

06/15/21

**CERTIFICATE OF APPROPRIATENESS**

Nicole Rittenour/PUSH Detroit LLC  
2255 Wabash St  
Detroit, MI 48216

**RE: Application Number 20-7292, 7293, 7294; 2019 Dalzelle, 2075-2087 Vermont; Corktown Historic District**  
**Project Scope: Erection of six (6) attached townhouses at rear of existing parcels**

Dear Applicant,

At the Regular Meeting that was held on June 9, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of June 15, 2021.

The Commission issued a Certificate of Appropriateness for the following work as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

***Per the submitted drawings and narrative, a new multi-family townhouse development with integrated garages, in a contemporary design, as such:***

***The proposed 10,185 SF building has a footprint of approximately 3400 SF and extends from the Dalzelle elevation south along the alley behind all three historic houses. The new six (6) new 2-bedroom townhouses, which are intended to form a “residential court” in combination with the houses fronting Vermont, are three (3) stories (33’) in height to the parapet, with garage parking for one auto on the lower level.***

***The design features brick masonry (Bowerston Blush Buff Smooth juxtaposed with vertical accent brick bands) and cementitious siding (smooth Hardi Artisan 6” lap siding with mitered corners). The building has a flat roof divided into roof decks for each unit, each featuring bar stock railings. Doors include solid wood swing entry doors with sidelights and aluminum garage doors. Windows are proposed to be Marvin fiberglass casement, sliding, and fixed windows.***

***The current vacant lot at 2075 Vermont is proposed to be landscaped as a community space, with a fire pit, yard space, and garden beds.***

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
FAX 313-224-1310

Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at 313-224-1762.

For the Commission:

A handwritten signature in black ink, appearing to read "Garrick Landsberg", with a long horizontal flourish extending to the right.

Garrick Landsberg  
Director/Staff  
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner

Contractor

Tenant or  
Business Occupant

Architect/Engineer/  
Consultant

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

**\*PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB\***

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

### NOTE:

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

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

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

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ Floor: \_\_\_\_\_ Suite#: \_\_\_\_\_ Stories: \_\_\_\_\_

AKA: \_\_\_\_\_ Lot(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

Current Legal Use of Property: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

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

## PROJECT INFORMATION

**Permit Type:**  New  Alteration  Addition  Demolition  Correct Violations

Foundation Only  Change of Use  Temporary Use  Other: \_\_\_\_\_

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

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

MBC use change  No MBC use change

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

HVAC/Mechanical  Electrical  Plumbing  Fire Sprinkler System  Fire Alarm

### Structure Type

New Building  Existing Structure  Tenant Space  Garage/Accessory Building

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

Construction involves changes to the floor plan?  Yes  No

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

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

**Estimated Cost of Construction** \$ \_\_\_\_\_ By Contractor \$ \_\_\_\_\_ By Department

### Structure Use

Residential-Number of Units: \_\_\_\_\_  Office-Gross Floor Area \_\_\_\_\_  Industrial-Gross Floor Area \_\_\_\_\_

Commercial-Gross Floor Area: \_\_\_\_\_  Institutional-Gross Floor Area \_\_\_\_\_  Other-Gross Floor Area \_\_\_\_\_

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

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

### For Building Department Use Only

Intake By: \_\_\_\_\_ Date: \_\_\_\_\_ Fees Due: \_\_\_\_\_ DngBld?  No

Permit Description: \_\_\_\_\_

Permit #: \_\_\_\_\_ Current Legal Land Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

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

Zoning District: \_\_\_\_\_ Zoning Grant(s): \_\_\_\_\_

Lots Combined?  Yes  No (attach zoning clearance)

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

Structural: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Zoning: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_

Other: \_\_\_\_\_ Date: \_\_\_\_\_ Notes: \_\_\_\_\_





**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

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

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

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

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

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

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

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

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



# DALZELLE COURT

HISTORIC DISTRICT COMMISSION



3D STREETVIEW





- 1884 & 1887 DETROIT SANBORN MAPS
- 49 DALZELLE ST- SINGLE-STORY DWELLING W/ SHINGLE ROOF
  - 309 13TH ST - TWO-STORY DWELLING W/ SHINGLE ROOF
  - 307- 297 13TH ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR



- 1938 DETROIT SANBORN MAP (WITH 1950 UPDATES)
- 2021-2019 DALZELLE ST - TWO-STORY FLAT-ROOFED FRAMED BUILDING W/ CENTER MASONRY WALL & TWO-STORY REAR PORCHES
  - 2099 VERMONT ST - TWO-STORY DWELLING W/ SHINGLE ROOF
  - 2075-2087 VERMONT ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR





DALZELLE

ALLEY

May 2019

MAY 2019



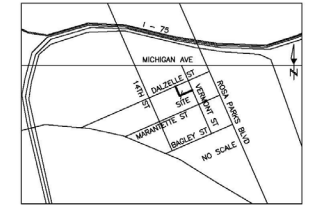
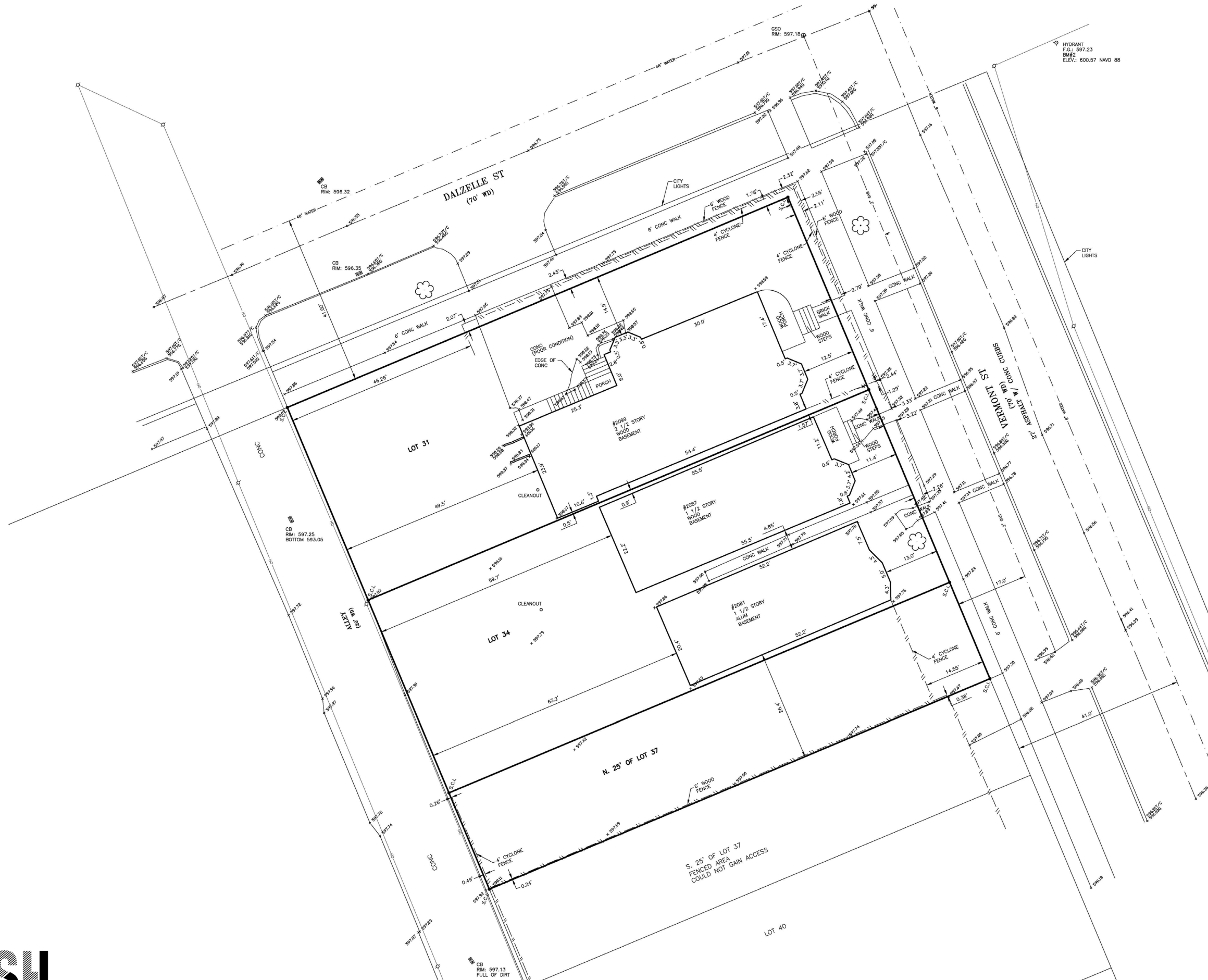
DALZELLE

ALLEY

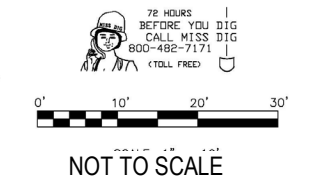
JUNE 2013

PREVIOUS 4 UNIT  
APARTMENT BUILDING  
ON SITE

SITE SURVEY



LOCATION MAP  
NO SCALE



NOT TO SCALE

LEGAL DESCRIPTION

LOTS 31, 34 AND THE NORTH 25 FEET OF LOT 37, SUBDIVISION OF PART OF OUT LOT NO. 1 OF LAFERTY FARM, AS RECORDED IN LIBER 1 OF PLATS, PAGE 193, WAYNE COUNTY RECORDS.

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.  
MAP NUMBER: 26183C0280E  
EFFECTIVE DATE: 02/02/2012

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

—	STORM MANHOLE	⊕	UTILITY POLE
—	STORM CATCH BASIN	⊕	POLE OR POST
—	SANITARY MANHOLE	⊕	MALIBOX
—	GATE VALVE & WELL	⊕	SIGN
—	DET. EDISON MANHOLE	⊕	LIGHT
—	WATER/GAS SHUT OFF	⊕	DECIDUOUS TREE
—	FIRE HYDRANT	⊕	EVERGREEN TREE
—	UTILITY POLE	⊕	UTILITY PEDESTAL
—	POLE OR POST	⊕	CUVERT
—	MALIBOX	⊕	BENCHMARK
—	SIGN	⊕	B.M.
—	LIGHT	⊕	FINISHED FLOOR
—	DECIDUOUS TREE	⊕	FINISHED GRADE
—	EVERGREEN TREE	⊕	EXISTING
—	UTILITY PEDESTAL	⊕	FIELD MEASURE
—	CUVERT	⊕	INVERT ELEVATION
—	BENCHMARK	⊕	
—	B.M.	⊕	
—	FINISHED FLOOR	⊕	
—	FINISHED GRADE	⊕	
—	EXISTING	⊕	
—	FIELD MEASURE	⊕	
—	INVERT ELEVATION	⊕	

FILE NO.: 3807-031	DWG. NO.: 3807-031
DESIGNED BY: XXX	SHEET No.
DRAWN BY: BGW	1-1
CHECKED BY: G.L.A.	
SCALE: 1" = 10'	

CLIENT:  
XX/XX/XX  
PATRICK BEAL  
CORKTOWN HISTORIC DEV  
5151 LARAIN ST  
DETROIT, MI 48208

8485 N. TERRITORIAL RD.  
PLYMOUTH, MI 48170  
PHONE: (734) 416-9850  
FAX: (734) 416-9857  
www.glsurveyor.com

**GLA**  
SURVEYORS &  
ENGINEERS

**TOPOGRAPHIC SURVEY**  
2075-2081-2087 VERMONT AND 2019 DALZELLE  
LOTS 31, 34, N. 25' OF LOT 37  
PART OF OUTLOT NO. 1 LAFERTY FARM SUB  
DETROIT, WAYNE COUNTY MICHIGAN 48216

STATE OF MICHIGAN  
**GREG L. ASH**  
PROFESSIONAL SURVEYOR  
No. 28400





LOOKING EAST



LOOKING NORTH

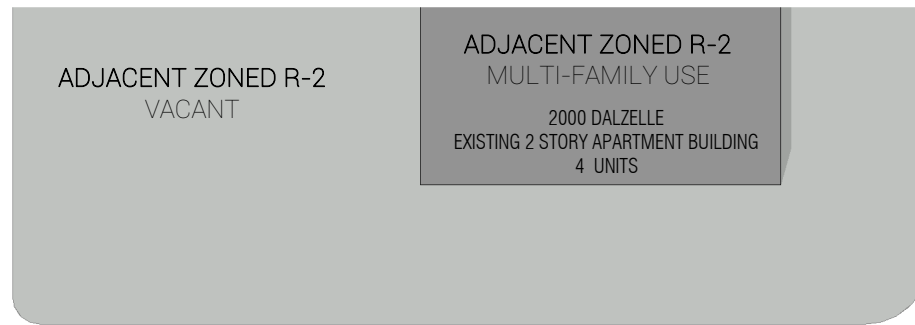
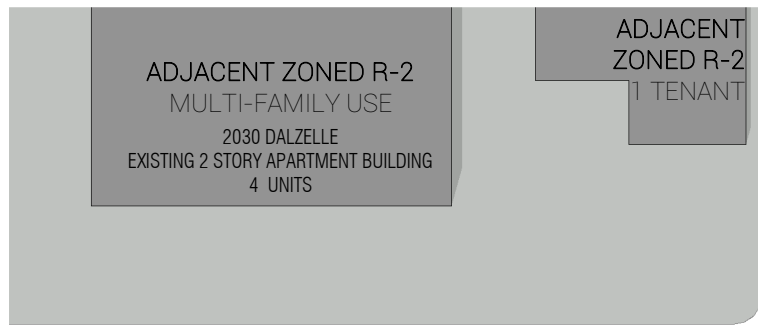


LOOKING WEST

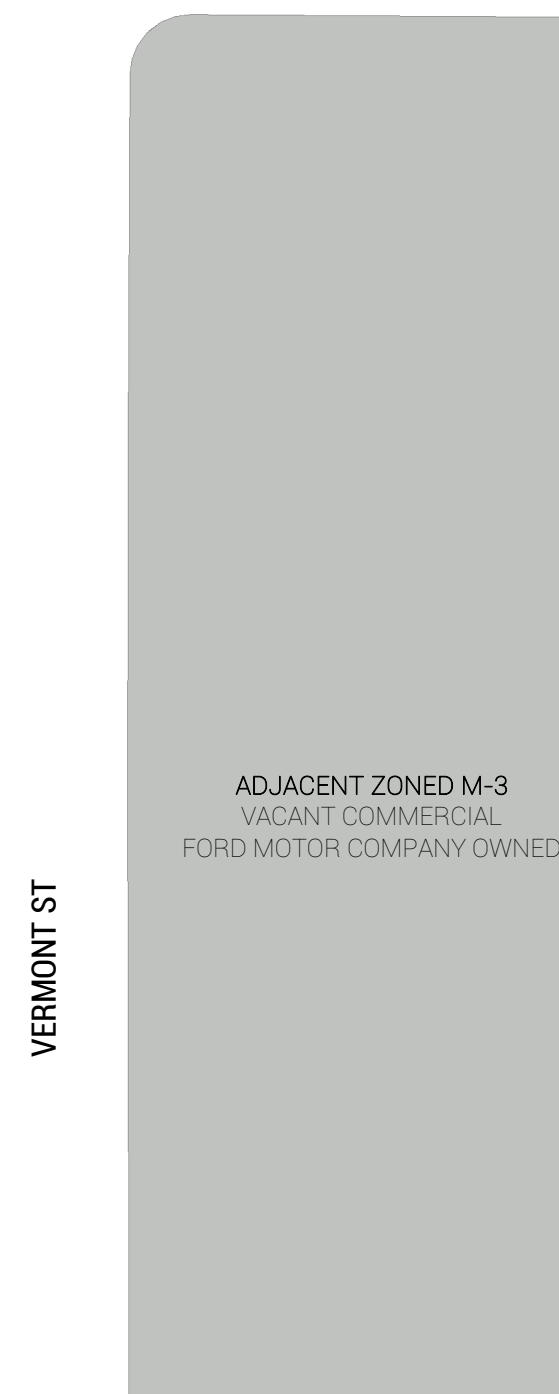
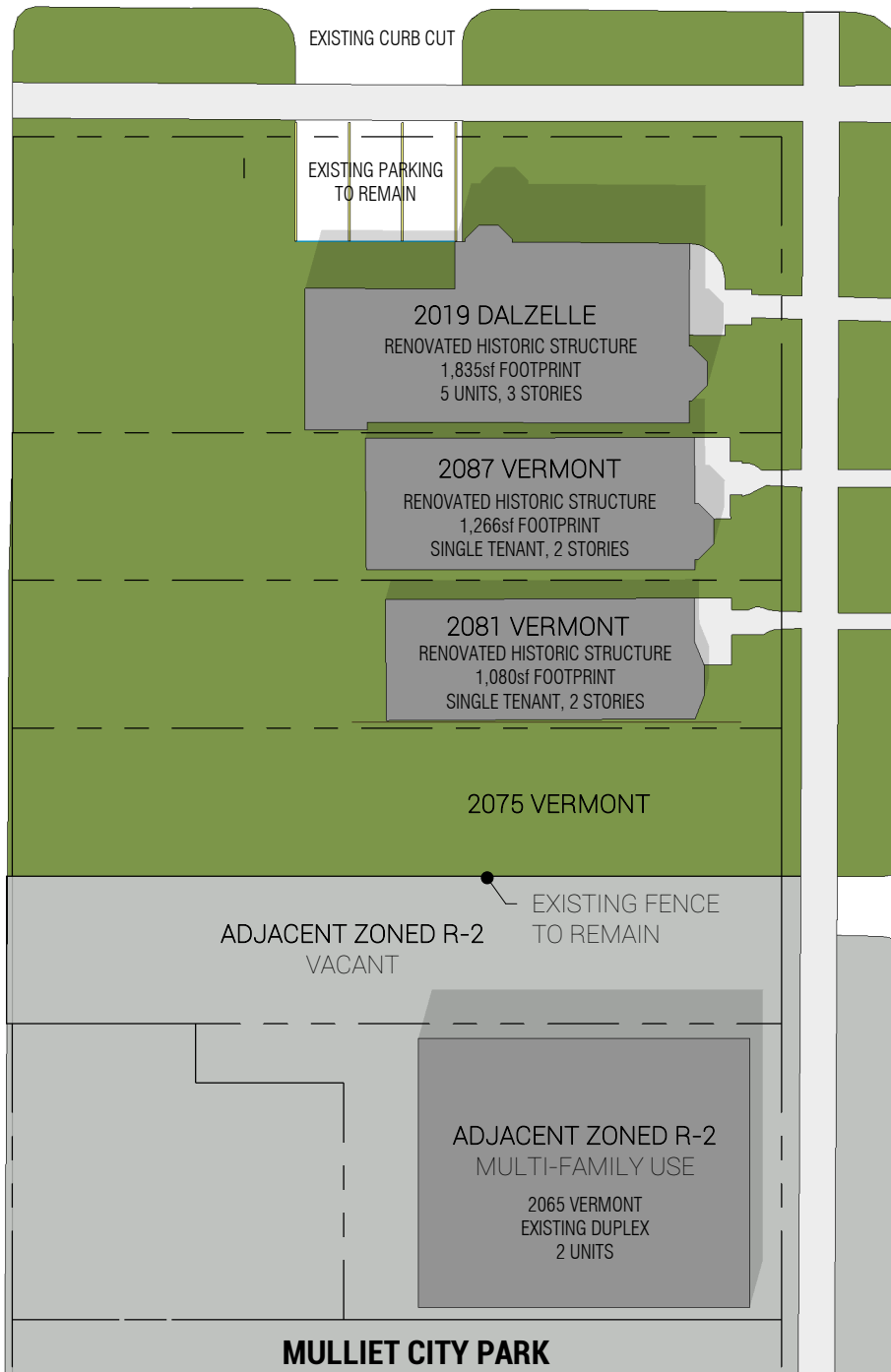
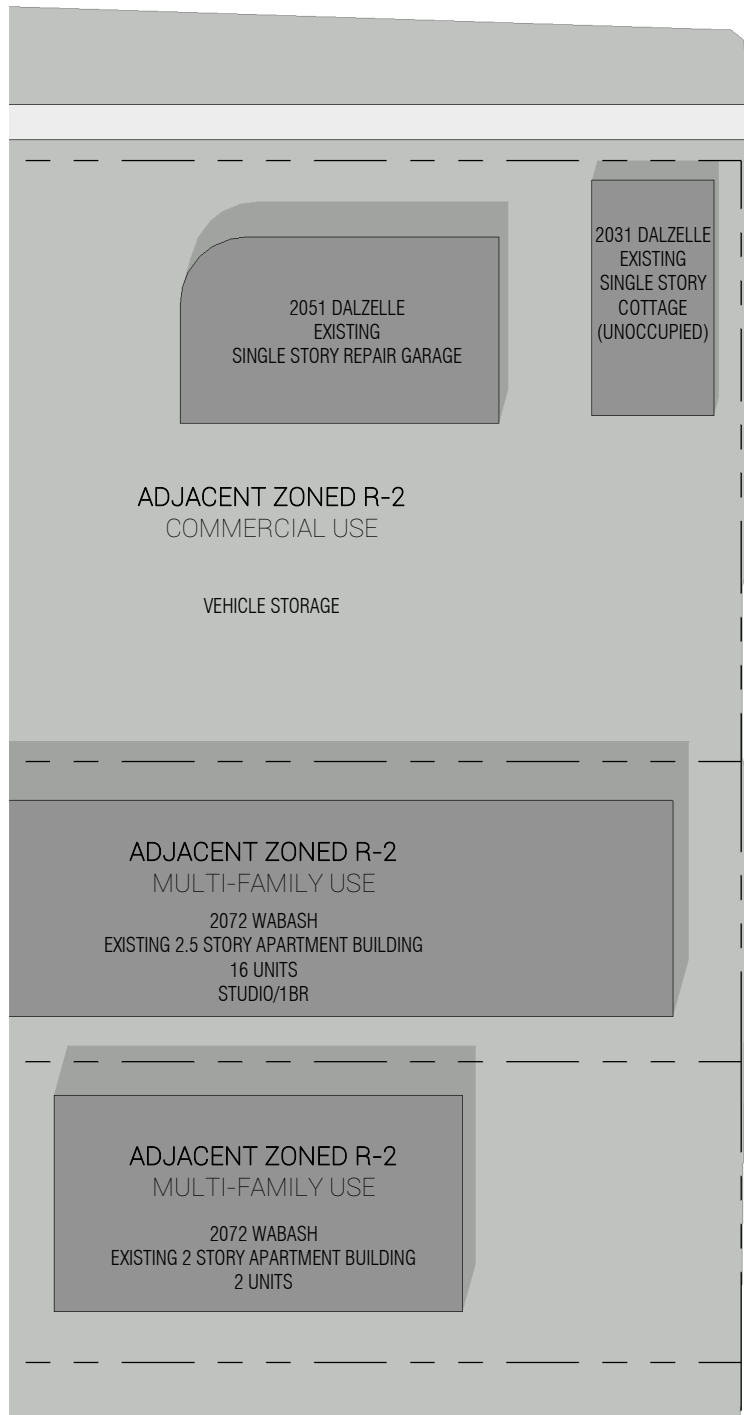


LOOKING SOUTH

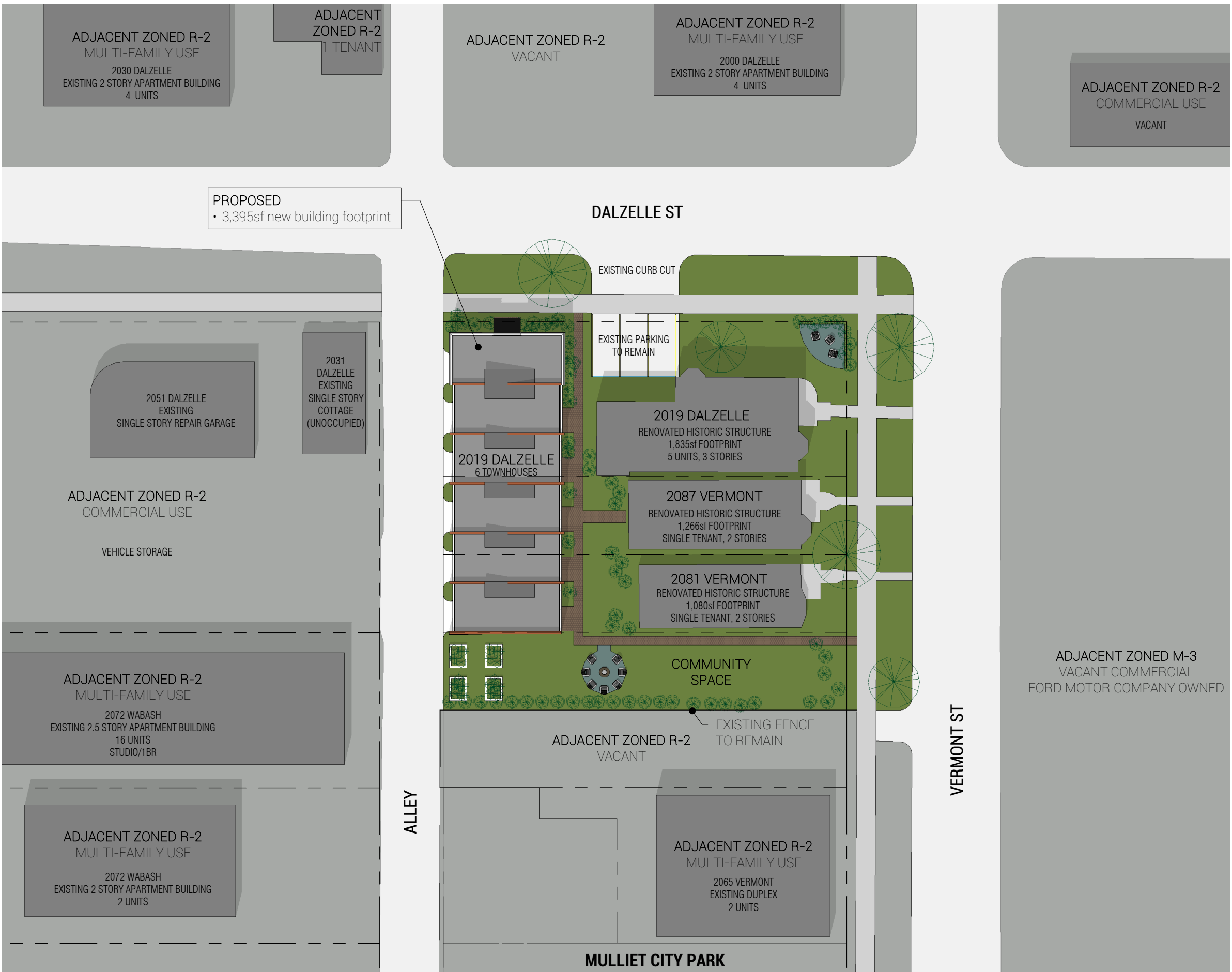




DALZELLE ST



EXISTING SITE PLAN







DALZELLE ST

### PROJECT SUMMARY

#### PROJECT NARRATIVE

Addition of 6 townhouses to the combined site to form a residential court. Existing buildings are residential and vary from 2 to 3 stories. New townhouses will be 3 stories in height with parking on lower level. Common amenities include a garden, grill area and fire pit gathering space.

#### PROPOSED SITE

- 16,250sf total combined parcel area
- 4,181sf existing building footprints
- 3,395sf new building footprint
- Lot Coverage 46%
- Floor Area Ratio (FAR): 1.01
- Recreational Space Ratio (RSR): 0.39 (6,430sf rec area / 16,460sf gross area)

#### PROPOSED NEW BUILDING

- 10,185sf total new building (3,395sf Footprint)
- 3 stories, 33' height to parapet
- 6 residential 2-bedroom townhouses

#### PARKING

- 1 Garage parking space per unit

#### COMMUNITY COURT

- Shared Gathering Fire Pit
- Shared Green Yard Space
- Community Garden Beds

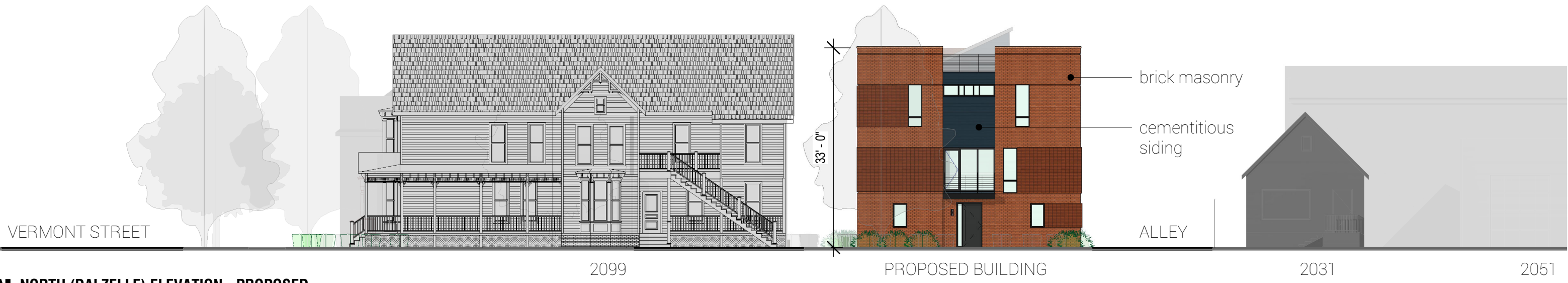


PROPOSED SITE PLAN

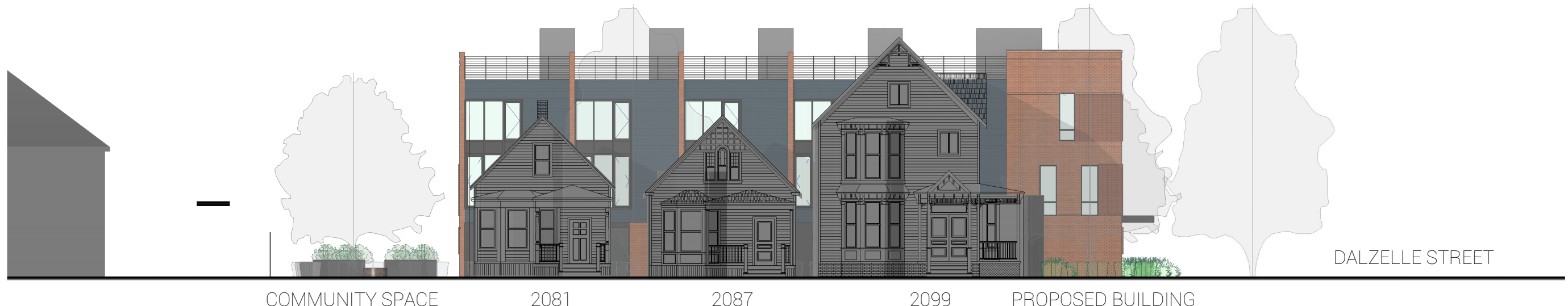


04.22.2021  
2019 DALZELLE

# HDC7



**N NORTH (DALZELLE) ELEVATION - PROPOSED**  
1/16" = 1'-0"

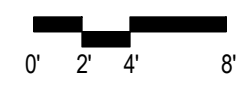
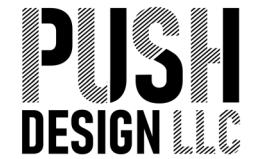


**E EAST (VERMONT) ELEVATION - PROPOSED**  
1/16" = 1'-0"



**W WEST ELEVATION - PROPOSED**  
1/16" = 1'-0"

PROPOSED ELEVATIONS



04.22.2021  
2019 DALZELLE

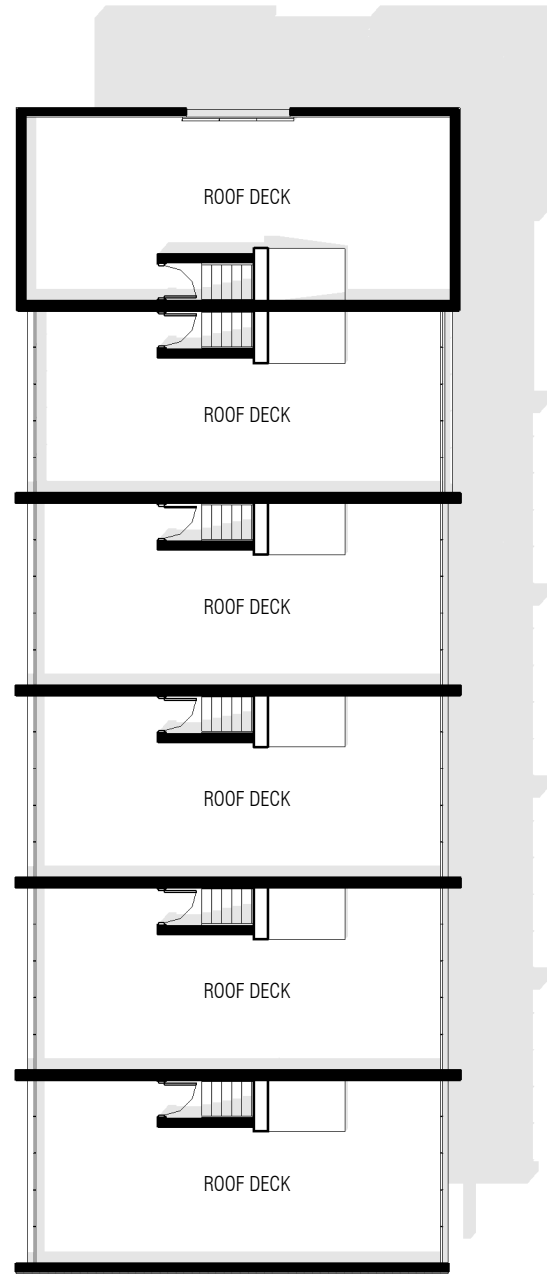
**HDC8**



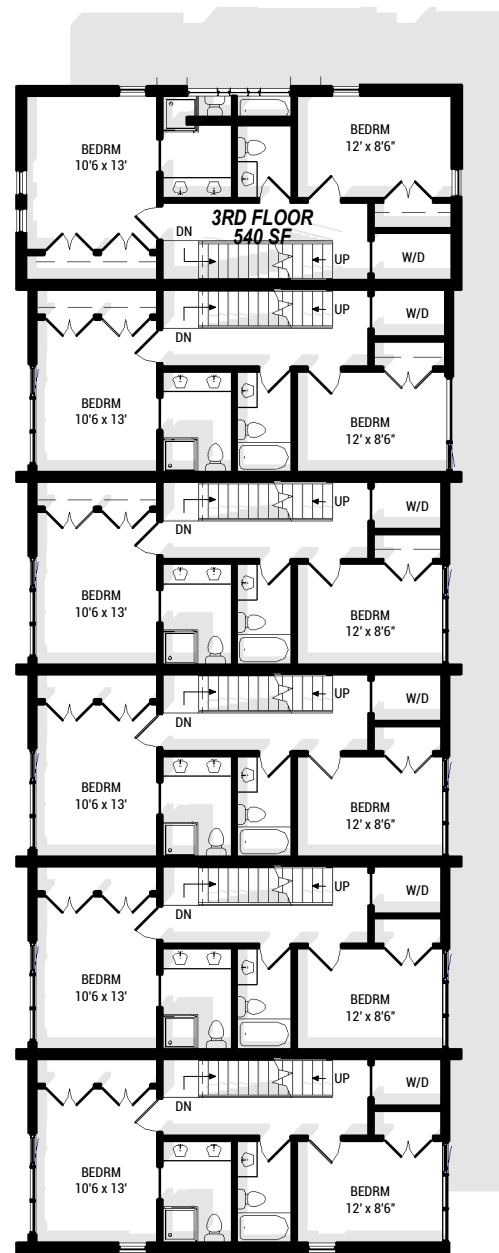
**S SOUTH ELEVATION - PROPOSED**  
1/16" = 1'-0"



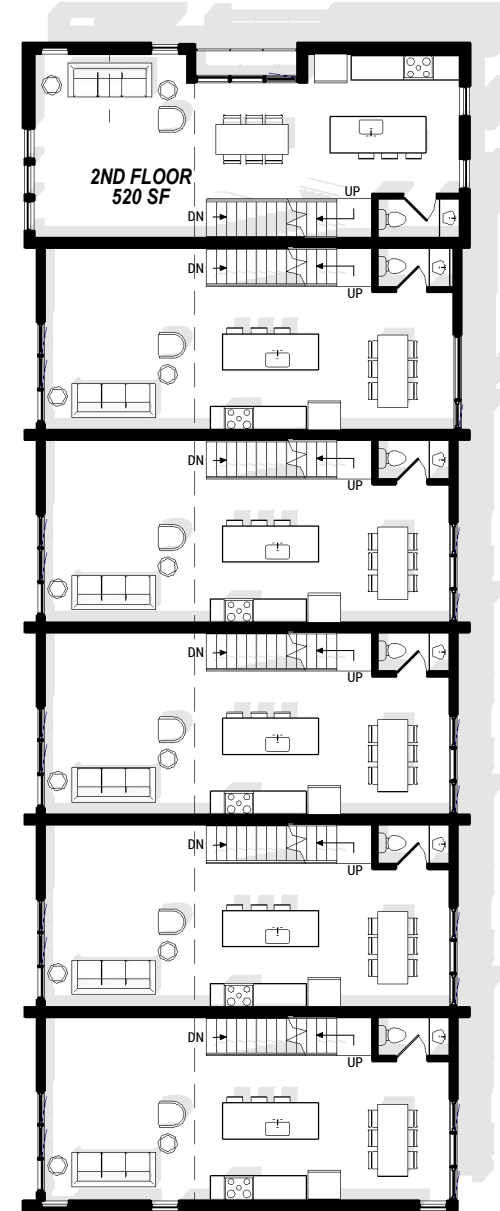
**E EAST (VERMONT) ELEVATION - PROPOSED INTERIOR**  
1/16" = 1'-0"



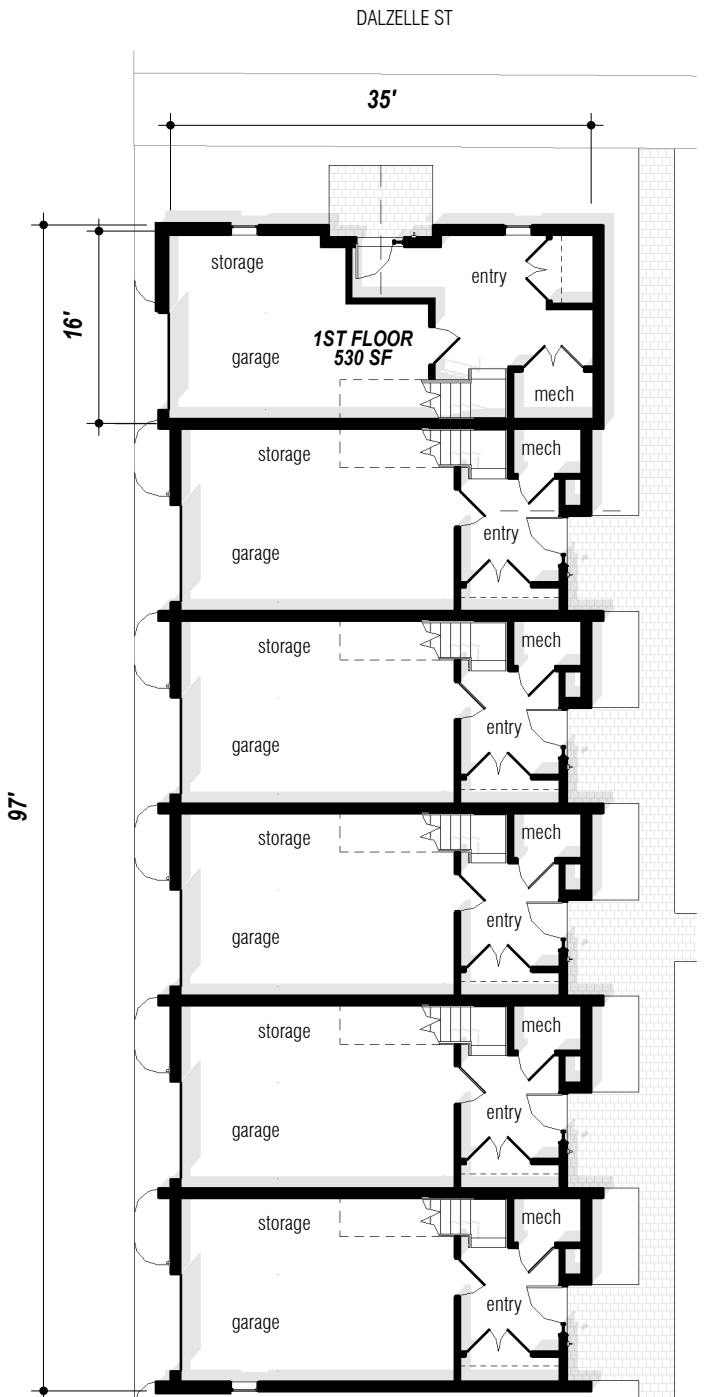
**4 PROPOSED ROOF PLAN**  
1/16" = 1'-0"



**3 PROPOSED 3RD FLOOR PLAN**  
1/16" = 1'-0"



**2 PROPOSED 2ND FLOOR PLAN**  
1/16" = 1'-0"



**1 PROPOSED 1ST FLOOR PLAN**  
1/16" = 1'-0"





AERIAL VIEW SHOWING PROPOSED CONSTRUCTION 





3D VIEW FROM CORNER OF VERMONT & DALZELLE (LOOKING SOUTHWEST)



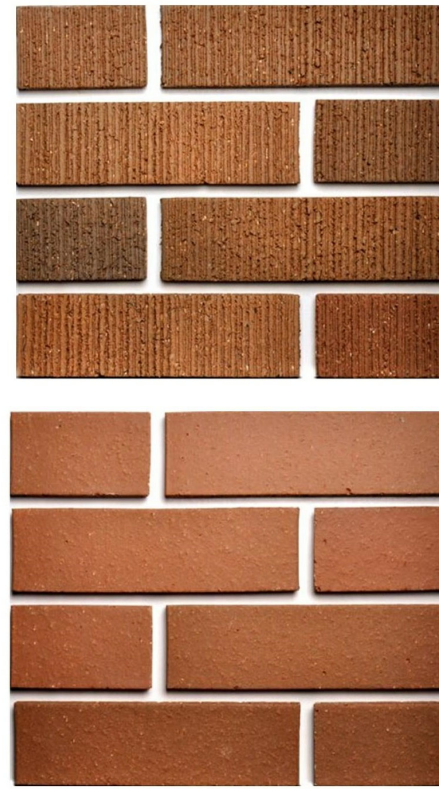


3D VIEW FROM CORNER OF WABASH & DALZELLE (LOOKING SOUTHEAST)





HARDI ARTISAN 6" LAP SIDING (SMOOTH) WITH MITERED CORNERS  
 COLOR SHERWIN WILLIAMS NEEDLEPOINT NAVY  
**SIDING**



BOWERSTON BLUSH BUFF SMOOTH WITH  
 FLASH VERTICAL ACCENT BANDS  
**BRICK**



@ ENTRY DOORS TECHLIGHTING - LYFT CLEAR SCONCE



@ GARAGES TECHLIGHTING - WINDFALL DOWNLIGHT SCONCE

**EXTERIOR LIGHT FIXTURES**



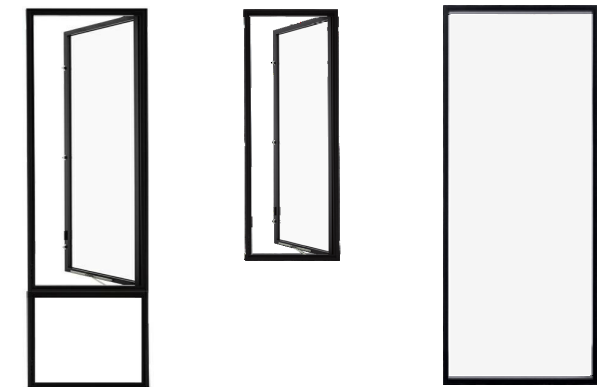
FLAT ALUMINUM BAR STOCK  
 PAINTED BLACK

**RAILINGS**



CLOPAY RESIDENTIAL ALUMINUM GARAGE DOOR, MARVIN MODERN MULTI-SLIDE (3 PANEL & 2 PANEL)  
 MARVING ULTIMATE SWING DOORS WITH GLASS, SOLID WOOD SWING ENTRY DOOR W/ SIDELITE

**DOORS**



MARVIN MODERN CASEMENT,  
 SLIDING & FIXED WINDOW

**WINDOWS**



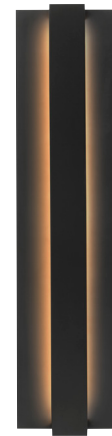
Modern, crisp lines and a slim profile combine in the handsome Windfall LED outdoor fixture. Indirect light bounces off the smooth, matte finish of the back plate to create a gentle glow for wayfinding in outdoor corridors and walkways.

**Outstanding protection against the elements:**

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

SPECIFICATIONS

DELIVERED LUMENS	183.6
WATTS	20
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
CCT	3000K
CRI	80
COLOR BINNING	3-Step
BUG RATING	N/A
DARK SKY	Non-compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 hours
WARRANTY*	5 years
WEIGHT	5 lbs.



WINDFALL shown in black

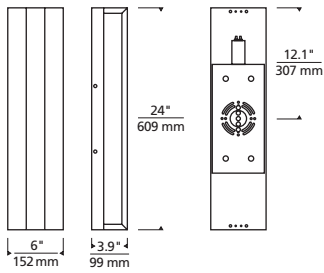


WINDFALL shown in silver

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.

ORDERING INFORMATION

PRODUCT	FINISH	LAMP
7000WWD	B BLACK	LED LED 80CRI, 3000K, 120V
	I SILVER	LED277 LED 80CRI, 3000K, 277V



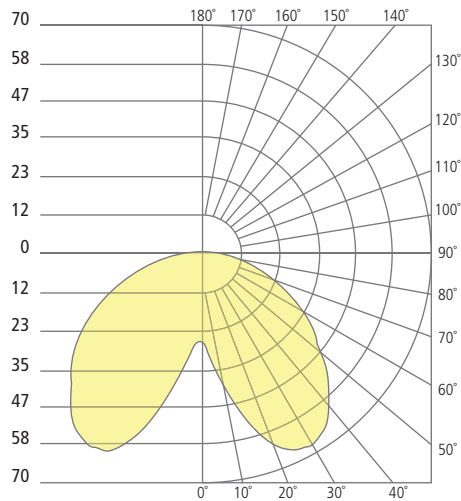
Windfall

## PHOTOMETRICS\*

\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

### WINDFALL

Total Lumen Output: 183.6  
 Total Power: 20  
 Luminaire Efficacy: 84  
 Color Temp: 3000K  
 CRI: 80  
 BUG Rating: N/A



## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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**TECH LIGHTING**

**VISUAL COMFORT & Co.**

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400



Combining modern geometric design with unique diffuser materials, the Lyft wall sconce features a clear acrylic diffuser that adds sparkle to the illuminated area with highly effective light distribution. Available in two size and three finishes.

### Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

### SPECIFICATIONS

DELIVERED LUMENS	215
WATTS	9.9
VOLTAGE	Universal 120V-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall
PERFORMANCE OPTIONS	In-Line Fuse / Surge Protector
CCT	2700K, 3000K or 4000K
CRI	80
COLOR BINNING	3 Step
BUG RATING	B0-U3-G1
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	5.2 lbs.

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.



LYFT 12  
shown with  
clear lens, bronze

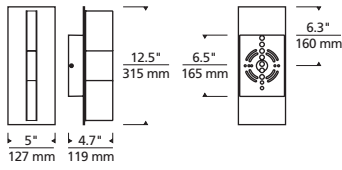


LYFT 12  
shown with  
clear lens, charcoal

### ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
700OWLYT	827 80 CRI, 2700K	12 12"	C CLEAR	B BLACK	UNV 120V-277V	S SYMMETRIC	NONE
	830 80 CRI, 3000K			Z BRONZE			LF IN-LINE FUSE
	840 80 CRI, 4000K			H CHARCOAL			SP SURGE PROTECTION
							LFSP IN-LINE FUSE & SURGE PROTECTION

# LYFT 12 CLEAR WALL SCONCE



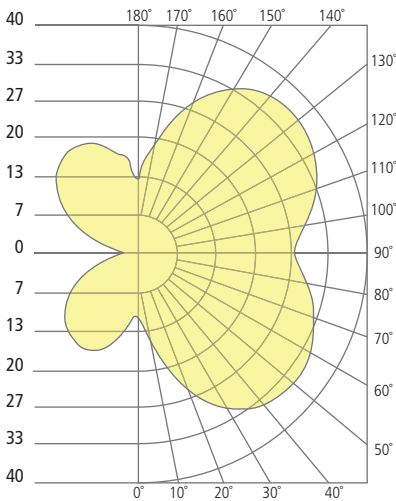
Lyft 12

## PHOTOMETRICS\*

\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

### LYFT 12 CLEAR

Total Lumen Output: 215  
 Total Power: 9.9  
 Luminaire Efficacy: 21.5  
 Color Temp: 3000K  
 CRI: 80  
 BUG Rating: B0-U3-G1



## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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