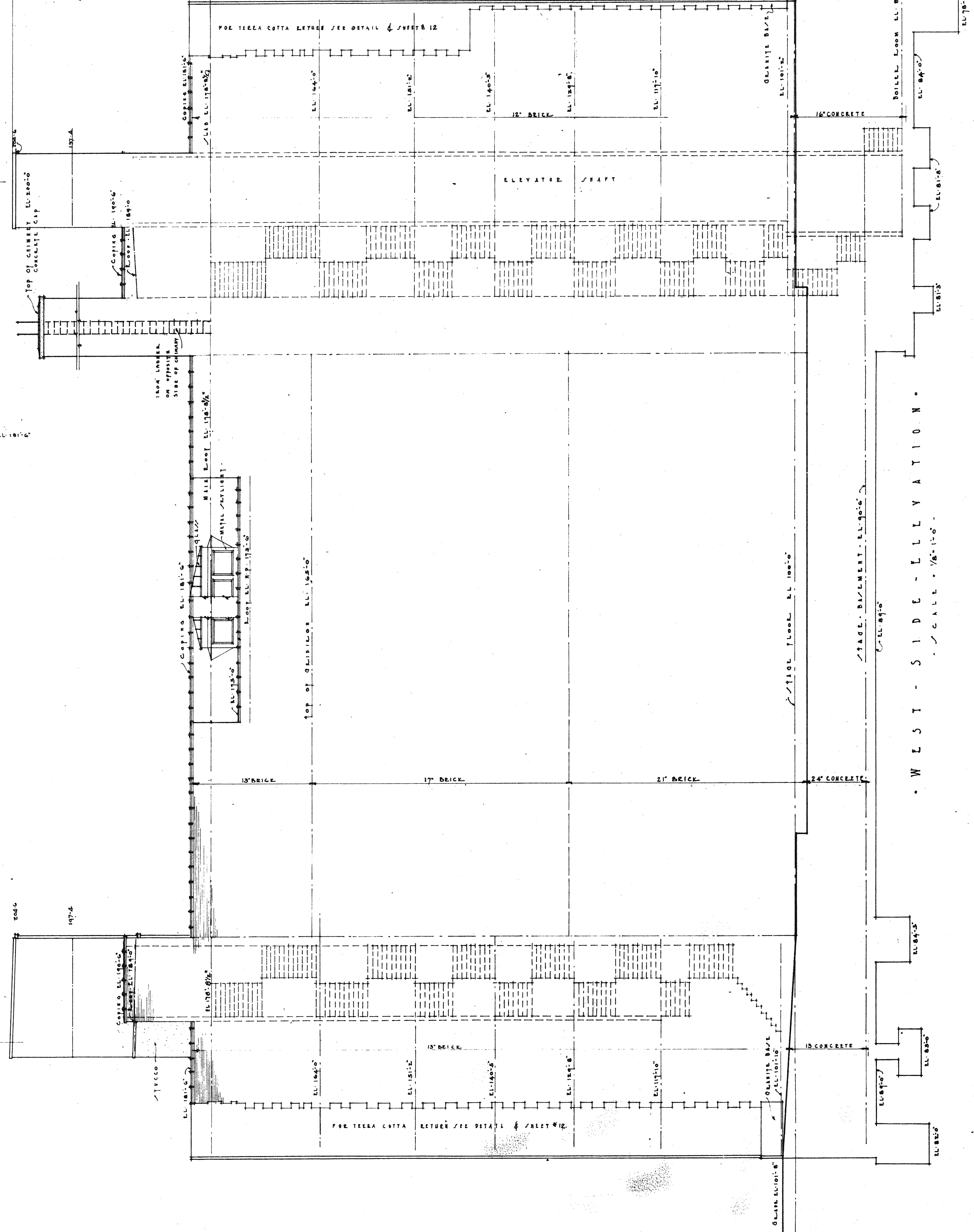
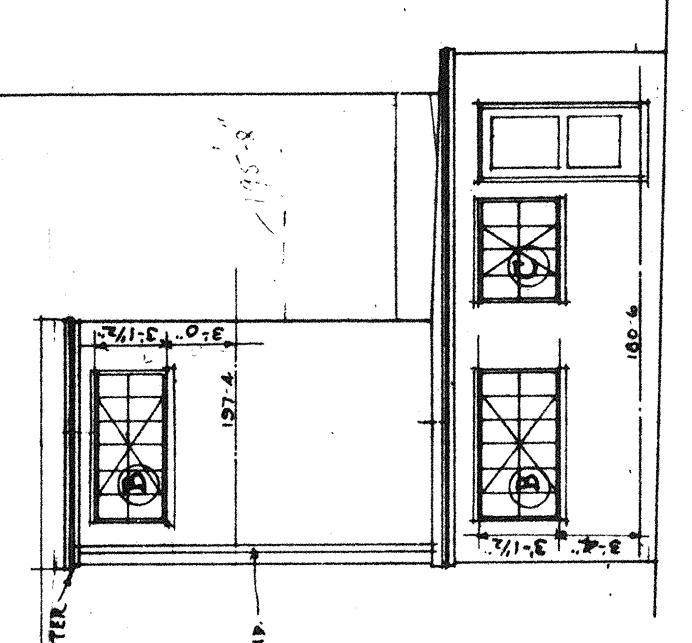
EAST ELEVATION

EAST ELEVATION
SCALE 1/8" = 1 FOOT

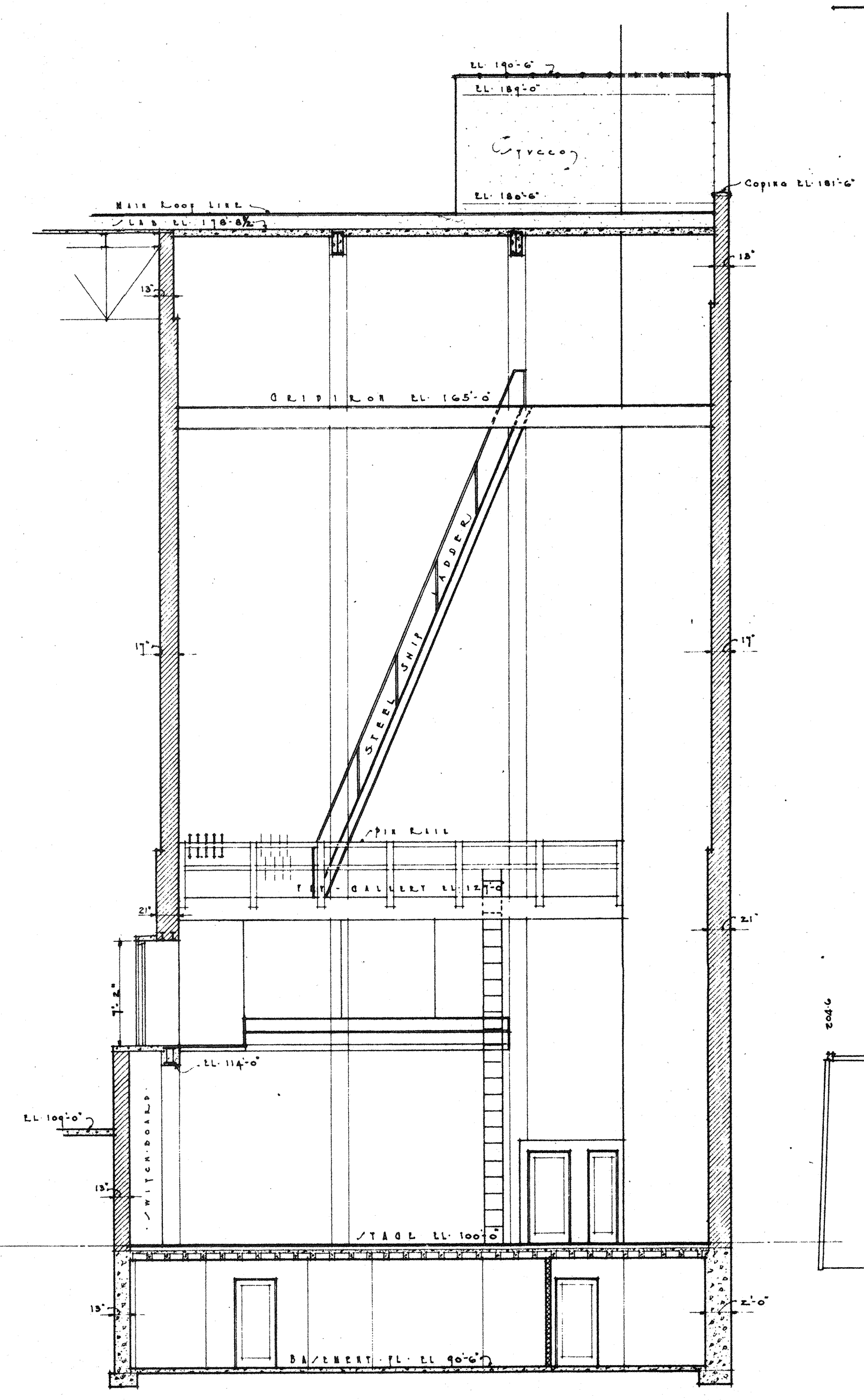
REVISED	BY	DESCRIPTION	RECORD	C. HOWARD CRANE ARCHITECT ELMER GEORGE KIERLE, ASSOCIATE CYRIL E. SCHLEY HUBOR BUILDING DETROIT CANADIAN OFFICE VICTORIA BLOCK WINNIPEG, ONT.	CAPITOL DETROIT 417 15
JULY 29/21	STAR	SECTION "E" APPROP.	DEWNE TRACED CHECKED APPROV.		
			WEEKMAN SCHWABER REYNOLDS		
			PRINTED		



ELEVATION OF NORTH SIDE DRESSING ROOMS
SCALE 1/8" = 1'-0"



WEST SIDE ELEVATION
SCALE 1/8" = 1'-0"

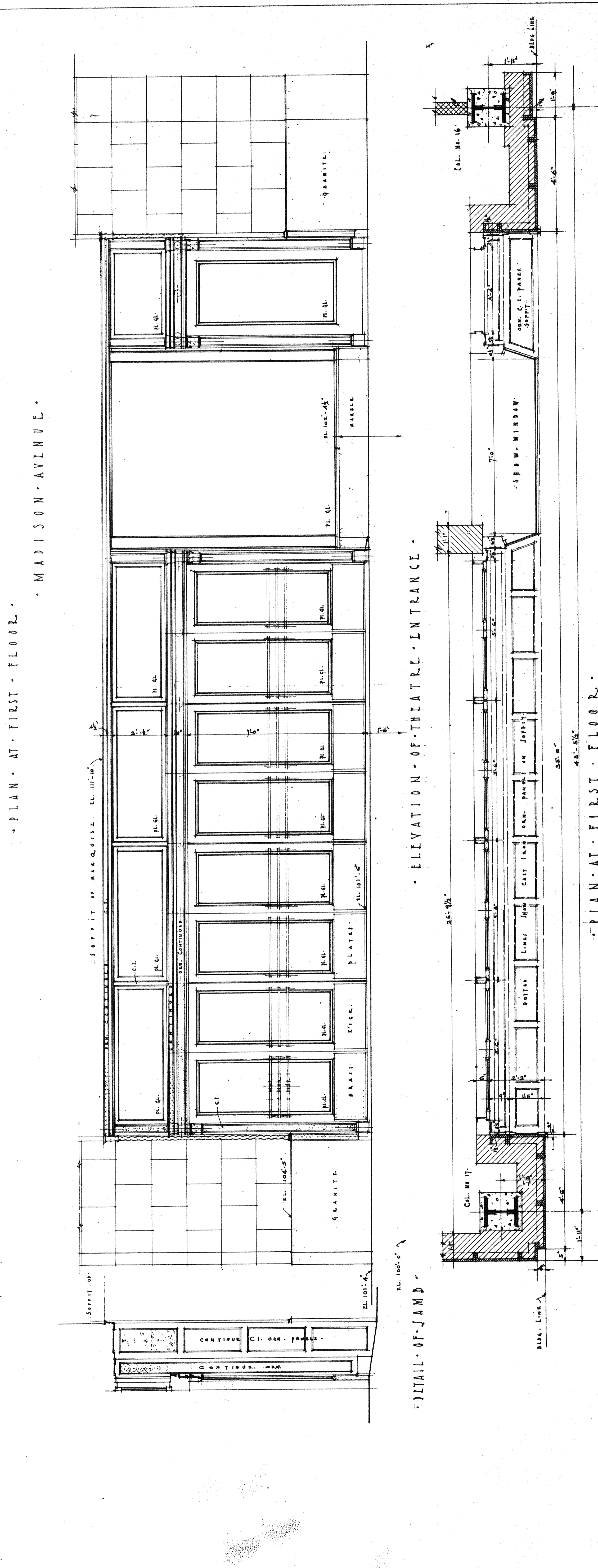
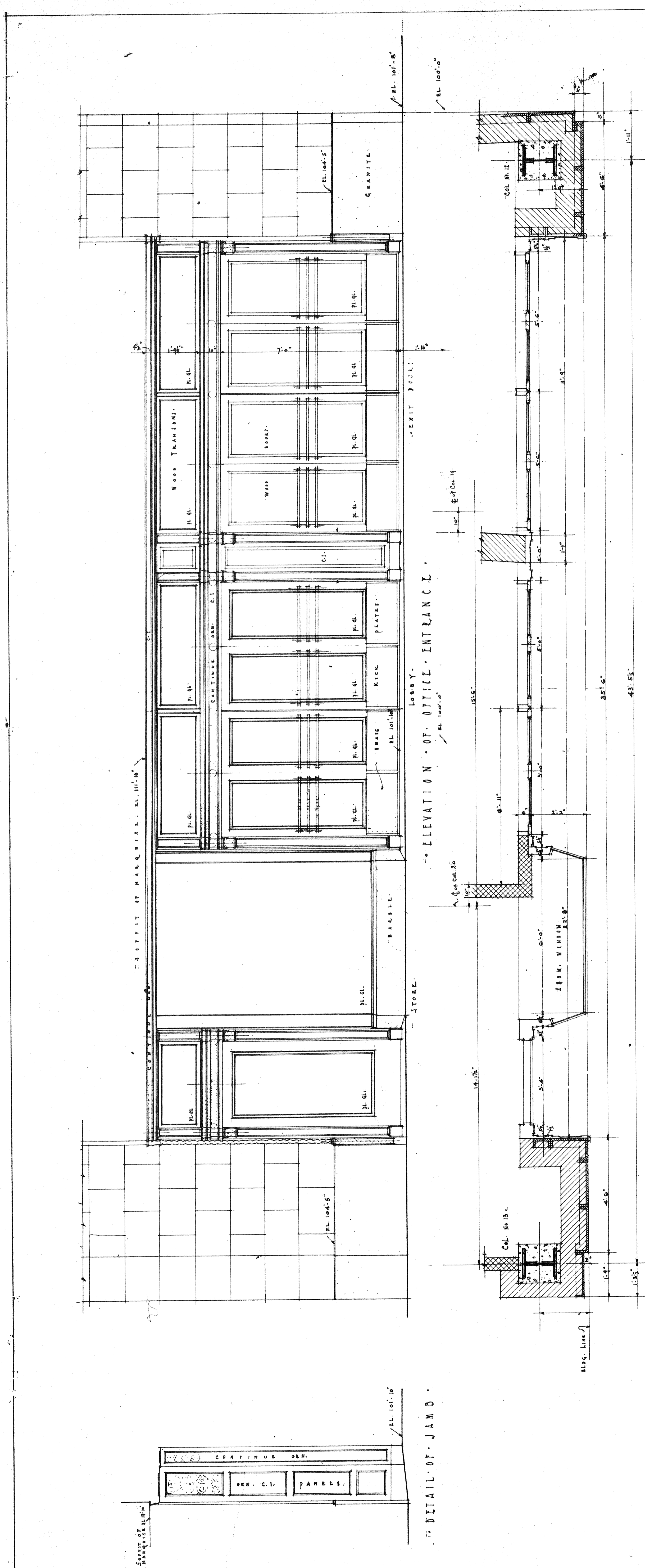


ELEVATION OF OUTER SIDE OF STAGE
SCALE 1/8" = 1'-0"

WEST ELEVATION & STAGE SECTIONS
SCALE 1/8" = 1'-0"

REVISED	BY	DESCRIPTION	RECORD	APPROVED
0-12-21	STAN	STAIRS CHANGED UP TO ROOF LOOP MOVED UP EL. CHANGED	PLANNED TRACED CHECKED APPROVED	C. HOWARD CRANE ARCHITECT ELMER GEORGE KIEHLER ASSOCIATE CYRIL E. SCHLEY HUBER BUILDING DETROIT
			PRINTED	CARA DIAR & VICTORIA BLOCK OFFICE WINDSOR BAY

CAPITOL DETROIT
417
16



SCALE DETAILS OF THE OFFICE AND THEATRE ENTRANCES ON MADISON AVENUE · SCALE 2" = 1'

REVISED BY	DESCRIPTION	DATE	BY

DRAWN BY	A.M. JAMES	F.C. HOWARD CRAM ARCHITECTS ELMER GEORGE SCHLER ASSOCIATE CYRIL E. SCHLEY	CAPITOL DETROIT
CHECKED BY			
APPROVED BY			
PRINTED			

H.V. RORER BLDG. CANADIAN OFFICE VICTORIA, B.C.	DETROIT WIMPEY BLDG.	417 19
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THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply) New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
- Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations

Foundation Only Change of Use Temporary Use Other: _____

Revision to Original Permit #: _____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building

Other: _____ Size of Structure to be Demolished (LxWxH) _____ cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: _____ Type of Construction (per current MI Bldg Code Table 601) _____

Estimated Cost of Construction \$ _____ By Contractor \$ _____ By Department

Structure Use

Residential-Number of Units: _____ Office-Gross Floor Area _____ Industrial-Gross Floor Area _____

Commercial-Gross Floor Area: _____ Institutional-Gross Floor Area _____ Other-Gross Floor Area _____

Proposed No. of Employees: _____ List materials to be stored in the building: _____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: _____ Date: _____ Fees Due: _____ DngBld? No

Permit Description: _____

Permit #: _____ Current Legal Land Use: _____ Proposed Use: _____

Permit#: _____ Date Permit Issued: _____ Permit Cost: \$ _____

Zoning District: _____ Zoning Grant(s): _____

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ _____ New \$ _____

Structural: _____ Date: _____ Notes: _____

Zoning: _____ Date: _____ Notes: _____

Other: _____ Date: _____ Notes: _____



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____

Driver's License #: _____ Email: _____

Contractor Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



OBTAIN BUILDING PERMIT

FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc