

Building Data

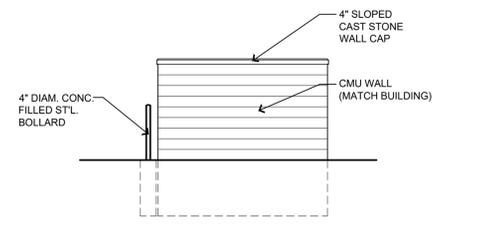
<p>LOCAL AGENCY: CITY OF ROCHESTER HILLS DEPARTMENT OF BUILDING / ORDINANCE COMPLIANCE 1000 ROCHESTER HILLS DRIVE ROCHESTER HILLS, MI 48309-3033 248.656.4615 PHONE 248.656.4623 FAX 248.656.4619 24 HOUR INSPECTION REQUEST</p> <p>REFERENCE CODES: 2015 MICHIGAN BUILDING CODE 2015 MICHIGAN PLUMBING CODE 2015 MICHIGAN MECHANICAL CODE 2017 NATIONAL ELECTRICAL CODE WITH PART 8 MICHIGAN AMENDMENTS ACCESSIBILITY ICC/ANSI A117.1 - 2009 CHAPTER 13 OF 2015 MICHIGAN BUILDING CODE & CHAPTER 4 OF 2015 MICHIGAN ENERGY CODE & MICHIGAN ENERGY CODE, PART 10a RULES (ANSI / AHSHRAE 90.1-2013) 2015 INTERNATIONAL FIRE CODE FIRE ALARM - NFPA 72 (2013) 2015 INTERNATIONAL FUEL GAS CODE</p>	<p>ZONING: B-5 (AUTOMOTIVE SERVICE DISTRICT) FB-2 (FLEX BUSINESS OVERLAY)-NOT USED FOR THIS PROJECT</p> <p>USE GROUP (CHAPTER 3): S-1 (MODERATE-HAZARD STORAGE (3011.2)) B (BUSINESS (304.1)) MIXED USE, NON-SEPARATED (S-1 MOST RESTRICTED) BUILDING SHALL CONFORM TO SECTION 406.8 REPAIR GARAGES</p> <p>PROPOSED USE: ADDITION AND ALTERATION EXISTING AUTOMOTIVE REPAIR FACILITY</p> <p>CONSTRUCTION TYPE (CHAPTER 6): TYPE II B-EXISTING AND PROPOSED</p> <p>TOTAL BUILDING AREA: EXISTING 1,221.2 GROSS S.F. ADDITION 1,205.3 GROSS S.F. TOTAL 2,426.5 GROSS S.F.</p> <p>BUILDING AREA PER 506.2: 17,500 SF ALLOWED</p> <p>BUILDING HEIGHT TABLE 504.3: 55' ALLOWED, 16'-4" BUILDING HEIGHT PROPOSED</p> <p>STORIES TABLE 504.4: 2 STORIES ALLOWED, 1 STORY PROPOSED</p> <p>FIRE SUPPRESSION: BUILDING IS NOT EQUIPPED WITH A NFPA13 SPRINKLER SYSTEM PER SECTION 903.2.9.1</p> <p>FIRE ALARM & SMOKE DETECTION: BUILDING NOT EQUIPPED WITH A FIRE ALARM & SMOKE DETECTION SYSTEM PER SECTION 907.</p>
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FIRE DEPARTMENT NOTES:

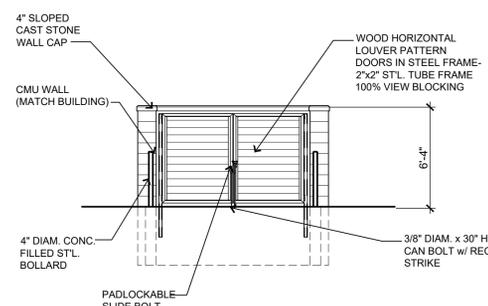
A KNOX KEY SYSTEM SHALL BE INSTALLED, IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE FROM THE KNOX BOX COMPANY AT KNOXBOX.COM.

CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC 2006 CHAPTER 14.

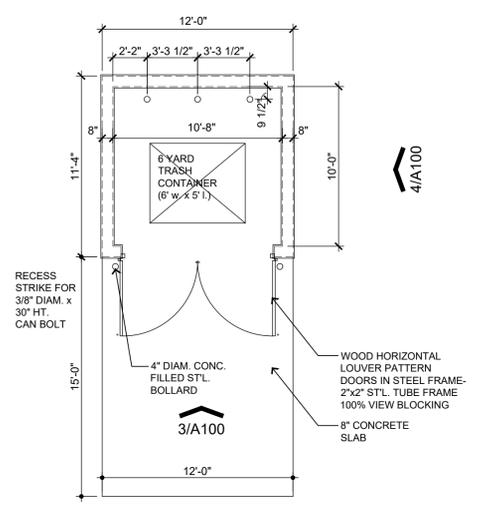
OPEN BURNING IS NOT PERMITTED INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAND AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN THE CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES.



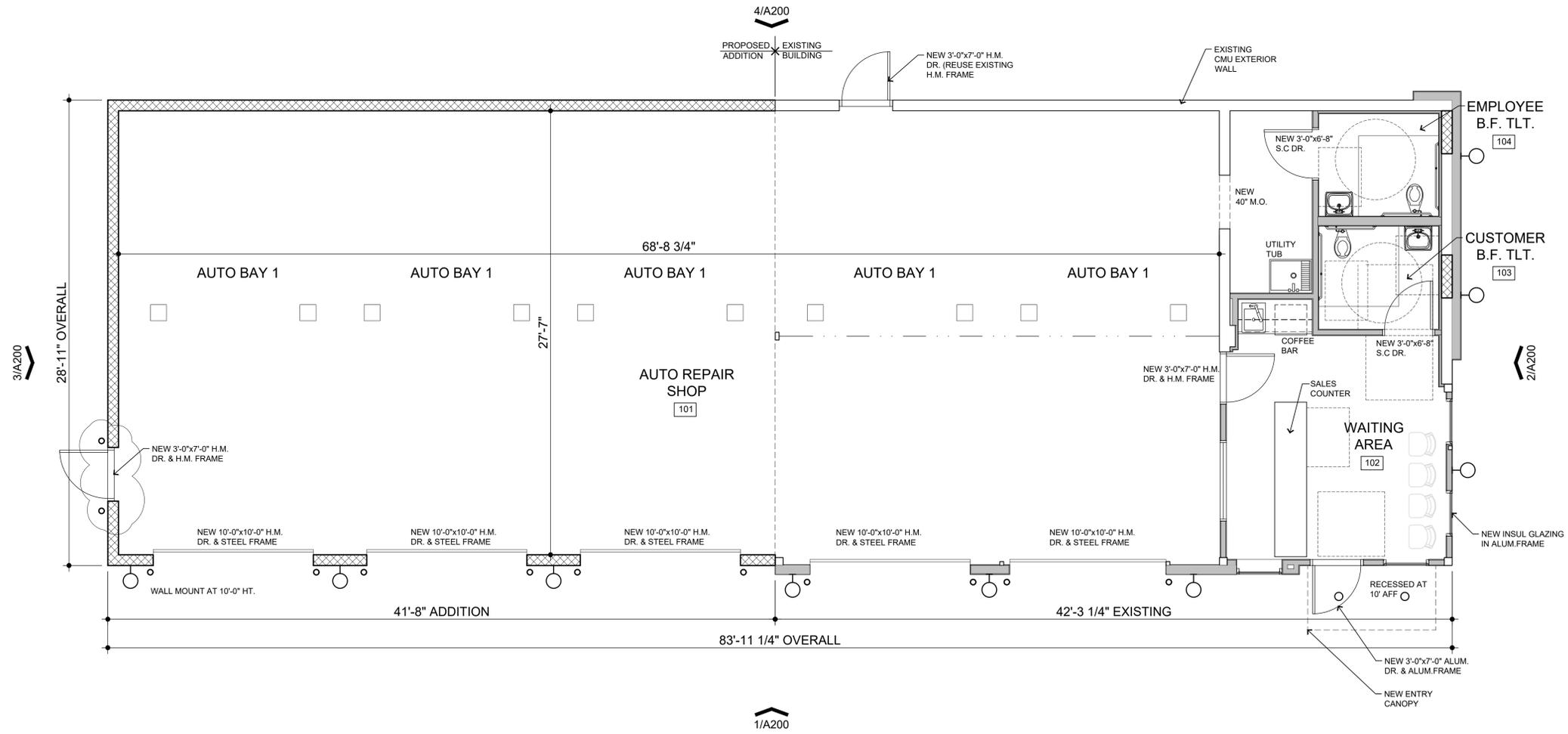
4/A100 trash enclosure south elevation
SCALE: 3/16"=1'-0"



3/A100 trash enclosure west elevation
SCALE: 3/16"=1'-0"



2/A100 trash enclosure floor plan
SCALE: 3/16"=1'-0"



1/A100 addition / alteration floor plan

2,426.5 GROSS SQUARE FEET

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

PROJECT:

Proposed Addition / Alterations to:

Action 1 Qwik Service
996 E. Auburn Road
Rochester Hills, MI 48307

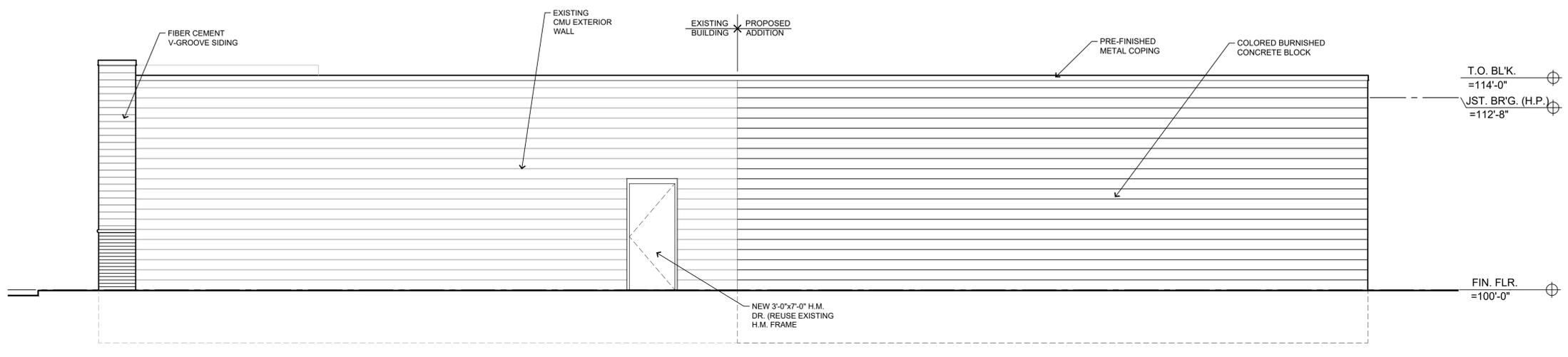
CLIENT:

Iwas
Properties, LLC
111 South Street
Rochester, MI 48307

DESCRIPTION	DATE
SITE PLAN REVIEW-3rd SUBMITTAL	11/06/20
SITE PLAN REVIEW-2nd SUBMITTAL	09/21/20
SITE PLAN REVIEW	03/13/20
CONCEPT DESIGN REVIEW	01/15/20
CONCEPT DESIGN REVIEW	11/21/19
CONCEPT DESIGN REVIEW	10/11/19

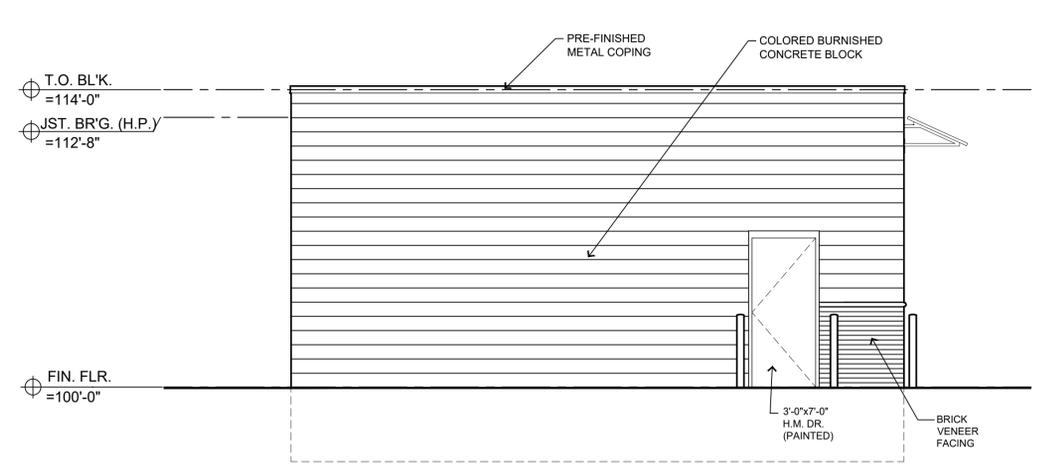


SHEET TITLE:	ADDITION / ALTERATION FLOOR PLAN
PROJECT NUMBER:	2017-131
DRAWN BY:	KMB
CHECKED BY:	AEK
SHEET NUMBER:	A100
Permit No.:	



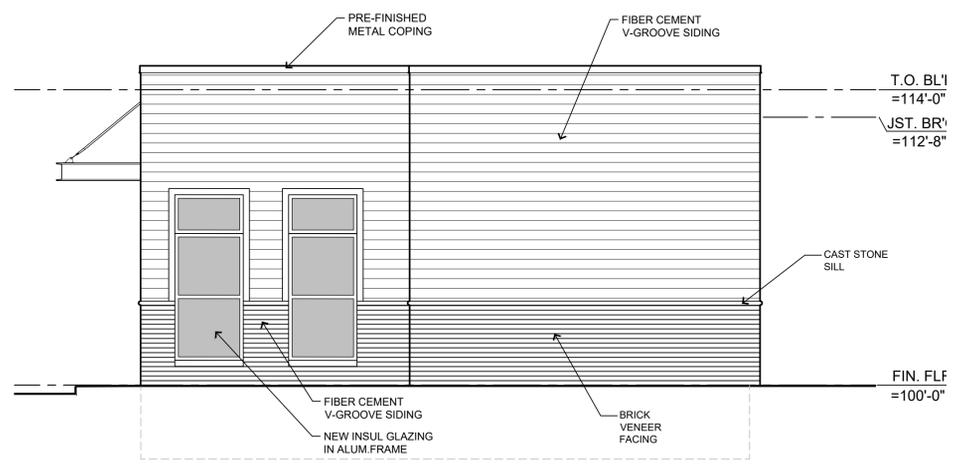
4/A200 west exterior elevation

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



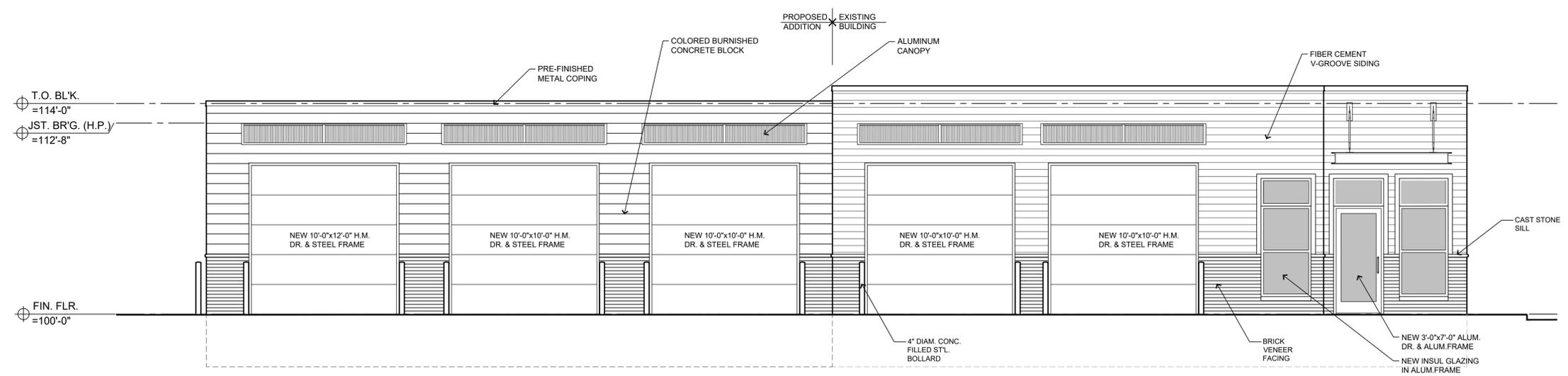
3/A200 south exterior elevation

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



2/A200 north exterior elevation (auburn road)

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



1/A200 east exterior elevation (john r road)

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

PROJECT:

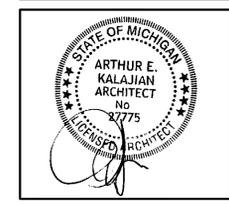
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CONCEPT DESIGN REVIEW	10/11/19



SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT NUMBER:
2017-131

DRAWN BY:
KMB

CHECKED BY:
AEK

SHEET NUMBER:

A200

Permit No.:

plant material list

key	quant.	botanical name	common name	size	root
CANOPY TREES		4 CANOPY TREES		11 TREES TOTAL	
AcF	3	ACER x FREEMANII "AUTUMN BLAZE"	FREEMAN MAPLE	3" CAL.	B. & B.
CeO	3	CELTIS OCCIDENTALIS	HACKBERRY	3" CAL.	B. & B.
GIR	3	GLEDTISIA TRIANCANTHOS 'SHADEMASTER'	HONEYLOCUST, SHADEMASTER	3" CAL.	B. & B.
QuA	3	QUERCUS ALBA	WHITE OAK	3" CAL.	B. & B.
ORNAMENTAL TREES		4 ORNAMENTAL TREES			
MaP	2	MALUS "PRAIRIE FIRE"	PRAIRIE FIRE CRABAPPLE	2" CAL.	B. & B.
Mal	2	MALUS IOENSIS	PRAIRIE CRABAPPLE	2" CAL.	B. & B.
EVERGREEN TREES		5 EVERGREEN TREES			
PIP	1	ABIES CONCOLOR	WHITE FIR	10'-0" HT.	B. & B.
PIS	4	PINUS STROBUS	WHITE PINE	10'-0" HT.	B. & B.
SHRUBS		39 SHRUBS			
EuC	12	EUONYMUS ALATUS 'COMPACTA'	COMPACT BURNING BUSH	5 GALLON	
TaC	12	VIBURNUM DENTATUM	EMERALD SPREADER JAPANESE YEW	5 GALLON	
ORNAMENTAL GRASSES		28 ORNAMENTAL GRASSES			
Pv	19	PANICM VIRGATUM	SWITCH GRASS	1 GALLON	

RIGHT OF WAY (AUBURN) 130'-0" LENGTH:

REQUIRED
1 DECIDUOUS PER 35 FT + 1 ORNAMENTAL PER 60 FT = 4 DECIDUOUS + 2 ORNAMENTAL
PROVIDED
3 DECIDUOUS + 1 ORNAMENTAL

RIGHT OF WAY (JOHN R) 180'-0" LENGTH:

REQUIRED
1 DECIDUOUS PER 35 FT + 1 ORNAMENTAL PER 60 FT = 5 DECIDUOUS + 3 ORNAMENTAL
PROVIDED
4 DECIDUOUS + 3 ORNAMENTAL

BUFFER A (WEST) 176'-0" LENGTH:

REQUIRED
6'-0" WIDTH + 1.5 DECIDUOUS + 1 EVERGREEN TREES + 4 SHRUBS PER 100 FT = 3 DECIDUOUS + 2 EVERGREEN + 7 SHRUBS
PROVIDED
11'-0" WIDTH (MINIMUM) + 3 DECIDUOUS + 4 EVERGREEN + 18 SHRUBS

BUFFER A (SOUTH) 128'-0" LENGTH:

REQUIRED
6'-0" WIDTH + 1.5 DECIDUOUS + 1 EVERGREEN TREES + 4 SHRUBS PER 100 FT = 2 DECIDUOUS + 1 EVERGREEN + 5 SHRUBS
PROVIDED
12'-3" WIDTH + 2 DECIDUOUS + 1 EVERGREEN + 12 SHRUBS

PARKING LOT PERIMETER (AUBURN) 70'-0" LENGTH:

REQUIRED
1 DECIDUOUS PER 25 FT + 1 ORNAMENTAL PER 35 FT + CONTINUOUS SHRUB HEDGE = 3 DECIDUOUS + 2 ORNAMENTAL + SHRUB HEDGE
PROVIDED
0 DECIDUOUS + 0 ORNAMENTAL + SHRUB HEDGE

PARKING LOT PERIMETER (JOHN R) 70'-0" LENGTH:

REQUIRED
1 DECIDUOUS PER 25 FT + 1 ORNAMENTAL PER 35 FT + CONTINUOUS SHRUB HEDGE = 3 DECIDUOUS + 2 ORNAMENTAL + SHRUB HEDGE
PROVIDED
0 DECIDUOUS + 0 ORNAMENTAL + SHRUB HEDGE

PARKING LOT INTERIOR:

REQUIRED
5% OF PARKING LOT + 1 DECIDUOUS PER 150 SF LANDSCAPE AREA = (12,225 SF x 5%) = 611.25 SF / 150 TREE PER SF = 4 DECIDUOUS
PROVIDED
0 DECIDUOUS

LANDSCAPE COST ESTIMATE

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
DECIDUOUS TREES (3" CAL.)	12	@ \$450.00	\$5,400.00
DECIDUOUS TREES (2" CAL.)	-	@ \$275.00	-
EVERGREEN TREES (10' HT.)	5	@ \$650.00	\$3,250.00
ORNAMENTAL TREES (2" CAL.)	4	@ \$275.00	\$1,100.00
SHRUBS (5 GAL.)	24	@ \$40.00	\$960.00
ORNAMENTAL GRASSES	19	@ \$20.00	\$380.00
ANNUALS	-	ALLOWANCE	\$300.00
SUB-TOTAL PLANTINGS COST:			\$11,390.00
ADDITIONAL ITEMS:			
IRRIGATION SYSTEM	-	LUMP SUM	\$4,900.00
4" METAL EDGING	110 LIN. FT.	@ \$4.00	\$440.00
SOD	180 S.Y.	@ \$6.50	\$1,170.00
4" SHREDDED HARDWOOD MULCH	30 C.Y.	@ \$35.00	\$1,050.00
SUB-TOTAL ADDITIONAL ITEMS COST:			\$7,560.00
TOTAL LANDSCAPE COST:			\$18,950.00

MINIMUM DISTANCE TO LISTED ITEMS:

ITEM	MINIMUM DISTANCE
PROPERTY LINE	4 FEET
PUBLIC SIDEWALKS	5 FEET
SHADE TREES	10 FEET
ORNAMENTAL TREES & EVERGREENS	10 FEET
UNDERGROUND UTILITIES-TREES	5 FEET
OVERHEAD UTILITIES-TREES	15 FEET

THE PLANTING OF TREES OR SHRUBS IS NOT PERMITTED WITHIN THE RIGHT-OF-WAY.

SHADE TREES SHOULD BE PLANTED A MINIMUM OF 15 FEET APART (WITH THE EXCEPTION OF BUFFER TREES).

EVERGREEN TREES SHOULD BE PLANTED A MINIMUM OF 12 FEET APART (WITH THE EXCEPTION OF BUFFER TREES).

ORNAMENTAL TREES SHOULD BE PLANTED A MINIMUM OF 10 FEET APART.

IRRIGATION NOTES

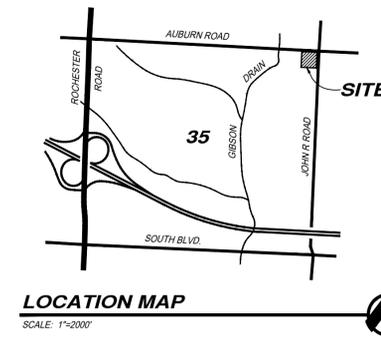
ALL LANDSCAPED AREAS SHALL HAVE UNDERGROUND SPRINKLER SYSTEMS INSTALLED.

WATERING WILL ONLY OCCUR BETWEEN THE HOURS OF 12 AM AND 5 AM.

IRRIGATION OVERSPRAY SHALL NOT BROADCAST ONTO CITY PATHWAY.

SIGNAGE NOTES

ALL NEW SIGNS MUST MEET SECTION 138-8.603 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.



PROPERTY DESCRIPTION

T3N, R11E, SEC 35
SUPERVISORS AVON TWP PLAT
NO 7 E 158.60 FT OF N 205.90 FT
OF LOT 1

NOTES:

BENCHMARK #401
NADV88
AT HYD ARROW
ELEV.=717.14

BENCHMARK #491
NADV88
AT HYD ARROW
ELEV.=717.48

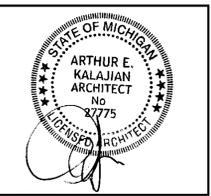
TOTAL SITE PARKING
10 PARKING SPACES



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DESCRIPTION	DATE



SHEET TITLE:
PHOTOMETRIC PLAN

PROJECT NUMBER:
2017-131

DRAWN BY:
KMB

CHECKED BY:
AEK

SHEET NUMBER:

PH100
Permit No.:

D-Series Size 0 LED Area Luminaire

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background. DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability!
- This luminaire is part of an A+ Certified solution for ROAM* or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to ROAM; Link to DTL, DLL.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED	Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics	P1	30K 3000K	T15 Type short	T55 Type V-tube	MVOLT 48
		P2	40K 4000K	T25 Type short	T5M Type V-medium	120"
		P3	50K 5000K	T3M Type medium	T5W Type V-wide	208 1/4"
	Rearward optics	P4	30K 3000K	T3M Type medium	BLC Backlight control	240 1/4"
		P5	40K 4000K	T3M Type medium	LED Control control	277"
		P6	50K 5000K	T3M Type medium	LED Control control	347 1/4"
	Shipped separately	P7	30K 3000K	T3M Type medium	LED Control control	480 1/4"
		P8	40K 4000K	T3M Type medium	LED Control control	480 1/4"
		P9	50K 5000K	T3M Type medium	LED Control control	480 1/4"
		P10	30K 3000K	T3M Type medium	LED Control control	480 1/4"

EXPANDED DOME CLASSIC SERIES / 2000 LUMENS

ED2015LW - EXTERIOR / WET LOCATION

APPLICATION
The Expanded Dome has an LED integrated driver and LED for simple installation. LW Series is designed for outdoor/wet location.

FEATURES
Spectrum Lighting's RLM Classics are reproductions of early American lighting fixtures remanaged with modern LED light sources and materials. The wide range of options for illumination, mounting, enclosures, glass and finishes allows for creative fixture specification and design. LED driver is integral to fixture, special driver canopy is required. LED module and driver are serviceable for future replacement.

FINISH
Multi-stage polyester powder-coat process applied on our dedicated paint lines. Variety of standard and custom finishes are available. Matte White interior finish standard. Custom Color interior finish available.

ELECTRONICS
LW LED system features high brightness white Nichia LEDs, 3-step MacAdam Ellipse binning. Standard CR, 85+, Higher CR, P9 and custom LED configurations are available; consult factory. Choice of electronic 120V/277V and dimming drivers.

CONSTRUCTION
Fixture shades are spun in our factory from 0.063 high purity aluminum. Wall mount canopies are die-cast aluminum with stainless steel hardware. Wall arms are formed 3/4" NPT aluminum pipe.

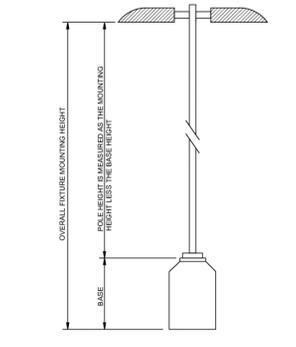
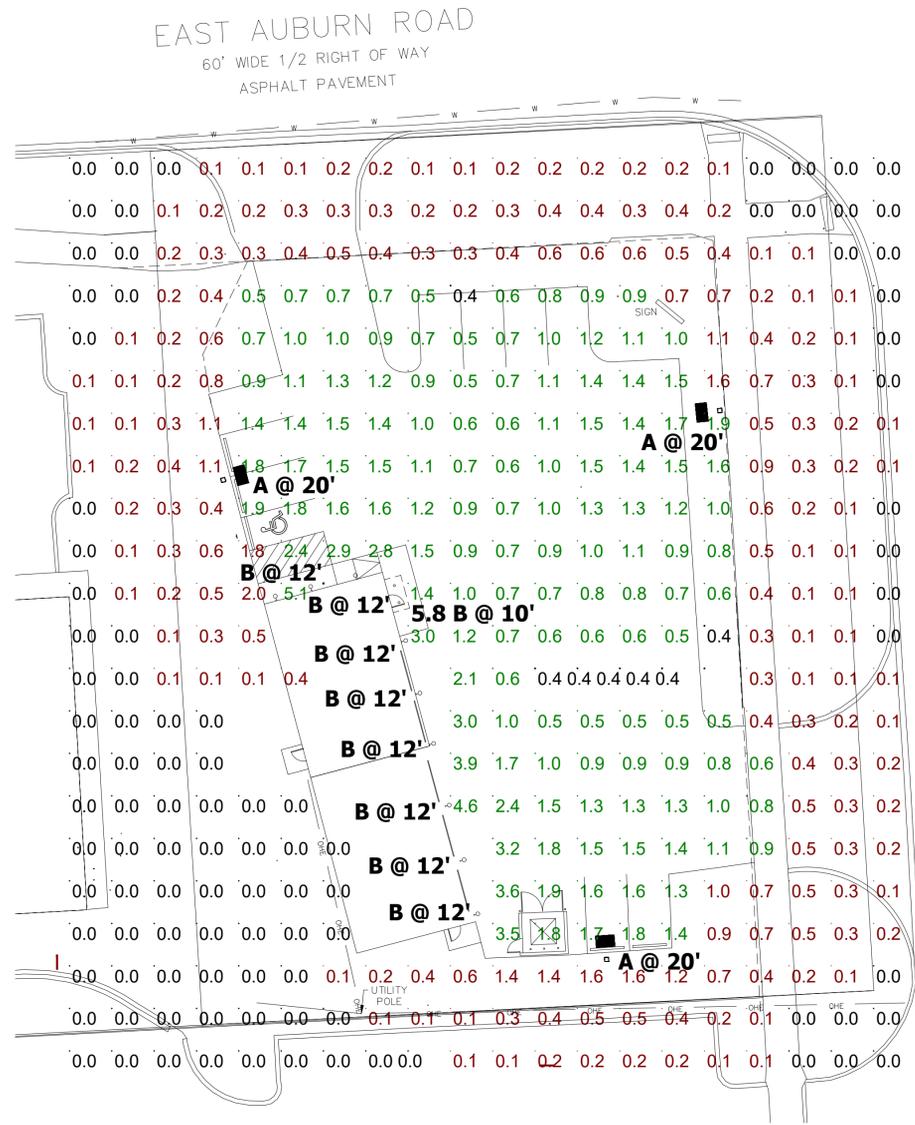
CODE COMPLIANCE
ABRRA Compliant. ETL/CSA listed for wet locations. Manufactured and tested to UL standards No. 159/8780.

SERIES	LUMENS ¹	CCT	DRIVER / DIMMING ²	ACCESSORIES ³	MOUNTING ⁴	INTERIOR	FINISH
ED2015LW	2000	3000K	EX] Electronic Driver, 120V/277V	ISL MAX	WALL MOUNT	MW] White	GW] Glass White
				M1] 1/2" Clear Glass	PA] Remote Driver Canopy	MB] Black	MW] Matte White
				M2] 1/2" Frosted Glass	PA] Mounting Arm Style	MS] Matte Black	MB] Matte Black
				M3] 1/2" Clear Glass		SG] Sun Gold	RZ] Bronze
				M4] 1/2" Frosted Glass		SM] Sun Gold	PF] Polished Silver
				M5] 1/2" Clear Glass		CG] Champagne	GA] Gunmetal
				M6] 1/2" Frosted Glass		CH] Charcoal	SN] Sun Gold
				M7] 1/2" Clear Glass		BL] Black	BY] Yellow
				M8] 1/2" Frosted Glass		BR] Bronze	BS] Blue
				M9] 1/2" Clear Glass		GR] Green	EG] Evergreen
				M10] 1/2" Frosted Glass		RD] Red	BL] Blue Steel
				M11] 1/2" Clear Glass		CC] Custom Color	AY] Army Yellow
				M12] 1/2" Frosted Glass		FC] Feltan Color	BD] Bead Brown
				M13] 1/2" Clear Glass		CCP] Custom Color Interlayer	CD] Copper Metallic
				M14] 1/2" Frosted Glass			ICP] Custom Color

EXAMPLE: ED2015LW1Q4DKXFJ1CP104PA23GW

NOTES:
1. Thermal Source Lumens at 2000°; 2. Consult factory for additional options; 3. See Enclosure & Glass Page for Wall Mount and Additional Options; 4. Standard Enclosure; 5. See Mounting Page for Dimensions and Details on Components; 6. Standard Finish; 7. See Mounting Page for Available Arm Options; 8. Specify Length in Inches; 9. Standard Mounting Arm; 10. See Color Page for Custom Color Factory for Special Finishes.

SPECTRUM LIGHTING INC.
WWW.SPECLIGHT.COM • 994 JEFFERSON STREET, FALL RIVER, MA 02721 • 508.678.2303 FAX 508.678.2260



General 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

IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade	+	0.6 fc	5.8 fc	0.0 fc	N/A	N/A	0.1:1
Parking	X	1.3 fc	5.8 fc	0.4 fc	14.5:1	3.3:1	0.2:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage	Lamp
□	A	3	Lithonia Lighting	DSX0 LED P4 40K T3M MVOLT HS	DSX0 LED P4 40K T3M MVOLT with houselide shield	1	8243	0.9	92	LED
○	B	9	Spectrum Lighting	ED2015GV-15L-35K-EX-TF2-MWI	Nom. 20" diam. x 15.0" H, Expanded Dome RLM Classic	1	1151	0.9	10	N/A, Gen3