

STAFF REPORT: 1/22/2020 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: #20-6626; 20-6627; 20-6628; 20-6629; & 20-6630

ADDRESS: 2648, 2650, 2654, 2656, AND 2658/2660 W. GRAND BOULEVARD

HISTORIC DISTRICT: WEST GRAND BOULEVARD HISTORIC AFRICAN AMERICAN ARTS AND BUSINESS DISTRICT

APPLICANT: MEGHAN DIECCHIO (ARCHITECT)

PROPERTY OWNER: ALLEN RAWLS

DATE OF COMPLETE APPLICATION: 1/6/2020

DATE OF STAFF SITE VISIT: 1/17/2020

SCOPE: ESTABLISH A NEW LANDSCAPED PLAZA AT FRONT LAWNS

EXISTING CONDITIONS

The project area includes the parcels addressed as 2648, 2650, 2654, 2656, and 2658/2260 West Grand Boulevard. Specifically, the parcels within the project area at 2654, 2656, and 2658 West Grand Boulevard each include a ca. 1924, 2 ½-story single family detached home. Each home features a side-gabled roof with a front-gabled dormer. Exterior walls are clad with brick and stucco. The parcel at 2650 W. Grand includes a grass lawn and paved temporary park. Finally the parcel at 2648 W. Grand includes the current Motown Museum. The museum consists of two, 4-square homes that are attached via a narrow enclosed breezeway. The homes are two stories in height and each has a hipped roof. Exterior walls are brick and stucco. Setbacks are uniformly deep and allow for generous grassy front lawns.

The applicant appeared in front of the Commission at the July 26, 2017 special meeting seeking approval of the proposal for the new Motown Museum, which included the rehab of four existing houses and the erection of a new museum wing, adjacent to the district. Specifically, the proposal included the rehabilitation of the existing historic buildings at 2648, 2654, 2656, and 2568 W. Grand Boulevard; the erection of a new large addition/expansion and front entry vestibule at 2648 and 2650 W. Grand, and the erection of a glass rear addition at 2648 W. Grand to attach the buildings. The project also included the establishment of a parking lot at establishment of new parking lots at 2660 and 2678 W. Grand. The Commission approved this project with stated staff conditions.

**Project
area:**
2648-
2658 W.
Grand
Blvd
(front
yards)



As per the attached, the applicant's July 26, 2017 HDC presentation also included a set of **CONCEPTUAL** renderings which outlined the following work items:

- A new concrete plaza to be located at the front lawns of 2648 and 2654-2658 W. Grand Boulevard
- A new stone veneer monumental stair and walkway at 2650 W. Grand Boulevard. See the attached for the proposal which was initially presented to the commission at the 7/26 special meeting for comment.

At that time, the Commission reviewed the conceptual renderings **FOR COMMENT ONLY** and requested that the applicant consider the following (as per the meeting recording):

- Soften the hardscape with planters
- Consider other precedents in re: to identifying an alternative to concrete which might more closely approximate the look of grass

PROPOSAL

With the current proposal, the applicant has submitted their **FORMAL** application to the Commission for the following work items to be undertaken at the front yard area 2648, 2650, 2654, 2656, and 2658 West Grand Boulevard as per the attached:

- Regrade throughout
- At 2648 W. Grand, remove the existing masonry wheelchair ramp and install new concrete paving, furniture and landscaping in the remaining footprint
- At 2648 W. Grand, install a new sloped landscaped concrete walkway
- At 2650 W. Grand Boulevard, install a new a stone veneer monumental stair and walkway(with steel handrails) which shall lead from the street to the front entrance of the new museum building
- Establish a new approximately 2500 SF plaza which will be programmed with moveable café seating. The plaza will feature concrete paving and stone or concrete unit pavers, benches, a seat platform that serves dual purpose as a small performance stage. The plaza will be landscaped throughout with the addition of planters and new trees and new light fixtures and litter and recycling receptacle will be installed.
 - Note, that the current landscaping to include the foundation plantings and three existing trees at 2654 and 2656 W. Grand, will be removed
- At 2568 W. Grand Boulevard, within the right-of-way berm area between the sidewalk and street, install a 5-bike rack

STAFF OBSERVATIONS AND RESEARCH

- As per the district's Element of Design entitled "*Relationship of significant landscape features and surface treatments*":
 - Landscaping is often established around the foundations of the one and two-family dwellings, allowing for a continuity of front yards interrupted only by concrete walkways leading to front entrances, and, occasionally, a driveway. Front yard fencing and hedges along the side lot lines are rare. Lawn signage related to the current business establishments is common and may contributed to the significance of the mid-20th Century transition from residential to

commercial uses within the district. A Michigan Historical Commission market commemorating Motown is situated on the east side of the front lawn of the Motown Museum at 2648 West Grand Boulevard, and a wheelchair ramp is situated on the west half of 2644-46 West Grand Boulevard. Martin Luther King, Jr., Memorial Park, on the northeast corner of Rosa Parks Boulevard and West Grand Boulevard, is surfaced with concrete and brick and is landscaped with raised planters, trees, and bushes. The Regent Apartments, 2535 West Grand Boulevard, is a U-shaped building with a landscaped courtyard open to the Boulevard. Decorative iron fencing and curved walkway lead into its courtyard, and there are shallow grass lawns with foundation plantings in front of its two front façades. The Library has a straight-line, central concrete walk to its entrance, which has been altered to accommodate a wheelchair ramp. Chain-link or decorative metal fencing sometimes encloses the rear yards; many of which have been paved to accommodate parking.

- Staff visited the project area and assessed the site and immediate surrounds and confirmed that general character of the neighborhood remains as stated in the district's Elements of Design ([see attached](#)). Specifically, all but three of the parcels within the district boundaries retain their single-family or two-family 1910s-1920s detached dwellings. Setbacks are deep, measuring approximately 40'-0" from the sidewalks/public right-of-way, allowing for generous front lawns throughout, interrupted intermittently by concrete walkways leading to front entrances. The area directly outside of the district's boundaries is dominated by empty lots and non-historic age commercial buildings. It is staff's opinion that the district remains as a cohesive collection of traditional early 20th century residential development within larger setting of commercial building forms.
- It is staff's opinion that the new Motown Museum project **as a whole**, to include the renovation of the four homes and the new construction, is sensitive to the district's historic character as it allows for the project's historic buildings to express themselves as detached, single- or multiple-family homes while accommodating a new commercial use, which is illustrative of the district's significance.
- It is staff's opinion that the removal of the accessible ramp at 2648 W. Grand will enhance the property's historic character

ISSUES

- As per the district's Element of Design entitled *Relationship of significant landscape features and surface treatments*, "landscaping is often established around the foundations of the one and two-family dwellings, allowing for a continuity of front yards interrupted only by concrete walkways leading to front entrances, and, occasionally, a driveway."
- The new hardscape elements will detract from the "residential feel/character" of the historic homes within the project boundaries specifically and the district as a whole (due to the project's scale)
- Though generally well landscaped in staff's opinion, the proposed new hardscape will be highly visible during the during the fall-winter months

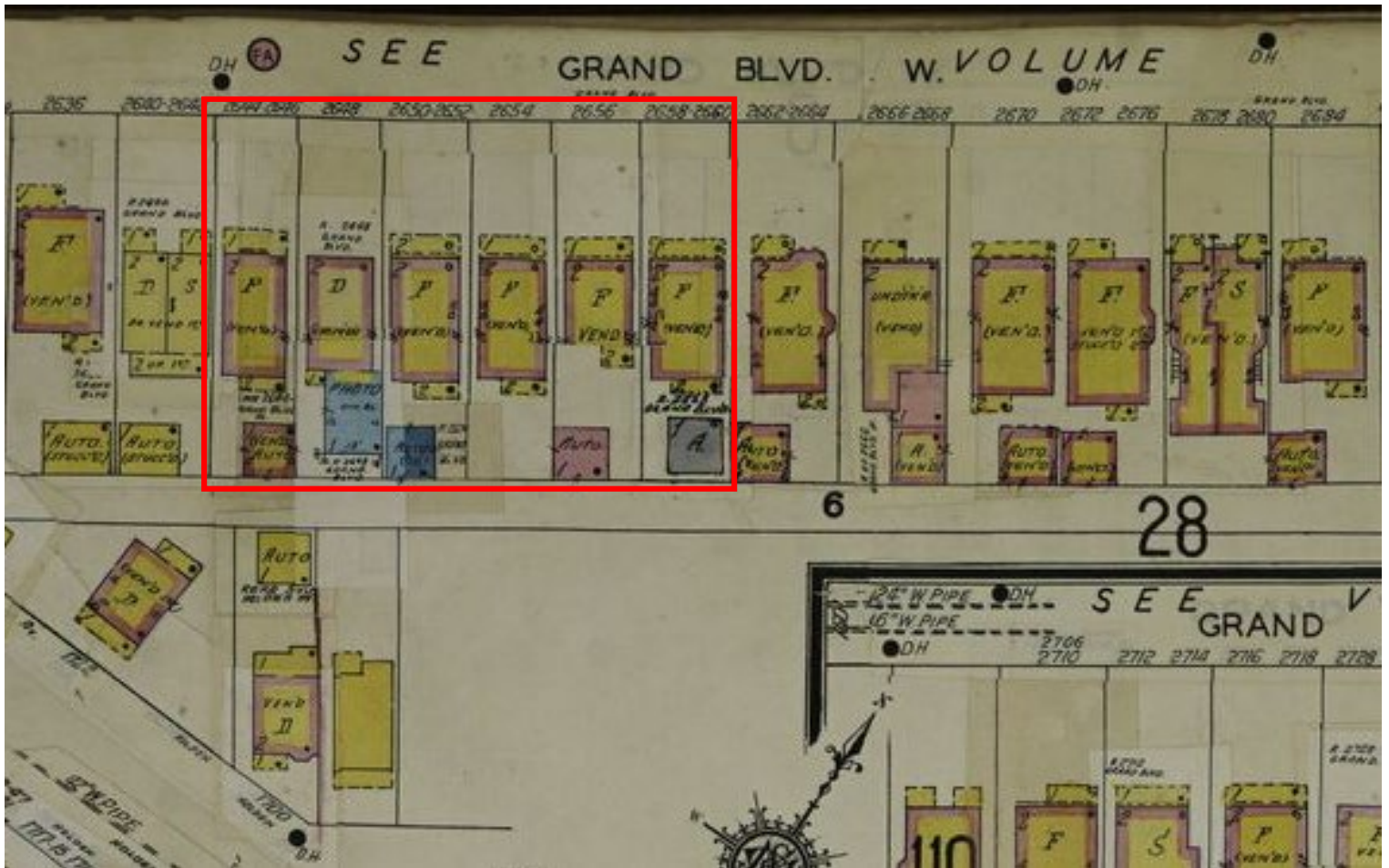
RECOMMENDATION

As stated above, it is staff's opinion that the project as proposed will detract from the district's historic character. Staff therefore recommends that the Commission deny the issuance of a Certificate of Appropriateness for the project because it does not meet the Secretary of the Interior Standards for Rehabilitation, in particular, standards #s:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



Project area, outlined in red

MOTOWN MUSEUM WEST GRAND BOULEVARD PLAZA

DETROIT HISTORIC DISTRICT COMMISSION SUBMISSION
NOVEMBER 20, 2019
REVISED JANUARY 3, 2020

HamiltonAnderson

CONTENTS

1. OVERVIEW
2. EXISTING CONDITIONS
3. PROPOSED IMPROVEMENTS
4. MATERIALS & FURNISHINGS
5. ILLUSTRATIONS

PROJECT DESCRIPTION

The Motown Museum campus is a collection of historically significant structures located on West Grand Boulevard in Detroit Michigan. These structures include:

- Hitsville/Motown Museum, 2648 West Grand Blvd
- Soul House, 2654 West Grand Blvd
- Gordy House, 2656 West Grand Blvd
- Tamla House, 2658 West Grand Blvd

All four structures are located within the newly-created West Grand Boulevard African American Arts and Business Historic District.

The Motown Museum plans to expand its operation from these four structures (which contain not only museum but also office and support spaces) into a larger, state-of-the-art, fully interactive museum. The historic Hitsville building will be restored. The existing museum structure will be renovated into a gallery and recording studio. And the Soul, Gordy, and Tamla houses will be renovated to create a new learning center, Hitsville NEXT, connected in the rear by an atrium. The latter project was recently approved by HDC and has been permitted by BSEED.

Beyond the structures, the landscape of Motown Museum Campus plays a critical role in supporting the programs of the museum.

Tens of thousands of visitors from across the world visit the Motown Museum each year, many in large groups, and this number is expected to rise with the expansion of the museum and implementation of new programs. Visitors arrive to the campus via West Grand Boulevard, approaching Hitsville and the museum along residential-scale sidewalks not intended to accommodate large groups. Visitors wait on lawns for museum tours and seek photo opportunities. Planned and impromptu events and performances hosted by the museum are also held on these lawns, which offer limited accessibility to users given the slope from the houses to the boulevard exceeds 2% in all directions. The lawns require extensive ongoing maintenance as a result of these high-intensity uses.

As part of the expansion project, the Motown Museum proposes a new plaza that will connect the campus along West Grand Boulevard. The plaza will set the stage for the Motown Museum experience, offer a lively and activated space for impromptu and formal gathering and ensure accessibility for visitors.

EXISTING CONDITION

The existing site comprises five structures with associated concrete walkways. An accessible ramp connects the site to the Museum building. A temporary plaza with painted concrete was recently installed between Hitsville and soul houses. Otherwise the site comprises turf lawn and foundation plantings at the buildings. Please refer to the existing conditions photos herein.

SCOPE OF WORK

Improvements to the landscape will include:

- Regrading of the site to ensure universal accessibility throughout the campus frontage, accessible via a new sloped walkway.
- A monument stair connecting West Grand Boulevard to the future new museum entry.
- An approximately 2500 SF plaza that will support visitor staging, photo opportunities, and impromptu and official performances and events. Outside of events, the space will be programmed with moveable café seating.
- Smaller paved seating areas for small group gathering outside Hitsville NEXT.
- Concrete paving and stone or concrete unit pavers that will be durable and low maintenance, supporting heavy foot traffic.
- Benches, as well as a seat platform that serves dual purpose as a small performance stage.
- Updated landscaping and trees to provide shade for visitors during the summer months and shape more intimate spaces.
- Integration of stormwater management practices.
- Site lighting for events and visitor safety.
- Bike racks to support multi-modal transportation along the future West Grand Boulevard bike route.
- Litter and recycling receptacles.
- A separate package will be provided for review at a later date, including identity and wayfinding signage and interpretive elements.

Due to project timelines, the plaza will be constructed in two phases. The first phase will include the majority of the plaza but leave the existing accessible ramp to the museum in place, as well as the recently installed Dancing in the Street Park. The second phase will be completed when the new museum structure is built. Both plans are provided herein.

Applicant requests approval for both phases of the project. Phase 1 will begin construction Summer 2020.

HISTORIC ELEMENTS

The Motown campus transitioned from the original 1920's residential character to a commercial operation gradually, allowing the existing landscape to remain relatively unchanged. Following Motown's move to the west coast, and the conception of the Motown Museum, minor changes were implemented across the campus to support the site's new functions (for example, the accessible ramp, the structural connection between Hitsville and the Museum, and the addition of walkways, hardscape, and signage along the frontage).

Due to its tremendous success, the museum program has outgrown and become constrained by the limitations of the current space adjacent to Hitsville. Similarly, the site has become a barrier to the museum reaching its full potential as a cultural institution that tells the story of not only Motown but the greater district and City of Detroit. The West Grand Boulevard plaza design seeks to remove those barriers while preserving and uplifting the historic cultural artifact that is Hitsville.

- The structures on the campus remain unchanged by this project and will continue to contribute to the proportion and rhythm of the streetscape, reinforcing the wall of continuity.
- The plaza has been designed to maintain the continuity of the front yards while allowing for the accessible gathering of large groups to tour the facilities, as well as special events.
- The plaza steps back from West Grand Boulevard from the west side of the campus to the east, transitioning from pavement to lawn as it merges with the rest of the district.
- The existing concrete walkways, with steps up from the public sidewalks leading to the front entries, will be repaved to address the new grading. At all five structures, as the walks run through the plaza to the entrances, they are delineated by a contrast in material and texture in order to maintain the historic, linear configuration.
- The existing walkway at the foot of the porch steps, while not historic, will also be delineated in new concrete contrasting with the new unit pavers of the plaza.
- The landscaped areas around the building foundations will remain and be updated; additional landscaping in keeping with the historic palette will be incorporated.
- By improving accessibility and decreasing resources spent on maintenance, the plaza will enable more visitors to visit the museum and learn about the history of not only Motown but also the West Grand Boulevard district.



Heavy foot traffic degrades the lawn on the Motown Museum Campus

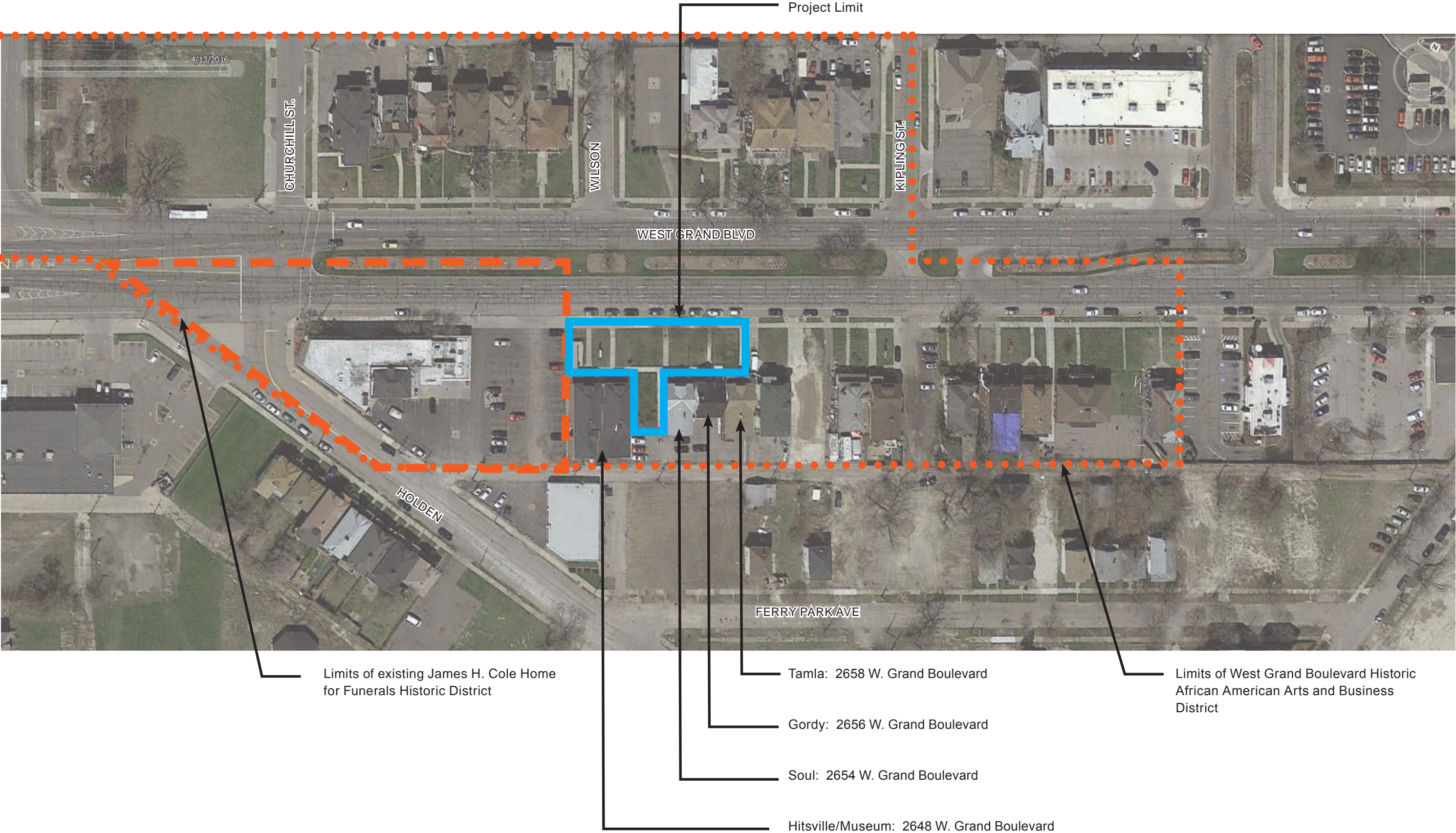


The W Grand Boulevard frontages serves as the museum's outdoor event space

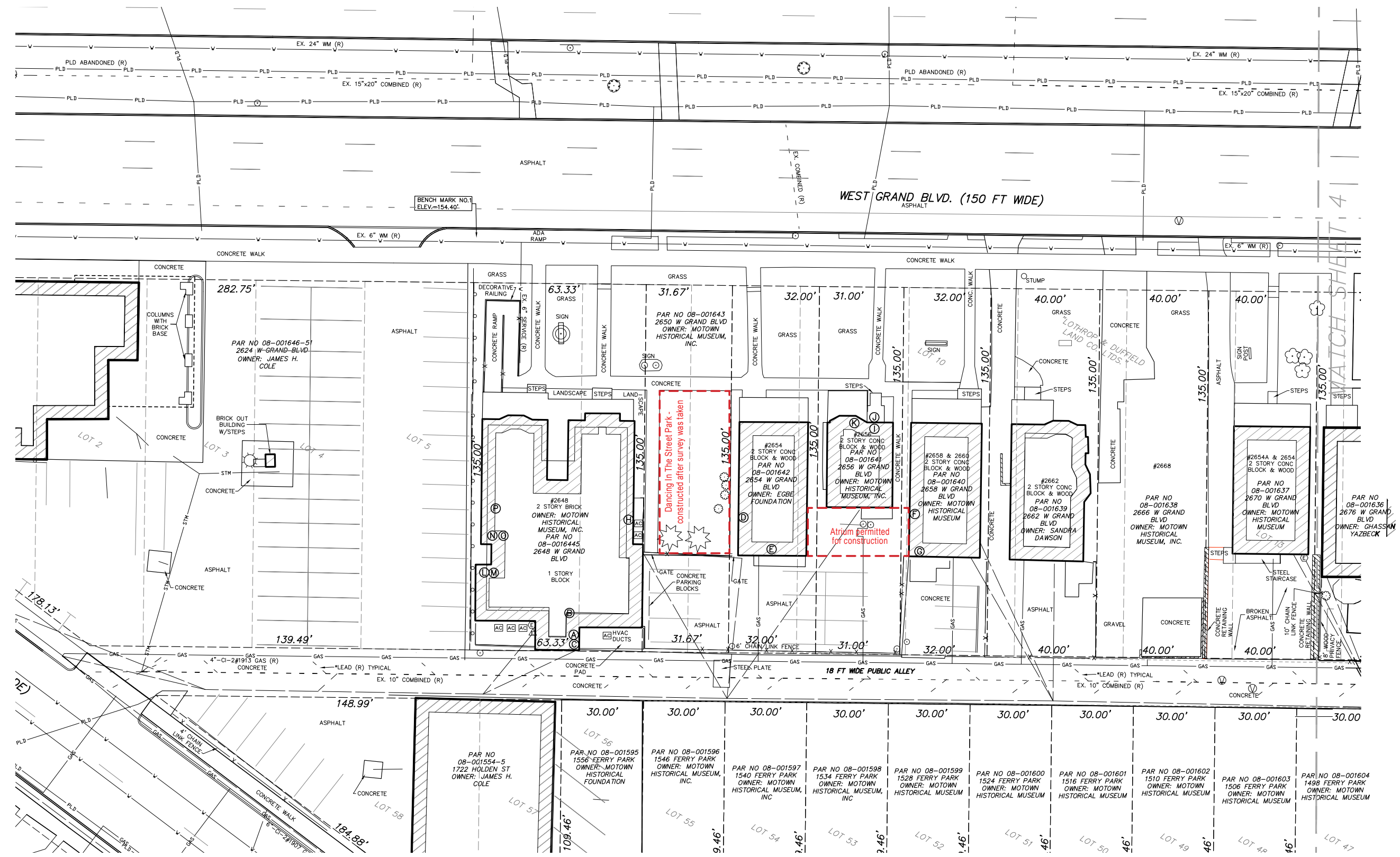
EXISTING CONDITIONS



PROJECT SITE, EXISTING - HISTORIC DISTRICT OVERLAY



PROJECT SITE, EXISTING - SURVEY

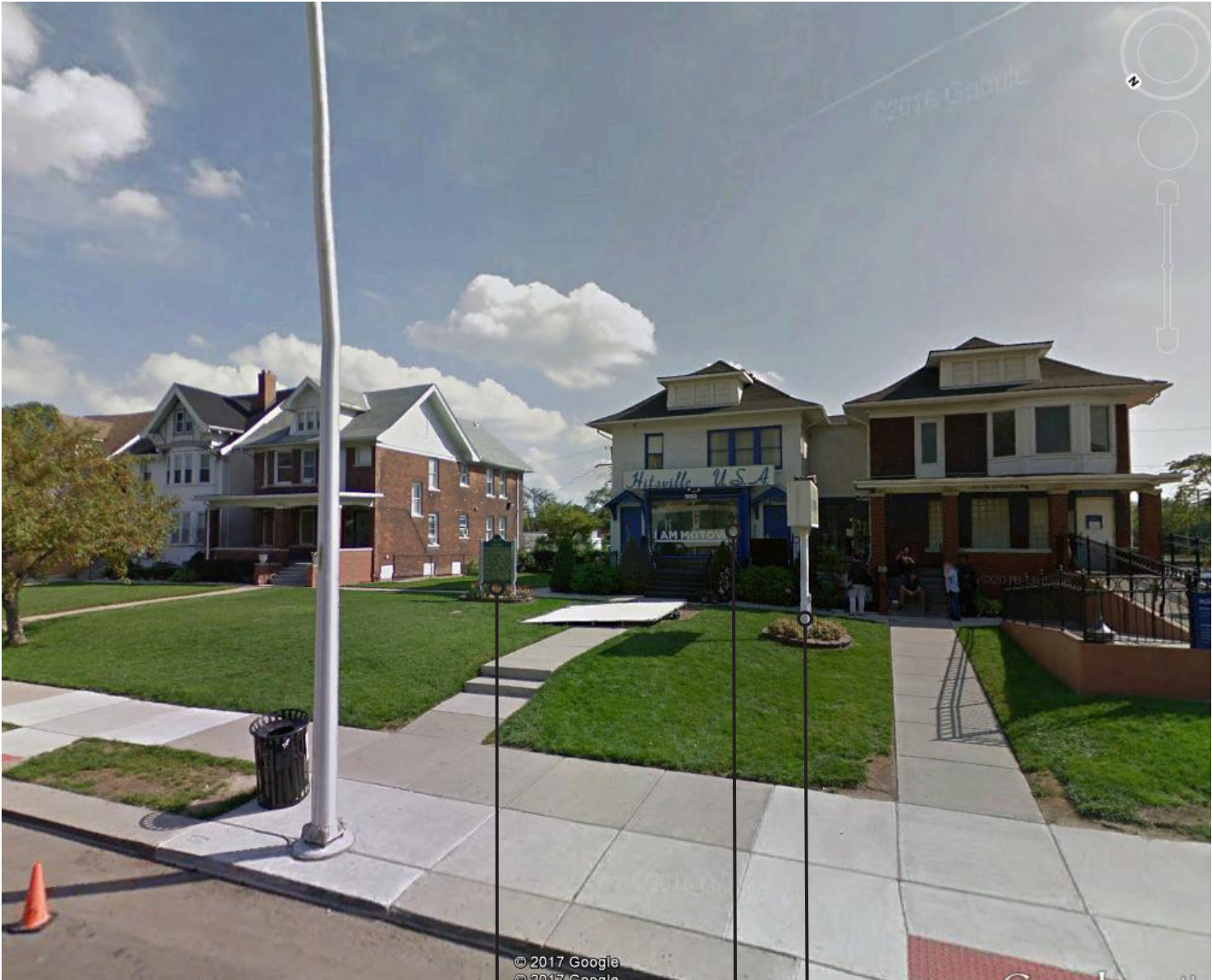


PROJECT SITE, EXISTING - PHOTOS



Tamla: 2658 W. Grand Boulevard

Soul: 2654 W. Grand Boulevard
Gordy: 2656 W. Grand Boulevard



Existing Historic Marker

Existing Museum Sign (not historical)
Hitsville/Museum: 2648 W. Grand Boulevard

PROJECT SITE, EXISTING - PHOTOS



Hitsville @ 2648 W Grand Boulevard - Heavy foot traffic consistently degrades lawn

Existing foundation plantings generally will remain intact. Some will be removed to make way for interpretive signage. These, and any plants required to be removed during construction, will be replaced in kind. Refer to planting plan.



Museum @ 2648 W Grand Boulevard - Existing accessible ramp added to support museum function

PROJECT SITE, EXISTING - PHOTOS



Existing Museum Sign (sign not Historic)
Existing Accessible Ramp to Museum

Parking Lot on Adjacent Parcel
Existing Road Barrier at Edge of Pavement

PROJECT SITE, EXISTING - PHOTOS



Dancing in the Street Park, a temporary park, was installed 2019
Existing plantings to remain in Phase 1 and be replaced in final condition. Refer to planting plan.



Close up of Park

PROJECT SITE, EXISTING - PHOTOS



Landscape in front of Gordy (left) and Soul (right)

Existing foundation plantings generally will remain intact and/or be supplemented with additional woody and perennial plants in keeping with residential character. Refer to planting plan.



Landscape in front of Tamla (left) and Gordy (right)

PROPOSED IMPROVEMENTS



PROPOSED SITE PLAN - FINAL CONDITION

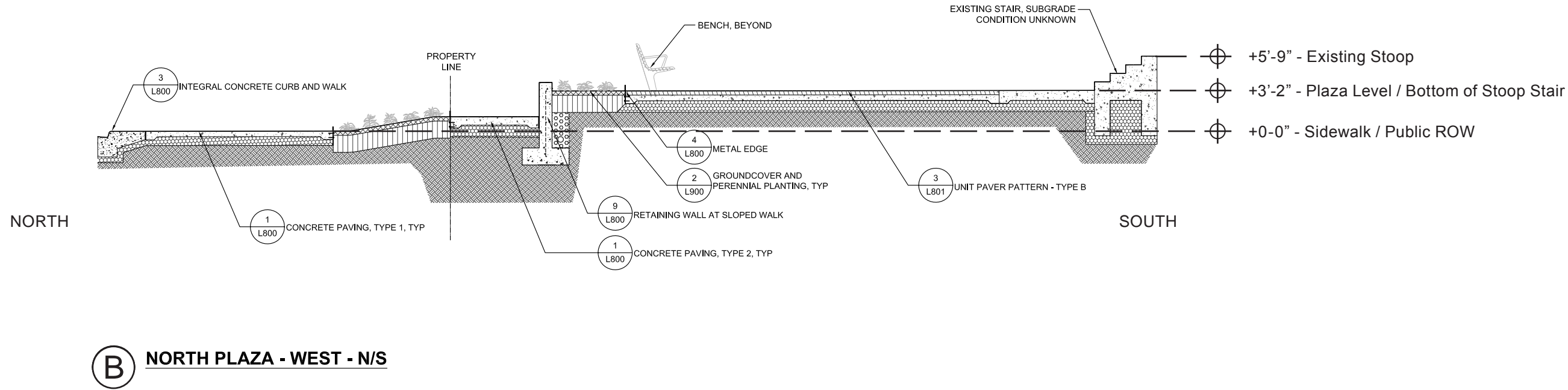
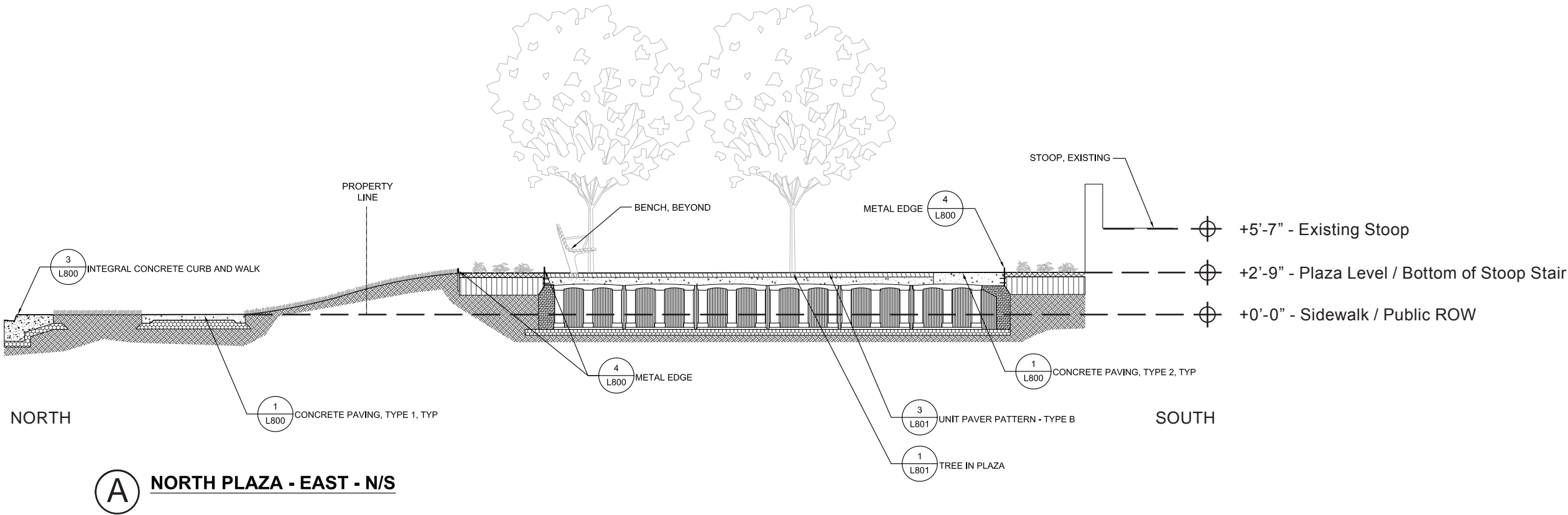


- NOTES:
1. REFER TO MATERIALS AND SITE FURNISHINGS SECTION FOR MORE INFORMATION.
 2. SIGNAGE PACKAGE INCLUDING IDENTITY AND WAYFINDING SIGNAGE AND INTERPRETIVE ELEMENTS TO BE SUBMITTED FOR HDC REVIEW AT LATER DATE.

PROPOSED SITE PLAN - FIRST PHASE (ANTICIPATED SUMMER 2020)

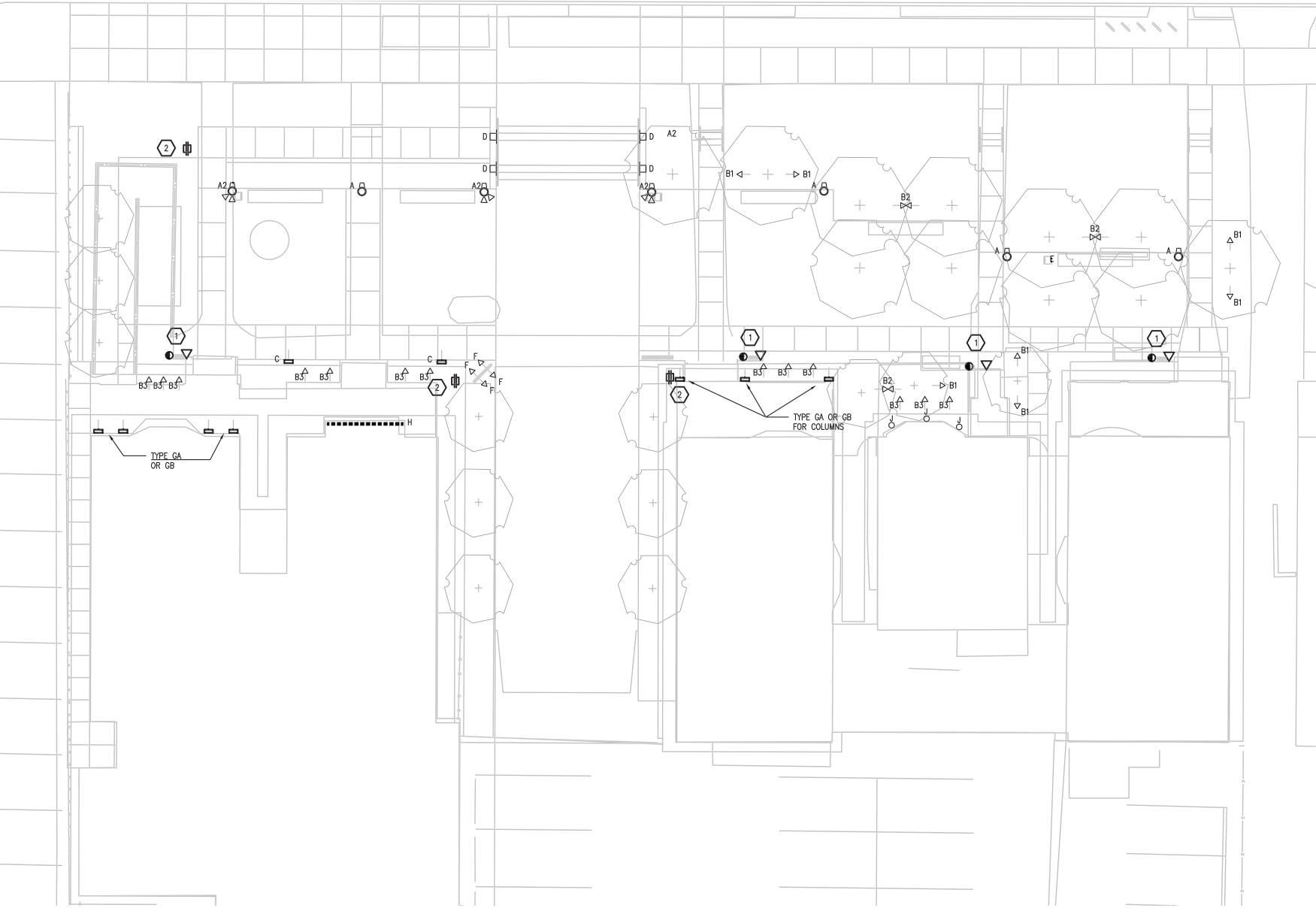


SITE SECTIONS

















PROPOSED SITE LIGHTING PLAN

The lighting plan for the West Grand Boulevard Plaza is being finalized. Final fixture selection will be made over the next few weeks. Refer to fixture cutsheets at the end of this package.

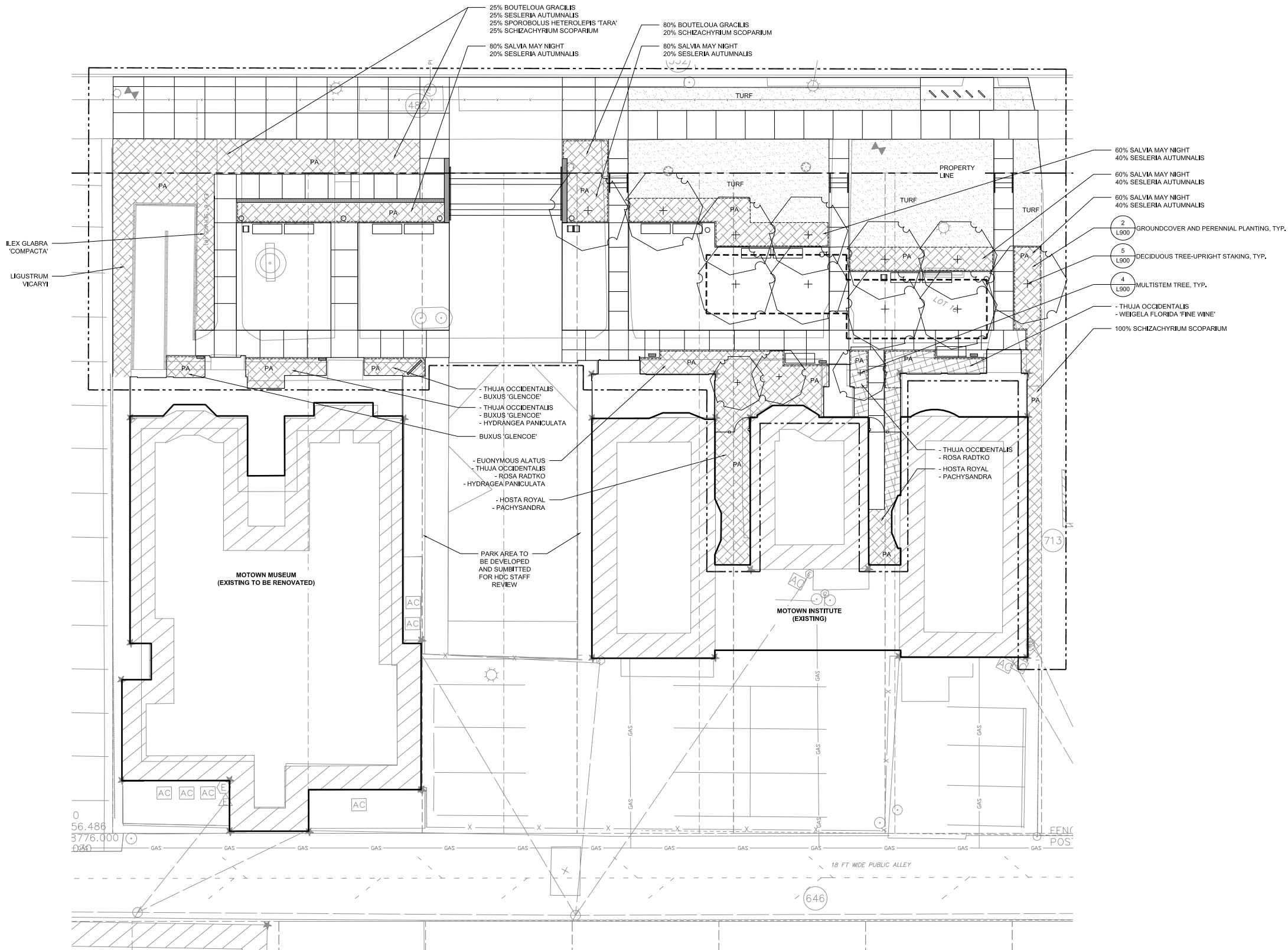


PLAZA SITE LIGHTING AND POWER PLAN
SCALE: 1" = 10'

MOTOWN MUSEUM PLAZA LUMINAIRE SCHEDULE					
TYPE	IMAGE	DESCRIPTION	MANUFACTURER	WATTAGE	REMARKS
SITE LIGHTING	A OPTION 1	 POLE TOP AREA LIGHT	SOLERA	60	16' POLE 0-15 DEG TILT ADJUSTMENT
	A OPTION 2	 POLE TOP AREA LIGHT	SOLERA	144 max	16' POLE HEAD STYLE TBD BY ARCHITECT
	FLOODS FOR OPTIONS 1 AND 2	 MULTI-HEAD POLE LIGHT 2 PER TYPE A2 POLE	BK LIGHTING	21 PER HEAD	16' POLE (6) HEADS, OPTICS AND ACCESSORIES TBD
	B1	 GROUND MOUNTED ACCENT LIGHT	EATON	10	FIELD CHANGEABLE OPTIC ACCESSORIES FOR TREE UPLIGHTING
	B2	 GROUND MOUNTED DOUBLE ACCENT LIGHT	EATON	20	FIELD CHANGEABLE OPTIC ACCESSORIES FOR TREE UPLIGHTING
	B3	 GROUND MOUNTED ACCENT LIGHT	EATON	10	
	C OPTION 1	 SHORT BOLLARD	LIGMAN	30	
	C OPTION 2	 SHORT BOLLARD	LIGMAN	30	
ACCENT LIGHTING ON HOUSES	D	 STEP LIGHT	SISTEMALUX	5.2	
	F	 GROUND MOUNTED FLOOD LIGHT	EATON	10	FIELD CHANGEABLE OPTIC ACCESSORIES FOR HISTORIC MARKER UPLIGHTING
	GA	 LINEAR LED STRIP	BOCA FLASHER	16W/FT	
	GB	 FLOOD LIGHT	BK LIGHTING	13	
	H	 LINEAR LED STRIP	BOCA FLASHER	16W/FT	
	J	 GROUND MOUNTED ACCENT LIGHT	ECOSENSE	7.5	

PROPOSED PLANTING PLAN - FIRST PHASE

Planting design to be highly ornamental, relating to the residential character of the historic homes, emphaizing seasonal change of color and texture with an evergreen foundation. All turf and planting areas to be irrigated.



PLANT LIST				
CODE	QTY.	MATERIAL	SIZE	SPACING

SHADE TREES				
GT	11	GLEDITSIA TRIACANTHOS 'SKYCOLE' SKYCOLE HONEYLOCUS	6" B&B	SEE PLAN

ORNAMENTAL TREES				
AG	2	AMELANCHIER GRANDIFLORA AUTUMN BRILLIANCE SERVICEBERRY	3.5" B&B	SEE PLAN
CC	1	CERCIS CANADENSIS EASTERN REDBUD	3.5" B&B	SEE PLAN

SHRUBS				
BG		BUXUS 'GLENCOE' CHICAGO LAND GREEN BOXWOOD	5 GAL.	2.5' O.C.
EA		EUONYMUS ALATUS BURNING BUSH	5 GAL.	4' O.C.
HP		HYDRAGEA PANICULATA LITTLE QUICK FIRE HYDRANGEA	5 GAL.	4' O.C.
IG		ILEX GLABRA 'COMPACTA' COMPACTA INKBERRY	5 GAL.	4' O.C.
LV		LIGUSTRUM VICARYI GOLDEN VICTORY PRIVET	5 GAL.	4' O.C.
RR		ROSA RADTKO DOUBLE KNOCKOUT ROSE	5 GAL.	4' O.C.
TO		THUJA OCCIDENTALIS 'SMARAGD' EMERALD GREEN ARBORVITAE	5 GAL.	2' O.C.
WF		WEIGELA FLORIDA 'FINE WINE' FINE WINE WEIGELA	5 GAL.	3' O.C.

PERENNIALS				
HR		HOSTA HOSTA ROYAL STANDARD	5 GAL.	36" O.C.
PT		PACHYSANDRA TERMINALIS GREEN SHEEN PACHYSANDRA	32 CELL.	9" O.C.
SSM		SALVIA X SYLVESTRIS 'MAY NIGHT' MAY NIGHT SAGE	3 GAL.	18" O.C.

GRASSES				
BG		BOUTELOUA GRACILIS BLUE GRAMA	3 GAL.	18" O.C.
SA		SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	3 GAL.	18" O.C.
SH		SPOROBOLUS HETEROLEPIS 'TARA' DWARF PRAIRIE DROPSEED	3 GAL.	24" O.C.
SS		SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	3 GAL.	18" O.C.

MATERIALS & FURNISHINGS



PROPOSED PAVING MATERIALS

Three paving types are proposed for the West Grand Boulevard Plaza: 1) Concrete Paving; 2) Paver Type 1 (Large Format); 3) Paver Type 2 (Linear Format).



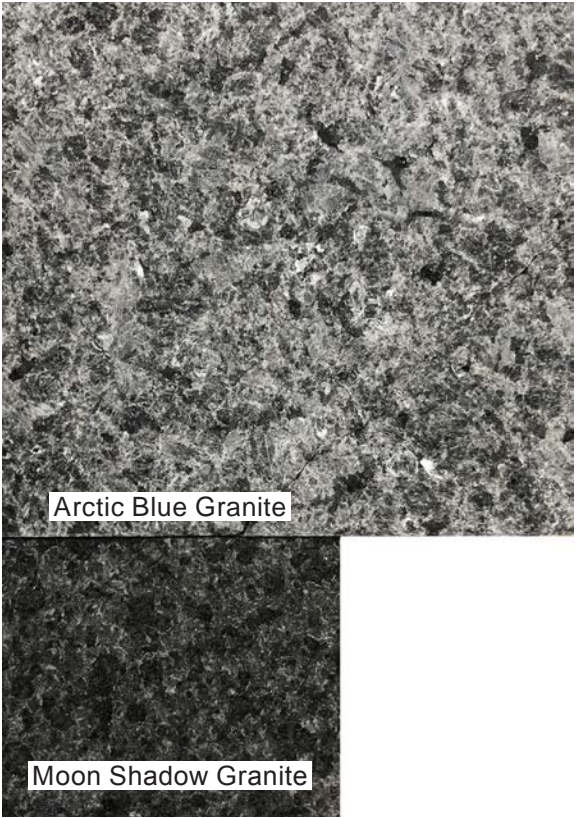
CONCRETE PAVING

LOCATION: Walkways from West Grand Boulevard to houses and walkway connecting frontage of houses on plaza level.
SPECIFICATION: Exposed aggregate concrete pavement with fine grain aggregate and medium depth etch.



PAVER TYPE 1

LOCATION: Entry walkway connecting West Grand Boulevard to the Museum Entry between Soul and Hitsville. Monument stair to receive same treatment.
PATTERN: Large format running bond pattern.
SPECIFICATIO: Large format (12"x24") stone unit pavers. Stone to be KPM Gray Granite as available from Architectural Specialities, Ltd.



PAVER TYPE 2

LOCATION: Primary pavement throughout plaza.
PATTERN: Custom paving design derived from the rhythm and instrumental music of Dancing in the Street. Refer to the illustrations later in this package for the current pattern design. Pattern will be composed of small scale pavers with subtle variations in finish.

ALTERNATE 1 - STONE TILE PAVER

SPECIFICATION: Stone tile pavers to be Moon Shadow and Arctic Blue Granite as available from Architectural Specialties, Ltd., in varying finishings to achieve pattern. Sizes to range from 5" x 5" to 10" x 20".

ALTERNATE 2 - CONCRETE UNIT PAVER

SPECIFICATION: Pavers to be Promenade Plank Pavers as available from Unilock, in Granite Blend and Steel Gray Blend with varying finishes to achieve pattern. Sizes to range from 4" x 12" to 8" x 24".



PROPOSED BENCHES

The benches at the West Grand Boulevard Plaza will interject a playful yet refined element to the plaza and connect visually with other design features proposed for the larger museum expansion project. Following are two proposed bench design alternates being developed for consideration by Motown Museum. The final selection will be made over the next few weeks.



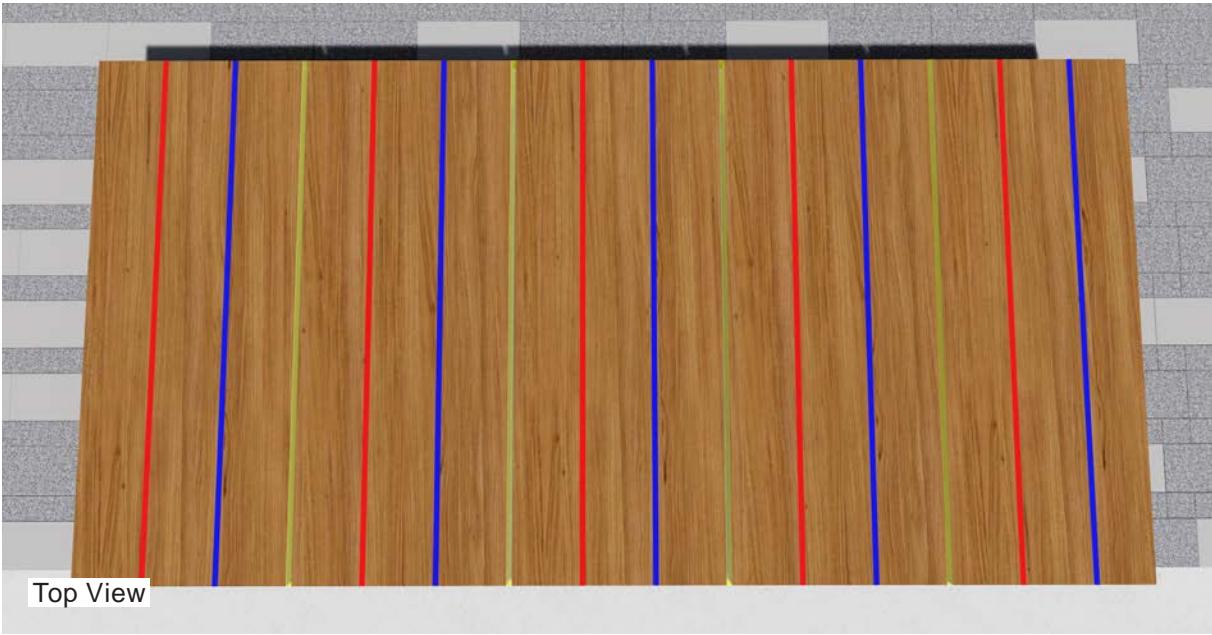
ALTERNATE 1
PRODUCT NAME: Lakeside Bench (customized)
MANUFACTURE: Landscape Forms
MATERIAL: Steel Frame and Plasma-Cut Sheet Panels
COLOR: Color TBD, to coordinate with museum expansion facade (shades of blue, red, yellow, purple)
NOTES: Design in Development - Bench to have custom back and seat panel design.



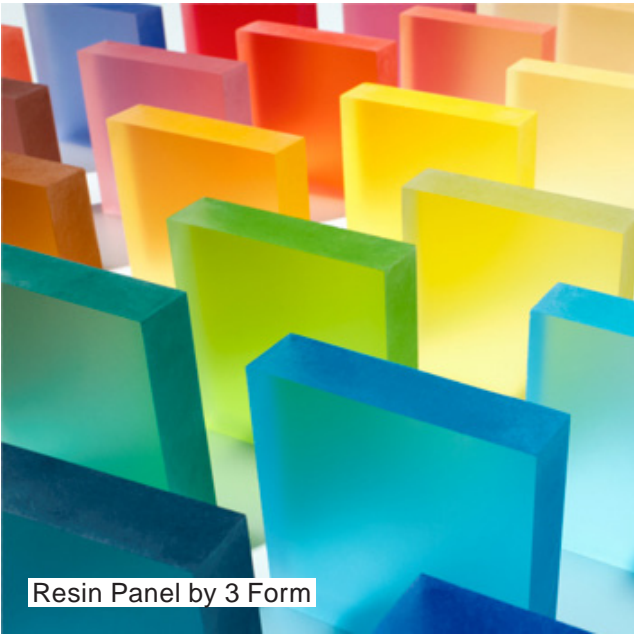
ALTERNATE 2
PRODUCT NAME: Generation 50 Bench
MANUFACTURE: Landscape Forms
MATERIAL: Wood and Aluminum Casting
COLOR: Metal color TBD, to coordinate with museum expansion facade (shades of blue, red, yellow, purple)

PROPOSED SEAT PLATFORM

The seat platform will provide general seating day to day and serve as a pop up stage for impromptu performance or special events. Allows for flexible use through out the year.



Top View



Resin Panel by 3 Form



Ipe Hardwood

DIMENSIONS: 8'W x 16' L x 18" H
MATERIAL: Hardwood and resin Panel (3 Form) or powder-coated metal slats
COLOR: Resin or metal slats colors TBD, to coordinate with museum expansion facade (shades of blue, red, yellow, purple)

PROPOSED LITTER AND RECYCLING RECEPTACLES



PRODUCT NAME: Box Solid
MANUFACTURE: ID Created
MATERIAL: Powder Coated Steel Frame and Door
COLOR: TBD from manufacturer’s range of standard colors and textures
CAPACITY: 36 Gallons

PROPOSED BICYCLE RACKS



PRODUCT NAME: Key Bike Rack
MANUFACTURE: Landscape Forms
MATERIAL: Steel Loop Frame with High-Density Polyurethane Foam
COLOR: Black, Red, Yellow

PROPOSED PEDESTRIAN LIGHT POLE FIXTURE

Refer to the light fixture cutsheets for complete fixture selections.

ALTERNATE A-1



ALTERNATE A-2



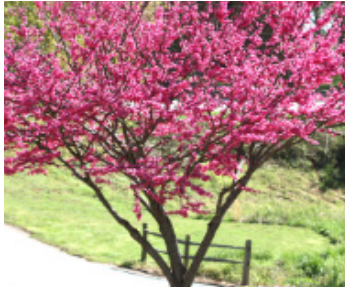
PROPOSED PLANTING PALETTE

SHADE TREES



Gleditsia triacanthos
Skycole Honeylocust

ORNAMENTAL TREES



Cercis canadensis
Eastern Redbud



Amelanchier grandiflora
Autumn Brilliance
Serviceberry

SHRUBS



Hydrangea paniculata
Little Quick Fire Hydrangea



Ilex glabra ‘Compacta’
Compacta Inkberry



Euonymous alatus
Burning bush



Weigela florida ‘Fine Wine’
Fine Wine Weigela



Rosa radtko
Double Knockout Rose



Thuja occidentalis ‘Smaragd’
‘Emerald’ Emerald Arborvitae



Buxus ‘glencoe’
Chicagoland Green Boxwood



Ligustrum vicaryi
Golden Victory Privet

GRASSES



Bouteloua Gracilis
Blue Grama



Sesleria Autumnalis
Autumn Moor Grass



Sporobolus Heterolepis ‘Tara’
Dwarf Prairie Dropseed



Schizachyrium scoparium
Little Bluestem

PERENNIALS



Salvia x sylvestris ‘May Night’
May Night Sage



Hosta
Hosta Royal Standard



Pachysandra terminalis
Green Sheen Pachysandra

ILLUSTRATIONS





VIEW FROM W GRAND BLVD LOOKING SOUTHEAST TO PLAZA ENTRANCE AND FUTURE MUSEUM EXPANSION



VIEW FROM W GRAND BLVD LOOKING EAST OVER ADJACENT PARKING LOT RETAINING WALL

NOTE: Illustrations are intended to convey design intent only. Elements shown are not represented exactly as designed. In cases where “options” are being considered, only one option is illustrated.



VIEW LOOKING EAST OVER THE PLAZA



VIEW LOOKING NORTH AT SLOPED WALKWAY AND PLANTINGS

NOTE: Illustrations are intended to convey design intent only. Elements shown are not represented exactly as designed. In cases where “options” are being considered, only one option is illustrated.



VIEW LOOKING NORTH IN THE PLAZA AT HITSVILLE USA AND THE RELOCATED HISTORICAL MARKER

NOTE: Illustrations are intended to convey design intent only. Elements shown are not represented exactly as designed. In cases where "options" are being considered, only one option is illustrated.



VIEW LOOKING EAST IN THE PLAZA AT HOUSES; TAMLA, GORDY, AND SOUL



VIEW LOOKING WEST ACROSS THE PLAZA IN FRONT OF TAMLA HOUSE

NOTE: Illustrations are intended to convey design intent only. Elements shown are not represented exactly as designed. In cases where “options” are being considered, only one option is illustrated.



VIEW LOOKING NORTH AT HOUSES; TAMLA, GORDY, SOUL AND THE FRONT LAWN

NOTE: Illustrations are intended to convey design intent only. Elements shown are not represented exactly as designed. In cases where “options” are being considered, only one option is illustrated.

USY-20644

Syndy Oval Refle

TYPE A OPTION 1 : ROUND POLE WITH POST TOP ONLY

TYPE A2 OPTION 1 : ROUND POLE WITH POST TOP AND TWO
ADJUSTABLE HEADS WITH ACCESSORIES

LIGMAN
LIGHTING USA



55w COB
3139 Lumens

IP65
Suitable for wet locations

IK07
Impact Resistant [Vandal Resistant]

EPA - 2.26

Weight - 51.1 lbs

POLE NOT INCLUDED

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U3 - G2

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact Acrylic Lens

Manufactured with Ultra High Impact, Naturally UV Stabilized Injection Molded Acrylic.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Indirect mirror-reflector post top.

Technically precise indirect ambient lighting using faceted mirror reflectors atop elegant columns with concealed uplight.

A modern post top luminaire with excellent indirect downward light distribution that can be adjusted to provide a forward throw asymmetric distribution. This visually unobtrusive luminaire is manufactured with a white painted highly reflective powder coat that provides a uniform and low glare light pattern.

One of the main features of this type of reflector system is that it provides excellent vertical, as well as horizontal illumination without discomfort glare. Designed for lighting entrances, footpaths and car parks.

The adjustability of the top reflector provides specific onsite aiming flexibility.

This luminaire is provided with options of 40w (USY-20643) or 55w (USY-20644) high performance LEDs.

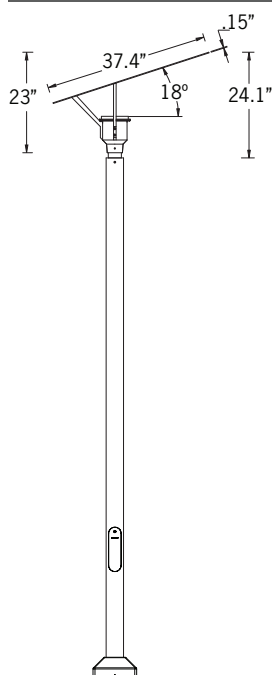
The fixture is available in color temperatures 2700K, 3000K, 3500K and 4000K.

This luminaire is provided prewired with power cord to the handhole to simplify installation.

Additional Options (Consult Factory For Pricing)



A20491
Root Mount Kit



Reflector Detail

Syndy Product Family



USY-21093



USY-20913



USY-20931



USY-20644

Syndy Oval Refle

TYPE A OPTION 1 : ROUND POLE WITH POST TOP ONLY
TYPE A2 OPTION 1 : ROUND POLE WITH POST TOP AND TWO
ADJUSTABLE HEADS WITH ACCESSORIES



PROJECT				DATE	
QUANTITY		TYPE		NOTE	

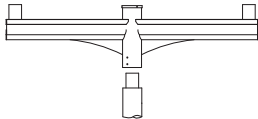
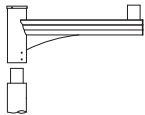
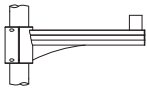
ORDERING EXAMPLE || USY - 20644 - 55w - W30 - 02 - 120/277v - Options

LAMP	LED COLOR	FINISH COLOR	VOLTAGE
55w COB 3139 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify 16' POLE

FINISH TBD BY
ARCHITECT

ADDITIONAL OPTIONS		

DIM - 0-10v Dimming
NAT - Natatorium Rated
A20491 - Root Mount Kit



A20176
Aluminum Arm Pole Clamp

A20276
Aluminum Single Arm

A20376
Aluminum Double Arm

UAN-20595

Anesti Post Top

TYPE A OPTION 2 : ROUND POLE WITH POST TOP ONLY

TYPE A2 OPTION 2 : ROUND POLE WITH POST TOP AND TWO ADJUSTABLE HEADS WITH ACCESSORIES

LIGMAN
LIGHTING USA



41w COB
1005 Lumens

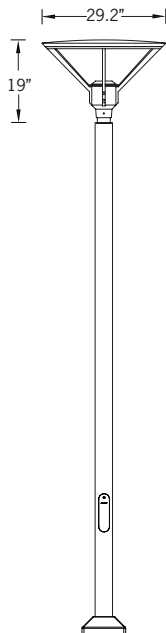
IP55
Suitable for wet locations

IK07
Impact Resistant [Vandal Resistant]

EPA - 1.70

Weight - 59.3 lbs

POLE NOT INCLUDED



Tenon Detail

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U3 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

High Impact Acrylic Lens

Manufactured with Ultra High Impact, Naturally UV Stabilized Injection Molded Acrylic.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Technical post top. Deceptively urban aesthetic post top packs a punch with street lighting type precise optic options.

The Anesti is an elegant post top that is suitable for both modern and classic architecture. Ideal for creating visual guidance with exceptional visual comfort. The dual sealed optical chamber with integrated heat sinks houses a range of field interchangeable optically controlled LED's, providing Type II, III, IV & V distribution, as well as variations of this for precise light distribution requirements.

An example of this, is using a combination of Type II and Type IV distribution optics inside the same fixture. This product range is available in a 61w option, and can be configured for a single, double, triple or quad tops using the Ligman arm adapters. Customer specific wattages can be provided, contact the factory for more information.

This product range is complemented with high performance optics in the wall mounted luminaire, to provide a consistent range of design aesthetics for the project. See website for more information.

For Type II, III & IV distributions, see UAN-20597

Internal house side shields are available as an option.

Additional Options (Consult Factory For Pricing)



A20491
Root Mount Kit



UAN-20595

Anesti Post Top

TYPE A OPTION 2 : ROUND POLE WITH POST TOP ONLY

TYPE A2 OPTION 2 : ROUND POLE WITH POST TOP AND TWO ADJUSTABLE HEADS WITH ACCESSORIES

MAN
NG USA

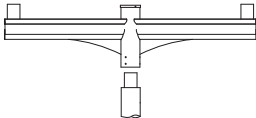
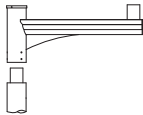
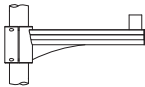
PROJECT				DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UAN - 20595 - 41w - W30 - 02 - 120/277v - Options

LAMP	LED COLOR	FINISH COLOR	VOLTAGE
41w COB 1005 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify 16' POLE
FINISH TBD BY ARCHITECT			

ADDITIONAL OPTIONS			

NAT - Natatorium Rated
DIM - 0-10v Dimming
A20491 - Root Mount Kit
HSS - House Side Shield



A20176
Aluminum Arm Pole Clamp

A20276
Aluminum Single Arm

A20376
Aluminum Double Arm

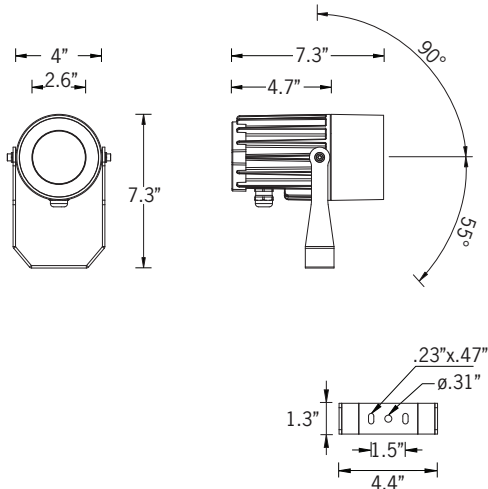
UOD-50001 TYPE A2 HEADS: 2 ADJUSTABLE HEADS WITH ACCESSORIES PER POLE

Odessa 1 Small Floodlight

LIGMAN
LIGHTING USA



21w COB 1673 Lumens
IP66 • Suitable For Wet Locations
IK07 • Impact Resistant (Vandal Resistant)
Weight 3.7 lbs



Mounting Detail

Odessa Product Family



UOD-80001 [Ø4.1"]



UOD-80012 [Ø5.1"]



UOD-50011 [Ø5.1"]



UOD-30001 [Ø4.1"]



UOD-30011 [Ø5.1"]



UOD-21001 [Ø4.1"]



UOD-20011 [Ø5.1"]



UOD-21002 [Ø4.1"]



UOD-21012 [Ø5.1"]



UOD-20021 [Ø5.1"]



UOD-210312 [Ø5.1"]

Construction

Aluminum Casting

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B2 - U0 - G0

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Stylish adjustable projector range. Naturally beautiful and unique contemporary family, Odessa packs a punch with an abundance of options and accessories.

The Odessa family of floodlights have a modern aesthetic design and are a perfect lighting solution for most small to medium size spotlight and floodlight requirements. The floodlights can be aimed and locked in place to highlight specific features or elements in the environment, as well as provide security when illuminating dark areas on campuses and parks.

This small and medium range of high performance LED floodlight luminaires provides a robust design for demanding applications such as recreational areas, public spaces and architectural structures.

The luminaire has integrated heat sinks to facilitate LED cooling, as well as an integral driver. The Odessa is available in Narrow, Medium, Wide and Very Wide light distributions. Color temperature 2700K, 3000K, 3500K and 4000K. Luminaire has optional accessories, such as a ground spike, visors, louvers, and linear spread lenses.

For non standard fixture variations, as well as specific reflector requirements and dichroic filters, please contact the factory. Two mounting options are available, namely yoke mount and 1/2" serated locking system with a fully rotatable with locking screw option for after installation aiming.

Additional Options (Consult Factory For Pricing)



A80331
Anti Glare Visor



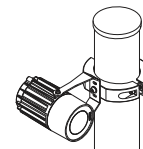
A80214
Linear Spread



A80121
Honeycomb
Louvre



A50441
Spike Mount



Pole Clamp
4" - 4.5" - 5" - 5.5"



UOD-50001

Odessa 1 Small Floodlight

TYPE A2 HEADS: 2 ADJUSTABLE HEADS WITH ACCESSORIES PER POLE

LIGMAN
LIGHTING USA

PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UOD-50001 - 21w - M - W30 - 03 - 120/277v

UOD-50001					
	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	21w COB 1673 Lumens	M - Medium 23° W - Wide 32° VW - Very Wide 47°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

PLEASE NOTE: IT IS RECOMMENDED THAT W AND VW REFLECTORS ARE PURCHASED FOR BEAM ADJUSTMENT ONSITE

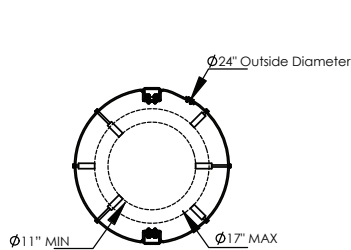
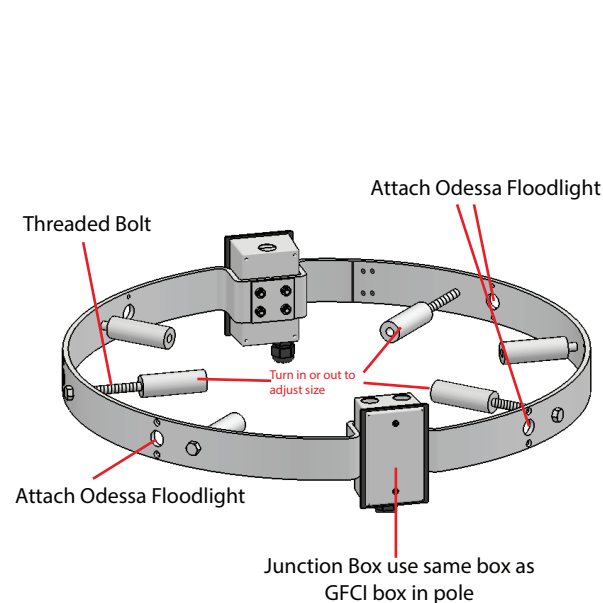
FINISH TBD BY ARCHITECT

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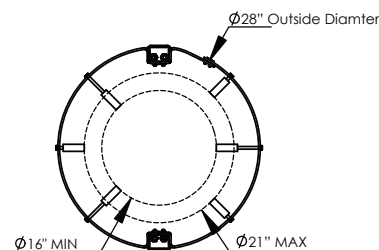
ADDITIONAL OPTIONS

- | | | | |
|-----------------------------|-------------------------------|-------------------------|-------------------|
| DIM - 0-10v Dimming | DICHROIC COLOR FILTERS | TREE STRAP | POLE CLAMP |
| NAT - Natatorium Rated | RD - Red Lens | ODTS17 - 11" to 17" DIA | PC4 - 4" Clamp |
| A8033 - Anti Glare Visor | BL - Blue Lens | ODTS21 - 16" to 21" DIA | PC45 - 4.5" Clamp |
| A80214 - Linear Spread Lens | AM - Amber Lens | ODTS27 - 21" to 27" DIA | PC5 - 5" Clamp |
| A80121 - Honeycomb Louvre | GR - Green Lens | ODTS32 - 26" to 32" DIA | PC55 - 5.5" Clamp |
| A50441 - Ground Spike | | | |

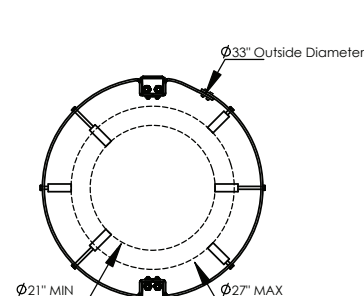
ODTS - Odessa Treestrap Options



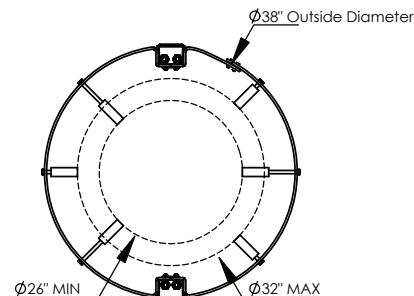
ODTS17 - 11" to 17" Treestrap



ODTS21 - 16" to 21" Treestrap



ODTS27 - 21" to 27" Treestrap



ODTS32 - 26" to 32" Treestrap

TYPE B1: TREE UPLIGHT Lumiere

DESCRIPTION

Lanterra 1002-A1 (one head) and 1002-A2 (2 head) is a small 2.5" O.D., line voltage Accent Flood light with dimmable LED. It is available with adjustable rear center swivel with lock rotation providing 180 degree tilt and 340 degree rotation. The luminaire comes with various mounting, field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material

Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel.

Finish

Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals

Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

Hood

Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the

straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket

Housing and hood are sealed with high temperature silicone O-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

Hardware

Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical

Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates

surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 86% lumen maintenance at 60,000hrs.

Compliance

Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty

Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



Lanterra 1002

LED

INTERIOR / EXTERIOR
ACCENT FLOOD LIGHT
CERTIFICATION DATA

cULus - 1598

Wet Location Listed - IP66

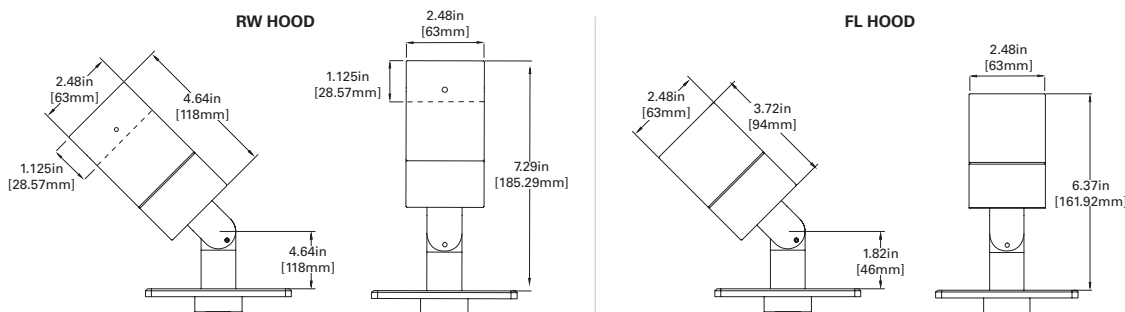
LM79/LM80 Compliant

ROHS* Compliant

10W LED, L70/90,000 @ 25° Celcius



DIMENSIONS



ORDERING INFORMATION

SERIES	NUMBER OF HEADS	KNUCKLE STYLE	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
1002	A1 1 Head A2 2 Head	RCS Rear Center Swivel with Lock Rotation	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	Standard CRI LED2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 80 CRI LED 5080 - 5000K, 80 CRI Premium CRI LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide	Standard Paint Finish BK Black BZ Bronze CS City Silver WT White Premium Metal ¹ NBR Natural Brass NBZ Natural Bronze* NCP Natural Copper NSS Natural Stainless Steel	L1 Light Level 1 (10W)	UNV 120-277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount- mounts directly to junction box. Recessed - Ground Mount MB Ground Mount Recessed Box - Rectangular Housing 10x6x6 (MB Box) Remote Driver Housing WRR ^{2,5} Remote Driver Housing - Round Wall Plate WRS ^{2,5} Remote Driver Housing - Square Wall Plate TSR2 ^{2,5} Tree Strap Mount to attach to (1-4) WRx housing series Integral Driver Mount WIS Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 45C) 1002-A1-xxx-L1-xxx-WIS (50C)	SVPD2 ³ Standalone integral sensor

FINISH TBD BY ARCHITECT

Notes: 1. Premium Metal not available for RSM Mount Option

2. Only available for single head option (A1)

3. Only available for single head option (A1) with RSM mounting only

4. A2 doubles input wattage listed

5. Remote Driver up to 60"

* ROHS Compliant - For Natural materials consult factory

TYPE B1: TREE UPLIGHT

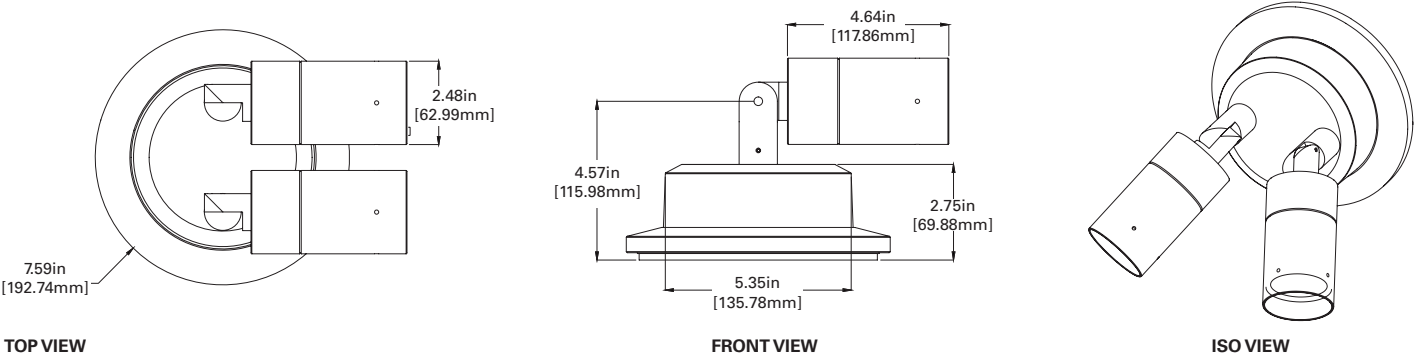
ACCESSORIES - ORDER SEPARATELY

ACCESSORIES						OPTICS		
ISHH01LUM	Programming Remote for sensor	Filters F71-2 Peach Dichroic F72-2 Amber Dichroic F73-2 Green Dichroic F74-2 Medium Blue F75-2 Yellow Dichroic F76-2 Red Dichroic F77-2 Dark Blue Dichroic F78-2 Light Blue Dichroic F79-2 Neutral Density Dichroic F80-2 Magenta Dichroic F22-2 Red Color F33-2 Blue Color F44-2 Green Color F55-2 Yellow Color F66-2 Mercury Color	Lens LSL-2 Linear Spread Lens DIF-2 Diffused Lens OSL-2 Overall Spread Lens	Louwer LVR-2 45° Hex Cell Louver	LLR-S-2	15° Spot		
ISHH02LUM	Personal Control Remote for sensor				LLR-M-2	25° Medium		
					LLR-F-2	40° Flood		
					LLR-W-2	55° Wide Flood		
					LLR-K-2	Spot, Medium, Flood, Wide Flood kit		

MOUNTINGS

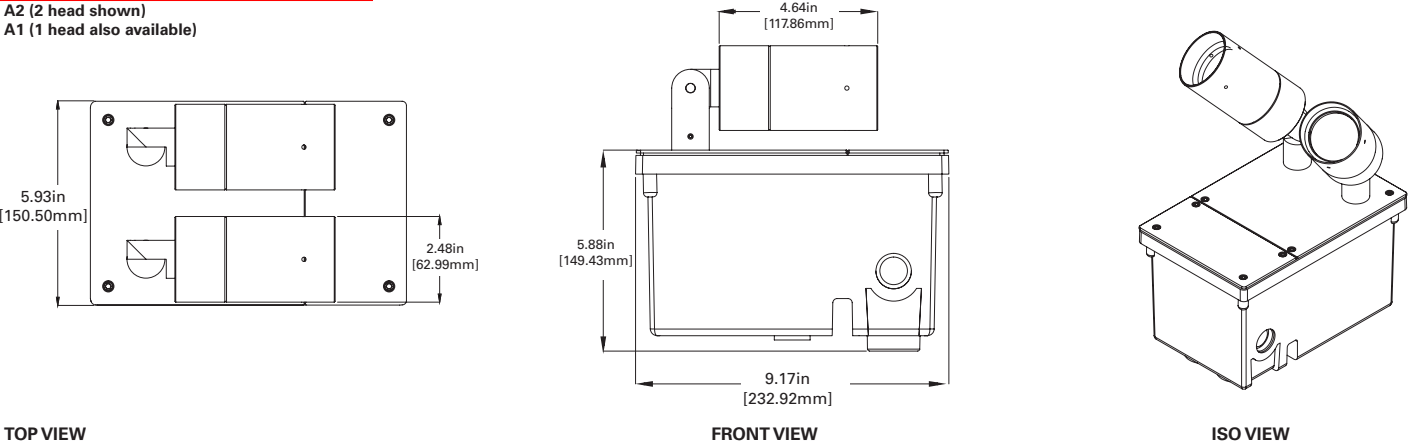
ROUND SURFACE MOUNT (RSM)

A2 (2 head shown)
 A1 (1 head also available)

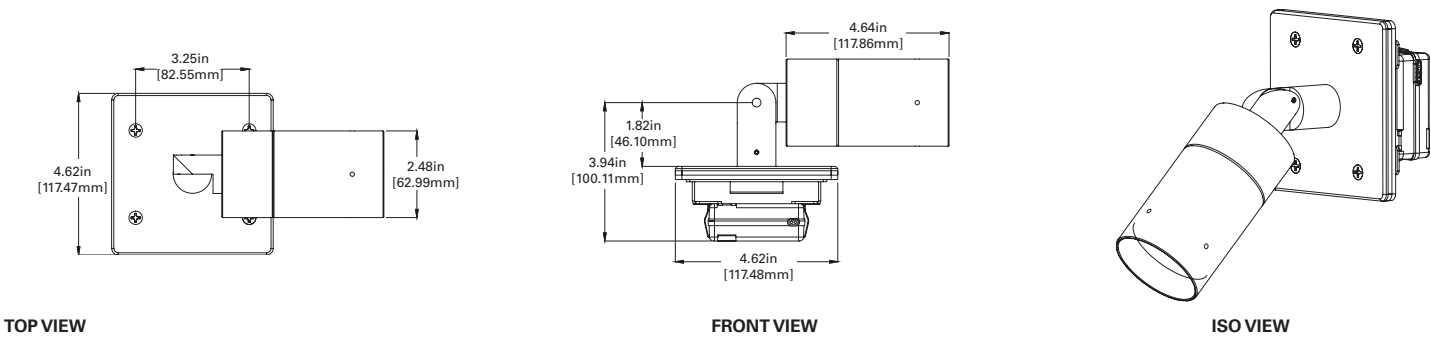


GROUND MOUNT RECESSED BOX (MB)

A2 (2 head shown)
 A1 (1 head also available)



WALL INTEGRAL DRIVER PLATE (WIS)



DESCRIPTION

Lanterra 1002-A1 (one head) and 1002-A2 (2 head) is a small 2.5" O.D., line voltage Accent Flood light with dimmable LED. It is available with adjustable rear center swivel with lock rotation providing 180 degree tilt and 340 degree rotation. The luminaire comes with various mounting, field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material

Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel.

Finish

Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals

Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

Hood

Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the

straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket

Housing and hood are sealed with high temperature silicone O-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

Hardware

Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical

Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates

TYPE B2: DUAL TREE UPLIGHT

Lumiere

Catalog #	Type
Project	
Comments	Date
Prepared by	

surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 86% lumen maintenance at 60,000hrs.

Compliance

Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty

Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

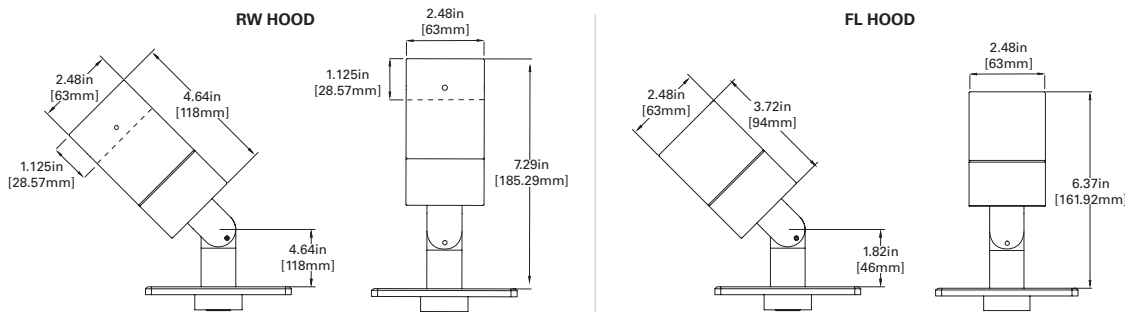


Lanterra 1002

LED
INTERIOR / EXTERIOR
ACCENT FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS* Compliant
10W LED, L70/90,000 @ 25° Celcius



DIMENSIONS



ORDERING INFORMATION

SERIES	NUMBER OF HEADS	KNUCKLE STYLE	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
1002	A1 1 Head A2 2 Head	RCS Rear Center Swivel with Lock Rotation	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	Standard CRI LED2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 80 CRI LED 5080 - 5000K, 80 CRI Premium CRI LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide	Standard Paint Finish BK Black BZ Bronze CS City Silver WT White Premium Metal ¹ NBR Natural Brass NBZ Natural Bronze* NCP Natural Copper NSS Natural Stainless Steel	L1 Light Level 1 (10W)	UNV 120-277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount- mounts directly to junction box. Recessed - Ground Mount MB Ground Mount Recessed Box - Rectangular Housing 10x6x6 (MB Box) Remote Driver Housing WRR ^{2,5} Remote Driver Housing - Round Wall Plate WRS ^{2,5} Remote Driver Housing - Square Wall Plate TSR2 ^{2,5} Tree Strap Mount to attach to (1-4) WRx housing series Integral Driver Mount WIS Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 45C) 1002-A1-xxx-L1-xxx-WIS (50C)	SVPD2 ³ Standalone integral sensor

Notes: 1. Premium Metal not available for RSM Mount Option

2. Only available for single head option (A1)

3. Only available for single head option (A1) with RSM mounting only

4. A2 doubles input wattage listed

5. Remote Driver up to 60"

* ROHS Compliant - For Natural materials consult factory

FINISH TBD BY ARCHITECT

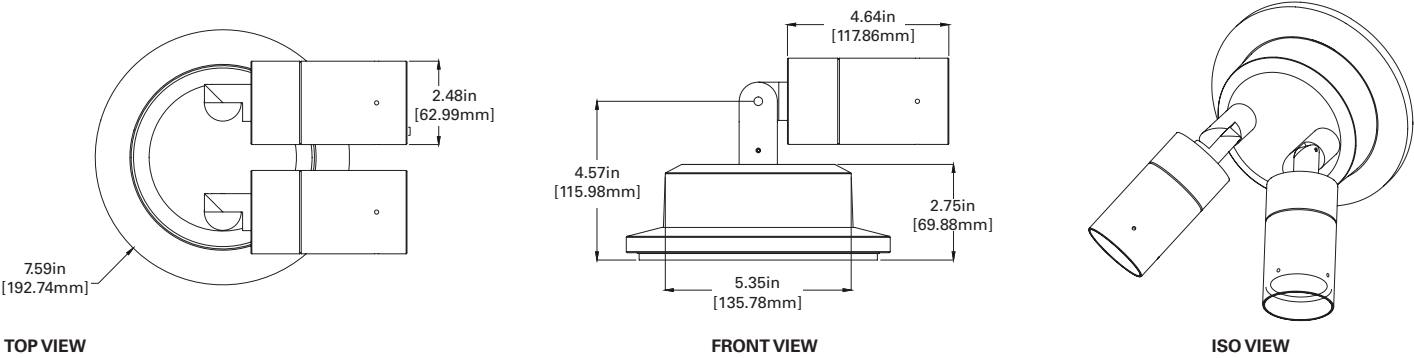
ACCESSORIES - ORDER SEPARATELY

ACCESSORIES						OPTICS		
ISHH01LUM	Programming Remote for sensor	Filters F71-2 Peach Dichroic F72-2 Amber Dichroic F73-2 Green Dichroic F74-2 Medium Blue F75-2 Yellow Dichroic F76-2 Red Dichroic F77-2 Dark Blue Dichroic F78-2 Light Blue Dichroic F79-2 Neutral Density Dichroic F80-2 Magenta Dichroic F22-2 Red Color F33-2 Blue Color F44-2 Green Color F55-2 Yellow Color F66-2 Mercury Color	Lens LSL-2 Linear Spread Lens DIF-2 Diffused Lens OSL-2 Overall Spread Lens	Louwer LVR-2 45° Hex Cell Louver	LLR-S-2	15° Spot		
ISHH02LUM	Personal Control Remote for sensor				LLR-M-2	25° Medium		
					LLR-F-2	40° Flood		
					LLR-W-2	55° Wide Flood		
					LLR-K-2	Spot, Medium, Flood, Wide Flood kit		

MOUNTINGS

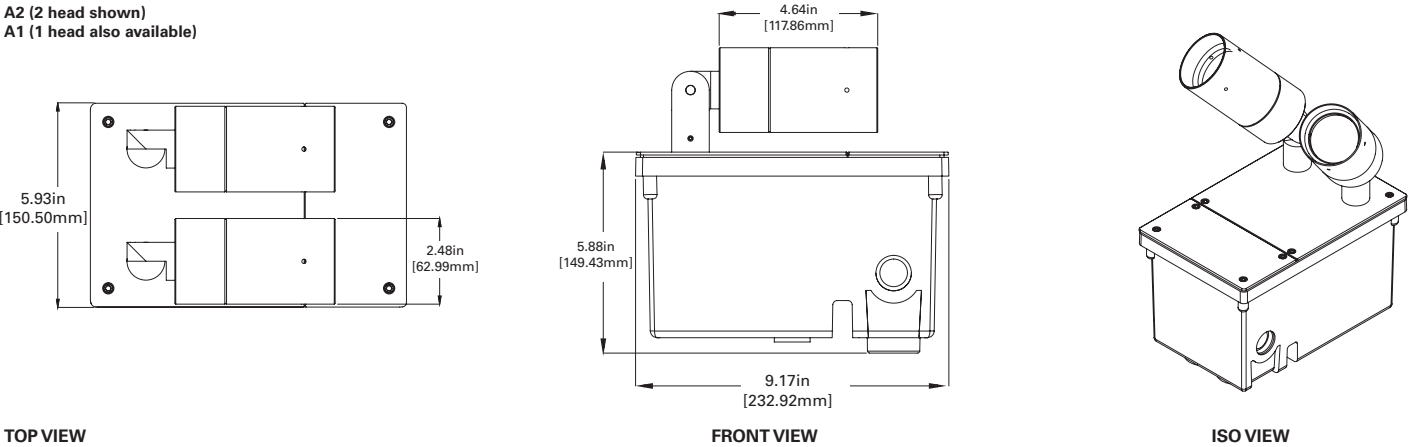
ROUND SURFACE MOUNT (RSM)

A2 (2 head shown)
 A1 (1 head also available)

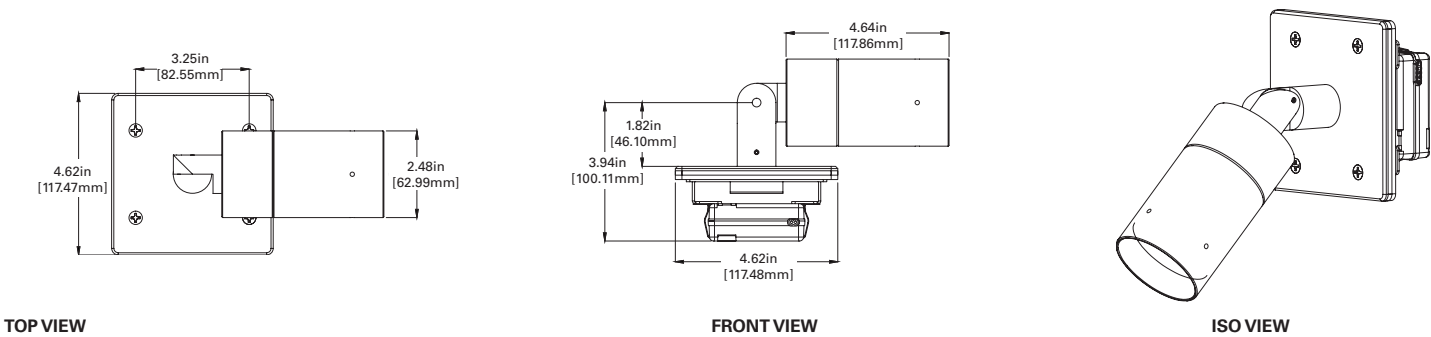


GROUND MOUNT RECESSED BOX (MB)

A2 (2 head shown)
 A1 (1 head also available)



WALL INTEGRAL DRIVER PLATE (WIS)



DESCRIPTION

Lanterra 1002-A1 (one head) and 1002-A2 (2 head) is a small 2.5" O.D., line voltage Accent Flood light with dimmable LED. It is available with adjustable rear center swivel with lock rotation providing 180 degree tilt and 340 degree rotation. The luminaire comes with various mounting, field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material

Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel.

Finish

Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals

Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

Hood

Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the

straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket

Housing and hood are sealed with high temperature silicone O-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

Hardware

Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical

Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates

Catalog #	Type
Project	
Comments	Date
Prepared by	

surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 86% lumen maintenance at 60,000hrs.

Compliance

Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty

Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

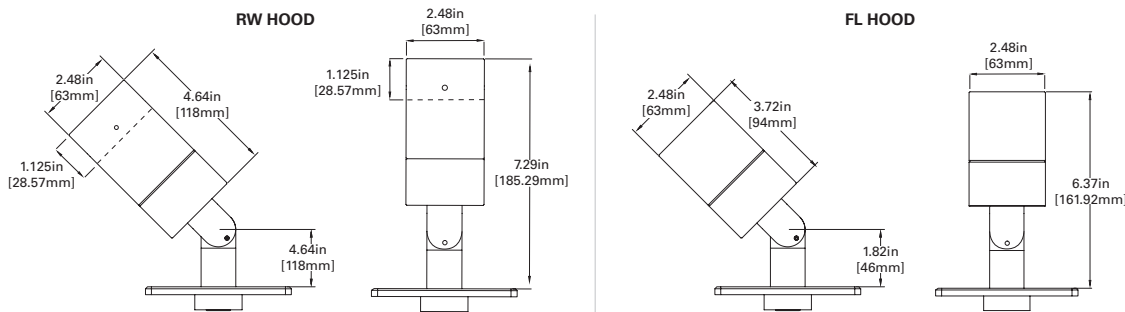


Lanterra 1002

LED
INTERIOR / EXTERIOR
ACCENT FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS* Compliant
10W LED, L70/90,000 @ 25° Celcius



DIMENSIONS



ORDERING INFORMATION

SERIES	NUMBER OF HEADS	KNUCKLE STYLE	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
1002	A1 1 Head A2 2 Head	RCS Rear Center Swivel with Lock Rotation	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	Standard CRI LED2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 80 CRI LED 5080 - 5000K, 80 CRI Premium CRI LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide	Standard Paint Finish BK Black BZ Bronze CS City Silver WT White Premium Metal ¹ NBR Natural Brass NBZ Natural Bronze* NCP Natural Copper NSS Natural Stainless Steel	L1 Light Level 1 (10W)	UNV 120-277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount- mounts directly to junction box. Recessed - Ground Mount MB Ground Mount Recessed Box - Rectangular Housing 10x6x6 (MB Box) Remote Driver Housing WRR ^{2,5} Remote Driver Housing - Round Wall Plate WRS ^{2,5} Remote Driver Housing - Square Wall Plate TSR2 ^{2,5} Tree Strap Mount to attach to (1-4) WRx housing series Integral Driver Mount WIS Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 45C) 1002-A1-xxx-L1-xxx-WIS (50C)	SVPD2 ³ Standalone integral sensor

Notes: 1. Premium Metal not available for RSM Mount Option

2. Only available for single head option (A1)

3. Only available for single head option (A1) with RSM mounting only

4. A2 doubles input wattage listed

5. Remote Driver up to 60"

* ROHS Compliant - For Natural materials consult factory

FINISH TBD BY ARCHITECT

TYPE B3: LANDSCAPE ACCENT LIGHT

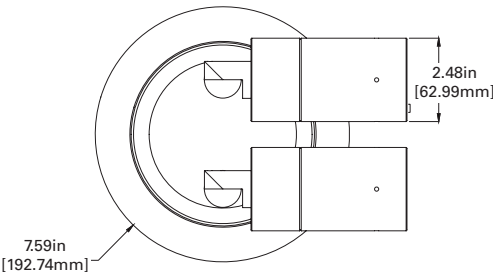
ACCESSORIES - ORDER SEPARATELY

		ACCESSORIES			OPTICS	
ISHH01LUM	Programming Remote for sensor	Filters		Lens	Louver	
ISHH02LUM	Personal Control Remote for sensor	F71-2 Peach Dichroic		LSL-2 Linear Spread Lens	LVR-2 45° Hex Cell Louver	LLR-S-2 15° Spot
		F72-2 Amber Dichroic		DIF-2 Diffused Lens		LLR-M-2 25° Medium
		F73-2 Green Dichroic		OSL-2 Overall Spread Lens		LLR-F-2 40° Flood
		F74-2 Medium Blue				LLR-W-2 55° Wide Flood
		F75-2 Yellow Dichroic				LLR-K-2 Spot, Medium, Flood, Wide Flood kit
		F76-2 Red Dichroic				
		F77-2 Dark Blue Dichroic				
		F78-2 Light Blue Dichroic				
		F79-2 Neutral Density Dichroic				
		F80-2 Magenta Dichroic				
		F22-2 Red Color				
		F33-2 Blue Color				
		F44-2 Green Color				
		F55-2 Yellow Color				
		F66-2 Mercury Color				

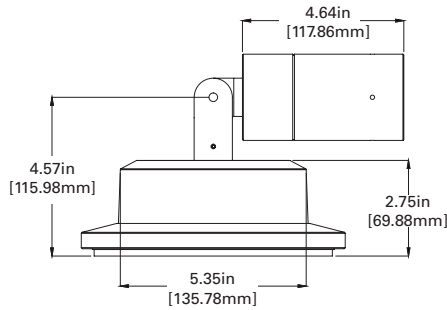
MOUNTINGS

ROUND SURFACE MOUNT (RSM)

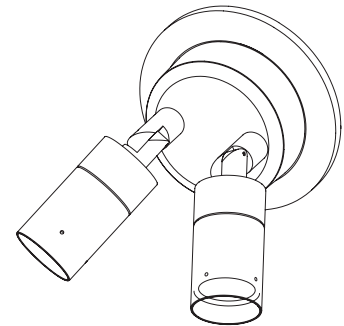
A2 (2 head shown)
A1 (1 head also available)



TOP VIEW



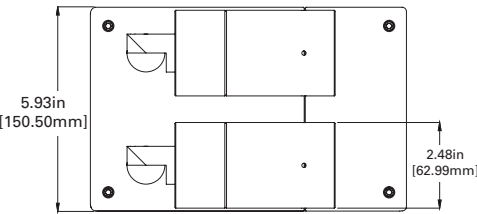
FRONT VIEW



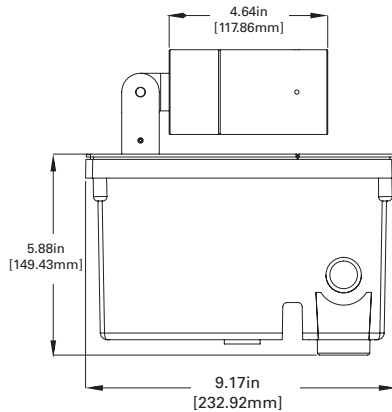
ISO VIEW

GROUND MOUNT RECESSED BOX (MB)

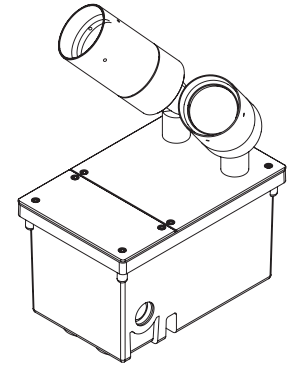
A2 (2 head shown)
A1 (1 head also available)



TOP VIEW

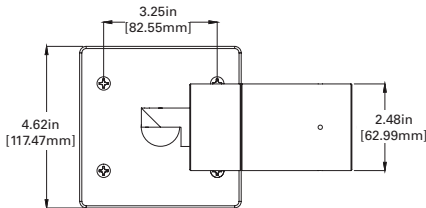


FRONT VIEW

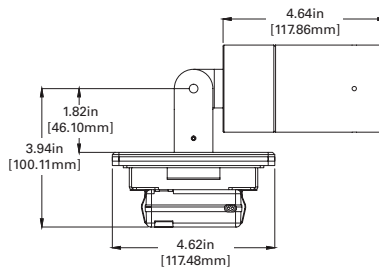


ISO VIEW

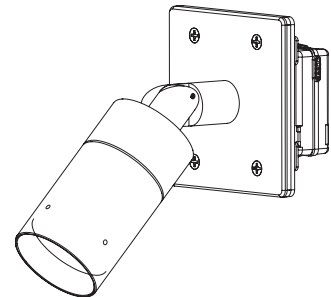
WALL INTEGRAL DRIVER PLATE (WIS)



TOP VIEW



FRONT VIEW



ISO VIEW

UMC-10001

Macaron 4 Bollard

TYPE C OPTION 1: BOLLARD

LIGMAN
LIGHTING USA



22w LED
2609 Lumens

IP66
Suitable for wet locations

IK07
Impact Resistant [Vandal Resistant]

Weight - 9 lbs

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U0 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Modern contemporary bollard. Designed with a sleek and clean appearance. Features high powered optics, encapsulated within a small sized bollard. Designed to complement the Macaron pole top fixtures.

A modern style die-cast aluminum bollard with excellent downward light distribution that complies with dark sky requirements. Outstanding visual appeal and precision optical system gives very low glare rating, whilst reducing light pollution.

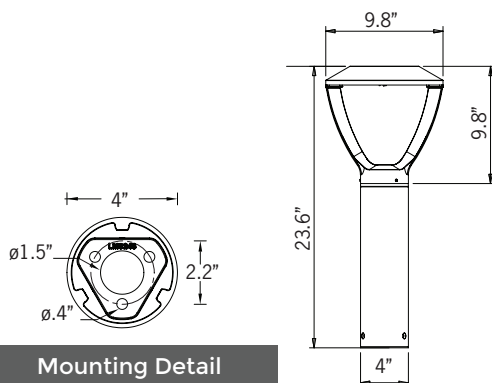
This fixture is available in two standard heights, however custom heights can be specified.

This bollard is available with the following light distributions to maximize spacing and vastly improve uniformity;
Type II, III, Wide and Very Wide.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. Stainless steel screws. Durable silicone rubber gasket. Powder paint with high corrosion resistance with chemical chromatised protection. Integral control gear.

Customer specific wattages can be provided, please contact the factory for more information.

The Macaron has been IDA Dark Sky certified for cct's of 3000K or lower.



Macaron Product Family



UMC-10011



UMC-20001



UMC-20011



UMC-98001



UMC-10001

Macaron 4 Bollard

TYPE C OPTION 1: BOLLARD

LIGMAN
LIGHTING USA

PROJECT

DATE

QUANTITY

TYPE

NOTE

ORDERING EXAMPLE || UMC - 10001 - 22w - T2 - W30 - 02 - 120/277v - Options

UMC-10001

LAMP

22w LED
2609 Lumens

BEAM

T2 - Type II Distribution
T3 - Type III Distribution
W - Wide 77"x99"
VW - Very Wide 120"x140"

LED COLOR

W27 - 2700K
W30 - 3000K
W35 - 3500K
W40 - 4000K

FINISH COLOR

01 - BLACK RAL 9011
02 - DARK GREY RAL 7043
03 - WHITE RAL 9003
04 - METALLIC SILVER RAL 9006
05 - MATTE SILVER RAL 9006
06 - LIGMAN BRONZE
07 - CUSTOM RAL

VOLTAGE

120/277v
Other - Specify

FINISH TBD BY
ARCHITECT

ADDITIONAL OPTIONS

NAT - Natatorium Rated

DIM - 0-10v Dimming

F - Frosted Lens

HGT - Custom Bollard Height



7144 NE Progress Court
Hillsboro, Oregon 97124
T: 503.645.0500 | F: 503.645.800

Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.



UVR-70312

Veranda 6 Medium 180° Light Distribution

TYPE C OPTION 2: SHORT BOLLARD

LIGMAN
LIGHTING USA



180° Light

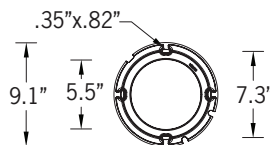
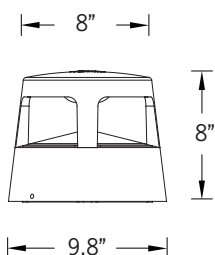


30w COB 821 Lumens

IP67 • Suitable For Wet Locations

IK08 • Impact Resistant (Vandal Resistant)

Weight 9 lbs



Mounting Detail

Construction

Aluminum

Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded “fit for purpose” long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

Contact Factory

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

High Impact UV Stabilized Polycarbonate Lens

Manufactured with Ultra High Impact, UV Stabilized Injection Molded Polycarbonate.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Compact stout public realm way-finding. 360°, 180° or double-sided wayfinding options ensures guidance provision and strong pleasingly anonymous footprint.

The innovative optical technology of the Veranda pillar light guarantees a high degree of efficiency and optimal visual comfort while fulfilling the dark sky criteria.

Veranda has been developed to have excellent controlled downward light eliminating any glare. It has three light shield with different light distributions. Designed for lighting of entrances garden pathways and squares.

This low level surface mounted luminaire is ideal for areas where inground product is not suitable, but horizontal lighting on the ground is required. Depending on the light distribution required, this fixture is available in 360°, 90°/90°, 90° and 180°.

This vandal resistant luminaire can be installed using factory provided anchor bolts, as well as contractor provided wedge anchors.

Veranda Product Family



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UVR - 70312 - 30w - W30 - 02 - 120/277v - Options

UVR-70312				
LAMP	LED COLOR	FINISH COLOR	VOLTAGE	
30w COB 821 Lumens	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify	

FINISH TBD BY ARCHITECT

ADDITIONAL OPTIONS		

NAT - Natatorium Rated
DIM - 0-10v Dimming

URA-40551

Rado 3



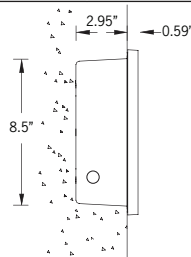
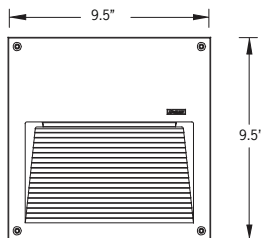
Physical Data

Length • 9.5"

Height • 9.5"

Weight • 4.4 lbs

IP65 • Suitable For Wet Locations
IK04 • Impact Resistant (Vandal Resistant)



Standard Options

Lamp

11w LED

460 Lumens

LED Color

W27 • 2700K

W30 • 3000K

W40 • 4000K

Finish Color

01 - Black - RAL 9011

02 - Dark Grey - RAL 7043

03 - White - RAL 9003

04 - Metallic Silver - RAL 9006

05 - Matte Silver - RAL 9006

06 - Bronze - RAL 6014

07 - Custom RAL



Options (Consult Factory for Pricing)

AMB - Amber LED (Turtle Friendly)

NAT - Natatorium & High Salt Environments

DIM - 0-10v Dimming

TYPE D: RECESSED STEP LIGHT



A range of rectangular and square wall recessed luminaires, with an indirect optical system, offering high vandal resistance. Suitable for indoor or outdoor applications. The recessed LED eliminates all discomfort glare as light is directed to the ground providing illumination where it is needed and minimizing light spill.

This luminaire is provided with a powdercoated high pressure die-cast aluminum back box and can be pre shipped to the jobsite for concrete pour or masonry applications.

This fixture is suitable for lighting footpaths, stairs, squares and entrances.

The Rado range has a matching bollard offering to complement the recessed product. See bollard section on the Ligman website.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

Aluminum Casting

Less than 0.1% copper content – Marine Grade LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket.

Provided with special injection molded "fit for purpose" long life high temperature **memory retentive silicon gaskets**. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management.

LM6 Aluminum is used for its **excellent mechanical strength and thermal dissipation properties** in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B0 - U1 - G0

Finishing.

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint.

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.

This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware.

Provided Hardware is **Marine grade 316 Stainless steel**.

Anti Seize Screw Holes

Tapped holes are infused with a **special anti seize compound** designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens.

Provided with tempered, impact resistant **crystal clear low iron glass** ensuring no green glass tinge.

Optics & LED

Precise optic design provides **exceptional light control and precise distribution of light**. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Ordering Example : URA - 40551 - 11w - W30 - 02 - 120/277v - Options

URA

40551

Lamp

11w LED

LED Color

W27 2700K
W30 3000K
W40 4000K

Color

01 Black
02 Dark Grey
03 White
04 Metallic Silver
05 Matte Silver
06 Bronze
07 Custom RAL

Voltage

120/277v
Other (Specify)

Options

AMB Amber LED
NAT Natatorium Rated
DIM 0-10v Dimming

FINISH TBD BY ARCHITECT

PROJECT: DATE: QUANTITY:

TYPE: NOTE:



DESCRIPTION

Lanterra 1002-A1 (one head) and 1002-A2 (2 head) is a small 2.5" O.D., line voltage Accent Flood light with dimmable LED. It is available with adjustable rear center swivel with lock rotation providing 180 degree tilt and 340 degree rotation. The luminaire comes with various mounting, field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material

Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel.

Finish

Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals

Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

Hood

Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the

straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket

Housing and hood are sealed with high temperature silicone O-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

Hardware

Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical

Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates

Catalog #	Type
Project	
Comments	Date
Prepared by	

surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 86% lumen maintenance at 60,000hrs.

Compliance

Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty

Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

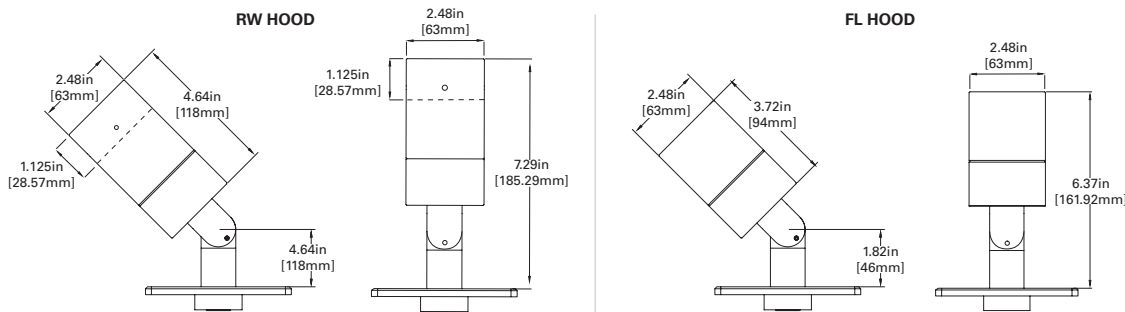


Lanterra 1002

LED
INTERIOR / EXTERIOR
ACCENT FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS* Compliant
10W LED, L70/90,000 @ 25° Celcius



DIMENSIONS



ORDERING INFORMATION

SERIES	NUMBER OF HEADS	KNUCKLE STYLE	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
1002	A1 1 Head A2 2 Head	RCS Rear Center Swivel with Lock Rotation	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	Standard CRI LED2790 - 2700K, 90 CRI LED 3090 - 3000K, 90 CRI LED 3590 - 3500K, 90 CRI LED 4080 - 4000K, 80 CRI LED 5080 - 5000K, 80 CRI Premium CRI LED 2797 - 2700K, 97 CRI LED 3097 - 3000K, 97 CRI LED 3597 - 3500K, 97 CRI LED 4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide	Standard Paint Finish BK Black BZ Bronze CS City Silver WT White Premium Metal ¹ NBR Natural Brass NBZ Natural Bronze* NCP Natural Copper NSS Natural Stainless Steel	L1 Light Level 1 (10W)	UNV 120-277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount- mounts directly to junction box. Recessed - Ground Mount MB Ground Mount Recessed Box - Rectangular Housing 10x6x6 (MB Box) Remote Driver Housing WRR ^{2,5} Remote Driver Housing - Round Wall Plate WRS ^{2,5} Remote Driver Housing - Square Wall Plate TSR2 ^{2,5} Tree Strap Mount to attach to (1-4) WRx housing series Integral Driver Mount WIS Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 45C) 1002-A1-xxx-L1-xxx-WIS (50C)	SVPD2 ³ Standalone integral sensor

Notes: 1. Premium Metal not available for RSM Mount Option

2. Only available for single head option (A1)

3. Only available for single head option (A1) with RSM mounting only

4. A2 doubles input wattage listed

5. Remote Driver up to 60"

* ROHS Compliant - For Natural materials consult factory

FINISH TBD BY ARCHITECT

ACCESSORIES - ORDER SEPARATELY

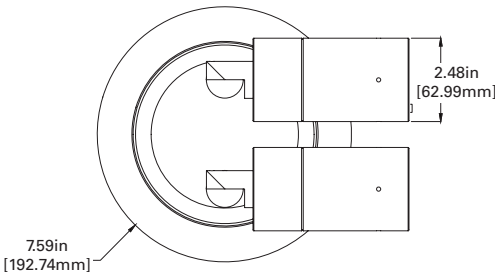
TYPE F: GROUND MOUNTED SIGN LIGHT

ACCESSORIES						OPTICS	
ISHH01LUM	Programming Remote for sensor	Filters F71-2 Peach Dichroic F72-2 Amber Dichroic F73-2 Green Dichroic F74-2 Medium Blue F75-2 Yellow Dichroic F76-2 Red Dichroic F77-2 Dark Blue Dichroic F78-2 Light Blue Dichroic F79-2 Neutral Density Dichroic F80-2 Magenta Dichroic F22-2 Red Color F33-2 Blue Color F44-2 Green Color F55-2 Yellow Color F66-2 Mercury Color	Lens	Louver	LLR-S-2 15° Spot LLR-M-2 25° Medium LLR-F-2 40° Flood LLR-W-2 55° Wide Flood LLR-K-2 Spot, Medium, Flood, Wide Flood kit		
ISHH02LUM	Personal Control Remote for sensor		LSL-2 Linear Spread Lens	LVR-2 45° Hex Cell Louver			
			DIF-2 Diffused Lens				
			OSL-2 Overall Spread Lens				

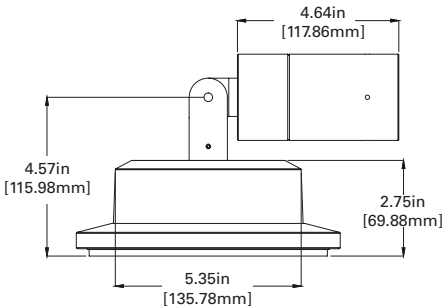
MOUNTINGS

ROUND SURFACE MOUNT (RSM)

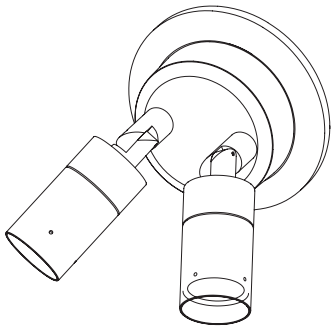
A2 (2 head shown)
 A1 (1 head also available)



TOP VIEW



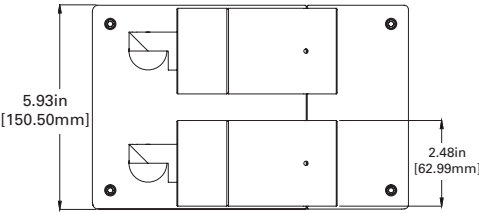
FRONT VIEW



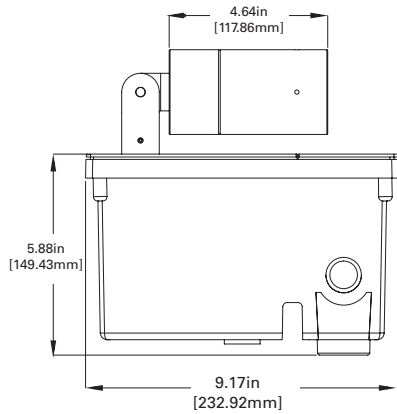
ISO VIEW

GROUND MOUNT RECESSED BOX (MB)

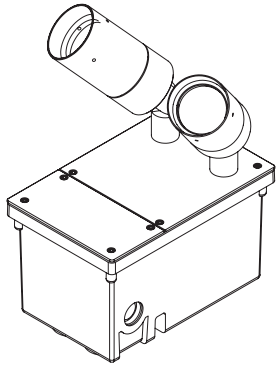
A2 (2 head shown)
 A1 (1 head also available)



TOP VIEW

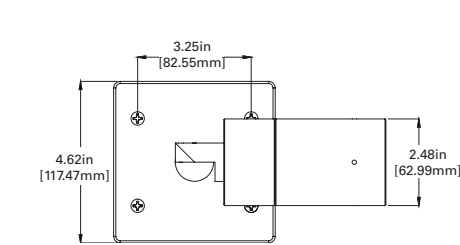


FRONT VIEW

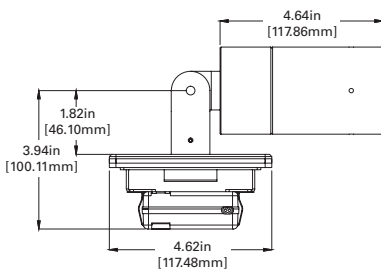


ISO VIEW

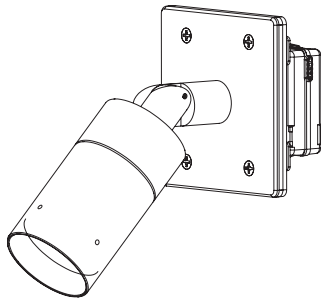
WALL INTEGRAL DRIVER PLATE (WIS)



TOP VIEW



FRONT VIEW



ISO VIEW



HPNLS-HO

Line Voltage Linear LED Strip Fixture

TYPE GA: LINEAR DOWNLIGHT AT COLUMNS

Customer: Date: Type:
Project:



- Compact, variable light fixture for dry, damp or wet location use
- Fixture comes in 6" increments (12" minimum).
- Many options in optics, color temperature and accessories.
- Multiple different types of lenses.
- Boca Flasher's patented CleanDim® technology ensures even dimming from 0-100%.
- Uses standard line voltage dimmers.
- Fixtures are compatible with both forward and reverse phase dimming or can use Boca's SDS module for 0-10V, Dali or DMX Dimming.
- Clear anodized aluminum or black finish standard.
- Total linear feet per power feed: 40ft @ 120V.
- Contact Boca Flasher for tips with custom installations.

PRODUCT SPECIFICATIONS:

HPNLS	HO	COLOR OPTION	OPTIC	VOLTAGE	FINISH	LOCATION	MOUNTING	LENS	BODY OPTIONS
		2700K	10°	120V	A Clear Anodized Aluminum	I Interior	F Fixed	C Clear	HL Hexcell Louver
		3000K	30°	277V	B Black	E Exterior	S Swivel	D Diffused	SB Square Baffle
		3500K	60°			W Wet	H Hinge	SI Satin Ice (Interior Use Only)	SSB Slanted Baffle
		4000K	10°x60°				3Arc 3" Arc Swivel	OP Opal White	SKB Kicker Baffle
		5000K	30°x60°				6Arc 6" Arc Swivel		HL* Hexcell Louver (Cannot be used with Satin Ice White or 120° optic)
		Amber	120°						
		Red							
		Green							
		Blue							

LENS OPTIONS:



Diffused*

- Interior or exterior use.
- 87% transmission.
- Lens is 1/8" (.09) thick, adds 1/16" to overall height of fixture. Call factory for more information.



Satin Ice White*

- Interior use only.
- Best for direct view use.
- 42% transmission.
- Lens is 1/4" (.25) thick, adds 1/8" to overall height of fixture. Call factory for more information.

HPNLS-HO

Line Voltage Linear LED Strip Fixture

TYPE GA: LINEAR DOWNLIGHT AT COLUMNS

boca
FLASHER

TECHNICAL SPECIFICATIONS:

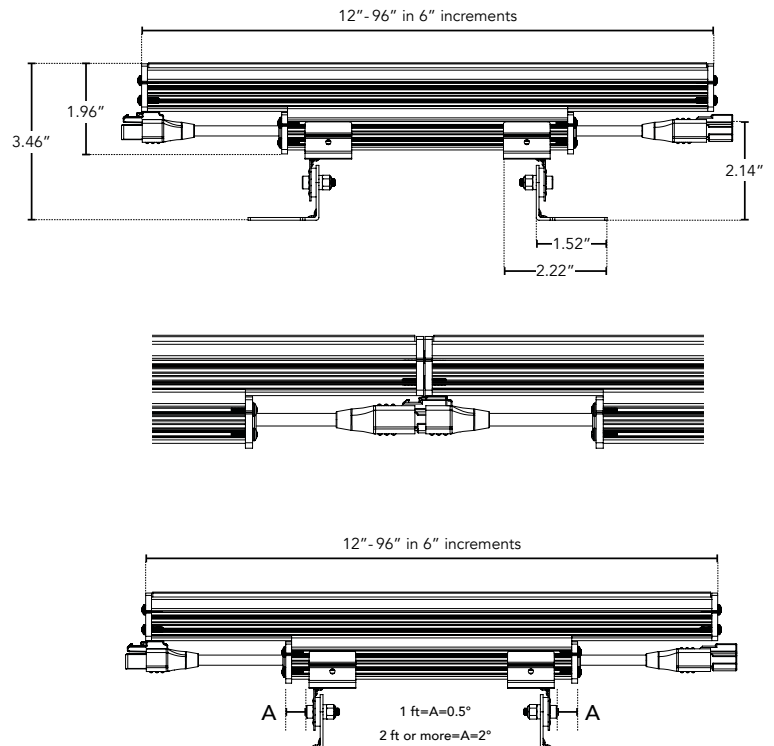
WATTAGE	16 watts per linear ft.
INPUT VOLTAGE	90-120V 230-277V
CONTROL	Leading Edge/Trailing Edge Line Dimmer, 0-10V, DALI, DMX*
LED SPACING	1" on center
LENGTH	12" - 96", 6" increments
TOTAL HEIGHT	1.75" (not including clip)
TOTAL WIDTH	1.68"
COLOR OPTIONS	2700K 3000K 3500K 4 re
MOUNTING	F 3
AVAILABLE OPTICS	1 30° x 60°, 120°
RATING	IP60, IP65, IP68
COLOR RENDERING INDEX (CRI)	90 + CRI
POWER CABLE	UL Standard 6 ft.

*Uses Boca SDS Module for 0-10V, Dali, or DMX Dimming.

DIMENSIONS:

- For vertical installation please contact the factory for specific mounting instructions.
- For installations above 4' please contact the factory.

Elevation View

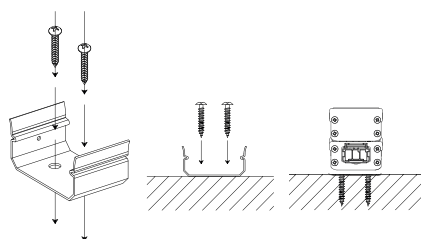


MOUNTING INFORMATION:

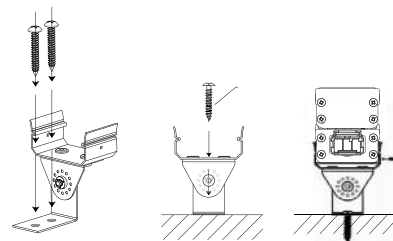
Fixtures 1-2ft, Place clips 0.5" from edge as shown.

Fixtures more than 2ft, Place clips 2" from edges as shown.

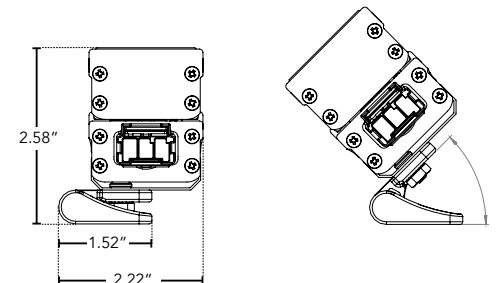
Fixed



Swivel



Hinge



Boca Flasher, Inc. 508 South Military Trail, Deerfield Beach, Florida 33442 USA Phone: 561.989.5338 Fax: 561.982.8323 © 2017 Boca Flasher, Inc

We are constantly improving our fixtures and reserve the right to change options and specifications. For specific requirements, contact your Boca Flasher sales representative. This product complies with IES LM-79-08 testing procedures and relevant standards. HPNLS-HO meets or exceeds Title 24 Compliance. >45 Lumens per Watt. For additional information and details visit our website at www.bocafletcher.com. All products proudly manufactured in the USA. All rights reserved. All names and trademarks are property of their respective owners.

REV 11122019

TYPE GB: DOWNLIGHT SPIKE AT COLUMNS

Lumiere

DESCRIPTION

Lanterra 1002-A1 (one head) and 1002-A2 (2 head) is a small 2.5" O.D., line voltage Accent Flood light with dimmable LED. It is available with adjustable rear center swivel with lock rotation providing 180 degree tilt and 340 degree rotation. The luminaire comes with various mounting, field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES

Material

Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C360 brass, C932 bronze*, C110 copper or 303/304 stainless steel.

Finish

Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

Natural Metals

Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze and copper will patina naturally over time.

Hood

Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the

straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.

Gasket

Housing and hood are sealed with high temperature silicone O-ring gasket to prevent water intrusion.

Lens

Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.

Hardware

Stainless steel hardware is standard to provide maximum corrosion resistance.

Electrical

Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates

Catalog #	Type
Project	
Comments	
Prepared by	

surge protection. LED's are available in 2700K, 3000K, 3500K at 90CRI and 97CRI, 4000K at 80CRI and 97CRI, 5000K at 80CRI and are industry leading high output with 86% lumen maintenance at 60,000hrs.

Compliance

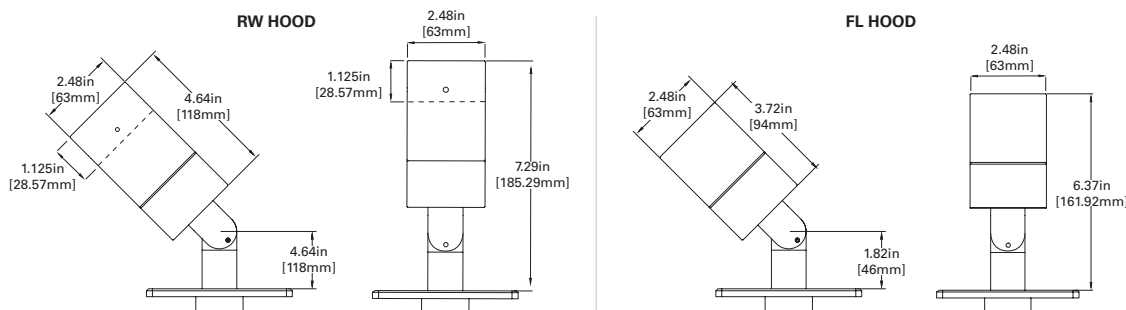
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS* compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.

Warranty

Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



DIMENSIONS



ORDERING INFORMATION

SERIES	NUMBER OF HEADS	KNUCKLE STYLE	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTIONS
1002	A1 1 Head A2 2 Head	RCS Rear Center Swivel with Lock Rotation	RW Standard-Recessed Lens with weep holes - Outdoor RI Recessed Lens with no weep holes - Indoor FL Flush lens hood	Standard CRI LED2790 - 2700K, 90 CRI LED3090 - 3000K, 90 CRI LED3590 - 3500K, 90 CRI LED4080 - 4000K, 80 CRI LED5080 - 5000K, 80 CRI Premium CRI LED2797 - 2700K, 97 CRI LED3097 - 3000K, 97 CRI LED3597 - 3500K, 97 CRI LED4097 - 4000K, 97 CRI	S Spot M Medium F Flood W Wide	Standard Paint Finish BK Black BZ Bronze CS City Silver WT White Premium Metal ¹ NBR Natural Brass NBZ Natural Bronze* NCP Natural Copper NSS Natural Stainless Steel	L1 Light Level 1 (10W)	UNV 120-277V	Surface Mount - Wall, Ceiling, Ground RSM Round Surface Mount- mounts directly to junction box. Recessed - Ground Mount MB Ground Mount Recessed Box - Rectangular Housing 10x6x6 (MB Box) Remote Driver Housing WRR ^{2,5} Remote Driver Housing - Round Wall Plate WRS ^{2,5} Remote Driver Housing - Square Wall Plate TSR2 ^{2,5} Tree Strap Mount to attach to (1-4) WRx housing series Integral Driver Mount WIS Wall Integral Driver Plate Thermal Limitations (unless otherwise noted 45C) 1002-A1-xxx-L1-xxx-WIS (50C)	SVPD2 ³ Standalone integral sensor

Notes: 1. Premium Metal not available for RSM Mount Option

2. Only available for single head option (A1)

3. Only available for single head option (A1) with RSM mounting only

4. A2 doubles input wattage listed

5. Remote Driver up to 60"

* ROHS Compliant - For Natural materials consult factory

FINISH TBD BY ARCHITECT

Lanterra 1002

LED
INTERIOR / EXTERIOR
ACCENT FLOOD LIGHT
CERTIFICATION DATA
cULus - 1598
Wet Location Listed - IP66
LM79/LM80 Compliant
ROHS* Compliant
10W LED, L70/90,000 @ 25° Celcius



ACCESSORIES - ORDER SEPARATELY

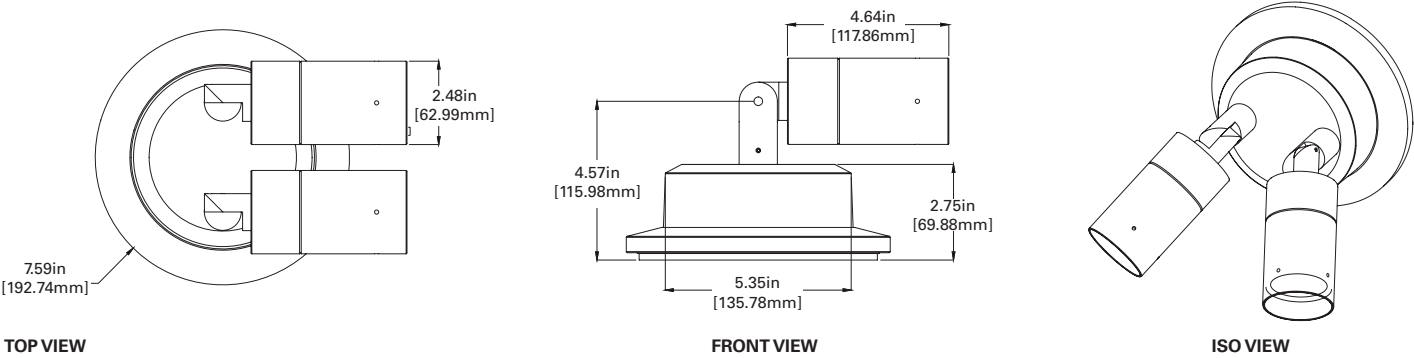
TYPE GB: DOWNLIGHT SPIKE AT COLUMNS

ACCESSORIES				OPTICS	
ISHH01LUM	Programming Remote for sensor	Filters F71-2 Peach Dichroic F72-2 Amber Dichroic F73-2 Green Dichroic F74-2 Medium Blue F75-2 Yellow Dichroic F76-2 Red Dichroic F77-2 Dark Blue Dichroic F78-2 Light Blue Dichroic F79-2 Neutral Density Dichroic F80-2 Magenta Dichroic F22-2 Red Color F33-2 Blue Color F44-2 Green Color F55-2 Yellow Color F66-2 Mercury Color	Lens LSL-2 Linear Spread Lens DIF-2 Diffused Lens OSL-2 Overall Spread Lens	Louver LVR-2 45° Hex Cell Louver	LLR-S-2 15° Spot
ISHH02LUM	Personal Control Remote for sensor				LLR-M-2 25° Medium
					LLR-F-2 40° Flood
					LLR-W-2 55° Wide Flood
					LLR-K-2 Spot, Medium, Flood, Wide Flood kit

MOUNTINGS

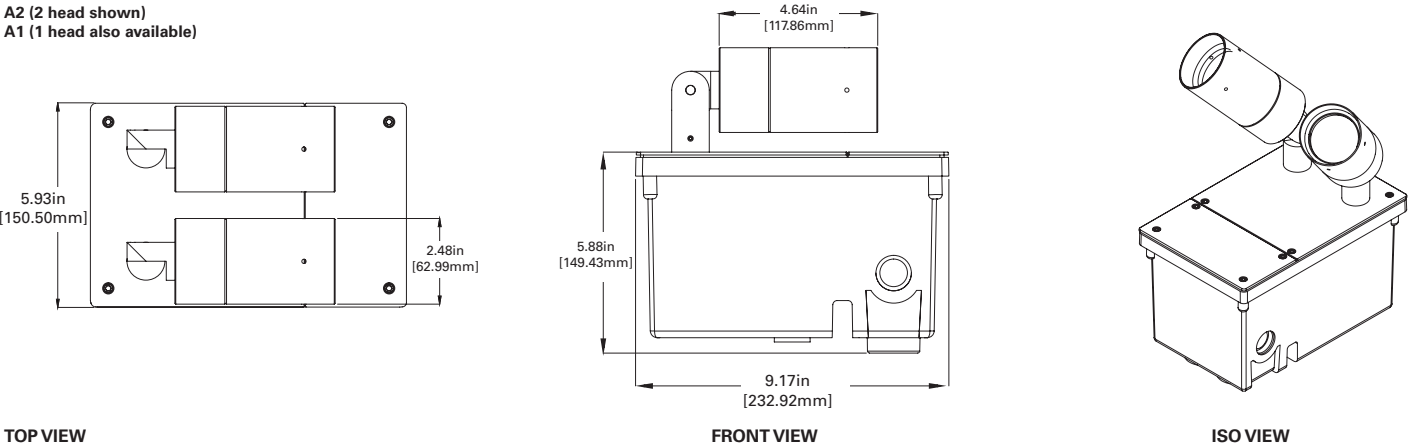
ROUND SURFACE MOUNT (RSM)

A2 (2 head shown)
A1 (1 head also available)

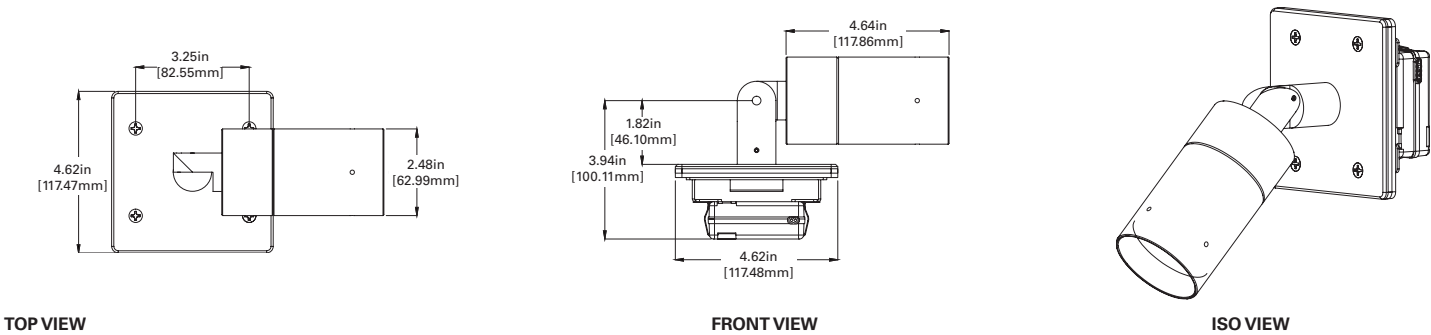


GROUND MOUNT RECESSED BOX (MB)

A2 (2 head shown)
A1 (1 head also available)



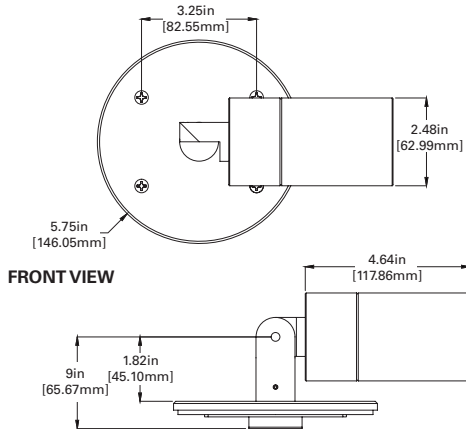
WALL INTEGRAL DRIVER PLATE (WIS)



TYPE GB: DOWNLIGHT SPIKE AT COLUMNS

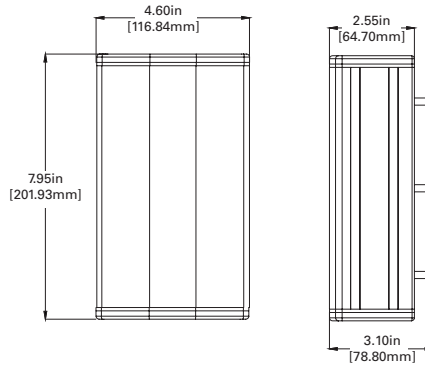
REMOTE DRIVER HOUSING ROUND WALL (WRR)

Also available as WRS (wall remote square)



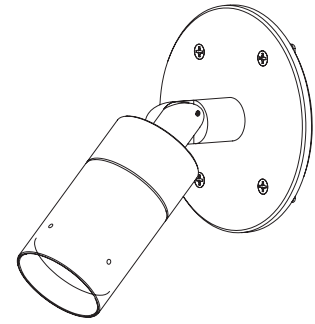
FRONT VIEW

TOP VIEW



Remote Driver distance up to 60'

REMOTE BOX

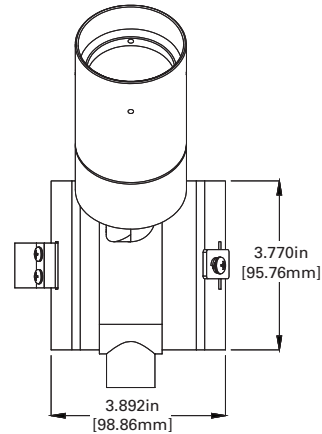


ISO VIEW

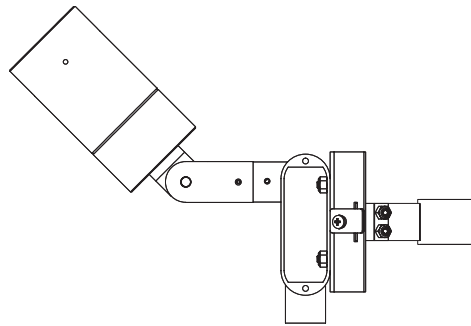
TREE STRAP MOUNT (TSR2-X)

2 head shown (available up to 4 heads)

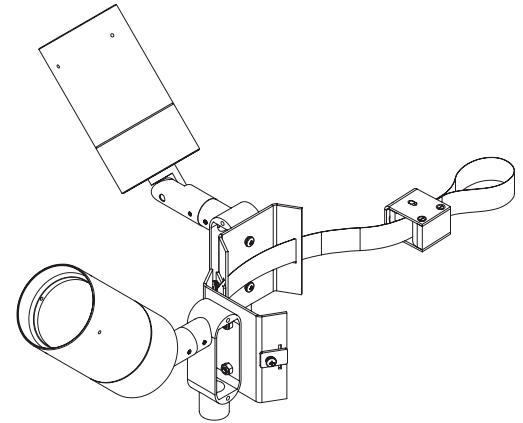
TREE STRAP WITH FIXTURE MOUNTED



FRONT VIEW

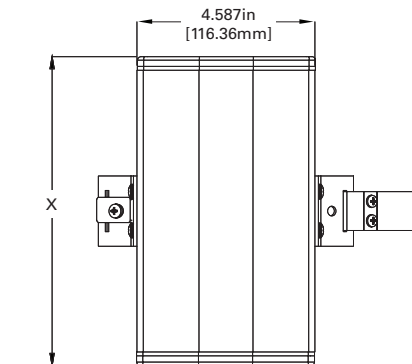


SIDE VIEW

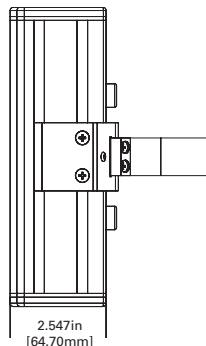


ISO VIEW (TSR2-2 shown)

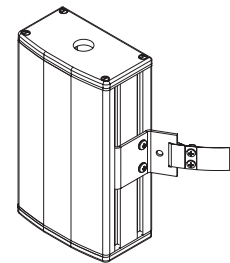
REMOTE DRIVER HOUSING STRAP



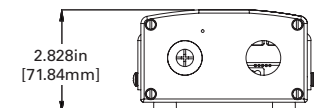
FRONT VIEW



SIDE VIEW



ISO VIEW



X = 7.95in [201.93mm], for up to 2 head configurations

X = 12.050in [306.07], for 3-4 head configurations



HPNLS-HO

Line Voltage Linear LED Strip Fixture

TYPE H: LINEAR UPLIGHT FOR HITSVILLE SIGN

Customer: Date: Type:
Project:



- Compact, variable light fixture for dry, damp or wet location use
- Fixture comes in 6" increments (12" minimum).
- Many options in optics, color temperature and accessories.
- Multiple different types of lenses.
- Boca Flasher's patented CleanDim® technology ensures even dimming from 0-100%.
- Uses standard line voltage dimmers.
- Fixtures are compatible with both forward and reverse phase dimming or can use Boca's SDS module for 0-10V, Dali or DMX Dimming.
- Clear anodized aluminum or black finish standard.
- Total linear feet per power feed: 40ft @ 120V.
- Contact Boca Flasher for tips with custom installations.

PRODUCT SPECIFICATIONS:

HPNLS	HO	COLOR OPTION	OPTIC	VOLTAGE	FINISH	LOCATION	MOUNTING	LENS	BODY OPTIONS
		2700K	10°	120V	A Clear Anodized Aluminum	I Interior	F Fixed	C Clear	HL Hexcell Louver
		3000K	30°	277V	B Black	E Exterior	S Swivel	D Diffused	SB Square Baffle
		3500K	60°			W Wet	H Hinge	SI Satin Ice (Interior Use Only)	SSB Slanted Baffle
		4000K	10°x60°				3Arc 3" Arc Swivel	OP Opal White	SKB Kicker Baffle
		5000K	30°x60°				6Arc 6" Arc Swivel		HL* Hexcell Louver (Cannot be used with Satin Ice White or 120° optic)
		Amber	120°						
		Red							
		Green							
		Blue							

LENS OPTIONS:



Diffused*

- Interior or exterior use.
- 87% transmission.
- Lens is 1/8" (.09) thick, adds 1/16" to overall height of fixture. Call factory for more information.



Satin Ice White*

- Interior use only.
- Best for direct view use.
- 42% transmission.
- Lens is 1/4" (.25) thick, adds 1/8" to overall height of fixture. Call factory for more information.

HPNLS-HO

Line Voltage Linear LED Strip Fixture

TYPE H: LINEAR UPLIGHT FOR HITSVILLE SIGN

boca
FLASHER

TECHNICAL SPECIFICATIONS:

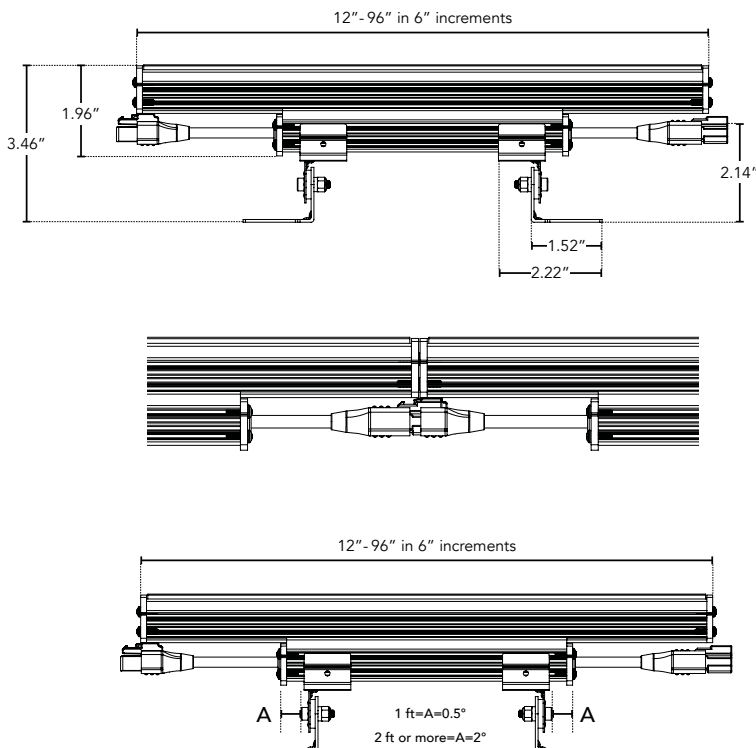
WATTAGE	16 watts per linear ft.
INPUT VOLTAGE	90-120V 230-277V
CONTROL	Leading Edge/Trailing Edge Line Dimmer, 0-10V, DALI, DMX*
LED SPACING	1" on center
LENGTH	12" - 96", 6" increments
TOTAL HEIGHT	1.75" (not including clip)
TOTAL WIDTH	1.68"
COLOR OPTIONS	2700K 3000K 3500K 4 re
MOUNTING	F 3
AVAILABLE OPTICS	1 30° x 60°, 120°
RATING	IP60, IP65, IP68
COLOR RENDERING INDEX (CRI)	90 + CRI
POWER CABLE	UL Standard 6 ft.

*Uses Boca SDS Module for 0-10V, Dali, or DMX Dimming.

DIMENSIONS:

- For vertical installation please contact the factory for specific mounting instructions.
- For installations above 4' please contact the factory.

Elevation View

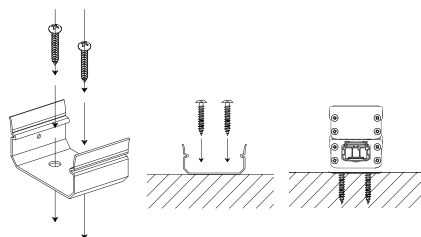


MOUNTING INFORMATION:

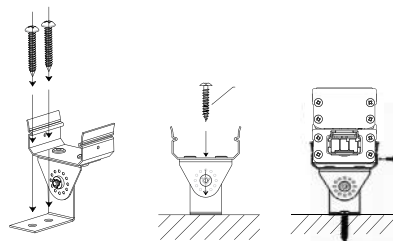
Fixtures 1-2ft, Place clips 0.5" from edge as shown.

Fixtures more than 2ft, Place clips 2" from edges as shown.

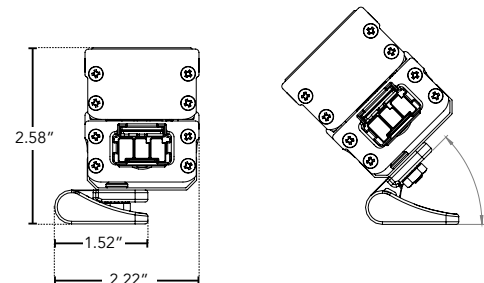
Fixed



Swivel



Hinge



HPNLS-HO

Line Voltage Linear LED Strip Fixture

TYPE H: LINEAR UPLIGHT FOR HITSVILLE SIGN



BODY CHOICES:



Hexcell Louver

- Economical solution to off axis glare issues.
- Louver is located flush to secondary optic, preventing unwanted striation.
- Louver cannot be utilized when no optic (120°) is specified.
- Louver is behind lens to ensure no damage is done during installation or after. This also ensures no dust build-up.
- Louver ships pre-fitted making on site fixture installation easy.
- No unsightly clips, screws, or brackets.
- Can be used with other baffles.
- Adds nothing to overall height.
- To specify add "HL" in options box.

*Additional charges may apply.



SB - Square Baffle



SSB - Sq. Slanted Baffle

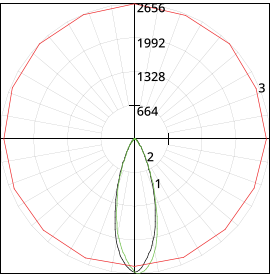


SKB - Sq. Kicker Baffle

Baffle Square Design

- Design cuts off light at 90°
- Baffles are lightweight black PVC with non-reflective surfaces to avoid glare from interior sections.
- One piece baffle slides onto the extruded housing making installation easy.
- SB only adds .75" to overall height
SSB adds .90" to overall height
SKB adds 1.625" to overall height
- To specify add "SB" or "SSB" for slanted version or "SKB" for kicker version in options box.

LUMINAIRE INFORMATION:



Fixture Type: 3500°K, 24° optic, 120V, 12"
Total lumen Output: 4840 Lumens per 4ft.
Luminaire Efficacy: 80.6 Lumens per watt
Maximum Candela: 2655.83
Located at Horizontal Angle: 90
Vertical Angle: 2

- #1 - Vertical Plane Through Horizontal Angles (0 - 180)
- #2 - Vertical Plane Through Horizontal Angles (90 - 270)
- #3 - Horizontal Cone Through Vertical Angle (2) (Through Max. Cd.)

For lux multiply fc by 10.76fc reading taken at 100% capacity (no dimming)

Characteristics:

LUMENS PER LAMP	1203.5 (1 lamp)
TOTAL LAMP LUMENS	1203.5
LUMINAIRE LUMENS	1204
TOTAL LUMINAIRE EFFICIENCY	100%
LUMEN EFFICACY RATING	80
TOTAL LUMINAIRE WATTS	15.02
BALLAST FACTOR	1.00
CIE TYPE	Direct
SPACING CRITERION (0-180)	0.58
SPACING CRITERION (90-270)	0.62
SPACING CRITERION (Diagonal)	0.60
BASIC LUMINOUS SHAPE	Rectangular
LUMINOUS LENGTH (0-180)	0.31m
LUMINOUS WIDTH (90-270)	0.04m
LUMINOUS HEIGHT	0.00m

DATE	PROJECT	FIRM	TYPE
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RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 1170 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TWIST.

FEATURES :

- POWERFUL CBCP
- EXTREMELY COMPACT
- POWERFUL OUTPUT UP TO 1170 LUMENS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 12 UNIQUE BEAM ANGLES
- MULTIVOLT (110V-277V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/LUMEN OUTPUT*	CCT/COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080								
F080	1R - Single Round	LO - Low Output MO - Medium Output HO - High Output	22 - 2200K 25 - 2500K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber *2200K and 2500K not available in 40°, 60°, 70° and 90°	8 - 80 9 - 90* X - For RD, GR, BL, AM *90 CRI not available in 2500K, 5000K, and 6500K	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°) 20 - Spot (20°) 40 - Flood (40°) 60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15°x60°) E2 - Elliptical 2 (30°x60°) E3 - Elliptical 3 (60°x15°) E4 - Elliptical 4 (60°x30°)	K - Black Z - Bronze S - Silver W - White C - Custom* *Provide RAL #	X - No Accessory RH - Half Snoot RF - Full Snoot Will ship as X if not specified	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT ; UL/CE Listed B* - 10' External Cable Side Exit; Surface Mount ; UL Listed C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT ; UL Listed D* - 10' External Cable Side Exit; Surface Mount ; CE Listed E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT; CE Listed *Will ship as A if not specified

FINISH TBD BY ARCHITECT

EXAMPLE: F080-1R-LO-22-8-05-S-X-A

*SEE PHOTOMETARY CHART FOR LUMEN DATA

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT	EFFICACY	CBCP
			5° 40°	5° 40°	5° 40°
	4	Low Output	309 429	76 107	21,991 705
	7.5	Medium Output	531 761	71 101	37,824 1,251
	11.5	High Output	744 1,120	65 99	53,048 1,874

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX
COLOR CONSISTENCY

80+, 90+
3-STEP MACADAM ELLIPSE

LUMEN DEPRECIATION

	WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
LOW	>60,500*	>60,500*	>60,500*	>60,500*	>60,500*
	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**
MEDIUM	>60,500*	>60,500*	>60,500*	>60,500*	>60,500*
	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**
HIGH	>60,500*	>36,300*	>60,500*	>33,200*	>33,200*
	>(181,000)**		>(69,800)**		

* ENERGY STAR REPORTED TESTING HOURS TO DATE. CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information.

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RISE™, SLIM COVE™, FREEDOM TO CREATE™, MACRO™, FLIP-TO-FLAT™ ARE TRADEMARKS OF ECOSENSE LIGHTING INC.

ECOSENSELIGHTING.COM

1/4

DATE	PROJECT	FIRM	TYPE
ELECTRICAL	WATTAGE POWER FACTOR THD OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE	LOW OUTPUT = 4W; MEDIUM OUTPUT = 7.5W; HIGH OUTPUT = 11.5W >0.9 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO) <0.2 for 120V (HO, MO, LO), 230V (HO, MO), 277V (HO) MULTIVOLT: 110-277VAC, 50/60 Hz INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40°F TO 122°F (-40°C TO 50°C) -40°F TO 122°F (-40°C TO 50°C) -40°F TO 176°F (-40°C TO 80°C)	
CONTROL	DIMMING	110-277VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE	
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT MOUNTING OPTIONS WIRING TOOLS WIND LOAD (EPA) CORROSION RESISTANT	W 3.15" x H 7.6" x L 2.49" ; (80mm x 194.1mm x 63.25mm) EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS 2.0LBS ; (0.9KG) OUTDOOR • UL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 MEETS 3G ANSI C136.31 VIBRATION STANDARD FOR BRIDGE APPLICATIONS A - FLYING LEADS - INTERNAL CABLE IC; BOTTOM EXIT; 1/2" NPT ; UL/ CE RATED B - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; UL LISTED SURFACE MOUNT PLATE INCLUDED C - EXTERNAL CABLE BOTTOM EXIT; 1/2" NPT ; UL LISTED SURFACE MOUNT PLATE INCLUDED D - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED E - EXTERNAL CABLE BOTTOM EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED LENGTH OF FLYING LEADS 19" (482.6mm) LENGTH OF EXTERNAL CABLE 10' (3.05m) 2.5mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS + SNOOTS 4mm HEX KEY FOR AIMING 5mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.14ft² RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCIDYL ISOCYANURATE (TGIC) POWDER COATINGS SPECIFICALLY DESIGNED FOR NATATORIUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MARINE GRADE CORROSION RESISTANCE STANDARD IN UL1598A, ASTM B117 SALT FOG TEST FOR 200 HOURS.	
FIXTURE RATING & CERTIFICATIONS	CE, UL CERTIFIED RoHS COMPLIANT, IK10	   	

LIMITED WARRANTY 5 YEARS

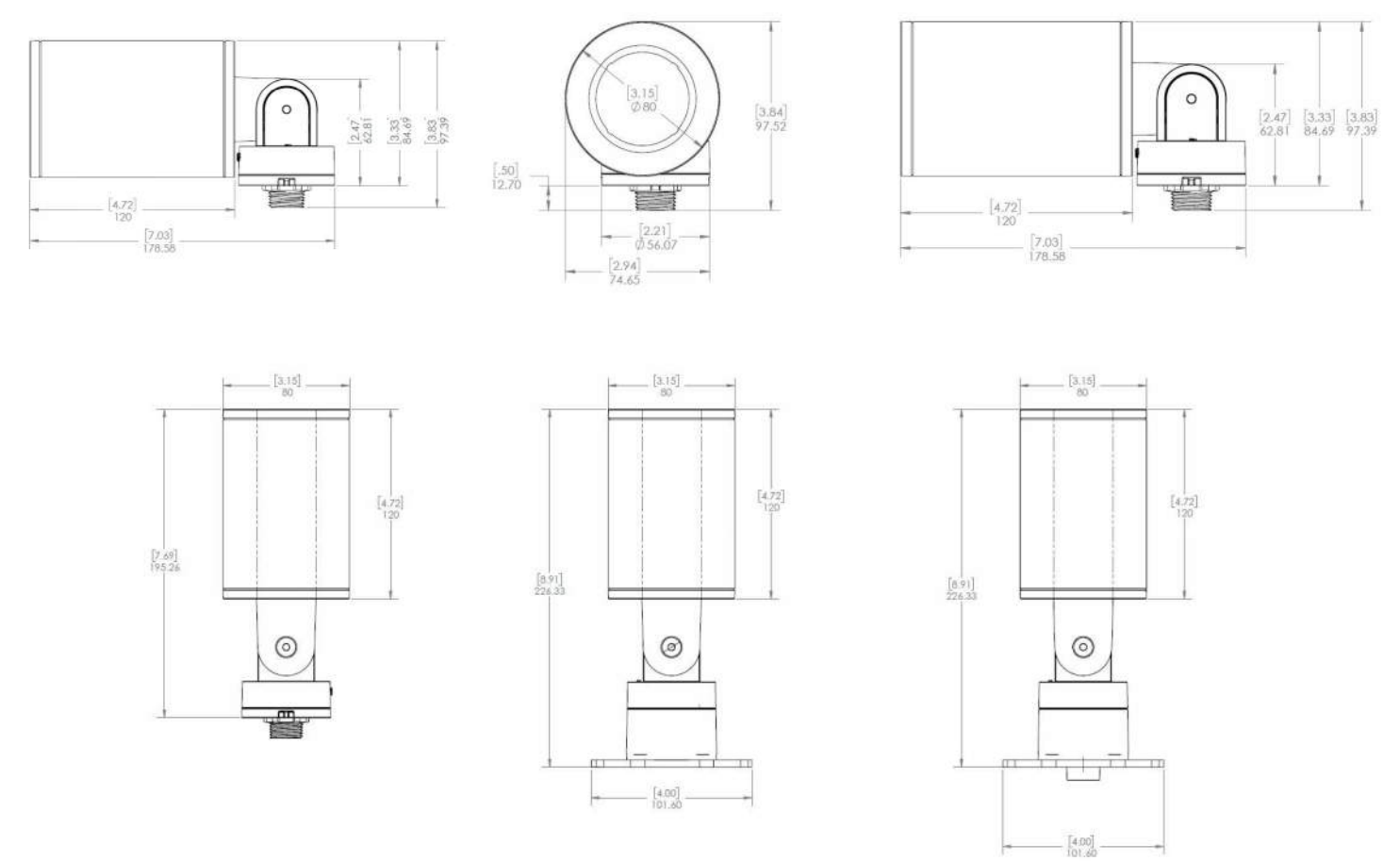
0-10V CONTROL OPTIONS
100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated LDCM-PL-120-277-010V-GR
All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES	
Snoots	
Round Half Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-RH-(K,Z,S,W,C)
Round Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)	F080-RF-(K,Z,S,W,C)
Interchangeable Lens	
5 Degree	F080-LENS-05
10 Degree	F080-LENS-10
15 Degree	F080-LENS-15
20 Degree	F080-LENS-20
40 Degree	F080-LENS-40
60 Degree	F080-LENS-60
70 Degree	F080-LENS-70
90 Degree	F080-LENS-90
15x60 or 60x15 Degree	F080-LENS-E1E3
30x60 or 60x30 Degree	F080-LENS-E2E4
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 70, 90, 15X60 or 60X15, 30X60 or 60X30)	F080-LENS-FULLSET

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselightning.com/downloads/raise for the most updated information.

DATE	PROJECT	FIRM	TYPE
Honeycomb Louver			
Honeycomb Louver F080.....			F080-LV-HComb
Canopy Plate (Not for use with wire Option B - External Cable Side Exit)			
RISE Canopy Plate (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			RISE-CANOPY-04-(K,Z,S,W,C)
Color Filters			
Red			F080-FILTER-RED
Blue			F080-FILTER-BLUE
Green			F080-FILTER-GREEN
Amber			F080-FILTER-AMBER
F080 Wall Mount Arm (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)			
Wall Mount Arm, 6 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			F080-WMA-06-(K,Z,S,W,C)
Wall Mount Arm, 12 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			F080-WMA-12-(K,Z,S,W,C)
Wall Mount Arm, 18 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			F080-WMA-18-(K,Z,S,W,C)
Wall Mount Arm, 24 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			F080-WMA-24-(K,Z,S,W,C)
Ground Stake (for use only with Wiring Option C - External Cable Bottom Exit and not for use with multi-up fixtures)			
Landscape Stake, 12in (for use with F080 Single Head only, not for use with multi-fixture units)			F080-LS-1S-STK-12

DIMENSIONS



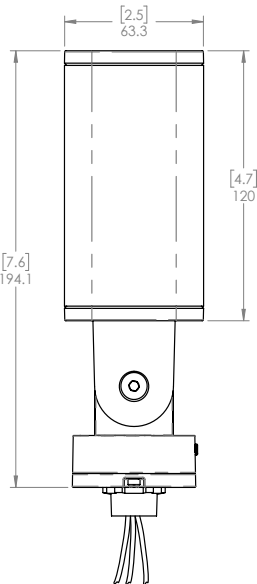
NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/downloads/raise for the most updated information.

DATE	PROJECT	FIRM	TYPE
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WIRING GUIDE

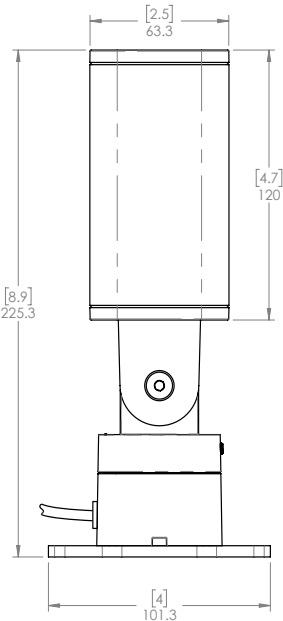
RISE is and exterior rated (IP66) fixture that is available in three different wiring options:

Flying Leads - Internal Cable
(UL Listed or CE Listed)



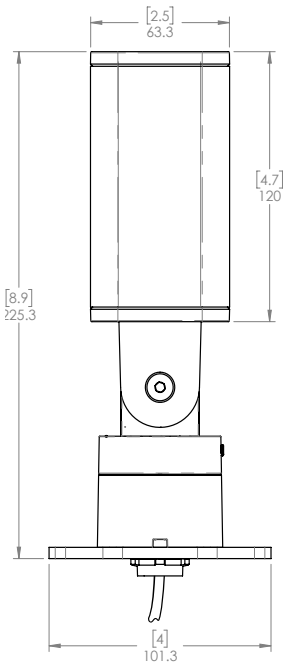
- For use with standard junction boxes
- 1/2" NPT Taper, Cable Length is 19"
- Compatible with EcoSense Canopy junction Box Cover
- 18 AWG Stranded Copper Cable - 3 Conductors

External Cable Side Exit
(UL Listed or CE Listed)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the side of the base
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05m)

External Cable Bottom Exit
(UL Listed or CE Listed)



- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the bottom for use with various accessories such as Wall Mount Arm and Ground Stake
- 1/2" NPT taper for mounting
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05m)

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/raise for the most updated information.

2017 STAFF REPORT

STAFF REPORT 07-26-2017 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER 17-5240

ADDRESS: 2648, 2654, 2656, 2658, 2660 & 2678 W. GRAND BOULEVARD

HISTORIC DISTRICT: WEST GRAND BOULEVARD HISTORIC AFRICAN AMERICAN ARTS AND BUSINESS DISTRICT

APPLICANT: SANDRA LAUX

PROPOSAL

As noted above, and in the **attached narrative** and **aerial map**, the project involves a number of lots within the historic district, to include the following:

- 2648 W. Grand Boulevard - This property includes two conjoined ca. 1920s former residential 4-square homes which now serve as the Motown/Hitsville Museum
- 2654, 2656, and 2568 W. Grand Boulevard - These parcels include three ca. 1920s former residential 4-square homes
- 2660 W. Grand Boulevard – This parcel is currently a grassy lot which current is used informally for parking
- 2678 W. Grand Boulevard – This parcel is an alley which is currently current is used informally for parking

Please see the **submitted**, which provide photos and a detailed description of the historic properties which are involved in the current project. With the current submittal, the applicant is seeking a *Certificate of Appropriateness* from the Commission for the following items:

- Rehabilitate the existing historic buildings at 2648, 2654, 2656, and 2568 W. Grand Boulevard as per the attached **narrative** and drawings.
- Erect a new large addition/expansion and front entry vestibule at 2648 W. Grand **as per the attached renderings and drawings**. Note that the portion of the **rear addition that is within the boundaries of the district is slightly lower** than the historic building. The portion of the rear addition that will be visible from the right-of-way sits outside of the district boundaries. The new vestibule will be erected to the rear of the building, but will extend north, towards the street so that it reads as a separate, modern glass and metal, flat roof building. This vestibule is lower than the height of the historic buildings within the district.
- Erect a **glass rear addition** at 2654 and 2656 W. Grand to attach the buildings. Note that this addition will be lower than the historic houses and will be largely not visible from the right-of-way.

In regard to the existing paved lots located at 2660 and 2678 W. Grand, the applicant is requesting a *Notice to Proceed* to install new concrete, lighting, so that both lots might permanently function as parking lots. Note that detailed/final site plans for these lots have not yet been submitted.

The applicant would also like to engage in a discussion in re: to their conceptual-level plans for the landscaping/site treatment of the front and rear yards at 2648, 2654, 2656, and 2568 W. Grand Boulevard. Note that currently, these yards are primary grassy and speak to the parcels' original residential use.

Finally, the applicant is seeking an advisory comment on the portion of the Motown/Hitsville Museum/2648 W. Grand Boulevard which falls directly outside of and is adjacent to the boundaries of the W. Grand Boulevard Historic African American Arts Historic District boundaries.

Please note that staff finds that the submitted information does not include complete material samples and colors for roofing, siding, and trim, nor does it include brochures showing materials and design for windows (throughout), doors, exterior lighting, and fencing for the all of the proposed new construction. Also, the color 3D renderings/elevations do not clearly depict the manner in which the new additions will interact with the existing historic buildings. The applicant has stated that they will bring this information to the meeting. Finally, note that a detailed signage package has not been submitted with the proposal.

APPLICABLE ELEMENTS OF DESIGN

Please note that the Elements of Design for the district have not yet been completed. However, it is clear that the district is dominated by detached, ca. 1920s, two-story residential buildings which display a foursquare plan. Setbacks are uniformly deep and allow for generous grassy front lawns.

RECOMMENDATION

It is staff's opinion that the work items which are proposed for the rehabilitation of 2648, 2654, 2656, and 2568 W. Grand Boulevard, as per the attached documents, will not will not result in the removal of historic elements and therefore conform to the standards. Also, the portion of the additions which will be erected within the district boundaries and directly adjacent to the rear walls at of 2648, 2654, 2656, and 2568 W. Grand Boulevard appear to generally be in scale with the historic properties. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for those work items because they meet the Secretary of the Interior's Standards for Rehabilitation standard number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence* **and** number 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.* However, staff recommends that this COA be issued with the following conditions:

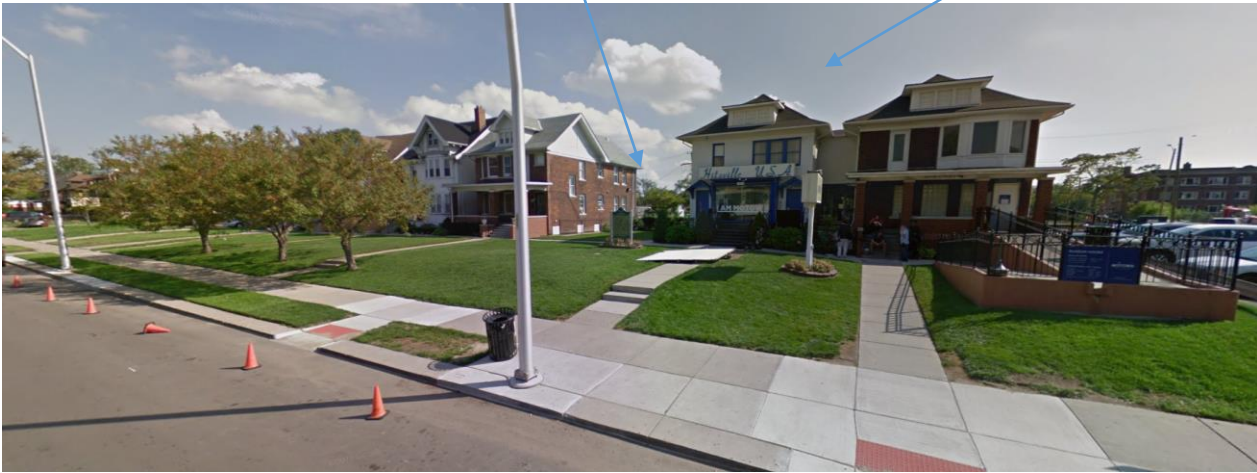
- Prior to the issuance of the permit and the release of the COA, staff shall be afforded the opportunity to review and approve material samples and colors for roofing, siding, and trim addition to brochures showing materials and design for windows (throughout), doors, exterior lighting, and fencing for the new construction. If staff determines that any of these materials do not conform to the district's historic character, then they shall forward the contested item(s) on to the Commission for review at a meeting.
- Prior to the issuance of the permit and the release of the COA, staff shall be afforded the opportunity to review and approve the final drawings for the new construction. If staff determines any aspect(s) of the design do not conform to the district's historic character, then they shall forward the contested item(s) on to the Commission for review at a meeting
- Staff shall be afforded the opportunity to review and approve any new signage proposed for installation within the development. If staff determines that this signage does not conform to the Commission Signs and Awnings Guidelines, then they shall forward the contested item(s) on to

the Commission for review at a meeting

In regard applicant's desire for the issuance of a Notice to Proceed to establish new parking lots at 2660 and 2678 W. Grand, note that staff does not typically comment on the issuance of NTP's. Staff will therefore not proffer a recommending in re: to the permanent establishment of surface parking at these two locations. However, please do note that a detailed/final site plans for these lots have not yet been submitted. Staff therefore recommends that any approval or NTP be accompanied with a condition that the applicant present a detailed/final site plans for these lots to HDC staff for review and approval before the permits are pulled for the work.

Entry vestibule will be located here

2486 W. Grand/Motown Museum. The historic buildings will be rehabbed and a rear addition will be erected.



2654, 2656, and 2658 W. Grand. Rear glass addition will be added here to join the three buildings. The historic buildings will be rehabbed



These parcels will accommodate surface parking lots

MOTOWN MUSEUM EXPANSION

DETROIT, MICHIGAN

DETROIT HISTORIC DISTRICT COMMISSION SUBMISSION

JULY 10, 2017

Overview

The Motown Museum is a collection of historically significant structures located on West Grand Boulevard in Detroit Michigan. These structures include:

Hitsville/Motown Museum, 2648 West Grand Blvd
Soul House, 2654 West Grand Blvd
Gordy House, 2656 West Grand Blvd
Tamla House, 2658 West Grand Blvd

The museum is expanding from its five original homes (which contain Museum, Office and Support spaces) into a large and fully interactive Museum experience. The expanded Museum will fully integrate the existing historic house into the larger Motown Museum Campus. Highlights of the expanded Museum include:

- Larger and more interactive exhibits that can tell more of the Motown story
- Food service options for visitors that can be used for special events after hours
- An increased retail presence with new boutique feel and expanded offerings
- A new theater experience with full “back of house” support areas
- Expanded administrative and support offices
- Restored and renovated Hitsville USA museum
- New recording studio spaces and code compliant circulation in the original Motown Museum
- Restored and renovated Tamla, Gordy and Soul Houses
- New Learning Center in the lower levels of Tamla, Gordy and Soul houses
- Office and support spaces in the upper floors of Tamla, Gordy and Soul houses
- Unifying circulation atrium at the back of Tamla, Gordy and Soul to provide universal access to upper level office spaces. Lower level to serve as entry and event space opening onto the central courtyard.
- Landscape upgrades to unify the Campus feel and provide universal access
- Event courtyard located between the museum expansion and the Tamla, Gordy and Soul homes.
-

The Design Team in collaboration with the consultants have worked to refine the scope, size and character of the Motown Museum expansion. The work represented in this application is the preferred design direction based on multiple design studies and user group meetings.

Project Summary

The gemstone of the Motown Museum and its most recognizable feature is Hitsville itself. This will remain the focus of the Museum as significant new construction is added to the campus of buildings. In order to ensure that the museum addition, which houses the new gallery, theater, cafe and support spaces, is subordinate and secondary to the historic buildings, the design team positioned the mass behind the homes and detailed the facade to act as a back-drop to the iconic structure.

The main entrance to the expanded Museum is positioned between Hitsville and Soul House on West Grand Boulevard. This entrance and central lobby space extend through to Ferry Park Avenue and Holden Street, providing clear access to the Theater and other Museum functions. The entry portal on West Grand Boulevard is similar in width and height of the historic homes but is set back from the wall plane of the existing structures. The physical connection to Hitsville is off the south facade. The connection to Soul is through a small-scale connection on the west facade of Soul, but also near the rear of the structure.

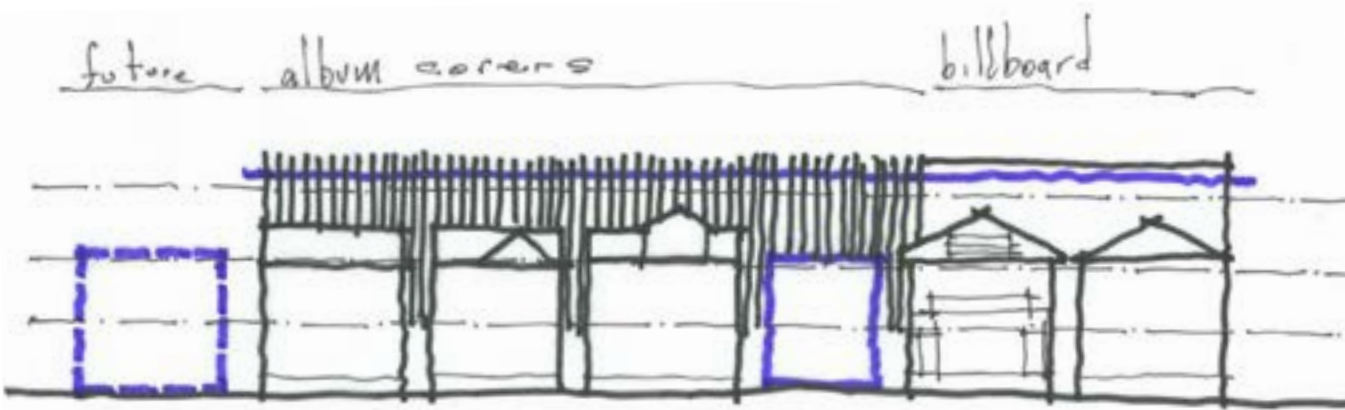
The Museum Store is located at the end of the Hitsville tour experience and is directly adjacent to the entry, box office and lobby. This adjacency is key to maximize revenues and exposure for the thriving retail component of the Motown program. The new Café/Lounge experience is located off of the main circulation lobby and will be a vibrant space adjacent to the theater, new courtyard, and main entries. The space will have expansive glass and be able to function as a day-to-day food venue for the museum while being flexible to accommodate corporate events, host after-hours music, and serve as a pre-function space for the theater. The adjacency of the courtyard to the Café will provide an outdoor space for seating, gathering, and performance.

At the Grand Boulevard entrance, visitors are immediately engaged by a new and expansive landscape with exhibit elements, seating and ample space for visitor photos in front of the Hitsville. On-grade parking is located directly off of Ferry Park Avenue with access from Grand Boulevard. Additional parking will be located on adjacent sites near the museum campus. The entire Museum campus will have a cohesive feel through its landscape and paving.

The existing Soul, Gordy and Tamla homes will be completely restored and reprogrammed to house community and learning spaces on the ground floor. The upper levels will be renovated to accommodate staff offices and work areas. A new elevator will

make these spaces fully accessible. On the south side adjacent to the courtyard, a glassy infill atrium space will serve as the link to the homes and will provide flexible space for use by occupants of the homes and the courtyard. The rear facades of the three homes will be visible through the glassy atrium.

The new and expanded Motown Museum will be a beacon of vitality for Detroit, contributing to the renaissance of the city. A catalyst for economic development, the museum will leverage its existing global stature as an international destination and accommodate the anticipated growth in visitation. Honoring the past while reaching toward the future, its exhibits will feature the latest technology and immersive experiences, attracting a broad range of visitors from across the country and around the world.



EARLY CONCEPT SKETCH: The museum expansion is a frame and a back-drop for the historic Hitsville buildings, the true gem of Motown history.

PROJECT SITE, EXISTING



Limits of existing James H. Cole Home
for Funerals Historic District

Tamla: 2658 W. Grand Boulevard

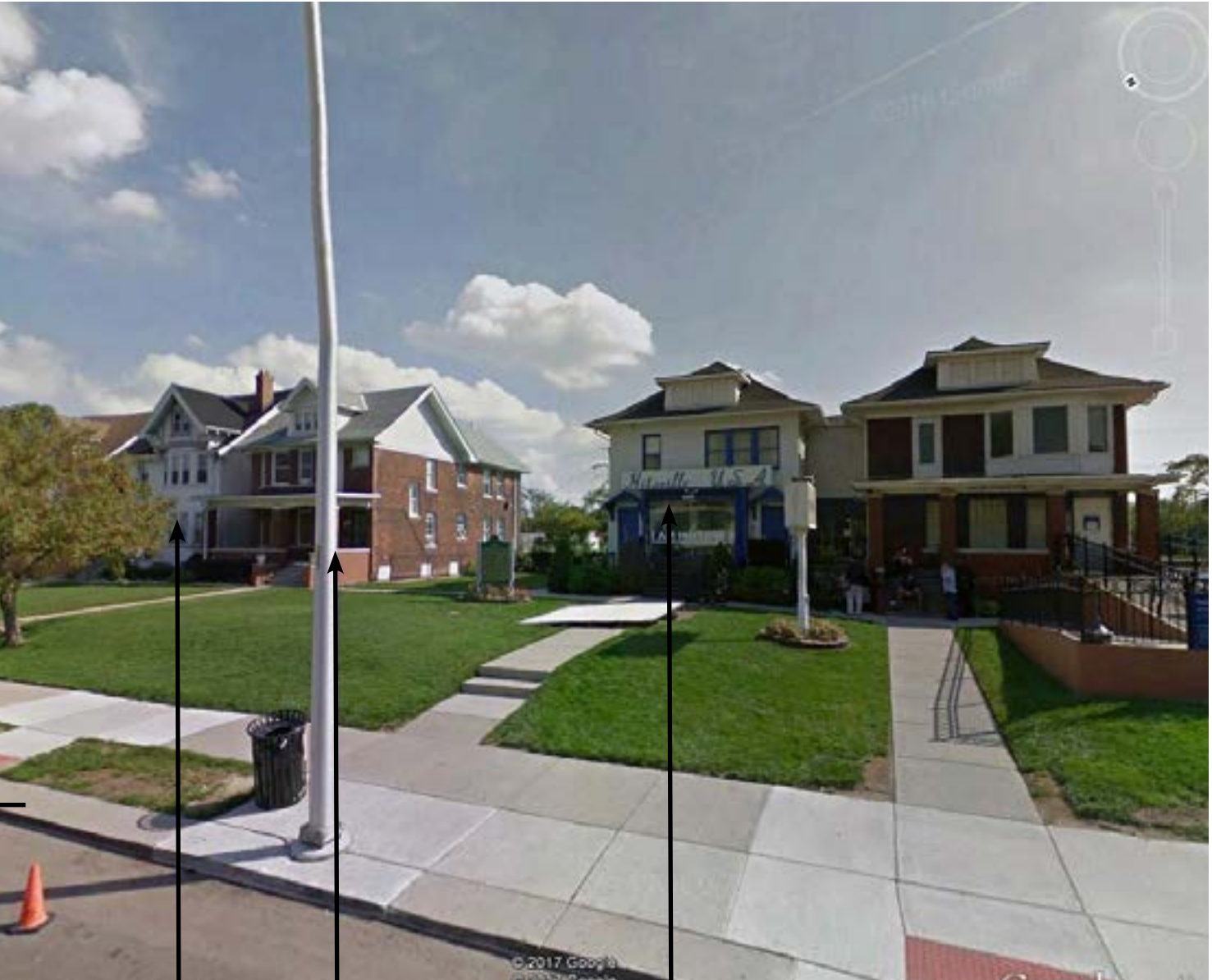
Gordy: 2656 W. Grand Boulevard

Soul: 2654 W. Grand Boulevard

Hitsville/Museum: 2648 W. Grand Boulevard

Limits of Proposed West Grand
Boulevard Historic African American
Arts and Business District

PROJECT SITE, EXISTING



Soul: 2654 W. Grand Boulevard

Hitsville/Museum: 2648 W. Grand Boulevard

Gordy: 2656 W. Grand Boulevard

Soul: 2654 W. Grand Boulevard

Tamla: 2658 W. Grand Boulevard

Gordy: 2656 W. Grand Boulevard



PROJECT COMPONENTS

1 - PARKING AND DRIVES

Component includes two vacant parcels to receive surface drives and parking.

Applicant seeks Notice to Proceed with staff approval of paving material, light fixture selection and location, screen wall design and location, parking lot gates and planting.

2 - BUILDING RENOVATIONS

Component includes the renovation and combination of three existing structures via a glass addition at the rear of the structures.

Applicant seeks Certificate of Appropriateness with staff approval of exterior wall mounted light fixtures and security cameras.

3 - MUSEUM EXPANSION

Component includes new construction which expands the current uses of the Motown Museum.

Applicant seeks Certificate of Appropriateness for building renovation, and the mass, position and materials of the addition within the proposed historic district.

4 - SITE IMPROVEMENTS

Component includes all site improvements, including plaza to north and courtyard.

Applicant seeks Conceptual Design Approval.

5 - ADJACENT CONSTRUCTION

Component includes museum expansion, site work and parking lots.

Applicant seeks Commission Approval with future staff approval for building lighting and signage and site components listed in item one above

EXISTING MUSEUM AND HOMES

Motown Museum and Hitsville U.S.A homes are located at 2648 W. Grand Boulevard, Detroit Mi. Originally two residential homes, the structures have been renovated and connected to form and operate as a single structure. The property is 7,286 sf and is situated on a lot that is 63.33 feet wide by 135 feet deep. Motown Museum is a 2-story, red brick building with asphalt shingle roof. The ground floor includes the main entry of the museum, ticketing and gift shop. In 1994, an addition was added to the rear of the home. The addition houses an egress stair, toilet rooms and elevator. The second floor of the original home was transformed from several rooms to one large room to create a museum space. This museum space includes a visual connection to the attic to demonstrate the ‘echo’ chamber that was used in creation of some Motown sounds. There is a full, unfinished basement that provides space for mechanical and electrical equipment, storage and office space for maintenance personnel.

Hitsville U.S.A. is a 2-story brick building painted white with blue accents and an asphalt shingle roof. The front of the structure includes the iconic picture window and signage. Originally designed as a stacked duplex, each floor has a separate entry. The ground floor consists of ten rooms and two stairs. These rooms, which were used as Motown Record business offices and control room, are restored to the 1960 era and are part of the museum tour. The rear of the home is 1-story and houses Studio A, the original recording studio, and breakout rooms. Studio A is virtually untouched from the 1960 era while the breakout rooms have been slightly modified to accommodate storage and a video room. The studio and breakout rooms are a half level below the first floor of the main house. There is a full, unfinished basement under the main house. The floors of Studio A and the associated breakout rooms are concrete slab on grade. The upper floor consists of seven rooms and two stairs. This floor was home to the Gordy family. The rooms have been restored to the 1960 era and are part of the museum tour.

The two homes are connected at the first floor with an exit vestibule and security office and on the second floor with a bridge. The connection is set back from the front facades to allow the forms of the original homes to remain intact. The entire structure is accessible via a ramp located in the front yard of the Motown Museum and the elevator that was installed in the 1994 renovation.

The homes are in relatively good condition. Roof repairs were completed in 2015. Deficiencies worth noting include:

- Original stairs do not comply with current code. The risers exceed allowable height, the treads do not comply with minimum depth and uniformity of height and depth is inconsistent.

- Efflorescence is present on the block wall of the stairwell of the 1994 addition
- The owner has reported that heating and cooling of the museum space is inadequate at times Exterior showcase window has poor ventilation and lacks cooling.
- Access to showcase window is difficult to operate

The Soul House is located at 2654 W. Grand Boulevard, Detroit Mi. Originally designed as a stacked duplex, the structure has been converted to office use. The property is 2,450 sf and is situated on a lot that is 31.67 feet wide by 135 feet deep.

The Soul house is a 2-story, red brick building with asphalt shingle roof. The covered front porch originally provided a terrace for the upper level but the guard rail has been removed and the door to the terrace has been boarded. The upper level rear patio has been removed and the associated door has been boarded. The first floor rear patio is non-original wood construction on block supports.

The ground floor includes offices, server room and recently renovated breakroom and toilet room. The upper floor housed offices, storage rooms and one toilet room.

There is a full, unfinished basement that provides space for mechanical and electrical equipment, and a walk- up attic.

The home is in relatively good condition. Deficiencies worth noting include:

- Original stairs do not comply with current code. The risers exceed allowable height, the treads do not comply with minimum depth and uniformity of height and depth is inconsistent.
- Front porch requires repair/restoration
- Structure is due for new roof and gutters
- Barrier free access needs to be provided for commercial use.

The Gordy House is located at 2656 W. Grand Boulevard, Detroit Mi. Originally designed as a single family residence, the structure has been converted to office use. The property is 1,550 sf and is situated on a lot that is 31 feet wide by 135 feet deep.

The Gordy house is a 2-story, brick building painted white with asphalt shingle roof. The attic dormer is decorated with timber accents and textured stucco. The first floor rear exit platform is concrete and brick construction.

The ground floor includes offices and a small toilet room. One office has a fireplace and bay window. The upper floor consists of storage rooms and one toilet room.

There is a full, unfinished basement that provides space for mechanical and electrical equipment, and a walk- up attic.

The home is in relatively good condition. Deficiencies worth noting include:

- Original stairs do not comply with current code. The risers exceed allowable height, the treads do not comply with minimum depth and uniformity of height and depth is inconsistent.
- Front platform and stair requires repair/restoration
- Windows require repair or replacement
- Brick mortar required pointing.
- Structure is due for new roof and gutters
- Barrier free access needs to be provided for commercial use.
- Toilet room on first floor does not meet code for minimum room sizes and lacks ventilation
- Second floor toilet room is inoperable.

The Tamla House is located at 2658 W. Grand Boulevard, Detroit Mi. Originally designed as a stacked duplex, the structure has been converted to office use. The property is 2,548 sf and is situated on a lot that is 32 feet wide by 135 feet deep.

The Tamla house is a 2-story, buff brick and red brick building with asphalt shingle roof. The covered front porch provides a terrace for the upper level. The lower and upper level rear patio is non-original wood construction with wood post supports.

The ground floor includes offices, reception, conference room, kitchen and toilet room. The upper floor houses exhibit and archival prep, offices, kitchen and one toilet room. The main rooms on each floor have decorative stained wood trim.

There is a full, unfinished basement that provides space for mechanical and electrical equipment, and a walk- up attic.

The home is in relatively good condition. Recent renovations included new windows. Deficiencies worth noting include:

- Original stairs do not comply with current code. The risers exceed allowable height, the treads do not comply with minimum depth and uniformity of height and depth is inconsistent.
- Barrier free access needs to be provided for commercial use

PROPOSED IMPROVEMENTS TO EXISTING STRUCTURES

Motown Museum and Hitsville U.S.A

The second floor of the two homes and the first floor of Hitsville will continue to be part of the museum experience. Patrons will start their tour of the homes on the second floor by entering through the south end of the 1994 addition. The exhibit space will be renovated so that patrons circle clockwise through the space, briefly stopping in the Gordy apartment, and then continuing back though the exhibit area to a new stair located between the original structures. This stair will lead the visitor down to the first floor to a new access into the vestibule of the first floor Hitsville U.S.A office. Visitors will continue through the office and continue to the Studio A breakout rooms via a new stair located in an existing office space. Patrons will view Studio A through existing windows and then continue to the retail space.

The west portion of the first floor will be converted to a recording studio. Sound isolation rooms will be positioned between existing columns and the front room can be used for small scale performances. Access to the recording studio will be through the front door of the home or a rear door at the retail space. Thus, renovation work includes:

- New concrete filled pan stair with perforated metal risers and glass guardrail from second floor to first floor.
- New roofs at breezeway and storefront enclosures
- New concrete filled pan stair with wall mounted stainless steel handrails from upper first floor to lower first floor.
- Recording pods (sound isolation rooms)
- New exhibits on second floor.
- New openings for access to retail and second floor of museum.
- New HVAC system
- New ventilation/cooling to exterior showcase window.
- New hardware to showcase window
- Masonry re-pointing and refinishing of CMU wall.
- Re-roof existing roofs.

Tamla, Gordy, Soul

The three historic homes will be transformed into the Motown Institute, a center for development, recording, entrepreneurship, artistry and music. The Institute will function on the first floor while the second floor will house administrative offices for Motown.

An elevator located in Soul will provide barrier free access to the entry level, first floor, second floor and basement. A two-story addition and basement located behind Gordy and between Soul and Tamla will provide sheltered connection between the three

homes on three levels. The addition will include small ramps to accommodate minor elevation changes between the three homes.

The contemporary addition, constructed of steel framing and curtain wall is designed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed. The new construction will be clearly differentiated so that the addition does not appear to be part of the historic resource. The lower portion of the south facing glass façade will fold open so that the first floor area of the addition can open up to the courtyard space.

Thus, renovation work includes:

- Front porch require repair/restoration, typical, each house
- Exterior door repair or replacement, typical each house
- Masonry restoration and repointing.
- New roofing, ridge vent, vented soffits and gutters/ downspouts, typical, each house
- New exterior guardrail at Soul second level front porch.
- Exterior wood trim repair, repaint, typical each house
- New code compliant stairs for egress from second floor in Tamla and Soul.
- New elevator with associated CMU shaft and equipment room.
- New structural reinforcement of floors
- New code compliant toilet rooms
- New two story addition
 - Bi-level basement with associated stairs, waterproofing
 - steel structural framing
 - curtain wall and folding glass wall
 - performance porch with integral seats/steps down to courtyard
 - catwalk on second floor with glass guardrails
 - rework existing roofs to tie in new roof of the addition

Connectivity Between Hitsville and New Expansion

The new museum expansion will connect with the Existing Hittsville along the southern edge of the existing museum and Studio “A”. The addition will tuck under the eave line of the existing house to allow for expansion joints and a connective “portal”. The new modern aesthetic of the Expansion will quietly contrast with the more detailed original structures.

PROPOSED MUSEUM EXPANSION

The new museum expansion will be sited directly adjacent to the existing Museum and the Tamla, Gordy Soul houses. The expansion will be accessed from three primary locations

1. West Grand Boulevard between the existing museum/ Hitsville USA and Soul House (Main Entry)
2. Ferry Park Street near the intersection with Holden Street (Theater Marquee Entry)
3. The Museum Courtyard with direct access to on-site parking and adjacent service (Courtyard Entry)

The plan parti for the expansion is organized around a central spine which connects the main entry with the theater marquee entry at the south. Core programmatic functions and support functions are located along this spine.

The expansion will physically tie to the existing museum on both the first and second floors to allow for patrons to enter the historic museum exhibits on the upper level and exit the Hitsville/Studio A tour on the first floor (into the retail store).

The new exhibit box located on the third floor brackets the existing historic homes and provides a new “modern” datum.

A central courtyard separates the existing homes from the new addition. The generously proportioned space will be used for events and can be programmed for numerous museum functions. The courtyard will have direct access (1) into the new addition at the historic homes (2) into the new expansion at the cafe and the main lobby (3) to adjacent on-site parking and service areas.

Expansion Program Highlights Per Floor

The first floor will be the main public floor. Primary functions located on this level:

- Main Box office with views to all public entries into the museum
- Retail Store with storage and adjacent support spaces
- Monumental stair and public elevator core to provide easy access to all museum levels
- Cafe/Lounge space with dedicated servery and kitchen.
- Theater with telescopic seating to allow for flexibility and scalability of the theater experience.
- Public amenity spaces will include a coatroom and fully accessible restrooms.
- Staff office and break spaces are located on this floor and will support the functions of the museum on this level.

The second floor of the expansion provides direct access into the historic museum exhibit. Primary functions located on this level:

- Upper level access into the new Theater
- Administrative office suite and support spaces

The third floor is the main interactive exhibit floor of the museum. Primary functions located on this level include:

- New 11,000 sf interactive exhibit experience
- Curatorial space for exhibit maintenance and exhibit creations. Direct access to service elevator and loading area

Museum Expansion Exterior

The material palette of the new expansion has been carefully studied to provide a meaningful expression. The expansion’s massing is conceptually divided into four main parts:

Portal: The entry portal on West Grand Boulevard is similar in width and height of the historic homes but is set back from the wall plane of the existing structures. Clad in matte stainless steel the portal is a simple volume and void (glass entry) against the articulated facades of the older and more detailed residential structures.

Base - The expansion base (First and Second Floor) is largely a curtainwall and glass expression. The programs on these levels are public and it is important to dematerialize the base and let the inside and outside seamlessly flow together. By utilizing a structural silicon glazed curtainwall system, the structure can be minimized while still maintaining the heights required. The glass skin of the base can run uninterrupted around the base. In areas where solid is required, a shadowbox detail will be used to maintain the continuous ribbon of glass. Between the cafe/courtyard and lobby/courtyard there will be a series of full height doors that pivot and allow for easy access between inside and outside. Another option being explored for these areas will be a sliding glass wall system that will provide the maximum openness for events and special programming.

Theater - The second part of the massing is the theater volume which is only visible from Ferry Park Avenue. Also located at the first and second floor areas, the theater required a different massing with no glass and limited openings. The massing of this element is more solid and reads as heavy. The exterior is wrapped in a horizontally grained high performance concrete rainscreen skin which has a series of small vertical window openings. The few window openings are placed where programmatically needed and provide a playful and syncopated expression. At the theater marquee entry, the heavy facade

opens to provide a double height space for entry. The facade at this entry area provides an opportunity to introduce a custom metal wall panel with routed images. Special lighting can help activate this facade and will work with the solid panels to give the theater both mass and identity.

Exhibits - The last of the three parts of the massing is the exhibit box on the third floor. This box houses the artifacts and the story that is core to the Motown experience. To create a back-drop to the historic homes, but also provide interest and meaning suitable for a world class museum, the exterior walls of this building element are composed of vertical 'album' fins rendered in multiple colors. The proportions and rhythm of this wall pattern are reminiscent of vertically stacked record albums and LPs. This design motif is intended to be a subtle reminder of the glory days of Motown - recognizable as a familiar pattern by some and appreciated as a beautiful building façade by all.

The fins will be a panel of custom extruded aluminum shapes that are painted a series of colors. As a back panel to these extrusions, a slightly reflective metal panel will provide a subtle sparkle and added depth to the facade. White architectural lighting will be integrated into these flat areas and will make the facade a large and "low resolution" screen that can be programmed to give the museum a signature and changing nighttime presence.

On the ends of the exhibit box, areas are provided for a curated banner sign program. These ends are also the primary location of the Museum's exterior signs. The end panels continue the conceptual idea of the album through its proportion and branding.

To arrive at the color palette for the exhibit box, the design team looked to the past for inspiration. The number 1 hit album covers from the era Motown was located on West Grand Boulevard were collected. A color analysis was done on the collected albums. The analysis provided a palette of era appropriate colors that was refined down to the ten colors reflected in the facade. The album analysis and the resulting unfiltered colors can be seen on this page.

In addition to the color, the design team studied the music from the era. A series of songs were analyzed and colors were assigned to the various ranges of music. Ultimately "What's Going On" by Marvin Gaye was selected to be represented on the facade. One of the most significant song's from the label's collection, the facade becomes imbued with meaning and the colors work to express a deeper meaning across the facade.

To further expand on the "What's Going On" motif, a layer of pattern was introduced on the backup metal panel. This pattern was derived from the sound waves created in the song. A sampling was taken at 1 second intervals and the sampling was overlaid to create movement and a dynamic quality across the

facade. Although flat, the expression has depth and will engage users as they pass on West Grand Boulevard or as they approach the building from any of the entry points.

Summary

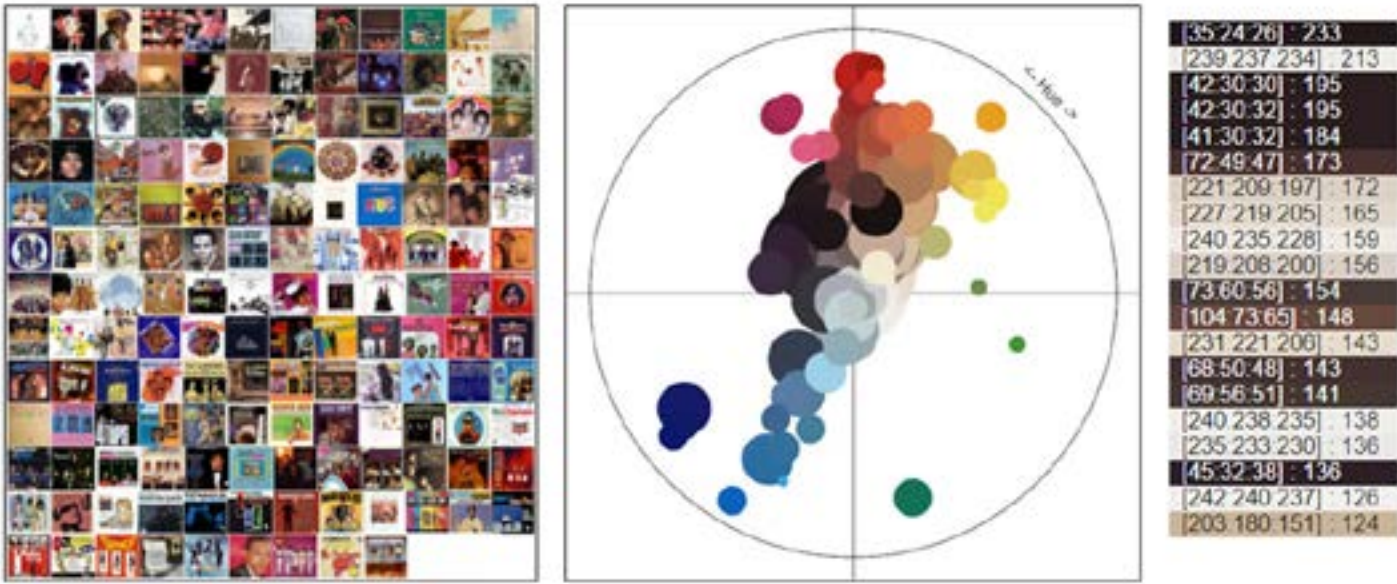
The architectural character of the Motown Museum project is one derived from its history and from its story. The renovation and restoration of the existing homes add the authentic history, while the new expansion provides a bold new expression. The Museum is more than a singular building, it is a campus and like the music created by Motown records, it aims to be timeless in its iconic expression.



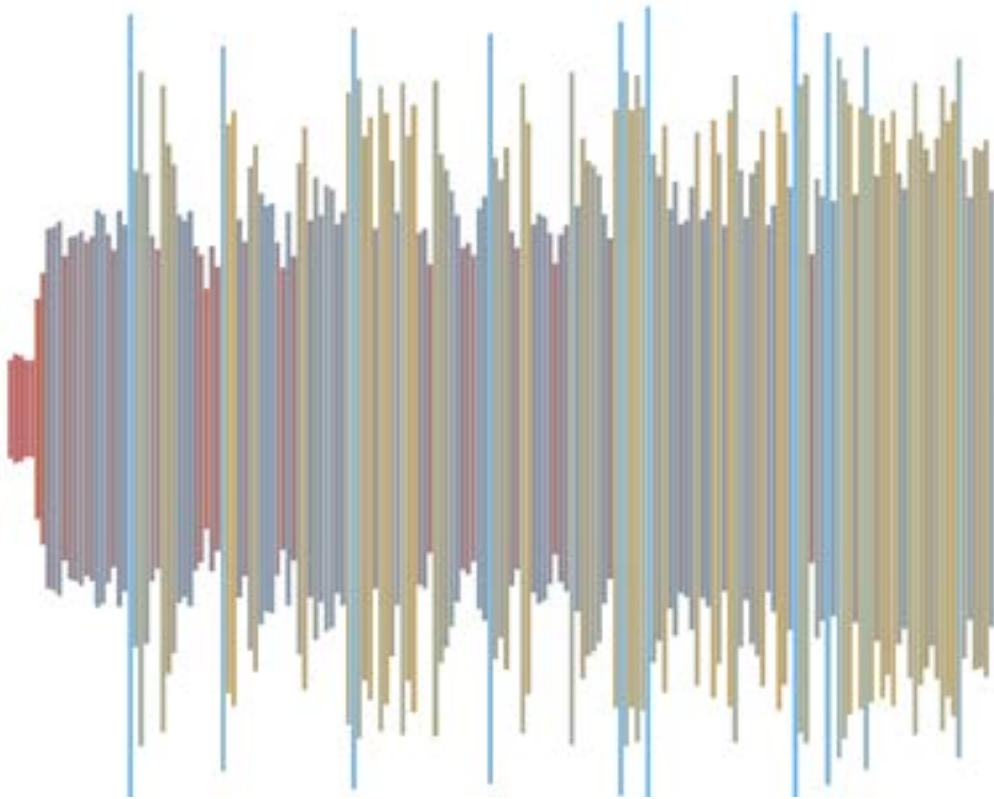
Initial Concept Precedent Image



Concept Diagram

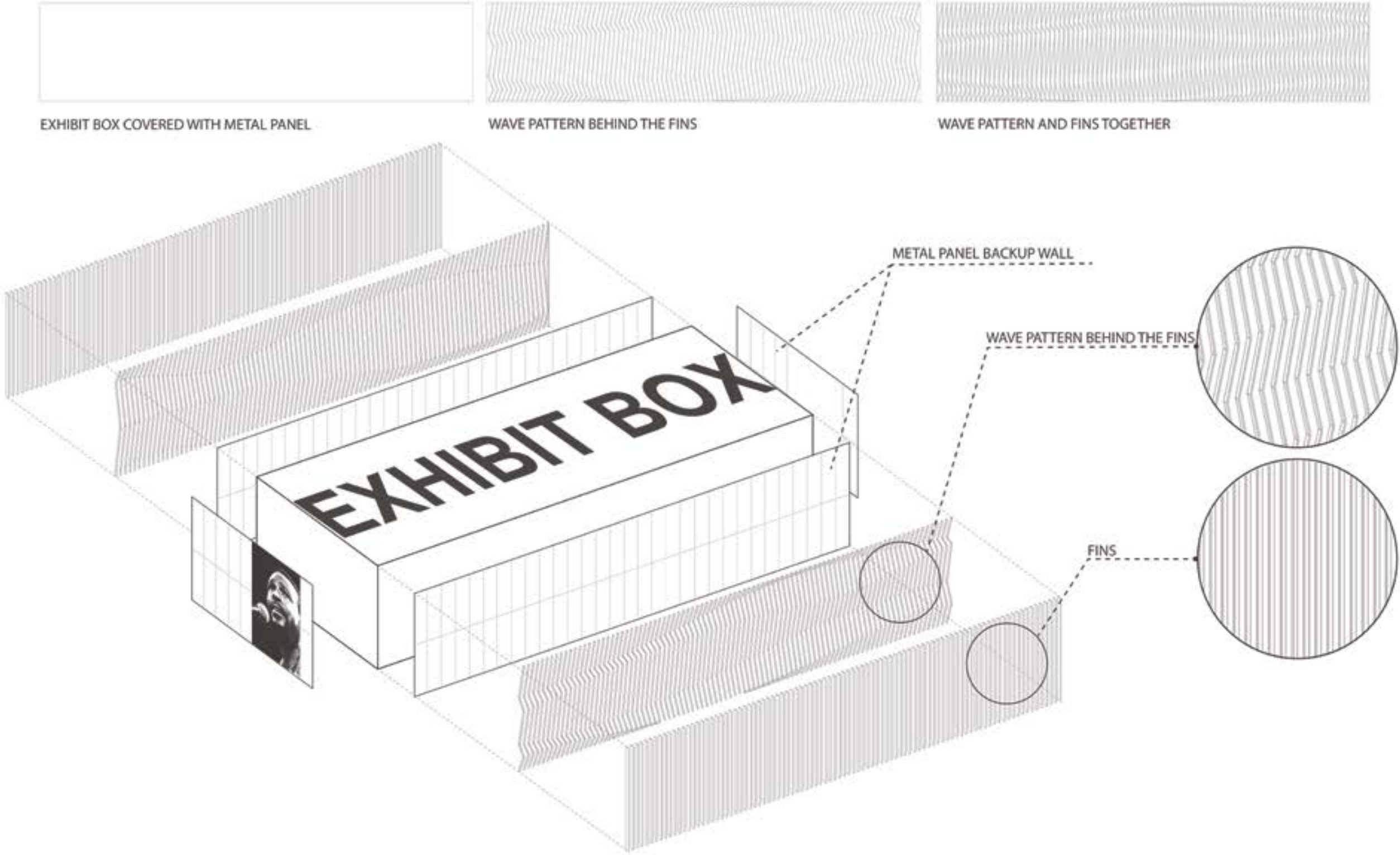


#1 HIT ALBUM COVERS FROM MOTOWN ERA --> COLOR ANALYSIS OF ALBUM COVERS ---> COLOR PALLET FOR FINS (BELOW)



WHAT'S GOING ON (WAVE LENGTH TO COLOR TRANSITION)

Album Color/Sound Analysis



MUSEUM EXPANSION FACADE MATERIALS
WEST GRAND BOULEVARD

Matte/Reflective Stainless Steel Panel

To extend the “album aesthetic” on the exhibit portion of the exterior facade, the team explored the use of a reflective no-glare metal panel wall system. The use of this material on the exterior facade would dematerialize the mass of the building while extending the visual the depth of each fin. The proportions of the exhibit box are larger than the base program; however this clever facade treatment gives it a visual lightness that compliments the surrounding context while allowing the albums to “float” above the ground plane. This panel continues as the backdrop for the fins on the project’s exterior and interior soffit conditions.

By varying the panel polish and finish, the movement of “What’s Going On” can be introduced across the facade.

This material is also located at the main entry on West Grand Boulevard.

MATERIALS

Angel Hair®

ANGEL HAIR® — A CUSTOM METAL POLISH FOR AMBIENT REFLECTIVITY

Angel Hair is a Zahner material process developed to soften the high-reflectivity of standard grain finishes. The [patented process](#) uses precision-controlled machinery to etch stainless steel with a fine grain. Available on a variety of metal alloys, this is the finest, smoothest, and most uniform light-diffusion metal surface available for architectural metal.

This surface was first developed as a custom product by Zahner as a solution to the reflective nature of [standard finishes](#) on stainless steel. Working with Frank Gehry on a number of projects, the Zahner team recognized that these parabolic shapes combined with the intense reflectivity of stainless steel would result in concentrated heat and blinding light. Angel Hair scatters the light, providing the most diffused surface while maintaining the metal's reflective appearance.



Product Information

Metal Album Fins

To express the “album aesthetic” on the exhibit portion of the exterior facade, the team explored creating the fins from custom aluminum extrusions with a kynar finish. In addition to the product’s range of color options, this material brings both value and versatility to the project. It is also the most easily integrated into the “exhibit box’s” overall wall system. In addition to the opportunity to develop a custom extrusion, this product provides the most flexibility with regard to spacing, syncopation and integration with lighting, etc.

The color of the fins has been carefully studied to tie with Motown’s history from the era it was located on West Grand Boulevard. The palette picks up colors from the Historic Hitsville Blue and works with that tone, to become a vibrant, yet regimented expression across the exhibit box. Important to the concept is the idea that it is continuous from exterior to interior.

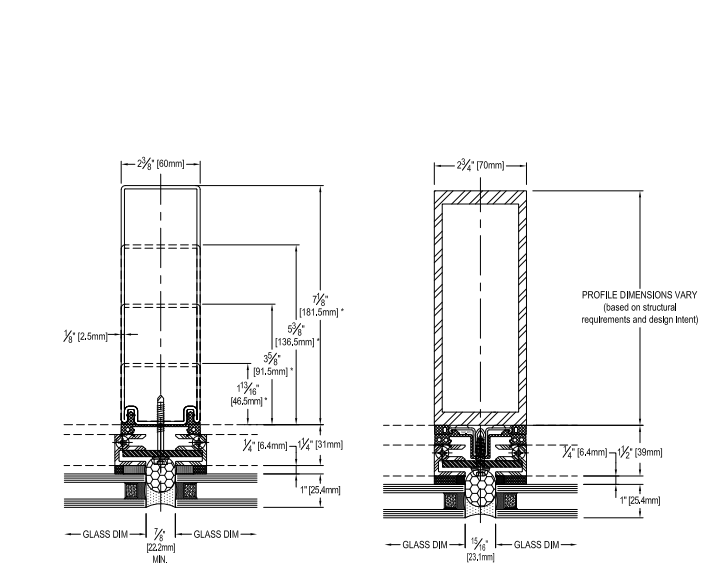
STEELBUILT CURTAINWALL SSG SYSTEM

To emphasize the “floating album” aesthetic, the design team explored SteelBuilt Curtainwall Infinity SSG steel framing system. This system provides a smooth monolithic aesthetic of large glass sizes and free spans without front framing members. With this system, almost any type of custom steel back member (stainless steel, box, I-beams and T-shapes) can be used. The preference for this project would be the T-shape shown below. Other advantages include: improved thermal performance, uninterrupted exterior sight lines, optimum sound and heat insulation and a variety of infill glazing options.

This product was selected as the basis of design for the building exterior.



Product Detail Image



Product Detail



West Grand Boulevard Main Entry View

MUSEUM EXPANSION FACADE MATERIALS
HOLDEN AND FERRY PARK AVENUE

IMAGEWALL by Zahner

ImageWall allows the design team to create unique patterns and perforations in metal. Any image can be used to create custom perforations with the ability select material, size and perf-shape to suit our design. In the building design the client would choose an image, series of images or collage that would be translated into stainless steel by perforating the metal. The ImageWall cladding is on part of the theater's exterior cladding on the south facade and becomes part of the signature "marquee" entry.

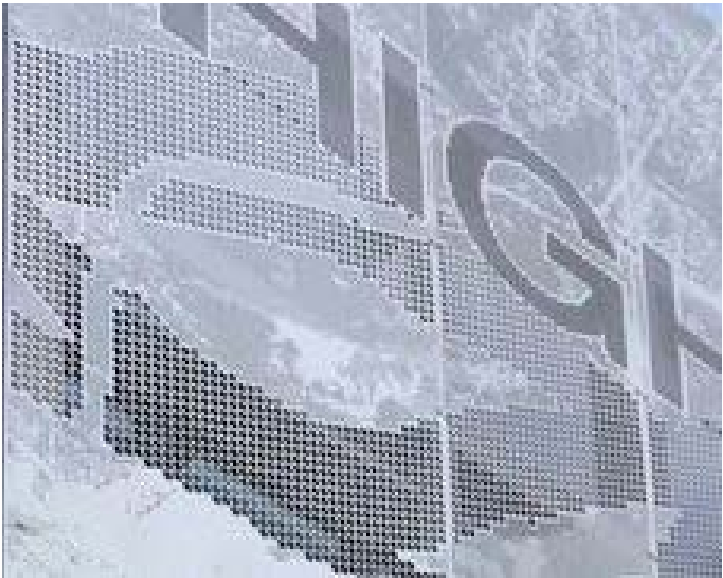
The imagery for the wall has not been finalized, but will be representative of Motown's history through photographs and/or album covers.

UHPC Panel - Taktl / Swiss Pearl

To balance the colorful, light aesthetic of the "Exhibit Box", the theater component of the theater will be clad with an Ultra High Performance Concrete (UHPC) panel product. Manufactured by companies like Taktl and Swiss Pearl, UHPC panels will provide a permanence, heaviness and a monumentality who's scale and articulation will tie into the existing residences on and off the project site. In contrast to the large vertical fins above, the panels will have an elongated horizontal aesthetic that yields to the ImageWall on the exterior at the same angle as the famous Motown "M". The panels are reinforced with Alkali Resistant Glass Fiber and two layers of AR Glass Fiber Mesh. They are cast using a proprietary, automated production process into molds that yield an intrinsic pattern and finish. Special surface effects can be created with aggregates and/or a variety of mediablasting techniques in an automated, enclosed blasting line.

STEELBUILT CURTAINWALL SSG SYSTEM

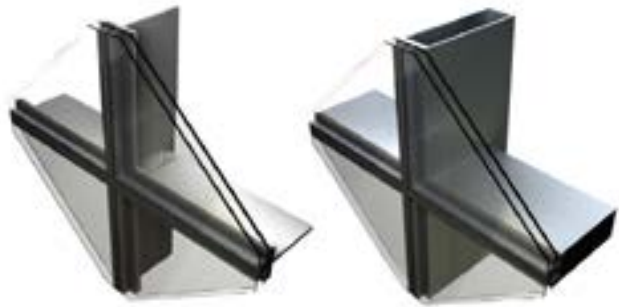
Same as West Grand Boulevard facade



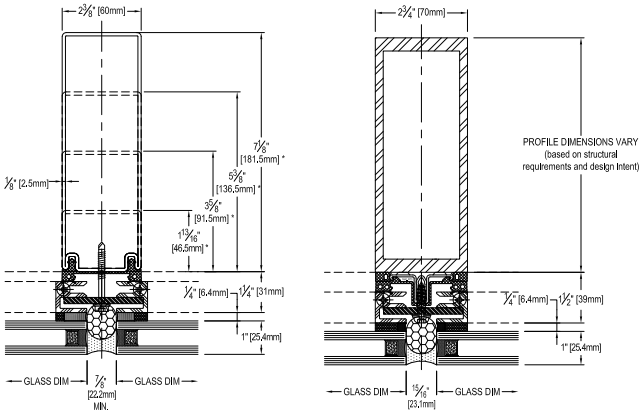
Material Finish



Material Finish



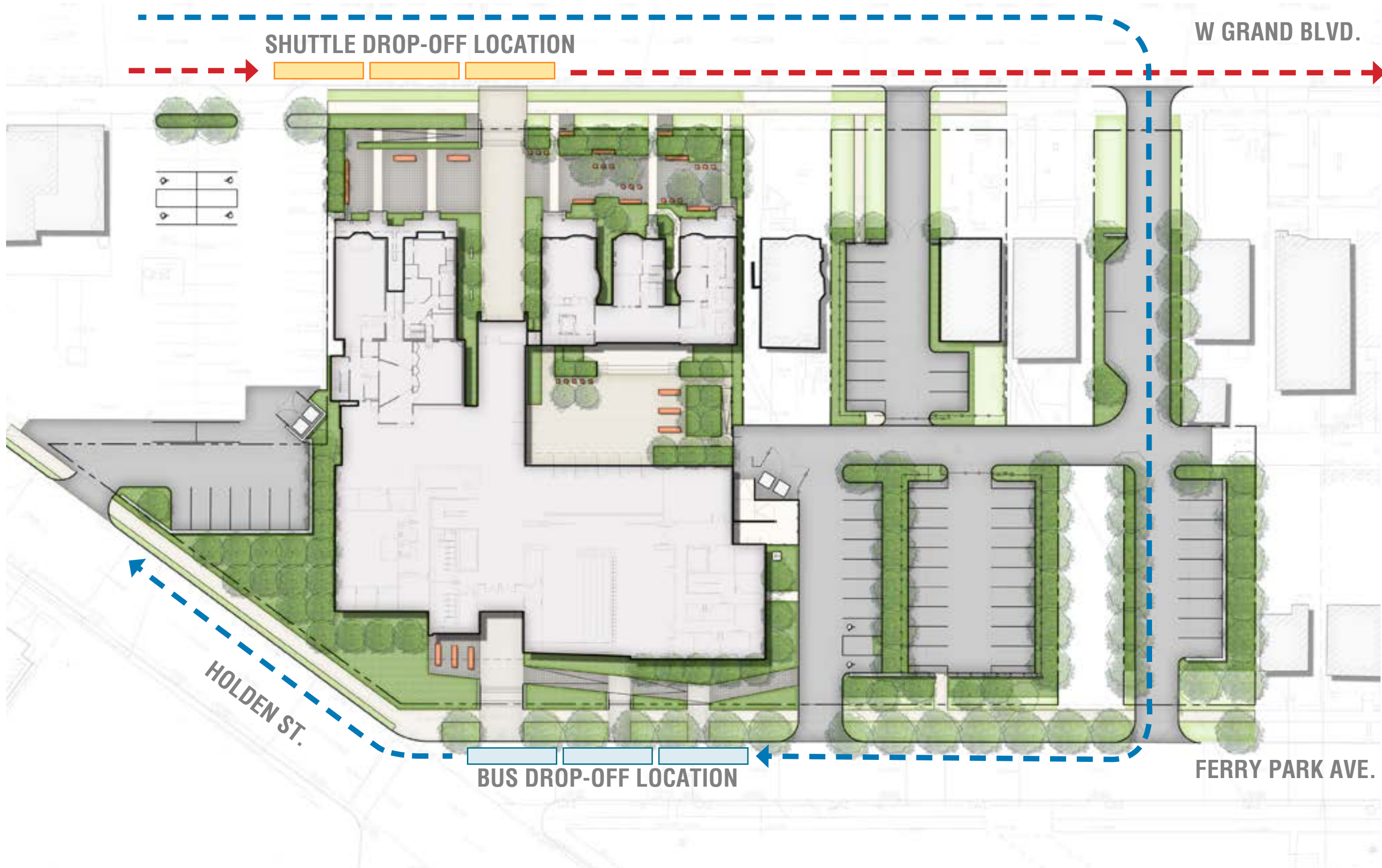
Product Detail Image



Product Detail



Ferry Park Entry View



RENOVATION SCOPE



- Repair soffit, paint, typ.
- Repair wood fascia, paint
- Clean stucco, wood trim, paint
- Remove and reinstall glass storefront in new location, see plan
- Glass block to remain
- Existing doors to remain
- Remove non-original metal handrails. Replace with black anodized pipe rail that complies with code, typ.
- Reconstruct concrete steps
- Remove non-original ramp and associated handrail

HITSVILLE, NORTH FACADE



HITSVILLE, EAST FACADE

Repair soffit, paint

Repair, paint wood trim



Clean, paint masonry

Revise window opening from one 8' tall by 4' opening to two 4' tall by 4' openings, stacked and spaced 3' apart to allow for second floor infill



HITSVILLE, WEST FACADE

Remove equipment and prep wall as necessary for museum addition. Wall will be concealed by new construction and/or visible from interior only.



HITSVILLE, SOUTH FACADE, EAST END



Remove equipment and prep wall as necessary for museum addition. Wall will be concealed by new construction and/or visible from interior only.

HITSVILLE, SOUTH FACADE, WEST END



Addition to Tamla, Gordy and Soul



- New roofing
- Repair, paint wood trim
- Repair and/or replace wood siding, paint
- Replace gutters and downspouts, color, profile and placement to match existing
- Repair soffit, paint
- Repair wood fascia, paint
- Install new stile and rail door with half lite. Color to match windows
- Install new guardrail. Style and color to match guardrail that is on Hitsville
- Clean, paint, repair if needed all wood trim
- Remove non-original security grilles on windows
- Remove non-original security grilles on doors
- Replace wood floor of porch with supported concrete slab, seal.
- Remove non-original metal handrails. Replace with to match Hitsville
- Replace wood steps with concrete steps. Match profile of existing wood steps

GENERAL NOTES: TAMLA, GORDY, SOUL

1. Window assessment is in progress. Windows will be reviewed under separate application.
2. When note says 'paint', the paint color shall match existing.
3. All brick shall be cleaned and re-pointed.
4. All stone sills and headers shall be cleaned
5. All houses to have new asphalt shingle roofing, black.
6. Remove all non-original security grilles from windows and doors.
7. Houses will have forced air AC so all window air conditioning units will be removed.
8. Chimneys at Tamla and Soul are not visible from West Grand Blvd and will be removed . Chimney at Gordy shall remain.

SOUL, NORTH FACADE



- Repair, paint wood trim
- Replace asphalt shingle siding, paint. If budget allows, replace with cedar shingles, paint.
- Replace gutters and downspouts, color, profile and placement to match existing
- Repair soffit, paint
- Repair wood fascia, paint
- Note transition in brick
- New downspout location
- Remove non-original lighting, conduit, typ.
- Outline of connection between house and new expansion.
- Outline of new glass door at grade. New door will be accessed thru new museum vestibule. (see plans)
- Install glass block and vents in basement openings

SOUL, WEST FACADE

- ## SOUL, SOUTH FACADE



South end of east facade

- Replace gutters and downspouts, color, profile and placement to match existing
- Repair soffit, paint
- Repair wood fascia, paint
- Remove overhead electrical and cable lines
- New Glass door
- Bridge with glass guardrails
- New Glass door
- Floor elevation of addition
- Basement openings will be concealed by addition
- Repair siding and trim at bay window, match existing.



North end of east facade

SOUL, EAST FACADE



Repair, paint wood trim

Clean, paint stucco

Clean, paint wood trim

Clean, paint decorative brackets, typ.

Clean, paint brick, typ.

Repair metal trim

Remove non-original metal handrails. Replace with to match Hitsville

Reconstruct concrete porch and steps

GORDY, NORTH FACADE



East Facade

- Replace gutters and downspouts, color, profile and placement to match existing
- Repair soffit, paint
- Replace asphalt shingle siding, paint. If budget allows, replace with cedar shingles, paint.
- Repair wood fascia, paint
- Clean, paint wood trim and stucco of bay window
- Clean, paint brick
- Replace existing door with flush HM door



West Facade

GORDY, EAST AND WEST FACADES



- New roofing
- Remove gutter to accommodate addition (see building section)
- Repair, paint wood trim, coordinate with new ceiling of addition
- Clean, paint brick
- New glass door
- Outline of bridge with glass guardrail
- Remove conduit, lights, etc.
- Elevation of the new first floor of the addition
- Remove deck and steps to allow for addition

GORDY, SOUTH FACADE



Repair, paint wood trim

New roofing

Repair and/or replace wood siding, paint

Replace gutters and downspouts, color, profile and placement to match existing

Repair soffit, paint

Replace guardrail with new guardrail. Color and style to match Hitsville

Install new stile and rail door with half lite. Color to match windows

Clean, paint, repair if needed all wood trim

Remove non-original shade valance on windows

Remove non-original security grilles on doors

Remove non-original metal handrails. Replace with to match Hitsville

Reconstruct concrete steps

TAMLA, NORTH FACADE



East Facade

- Repair, paint wood trim
- Existing vinyl siding to remain
- Replace gutters and downspouts, color, profile and placement to match existing
- Repair wood fascia, paint
- Existing vinyl siding at bay window to remain



West Facade

TAMLA, EAST AND WEST FACADES



TAMLA, SOUTH FACADE

REPORT

PROJECT PHASES

PARKING/SITE PREP

- Create new parking lot
- Create access drive
- Relocate utilities out of vacated alley

TAMLA, GORDY, SOUL

- Renovate three homes
- Build addition in the rear to allow the three homes to operate as one structure

NEW HEARSE GARAGE

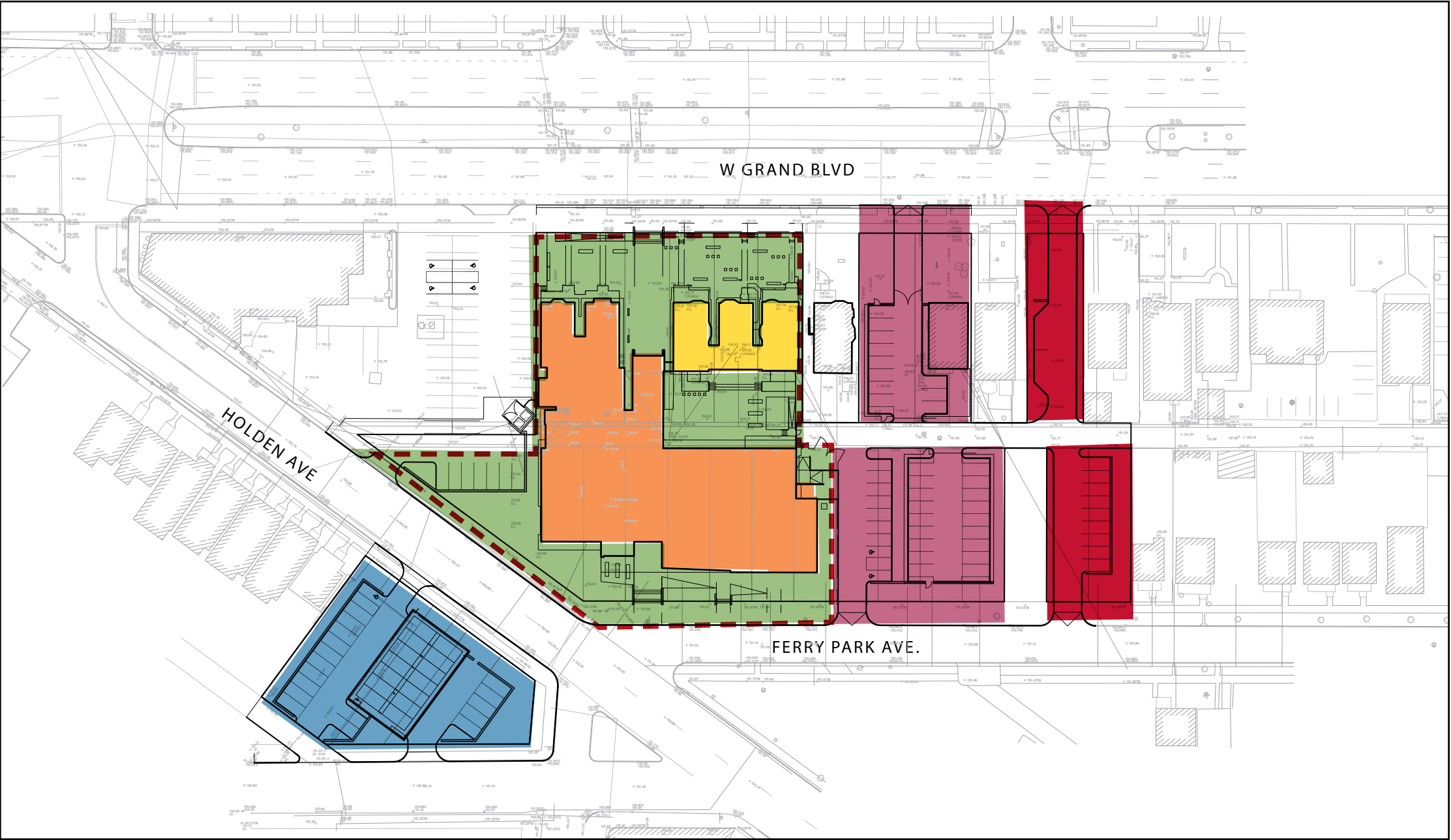
- Purchase Coles property
- New hearse garage and parking

EXPANSION AND SITE

- Rezone from R2.
- Demo existing hearse garage
- Hitsville Renovation & Motown Museum Expansion
- Site Design

PARKING AND ACCESS

- Additional parking and road access from West Grand Blvd





LEGEND - EXISTING

	E/P AVEMENT		HYDRANT		SIGN
	CURB		WATER VALVE		PROT. POST/GUARD POST
	E/ GRAVEL		WATER METER		GUY
	C/ ROAD		FDC CONNECTION		UTILITY FLAG
	E/ WALK		IRRIGATION CONTROL BOX		BLDG. CORNER (FIELD LOCATED)
	RAILROAD		STORM MH		HANDICAP PARKING
	E/ BRICK		CATCH BASIN		PARKING METER
	MISC. LINE		BEEHIVE CB		RESIDENTIAL MAILBOX
	FENCE		ROOF/DOWN SPOUT		U.S. MAILBOX
	GUARD RAIL		O.C.O. STORM CLEAN OUT		LAWN IRRIG. HEAD
	WALL		ROUND CB		MISC. TOPO. SHOT
	BLDG. LINE		LIGHT POLE		SURVEY CONTROL POINT
	OVERHEAD WIRES		UTILITY POLE		FOUND IRON
	RAILING		ELEC. TRANS.		FOUND NAIL
	OVERHANG LINE		AIR CONDITIONER		F. OUT CROSS
	STM		ELEC. MH		SECTION COR.
	SAN - W		ELEC. METER		FENCE POST
	GAS		ELEC. RISER		BENCHMARK
	UGE		TRAFFIC CONTROL BOX		FOUND PIPE
	UGT		PUBLIC LIGHTING MH		FOUND MON.
	CTV		GAS METER		ASPHALT
	PLD		GAS RISER		CONCRETE
	STEAM		GAS VALVE		CHAIN-LINK FENCE
	SECTION LINE		GAS MH		OVERHANG
	ELECTRIC OVERHEAD		TELE. RISER		FOUND IRON
	TELEPHONE OVERHEAD		TELE. MH		SET IRON
	SAN. MH		TELE. CROSS BOX		FOUND IRON PIPE
	O.C.O. SAN. CLEAN OUT		CABLE RISER		MEASURED RECORD
	SAN. RISER		MANHOLE		FOUND MONUMENT
	SAN. PUMP STATION				SET NAIL
	COMB. MH				CORRUGATED METAL PIPE
	GATE VALVE				REINFORCED CONCRETE PIPE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

NOTES:

- NO TELEPHONE, OR STEAM UTILITY MAPS WERE MADE AVAILABLE AT THE TIME OF SURVEY
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.

BENCH MARKS

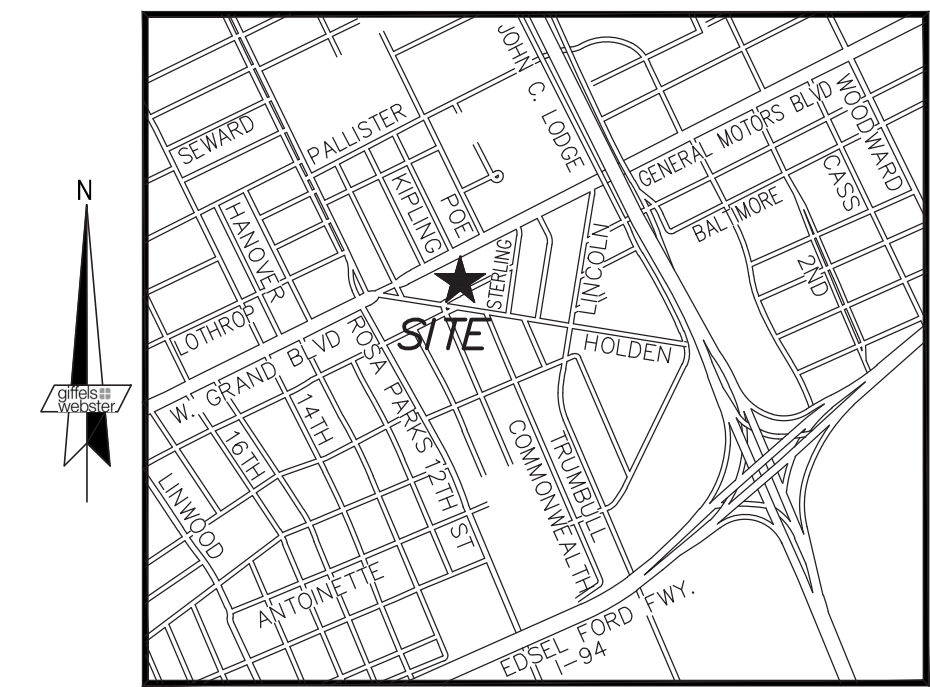
DATUM: CITY OF DETROIT

SITE BENCH MARK NO. 1
ARROW ON TOP OF HYDRANT ON THE SOUTH SIDE OF W. GRAND BLVD., AT THE WEST PROPERTY LINE OF ADDRESS 2648
ELEV. = 154.82'

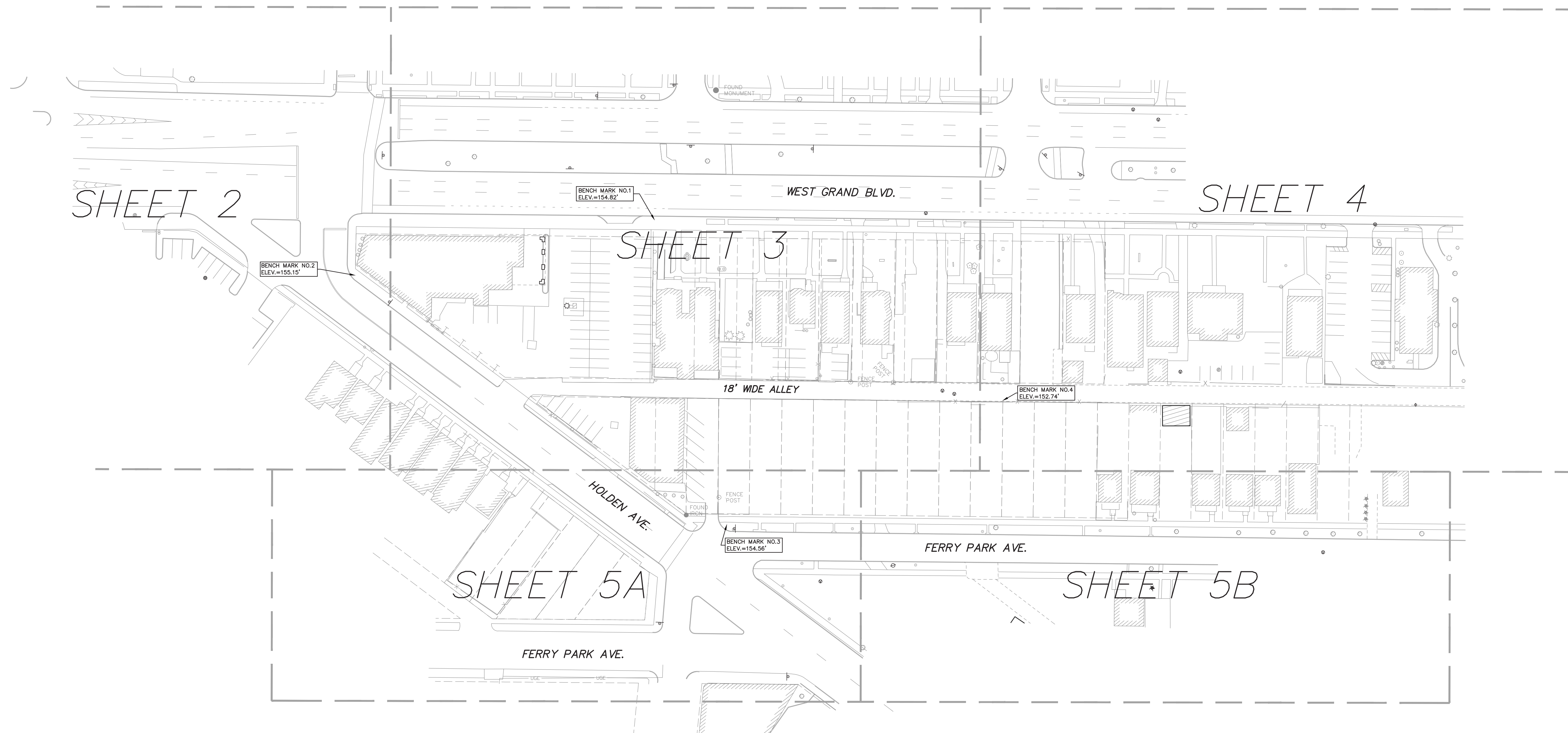
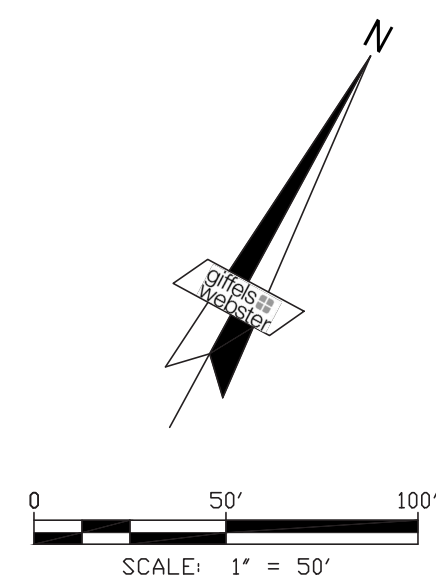
SITE BENCH MARK NO. 2
ARROW ON TOP OF HYDRANT 40' SOUTH OF W. GRAND BLVD. ON THE NORTH SIDE OF HOLDEN AVE. 10' SOUTH OF THE SOUTHWEST CORNER OF BUILDING ADDRESS 2624 W. GRAND BOULEVARD (FUNERAL HOME).
ELEV. = 155.15'

SITE BENCH MARK NO. 3
ARROW ON TOP OF HYDRANT AT THE NORTHERLY CORNER OF HOLDEN AVE. AND FERRY PARK AVE.
ELEV. = 154.56'

SITE BENCH MARK NO. 4
SET MAG NAIL IN NORTH FACE OF U. POLE ON THE SOUTH SIDE OF ALLEY, SOUTH OF ADDRESS 2676 W. GRAND BLVD.
ELEV. = 152.74'



LOCATION MAP
(NOT TO SCALE)



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TITLE

OVERALL EXISTING
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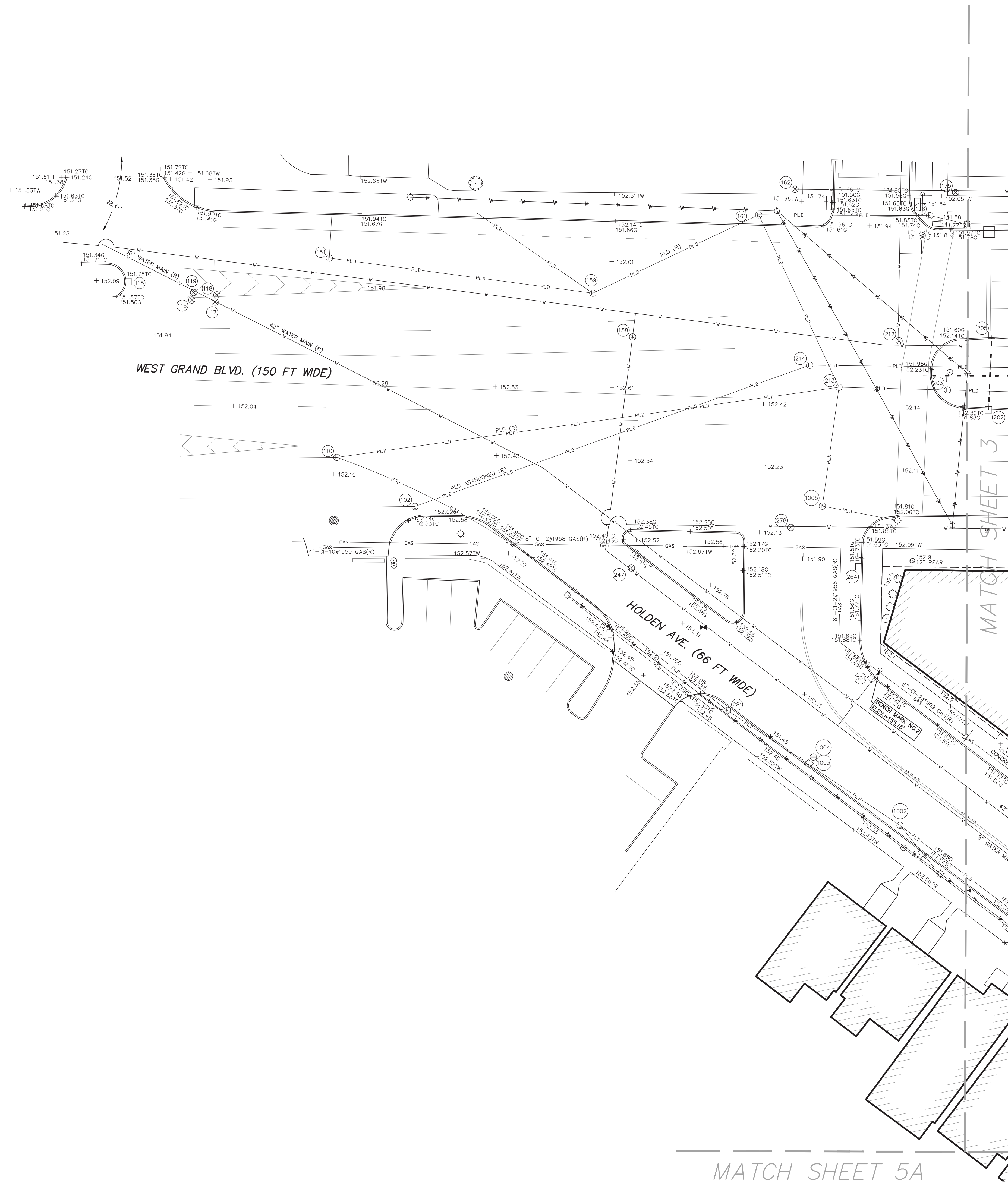
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TITLE

EXISTING CONDITIONS
PLAN

SHEET NUMBER

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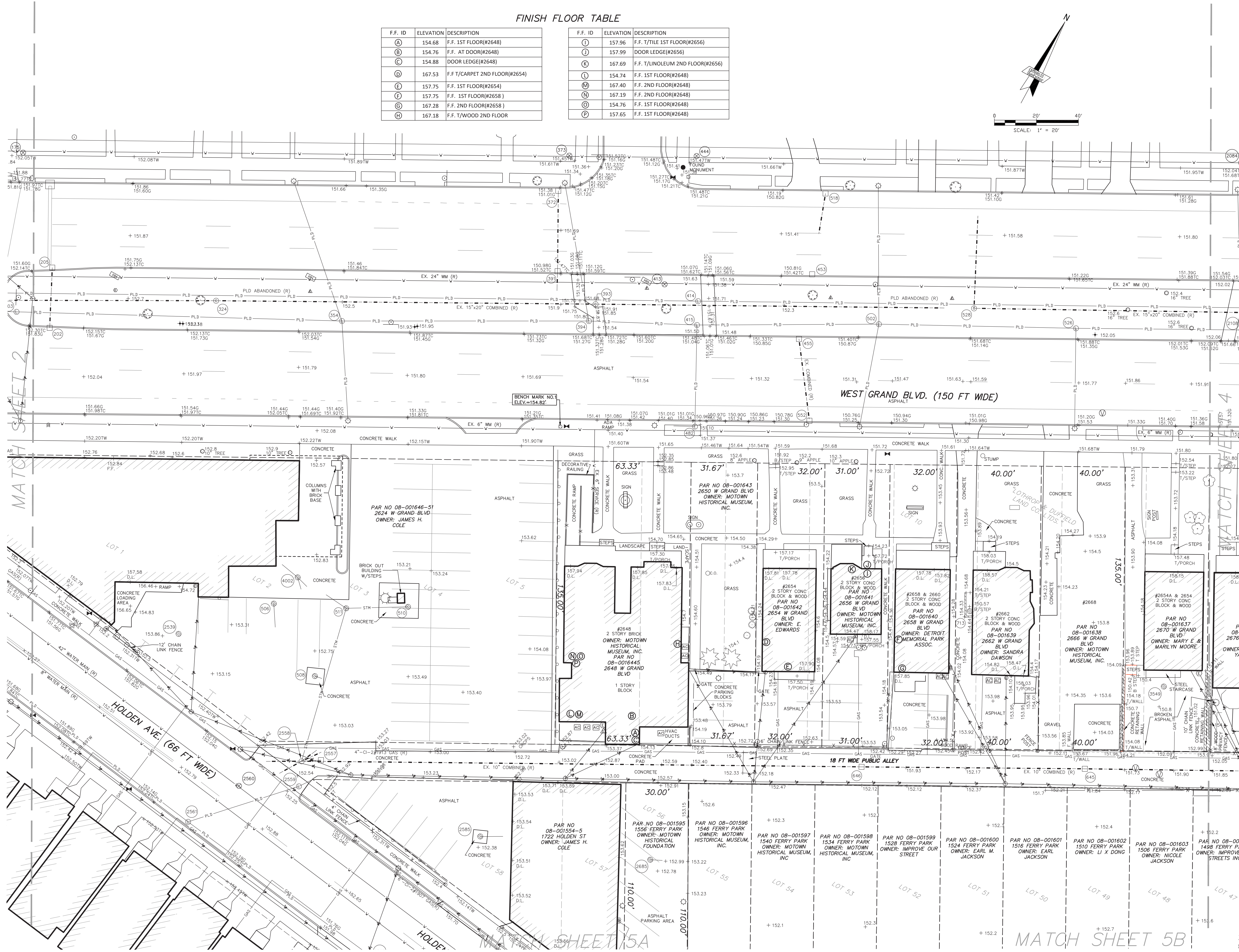
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TITLE

EXISTING CONDITIONS
PLAN

SHEET NUMBER

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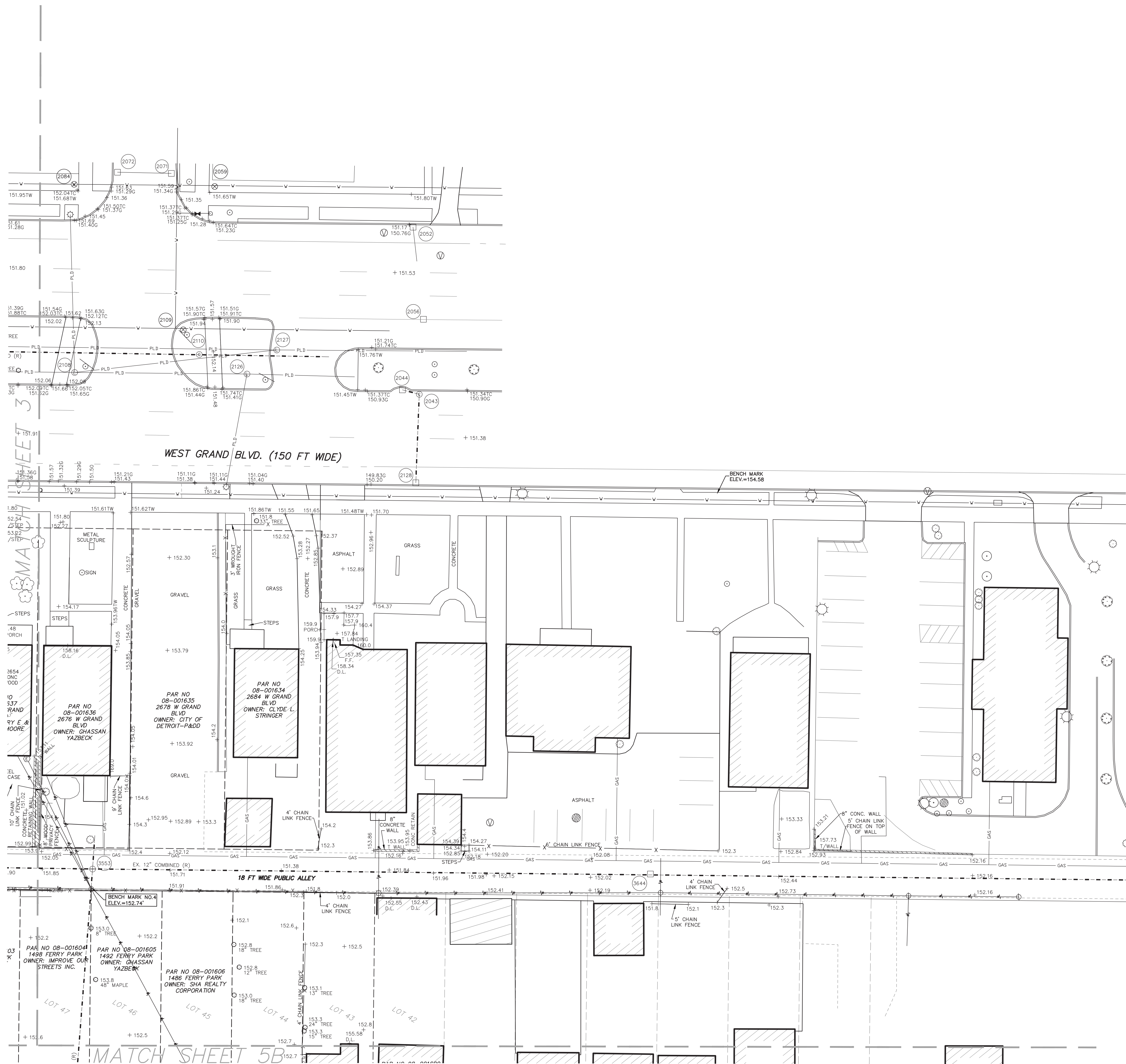


FINISH FLOOR TABLE

F.F. ID	ELEVATION	DESCRIPTION
(A)	154.68	F.F. 1ST FLOOR(#2648)
(B)	154.76	F.F. AT DOOR(#2648)
(C)	154.88	DOOR LEDGE(#2648)
(D)	167.53	F.F. T/CARPET 2ND FLOOR(#2654)
(E)	157.75	F.F. 1ST FLOOR(#2654)
(F)	157.75	F.F. 1ST FLOOR(#2658)
(G)	167.28	F.F. 2ND FLOOR(#2658)
(H)	167.18	F.F. T/WOOD 2ND FLOOR

F.F. ID	ELEVATION	DESCRIPTION
(I)	157.96	F.F. T/TILE 1ST FLOOR(#2656)
(J)	157.99	DOOR LEDGE(#2656)
(K)	167.69	F.F. T/LINOLEUM 2ND FLOOR(#2656)
(L)	154.74	F.F. 1ST FLOOR(#2648)
(M)	167.40	F.F. 2ND FLOOR(#2648)
(N)	167.19	F.F. 2ND FLOOR(#2648)
(O)	154.76	F.F. 1ST FLOOR(#2648)
(P)	157.65	F.F. 1ST FLOOR(#2648)

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HAA Job Number	2015055.01	
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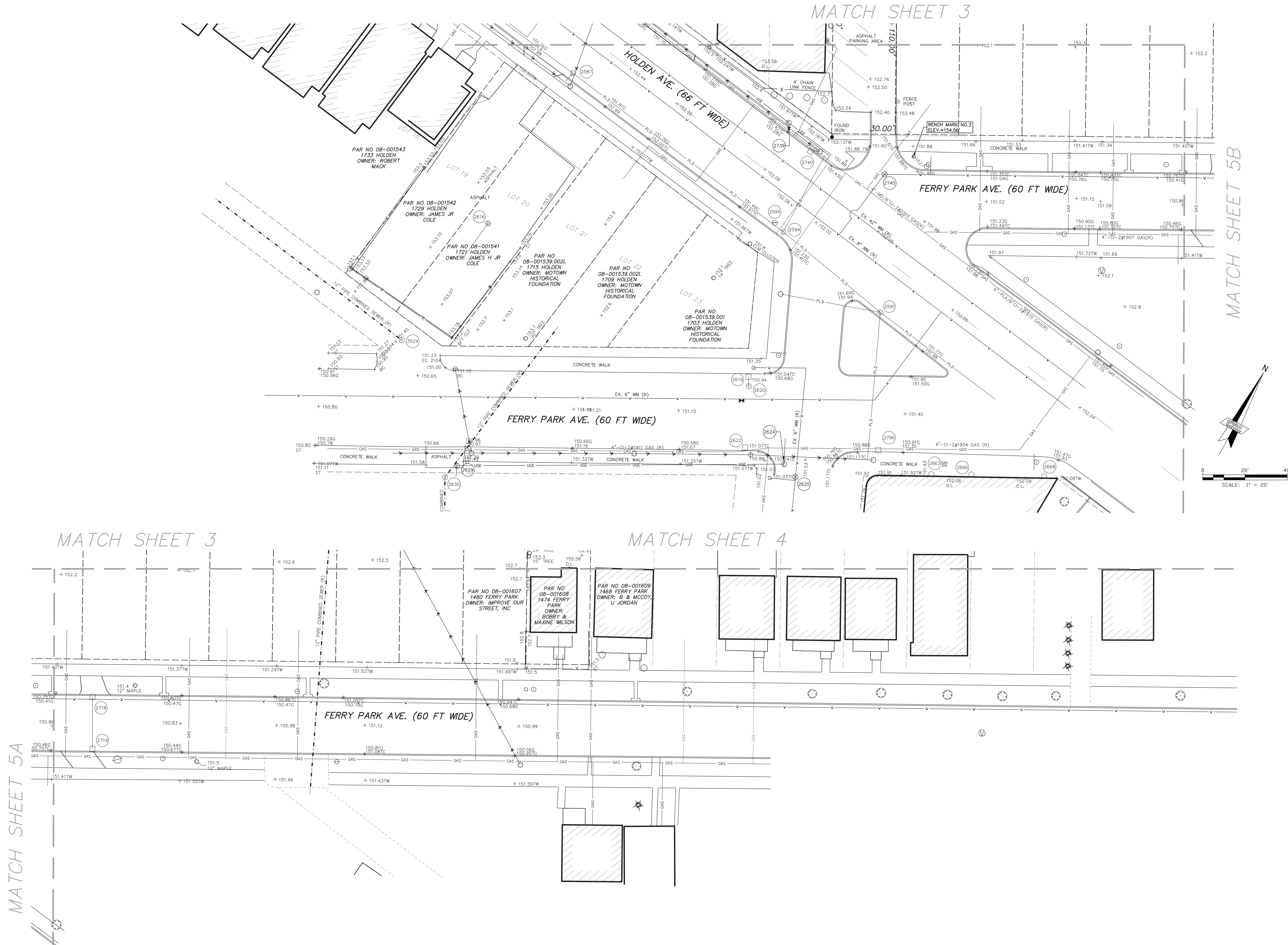
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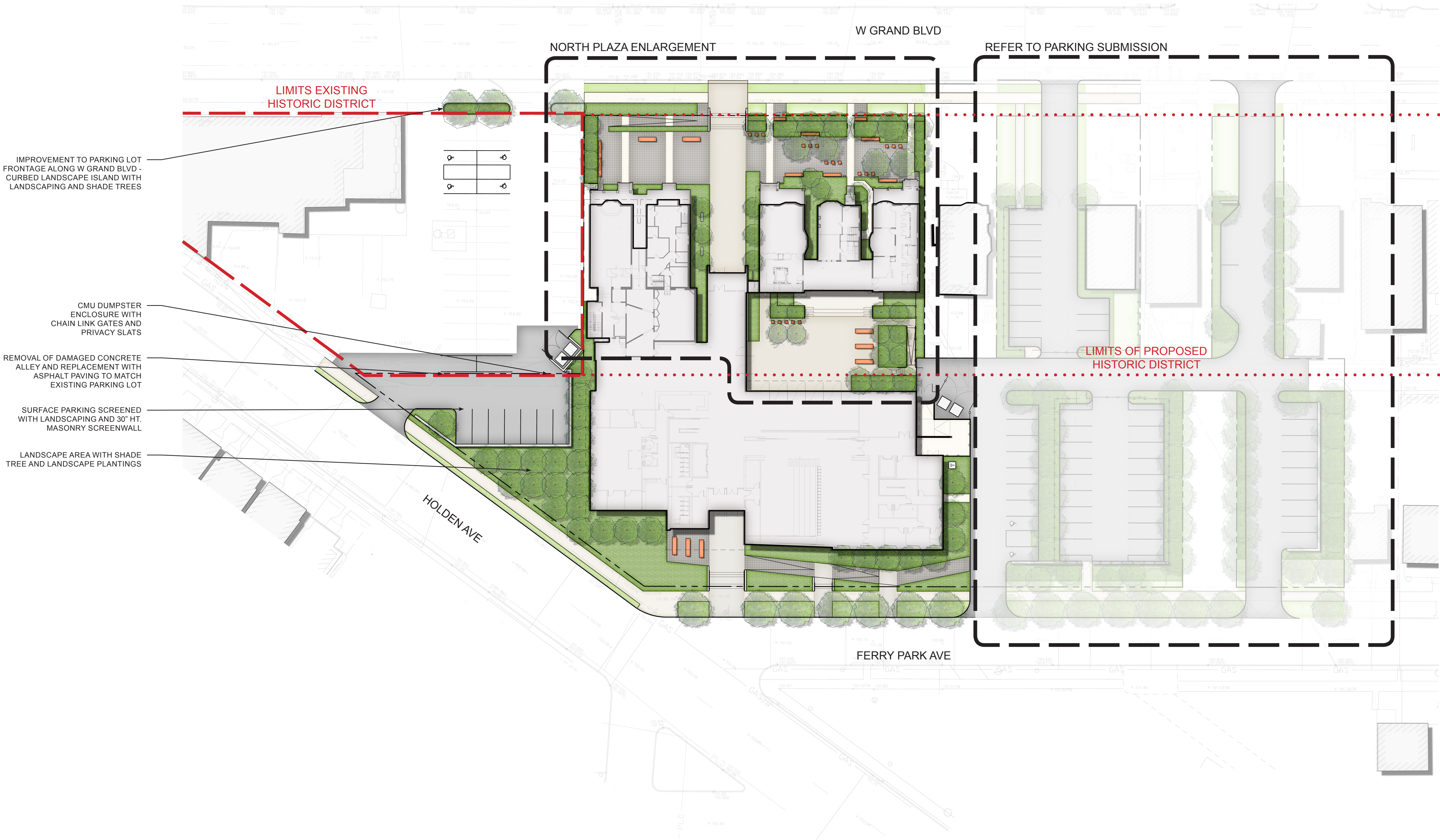
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TITLE

**GENERAL DEVELOPMENT
PLAN**

SHEET NUMBER

C 01-01



IMPROVEMENT TO PARKING LOT
FRONTAGE ALONG W GRAND BLVD -
CURBED LANDSCAPE ISLAND WITH
LANDSCAPING AND SHADE TREES

CMU DUMPSTER
ENCLOSURE WITH
CHAIN LINK GATES AND
PRIVACY SLATS

REMOVAL OF DAMAGED CONCRETE
ALLEY AND REPLACEMENT WITH
ASPHALT PAVING TO MATCH
EXISTING PARKING LOT

SURFACE PARKING SCREENED
WITH LANDSCAPING AND 30' HT.
MASONRY SCREENWALL

LANDSCAPE AREA WITH SHADE
TREE AND LANDSCAPE PLANTINGS

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TITLE

**GENERAL DEVELOPMENT
PLAN**

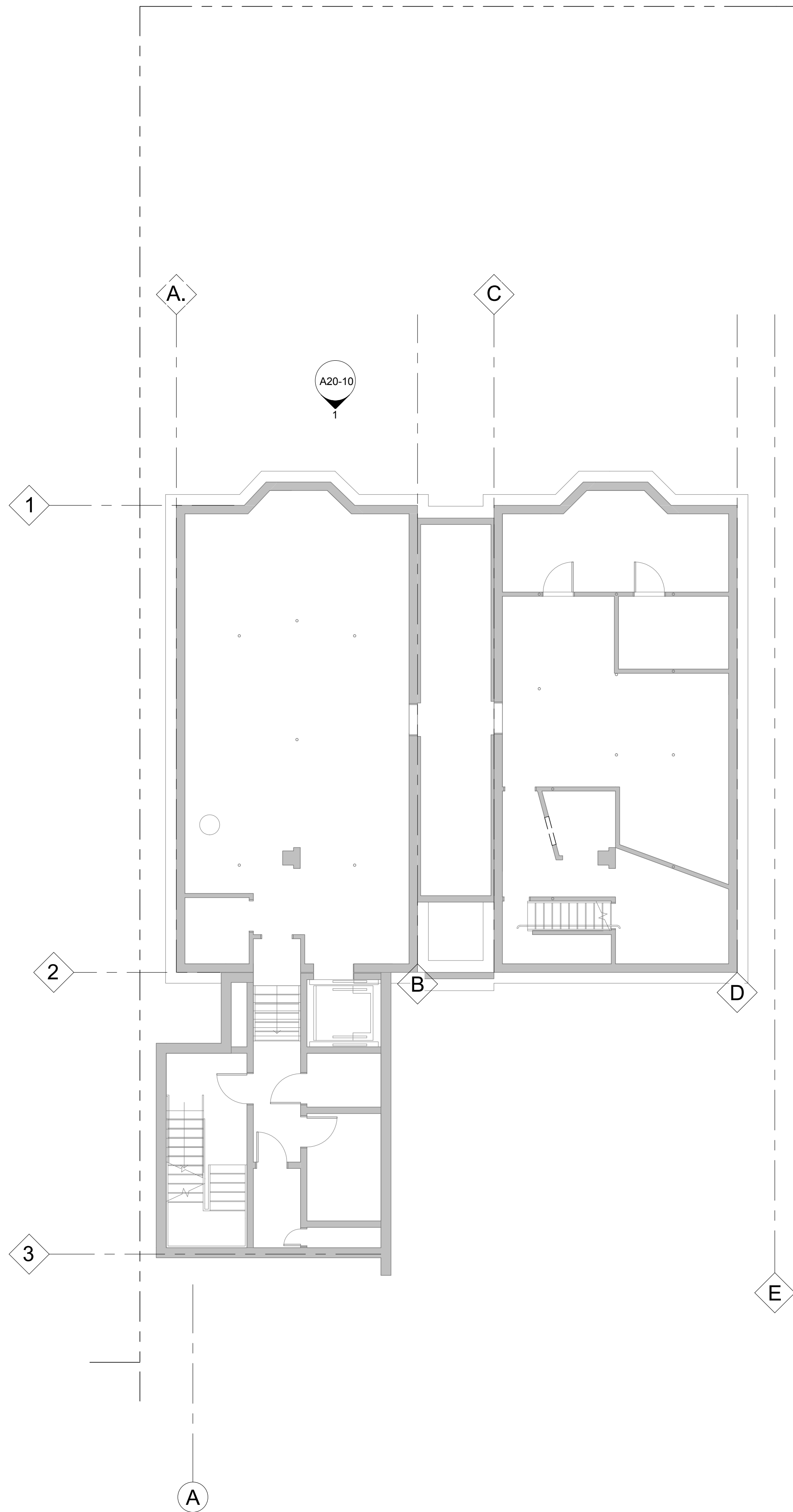
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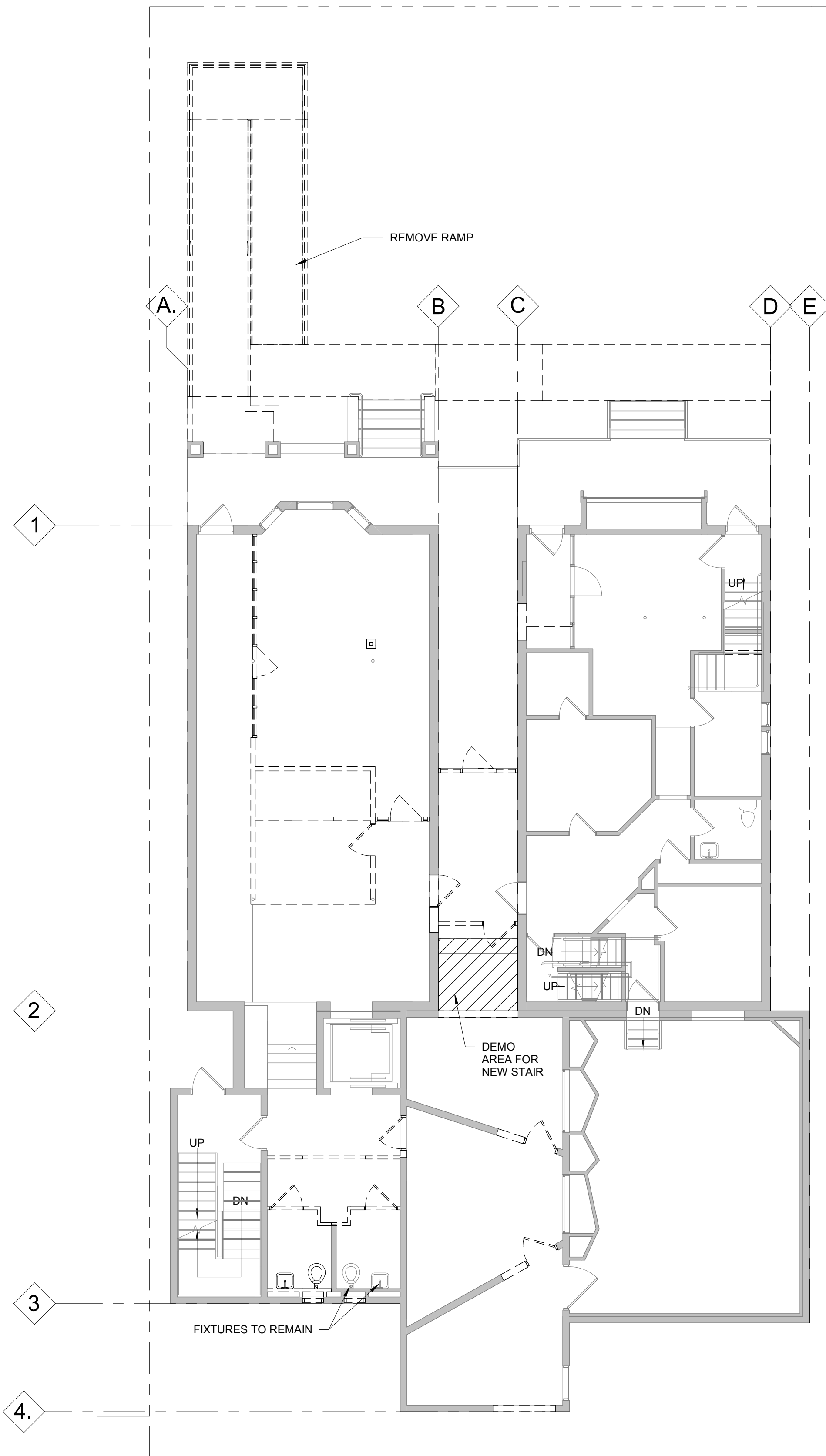


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HITSVILLE - BASEMENT DEMOLITION PLAN
1/8" = 1'-0"



HITSVILLE - LEVEL 01 DEMOLITION PLAN
1/8" = 1'-0"



DEMOLITION NOTES

- CONTRACTOR SHALL VISIT SITE TO VERIFY ACTUAL EXTENT OF DEMOLITION PRIOR TO BID. DO NOT RELY SOLELY ON THE DRAWINGS FOR DEMOLITION SCOPE. ALL DEMOLITION REQUIRED TO CARRY OUT THE WORK OF THE CONTRACT SHALL BE PART OF THE CONTRACT. NO ADDITION TO THE CONTRACT AMOUNT WILL BE ALLOWED DUE TO FAILURE TO FIELD VERIFY DEMOLITION SCOPE OR FAILURE TO EXAMINE ALL CONTRACT DOCUMENTS.
- VERIFY AND INVESTIGATE ALL CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION, NOTIFY ARCHITECT OF DISCREPANCIES. LOCATE AND IDENTIFY SERVICES TO REMAIN IN OPERATION, INCLUDING ALL UTILITY LINES PENETRATING FLOOR, UNDOCUMENTED CONDITIONS, UTILITY RISERS, ETC.
- PRIOR TO CUTTING EXISTING CONSTRUCTION, DETERMINE THE PRESENCE OF AND PROTECT ACTIVE TELECOMMUNICATION, DATA & ELECTRICAL LINES AND PIPING WHICH MAY BE DAMAGED BY SUCH CUTTING.
- REMOVE AND REINSTALL ITEMS TO BE SALVAGED WHERE INDICATED AND WHERE ADVISED BY OWNER.
- COORDINATE DEMOLITION WITH OWNER'S REQUIREMENTS AND OTHER CONTRACTORS RETAINED BY THE OWNER.
- CONTRACTOR TO FOLLOW OWNER'S REQUIREMENTS FOR ENSURING SECURITY AND SAFETY OF THE BUILDING THROUGH DEMOLITION AND CONSTRUCTION.
- UTMOST CARE MUST BE TAKEN DURING DEMOLITION TO ENSURE THAT EXISTING CONSTRUCTION TO REMAIN IS NOT DAMAGED. REPAIR OR REPLACE EXISTING CONSTRUCTION DAMAGED BY DEMOLITION ACTIVITIES.
- CONTRACTOR IS TO PROVIDE COMPLETE DUST PROOF ENCLOSURE IN ALL AREAS WHERE DEMOLITION IS TO OCCUR. COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE RULES AND REGULATIONS REGARDING DUST AND DEBRIS REMOVAL.
- FLOORS: REMOVE ALL DEBRIS, DUST AND DIRT. CLEAN WITH WATER AND DETERGENT. WHERE INDICATED, REMOVE FLOOR FINISH DOWN TO STRUCTURAL SLAB.
- CONTRACTOR IS TO VACUUM ACCESS CORRIDORS AT THE END OF EACH DAY, AT A MINIMUM.
- CONTROL NOISE, VIBRATION, AND ANY OTHER DISTURBING FACTORS. COORDINATE WORK HOURS WITH OWNER PRIOR TO PROCEEDING WITH THE WORK.
- SCHEDULE ALL DEMOLITION AND CONSTRUCTION WORK WITH DESIGNATED OWNER'S REPRESENTATIVE TO MINIMIZE DISRUPTION OF BUILDING ACTIVITIES.
- FOLLOW REQUIREMENTS IN SMACNA IQ GUIDELINES FOR OCCUPIED BUILDING UNDER CONSTRUCTION 1995 CHAPTERS 2&3 AS WELL AS ANY OTHER APPLICABLE ENVIRONMENTAL REQUIREMENTS.
- WHERE EXISTING DOORS ARE TO REMAIN: REMOVE ALL LOOSE AND PEELING PAINT BY SCRAPPING. CLEAN WITH WATER AND DETERGENT.
- WHEN REMOVING MECHANICAL AND ELECTRICAL ITEMS, REMOVE ALL ASSOCIATED CONSTRUCTION INCLUDING FASTENERS, CABLE, RODS, ETC.
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
- DO NOT PROCEED WITH NEW FLOOR OPENINGS OR WALL OPENINGS UNTIL NEW SUPPORT STRUCTURE IS IN PLACE. SEE STRUCTURAL.
- ALL TOILETS LAVATORIES, URINALS, SHOWERS AND WALL-MOUNTED TOILET ROOM ACCESSORIES TO BE REMOVED UNLESS SPECIFICALLY NOTED TO BE SALVAGED.

DEMOLITION LEGEND

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



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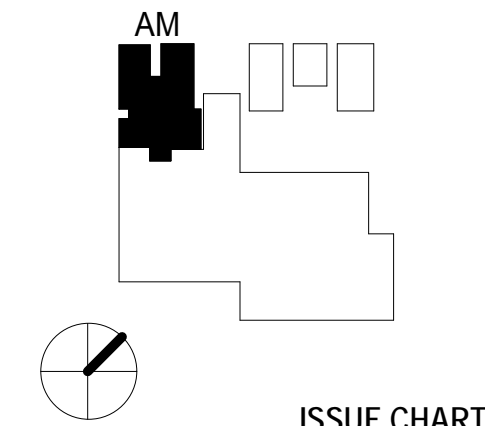
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PROJECT

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KEYPLAN



ISSUE CHART

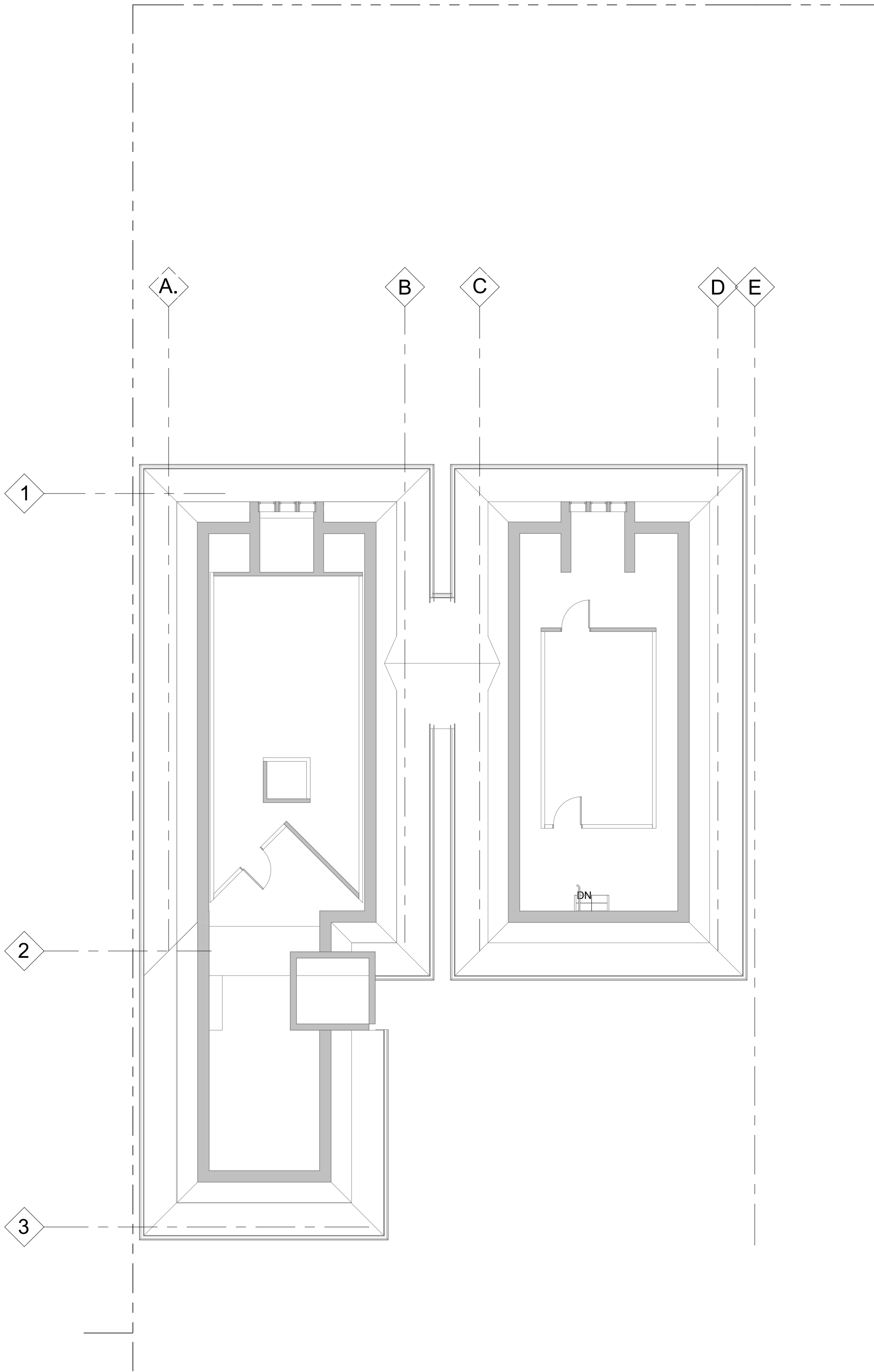
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TITLE
HITSVILLE LEVEL 01
AND BASEMENT
DEMOLITION PLANS

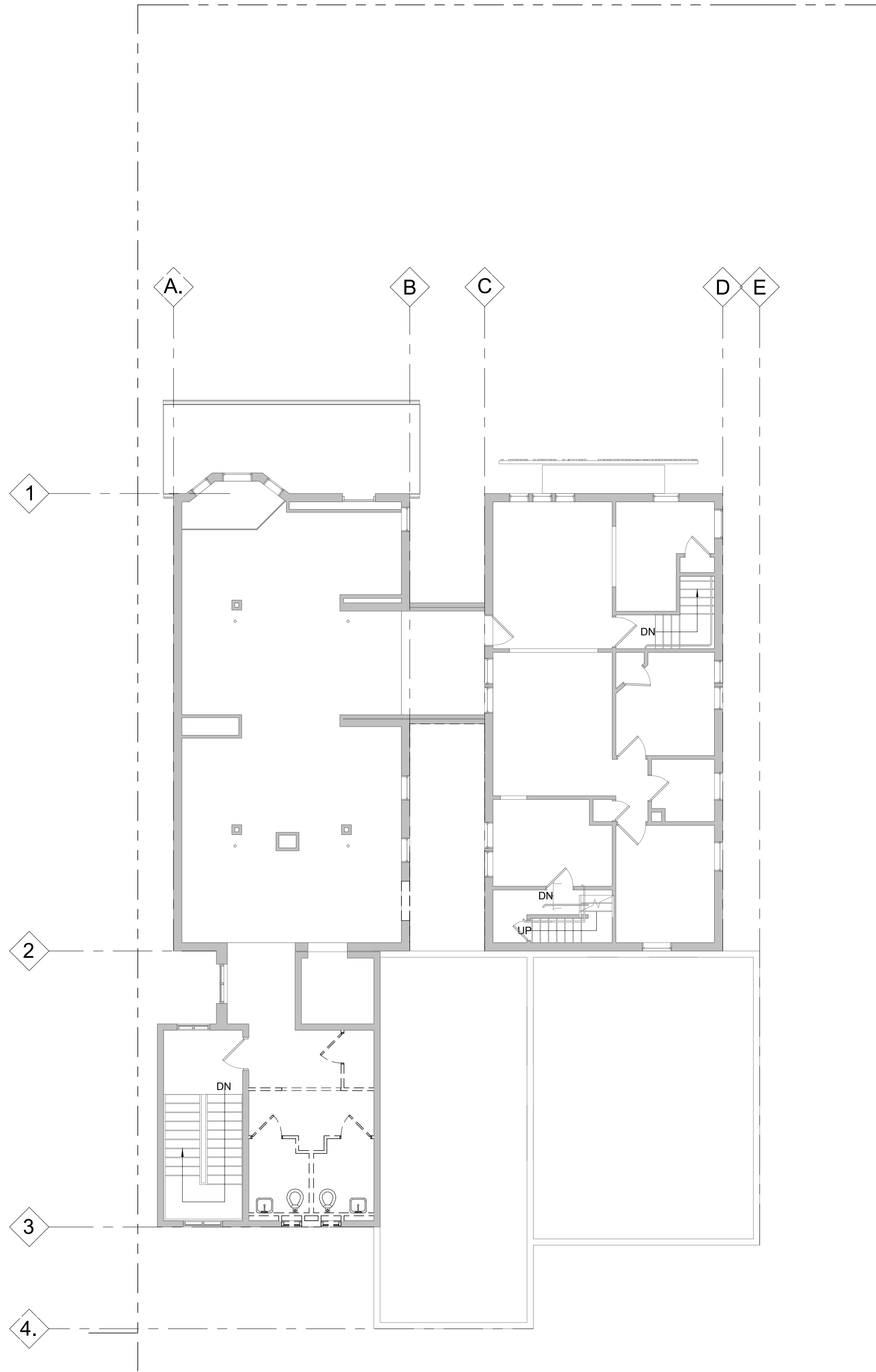
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ATTIC LEVEL - DEMOLITION PLAN
1/8" = 1'-0"



LEVEL 02 - DEMOLITION PLAN
1/8" = 1'-0"

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2. VERIFY AND INVESTIGATE ALL CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION, NOTIFY ARCHITECT OF DISCREPANCIES. LOCATE AND IDENTIFY SERVICES TO REMAIN IN OPERATION, INCLUDING ALL UTILITY LINES PENETRATING FLOOR, UNDOCUMENTED CONDITIONS, UTILITY RISERS, ETC.
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4. REMOVE AND REINSTALL ITEMS TO BE SALVAGED WHERE INDICATED AND WHERE ADVISED BY OWNER.
5. COORDINATE DEMOLITION WITH OWNER'S REQUIREMENTS AND OTHER CONTRACTORS RETAINED BY THE OWNER.
6. CONTRACTOR TO FOLLOW OWNER'S REQUIREMENTS FOR ENSURING SECURITY AND SAFETY OF THE BUILDING THROUGH DEMOLITION AND CONSTRUCTION.
7. UTMOST CARE MUST BE TAKEN DURING DEMOLITION TO ENSURE THAT EXISTING CONSTRUCTION TO REMAIN IS NOT DAMAGED. REPAIR OR REPLACE EXISTING CONSTRUCTION DAMAGED BY DEMOLITION ACTIVITIES.
8. CONTRACTOR IS TO PROVIDE COMPLETE DUST PROOF ENCLOSURE IN ALL AREAS WHERE DEMOLITION IS TO OCCUR. COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE RULES AND REGULATIONS REGARDING DUST AND DEBRIS REMOVAL.
9. FLOORS: REMOVE ALL DEBRIS, DUST AND DIRT. CLEAN WITH WATER AND DETERGENT. WHERE INDICATED, REMOVE FLOOR FINISH DOWN TO STRUCTURAL SLAB.
10. CONTRACTOR IS TO VACUUM ACCESS CORRIDORS AT THE END OF EACH DAY, AT A MINIMUM.
11. CONTROL NOISE, VIBRATION, AND ANY OTHER DISTURBING FACTORS. COORDINATE WORK HOURS WITH OWNER PRIOR TO PROCEEDING WITH THE WORK.
12. SCHEDULE ALL DEMOLITION AND CONSTRUCTION WORK WITH DESIGNATED OWNER'S REPRESENTATIVE TO MINIMIZE DISRUPTION OF BUILDING ACTIVITIES.
13. FOLLOW REQUIREMENTS IN SMACNA IQ GUIDELINES FOR OCCUPIED BUILDING UNDER CONSTRUCTION 1995 CHAPTERS 2&3 AS WELL AS ANY OTHER APPLICABLE ENVIRONMENTAL REQUIREMENTS.
14. WHERE EXISTING DOORS ARE TO REMAIN: REMOVE ALL LOOSE AND PEELING PAINT BY SCRAPPING. CLEAN WITH WATER AND DETERGENT.
15. WHEN REMOVING MECHANICAL AND ELECTRICAL ITEMS, REMOVE ALL ASSOCIATED CONSTRUCTION INCLUDING FASTENERS, CABLE, RODS, ETC.
16. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.
17. DO NOT PROCEED WITH NEW FLOOR OPENINGS OR WALL OPENINGS UNTIL NEW SUPPORT STRUCTURE IS IN PLACE, SEE STRUCTURAL.
18. ALL TOILETS LAVATORIES, URINALS, SHOWERS AND WALL-MOUNTED TOILET ROOM ACCESSORIES TO BE REMOVED UNLESS SPECIFICALLY NOTED TO BE SALVAGED.

DEMOLITION LEGEND

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



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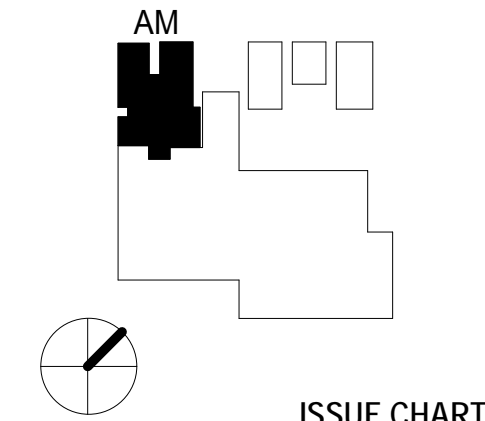
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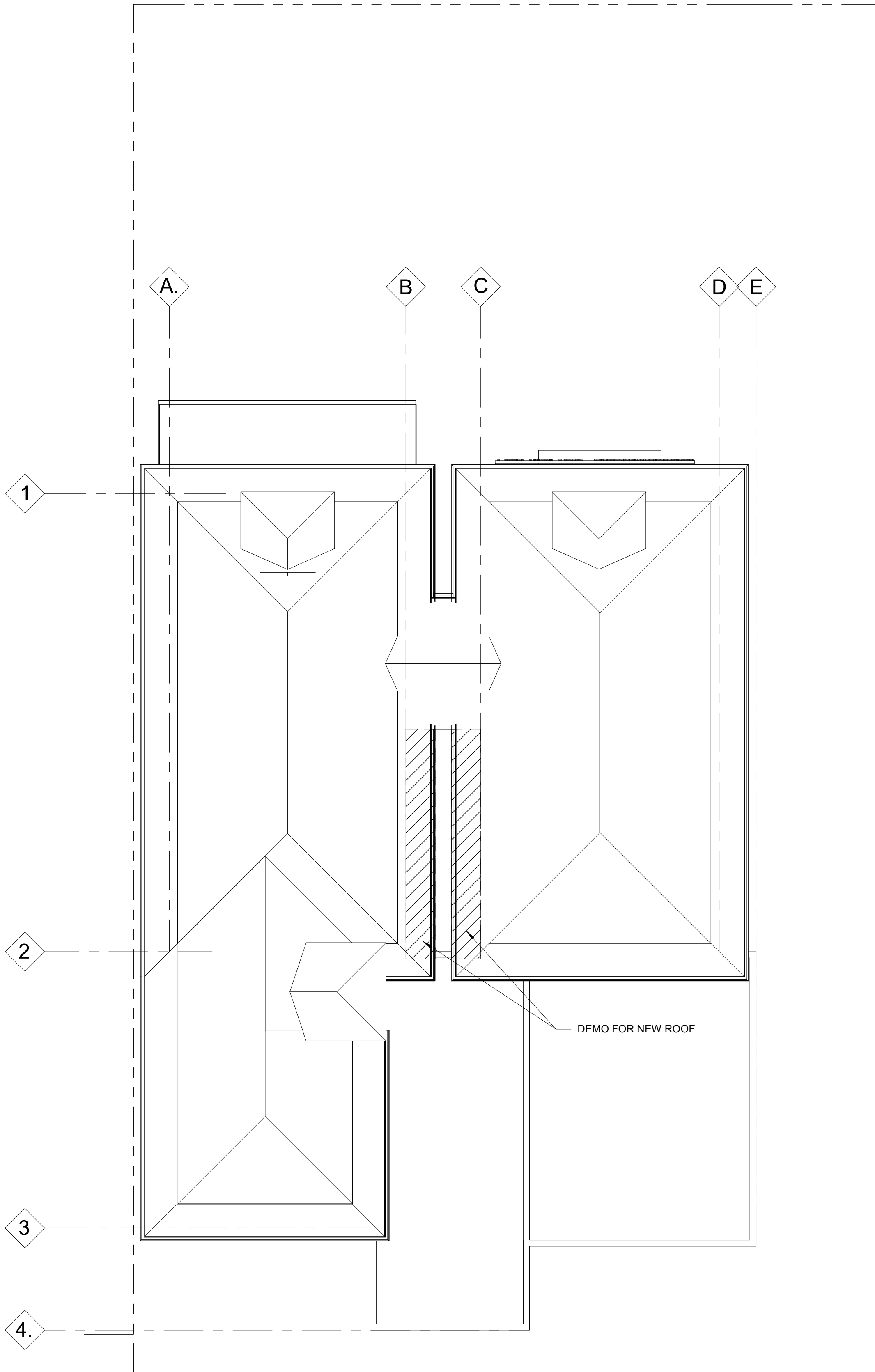
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HAA Job Number	2015055.01	
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TITLE
HITSVILLE LEVEL 02 AND
ATTIC DEMOLITION
PLANS

SHEET NUMBER

A04-03

D
C
B
A



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

DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO VERIFY ACTUAL EXTENT OF DEMOLITION PRIOR TO BID. DO NOT RELY SOLELY ON THE DRAWINGS FOR DEMOLITION SCOPE. ALL DEMOLITION REQUIRED TO CARRY OUT THE WORK OF THE CONTRACT SHALL BE PART OF THE CONTRACT. NO ADDITION TO THE CONTRACT AMOUNT WILL BE ALLOWED DUE TO FAILURE TO FIELD VERIFY DEMOLITION SCOPE OR FAILURE TO EXAMINE ALL CONTRACT DOCUMENTS.
2. VERIFY AND INVESTIGATE ALL CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION, NOTIFY ARCHITECT OF DISCREPANCIES. LOCATE AND IDENTIFY SERVICES TO REMAIN IN OPERATION, INCLUDING ALL UTILITY LINES PENETRATING FLOOR, UNDOCUMENTED CONDITIONS, UTILITY RISERS, ETC.
3. PRIOR TO CUTTING EXISTING CONSTRUCTION, DETERMINE THE PRESENCE OF AND PROTECT ACTIVE TELECOMMUNICATION, DATA & ELECTRICAL LINES AND PIPING WHICH MAY BE DAMAGED BY SUCH CUTTING.
4. REMOVE AND REINSTALL ITEMS TO BE SALVAGED WHERE INDICATED AND WHERE ADVISED BY OWNER.
5. COORDINATE DEMOLITION WITH OWNER'S REQUIREMENTS AND OTHER CONTRACTORS RETAINED BY THE OWNER.
6. CONTRACTOR TO FOLLOW OWNER'S REQUIREMENTS FOR ENSURING SECURITY AND SAFETY OF THE BUILDING THROUGH DEMOLITION AND CONSTRUCTION.
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- REMOVE EXISTING CONSTRUCTION AS NOTED

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2017-06-02	HAA Job Number	2015055.01
2017-06-02	Drawn	
2017-06-02	Checked	
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**HITSVILLE ROOF
DEMOLITION PLAN**

SHEET NUMBER

A04-05

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ISSUE CHAIR

FLOOR PLAN - LEVEL 01

A10-01



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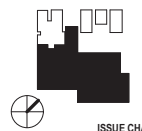
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FLOOR PLAN - LEVEL 02

SHEET NUMBER

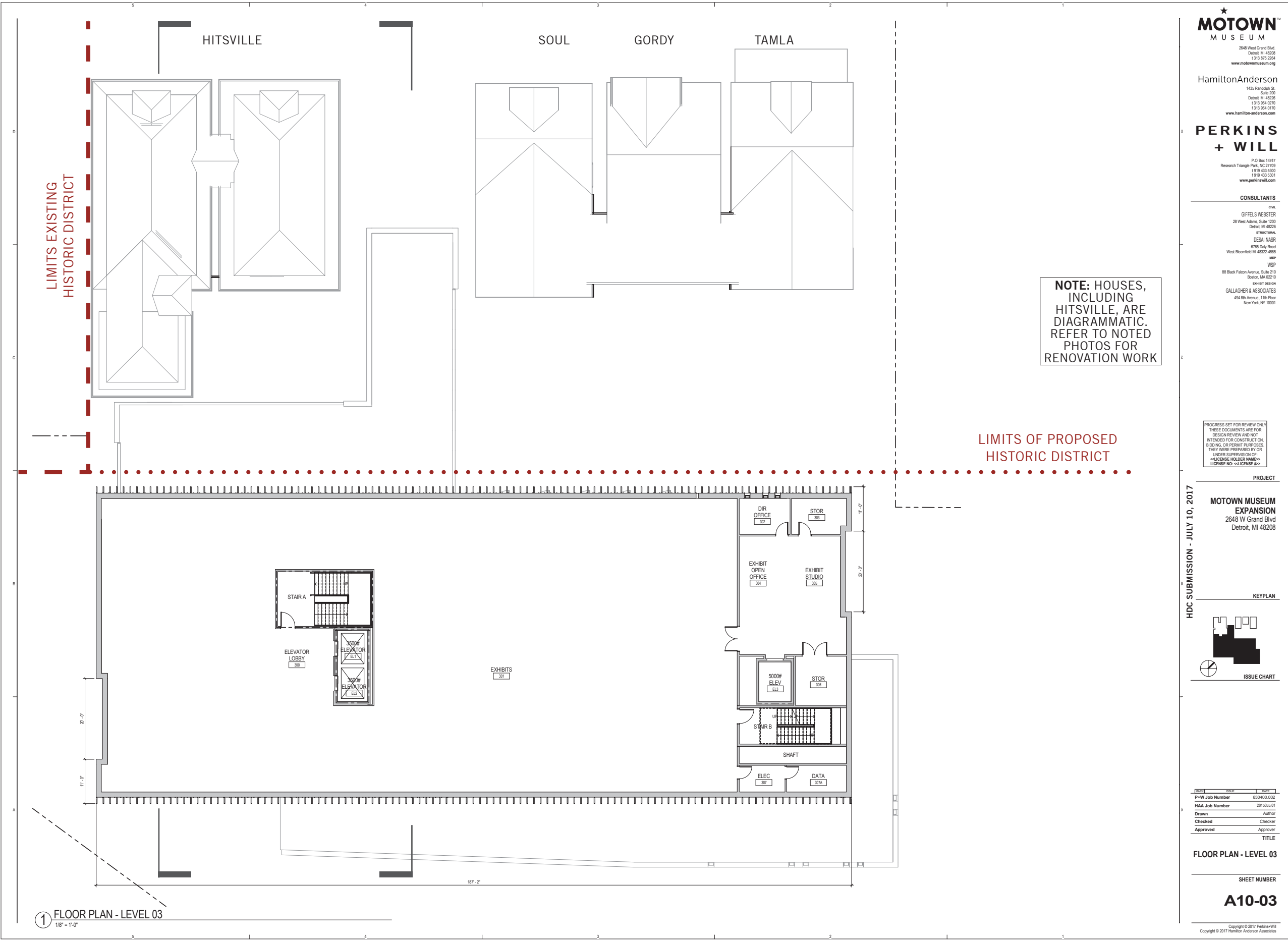
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LIMITS EXISTING
HISTORIC DISTRICT

LIMITS OF PROPOSED
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HDC SUBMISSION - JULY 10, 2017

1 FLOOR PLAN - LEVEL 02
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 03
1/8" = 1'-0"

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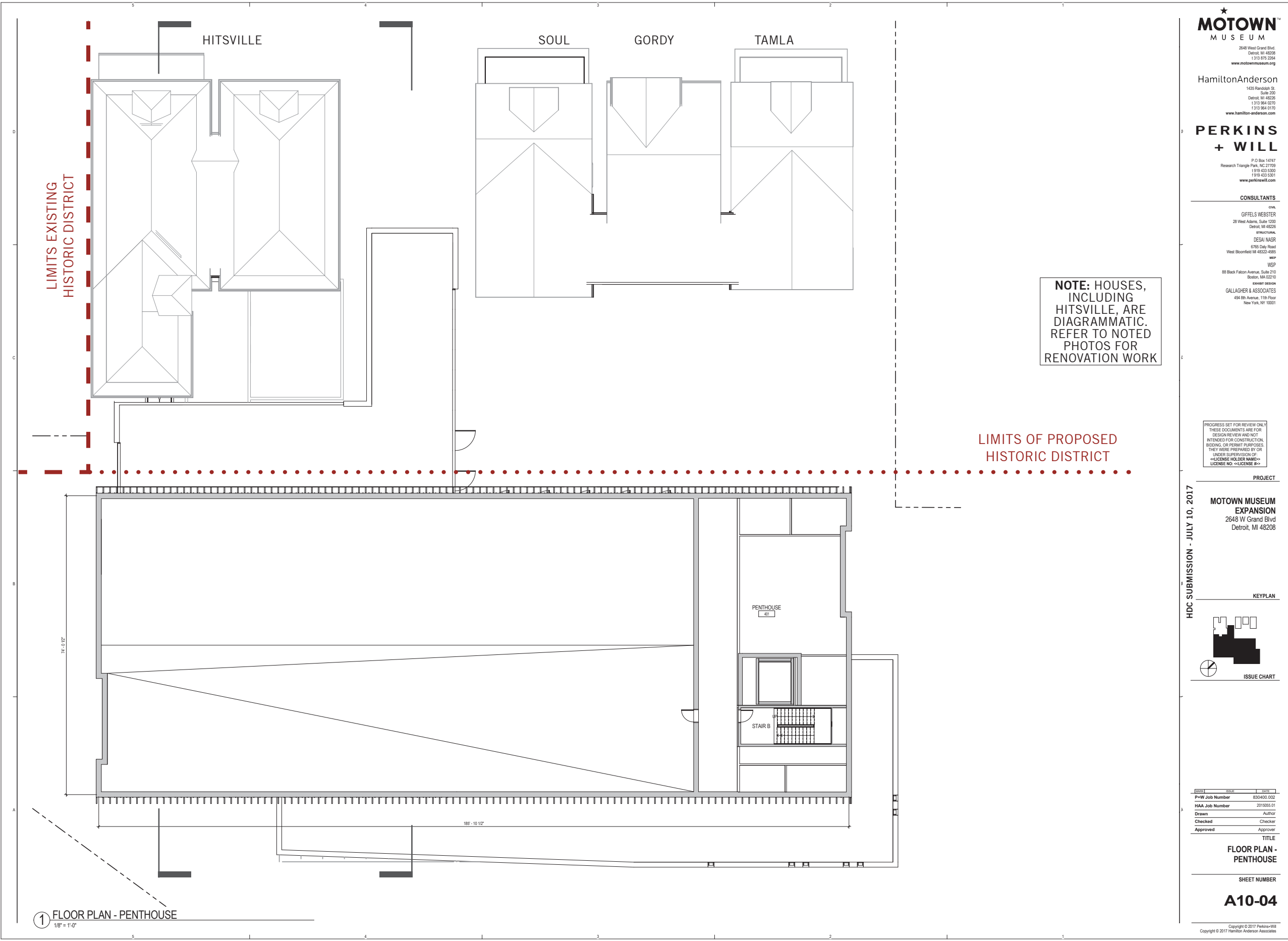
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FLOOR PLAN - LEVEL 03

SHEET NUMBER
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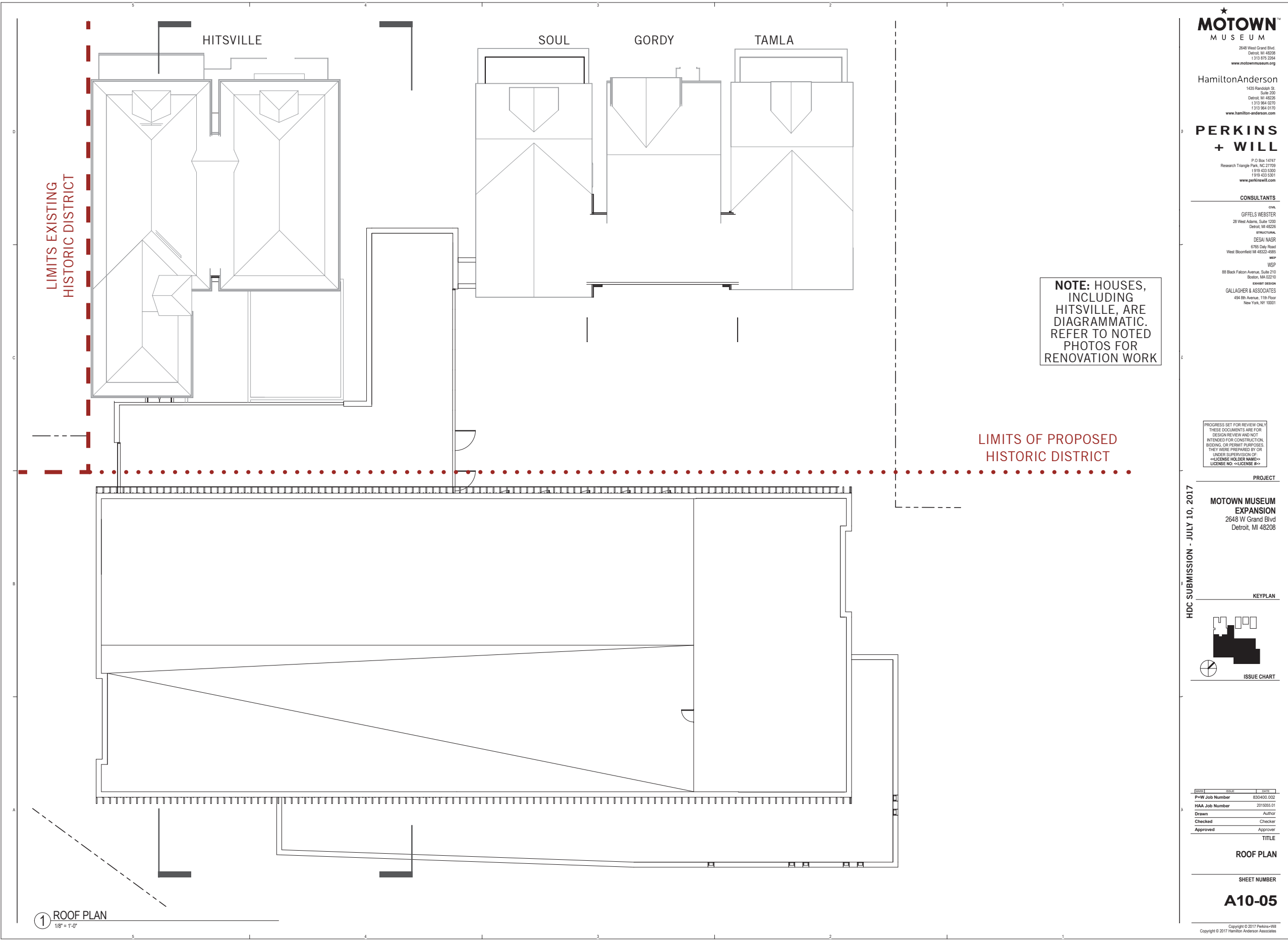
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FLOOR PLAN -
PENTHOUSE

SHEET NUMBER

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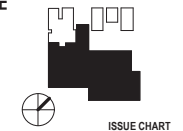
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TITLE

ROOF PLAN

SHEET NUMBER

A10-05

LIMITS EXISTING
HISTORIC DISTRICT

- A METAL FIN COLORS 1-10
- B METAL PANEL SILVER
- C METAL PANEL GOLD
- D GLAZING
- E ALUMINUM MULLION
- F HIGH PERFORMANCE CONCRETE PANEL
- G PERFORATED METAL IMAGE WALL

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TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A20-01

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C5 ELEVATION - NORTH ENTRY
1/8" = 1'-0"

REPORT

SIGNAGE LOCATION

LIMITS OF PROPOSED
HISTORIC DISTRICT

LOCATION FOR CURATED
ROTATING BANNER

HITSVILLE

TAMLA

A5 EAST ELEVATION
1/8" = 1'-0"

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LIMITS OF PROPOSED
HISTORIC DISTRICT

LOCATION FOR CURATED
ROTATING BANNER

- A METAL FIN COLORS 1-10
- B METAL PANEL SILVER
- C METAL PANEL GOLD
- D GLAZING
- E ALUMINUM MULLION
- F HIGH PERFORMANCE CONCRETE PANEL
- G PERFORATED METAL IMAGE WALL

SIGNAGE LOCATION

NOTE: HOUSES, INCLUDING HITSVILLE, ARE DIAGRAMMATIC. REFER TO NOTED PHOTOS FOR RENOVATION WORK

SIGNAGE LOCATION

LOBBY

RETAIL

C5 WEST ELEVATION
1/8" = 1'-0"

A5 NORTH ELEVATION
1/8" = 1'-0"

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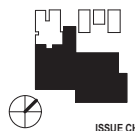
SIGNAGE LOCATION

TAMLA

A5 SOUTH ELEVATION
1/8" = 1'-0"

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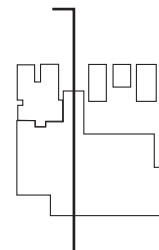
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MECHANICAL EQUIPMENT

HITSVILLE

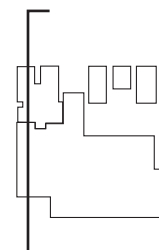


LIMITS OF PROPOSED
HISTORIC DISTRICT

SIGNAGE LOCATION

HITSVILLE

SIGNAGE LOCATION



3 BS-NS02
1/8" = 1'-0"

PENTHOUSE ROOF
226'-8"

PENTHOUSE
215'-0"

LEVEL 03
190'-0"

BOTTOM OF FINS
183'-8"

THEATER PARAPET
182'-0"

LEVEL 02
175'-7"

LEVEL 01
157'-8"

2 BS-NS03
1/8" = 1'-0"

PENTHOUSE ROOF
226'-8"

PENTHOUSE
215'-0"

LEVEL 03
190'-0"

BOTTOM OF FINS
183'-8"

THEATER PARAPET
182'-0"

LEVEL 02
175'-7"

LEVEL 01
157'-8"

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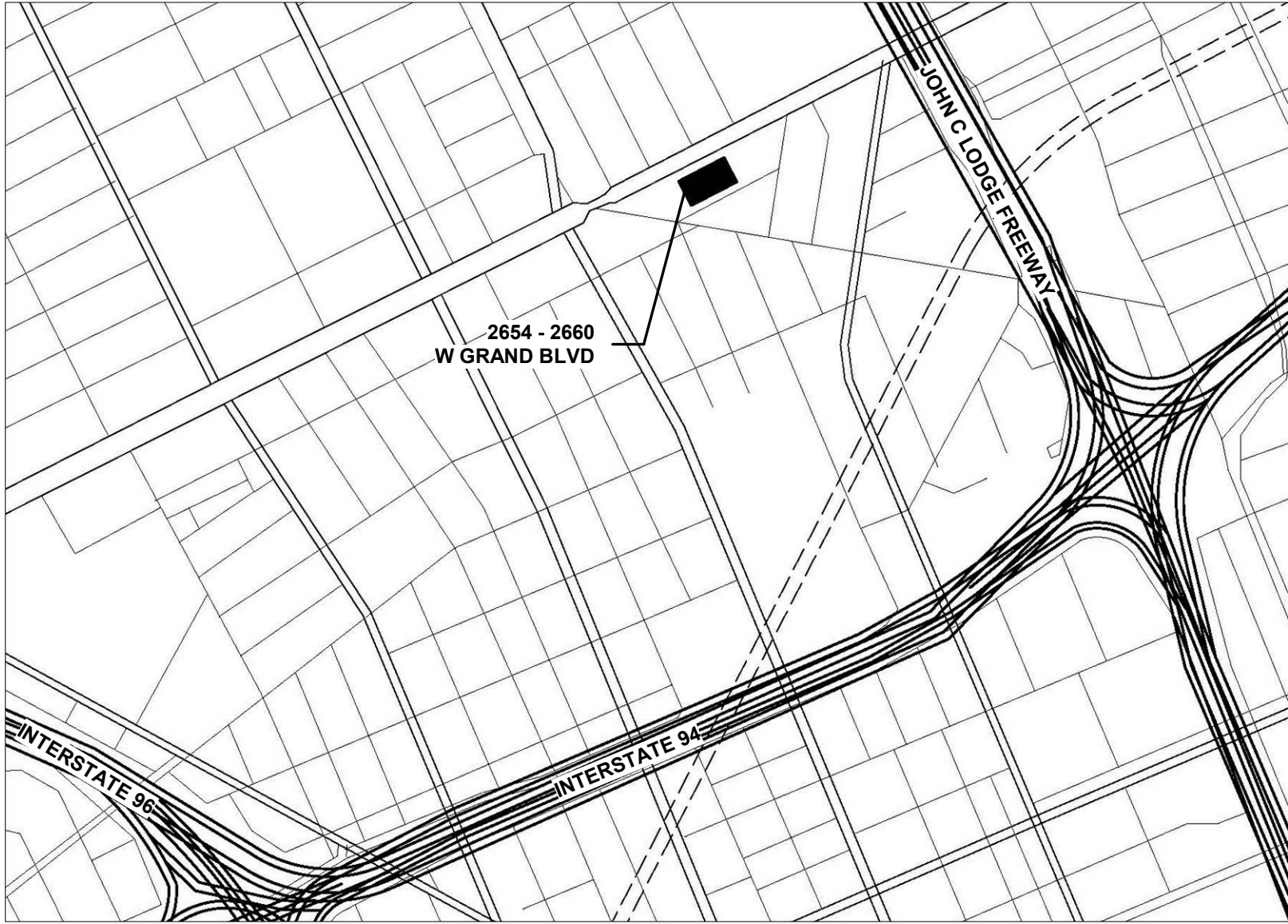
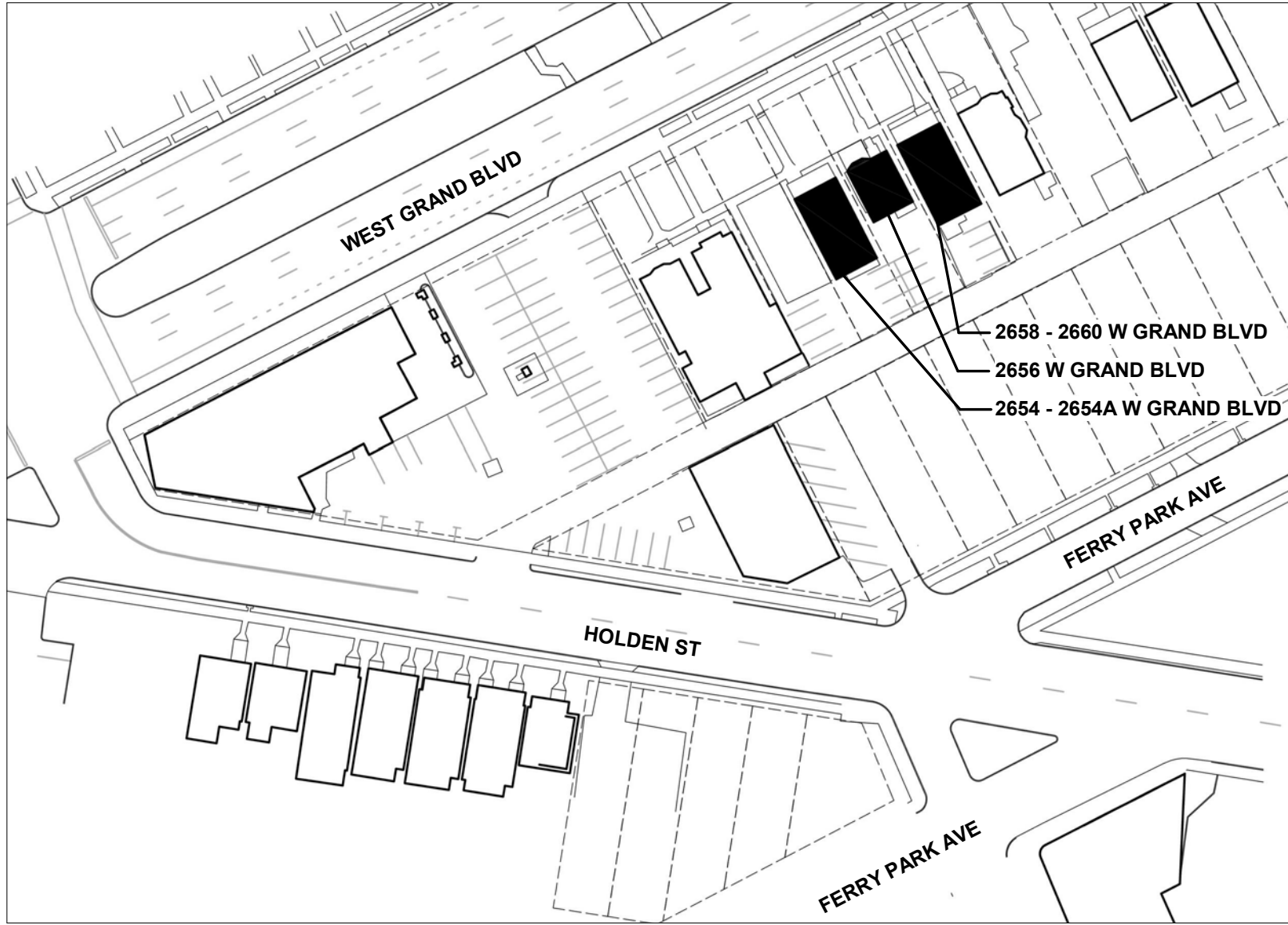
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HDC SUBMISSION - July 10, 2017

HAMILTON ANDERSON PROJECT NUMBER: 2015055.01

HamiltonAnderson
architecture landscape architecture urban design

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

LOCATION MAP:	SITE MAP:	PROJECT CONTACTS:			
		<div>OWNER:</div> <div>Motown Museum 2648 West Grand Blvd Detroit, MI 48208 313-875-2284 www.motownmuseum.org</div>	<div>CIVIL ENGINEER:</div> <div>Giffels Webster 28 West Adams Ave, Suite 1200 Detroit, MI 48228 313-962-4442 www.giffelswebster.com</div>	<div>AV / IT / TELECOM / SECURITY ENGINEER:</div> <div>WSP Parsons Brinkerhoff 88 Black Falcon Ave, Suite 210 Boston, MA 02210 617-210-1600 www.wsp.com</div>	<div>ACOUSTICS DESIGN:</div> <div>Jaffe Holden 3737 Glenwood Ave, Suite 100 Raleigh, NC 27612 919-573-6131 www.jaffeholden.com</div>
		<div>ARCHITECT / LANDSCAPE ARCHITECT:</div> <div>Hamilton Anderson Associates 1435 Randolph St, Suite 200 Detroit, MI 48226 313-964-0270 www.hamilton-anderson.com</div>	<div>STRUCTURAL ENGINEER:</div> <div>Desai Nair Consulting Engineers 6765 Daly Rd West Bloomfield, MI 48322 248-932-2010 desainair.com</div>	<div>MEP / FP ENGINEER (CD-CA):</div> <div>Peter Basso Associates, Inc 5145 Livernois Ave, Suite 100 Troy, MI 48068 248-879-5866 www.peterbassoassociates.com</div>	<div>LIGHTING DESIGN:</div> <div>Illuminating Concepts 30733 West 10 Mile Road Farmington Hills, MI 48336 248-478-2525 www.illuminatingconcepts.com</div>

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DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT SITE TO VERIFY ACTUAL EXTENT OF DEMOLITION PRIOR TO BID. DO NOT RELY SOLELY ON THE DRAWINGS FOR DEMOLITION SCOPE. ALL DEMOLITION REQUIRED TO CARRY OUT THE WORK OF THE CONTRACT SHALL BE PART OF THE CONTRACT. NO ADDITION TO THE CONTRACT AMOUNT WILL BE ALLOWED DUE TO FAILURE TO FIELD VERIFY DEMOLITION SCOPE OR FAILURE TO EXAMINE ALL CONTRACT DOCUMENTS.
2. VERIFY AND INVESTIGATE ALL CONDITIONS IN THE FIELD PRIOR TO STARTING DEMOLITION. NOTIFY ARCHITECT OF DISCREPANCIES. LOCATE AND IDENTIFY SERVICES TO REMAIN IN OPERATION, INCLUDING ALL UTILITY LINES PENETRATING FLOOR, UNDOCUMENTED CONDITIONS, UTILITY RISERS, ETC.
3. PRIOR TO CUTTING EXISTING CONSTRUCTION, DETERMINE THE PRESENCE OF AND PROTECT ACTIVE TELECOMMUNICATION, DATA & ELECTRICAL LINES AND PIPING WHICH MAY BE DAMAGED BY SUCH CUTTING. REMOVE AND REINSTALL ITEMS TO BE SALVAGED WHERE INDICATED AND WHERE ADVISED BY OWNER.
4. COORDINATE DEMOLITION WITH OWNER'S REQUIREMENTS AND OTHER CONTRACTORS RETAINED BY THE OWNER.
5. CONTRACTOR TO FOLLOW OWNER'S REQUIREMENTS FOR ENSURING SECURITY AND SAFETY OF THE BUILDING THROUGH DEMOLITION AND CONSTRUCTION.
6. UTMOST CARE MUST BE TAKEN DURING DEMOLITION TO ENSURE THAT EXISTING CONSTRUCTION TO REMAIN IS NOT DAMAGED. REPAIR OR REPLACE EXISTING CONSTRUCTION DAMAGED BY DEMOLITION ACTIVITIES.
7. CONTRACTOR IS TO PROVIDE COMPLETE DUST PROOF ENCLOSURE IN ALL AREAS WHERE DEMOLITION IS TO OCCUR. COMPLY WITH ALL OSHA, NFPA AND OTHER APPLICABLE RULES AND REGULATIONS REGARDING DUST AND DEBRIS REMOVAL.
8. FLOORS: REMOVE ALL DEBRIS, DUST AND DIRT. CLEAN WITH WATER AND DETERGENT. WHERE INDICATED, REMOVE FLOOR FINISH DOWN TO STRUCTURAL SLAB OR FRAMING. WHERE EXISTING PLASTER AND CONCRETE WALLS AND COLUMNS ARE TO REMAIN, REMOVE ALL LOOSE AND PEELING PAINT BY SCRAPING. CLEAN WITH WATER AND DETERGENT.
9. CONTRACTOR IS TO VACUUM ACCESS CORRIDORS AT THE END OF EACH DAY, AT A MINIMUM.
10. CONTROL NOISE, VIBRATION, AND ANY OTHER DISTURBING FACTORS. COORDINATE WORK HOURS WITH OWNER PRIOR TO PROCEEDING WITH THE WORK.
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16. INVENTORY SALVAGED ITEMS: LIST SHALL INCLUDE DESCRIPTION OF ITEM, DIMENSIONS (OVERALL WIDTH, HEIGHT, DEPTH), COLOR, APPROX. WEIGHT, AND PHOTO. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION. DO NOT PROCEED WITH NEW FLOOR OPENINGS OR WALL OPENINGS UNTIL NEW SUPPORT STRUCTURE IS IN PLACE. SEE STRUCTURAL.
17. PROVIDE CONSTRUCTION WASTE MANAGEMENT PLAN PRIOR TO THE START OF DEMOLITION. TARGET 50% RECYCLING OF CONSTRUCTION WASTE.
18. ALL TOILETS LAVATORIES, URINALS, SHOWERS AND WALL-MOUNTED TOILET ROOM ACCESSORIES TO BE REMOVED AS NOTED. UNLESS SPECIFICALLY NOTED TO BE SALVAGED, REMOVE ALL CEILINGS AND SUPPORT SYSTEMS COMPLETE ONLY WHERE NOTED. CEILINGS IN STAIRWELLS AND LANDINGS TO REMAIN.
19. REMOVE FLOOR FINISHES AND WALL BASE COMPLETE ONLY WHERE NOTED AND PREPARE FLOOR FOR NEW FINISH.

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EXHIBIT DESIGN

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DEMOLITION LEGEND

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

ISSUE CHART

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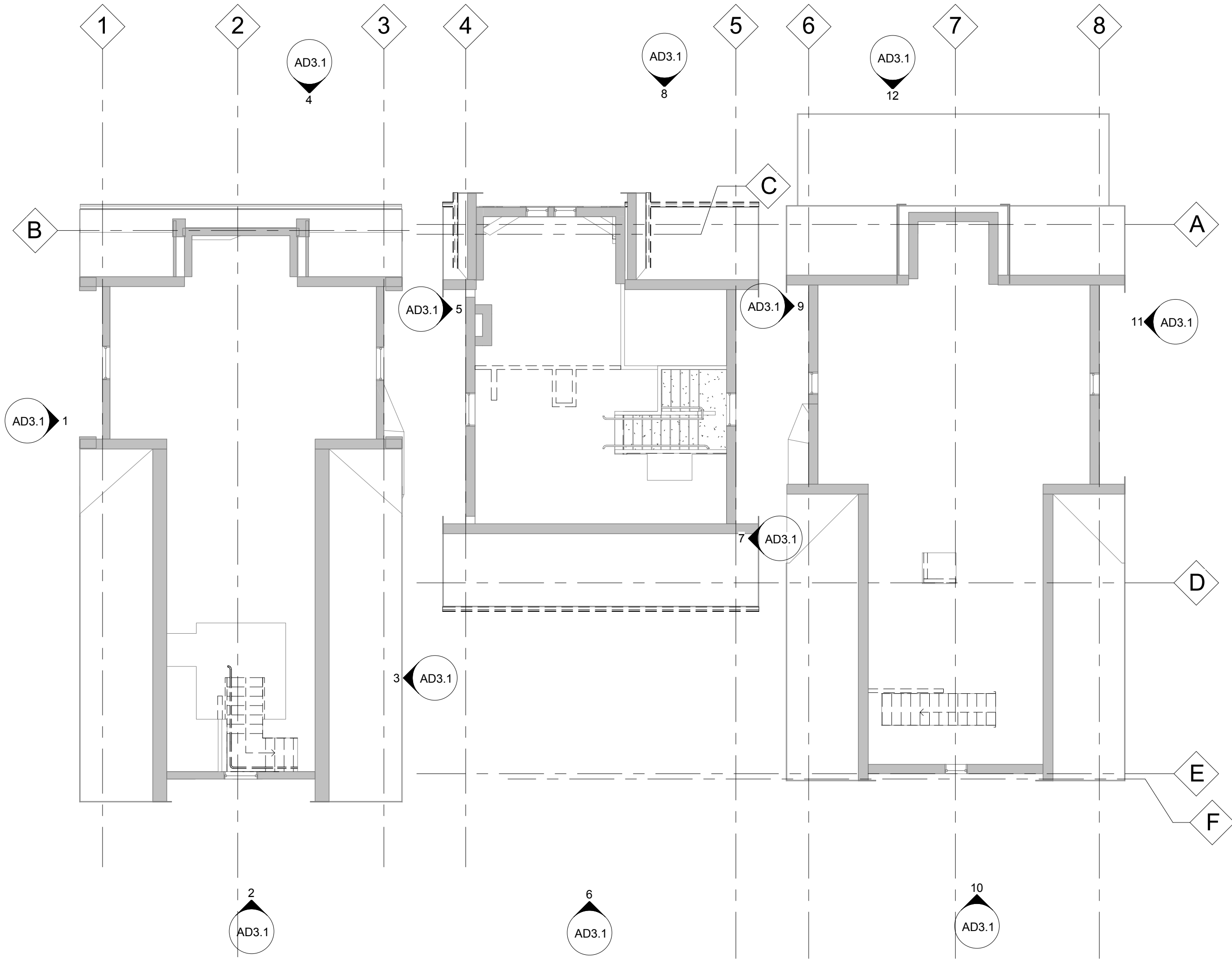
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DEMOLITION PLANS

SHEET NUMBER

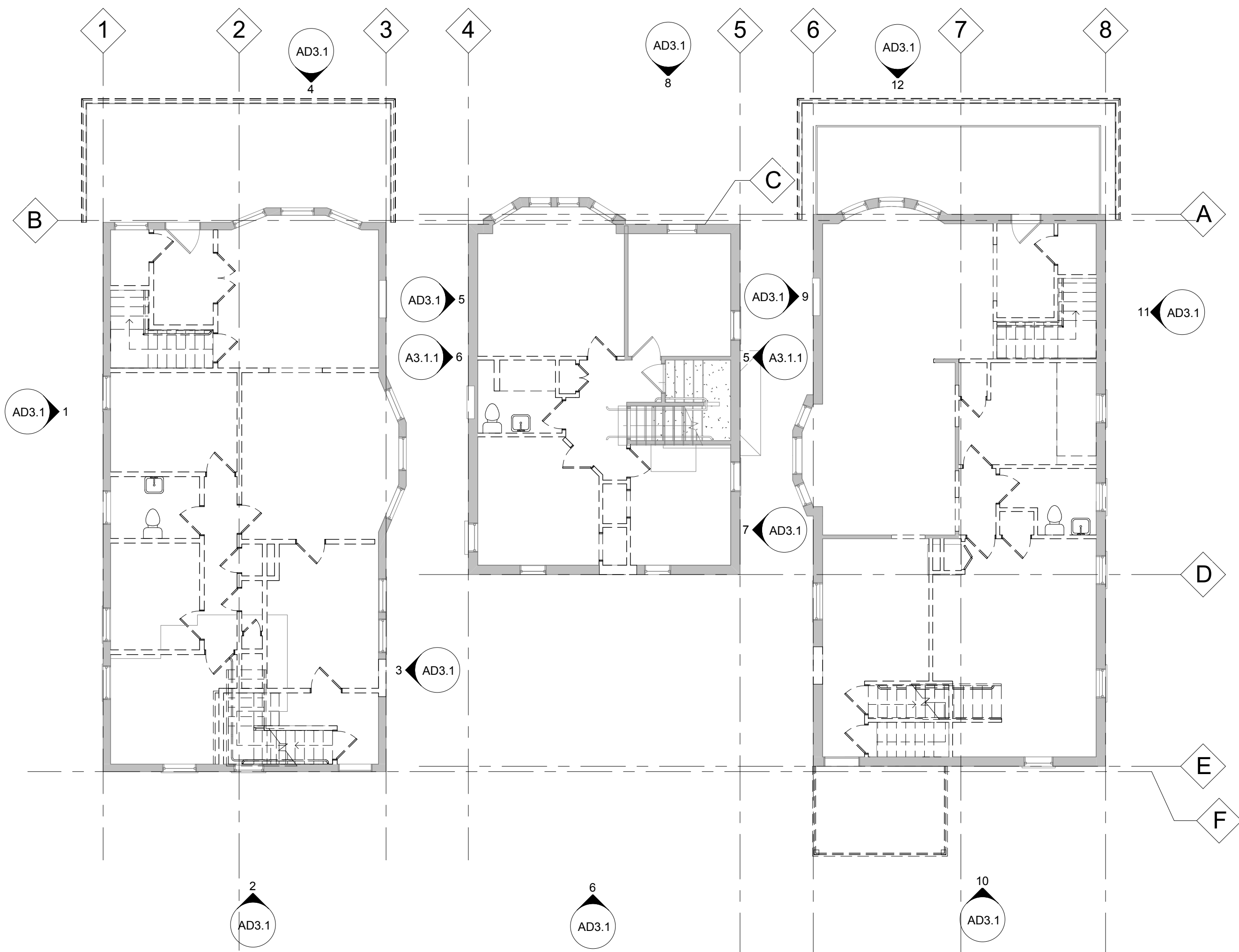
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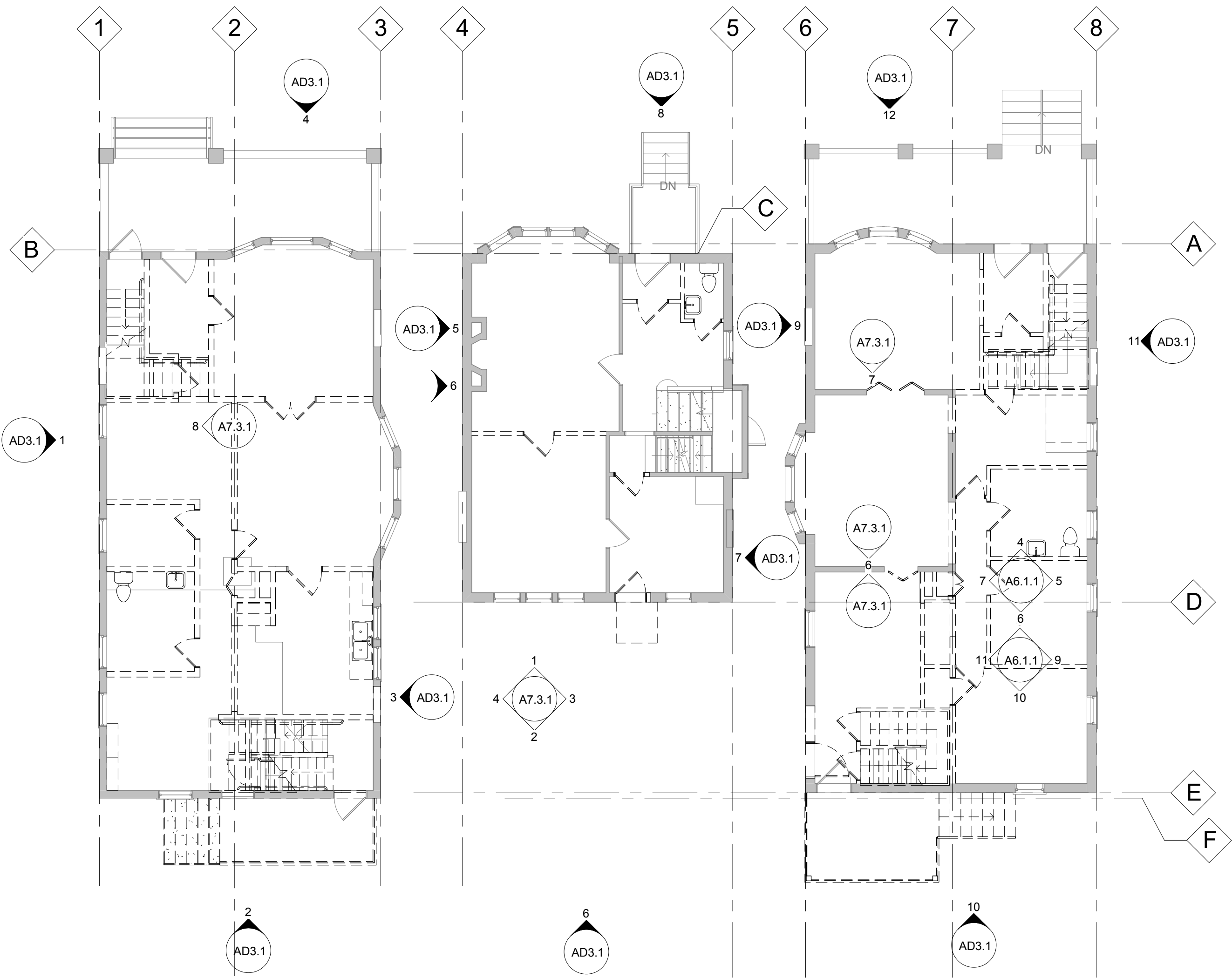
03 LEVEL - DEMOLITION PLAN

1/8" = 1'-0"



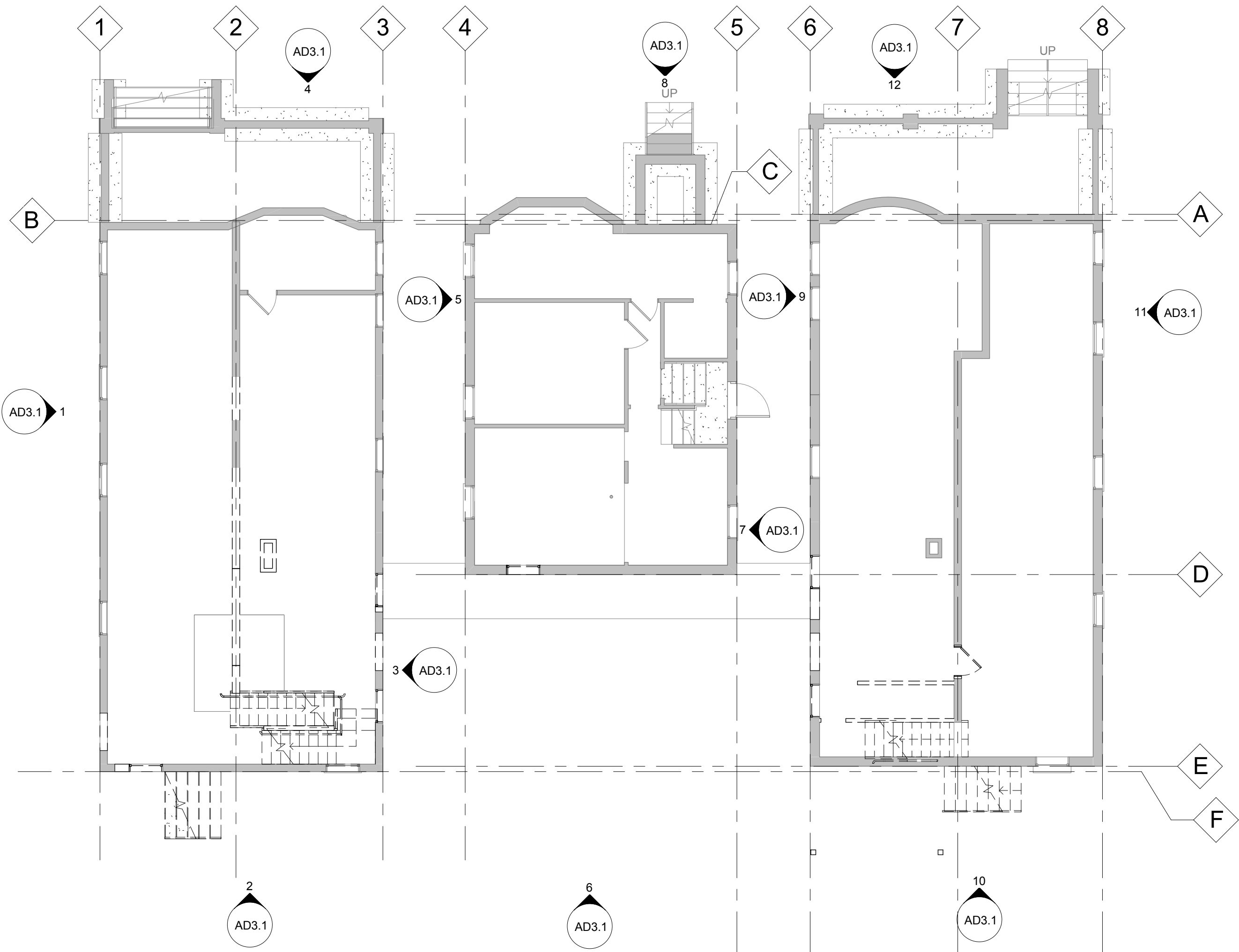
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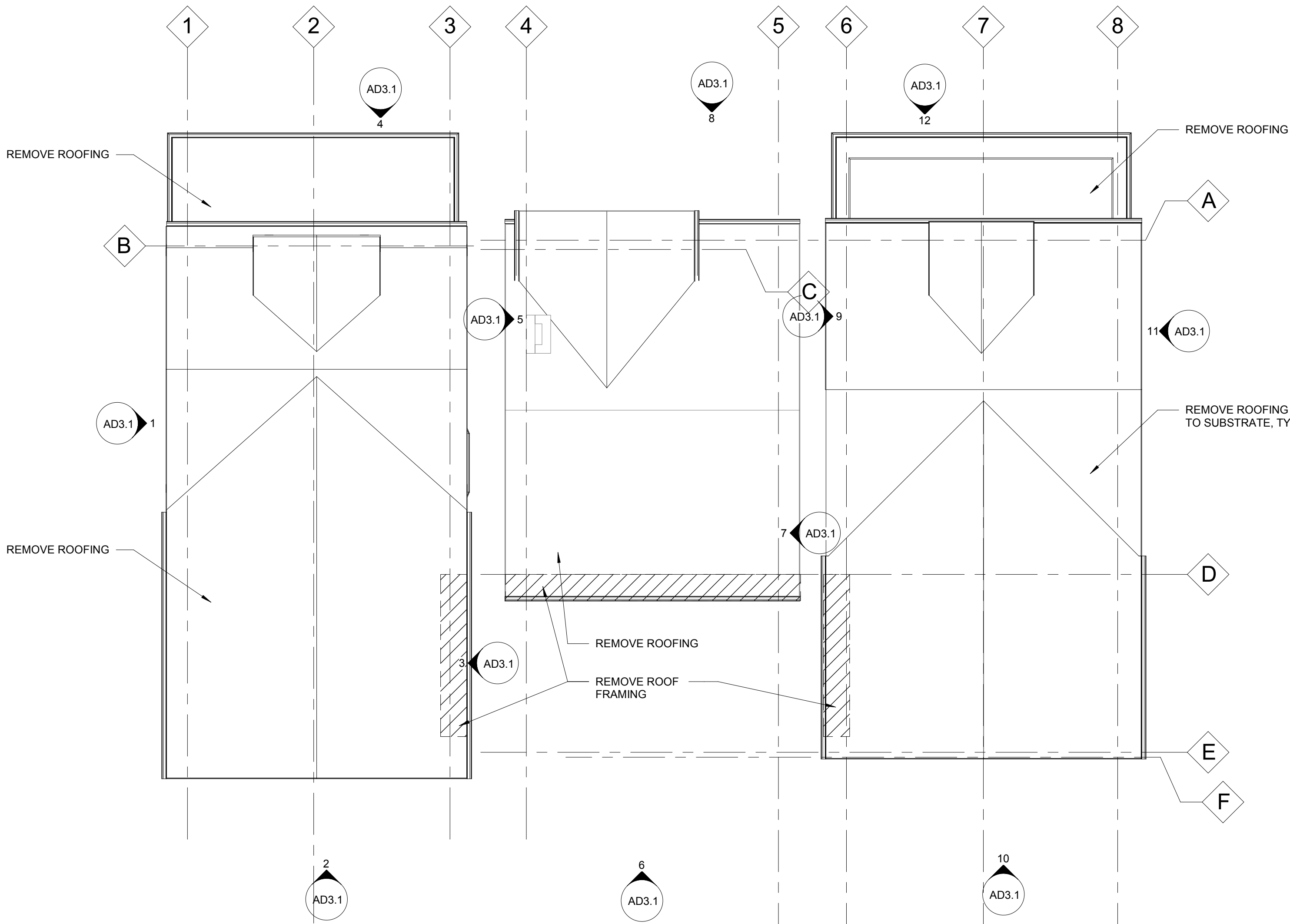
01 LEVEL - DEMOLITION PLAN

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BASEMENT - DEMOLITION PLAN

1/8" = 1'-0"



ROOF - DEMOLITION PLAN
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DEMOLITION LEGEND

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

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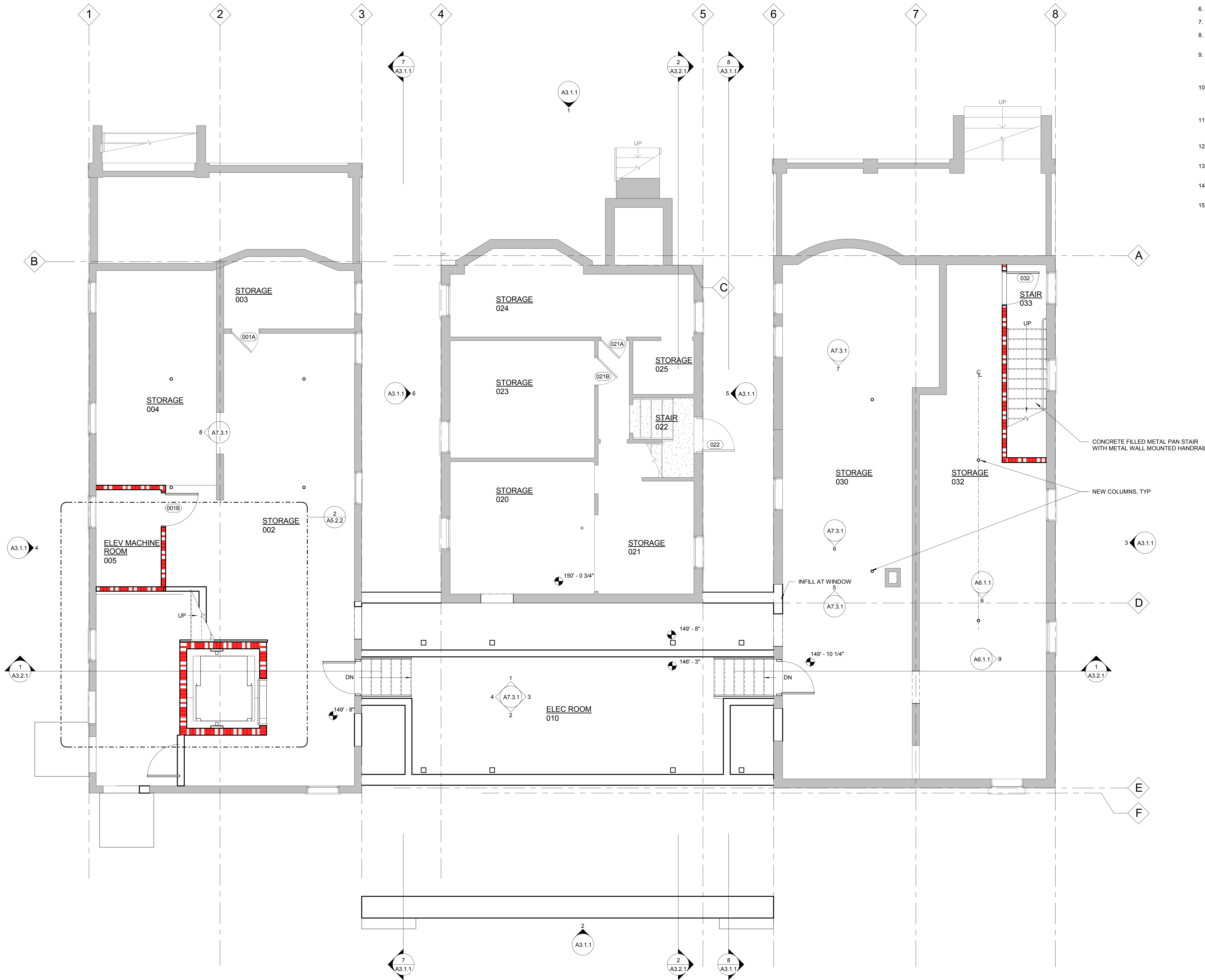
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DEMOLITION PLAN

SHEET NUMBER

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BASEMENT - NEW WORK PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

- AREA OF WORK
- NEW PARTITION WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

FLOOR PLAN NOTES

- CONTRACTOR TO COORDINATE WITH ARCHITECT ALL DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS PRIOR TO ANY WORK OR INSTALLATION
- ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, COLUMN CENTERLINE, FACE OF CONCRETE, AND OR FACE OF MASONRY UON
- TYPICAL DOOR FRAME TO WALL DIMENSION IS 4" UON. RE: A7.1
- ALL PARTITIONS ARE TO BE BS UON
- REFER TO SHEET A7.0.1 FOR PARTITION TYPES
- REFER TO SHEET A7.0.3 FOR FIRESTOPPING AND PENETRATION DETAILS
- REFER TO SHEET A7.0.2 FOR WALL REINFORCING DETAILS - PROVIDE WALL REINFORCING FOR MILLWORK, SHELVES, WALL MOUNTED EQUIPMENT
- PROVIDE POSITIVE SLOPE AT ALL FLOOR DRAINS - REDUCE SUPPORTED SLAB DESIGNED THICKNESS BY 1/4" MAX TO ACCOMMODATE FLOOR SLOPE TO DRAIN
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR EQUIPMENT PAD LOCATIONS
- ALL BASE CABINETS TO BE AS NOTED W/ WOOD FILLER PANELS WHERE NEEDED
- NEW CONSTRUCTION WALLS TO BE FLUSH WITH EXISTING UON
- PROVIDE GLASSMAT BACKER AT ALL TOILET ROOM TILE WALLS
- INFILL ALL UNUSED FLOOR/WALL PENETRATIONS TO MATCH ADJACENT SURFACE



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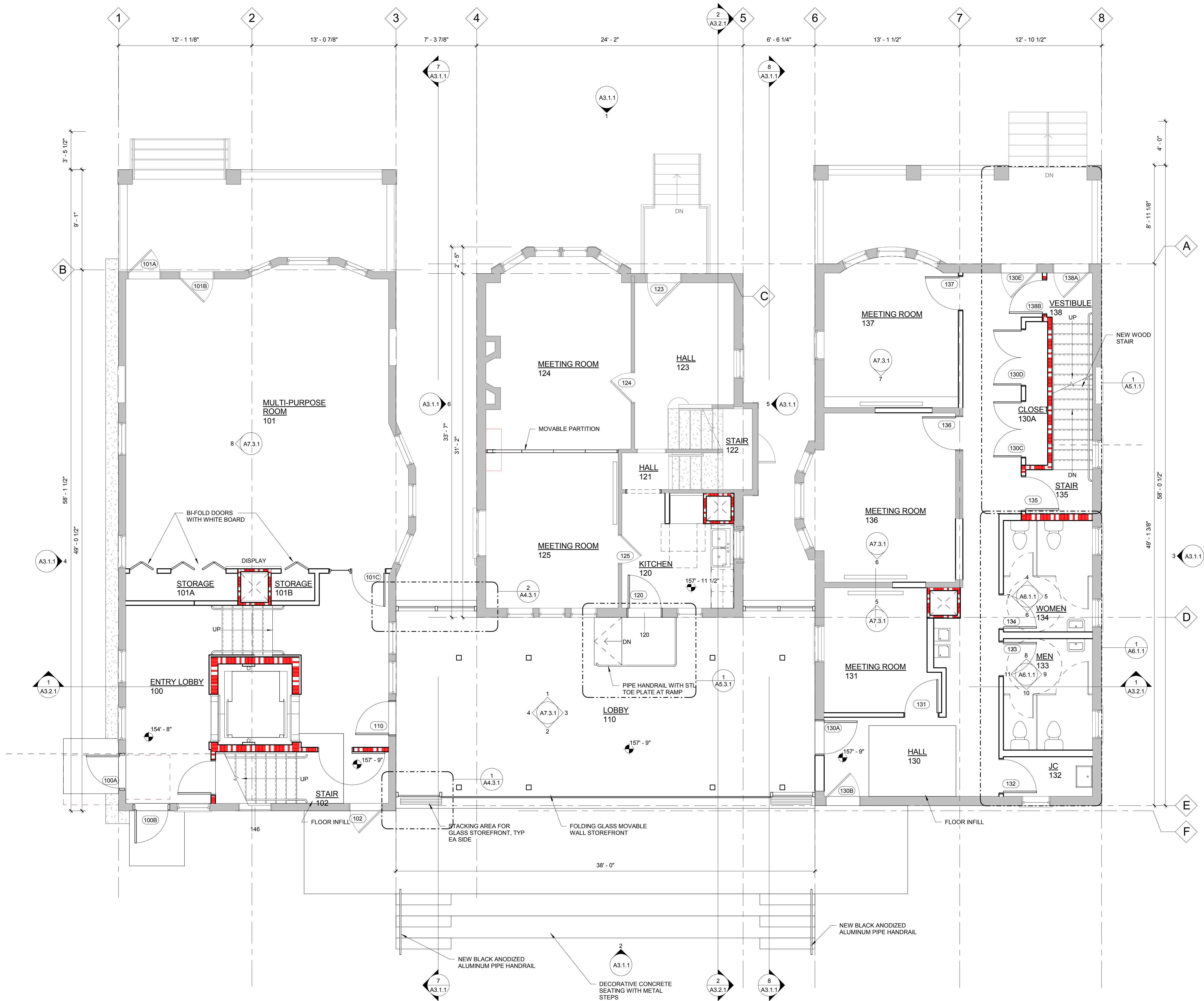
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BASEMENT NEW WORK
PLAN

SHEET NUMBER

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01 LEVEL - NEW WORK PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

- AREA OF WORK
- NEW PARTITION WALL
- 1 HOUR RATED WALL
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LEVEL 01 NEW WORK PLAN

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02 LEVEL - NEW WORK PLAN
1/4" = 1'-0"

FLOOR PLAN LEGEND

- AREA OF WORK
- NEW PARTITION WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL

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MOTOWN INSTITUTE
2654 - 2660 W Grand Blvd
Detroit, MI 48208

MOTOWN MUSEUM
2648 W Grand Blvd
Detroit, MI 48208

ISSUE CHART

MARK	ISSUE	DATE
P+W Job Number	2015055.01	
HAA Job Number	2015055.01	
Drawn		
Checked		
Approved		

TITLE

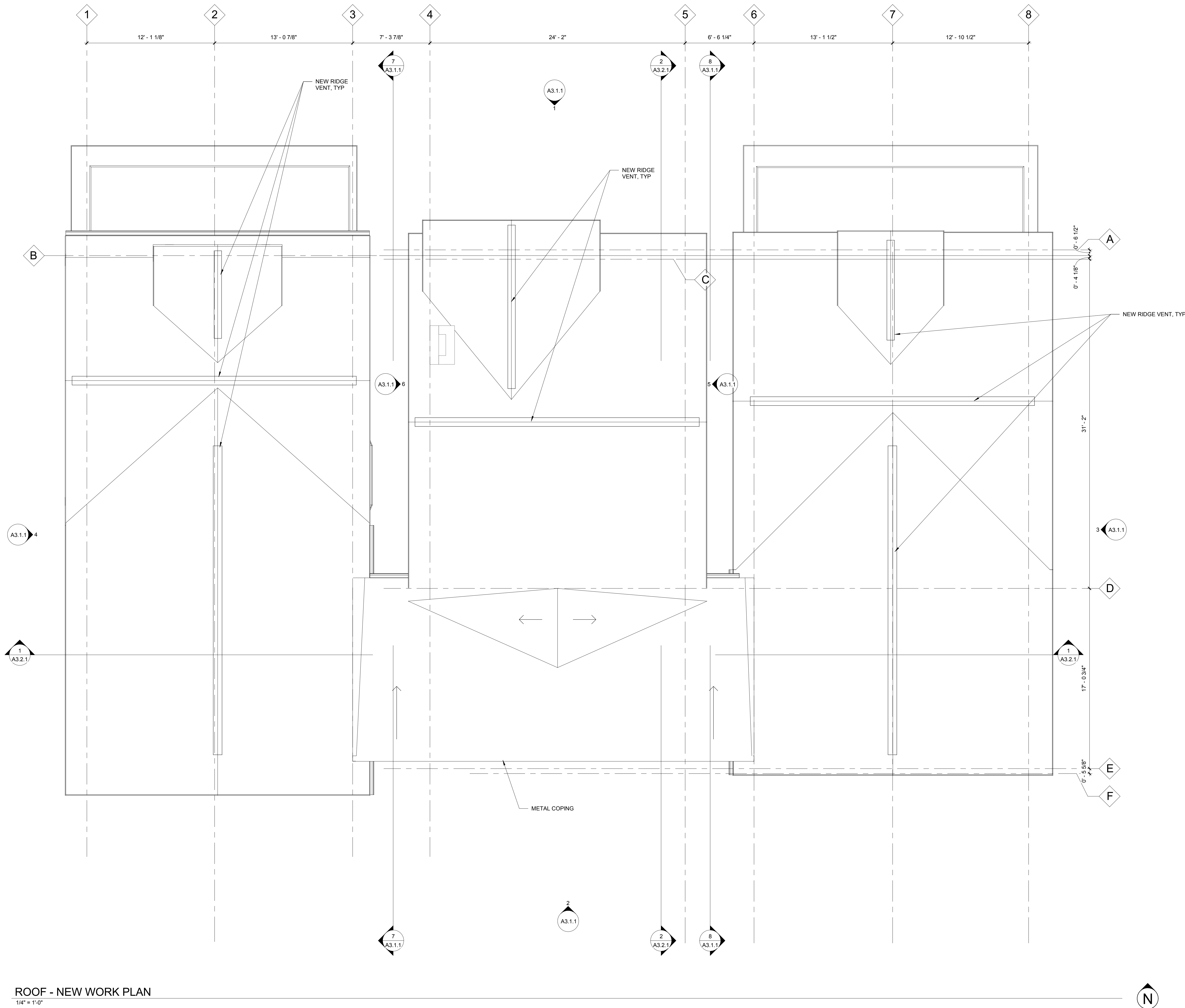
LEVEL 02 NEW WORK
PLAN

SHEET NUMBER

A1.2

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50% DESIGN DEVELOPMENT JULY 07, 2017

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ISSUE CHART

MARK	ISSUE	DATE
P+W Job Number	2015055.01	
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ROOF NEW WORK PLAN

SHEET NUMBER

A1.4

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Project area



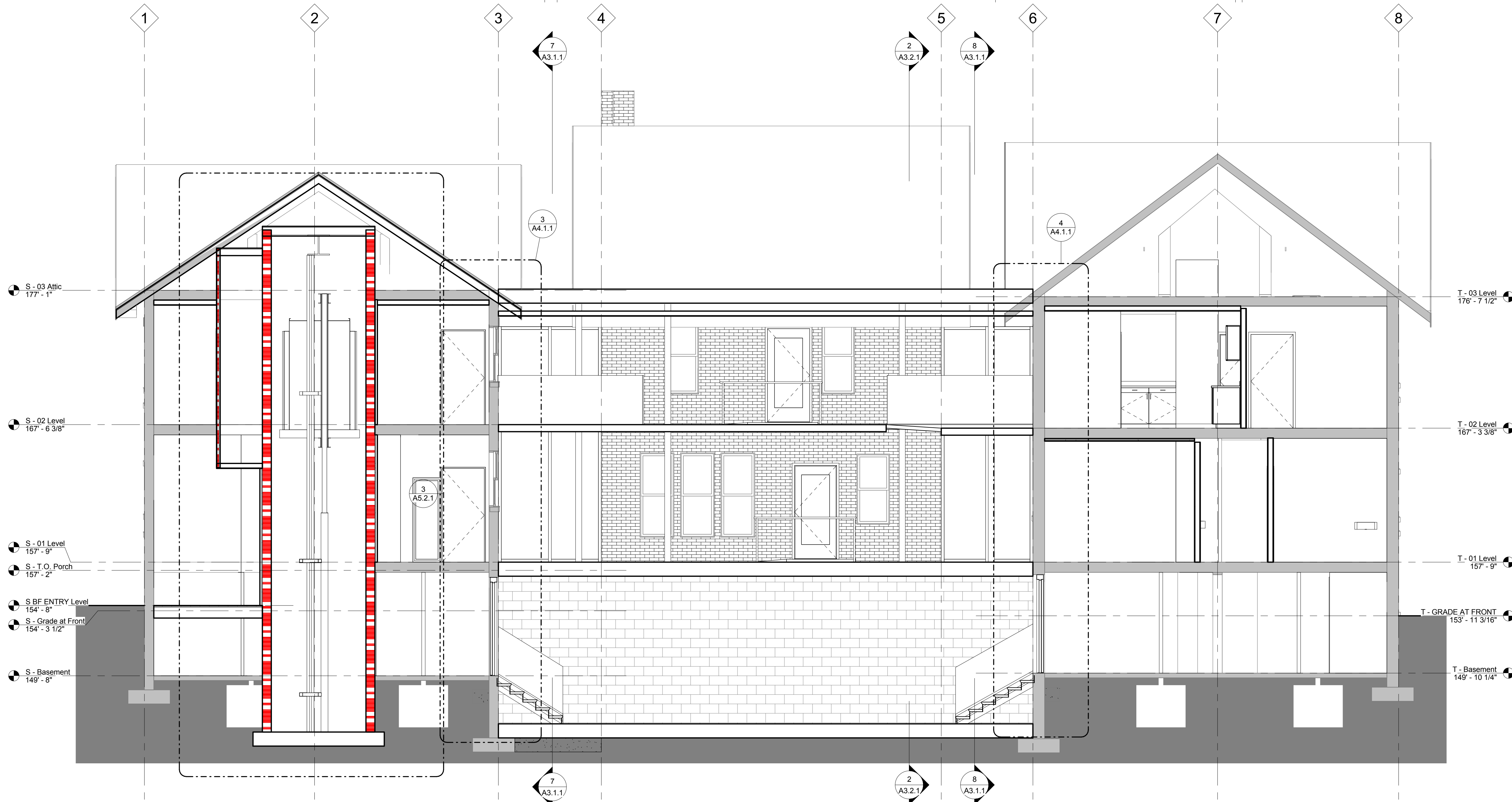




REPORT



2 LONGITUDINAL BUILDING SECTION - GORDY
A1.0 1/4" = 1'-0"



1 CROSS BUILDING SECTION
A1.0 1/4" = 1'-0"

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ISSUE CHART

NO.	DATE	DESCRIPTION
1	2017-07-07	50% DESIGN DEVELOPMENT
2	2017-06-02	100% SCHEMATIC DESIGN
3	2017-06-02	ISSUE
4	2017-06-02	ISSUE
5	2017-06-02	ISSUE
6	2017-06-02	ISSUE
7	2017-06-02	ISSUE
8	2017-06-02	ISSUE
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99	2017-06-02	ISSUE
100	2017-06-02	ISSUE

BUILDING SECTIONS

SHEET NUMBER

A3.2.1

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Sec. 21-2-238. - West Grand Boulevard African American Arts and Business Historic District.

- (a) An historic district to be known as the West Grand Boulevard African American Arts and Business Historic District is established in accordance with the provisions of this article.
- (b) This historic district designation is certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the West Grand Boulevard African American Arts and Business Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at the intersection of the center line of West Grand Boulevard and the center line of Hanover Street; thence northerly along the center line of Hanover Street; thence northerly along the center line of Hanover Street to the center line of Hanover Street and the center line of the east-west alley just north of West Grand Boulevard; thence easterly along the center line of the east-west alley first north of West Grand Boulevard; thence easterly along the center line of the east-west alley just north of West Grand Boulevard to the center line of Kipling Street; thence southerly along the center line of Kipling Street to the center line of West Grand Boulevard; thence easterly along said center line of West Grand Boulevard to the extended east lot line of 24 through 22 Lothrop & Duffield Land Co. Ltds. Subdivision Liber 23, Page 38 of Plats, Wayne County Records 8/77 120 X 135; thence southerly along said lot line and its extension to the center line of the east-west alley just south of West Grand Boulevard; thence westerly along said center line to the center line of Holden Avenue; thence westerly to the east line of Lot 9 of block A Hamlin & Fordyces Subdivision Liber 16, Page 10 of Plats, Wayne County Records 8/76 42645 square feet; thence southerly along said lot line to the center line of the east-west alley just south of West Grand Boulevard; thence westerly along said center line to the center line of Wabash Street; thence north to the center line of West Grand Boulevard; thence westerly to the intersection of the center line of West Grand Boulevard and Hanover Street.

- (d) The elements of design, as defined in Section 21-2-2 of this Code are as follows:

- (1) *Height.* The majority of the buildings in the West Grand Boulevard Historic African American Arts and Business District were built as single-family and two-family dwellings that are two stories tall on high basements with attics under the roofs. The two apartment buildings are three and nine stories tall. Institutional buildings range from two to five stories tall; Duffield Branch Library at 2507 West Grand Boulevard appears to be a tall single story on its front and side façades but is two stories on its rear (north) elevation, and the Boulevard Temple Methodist Episcopal Church building fronting on Rosa Parks Boulevard is a single tall story with a tower of approximately nine stories in height, and its related School building is five stories tall. The former commercial building at 2550 West Grand Boulevard is one story tall. The taller of the on-premises lawn signs on poles do not extend above the first story level.
- (2) *Proportion of buildings' front façades.* The front façades of single-family and two-family dwellings are typically divided into two sides with an entrance bay comprising one side

and a receding or projecting bow or box bay on the other. Some two-family dwellings have entrances on each side of the front façade. The larger dwellings are slightly wider than tall to the eaves, while others appear to be neutral. The structure at 2512-18 West Grand Boulevard is significantly wider than tall to its eaves as it is composed of two residential dwellings conjoined. Boulevard Temple Apartments and the Boulevard Temple complex, which are comprised of the Church and the School, are taller than wide; the Regent Apartments at 2535-37 West Grand Boulevard are as tall as wide at each of its four-bay façades flanking the open courtyard facing West Grand Boulevard, although its secondary façade along Dunedin Street is significantly wider than tall. The Arbor Home at 2501 West Grand Boulevard and the Library are substantially wider than tall, as is the former commercial building at 2550 West Grand Boulevard.

- (3) *Proportion of openings within the façades.* Door openings in single-family and two-family dwelling façades are generally taller than wide, and most often contain a single door. Dormer windows are often grouped in openings wider than tall. Door openings in apartment buildings are often double-door width. Windows in residential building façades are generally of the double-hung sash variety, some-times with subdivided sash, and their openings are most often taller than wide, although when grouped together, may occupy openings wider than tall. Many windows have been replaced, sometimes with fixed panes or picture windows, or have been sealed completely. Apartment buildings also feature windows in ornamental arched openings, although most openings are horizontally rectangular, containing double-hung sashes. Institutional buildings, such as the Church and Library, contain double doors with transoms in large openings that are taller than wide. The former commercial building at 2550 West Grand Boulevard features recessed entrances with modern glass and aluminum doors.
- (4) *Rhythm of solids to voids in the front façades.* The rhythm of solids to voids is determined horizontally by floor and vertically by bay. All of the buildings in the district have regularly arranged fenestration resulting in a consistent rhythm on their primary façades. Where building façades may have been altered to accommodate commercial uses, the original rhythm of open porches and first floor openings is sometimes altered.
- (5) *Rhythm of spacing of buildings on streets.* A strong, consistent rhythm among the single-family and two-family residential dwellings lining West Grand Boulevard is created by common setbacks from the public right-of-way and narrow side lots. Larger structures, such as apartment buildings and institutional buildings, are situated on the north side of the Boulevard towards the west end of the district and are either on or slightly off their front and side lot lines, creating a less rhythmic but denser pattern.
- (6) *Rhythm of entrance and/or porch projections.* Front porches are major features of the single-family and two-family dwellings and contribute to the consistent rhythm along

the streetscape. Projecting entrance porches are usually on one-half of the front façade although some run the length of the façade. Second story porches above the entrance porches also contribute to the rhythm. Some porches have been altered, removed, or are missing components, detracting from their original appearance. However, some of these changes may contribute to the significance of the mid-20th Century transition to commercial uses in the district.

- (7) *Relationship of materials.* The major materials are brick with mortar joints, natural limestone, sandstone and cast stone. Stucco, shingle and wood siding are also present, frequently on dormers and bay windows. Window frames, sash, and doors are generally wood, although some wood doors have been replaced with metal doors. Some porch elements have been replaced with metal framing. Decorative terra cotta and ceramic tile are used sparingly on the Regent Apartment building. Visible roofs on residential dwellings are clad in asphalt shingles, with the exception of 2625-27 West Grand Boulevard, which is slate. The limestone-faced Library has copper flashing and bronze doors; the Boulevard Temple three-building complex also has copper roof flashing and the main door of the Church is wood.
- (8) *Relationship of textures.* The major textural relationship on residential dwellings is brick with mortar joints contrasting with the smoother matte texture of cast masonry lintels, sills and trim, and the smooth texture of painted surfaces on trim, porch details, and window and doorframes and surrounds. The masonry façades of the Boulevard Temple complex, the Library, and Arbor House have a matte finish. Slate and ceramic tile roofs, where they exist, possess textural interest; asphalt shingle roofs do not generally contribute to textural interest.
- (9) *Relationship of colors.* Natural masonry colors of stone and brick dominate the wall surfaces throughout the district, including shades of red, orange, buff, brown, and light gray. The natural brick is painted in natural tones on some single-family and two-family residential dwellings. The Motown Museum at 2648 West Grand Boulevard has bright blue painted porch trim and doors. Dormers, doors, window frames, and sashes are frequently painted in brown, white or off-white, or less frequently red and green. Stucco, where it exists, is painted in cream or yellow colors while half-timbering is brown. Red tile tower roofs are visible on the Regent Apartments. Asphalt roofs are in shades of brown, black, gray, or green. The original colors, as determined by professional analysis, are always acceptable for the building and may provide guidance for similar buildings.
- (10) *Relationship of architectural details.* Residential dwellings display popular early 19th Century historical styles, including Prairie, Arts and Crafts, and English Revival, all of which typically feature overhanging eaves, sometimes with exposed rafter ends; bay windows; and masonry lintels and sills. The two apartment buildings feature

Mediterranean Revival and English Revival styling. The Church, in the Neo-Gothic/Art Deco style, features compound Gothic arches, a rose window, buttresses, tracery, and a cross at the apex of its gable. The Classical Revival-style Library and Art Moderne Arbor House are austere in appearance, the former featuring an ornamented entablature, blind Roman arches with keystones, carved classical moldings, and the name of the building inscribed in the wall beneath the cornice, while the latter features rounded corners, bas relief carvings, and the name of the building spelled out in metal letters. Modern style retrofits and additions from the mid-20th Century, often including aluminum and glass entrances and porch enclosures, exist on several buildings. The reconfiguration of the two dwellings at 2512-18 West Grand Boulevard into one features floating stairs and strip windows in the Modern style. Signs and lettering that identify the name of the building maybe significant features of the front façades where they exist; examples are the metal lettering on Arbor Home at 2501 West Grand Boulevard; the incised lettering on the Library, the plastic-faced backlit sign identifying Brazelton's Flowers at 2686 West Grand Boulevard, and the Hitsville USA sign in cursive lettering at 2648 West Grand Boulevard.

- (11) *Relationship of roof shapes.* The dominant roof type on single-family and two-family dwellings is the hip roof with hip roof dormers; side-facing gable roofs are also present and usually have gabled dormers. Apartment building roofs are flat; the tower roofs of the Regent Apartments are hipped. The Duffield Branch Library has a hip roof, and the Boulevard Temple Methodist Episcopal Church has a gable roof with a tall side tower.
- (12) *Walls of continuity.* The building façades create the primary wall of continuity; the island of West Grand Boulevard, where it exists, adds to the sweep of the overall streetscape.
- (13) *Relationship of significant landscape features and surface treatments.* Landscaping is often established around the foundations of the one and two-family dwellings, allowing for a continuity of front yards interrupted only by concrete walkways leading to front entrances, and, occasionally, a driveway. Front yard fencing and hedges along the side lot lines are rare. Lawn signage related to the current business establishments is common and may contributed to the significance of the mid-20th Century transition from residential to commercial uses within the district. A Michigan Historical Commission market commemorating Motown is situated on the east side of the front lawn of the Motown Museum at 2648 West Grand Boulevard, and a wheelchair ramp is situated on the west half of 2644-46 West Grand Boulevard. Martin Luther King, Jr., Memorial Park, on the northeast corner of Rosa Parks Boulevard and West Grand Boulevard, is surfaced with concrete and brick and is landscaped with raised planters, trees, and bushes. The Regent Apartments, 2535 West Grand Boulevard, is a U-shaped building with a landscaped courtyard open to the Boulevard. Decorative iron fencing and curved walkway lead into its courtyard, and there are shallow grass lawns with

foundation plantings in front of its two front façades. The Library has a straight-line, central concrete walk to its entrance, which has been altered to accommodate a wheelchair ramp. Chain-link or decorative metal fencing sometimes encloses the rear yards; many of which have been paved to accommodate parking.

- (14) *Relationship of open space to structures.* Buildings within the district line the north and south sides of West Grand Boulevard, which has three traffic lanes and a parking lane in each direction, separated by a landscaped island to Rosa Parks Boulevard, and continuing west as a five-lane thoroughfare with local access/parking lanes on its north and south sides. An irregularly shaped island in the center of Rosa Parks Boulevard extends north of West Grand Boulevard for a short distance in front of the Boulevard Temple complex. One-family and two-family dwellings have ample front lawns, very narrow side lots, and rear yards, some now paved with concrete. Where they exist, on-premises front lawn signs are of the cabinet or box-sign type that are composed of internally lit translucent plastic with printed lettering and graphics in limited colors. They are supported on metal poles or rectangular bases, and most are placed perpendicular to the front façades. A few exceptions, such as an oval-shaped sign or a sign positioned parallel to the front façade, exist. Signage, whether it is free standing or attached to the building, may contribute to the significance of the mid-20th Century transition from residential to commercial uses within the district. Alley-facing garages that were once commonplace have been replaced with parking lots; only a few original garages remain on the south side of West Grand Boulevard.
- (15) *Scale of façades and façade elements.* Façades of single-family and two-family dwellings are small to moderate in scale; façade elements, such as bay windows, porches, dormers, and cornices, are appropriate to the scale of the façades. The Boulevard Temple complex and Regent Apartment buildings are large in scale, while the Duffield Branch Library is moderate in size with large façade elements.
- (16) *Directional expression of front elevations.* The three buildings comprising the Boulevard Temple complex are individually vertical in directional expression, aided by towers and/or gables. 2550 West Grand Boulevard is emphatically horizontal, as are the Arbor Home, Library, and combined residential buildings at 2512-18 West Grand Boulevard. All single-family and two-family dwellings in the district are generally neutral in directional expression, including elements above their roof lines. The West Grand Boulevard façades (south) of the Regent Apartments are expressed vertically due to the hipped roof towers.
- (17) *Rhythm of building setbacks.* The consistency created by uniform setbacks of the single-family and two-family dwellings is a major feature of the district. Arbor Home and the Duffield Branch Library have similar setbacks to each other. The Boulevard Temple

complex is situated directly on the lot line at the corner of West Grand Boulevard and Rosa Parks Boulevard and its three buildings are attached.

- (18) *Relationship of lot coverages.* Lot coverage ranges from approximately 30 percent to 95 percent of their lots. Single-family and two-family dwellings are at the lower range, although where some have rear additions, they have a greater percentage of lot coverage. The Boulevard Temple complex occupies almost all of its combined parcels. The Regent Apartment building is at the higher end of the range of lot coverage, even with its long courtyard running through its center.
- (19) *Degree of complexity within the façades.* Massing of the façades of single-family and two-family dwellings, with bay windows, dormers and second story porches, provides some complexity, although ornamentation is minimal. A higher degree of complexity is related to the style of the Regent Apartment building, Boulevard Temple complex, Arbor Home, and the Duffield Branch Library.
- (20) *Orientation, vistas, overviews.* All buildings are oriented to West Grand Boulevard, the major east-west thoroughfare, with the exception of Boulevard Temple Methodist Episcopal Church complex, which is oriented towards Rosa Parks Boulevard (formerly Twelfth Street). The wide boulevard with its partial landscaped median adds to the impression of grandeur to the area. Vistas eastward encompass major architecturally significant structures including the Henry Ford Hospital, the Fisher Building, and the former General Motors Building.
- (21) *Symmetric or asymmetric appearance.* The originally single-family and two-family dwellings in the district are asymmetrical in appearance. The façades of the individual buildings comprising the Boulevard Temple complex are symmetrical, as are the main (south) façades of the Regent Apartment building and Library. The front façade of the Arbor Home is symmetrical.
- (22) *General environmental character.* The general character of the West Grand Boulevard African American Arts and Business Historic District is that of an intact, substantial residential linear streetscape from the 1910s and 1920s that has retained a high degree of its original character while accommodating transition to commercial usage, particularly in the 1950s and 1960s. The width of the Boulevard and its landscaped median are indicative of its planned grandeur. Significant institutions within and outside of the district continue to anchor the community today.

(Code 1984, § 25-2-207; Ord. No. 19-18, § 1(25-2-207), eff. 8-15-2018)