

REGULAR MEETING OF THE PLANNING BOARD
THURSDAY, FEBRUARY 27, 2020
7:30 PM
151 MARTIN STREET, CITY COMMISSION ROOM, BIRMINGHAM, MI

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **February 12, 2020**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Old Business
 - 1. **35001 Woodward (Parking lots & Hunter House)** – Revised Preliminary Site Plan & Community Impact Study Review to allow construction of a new 5 story mixed use building containing retail, office and residential uses **(Continued from January 22, 2020, request by applicant for postponement to March 25, 2020).**
- F. Rezoning Request
 - 1. **469 – 479 S. Old Woodward (Former Mountain King and Talmer Bank)** – Request for rezoning from B3/D4 to B3/D5 to allow construction of a new 9 story mixed use building **(Proposed to be rescheduled to March 25, 2020).**
- G. Special Land Use Permit Reviews
 - 1. **160 W. Merrill (Dick O'Dows)** - Amendment of Special Land Use Permit to temporarily provide outdoor dining at the rear of the restaurant during 2020 due to Maple Road reconstruction.
- H. Final Site Plan & Design Reviews
 - 1. **160 W. Merrill (Dick O'Dows)** - Amendment of Special Land Use Permit to temporarily provide outdoor dining at the rear of the restaurant during 2020 due to Maple Road reconstruction.
 - 2. **2101 E. 14 Mile Road (vacant parking lot)** - Final Site Plan & Design Review for construction of new one story medical office building.
- I. Miscellaneous Business and Communications:
 - a. Communications
 - b. **Administrative Approval** Correspondence
 - c. Draft Agenda for the next Regular Planning Board Meeting **(March 11, 2020)**
 - d. Other Business
- J. Planning Division Action Items
 - b. Staff Report on Previous Requests
 - c. Additional Items from tonight's meeting
- K. Adjournment

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**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, FEBRUARY 12, 2020**

City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on February 12, 2020. Chairman Scott Clein convened the meeting at 7:30 p.m.

A. ROLL CALL

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine, Nasseem Ramin

Absent: None

Administration: Jana Ecker, Planning Director
Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

Master Planning Team:
Robert Gibbs, Gibbs Planning Group
Sarah Traxler, McKenna

01-19-20

B. Approval Of The Minutes Of The Regular Planning Board Meeting of January 22, 2020

Mr. Share asked that "under those circumstances", in the third paragraph on page three, be changed to "despite these circumstances".

**Motion by Ms. Whipple-Boyce
Seconded by Mr. Koseck to approve the minutes of the Regular Planning Board Meeting of January 22, 2020 as amended.**

Motion carried, 5-0.

VOICE VOTE

Yeas: Whipple-Boyce, Koseck, Share, Clein, Williams

Nays: None

Abstain: Boyle, Jeffares

01-20-20

C. Chairperson's Comments

Chairman Clein explained that the evening's meeting would be a review and discussion of the Vision section of the draft master plan. He asked that comments during the evening remain focused on the Vision section as there would be opportunities to discuss further sections of the draft master plan at future Planning Board meetings. He explained that Ms. Traxler would be presenting this first part of the draft master plan, and that both Board members and the public would have the opportunity to ask questions and give comments. Chairman Clein emphasized the preliminary nature of the draft, explaining that it will very much remain a work in progress over the next several months while the master planning team solicits and integrates feedback from Birmingham residents regarding the draft's proposals.

01-21-20

D. Review Of The Agenda

There were no changes to the agenda.

01-22-20

E. Study Session Items

1. Review of Draft Master Plan Document – Section A. Vision

- **A.1 Premises** (pages 1-26)

Ms. Traxler presented the research methodology of the draft master plan process and the draft's first premise.

Chairman Clein requested Ms. Traxler pause her presentation between each premise to allow for separate discussion of each one. Chairman Clein then invited discussion of the first premise.

Chairman Clein asked Ms. Traxler if 'polycentricity' included an exploration of Birmingham's relationship to adjacent communities that consider Birmingham's downtown their downtown as well.

Ms. Traxler stated that most of the draft's narrative regarding the downtown focused on the downtown as a regional job center. She said the draft focused less on how visitors from other local communities engage the downtown retail environment. Ms. Traxler said she would take the Chairman's question back to the master planning team for further consideration.

Mr. Share said he was hesitant to assert that Birmingham should 'lead by example', as he said that the City's master plan should focus on Birmingham's needs, and that he was not aware of Birmingham being given a charge to lead other local communities in any particular way.

Ms. Traxler said that if one of the goals of the master plan is to alleviate some of the development pressure on Birmingham, then Birmingham will somewhat naturally fall into a leadership role as it focuses on creating "successful mixed-use districts, vibrant neighborhoods, innovation in pedestrian and micro-mobility, and [...] sustainable practices." She said this was the result of

Birmingham's well-maintained inter-neighborhood connections, which sets Birmingham apart from many other cities both locally and nationally.

Seeing no further discussion of the first premise, Chairman Clein invited Ms. Traxler to continue with the second premise.

Ms. Traxler presented the second premise.

Chairman Clein invited discussion of the second premise.

Mr. Williams said the goal of neighborhood associations should be to act as a conduit for citizen feedback to the City regarding development projects. He said the process should be systematic, and that information regarding new projects and proposals should be sent from the City to the neighborhood associations to solicit and gather feedback from the residents. Mr. Williams suggested this could be an easier way to gather resident feedback since some residents might not be comfortable speaking at City meetings in front of the developers proposing the project. Mr. Williams said the largest challenge facing the City vis-a-vis neighborhoods is how to incentivize people to get involved over the long-term. He added that the draft's recommendation to consolidate some neighborhoods is a useful one.

Chairman Clein suggested that it may be more beneficial to set up planning districts through which the City could solicit feedback on projects. He ventured that neighborhood associations are set up to convey information to the neighborhoods, not to solicit information from the neighborhoods. Chairman Clein cited a Detroit attempt a number of years prior to set up neighborhoods in a similar manner to the one being proposed in this master plan draft, which he said was unsuccessful because neighborhoods tend to exist organically and to resist government restructuring and definition. He said that Detroit eventually shifted its attention from neighborhoods to planning districts, and that was more successful.

Mr. Williams said he had no particular preference between neighborhood associations and planning districts. He said the goal was for citizens to have some systematic way to regularly receive information and regularly provide feedback at the local level.

Mr. Share agreed with Mr. Williams. He added that residents often do not get involved with local politics because they trust the City government, and that is part of the appeal to Birmingham for many residents. He said many residents only commence engagement with the City when an approach is taken that they disagree with.

Seeing a pause in Board comments, Chairman Clein asked for public comment.

Andrew Wandyez said he did not know the majority of his neighbors despite living in the Poppleton Park neighborhood his entire life.

Katie Pierce said the people make up the neighborhoods, not the types of homes or the stores in the neighborhood. She said she did not feel sufficiently prepared to comment on premise two since the bulk of the neighborhood discussion would occur in later chapters. She said she was concerned that associations might lead to different groups of residents playing by different rules

from each other, which she said would not be fair. Ms. Pierce noted that many in the City believe that one of Birmingham's largest assets is its community spirit, and she said she was concerned that dividing the City into regimented neighborhoods could diminish that asset.

Chairman Clein asked Ms. Pierce whether:

- The plan should work on improving public engagement.
- There should be neighborhoods of similar shapes and sizes to facilitate discussion and feedback regarding planning City parks and similar projects.

Ms. Pierce said the planning districts could be one useful approach. She also suggested that there could be ambassadors interested in specific aspects of City life in Birmingham, such as walking the City or trying the City's restaurants, and that the ambassadors could facilitate relevant outings that would increase public engagement. She said she did agree that more community engagement would be beneficial.

Paul Regan said:

- He was concerned about the draft's focus on a public intervention into the more private neighborhoods. He was unclear where the charge came from for the master planning team to focus on social engineering, and said he wondered where the questions came from that were included on the surveys sent out to the residents as part of this process.
- The drive towards rezoning into higher density neighborhoods and making Birmingham more affordable bespeaks a drive to change the architectural layout and makeup of the City. This is related to a strong emphasis on commercialism throughout the draft master plan.
- The emphasis on commercialism within the draft master plan was alarming, citing allowing more public parking in the neighborhoods and the idea of mixed-use developments in neighborhoods as examples.
- He would encourage citizens to push back on the introduction of commercialism into neighborhoods.
- Demolitions are too regular of an occurrence in Birmingham and they, followed by the development that occurs on those sites, contribute to the lack of a sense of community. Incentivizing remodeling instead of demolition would better serve the goal of building and maintaining community. To this end, more support should be given in the plan to current Birmingham residents who want to remain in their homes.

Michael Poris said it would be more useful to have a discussion after a review of the entire draft master plan, citing concern that the current conversation was too detailed without actually being based on the proposals made in the draft's subsequent chapters.

Chairman Clein advised Mr. Poris that the entirety of the draft master plan is available online via thebirminghamplan.com. He said that the purpose of the evening's discussion is clarifying the vision behind the plan in order to provide the basis for all future discussions of the plan. He said that the City will then be able to return to the vision over the next twenty years to measure how different planning ventures align with, or diverge from, that basis. Discussing the lengthy draft in parts seemed like the only way to ensure that the draft is generally headed in the direction the residents want to see.

Mr. Poris said that if the proposed physical neighborhood definitions and proposed neighborhood centers were included in the current discussion that there would likely be less apprehension from the public on the topic.

Jim Arpin asked whether the City or the master planning team had looked into creating benchmarks for the master plan goals based off of other similar municipalities' best practices.

Ms. Traxler said she thought it was a good point and that benchmarks should be incorporated into later chapters.

Mr. Boyle confirmed that research on other communities' best practices is routinely brought in to inform City planning discussions on a variety of topics.

Ellie Noble echoed Mr. Share's earlier point, stating that she got involved in the Quarton Lake Neighborhood Association when a school redistricting proposal arose that she did not agree with. She explained the neighborhood association started from there and then became social, but that the momentum can only be maintained by people willing to organize events. Ms. Noble also cited Ms. Pierce's suggestion regarding ambassadors, adding that there could be golf or park outings organized similarly.

Cindy Rose noted that the City government cannot be expected to legislate relationships among neighbors. She said that creating both places and processes that allow for citizen engagement will have a longer lasting impact than relying on government-encouraged individual ambassadors to maintain community interest. Ms. Rose said the plan will do the most good if it focuses on the physical characteristics within the City that would promote such engagement. She also agreed with Mr. Share that the majority of residents likely have such faith in the City government that they feel no pressing need to get involved.

Ms. Traxler reminded the board and the public that one of the proposals in the draft plan is to fund a position that would interface between the neighborhood associations and the City government in order to facilitate regular communication.

In reply to Ms. Whipple-Boyce, Ms. Traxler said:

- Part of the goal of the neighborhood resegmentation would be to make sure each one is well-served in terms of City amenities. The Torry neighborhood is one neighborhood that currently does not have a park within walking distance, and that having more evenly geographically distributed neighborhoods could let the City know when more development is merited in an area.
- Neighborhood associations could possibly be tasked with making smaller-scale decisions such as choosing whether to allow on street parking within a neighborhood. Discussions around neighborhood destinations, parks within walking distance, density of zoning within neighborhoods, and neighborhood public art are other topics neighborhood associations could have input on.
- When a development is proposed in Ann Arbor, it has to be presented to a neighborhood meeting before it ever makes it to the City's Planning Board. Birmingham could consider implementing a similar process to increase community development.

Mr. Jeffares said markets, churches, and schools have proven to be better places to meet other members of the Birmingham community than the neighborhoods necessarily have been. He said that goes to the master planning team's point that creating small neighborhood centers would better facilitate communal interactions between neighbors. He added he agreed with Mr. Williams' point from past meetings that schools should be kept in mind as part of what makes a neighborhood and as a regular neighborhood gathering place.

Mr. Williams agreed, noting that a school redistricting issue is what started the Quarton Lake Neighborhood Association. He said the schools are a large motivator in why families move to the community, that the school system maintains the age diversity in Birmingham, and getting feedback from the school communities will be an essential source of useful input for this process.

Mr. Share said that the City and the master planning team is somewhat mixing land use planning and community organizing in this master planning process, which is lending itself to a lack of clarity regarding strategies and goals. He said clarifying the difference in strategies and goals that result from applying each of the two frameworks to the master planning process would be of benefit. He also said encouraging neighborhoods to have clear and celebrated identities based on physical aspects will be a more reachable goal than trying to define neighborhoods based on the people who live there, since residents move in and out of neighborhoods over time.

Mr. Koseck said the plan dives much too far into the social aspects of the community. He said the emphasis on delineated neighborhood groups could also lead to inter-neighborhood competition and tensions. He said he has heard similar concerns from other residents as well.

Ms. Traxler suggested that moving forward the master planning process would benefit from distinguishing between the physical and social structures and what the boundaries between those are. She noted that Birmingham has a long standing history of districts which provide the foundation for the City's zoning.

Chairman Clein summarized that serious concerns were raised regarding the the draft's seeming presumptions around who various community members will interact with and how. He noted that significant infrastructure considerations, including items like improved streets, were not discussed. He also said that the City must decide whether it wants to incentivize renovations and small additions and disincentivize tear downs. He said that if the City does want to pursue that, it should be included in the premises.

Mr. Williams added that aging in place ties into the question of renovations, additions, and teardowns and is another important planning topic in Birmingham.

Chairman Clein invited Ms. Traxler to present premise three.

Ms. Traxler presented premise three.

Larry Bertolini said the City will have a difficult time encouraging renovations or additions to homes with significant depreciation when developers can extend lucrative offers for the lot the home is located on. Mr. Bertolini also asked Ms. Traxler to provide more background information on the public support for affordable housing in Birmingham.

Chairman Clein noted that Birmingham is not looking to create affordable housing in the City, which he explained is a term with a specific legal definition. He clarified that the City is looking to increase the range of housing that is accessible to a wider variety of individuals. He invited Ms. Traxler to provide further clarity regarding that aim.

Mr. Regan stated that 30% of the Central Birmingham Residents Association residences are multi-unit. He opined that the City has plenty of areas with dense residential zoning. Mr. Regan also stated that the City's zoning ordinances encourage the building of large, uniform homes on small lots, and that the City will not achieve different outcomes unless its ordinances are changed.

Susan Post agreed with Mr. Share's earlier comment that many residents do not feel the need to engage in local politics because they have trust in the City's government. Ms. Post stated that had been the case for her up until some of the changes in the downtown's development. She said her largest concern is the disappearance of trees and other greenspace within the City, and that concern brought her out to her first Planning Board meeting this evening. She cited Tim Horton's and All Seasons as two locations without any greenery on the sidewalks. Ms. Post said the increasing height of the buildings in the downtown are also making the City darker at the street level. She said that she has been a lifelong resident, and that these issues brought on the first time she has felt mistrust in the stewardship of the City.

Andrew Wandyez asked whether Birmingham has ways to protect historical homes, and if not whether that would be included as a consideration in the master plan. He said he did not see the sense in building large homes on small lots that are out of character with the other homes in the City.

Mr. Regan suggested that Birmingham should build a bridge or bridges between the east and west sides of Woodward, and said that would have an immense positive impact on the City. He said it would have improve many issues Birmingham is trying to resolve in other ways, such as locating more parking for visitors to the City.

Christine Boyle said the bridge that adjoins the two sides of Somerset Mall in Troy was essential to the mall's continued success. She agreed with Mr. Regan that something like that could work over Woodward in Birmingham, but acknowledged the cost would likely be prohibitive if bridges were built at each of the most desired crossing points. Ms. Boyle said the speed limit on Woodward in Birmingham should be lowered to 35 m.p.h., like in Ferndale, and the time allotted to pedestrians to cross Woodward should be extended. Both would encourage more pedestrian and multi-modal access between the east and west sides of Woodward. She finished by saying that she is also concerned with the large home demolitions and developments others mentioned, and that she sees those shifting the character of the City in some disconcerting ways.

Ms. Pierce noted the number of comments from residents this evening expressing concern regarding home demolitions and builds. She asked if those concerns are being addressed in the master plan, and if not if there was a separate team in the City exploring those issues.

Chairman Clein explained the master plan asserts the planning vision of the City, and then the City, through board meetings and public discussions, proceeds to align its ordinances with that vision.

Mr. Boyle said that the City does not have the authority to reduce the speed on Woodward, but that mentioning it as a goal in the plan can help the City advocate for that in dialogue with the Michigan Department of Transportation (MDOT).

Mr. Williams said that if a speed limit of 35 m.p.h. on Woodward is good enough for Ferndale, it is good enough for Birmingham.

Mr. Boyle asked that Mr. Williams' comment specifically be added to the record.

Ms. Rose said that she is in favor of the neighborhood seams as laid out in the draft and is in favor of increasing density. Ms. Rose opined that a positive outcome of the 2008 recession was that families who could not have otherwise afforded Birmingham were able to move in and join the community. She said that diversity has had a positive impact on the City. She said creating more housing that young families can live in would be a huge boon to the City.

Ms. Whipple-Boyce noted that the presentation of premise three asserted the majority of survey respondents found their neighborhoods to either be getting better or not changing. She noted that differed significantly from the comments heard so far during the evening's meeting. Ms. Whipple-Boyce asked Ms. Traxler to discuss that seeming discrepancy. Ms. Whipple-Boyce also explained that the seeming discrepancy goes to Mr. Share's earlier point that the people who are motivated to engage in City discussions tend to be the ones with concerns. Other residents, however, more comfortable with the City's changes, may be staying home and not participating out of trust in the municipal government. This difference in approach can lead to an overrepresentation of some views in these discussions, and an underrepresentation of other views.

Ms. Traxler stated:

- The question appeared on the first survey released to Birmingham residents, which was conducted in May 2019.
- This survey was the longest, broadest, had the highest number of responses versus subsequent surveys issued.
- The particular question Ms. Whipple-Boyce referenced was a multiple-choice, fill-in-the-blank question, reading: "My neighborhood is:
 - A. Becoming much better.
 - B. Becoming a little better.
 - C. Not changing.
 - D. Becoming a little worse.
 - E. Becoming much worse."
- The overall breakdown was the 9.5% of respondents selected A., 38% selected B., 37% thought C., and 16% selected D. and E. combined. The most infrequent selection was E.
- Different age groups selected different answers with more frequency. Older respondents tended to think their neighborhood was becoming worse, and younger respondents tended to think their neighborhood was either becoming a little or much better.

- A division of responses by neighborhood is also available to anyone interested.

Mr. Jeffares explained that while he supported renovations and additions, in some cases homes have experienced so much deferred maintenance that it would be nearly charity to try and buy the home and preserve it. He said that while large, new developments may not always be desirable, sometimes the amounts that a developer can pay for a lot will allow that homeowner to move into assisted living or into their next residence with much more financial security than they would have otherwise had. Mr. Jeffares also noted that housing diversity allows for more families with school-aged children to live in the City which in turn helps maintain the vitality and diversity of the City.

Seeing no further comment, Chairman Clein invited Ms. Traxler to present premise four.

Ms. Traxler presented premise four.

Mr. Regan said:

- The most important goal of Central Birmingham Residents Association is protecting single family home values.
- A commercial property developer, a commercial property owner, and a business owner have very different interests. Commercial property owners want to build for office use, not retail. Mr. Regan asserted that brick and mortar retail is no longer a viable business model.
- He likes the idea set forth in the draft of a double-sided commercial district that begins just north of 14 Mile on Woodward with walkways in between. He said there could be accessible housing on the interior side, and that the single family homes further in would be buffered from the commercial aspect.

In reply to Mr. Wandyez's question regarding increasing trees in Birmingham, Chairman Clein explained there is a Parks and Recreation Plan that deals with the topic in part. Chairman Clein also said that the City could consult experts to plant larger and more viable trees in the downtown.

Mr. Wandyez said he liked the idea of small neighborhood commercial centers and suggested one would be well placed at the intersection of Lincoln and Eton.

Mr. Regan complemented Ms. Traxler and the master planning team on the proposal to expand the commercial area along S. Old Woodward.

Mr. Bertolini said it is sad when century-old trees are cut down without consideration.

Mr. Williams opined that live-work scenarios have not been very successful, and would not advocate for their expansion. He said:

- The River Rouge watershed is the most underdeveloped asset the City has. He would be in favor of developing it but not paving it.
- The City should take more responsibility for the environmental impact of City owned properties, like the parking structures, dumping in the River Rouge which creates problems.

- He agreed with Mr. Regan that the proposal to create a commercial district between Lincoln and 14 Mile along Woodward would be beneficial and would allow for protection of the neighborhoods to the east and west. Expanding commercial can be positive, but protecting the neighborhoods must be done simultaneously and should be done with input from the neighborhood associations.

Mr. Share stated that he did not think it was appropriate for the master plan process to seek to “incubate civic organizations”. He said that Birmingham could explore creating an ordinance similar to Bloomfield Township’s for determining required tree replacements on both private and public properties. For the master plan, however, Mr. Share said that it would be most appropriate to say that the City wants to maintain the tree canopy, and to allow for further specification within the ordinance.

Mr. Koseck said that the City should not only maintain the tree canopy, but should seek to enhance it. He said the City should be replacing any street trees cut down from City property. He said he was unsure what ‘natural systems’ and ‘sustainability’ meant in this premise, and that he would like to see those terms defined. Mr. Koseck said it would be worth considering requiring that when houses are sold they are brought up to code, which might reduce the need for teardowns.

Ms. Whipple-Boyce said:

- The idea of small commercial neighborhood centers is often remarked upon favorably by residents. While she may not know all her neighbors, she does know the ones who tend to frequent the same spaces she does, such as markets or schools. The neighborhood centers would yield the same social outcomes the markets or schools have, but for a broader range of people. Interactions will stem naturally from neighbors crossing paths more frequently in places close to their homes, and will be more productive than trying to manage the social interactions in Birmingham in other ways.
- More community education is needed to explain that there are sometimes essential reasons for trees to come down, including disease or posing a danger to the residents or property nearby. She had to take home a 100-year-old silver maple in the rear of her home, and that the tree was dead and hollowed out which made it dangerous to leave standing.
- It would be very helpful to have more data on the number of children using the Birmingham school system. The music classroom at her children’s school had to be divided into three classrooms to provide more room for children, yet Mr. Jeffares stated that at the time of the last millage vote 80% of Birmingham residents did not have children in the schools. She would like to know more about how these facts should impact discussions around maintaining the numbers of students in the Birmingham school system.

Mr. Jeffares said the River Rouge is an incredible asset and that paving the path along it would make it more accessible to people in wheelchairs, parents with strollers, seniors, and other people with a variety of mobility considerations.

Chairman Clein said this discussion regarding resiliency had insufficient focus on infrastructure and climate. He acknowledged that it is not the master planning team’s charge to do an infrastructure study, but he said that a master plan cannot be done without commenting on the interaction between land use and infrastructure.

Ms. Whipple-Boyce asked Ms. Traxler whether the master planning team is following the discussions of the Ad Hoc Unimproved Street Study Committee (AHUSSC), which will be making recommendations for street improvements in the near future.

Ms. Traxler said the master planning team has been following the work of the AHUSSC, and that they expect to integrate the recommendations the AHUSSC makes into the master planning discussion.

Planning Director Ecker told the public that copies of the written recommendations and illustrations presented this evening were available at the front of the room for the taking.

Chairman Clein stated that the next Planning Board discussion of the draft master plan would be March 11, 2020, when the Board would be discussing neighborhood components.

Ms. Traxler stated that as these discussions progress she would be noting topics that need additional testing and public input. There would also be opportunity for additional in-person meetings, a drop-in clinic, a roundtable discussion, and a targeted survey.

Chairman Clein noted that everything from the evening's discussion would be minuted and submitted for approval by the Planning Director and Board members.

Planning Director Ecker confirmed for Chairman Clein that these minutes, once approved, could be posted to thebirminghamplan.com so they could be easily accessed by interested parties. She said that any resident interested in submitting feedback on this evening's topic could either email her at jecker@bhamgov.org or submit feedback on thebirminghamplan.com before March 11, 2020, and she would be sure to include the comments in the Board's agenda packet for its next draft master plan discussion.

In reply to Mr. Koseck, Ms. Traxler said potential cultural or civic additions to the City would be recommended for individual neighborhoods as part of the neighborhood plan. She said adding parks, sculptural gardens, expanding NEXT, and other similar opportunities are all ripe for further discussion.

Planning Director Ecker stated that each City Board has been provided with copies of the draft master plan and has been directed to provide feedback on the aspects of the draft that relate to their particular charges.

Chairman Clein invited a final round of public comment before closing out the evening's meeting.

Mr. Regan said:

- Birmingham boards could stand to have more regular inter-board communication because it often seemed to him that the boards are out of sync with each other.
- Parking would need to be discussed as part of the draft master plan, though he acknowledged that maybe parking was scheduled for a future evening's discussion.
- It is possible to build a City whose upkeep and maintenance the residents cannot afford. He said he would like to see more discussion on the upcoming bond vote for the schools.

Mr. Boyle thanked the public for coming and asked them all to return and bring a neighbor.

Mr. Arpin said that if the number of residential units are increased in a building, there will need to be an attendant increase in infrastructure serving the building and parking.

01-13-20

F. Miscellaneous Business and Communications:

a. Communications

b. Administrative Approval Correspondence

c. Draft Agenda for the next Regular Planning Board Meeting (February 27, 2020)

- Dick O'Dow's at 160 W. Maple with a SLUP Amendment request to add outdoor dining in the alley at the back of the restaurant temporarily for the 2020 season
- 2101 E. 14 Mile, development of a new single story medical office building, returning for Final Site Plan Review
- 35001 Woodward, postponement of the Preliminary Site Plan for the Hunter House site from tonight's meeting
- 469-479 S. Old Woodward rezoning request

d. Other Business

01-14-20

G. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

01-15-20

H. Adjournment

No further business being evident, the Chairman adjourned the meeting at 9:52 p.m.

Jana L. Ecker
Planning Director



MEMORANDUM

Planning Division

DATE: February 27th, 2020

TO: Planning Board

FROM: Brooks Cowan, City Planner

APPROVED: Jana Ecker, Planning Director

SUBJECT: 160 W. Maple, Dick O Dow's – Revised Final Site Plan and SLUP Amendment

Executive Summary

The subject site, Dick O Dow's, is located at 160 W. Maple, on the north side of W. Maple west of Pierce. The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District.

On April 26, 2017, the Planning Board conducted a public hearing to discuss a request by the applicant to renovate the rear façade of the building into what is now called "The Dow". The Planning Board voted to recommend approval to the City Commission of the Special Land Use Permit ("SLUP") and Final Site Plan for 160 W. Maple, Dick O'Dow's with the following conditions:

1. No outdoor seating is allowed under this current proposal;
2. That the rear door not be open after midnight; and
3. That when the rear door is open live music only be at the south end of the facility on the south side of the dividing doors.

On June 12, 2017, The City Commission voted to approve Dick O' Dow's Final Site Plan and SLUP Amendment with the conditions recommended by the Planning Board. Please see attached minutes from the Planning Board and City Commission from these dates.

Dick O'Dows has operated an outdoor dining patio in front of their establishment in an on-street parking space since 2007, though they have not been approved for outdoor dining facing the rear alley. The City of Birmingham intends to reconstruct Maple Road in the downtown area during the upcoming summer of 2020. As a result of the construction, the applicant will not be able to use their outdoor dining platform on Maple.

On December 16, 2019, the owner of Dick O'Dows attended the City Commission meeting and requested approval to use the rear of his property at 160 W. Maple for outdoor dining temporarily during the 2020 outdoor dining season due to construction on Maple Road. The applicant sent in a letter requesting an expedited review of the proposed temporary outdoor dining, and requested that the City waive the Special Land Use Permit ("SLUP") application fees, as the request was the result

of construction disruption. On January 13th, 2020, The City Commission voted to waive the SLUP fees and allow an expedited review of the proposed temporary outdoor dining. Please see attached minutes for more details.

The owner has now submitted an application for a SLUP Amendment to temporarily relocate the outdoor dining area to the rear of the building adjacent to "The Dow" space, on private property adjacent to the Willits Via.

1.0 Land Use and Zoning

- 1.1 Existing Land Use - The existing site is used for commercial purposes. Land uses surrounding the site are also retail and commercial, with multi-family residential to the north.
- 1.2 Existing Zoning – The property is currently zoned B-4, Business-Residential, and D-4 in the Downtown Overlay District. The existing use and surrounding uses appear to conform to the permitted uses of each Zoning District.
- 1.3 Summary of Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Commercial / Retail & Residential	Commercial / Retail	Commercial / Retail	Commercial / Retail
Existing Zoning District	B-4, Business- Residential	B-4, Business- Residential	B-4, Business- Residential	B-4, Business- Residential
Downtown Overlay Zoning District	D-4	D-4	D-4	D-4

2.0 Screening and Landscaping

- 2.1 Screening – No changes are proposed.
 - 2.2 Landscaping – Seven black planter boxes to enclose the outdoor dining are proposed. The site currently has four and the site plan has indicated that the three additional planter boxes will match what is currently there.
-

3.0 Parking, Loading, Access, and Circulation

- 3.1 Parking – As the subject site is located within the Parking Assessment District, the applicant is not required to provide on-site parking.
- 3.2 Loading – No changes are proposed.
- 3.3 Vehicular Access & Circulation - Vehicular access to the building will not be altered.
- 3.4 Pedestrian Access & Circulation – No changes proposed.
- 3.5 Streetscape – The applicant is not proposing to alter the existing sidewalk, street trees, or light poles.

4.0 Lighting

No new lighting is proposed at this time.

5.0 Departmental Reports

- 5.1 Engineering Division – Comments will be provided by Thursday February 27th, 2020.
- 5.2 Department of Public Services – Comments will be provided by Thursday February 27th, 2020.
- 5.3 Fire Department – Comments will be provided by Thursday February 27th, 2020.
- 5.4 Police Department - Comments will be provided by Thursday February 27th, 2020.
- 5.5 Building Department - Comments will be provided by Thursday February 27th, 2020.

6.0 Design Review

The applicant is proposing to add 5 outdoor dining tables with 4 seats each for a total of 20 outdoor seats. The plans indicate all outdoor seats and tables will be located on private property. The site plan also indicates that the outdoor dining area will be enclosed by seven black planter boxes that are typical of what exists there today.

Outdoor Dining Standards:

The applicant has indicated a service refuse container within the outdoor dining area. The outdoor dining is surrounded by the B4 Business-Residential Zone on all sides, is not adjacent to a multi-family residential district, and therefore the Zoning Ordinance permits outdoor dining to be used until the close of business unless otherwise determined by the City Commission as a condition if the temporary SLUP is approved. The conditions of approval for the renovation in 2017 included not allowing the rear door to be open after 12am. **The Planning Division recommends that the Planning Board and City Commission**

discuss hours of operation for the outdoor dining. The outdoor dining furniture appears to be made of high quality wood and metal, therefore satisfying the outdoor dining requirements.

Signage

No signage changes are proposed at this time.

7.0 Downtown Birmingham 2016 Overlay District

The site is located within the D-4 zone of the 2016 Regulating Plan, within the Downtown Birmingham Overlay District. The Planning Division finds the proposed site plan adequately implements the goals of the plan as they relate to the activation of alleys and passages. The 2016 Plan states that the alleys and passages of Birmingham are underutilized spaces and that they should be maintained at a standard comparable to the sidewalks in town and that outdoor dining specifically should be encouraged.

8.0 Via Activation Overlay



The proposed outdoor dining is on private property that abuts Willits Alley which is a designated Active Via. The applicant currently has a roll up door facing the alley and a façade that is mostly glass that creates more visible activity for the alley. The location is also identified in the Via Activation Overlay as a Potential Vista. According to Article 3.16(H)(5):

Any building façade that terminates a view, as designated in the on Via Activation Plan, shall provide distinct and prominent architectural features of enhanced character and visibility or artistic elements, which reflect the importance of the building's location and create a positive visual landmark within the via system.

The addition of outdoor dining in the proposed space could be considered an architectural feature that creates a positive visual landmark as it enhances the space with people and

activity. The goal of the Via Activation Overlay is to encourage designs and uses that enhance the character and visual interest of the alley. Outdoor dining in the proposed space has the potential to create more human interaction in the alley, enhance the character of the corner upon which it is located and encourage pedestrians to explore the vias more often.

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property not diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Approval Criteria for Special Land Use Permits

Article 07, section 7.34 of the Zoning Ordinance specifies the procedures and approval criteria for Special Land Use Permits. Use approval, site plan approval, and design review are the responsibilities of the City Commission. This section reads, in part:

Prior to its consideration of a special land use application (SLUP) for an initial permit or an amendment to a permit, the **City Commission shall refer the site plan and the design to the Planning Board for its review and recommendation. After receiving the recommendation, the City Commission shall review the site plan and design of the buildings and uses proposed** for the site described in the application of amendment.

The City Commission's approval of any special land use application or amendment pursuant to this section shall constitute approval of the site plan and design.

11.0 Suggested Action

Based on a review of the site plans submitted, the Planning Division recommends that the Planning Board recommend APPROVAL of the applicant's request for Revised Final Site Plan and SLUP Amendment for 160 W. Maple, Dick O' Dow's to allow outdoor dining at the rear of the building from April 1 through November 15, 2020 during construction on E. and W. Maple.

12.0 Sample Motion Language

Based on a review of the site plans submitted, the Planning Board recommends APPROVAL of the applicant's request for Revised Final Site Plan and SLUP Amendment for 160 W. Maple, Dick O' Dow's to allow outdoor dining at the rear of the building from April 1 through November 15, 2020 during construction on E. and W. Maple.

OR

Motion to recommend DENIAL of the Revised Final Site Plan and SLUP Amendment to the City Commission for 160 W. Maple, Dick O' Dow's, for the following reasons:

1. _____
2. _____

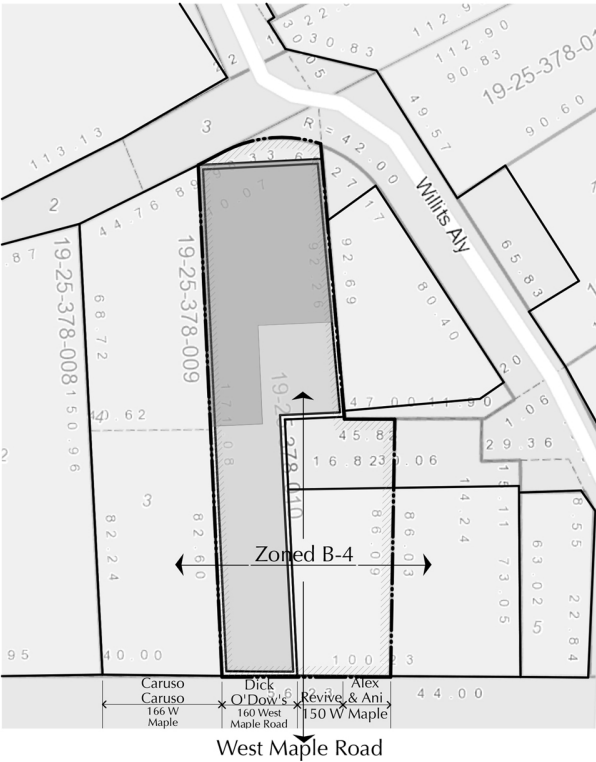
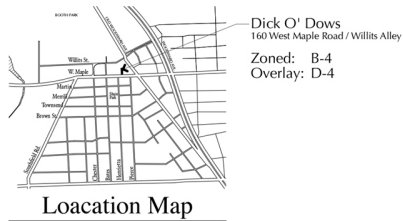
OR

Motion to POSTPONE the Revised Final Site Plan and SLUP Amendment for 160 W. Maple, Dick O' Dow's, with the following conditions:

1. _____
 2. _____
-

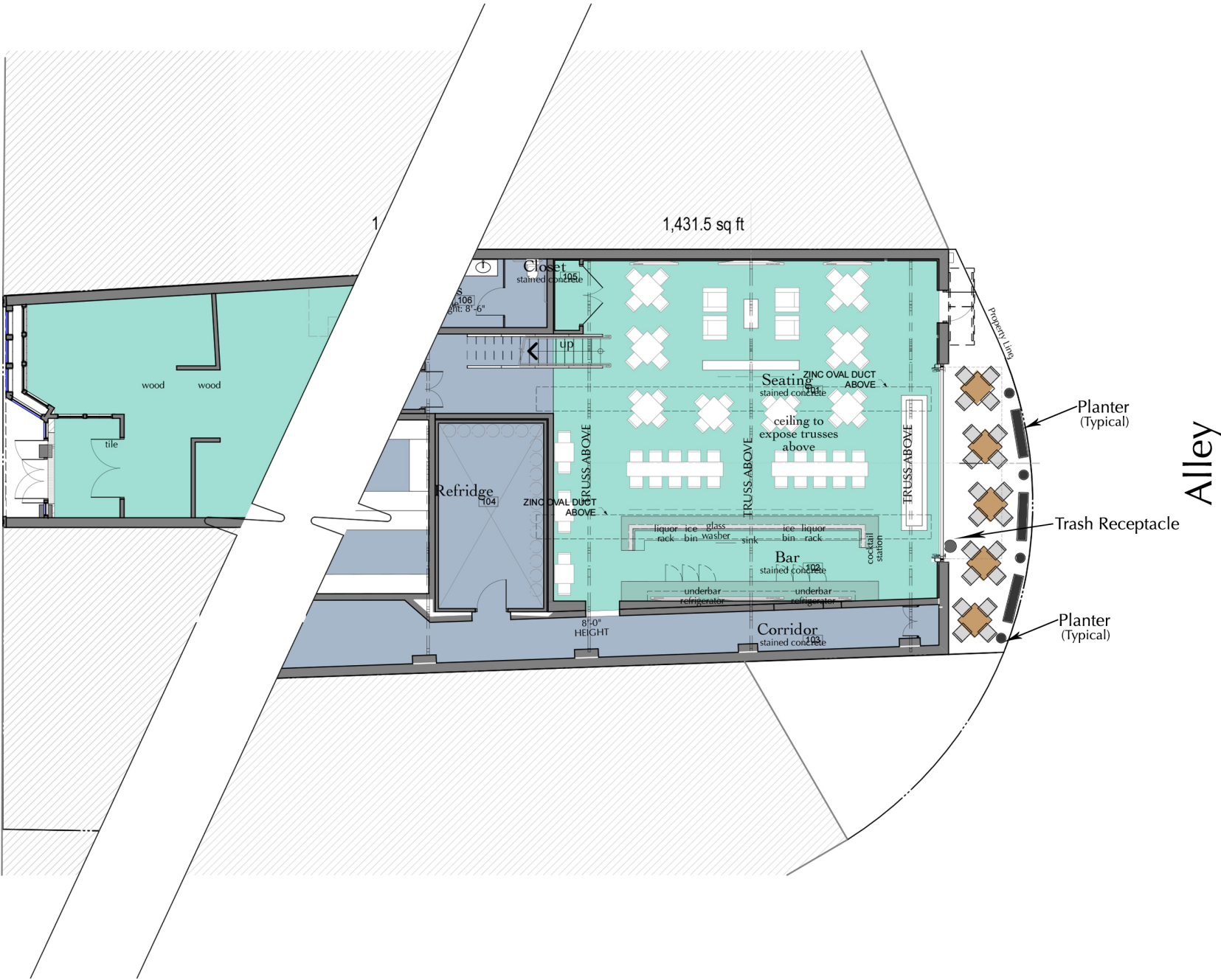
O' Dow's Exchange

160 West Maple Road / Willits Alley
Birmingham, Michigan 48009



Site Plan

West Maple



1st Floor - Proposed

1/8" = 1'-0"



CHRISTOPHER J. LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940









Special Land Use Permit Application

Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: Mitch Black
Address: 160 W. Maple
Birmingham, AL 48009
Phone Number: 248-227-3840
Fax Number: _____
Email address: semblack@sbcglobal.net

3. Applicant's Attorney/Contact Person

Name: Mitch Black
Address: 160 West Maple
Birmingham, AL 48009
Phone Number: 248-227-3840
Fax Number: _____
Email address: _____

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;

2. Property Owner

Name: LEVINSON LEVIN Prop LLC
Address: 22519 FIDDLERS COVE RD
BEVERLY HILLS, MD 48025
Phone Number: (248) 766-2226
Fax Number: _____
Email address: levinsons3@yahoo.com

4. Project Designer/Developer

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email address: _____

6. Project Information

Address/Location of the property: _____
Name of development: _____
Sidwell #: _____
Current Use: _____
Proposed Use: _____
Area of Site in Acres: _____
Current zoning: _____
Is the property located in the floodplain? _____
Name of Historic District Site is located in: _____
Date of Historic District Commission Approval: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____

- v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
 - III. Samples of all proposed materials;
 - IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
 - V. Current aerial photographs of the site and surrounding properties;
 - VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
 - VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Application for Revised Final Site Plan: _____
Date of Revised Final Site Plan Approval: _____
Date of Design Review Board Approval: _____
Is there a current SLUP in effect for this site? _____
Date of Application for SLUP: _____
Date of SLUP Approval: _____
Date of Last SLUP Amendment: _____
Will proposed project require the division of platted lots? _____
Will proposed project require the combination of platted lots? _____

7. Details of the Proposed Development (attach separate sheet if necessary)

OUTDOOR TABLE SEATING ON OWN PROPERTY

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: _____

Use of Buildings: _____
Height of Rooftop Mechanical Equipment: _____

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: _____
Number of square feet per upper floor: _____
Total floor area: _____
Floor area ratio (total floor area ÷ total land area): _____
Open space: _____
Percent of open space: _____

Office Space: _____
Retail Space: _____
Industrial Space: _____
Assembly Space: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Residential Structures:

Total number of units: _____
Number of one bedroom units: _____
Number of two bedroom units: _____
Number of three bedroom units: _____
Open space: _____
Percent of open space: _____

Rental units or condominiums? _____
Size of one bedroom units: _____
Size of two bedroom units: _____
Size of three bedroom units: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Additions:

Total basement floor area, if any, of addition: _____
Number of floors to be added: _____
Square footage added per floor: _____
Total building floor area (including addition): _____
Floor area ratio (total floor area ÷ total land area): _____
Open Space: _____
Percent of open space: _____

Use of addition: _____
Height of addition: _____
Office space in addition: _____
Retail space in addition: _____
Industrial space in addition: _____
Assembly space in addition: _____
Maximum building occupancy load (including addition): _____

10. Required and Proposed Setbacks

Required front setback: _____
Required rear setback: _____
Required total side setback: _____
Side setback: _____

Proposed front setback: _____
Proposed rear setback: _____
Proposed total side setback: _____
Second side setback: _____

11. Required and Proposed Parking

Required number of parking spaces: _____
Typical angle of parking spaces: _____
Typical width of maneuvering lanes: _____
Location of parking on site: _____
Location of parking off site: _____
Number of light standards in parking area: _____
Screenwall material: _____

Proposed number of parking spaces: _____
Typical size of parking spaces: _____
Number of spaces <180 sq. ft.: _____
Number of handicap spaces: _____
Shared parking agreement? _____
Height of light standards in parking area: _____
Height of screenwall: _____

12. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

13. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____
Number of existing street trees: _____
Number of proposed street trees: _____
Streetscape plan submitted? _____

Description of benches or planters: _____
Species of existing trees: _____
Species of proposed trees: _____

14. Loading

Required number of loading spaces: _____
Typical angle of loading spaces: _____
Screenwall material: _____
Location of loading spaces on site: _____

Proposed number of loading spaces: _____
Typical size of loading spaces: _____
Height of screenwall: _____
Typical time loading spaces are used: _____

15. Exterior Waste Receptacles

Required number of waste receptacles: _____
Location of waste receptacles: _____
Screenwall material: _____

Proposed number of waste receptacles: _____
Size of waste receptacles: _____
Height of screenwall: _____

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Size of transformers (L•W•H): _____
Number of utility easements: _____
Screenwall material: _____

Location of all utilities & easements: _____

Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Size of ground mounted units (L•W•H): _____
Screenwall material: _____

Location of all ground mounted units: _____

Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____

Screenwall material: _____
Location of screenwall: _____

Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____
Percentage of rooftop covered by mechanical units: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

17. Accessory Buildings

Number of accessory buildings: _____
Location of accessory buildings: _____

Size of accessory buildings: _____
Height of accessory buildings: _____

18. Building Lighting

Number of light standards on building: _____

Type of light standards on building: _____

Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Height from grade: _____
Proposed wattage per fixture: _____

19. Site Lighting

Number of light fixtures: _____
Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Type of light fixtures: _____
Height from grade: _____
Proposed wattage per fixture: _____
Holiday tree lighting receptacles: _____

20. Adjacent Properties

Number of properties within 200 ft.: _____

Property #1

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #2

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #3

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #4

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #5

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

LEVINSON LEVIN PROPERTIES, LLC
BY: MARIE ELLER LEVINSON TRUST, CO-MANAGING MEMBER
Signature of Owner: David C. Levinson Date: 1/9/2020
TRUSTEE

Print Name: DAVID C. LEVINSON

Signature of Applicant: [Signature] Date: 1-8-2020

Print Name: [Signature]

Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

- ☐ 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☐ 14. Existing and proposed utilities and easements and their purpose;
- ☐ 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ☐ 16. General description, location, and types of structures on site;
- ☐ 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- ☐ 18. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 19. Elevation drawings showing proposed design;
- ☐ 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☐ 21. Location of all exterior lighting fixtures;
- ☐ 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ☐ 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ☐ 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 25. Color elevation drawings showing the proposed design for each façade of the building;
- ☐ 26. List of all materials to be used for the building, marked on the elevation drawings;
- ☐ 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ☐ 28. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 29. A list of any requested design changes;
- ☐ 30. Itemized list and specification sheets of all materials, light fixtures and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☐ 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ☐ 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



FEE SCHEDULE

Application	Fees
Administrative Approval	\$100
Administrative Sign Approval	\$100
Board of Zoning Appeals* <ul style="list-style-type: none"> Single Family Residential All Other Zoning Districts 	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Division/Combination of Platted Lots	\$200
Historic District Review* <ul style="list-style-type: none"> Single Family Residential All Other Zoning Districts 	No Charge \$350
Public Notice Sign <ul style="list-style-type: none"> Notice Sign Rental Returnable Sign Bond 	\$50 \$100 ➔ \$150 total
Preliminary/Final Site Plan Review <ul style="list-style-type: none"> R4 – R8 Zoning District Nonresidential Districts 	\$850, plus \$50 per dwelling unit \$1,050, plus \$50 per acre or portion of acre
Special Land Use Permit* <ul style="list-style-type: none"> Plus Site Plan Review Plus Design Review Plus Publish of Legal Notice Plus Sign Rental and Deposit 	\$800 \$1,050 \$350 \$450 \$150 ➔ \$2,800 total
Special Land Use Permit Annual Renewal	\$200
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50

***The fees for Board of Zoning Appeals, Community Impact Study Review, Design Review, Site Plan Review, Historic District Review and Special Land Use Permits shall be double the listed amounts in the event the work is commenced prior to the filing of an application for review by the City of Birmingham.**



SPECIAL LAND USE PERMIT APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: MITCH BLAKE Case #: _____ Date: 1-8-20
Address: 160 W. 11th St Project: _____

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Site Plan for Special Land Use Permit

A full Site Plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. Aerial photographs of the subject site and surrounding properties;
- ☐ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ☐ 10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
- ☐ 11. Interior floor plans;
- ☐ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");



Notice Signs - Rental Application Community Development

1. Applicant

Name: MIRIAM BIRK
Address: 160 W MAPLE

Phone Number: 248-642-1135

Fax Number: 248-642-9002

Email address: sembkirk@sbcglobal.net

Property Owner

Name: LEVINSON & LEVIN PROPERTIES, LLC
Address: 22519 FIDDLERS COVE RD

BEVERLY HILLS, MI 48025

Phone Number: (248) 766-2222

Fax Number: _____

Email address: levinson53@yahoo.com

2. Project Information

Address/Location of Property: _____

Name of Development: _____

Area in Acres: _____

Name of Historic District site is in, if any: _____

Current Use: _____

Current Zoning: _____

3. Date of Board Review

Board of Building Trades Appeals: _____

City Commission: _____

Historic District Commission: _____

Planning Board: _____

Board of Zoning Appeals: _____

Design Review Board: _____

Housing Board of Appeals: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: [Signature]

Date: 1-7-2020

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed by: _____



MEMORANDUM

Planning Division

DATE: January 8, 2020

TO: Joseph A. Valentine, City Manager

FROM: Jana Ecker, Planning Director

SUBJECT: Dick O'Dows, 160 W. Maple
Review Process for SLUP Amendment

INTRODUCTION:

Dick O'Dows Irish Pub was the first restaurant in Birmingham to open an outdoor dining patio in front of their establishment in an on-street parking space. Their custom made patio platform was installed in 2007, and has been in continuous use during the warmer months since that time.

BACKGROUND:

The City of Birmingham completed Phase 1 of the Maple and N. Old Woodward reconstruction project in the summer of 2018. This coming summer, the City plans to complete a reconstruction of Maple Road extending from the limits of Phase 1 west to Southfield Road, and from the limits of Phase 1 east to Woodward Avenue. As a result of this ongoing construction, Dick O'Dows restaurant will not be able to continue using their outdoor dining platform on Maple.

On December 16, 2019, the owner of Dick O'Dows attended the City Commission meeting and requested approval to use the rear of his property at 160 W. Maple for outdoor dining temporarily during the 2020 outdoor dining season due to construction on Maple Road. The applicant sent in a letter requesting an expedited review of the proposed temporary outdoor dining, and requested that the City waive the Special Land Use Permit ("SLUP") application fees, as the request was the result of construction disruption.

The owner has now submitted an application for a SLUP Amendment to temporarily relocate the outdoor dining area to the rear of the building adjacent to "The Dow" space, on private property adjacent to the Willits via. This matter is scheduled to be reviewed by the Planning Board on February 26, 2020.

LEGAL REVIEW:

The City Attorney has reviewed the proposed schedule and has no concerns.

FISCAL IMPACT:

There are no fiscal impacts that will occur if the above review schedule proposed by the Planning Board is approved.

PUBLIC COMMUNICATIONS:

Prior to the application being considered by the Planning Board on February 26, 2020, the Planning Division will send out notices to all property owners and tenants within 300' of 160 W. Maple seeking public comment on the proposal. This process will be repeated by the City Clerk's Office when the matter is scheduled before the City Commission for final approval.

SUMMARY:

The owner of Dick O'Dows restaurant is requesting a SLUP Amendment to temporarily locate their outdoor dining at the rear of the building adjacent to the Willits via for the 2020 outdoor dining season. The applicant is further requesting that the City Commission waive the application fee for the SLUP amendment, and expedite processing of the SLUP application to allow the relocated outdoor dining area to open at the beginning of the outdoor dining seasons on April 1, 2020.

ATTACHMENTS:

- Letter from Applicant
- Existing Storefront and Patio on W. Maple
- Maple Road Construction Plans for W. Maple in front of Dick O'Dows

SUGGESTED RESOLUTION:

To approve the applicant's request to waive the application fees and expedite the request for a SLUP Amendment for Dick O'Dows at 160 W. Maple to allow the applicant to temporarily relocate the outdoor dining area at the rear of the building during the 2020 outdoor dining season.

Mitch Black
160 West Maple
Birmingham Mi. 48009
11-21-2019

Birmingham City Council
Birmingham, Mi. 48009

Dear Birmingham Commission,

I am submitting this letter in regard to the upcoming road construction on Maple Road this spring and summer of 2020. I have been a part of the Birmingham community for over 23 years. Over that period of time I have witnessed many exciting and positive changes in the city. As a small business owner, it has not always been easy with many economic and competitive challenges. When Old Woodward was redone in the summer of 2018, we were the only restaurant with a dining platform that was affected. We are unique in the fact that we are the only restaurant in Birmingham that will be as adversely affected by this upcoming for two out of three summers. We are also unique in the fact that we own property at the rear of the building that is currently designated by planters. Given our unique circumstances, I am respectfully requesting your consideration during the 2020 construction project on Maple Road to temporarily allow use of our private property to relocate our outdoor dining.

This spring will be equally if not more challenging as there are even more options for summer outdoor dining. With the opening of the Dow space in the rear of the pub we have been able to clean and revitalize our rear entrance. We would like the City to consider relief from the upcoming construction by allowing us to place tables on our property on a temporary basis. We are not currently allowed to use this space and I would like you to consider the normal cost and fees consistent with the application process be waived and allow us to operate next summer on our property, The request would give us the chance to further enhance the alley that has been the goal and vision of the city plan, but also allow some accommodation for the challenges this project will bring.

We are also faced with the real possibility of having to replace our dining platform with the changes in the curb and sidewalk area that would be consistent of rebuilding the

road. We anticipate that our current platform will require at minimum rebuilding and the real likelihood of complete replacement at significant cost.

I feel that we have been an important part of the downtown experience and we value our role in the community. By allowing us to use the property at the rear would allow us to remain competitive in the summer months and as a small business I am trying to be as proactive as possible in light of expected challenges ahead. Thank you for the consideration and look forward to being a part of the fabric of Birmingham for the next 20 years. We are not asking you to forgo the usual application process only an exception to allow us an equal competitive basis with other legacy licenses and newly developed bistros as we prepare for the much needed infrastructure and beautification project that is planned in 2020.

In closing here are the specific requests that I would like you to consider

1. The temporary use of owned property at the rear of 160 West Maple for the spring and summer of 2020 for the placement of outdoor dining
2. Waive fees associated with application process
3. Understanding that this is only a temporary request that can be revoked at any time

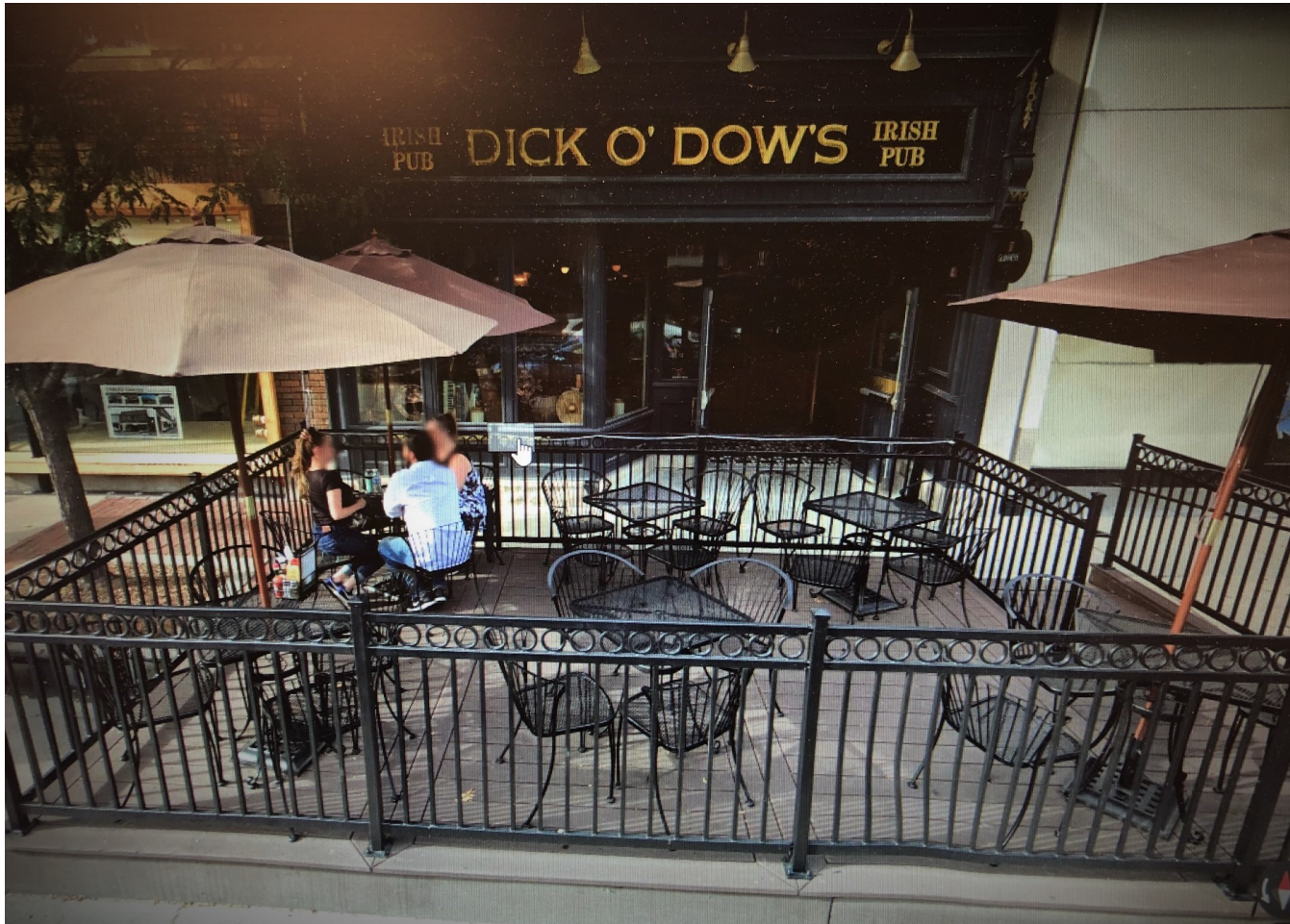
Thank you for your consideration and allowing Dick O'Dow's to be a part of our great community.

Best,



Mitch Black

Dick O'Dows Irish Pub and The Dow





NOWAK & FRAUS ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Maple Road
Reconstruction Project
2020

CLIENT



Engineering Department
151 Martin Street
Birmingham, MI 48012

PROJECT LOCATION
Part of the S./N. 1/2
of Section 25/36
Town 2 North,
Range 10 East
City of Birmingham,
Oakland County, Michigan

SHEET
W. Maple Road
Sta. 12+00 to Sta. 16+00
Construction Plan



Know what's below
Call before you dig.

DATE ISSUED/REVISED
07-26-19 PRELIMINARY CITY REVIEW
09-06-19 MDOT G.I. SUBMITTAL

DRAWN BY:
G. Viju

DESIGNED BY:
P. Tulikangas

APPROVED BY:
B. Buchholz

DATE:
9-26-2018

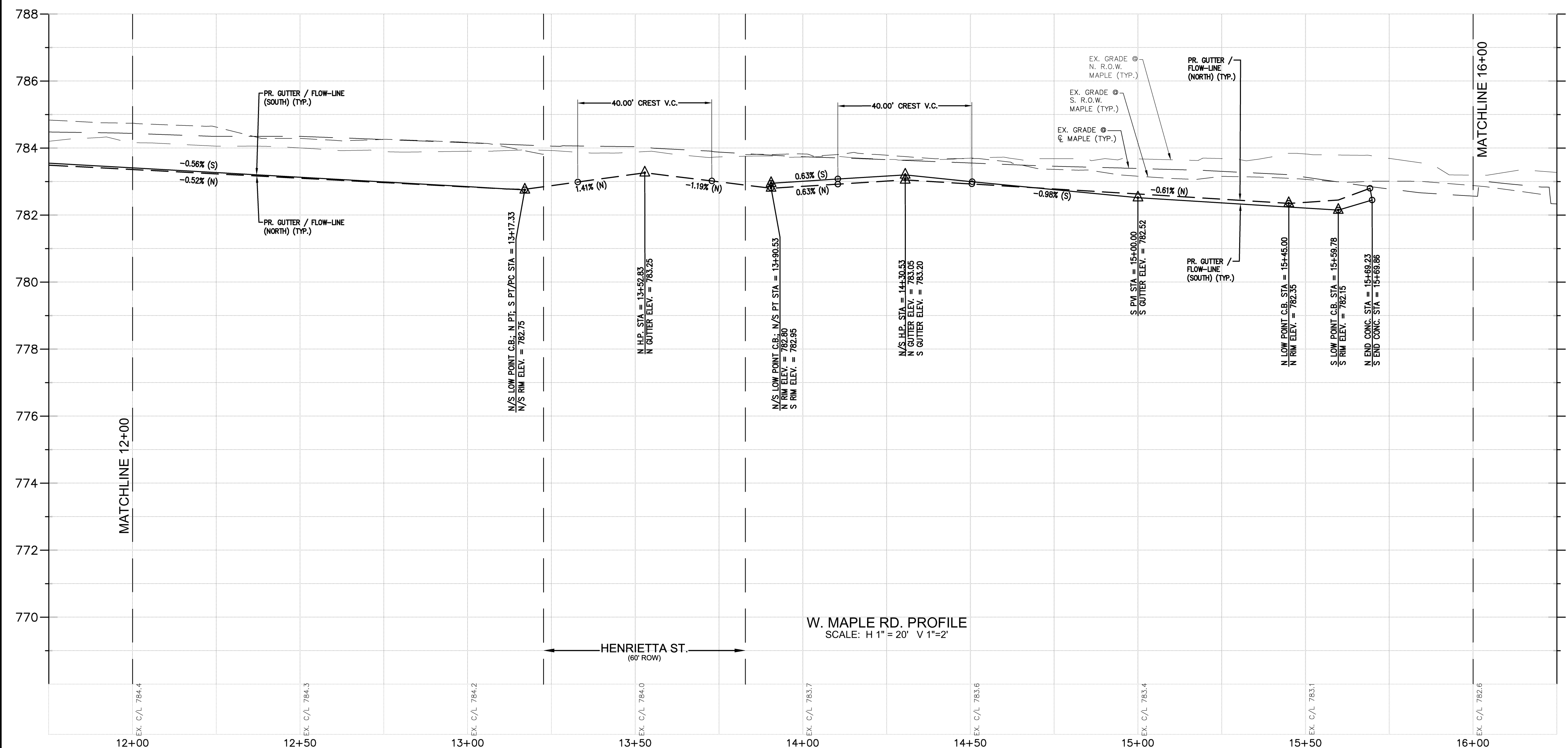
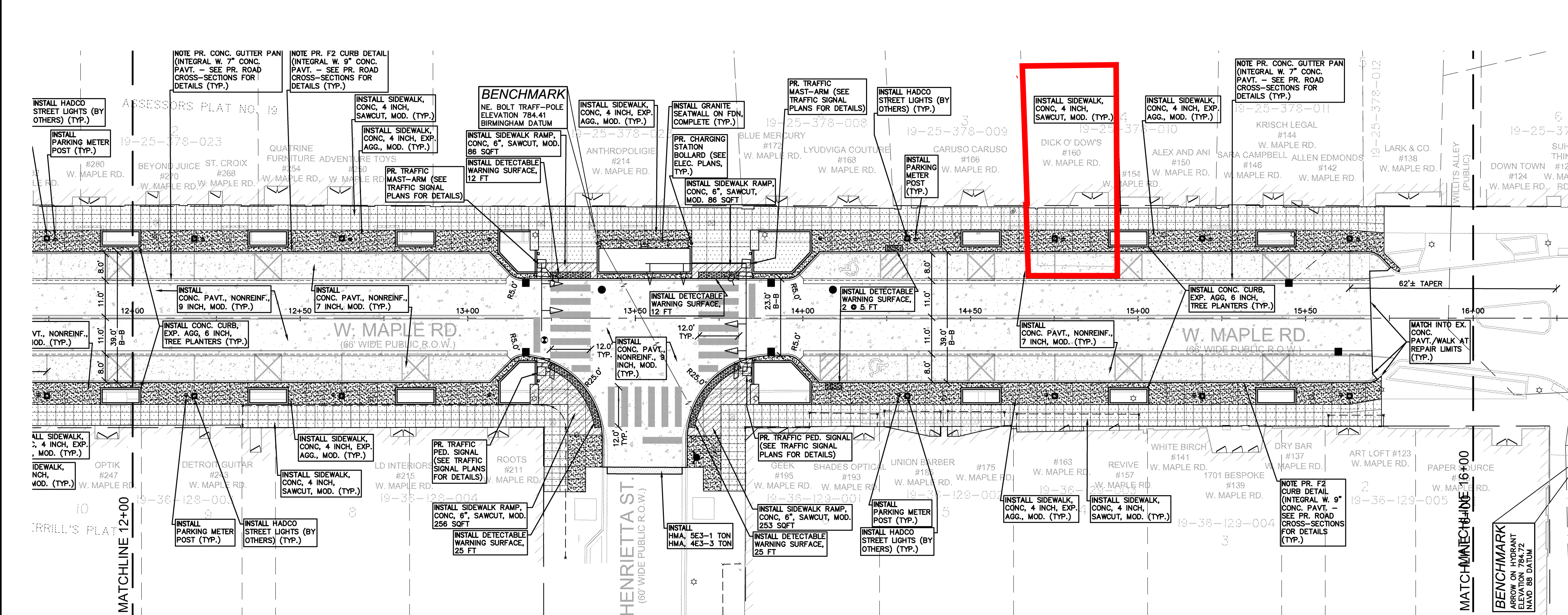
SCALE: 1" = 20'

NFE JOB NO.

SHEET NO.

K516

24



UTILITY NOTE
THE LOCATIONS AND ELEVATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE SURVEY DRAWING WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANY RECORDS AND MAPS. THEREFORE, NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LEGEND	
	CLEAN-OUT
	MANHOLE
	EXISTING SAN/COMB SEWER
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EXISTING BURIED CABLES
	EXISTING GAS MAIN
	OVERHEAD LINES
	EX. PAVERS
	PR. CURB REPAIRS
	PR. FULL-DEPTH ASPHALT REPAIR
	PR. PARTIAL-DEPTH ASPHALT REPAIR
	PR. CONC. PAVT. W/ INT. CURB
	PR. THROATED SIDEWALK/RAMP
	PR. 4' SAWCUT CONCRETE SIDEWALK
	PR. 4' EXP. AGGREGATE CONCRETE SIDEWALK
	RECORD CURB-RAMP LOCATION (APPROX.)
	LANDSCAPE BED
	EX. SOIL BORING
	PUBLIC PHONE WELL
	PUMP SIGN POST/BOLLARD
	MAIL BOX
	ROCK/BOULDER
	SPRINKLER VALVE BOX
	SPRINKLER HEAD
	FOUND PROPERTY MARKER
	DOWNSPOUT
	GROUND ELEVATION

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 26, 2017
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on April 26, 2017. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Stuart Jeffares, Bert Koseck, Vice Chairperson Gillian Lazar, Janelle Whipple-Boyce (arrived at 7:40 p.m.; Alternate Board Members Lisa Prasad, Daniel Share; Student Representatives Ariana Afrakhteh (left at 9:40 p.m.), Isabella Niskar

Absent: Board Members Robin Boyle, Bryan Williams

Administration: Matthew Baka, Sr. Planner
Sean Campbell, Asst. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

Also present: Mike Labadie from Fleis & Vandenbrink
("F&V"), Transportation Engineering Consultants for the City

04-80-17

**SPECIAL LAND USE PERMIT ("SLUP")
FINAL SITE PLAN REVIEW**

1. 160 W. Maple Rd.

Dick O'Dow's Irish Pub

**Request for SLUP to allow re-design of the rear of the building to open into the
via for open air dining**

Mr. Campbell explained the subject site is located on the north side of W. Maple Rd. west of Pierce. The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District. The applicant, Dick O'Dow's, is proposing to renovate the rear façade of the building for open air dining and to make interior modifications. The establishment operates with an existing Class C quota liquor license. Article 06, section 6.02(A)(5) Continuance of Non-conformity, requires that any establishment with alcoholic beverage sales (on-premise consumption) shall obtain a SLUP upon change in ownership or name of establishment, or upon application for a site plan review. Accordingly, the applicant is required to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP, and then obtain approval from the City Commission for the Final Site Plan and SLUP. As the proposed establishment is

located within the Central Business District Historic District, the applicant is also required to appear before the Historic District Commission ("HDC"). The applicant is scheduled to appear at the May 3, 2017 HDC meeting.

Design Review

The applicant is proposing to renovate the existing rear façade by installing a large glass roll-up door, eliminating the dumpster enclosure, and reducing the existing double entrance door down to a single door. The applicant is also proposing extensive renovation to the interior of the building.

Rear Façade

The proposed roll-up door will have insulated glass in an aluminum frame on bi-fold steel straps by "Schweiss Doors." The double door at the west end of the rear façade is proposed to be replaced with a single wood and glass door that will be accented with a small steel canopy above constructed on a steel tube frame. The remainder of the rear façade is concrete block which is proposed to be painted BM2126-20 "Raccoon Fur."

Interior changes

The back half of the building interior is proposed to be demolished and rearranged to create a second bar and seating area. The new bar is proposed to have 18 seats and the table seating is proposed at 62 seats for a grand total of 80 seats.

Signage

No signage changes are proposed at this time.

Mr. Christopher Longe, Architect, spoke for the business owner, Mr. Mitch Black who was present. Mr. Longe explained they plan to expose the interesting steel trusses in the new bar seating area. The whole idea is to have a craft beer bar/restaurant off of the Willits Alley. In response to the Chairman, he noted there is no intention to have live music in the new bar. There will be doors that will act as a sound buffer between it and music coming from the front.

Mr. Mitch Black explained their idea is to try and re-energize the back area. It will be a quieter environment than up-front. In order to create space they have moved their dumpster back into a corner by the building near the main service door.

Chairman Clein took comments from members of the public at 7:55 p.m.

Dr. Marvin Siegel, a resident of the Willits Building, noted the noise and activity from the beer restaurant will echo through the alley until 2 a.m. The residents should be considered.

Ms. Linda Kenyon said she also lives on the back side of the Willits. She thought there should be barriers to prevent bar customers from pushing out onto the alley. She was concerned about gatherings of people becoming rowdy. Drawings need to be clearer before anything moves forward.

Mr. John Demar, who lives at the Willits, said there could be a real problem in the alley unless it is delineated that people can't spill out of the beer restaurant area.

Dr. Siegel mentioned also that there will be a lot more car traffic in the alley from dropping people off and picking them up.

Ms. Ecker reported that two letters were received from Cheryl Anobile, 111 Willits, along with a video regarding noise concerns.

Motion by Ms. Lazar

Seconded by Mr. Share to accept the letters for the packet.

Motion carried, 7-0.

VOICE VOTE

Yeas: Lazar, Share, Clein, Jeffares, Koseck, Prasad, Whipple-Boyce

Nays: None

Absent: Boyle, Williams

Ms. Lazar was in agreement that the board ought to see more finite drawings to provide assurance there is a demarcation line between the restaurant seating and the alley. Mr. Share did not think the alley doors should be open past midnight. Mr. Share further noted it may be difficult for the Planning Board to legislate noise coming from patrons outside in the alley.

Mr. Black spoke to say he has no problem with a restriction on the hours the rear door can be open or closed. They are looking to be a great neighbor. With the new beer restaurant opening up they will have a lot better idea of what is going on in the alley and be able to monitor it because of the increased visibility into the alley and the increase in staffing in the rear portion of the restaurant.

Ms. Niskar thought if noise has been an issue for a very long time, this is a good time for the establishment to make the transition.

Motion by Mr. Share

Seconded by Ms. Prasad that the Planning Board approve the Final Site Plan and a SLUP for 160 W. Maple Rd, Dick O'Dow's, as presented subject to the following conditions:

- 1. No outdoor seating is allowed under this current proposal;**
- 2. That the rear door not be open after midnight; and**
- 3. That when the rear door is open live music only be at the south end of the facility on the south side of the dividing doors.**

Public comment on the motion was allowed at 8:18 p.m.

Ms. Cheryl Anobile stated that noise coming from groups of smokers in the back is extremely loud and it echoes through the alley. Additionally, their smoke wafts upward toward balconies in the Willits.

BIRMINGHAM CITY COMMISSION MINUTES
JUNE 12, 2017
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Mark Nickita called the meeting to order at 7:30 p.m.

II. ROLL CALL

ROLL CALL:	Present,	Mayor Nickita Mayor Pro Tem Harris (<i>arrived at 8:10 p.m.</i>) Commissioner Bordman Commissioner Boutros Commissioner DeWeese Commissioner Hoff Commissioner Sherman (<i>arrived at 8:46 p.m.</i>)
	Absent,	None

Administration: City Manager Valentine, Senior Planner Baka, City Clerk Brown, Police Chief Clemence, City Attorney Currier, City Planner Ecker, DPS Manager Filipski, Finance Director Gerber, Assistant to the City Manager Haines, Building Official Johnson, City Engineer O'Meara, DPS Director Wood

VI. NEW BUSINESS

06-153-17 PUBLIC HEARING - FINAL SITE PLAN AND SPECIAL LAND USE PERMIT (SLUP) - 160 W. MAPLE – DICK O'DOW'S

Mayor Nickita opened the public hearing at 8:14 p.m.

City Planner Ecker reported:

- The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District.
- The applicant, Dick O Dow's, is proposing to renovate the rear façade of the building and make interior modifications.
- The establishment operates with an existing Class C quota liquor license. Article 06, section 6.02 Continuance of Nonconformity, A (5) requires that any establishment with alcoholic beverage sales (on-premise consumption) shall obtain

a Special Land Use Permit upon change in ownership or name of establishment, or upon application for a site plan review.

- On April 26, 2017, the Planning Board conducted a public hearing on the applicant's request to renovate the rear façade of the building. The Planning Board voted unanimously to recommend approval to the City Commission of the Special Land Use Permit ("SLUP") and Final Site Plan for 160 W. Maple, Dick O'Dow's with the following conditions:
 1. No outdoor seating is allowed under this current proposal;
 2. That the rear door not be open after midnight;
 3. That when the rear door is open live music only be at the south end of the facility on the south side of the dividing doors.
- As the proposed establishment is located within the Central Business District Historic District, the applicant is also required to appear before the Historic District Commission (HDC). On May 3, 2017, the HDC voted unanimously to recommend approval to the City Commission of the proposed design changes for 160 W. Maple, Dick O'Dow's.

City Planner Ecker clarified for Commissioner Hoff:

- The new area will seat 62 at tables and 18 at the bar. The back area could accommodate a 90-person party.
- The garage door is insulated glass in an aluminum frame, so it is not designed to be soundproof.
- No outside lighting is proposed, but the glass garage door will allow ambient light into the alley.

Answering additional questions from Commissioner Hoff, Mr. Mitch Black, Dick O'Dow's noted:

- The bar will be on east wall where the fireplace is currently located.
- There will be tables along the front of the garage door, but the garage door is not for entry/exit.
- There are typically hostesses on the weekends and at other times as needed.

Mr. Black responded to questions from Commissioner DeWeese by explaining:

- Only six additional seats are proposed over the current seating in the back area.
- Potential noise problems will be monitored by Dick O'Dow's staff for compliance with the City's noise ordinance.
- The establishment has been in business for 21 years with few complaints.
- The front and back will be separated by a hallway 10' longer than the current one, to fully separate the front and back atmospheres.
- On St. Patrick's Day the weather is typically too cold to open the garage door, so it will likely be closed during those celebrations.

Commissioner DeWeese commented that the key thing is management, and indicated Dick O'Dow's has managed fairly well in the past. He encouraged Mr. Black to maintain control going forward.

Dr. Marvin Siegel, Willits Condominiums, expressed concerns about any additional plans the Commission has for the Willits Alley. Mayor Nickita indicated the plan is to keep the alley pedestrian friendly. Dr. Siegel was not opposed to stores along the alley having access for customers from the alley.

Dr. Siegal was under the impression there would be no music in the back room. Mr. Black:

- Clarified there will be no live music, but there will be background music.
- Confirmed there will be no seating in the alley.
- Confirmed the garage door will close at midnight.
- Verified the door and both front and back exits meet applicable City fire codes.

Dr. Siegal commented, with bar traffic leaving the area at 2:00 a.m. and early morning traffic beginning around 7:00 a.m., Willits residents have only a five-hour reprieve from traffic noise.

City Attorney Currier clarified the City has control over the north-south portion of the Willits alley, but the east-west portion is owned by Willits Condominiums and the City just has an emergency vehicle easement.

Commissioner Boutros was in favor of activating and enhancing the alley.

Commissioner Hoff was in favor of Dick O'Dow's plan, calling it an asset to Birmingham. She expressed some concern about noise for the residents of the Willits Condominiums, but noted only Dr. Siegal and Cheryl Anobile from the Willits registered concern. Commissioner Hoff stated that if the Willits residents are not concerned she supports the plan.

Commissioner DeWeese asked that the prohibition against outdoor seating in the rear of the building be made clear in the Commission's action.

Mayor Nickita closed the public hearing at 8:42 p.m.

MOTION: Motion by Commissioner Boutros, seconded by Commissioner DeWeese:

To approve the Final Site Plan and Special Land Use Permit for 160 W. Maple - Dick O'Dow's, to allow the renovation of the existing restaurant, with no outdoor seating allowed in the rear of the building.

VOTE: Yeas, 6
 Nays, 0
 Absent, 1 (Sherman)

Mayor Nickita noted the City is responsive to reports of issues outside the parameters of a SLUP.

BIRMINGHAM CITY COMMISSION MINUTES
DECEMBER 16, 2019
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Pierre Boutros called the meeting to order at 7:30 PM.

II. ROLL CALL

ROLL CALL:	Present:	Mayor Boutros
		Mayor Pro Tem Longe
		Commissioner Baller
		Commissioner Hoff
		Commissioner Host
		Commissioner Nickita
		Commissioner Sherman
	Absent:	None

Administration: City Manager Valentine, Assistant City Manager Gunter, City Attorney Currier, Acting City Clerk Arft, Human Resource Manager Myers, DPS Director Wood, Assistant City Engineer Fletcher, Police Commander Grewe, Police Chief Clemence, City Planner Ecker, Assistant City Manager Gunter

VIII. COMMUNICATIONS

12-315-19 COMMUNICATION FROM MR. BLACK

Mr. Mitch Black, Dick O'Dows, addressed the commission about the road construction in front of his business blocking the use of his front entrance. The restaurant was unable to use their outdoor seating area during the summer of 2017 through 2019 due to the same road construction. Now, moving forward to 2020 they are subject to the same and would like to use the rear area of this space, now called "The Dow", for outdoor seating on a temporary basis for the summer. When road construction is complete, the restaurant will need to re-engineer the platform they have used in prior years and at that time would need to use the rear space for business. The owners would like the commission to waive the formal permit process and allow outdoor seating at the rear of the restaurant, temporarily, for the summer of 2020.

Mayor Boutros noted that the commission does not take action on this part of the agenda, but could request more information for an agenda item at a future meeting.

Commissioner Sherman asked if this type of request would require an amendment to the SLUP that would be able to time-out.

Commissioner Hoff suggested that the administration put this request on a future agenda.

Commissioner Host agreed with Commissioner Hoff.

Commissioner Baller asked for clarification of what exactly would be put on the agenda.

City Manager Valentine explained that it would be an amendment to the SLUP to consider relocating the outdoor dining from the street to the back area owned by the applicant for a time during 2020; and consider the request to waive the fee for the application process.

Commissioner Nickita commented that the process would have to be recognized; the planning board would need to review the SLUP amendment and make a recommendation.

City Manager Valentine commented that it is a very simple and straightforward request. The administration would proceed in a way to accommodate the demands of the outdoor seating season.

BIRMINGHAM CITY COMMISSION MINUTES
JANUARY 13, 2020
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Pierre Boutros called the meeting to order at 7:30 PM.

II. ROLL CALL

ROLL CALL: Present: Mayor Boutros
Mayor Pro Tem Longe
Commissioner Baller
Commissioner Hoff
Commissioner Host
Commissioner Nickita
Commissioner Sherman
Absent: None

Administration: City Manager Valentine, Assistant City Manager Gunter, City Attorney Currier, Acting City Clerk Arft, Human Resource Manager Myers, DPS Director Wood, City Engineer O'Meara, Assistant City Engineer Fletcher, Police Commander Grewe, Police Chief Clemence, City Planner Ecker, Management Intern Fairbairn

**01-012-20 SPECIAL LAND USE PERMIT AMENDMENT – DICK O'DOW'S –
160 W. MAPLE**

Director Ecker presented this item.

MOTION: Motion by Commissioner Sherman, seconded by Mayor Pro Tem Longe:
To approve the applicant's request to waive the application fees and expedite the request for a SLUP Amendment for Dick O'Dows at 160 W. Maple to allow the applicant to temporarily relocate the outdoor dining area at the rear of the building during the 2020 outdoor dining season.

Commission Hoff inquired if residents would be notified of the change. Director Ecker affirmed.

VOTE: Ayes, 7
Nays, 0

RE: 160 W. Maple final review-Dick O'Dow's 2/27/2020

1 message

Kim Baydoun <kbaydoun@thewillits.com>
Reply-To: kbaydoun@thewillits.com
To: Jana Ecker <Jecker@bhamgov.org>
Cc: Joe Valentine <Jvalentine@bhamgov.org>

Thu, Feb 20, 2020 at 9:03 AM

Good morning,

Thank you for the quick response. I am happy to hear this won't impact the corner.

I feel much more comfortable about the outdoor dining. I appreciate your help.

Thanks,

Kim

Kim Baydoun

The Willits Residential Association

Community Director

111 Willits Street

Birmingham, MI 48009

(248) 258-3925

(248) 258-2887

From: Jana Ecker [mailto:Jecker@bhamgov.org]
Sent: Wednesday, February 19, 2020 3:54 PM
To: Baydoun, Kim <kbaydoun@thewillits.com>
Cc: Joe Valentine <Jvalentine@bhamgov.org>
Subject: Re: 160 W. Maple final review-Dick O'Dow's 2/27/2020

Good afternoon Kim,

I received your email and wanted to let you know that this is the only notice that went out as it is a change to a previously approved site plan and special land use permit. All of the outdoor dining being proposed at this time is located on private property, and does not propose the use of any portion of the alley behind Dick O'Dows. We do have plans on file in the office, but I do not yet have an electronic version to send you. You are welcome to call and set up a time to come and view the plans. Basically, there is a row of 4-top tables proposed along the rear of the building within private property boundaries. The width of the alley will not be impacted.

If you have any other questions, please let me know.

Jana

On Wed, Feb 19, 2020 at 10:05 AM Kim Baydoun <kbaydoun@thewillits.com> wrote:

Hi Jana,

I received the Notice of Public hearing for outdoor alley seating for Dick O'Dows. I never received the first notice and had no idea this was taking place. I want to make sure that the corner turn at the end of our building and across for Dick's was taken into consideration. If there is outdoor seating at the back of Dick's, how will the huge delivery trucks, moving vans and garbage trucks clear that corner? We have had multiple trucks hit our building, awnings over the years, and destroy the curbs, and this is without outdoor seating. It is very tough for large trucks to clear that corner. I also understand that Sidecar will be opening next month, and that means a ton more big truck deliveries in the alley daily.

I get that Mitch's business will suffer without outdoor dining, and I understand the need to move it to the alley. I am all for this temporarily as long as the corner can be cleared without damage to our building.

I would like to know what the plan is and would appreciate any information, drawings etc....

Thank you,

Kim

Kim Baydoun
The Willits Residential Association
Community Director
[111 Willits Street](#)
[Birmingham, MI 48009](#)
(248) 258-3925
(248) 258-2887

--
Jana L. Ecker

Planning Director
City of Birmingham
248-530-1841



MEMORANDUM

Planning Division

DATE: February 27th, 2020

TO: Planning Board

FROM: Brooks Cowan, City Planner

APPROVED: Jana Ecker, Planning Director

SUBJECT: 2101 E. 14 Mile Final Site Plan Review
(NE Corner of 14 Mile and Mansfield Road)

Introduction

The subject site 2101 E. 14 Mile is currently an asphalt parking lot located at the northeast corner of E. 14 Mile and Mansfield Rd. The applicant is proposing to construct a one-story, 4,346 square foot new office building with a surface parking lot.

The parcel is located in the O-1 Office Zoning District. The attached summary analysis provides the required and proposed bulk, area, and setback regulations for the proposed project based on O1 standards.

The Planning Board conducted a Preliminary Site Plan Review for the proposed building on December 11, 2019. The Board approved the Preliminary Site Plan Review with the conditions that the applicant submit updated landscape plans satisfying all landscape and screening requirements at Final Site Plan, and the applicant provide specification sheets and material samples for all lighting, mechanical equipment, building materials and signage details as well. Please see attached minutes for more details.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing site is a vacant parking lot.
- 1.2 Zoning – The site is currently zoned O1, Office. The surrounding uses appear to conform to the permitted uses of their respective Zoning Districts.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Residential	Residential (Royal Oak)	Office, Medical	Office
Existing Zoning District	R2, Residential	N/A	O-1, Office	O-1, Office

2.0 Setback and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The proposed one-story medical office development meets all of the bulk, height, area and placement requirements for the O1 zoning district. Please see the attached Zoning Compliance Summary Sheet for detailed zoning compliance information.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing a dumpster enclosure along the northeast corner of the parking lot. The enclosure will have a 6’ high masonry screen wall with brick to match the exterior of the building and a solid concrete cap with flashing. Wooden gates 6’ in height by 4’8” in width are proposed, thus satisfying ordinance requirements.
- 3.2 Parking Lot Screening – All parking facilities must be screened in accordance with Article 4, section 4.53 of the Zoning Ordinance. The addition of a 3’ brick masonry screen wall along Mansfield to match the building brick and a 6’ stamped concrete masonry screen wall abutting the residential property line to the north are proposed. **The Planning Board may wish to require a different screenwall material along the rear residential lot line that matches the material of the building.**
- 3.3 Mechanical Equipment Screening –The plans indicate four air conditioner condensers 33 inches in height and a DTE transformer that is 59 inches in height placed on the east side of the building. The transformer and AC units are screened by three emerald green Arborvitae 5 feet in height. The applicant has not indicated any rooftop mechanical units.
- 3.4 Landscaping – The applicant is proposing a landscape bed adjacent to the northern side of the building with Slender Deutzia and Reed Grass. This landscape bed projects 4 feet into the sidewalk and allows 3 feet of passage on the sidewalk. **The Planning Board may wish to require 5 feet of pedestrian passage.** A planting area is proposed just north of the sidewalk landscape bed that consists of three Princeton Sentry Ginkgo trees that are 3 inches in caliber to contribute to parking lot landscaping. There are two planting areas proposed on the north and south side of the parking lot entrance along Mansfield Road with Feathered Reed Grass. 13 Stella D’ Oro Daylilies

are indicated along the southeast corner of the parking lot. Landscaping is also proposed along the entire building frontage on 14 Mile with perennials such as Sweet Flag and Red Garden Peonies and Slender Deutzia shrubs.

3.5 Streetscape – The applicant has 245 feet of street frontage along Mansfield and East 14 Mile which requires six street trees. There are four existing street trees along 14 Mile and three existing trees along Mansfield Road, therefore satisfying the requirement. The applicant is proposing to maintain all trees.

3.6 Parking lot - The proposed surface parking lot is 60' by 135' feet and is 8,100 square feet. Parking lot landscaping is required in O1 for parking lot areas greater than 7,500 square feet and requires one canopy tree per 150 square feet of landscaping. The applicant has proposed landscaping on the north and south sides of the parking lot entryway, the southeast corner of the parking lot, and a 405 square foot landscape island with three canopy trees, therefore satisfying the ordinance requirements.

4.0 **Parking, Loading and Circulation**

4.1 Parking – The applicant is proposing one medical space and one office space within the building; an orthodontic use occupying 3,467 square feet and a 572 square foot space that does not appear to have a tenant yet, but has been indicated as an office use on the plan. A total of 25 parking spaces are required for the two proposed uses.

The applicant is proposing a total of 26 parking spaces which exceeds their requirement by one space. Twenty four spaces will be on-site while two spaces will be on-street which have been approved for use by the City Commission. All of the proposed spaces meet or exceed the 180 sq. ft. size requirement.

4.2 Loading – In accordance with Article 4, section 4.21 of the Zoning Ordinance, no loading space is required in O1, and none is proposed.

4.3 Vehicular Circulation and Access – The applicant is proposing to remove the existing curb cut facing Mansfield Road closest to 14 Mile, and utilize the one remaining northern curb cut as a 20' wide two-way drive aisle. The proposed drive widths on the interior of the site appear adequate for proper maneuvering within the site given the circulation flow and proposed use. There are concrete parking blocks separating the proposed parking lot from the neighboring parking lot to the east. They appear to belong to the 2151 E 14 Mile property and serve as a moderate deterrent for automobiles to pass from one lot to another.

4.4 Pedestrian Circulation and Access – The applicant has proposed to maintain the existing 5 ft. sidewalk along 14 Mile and the existing 4 ft. sidewalk along Mansfield Road. Both sidewalks provide pedestrian access to the main entrance vestibule on the northwest corner of the proposed building. The plans indicate a 7 foot sidewalk between the building and the parking lot that leads to the entrance. This sidewalk has a landscape bed projecting 4 feet into the sidewalk and allows 3 feet

of passage on the sidewalk. **The Planning Board may wish to require 5 feet of pedestrian passage.**

- 4.5 Streetscape - There are existing sidewalks along 14 Mile and Mansfield. The applicant has not provided any benches or trash receptacles in the public right-of-way. There are no specific streetscape requirements for O1 zoning.

5.0 Lighting

The applicant has proposed four DSXW Wallpack LED black 38.8 watt wall luminaires that appear to be full-cutoff, attached to the building, and facing the parking lot at heights of 14 to 16 feet. The applicant has also proposed eight Cylinders white 6.2 watt wall mounted 6 inch round direct/indirect cylinder lights at a height of 8 feet which also appear to be full cut-off luminaires. The applicant has submitted a photometric plan indicating a minimum foot candle level of 0.3 and maximum foot candle level of 2.5, creating a circulation area ratio of 8.3. The applicant has also indicated foot candle levels of 0.1 and 0.2 along the property line abutting a single family residential zone which is below the maximum value of 0.6, therefore satisfying the parking facility lighting requirements of the Zoning Ordinance.

6.0 Departmental Reports

6.1 Engineering Division –

The Engineering Department has reviewed the plans dated January 7, 2020, for the above referenced project. Our comments are as follows:

1. The above-referenced project proposes a dumpster enclosure and a six (6) foot concrete wall within an existing City easement. If this is to be allowed, a Special Treatment Permit will be required. This permit essentially allows improvements within the City's right-of-way or easements with City approval, but puts the owner on notice that if the City needs to preform work of any nature and these items are disturbed, the City is not responsible for replacement;
2. The above-referenced easement shall be clearly shown on Sheet CV-1;
3. The current plan does not appear to include any provisions for water and sewer services. This can be addressed during the engineering phase of the process. It should be noted that a minimum of six (6) feet of horizontal separation must be provided between any proposed utility (i.e. water service, sanitary sewer lead, storm sewer);
4. The current plan does not appear to include any provisions for drainage of the new parking lot and it would appear that new catch basins will be required. This can be addressed during the engineering phase of the process;

Permits from our office will include:

1. Sidewalk/Drive Approach Permit (for all pavement installed in the right-of-way);

2. Right-of-Way Permit (for excavations in the right-of-way); 3. Special Treatment Permit (for dumpster enclosure and concrete wall within easement).

- 6.2 Department of Public Services – Comments will be provided to the Planning Board meeting on February 27th, 2020.
- 6.3 Fire Department – The sleep center indicated on the plans during Preliminary Review has been removed, therefore negating the requirement for full fire suppression throughout the entire building. Updated comments will be provided to the Planning Board on February 27th, 2020.
- 6.4 Police Department – The Police Department has the following questions:
1. How many employees are expected to be on site during business hours?
 2. Will there be sufficient parking for customers so that there is no overflow onto the residential street?
 3. Where will contractors/construction officials park during the construction of the facility?
- 6.5 Building Division – As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration. There are no apparent Building Code issues at this time.

7.0 **Design Review**

The proposed medical office building will have windows and dark grey brick masonry for the majority of the building elevations. There is metal siding with a knotty chestnut wood design to break up the expanse of the brick. The windows will be surrounded by dark bronze anodized aluminum frames. The applicant has included another window surrounded by metal siding to address concerns about the expansive brick wall on the northern elevation during the Preliminary Site Plan hearing. The applicant has indicated clear insulated glass units on all elevations with a VLT of 80%.

The site plan indicates 1,086 square of wall area between one to eight feet facing 14 Mile Road and Mansfield Road with 400 square feet of glazing, a 37% glazing value. Section 4.90(A)(1) of the Zoning Ordinance requires no less than 70% of groundfloor façade between one and eight feet above grade to be clear glazing. **The applicant must submit revised plans indicating 70% glazing on the first floor façade or obtain a variance from the Board of Zoning Appeals.**

It is of note that the proposed use is medical/dental where the nature of the practice may desire lower levels of sunlight to prevent glare and distractions while also desiring higher levels of privacy. It is also of note that Section 4.90(E) of the Zoning Ordinance allows these standards to be modified by a majority vote of the Planning Board provided that the following conditions are met:

- a. The subject property must be in a zoning district that allows mixed uses;
- b. The scale, color, design and quality of materials must be consistent with the building and site on which it is located;
- c. The proposed development must not adversely affect other uses and buildings in the neighborhood;
- d. Glazing above the first story shall not exceed a maximum of 70% of the façade area;
- e. Windows shall be vertical in proportion.

In regards to the entryway, the main door faces the rear parking lot. The O1 Office Zone does not require main entry doors to face the street frontage. The entrance has a metal canopy above it with prefinished metal coping and metal trim on the northwest corner of the building. The exterior lights are wall mounted glare shielded decorative wall wash lights which satisfy the full cut-off requirements.

Signage

The applicant is proposing two signs. The façade facing 14 Mile will have a 2' by 18' (36 SF) individual letter pin mounted sign reading "Michigan Smile Design Orthodontics" which meets all height and size requirements. The applicant is proposing an additional letter pin sign with a logo sign that occupies 5' X 12.2' (61 SF) on the wall along Mansfield Road. The sign also reads "Michigan Smile Design Orthodontics" with letters 1.5 feet in heights and a logo underneath that is 3 feet in height. General wall signs may not exceed 3 ft. in height, however in accordance with the Sign Ordinance, Section 1.05 K (3): Logos or other design elements may be greater than 36 inches in height in accordance with Section 2.02C Requirements.

The proposed building has 155 feet of street frontage, meaning it is allowed 100 square feet of signage. The proposed signage of 97 square feet total meets the requirements of the Sign Ordinance.

8.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property not diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

9.0 Recommendation

Based on a review of the site plan submitted, the Planning Division finds that the proposed site plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board APPROVE the Final Site Plan and Design Review for 2101 E. 14 Mile with the following conditions:

1. Applicant submit updated elevation designs demonstrating a ground floor façade between 1 and 8 feet above grade with 70% or more clear glazing for administrative approval; and
2. Compliance with all department requests.

10.0 Sample Motion Language

Motion to APPROVE the Final Site Plan and Design Review for 2101 E. 14 Mile subject to the following conditions:

1. Applicant submit updated elevation designs demonstrating a ground floor façade between 1 and 8 feet above grade with 70% or more clear glazing; and
2. Compliance with all department requests.

OR

Motion to POSTPONE the Final Site Plan and Design Review for 2101 E. 14 Mile, pending receipt of the following:

OR

Motion to DENY the Final Site Plan and Design Review for 2101 E. 14 Mile.

**Zoning Compliance Summary Sheet
Final Site Plan Review
Proposed Office Building
2101 E. 14 Mile**

Existing Site: 2101 E. 14 Mile

Zoning: O-1

Land Use: Vacant parking lot (existing)

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Residential	Residential	Office, Medical	Office
Existing Zoning District	R2, Residential	Residential (Royal Oak)	O-1, Office	O-1, Office

Land Area: existing: 0.34 acres
proposed: same as above

Land Use: existing: Vacant commercial
proposed: Medical/dental office building and parking

Minimum Lot Area /Unit: required: N/A
proposed: N/A

Minimum Floor Area /Unit: required: N/A
proposed: N/A

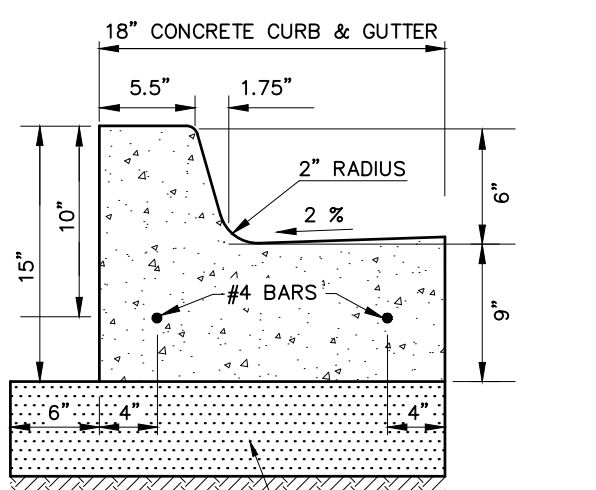
Max. Total Floor Area allowed: N/A
proposed: N/A

Minimum Open Space required: N/A
proposed: N/A

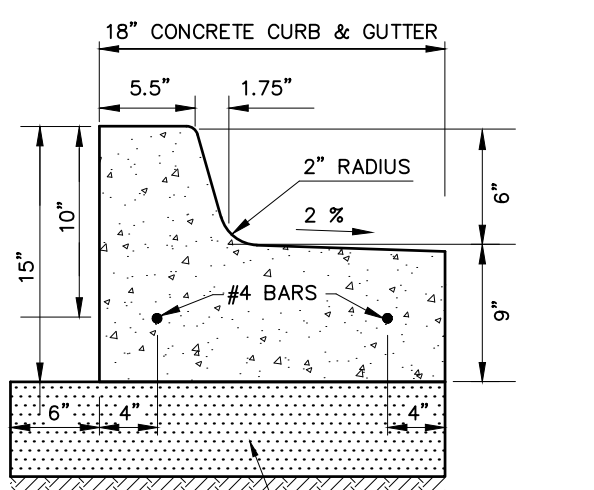
Max. Lot Coverage: required: N/A

Front Setback: required: Average setback within 200 ft. (5 ft)
proposed: 5 ft.

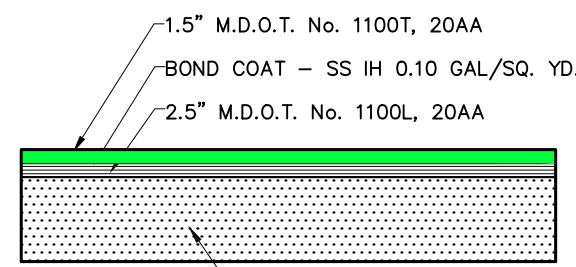
Side Setbacks:	minimum:	No setback is required
	proposed:	5 ft. to the West, 9.3 ft. to the East
Rear Setback:	required:	20 ft.
	proposed:	67 ft.
Max. Bldg. Height & Number of Stories:	permitted:	28 ft. for flat roofs and 2 stories (parapet projections can extend up to 3 feet in addition)
	proposed:	18'-1" ft. and 1 story, flat roof
Minimum First Floor Height:	required:	N/A
	proposed:	10'-8"
Parking:	required:	25 spaces
	proposed:	26 spaces (including 1 BF space, 2 on-street parking)
	required:	180 sq.ft. parking spaces
	proposed:	all parking spaces exceed 180 sq.ft. in size
Loading Area:	required:	N/A
	proposed:	N/A
Screening:		
Parking:	required:	32-inch masonry screen wall where abutting a street or alley to be located on front setback line, PB may alter location. 6 feet when required along side or rear lot line that adjoins rear lot line of a residential zone.
	proposed:	3 ft. masonry screen wall abutting Mansfield and 6 ft. masonry screen wall adjoining residential zone.
Ground Mounted Mech.	required:	Screening to fully obscure mechanical units
	proposed:	Three Emerald Green Arborvitae 5 feet in height on the east side of the building.
Roof-top Mech. units:	required:	Screen walls to fully obscure all mechanical units constructed of materials compatible with building
	proposed:	No rooftop units indicated
Trash Receptacles:	required:	6' high masonry screen wall with wooden gate
	proposed:	6' high masonry screen wall with wood gates



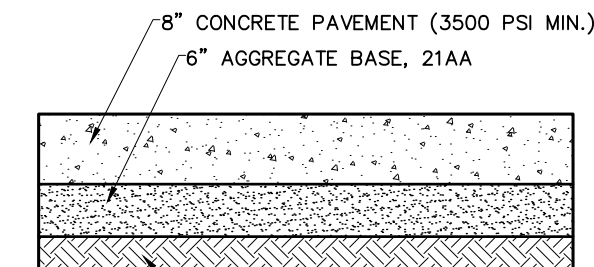
CONCRETE CURB DETAIL 'A'
N.T.S.



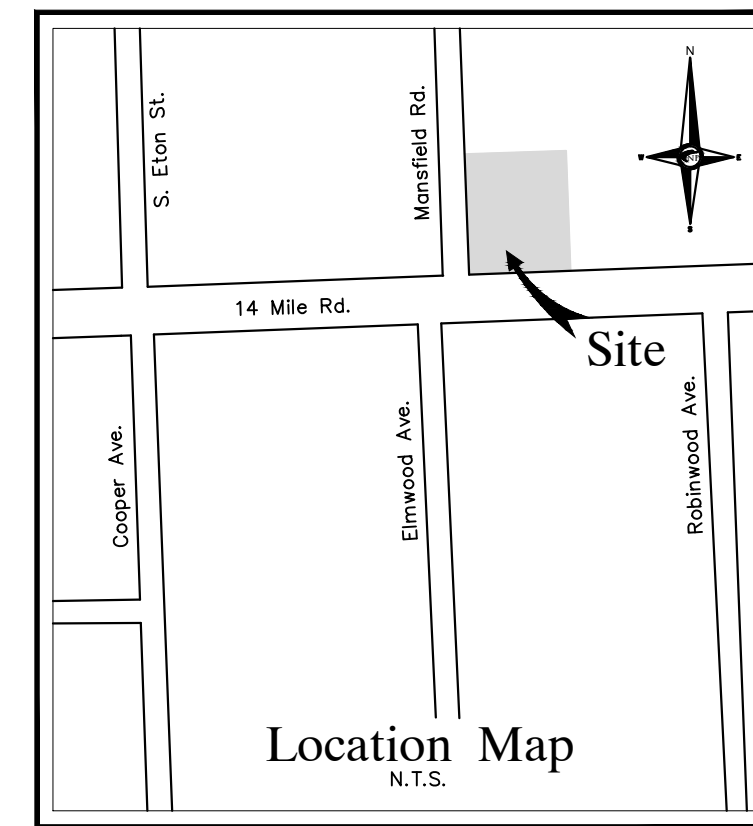
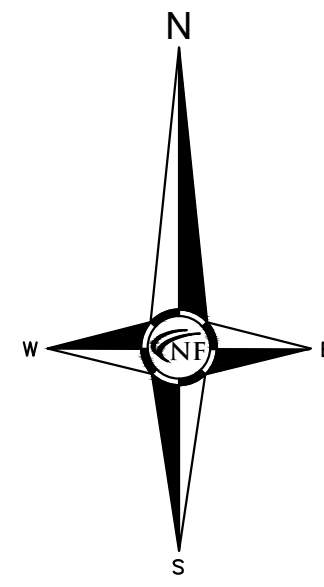
CONCRETE CURB DETAIL 'B'
N.T.S.



ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



CONCRETE PAVEMENT SECTION
N.T.S.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD, MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-3164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

SITE DATA

ZONING: O-1 (OFFICE)

SITE AREA: 14,850 S.F. OR 0.34 ACRES

BUILDING AREA: 4,347 S.F.

ORTHODONTIC OFFICE: 3,747 S.F.

MEDICAL TENANT SPACE: 600 S.F.

MAX. BUILDING HEIGHT: 2 STORIES / 28'

SETBACKS: REQUIRED PROVIDED

FRONT (SOUTH): 5' 5.1'

SIDE (WEST): 0' 5.0'

SIDE (EAST): 0' 9.4'

REAR (NORTH): 20' 68.0'

PARKING REQUIRED: ORTHODONTIC OFFICE: 1 SPACE PER 150 S.F. OF FLOOR AREA

3,747 G.S.F. = 195 S.F. FOR MECHANICAL ROOM = 3,552 S.F.

3,552 S.F. / 150 = 24 SPACES

MEDICAL TENANT: 1 SPACE PER 150 S.F. OF FLOOR AREA

600 S.F. / 150 = 4 SPACES

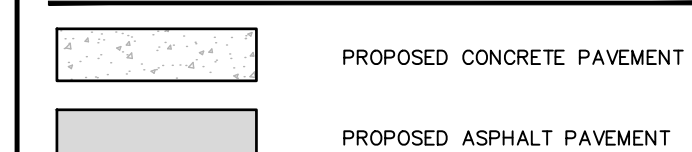
TOTAL PARKING REQUIRED: 28 SPACES

PARKING PROVIDED: 28 SPACES

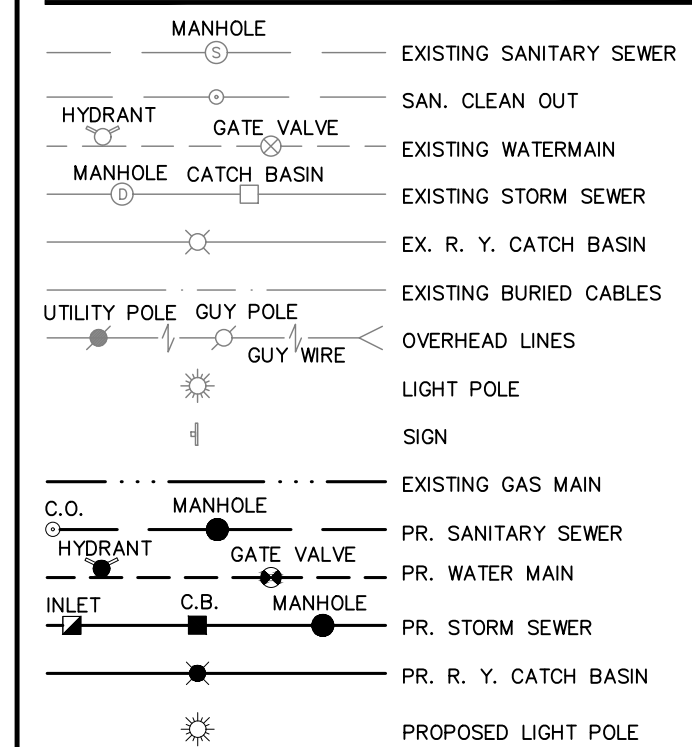
INCLUDING 2 BARRIER-FREE SPACES (1 VAN ACCESSIBLE)

AND 2 ON-STREET SPACES

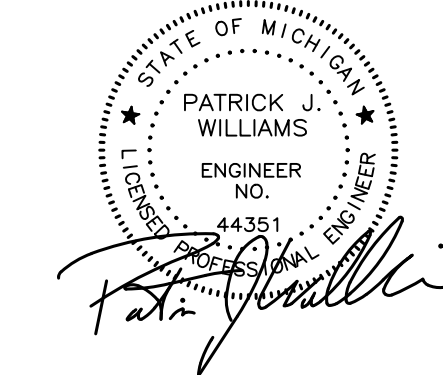
PAVING LEGEND



LEGEND



SEAL



PROJECT

2075 E. 14 Mile Road
Birmingham, MI

CLIENT

Kelly Building and
Development Co.
2051 Villa, Suite 106
Birmingham, MI 48009

Contact:

John Kelly
Ph: (248) 258-6663
Fax: (248) 258-0917

PROJECT LOCATION

Part of the Southeast 1/4
of Section 31
T. 2 North, R. 11 East
City of Birmingham,
Oakland County, Michigan

SHEET

Engineering Site Plan



Know what's below
Call before you dig.

REVISIONS

11/21/19 ISSUED FOR SITE PLAN REVIEW

01/07/20 REVISED PER CLIENT

DRAWN BY:

A. Eizember

DESIGNED BY:

A. Eizember

APPROVED BY:

P. Williams

DATE:

November 14, 2019

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.

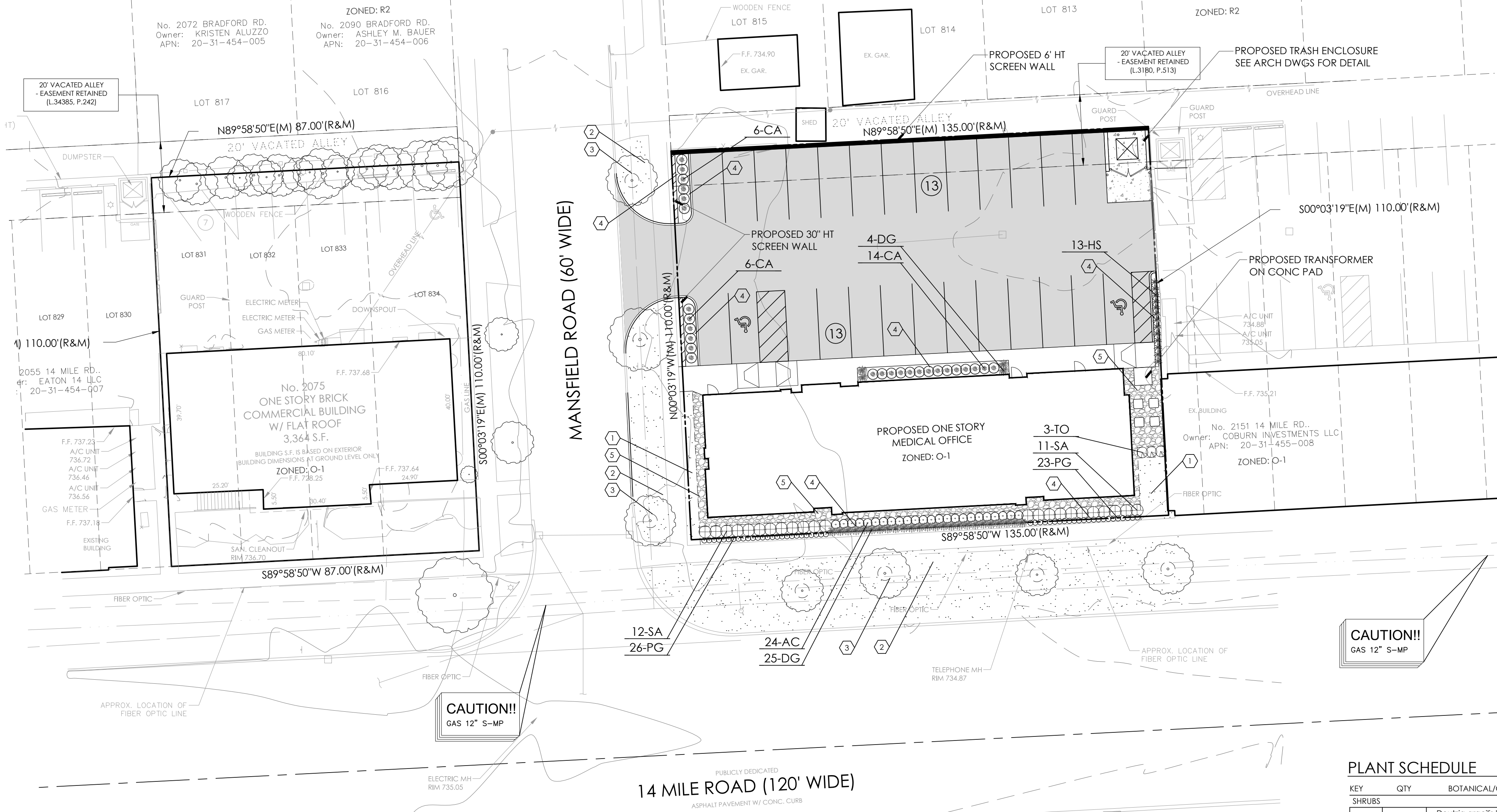
J281

SHEET NO.

SP-2

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIGHER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULLY WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCKS.
- CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
- ADVANCED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD. THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



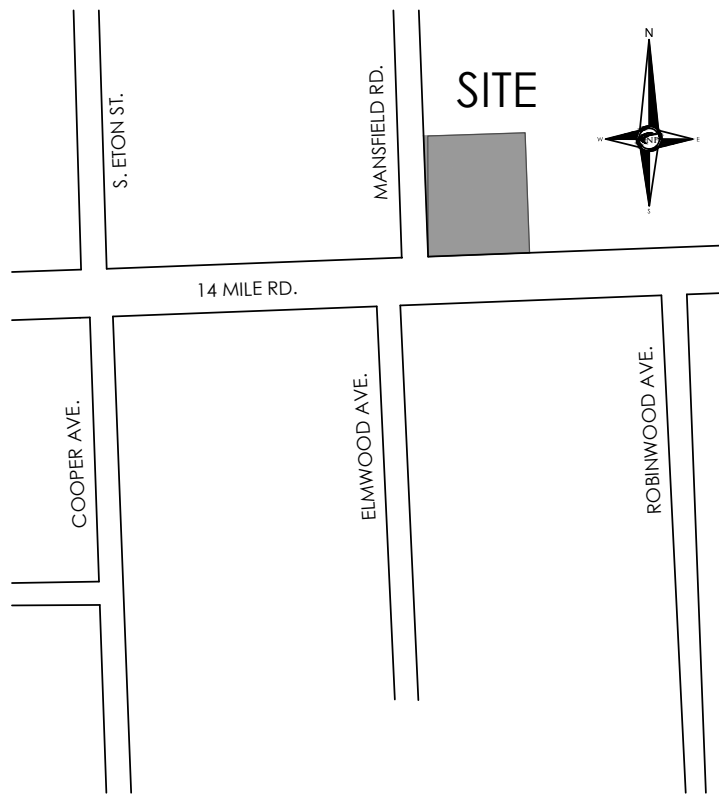
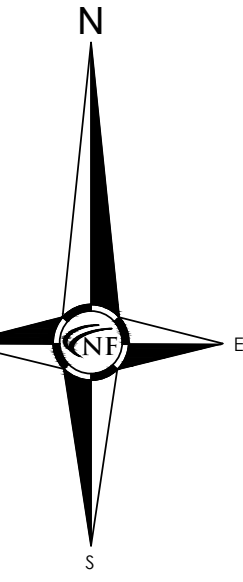
LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: O-1, OFFICE DISTRICT
EXISTING SITE AREA: 14,850 S.F. OR 0.34 ACRES

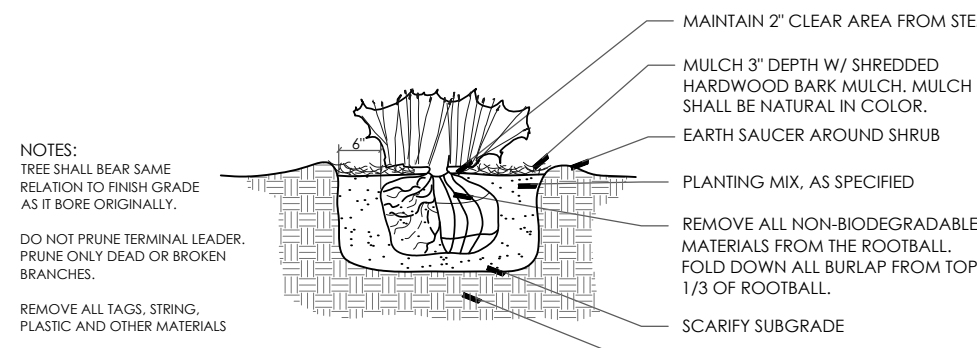
STREET TREES
1 TREE PER 40 L.F.
REQUIRED:
14 MILE ROAD: 135 L.F. / 40 L.F. = 3.38 OR 3 TREES REQUIRED
PROVIDED: 4 EXISTING TREES
MANSFIELD: 110 L.F. / 40 L.F. = 2.75 OR 3 TREES REQUIRED
PROVIDED: 3 EXISTING TREES

GROUND COVER KEY

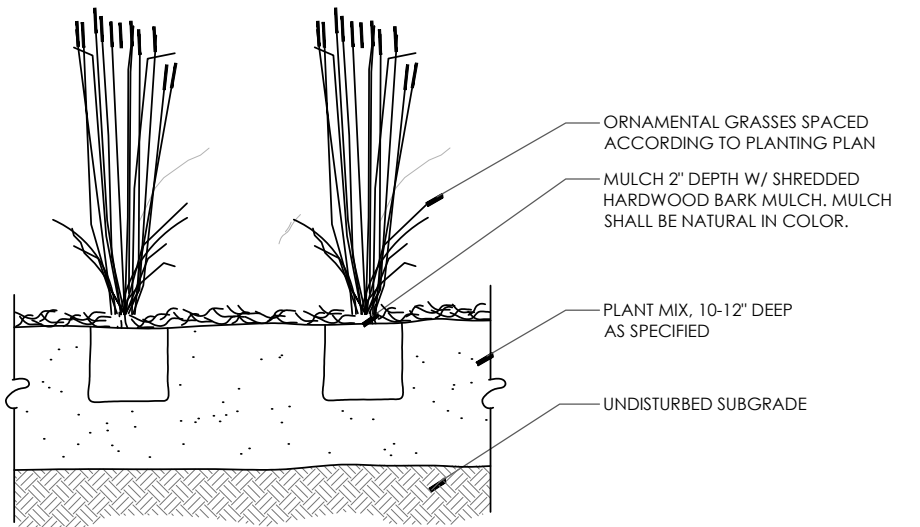
- TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER



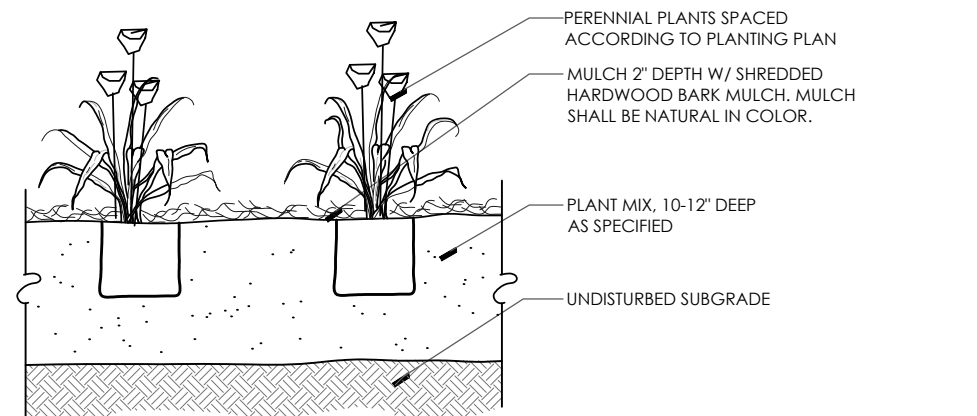
LOCATION MAP
N.T.S.



HEDGE PLANTING DETAIL
N.T.S.



ORNAMENTAL GRASS PLANTING DETAIL
N.T.S.



PERENNIAL PLANTING DETAIL
N.T.S.

GENERAL SOD NOTE:
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES. SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE 1
FALL: AUGUST 15 TO OCTOBER 15

CAUTION!!
GAS 12" S-MP

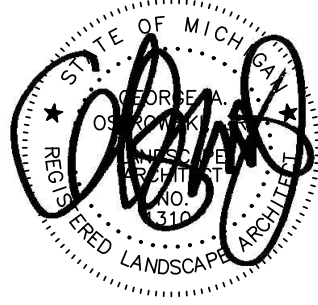
PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
SHRUBS						
DG	29	Deutzia gracilis 'Nikko' Nikko Dwarf Slender Deutzia	30" HT	5' OC	B&B	
SP	23	Salix purpurea 'Nano' Dwarf Arctic Willow	36" HT	30" OC	B&B	
TO	3	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' HT	42" OC	B&B	
GROUNDCOVERS/PERENNIALS						
AC	24	Acorus calamus 'Variegatus' Sweet Flag	2 GAL	18" OC	CONT	
CA	12	Calamagrostis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	3 GAL	30" OC	CONT	
HS	13	Hemerocallis 'Stella D'Oro' Stella D' Oro Daylily	2 GAL	24" OC	CONT	
PG	49	Paeonia 'Paul M. Wild' Red Garden Peony	2 GAL	24" OC	CONT	



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT
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Birmingham, MI

CLIENT

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Birmingham, MI 48009

Contact:
John Kelly
Ph: (248) 258-6663
Fax: (248) 258-0917

PROJECT LOCATION

Part of the Southeast 1/4
of Section 31
T. 2 North, R. 11 East
City of Birmingham,
Oakland County, Michigan

SHEET

Landscape Plan



REVISIONS

11/21/19 ISSUED FOR SITE PLAN REVIEW
01/07/20 REVISED PER CITY REVIEW

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

November 14, 2019

SCALE: 1" = 20'

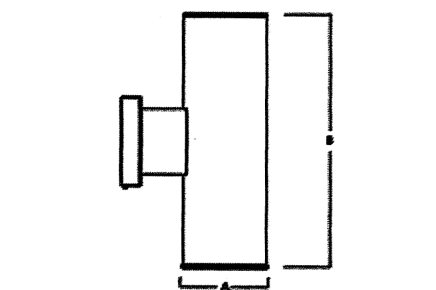
20 10 0 10 20 30

NFE JOB NO.

J281

SHEET NO.

SP-3



C0618UDXT, C0624UDXT - WALL MOUNT

FINISH
Multi-stage polyester powder-coat process applied on our dedicated paint lines. See railing and color pages for standard finishes. All exposed materials are chromate pretreated to resist corrosion.

ELECTRONICS LED system features Xicato LED module with proprietary phosphor technology that provides consistent stable color with CCT control of $\pm 100\text{K}$ over life of the light engine. Base CRI is 85 with 2-step MacAdam Ellipse binning. High CRI is 98 with 1 x 2-step MacAdam Ellipse binning. Variety of electronic 120V/277V and dimming drivers, 1 or 2 circuit operation.

CONSTRUCTION
Fabricated from seamless aluminum, fixture housing. Silicone gasket seals optical chamber. Specular primary optical reflectors provide high efficiency illumination. Impact resistant tempered glass lenses. Stainless steel hardware with galvanized steel brackets to resist corrosion. Tite formed from .063 thick high purity aluminum and finished to specification.

CODE COMPLIANCE
3AA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1995/8750.

LUMING / WAITING DATA				
PART NUMBER	SOURCE LUMENS	DELAYED LUMENS*	SYSTEM WATTS*	SPW
C5066A0171E42	5000	1021	51.5	30
C5066A0171E42	2000	1669	26.9	80
C5066A0171E42	4000	2292	43.4	80

EXAMPLE: C0618UDXT20LMD20LMD35KEXTSGSOWM5MW



Specifications

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are

Ordering Information **EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Other Options		Finish					
Shipped installed		RR00	Dark bronze	DS00	Sandstone	EW00GD	Tinted white
SF	Single face (120, 277 or 347) ^{1,2}	BR10	Black	DS10	Textured dark bronze	DS10D	Textured sandstone
DF	Double face (300, 240 or 604) ^{1,2}	WR	White	DSWR	Textured black		
HS	Reverse-side (sided) ³	VC	Vertical grid	DSVC	Textured natural aluminum		
SPO	Visible edge protection ³	DOL	Diamond grid bars				

Accessories

20200101	None available per info request	2) Single live driver operation on any live voltage from 150-270V 50/60 Hz.
20200201	Has device control	3) MFLX live up-regulation 120, 177 or 240 voltages. Double live up-regulation 358, 248 or 480 voltage operation. One available with 20C, 1000ms or 1000ms. Not available with P or P2H.
20200301	Has device control	4) Back feeds chips include in line, cannot be back fed. Cannot be ordered as an accessory.
20200401	Has device control	5) FlexPro live up-regulation 120, 208, 240 or 277 voltages. Not available with non-motorizable light sensors P2H or P2H4.
20200501	Has device control	6) Has live Motion Sensor table in line.
20200601	Has device control	7) Cold weather (-20C) tested. Not compatible with condensation evaporation. Not available with 850W mounting option. Not available with 147 or 480 voltages operation. Emergency response tested in back box housing. Emergency ready (E) code listed on product page https://www.3m.com .
20200701	Has device control	8) Not available with SPD.
20200801	Has device control	9) Not available with 5-0-0-0.
20200901	Has device control	10) Also available as a separate accessory see Accessories information.
20201001	Has device control	11) Not available with 5-0-0-0.

GENERAL LIGHTING NOTES:

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINANCE MEASUREMENT SYSTEM APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR FLOOR.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

GENERAL CONTROLS NOTES:
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS
DEFINED IN ASHRAE 90.1 2013 OR APPLICABLE ENERGY CODE. FOR SPECIFIC
INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-
6705

DRAWING NOTE:
THIS DRAWING WAS GENERATED FROM AN
ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY.
LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
DOT LINE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A	N/A
PARKING & DRIVES	X	1.1 fc	2.5 fc	0.1 fc	25.0:1	11.0:1	0.4:1

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	LLF	Wattage	Mounting Height
	B	4	Lithonia Lighting	DSXW1 LED 10C 1000 40K T61M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T61M OPTIC, 4000K, @ 1000mA. (Blam)	Lamp	1	DSXW1_LED_10C_1000_40K_T61M_MVOLT.les	0.9	38.8	VARIES
	C	8	Spectrum Lighting	CCT618DXDT - Wall Mount	Nom. 6" DIAM. x 18" H Direct Cylinder (Platinum Silver)	LED	1	SP-00580_5 - C0310CT 7Lx6K-NUDEX-GLX0MW (Downlight only).les	0.9	6.2	8'-0"



248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net
info@mga-architects.net

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to the client for the subject project.
Common law copyright is reserved
by the Architect.

Use figured dimensions only.
Do not scale the drawings.

Client:
Michigan Smile
Design Family
Orthodontics

**50 W. Big Beaver
Suite 215
Troy, MI.**

Project Title:
Orthodontic Office
Building

**2101 E 14 Mile Road
Birmingham, MI.**

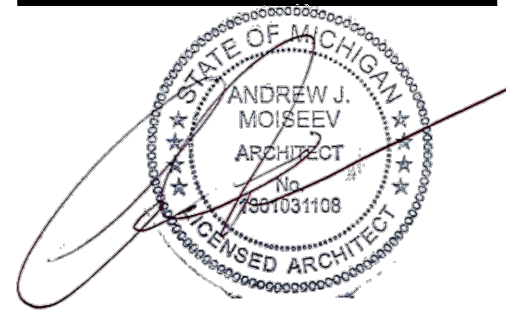
Sheet Title:
**Photometric Site
Lighting Plan**

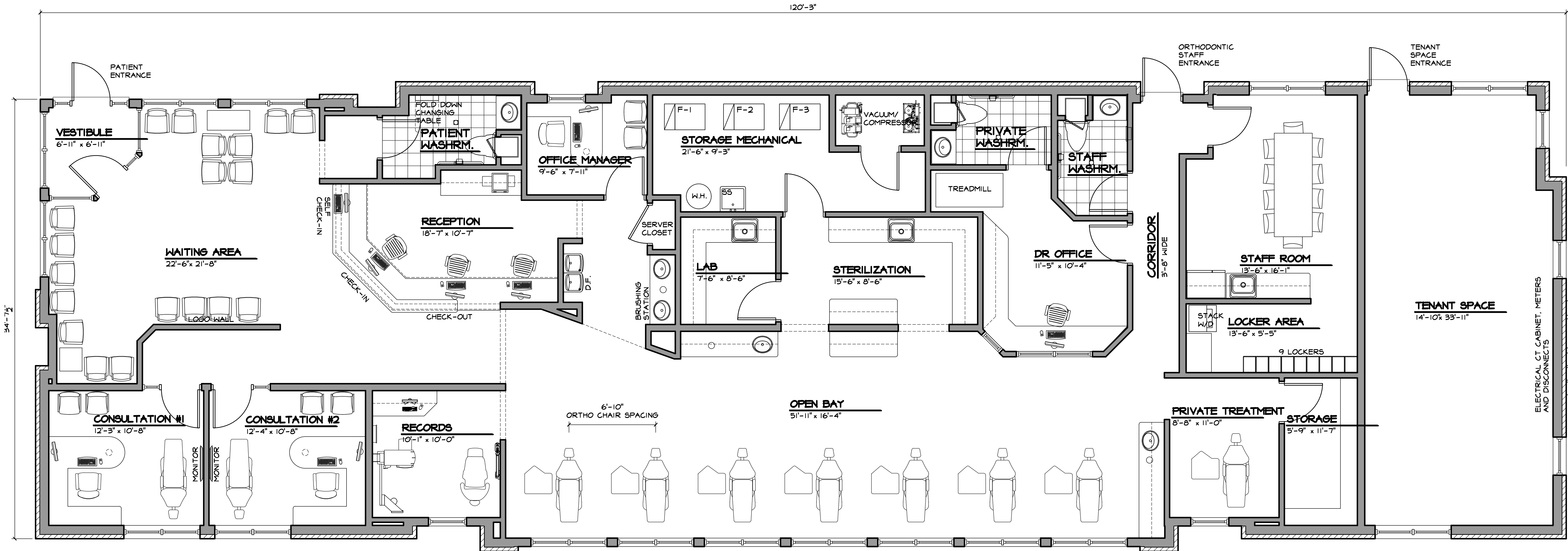
Project Number: 19609
 Drawn By: RW
 Checked By: RJC
 Approved By: AJM
 Date: 5-14-19

Issued:	Preliminary Site
Owner Review	Plan Review
5-23-19	11-21-19
Owner Review	Final Site
10-08-19	Plan Review
Owner Review	01-06-20
10-18-19	
Updated Site Plan	
10-25-19	
Updated Drawings	
11-06-19	
Preliminary Site	
Plan Review	
11-14-19	

Sheet Number:

SP-4

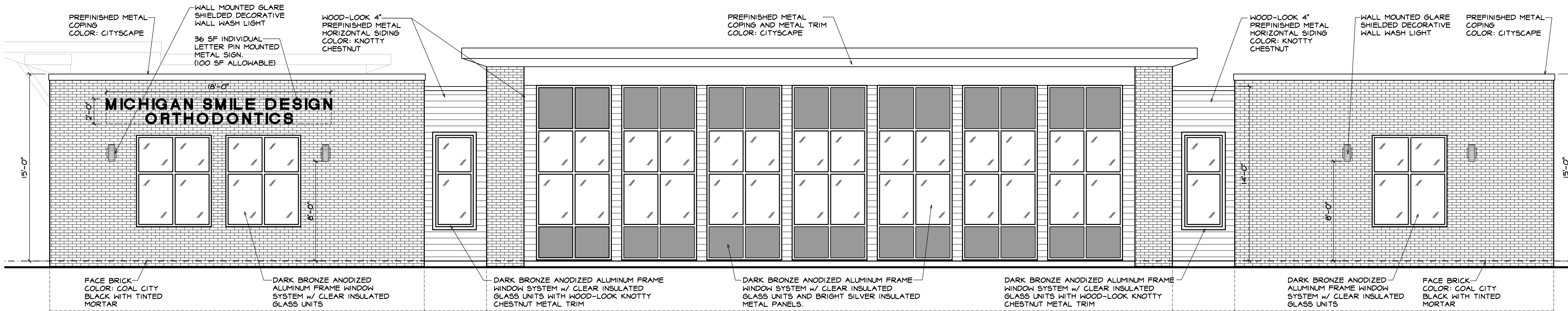




PROPOSED FLOOR PLAN

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

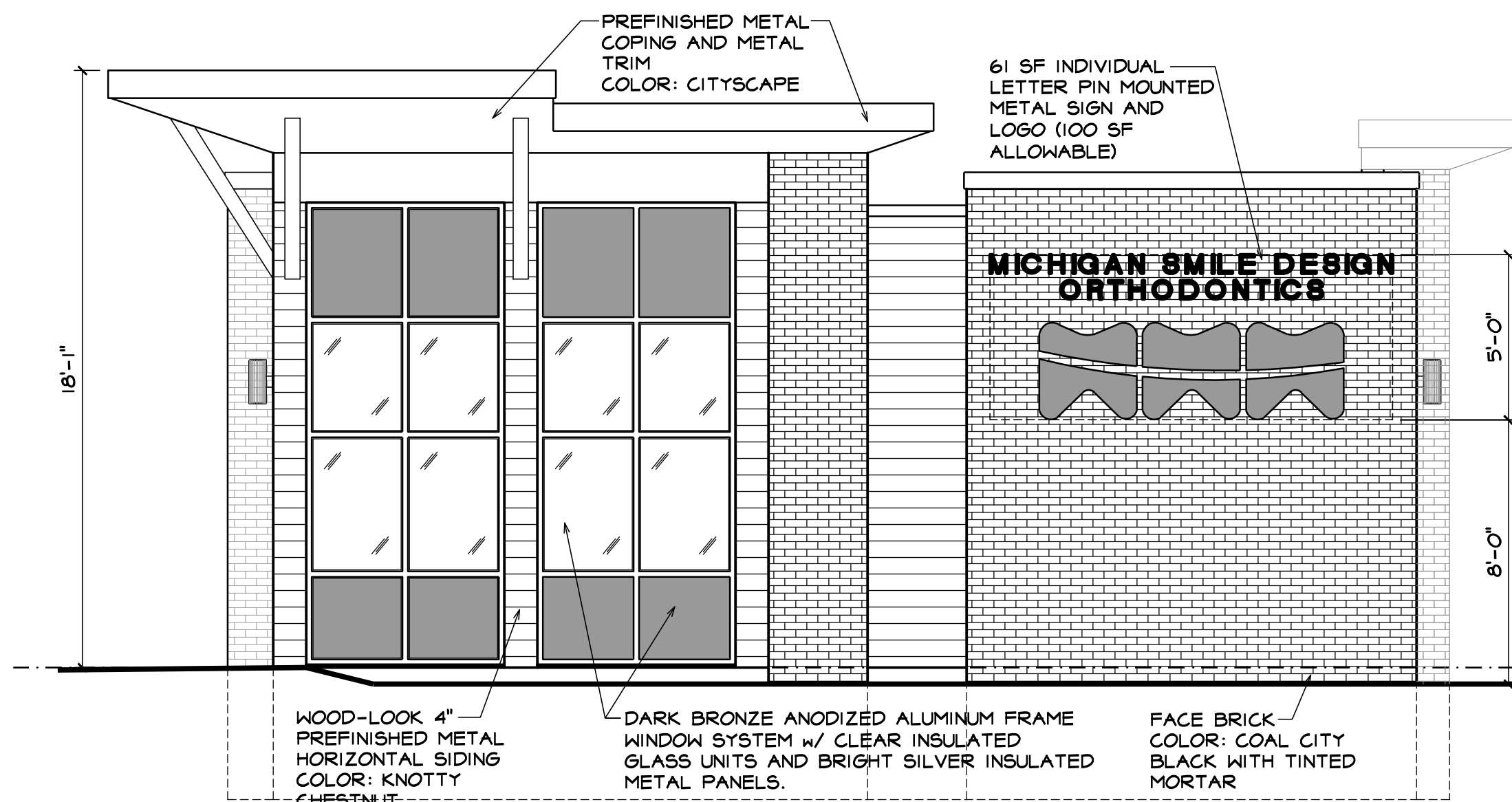
GROSS FLOOR AREA: 4,301 SQUARE FEET



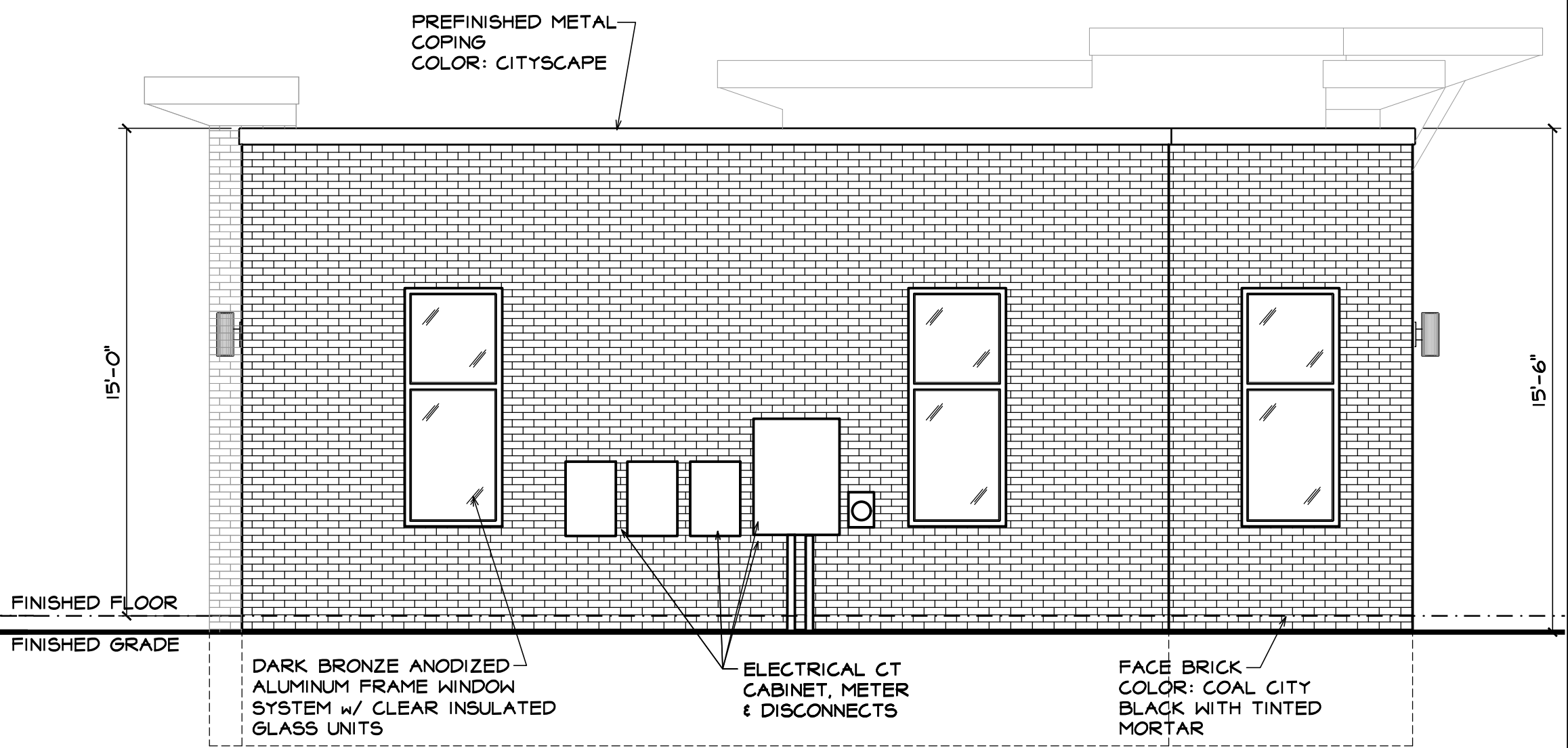
SOUTH (14 MILE ROAD) ELEVATION
SCALE: 1/4" = 1'-0"

PRODUCT MATERIAL	COLOR	MANUFACTURER
FACE BRICK	COAL CITY BLACK	GLEN-GERY
MORTAR TINT	SSS 94H IRON BLACK	SOLOMON COLORS INC.
ANODIZED ALUMINUM STOREFRONT WINDOW FRAME SYSTEM	DARK BRONZE	TUBELITE - 4500 SERIES
1" INSULATED GLASS UNITS	CLEAR GLASS LOW E COATING	THOMPSON I.G.
INSULATED METAL PANELS IN STOREFRONT FRAME SYSTEM	BRIGHT SILVER	LAMINATORS INC.
PREFINISHED METAL SIDING:	KNOTTY CHESTNUT	LUX ARCHITECTURAL PANEL 6" EXPOSURE
PREFINISHED METAL TRIM & COPING OVER STOREFRONT WINDOWS	CITYSCAPE	FIRESTONE UNA-CLAD UC-500
PREFINISHED METAL COPING OVER BRICK AND SIDING WALLS	CITYSCAPE	FIRESTONE UNA-CLAD SYSTEM

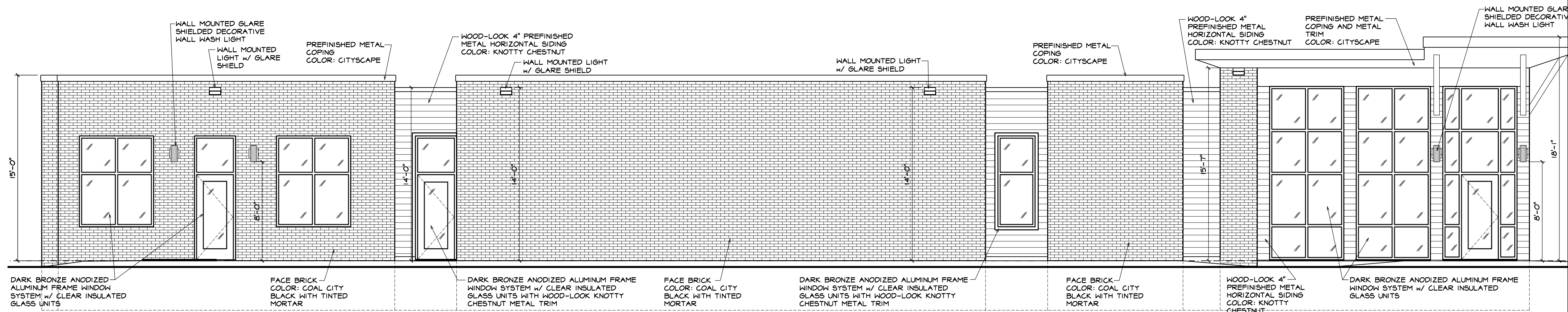
SEE SHEET SP-4 FOR BUILDING LIGHTING DETAILS.



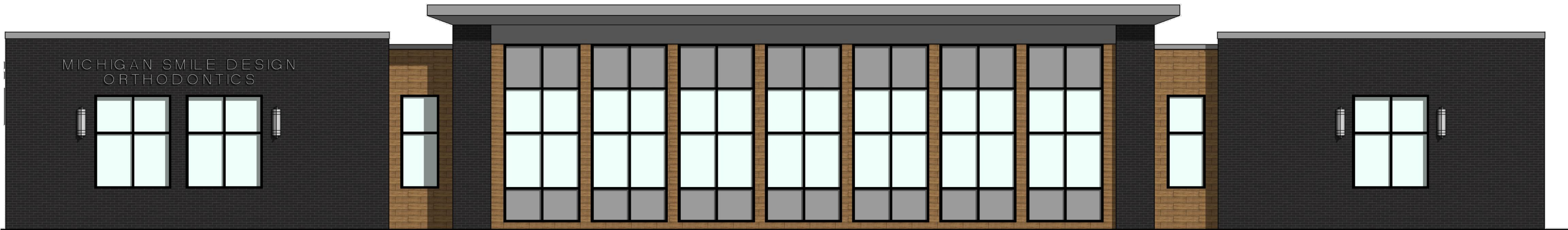
WEST (MANSFIELD RD) ELEVATION
SCALE: 1/4" = 1'-0"



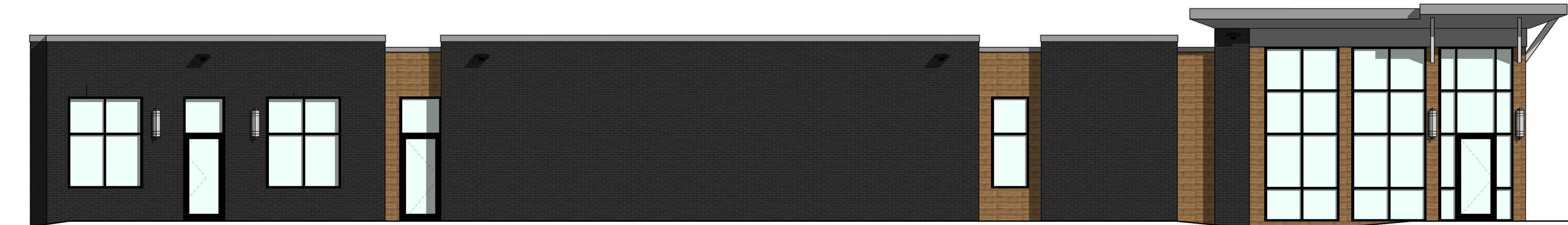
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH (PARKING LOT) ELEVATION
SCALE: 1/4" = 1'-0"



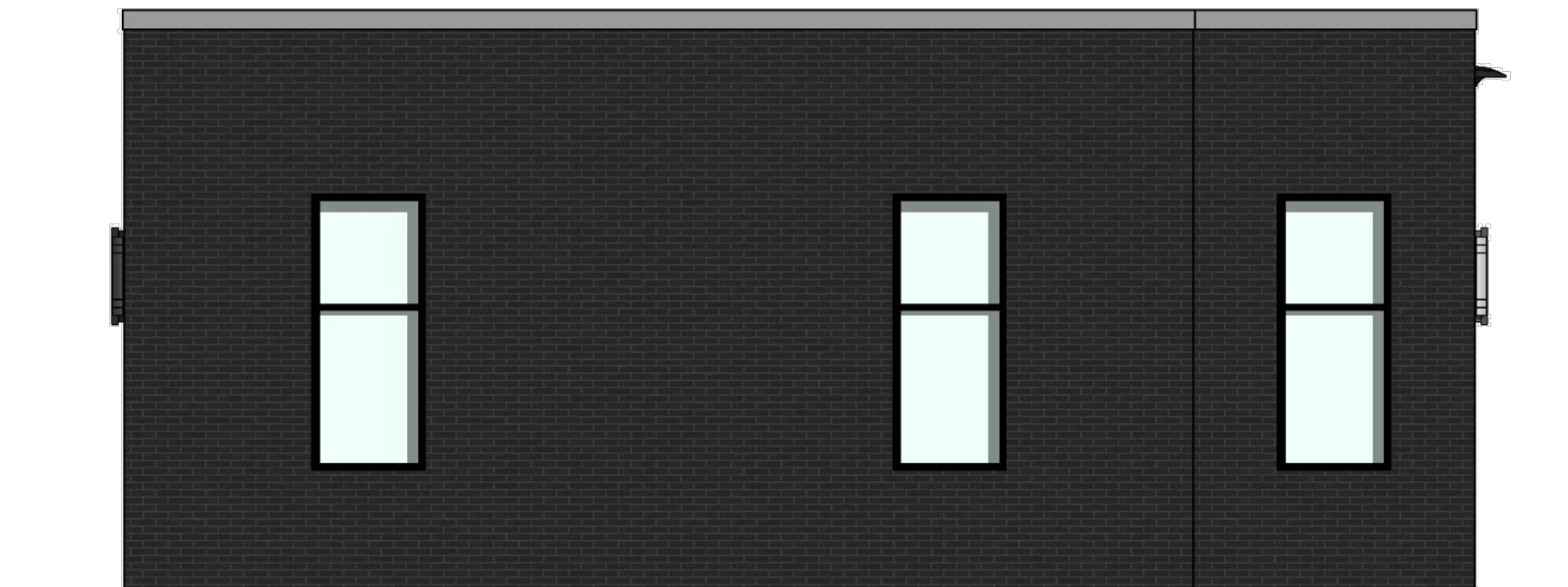
SOUTH (14 MILE ROAD) ELEVATION
SCALE: 1/4" = 1'-0"



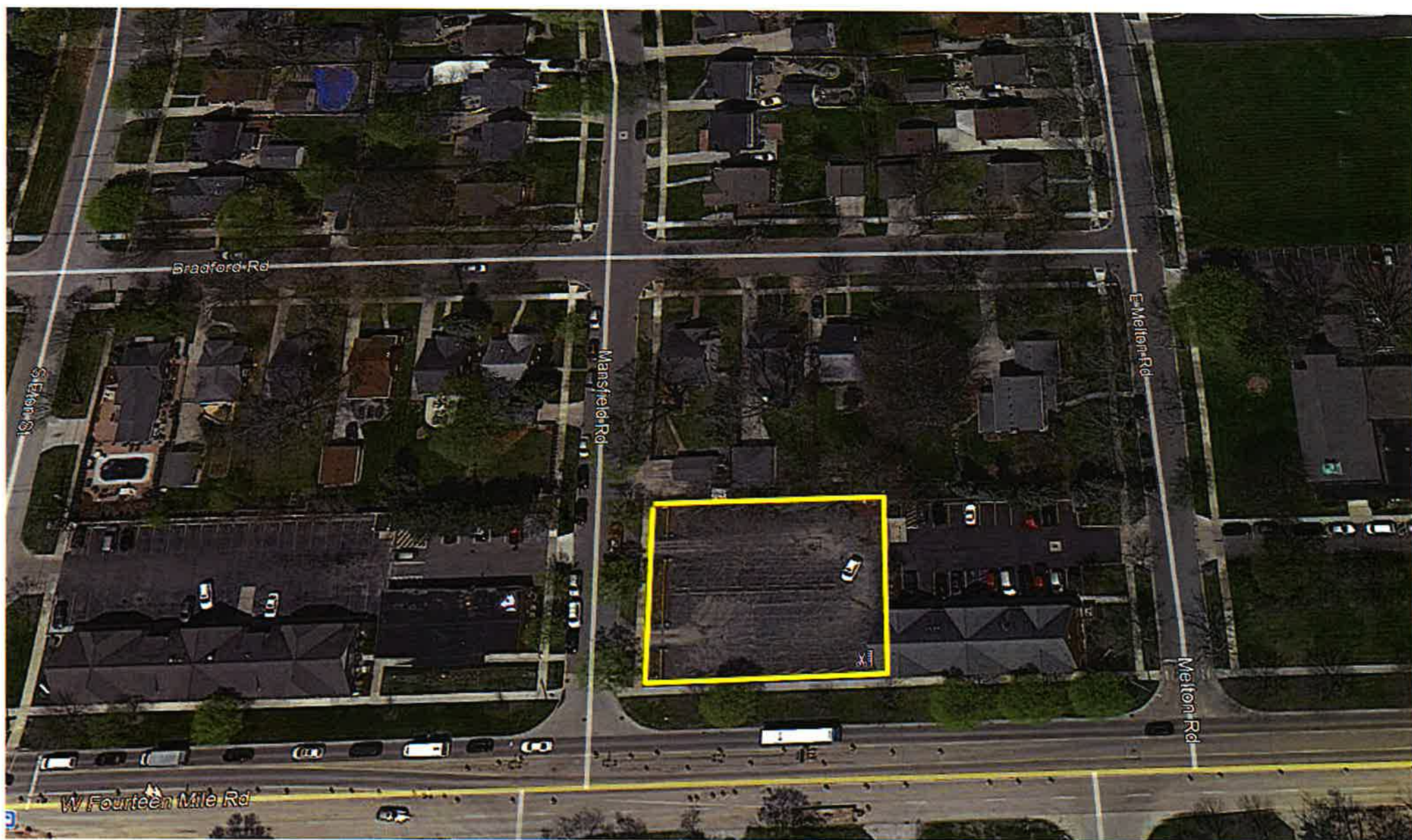
NORTH (PARKING LOT) ELEVATION
SCALE: 1/4" = 1'-0"



WEST (MANSFIELD RD) ELEVATION
SCALE: 1/4" = 1'-0"



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





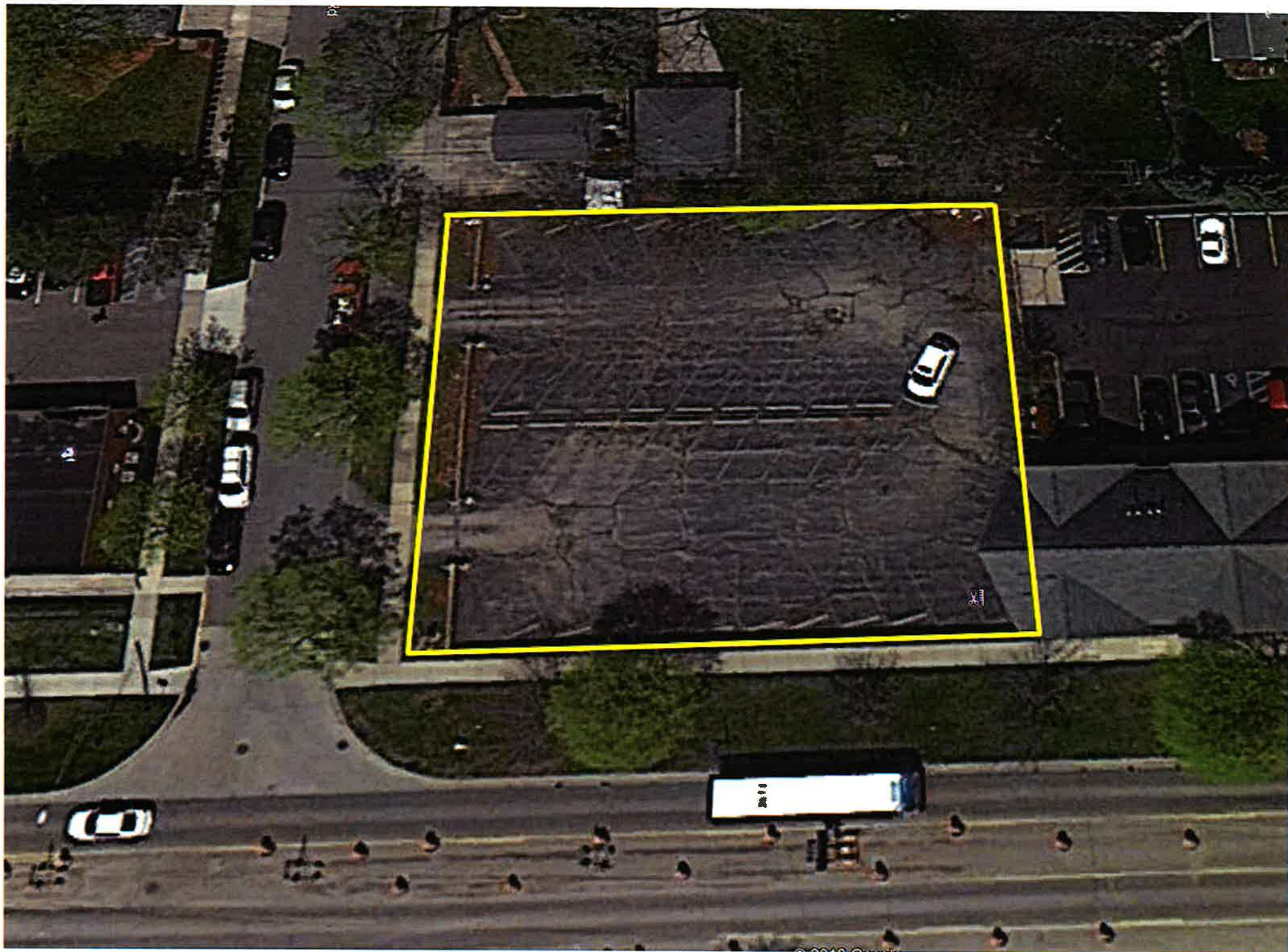
Bradford Rd

E Melton Rd

Mansfield Rd

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Google E









CUSHMAN & WAKEFIELD

BUILD TO SUIT
AVAILABLE

GARRETT KEALS | JARROD CHAMINE | MIKE BRAN

248 358 6100

ONE WAY





Coal City Black



♡ Save Product

[See this on your house](#)

Product Information:

Type: Facebrick

Color: Black

Style: Extruded

Plant: Marseilles

Series/Collection: Chicago Collection

Texture/Finish: Velour

04 05 13/SOL
BuyLine 3022



the world's leading mortar colors: consistently beautiful

mortar colors

SGS **SOLOMON**
COLORS, INC.

CONCENTRATED MORTAR COLOR:

Easy To Use Colors For Uncompromising Specifiers

"A" Series Color

CONSISTENT

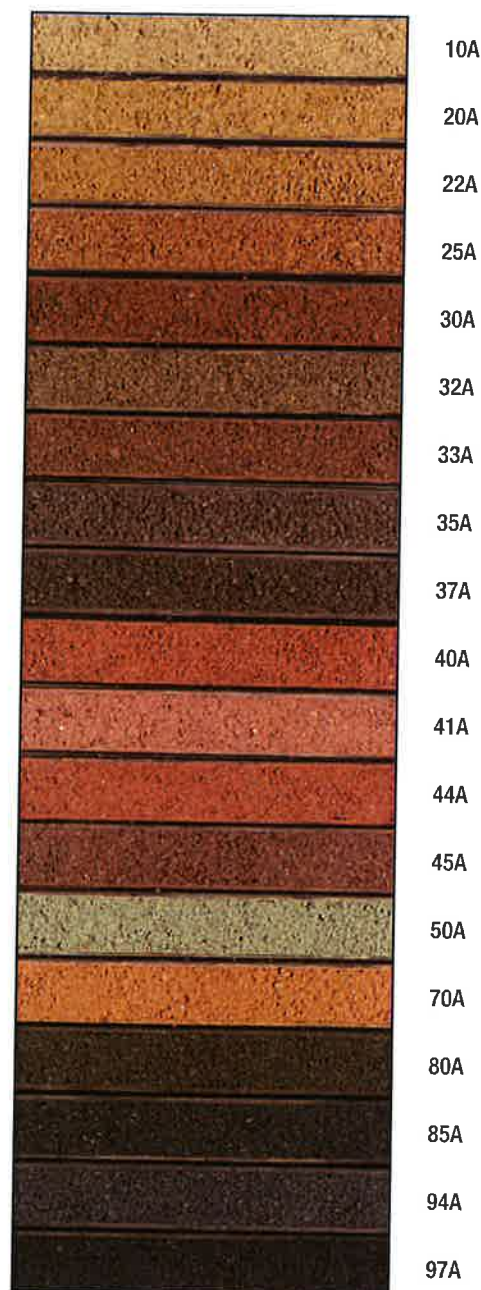
SGS Mortar Colors have set the standard for decades. Our innovative formulas, consistent coloring and depth of color choices enhance the beauty and value of brick, stone, and colored concrete block.

EASY

All mortar colors are shipped in proportioned packages, which have been accurately pre-weighed and measured, making work at the job site faster and easier. Each individual package is designated as one color unit. It doesn't get much easier.

CREATIVE

The mortar colors shown are achieved by the addition of one color unit to one bag of prepared masonry cement or weight equivalent of portland and lime mortars. Shade variations can occur due to printing limitations, difference in local cements, sand, mix design and workmanship. (See Table back cover.)






















Plain Mortar




















With SGS Mortar Color:
Light Buff



"H" Series Color

	10H
	20H
	22H
	25H
	30H
	32H
	33H
	35H
	37H
	40H
	41H
	44H
	45H
	50H
	70H
	80H
	85H
	94H
	97H

"X" Series Color

	10X
	20X
	22X
	25X
	30X
	32X
	33X
	35X
	37X
	40X
	41X
	44X
	45X
	50X
	70X
	80X
	85X
	94X
	97X



The 'USGBC Member Logo' is a trademark owned by the U.S. Green Building Council and is used by permission. The logo signifies only that Solomon Colors is a USGBC member; USGBC does not review, certify, or endorse the products or services offered by its members.

**SGS SOLOMON
COLORS, INC.**

TECHNICAL SPECIFICATION DATA

Basic Use: Solomon Colors, Inc., SGS, Concentrated Mortar Colors are pure mineral pigments designed to be used with all cementitious material whether it may be type N, S, M or O strength masonry cement or portland and lime mixtures. The pre-measured unit concept of SGS colors provides uniform color control with the cost saving flexibility of utilizing local masonry and/or portland and lime cements to achieve the proper strength and mix design for brick, block, stucco or stone unit construction. Since 18-20% of the visual surface of the average brick wall is mortar, the proper selection and use of an appropriate mortar color will dramatically enhance the visual impact and beauty of the masonry wall.

Composition & Materials: SGS colors are products of pure natural and/or synthetic iron oxides which are finely milled (95 - 99% minus 325 mesh particle size) and blended under strict quality control procedures producing uniform and consistently strong tinting strength for maximum coloring power. Each SGS color exceeds the requirements set forth by ASTM C-979 "Pigments For Integrally Colored Concrete." SGS colors are inert, stable to atmospheric conditions, sunfast, weather resistant, alkali resistant, water insoluble, lime proof, non-bleeding natural and synthetic iron oxides free of deleterious fillers and extenders.

Specification Procedures: As detailed in the table, select the proper ASTM C-270 masonry mix design of Type N, S, M or O compressive strength for the masonry unit construction. Then, depending upon the masonry mix design, select the appropriate SGS color and specify the number of units to be added to the mortar mix.

Packaging: All SGS Concentrated Mortar Colors are packaged in sealed unit bags. The "A" Series contains 6, "H" Series 12 and "X" Series 18 color unit bags per case. Each case contains enough

color to lay approximately 900 ("A"), 1800 ("H") and 2700 ("X") standard size bricks respectively, using a 3/8" (9.5 mm) mortar joint. Each unit bag is clearly identified with color name, number, weight, plus complete mixing instructions.

Color Range: SGS offers a wide color spectrum with A, H and X Series Mortar Colors. This offers precise color tones that are needed to complement or accentuate the broad range of color shades found in brick, stone or colored block. Our Color Laboratory is available at no charge to match existing colored mortar, develop special color tones or to provide expert color assistance to solve your individual color needs.

Mixing Procedures: Mortar shall be mixed in a power mixer for a minimum of five (5) minutes or until a uniform color is obtained. Any change in proportioning the amount of color to cement and/or the type of cement, sand or water content can result in a variation of color tone in the finished work. DO NOT load the mixer beyond its recommended capacity. Overloading will reduce mixing efficiency. Request Solomon Colors, Inc. has Spec-Data Masonry Mortar 04060 data sheets for complete mixing instructions.

Availability: Solomon Colors, Inc. colors are readily available from stocks carried by an extensive network of building material dealers throughout the United States and Canada. Solomon Colors, Inc. dealers are also backed by reliable 24-hour factory services in processing and shipping of orders. Solomon Colors, Inc. has local sales representatives covering each state within the continental United States. For names of local dealers, distributors and sales representatives, contact Solomon Colors, Inc. has office in Springfield, IL at (217) 522-3112 or (800) 624-0261.

Cost: Retail costs for Solomon Colors, Inc. colors are established by stocking or distributing building material dealers. Costs are influenced by the individual color and color shade desired.

Limit Of Warranty & Liability: Solomon Colors, Inc. warrants their product conforms to the description and standards stated on the product packaging and specific product literature. If properly mixed and applied, Solomon Colors, Inc. warrants the Concentrated Mortar Color to be uniform, lime proof and sunfast. The exclusive remedy of the user or buyer and the limit of liability of this company shall be the purchase price paid by the user or buyer for the quantity of the SGS product involved.

Masonry Cleaning: In the event cleaning is required to remove masonry stains and efflorescence, the cleaning operation should be undertaken after the colored mortar has sufficiently cured, generally 7-14 days after the masonry installation. Avoid using hydrochloric (muriatic) acid. Use a commercially prepared "proprietary masonry cleaner" following the directions for the weakest solution recommended by the manufacturer. Request Solomon Colors, Inc. SpecData Masonry Mortar 04060 data sheets for complete cleaning instructions.

Samples: Color pigment samples are available for constructing job site mock-up panels. Contact your local Solomon Colors, Inc. building materials dealer, or Solomon Colors direct at: (217) 522-3112 or (800) 624-0261.

SGS Mortar Color Kit & Catalog: Samples of our standard mortar colors are available in convenient mortar color channels. Each channel is an actual representation of the color units mixed with either light gray prepared masonry cement or an equivalent portland and lime mix plus a light tan builders sand and water. The shown Mortar Color Kit and Architectural Products Binder contains complete specification and technical information covering the complete line of SGS mortar and cement colors. Available upon request.



Architectural Products Binder

SGS SOLOMON COLORS, INC.

World Headquarters:

4050 Color Plant Road
Springfield, IL 62702
Phone: 800-624-0261
Fax: 217-522-3145

West Coast Facility:

1251 West Durst Dr.
Rialto, CA 92376
Toll Free: 866-747-2656
Fax: 909-874-9444

BRMS300 08-09

ASTM C270 SPECIFICATION FOR MORTAR Unit Masonry C270 includes the following mortars:	Appropriate number of SGS Color Units to be added with mortar mix		
	"A" Series Color	"H" Series Color	"X" Series Color
Prepared masonry cements, ASTM C91, Types N, S, or M: One 70-80 lb (32-36 kg) bag masonry cement ASTM C91 Type 1: 3 cu ft (.08 m ³) sand, ASTM C144	One A Unit	One H Unit	One X Unit
Portland cement/lime mortars, Type N, 750 psi (5168 kPa): One 94 lb (43 kg) bag portland cement, ASTM C150; One 50 lb (23kg) bag hydrated lime, ASTM C207; 6 cu ft (.17 m ³) sand, ASTM C144	Two A Units	Two H Units	Two X Units
Portland cement/lime mortars, Type S, 1800 psi (12,400 kPa): Two 94 lb (43 kg) bags portland cement, ASTM C150; One 50 lb (23kg) bag hydrated lime, ASTM C207; 9 cu ft (.25 m ³) sand, ASTM C144; or	Three A Units	Three H Units	Three X Units
Portland cement/lime mortars, Type S, 1800 psi (12,400 kPa): One 94 lb (43 kg) bag portland cement, ASTM C150; Two 70 lb (32 kg) bags masonry cement Type 1, ASTM C91; 9 cu ft (.25 m ³) sand, ASTM C144	Three A Units	Three H Units	Three X Units
Portland cement/lime mortars, Type M, 2500 psi (17,225 kPa): Two 94 lb (43 kg) bags portland cement, ASTM C150; 25 lb (11 kg) hydrated lime, ASTM C207; 6 cu ft (.17 m ³) sand, ASTM C144; or	Three A Units	Three H Units	Three X Units
Portland cement/lime mortars, Type M, 2500 psi (17,225 kPa): One 94 lb (43 kg) bag portland cement, ASTM C150; One 70 lb (32 kg) bag masonry cement Type 1, ASTM C91; 6 cu ft (.17 m ³) sand, ASTM C144	Two A Units	Two H Units	Two X Units
Portland cement/lime mortars, Type O, 350 psi (2412 kPa): One 94 lb (43 kg) bag portland cement, ASTM C150; Two 50 lb (23 kg) bags hydrated lime, ASTM C207; 9 cu ft (.25 m ³) sand, ASTM C144	Three A Units	Three H Units	Three X Units

LUX

ARCHITECTURAL PANEL

luxpanel.ca

**BOLD.
TIMELESS.
DURABLE.**



LUX ARCHITECTURAL PANEL

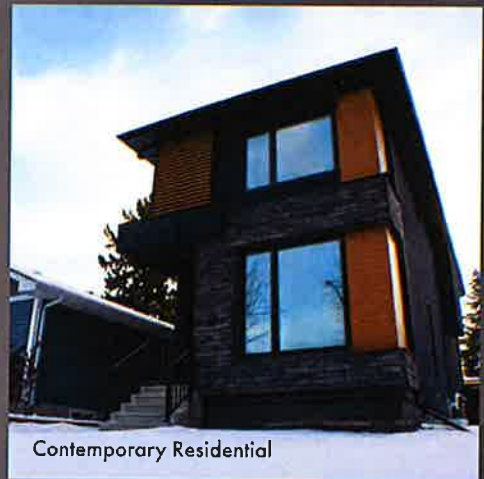
is the industry leader in woodgrain, metallic, and textured finish contemporary steel cladding & architectural products.

LUX Architectural Panel™ products offer numerous benefits and advantages over the competition, such as:

- LUX Panel™ is an extremely good value and offers more features at a higher quality than any other product at its price point
- LUX™ is manufactured in Canada which means you will not have to wait for weeks or months for your order to ship
- All LUX™ products are created out of a rigid 24 gauge Galvalume Coated (ASTM A792) Steel, meaning you have the highest grade of corrosion-resistant coating on the market
- Many cladding products ship in preset lengths, however LUX™ is unique in that it ships in custom lengths anywhere from 4' to 24'. This is both an environmental advantage and a cost saving one, as there is no wasted product
- There is no minimum order – we value all of our customers, from the homeowner doing a small renovation to the major builder constructing an office tower
- LUX Panel™ is extremely durable and maintenance-free
- Our high-quality PVDF finish means that LUX™ is incredibly easy to clean and will not fade
- We offer a 25-year finish warranty on all of our products, which is 10 years longer than other powder-coated aluminum extrusions or PVC products on the market
- LUX™ is made from steel so it is non-combustible and has a Class A Fire Rating
- Steel also means it is impervious to insects and plant growth, such as moss
- LUX™ easily passes wind load tests, has a low expansion & contraction coefficient, and does not peel or warp
- We offer an extensive line of standard, two-piece, and custom flashings
- LUX™ can also be used as a soffit; our venting options provide enough venting per square foot to accommodate building codes
- LUX™ has passed numerous government and standardized tests for fire, wind, salt spray, etc.
- We have 37 woodgrain, metallic, and textured colours, as well as 19 solid colours for you to choose from



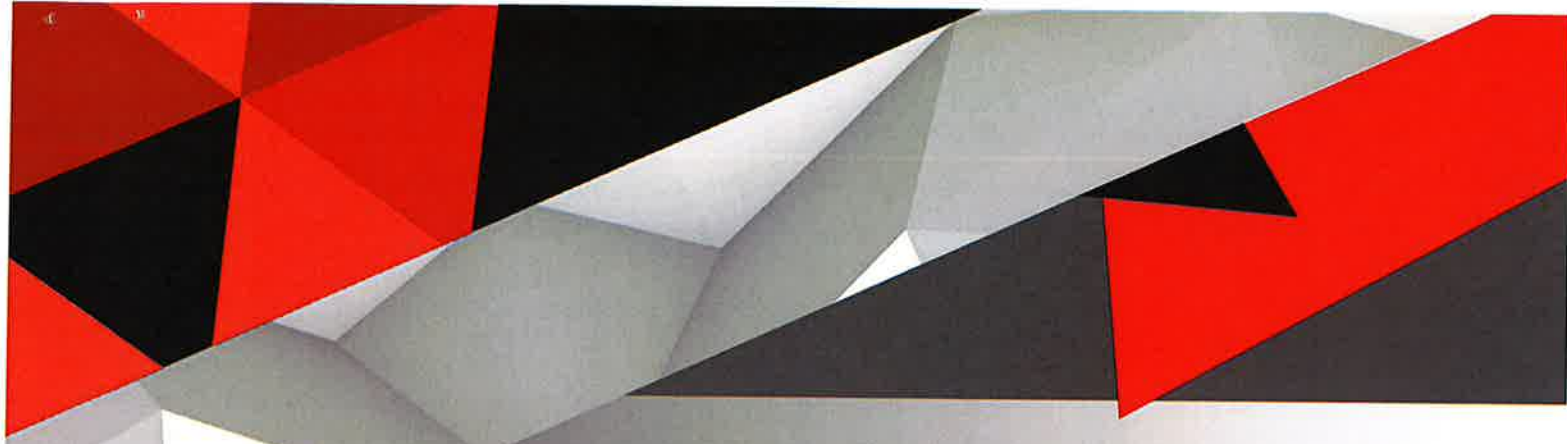
Indoor Applications



Contemporary Residential



The Random Plank



4" V-Groove Vented Soffit



6" V-Groove Panel



Commercial Applications



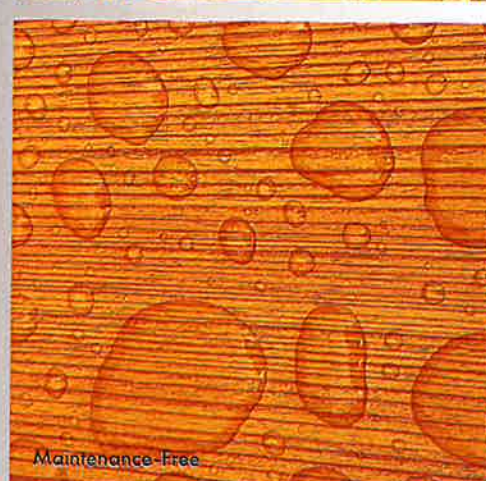
Contemporary Residential



Custom Wrapping



LUX Metal Craft Series™ Privacy Fence



Maintenance-Free

FEATURED COLOURS

Create outstanding appeal with our wide range of available finishes.
Check out luxpanel.ca for additional and updated colours.

WOODGRAINS



KNOTTY WOODGRAINS Knotty not available on all product profiles. Contact LUX dealer for more info.



TEXTURED

METALLICS



Colours are batch sensitive. Colours in brochure are representative - refer to actual colour chips for most accurate colours. Colours subject to change due to availability.



V-GROOVES, SOFFIT & DOUBLE 7 PANELS

Designed to snap together and install easily; the LUX™ V-Groove panel is a beautiful, modern, and efficient cladding system.

The LUX™ V-Groove Panel can be installed horizontally, vertically, or in soffit applications. This versatile panel is durable enough to withstand even the harshest weather conditions. The LUX™ V-Groove has been installed on countless projects, ranging from small additions on residential projects to large scale commercial and multi-family projects. The V-Groove is a cold-rolled Galvalume (ASTM A792) steel product produced in a very thick gauge, meaning it is very strong, extremely weather-resistant, and provides significant savings over any aluminum extruded product. It carries a premium PVDF paint finish in a broad range of woodgrain, metallic, textured, and solid colour finishes. As a cladding product, it installs easily, has a class A fireproof rating, and a 25-year finish warranty!

SMOOTH V-GROOVE PANELS:



4"
V-Groove



6"
V-Groove

SOFFIT PANELS:



4" V-Groove
Vented Soffit



Double 7



Double 7
Vented

Section 07 46 19F - Preformed Steel Siding

Part 1 General

1.1 SECTION INCLUDES

- .1 Requirements for the installation of preformed metal siding, soffit, and fascia.

1.2 RELATED SECTIONS

- .1 Section 01 11 00 – Summary of Work
- .2 Section 01 33 00 - Submittal Procedures.
- .3 Section 01 35 00 LEED Requirements.
- .4 Section 01 61 00 – Common Product Requirements.
- .5 Section 01 74 21 – Construction/Demolition Waste Management and Disposal.
- .6 Section 01 78 00 -Closeout Submittals.
- .7 Section 01 7 4 11 – Cleaning.
- .8 Section 05 41 00 - Structural Metal Stud Framing.
- .9 Section 06 10 00 – Rough Carpentry.
- .10 Section 07 21 13 – Board Insulation.
- .11 Section 07 26 00 Air Barriers.
- .12 Section 07 62 00 Sheet Metal Flashing and Trim.
- .13 Section 07 92 00 - Joint Sealing.
- .14 Section 09 22 16 – Non-structural Metal Framing

1.3 REFERENCES

- .1 American National Standards Institute (ANSI).
 - .1 ANSI B18.6.4-99, Thread Forming and Thread Cutting Tapping Screws and Metallic Drive Screws.
- .2 American Society for Testing and Materials International, (ASTM).
 - .1 ASTM B117-16, Standard Method Of Salt Spray (Fog) Testing.
 - .2 ASTM 2244-15a, Standard Practice for Calculation of Colour Tolerances and Colour Differences from Instrumentally Measured Colour Coordinates.
 - .3 ASTM D522/D522M-13, Standard Test Methods for Mandrel Bend Test of Attached Organic Coating.
 - .4 ASTM D968-15, Standard Test Methods for Abrasion Resistance of Organic Coatings by Falling Abrasion.
 - .5 ASTM D1005-95/2013), Standard Test Method For Measurement Of Dry-Film Thickness Of Organic Coatings Using Micrometers.

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- .6 ASTM D1308-02(2013) Standard Test Method for Effect of Household Chemicals on Clear and Pigmented Finishes.
- .7 ASTM D7091-13, Standard Test Method for Non-destructive Measurement of Dry Film Thickness of Nonmagnetic Coatings Applied to Ferrous Metals and Nonmagnetic, Nonconductive Coatings Applied to Non-Ferrous Metals.
- .8 ASTM D523, Standard Test Method for Specular Gloss.
- .9 ASTM D2247-15, Standard Practice For Testing Water Resistance of Coatings in 100% Relative Humidity.
- .10 ASTM D2369-10(2015)e1, Test Method for Volatile Content of Coatings.
- .11 ASTM D2794-93(2010), Standard Test Method For Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact).
- .12 ASTM D2832-92(2016), Standard Guide for Determining Volatile and Non-volatile Content of Paint and Related Coatings.
- .13 ASTM D3359-09e2, Standard Test Methods For Measuring Adhesion by Tape Test.
- .14 ASTM D3363-05(2011)e2, Standard Test Method For Hardness by Pencil Test.
- .15 ASTM D4214-07(2015), Standard Test Methods For Evaluating the Degree of Chalking of Exterior Paint Films.
- .16 ASTM D5116-10, Standard Guide For Small-Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
- .3 Canadian General Standards Board (CGSB).
 - .1 CAN/CGSB-51.32-M77, Sheathing, Membrane, Breather Type.
 - .2 CAN/CGSB-93.4, Galvanized and Aluminum-Zinc Alloy Coated Steel Siding Soffits and Fascia, Prefinished, Residential.
 - .3 CGSB 93.5, Installation of Metal Residential Siding, Soffits and Fascia.
 - .4 CGSB 19-GP-5m
- .4 Canada Green Building Council (CaGBC):
 - .1 LEED Canada 2009 Rating System: LEED Canada for New Construction and Major Renovations. LEED Canada for Core and Shell Development. [Website: www.cagbc.org]
- .5 Canadian Standards Association (CSA International).
 - .1 CSA B111-1974(R2003), Wire Nails, Spikes and Staples.
- .6 Environmental Choice Program (ECP).
 - .1 CCD-045-[95], Sealants and Caulking Compounds.

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- .7 SCAQMD South Coast Air Quality Management District, California State (SCAQMD):

- .1 SCAQMD Rule #1168, June 2006

1.4 DESIGN

- .1 Siding shall be designed to withstand positive wind load of [] 1 kPa and negative load of [] 0.6 kPa at a maximum allowable deflection of [] [1/180] of span between attachments.
- .2 Indicate test data supporting the above requirements on shop drawing submission.

1.5 SUBMITTALS – ACTION AND INFORMATION

- .1 Product Data: Submit manufacturer's printed product literature, specifications and data sheet in accordance with Section 01 33 00 - Submittal Procedures.
 - .1 Submit two copies of WHMIS MSDS - Material Safety Data. Indicate VOC's for caulking materials during application and curing.
- .2 Shop Drawings:
 - .1 Submit shop drawings in accordance with Section 01 33 00 - Submittal Procedures.
 - .2 Indicate dimensions, profiles, attachment methods, schedule of wall elevations, trim and closure pieces, [soffits, fascia, metal furring, and related work].
- .3 Samples:
 - .1 Submit samples in accordance with Section 01 33 00 - Submittal Procedures.
 - .2 Submit duplicate 300 mm samples of siding material, of colour and profile specified.
- .4 Manufacturer's Instructions:
 - .1 Submit manufacturer's installation instructions.
- .5 Sustainable Design Submittals
 - .1 LEED Submittals: submit LEED submittal forms for Credit MR 4 in accordance with Section 01 32 16 LEED Submittal Forms and Section 01 35 18 LEED Requirements and the following:
 - .1 Recycled Content: provide listing of products incorporating recycled content. Include details of percentages of post- consumer and pre-consumer recycled content for materials and products. Indicate material and product costs.
 - .2 LEED Submittals: submit LEED submittal forms for Credit MR 5 in accordance with Section 01 32 16 LEED Submittal Forms and Section 01 35 18 LEED Requirements and the following:

Section 07 46 19F - Preformed Steel Siding

- .1 Regional Materials: provide evidence that project incorporates required percentage [20] [30] % of regional materials/products, showing their cost, distances from extraction to manufacture and manufacture to project site, and total cost of materials for project.

1.6 CLOSEOUT SUBMITTALS

- .1 Operation and Maintenance Data: Submit manufacturer's printed operation and maintenance literature in accordance with Section 01 78 00 – Closeout Submittals. Submit [2] copies for inclusion in the project O&M manual, [4] weeks prior to substantial performance of the work.
- .2 Warranty Documentation: Submit manufacturer's warranty documentation in accordance with Section 01 78 00 – Closeout Submittals. Submit [2] copies for inclusion in the project O&M manual, [4] weeks prior to substantial performance of the work.
- .3 Record Documentation: Submit record documentation in accordance with 01 78 00 – Closeout Submittals. Submit [2] copies for inclusion in the project record documents, [4] weeks prior to substantial performance of the work.
- .4 Sustainable Design Closeout Documentation: Submit sustainable design documentation in accordance with 01 78 00 – Closeout Submittals. Submit [2] copies, [4] weeks prior to substantial performance of the work.

1.7 QUALITY ASSURANCE

- .1 Test Reports: certified test reports showing compliance with specified performance characteristics and physical properties.
- .2 Certificates: product certificates signed by manufacturer certifying materials comply with specified performance characteristics and criteria and physical requirements.
- .3 Pre-Installation Meetings: conduct pre-installation meeting to verify project requirements, manufacturer's installation instructions and manufacturer's warranty requirements.
 - .1 Convene pre-installation meeting two (2) week prior to beginning [work of this Section] [on-site installation], with [install contractor's representative] [Owner Representative] [Consultant] in accordance with [Section [01 32 16.06 - Construction Progress Schedule - Critical Path Method (CPM)]] [Section [01 32 16.07 - Construction Progress Schedule - Bar (GANTT) Chart]] to:

Section 07 46 19F - Preformed Steel Siding

- .1 Verify project requirements.
 - .2 Review installation and substrate conditions.
 - .3 Co-ordination with other building sub-trades.
 - .4 Review [manufacturer's] installation instructions and warranty requirements.
- .4 Manufacturer: All products and components from same manufacturer/supplier.
- .5 Sustainable Standards Certification: Sustainability Standards Certification:
- .1 Recycled Content: [provide listing of recycled content products used, including details of required percentages or recycled content materials and products, showing their costs and percentages of [post-consumer] [post-industrial] content, and total cost of materials for project].
 - .2 Regional Materials: provide evidence that project incorporates required percentage [10] [20] % of regional materials/products, showing their cost, distance from project to furthest site of extraction or manufacture, and total cost of materials for project.
- .6 Mock-ups: Mock-ups: construct mock-ups in accordance with Section [01 45 00 - Quality Control] and to requirements supplemented as follows:
- .1 Provide mock-up for evaluation of surface finishes and workmanship.
 - .2 Provide initial production units for job-site assembly with other materials for review and approval.
 - .3 Co-ordinate type and location of mock-ups with project requirements.
 - .4 Accepted units will be used as standard for acceptance of production units.
 - .5 Remove and replace units, which are not accepted.
 - .6 Do not proceed with remaining work until workmanship, colour, and finish are reviewed and approved by [Owner] [Consultant].
 - .7 Refinish mock-up area as new.
 - .8 Approved mock-up may [not] remain as part of finished work.
 - .9 Remove mock-up and dispose of materials when no longer required and when directed by [Owner] [Consultant].
- .7 Waste Management & Disposal
- .1 Separate waste materials for recycling in accordance with Section 01 74 21 - Construction/Demolition Waste Management and Disposal.
 - .2 Divert used metal cut-offs from landfill by disposal

Section 07 46 19F - Preformed Steel Siding

- .1 Into the on-site metals recycling bin.
- .2 By removed for disposal at the nearest metal recycling facility.
- .3 Divert reusable materials for reuse at nearest used building materials facility.
- .4 Divert unused caulking, sealants, and adhesive materials from landfill through disposal at hazardous material depot.

1.8 DELIVERY, STORAGE, AND HANDLING

- .1 Deliver, store and handle materials in accordance with Section [01 61 00 - Common Product Requirements] [with manufacturer's written instructions].
- .2 Delivery and Acceptance Requirements:
 - .1 Deliver materials to site in original factory packaging, labelled with manufacturer's name and address.
- .3 Storage and Handling Requirements:
 - .1 Store materials [off ground] [indoors] [in dry location] and in accordance with manufacturer's recommendations in clean, dry, well-ventilated area.
 - .2 Stack panel sheets tilted to provide water run-off.
 - .3 Store and protect siding from nicks, scratches, and blemishes.
 - .4 Replace defective or damaged materials with new.
- .4 Waste Management and Disposal:
 - .1 Separate waste materials for [reuse] [and] [recycling] in accordance with Section [01 74 19 - Management and Disposal.]

1.9 EXTENDED WARRANTY

- .1 Manufacturer's Extended Warranty:
 - .1 Provide a written guarantee, signed and issued in the name of the owner, covering the materials and finish of this section for 10 (ten) years and workmanship for a period of 2 (years) years from the date of substantial performance of the work.
 - .2 Repair or replace defective areas at no cost to the owner.

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Part 2 Products

2.1 ACCEPTABLE MANUFACTURER

.1 Wayne Building Products:

- .1 Edmonton: 12603 - 123 Street NW Edmonton, AB T5L0H9; Phone: 780.455.8929
Toll Free: 800.763.6378; Fax: 780.452.1186.
- .2 Alternative Manufacturer: No alternatives considered for this project.

2.2 DESCRIPTION

- .1 System-1: Directly Installation: Apply over building paper or air barrier membrane, on exterior grade gypsum board or exterior grade wood sheathing.
- .2 System 2: Furred Installation: Installation of metal furring over building paper or air barrier membrane, on exterior grade gypsum board or exterior grade wood sheathing.
- .3 System 3: Insulated: Installation of metal furring over building paper or air barrier membrane, rigid board insulation between z-bars, on exterior grade gypsum board or exterior grade wood sheathing.
- .4 System 4: Rated: Installation of metal z-bars over building paper or air barrier membrane, mineral fibre insulation between furring, on type-x exterior grade gypsum board.

2.3 MATERIALS

- .1 Exterior Sheet: Base metal Coated with ASTM A792 55% Aluminum-Zinc Alloy factory prefinished to [Consultant's] [Owner's] selection.

2.4 SIDING/ CLADDING COMPONENTS

- .1 Metal Panel Siding: Lux Panel - is 24 gauge steel, ASTM A792 55% Aluminum-Zinc Alloy Coated, PVDF painted, then roll-formed to custom profile, for horizontal or vertical installations:
 - .1 Base Metal Thickness: 0.559 mm (24 gauge).
 - .2 Exposed Face: 100 mm (4 inch).
 - .3 Profile: .438 mm deep, 100.88 width, bevelled face edges, preformed interlocking joints, fastener holes pre-punched.

Section 07 46 19F - Preformed Steel Siding

Metal Panel Siding: Lux Panel - Roll-formed, galvanized steel, to custom profile, for horizontal or vertical installations:

- .1 Base Metal Thickness: 0.559 mm (24 gauge).
- .2 Exposed Face: 152 mm (6 inch).
- .3 Profile: .438 mm deep, 152.88 width, bevelled face edges, preformed interlocking joints, fastener holes pre-punched.

2.5 FINISHES

- .1 Finish: Prefinished, coil coated. 1.0 mil fluoropolymer (PVDF)
- .2 Colour:
 - .1 Natural Wood: [Cedar] [Dark Ash] [Light Ash] [Pecan] [Espresso] [Tigerwood] [Driftwood] [Willow] [Knotty Ebony] [Knotty Redwood] [Dark Cherry] [Fir] [Walnut] [Saddle].
 - .2 Textures: [Textured Coffee] [Textured Rosewood] [Textured Black Onyx].
 - .3 Metals: [Aged Copper] [Silver Metallic] [Dark Zinc] [Rustic Red] [Champagne Metallic] [Copper Penny] [Weathered Zinc] [Starlight] [Cosmic]
 - .4 Solid: [Regal White] [Parchment] [Sierra Tan] [Mocha] [Weathered Copper] [Bronze] [Dark Bronze] [Terra Cotta] [Colonial Red] [Retro Red] [Hemlock Green] [Forest Green] [Hartford Green] [Black] [Twilight Blue] [Regal Blue] [Old Town Grey] [Old Zinc Grey] [Slate Grey] [Zinc Grey]
 - .5 [Custom colour].
 - .6 [Colour as selected by [Owner] [Consultant].
- .3 Exposed Metal Trim:
 - .1 Composition: Match to metal siding panel.
 - .2 Finish/Colour: Match to metal siding panel.
 - .3 Base Metal Thickness: 0.559 mm (24 gauge).
 - .4 Shapes: Base Trim, J Channel, Top J Channel Insert, Hidden Closure, Outside Corner, Inside Corner, Joiner J, Drip Cap, Window Batton, Open Outside Corner, Open Inside Corner, Bottom J Receiver, Snap-T Outside Corner, Two Piece J-Channel, Joiner J Insert, Snap-T Inside Corner, Two Piece Joiner J.
- .4 Soffit:
 - .1 Colour: [custom colour] [colour match to wall panel].
 - .2 Profile: flat sheet 'V' crimped for stiffness, vents preformed with elongated slits and small perforations. Vented 0.1 m² of opening for every 30 m² of building area.
 - .1 Pattern: plain surface.

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- .3 Thickness: Match to metal siding panel, 0.559 mm.
- .5 Fascia and exposed trim:
 - .1 Colour: [custom colour] [colour match to wall panel].
 - .2 Profile: [custom] [manufacturer's standard] as indicated.
 - .3 Pattern: [plain] [pattern] surface.
 - .4 Base Metal Thickness: 0.559 mm (24 gauge).
 - .5 Profile: flat sheet "V" crimped for stiffness, preformed with elongated slits and small perforations.

2.6 FASTENERS

- .1 Screws: ANSI B18.6.4. Purpose made [aluminum alloy] [stainless steel], [cadmium plated steel].

2.7 JOINT SEALANTS

- .1 Sealants: Section 07 92 00 – Joint Sealants.
- .2 Sealant: [one component acrylic to CGSB 19-GP-5M:
 - .1 [two component polysulphide to CAN/CGSB-19.24]
 - .2 [one component silicone to CAN/CGSB-19.18]
 - .3 [VOC content compliant with SCAQMD Rule #1168, June 2006].
- .3 Sealants: [].
 - .1 Test for acceptable VOC emissions in accordance with ASTM D2369 and ASTM D2832.

2.8 MEMBRANE

- .1 Membrane: Building paper, #15 asphalt felt to CSA A123.3.
- .2 Membrane: to CAN2-51.32, [single ply] [laminated] [spunbound olefin] type [coated] [impregnated] [as indicated].
 - .1 Acceptable Material: [Environmental Choice Certification Program ECP-69] [].

2.9 INSULATION

- .1 Refer to Section [07 21 13 – Board Insulation.]

2.10 FURRING

- .1 Sub-Girt:
 - .1 Galvanized steel to ASTM A653/A653M.
 - .2 Grade 230 with Z275 zinc coating.
 - .3 Minimum Thickness: 1.21 mm base metal thickness.

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- .2 Size/Shape: Custom, to accommodate insulation thickness.
- .3 Furring Channel:
 - .1 Galvanized steel to ASTM A653/A653M.
 - .2 Grade 230 with Z275 zinc coating.
 - .3 Minimum Thickness: 1.21 mm base metal thickness.
 - .4 Size/Shape: [Custom], [12.7mm] [18mm] [25 mm] depth, hat channel shape.

Part 3 Execution

3.1 MANUFACTURER'S INSTRUCTIONS

- .1 Compliance: comply with manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

3.2 EXAMINATION

- .1 Confirm acceptability of wall sheathing of soundness, measurement and flatness.
- .2 Verify that building framing members are ready to receive siding system.

3.3 PREPARATION

- .1 Protect siding surfaces with isolation coating from concrete, mortar, plaster or other cementitious surfaces.

3.4 CONTROL AND EXPANSION JOINTS

- .1 General: Form control or expansion over and in alignment with building control or expansion joints.
- .2 Install where and as indicated
- .3 Fabricate custom form joint assembly from same material as preformed metal siding.

Part 4 Execution

4.1 INSTALLATION - GENERAL

- .1 Install cladding in accordance with manufacturer's written instructions.

4.2 MEMBRANE INSTALLATION

- .1 Install membrane on exterior sheathing horizontally by [stapling] [nailing].
 - .1 Lap horizontal edges minimum 75 mm; vertical edges minimum 150 mm.

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- .2 Install two [single] [double] layer application.

4.3 SUB- GIRT INSTALLATION

- .1 Install Sub-girt:
 - .1 Install metal girts [horizontally] [vertically].
 - .2 Mechanically anchor furring to framing at [1200 mm] centers.

4.4 FURRING INSTALLATION

- .1 Install Furring:
 - .1 Install metal furring [horizontally] [vertically].
 - .2 Mechanically anchor furring to framing at [1200 mm] centers.

4.5 INSTALLATION

- .1 Install continuous starter strips, inside [and outside] corners, edgings, soffit, drip, cap, sill and window/door opening flashings as indicated.
- .2 Install control and expansion joints:
 - .1 Where indicated,
 - .2 Use stock or custom break-shape components to form joints
 - .3 Mechanical fasten to allow for joint movement.
 - .4 Fill joint with rod and sealant designed to meet the designed joint movement limits.
- .3 Install outside corners, fillers and closure strips with carefully formed and profiled work.
- .4 Install siding [and attachments] [sequentially] [from sill up], to manufacturer/fabricators written instructions.
- .5 Attach components to allow for thermal movement.
- .6 Install soffit and fascia cladding as indicated.
- .7 Maintain joints in exterior cladding, true to line, tight fitting, hairline joints.

4.6 SEALANT INSTALLATION

- .1 Apply joint sealant at junctions with adjoining work with sealant. Do work in accordance with Section [07 92 00 - Joint Sealing].

4.7 CLEANING

- .1 Upon completion of installation, remove surplus materials, rubbish, tools and equipment barriers.
- .2 Wash interior and exterior surfaces with solution recommended by manufacturer.
- .3 Remove excess sealant as recommended by manufacturer.

END OF SECTION

STOREFRONT & ENTRANCES



TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

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Tubelite® has been in the business of fabricating and distributing architectural aluminum products for the glass and glazing industry since 1945. Storefront, entrance and curtainwall systems are available directly from Tubelite® and from a network of independent distributors. Tubelite's corporate office is located in Walker (Grand Rapids), Michigan, and our extrusion plant is in Reed City, Michigan. Fabrication, warehouse, and shipping operations are located in Walker, Michigan and Dallas, Texas. Tubelite also has remote sales offices in strategic geographic locations.

Our promise to you is quality in everything we do; fast, reliable and consistent delivery; and responsible, courteous service with a personal touch.

TUBELITE®

DEPENDABLE

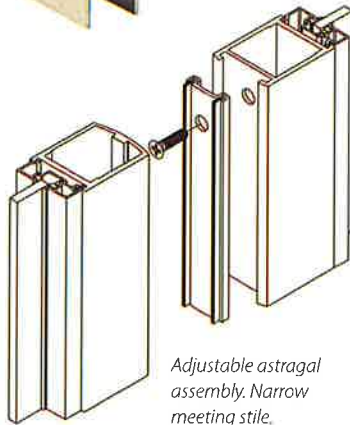
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

800-866-2227 / www.tubeliteinc.com





*Standard Narrow Stile
1-3/4" x 2-1/8" Door with
10" Bottom Rail; 0A Clear
Anodized Finish; 1/4" Glass*



*Adjustable astragal
assembly. Narrow
meeting stile.*



Medium Stile Entrance

Standard Narrow Stile Entrances

Our Standard Narrow Stile Entrances are designed for light-to-moderate use in commercial applications. Standard Narrow Stile has 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.



Standard Medium Stile Entrances

Our Standard Medium Entrances are designed for moderate to heavy use in commercial applications. Standard Medium Stile has 4" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor.

Standard Wide Stile Entrances

Our Stand Wide Stile Entrances are designed for moderate to heavy use in commercial applications. Standard Medium Stile has 5" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance. The additional width of Medium and Wide stile doors provides greater durability, and allows application of a wider variety of operating hardware.

Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.

WE LISTEN

Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.



Note: Dimensions do not include 1/2" glass stops.

Standard Entrance Series	Narrow Stile	Medium Stile	Wide Stile
Application	Offices, Strip Centers	Retail Stores	Public Buildings
Traffic	Light to Moderate	Moderate to Heavy	Heavy
Vertical Stile 1-3/4" x	2-1/8"	4"	5"
Top Rail 1-3/4" x	2-1/8"	4"	5"
Bottom Rail 1-3/4" x	4" (opt. up to 10")	6-1/2" (opt. up to 10")	6-1/2" (opt. up to 10")

Modified Entrances

Narrow, Medium and Wide Stile Doors can be anodized or painted in any of our standard finishes plus an infinite number of blendable standard and custom colors. A wide variety of specialized hardware can be applied, including butt hinges, offset or center pivots, push bars, pull handles, locks and cylinders. The simple addition of a snap-in glazing pocket in the doorframe allows you to easily incorporate sidelights. Horizontal or vertical mid-rails are available in widths from 1/2" to 10".



*Modified Narrow Stile
1-3/4" x 2-1/8" Door with
4" Bottom Rail; BP Beige
Painted Finish, 1/4" Glass*

Custom Entrances

Automation, Speed, Accuracy, and Flexibility. Delivered at a Competitive Price! Tubelite custom entrances deliver a winning combination of expertise with special door hardware and superior quality craftsmanship and materials time after time. You can rely on our experience, close relationships with hardware suppliers, and state-of-the-art manufacturing to provide the best lead-time in the industry.



*Custom Entrance, Green Painted Finish
Project: Youngstown State University Wellness Ctr, Youngstown, OH;
Architects: Strulla & Associates; General Contractor: Hively Construction*



*Custom Entrance, Finish: Medium Bronze Anod; Project: The Cheesecake Factory,
Columbus, OH; Architect: Architects Design Collaborative*

Our product knowledge is your assurance that the order will be correct whether Tubelite fabricates to a template or installs the door hardware.

- Have the doors prepped only and apply the hardware yourself.
- Order the door hardware yourself and have us apply it.
- Let Tubelite do it all!

Monumental Entrances

Designed to withstand heavy use in high-traffic areas, Tubelite's Monumental Doors feature a section depth of 2" and minimum wall thickness of 3/16", increased at critical points to 1/4" for added strength. Available in Narrow Stile 3", Medium Stile 4-1/2" and Wide Stile 6" models; top rails in 3-1/2", 4-1/2" and 6" heights; and bottom rails in 6" or optional 10" heights for ADA compliance. Sight lines complement the bold features of institutional applications and heavy-duty hardware. Framing may be reinforced with steel and used with a continuous hinge for maximum strength and dependability.



Note: Dimensions do not include 1/2" glass stops.

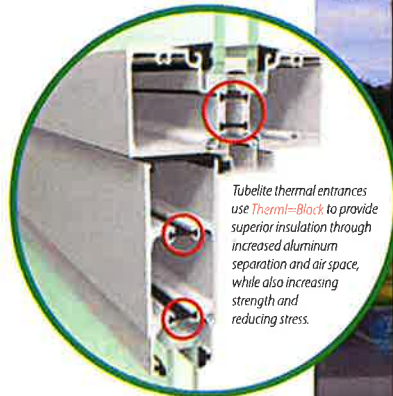
Monumental Doors	Narrow Stile	Medium Stile	Wide Stile
Application	Schools, universities, hospitals, offices		
Traffic	Heavy		
Vertical Stile 2" x	3"	4-1/2"	6"
Top Rail 2" x	3-1/3"	4-1/2"	6"
Bottom Rail 2" x	6" (opt. up to 10")	6" (opt. up to 10")	6" (opt. up to 10")

Thermi=Block Entrances

Thermi=Block
HIGH-PERFORMANCE THERMAL FRAMING

Tubelite Thermi=Block Entrances are designed using the same durable components as our Standard Entrances for outstanding craftsmanship and strength, with the additional benefit of strut thermal barriers for enhanced thermal performance. Door stiles are available in Medium Stile 4" and Wide Stile 5" models; top rails in 4" and 5" heights; and bottom in 10" height for ADA compliance. Snap-in thermally broken vertical frame closures easily accommodate addition of sidelites and incorporation with thermal storefront framing.

Thermi=Block Entrances are furnished with mortised butt hinges, offset pivots or continuous hinges as specified. Standard deadbolt locks, and concealed vertical rod or rim panic exit devices also may be selected. Standard pull handles have been designed for ADA access and have matching push bars.



14000 Series

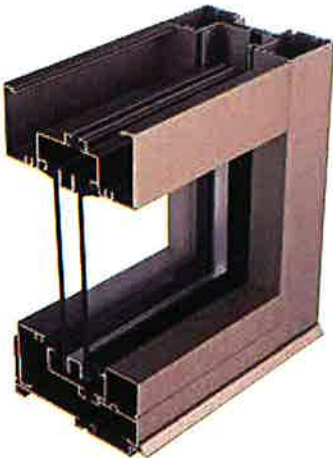
For optimal strength and thermal performance, use Tubelite’s 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard non-thermal and thermal members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.

THE SOLUTION

Our goal is simple — to be the most dependable supplier in the architectural aluminum industry. This means quality products; fast, reliable delivery; and ease of fabrication and installation. Tubelite has built its business around this goal.



14000 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront.

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Static 10 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	Slot – 0.39 P&D – 0.33	Slot – Frame 54 Glass 61 P&D – Frame 62 Glass 68	STC 32 OTC 26

14000 I/O Series

Glass or panels can be positioned to the Inboard (I) or outboard (O) side of the 4-1/2" depth frame to achieve the look you imagine. Typical glass thickness is 1", and can be installed from the outside or inside of the building. Special glazing pocket reducers allow the use of 1/4" Infill thicknesses, too.

14000 I/O Series Multiplane Storefront Framing thermal barrier insulates exterior surfaces from the interior to minimize temperature transfer. This provides industry accepted performance for condensation resistance and energy performance.

Using the same design, assembly, and accessories as the 14000 center glazed system allows combining Inboard, outboard and center planes of glass in the same elevation with the same great performance.



14000 I/O Series Storefront; Project: Sandy Commerce Park, Sandy, UT; Architect: Babcock Design; General Contractor: Jacobsen Construction

14000 I/O Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" multiplane outside or inside flush glazed storefront.

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF – Inside Plane 12 PSF – Outside Plane	30 PSF – Design 45 PSF – Overload	Inside – 0.33 Outside – 0.35	Inside – Frame 52 Glass 61 Outside – Frame 67 Glass 69	STC 32 OITC 26

T24650/E24650 Series

A new look for a timeless design. T24650 Series Storefront Framing has the same design, assembly and accessories as the 14000 center glazed system's 2" face with a 6-1/2" depth. This additional 2" depth on the interior side of the frame provides greater structural properties and allows taller first floor openings. The wider profile also cuts a distinctive image for a storefront that stands out from the crowd.

T24650 Series provides industry-accepted performance for CRF (condensation resistance) and U_c (conduction), using the same thermal barrier as the 14000 and 14000 I/O systems.



T24650 Series Storefront; Finish: 0A Clear Anodized; Project: HH Gregg Easton; Columbus, OH; Architect: Herschman; General Contractor: Corna Kokosing

T24650 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Medium-Rise storefront, front set glass, outside glazed.

Description: 2" x 6-1/2" outside or inside flush glazed storefront.

Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:	Outside HVHZ Approved:
2"	6-1/2"	1" std.	0.06 CFM/Ft.2 @ 6.24 PSF	12 PSF – Static 12 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	0.35	Frame 72 Glass 72	31 STC 25 OITC	YES FL# 20393.1

Thermal TU24000 Series

TU24000 Series, Project: Baker Center,
Minneapolis, MN, Architect: RSP Architects



Tubelite's most popular thermally broken storefront line has been expanded and enhanced with an additional P&D thermal break. The TU24000 Series has the same 2" x 4-1/2" profile as the T14000 system, and offers standard screw-spline or shear block connections.



The dual thermal break improves U-Factor by 16% and increases CRF by 30% over a single P&D pocket when using the same size and type of insulated glass. Azon's Lancer® mechanical lock provides long-term resistance to shrinkage of the polyurethane barrier. Glass is centered in the 4-1/2" system depth for a pleasing reveal on the exterior and interior sides of the frame. Seven anodized finishes and 20 standard paint color are available to complement any project with warranted protection, as well as street appeal.

TU24000 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low and mid-rise commercial buildings requiring high energy and condensation resistance performance.

Description: 2" x 4-1/2" dual thermal barrier center set storefront system, screw spline or shear block connections, exterior or interior glazed.

Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:
2"	4-1/2"	1" std. (1/8" to 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	12 PSF – Static 12 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	0.31	Frame 69 Glass 68	37 STC 31 OITC

Thermal TU24650 Series

Tubelite's dual thermally broken storefront line has been expanded and enhanced with the addition of TU24650 Series 2" x 6-1/2".

The dual thermal break decreases U-Factors and increases CRF over a single P&D pocket when using the same size and type of insulated glass. Azon's Lancer® mechanical lock provides long-term resistance to shrinkage of the polyurethane barrier. The glass plane matches that of our 4-1/2" system depth for a pleasing reveal on the exterior and interior sides of the frame. Seven anodized finishes and 20 standard paint color are available on this storefront framing system to complement any project with warranted protection, as well as street appeal.



TU24650 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low-Rise storefront, center set glass, inside/outside glazed.

Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Dynamic Water:	Structural:	U-Value:	CRF:	Acoustic:	Outside HVHZ Approved:
2"	6-1/2"	1" std.	0.06 CFM/Ft.2 @ 6.24 PSF	12 PSF	30 PSF – Design 45 PSF – Overload	0.32	Frame 75 Glass 70	31 STC 25 OITC	YES FL# 20393.1

4500 Series

Our 4500 Series Storefront framing is ideal for a wide variety of interior or low-rise exterior applications. Profiles of 1-3/4" x 4-1/2" are designed for 1/4" to 3/8" exterior glazing, and can be assembled by screw spline or clip joinery. The roll-in gasket is easy to install at the interior and exterior of the glass. The 1-3/4" framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.



INT45

INT45 Interior Flush Glaze Framing allows easy incorporation of standard aluminum storefront with metal stud and drywall systems commonly used in commercial office and retail space. Multiple adapters are available in configurations for installing the aluminum frames either before or after the drywall, completely covering the end of the stud wall. Installation is simple and fast with perimeter trim members that are pre-applied on one side of the frame opening.



Standard swing doors and frames provide a complete system and come in 7 anodized and 20 standard painted finishes. Gaskets for glass thicknesses from 1/4" to 1/2" are available in Black or Grey as desired. There is also an option for use of recycled aluminum on the storefront members [excludes doors and door frames].

4500 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low and mid-rise commercial buildings including retail, office, healthcare, schools, etc.

Description: 1-3/4" x 4-1/2" center set, screw spline or shear block construction non thermal storefront field glazed, shear block construction storefront.

Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	Acoustic:
1-3/4"	4-1/2"	1/4" std. (3/16" to 3/8")	0.06 CFM/Fl.2 @ 6.24 PSF	12 PSF - Static 12 PSF - Dynamic	30 PSF - Design 45 PSF - Overload	28 STC 27 OITC

VersaTherm™ Framing

VersaTherm™ Storefront Framing is our most versatile and economical storefront framing system. The flexible design allows for on-site fabrication in applications ranging from punched openings to mall fronts. VersaTherm is available in a large selection of profiles. Snap-on covers and backmembers, available in a variety of colors, allow for contrasting interior and exterior finishes. Finish options and glass positioning from frame exterior to center meet a wide range of aesthetic requirements.

Snap-on covers and back members are "locked" together by a unique thermal barrier clip. This clip ensures that interior and exterior metal members remain separate while firmly connected, virtually eliminating the transference of frost and condensation. High-performance verticals and compatibility with Tubelite stock doors create a complete and truly versatile system.



VersaTherm Storefront; Finish: Clear Ano; Project: Karmonn; Plymouth, MI; Architect: DeMattia Group

VersaTherm™ Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low and mid-rise commercial buildings including retail, office, healthcare, schools, etc.

Description: 1-3/4" x (3-1/2" to 6-5/8") field glazed, shear block - screw spline storefront.

Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:
1-3/4"	3-1/2" to 6-5/8"	1" std. (1/4")	0.06 CFM/Fl.2 @ 6.24 PSF	12 - Static	40 PSF - Design	0.36	Frame 64 Glass 55

3700 Windows

Let fresh air into the building through a storefront or curtainwall. 3700 Series windows can be easily Incorporated with Tubelite's other framing systems. Special glazing pocket adapters make installation a breeze.

These Curtainwall rated windows have a frame depth of 2" with a maximum size of 3'0" x 5'0" and mitred corners epoxied and crimped on an "L" shaped clip.

Standard and concealed project-out vent design, and casement options are available. The concealed vent design is virtually invisible from the outside of the building, with no visible frame. Screens are also available with frames finished to match the window.



CW 3700



CVW 3700



3700 Series Windows	VW3700	CVW3700	CW3700
Application	Conventional Frame	Concealed Vent	Casement Type
Frame Joints	Screw-spline	Screw-spline	Screw-spline
Window Joints	Mitered, 2 Corner Keys, Lanced Stake & Silicone	Mitered, 2 Corner Keys, Lanced Stake & Silicone	Mitered, 2 Corner Keys, Lanced Stake & Silicone
Glass Thickness	1/4" & 1"	1"	1/4" & 1"
Face Width	2-3/8"		2-3/8"
Frame Depth	2"	3-1/2"	2"
Hardware	4-bar hinges, Cam lock	4-bar hinges, Cam lock	Butt hinges, Cam lock, optional roto operator, 2-point egress lock, opening restrictor, egress pull-ring
Air Infiltration	0.10CFM/Ft.2 @ 6.24 PSF	0.10CFM/Ft.2 @ 6.24 PSF	0.10CFM/Ft.2 @ 6.24 PSF
Static Water	12 PSF	12 PSF	12 PSF
AAMA/WDMA/CSA 101 I.5.2/A440-08, NAFS Testing	CLASS CW-PG75 (60X36)-AP	CLASS CW-PG75 (61X38)-AP	CLASS CW-PG60 (36X60)-AP
Life Cycle Tested	2500 Cycles	2500 Cycles	2500 Cycles
CRF (AAMA 1503-2010)	56 _f / 67 _g	51 _f / 64 _g	59 _f / 68 _g
U-Factor	0.47	0.56	0.46
Florida Approval (Non-Impact)	FL15420	FL15420	FL15421

Finishes - Painted and Anodized



Custom Entrance/400 Series Curtainwall,
Wild Grape 70% premium painted finish;
Project: Sun Healthcare; Albuquerque, NM;
Architect: Flatow-Moore-Shaffer-McCabe Inc.

In addition to our standard Clear and Bronze anodized, and White painted colors, we offer five more anodized finishes and nineteen more standard painted colors. Blended standard and custom colors are also available, providing you with an Infinite variety. More than a palette of pretty colors, our finishes are tough and backed by some of the best warranties in the industry.

See Tubelite's Standard Finish Color Guide for detailed information on the exceptional performance, integrity and weatherability of our durable anodized finishes. This guide also gives specifications for color retention, erosion resistance and gloss retention of our high-quality, painted finishes.



AAMA 2605 10 YEAR FINISH WARRANTY

70% Kynar premium painted finishes are guaranteed for 10 years against fading, chalking, and gloss reduction.

Finishes - Wood Grain

When your design requires more than a stock color, our wood grain textures are ready to dazzle. Wood Grain Finishes by Tubelite have the look and feel of natural wood with the durability and recyclability of aluminum. No more refinishing due to salt, dirt and UV exposure. Our Wood Grain finishes are designed for the toughest environment and clean easily with mild soap and water.

Wood Grain Finishes by Tubelite can be applied to the interior and exterior of Tubelite's storefront, entrance, curtainwall, sunshade and light shelf devices. Practically everything we manufacture in the Tubelite family of products.

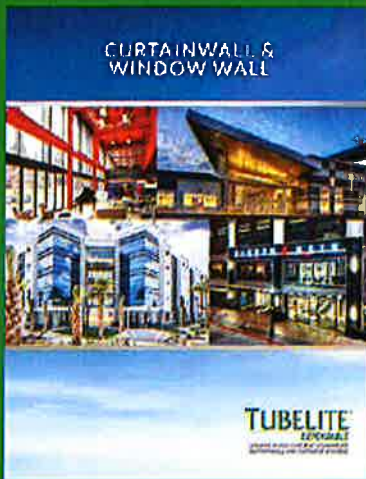
Tubelite offers the look and feel of natural wood with 12 Wood Grain Finishes. These finishes are backed by up to a 5 year warranty.

* Finishes may vary in tone and color within the same wood grain.



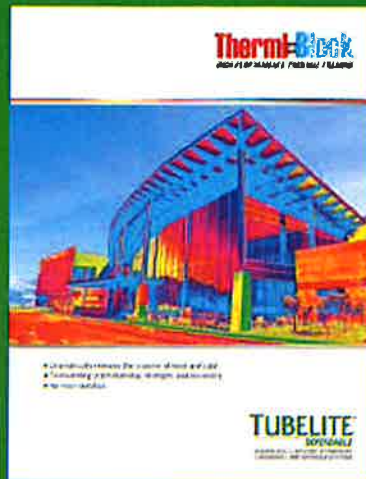
Visit www.tubeliteinc.com/finishes for all the latest finishes.

Visit us online to download other Tubelite literature at www.tubeliteinc.com/product-brochures.



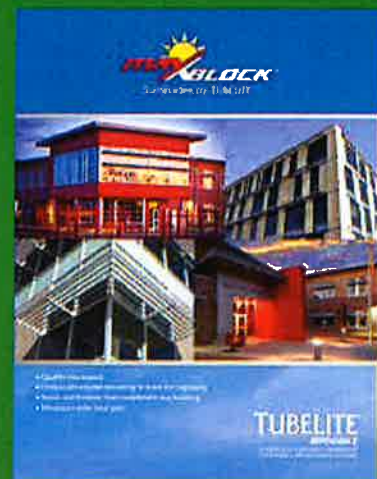
Curtainwall & Window Wall Product Brochure

This brochure contains our 400 Series Curtainwall, 200 Series Curtainwall, 900RW Series Thermal Ribbon Window, TerraPorte 7600 Terrace Door, Phantom 5000 Zero Sight Line Windows and Finishes.



High Performance Thermal Framing

Tubelite Thermi=Block – is a full line of high performance thermal framing that provides superior insulation through improved thermal breaks and air baffles, while also providing for structural and aesthetic requirements.



MaxBlock® Sunshades

MaxBlock brochure includes Tubelite's three sun shade designs, Airfoil, "Z" Blade and Tubular, along with highlighting the benefits of these sun shades.



ForceFront Storm® – Framing and Entrances

ForceFront Storm® – Framing and Entrances – is a full line of impact resistant framing systems have been tested and approved by ATI, the highly respected and well known industry leader.



ForceFront Blast® – Framing and Entrances

ForceFront Blast® – Framing and Entrances – pressure bar curtainwall framing and wide stile monumental doors are designed for compliance with ASTM, GSA ISC and DoD requirements.



aLuminate® Light Shelves

aLuminate light shelves are designed for use with most Tubelite storefront and curtainwall framing systems, as well as many other aluminum framing systems.

TUBELITE®
DEPENDABLE
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

031419

3056 Walker Ridge Dr. NW, Ste. G, Walker, MI 49544



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Call: 800.650.9001



THOMPSON I.G.

Thompson I.G. is a premier glass fabrication manufacturer that combines high-performance glass products with unlimited aesthetic choices. As a leading supplier of fabricated glass in North America, our tremendous capabilities and cutting edge technologies makes us a world class fabricator.

Serving your
glass needs
for over

25

years

By combining decades of experience with state-of-the-art equipment, Thompson I.G. (TIG) meets the most demanding expectations of strength, energy efficiency and aesthetic quality. We deliver results for commercial and residential architectural projects, recreational vehicles, mass transit and commercial vehicle industries.

In-house capabilities and technologies truly make us a premier glass fabrication manufacturer featuring:

- Insulating Glass
- Laminated Glass
- Dynamic Glass
- Tempered Glass
- Specialty Glass
- Digitally Printed Glass



SPECIALTY GLASS

We support the very diverse specialty glass market with multiple capabilities. This classification of products includes doors, table tops, shelves, railing panels, interior partitions, and store front glazing. Our capabilities to support this market include drilling, milling, edge polishing, laminating and digital printing.



V-Groove Glass

Whether you want a standard V-groove design or custom design, we can meet your specifications. We have many V-groove designs for your review.

Shower Door Glass

We offer a variety of options to meet all of your shower door needs and have the ability to temper, edge, notch and drill holes. We stock glass up to 1/2" in thickness.

Spandrel Glass

We can supply all of your needs right here in our state-of-the-art facility. In addition to standard colors, we also offer custom color matching using ceramic frit to meet your specific glass needs and requirements.



DIGITAL PRINTING

We offer digitally printed specialty glass and maintain our own digital printing equipment in-house. Our knowledgeable staff can take your digital file and print the image on to glass using various colors of high quality ceramic ink. The ceramic ink is cured to the glass making it weatherproof, as well as scratch and UV resistant.

Brilliant in color, the result is an attractive, high-resolution and durable product. Digital printing can be applied to glass to create various graphics on glass for almost unlimited applications.



Application ideas:

- Building Façades
- Staircases
- Doors
- Partitions
- Furniture
- Automobiles
- Recreational Vehicles
- Business Signage
- Advertising



INSULATED GLASS

We specialize in producing insulating glass unit (IGU) products and offer a wide spectrum of insulated glass units produced with the latest sealing and warm-edge technology on our vertical insulating glass production lines.

We can meet most design or performance requirements for commercial building architectural glass, residential buildings, recreational vehicles (RV), commercial and mass transit.

We have a metal spacer insulating glass line that has real-time production control. The line can make IGUs up to 78" x 140", has dual-seal polysulfide and silicone, and capability to use argon gas.



Warm Edge Technology

We use the latest warm edge technology to aid in preventing the transfer of cold and moisture. Keep cold and moisture out, and warmth in with high performance Low-e coatings and Argon Gas. This energy-efficient glass gives building owners and homeowners the ability to incorporate larger window spaces into their office or home.



GLASS TEMPERING

Our two-chamber furnace uses the latest convection heat methods to achieve minimal distortion and to meet ASTM Standard Specification C1048. Our tempering line also includes a High-Resolution LiteSentry Osprey™ distortion measurement which provides real-time monitoring of distortion for glass tempering. We also utilize a Vortex Pro which enables proper heat distribution and a Raytek thermal imaging device for optimal tempered glass.

You can order tempered glass from 1/8" up to 1/2" thick. In addition, we provide special edging, polishing and drilled holes.

Tempering Capabilities:

- 72"x 140"
- 3.0mm – 25.0mm

GLASS LAMINATION

We produce laminated glass using advanced lamination and autoclave technology. By using a combination of tinted glass and vinyl's, we are capable of producing laminated glass that offers a wide range of light transmission, energy efficiency and aesthetic possibilities.

Here are just a few of the laminated glass products we manufacture:

Commercial & Residential Laminated Glass Applications:

- Heat Strengthened laminated
- Tempered Low-e laminated
- Custom sizes and shapes up to 60" x 140"
- Custom colors

Vehicle Applications:

- Recreational vehicles
- Motor coach and bus
- Mass transit
- Utility and agricultural vehicles

Specialty Laminated:

- Suntuitive dynamic glass
- Bullet Resistant
- Hurricane and impact (SGP)
- Overhead glazing



CERTIFIED FABRICATOR OF SUNTUITIVE® DYNAMIC GLASS

Suntuitive Glass is a self-tinting glass technology that darkens gradually and dynamically when heated by direct sunlight.



In the image above, the window on the far right does not have Suntuitive Glass. The Suntuitive Glass panes have tinted to balance the brutal glare and heat. Suntuitive self-tinting glass gradually darkens in response to rising temperatures caused by direct sunlight on the window. As the sun moves across the sky, Suntuitive glass will cool and return to its clear state. At night or in cloudy conditions, when direct sun is not present, Suntuitive glass remains clear and allows the most natural daylight possible.



We are proud to be a certified fabricator of Suntuitive Glass and offer the most intelligent glass that naturally and passively adapts throughout the day, every day of the year, constantly balancing the heat and glare coming into your building.

We have supplied projects with Suntuitive Glass throughout the United States and internationally.

Key benefits of Suntuitive Glass:

- Blocks excessive heat
- Preserves the view
- Glare mitigation
- Saves energy
- Increases security
- Used as a building block and can be combined with other high-performance technologies
- Increases safety
- Reduces noise
-



Premier Glass Fabrication Manufacturer

Children's Learning Adventure® in Katy,
Texas, USA



Dow Business Process Services Center (BPSC) in
Midland, Michigan, USA



Helen DeVos Children's Hospital in
Grand Rapids, Michigan, USA

Rosa Parks Transit Center in Detroit,
Michigan, USA



27th District Court in Wyandotte,
Michigan, USA



Office Building in Midland,
Michigan, USA



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NEW

INSULATED GLAZING PANELS

GRANDVIEW CANCER



Effective March 2019

Tech Support: 800.523.2347 LaminatorsInc.com

NEW INSULATED GLAZING PANELS

In addition to our standard flat Thermolite™ panel, Laminators now offers fabricated options to provide additional R-Value, new aesthetics, and the ability to create hairline joints between panels. Thermolite Glazing Panels are designed to easily fit into any standard or custom glazing system. With building and energy efficiency codes becoming even more stringent, these panels can be a smart solution for your next project.

When you need a high-tech look with energy-saving, insulating properties for glazing inserts, Thermolite panels are the answer. Thermolite panels are constructed with an insulating foam core sandwiched between finished aluminum sheets and two corrugated stabilizers. Available in smooth or stucco-embossed finishes in a variety of colors, Thermolite panels create a highly decorative and durable surface with excellent insulating properties.

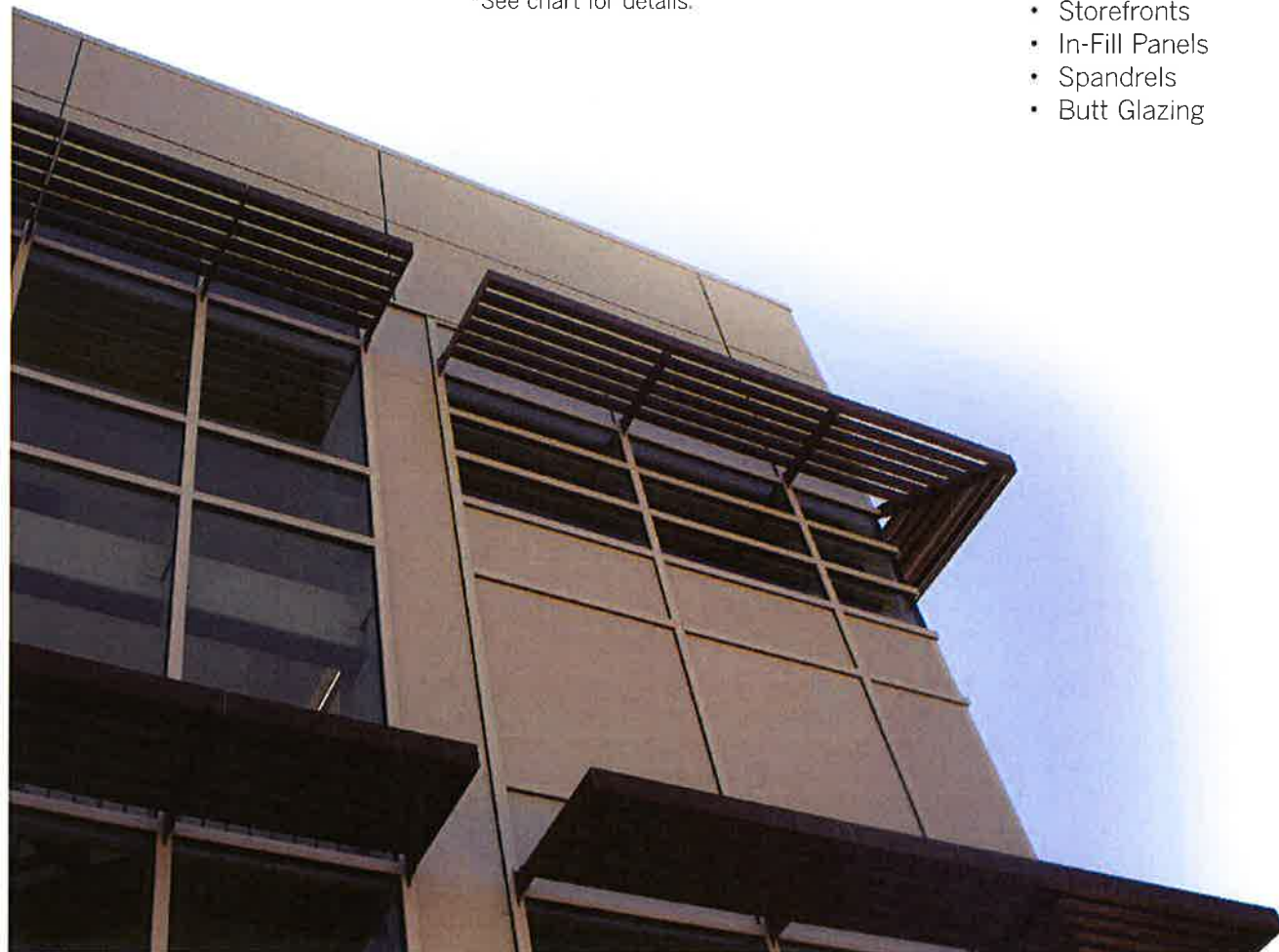
Features

- Custom Colors
- Smooth or Stucco-Embossed Finish*
- Project-Specific Customization
- 5-Year Panel Construction Warranty

*See chart for details.

Applications

- Curtain Walls
- Window Systems
- Window Replacement
- Commercial Door Systems
- Opaque Glazing
- Storefronts
- In-Fill Panels
- Spandrels
- Butt Glazing





THERMOLITE™ U-MAX

A 7-ply, rabbet edge panel designed to provide increased insulation on the interior face of the panel.

Thermolite U-MAX is a multi-layered, insulated glazing panel that consists of two foam plastic cores bonded to three thermoplastic stabilizers with finished sheets of aluminum on each face. Intended for use in standard glazing pockets of window, glazing, and curtain wall systems, panels include stepped edges on the interior side. Panels offer higher R-Values than standard 1 in. Thermolite and Thermolite WE panels and are available in thicknesses ranging from 1-1/2 to 3-1/2 in.

- Increases R-Value by 100-200% (over standard 1 in. in-fill panels)
- Up to 3-1/2 in. overall panel thickness

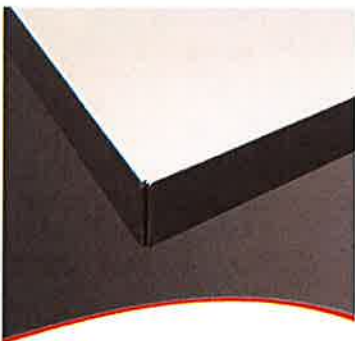


THERMOLITE™ SE

Designed to provide new aesthetics with the ability to adjust the reveal created between the face of the mullion and the face of the panel.

Thermolite SE is an insulated glazing insert panel that consists of a fabricated Laminators Omega-Lite® ACM panel bonded on the exterior face of a standard Thermolite panel to create stepped edges. Intended for use in window, glazing, and curtain wall systems, panels are available in thicknesses ranging from 1-3/4 to 3-1/2 in.

- 2-4 stepped edges
- Can provide flush aesthetic
- Up to 3-1/2 in. overall panel thickness



THERMOLITE™ WE

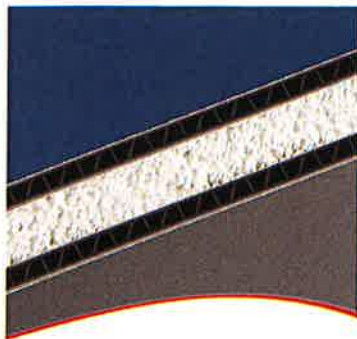
Edge treatment allowing for metal-to-metal butt-glazed joints.

Thermolite WE is an insulated glazing insert panel that consists of a foam plastic core bonded on both sides to thermoplastic stabilizers with finished sheets of aluminum on each face that encapsulate the edges for metal-to-metal hairline joints in butt-glazed applications. Intended for use in window, glazing, and curtain wall systems, panels are available in thicknesses ranging from 3/4 to 2-1/2 in.

- 1-4 wrapped/panned edges
- Up to 2-1/2 in. panel thickness



FLAT INSULATED PANELS



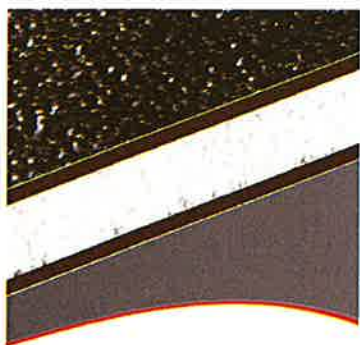
THERMOLITE™

Thermolite is an insulated glazing insert panel that consists of a foam plastic core bonded on both sides to thermoplastic stabilizers with finished sheets of aluminum on each face. Intended for use in window, glazing, and curtain wall systems, panels are available in thicknesses ranging from 3/4 to 3-1/2 in.

- Available in smooth or stucco-embossed finishes
- Fits into standard 1 in. insulating glass and glazing pockets and storefront extrusions
- Available in stock sheets and cut-to-size

Applications

- Curtain Walls
- Storefronts
- Spandrels
- Opaque Glazing
- In-Fill Panels
- Partitions
- Sunrooms
- Grow Rooms



OMEGA FOAM-PLY®

Omega Foam-Ply is an insulated glazing panel that consists of a foam plastic core bonded on both sides to hardboard stabilizers with finished sheets of aluminum on each face. Intended for use in window, glazing, and curtain wall systems, panels are available in thicknesses ranging from 5/8 to 3-1/2 in.

- Can be cut onsite with standard carpentry tools, very low-cost installation
- Available in a variety of colors and surface finishes
- Available in stock sheets and cut-to-size

Applications

- Storefronts
- In-Fill Panels
- Opaque Glazing
- Spandrels
- Sunrooms
- Partitions



References & Testing

AAMA 2605



Voluntary Specification, Performance Requirements, and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels

ASTM B209



Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate

ASTM C518



Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus

ASTM E84



Standard Test Method for Surface Burning Characteristics of Building Materials

ASTM E529



Standard Guide for Conducting Flexural Tests on Beams and Girders for Building Construction

■ Thermolite

■ Omega Foam-Ply

GLAZING PANELS COMPARISON CHART

NEW Fabricated Panels

Flat Insulated Panels

	Thermolite™ U-MAX	Thermolite™ SE	Thermolite™ WE
Sizes*	Custom fabricated up to maximum panel blank size of 4 ft. x 12 ft.		
Stabilizers	Extruded Corrugated Polypropylene		
Insulating Core	Expanded Polystyrene (EPS): 2.0 pcf density (Type IX) Polyisocyanurate (ISO): 2.0 pcf density (Type I)		
Aluminum Backer	Mill finish 0.013 in. or same surface as face depending on application		
Aluminum Face (Nominal)	0.028 or 0.032 in. 0.024 in. 0.013 in.	0.028 or 0.032 in. 0.024 in.	
Face Color Finish	PVDF/Kynar 500® Polyester Anodized	PVDF/Kynar 500® Anodized	
Face Texture Finish	Smooth and/or stucco-embossed	Exterior: Smooth finish only Interior: Smooth and/or stucco-embossed	
Panel Thickness	1-1/2 in. to 3-1/2 in.	1-3/4 in. to 3-1/2 in.	3/4 in. to 2-1/2 in.
R-Value (hr °F ft²/ BTU)	R-5.2 to R-16.9 depending on insulating core and panel thickness	R-6.0 to R-15.7 depending on insulating core and panel thickness	R-2.2 to R-12.0 depending on insulating core and panel thickness
Weight	1.82 psf (+/-) based on 2-1/2 in. (nom), standard	2.39 psf (+/-) based on 2 in. (nom), standard	1.40 psf (+/-) based on 1 in. (nom), standard
Tolerance	Length & Width: +/- 1/16 in. Squareness: Diagonals equal within 1/8 in. Thickness: +/- 5/64 in.		
Thermal Expansion	13.1x10 ⁻⁶ in./in./°F		

Thermolite™	Omega Foam-Ply®
4 ft. x 8 ft. 4 ft. x 10 ft. 4 ft. x 12 ft.	4 ft. x 8 ft. 4 ft. x 10 ft. 4 ft. x 12 ft.
Extruded Corrugated Polypropylene	Exterior Grade Hardboard
Expanded Polystyrene (EPS): 2.0 pcf density (Type IX) Polyisocyanurate (ISO): 2.0 pcf density (Type I)	
Mill finish 0.013 in. or same surface as face depending on application	
0.028 or 0.032 in. 0.024 in. 0.013 in.	
PVDF/Kynar 500® Polyester Anodized	
Smooth and/or stucco-embossed	
3/4 in. to 3-1/2 in.	5/8 in. to 3-1/2 in.
R-2.2 to R-17.4 depending on insulating core and panel thickness	R-1.7 to R-17.5 depending on insulating core and panel thickness
1.40 psf (+/-) based on 1 in. (nom), standard	1.81 psf (+/-) based on 1 in. (nom), standard
Length & Width: +/- 1/16 in. Squareness: Diagonals equal within 1/8 in. Thickness: +/- 5/64 in.	
13.1x10 ⁻⁶ in./in./°F	

For specifics on R-Value, performance information, and allowable load carrying capacities, refer to our Technical Data Sheets.

*5 ft. widths available in select colors. Refer to our Architectural Color Chart for specific size, finish, and color availability.
Thermolite and Omega Foam-Ply can be custom cut to size.



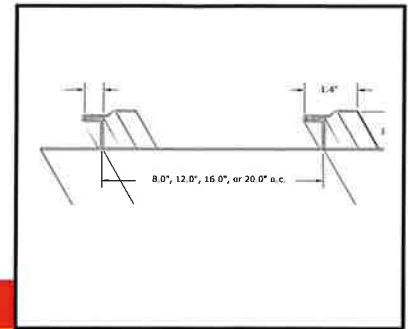
3255 Penn Street, Hatfield, PA 19440-1731

800.523.2347 | LaminatorsInc.com

TECHNICAL INFORMATION SHEET

UNA-CLAD™ UC-500

Item Description
Flush Panel



Product Information

Description:

Firestone UNA-CLAD UC-500 Flush Panel is a factory-formed, interlocking, architectural metal panel designed for soffit and fascia applications. The UC-500 Flush Panel offers the design professional a flush or flat appearance by utilizing an interlocking leg and concealed fastening system. The panel is available in a wide variety of materials and finishes including Kynar™ coated Galvanized Steel, Galvalume® Steel and Aluminum, Copper, and Zinc.

Method of Application:

1. A smooth, solid substrate of plywood or OSB, or a substructure of min. 22 ga (0.79 mm), $\frac{7}{8}$ " (22 mm) hat channels is recommended for the Firestone UC-500 metal flush panel.
2. The application of a Firestone approved underlayment prior to panel installation is recommended.
3. Firestone UC-500 panels must be installed in a sequential order.

Storage:

- Firestone metal panels should be stored in a well ventilated, dry place where no moisture can contact them. Moisture (from rain, snow, condensation, etc.) trapped between layers of material may cause water stains or white rust, which can affect the service life of the material and will detract from its appearance.
- If outdoor storage cannot be avoided, protect the panels with a ventilated canvas or waterproof paper cover. Do not use plastic, which can cause condensation. Keep the material off the ground in an inclined position with an insulator such as wood. Protective film may degrade or become brittle with long term exposure to direct sunlight.

Precautions:

- Aluminum is recommended for soffit applications.
- Oil canning is not a cause for rejection.
- Heavier gauges, narrower widths, striations, and embossing minimize oil canning.
- Sealant for end laps and lap joints shall be non-drying, non-toxic, and non-shrinking with a serviceable temperature of -60 to 212 °F. (-51 to 100 °C)
- Quality, long-life butyl sealants work best as a gasket sandwiched between two pieces of metal. Non-acetic cured silicone color matching sealants are recommended when voids must be filled. Sealants are not a substitute for proper assembly and workmanship.
- Exercise caution when lifting, moving, transporting, storing or handling Firestone metal to avoid possible physical damage.
- Refer to Safety Data Sheets (SDS) for safety information.
- Immediately remove protective film after installation.

TECHNICAL INFORMATION SHEET

UNA-CLAD™ UC-500

LEED® Information:

Post Consumer Recycled Content: 0%

Post Industrial Recycled Content: 0%

Manufacturing Location: Anoka, MN

*NOTE: LEED® is a registered trademark of the U.S. Green Building Council.



Product Data

Property	Value
Panel Type	Flush
Panel Interlock	Interlocking Joint
Tapered Panels	No
Net Free Area	2.75" sq per LF on 12" wide UC-500V panels
Radiused	No
Stiffening Ribs	Optional* - Flat ribs or pencil ribs
Striations	Optional as UC-500V
Standard Panel Surface	Smooth
Optional Panel Surface	Stucco Embossed (MN Only)
Substrate	Solid Substrate or Hat Channels
Panel Width	8" - 20" (203.2 mm - 508 mm)
Optimal Panel Width	18" & 12" (457.2 mm & 304.8 mm) 16" & 20" (406.4 mm & 508 mm)
Panel Depth	1" (25.4 mm)
Seam Height	1.143" (29 mm)
Minimum Panel Length	36" (914.4 mm)
Maximum Panel Length	576" (14.63 m)

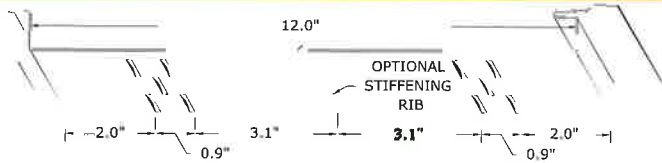
Technical Information

Property	Value
Air Infiltration	ASTM E283
Structural Performance	ASTM E330
Water Penetration	ASTM E331
Fire Rating	UL Class A Rated Assemblies, UL 263, UL 790
Hail Impact Rating	Class 4, UL 2218
Florida Building Code	Approval
*Contact your Firestone Building Systems Advisor for special consideration on panels over 180" (4570 mm). NOTE: Testing not applicable for all substrates, materials, and dimensions. All systems with test lightings must be installed in accordance with the assembly tested. Refer to Firestone Website for available code listings.	

TECHNICAL INFORMATION SHEET

UNA-CLAD™ UC-500

OPTIONAL VENTING PATTERN



MATERIAL & THICKNESS	METAL SPECIFICATION	AVAILABLE FINISHES
ALUMINUM 0.032" (0.81 mm) 0.040" (1.02 mm)	Base Metal: Aluminum Minimum Yield: 21 KSI (145 MPa) Thermal Expansion: 12.6×10^{-6} in/in/ °F ($22.2 \text{ m/m.K} \times 10^{-6}$) Mod. Of Elasticity: 10.0×10^3 x KSI (68.9 MPa)	Anodized Kynar 500®/Hylar 5000® Unpainted/ Mill Finish
GALVANIZED STEEL 26 ga.(0.48 mm) 24 ga. (0.64 mm) 22 ga. (0.79 mm)	Base Metal: AISI-G90 Galvanized steel Minimum Yield: 33 to 45 KSI (227 to 310 MPa) Thermal Expansion: 06.7×10^{-6} in/in/ °F ($13.9 \text{ m/m.K} \times 10^{-6}$) Mod. Of Elasticity: 29.0×10^6 x KSI (200 GPa)	Kynar 500®/Hylar 5000® Unpainted G90
GALVALUME® STEEL 26 ga.(0.48 mm) 24 ga. (0.64 mm) 22 ga. (0.79 mm)	Base Metal: AZ-55 Hot Dipped Galvalume Minimum Yield: 50 KSI (345 MPa) Thermal Expansion: 06.7×10^{-6} in/in/ °F ($13.9 \text{ m/m.K} \times 10^{-6}$) Mod. Of Elasticity: 29.0×10^6 x KSI (200 GPa)	Kynar 500®/Hylar 5000® Unpainted G90
GALVALUME STEEL 26 ga.(0.48 mm) 24 ga. (0.64 mm) 22 ga. (0.79 mm)	Base Metal: AZ-55 Hot Dipped Galvalume Minimum Yield: 50 KSI (345 MPa) Thermal Expansion: 06.7×10^{-6} in/in/ °F ($13.9 \text{ m/m.K} \times 10^{-6}$) Mod. Of Elasticity: 29.0×10^6 x KSI (200 GPa)	Acrylume – Clear Acrylic Coated
COPPER 16 oz (0.56 mm) 20 oz (0.69 mm)	AGSC minimum copper content of 99.9% copper, silver counting as copper, cold rolled from ingots of 122 alloy. Thermal Expansion: 9.3×10^{-6} in/in/ °F ($16.5 \text{ m/m.K} \times 10^{-6}$) AGSC copper meets and/ or exceeds ASTM B370 specification.	Natural Patriot Green™ Freedom Gray™
ZINC 0.028" (0.7 mm) 0.032" (0.8 mm) 0.040" (1.0 mm)	RHEINZINK®: Electrolytic high-grade, 99.995% pure, fine zinc (DIN EN 1179) titanium copper alloy. certified according to DIN ISO 9001: 1994 Thermal Expansion: $2.2 \text{ mm/m} \times 100\text{K}$ ($16.5" \times 10^{-6}$ in/in/ °F)	Shiny Pre-weathered Blue-Gray Pre-weathered Graphite Gray

NOTE: Consult current UNA-CLAD Color Selection Guide.

Custom color services available upon request

Consult current base metal Coil & Flat sheet TIS for additional information on the base metal and coating.

Not all materials and thicknesses are available from all locations. Contact your Firestone Building Systems Advisor for additional information.

Please contact Technical Services at 1-800-428-4511 for further information.

This sheet is meant to highlight Firestone products and specifications and is subject to change without notice. Firestone takes responsibility for furnishing quality materials which meet published Firestone product specifications or other technical documents, subject to normal roof manufacturing tolerances. Neither Firestone nor its representatives practice architecture. Firestone offers no opinion on and expressly disclaims any responsibility for the soundness of any structure. Firestone accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Firestone representative is authorized to vary this disclaimer.



ENGINEERING DATA

AIR CONDITIONERS

14ACX
MERIT® SERIES
R-410A

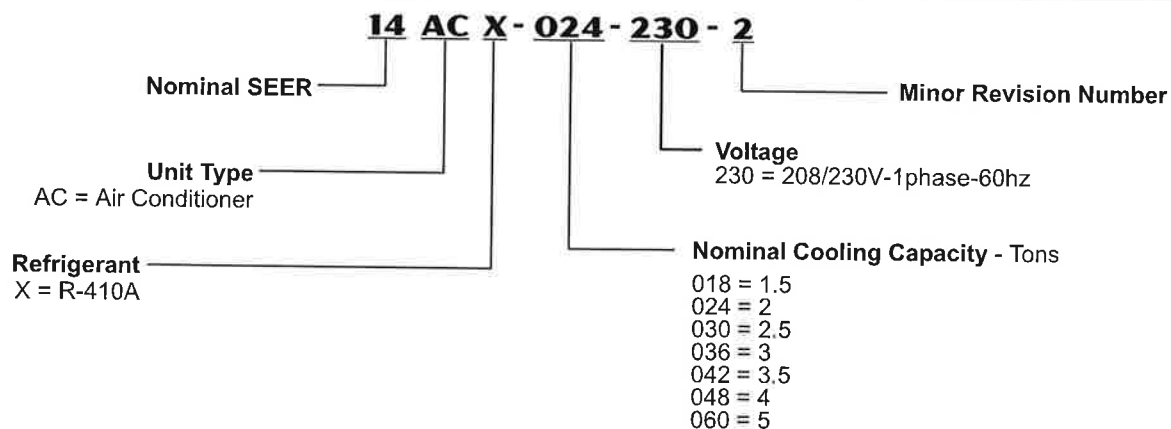
Bulletin No. 210475
October 2008
Supersedes July 2008



SEER up to 15.0
1.5 to 5 Tons

Cooling Capacity - 17,800 to 58,000 Btuh

MODEL NUMBER IDENTIFICATION



FEATURES

CONTENTS

ARI Rating Tables	Pages 8-37
Indoor Coil / Air Handler Substitution	Page 7
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Electrical Data	Page 5
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Installation Clearances	Page 4
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WARRANTY

Compressor - limited warranty for **five years** in residential installations and five year in non-residential installations.

All other covered components - **five years** in residential installations and one year in non-residential installations.

Refer to Lennox Equipment Limited Warranty certificate included with unit for specific details.

APPROVALS

Certified in Accordance with the USE certification program, which is based on ARI Standard 210/240.

Sound rated in Lennox reverberant sound test room in Accordance with test conditions included in ARI Standard 270.

Tested in the Lennox Research Laboratory environmental test room.

Rated According to U.S. Department of Energy (DOE) test procedures.

Units and components within bonded for grounding to meet safety standards for servicing required by UL, NEC and CEC.

Units are UL listed and CSA certified.

ISO 9001 Registered Manufacturing Quality System.

ENERGY STAR® certified units are designed to use less energy, help save money on utility bills, and help protect the environment.

APPLICATIONS

SEER up to 15.0.

1.5 through 5 ton.

Single-phase power supply.

Vertical air discharge allows concealment behind shrubs at grade level or out of sight on a roof.

Matching add-on furnace indoor coils or air handlers provide a wide range of cooling capacities and applications. See ARI Ratings table.

See Indoor Coils and Air Handlers sections for data.

Units shipped completely factory assembled, piped and wired. Each unit test operated at the factory ensuring proper operation.

Installer must set air conditioner, connect refrigerant lines and make electrical connections to complete job.

For expanded ratings, see www.lennoxdagenet.com.



REFRIGERATION SYSTEM

Refrigerant

Non-chlorine, ozone friendly, R-410A.

Unit pre-charged with refrigerant.

See Specification table.



1 Outdoor Coil Fan

Direct drive fan moves large air volumes uniformly through entire condenser coil for high refrigerant cooling capacity.

Vertical air discharge minimizes operating sounds and eliminates damage to lawn and shrubs.

Fan motor has sleeve bearings and is inherently protected.

Motor totally enclosed for maximum protection from weather, dust and corrosion.

Louvered steel top fan guard furnished as standard.

Fan service access accomplished by removal of top panel.

2 Copper Tube/Enhanced Fin Coil

Lennox designed and fabricated coil.

Ripple-edged aluminum fins.

Copper tube construction.

Lanced fins provide maximum exposure of fin surface to air stream resulting in excellent heat transfer.

Fin collars grip tubing for maximum contact area.

Flared shoulder tubing connections/silver soldering construction.

Coil is factory tested under high pressure to ensure leakproof construction.

Entire coil is accessible for cleaning.

PVC coated steel wire coil guard furnished as standard.

High Capacity Liquid Line Drier

Furnished with unit for field installation.

Approved for use with R-410A systems.

Traps any moisture or dirt that could contaminate the refrigerant system.

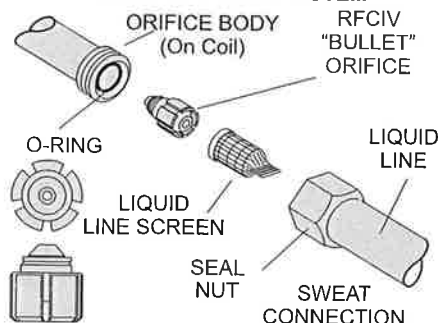
FEATURES

REFRIGERATION SYSTEM - CONTINUED

Refrigerant Flow Control

Units applicable to expansion valve systems or RFC systems when matched with specific indoor coils.

RFCIV METERING SYSTEM



RFCIV:

Accurately meters refrigerant in system.

Refrigerant control is accomplished by exact sizing of refrigerant metering orifice.

The principle involves matching indoor coil with proper bore size of orifice in metering device.

Equalizes pressure shortly after compressor stops, unit starts unloaded, eliminating need for additional controls.

Furnished with air conditioner.

High Pressure Switch

Shuts off unit if abnormal operating conditions cause the discharge pressure to rise above setting.

Protects compressor from excessive condensing pressure.

Manual reset.

OPTIONS

Expansion Valve Kits

Must be ordered extra and field installed on certain indoor units. See ARI Ratings tables.

Chatleff-style fittings.

Freezestat

Installs on or near the vapor line of the indoor coil or on the suction line.

Senses suction line temperature and cycles the compressor off when suction line temperature falls below its setpoint.

Opens at 29°F and closes at 58°F.

Loss of Charge Switch Kit

Helps protect the compressor from damage due low refrigerant charge conditions.

SPST, normally-closed switch, automatic reset switch mounted on suction line.

Refrigerant Line Kits

Refrigerant lines (suction & liquid) are shipped refrigeration clean. Lines are cleaned, dried, pressurized and sealed at factory.

Suction line fully insulated.

Lines are stubbed at both ends.

Not available for -060 models and must be field fabricated.

CONTROLS

OPTIONS

Compressor Hard Start Kit

Single-phase units are equipped with a PSC compressor motor. This type of motor normally doesn't need a potential relay and start capacitor.

In conditions such as low voltage, this kit may be required to increase the compressor starting torque.

Compressor Low Ambient Cut-Off

Non-adjustable switch (low ambient cut-out) prevents compressor operation when outdoor temperature is below 35°F.

Indoor Blower Off Delay Relay

Delays the indoor blower-off time during the cooling cycle. See ARI Rating Tables for usage.

Low Ambient Kit

Air conditioners operate satisfactorily down to 45°F outdoor air temperature without any additional controls.

Low Ambient Control Kit can be field installed, allowing unit operation down to 30°F.

Thermostat

Thermostat not furnished with unit. See Thermostat bulletins in Controls Section and Lennox Price Book.

Timed-Off Control

Kit prevents compressor short-cycling and allows time for suction and discharge pressure to equalize.

Permits compressor start-up in an unloaded condition.

Automatic reset with 5 minute delay between compressor shut-off and start-up.

COMPRESSOR

3 Scroll Compressor

Compressor features high efficiency with uniform suction flow, constant discharge flow and high volumetric efficiency and quiet operation.

Compressor consists of two involute spiral scrolls matched together to generate a series of crescent shaped gas pockets between them.

During compression, one scroll remains stationary while the other scroll orbits around it.

Gas is drawn into the outer pocket, the pocket is sealed as the scroll rotates.

As the spiral movement continues, gas pockets are pushed to the center of the scrolls. Volume between the pockets is simultaneously reduced.

When pocket reaches the center, gas is now at high pressure and is forced out of a port located in the center of the fixed scrolls.

During compression, several pockets are compressed simultaneously resulting in a smooth continuous compression cycle.

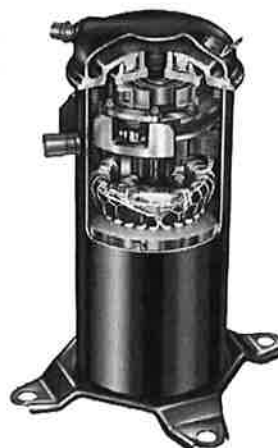
Continuous flank contact, maintained by centrifugal force, minimizes gas leakage and maximizes efficiency.

Scroll compressor is tolerant to the effects of slugging and contaminants. If this occurs, scrolls separate, allowing liquid or contaminants to be worked toward the center and discharged.

Low gas pulses during compression reduces operational sound levels.

Compressor motor is internally protected from excessive current and temperature.

Compressor is installed in the unit on resilient rubber mounts for vibration free operation.



FEATURES

COMPRESSOR - CONTINUED

Compressor Crankcase Heater (048 & 060 Models)

Protects against refrigerant migration that can occur during low ambient operation.
Factory Installed

OPTIONS

Compressor Crankcase Heater (018 thru 042 models)

Protects against refrigerant migration that can occur during low ambient operation.

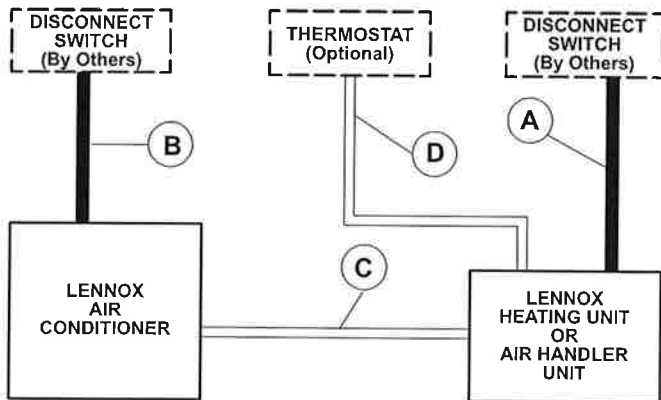
Compressor Sound Cover

A reinforced vinyl compressor cover containing a 1-1/2 inch thick batt of fiberglass insulation.
All open edges are sealed with a one-inch wide hook and loop fastening tape.

4 CABINET

Heavy gauge steel cabinet with five station metal wash process.
Powder paint finish provides superior rust and corrosion protection.
Painted base section.
Control box is conveniently located with all controls factory wired.
Corner patch plate allows access to compressor components.
Drainage holes are provided in base section for moisture removal.

FIELD WIRING



- A — Two Wire Power
- B — Two Wire Power — See Electrical Data
- C — Two Wire Low Voltage — 18 ga. minimum
- D — Four Wire Low Voltage (Electro-Mechanical) 18 ga. minimum
Five Wire Low Voltage (Electronic) 18 ga. minimum

NOTE — Field Wiring Not Furnished

All wiring must conform to NEC or CEC and local electrical codes.

5 Refrigerant Line Connections, Electrical Inlets, Service Valves

Sweat connection suction and liquid lines are located on corner of unit cabinet.

Fully serviceable brass service valves prevent corrosion and provide access to refrigerant system. Suction valve can be fully shut off, while liquid valve may be front seated to manage refrigerant charge while servicing system.

Refrigerant line connections and field wiring inlets are located in one central area of cabinet for easy access. See dimension drawing.

OPTIONS

Hail Guards

Constructed of louvered, heavy-gauge steel painted to match cabinet.

Surrounds unit on all four sides to prevent damage to the coil.

Mounting Base

Provides permanent foundation for outdoor units.

High density polyethylene structural material is lightweight, sturdy, sound absorbing and will withstand the rigors of the sun, heat, cold, moisture, oil and refrigerant. Will not mildew or rot.

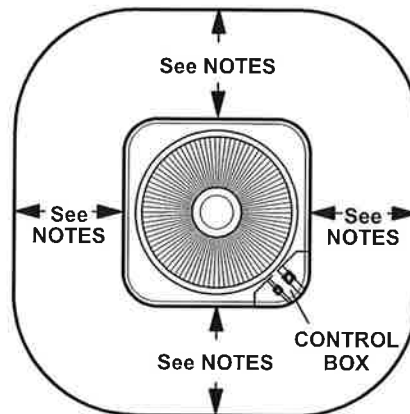
Can be shipped singly or in packages of 6 to a carton.

Unit Stand-Off Kit

Black high density polyethylene feet are available to raise unit off of mounting surface away from damaging moisture.

Four feet are furnished per order number.

INSTALLATION CLEARANCES - IN. (MM)



NOTES:

Service clearance of 30 in. (762 mm) must be maintained on one of the sides adjacent to the control box.

Clearance to one of the other three sides must be 36 in. (914 mm)

Clearance to one of the remaining two sides may be 12 in. (305 mm) and the final side may be 6 in. (152 mm).

A clearance of 24 in. must be maintained between two units.

48 in. (1219 mm) clearance required on top of unit.

SPECIFICATIONS

General Data		Model No.	14ACX-018	14ACX-024	14ACX-030	14ACX-036	14ACX-042	14ACX-048	14ACX-060
		Nominal Tonnage	1.5	2	2.5	3	3.5	4	5
Connections (sweat)	Liquid line o.d. - in.		3/8	3/8	3/8	3/8	3/8	3/8	3/8
	Suction line o.d. - in.		3/4	3/4	3/4	7/8	7/8	7/8	1-1/8
¹ Refrigerant (R-410A) furnished			5 lbs. 11 oz.	6 lbs. 8 oz.	6 lbs. 11 oz.	6 lbs. 11 oz.	8 lbs. 10 oz.	10 lbs. 0 oz.	12 lbs. 0 oz.
Outdoor Coil	Net face area - sq. ft.	Outer coil	13.22	18.67	21.00	21.00	16.33	21.00	22.00
		Inner coil	---	---	---	---	15.71	20.25	21.33
	Tube diameter - in.		5/16	5/16	5/16	5/16	5/16	5/16	5/16
	Number of rows		1	1	1	1	2	2	2
	Fins per inch		26	26	26	26	22	22	22
Outdoor Fan	Diameter - in.		18	22	22	22	22	22	26
	Number of blades		3	3	3	3	4	4	4
	Motor hp		1/10	1/6	1/6	1/6	1/4	1/4	1/3
	Cfm		2290	3160	3160	3160	3500	3600	4400
	Rpm		1040	850	850	850	825	825	825
	Watts		160	215	215	215	310	310	310
Shipping Data - lbs. 1 package			137	156	162	164	198	221	238

ELECTRICAL DATA

Line voltage data - 60 hz - 1ph		208/230V	208/230V	208/230V	208/230V	208/230V	208/230V	208/230V
² Maximum overcurrent protection (amps)		20	30	30	30	40	50	60
³ Minimum circuit ampacity		12.0	17.9	17.2	18.7	24.1	29.0	34.8
Compressor	Rated load amps	9.0	13.4	12.9	14.1	17.9	21.8	26.4
	Power factor	.96	.97	.98	.98	.94	.95	.98
	Locked rotor amps	48	58	64	77	112	117	134
Condenser Fan Motor	Full load amps	0.7	1.1	1.1	1.1	1.7	1.7	1.8
	Locked rotor amps	1.4	2.1	2.1	2.1	3.1	3.1	2.9

OPTIONAL ACCESSORIES - MUST BE ORDERED EXTRA

Compressor Crankcase Heater	93M04	•	•	•	•	•		
	93M06						Factory	Factory
Compressor Hard Start Kit	10J42	•						
	88M91		•	•	•	•	•	•
Compressor Low Ambient Cut-Off	45F08	•	•	•	•	•	•	•
Compressor Sound Cover	69J03	•	•	•	•	•	•	•
Compressor Time-Off Control	47J27	•	•	•	•	•	•	•
Freezestat	3/8 in. tubing 93G35	•	•	•	•	•	•	•
	5/8 in. tubing 50A93	•	•	•	•	•	•	•
Hail Guards	92M88	•						
	12W21		•					
	92M92					•		
	92M90			•	•		•	
	27W35							•
Indoor Blower Off Delay Relay	58M81	•	•	•	•	•	•	•
Loss of Charge Switch Kit	84M23	•	•	•	•	•	•	•
Low Ambient Kit	34M72	•	•	•	•	•	•	•
Mounting Base	69J06	•						
	69J07		•	•	•	•	•	•
Refrigerant Line Sets	L15-41-20, L15-41-30, L15-41-40, L15-41-50	•	•	•				
	L15-65-30, L15-65-40, L15-65-50				•	•	•	
	Field Fabricate							•
								•
Unit Stand-Off Kit	94J45	•	•	•	•	•	•	•

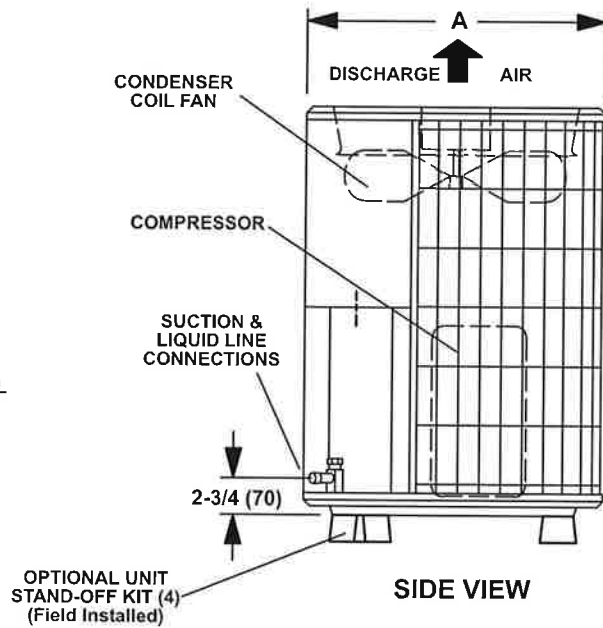
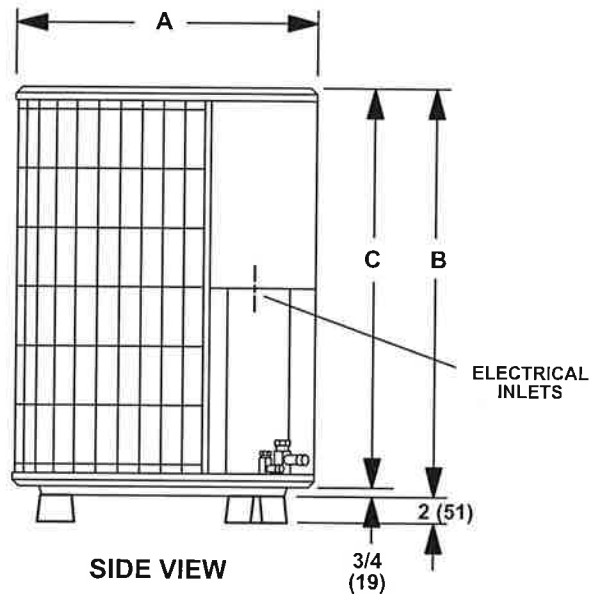
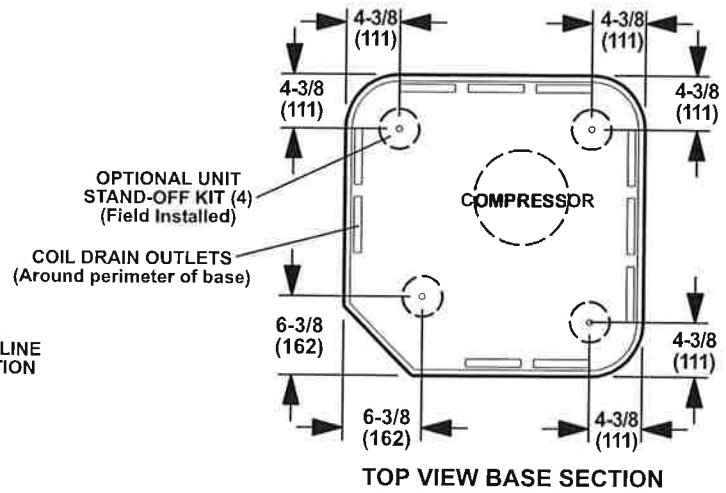
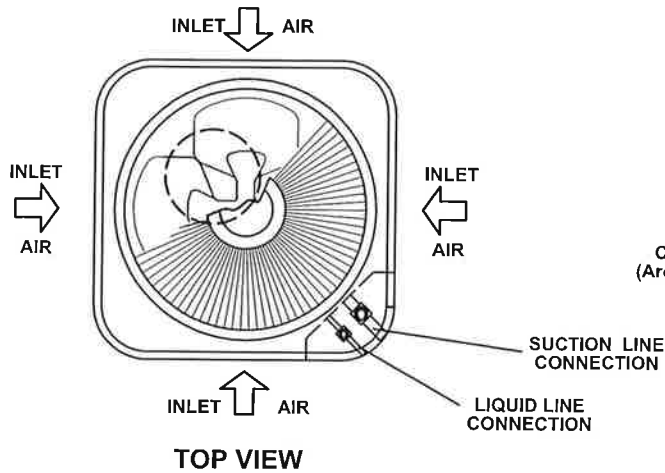
NOTE — Extremes of operating range are plus 10% and minus 5% of line voltage.

¹ Refrigerant charge sufficient for 15 ft. length of refrigerant lines.

² HACR type circuit breaker or fuse.

³ Refer to National or Canadian Electrical Code manual to determine wire, fuse and disconnect size requirements.

DIMENSIONS - INCHES (MM)



Model No.	A		B		C	
	inches	mm	inches	mm	inches	mm
14ACX-018	24-1/4	616	29-1/4	743	28-1/2	724
14ACX-024	28-1/4	724	33-1/4	845	32-1/2	826
14ACX-030	28-1/4	724	37-1/4	946	36-1/2	927
14ACX-036	28-1/4	724	37-1/4	946	36-1/2	927
14ACX-042	28-1/4	724	29-1/4	743	28-1/2	724
14ACX-048	28-1/4	724	37-1/4	946	36-1/2	927
14ACX-060	32-1/4	819	33-1/4	845	32-1/2	826

OUTDOOR SOUND DATA

1 Unit Model No.	Octave Band Sound Power Levels dBA, re 10 ⁻¹² Watts Center Frequency - HZ							1 Sound Rating Number (dB)
	125	250	500	1000	2000	4000	8000	
14ACX-018	69.5	70.5	71.0	71.0	69.0	63.5	57.5	76
14ACX-024	69.5	72.0	70.5	70.5	67.5	62.5	57.5	76
14ACX-030	72.5	74.0	74.0	72.0	67.5	61.5	56.5	76
14ACX-036	73.5	75.0	74.0	72.5	67.5	62.5	56.5	76
14ACX-042	73.5	75.5	74.5	73.5	70.5	64.0	58.5	78
14ACX-048	76.5	74.0	73.5	73.5	70.0	62.5	58.5	78
14ACX-060	76.5	77.5	77.5	73.5	69.0	63.5	60.5	80

NOTE - the octave sound power data does not include tonal correction.

¹ Tested according to ARI Standard 270-95 test conditions.

ARI RATINGS - INDOOR COIL / AIR HANDLER SUBSTITUTION

Substituting Coils in the ARI Tables

Most R-22 and R-410A indoor coils and air handlers are the same except for the factory installed expansion device. C33 coils can be used in place of the CX34 coils, CB26UH, CB27UH, and CB30M air handlers can be used in place of the CBX26UH, CBX27UH, and CBX32M, respectively.

The expansion device is based on the size of the outdoor unit. The factory installed RFC or TXV on the C33/CB26UH/CB27UH/CB30M must be replaced to correspond to the outdoor unit. The correct TXV's are:

1.5-2.5 ton air conditioners	37L51
3-3.5 ton air conditioners	39L72
4-5 ton air conditioners	91M02

Example:

A four-ton air conditioner is being installed. The ARI table shows that CBX32M-048 is a matching air handler. A CB30M-51 with a 91M02 TXV can be used in its place.

UP-FLOW COILS

	R-410A	R-22
CX34-18/24A-6F	=	C33-24A-2
CX34-18/24B-6F	=	C33-24B-2
CX34-18/24C-6F	=	C33-24C-2
CX34-19A-6F	=	C33-19A-2
CX34-25A-6F	=	C33-25A-2
CX34-25B-6F	=	C33-25B-2
CX34-30A-6F	=	C33-30A-2
CX34-30B-6F	=	C33-30B-2
CX34-30C-6F	=	C33-30C-2
CX34-31A-6F	=	C33-31A-2
CX34-31B-6F	=	C33-31B-2
CX34-36A-6F	=	C33-36A-2
CX34-36B-6F	=	C33-36B-2
CX34-36C-6F	=	C33-36C-2
CX34-38A-6F	=	C33-38A-2
CX34-38B-6F	=	C33-38B-2
CX34-42B-6F	=	C33-42B-2
CX34-43B-6F	=	C33-43B-2
CX34-43C-6F	=	C33-43C-2
no equivalent		C33-44C-2
CX34-44/48B-6F	=	C33-48B-2
CX34-44/48C-6F	=	C33-48C-2
CX34-49C-6F	=	C33-49C-2
CX34-50/60C-6F	=	C33-50/60C-2
CX34-60D-6F	=	C33-60D-2
CX34-62C-6F	=	C33-62C-2
CX34-62D-6F	=	C33-62D-2

AIR HANDLERS

	R-410A	R-22
CBX26UH-018	=	CB26UH-018-R
CBX26UH-024	=	CB26UH-024-R
CBX26UH-030	=	CB26UH-030-R
CBX26UH-036	=	CB26UH-036-R
CBX26UH-042	=	CB26UH-042-R
CBX26UH-048	=	CB26UH-048
CBX26UH-060	=	CB26UH-060-R
CBX27UH-018/024	=	CB27UH-018/024
CBX27UH-030	=	CB27UH-030
CBX27UH-036	=	CB27UH-036
CBX27UH-042	=	CB27UH-042
CBX27UH-048	=	CB27UH-048
CBX27UH-060	=	CB27UH-060
CBX32M-018/024	=	CB30M-21/26
CBX32M-030	=	CB30M-31
CBX32M-036	=	CB30M-41
CBX32M-042	=	CB30M-46
CBX32M-048	=	CB30M-51
CBX32M-060	=	CB30M-65
CBX32MV all		no equivalent



THREE PHASE PADMOUNT TRANSFORMERS

Short for "Tamper-proof, compartmentalized, liquid-filled, pad mounted transformer", all padmount designs feature fully enclosed tamper-proof terminal compartments and can be supplied with dead-front or live-front configuration, for loop or radial feed applications, with Type II mineral oil, or environmentally friendly and high flash-point Envirotemp™ FR3™.

All new Maddox padmount transformers are constructed of the highest quality materials and built in the US to heavy duty industrial standards, making them ideal for commercial and industrial applications such as data centers, solar step-up, manufacturing facilities, shopping centers, etc. Our padmounts are designed to the latest department of energy efficiency standards built and tested in accordance with industry standards including NEMA, ANSI C.57, DOE, and IEEE as applicable.

With thousands of new units in stock and ready-to-ship, and the manufacturing ability to produce almost any custom design, Maddox stands ready to meet your transformer need(s). Maddox stocks all standard configurations to match most common applications and deliver on short notice.

Transformers are available in the standard ratings and configurations shown or can be customized to meet any specific need.

Design

HV Bushing Config.:

- Dead front or live front
- Loop feed or radial feed

Fluid Options:

- Type II Mineral Oil
- Envirotemp™ FR3™

Standard Gauge/Accessory Package:

- Pressure relief valve
- Pressure vacuum gauge
- Liquid temp gauge
- Liquid level gauge
- Drain & sample valve
- Anodised aluminum nameplate
- Adjustment taps

Switch Options:

- 2 Position LBOR Switch
- 4 Position LBOR Switch (V-blade or T-blade)
- (3) 2 Position LBOR Switches

Fusing Options:

- Bayonets w/ isolation links
- Bayonets w/ ELSP

Construction:

- Burr-free, grain-oriented, silicon steel, 5-legged core
- Rectangular wound copper or aluminum windings
- Carbon reinforced or stainless steel tank
- Steel divider between HV and LV cabinets
- (4) Lifting lugs
- Penta-head captive bolt

Optional Design Features & Accessories:

- Gauges w/ Contacts
- External drain and sample valve
- Electro-static Shielding
- K-Factor Design K4, K13, K20
- Step-up Design
- Surge-Arresters

Available Ratings

Table 1. Typical Transformer Ratings

Sizes (kVA)	45, 75, 112.5, 150, 225, 300, 500, 750, 1000, 1500, 2000, 2500, 3000, 3750, 5000
Frequency	60 Hz or 50 Hz
Cooling Class	ONAN or KNAN
Temperature Rise	55°C, 65°C, 55/65°C, 75°C
Voltages	Available in Δ or Y configuration
600V	208
	240
	416
	480
	600
2.5kv – 5kv	2400
	4160
	4800
	12000
15kV	12470
	13200
	13800
	14400
25kV	20780
	21600
	22900
	24940
35kV	26400
	33000
	34500

Fig 1. Padmount Transformer Outline

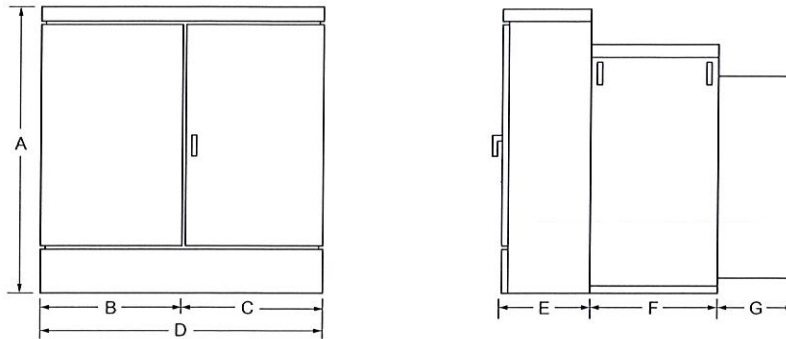


Table 2. Approximate Transformer Dimensions

kVA	A	B	C	D	E	F	G	Gallons	Weight (Lbs)
300	59"	29.5"	22"	51.5"	20.5"	24"	10"	196	4,056
500	59"	33"	26.5"	59.5"	24"	26.5"	10"	210	5,023
750	73"	36"	29"	65"	24"	26.5"	10"	358	7,664
1000	73"	36"	29"	65"	24"	27"	10"	354	8,530
1500	73"	36"	35.5"	71.5"	24"	33.5"	10"	410	10,782
2000	75"	39.5"	28"	67.5"	24"	35"	27"	433	12,490
2500	78"	39.5"	35.5"	75.5"	24"	37.5"	22.5"	545	14,246
3000	84"	30.5"	32"	62.5"	24"	37.5"	38"	550	14,014
3750	75"	50.5"	30"	80.5"	25.5"	42"	38"	730	17,785

Fig 2. Three Phase Maddox Padmount Transformer

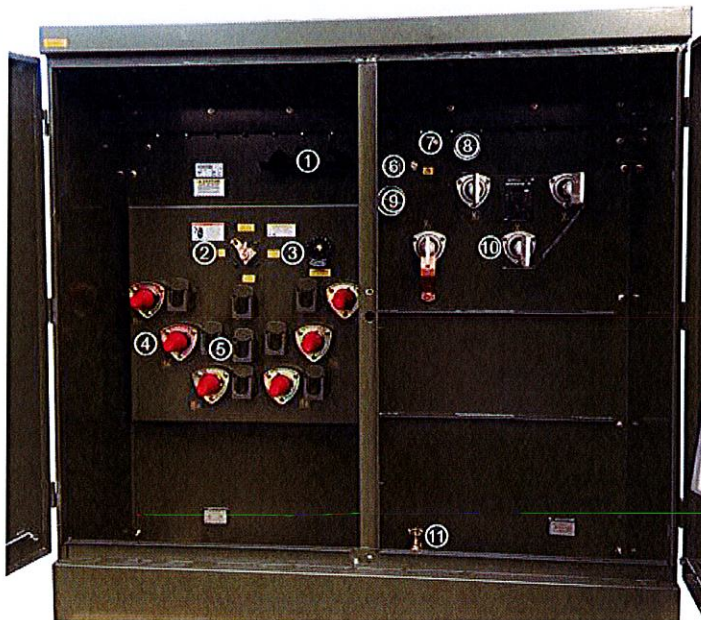
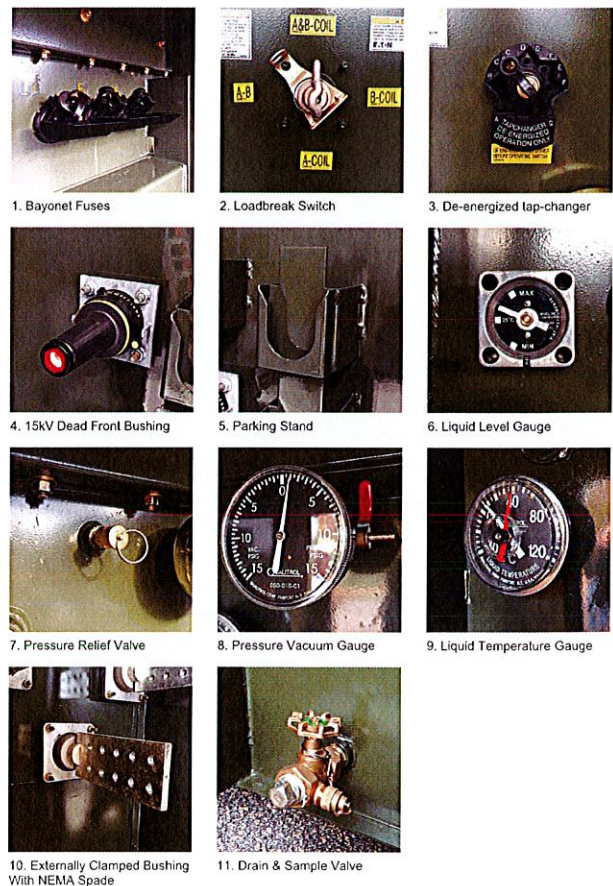
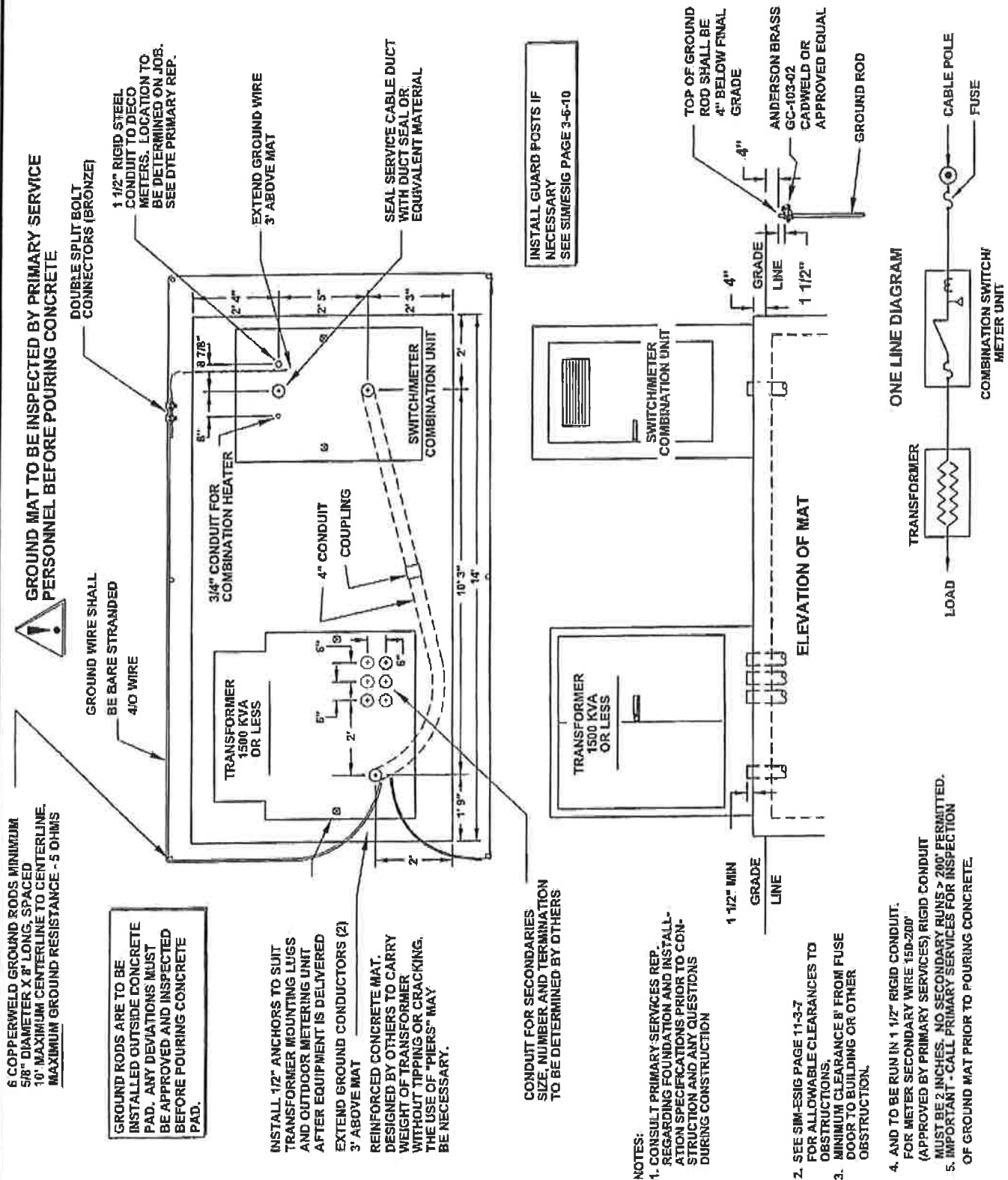


Table 3. Typical Accessory Package Above 300 kVA



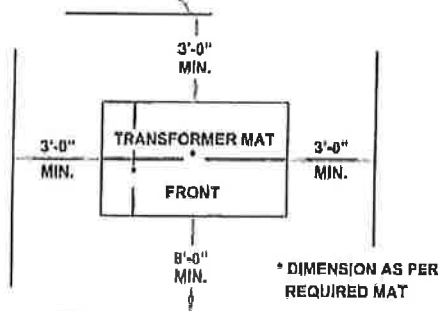
OUTDOOR PRIMARY COMBINATION UNIT & PAD MOUNTED TRANSFORMER FOR USE WITH TRANSFORMERS OF 1500 KVA OR LESS EXAMPLE 1



DTE ASSUMES NO RESPONSIBILITY FOR INJURY
OR DAMAGE ARISING FROM THE USE OF THIS SPECIFICATION DIAGRAM.

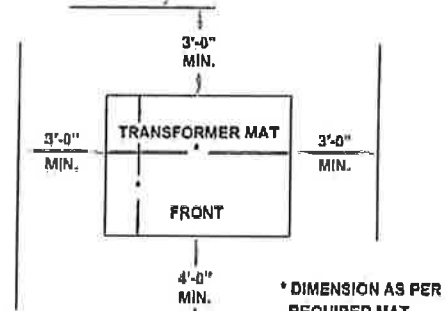
**CUSTOMER OWNED
PADMOUNT TRANSFORMER OR SWITCH CABINET
MINIMUM CLEARANCE REQUIREMENTS**

ABOVE GRADE OBSTRUCTION
INCLUDING SHRUBS



DEAD FRONT TRANSFORMER

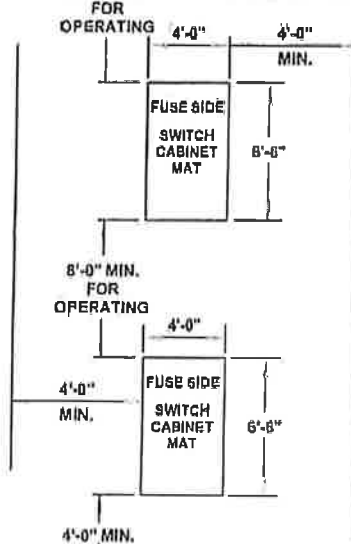
ABOVE GRADE OBSTRUCTION
INCLUDING SHRUBS



LIVE FRONT TRANSFORMER

8'-0" MIN.
FOR
OPERATING

ABOVE GRADE OBSTRUCTION
INCLUDING SHRUBS



EXAMPLE A

NOTE:
FOR SIDE CLEARANCES
(OTHER THAN OPERATING)
SEE NEC 110-34d

CLEARANCES

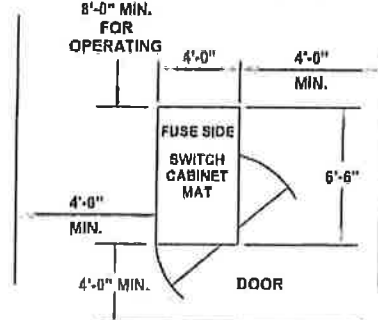
A VERTICAL CLEARANCE OF 8' IS REQUIRED FROM THE TOP OF THE TRANSFORMER OR SWITCH CABINET TO ANY OVERHANG.

FENCE OR WALL AROUND TRANSFORMER MUST HAVE 8'-0" MIN. GATE OR LIFT-OFF SECTION FOR CHANGEOUT.

SEE NATIONAL ELECTRIC CODE 110-34a.

8'-0" MIN.
FOR
OPERATING

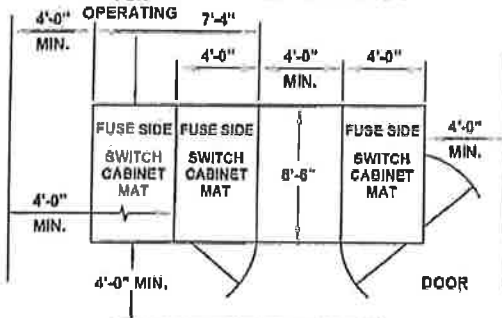
ABOVE GRADE OBSTRUCTION
INCLUDING SHRUBS



EXAMPLE B

8'-0" MIN.
FOR
OPERATING

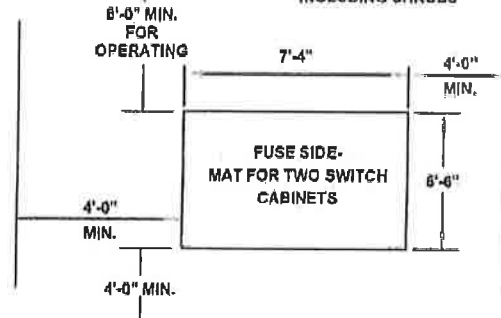
ABOVE GRADE OBSTRUCTION
INCLUDING SHRUBS



EXAMPLE C

8'-0" MIN.
FOR
OPERATING

ABOVE GRADE OBSTRUCTION
INCLUDING SHRUBS



EXAMPLE D

DTE ASSUMES NO RESPONSIBILITY FOR INJURY
OR DAMAGE ARISING FROM THE USE OF THIS SPECIFICATION DIAGRAM.

6" ROUND DIRECT / INDIRECT FOCUSED ILLUMINATION



C0618UDXT, C0624UDXT - WALL MOUNT

APPLICATION

6" round x 18" or 24" high direct / indirect XT series cylinder luminaire for accent and general illumination.

FEATURES

Rugged design with flexible mounting, finish and LED options make these extremely versatile fixtures. Quick change LED module with interchangeable optics for job site flexibility and fixture upgrade.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. See mounting and color pages for standard finishes. All exposed materials are chromate pretreated to resist corrosion.

ELECTRONICS

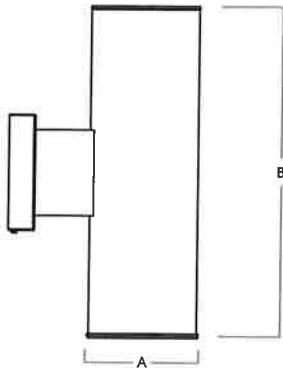
LED system features Xicato LED module with proprietary phosphor technology that provides consistent stable color with CCT control of +/- 100K over life of the light engine. Base CRI is 83 with 2-step MacAdam Ellipse binning. High CRI is 98 with 1 x 2-step MacAdam Ellipse binning. Variety of electronic 120V/277V and dimming drivers, 1 or 2 circuit operation.

CONSTRUCTION

Fabricated seamless aluminum fixture housing. Silicone gasket seals optical chamber. Specular primary optical reflectors provide high efficiency illumination. Impact resistant tempered glass lenses. Stainless steel hardware with galvanized steel brackets to resist corrosion. Trim formed from .063 thick high purity aluminum and finished to specification.

CODE COMPLIANCE

BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.



SERIES	A	B
C0618UDXT	6.0	18.0
C0624UDXT	6.0	24.0

Fixture Weight: 18.5 lbs

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS	DELIVERED LUMENS ²	SYSTEM WATTS ³	LPW
C06xxUDXT10Lx2	2000	1251	18.2	69
C06xxUDXT13Lx2	2600	1685	26.0	65
C06xxUDXT20Lx2	4000	2592	43.4	60

SERIES	UPLIGHT ⁴		DOWNLIGHT		CCT		DRIVER / DIMMING ⁶		OPTIONS ⁷		TRIM		MOUNTING ¹⁰		FINISH ¹¹	
C0618UDXT 6" x 18" Cylinder	LUMENS ¹ 10L 1000 Lm	XN ⁵ 12° ND 20° MD 38° WD 44° XW 60°	10L 1000 Lm	XN ⁵ 12° ND 20° MD 40° WD 45° XW 56°	83 CRI		EX Electronic Driver, 120V/277V DS10X 10%, 0-10V, 120V/277V DO10X 1%, 0-10V, 120V/277V DS2W1 ELV/MLV, 120V	WL Wet Location FS Fuse Holder and Fuse 2CIR 2 Circuit	TSG Semi Diffuse Low Iridescent Clear TCY Same Color as Cylinder TCC Custom Color LENS GL ⁸ Clear Glass Lens SO ⁹ Micro Prism Solite™ Lens	WM3 Wall Mount 3" Extension WM5 Wall Mount 5" Extension	EMERGENCY BATTERY OPTIONS EMRM 7W Remote EM EMEN 7W Remote with Enclosure	MW ¹² Matte White MB ¹² Matte Black PT ¹² Platinum Silver TW Textured White TB Textured Black MT Textured Silver BZ Bronze CH Charcoal GH Graphite AC Champagne SN Sun Gold BR Brecchia Rust AN Anodic Natural CO Copper Metallic CC Custom Color				
					27K 2700K 30K 3000K 35K 3500K 40K 4000K											
					98 CRI											
					27HK 2700K 30HK 3000K 35HK 3500K 40HK 4000K											
C0624UDXT 6" x 24" Cylinder	13L 1300 Lm 20L 2000 Lm		13L 1300 Lm 20L 2000 Lm													

EXAMPLE: C0618UDXT20LMD20LMD35KEXTSGSOWM5MW

NOTES:

1 Nominal Source Lumens at Any CCT 2 Nominal Delivered Lumens at 83 CRI at Any CCT with MD-GL MD-TSG-SO 3 At 83 CRI 4 1/4" Clear Glass Only 5 13L Max/XN not Available with 98 CRI Option
6 Contact Factory for Additional Options 7 See Product Options Page for Details 8 Standard Lens for All Indirect and Direct: XN, ND 9 Standard Lens for Direct: MD, WD, XW
10 See Mounting Page for Details on Components and Finishes 11 See Color Page for More Options/Consult Factory for Special Finishes 12 Standard Finishes



PROJECT:

TYPE:



Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

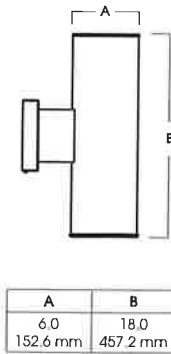
6" ROUND DIRECT / INDIRECT

FOCUSED ILLUMINATION / FIXTURE OPTIONS

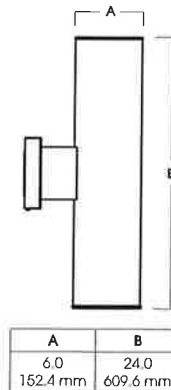


SERIES SIZES

C0618UDXT



C0624UDXT



STANDARD FINISHES

MW
MATTE WHITE



MB
MATTE BLACK

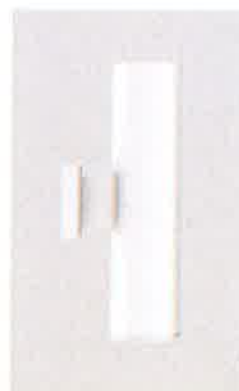


PT
PLATINUM SILVER



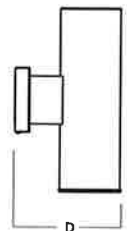
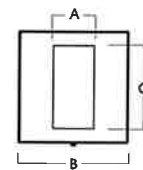
WALL MOUNT DETAIL

WM3
WALL MOUNT 3" EXTENSION



FRONT VIEW

SIDE VIEW



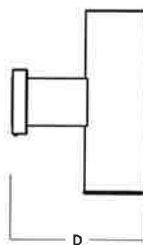
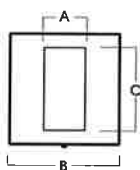
A	B	C	D
2.4	6.4	4.7	10.5
61.0 mm	162.6 mm	119.4 mm	266.7 mm

WM5
WALL MOUNT 5" EXTENSION



FRONT VIEW

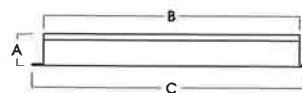
SIDE VIEW



A	B	C	D
2.4	6.4	4.7	13.3
61.0 mm	162.6 mm	119.4 mm	337.8 mm

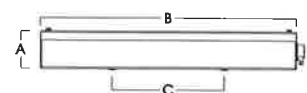
EMERGENCY BATTERY OPTIONS

EMRM* - 7W REMOTE EMERGENCY BATTERY
(50" MAX)



A	B	C
1.3	12.6	13.0

EMEN* - 7W REMOTE EMERGENCY BATTERY
WITH ENCLOSURE (50" MAX)



A	B	C
2.0	17.0	6.2

*OTHER EM BATTERY SIZES AVAILABLE, CONSULT FACTORY

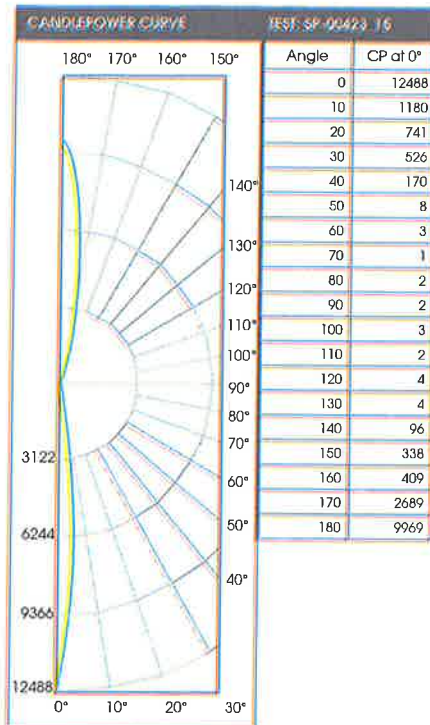
6" ROUND DIRECT / INDIRECT

FOCUSED ILLUMINATION / PHOTOMETRIC DATA



C06xxUDXT-13LXNGL-13LXN-xxKEX-TSG-GL

13Lx2 XTRA NARROW - 83 CRI



ZONAL LUMENS

0-20	725	30%
0-40	1251	51%
0-60	1289	53%
0-90	1295	53%
90-120	7	0%
90-150	168	7%
90-180	1144	47%
Total Lumens	2438	100%

SINGLE UNIT PERFORMANCE INITIAL FOOTCANDLES AND BEAM ANGLE DIMETERS

Mounting Height*	FC at Center	Diameter of Beam**	FC at Beam**
5.5'	413	0.9'	206
6.5'	296	1.1'	147
7.5'	222	1.3'	110
8.5'	173	1.4'	86
10.0'	125	1.7'	62
12.0'	81	2.0'	43
14.0'	64	2.3'	32
16.0'	49	2.7'	24

SINGLE UNIT PERFORMANCE INITIAL FOOTCANDLES AND BEAM ANGLE DIMETERS

Mounting Distance*	FC at Center	Diameter of Beam**	FC at Beam**
4.0'	761	1.1'	364
5.0'	500	1.3'	246
6.0'	347	1.4'	179
8.0'	195	2.1'	96
10.0'	125	2.6'	61
12.0'	87	3.2'	43
14.0'	64	3.7'	31
16.0'	49	4.2'	24

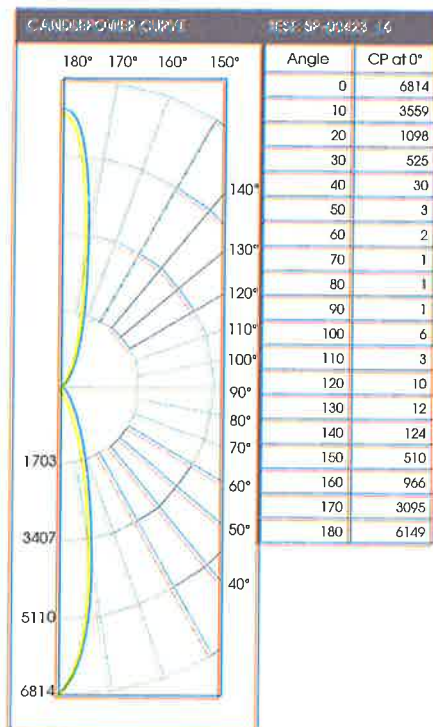
Delivered Lumens: 2438
Luminaires Watts: 36.8
LER: 66

CP @ 0° (Nadir): 12488
Direct Beam Angle: 9.7°
Indirect Beam Angle: 15.0°
CRI: 83

Spacing Ratio: N/A
Output Multiplier: 10L x 0.74

C06xxUDXT-20LNDGL-20LND-xxKEX-TSG-GL

20Lx2 NARROW - 83 CRI



ZONAL LUMENS

0-20	1043	32%
0-40	1562	48%
0-60	1573	49%
0-90	1576	49%
90-120	16	0%
90-150	298	9%
90-180	1663	51%
Total Lumens	3239	100%

SINGLE UNIT PERFORMANCE INITIAL FOOTCANDLES AND BEAM ANGLE DIMETERS

Mounting Height*	FC at Center	Diameter of Beam**	FC at Beam**
5.5'	225	2.0'	109
6.5'	161	2.4'	78
7.5'	121	2.8'	59
8.5'	94	3.2'	46
10.0'	66	3.7'	38
12.0'	47	4.5'	28
14.0'	35	5.2'	17
16.0'	27	6.0'	13

SINGLE UNIT PERFORMANCE INITIAL FOOTCANDLES AND BEAM ANGLE DIMETERS

Mounting Distance*	FC at Center	Diameter of Beam**	FC at Beam**
4.0'	426	1.4'	207
5.0'	273	1.8'	132
6.0'	189	2.1'	92
8.0'	106	2.8'	52
10.0'	66	3.5'	33
12.0'	47	4.2'	23
14.0'	35	4.9'	17
16.0'	27	5.6'	13

Delivered Lumens: 3239
Luminaires Watts: 43.4
LER: 75

CP @ 0° (Nadir): 6814
Direct Beam Angle: 21.1°
Indirect Beam Angle: 20.0°
CRI: 83

Spacing Ratio: N/A
Output Multiplier: 10L x 0.48, 13L x 0.65

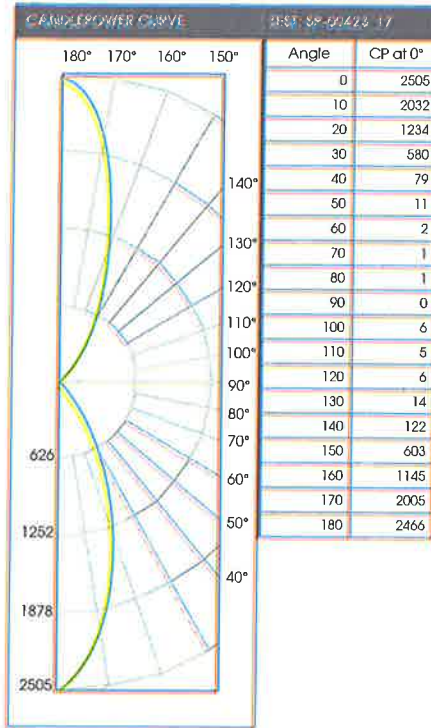
6" ROUND DIRECT / INDIRECT

FOCUSED ILLUMINATION / PHOTOMETRIC DATA



C06xxUDXT-20LMDGL-20LMD-xxKEX-TSG-SO

20Lx2 MEDIUM - 83 CRI



ZONAL LUMENS		
0-20	674	26%
0-40	1272	49%
0-60	1305	50%
0-90	1308	50%
90-120	15	1%
90-150	270	10%
90-180	1284	50%
Total Lumens	2592	100%

SINGLE UNIT PERFORMANCE INITIAL FOOTCANDLES AND BEAM ANGLE DIMETERS			
Mounting Height*	FC at Center	Diameter of Beam**	FC at Beam**
5'5"	83	4'0"	37
6'5"	59	4'7"	20
7'5"	45	5'4"	20
8'5"	35	6'1"	15
10'0"	25	7'2"	11
12'0"	17	8'8"	8
14'0"	13	10'7"	6
16'0"	10	11'5"	4

* From aperture to horizontal surface below.
** At IESNA defined Beam Angle, to 50% Max. CP.

SINGLE UNIT PERFORMANCE INITIAL FOOTCANDLES AND BEAM ANGLE DIMETERS			
Mounting Distance*	FC at Center	Diameter of Beam**	FC at Beam**
4'0"	167	2'8"	70
5'0"	100	3'5"	45
6'0"	70	4'2"	31
8'0"	39	5'7"	17
10'0"	25	7'1"	11
12'0"	17	8'5"	8
14'0"	13	9'9"	6
16'0"	10	11'3"	4

* From top of fixture to horizontal surface above.
** At IESNA defined Beam Angle, to 50% Max. CP.

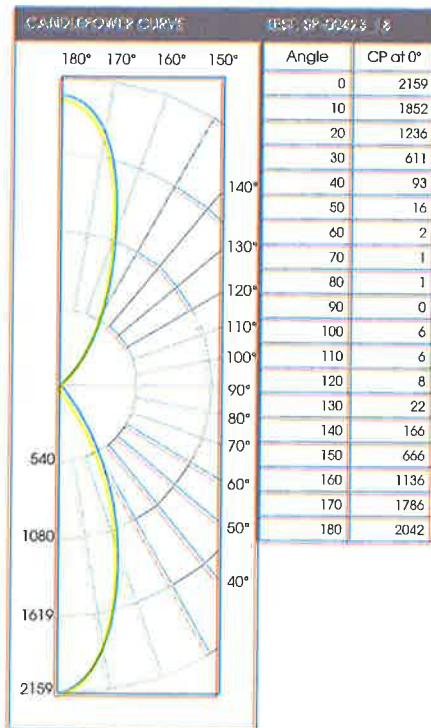
Delivered Lumens: 2592
Luminaire Watts: 43.4
LER: 60

CP @ 0° (Nadir): 2505
Direct Beam Angle: 39.6°
Indirect Beam Angle: 39.0°
CRI: 83

Spacing Ratio: N/A
Output Multiplier: 10L x 0.48, 13L x 0.65

C06xxUDXT-20LWDGL-20LWD-xxKEX-TSG-SO

20Lx2 WIDE - 83 CRI



ZONAL LUMENS		
0-20	627	24%
0-40	1255	48%
0-60	1298	50%
0-90	1302	50%
90-120	16	1%
90-150	329	13%
90-180	1307	50%
Total Lumens	2609	100%

SINGLE UNIT PERFORMANCE INITIAL FOOTCANDLES AND BEAM ANGLE DIMETERS			
Mounting Height*	FC at Center	Diameter of Beam**	FC at Beam**
5'5"	71	4'6"	30
6'5"	50	5'4"	22
7'5"	38	6'2"	16
8'5"	30	7'1"	13
10'0"	22	8'3"	9
12'0"	15	10'0"	6
14'0"	11	11'6"	5
16'0"	8	13'3"	4

* From aperture to horizontal surface below.
** At IESNA defined Beam Angle, to 50% Max. CP.

SINGLE UNIT PERFORMANCE INITIAL FOOTCANDLES AND BEAM ANGLE DIMETERS			
Mounting Distance*	FC at Center	Diameter of Beam**	FC at Beam**
4'0"	195	3'1"	59
5'0"	80	3'8"	38
6'0"	60	4'5"	26
8'0"	34	6'1"	16
10'0"	22	7'7"	9
12'0"	15	9'2"	7
14'0"	11	10'7"	5
16'0"	8	12'3"	4

* From top of fixture to horizontal surface above.
** At IESNA defined Beam Angle, to 50% Max. CP.

Delivered Lumens: 2609
Luminaire Watts: 43.4
LER: 60

CP @ 0° (Nadir): 2159
Direct Beam Angle: 45.1°
Indirect Beam Angle: 42.0°
CRI: 83

Spacing Ratio: N/A
Output Multiplier: 10L x 0.48, 13L x 0.65

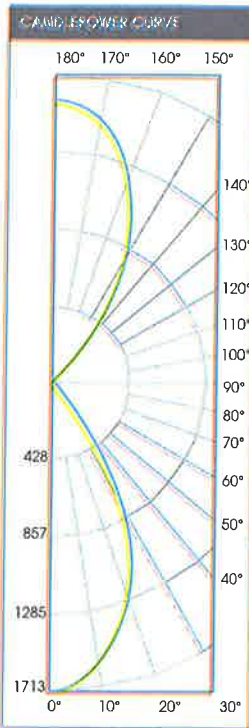
6" ROUND DIRECT / INDIRECT

FOCUSED ILLUMINATION / PHOTOMETRIC DATA



C06xxUDXT-20LXWGL-20LXW-xxKEX-TSG-SO

20Lx2 XTRA WIDE - 83 CRI



Angle	CP at 0°
0	1713
10	1563
20	1239
30	728
40	149
50	35
60	4
70	1
80	1
90	1
100	5
110	6
120	11
130	38
140	209
150	811
160	1190
170	1485
180	1574

ZONAL LUMENS		
0-20	556	20%
0-40	1273	47%
0-60	1349	50%
0-90	1354	50%
90-120	17	1%
90-150	407	15%
90-180	1365	50%
Total Lumens	2719	100%

SINGLE UNIT PERFORMANCE INSTALL FOOT CANDLES AND BEAM ANGLE DIAMETERS			
Mounting Height*	FC at Center	Diameter of Beam**	FC at Beam**
5'5"	57	5.4	23
6'5"	41	6.3	16
7'5"	30	7.3	12
8'5"	24	8.3	10
10'0"	17	9.8	7
12'0"	12	11.7	5
14'0"	9	13.7	4
16'0"	7	15.0	3

SINGLE UNIT PERFORMANCE INSTALL FOOT CANDLES AND BEAM ANGLE DIAMETERS			
Mounting Distance*	FC at Center	Diameter of Beam**	FC at Beam**
4'0"	107	4.2	42
5'0"	69	5.3	27
6'0"	49	6.3	19
8'0"	27	8.4	10
10'0"	17	10.5	7
12'0"	12	12.6	5
14'0"	9	14.7	3
16'0"	7	16.8	3

Delivered Lumens: 2719
Luminaire Watts: 43.4
LER: 63

CP 4.8° (Nadir): 1713
Direct Beam Angle: 52.0°
Indirect Beam Angle: 55.5°
CRI: 83

Spacing Ratio: N/A
Output Multipliers: 10L x 0.48, 13L x 0.65

DSXW1 Wallpack

D-Series LED Wall Luminaire, Size 1

Contemporary Design. Remarkable Versatility.

The DSXW1 Wallpack is a stylish LED building mounted luminaire intelligently engineered to provide long lasting, energy efficient lighting with a variety of optical distributions for customized performance.

Key Features:

- Energy savings up to 74% vs. comparable metal halide luminaires; saves more than \$95 per luminaire, per year over 250W metal halide
- Choice of six optics allows for exceptional versatility while delivering incredible uniformity and increased luminaire spacing
- Battery back-up option for emergency egress lighting
- 20+ years expected service life (with lumen maintenance of 1.88/100,000 hours)
- Optional passive infrared motion sensor with adjustable bi-level dimming



DSXW1 LED



Quick Facts:

- Replaces 50W – 250W MH Wallpacks
- Lumen packages from 797 – 7,785 lumens
- Up to 127 lumens per watt
- Available in 3000K, 4000K, 5000K & Amber CCT
- Weight: 12 lbs

Learn more about our outdoor solutions at www.acuitybrands.com

Outdoor

AcuityBrands.

D-Series LED Wall Luminaire, Size 1

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DBBTXD

DSXW1 LED

Series	Performance Package	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW1 LED	LEDs	T2S Type II Short	MVOLT	Shipped included	Shipped installed	Shipped installed	DD8XD Dark bronze
	10C 10 LEDs (one engines)	T2M Type II Medium	120	(blank) Surface mounting bracket	PE Photoelectric cell, button type	SF Single fuse (120, 277, OR 347V)	DBLXD Black
	20C 20 LEDs (two engines)	T3S Type III Short	208	BBW Surface-mounted back box (for conduit entry)	DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240, 480V)	DNAXD Natural aluminum
		T3M Type III Medium	240		PIR 180° motion/ambient light sensor, <15' mtg fit	HS House-side shield	DWHXD White
		T4M Type IV Medium	277		PIRM 180° motion/ambient light sensor, 15-30' mtg fit	SPD Separate surge protection	DSSXD Sandstone
		TFTM Forward Throw Medium	347		ELCW Emergency battery backup (includes external component enclosure)		DD8TXD Textured dark bronze
	Drive current	ASYDF Asymmetric diffuse	480		PIRH1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1ft		DBL8XD Textured black
	350 350 mA				PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft		DNATXD Textured natural aluminum
	530 530 mA						DWHGXD Textured white
	700 700 mA						DSSTXD Textured sandstone
	1000 1000 mA (1 A)						
	Color temperature						
	30K 3000K						
	40K 4000K						
	50K 5000K						
	AMBPC Amber phosphor converted						

Wall Luminaire Accessories

Ordered and shipped separately.



DSXW1WG @
Wire guard



DSXW1HS @
House-side shields

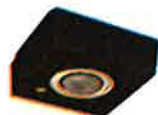


DSXW1BSW @
Bird-deterrent spikes



DSXW1VG @
Vandal guard

Control Options



Motion Sensor



NEMA Twist Lock Receptacle



DSXW1 LED

Please use the spec sheet at www.acuitybrands.com when ordering to ensure component compatibility for your desired configuration.



Visit www.lithonia.com for more information

One Lithonia Way | Conyers, Georgia 30012 | Phone: 800.279.8041 | www.acuitybrands.com
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AcuityBrands



D-Series Size 1 LED Wall Luminaire



d-series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

Catalog
Number

Notes

Type

For full table of options, visit this page to learn all product specifications.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	250 750 mA	30K 3000K	T2S Type II Short	MVOLT ²	Shipped included (Blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ³	Shipped installed PE Photoelectric cell, button type ⁴ DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ^{1/2} PIRH 180° motion/ambient light sensor, 15-30' mtg ht. ^{1/2} PIRHFC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1k. ^{1/2} PIRHFC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1k. ^{1/2} ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Non-compliant ¹⁰
	20C 20 LEDs (two engines) ¹	530 530 mA	40K 4000K	T2M Type II Medium	120 ²		
		700 700 mA	50K 5000K	T3S Type III Short	208 ²		
		1000 1000 mA (1 A) ¹	AMBPC Amber phosphor converted	T3M Type III Medium	240 ²		
				T4M Type IV Medium	277 ²		
				TFTM Forward throw Medium	347 ^{2,3}		
					480 ^{2,3}		

Other Options

Finish (required)

Shipped installed

SF	Single fuse (120, 277 or 347V) ^{1,10}
DF	Double fuse (208, 240 or 480V) ^{1,10}
HS	House-side shield ¹¹
SPD	Separate surge protection ¹²

Shipped separately¹¹

BSW	Bird-deterrent spikes
WG	Wire guard
VG	Vandal guard
DDL	Diffused drop lens

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White

DSSXD	Sandstone
DBTXD	Textured dark bronze
DBLXD	Textured black
DNATXD	Textured natural aluminum

DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHSU	House-side shield (one per light engine)
DSXWBSU	Bird-deterrent spikes
DSXWVGU	Wire guard accessory
DSXWVGU	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIRHFC3V or PIRHFC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PT) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- Not available with ELCW.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
(10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
	530 mA	19W	T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
	700 mA	26W	T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
			T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
	1000 mA	39W	T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
			T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
	530 mA	35W	T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
			T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
	700 mA	46W	T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
			T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
	1000 mA	73W	T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

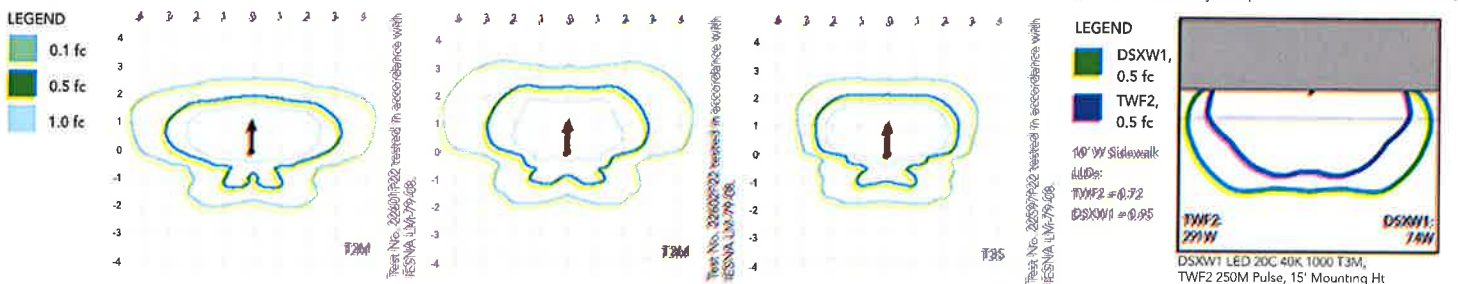
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories



T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/DLP to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.278.0378 • www.lithonia.com
© 2013-2019 Acuity Brands Lighting, Inc. All rights reserved.

DSXW1-LED
Rev. 8/15/19

Cardinal Double-Pane Insulating Glass Performance Data

3 mm / 13.0 mm airspace / 3 mm

Exterior Glass	Interior Glass	Visible Light			SHGC	Center of Glass U-Value (BTU/hr/ft ² /°F)		Comfort Indoor Glass Temperature (°F)		UV Trans.	Tdw ISO/CIE
		Trans	Out	In		Air	Argon	Winter	Summer		
Clear	Clear	82%	15%	15%	0.78	0.48	0.46	45	90	58%	75%
LoE-180° (#2)	Clear	79%	15%	15%	0.64	0.31	0.26	55	87	29%	63%
LoE-272° (#2)	Clear	72%	11%	12%	0.41	0.30	0.25	56	84	16%	55%
LoE-270° (#2)	Clear	70%	12%	13%	0.37	0.29	0.25	56	83	14%	53%
LoE-366° (#2)	Clear	65%	11%	12%	0.27	0.29	0.24	56	83	5%	43%
LoE-340™ (#2)	Clear	39%	13%	16%	0.18	0.29	0.25	56	83	2%	27%
Clear	LoE-180° (#3)	79%	15%	15%	0.69	0.31	0.26	55	94	29%	63%
LoE-180° (#2)	LoE-i89° (#4)	77%	15%	14%	0.62	0.24	0.21	46	105	27%	61%
LoE-272° (#2)	LoE-i89° (#4)	70%	11%	11%	0.41	0.23	0.20	47	94	16%	53%
LoE-270° (#2)	LoE-i89° (#4)	69%	12%	12%	0.36	0.23	0.20	47	93	14%	51%
LoE-366° (#2)	LoE-i89° (#4)	63%	11%	11%	0.27	0.23	0.20	48	90	5%	41%
LoE-340™ (#2)	LoE-i89° (#4)	38%	13%	15%	0.17	0.23	0.20	47	91	2%	26%
Green	Clear	75%	14%	15%	0.60	0.48	0.46	45	94	36%	64%
Green	LoE-180° (#3)	73%	13%	15%	0.52	0.31	0.26	55	92	19%	55%
Green	LoE-272° (#3)	66%	11%	11%	0.42	0.30	0.25	56	97	11%	49%
Green	LoE-270° (#3)	64%	12%	12%	0.39	0.30	0.25	56	97	10%	47%
Green	LoE-366° (#3)	59%	11%	11%	0.35	0.29	0.24	56	100	3%	38%
Green	LoE-340™ (#3)	36%	14%	13%	0.36	0.29	0.25	56	114	1%	25%
Gray	Clear	57%	9%	13%	0.60	0.48	0.45	45	95	32%	50%
Gray	LoE-180° (#3)	53%	9%	14%	0.49	0.31	0.26	55	93	17%	42%
Gray	LoE-272° (#3)	50%	8%	9%	0.38	0.30	0.25	56	96	10%	38%
Gray	LoE-270° (#3)	48%	8%	11%	0.35	0.29	0.25	56	97	9%	37%
Gray	LoE-366° (#3)	45%	8%	10%	0.29	0.29	0.24	56	99	3%	30%
Gray	LoE-340™ (#3)	26%	10%	13%	0.31	0.29	0.25	56	111	1%	18%
Bronze	Clear	61%	10%	13%	0.62	0.48	0.45	45	94	31%	51%
Bronze	LoE-180° (#3)	59%	10%	14%	0.53	0.31	0.26	55	93	17%	44%
Bronze	LoE-272° (#3)	54%	8%	10%	0.39	0.30	0.25	56	96	10%	39%
Bronze	LoE-270° (#3)	52%	9%	11%	0.36	0.29	0.25	56	97	9%	37%
Bronze	LoE-366° (#3)	48%	8%	10%	0.31	0.29	0.24	56	99	3%	30%
Bronze	LoE-340™ (#3)	29%	11%	13%	0.33	0.29	0.25	56	113	1%	19%

Notes:

- (1) Data was calculated using LBNL Window computer program with NFRC environmental conditions.
- (2) Calculations based on 13 mm (1/2") airspace, 3 mm (1/8") glass, and 90% Argon gas fill level.
- (3) Comfort Indoor Glass Temperatures are for the center portion of the glass.
- (4) Shading Coefficient (SC) can be calculated by dividing SHGC by 0.87.
- (5) The UV Transmittance is determined as an average for wavelengths 310 -380 nm.
- (6) UV Damage Weighted Transmittance (Tdw) is the weighted average for wavelengths 300 - 700 nm (based on CIE 89/3).

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, DECEMBER 11, 2019**

City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on December 11, 2019. Chairman Scott Clein convened the meeting at 7:30 p.m.

A. ROLL CALL

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Student Representative John Utleigh

Absent: Alternate Board Member Jason Emerine, Alternate Board Member Nasseem Ramin; Student Representative Sophia Trimble

Administration: Jana Ecker, Planning Director
Brooks Cowan, City Planner
Laura Eichenhorn, Transcriptionist

Fleis and Vandenbrink: Julie Kroll

2. 2101 E. 14 Mile Road (vacant parking lot) – Request for Preliminary Site Plan approval for construction of a new one story medical office building in the O1 Office zoning district.

City Planner Cowan presented the item.

Robert Cliff with MGA Architects and Dr. Maureen Kuhta of Michigan Smile Design Family Orthodontics represented the application.

Mr. Cliff explained that as soon as he and Dr. Kuhta received the Fire Marshall's comments regarding the sprinkler, Dr. Kuhta decided to forego the plans for a sleep center and to proceed in a different direction with that portion of the building. The plans will likely be reworked to expand the staff room and to provide storage space for the orthodontic practice. It would be Dr. Kuhta's preference to maximize available parking by keeping the 28 parking spaces the plans currently represent and by not adding landscaping to the parking lot.

In reply to Mr. Koseck, Mr. Cliff explained that the front setback for this property was calculated based on the average of the front setbacks of the properties within 200 feet, as required by ordinance.

Planning Director Ecker confirmed this was correct.

In reply to Chairman Clein, Mr. Cliff noted that the neighbors to either side of 2101 E. 14 Mile Road have doors that technically open on to 14 Mile but are either blocked or otherwise

inaccessible. He said the plans for 2101 E. 14 Mile could explore the possibility of having a door that opens onto the side street as a compromise.

Dr. Kuhta clarified that parents are often visiting her practice with a number of children, and having to walk them around the corner from the parking lot to a front entrance on 14 Mile could be both cumbersome and dangerous. In addition, for quicker orthodontic checks sometimes a child will just be sent in alone while a parent waits in a car. Allowing a child to walk straight from the parking lot into the office is safer than having a child exit the parking lot, walk around the corner, and enter the office on 14 Mile.

Planning Director Ecker told Ms. Whipple-Boyce that stamped concrete is technically allowed in Birmingham since it is masonry, but is not frequently permitted through the site plan process. She said the only location in Birmingham she could think of that has stamped concrete is around the Porsche Dealership on Woodward.

Ms. Whipple-Boyce noted that an additional example outside of Birmingham would be Consumer's Energy at the intersection of 14 Mile and Coolidge Highway.

Mr. Koseck endorsed the parking lot screen wall at the intersection of Eton and 14 Mile as one of the most attractive examples in the City.

In response to Mr. Whipple-Boyce, Mr. Cliff confirmed that part of the north elevation of the roof would be visible from the south elevation. He said he left it out of the printed renderings in an attempt to avoid confusion, but that it is shown in the 3D renderings on the computer.

In response to Chairman Clein, Mr. Cliff said the parking lot would adjoin with the neighbor's by happenstance since the neighbor's lot comes up to the property line. Mr. Cliff noted that the option of a fence had not been discussed as of yet. He also confirmed the dumpster would be a rollout.

J.C. Cataldo said he was present on behalf of John Kelly, the developer, should the Board have any questions for him.

Mr. Boyle said he would like more clarity regarding where pedestrians should walk through the parking lot.

Chairman Clein agreed with Mr. Boyle, saying that the sidewalk on the east leg of the parking lot might be confusing. He described someone parking in the spaces further to the east, attempting to follow the sidewalk towards the building, and then running into a landscape bed instead of being able to directly access the building.

Dr. Kuhta said that parking lot design was the result of trying to accommodate the sleep center as a tenant and would be redesigned now that the whole building will be occupied by her orthodontic practice.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Boyle to approve the Preliminary Site Plan for 2101 E. 14 Mile subject to the following conditions: 1. Applicant submit an updated landscape plan satisfying

all landscape requirements at Final Site Plan review; and 2. The applicant provide specification sheets and material samples for all lighting, mechanical equipment, and building materials, as well as and signage details at Final Site Plan review.

February 19, 2020

Dear City Clerk,

My name is Dr. Thomas Coburn. My business is at 2151 E. 14 Mile Rd, Birmingham, MI. I am a local Birmingham dentist and own the building adjacent to the proposed building site (vacant parking lot) at 2101 E. 14 Mile Road. My building is just east of the proposed site.

I have talked extensively with Jana Ecker regarding the proposed building and it appears that it will be a very nice structure reflecting the existing personality of the neighborhood.

I am writing this letter to all involved in regards to parking concerns.

I have been in this location for nearly 20 years and I can say I have no control over where clients of any business will park. We always encourage them to park in our lot but many times they do not listen. In the past we have had complaints from the previous owner of the vacant lot in regards to our clients parking in his lot.

It is of my opinion that we will have difficulties with future parking relations if there is not some type of barrier between my parking lot and the future parking lot at 2101 E. 14 mile Rd.

It can be a large curb that cannot be driven over or what I propose a nicely landscaped area with possibly a gate that can be opened if needed for snow removal.

Again, my intention is to avoid any controversy over parking relations between the two buildings. The city is very familiar with tight parking in Birmingham and it only makes sense to propose a solution and prevent any problems before they happen.

I hope you will consider some type of attractive barrier between the two properties. It seems very simple and logical.

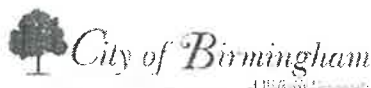
I appreciate your time and consideration.

Sincerely,



Thomas M. Coburn DDS

APPROVED
2/17/2020
PAA 20-0016



CITY OF BIRMINGHAM
Date: 02/07/2020 8:54:00 AM
Ref: 00167541
Receipt: 524867
Amount: \$100.00
RECEIVED
FEB 06 2020
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: Facilities Management Group of MI

Address: 553 E Jefferson Detroit MI

Phone Number: 248-894-6092

Fax Number:

Email Address: tim@fmgsgite.com

2. Property Owner

Name: Dennis Dahlstedt

Address: 2432 Hickory Glen Dr., Bloomfield Hills MI 48304

Phone Number: 248-909-2682

Fax Number:

Email Address: gidocdd@gmail.com

3. Applicant's Attorney/Contact Person

Name: Tim Rottman

Address: 553 E Jefferson Detroit MI

Phone Number:

Fax Number:

Email Address: TIM@FMGSITE.COM

4. Project Designer/Developer

Name: Five/eights Architecture

Address: 707 E Lewiston Ave, Ferndale MI

Phone Number: 248-981-8744

Fax Number:

Email Address:

5. Project Information

Address/Location of Property: 2450 Cole St, Birmingham

Name of Development: F45

Parcel ID#:

Current Use:

Area in Acres:

Current Zoning:

Name of Historic District if any:

Date of HDC Approval, if any:

Date of Application for Preliminary Site Plan:

Date of Preliminary Site Plan Approval:

Date of Application for Final Site Plan:

Date of Final Site Plan Approval:

Date of Revised Final Site Plan Approval:

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

1. Exterior block wall to be changed into a glass storefront windows.

2. Exterior door installed for life safety per Architect.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant:

Tim Rottman

Date:

2/5/20

Application #: PAA20-0016

Date Received:

2/6/2020

Fee:

\$100.00

Date of Approval: 2/17/2020

Date of Denial:

N/A

Reviewed By:

[Signature]



CONSENT OF PROPERTY OWNER

I, Dennis Dahlstedt, OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2450 Cole St, Birmingham, MI;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

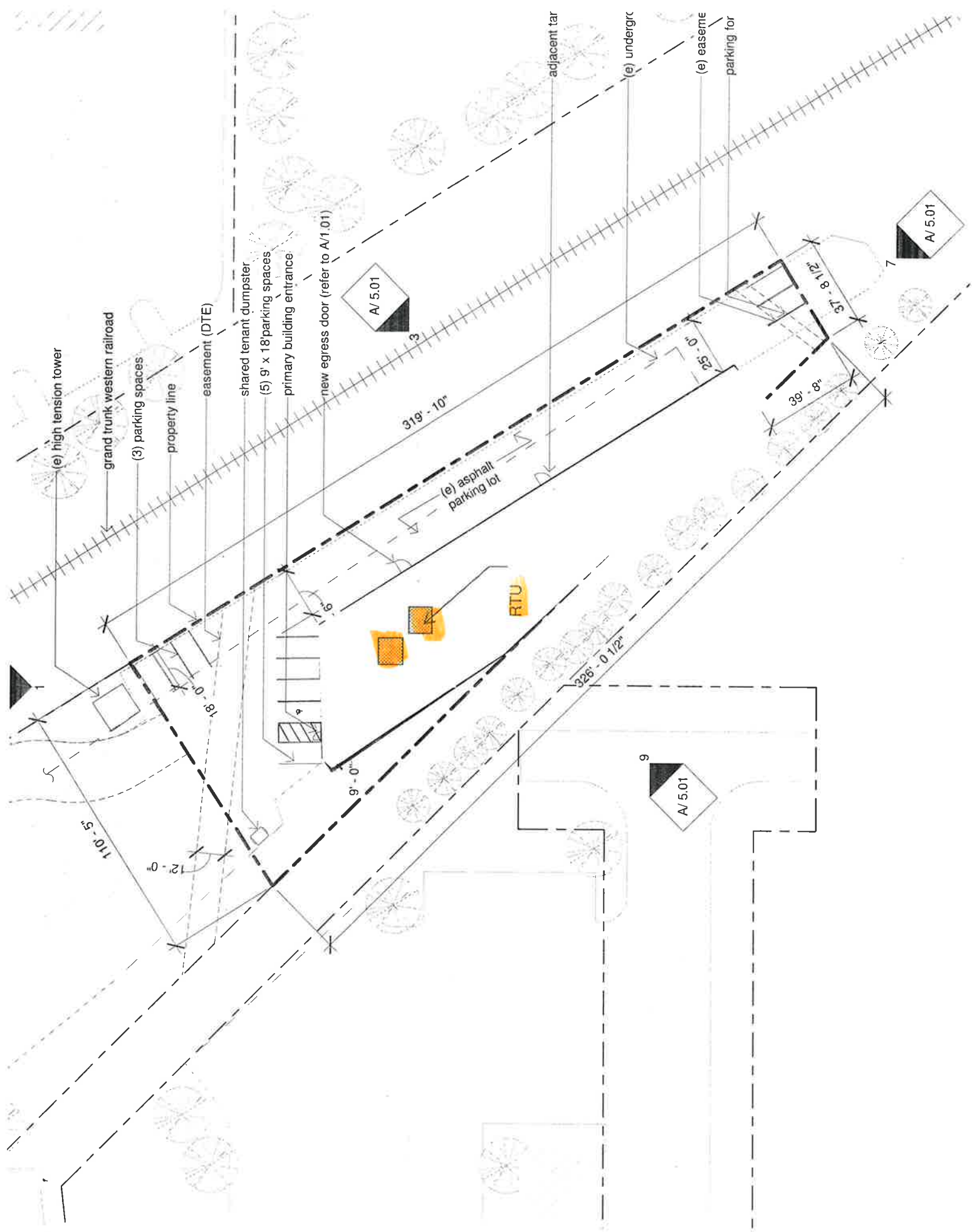
Birmingham by: Elton Topalli;
(Name of Applicant)

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): DENNIS A. DAHLSTEDT, M.D.

Signature of Owner:  Date: 16 Jan 2020



Metal Sales >

10 ft. Classic Rib Steel Roof Panel in Charcoal

★★★★★ (331) ▾

[Write a Review](#) [Questions & Answers \(58\)](#)

- Ribbed steel construction for durability
- ColorFit40 system won't fade and holds up to the elements
- Provides almost maintenance-free results for convenience

\$34¹⁹

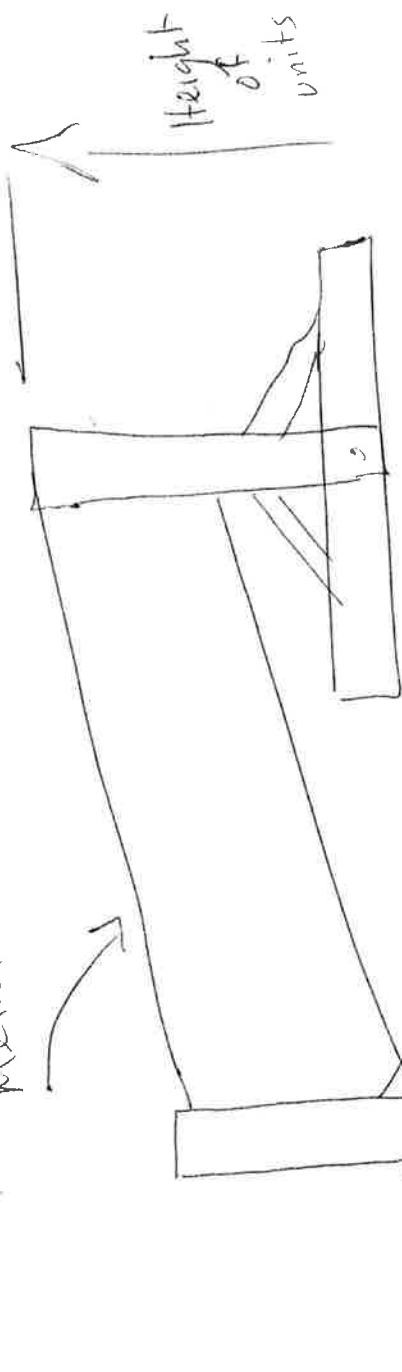


Save up to \$100* on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Color Family: **Gray**



metal screen





Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: Dominick Cypa
Address: 1120 Lachaven
WATERFORD MI 48327
Phone Number: 2-217-9825
Fax Number: _____
Email Address: office@BLIXSTONE.COM

2. Property Owner

Name: WOLFE
Address: 500 S. OLD WOODWARD
BIRMINGHAM
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

5. Project Information

Address/Location of Property: 500 S. OLDWOODWARD
Name of Development: _____
Parcel ID#: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

Name of Historic District if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Revised Final Site Plan Approval: _____

6. Required Attachments

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- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

REPLACE ORIGINAL DETEIORATING RED TILE ON
FLOOR OF FRONT PORCH WITH NEW BLUESTONE.
PICTURES OF BEFORE (P) APTEL ARE INCLUDED

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature]

Date: 1/6/20

Application #: PAA 20-000

Office Use Only

Date Received: _____

Fee: _____

Date of Approval: 1-6-20

Date of Denial: _____

Reviewed By: [Signature]

APPROVED
[Signature]
1-6-20



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: Dominick Curoa / Brionstone Date: 1/6/20

Address: 1120 Lochaven Project: _____

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. A separate location map;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A list of all requested design changes;
- ☐ 7. Elevation drawings with all requested design changes marked in color;
- ☐ 8. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

A full site plan detailing the proposed changes for which administrative approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. A list of all requested changes to the site plan;



FEE SCHEDULE

Application	Fees
Administrative Approval	\$100
Administrative Sign Approval	\$100
Board of Zoning Appeals* <ul style="list-style-type: none"> Single Family Residential All Other Zoning Districts 	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Division/Combination of Platted Lots	\$200
Historic District Review* <ul style="list-style-type: none"> Single Family Residential All Other Zoning Districts 	No Charge \$350
Public Notice Sign <ul style="list-style-type: none"> Notice Sign Rental Returnable Sign Bond 	\$50 \$100 ➔ \$150 total
Preliminary/Final Site Plan Review <ul style="list-style-type: none"> R4 – R8 Zoning District Nonresidential Districts 	\$850, plus \$50 per dwelling unit \$1,050, plus \$50 per acre or portion of acre
Special Land Use Permit* <ul style="list-style-type: none"> Plus Site Plan Review Plus Design Review Plus Publish of Legal Notice Plus Sign Rental and Deposit 	\$800 \$1,050 \$350 \$450 \$150 ➔ \$2,800 total
Special Land Use Permit Annual Renewal	\$200
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50

***The fees for Board of Zoning Appeals, Community Impact Study Review, Design Review, Site Plan Review, Historic District Review and Special Land Use Permits shall be double the listed amounts in the event the work is commenced prior to the filing of an application for review by the City of Birmingham.**

Before



AFTER



APPROVED
1/21/2020
PAA 20-0010



CITY OF BIRMINGHAM
Date 01/21/2020 2:56:55 PM
Ref 00166093
Receipt 522110
Amount \$100.00

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: David Steuer
Address: 30180 Orchard Lake Rd. ste 150
Phone Number: 248-790-4481
Fax Number:
Email Address: david@steuergroup.com

2. Property Owner

Name: R. E. Fund Eaton 2 LLC
Address: 30180 Orchard Lake Rd. Ste. 150
Phone Number: 248-790-4481
Fax Number:
Email Address: david@steuergroup.com

3. Applicant's Attorney/Contact Person

Name: Sara Pearson
Address: 30180 Orchard Lake Rd. Ste. 150
Phone Number: 248-807-8241
Fax Number:
Email Address: Office@steuergroup.com

4. Project Designer/Developer

Name: Steuer & Associates, Inc.
Address: 30180 Orchard Lake Rd. Ste. 150
Phone Number: 248-807-8241
Fax Number:
Email Address: Office@steuergroup.com

5. Project Information

Address/Location of Property: 2010 - 2080 Villa Rd.
Name of Development: Villa Townhomes
Parcel ID#:
Current Use:
Area in Acres:
Current Zoning:

Name of Historic District if any:
Date of HDC Approval, if any:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
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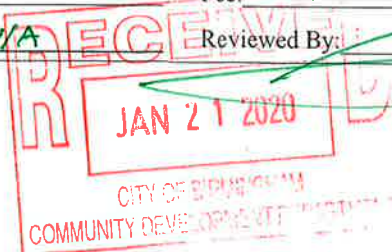
7. Details of the Request for Administrative Approval

Updated landscape plans for Villa

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant: _____ Date: 01-21-2020

Application #: PAA20-0010
Date of Approval: 1/21/2020
Office Use Only
Date Received: 1/21/2020
Fee: \$100.00
Date of Denial: N/A
Reviewed By: [Signature]





CONSENT OF PROPERTY OWNER

I, RE Eskin Fund 2, LLC, OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2010 - 2080 Villa;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: David Steiner;
(Name of Applicant)

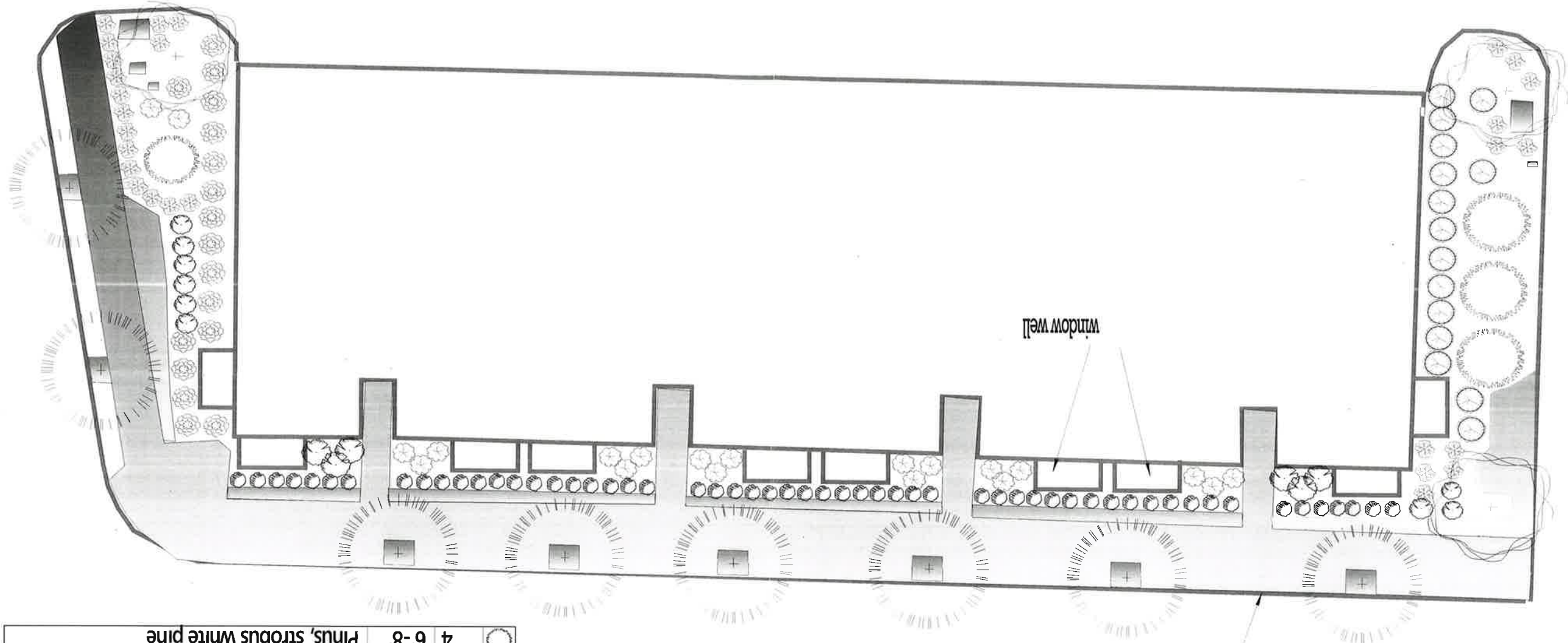
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

Name of Owner (Printed): RE Eskin Fund 2, LLC

Signature of Owner: [Signature] Date: 01-21-2020
Ida manager

Legend			Botanical Name
Qty	Size		
Shrub, Deciduous			
20	5 Gal.	Hydrangea macrophylla 'Forever Pink'	
15	5 Gal.	Viburnum opulus 'Sweet'	
17	5 Gal.	miss kim lilac	
Shrub, Evergreen Broadleaf			
56	3 Gal.	Buxus 'Green Mountain'	
15	24"	Taxus dense yew	
27	5 Gal.	Taxus media 'hicksii'	
Tree, Deciduous			
3	3"	Ginkgo golden rain drop	
8	3"	existing hardwood	
Tree, Evergreen			
4	6'-8'	Pinus, strobus white pine	

add side walk between trees for egress



Revision #: 1
Date: 12/5/2019

Scale:
1" = 10'

Landscape Plan: 112319
2000-2070 Villa Avenue

Landscape Design by: Mark Garmo
Outdoor Accents Inc

APPROVED
0100-08478
12/11/19

Build Build Build Build Build Build Build Build Build Build Build Build Build Build

When California’s housing crisis slammed into a wealthy suburb, one public servant became a convert to a radically simple doctrine.

By **Conor Dougherty**

Published Feb. 13, 2020 Updated Feb. 14, 2020



The City Council of Lafayette, Calif., met the public two Mondays a month, and Steve Falk liked to sit off by himself, near the fire exit of the auditorium, so that he could observe from the widest possible vantage. Trim, with a graying buzz cut, Mr. Falk was the city manager — basically the chief executive — of Lafayette, a wealthy suburb in the San Francisco Bay Area that is notoriously antagonistic to development.


With a population of just 25,000, Lafayette was wealthy because it was a small town next to a big town, and it maintained its status by keeping the big town out. Locals tended to react to new building projects with suspicion or even hostility, and over a series of Mondays in 2012 and 2013, Mr. Falk took his usual spot by the fire exit to watch several dozen of his fellow Lafayetteers absolutely lose their minds.


A developer had proposed putting 315 apartments on a choice parcel along Deer Hill Road — close to a Bay Area Rapid Transit station, and smack in the view of a bunch of high-dollar properties. This wasn’t just big. The project, which the developer called the Terraces of Lafayette, would be the biggest development in the suburb’s history. Zoning rules allowed it, but neighbors seemed to feel that if their opposition was vehement enough, it could keep the Terraces unbuilt.

In letters to elected officials, and at the open microphone that Mr. Falk observed at the City Council meetings, residents said things like “too aggressive,” “not respectful,” “embarrassment,” “outraged,” “audacity,” “very urban,” “deeply upset,” “unsightly,” “monstrosity,” “inconceivable,” “simply outrageous,” “vehemently opposed,” “sheer scope,” “very wrong,” “blocking views,” “does not conform,” “property values will be destroyed,” and “will allow more crime to be committed.”

Mr. Falk could see where this was going. There would be years of hearings and design reviews and historical assessments and environmental reports. Voters would protest, the council would deny the project, the developer would sue. Lafayette would get mired in an expensive case that it would likely lose. As Mr. Falk saw it, anything he could do to prevent that fate would serve the public interest. So he called the developer, a man named Dennis O’Brien, and requested a meeting.

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Steve Falk. “A city manager has a choice,” he said. “You can just sit there and be this kind of neutral policy implementer — or you can insert yourself.” Carlos Chavarria for The New York Times

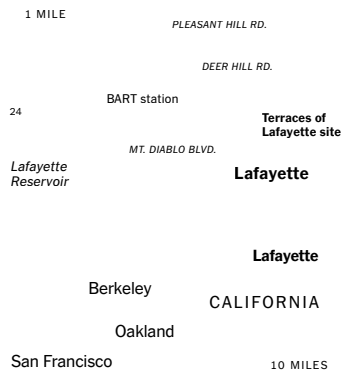
Mr. Falk had once taken a course on negotiation at Harvard, where he learned that people are supposed to be more reasonable when they bargain over food. He went to a deli and bought baguettes, a wheel of Brie and bunches of red grapes. He laid the spread on a conference room table and cut the bread into slices and put down little cheese spreaders and surrounded it with the grapes.

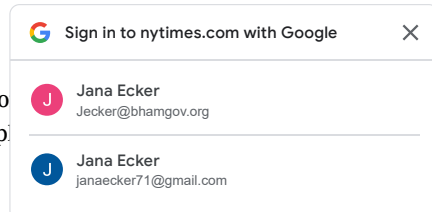
Mr. O’Brien was roughly the color of those grapes when he walked in with some aides, and Mr. Falk accepted that for the next few hours he would be the recipient of the developer’s frustrations. But before it got to that, he told everyone, he wanted them to eat.

The room was silent. Mr. Falk explained the whole deal about his negotiation class. The room remained silent. Mr. Falk looked at Mr. O’Brien and said, *Dennis, look, I don’t even know you, but you have to eat something, even if it’s one grape, before I’ll talk to you.* That at least got people laughing, and pretty soon everyone acceded to the bread and cheese and grapes.

[This article is adapted from Conor Dougherty’s book, “Golden Gates: Fighting for Housing in America.” Read The Times review [here](#).]

It was imperative they cut a deal. Much more was at stake than just one building on one plot of land in one suburb.





America has a housing crisis. The homeownership rate for young adults is at a multidecade low, and about a quarter of them live in rental units. Homelessness is resurgent, eviction displaces a million households a year, and about four million people are living in poverty. And about 10 million people are living in poverty from work.

One need only look out an airplane window to see that this has nothing to do with a lack of space. It's the concentration of opportunity and the rising cost of being near it. It says much about today's winner-take-all economy that many of the cities with the most glaring epidemics of homelessness are growing centers of technology and finance. There is, simply put, a dire shortage of housing in places where people and companies want to live — and reactionary local politics that fight every effort to add more homes.

Nearly all of the biggest challenges in America are, at some level, a housing problem. Rising home costs are a major driver of segregation, inequality, and racial and generational wealth gaps. You can't talk about education or the shrinking middle class without talking about how much it costs to live near good schools and high-paying jobs. Transportation accounts for about a third of the nation's carbon dioxide emissions, so there's no serious plan for climate change that doesn't begin with a conversation about how to alter the urban landscape so that people can live closer to work.

Nowhere is this more evident than California. It's true that the state is addressing facets of the mess, with efforts on rent control, subsidized housing and homelessness. But the hardest remedy to implement, it turns out, is the most obvious: Build more housing.

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According to the McKinsey Global Institute, the state needs to create 3.5 million homes by 2025 — more than triple the current pace — to even dent its affordability problems. Hitting that number will require building more *everything*: Subsidized housing. Market-rate housing. Homes, apartments, condos and co-ops. Three hundred and fifteen apartments on prime parcels of towns like Lafayette.

Legislation is important, but history suggests it can do only so much. In the early 1980s, during another housing crisis, California passed a host of bills designed to streamline housing production and punish cities that didn't comply. But the housing gap has persisted, and more recent efforts have also failed. In late January, the Legislature rejected S.B. 50, a bill that would have pushed cities to accept four- to five-story buildings in amenity-laden areas.

What this suggests is that the real solution will have to be sociological. People have to realize that homelessness is connected to housing prices. They have to accept it's hypocritical to say that you don't like density but are worried about climate change. They have to internalize the lesson that if they want their children to have a stable financial future, they have to make space. They are going to have to change.

Steve Falk changed. When he first heard about Dennis O'Brien's project, he thought it was stupid: a case study, in ugly stucco, of runaway development. He believed the Bay Area needed more housing, but he was also a dyed-in-the-wool localist who thought cities should decide where and how it was built. Then that belief started to unravel. Today, after eight years of struggle, his career with the city is over, the Deer Hill Road site is still just a mass of dirt and shrubs, and Mr. Falk has become an outspoken proponent of taking local control away from cities like the one he used to lead.

A universal platform of more

Although he didn't know it at the time, Mr. Falk's transformation began in 2015, with a phone call from a woman he'd never heard of, with a complaint he had never once fielded in his 25 years working for the city. Her name was Sonja Trauss, and she thought the Deer Hill Road project was too small.

Ms. Trauss was a lifelong rabble-rouser and former high school teacher, who'd recently become a full-time housing activist. She made her public debut a couple of years earlier, at a planning meeting at San Francisco City Hall. When it was time for public comment, she stepped to the microphone and addressed the commissioners, speaking in favor of a housing development. She returned to praise another one. And another. And another.

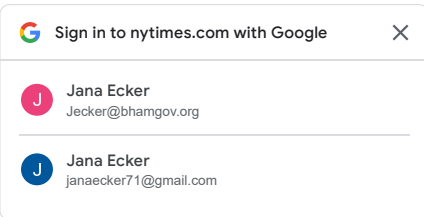
In backing every single project in the development pipeline that day, Ms. Trauss laid out a platform that would make her a celebrity of Bay Area politics: how expensive new housing today would become affordable old housing tomorrow, how San Francisco was blowing its chance to harness the energy of an economic boom to mass-build homes that generations of residents could enjoy. She didn't care if a proposal was for apartments or condos or how much money its future residents had. It was a universal platform of more. Ms. Trauss was for anything and everything, so long as it was built tall and fast and had people living in it.

The data was on her side. From 2010 to 2015, Bay Area cities consistently added many more jobs than housing units — in some cases at a ratio of eight to one, way beyond the rate of one and a half jobs per housing unit that planners consider healthy. In essence, the policy was to enthusiastically encourage people to move there for work while equally enthusiastically discouraging developers from building places for those people to live, stoking a generational battle in which the rising cost of housing enriched people who already owned it and deterred anyone who wasn't well paid or well off from showing up.

Ms. Trauss organized supporters into a group called the San Francisco Bay Area Renters Federation, or SF BARF, which was amateur even by local activist standards. But amateur was the point, part of Ms. Trauss's knack for getting attention. She drove a glittery orange Crown Victoria, showed up to municipal meetings in leggings and white cowboy boots, and spoke in pop philosophical monologues, like declaring that the reason people don't like new buildings is that it reminds them that they're going to die.

Her aims were explicitly revolutionary. She told people that her goal wasn't to enact any particular housing policy, but to alter social mores such that neighbors who fought development ceased being regarded as stewards of good taste and instead came to be viewed as selfish hoarders.

Ms. Trauss started to attract the attention of wealthy donors like Jeremy Stoppelman, the co-founder of Yelp, who had crimping economic growth. And her tactics got more sophisticated. With a friend, Brian Hanlon, who worked a desk job, she co-founded a nonprofit called the California Renters Legal Advocacy and Education Fund, or CARLA. Its mission: “Support the use of an obscure 1982 California law called the Housing Accountability Act, Ms. Trauss decided to try to use it to force Lafayette



By then — 2015 — Mr. Falk had been working on the Deer Hill Road project for years. Through dozens of meetings with the city, he had secured a contract for a more modest development of 44 single-family homes, as well as an agreement to build the city a soccer field and a park. But when he made the analogy about sausage-making, and this was definitely some sausage, but he walked out of his talks with Mr. O’Brien feeling like an A-plus public servant who might have a second career in conflict resolution. When Ms. Trauss phoned him to say the 44-home approach was entirely inadequate, Mr. Falk tried to persuade her otherwise. Of course, he never had a chance.

At a City Council meeting a week later, Mr. Falk noticed a gaggle of BARFers, throbbing with the conspiratorial energy of teenagers before a prank. The microphone was already going to be crowded. Neighbors had formed a vociferous nonprofit called Save Lafayette, which opposed both the 315-apartment idea and the 44-house compromise on grounds from view-ruination to carcinogenic construction dust. Mr. Falk sat by the fire exit and watched as BARF and Save Lafayette collided at the podium, one side arguing the project was too small, and the other arguing it was too big.

“I’m somewhat disturbed by all these parties from outside my neighborhood telling me that I should accept this degradation to my quality of life,” said one Lafayette resident, Ian Kallen.

“No human being is a degradation,” retorted an SF BARF member named Armand Domalewski. “Let’s talk about the economic benefits of adding people instead of simply treating them as costs.”

When it was Ms. Trauss’s turn to speak, she argued that the entire notion of public comment on new construction was inherently flawed, because the beneficiaries — the people who would eventually live in the buildings — couldn’t argue their side.

“An ordinary political process like a sales tax — both sides have an opportunity to show up and say whether they’re for or against it,” she said. “But when you have a new project like this, where are the 700-plus people who would initially move in, much less the tens of thousands of people who would live in it over the lifetime of the project? Those people don’t know who they are yet. Some of them are not even born.”

Ms. Trauss sued a few months later. The great irony was that nobody was more unhappy about it than Mr. O’Brien. He had spent years and millions of dollars proposing two completely different projects. Now some activist group he’d never heard of was suing the city, and him, on behalf of his original project — in essence, suing him on behalf of him.

CARLA’s lawyer had the impossible job of trying to convince a judge that Lafayette had unfairly forced Mr. O’Brien to build 44 houses instead of 315 apartments, while Mr. O’Brien sat on the other side more or less going, *No they didn’t*. CARLA lost the argument, but after it threatened to appeal, Mr. O’Brien ended up agreeing to pay its legal fees. He had now argued, and paid for, both sides of the same case.

Other litigation continued. Members of Save Lafayette sued to force a referendum where residents could rescind the 44-home plan, and eventually, they succeeded. Ms. Trauss and her fellow insurrectionists moved on to other battles, filing more lawsuits for more housing until they started winning. Meanwhile, the movement she helped found — YIMBY, for Yes in My Back Yard — has become an international phenomenon, with supporters in dozens of housing-burdened regions including Seattle; Boulder, Colo.; Boston; Austin, Texas; London and Vancouver.

‘Looking out for people who don’t live there yet’

Development battles are fought hyperlocally, but the issues are resonating everywhere. In late 2018, Minneapolis became the first major city in America to effectively end single-family zoning. Oregon followed soon after. California and New York have significantly expanded protections for renters. And as more economists give credence to the notion that a housing crisis can materially harm G.D.P., by exacerbating inequality and reducing opportunity, all of the Democratic presidential candidates have put forth major housing proposals.

They run the gamut from tax breaks for renters, to calls for more affordable housing funds, to plans for bringing federal muscle to bear on zoning reform. These ideas share a central conflict: Can city leaders — who in theory know local conditions best — be trusted to build the housing we need? Or will they continue to pursue policies that pump up property values, perpetuate sprawl, and punish low-income renters?

Mr. Falk began his career on the local control side of that debate. But somewhere along the Deer Hill odyssey, he started to sympathize with his insurrectionist opponents. His son lived in San Francisco and paid a fortune to live with a pile of roommates. His daughter was a dancer in New York, where the housing crunch was just as bad. It was hard to watch his kids struggle with rent and not start to think that maybe Ms. Trauss had a point.

“I’m not sure individual cities, left to their own devices, are going to solve this,” he told me once. “They don’t have the incentive to do so, because local voters are always going to protect their own interests instead of looking out for people who don’t live there yet.”

So he started to rebel. When California’s governor at the time, Jerry Brown, threatened to override local control with a proposal to allow developers to build urban apartments “as of right” — bypassing most of the public process and hearings — Lafayette citizens were apoplectic. Mr. Falk, against his own interest, wrote a memo in favor of the idea.

“Cannot be trusted,” “ineptitude,” “disingenuously manipulating the City Council,” “should be publicly and explicitly reprimanded for things citizens said in response. His future was untenable. The City Council reprimanded him, and when it came time for Save Lafayette protested a clause that would guarantee him severance of 18 months of pay if he was ever fired; a few months later, close to half a million dollars — and resigned.

“A city manager has a choice: You can just sit there and be this kind of neutral policy implementer, or you can insert your voice. If you’re in office all day long, you have to ask the question, ‘Why am I here, why am I doing this work?’ At some point, I just think you have to make recommendations that you think are in the best interest, not just for the community, but society.”

It’s hard to look at what happened in Lafayette and see a population that acted rationally. After the 44-home plan was derailed, Mr. O’Brien activated an insurance policy that few people knew about: The terms of his negotiation with Mr. Falk allowed him to return to his original plan for 315 apartments. When residents learned at a City Council meeting that their agitation might have brought them full circle, they got so angry that a sheriff offered to escort one of Mr. O’Brien’s employees to her car.

Mr. Falk, on the other hand, seems at peace. At the council meeting marking his departure, he sat, uncharacteristically, up front. The mayor gave him the honor of leading the room in the Pledge of Allegiance. Mr. Falk had a resignation letter in front of him, but told the audience that he was only going to read it in part.

The portion he read was polite. It was about how he loved the city and believed Lafayette was a model of civility and democratic engagement and had a brilliant and professional staff. Afterward, people said nice things and Mr. Falk nodded thank you. The paragraphs he didn’t read became public soon enough — and started making the rounds on Twitter.

“All cities — even small ones — have a responsibility to address the most significant challenges of our time: climate change, income inequality, and housing affordability,” Mr. Falk had written. “I believe that adding multifamily housing at the BART station is the best way for Lafayette to do its part, and it has therefore become increasingly difficult for me to support, advocate for, or implement policies that would thwart transit density. My conscience won’t allow it.”

This essay was adapted from GOLDEN GATES: Fighting for Housing in America.

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