



# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

**Date:** 02/27/2026

**Application Number:** HDC2026-00054

## APPLICANT & PROPERTY INFORMATION

<b>NAME:</b> Brian Rebain		<b>COMPANY NAME:</b> Kraemer Design Group	
<b>ADDRESS:</b> 1420 Broadway	<b>CITY:</b> Detroit	<b>STATE:</b> MI	<b>ZIP:</b> 48226
<b>PROJECT ADDRESS:</b> 3500 McDougall St.			
<b>HISTORIC DISTRICT:</b> Prince Hall Grand Lodge			

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not yet complete. Please provide the following:

1. Provide method of installation for each of the light types and sign.

Please note that staff will likely not be able to approve the installation of the illuminated LED sign, or LED lights. If you would like for this project to be heard by the Commission, please submit the requested information prior to Monday, March 16th. Please review our webpage Sign and Lighting guidelines, located on our City of Detroit - Making exterior Changes within Local Historic Districts page. Note: New security equipment as must be minimally visible from the public right-of-way.

## APPLICANT RESPONSE

Response Date: 03/06/2026



1. Light Fixtures: The McDougall Street decorative fixture and the Preston Street and alley facade egress fixtures are mounted with a backing plate and a recessed junction box. These notes have been added to the plan, see attached.
2. Signage: The sign is attached with (4) 8" steel bolts, top and bottom through an angle. Sign is approximately 4" away from the building. Additional notes for clarity have been added to the elevations, see attached.

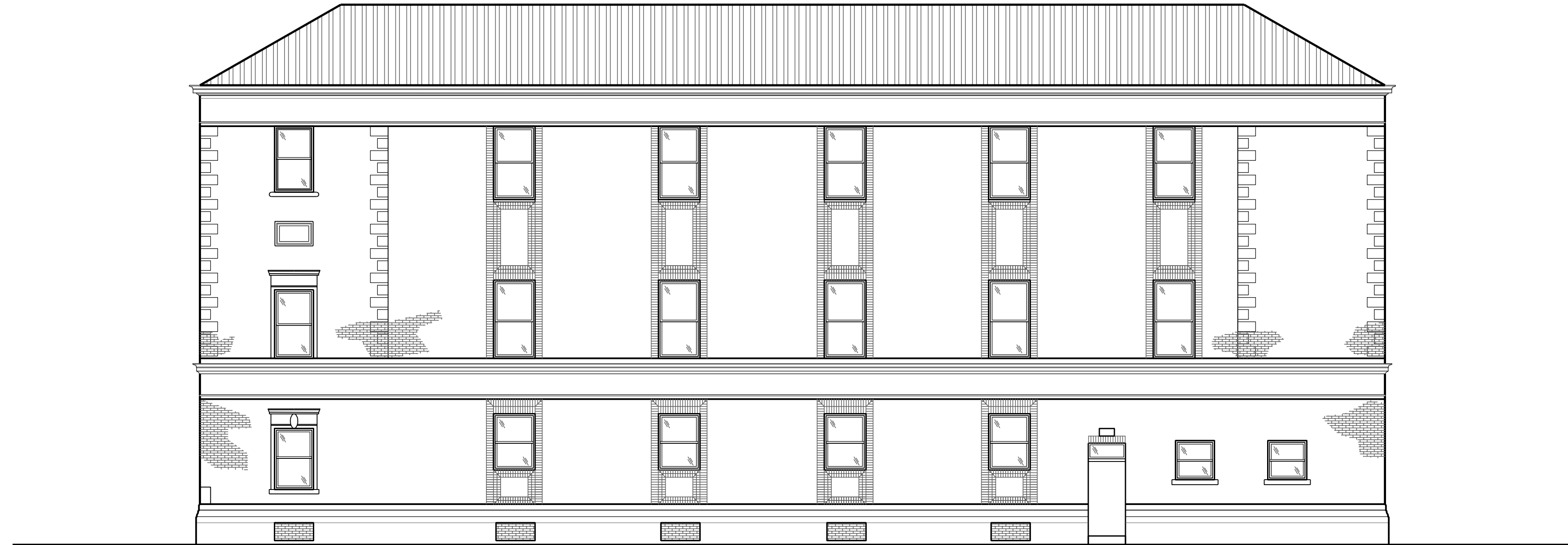
E

D

C

B

A



SCONCE AT EGRESS  
 EXCESSIVE JUNCTION BOX  
 SEAL MOUNTING PLATE  
 SEE

1 EAST EXTERIOR ELEVATION  
 A201 SCALE: 1/8" = 1'-0"  
 REFERENCE LOCATIONS:



SEE  
 AT

2 NORTH EXTERIOR ELEVATION  
 A201 SCALE: 1/8" = 1'-0"  
 REFERENCE LOCATIONS:

PLOTTED ON 11/12/2025 1:05 PM | PLOTTED BY MARTINA FRALEY

**KraemerDesignGroup**  
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 1420 Broadway | Detroit, MI 48226 | P: 313 963 3399  
 www.kraemerdsgroup.com

Architect

Consultant

**PRINCE HALL  
 GRAND LODGE**  
 3500 MCCOUGALL ST.  
 DETROIT, MI 48207

Owner

**PHGL EXISTING ELEVATIONS**  
 3500 MCCOUGALL ST.  
 DETROIT, MI 48207

Project

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

Seal

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Revision Date

Date

Project Number 2024010

Sheet Title  
**NORTH & EAST  
 EXTERIOR  
 ELEVATION**

Sheet Number

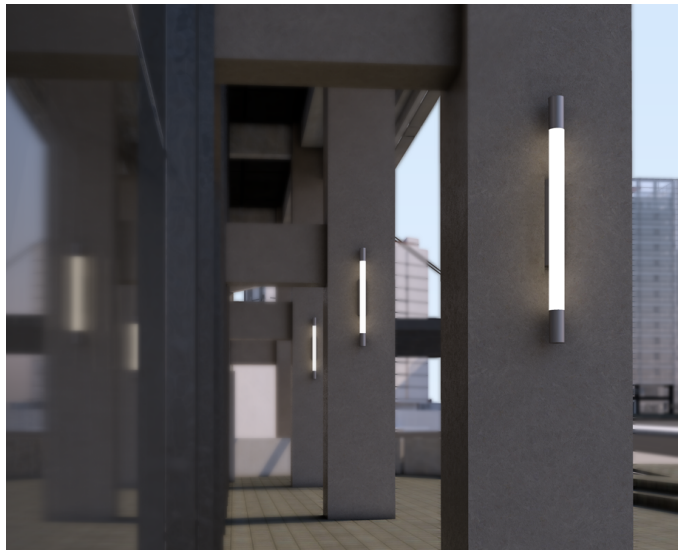
**A201**

0 2' 4' 8' 16'  
 SCALE : 1/8" = 1'-0"





Bronze (BZ) finish, 45"



**7178 LED**

The 7178 BEAM V2 is a wet location rated product featuring a modern, architectural aesthetic. With four sizes available, this product is ideal for decorative exterior facades, breezeways, commercial interiors, bathrooms, healthcare and even stairwells (battery options available). Constructed of heavy duty aluminum with a stout, uniformly illuminated white acrylic diffuser. **Note: Model #'s 7176 and 7177 have been merged to create the 7178.** This product is ADA compliant in its standard configuration.

**FINISHES**

- BL
- BZ**
- GM
- NT
- WH
- TB
- TG
- TW
- TZ

# BEAM V2

## STANDARD SPECIFICATIONS

### HOUSING

Heavy duty, commercial-grade assembly constructed of USA-extruded aluminum with fastened aluminum ends. Tapered housing attaches to aluminum mounting plate to create wiring compartment. Stainless steel hardware.

### DIFFUSER

Sturdy, 0.100" thick, USA-extruded matte white acrylic cylinder (O.D. 2.75"). UV stabilized. The diffuser assembly is gasketed and bolted to the housing. End cap assemblies are constructed of aluminum and are attached with tamper resistant, stainless steel hardware.

### LED PERFORMANCE - 3500K STANDARD

120-277V - 3500K, 90+ CRI - L80 rating - 60,000 hrs - L70 rating (projected) - 100,000 hrs  
 Amperage rated @ 110V input, 0-10V dimming compatible  
 Operating ambient temperature: -20°C / -4°F - 50°C / 122°F  
 Refer to Wattage section for lumen output. Consult Brownlee.com for performance of all CCTs.

### MOUNTING

Designed to be mounted to a 2x4 single gang j-box (by others). J-box oriented in the direction of the housing (vertical j-box if mounting fixture vertically, horizontal j-box if mounting fixture horizontally). The mounting plate has additional holes at the ends for anchors if necessary. Refer to Accessories section for a 4x4 j-box cover plate.

### FINISH

All 7178 parts are prepared using a three step pre-treatment/sealing process, followed by a powder coat primer prior to applying any of the Brownlee finishes.

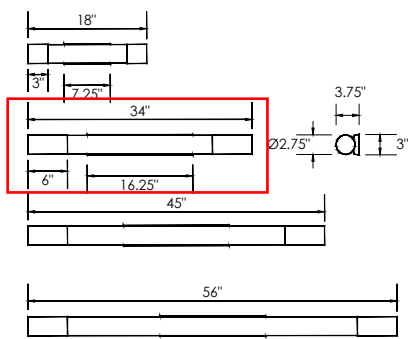
### WARRANTY

5 year limited warranty on this LED product. Consult factory for details.

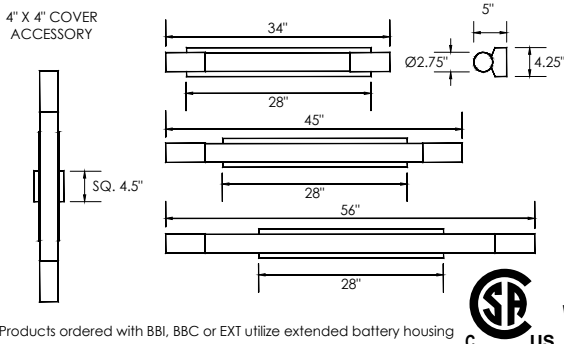
<b>PROJECT:</b>
<b>MODEL #:</b>
<b>FIXTURE TYPE:</b>



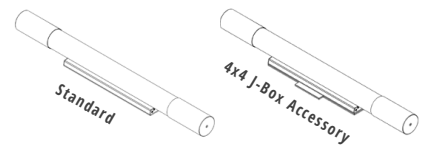
## STANDARD DIMENSIONS



## EXTENDED HOUSING\*



\*Note: Model #'s 7176/7177 have been merged to create the 7178. Unlike the 7176/7177, the 7178 mounts to a 2x4 single gang j-box, due to its redesigned slim housing. Refer to Accessories section for 4x4 j-box cover plate. Contact factory for 7176/7177 replacement parts.



## ORDERING INFORMATION

**7178** - - - - -  
 Model                      2.                      3.                      4.                      5.                      6. (if required)

### 2. SIZE

- 18 L: 18"
- 34 L: 34"**
- 45 L: 45"
- 56 L: 56"

### 3. FINISH

- BL Black
- BZ Bronze**
- GM Gun Metal
- NT Nickel Tone
- WH White
- TB Textured Black
- TG Textured Grey
- TW Textured White
- TZ Textured Bronze

Note: TB, TG, TW are ultra fine textured matte finishes.

### 4. WATTAGE

- 18 SIZE**
- H08 8W H Series LED, .07 A input, 698 delivered lumens. Dimmable (0-10V).
- 34 SIZE**
- H16 16W H Series LED, .14 A input, 1624 delivered lumens. Dimmable (0-10V).
- H21** 21W H Series LED, .18 A input, 1946 delivered lumens. Dimmable (0-10V).
- 45 SIZE**
- H25 25W H Series LED, .20 A input, 2444 delivered lumens. Dimmable (0-10V).
- H31 31W H Series LED, .27 A input, 2979 delivered lumens. Dimmable (0-10V).
- 56 SIZE**
- H32 32W H Series LED, .26 A input, 3104 delivered lumens. Dimmable (0-10V).
- H41 41W H Series LED, .35 A input, 3792 delivered lumens. Dimmable (0-10V).

\*Delivered lumens noted in 4000K.

### 5. COLOR TEMPERATURE

- 35K 3500K standard color temperature
- 30K 3000K color temperature
- 40K 4000K color temperature

### 6. AVAILABLE OPTIONS

- BAB<sup>1</sup> Build America, Buy America Compliant (BABAA) (Exclusions: BBI, BBC - contact factory)
- BAC<sup>1</sup> Buy American Compliant (BAA)
- BBI<sup>2\*</sup> Integral Battery Backup (8W) (H Series only, not available in 18 size. Utilizes Extended Housing)
- BBC<sup>2\*</sup> Integral Battery Backup, Cold Weather (16W) (H Series only, not available in 18 size. Utilizes Extended Housing)
- Battery must be connected to continuous power supply within 7 Mo. of shipping. See Warranty Note 3.
- DTR<sup>4</sup> Triac Dimming
- EXT Extended Housing (Intended to match BBI/BBC aesthetic) (Not available in 18 size)
- FCL<sup>7</sup> French Canadian Labels
- T24<sup>9</sup> Title 24 JA8 Compliant (H16, H25 & H32 only)

## ACCESSORIES

(Order as separate line item)

- 390023XX 4x4 j-box Cover for 18" size\*.
- 390024XX 4x4 j-box Cover for 34"-56" sizes\*.

Specify Finish (XX). Refer to line drawing + photos for more info. \*Note: This accessory is NOT required if ordering an option which requires extending housing (EXT, BBI, BBC).

**Universal Footnotes (only applies if superscript is shown in Options section):** (0) 90R - All LEDs/CCTs are being transitioned to 90 CRI standard over 2025. Inquire for this model's availability. (1) BAC/BAB - www.brownlee.com/resources/usa. (2) BBI/BBC - cannot combine with ECW or EXT. (3) BLD - integral microwave motion sensor (step-dim). Cannot combine with DTR. (4) DTR - cannot combine with BLD. (5) ECW - cannot combine with BBI, BBC, or DTR. (7) FCL - cannot combine with BAC. (8) OCC - integral microwave motion sensor (ON/OFF). (9) T24 - includes JA8 labeling and 90 CRI LEDs. (10) PCH/PC4 - cannot combine with BLD or OCC.  
**Add'l Notes:** \*BBI/BBC - BBI minimum operating temp: 10C/50F unless otherwise stated. BBC minimum operating temp: -20C/-4F.  
 \*\*BLD - integral microwave motion sensor with step-dim control. 1: Motion is detected, illuminate to 100%. 2: Motion no longer detected, dim to set level. 3: Remain in continuous dimmed state or turn off after set period. Config. via onboard dip switches.  
**Specifications subject to change without notice.**



# WST LED

## Architectural Wall Sconce



Catalog Number

Notes

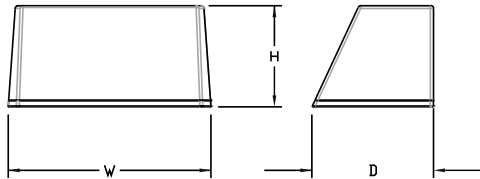
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Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

#### Luminaire

- Height:** 8-1/2" (21.59 cm)
- Width:** 17" (43.18 cm)
- Depth:** 10-3/16" (25.9 cm)
- Weight:** 20 lbs (9.1 kg)



### Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixelated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

A+ Capable options indicated by this color background.

### Ordering Information

**EXAMPLE:** WST LED P1 40K VF MVOLT DBBTD

WST LED	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package	27K 2700 K	VF Visual comfort forward throw	MVOLT <sup>1</sup> 277 <sup>2</sup>	<b>Shipped included</b> (blank) Surface mounting bracket PBBW Premium surface-mounted back box <sup>3,4</sup> <b>Shipped separately</b> BBW Surface-mounted back box <sup>3</sup>
	P2 3,000 Lumen package	30K 3000 K	VW Visual comfort wide	120 <sup>2</sup> 347 <sup>2</sup>	
	P3 6,000 Lumen package	40K 4000 K		208 <sup>2</sup> 480 <sup>2</sup>	
		50K 5000 K		240 <sup>2</sup>	

Options	Finish (required)
NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8'-15' mounting heights <sup>5,6,7</sup>	DBBXD Dark bronze
NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15'-30' mounting heights <sup>5,6,7</sup>	DBLXD Black
PE Photoelectric cell, button type <sup>8</sup>	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separate) <sup>9</sup>	DWHXD White
PER5 Five-wire receptacle only (controls ordered separate) <sup>9</sup>	DSSXD Sandstone
PER7 Seven-wire receptacle only (controls ordered separate) <sup>9</sup>	DBBTD Textured dark bronze
PIR Motion/Ambient Light Sensor, 8-15' mounting height <sup>5,6</sup>	DBLXD Textured black
PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>5,6</sup>	DNATXD Textured natural aluminum
PIRH 180° motion/ambient light sensor, 15-30' mounting height <sup>5,6</sup>	DWHGXD Textured white
PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>5,6</sup>	DSSTXD Textured sandstone
SF Single fuse (120, 277, 347V) <sup>2</sup>	
DF Double fuse (208, 240, 480V) <sup>2</sup>	
DS Dual switching <sup>10</sup>	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) <sup>11</sup>	
E7WC Emergency battery backup, CA Title 20 Noncompliant (cold, 7W) <sup>7,12</sup>	
E20WH Emergency battery pack 18W constant power, Certified in CA Title 20 MAEDBS <sup>7</sup>	
E20WC Emergency battery pack -20°C 18W constant power, Certified in CA Title 20 MAEDBS <sup>7,12</sup>	
LCE Left side conduit entry <sup>14</sup>	
RCE Right side conduit entry <sup>14</sup>	
BAA Buy America(n) Act Compliant	
<b>Shipped separately</b>	
RBPW Retrofit back plate <sup>3</sup>	
VG Vandal guard <sup>15</sup>	
WG Wire guard <sup>15</sup>	

See Accessories and Notes on next page.

### Accessories

Ordered and shipped separately.

WSTVCPBBW DDBXD U	Premium Surface - mounted back box
WSBBW DDBTXD U	Surface - mounted back box
RBPW DDBXD U	Retrofit back plate
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) <sup>15</sup>
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) <sup>15</sup>
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) <sup>15</sup>

### NOTES

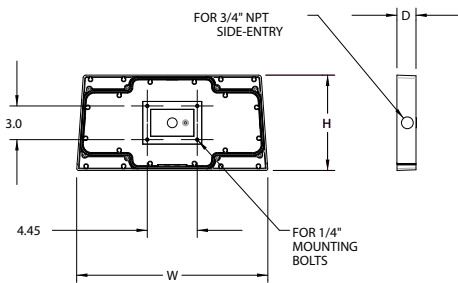
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Also available as a separate accessory; see accessories information.
- Top conduit entry standard.
- Not available with VG or WG. See PER Table.
- Reference Motion Sensor table.
- Not available 347/480. E7WC or E23WHR, only available 120 or 277.
- Need to specify 120, 208, 240 or 277 voltage.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Not available with Emergency options, PE or PER options.
- DMG option not available with standalone or networked sensors/controls.
- Battery pack rated for -20° to 40°C.
- Not available with BBW.
- Must order with fixture; not an accessory.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table.

### Optional Back Box (PBBW)

**Height:** 8.49"  
(21.56 cm)

**Width:** 17.01"  
(43.21 cm)

**Depth:** 1.70"  
(4.32 cm)

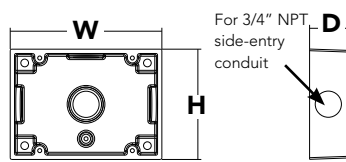


### Optional Back Box (BBW)

**Height:** 4"  
(10.2 cm)

**Width:** 5-1/2"  
(14.0 cm)

**Depth:** 1-1/2"  
(3.8 cm)



### Emergency Battery Operation

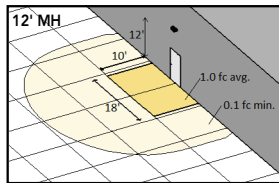
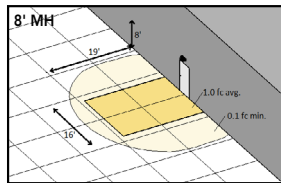
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All emergency backup configurations include an independent secondary driver with an integral relay to immediately detect AC power loss, meeting interpretations of [NFPA 70/NEC 2008 - 700.16](#)

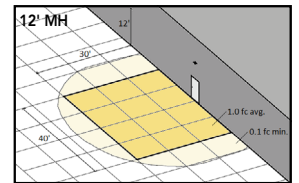
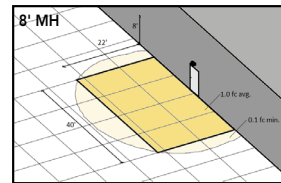
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per [International Building Code Section 1006](#) and [NFPA 101 Life Safety Code Section 7.9](#), provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package and VF distribution product in emergency mode.

10' x 10' Gridlines  
8' and 12' Mounting Height



WST LED P1 27K VF MVOLT E7WH



WST LED P2 40K VF MVOLT E20WH

## 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	1.03
10°C	50°F	1.02
20°C	68°F	1.01
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	0.99
40°C	104°F	0.98

### Electrical Load

Performance package	System Watts	Current (A)					
		120	208	240	277	347	480
P1	11	0.1	0.06	0.05	0.04	---	---
	14	---	---	---	---	0.04	0.03
P1 DS	14	0.12	0.07	0.06	0.06	---	---
	P2	25	0.21	0.13	0.11	0.1	---
30		---	---	---	---	0.09	0.06
P2 DS	25	0.21	0.13	0.11	0.1	---	---
	P3	50	0.42	0.24	0.21	0.19	---
56		---	---	---	---	0.16	0.12
P3 DS	52	0.43	0.26	0.23	0.21	---	---

### Projected LED Lumen Maintenance

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.95	>0.92	>0.87

### Motion Sensor Default Settings

Option	Dimmed State	High Level (when triggered)	Photocell Operation	Ramp-up Time	Dwell Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	3 sec	5 min	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	3 sec	5 min	5 min

\*for use with site wide Dusk to Dawn control

### PER Table

Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✓	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✓	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion	⊘	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof*	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture
Futureproof* with Motion	⊘	⚠	Wired to dimming leads on driver	✓	Wired to dimming leads on driver	Wires Capped inside fixture

- ✓ Recommended
- ⊘ Will not work
- ⚠ Alternate

\*Futureproof means: Ability to change controls in the future.

### Lumen Output

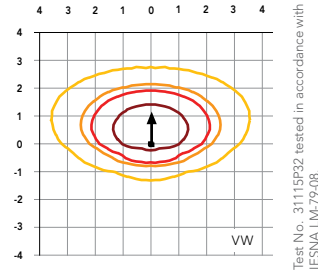
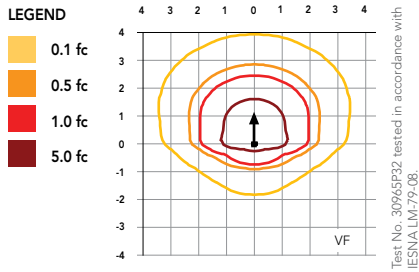
Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts.

Performance Package	System Watts (MVOLT*)	Dist. Type	27K (2700K, 70 CRI)					30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	12W	VF	1,494	0	0	0	125	1,529	0	0	0	127	1,639	0	0	0	137	1,639	0	0	0	137
		VW	1,513	0	0	0	126	1,548	0	0	0	129	1,659	0	0	0	138	1,660	0	0	0	138
P2	25W	VF	3,163	1	0	1	127	3,237	1	0	1	129	3,469	1	0	1	139	3,468	1	0	1	139
		VW	3,201	1	0	0	128	3,276	1	0	0	131	3,512	1	0	0	140	3,512	1	0	0	140
P3	50W	VF	6,025	1	0	1	121	6,165	1	0	1	123	6,609	1	0	1	132	6,607	1	0	1	132
		VW	6,098	1	0	1	122	6,240	1	0	1	125	6,689	1	0	1	134	6,691	1	0	1	134

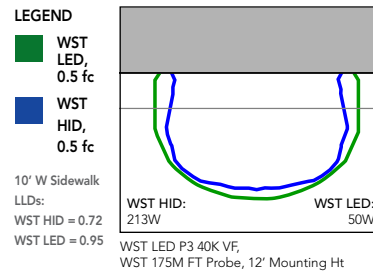
**Photometric Diagrams**

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

Isofootcandle plots for the WST LED P3 40K VF and VW. Distances are in units of mounting height (10').



Distribution overlay comparison to 175W metal halide.



**FEATURES & SPECIFICATIONS**

**INTENDED USE**

The classic architectural shape of the WST LED was designed for applications such as hospitals, schools, malls, restaurants, and commercial buildings. The long life LEDs and driver make this luminaire nearly maintenance-free.

**CONSTRUCTION**

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

**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. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

**OPTICS**

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WST LED 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) consist of 98 high-efficacy LEDs mounted to a metal core circuit board and integral aluminum heat sinks to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L87). Class 2 electronic driver has a power factor >90%, THD <20%. Easily-serviceable surge protection device meets a minimum Category B (per ANSI/IEEE C62.41.2).

**INSTALLATION**

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections.

**LISTINGS**

CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. PIR and back box options are rated for wet location. Rated for -30°C to 40°C ambient.

**GOVERNMENT PROCUREMENT**

BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.  
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.  
Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

**WARRANTY**

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: [www.acuitybrands.com/support/warranty/terms-and-conditions](http://www.acuitybrands.com/support/warranty/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

