

AGENDA

FERNDALE PLANNING COMMISSION MEETING
WEDNESDAY, July 15, 2015 7:00 P.M.
CITY HALL, 300 EAST NINE MILE, FERNDALE MI 48220
www.ferndale-mi.com 248-546-2366

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the Minutes - Regular Meeting, May 20, 2015
5. Old Business
 - a. 1461-1481 E Eight Mile Road conditional rezoning from OS to C3
6. New Business
 - a. Drayton Place Condominiums Discussion
7. Call to Audience
8. Administrative Items
9. Commission/Discussion Items
10. Adjournment

MINUTES OF THE FERNDALE PLANNING COMMISSION MEETING
WEDNESDAY, MAY 20, 2015 7:00 P.M.
CITY HALL, 300 EAST NINE MILE, FERNDALE MI 48220
www.ferndale-mi.com 248-546-2366

A Meeting of the Ferndale Planning Commission was held Wednesday, May 20, 2015 at City Hall, 300 East Nine Mile Road, Ferndale. Chair Roediger called the meeting to order at 7:02 PM.

1. Call to Order
2. Roll Call

Present: Commissioners Azar, Baker, Farr, Piana, Vettraino, Roediger
Absent: Commissioner Brazen, Temrowski, Williamson

Moved by Commissioner Azar, supported by Commissioner Farr to excuse the absence of Commissioners Brazen, Temrowski and Williamson.

AYES: All
NAYS: None

MOTION CARRIED

3. Approval of the Agenda

Moved by Commissioner Farr, supported by Commissioner Azar to approve the agenda as edited.

AYES: All Azar, Baker, Farr, Piana, Vettraino, Roediger
NAYS: None

MOTION CARRIED

4. Approval of the Minutes - Regular Meeting, April 15, 2015

Moved by Commissioner Farr, supported by Commissioner Azar to approve the minutes as amended.

AYES: All Azar, Baker, Farr, Piana, Vettraino, Roediger
NAYS: None

MOTION CARRIED

5. Public Hearings
 - a. Public Hearing – Magic Bag Sign Variance

The applicant is requesting a sign variance to allow an expansion of an existing marquee sign. Section 6-267 of the City's Sign Ordinance Article VIII identifies the standard dimensions for Marquee signs. The applicant is requesting a variance of 18 feet 3 ¾ inches to the height requirement and a variance to extend above the top of the marquee. The existing marquee is 6 feet 6 inches, the additional proposed height is 19 feet 9 ¾ inches. The Ordinance allows a total maximum height of 8 feet for a marquee sign. The total height of the sign as proposed, if the variance is granted is 26 feet 3 ¾ inches, resulting in the 18 foot 3 ¾ inch variance request. Please see the attached application and sign details for the complete

request. This is a unique sign and consistent with the architecture. What is missing is the unique projection. Consistent with the height/width ratio for a sign of this type. Limiting to 8' would be non-proportional to the marquee. Staff is recommending the variance be granted.

Applicant – Ed Phillips – Phillips Sign – variance has 2 criteria – unique condition, jewel in the rough, motivated about the rebirth of the magic bag, envision when upgrades are completed (see additional hand out).

Carrie Denha – owner of Magic Bag – melded all the ideas to get something that's exciting, want something that looks like it's always been there and fits with the vibe of Ferndale. Day look is completely different than evening. People stand outside and take photo of themselves with the marquee. Ferndale is always featured on the marquee.

Public Hearing opened at 7:14 PM.

DDA Director Decius stated this is traditional to downtowns and to Ferndale specifically and provided photos of vertical marquees, want to bring light to downtown. One of the designs is to replicate and give honor to the vertical marquees of former years. Owners couldn't afford to complete the vertical portion of the marquee back in the day. This is part of the Build Program and contingent upon variance approval, the DDA Board will approve the money from the Build Program.

Public Hearing closed at 7:17 PM.

Sign Variance Motion

Motion by commissioner Baker, **supported** by Piana, to **APPROVE** the variance as requested to allow a marquee sign that extends above the top of a marquee and a height variance of 18 feet 3 ¾ inches at 22920 Woodward Avenue, also known as 22918 Woodward Avenue, Sidwell numbers 25-24-27-381-007, with the following findings, after a Public Hearing was held as set and published for this date and place:

Findings:

1. A variance would significantly improve the conformity of the existing marquee sign.
2. The inability to conform to the regulations is due to a unique condition that includes more than mere inconvenience or mere inability to attain a supposed higher financial return. The site is a unique historic site with an existing marquee that has traditionally included a tall vertical component.
3. The unique condition is exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do exist generally throughout the city.
4. That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by the regulations, the individual practical difficulties that will be suffered by a failure to grant a variance, and the rights of others whose property would be affected by the allowance of the variance, and would be contrary to the public purpose and general intent of these regulations.
5. The variance granted is the minimum necessary to allow the applicant to have a reasonable outlet for free speech and meet the intent of these sign regulations.
6. Allowing the variance will not adversely affect the health, safety and welfare of the public.

AYES: Commissioner Azar, Baker, Farr, Piana, Vettrano, Roediger
NAYS: None

MOTION CARRIED

6. Public Hearing – 1461-1481 E Eight Mile Road rezoning from OS to C3

Director Delacourt introduced City Planner, Justin Lyons, who presented the project for review stating the applicant is requesting to rezone 1461 East 8 Mile Road (AKA 1481 E 8 Mile Road), from OS Office/Service to C3 Extended Business. The site is currently built out with an existing vacant building and is mostly impervious surface. The site has limited parking with a commercial access drive to the south connecting to Eight Mile Road and access to the north to E Bennett Avenue. There is residential to the north. In the future MLUP it is designated OS/C-3 but it should not diminish the residential area nearby. C3 is more focused on retail/entertainment. In the end, staff feels it should be re-evaluated for future MLUP. Consider in future for entire area, not just one parcel.

Carmine Aventini – planner for Motor City Pawn– would like to offer it up as a conditional rezoning for Motor City Pawn only. It won't have a major impact to the residential area to the rear of the site – they have a drive and loading site on the side which would minimize impact on residential. It's a destination location and not for impulse shopping. With conditional rezoning, it's appropriate use to the MLUP for C3 district.

Mark Aubrey – owner of Motor City Pawn has been in his current 8 Mile location for 4 years, city has been great, there have been no complaints about his business. However, his current location is so small and with 55% of his Ferndale base is residents, he doesn't have room to handle the larger items.

The applicant has not provided a traffic impact study as it is not likely that any use in the proposed district will generate over 50 trips per hour (the threshold for requesting a TIS).

Public Hearing opened at 7:37 PM

Ashley Dunworth – 1417 E Bennett – street is quiet, low traffic, it's safe. Pay a lot in taxes and fear is if there's a pawn shop moving in, customer base will change, bringing crime to the area. Speaking on behalf of neighbors and those unable to attend the meeting.

Andrew Petrone – 139 E Bennett – it's a service 55% of residents have used, including himself. With crunch they had to find a way to raise money. His business has helped the community, take an empty building but refurbish, why wouldn't you want the area to look better and lit up. It's a service many people have used without issue.

Leon Steverson - 1423 E Bennett – it's peaceful, nobody bothers. We have no problems, concern about what people coming in could take, don't want others coming in, less activity.

Robert Albington – lot and owns property – knows everyone on the street but doesn't know Andrew. Access road onto 8 Mile is one way. They're going to have to exit through residential area. The machine shop is really a detail shop, there's a boat parked there, a dumpster was finally removed after 8 months. 2 abandoned vehicles for 6 months. Spoke to Jeff a month ago and it's still there. Grass is 3' tall and nobody cuts it. Shelving company there, driving over their lawns, no COO until almost a year later. No reason to grant variance and even if you did there's no reason to expect improvements. Missing lawn mower and when he told the pawn broker, he said if

they find it, they'll sell it back to him.

John Johnson – representing the Gratiot Avenue Chamber – has worked with MCP and stated this is a first class operation in a highly regulated industry. He approached the neighboring businesses/residents and accumulated 51% of signatures. Machine shop really does need clean up, medical supply and railroad affiliated company. Met with the business' and they're in favor of MCP moving there. They would like to see somebody come in and improve the neighborhoods. Visited the residents and secured 3-4 signatures in favor. MCP wanted to talk with neighbors and be open about their business. Willing to put in fencing, lighting, cameras, and security. Could potentially have a positive impact on neighborhood. The only access is from 8 Mile so it won't interfere with the neighborhood.

Public Hearing closed at: 7:52 PM

Sara – to Justin, is it still 8 mile? It's a service drive with parking spaces in front.

DD – not sure if it's signed one way – it's part of the SLU process. Will have to check.

Kevin – there's a do not enter sign at Wanda but you really can't see it because of trees.

Parking is perpendicular but striping is poor.

Chair Roediger received comments from seven neighboring residents who are against the pawn shop.

Because their conditional hours are 10- 6 M-F and 10 – 5 Saturday proper lighting will not impact neighborhood. There's a difference between MCP and other night time uses. Pawn brokers are regulated on the local state and federal levels

The Planning Commission could consider a possible conditional rezoning if the following conditions were included:

- Limited business hours
- Any future uses except pawnbroker would have to go before Planning Commission for consideration.
- No outside storage – applicant stated cars, boats, etc. are stored at an offsite location.
- Improve parking lot and striping
- Improve the building exterior
- New fencing and screening
- Improve lighting and direct away from residential neighborhood
- If MCP leaves the property, it will revert back to the original zoning.
- Provide a business plan
- Provide a security plan
- Remove or secure storage doors to prevent access to E Bennett
- Loading/unloading to be on 8 Mile

Director Delacourt added a point of clarification – 1461-1481 is the parcel and they're only asking for this use. If they wish to expand in the future, they will have to start over as they cannot rezone part of the parcel. It must be all.

Chair Roediger opined that if the applicant proceeds with their original request, it will be an uphill battle. With a conditional rezoning, the Commission is willing to look at a site plan and reassure the neighborhood that conditions will be included. How do you wish to proceed?

Chair Roediger called for a 5 minute recess at 8:28 PM.

Chair Roediger reconvened the meeting at 8:34 PM

The applicant confirmed they would like to prepare a site plan and submit a conditional zoning request.

Chair Roediger stated it will be taken into consideration and Director Delacourt advised that it's only a recommendation to Council who meets on the second and fourth Monday. Staff will need information and the site plan ASAP to review and send a packet to the city attorney and the Planning Commission.

Chair Roediger requested

- that staff re-notice residents of next meeting dates
- the applicant include hours of operation, access route, security cameras, lighting, noise, a description of larger items and what takes place outside and inside of building. S
- that staff look at the service drive – One way? Signage?
- that staff look into current code violations.

Applicant willingly withdrew its application to prepare for a future meeting.

7. Old Business

8. New Business

9. Call to Audience

10. Administrative Items

11. Commission/Discussion Items

MLUP to be presented to Council on June 22

Sign Ordinance – concern over 20% window covering – don't actively pursue unless they're clearly violating or if there are complaints. Concern expressed whether allowing the marquee variance would set a precedent but because of its uniqueness (only marquee in the city of that size) it does not. It wouldn't consider it for new construction and we rarely ever grant a dimensional variance.

Nothing from SavALot has been submitted to date although the lease sign is down. City has received a letter from a resident of adverse possession of property on Livernois; BWW property – Italian, Coney, current concept, also 24 or limited hours. The area is larger but seating is less.

12. Adjournment

There being no further business, Chair Roediger adjourned the meeting at 8:57 PM.

Sara Roediger, Chair

Barbara Miller, Administrative Assistant

Community and Economic Development

Staff Report to the Planning Commission

July 8, 2015

1461 E 8 Mile Rd	
REQUEST	Conditional Rezoning
APPLICANT	Mark Aubrey 771 E. 8 Mile Rd Ferndale, MI 48220
OWNER	Bob Richardson
LOCATION	1461 E 8 Mile Rd
FILE NO.	
PARCEL NO.	24-25-35-459-006
ZONING	O-S, Office Service
STAFF	Derek Delacourt, CED Director Justin Lyons, Planner

Summary

The applicant is requesting a conditional rezoning to the parcel at 1461 East 8 Mile Road (AKA 1481 E 8 Mile Road), from OS Office/Service to C-3 Extended Business to permit a pawn broker facility. The applicant previously made a request to rezone the parcel at the Planning Commission meeting in June (staff report attached). As required in [Article XIV Section 24-325](#), the applicant voluntarily offered conditions for staff and the Planning Commission to consider, as well as a conceptual site plan.

The site is currently built out with a vacant building and impervious surface. The site has limited parking with a commercial access drive to the south connecting to Eight Mile Road and access to the north to E Bennett Avenue. The applicant has not provided a traffic impact study as it is not likely that any use in the proposed district will generate over 50 trips per hour (the threshold for requesting a TIS).

Adjacent Land Uses and Zoning

The parcel abuts OS zoned parcels to the east and west; R-1 (Single-Family Residential) to the north; and 8 Mile thoroughfare and Detroit to the south. The site is Master Planned for commercial/office development.

Conditional Rezoning Review Considerations ([Article XIV Section 24-325](#))

The planning commission shall and the city council may consider the following criteria in making its findings, recommendations and decision:

1. An applicant requesting a rezoning may voluntarily offer a conditional rezoning. An election to submit a conditional rezoning agreement shall be pursuant to the Zoning Act and this section.
 - a. The conditional rezoning shall be in writing, executed by the applicant and the city

and recorded with the Oakland County Register of Deeds. All costs associated with the review and approval of the conditional rezoning agreement shall be the responsibility of the applicant.

- b. The conditional rezoning may include limitations on: the uses permitted on the property in question; density or intensity of use; and location, size, height or other measure for buildings, structures, improvements, setbacks, landscaping, buffers, design, architecture and other features.
 - c. The conditional rezoning shall not authorize uses or developments of greater intensity or density than those permitted in the proposed zoning district; nor may a conditional rezoning agreement permit variations from height, area, setback or similar dimensional requirements that are less restrictive than the proposed zoning district.
 - d. The conditional rezoning may include conditions related to the use and development of the property that are necessary to:
 - i. Serve the property with improvements, including but not limited to, the extension, widening or realignment of streets; construction or extension of utilities or other infrastructure improvements serving the site; or the construction of recreational facilities.
 - ii. Minimize the impact of the development on surrounding properties and the city overall.
 - iii. Preserve natural features and open space beyond what is normally required.
2. In addition to any limitations on use or development of the site, preservation of site features or improvements described above, the conditional rezoning agreement shall also include the following:
- a. A legal description of the land to which the agreement pertains.
 - b. An acknowledgement that the conditional rezoning agreement was proposed voluntarily by the applicant.
 - c. A statement that the property shall not be developed or used in any manner that is not consistent with the conditional rezoning agreement.
 - d. A statement that the approval of the rezoning and the conditional rezoning agreement shall be binding upon and inure to the benefit of the property owner and the city and also their respective heirs, successors, assigns, receivers or transferees. Where the applicant for rezoning is acting on behalf of the landowner through some form of purchase agreement or other mechanism, then the landowner must also consent and sign the agreement.
 - e. A statement that, if a rezoning with a conditional rezoning agreement becomes void in accordance with this section, that no further development shall take place and no permits shall be issued.
 - f. A statement that no part of the conditional rezoning agreement shall permit any activity, use or condition that would otherwise violate any requirement or standard that is otherwise applicable in the new zoning district.
 - g. Any other provisions as are agreed upon by the city and applicant.
3. *Process*
- a. The conditional rezoning agreement shall be reviewed concurrently with the petition for rezoning following the process in section 24-323, Procedure.

- b. The conditional rezoning agreement may be submitted prior to planning commission making its recommendation to the city council. The conditional rezoning agreement shall be reviewed by the city attorney, at the expense of the applicant, to determine that the conditional rezoning agreement conforms to the requirements of this section and the Zoning Act and shall confirm that the conditional rezoning agreement is in a form acceptable for recording with the Oakland County Register of Deeds.
 - c. Following the public hearing for a proposed zoning amendment, the planning commission shall make a recommendation to the city council based upon the criteria listed in section 24-323, Criteria for amendment of the official zoning map (rezoning). In addition, the planning commission shall consider whether the proposed conditional rezoning agreement:
 - i. Is consistent with the intent of this chapter.
 - ii. Bears a reasonable and rational connection or benefit to the property being proposed for rezoning.
 - iii. Is necessary to ensure that the property develops in such a way that protects the surrounding neighborhood and minimizes any potential impacts to adjacent properties.
 - iv. Is necessary to allow the rezoning to be approved, in that the property could not or would not be rezoned without the proposed conditional rezoning agreement.
 - v. Is in the public interest and is consistent with the recommendations of the master plan.
 - d. If a conditional rezoning agreement has been offered by the applicant and recommended for approval by the planning commission, the city council may approve the conditional rezoning agreement as a condition to the rezoning if it meets all requirements above. The conditional rezoning agreement shall be incorporated by attachment or otherwise as an inseparable part of the Ordinance adopted by the city council to accomplish the requested rezoning.
 - e. If the conditional rezoning is approved, the zoning classification of the rezoned property shall consist of the district to which the property has been rezoned and a reference to the conditional rezoning agreement. The zoning map shall specify the new district plus an asterisk to indicate that the property is subject to a conditional rezoning agreement (i.e., "R-1*"). The city clerk shall maintain a listing of all properties subject to conditional rezoning agreements and shall provide copies of the agreements upon request.
 - f. The approved conditional rezoning agreement shall be recorded with the Oakland County Register of Deeds.
 - g. Any uses proposed as part of a conditional rezoning agreement that would otherwise require approval of a special land use or site plan approval shall be subject to the applicable review and approval requirements of Article XI, Site Plan Review and Article XII, Special Land Use.
4. *Expiration of approval*
- a. The rezoning and conditional rezoning agreement shall expire, unless extended by the city council for good cause, two years after adoption if substantial construction on the approved development of the property pursuant to building and other required

permits issued by the city has not commenced or is not proceeding diligently to completion.

- b. In the event that substantial construction on the approved development has not commenced within the aforementioned two years, the conditional rezoning agreement shall be void and of no effect.
 - c. Should the conditional rezoning agreement become void, all development on the property shall cease and no further development shall be permitted. Until action satisfactory to the city is taken to bring the property into compliance with the conditional rezoning agreement, the city may withhold or, following notice to the applicant and being given an opportunity to be heard, revoke permits and certificates. This shall be in addition to or in lieu of any other lawful action to achieve compliance, including rezoning. Notwithstanding the above, if the property owner applies in writing for an extension of the conditional rezoning agreement at least 30 days prior to the expiration date, the city council may grant an extension of up to one (1) year if it determines that the owner has made diligent effort towards completing the conditions of the agreement.
5. *Reversion of zoning.* If the conditional rezoning agreement becomes void as outlined above, then the land shall automatically revert back to its original zoning classification. The community development department will advise the land owner and/or developer, by registered letter, of the reversion of zoning. The city shall take affirmative action to rezone the property.
 6. *Continuation.* Provided that all development and/or use of the property in question is in compliance with the conditional rezoning agreement, a use or development authorized there under may continue indefinitely, provided that all terms of the conditional rezoning agreement continue to be met.
 7. *Amendment.* The conditional rezoning agreement may be amended by the city council with the property owner's consent in the same manner as was prescribed for the original rezoning and conditional rezoning agreement.
 8. *Violation of agreement.* Failure to comply with the conditional rezoning agreement at any time after approval will constitute a breach of the agreement and also a violation of this Ordinance. Further use of the property may be subject to legal remedies available to the city.
 9. *Subsequent rezoning of land.* Nothing in the conditional rezoning agreement, nor any statement or other provision, shall prohibit the city from later rezoning all or any portion of the property that is the subject of the conditional rezoning agreement to another zoning classification. Any rezoning shall be conducted in compliance with this chapter and the Zoning Act.
 10. *Failure to offer conditions.* The city shall not require an owner to offer conditions as a requirement for rezoning. The lack of an offer of conditions shall not affect the owner's rights under this chapter.
 11. *City not obligated.* The city is not required or obligated to accept any or all conditions offered by a developer on a rezoning application. In no way is an offer of a conditional rezoning agreement the basis for requiring the city to approve a rezoning application.

Next Steps

As required by the conditional rezoning ordinance, the applicant voluntarily submitted conditions and a conceptual site plan. The planning commission should determine if the conditions offered satisfy the criteria set forth by the ordinance to meet the conditional rezoning request. If the conditional rezoning agreement becomes void as outlined below, then the land shall automatically revert back to its original zoning classification.

Possible Motion

MOTION by _____, seconded by _____, that the Planning Commission recommends City Council (Approve/Deny) the conditional rezoning request for 1461 East 8 Mile Road, also known as 1481 East 8 Mile Road, Sidwell number 24-25-35-459-006, from OS: Office/Service to C-3: Extended Business, with the following findings after a Public Hearing was held as set and published for this date and place:

Findings

1. The Future Land Use Map and Master Plan classifies the subject site as Commercial/Office. The proposed zoning is consistent with the goals, policies and future land use of the City's Master Plan. Though the proposed zoning is consistent with those goals, OS and C-3 are similar and it has not been determined that C-3 is more appropriate than OS at this location.
2. The site features and potential uses allowed in the proposed zoning district appear to be compatible with the surrounding uses and zoning as they are similar to those of the current zoning.
3. City infrastructure appears to be sufficient to support the potential uses permitted in the requested zoning district.
4. The subject site and most of the surrounding buildings are vacant and in need of reinvestment. The entire district would benefit from further analysis through a thorough land use planning process.
5. The cited demand for C-3 district uses would need to be substantiated with a market analysis to determine actual demand compared to available inventory.
6. All of the improvements identified on the attached site plan.

Conditions

1. Unless otherwise approved by the City, the use of the Property will be limited to a pawn broker facility as defined in the City's zoning ordinance.
2. In the event the pawn broker facility ceases operations at the Property for more than six (6) months, then the Conditional Rezoning Agreement shall become null and void and the zoning of the Property shall automatically revert back to OS.
3. Prior to final site plan approval by City Staff, the applicant and the City will enter into a conditional rezoning agreement approved by the City Attorney and recorded with the property.
4. Prior to issuance of building permits, the applicant will submit a final site plan compliant with

requirements of the Planning Commission for final review and approval by City Staff.

5. The site plan will require the following notes that state:
 - The exterior of the building will be repointed and cleaned/re-painted to create a well-maintained appearance.
 - All doors and frames will be repaired/replaced to provide an attractive appearance and improve security for the building.
 - All windows will be repaired/replaced, where necessary.
 - The three (3) overhead doors facing E. Bennett Ave. will be blocked off to prevent entry and use in a manner approved by the City Fire Department.
 - All loading and unloading will be from the 8 Mile Road entrance or overhead door on the west side of the building (closest to 8 Mile Road).
 - The chain link fence and gate in the side yard, facing E. Bennett Ave., will be replaced with a solid, decorative vinyl fence and access eliminated.
 - All remaining chain link fence along the west property line and facing 8 Mile Road will be painted and repaired to present a neat appearance.
 - A screen mesh will be added to the chain link fence to screen the area from 8 Mile Road and the abutting property.
 - Parking areas in front and on the west side of the building will be re-paved and striped to accommodate both customer and employee parking in conformance with the zoning ordinance.
 - Security cameras mounted on the exterior of the building will not infringe beyond the property lines on E. Bennett Ave.
6. The hours of operation will be from 9:00 am. To 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. Hours of operation will also be noted on the site plan.
7. The landscape plan will require a note that states all grass areas to be maintained and kept in a neat and presentable condition.
8. The photometric plan will require a note that states new building-mounted lighting will be installed utilizing fully shielded LED fixtures, directed away from the residential properties on E. Bennett Ave., meeting ordinance requirements.
9. Prior to issuance of a Certificate of Occupancy, the owner will continue to work with both Michigan Department of Transportation (MDOT) and abutting property owners to solicit improvements to the road surface.

CITY OF FERNDALE
RECEIVED

JUN 10 2015

CEC DEPARTMENT

Motor City
PAWN BROKERS

www.MotorCityPawnBrokers.com

26510 Gratiot Ave
Roseville, MI 48066
(586) 772-2274

22100 Van Dyke
Warren, MI 48066
(586) 758-2274

15440 E. 8 Mile Rd.
Detroit, MI 48205
(313) 371-8201

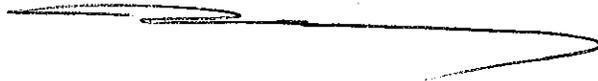
771 E 8 Mile Rd
Ferndale, MI 48220
(248) 439-0950

I, Mark Aubrey of Motor City Pawn, voluntarily offer a conditional rezoning request to the City of Ferndale for the property located at 1461 E. 8 Mile Road. The request is to rezone the subject property from the current OS, Office Service District to C-3, Extended Business District with the following conditions:

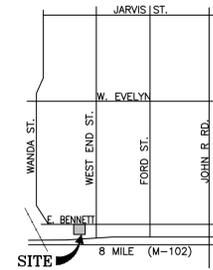
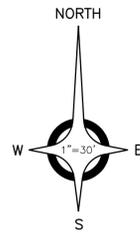
1. All of the improvements identified on the attached site plan labeled "Attachment A";
2. Use of the building will be limited to a pawn shop;
3. The exterior of the building will be repointed and cleaned/re-painted to create a well-maintained appearance;
4. The doors and frames will be repaired/replaced to provide an attractive appearance and improve security for the building;
5. All windows will be repaired/replaced, where necessary;
6. The three (3) overhead doors facing E. Bennett Ave. will be blocked off to prevent entry and use;
7. All loading and unloading will be from the 8 Mile Road entrance or overhead door on the west side of the building (closest to 8 Mile Road);
8. The chain link fence and gate in the side yard, facing E. Bennett Ave., will be replaced with a solid, decorative vinyl fence and access eliminated;
9. All remaining chain link fence along the west property line and facing 8 Mile Road will be painted and repaired to present a neat appearance;
10. A screen mesh will be added to the chain link fence to screen the area from 8 Mile Road and the abutting property;
11. All grass areas will be maintained and kept in a neat and presentable condition;

12. New building-mounted lighting will be installed utilizing fully shielded LED fixtures, directed away from the residential properties on E. Bennett Ave., meeting ordinance requirements;
13. Parking areas in front and on the west side of the building will be re-paved and striped to accommodate both customer and employee parking;
14. Security cameras mounted on the exterior of the building will not infringe beyond the property lines on E. Bennett Ave.;
15. The hours of operation will be from 9:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday; and
16. Mark Aubrey will continue to work with both the Michigan Department of Transportation (MDOT) and abutting property owners to solicit improvements to the road surface.

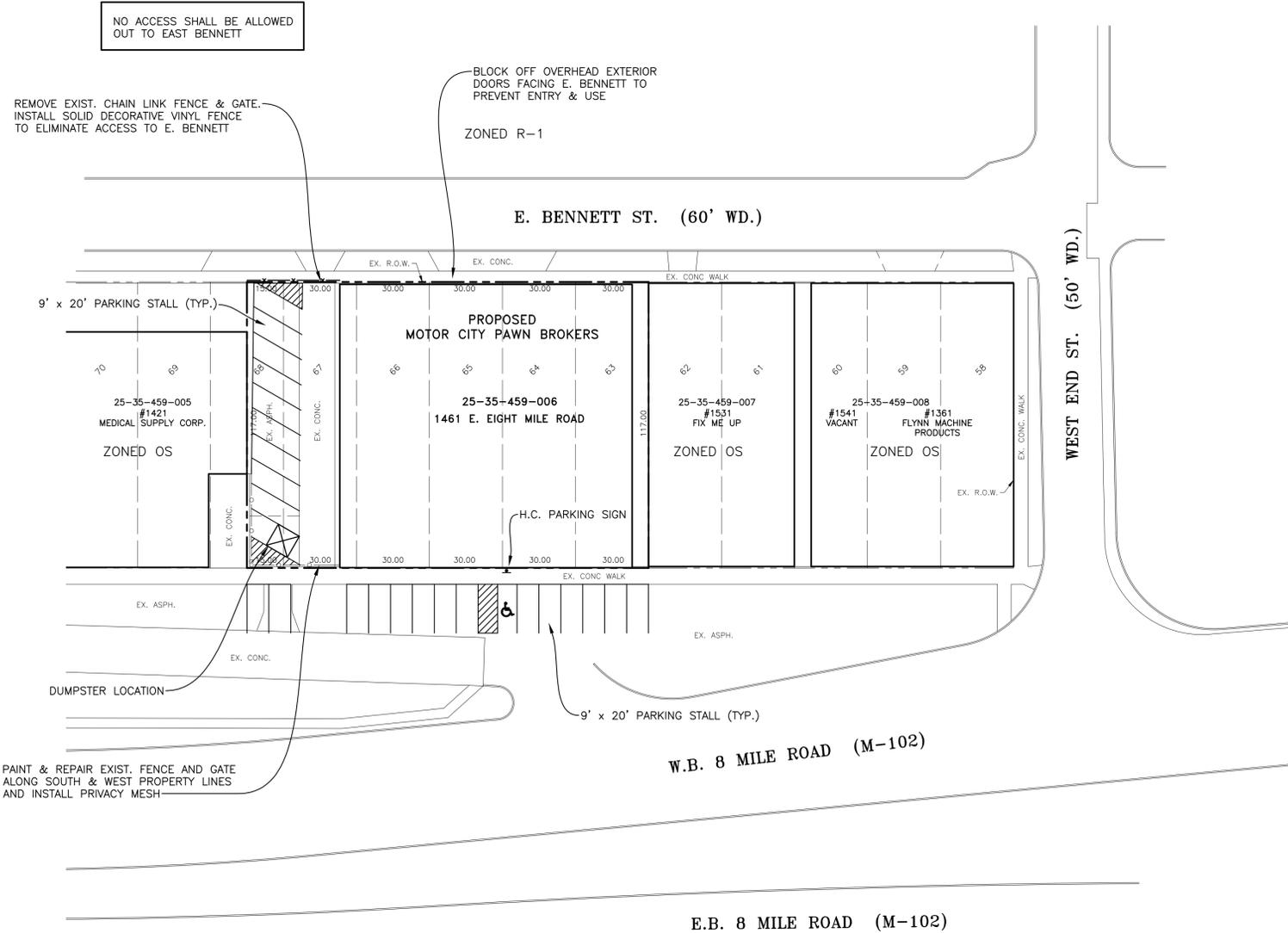
Should you have any questions please let me know and I look forward to discussing these items with you at the June 17, 2015 Planning Commission meeting.



Mark Aubrey,
Motor City Pawn Brokers



LOCATION MAP
SCALE: 1" = 2000'



SITE PLAN NOTES

1. NEW BUILDING MOUNTED LED FIXTURES SHALL BE SHIELDED & DIRECTED AWAY FROM RESIDENTIAL PROPERTY ON E. BENNETT ST.
2. PARKING AREAS ON THE SOUTH & WEST SIDES SHALL BE REPAVED & STRIPED TO ACCOMMODATE CUSTOMERS & EMPLOYEES.
3. LOADING & UNLOADING WILL BE FROM 8 MILE ENTRANCE OR WEST SIDE OF BUILDING CLOSE TO 8 MILE ROAD.
4. MDOT PERMIT REQUIRED FOR ALL WORK WITHIN THE 8 MILE ROAD RIGHT OF WAY.
5. THE EXTERIOR OF THE BUILDING WILL BE RE REPOINTED AND CLEANED/REPAINTED TO CREATE A WELL-MAINTAINED APPEARANCE.
6. SECURITY CAMERAS WILL BE MOUNTED ON THE EXTERIOR OF THE BUILDING AND WILL NOT INFRINGE BEYOND THE PROPERTY LINES ON E. BENNETT AVE.
7. PARKING PROVIDED: 24 SPACES INCLUDING 1 BARRIER FREE SPACE
8. HOURS OF OPERATION:
MONDAY - FRIDAY 9:00 am - 6:00 pm
SATURDAY 9:00 am - 5:00 pm

PROPREITOR
MOTOR CITY PAWN BROKERS
771 E. 8 MILE ROAD
FERNDAL, MI 48220
PHONE: 586-855-6275

DESCRIPTION

TOWN 1 NORTH, RANGE 11 EAST, SEC 35 FORD HEIGHTS ADD SUB N. 117 FT OF LOTS 63 TO 67 INCL & E. 1/2 OF N. 117 FT OF LOT 68.

Civil Engineers
Surveyors
Architects

**ANDERSON,
ECKSTEIN AND
WESTRICK, INC.**

51301 Schoenherr Road
Shelby Township
Michigan 48315

Phone 586 726 1234
Fax 586 726 8780
www.aewinc.com



DATE	SUBMITTALS/REVISIONS



PROJECT NAME:
**MOTOR CITY
PAWN BROKERS**

SHEET TITLE:

**SITE PLAN
"ATTACHMENT A"**

CLIENT:
MOTOR CITY PAWN BROKERS

<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	<input type="checkbox"/> RECORD
DRAWN BY: NAH	CHECKED BY: CMD	DATE: JUNE 2015
SCALE: 1" = 30'		

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF EXISTING FACILITIES ONLY, AS DISCLOSED BY RECORDS PROVIDED TO THIS FIRM FROM THE VARIOUS UTILITY COMPANIES. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF THESE PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD. DURING THE CONSTRUCTION, THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL UTILITIES THAT ARE ENCOUNTERED. (ALL COSTS FOR UTILITY LOCATION VERIFICATION, SUPPORT AND PROTECTION SHALL BE INCLUDED IN THE PROPOSED PAY ITEM CONFLICTING WITH THAT UTILITY).

DURING CONSTRUCTION, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR ANY AND ALL OVERHEAD AND / OR BURIED UTILITIES.

CALL MISS DIG

PROJECT NO. **1409-0001**
M:\1409\1409-0001\DWG\CIVIL\SITEPLAN.DWG
01_Site Plan--6/8/2015 9:59:54 AM

1461 E. 8 Mile Rd



From: [Carmine Avantini](#)
To: [Derek Delacourt](#)
Cc: [Justin D. Lyons](#)
Subject: FW: 1461 E. 8 Mile Road - MDOT Review of Frontage/Access/Service Road
Date: Tuesday, June 30, 2015 9:14:51 AM
Attachments: [image001.png](#)

Hi Derek,

Attached is the email from MDOT concerning the service road in front of the subject property.....can you please include this in the PC packet?

Also, do you have the sample format you would like the conditional rezoning request in?

Thanks

Carmine P. Avantini, AICP



CIB Planning
17195 Silver Parkway, #309
Fenton, MI 48430
avantini@cibplanning.com
810-335-3800

From: mark@motorcitypawnbrokers.com [mailto:mark@motorcitypawnbrokers.com]
Sent: Tuesday, June 30, 2015 8:30 AM
To: Carmine Avantini
Subject: Fwd: 1461 E. 8 Mile Road - MDOT Review of Frontage/Access/Service Road

Carmine, please print this out or forward it to all commission members. Thanks

Mark Aubrey

Motor City Pawn Brokers
www.motorcitypawnbrokers.com

Begin forwarded message:

From: "McDonald, Georgina (MDOT)" <McDonaldG@michigan.gov>

Date: June 30, 2015 at 8:00:53 AM EDT

To: "johnhjohnson1114@gmail.com" <johnhjohnson1114@gmail.com>,
"mark@motorcitypawnbrokers.com" <mark@motorcitypawnbrokers.com>

Subject: 1461 E. 8 Mile Road - MDOT Review of Frontage/Access/Service Road

Mr. Johnson and Mr. Aubrey,

Thanks for meeting me at the proposed new Motor City Pawn Brokers location at 1461 E. 8 Mile Road. It is my understanding that your first priority is to determine how the frontage/access/service road adjacent to westbound 8 Mile Road operates, as a one-way or two-way roadway. Based on my review and engineering judgement, I believe the frontage/access/service road is there to provide access to/from 8 Mile Road to/from the businesses located between West End Street and Railroad, and because of this, the frontage/access/service road operates as a two-way roadway. There was a DO NOT ENTER/WRONG WAY sign in place for several years that faced west to catch any traffic that might travel eastbound on the frontage/access/service road to access westbound 8 Mile Road. Last year, the Michigan Department of Transportation did a sign upgrading project on most of the 8 Mile Road corridor, and those signs were replaced with a TURN RIGHT ONLY sign that faces west to catch any traffic that might travel eastbound on the frontage/access/service road to access westbound 8 Mile Road.

As Matt Chynoweth recommended, ensure that the parking spaces and parking lot dimensions meet the applicable City of Ferndale standards for two-way travel if any modifications are proposed. Then, once proposed plans and the required permit application have been submitted, we will review to make sure the driveway meets MDOT standards.

Please feel free to contact me with any questions or comments.

Regards,

Georgina C. McDonald
Traffic Safety Engineer
MDOT – Detroit TSC
Detroit Operations and Service Center
1060 W. Fort Street
Detroit, MI 48226
(313) 967-5431
mcdonaldg@michigan.gov



FERNDALE

Community & Economic Development
300 East Nine Mile Road
Ferndale MI 48220
248.546.2366
www.ferndalemi.gov

PUBLIC MEETING NOTICE

The Ferndale Plan Commission will hold a meeting in the Ferndale Council Chambers, 300 East Nine Mile Road, on Wednesday, July 15, 2015 at 7:00 PM, to consider the rezoning from OS Office Service District to C-3 Extended Business District as submitted by Mark Aubrey for use as pawnbroker to be located at:

T1N, R11E, SEC 35 FORD HTS ADD SUB N 117 FT OF LOTS 63 TO 67 INCL & E 1/2 OF N 117 FT OF LOT 68, commonly known as 1461-1481 E Eight Mile Road.

The City will consider alternatives to the above at that time. Any resident or property owner may participate or submit written comments to the Community and Economic Development Department prior to Wednesday, July 15, 2015. For more information, please contact the Community and Economic Development Department at 248-546-2366.

Derek Delacourt, Director
Community & Economic Development

**CITY OF FERNDALE
RECEIVED**

JUN 22 2015

CED DEPARTMENT

Gmail Robert Alderton <aldertonrobert@gmail.com>

THE UNIVERSITY OF MICHIGAN LAW SCHOOL The Law and Economics Workshop Presents **MARKETS FOR
STOLEN PROPERTY: PAWNSHOPS AND CRIME**

Robert Alderton <aldertonrobert@gmail.com> Fri, May 29, 2015 at 6:14 PM

To: gairbond@yahoo.com

THE UNIVERSITY OF MICHIGAN LAW SCHOOL

The Law and Economics Workshop Presents

MARKETS FOR STOLEN PROPERTY: PAWNSHOPS AND CRIME

by

Thomas J. Miles, Chicago

THURSDAY, January 24, 2008 3:40-5:30

Room 236 Hutchins Hall

Additional hard copies of the paper are available in Room 972LR
or available electronically at <http://www.law.umich.edu/centersandprograms/olin/workshops.htm>

Markets for Stolen Property: Pawnshops and Crime

Thomas J. Miles1 tmiles@law.uchicago.edu

The University of Chicago Law School

¹ The author thanks Gary S. Becker, James J. Heckman, and Steven D. Levitt for helpful comments, as well as seminar participants at the American Bar Foundation and the University of Chicago. Special thanks are owed to Donald K. Hardin and Cindy D. Barrett of the Oklahoma Department of Consumer Credit for providing data on pawnshops and to Jennifer Mayhan of American Business Information, Inc. for assistance in using the American Business Disc. Financial support from the John M. Olin Center for Law, Economics and Business at Harvard Law School, the American Bar Foundation, and the Bradley Foundation is gratefully acknowledged.

Abstract

Pawnshops serve the credit needs of low-income individuals and consequently locate in higher crime communities. However, pawnshops are often suspected of being outlets for stolen property and if so, they may stimulate criminal activity. To break this simultaneity, this paper uses usury laws as instrumental variables to identify the causal effect of pawnshops on crime. States with more generous limits on the interest and fees that pawnbrokers may charge have a greater incidence of pawnshops. Increases in the number of pawnshops are shown to raise the rate of those crimes in which pawnable property is stolen and to have no impact on the rates of those crimes in which such property is not taken. The results support the hypothesis that pawnshops trade in ill-gotten merchandise. While a ban on these shops does not appear warranted, a closer police monitoring of these shops is likely efficient.

“Nothing therefore can be more just than the old observation, ‘that if there were no Receivers there would be no thieves.’ — Deprive a thief of a safe and ready market for his goods, and he is undone.”

— Patrick Colquhoun, *A Treatise on the Police of the Metropolis* (1796) [italics in the original]

Thieves rarely retain for themselves the items that they steal. Instead, they typically trade their booty for cash in markets for stolen goods. Evidence suggests that these markets are extensive. According to the Federal Bureau of Investigation (FBI), the value of all goods stolen during the commission of robberies, burglaries, and larcenies in 1996 exceeded \$6 billion. This supply of stolen goods appears to be matched with a substantial demand. Studies by Wright and Decker (1994) and Sutton (1998) suggest

that those who readily pay cash for ill-gotten goods include not only the professional fence, but also relatives, friends, acquaintances, even strangers.² In spite of the size and pervasive nature of these markets, economists have not thoroughly studied them.

Since the seminal contribution of Becker (1968), the economic study of criminal behavior has largely focused on the deterrent effect of sanctions. A large theoretical and empirical literature has found that increasing penalties and the probability of apprehension reduces crime.³ In contrast, few researchers have examined the responsiveness of criminal behavior to the marginal benefits of crime. This paper attempts to do so by focusing on one institution that has long been associated with the receipt of stolen goods, namely the pawnshop.

² These authors also found that some burglars bartered with drug dealers in order to acquire illegal drugs directly without having to convert their stolen goods into cash first.

³ For theoretical analysis of the effect of sanctions on criminal behavior, see Stigler (1970), Ehrlich (1973), and Andreoni (1991), among others. For empirical analysis of the effect of police on crime, see Levitt (1997), Marvel and Moody (1996), and the survey in Cameron (1988). For empirical analysis of the effect of prisons on crime, see Levitt (1996).

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Popular culture has long perceived the pawnshops as an outlet for stolen goods. This

conventional wisdom has persisted for centuries,⁴ and some modern-day law enforcement officers share this perception.⁵ Even pawnbrokers readily admit that their industry suffers from this negative association.⁶ Extensive anecdotal evidence supports the conclusion that pawnshops deal in ill-gotten goods. A casual review of newspapers yields numerous instances of stolen property having been pawned (see, for example, Perez, 1996). A more thorough analysis was conducted by a Ft. Lauderdale newspaper whose reporters gathered all the pawn slips in that city for the year 1996. These slips are records of pawn transactions, copies of which pawnbrokers in some jurisdictions are required to forward to police authorities. The reporters ranked the pawnors by the number of trips to pawnshops. Thirty-nine of the top 50 pawnors had criminal arrest records, nineteen of which were for burglary, theft, or related offenses. A follow-up to that study by Wallace (1997) highlighted cases that suggest that pawnshops may enable a few highly motivated criminals to commit many offenses. For example, an unemployed man visited a single pawnshop 38 times in less than two months and pawned, among other items, thirteen women's

⁴ One social commentator in 18th century London expressed this belief in unequivocal terms: "This Class of Swindling Pawnbrokers are uniformly receivers of stolen goods; and under cover of their license do much mischief to the public . . ." (Colquhoun, 1796, p. 156). An observer in 19th century Scotland

declared, "The tendency of this [pawn] traffic to engender and encourage thievish propensities cannot be disputed . . . It tempts the multitudes to steal, by offering every facility for the disposal of stolen goods. It also encourages a sense of security in the thief. Brokers have been known to give direct encouragement to theft . . ." (Macrae, 1861).

5 According to one Florida detective, "Pawnshops are the easiest place to go with stolen property. Unwittingly or not, I believe pawnshops regularly deal in stolen property" (quoted in Glover and Larrubia, 1996d).

6 One California pawnbroker said, "Some people think they're for crooks and run by crooks" (quoted in San Luis Obispo, 1996). Another lamented how "we continue to be stereotyped as seedy, back-alley greedy business people who fence stolen goods" (Smith, 1998).

3

rings, ten men's rings, eleven necklaces, nine cameras, six watches, three VCRs, and two

televisions. The day after his last visit to the pawnshop, the man was arrested for burglary, and he was later sentenced to two years in prison.

This paper conducts the first systematic analysis of pawnshops and crime. The results show that pawnshops correlate strongly with the seven types of Index I crimes, even when controls for income levels, labor market conditions, and demographics are present.⁷ However, this correlation does not necessarily imply that pawnshops cause crime. Because pawnshops serve the credit needs of persons with low income and limited access to mainstream financial markets, pawnshops may choose to locate close to their customers. Because low-income counties are also places with high crime rates, a positive correlation between pawnshops and crime rates may result, even in the absence of a causal relationship. In this scenario, pawnshops would correlate with, but would not necessarily participate in, the trade of stolen goods. An alternative possibility is that pawnshops do engage in such illicit trade and that by providing a ready market for stolen goods, pawnshops furnish an incentive for greater criminal activity. That is, pawnshops may cause crime.⁸

The present paper tests this causal relationship by breaking the simultaneity of pawnshops and crime. Identification of the effect of pawnshops on crime requires a variable that affects the

⁷ Appendix A lists the Federal Bureau of Investigation's definitions of these crimes.

⁸ A third possibility, which is not mutually exclusive from the second, reverses the direction of this causation. It begins with the observation that much of a pawnshop's revenue comes from retail sales of its unredeemed pawns. If thieves have lower reservation prices for their swag than do pawnors of

legitimately obtained goods, pawnbrokers could obtain lower-cost inputs from criminals. More advantageous factor prices would provide an incentive for pawnshops to locate near criminal activity. In this scenario, higher crime rates would cause a greater presence of pawnshops. This paper leaves this possibility unexplored.

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number of pawnshops but is otherwise unrelated to crime rates. Caskey (1991, 1994) reported

that state usury laws that limit the interest that pawnbrokers can charge on their loans have a strong and significant effect on the geographic distribution of pawnshops. Therefore, this paper employs usury laws in general and those specific to pawnshops as instrumental variables.

Since pawnshops' primary businesses is making loans based on the collateral of tangible personal property, limits on the interest and fees that can be charged have a direct effect on the profitability of pawnbroking. As a consequence, these limits are a key factor in determining the number of shops in operation. In addition, after controlling for other factors, it is unlikely that usury laws have a direct effect on crime rates. Instead, pawnbroking appears to be the most plausible channel through which usury laws may affect crime rates. For these reasons, they are employed to identify the effect of pawnshops on crime rates.

Specifically, pawnshops are predicted to increase crimes in which offenders obtain types of property that may be converted into cash at pawnshops. The seven FBI Index I crimes are assembled into two groups in order to test this prediction. First, robbery, burglary, and larceny are crimes in which pawnable property is generally taken. Hence, under the hypothesis that pawnshops trade in stolen goods, an increase in the number of pawnshops should raise the incidence of these types of crimes. In contrast, pawnable property is generally not taken during the commission of murder, rape, aggravated assault, and motor vehicle theft. Hence, the presence of pawnshops should not causally affect the frequency of this second group of crimes.

These predictions are tested on a cross-section of counties with populations of at least 50,000 persons, as well as on less populous counties. OLS results show that the incidence of pawnshops correlates with both groups of crimes in all counties. However, evidence confirming

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the prediction that pawnshops have a causal effect on certain crimes is found only in the sample

of more populous counties. These estimates indicate that a 10% increase in the rate of pawnshops raises the rate of robberies, burglaries, and larcenies in urban counties by between 0.8 and 1.1 percentage points. In contrast, the estimated impact on the remaining crime types is smaller and not statistically different from zero.

The paper proceeds as follows. Section II details the mechanics of pawning and illustrates how these transactions may be used to fence stolen goods. Section III describes the data used. Section IV shows how usury laws affect the geographic distribution of pawnshops and discusses the exogeneity of such laws to crime rates. Section V presents estimates of the effect of pawnshops on crime, and Section VI evaluates the implications for public policy. Section VII concludes.

II. How Pawnshops Encourage Crime.

A pawn is simply a small collateralized loan. A pawnor gives the broker a piece of

tangible personal property, against the value of which the broker extends a loan. The broker takes possession of the item and retains it in his shop as collateral. A pawn slip or ticket records the name of the pawnor, a description of the item pawned, the amount advanced, the maturity date, and other terms of the loan. The pawnor departs with the slip and the cash. Should the pawnor not return to reclaim the pledged item when the loan is due and after a brief grace period, it becomes the property of the broker. The broker is then free to sell the item for whatever price

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it can fetch and to pocket the proceeds.⁹ If the pawnor does return to redeem the item, she must

repay the loan with interest. In addition, the terms of the loan may require her to pay fees for handling, storage, insurance, and other charges that together may exceed the interest cost.

From interviews with St. Louis-area burglars, Wright and Decker (1994) identified how a pawnshop transaction may be used to convert stolen goods into cash. First, a criminal may simply pawn the items. To do so, however, the pawnor must provide his name, address, and a form of identification. Some state and municipal regulations may also require the pawnor to furnish a home telephone number, a identification with photograph, and to have his fingerprint and/or photograph taken. If police properly utilized this information, these requirements would clearly increase the risk that the pawnor would be linked to the crime. In practice, however, few jurisdictions make full use of this information. Moreover, these requirements are easily skirted. The offender qua pawnor may provide false information (see Glover and Larrubia, 1996a) or use false identification. Alternatively, some burglars reported persuading friends or acquaintances to pawn the items for them, thereby distancing themselves from the items and further reducing their odds of apprehension (Wright and Decker, 1994). Once they have obtained cash for the pawned item, thieves may never return to redeem the item.¹⁰

9 Some states have laws requiring the broker to sell the item at public auction and to refund to the pawnor any surplus in excess of the loan amount and the broker's processing costs. Anecdotal evidence suggests that the public is largely unaware of such "surplus laws" and that they are rarely enforced.

10 Another means by which thieves may obtain cash for their stolen goods at pawnshops is to sell, rather than pawn, their items. Wright and Decker (1994) reported that some burglars obtained slightly higher prices for engaging in sales rather than pawns. However, the ability of thieves to sell rather than pawn depended upon several factors such as the quality of the items and the extent of trust between the pawnbroker and pawnor.

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Central to the controversy over whether pawnbrokers receive stolen goods is the extent to

which they expend efforts to determine the origin of incoming goods.¹¹ According to the National Pawnbrokers Association (NPA), "Thieves and robbers are a pawnbroker's worst enemy . . . Pawnbrokers are trained to look for signs of stolen property and to avoid these costly mistakes" (NPA, 1998, p.2). The NPA explains that pawnbrokers attempt to screen out stolen goods, as the broker will lose both the collateral and the amount loaned if police seize the item. However, only Delaware, Virginia, and the District of Columbia explicitly permit police to search for and to seize without a warrant items which they believe are stolen. In contrast, some state laws make the recovery of stolen property from pawnshops difficult for crime victims. Until it was recently repealed, a Florida law stipulated that police could not return such property to its original owners. Unless a judge ordered its return, the items remained the property of the pawnbroker. Laws in seven other states similarly require victims to seek legal adjudication to secure the return of their property from pawnshops.¹² Because obtaining a judicial order is costly, few victims are likely to seek return of their articles. In such instances, the expected cost of unwittingly receiving stolen property is not high, and a pawnbroker's incentive to discern the origin of offered items is reduced. Furthermore, pawnbrokers do not internalize the full social benefits of any reductions in crime that might accrue from the more intense scrutiny of incoming

11 Sir John Fielding admonished London pawnbrokers on this subject: "I am sure that it would be unnecessary to tell them, that when a shoe-black brings a diamond ring to pawn, there is great reason to suspect he did not come by it honestly" (Fielding, 1755, p.15)

12 These states are Alabama, California, Kansas, Louisiana, Mississippi, Ohio, and Tennessee.

merchandise.¹³ In addition, the competitive nature of pawn markets imposes a potentially large

opportunity cost on the refusal of items.¹⁴ Thus, while the effort level allocated to distinguishing between properly and improperly obtained goods is likely privately optimal for brokers, it may be below the social optimum.

As suggested by the quotation at the opening of this paper, the ultimate goal of most theft is to obtain cash for the ill-gotten property. Once a criminal has successfully expropriated property from his victim, the task of converting it into currency is not trivial. Apprehension by the authorities while the goods are in one's possession greatly increases the odds of conviction. If a pawnshop deals in stolen goods, that risk is reduced for criminals operating in its vicinity, and the consequent increase in expected rewards should encourage criminal activity in locations with pawnshops.

This incentive may be most powerful in densely populated environments. The closer proximity of the pawnshop to targets of theft together with the anonymity of the city may conspire to make the pawnshop a convenient destination for the urban criminal's stolen goods. In rural areas, the pawnshop may be remote from the crime scene, criminal activity is generally less frequent, and residents are more apt to know and to know more about the members of their communities. These factors increase the odds that pawning stolen goods in rural areas will result

¹³ In the words of one broker, "If he's coming in my store with a VCR, I'm not asking him where he got it. It's the police's job to find out if it's stolen, not mine" (quoted in Glover and Larrubia, 1996a).

¹⁴ This same broker continues: "You don't ask where things come from. If you don't take those [items], the guy down the street will" (quoted in Glover and Larrubia, 1996a).

in apprehension. Thus, only pawnshops in urban environments ought to have a causal effect on

rates of robbery, burglary, and larceny.

Importantly, these enhanced incentives bear only on particular types of crime. Pawnshops

should affect only those categories of criminal activity in which offenders obtain pawnable merchandise. Robbery, burglary, and larceny are such categories. Frequently stolen during these three types of crime are items such as jewelry, watches, consumer electronics, and handguns. Such goods also constitute a large portion of the typical pawnshop's inventory.

The presence of pawnshops does not affect the reward structure of the remaining crime categories. While personal property may be taken during murders and rapes, the Federal Bureau of Investigation reports that the average value of goods taken during the commission of such crimes in 1996 was \$125 and \$25, respectively.¹⁵ In contrast, the average value taken during the commission of robberies, burglaries, and larcenies was \$929, \$1,332, and \$532, respectively (FBI, 1996). Moreover, no property is taken during an assault, by definition. Lastly, motor vehicle theft should not be affected by the presence of pawnshops, because these shops do not deal in automobiles or their parts.¹⁶ In sum, the main empirical implication is that the greater

¹⁵ According to the "hierarchy rule" of crime reporting, a crime consisting of more than one type of felony is recorded as a single instance of the most serious offense involved. For example, a robbery in which the victim is killed is counted solely as a murder. Consequently, the "non-pawn" crime group used in this paper may actually contain offenses in which pawnable property was taken. However, these results are unlikely to be seriously affected by this data limitation. In 1996, only 10% of murders occurred in the circumstance of a robbery, burglary, or larceny (FBI, 1997, p. 19).

¹⁶ Pawnbrokers in some states now extend credit against the value of an automobile. In these transactions, the borrower retains physical possession of the vehicle, while the broker holds the certificate of title as collateral. If the loan falls into delinquency, the broker uses the title to repossess the vehicle (Cahill, 1999). Because proof of ownership in the form of the certificate of title is essential to these eponymous "title loans," stolen cars cannot be converted into cash via

Community and Economic Development

Staff Report to the Planning Commission

July 8, 2015

Drayton Place Condominiums	
REQUEST	Discussion Only
APPLICANT	Drayton Place LLC 39293 Plymouth Road, Suite 103 Livonia MI 48150
OWNER	Drayton Place LLC
LOCATION	Drayton at Hilton – vacant property
FILE NO.	
PARCEL NO.	24-25-26-307-002
ZONING	MXD-2, Mixed Use
STAFF	Justin Lyons, City Planner

Overview

Drayton Place Condominiums and Remark Home Designs have submitted initial site plans to develop the empty parcel at the corner of Drayton and Hilton Roads. As depicted in the attached documentation, the 3-story development includes twelve units (800 – 1,400 square feet) and attached garage parking. The plan appears to meet dimensional requirements of the Mixed Use 2 (MXD-2) District in which it is located and intent of the corridor.

The developer has met with City staff to discuss the development opportunity, submitted site plans for technical compliance and is requesting to discuss the plans with the Planning Commission at this time. Staff is working with the city attorney to resolve a long-standing right of way exception on Hilton Road before full site plans are submitted. Please see the attached letter and initial site plans for further explanation of the project.

Attachment: Drayton Place Condominiums Packet

REMARK HOME DESIGN, L.L.C.

- BRIAN M. KRAMER, OWNER -

511 Elm Street, Wyandotte, Michigan 48192 - (313) 657-5127 - remarkhomedesigns@wyan.org

DRAYTON PLACE CONDOS
Hilton & Drayton
Ferndale, Michigan

Summary:

The parcel(s) of interest are on Hilton, north of 9 Mile, and the corner of Drayton in the City of Ferndale - Lot 41 thru 46. Recently representatives of the company approached the City about the possibility of buying and building condominiums for persons of all types and backgrounds.

Based on those discussions, the applicant has developed the attached conceptual plan and building design. As it is being proposed, the building will be a three story structure (approx. 67'-0" deep by 120'-0" wide) with residential on all three floors. The building will not exceed the 35'-0" height allowed in the MXD-2 District.

There will also be 12 attached garages, with 10 of them being two car (one car in front of the other) and the last two being one car for the two main floor 800-850 square foot, ADA accessible units. The second and third floor condos will have 8 units between the sizes of 1,330-1,400 square feet, and the remaining two will be between 1,000-1,050 square feet, bringing the total numbers of units to twelve. The condos will also have covered & recessed balconies, washer/dryer hook-ups, 96% eff. tankless water heaters, 96% eff. furnaces, and an elevator which will reach all three floors.

The exterior of the condos will be tumbled red brick, limestone grey sills, aluminum railings for the balconies, grey rough-cut CMU stone, dark brown Anderson windows, burnt orange colored cement board siding, and green aluminum front awnings. The site will be professional landscaped along Hilton as well as the rear of the lot to give it the condos as bold, but gentle presence within the light industrial and residential area.

There will some off-street parking along Drayton as well as in the rear of the site for a maximum of 8 spaces of additional parking total. There is off-street, daylight parking allowed on Hilton, but none for overnight as per the stated street sign.

The concept will be presented to the Planning Commission for discussion. Although, the client is not pursuing a PUD Ordinance, we are hoping the Commission considers flexibility in dimensional standards under certain defined criteria. We hope that the conceptual plan and use of the underdeveloped parcels will receive considerable support from the Commission. There is no action required, as the client is seeking input regarding the merits of proceeding with the concept to completion for a start date in the month of August, 2015.

Respectfully submitted,

Brian M. Kramer, A.I.B.D.
REMARK HOME DESIGN, L.L.C.

- FUTURE DRAYTON PLACE CONDOMINIUMS -

A DEVELOPMENT IN THE CITY OF FERNDALE, MICHIGAN



- NOTES:**
1. NO OVERHEAD UTILITY LINES.
 2. WATER SEWER, 1" TYPE "K" COPPER OR HOPE SDR-1
 3. SANITARY LEAD, 6" SDR23.5, MIN. SLOPE 2%

SIDEWALK & DRIVEWAY NOTES:

1. SIDEWALK & DRIVEWAY CROSS-SECTION (TYP.) SHALL BE 4" THICK OF 4000psi CONCRETE (6" THICK THROUGH RESIDENTIAL DRIVES AND RAMPS) OVER 6" THICK OF 21AA CRUSHED LIMESTONE MEETING M-DOT GRADATION SPECS. THE STONE SHALL BE EXTENDED A MIN. 6' BEYOND THE FORMS; NO SAND ALLOWED.
2. MAX. CROSS-SLOPE OF FINISH SIDEWALK IS 2%
3. LONGITUDINAL SIDEWALK SLOPE (FINISHED) SHOULD NOT EXCEED (5-7%), (0.3% MAX.)
4. MAX. SLOPE OF ANY PORTION OF DRIVEWAY SHALL BE 10% MAX. CROSS-SLOPE OF THE SIDEWALK THROUGH THE DRIVEWAY IS 2%
5. MAX. CROSS-SLOPE FOR SIDE ENTRANCE DRIVE APRONS SHALL BE 4%

- NOTES:**
1. THIS SITE/PLOT PLAN IS BASED ON THE SURVEY WORK PERFORMED BY KEM-TEC, INC. LAND SURVEYORS. THE REFERRED DRAWINGS ILLUSTRATED THE EXISTING CONDITIONS OF THE PROPERTY INCLUDING, BUT NOT LIMITED TO: LOT/PROPERTY LINES, LOCATIONS AND SIZES OF UTILITIES AND SELECTED TREES; SPOT ELEVATIONS, AND EXISTING STRUCTURES (IF ANY).
 2. THE CONTRACTOR TO FIELD LOCATE STORM AND SANITARY LEADS PRIOR CONSTRUCTION AND TO CONFIRM LOCATIONS. MATCH EXISTING GRADE AT PROPERTY LINES.

SOIL TYPES:
FROM USDA SOIL SURVEY OF OAKLAND COUNTRY
- 44c, RIDDLES SANDY LOAM, 6 TO 12 PERCENT SLOPES

SOIL EROSION CONTROL NOTES:

1. SACK TYPE FILTERS SHALL BE INSTALLED ON ALL CATCH-BASINS AND INLETS
2. ALL SLOPES STEEPER THAN 1 ON 6 MUST BE COVERED WITH EROSION CONTROL BLANKET NORTH AMERICAN GREEN - 51501 OR EQUAL
3. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO SCRAPE AND/OR SNEEP HILTON SIDEWALKS AND DRAYTON DAILY OR AS ACCUMULATION OF MUD/SOIL REQUIRES
4. DEWATERING OF ANY KIND MUST BE FILTERED THROUGH VEGETATION, STONE, OR FILTER BAG.
5. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO INSURE THE STREETS ARE CLEAN AND SNEEP THROUGHOUT THE CONSTRUCTION PERIOD; ACHIEVE STABILIZATION OF ALL DISTURBED AREAS WITHIN 5 WORKING DAYS OF ESTABLISHING FINAL GRADE (TEMP OR PERMANENT); GRADE AND STABILIZE ANY DISTURBED AREAS BY THE INSTALLATION OF ANY PUBLIC UTILITIES, DUST CONTROL, INCLUDING WATER TANKS, IF NECESSARY, DURING THE CONSTRUCTION PERIOD.
6. PARKING OF VEHICLES, EQUIPMENT OR THE STOCKPILING OF MATERIALS IS PROHIBITED PAST 7PM ON HILTON AS PER SIGN

- GRADING NOTES:**
- FALL FROM B.L. SHALL BE A MIN. OF 5% IN THE FIRST 10' AND MIN. 2% THEREAFTER
 - MAX. SLOPE ON SITE 25% (1 ON 4)
 - MIN. 0.5' FALL FROM F.G. TO SIDE YARD H.P.
 - MAX. 10% DRIVEWAY SLOPE
 - MAX. CROSS SLOPE APRON 4%
 - MIN. 6/10 FALL (1/16 TO FRONT LOT CORNER)

SEQUENCE OF CONSTRUCTION FOR SOIL EROSION CONTROL:

1. ATTEND AN ENVIRONMENTAL PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE CITY OF FERNDALE STAFF AND ITS AGENTS IF NEEDED
2. INSTALL ALL SOIL EROSION AND TREE PROTECTION FENCING AS PER THE APPROVED PLANS. CLEAR ONLY WHAT IS NECESSARY TO INSTALL FENCING.
3. CONTACT THE CITY OF FERNDALE OR AGENTS TO HAVE THE ITEMS LISTED IN "2" INSPECTED FOR APPROVAL. IF REQUIRED, UPON APPROVAL, THE DEVELOPER MUST SCHEDULE A FULL, PRE-CONSTRUCTION MEETING, AS REQUIRED, WITH THE CITY OF FERNDALE. CLEARING/GRUBBING MAY TAKE PLACE BUT NO MASS GRADING UNTIL APPROVAL IS GRANTED
4. INSTALL AND MAINTAIN REQUIRED SOIL EROSION CONTROL MEASURES
5. STRIP AND STOCKPILE TOPSOIL IN APPROVED LOCATION WITH APPROPRIATE CONTROLS
6. INSTALL UTILITIES
7. BEGIN CONSTRUCTION AFTER REQUIRED PERMITS ARE ISSUED

- SILT FENCE:**
- SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAIN AND SEVERAL TIMES DURING PROLONGED RAINFALL. IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ON HALF THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SOIL PILE IF THE FABRIC IS BEING UNDERCUT, THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE APPROPRIATE PROCEDURES. FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FABRIC.
- SEEDING, SODDING & MULCHING:**
- SEEDED, SODDED OR MULCHED AREAS SHOULD BE CHECKED FOLLOWING EACH RAINFALL TO ENSURE THE MATERIAL IS STAYING IN PLACE. ADDITIONAL TACKING MATERIAL OR NETTING MAY BE NEEDED TO BE APPLIED TO HOLD THE MATERIALS IN PLACE. MAINTENANCE OF ALL BMP'S IS REQUIRED TO PROTECT ANY SENSITIVE AREAS

TITLE REPORT NOTES:

1. EASEMENT FOR CITY OF FERNDALE OVER THAT PORTION OF LAND INCLUDED IN THE VACATED ALLEY AS EVIDENCED BY THE INSTRUMENT RECORDED IN LIBER 4804, PAGE 514 (AS SHOWN).
2. TERMS AND CONDITIONS IN ORDINANCE #244 AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 2060, PG. 120 (AS SHOWN).
3. TERMS AND CONDITIONS IN THE URBAN RENEWAL PLAN AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 5710, PG. 630 (SEE DOCUMENT FOR TERMS AND CONDITIONS).
4. TERMS AND CONDITIONS IN RESOLUTION 2008-344 AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 40694, PG. 581 (SEE DOCUMENT FOR TERMS AND CONDITIONS).

DEVELOPER:

DRAYTON PLACE, L.L.C.
Gerald Lening - OWNER
Rick Gignac - OWNER
PHONE: # 313-550-4234
EMAIL: lening_gerald@att.net / rickgignac@grainvaldsg.com

ARCHITECTURE & BUILDER:

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Wyandotte, Michigan 48192
PHONE: # 313-651-5121
E-MAIL: remarkhomedesigns@nyan.org

STRUCTURAL ENGINE'G

ESET - Jack Durbin, P.E.
PHONE: # 734-718-2888
E-MAIL: jackdeseti@aol.com

SURVEYING

KEM-TEC & ASSOC.
22556 Grotol Ave.
Eastpointe, Michigan 48021
PHONE: # 586-T12-2222
FAX: # 586-T12-4048
E-MAIL: n/a

General Design Loads

Live Loads	
Decks	40 psf
Fire Escapes	40 psf
Passenger Vehicle Garages	50 psf (or 2000 lbs projected on 20 in 2)
Attics w/o storage	10 psf
Attics w/ storage	20 psf
Rooms other than sleeping	40 psf
Sleeping Rooms	30 psf
Stairs	40 psf
Guard Rails and Hand Rails	200 lbs point ld. in any direction

Snow Loads [MRC R301.2.3, ASCE 7-48 Chapter 7.0]

Ground snow load, pg	pg = 25 psf
Exposure Factor, Ce	Ce = 1.0
Thermal Factor, Ct	Ct = 1
Snow Load Importance Factor, Is	Is = 1.0
Flat Roof Snow Load, pf	pf = 0.7 Ce Ct Is pg = 0.7x1.0x1.0x25 = 14.25 psf

Wind Loads [MRC R301.2.1, ASCE 7-48 Chapter 6.0]

Basic Wind Speed, V	V = 90mph
Exposure Factor, Iw	Iw = 1.0
Enclosure Classification	Enclosed
Wind Exposure Category	Exposure B
Internal Pressure Coefficient, Gcpi	Gcpi = +/-0.18
Component and Cladding Pressure	Design pressure = 14.3psf

BUILDING DATA

GARDEN UNITS (1A & 1B):

NOTE: CONDOMINIUMS BUILT ON CONCRETE SLAB

- TOTAL SQUARE FOOTAGE (1A): 800
- TOTAL SQUARE FOOTAGE (1B): 850

2nd & 3rd FLOOR UNITS (2A thru 3E):

NOTE: CONDOMINIUMS BUILT ON PRE-ENG. TRUSSES

- TOTAL SQUARE FOOTAGE (2A & 2B): 1360
- TOTAL SQUARE FOOTAGE (2C): 1330
- TOTAL SQUARE FOOTAGE (2D): 1030
- TOTAL SQUARE FOOTAGE (2E): 1400
- TOTAL SQUARE FOOTAGE (3A & 3B): 1360
- TOTAL SQUARE FOOTAGE (3C & 3E): 1330
- TOTAL SQUARE FOOTAGE (3D): 1030

TOTAL SQFT. OF UNITS 1A thru 3E: 14,540

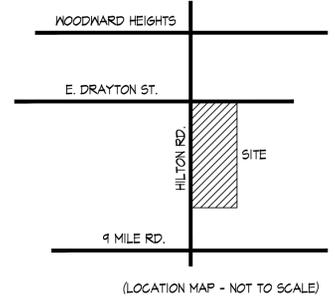
BUILDING INFORMATION

BUILDING TYPE: 3-STORY RESIDENTIAL
BUILDING HEIGHT: 35'-0"
USE GROUP: R-4
CONSTRUCTION TYPE: 5-B (as per MRC2012)
ZONING: MXD-2
GROSS BUILDABLE: 12,824 +/- NET BUILDABLE: 8,685
PERCENTAGE OF LOT COVERAGE (BLDG.): 61 %

NOTE: EACH UNIT TO HAVE TWO-CAR GARAGE, EXCEPT FOR LOWER GARDEN CONDOS TO HAVE ONE.
NOTE: CONDOS TO HAVE EXTERIOR LIGHTING OUTSIDE OF DOORS (ENTRY & GARAGE)

LOT DESCRIPTION:
LOTS 41 THRU 46, INCLUSIVE EXCEPT THE WEST 20 FEET OF EACH LOT, BLOCK 12, INCLUDING 1/2 ADJ. VACATED ALLEY OF PLAT OF FIRST ADDITION TO EAST URBANREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 4 OF PLATS, PG. 25, O.C.R.

BENCHMARK:
SET NEG NAIL IN SOUTH FACE OF UTILITY POLE LOCATED ON THE SOUTH SIDE OF EX. DRAYTON STREET, 10' +/- EAST OF ASPHALT APPROACH
ELEV. - 638.74' NAVD OF 1988



COVER	GENERAL NOTES & COVER SHEET
A-1	EXISTING SITE CONDITIONS w/TOPO
A-2	PROPOSED SITE w/GRADING
A-3	GROUND LVL. FLOOR PLAN w/GARAGES
A-4	SECOND FLOOR PLAN
A-5	THIRD FLOOR PLAN
A-6	LEFT & FRONT ELEVATIONS
A-7	RIGHT & REAR ELEVATIONS
A-8	DRAINAGE PLAN w/GRADING
A-9	LANDSCAPING & LIGHTING
A-10	FOOTCANDLE LUMINARY PLAN
A-11	BUILDING VIEWS
A-12	ACCELERATION & DECELERATION

LEGEND:

x	EXISTING GRADE	(C.B.)	CATCH BASIN
x/100	FINAL GRADE	●	STORM DRAIN MANHOLE
○	PROPERTY CORNER	●	FIRE HYDRANT
●	FOUND MONUMENT	■	WATER GATE
(R,M)	RECORDED & MEASURED DIMENSION	WV	WATER VALVE
(M)	MEASURED DIMENSION	CL	CENTERLINE
(R)	RECORDED DIMENSION	GV	GAS VALVE
(P,P)	POWER POLE	OK	OVERHEAD WIRE(S)
(L,P)	LIGHT POLE	GL	GAS LINE
(S)	SANITARY MANHOLE	W	WATER LINE
B.M.	BENCHMARK	F.I.	FOUND IRON
---	SETBACK LINE	S.I.	SET IRON
---	WATER MAIN	S.B.M.	SITE BENCHMARK
---	SURFACE WATER FLOW	---	PARCEL BOUNDARY LINE
		---	SANITARY LINE



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SHEET DESCRIPTION:
COVER PAGE & GENERAL NOTES

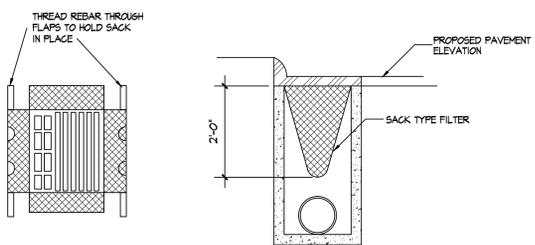
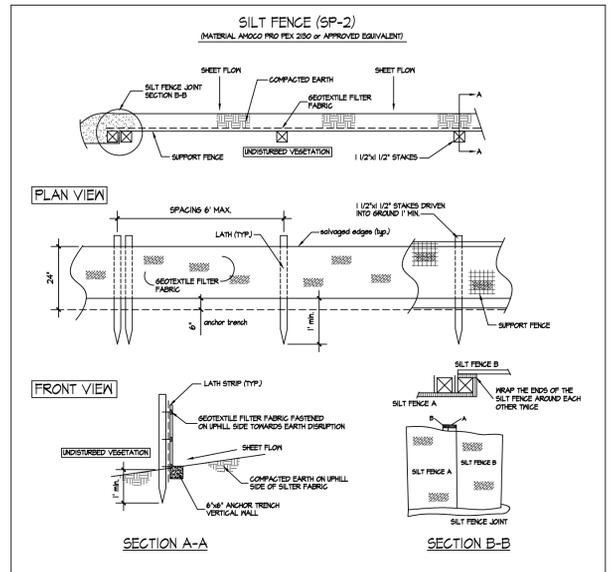
DRAYTON PLACE CONDOMINIUMS
 Hilton & Drayton
 Ferndale, Michigan

REVISIONS:
 DRAWN BY:
 BRIAN M. KRAMER
 FILE NAME:
 DRAYTON.dwg
 SHEET NUMBER:
COVER

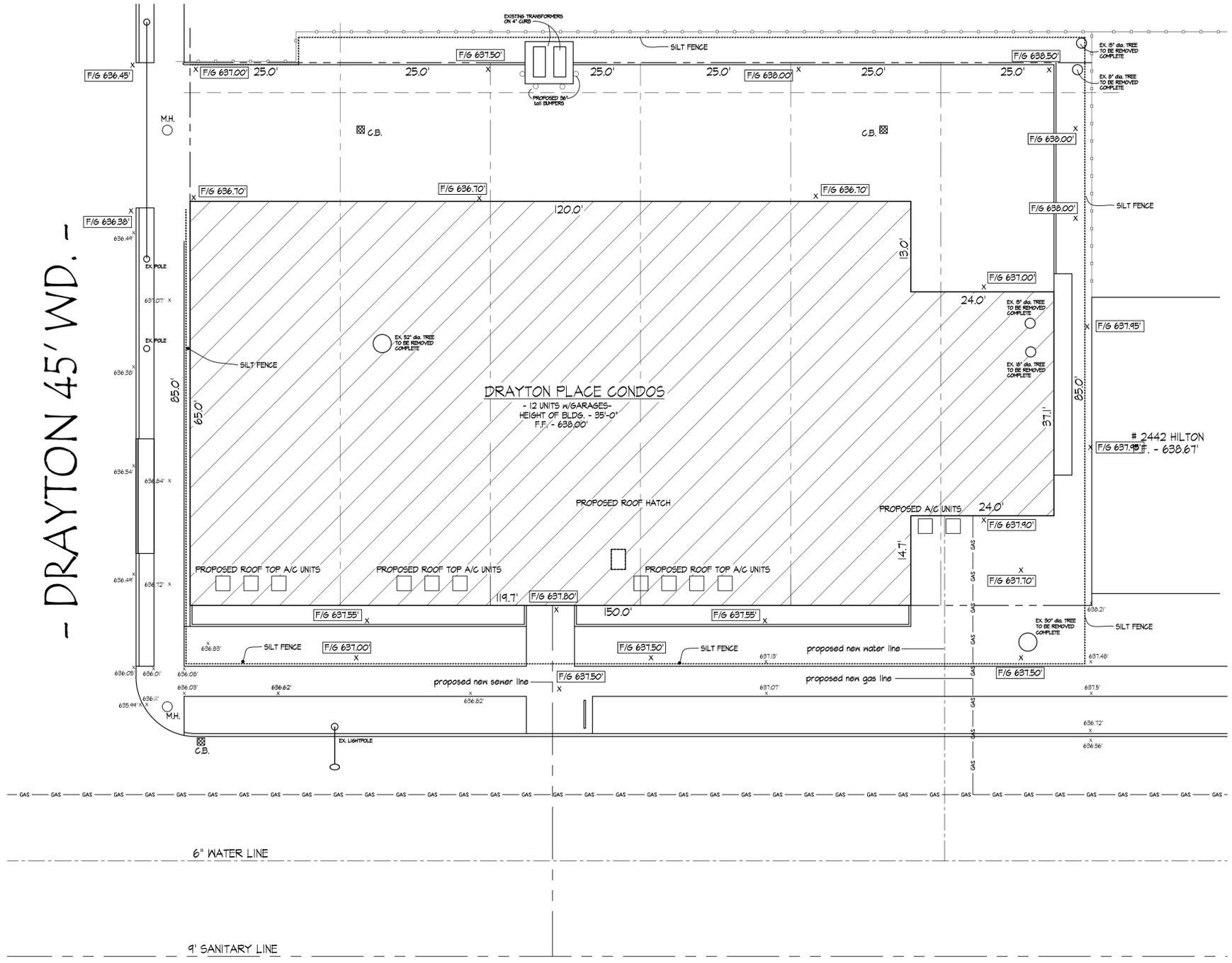
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LEGEND:

x	EXISTING GRADE	(C.B.)	- CATCH BASIN
x	FINAL GRADE	●	STORM DRAIN MANHOLE
○	PROPERTY CORNER	●	FIRE HYDRANT
●	FOUND MONUMENT	●	WATER GATE
(R/M)	RECORDED & MEASURED DIMENSION	M/V	WATER VALVE
(R)	RECORD DIMENSION	C.L.	CENTERLINE
(M)	MEASURED DIMENSION	G/V	GAS VALVE
(P.P.)	POWER POLE	O.H.	OVERHEAD WIRE(S)
(L.P.)	LIGHT POLE	-GAS-	GAS LINE
(S)	SANITARY MANHOLE	-W-	WATER LINE
B.M.	BENCHMARK	F.I.	FOUND IRON
---	SETBACK LINE	S.I.	SET IRON
---	WATER MAIN	S.B.M.	SITE BENCHMARK
---	SURFACE WATER FLOW	---	PARCEL BOUNDARY LINE
		---	SANITARY LINE



SILT SACK DETAIL (not to scale)

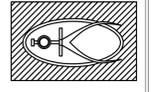


- HILTON -

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

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PROPOSED SITE PLAN

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 Frendale, Michigan

REVISIONS:

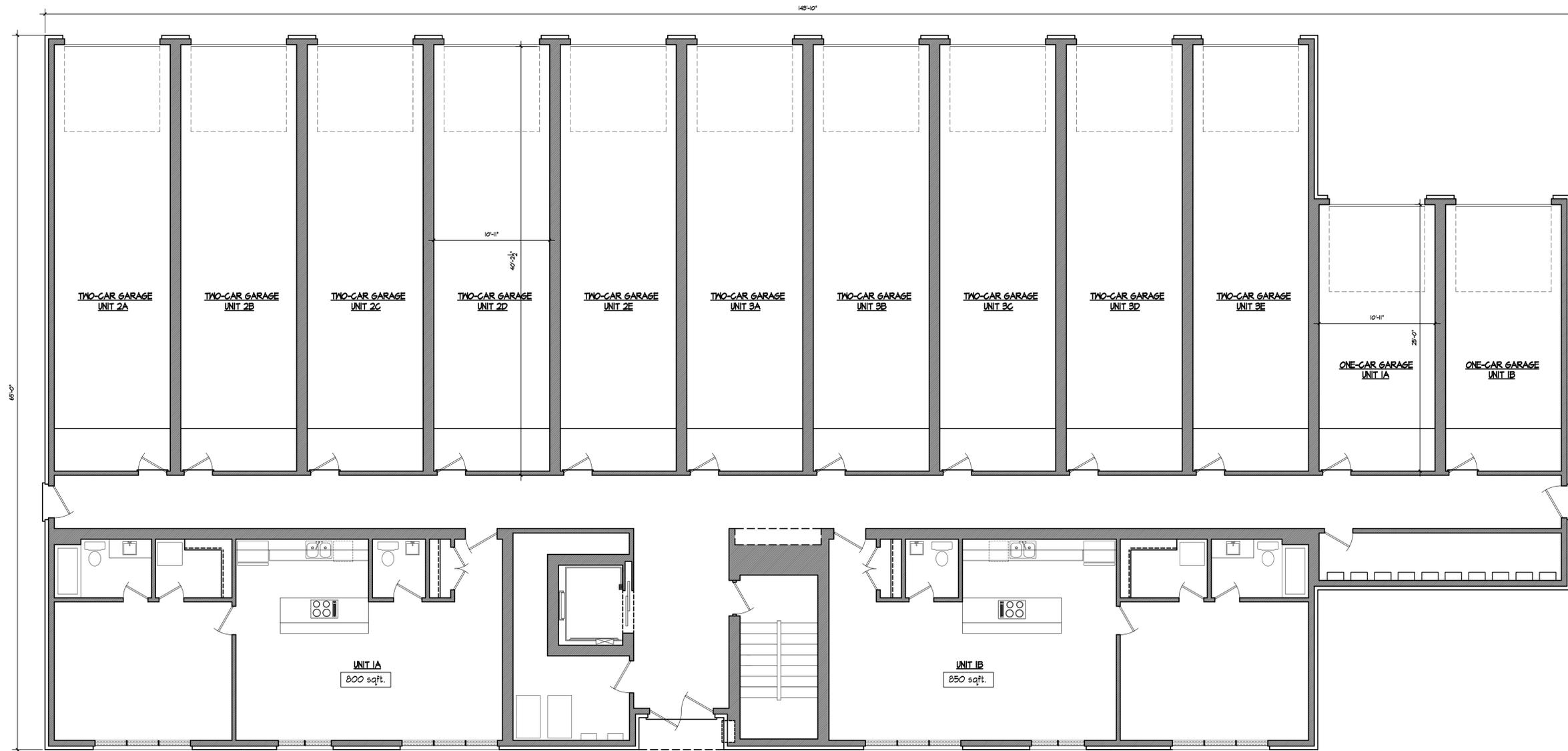
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FILE NAME:
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A-2



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LOWER LEVEL PLAN

NOT TO SCALE



SHEET DESCRIPTION:
LOWER LEVEL

DRAYTON PLACE CONDOMINIUMS
Hilton & Drayton
Frendale, Michigan

REVISIONS:
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FILE NAME:
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A-3

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SECOND FLOOR PLAN

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SECOND FLOOR

SHEET DESCRIPTION:

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THIRD FLOOR PLAN

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SHEET DESCRIPTION:
THIRD FLOOR

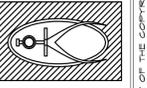
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Frendale, Michigan

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FILE NAME:
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- 36"x60" A/C SCREEN FENCING (TAN/WHITE PVC LATTAGE)
- ALUMINUM PARAPET CAP (TAN)
- 4" G40 SPLIT-FACE STONE (LIMESTONE)
- 4" TUMBLED BRICK VENEER (BURNT RED)
- BRICK SOLDIER COURSE
- ROUGH FACED AZEK or EQUAL TRM BD. (BROWN)
- DARK BROWN "ANDERSEN" or EQUAL WINDOWS
- BLACK ALUMINUM RAILING per CODE
- ROUGH FACED HARD-PLANK SIDING (BURNT ORANGE)
- SMOOTH CEMENT LEDGESTONE (LIMESTONE)
- GREEN ALUMINUM FININGS
- BRONZE UP/DOWN OUTDOOR LIGHTING

LEFT SIDE ELEVATION

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

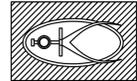


- 36"x60" A/C SCREEN FENCING (TAN/WHITE PVC LATTAGE)
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- SMOOTH CEMENT LEDGESTONE (LIMESTONE)
- BLACK ALUMINUM RAILING per CODE
- ROUGH FACED HARD-PLANK SIDING (BURNT ORANGE)
- GREEN ALUMINUM FININGS
- BRONZE UP/DOWN OUTDOOR LIGHTING

PROPOSED FRONT ELEVATION

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

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SHEET DESCRIPTION:
LEFT & FRONT ELEVATIONS

DRAYTON PLACE CONDOMINIUMS
 Hilton & Drayton
 Frensdale, Michigan

REVISIONS:

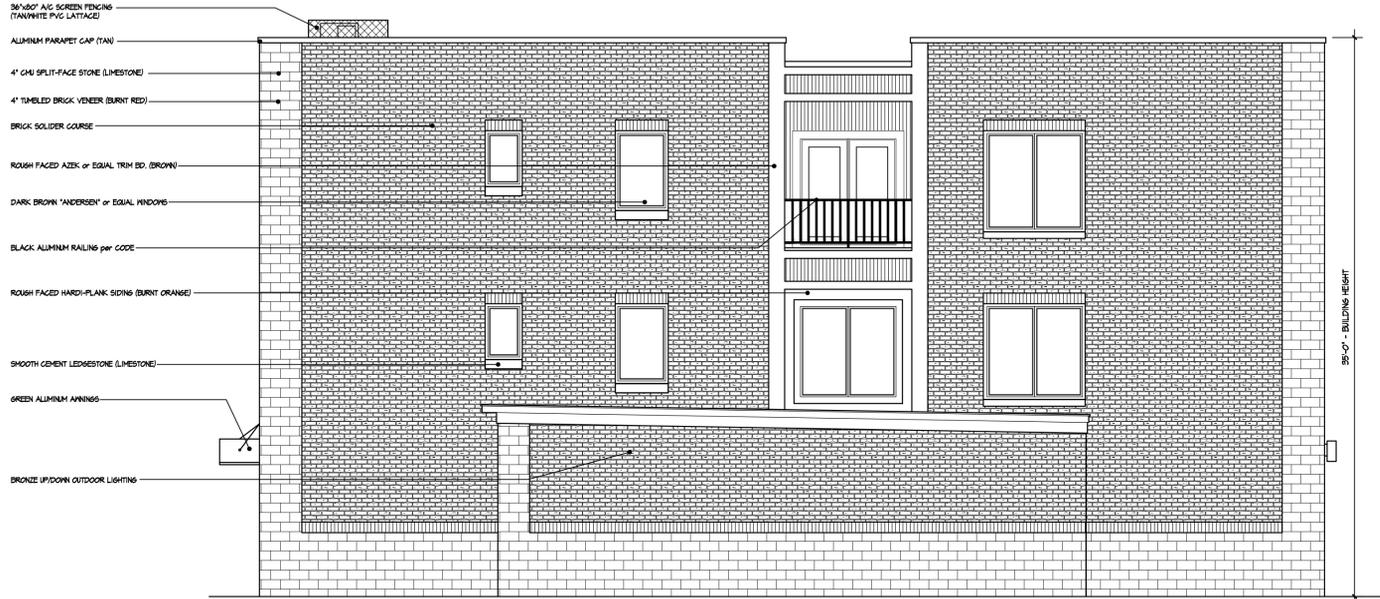
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RIGHT SIDE ELEVATION

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



PROPOSED REAR ELEVATION

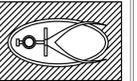
SCALE: 3/16" = 1'-0"

- 36"x60" A/C SCREEN FENCING (TAN/WHITE PVC LATTICE)
- ALUMINUM PARAPET CAP (TAN)
- 4" GHS SPLIT-FACE STONE (LIMESTONE)
- 4" TIMELED BRICK VENEER (BURNT RED)
- BRICK SOLIDER COURSE
- ROUGH FACED AZEK or EQUAL TRIM ED. (BROWN)
- DARK BROWN "ANDERSEN" or EQUAL WINDOWS
- BLACK ALUMINUM RAILING per CODE
- ROUGH FACED HARD-PLANK SIDING (BURNT ORANGE)
- SMOOTH CEMENT LEDGESTONE (LIMESTONE)
- GREEN ALUMINUM AWNINGS
- BRONZE UP/DOWN OUTDOOR LIGHTING

- 36"x60" A/C SCREEN FENCING (TAN/WHITE PVC LATTICE)
- ALUMINUM PARAPET CAP (TAN)
- 4" GHS SPLIT-FACE STONE (LIMESTONE)
- 4" TIMELED BRICK VENEER (BURNT RED)
- BRICK SOLIDER COURSE
- ROUGH FACED AZEK or EQUAL TRIM ED. (BROWN)
- DARK BROWN "ANDERSEN" or EQUAL WINDOWS
- SMOOTH CEMENT LEDGESTONE (LIMESTONE)
- BLACK ALUMINUM RAILING per CODE
- ROUGH FACED HARD-PLANK SIDING (BURNT ORANGE)
- BRONZE UP/DOWN OUTDOOR LIGHTING

- TOP OF ROOF TRUSS
- 3rd FLOOR CLG. HT.
- 3rd FLOOR MDL. HT.
- 3rd FLOOR LINE
- 2nd FLOOR CLG. HT.
- 2nd FLOOR MDL. HT.
- 2nd FLOOR LINE
- MAIN FLR. CLG. HT.
- MAIN FLR. MDL. HT.
- MAIN FLOOR LINE

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SHEET DESCRIPTION:
RIGHT & REAR ELEVATIONS

DRAYTON PLACE CONDOMINIUMS
 Hilton & Drayton
 Frensdale, Michigan

REVISIONS:

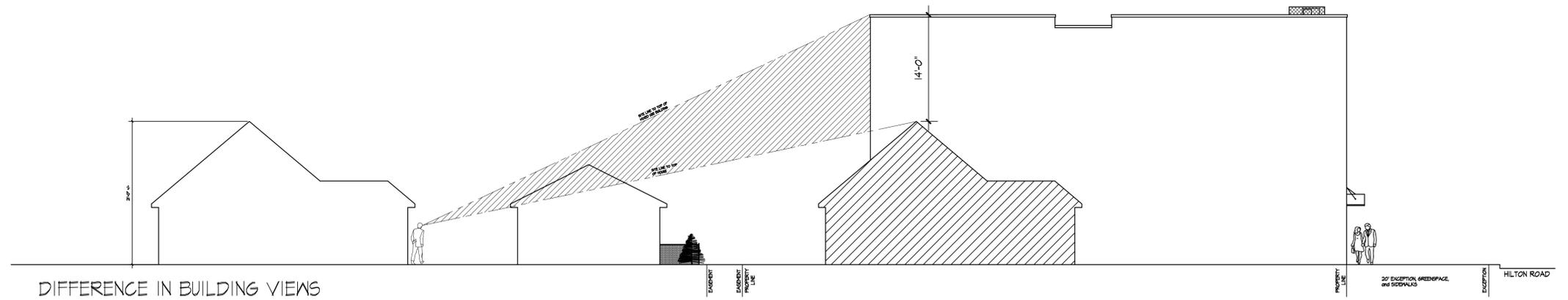
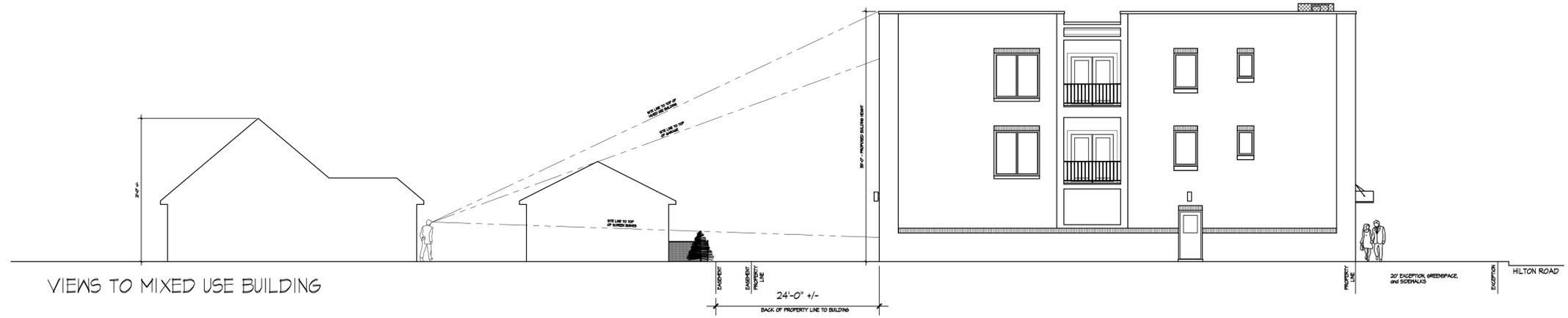
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BUILDING VIEWS

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BUILDING VIEWS

DRAYTON PLACE CONDOMINIUMS
 Hilton & Drayton
 Frensdale, Michigan

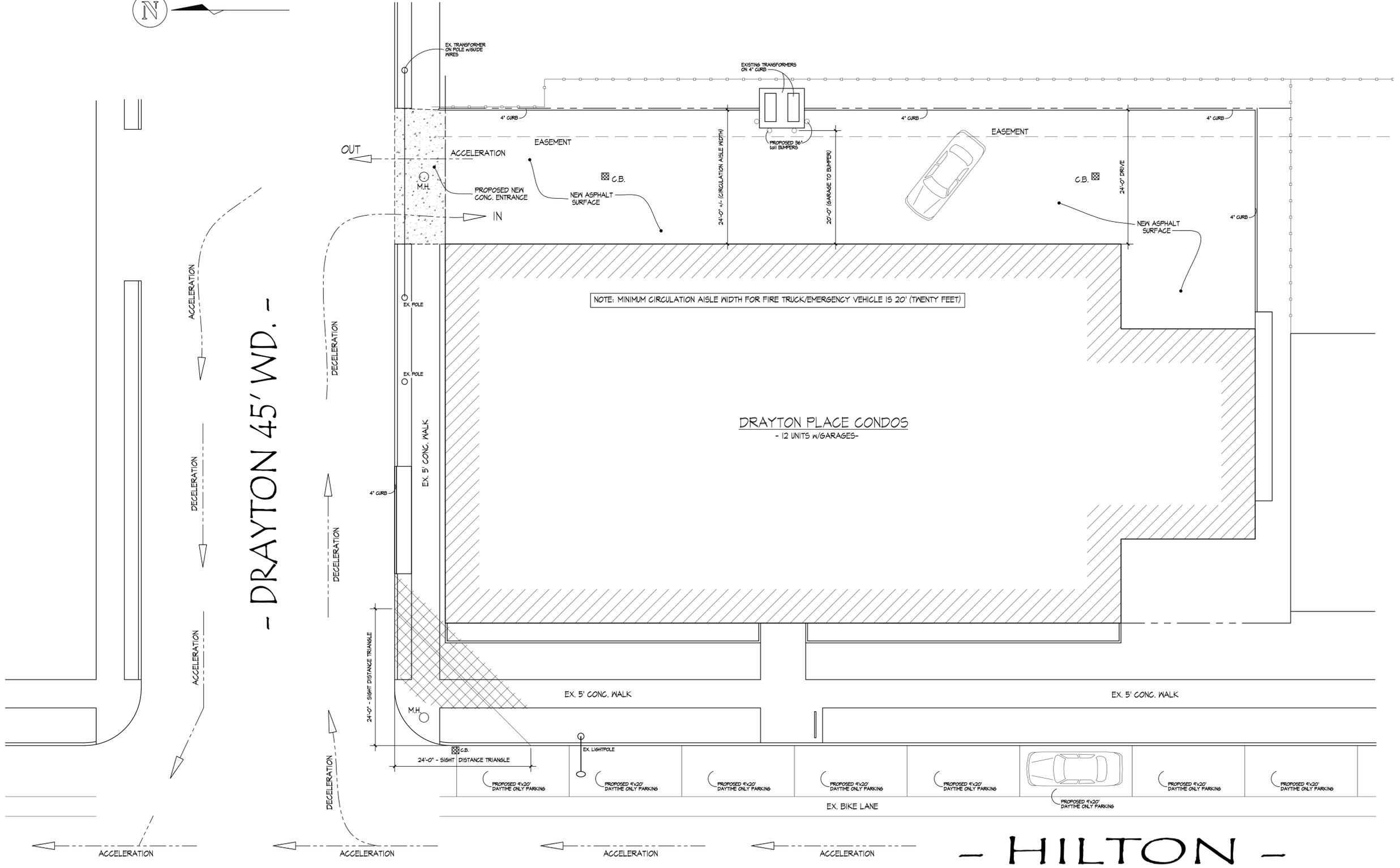
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- DRAYTON 45' WD. -

DRAYTON PLACE CONDOS
- 12 UNITS w/GARAGES-

NOTE: MINIMUM CIRCULATION AISLE WIDTH FOR FIRE TRUCK/EMERGENCY VEHICLE IS 20' (TWENTY FEET)

ACCELERATION & DECELERATION

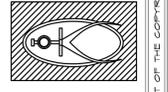
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- HILTON -



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SHEET DESCRIPTION:
PROPOSED ACCELERATION & DECELERATION

DRAYTON PLACE CONDOMINIUMS
Hilton & Drayton
Frendale, Michigan

REVISIONS:

DRAWN BY:
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FILE NAME:
DRAYTON.dwg

SHEET NUMBER:
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D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.8 ft² (0.7m²)
 Length: 26" (660mm)
 Width: 13" (330mm)
 Height: 7" (178mm)
 Weight (max): 16 lbs (7.3kg)

Rating	
Series	
Spec	

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

Series	LEDs	Drive current	Color temperature	Structure	Voltage	Mounting	Control options	Other options	Finish
DSX0 LED	Forward optics 20K 20 LEDs 1000 1000mA (1A) **	530 530 mA 700 700 mA 1000 1000mA	30K 3000 K (60 CR min.) 40K 4000 K (70 CR min.) 50K 5000 K (70 CR)	T15 Type I short medium T25 Type II short medium T35 Type III short medium T4M Type IV medium T5M Type V short medium T5V Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT+ 120+ 120+ 208+ 248+ 272+ 347+ 480+	SPA Square pole mounting RFA Round pole mounting WBA Wall bracket SPINBA Square pole universal mounting T4M Type IV medium T5M Type V short medium T5V Type V very short T5S Type V short T5M Type V medium T5W Type V wide	PER NEMA twist-lock receptacle only DMG 0-10V dimming (dial dim controls) ** DCR Dimmable and controllable via DALI/DMX (no controls) ** FIR Motion sensor, 8-15 mounting height ** FSH Motion sensor, 15-30 mounting height ** BL30 Bi-bead (switched dimming, 30% **) BL50 Bi-bead (switched dimming, 50% **)	HS House-side 9460 ** SF Single face (10, 27, 34, 7) ** DF Double face (10, 24, 48) ** L90 Left angled 90° R90 Right angled 90° DDL Diffused drop lens **	DBBK Dark bronze DBLD Black DBAL Natural aluminum DBWD White DBSD Textured dark bronze DBRD Textured black DBND Textured natural aluminum DBWGD Textured white

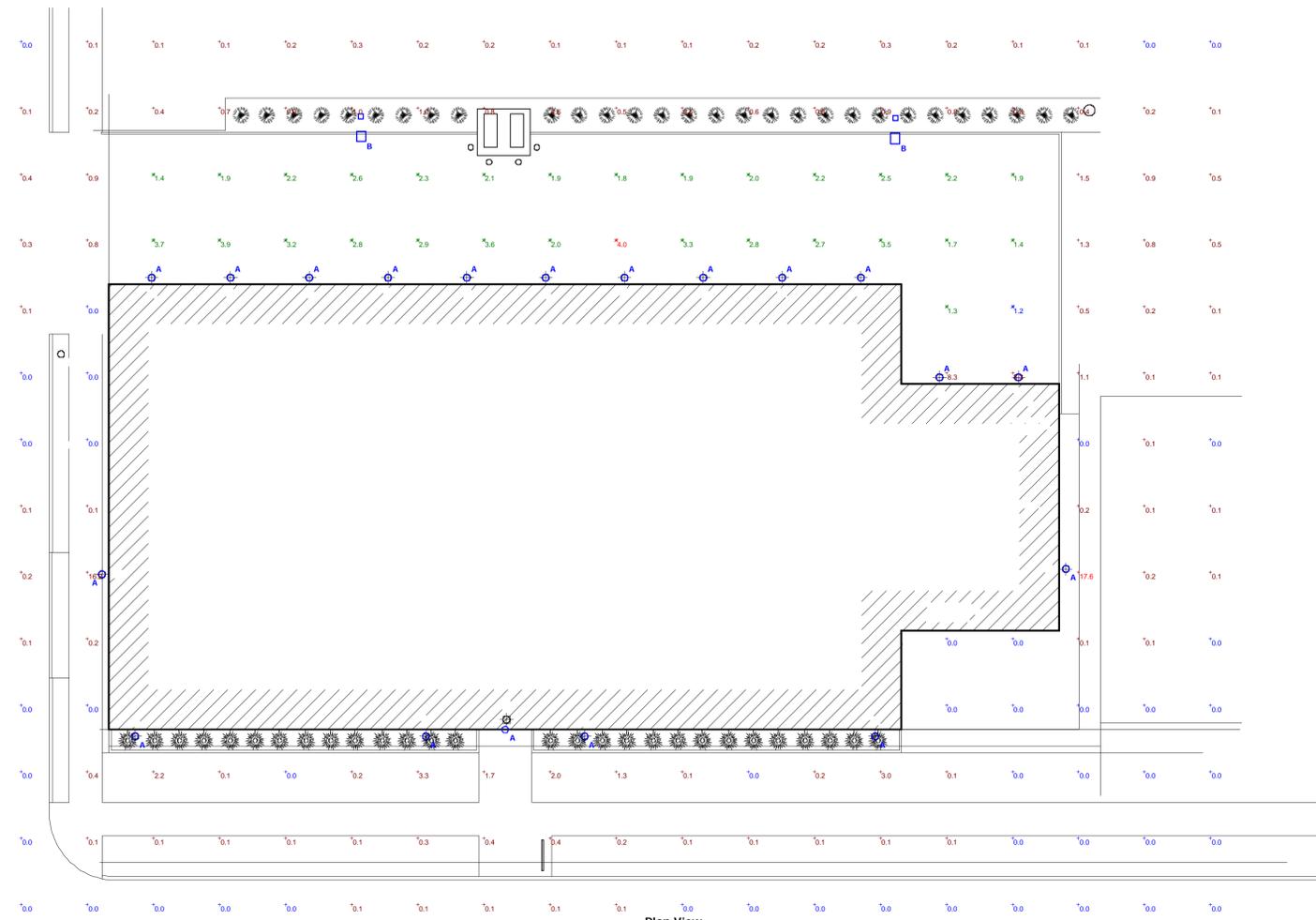
Drilling

Notes:

- 30 LEDs (1000) replaced and replaced options 530 or 700 only available together.
- 1000mA is not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- DMVCT drive operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with housing (DF, DF optional).
- Not available with single board, LED end product (DC, 330 or DC, 330). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory (PUMBA (500) 12, 1.5 G vibration load rating per ANEC C134.31).
- Must be ordered as a separate accessory, see Accessories information. For use with 2.5" mast arm not included.
- PhotoCell (optional) and 9460 as a separate line item from Acuity Brands Controls, see accessories.
- DMG option for 347V or 480V requires 1000mA.
- Specify the DALI/DMX dimmer with 0-10V dimming capability. PER option required. Not available with 347 or 480V. Additional hardware and services required for DALI/DMX dimmer, must be purchased separately. Cat # 1402-442-470 or email: val@acuitybrands.com, NA: BL30, BL50, PER, or PER.
- PER specifies the DALI/DMX control, see DALI/DMX section for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory, see Accessories information. HS and DDL are not available on 1000, 277 or 347 voltage option. Double face (DF) requires 20K, 240 or 480 voltage option.
- Requires brackets to be identified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Tenon Mounting Slipfitter **

DSX0 LED	Single Unit	3 at 16"	2 at 16"	1 at 16"	1 at 16"	1 at 16"	1 at 16"
DSX0 LED	Single Unit	3 at 16"	2 at 16"	1 at 16"	1 at 16"	1 at 16"	1 at 16"



Plan View Scale - 1" = 12'

- Note**
- 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 ILLUMINATING ENGINEERING SOCIETY 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 UP.

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.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING AREA LTG VALUES	X	2.4 fc	4.0 fc	1.2 fc	3.3:1	2.0:1	0.6:1

Symbol	Label	Quantity	Manufacturer	Description	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
○	A	19	MP LIGHTING	LED 3000K, 80+ CRI	L720-13W30SFC13W30SFC-MA		1	L720-13W30SFC13W30SFC-MA.ies	2200	0.9	26	9'-0"
□	B	2	Lithonia Lighting	DSX0 LED WITH (1) 20 LED LIGHT ENGINES, TYPE T15 OPTIC, 3000K, @ 1000mA WITH HOUSE SIDE SHIELD	DSX0 LED 20C 1000 30K T15 MVOLT HS	LED	1	DSX0_LED_20C_10_00_30K_T15_MVOL_T_HS.ies	4112.803	0.9	71.33	20'-0"

Luminaire Schedule

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING AREA LTG VALUES	X	2.4 fc	4.0 fc	1.2 fc	3.3:1	2.0:1	0.6:1

Specification Sheet | Wall Mount | L720



L720

Application: Exterior/interior wall mounted for up and down illumination.

Electrical: 16W, 12 VAC

Power Consumption: 18W

Power Supply: Integral magnetic transformer Bring 120V to fixture. On and off only.

Weight: -

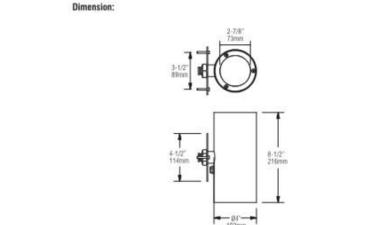
Material: Anodized aluminum, RoHS compliant.

Mounting: Mounts to standard 4" (102mm) octagonal box (1-1/2" 38mm minimum depth).

IP rating: 66

Approval: Wet and dry locations. Approved to US and Canadian standards by CSA

Emergency Driver options (remote):
 MP Lighting Emergency Backup Unit.
 Input: 100-277V, 50/60Hz / Output: 11-36V, 16W
 Bodine Emergency Micro Inverter
 Input: 120/277V, 50/60Hz / Output: 120/277V, 60Hz, 20W



Code	Wattage	Color	CRI	Beam	Lens	Finish
L720	16	W27 = 2700K W30 = 3000K	S = 80+ standard CRI	S = spot (2°) N = narrow flood (3°) F = flood (8°)	C = clear	MA = matte clear anodized



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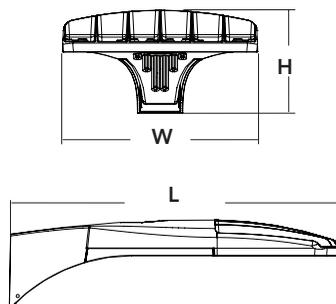
D-Series Size 0 LED Area Luminaire



d⁰series

Specifications

EPA:	0.8 ft ² (.07 m ²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

DSX0 LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	20C 20 LEDs (one engine)	530 530 mA	30K 3000 K 80 CRI min.)	T1S Type I short	MVOLT ⁴	Shipped included
		40C 40 LEDs (two engines)	700 700 mA	40K 4000 K (70 CRI min.)	T2S Type II short	120 ⁴	SPA Square pole mounting
	Rotated optics¹	30C 30 LEDs (one engine)	1000 1000 mA (1 A) ²	50K 5000 K (70 CRI)	T2M Type II medium	208 ⁴	RPA Round pole mounting
				AMBPC Amber phosphor converted ³	T3S Type III short	240 ⁴	WBA Wall bracket
					T3M Type III medium	277 ⁴	SPUMBA Square pole universal mounting adaptor ⁶
					T4M Type IV medium	347 ⁵	RPUMBA Round pole universal mounting adaptor ⁶
						480 ⁵	Shipped separately⁷
							KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)

Control options	Other options	Finish (required)
Shipped installed	Shipped installed	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (no controls) ⁸	HS House-side shield ¹⁴	DBLXD Black
PER5 Five-wire receptacle only (no controls) ^{8,9}	SF Single fuse (120, 277, 347V) ¹⁵	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (no controls) ^{8,9}	DF Double fuse (208, 240, 480V) ¹⁵	DWHXD White
DMG 0-10V dimming driver (no controls) ¹⁰	L90 Left rotated optics ¹	DDBTXD Textured dark bronze
DCR Dimmable and controllable via ROAM® (no controls) ¹¹	R90 Right rotated optics ¹	DBLBXD Textured black
PIR Motion sensor, 8-15' mounting height ¹²	DDL Diffused drop lens ¹⁴	DNATXD Textured natural aluminum
PIRH Motion sensor, 15-30' mounting height ¹²		DWHGXD Textured white

Controls & Shields

Accessories <small>Ordered and shipped separately.</small>	DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ¹⁶
	DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V) ¹⁶
	DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V) ¹⁶
	SC U Shorting cap ¹⁶
	DSX0HS 20C U House-side shield for 20 LED unit ¹⁴
	DSX0HS 30C U House-side shield for 30 LED unit ¹⁴
	DSX0HS 40C U House-side shield for 40 LED unit ¹⁴
	DSX0DDL U Diffused drop lens (polycarbonate) ¹⁴
PUMBA DDBXD U* Square and round pole universal mounting bracket adaptor (specify finish)	
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷	

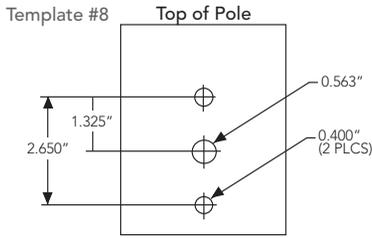
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- 30 LEDs (30C option) and rotated options (L90 or R90) only available together.
- 1000mA is not available with AMBPC.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single-board, 530 mA product (20C 530 or 30C 530). Not available with DCR, BL30, or BL50.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories.
- If ROAM node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347v or 480v requires 1000mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A BL30, BL50, PIR, or PIRH.
- PIR specifies the [SensorSwitch SBGR-10-ODP](#) control; PIRH specifies the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with DCR.
- Requires an additional switched circuit. Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information. HS and DDL are not available together.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Controls.



Drilling



DSX0 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

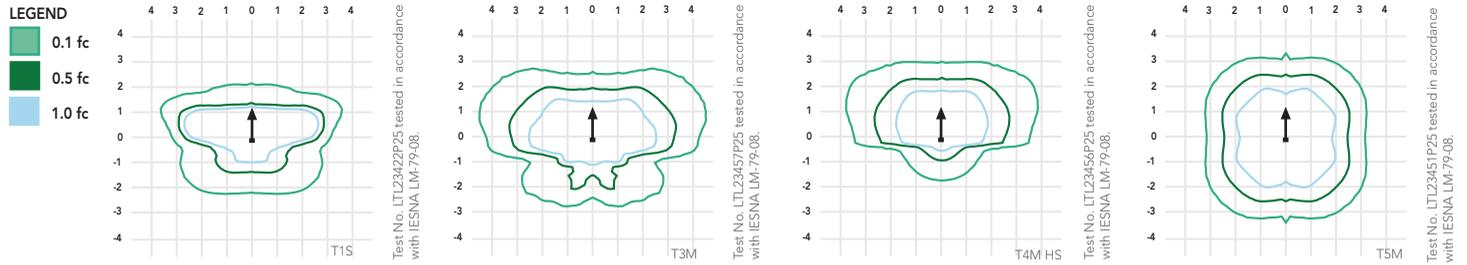
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



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	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
20C	530	35	0.34	0.22	0.21	0.20	--	--
	700	45	0.47	0.28	0.24	0.22	0.18	0.14
	1000	72	0.76	0.45	0.39	0.36	0.36	0.26
30C	530	52	0.51	0.31	0.28	0.25	--	--
	700	70	0.72	0.43	0.37	0.34	0.25	0.19
	1000	104	1.11	0.64	0.56	0.49	0.47	0.34
40C	530	68	0.71	0.41	0.36	0.33	0.25	0.19
	700	91	0.94	0.55	0.48	0.42	0.33	0.24
	1000	138	1.45	0.84	0.73	0.64	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted 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	DSX0 LED 20C 1000			
	1	0.97	0.94	0.90
	DSX0 LED 40C 1000			
	1	0.94	0.90	0.84
DSX0 LED 40C 700				
1	0.99	0.98	0.96	



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.

Forward Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20C (20 LEDs)	530 mA	35 W	T1S	3,174	1	0	1	91	3,971	1	0	1	113	4,001	1	0	1	114	2,541	1	0	1	73
			T2S	3,234	1	0	1	92	4,045	1	0	1	116	4,075	1	0	1	116	2,589	1	0	1	74
			T2M	3,171	1	0	1	91	3,967	1	0	1	113	3,997	1	0	1	114	2,539	1	0	1	73
			T3S	3,195	1	0	1	91	3,997	1	0	1	114	4,027	1	0	1	115	2,558	1	0	1	73
			T3M	3,226	1	0	1	92	4,036	1	0	1	115	4,066	1	0	1	116	2,583	1	0	1	74
			T4M	3,210	1	0	1	92	4,015	1	0	1	115	4,045	1	0	1	116	2,570	1	0	1	73
			TFTM	3,173	1	0	1	91	3,969	1	0	2	113	3,999	1	0	2	114	2,540	1	0	1	73
			TSVS	3,310	2	0	0	95	4,140	2	0	0	118	4,172	2	0	0	119	2,650	1	0	0	76
			T5S	3,360	2	0	2	96	4,203	2	0	0	120	4,235	2	0	0	121	2,690	1	0	0	77
			T5M	3,320	2	0	1	95	4,153	3	0	1	119	4,184	3	0	1	120	2,658	2	0	0	76
			T5W	3,327	3	0	1	95	4,161	3	0	1	119	4,193	3	0	1	120	2,663	2	0	1	76
			T1S	3,927	1	0	1	87	4,913	1	0	1	109	4,950	1	0	1	110	3,144	1	0	1	70
	T2S	4,000	1	0	1	89	5,004	1	0	1	111	5,042	1	0	1	112	3,203	1	0	1	71		
	T2M	3,924	1	0	1	87	4,908	1	0	1	109	4,945	1	0	1	110	3,141	1	0	1	70		
	T3S	3,953	1	0	1	88	4,945	1	0	1	110	4,982	1	0	1	111	3,165	1	0	1	70		
	T3M	3,991	1	0	1	89	4,994	1	0	2	111	5,031	1	0	2	112	3,196	1	0	1	71		
	T4M	3,971	1	0	1	88	4,967	1	0	2	110	5,005	1	0	2	111	3,179	1	0	1	71		
	TFTM	3,925	1	0	2	87	4,910	1	0	2	109	4,947	1	0	2	110	3,143	1	0	1	70		
	TSVS	4,095	2	0	0	91	5,122	2	0	0	114	5,161	2	0	0	115	3,278	2	0	0	73		
	T5S	4,157	2	0	0	92	5,200	2	0	0	116	5,239	2	0	0	116	3,328	2	0	0	74		
	T5M	4,107	3	0	1	91	5,138	3	0	1	114	5,177	3	0	1	115	3,288	2	0	1	73		
	T5W	4,116	3	0	1	91	5,148	3	0	1	114	5,187	3	0	1	115	3,295	2	0	1	73		
	T1S	5,387	1	0	1	75	6,739	2	0	2	94	6,790	2	0	2	94							
	T2S	5,488	1	0	1	76	6,865	2	0	2	95	6,917	2	0	2	96							
	T2M	5,382	1	0	2	75	6,733	2	0	2	94	6,784	2	0	2	94							
	T3S	5,423	1	0	1	75	6,784	2	0	2	94	6,835	2	0	2	95							
	T3M	5,475	1	0	2	76	6,850	2	0	2	95	6,901	2	0	2	96							
	T4M	5,447	1	0	2	76	6,814	2	0	2	95	6,866	2	0	2	95							
	TFTM	5,385	1	0	2	75	6,736	1	0	2	94	6,787	1	0	2	94							
	TSVS	5,617	2	0	0	78	7,027	3	0	0	98	7,080	3	0	0	98							
	T5S	5,702	2	0	0	79	7,133	2	0	0	99	7,187	2	0	0	100							
	T5M	5,634	3	0	1	78	7,048	3	0	1	98	7,101	3	0	1	99							
	T5W	5,646	3	0	1	78	7,063	3	0	2	98	7,116	3	0	2	99							
	T1S	6,093	2	0	2	90	7,622	2	0	2	112	7,679	2	0	2	113	4,878	1	0	1	72		
	T2S	6,207	2	0	2	91	7,764	2	0	2	114	7,823	2	0	2	115	4,969	1	0	1	73		
	T2M	6,087	2	0	2	90	7,615	2	0	2	112	7,672	2	0	2	113	4,874	1	0	1	72		
T3S	6,133	1	0	2	90	7,672	2	0	2	113	7,730	2	0	2	114	4,910	1	0	1	72			
T3M	6,193	2	0	2	91	7,747	2	0	2	114	7,805	2	0	2	115	4,958	1	0	2	73			
T4M	6,161	1	0	2	91	7,707	2	0	2	113	7,765	2	0	2	114	4,932	1	0	2	73			
TFTM	6,090	1	0	2	90	7,618	2	0	2	112	7,676	2	0	2	113	4,876	1	0	2	72			
TSVS	6,353	2	0	0	93	7,947	3	0	0	117	8,007	3	0	0	118	5,086	2	0	0	75			
T5S	6,449	2	0	0	95	8,068	3	0	1	119	8,128	3	0	1	120	5,163	2	0	0	76			
T5M	6,372	3	0	1	94	7,971	3	0	2	117	8,031	3	0	2	118	5,102	3	0	1	75			
T5W	6,385	3	0	2	94	7,988	3	0	2	117	8,048	3	0	2	118	5,112	3	0	1	75			
T1S	7,752	2	0	2	85	9,697	2	0	2	107	9,770	2	0	2	107	6,206	2	0	2	68			
T2S	7,897	2	0	2	87	9,878	2	0	2	109	9,953	2	0	2	109	6,322	2	0	2	69			
T2M	7,745	2	0	2	85	9,688	2	0	2	106	9,761	2	0	2	107	6,201	2	0	2	68			
T3S	7,803	2	0	2	86	9,761	2	0	2	107	9,834	2	0	2	108	6,247	1	0	2	69			
T3M	7,879	2	0	2	87	9,856	2	0	2	108	9,930	2	0	2	109	6,308	2	0	2	69			
T4M	7,838	2	0	2	86	9,805	2	0	2	108	9,879	2	0	2	109	6,275	1	0	2	69			
TFTM	7,748	2	0	2	85	9,693	2	0	3	107	9,765	2	0	3	107	6,203	1	0	2	68			
TSVS	8,083	3	0	0	89	10,111	3	0	1	111	10,187	3	0	1	112	6,569	2	0	0	72			
T5S	8,205	3	0	1	90	10,264	3	0	1	113	10,341	3	0	1	114	6,569	2	0	0	72			
T5M	8,107	3	0	2	89	10,142	3	0	2	111	10,218	3	0	2	112	6,491	3	0	1	71			
T5W	8,124	3	0	2	89	10,163	4	0	2	112	10,239	4	0	2	113	6,504	3	0	2	71			
T1S	10,435	2	0	2	76	13,054	3	0	3	95	13,152	3	0	3	95								
T2S	10,630	2	0	2	77	13,297	3	0	3	96	13,398	3	0	3	97								
T2M	10,426	2	0	2	76	13,042	3	0	3	95	13,140	3	0	3	95								
T3S	10,503	2	0	2	76	13,139	2	0	2	95	13,238	2	0	2	96								
T3M	10,606	2	0	2	77	13,267	3	0	3	96	13,367	3	0	3	97								
T4M	10,551	2	0	2	76	13,199	3	0	3	96	13,298	3	0	3	96								
TFTM	10,430	2	0	3	76	13,047	2	0	3	95	13,146	2	0	3	95								
TSVS	10,881	3	0	1	79	13,611	3	0	1	99	13,714	4	0	1	99								
T5S	11,045	3	0	1	80	13,817	3	0	1	100	13,921	3	0	1	101								
T5M	10,914	4	0	2	79	13,652	4	0	2	99	13,755	4	0	2	100								
T5W	10,936	4	0	2	79	13,680	4	0	2	99	13,783	4	0	2	100								

Performance Data

L90 and R90 Rotated Optics

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
				30C (30 LEDs)																			
530 mA	52 W	T1S	4,797	2	0	2	92	6,001	2	0	2	115	6,046	2	0	2	116	3,841	2	0	2	74	
		T2S	4,887	2	0	2	94	6,113	2	0	2	118	6,159	3	0	3	118	3,912	2	0	2	75	
		T2M	4,793	2	0	2	92	5,996	3	0	3	115	6,041	3	0	3	116	3,837	2	0	2	74	
		T3S	4,829	2	0	2	93	6,041	3	0	3	116	6,086	3	0	3	117	3,866	2	0	2	74	
		T3M	4,876	3	0	3	94	6,099	3	0	3	117	6,145	3	0	3	118	3,904	2	0	2	75	
		T4M	4,851	3	0	3	93	6,068	3	0	3	117	6,114	3	0	3	118	3,884	2	0	2	75	
		TFTM	4,795	3	0	3	92	5,998	3	0	3	115	6,043	3	0	3	116	3,839	2	0	2	74	
		T5VS	5,002	2	0	0	96	6,258	2	0	0	120	6,305	2	0	0	121	4,005	2	0	0	77	
		T5S	5,078	2	0	0	98	6,352	2	0	0	122	6,400	2	0	0	123	4,065	2	0	0	78	
		T5M	5,017	3	0	1	96	6,276	3	0	1	121	6,324	3	0	1	122	4,017	2	0	1	77	
		T5W	5,028	3	0	1	97	6,289	3	0	2	121	6,337	3	0	2	122	4,025	3	0	1	77	
		T1S	5,975	2	0	2	85	7,474	3	0	3	107	7,530	3	0	3	108	4,783	2	0	2	68	
		T2S	6,086	2	0	2	87	7,614	3	0	3	109	7,671	3	0	3	110	4,873	2	0	2	70	
		T2M	5,969	3	0	3	85	7,467	3	0	3	107	7,524	3	0	3	107	4,779	2	0	2	68	
		T3S	6,014	3	0	3	86	7,523	3	0	3	107	7,580	3	0	3	108	4,815	2	0	2	69	
T3M	6,072	3	0	3	87	7,596	3	0	3	109	7,654	3	0	3	109	4,862	3	0	3	69			
T4M	6,041	3	0	3	86	7,557	3	0	3	108	7,614	3	0	3	109	4,837	3	0	3	69			
TFTM	5,972	3	0	3	85	7,471	3	0	3	107	7,527	3	0	3	108	4,781	3	0	3	68			
T5VS	6,230	2	0	0	89	7,793	3	0	0	111	7,852	3	0	0	112	4,988	2	0	0	71			
T5S	6,324	2	0	0	90	7,911	3	0	1	113	7,971	3	0	1	114	5,063	2	0	0	72			
T5M	6,249	3	0	1	89	7,817	3	0	2	112	7,876	3	0	2	113	5,003	3	0	1	71			
T5W	6,262	3	0	2	89	7,833	3	0	2	112	7,892	3	0	2	113	5,013	3	0	1	72			
1000 mA	104 W	T1S	7,956	3	0	3	76	9,952	3	0	3	96	10,027	3	0	3	96						
		T2S	8,104	3	0	3	78	10,138	3	0	3	97	10,214	3	0	3	98						
		T2M	7,949	3	0	3	76	9,943	3	0	3	96	10,018	3	0	3	96						
		T3S	8,008	3	0	3	77	10,018	3	0	3	96	10,093	3	0	3	97						
		T3M	8,086	3	0	3	78	10,115	4	0	4	97	10,191	4	0	4	98						
		T4M	8,044	3	0	3	77	10,063	3	0	3	97	10,139	3	0	3	97						
		TFTM	7,952	3	0	3	76	9,948	3	0	3	96	10,022	4	0	4	96						
		T5VS	8,296	3	0	0	80	10,377	3	0	1	100	10,455	3	0	1	101						
		T5S	8,421	3	0	1	81	10,534	3	0	1	101	10,613	3	0	1	102						
		T5M	8,321	3	0	2	80	10,409	4	0	2	100	10,487	4	0	2	101						
		T5W	8,338	4	0	2	80	10,430	4	0	2	100	10,509	4	0	2	101						

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-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 and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.8 ft²) for optimized pole wind loading.

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 both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of

100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

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 to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

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.





L720

Application: Exterior/interior wall mounted for up and down illumination.

Electrical: 16W, 12 VAC

Power Consumption: 18W

Power Supply: Integral magnetic transformer Bring 120V to fixture. On and off only.

Weight: -

Material: Anodized aluminum. RoHS compliant.

Mounting: Mounts to standard 4" (102mm) octagonal box (1-1/2"/ 38mm minimum depth).

IP rating: 66

Approval: Wet and dry locations. Approved to US and Canadian standards by CSA.



Emergency Driver options (remote):

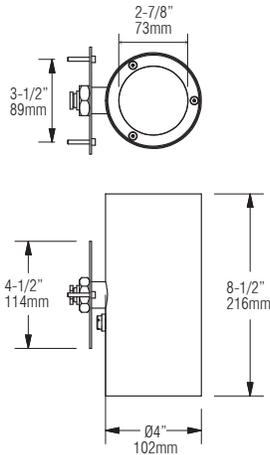
MP Lighting Emergency Backup Unit.

Input: 100-277V, 50/60Hz / Output: 11-36V, 16W

Bodine Emergency Micro Inverter

Input: 120/277V, 50/60Hz / Output: 120/277V, 60Hz, 20W

Dimension:



Type:

Project:

Modified:

Quantity:

Notes:

Code	Wattage	Color	CRI	Beam	Lens	Finish
L720	16		S			MA

16 = 16W

W27 = 2700K
W30 = 3000K

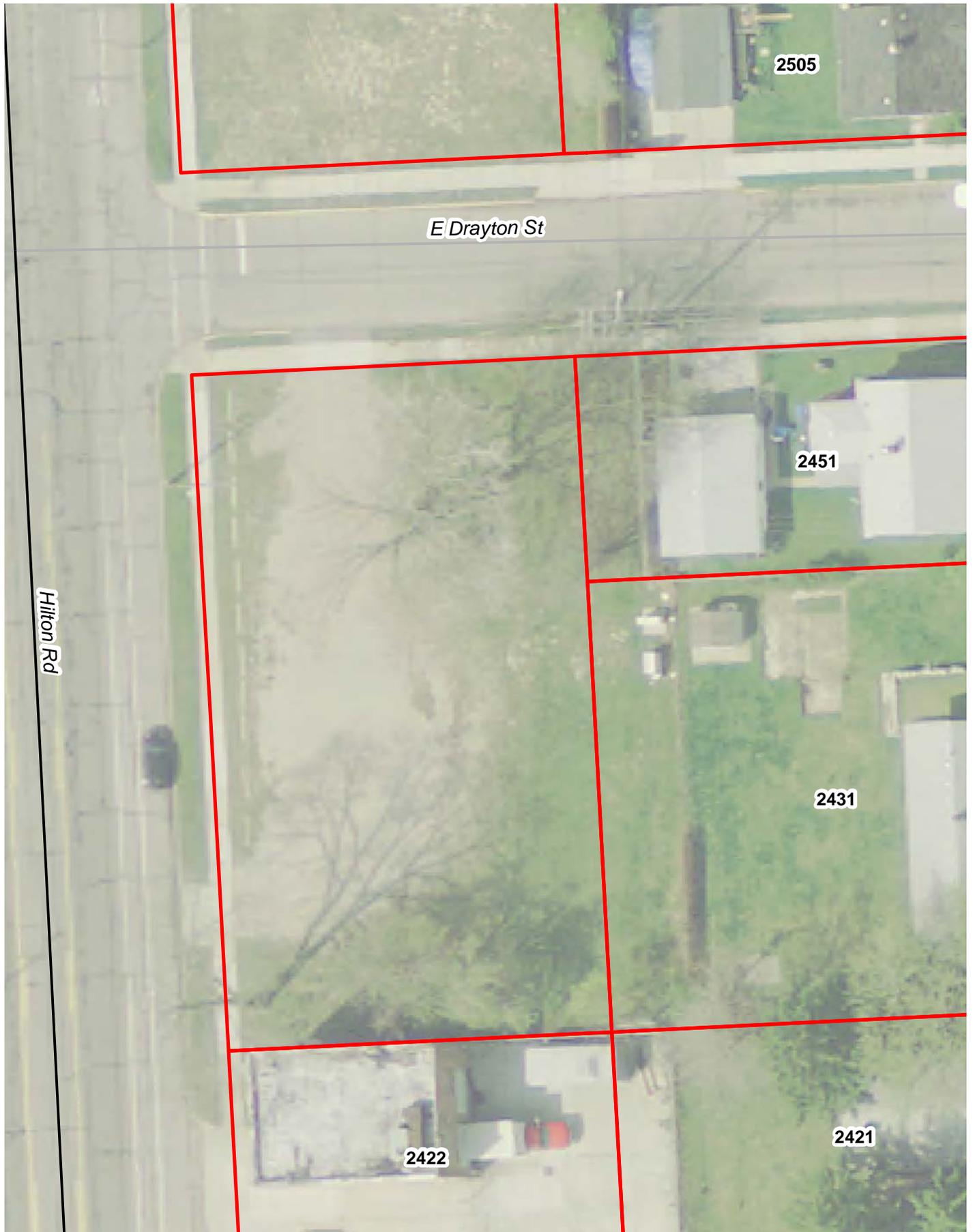
S = 80+ standard CRI

S = spot (12°)
N = narrow flood (30°)
F = flood (40°)

C = clear
F = frosted

MA = matte clear anodized

Drayton Ave. Condo's



0 5 10 20 30 40
Feet