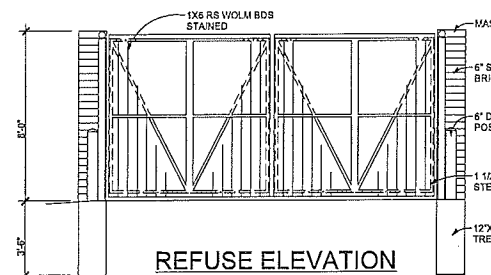
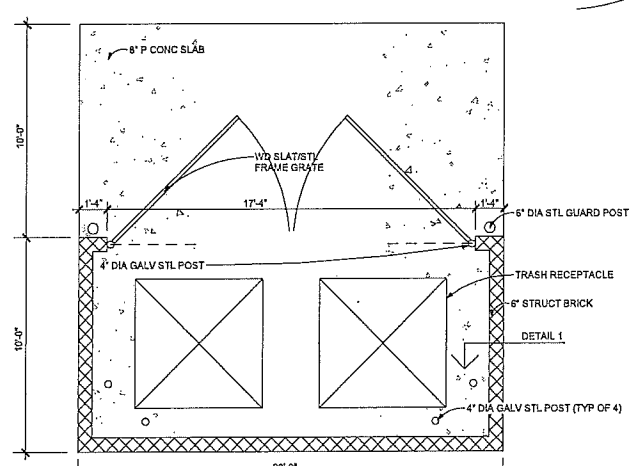


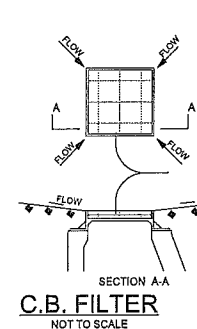
1 REFUSE SECTION
1/2" = 1'-0"



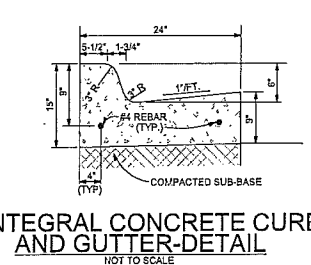
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1/4" = 1'-0"



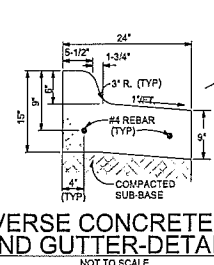
REFUSE PLAN
1/4" = 1'-0"



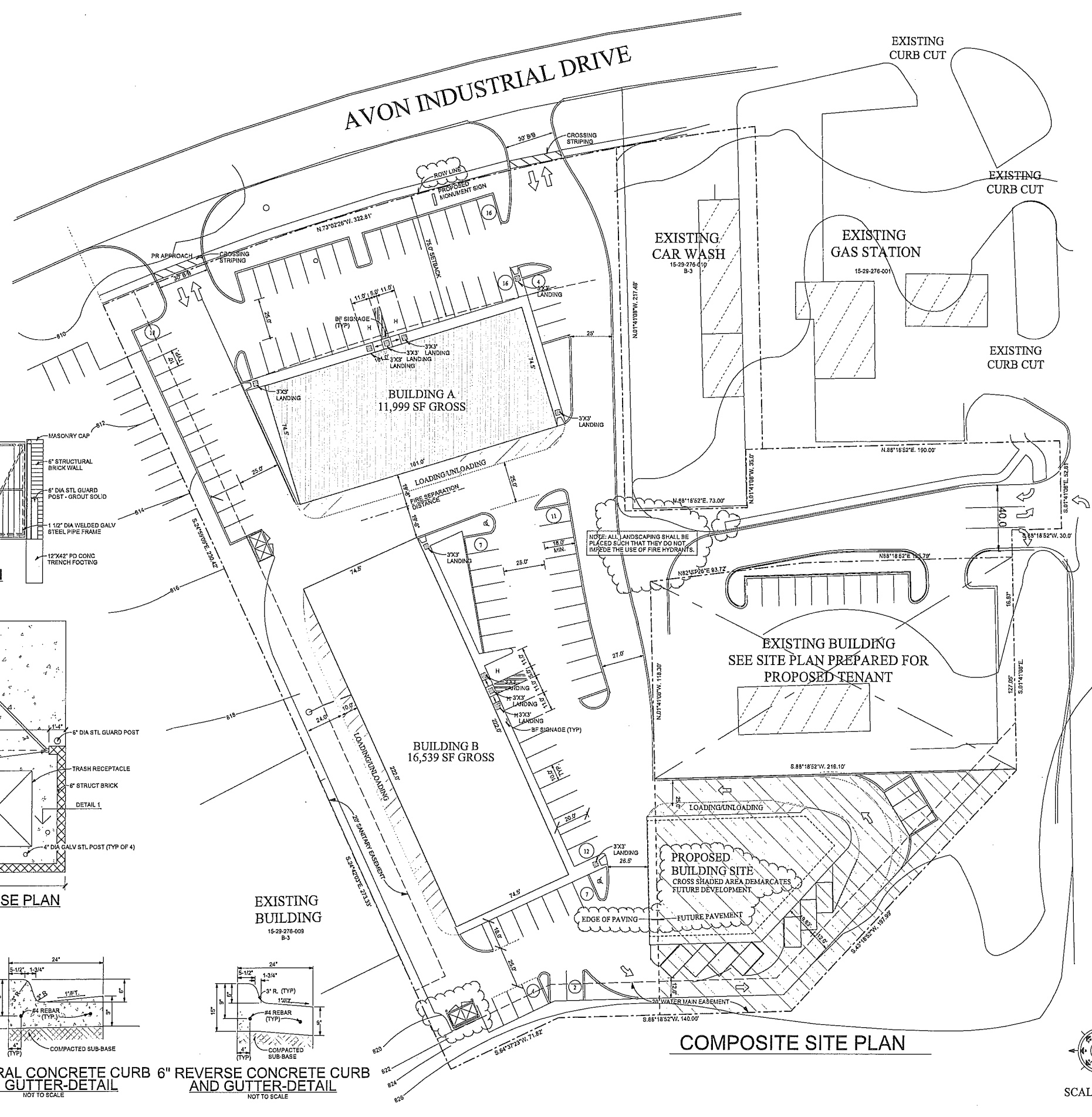
SECTION A-A
C.B. FILTER
NOT TO SCALE



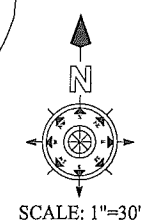
6" INTEGRAL CONCRETE CURB AND GUTTER-DETAIL
NOT TO SCALE



6" REVERSE CONCRETE CURB AND GUTTER-DETAIL
NOT TO SCALE



COMPOSITE SITE PLAN



SCALE: 1"=30'

LEGAL DESC

70-15-29-276-011
T.M.R.11E.SEC 29
OAKLAND COUNTY CONDO PLAN NO. 531
STAR-BATT CONDOMINIUMS
UNIT 6
L 47864 P137
3/16/15 FR 005

70-15-29-276-012
T.M.R.11E.SEC 29
OAKLAND COUNTY CONDO PLAN NO. 531
STAR-BATT CONDOMINIUMS
UNIT 7
L 47864 P137
3/16/15 FR 005

70-15-29-276-013
T.M.R.11E.SEC 29
OAKLAND COUNTY CONDO PLAN NO. 531
STAR-BATT CONDOMINIUMS
CONVERTIBLE AREA TO BE ASSESSED WITH ALL UNITS IN CONDO
L 47864 P137
3/16/15 FR 005

70-15-29-276-014
T.M.R.11E.SEC 29
OAKLAND COUNTY CONDO PLAN NO. 531
STAR-BATT CONDOMINIUMS
GEN COM ELE TO BE ASSESSED WITH ALL UNITS IN CONDO
L 47864 P137
3/16/15 FR 005

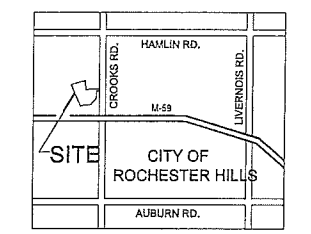
OWNER

STAR-BATT INC
STEVE STOLARUK
1028 STAR-BATT DR
ROCHESTER HILLS, MI 48309
(248) 853-1925

SITE DATA

SITE DATA: PROPOSED USE: OFFICE/COMMERCIAL
ZONING: B-3 BUSINESS
PARCEL NO.: 15-29-276-005
SITE AREA: 154,041 S.F. (3.54 AC)
GROSS BUILDING AREA: 34,537 S.F.
BUILDING AREA A: 11,999 S.F. (GROSS)
BUILDING AREA B: 16,539 S.F. (GROSS)
BUILDING HEIGHT: 27'
OUTDOOR STORAGE: NONE
REQUIRED PARKING:
Rack: 1 space per 200 sq. ft. = 14,250 sq. ft. = 48 spaces
Office: 1 space per 350 sq. ft. = 14,250 sq. ft. = 41 spaces
TOTAL = 89 spaces

SPACES PROVIDED, INCLUDING 5 HANDICAPPED = 91



SYMBOLS

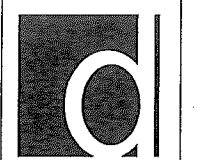
- EX / PR SANITARY
- EX / PR STORM
- EX / PR WATER
- ELECT. TELE.
- NAT GAS
- EX / PR CATCH BASIN
- PROPOSED GRADE
- PROPOSED LIGHT POLES
- PROPOSED BUILDING LIGHTS
- FIRE HYDRANT

BUILDING DATA

USE GROUP "B", "F-1", "S-1", "A-2", AND "M" MIXED USE
BUILDING TYPE: IB
FIRE SUPPRESSION: TBD
BUILDING HEIGHT: 27'
STORIES: MAX 2
BUILDING AREAS: NOTED
FIRE SEPARATION DISTANCE: 25'
EXITS SHALL BE DEPICTED IN FINAL TENANT DRAWINGS
ALL SIGNS MUST MEET CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPT
ALLOWABLE BUILDING AREA (603):
A2 = 8,500 SF MAX
AREA INCREASE DUE TO FRONTAGE:
(1-25)(2/3) = 625;
(A2) 1.828(8500) 15,476 SF; (M) 1.028(12,530) 12,932 SF
FIREWALLS SHALL BE UTILIZED TO MAINTAIN AREAS ABOVE
CURRENT CONSTRUCTION CODES IN EFFECT:
- 2012 MICHIGAN BUILDING CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 MICHIGAN MECHANICAL CODE
- 2012 MICHIGAN PLUMBING CODE
- 2014 STATE OF MICHIGAN ELECTRIC CODE (NEC 2014)
- 2006 NFPA 101 LIFE SAFETY CODE
- MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2009

FIRE DEPT NOTES

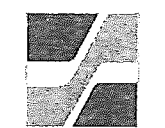
1. FIRE LANES SHALL BE CONSPICUOUSLY POSTED ON BOTH SIDES OF THE FIRE LANE WITH FIRE LANE SIGNS SPACED NOT MORE THAN 100 FEET APART. FIRE LANE SIGNS SHALL READ "NO STOPPING, STANDING, PARKING, FIRE LANE", AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
2. CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
3. OPEN BURNING IS NOT PERMITTED, INCLUDED THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WARMING OF SAH AND/OR WATER FOR THE PREPARATION OF MORTAR SHALL BE WITHIN CITY OF ROCHESTER HILLS BURN PERMIT GUIDELINES. CONTACT ROCHESTER HILLS FIRE DEPARTMENT FOR PERMIT INFORMATION.
4. A KNOX KEY SYSTEM SHALL BE INSTALLED AT EACH BUILDING. IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE KNOXBOX.COM
5. IF A FIRE SUPPRESSION SYSTEM IS NECESSARY, THE FIRE DEPT CONNECTION SHALL BE LOCATED SO THAT IT IS NOT OBSCURED OR OBSCURED BY LANDSCAPING, PARKING OR BY ANY OTHER PERMANENT OR TEMPORARY MATERIALS OR DEVICE. IT SHALL ALSO BE LOCATED VISIBLY ON THE STREET FRONT OF THE BUILDING, AND WITHIN 100 FEET OF A FIRE HYDRANT, AND WITHIN 50 FEET OF AN APPROVED FIRE DEPARTMENT ACCESS ROAD.
6. PROVIDE P.P. BOLLARDS AT EXIT DOORS OPENING ONTO DRIVES, LOADING ZONES, AND PARKING AREAS.



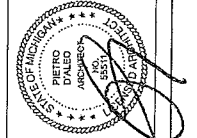
D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD. E. SUITE 200
ROCHESTER HILLS, MI 48307
P 248-852-7702 F 248-852-7707
dannassoc.com

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STAR-BATT INC



STAR-BATT BUILDINGS
PARCEL NO. 15-29-276-005
ROCHESTER HILLS, MI
OAKLAND COUNTY, MI

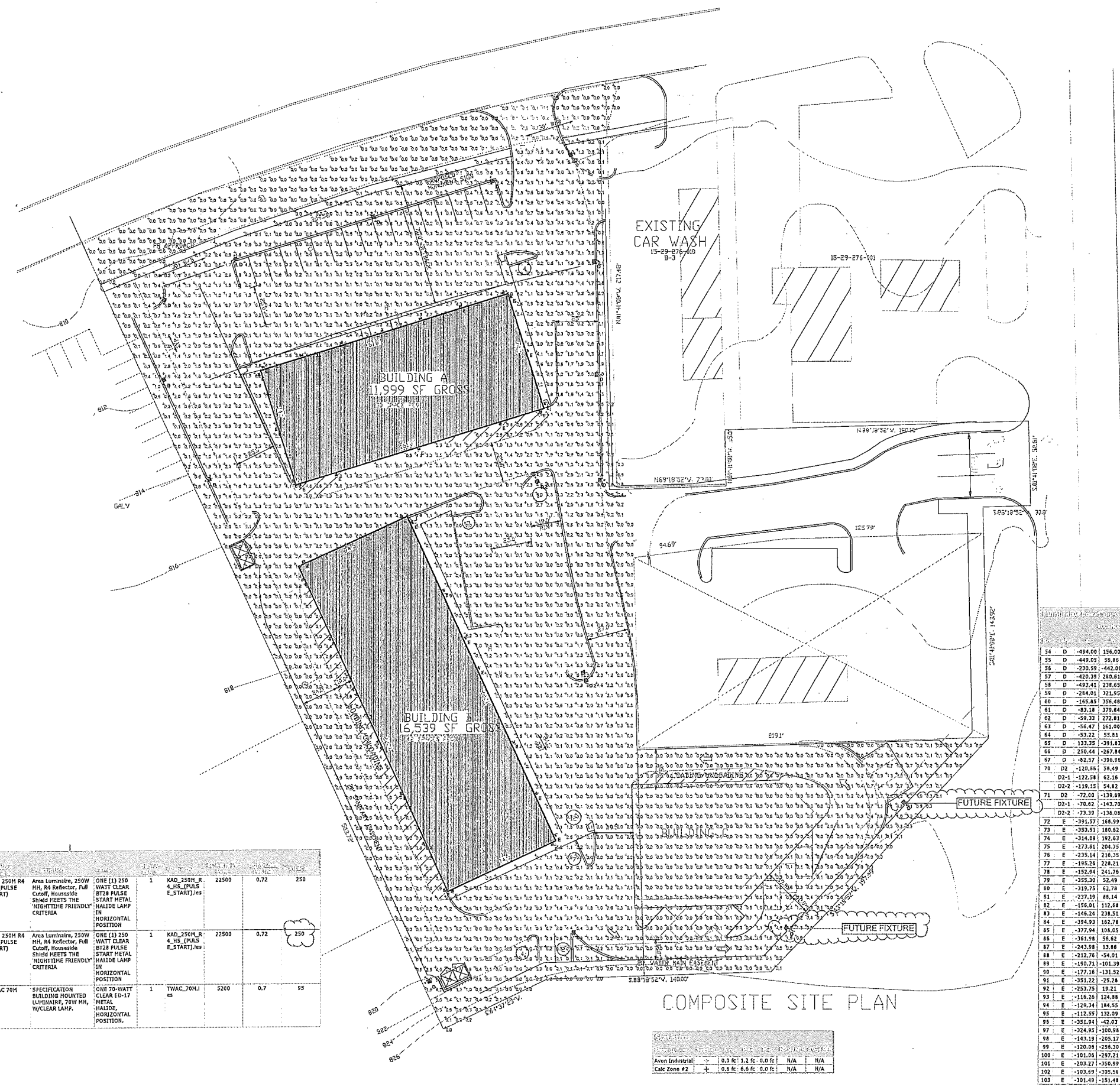


- ISSUANCE:
- SCHEMATIC
 - BIDDING
 - MUNI SUBMITTAL
 - CONSTRUCTION
 - OTHER:

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESC.	DATE
1	MUNI	8-2-15
2	FINAL	10-22-15
3	MUNI	1-5-16

ISSUE DATE	07-11-14
DB	L.M.
CB	P.D.
SHEET	SP1
PROJECT NO.	14076



OWNER

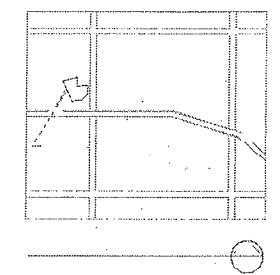
STAR-BATT INC
 STEVE STOLARSKI
 1000 STAR-BATT DR
 ROCHESTER HILLS, MI 48067
 (248) 852-1525

D'Anna Associates
 Architecture | Engineering
 1035 SOUTH BLVD. E. SUITE 210
 ROCHESTER HILLS, MI 48067
 P 248-852-7702 F 248-852-7707
 dannaassoc.com

SITE DATA

SITE DATA:
 PROPOSED USE OFFICE/COMMERCIAL
 ZONING R-3 BUSINESS
 PARCEL NO. 15-29-276-003
 LOT AREA 154,001 SF (3.54 AC)
 GROSS BUILDING AREA 28,538 SF
 BUILDING AREA A 11,999 SF (GROSS)
 BUILDING AREA B 16,539 SF (GROSS)
 BUILDING AREA C 5,729 SF (GROSS)
 BUILDING HEIGHT 20'
 OFFICE STAIRS NONE
 REQUIRED PARKING 20 SPACES PER 1000 SF.
 BUILDING A 30
 BUILDING B 40
 BUILDING C 60
 TOTAL 60

SPACES PROVIDED, INCLUDING 6 HANDICAPPED = 93



SYMBOLS

EX / PR SANITARY
 EX / PR CATCH BASIN
 EX / PR WATER
 EX / PR LIGHT
 EX / PR PROPOSED BUILDING LIGHTS

STAR-BATT INC

STAR-BATT
 ROCHESTER HILLS, MI
 GASSER BUSH ASSOCIATES

NO.	DESC.	DATE	BY	CHKD.						
54	D	-494.00	156.00	20.00	20.00	65.00	0.00	-492.78	156.37	0.00
55	D	-449.00	56.86	20.00	20.00	65.00	0.00	-447.82	57.43	0.00
56	D	-230.59	-442.05	20.00	20.00	55.00	0.00	-229.36	-441.49	0.00
57	D	-420.39	240.61	20.00	20.00	160.00	0.00	-419.93	239.24	0.00
58	D	-493.41	238.65	20.00	20.00	115.00	0.00	-492.19	238.08	0.00
59	D	-244.01	221.95	20.00	20.00	160.00	0.00	-243.55	220.68	0.00
60	D	-145.81	356.48	20.00	20.00	145.00	0.00	-145.39	355.21	0.00
61	D	-83.18	279.84	20.00	20.00	250.00	0.00	-82.45	279.37	0.00
62	D	-59.33	272.81	20.00	20.00	270.00	0.00	-58.68	272.61	0.00
63	D	-56.47	161.00	20.00	20.00	270.00	0.00	-57.82	161.00	0.00
64	D	-53.22	55.81	20.00	20.00	270.00	0.00	-54.57	55.81	0.00
65	D	132.25	-291.63	20.00	20.00	315.00	0.00	132.40	-290.88	0.00
66	D	230.44	-267.84	20.00	20.00	315.00	0.00	249.49	-265.87	0.00
67	D	-43.57	-136.59	20.00	20.00	6.00	0.00	-42.57	-135.61	0.00
70	D2	-120.85	58.49	20.00	20.00	335.00	0.00			
D2-1		-122.58	62.16	20.00	20.00	335.00	0.00	-121.44	59.71	0.00
D2-2		-139.15	54.82	20.00	20.00	155.00	0.00	-120.29	57.27	0.00
71	D2	-72.00	-139.89	20.00	20.00	160.00	0.00			
D2-1		-70.62	-142.70	20.00	20.00	160.00	0.00	-71.54	-141.16	0.00
D2-2		-73.39	-136.08	20.00	20.00	340.00	0.00	-72.46	-138.62	0.00
72	E	-291.57	188.59	10.00	10.00	345.00	0.00	-291.63	189.25	0.00
73	E	-293.51	180.52	10.00	10.00	245.00	0.00	-293.56	180.83	0.00
74	E	-314.08	192.63	10.00	10.00	245.00	0.00	-314.15	192.84	0.00
75	E	-273.81	204.75	10.00	10.00	345.00	0.00	-273.67	204.96	0.00
76	E	-235.14	216.35	10.00	10.00	245.00	0.00	-235.20	216.56	0.00
77	E	-195.24	228.21	10.00	10.00	245.00	0.00	-195.31	228.43	0.00
78	E	-192.94	241.76	10.00	10.00	345.00	0.00	-193.00	241.97	0.00
79	E	-255.20	52.49	10.00	10.00	165.00	0.00	-255.25	52.78	0.00
80	E	-219.75	62.78	10.00	10.00	165.00	0.00	-219.69	63.58	0.00
81	E	-227.19	48.14	10.00	10.00	165.00	0.00	-227.13	48.92	0.00
82	E	-156.01	112.68	10.00	10.00	165.00	0.00	-155.95	112.47	0.00
83	E	-146.24	238.51	10.00	10.00	65.00	0.00	-146.04	238.60	0.00
84	E	-394.93	162.78	10.00	10.00	245.00	0.00	-395.12	162.69	0.00
85	E	-372.94	158.05	10.00	10.00	245.00	0.00	-374.16	157.96	0.00
86	E	-285.98	56.62	10.00	10.00	245.00	0.00	-285.92	56.33	0.00
87	E	-243.58	13.88	10.00	10.00	45.00	0.00	-243.62	14.02	0.00
88	E	-212.76	-54.01	10.00	10.00	45.00	0.00	-212.60	-53.66	0.00
89	E	-150.71	-101.39	10.00	10.00	45.00	0.00	-150.56	-101.23	0.00
90	E	-177.16	-131.52	10.00	10.00	45.00	0.00	-177.01	-131.36	0.00
91	E	-351.22	-29.78	10.00	10.00	340.00	0.00	-351.29	-29.07	0.00
92	E	-253.75	192.11	10.00	10.00	340.00	0.00	-253.82	191.41	0.00
93	E	-116.26	124.88	10.00	10.00	165.00	0.00	-116.20	124.68	0.00
94	E	-129.24	184.55	10.00	10.00	65.00	0.00	-129.14	184.65	0.00
95	E	-112.59	132.09	10.00	10.00	65.00	0.00	-112.35	132.19	0.00
96	E	-351.94	-42.03	10.00	10.00	245.00	0.00	-352.14	-42.13	0.00
97	E	-324.95	-100.98	10.00	10.00	245.00	0.00	-325.15	-101.07	0.00
98	E	-145.19	-205.17	10.00	10.00	45.00	0.00	-145.03	-205.01	0.00
99	E	-120.08	-255.20	10.00	10.00	45.00	0.00	-119.88	-255.14	0.00
100	E	-101.04	-297.21	10.00	10.00	45.00	0.00	-100.91	-297.03	0.00
101	E	-203.27	-350.99	10.00	10.00	160.00	0.00	-203.19	-351.19	0.00
102	E	-103.69	-305.56	10.00	10.00	160.00	0.00	-103.62	-305.77	0.00
103	E	-301.49	-191.48	10.00	10.00	245.00	0.00	-301.69	-191.57	0.00

NO.	DESC.	DATE	BY	CHKD.					
14	Lighting	KAD 250M R4 RS (PULSE START)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff, Housewide Shield MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR B7Z PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_R_4_HS_(PULSE_START).ies	22500	0.72	250
2	Lighting	KAD 250M R4 RS (PULSE START)	Area Luminaire, 250W MH, R4 Reflector, Full Cutoff, Housewide Shield MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE (1) 250 WATT CLEAR B7Z PULSE START METAL HALIDE LAMP IN HORIZONTAL POSITION	1	KAD_250M_R_4_HS_(PULSE_START).ies	22500	0.72	250
36	Lighting	TYWAC 70H	SPECIFICATION BUILDING MOUNTED LUMINAIRE, 70W MH, W/CLEAR LAMP.	ONE 70-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	1	TYWAC_70H.ies	5200	0.7	95

COMPOSITE SITE PLAN

AVENUE	INDUSTRIAL	0.0 FC	1.2 FC	0.0 FC	N/A	N/A
Calc Zone #2		+	0.6 FC	6.6 FC	0.0 FC	N/A

Plan View
 Scale - 1" = 50'

STAR-BATT
 PR BUILDINGS
 PARCEL NO. 15-29-276-003
 ROCHESTER HILLS, MI
 OAKLAND COUNTY, MI



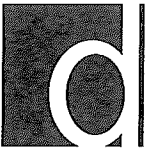
ISSUED:
 SCHEMATIC
 BIDDING
 MUNI SUBMITTAL
 CONSTRUCTION
 OTHER:

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED.

NO. DESC. DATE

ISSUE DATE 07-11-14
 DB L.M.
 CB P.D.
 SHEET SP1
 PROJECT NO. 14076

Designer
 P.D.
 1/14/2015
 45 SHOWN
 Drawing No. 14-22655-V3
 Summary



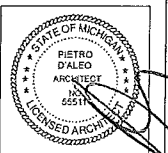
D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD., E. SUITE 200
ROCHESTER HILLS, MI 48307
P 248-852-7702 F 248-852-7707
dannasoc.com

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STAR-BATT INC



STAR-BATT
PR BUILDINGS
FRANCHISE NO. 10-98-972-025
AQUA TOWNSHIP
GAYLARD COUNTY, MI

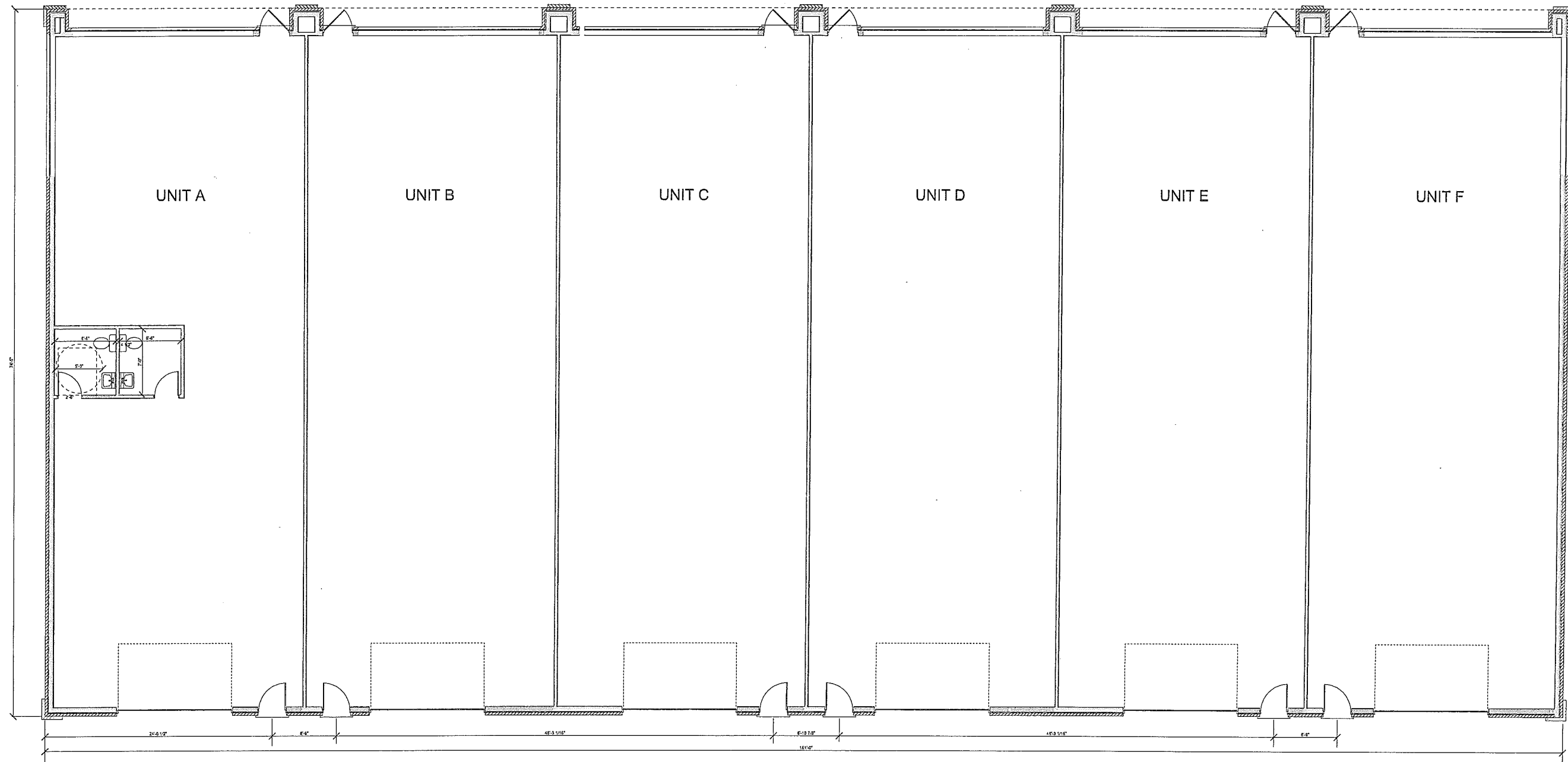


- ISSUANCE:
- SCHEMATIC
 - BIDDING
 - MUNI SUBMITTAL
 - CONSTRUCTION
 - OTHER:

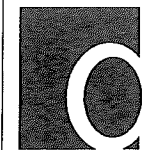
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	DESC.	DATE

ISSUE DATE: 4-23-15
 CS: D.V.
 CS: P.D.
 SHEET: **A2**
 PROJECT NO: 14076



FLOOR PLAN
3/16" = 1'-0"



D'Anna Associates
Architecture | Engineering

1055 SOUTH BLVD., E. SUITE 200
ROCHESTER HILLS, MI 48307
P 248-852-7702 F 248-852-7707

dennasso.com



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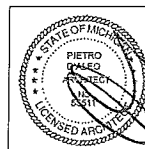
STAR-BATT INC



STAR-BATT

PR-BUILDINGS

PARCEL NO. 15-02-076-026
AVON TOWNSHIP
OAKLAND COUNTY, MI



ISSUANCE:

- SCHEMATIC
- BIDDING
- MUNI SUBMITTAL
- CONSTRUCTION
- OTHER:

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO. DESC. DATE

NO.	DESC.	DATE

ISSUE DATE 4-23-15

DR D.V.

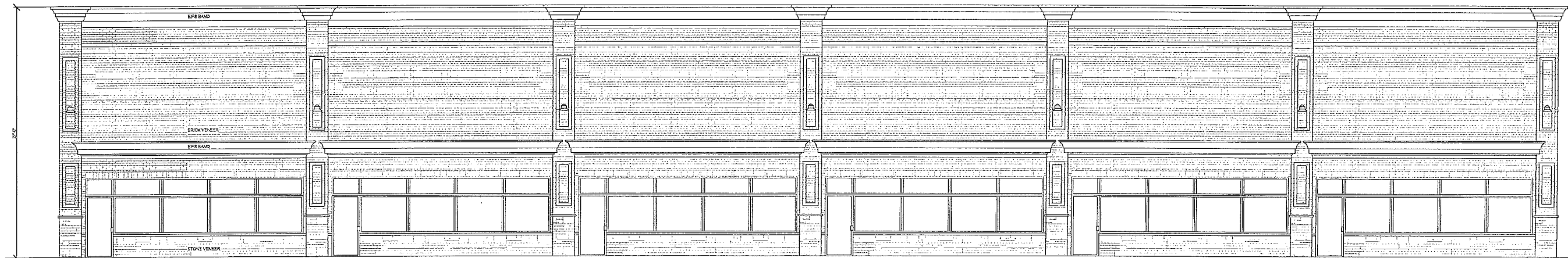
CR P.D.

SHEET

A3

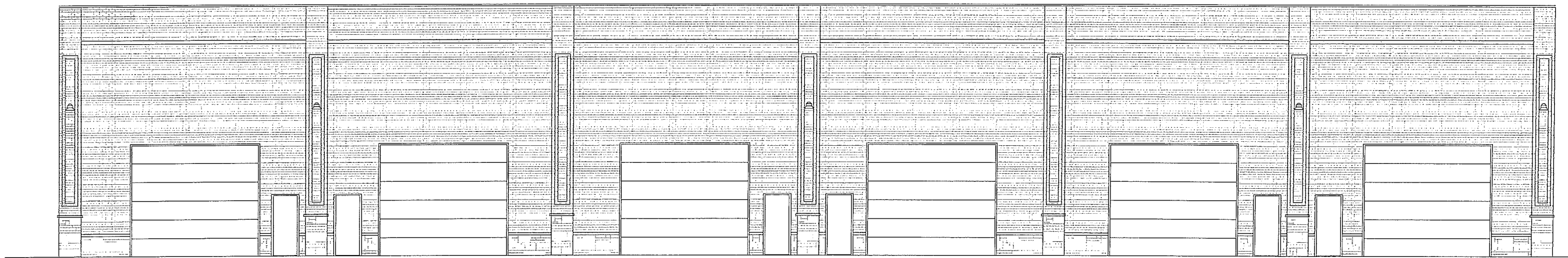
PROJECT NO.

14076



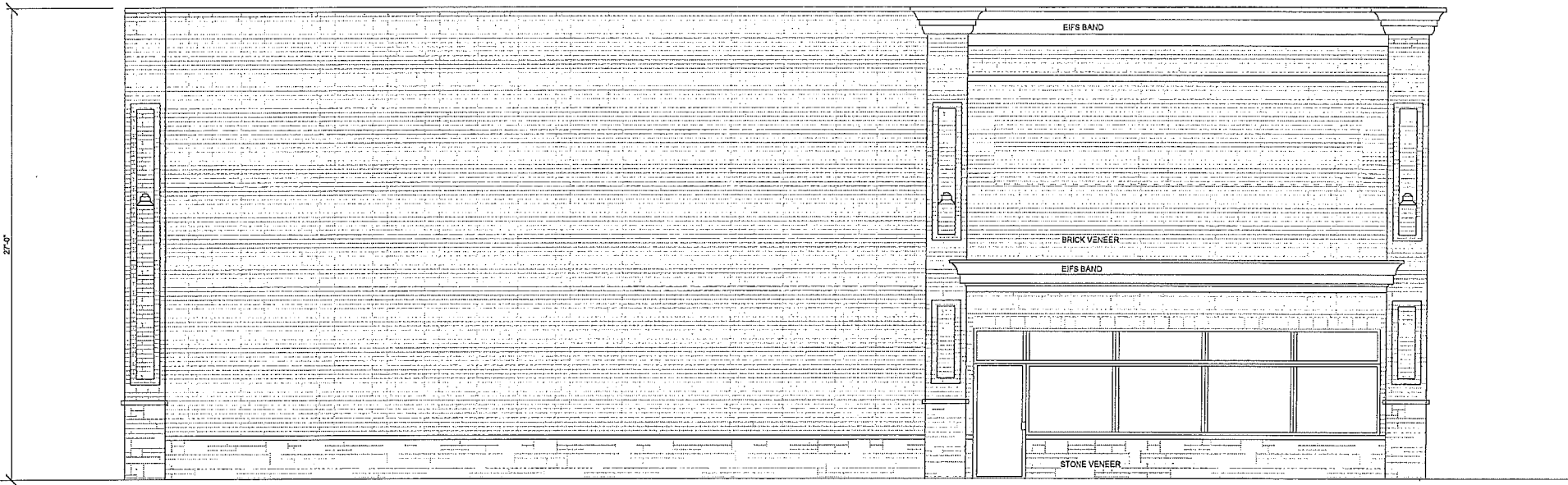
FRONT ELEVATION

318'x10'



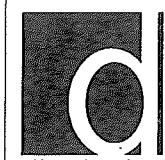
REAR ELEVATION

318'x10'



SIDE ELEVATION

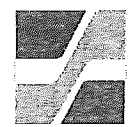
1/4"=1'-0"



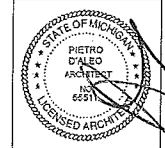
D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD., E. SUITE 200
ROCHESTER HILLS, MI 48307
P 248-852-7702 F 248-852-7707
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STAR-BATT
PR BUILDINGS
PARCEL NO. 15-29-276-005
AION TOWNSHIP
OAKLAND COUNTY, MI

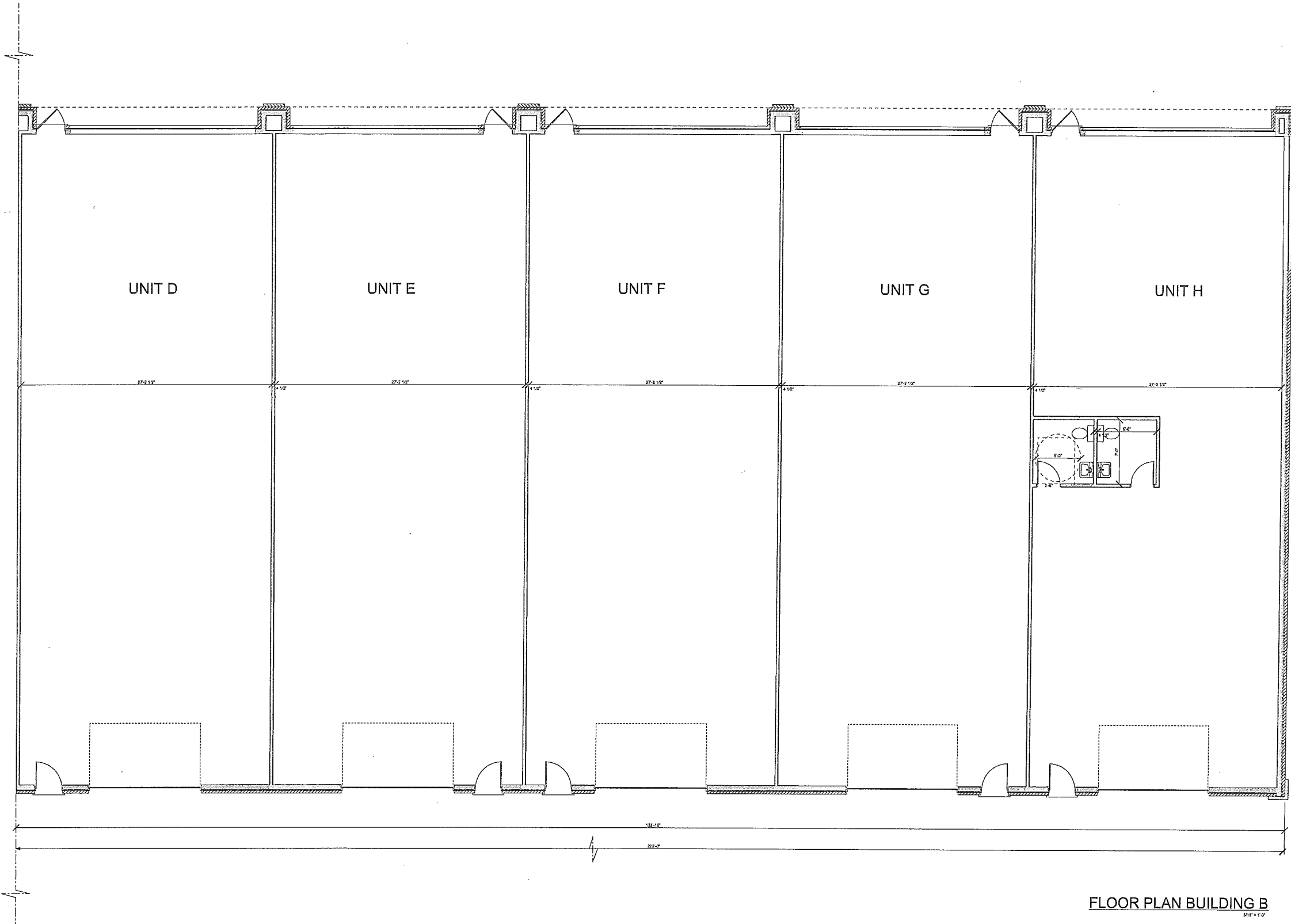


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 CONSTRUCTION
 OTHER:

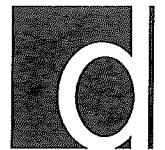
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ISSUE DATE 4-23-15
DB D.V.
CB P.D.
SHEET A4
PROJECT NO. 14076



FLOOR PLAN BUILDING B
3/16" = 1'-0"

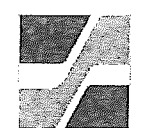


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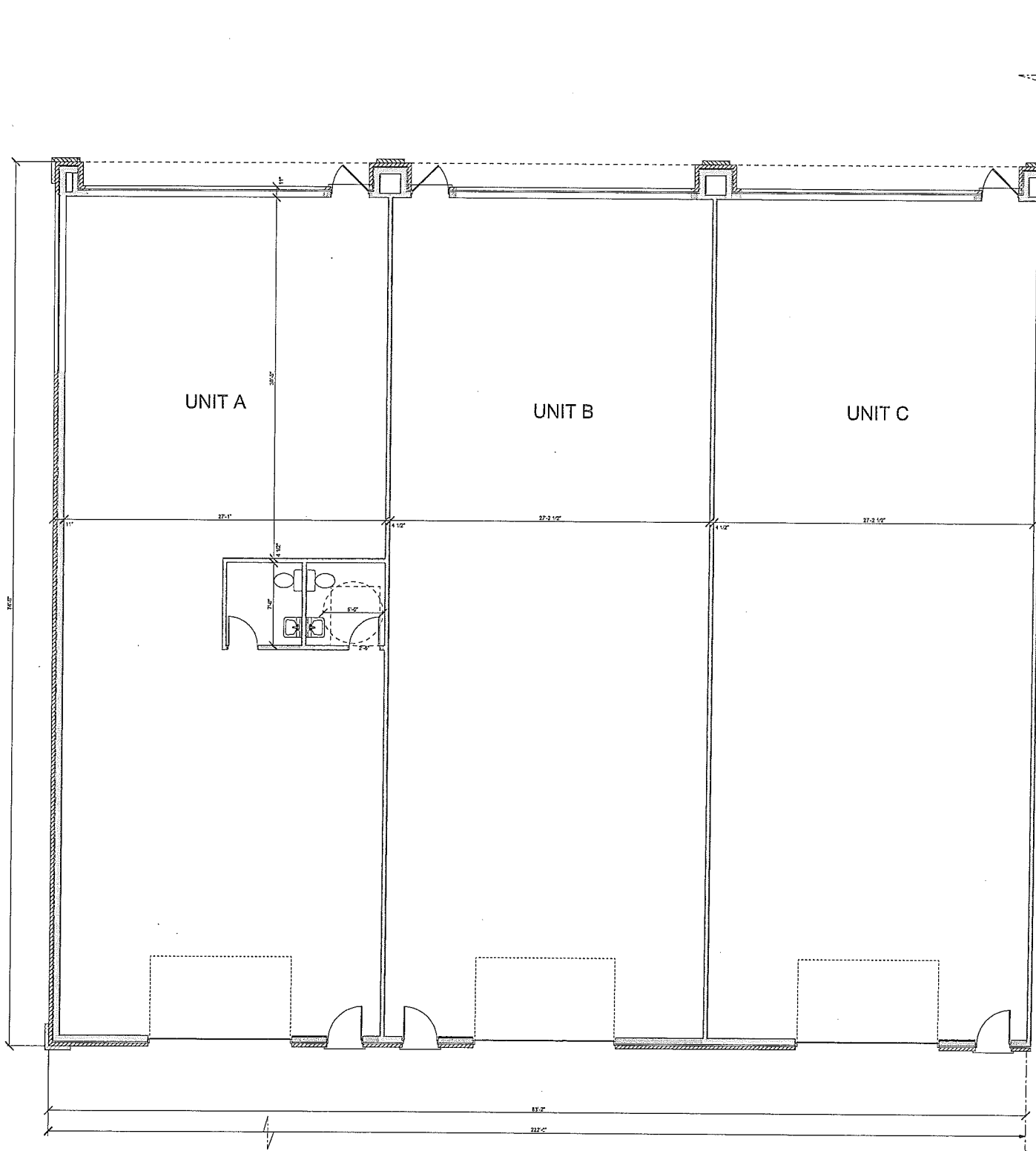
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CS D.V.

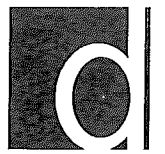
CS P.D.

SHEET **A2**

PROJECT NO. 14076



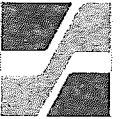
PARTIAL FLOOR PLAN BUILDING B
1/8" = 1'-0"



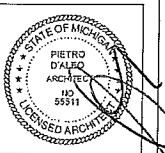
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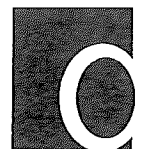
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- SCHEMATIC
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 - MUNI SUBMITTAL
 - CONSTRUCTION
 - OTHER:

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PROJECT NO. 14076



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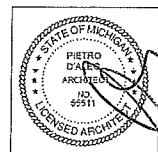
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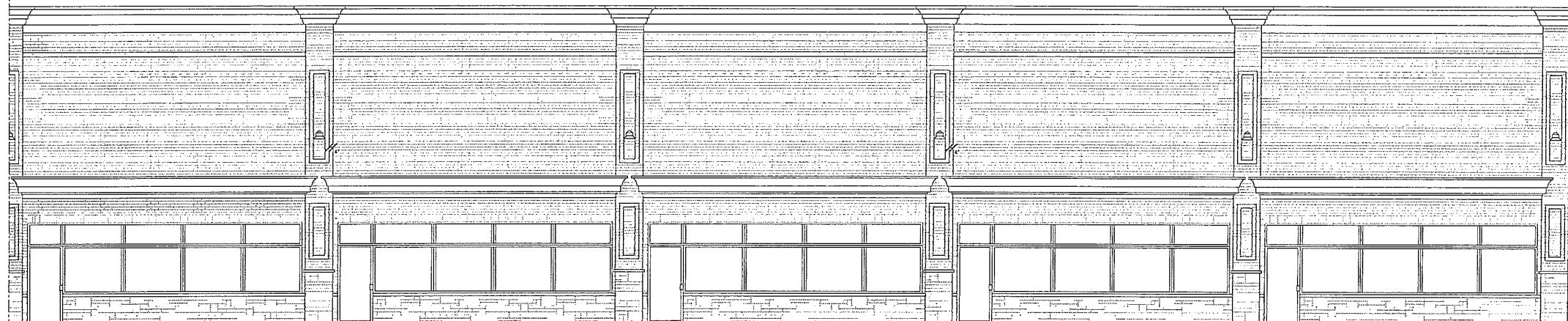
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CB P.D.

HEET

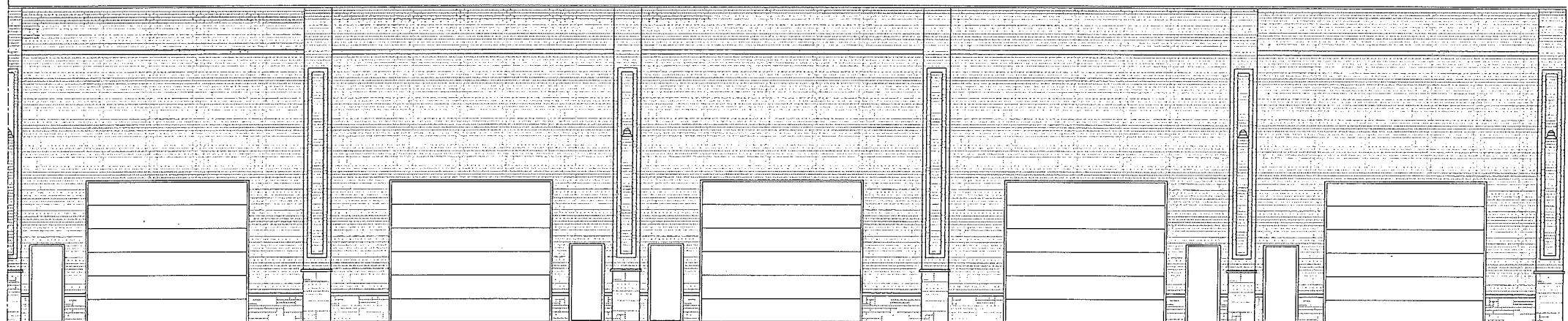
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PROJECT NO. 14076



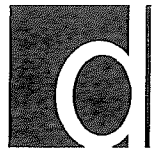
PARTIAL FRONT ELEVATION

3/16"=1'-0"



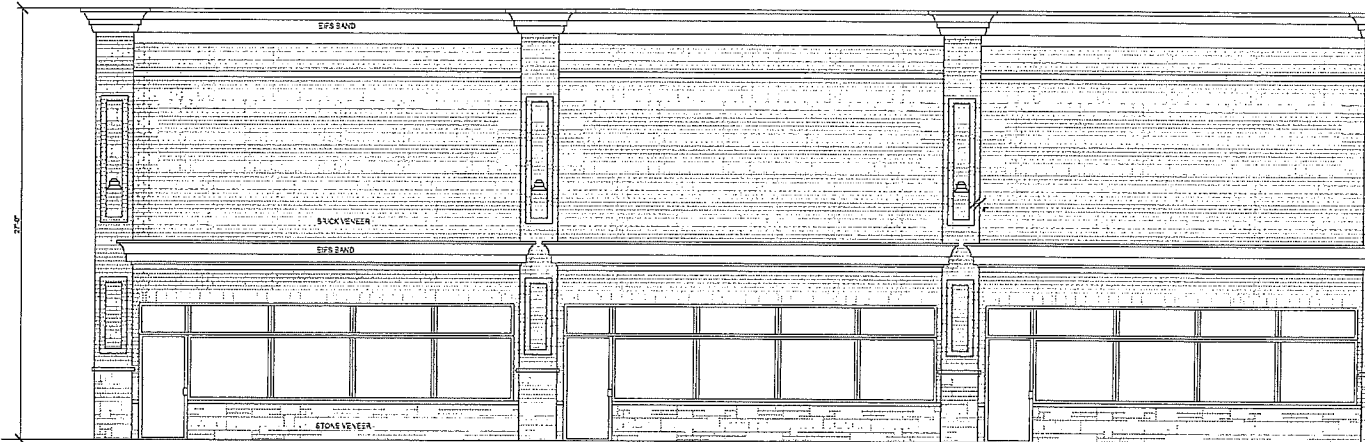
PARTIAL REAR ELEVATION

3/16"=1'-0"

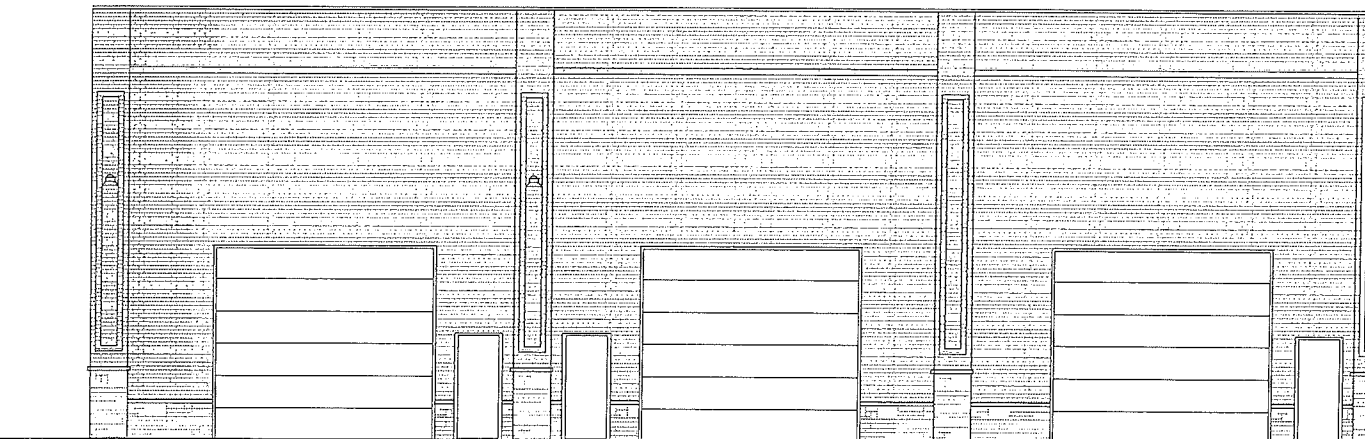


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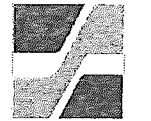


PARTIAL FRONT ELEVATION
31'0"=1"

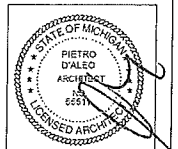


PARTIAL REAR ELEVATION
31'0"=1"

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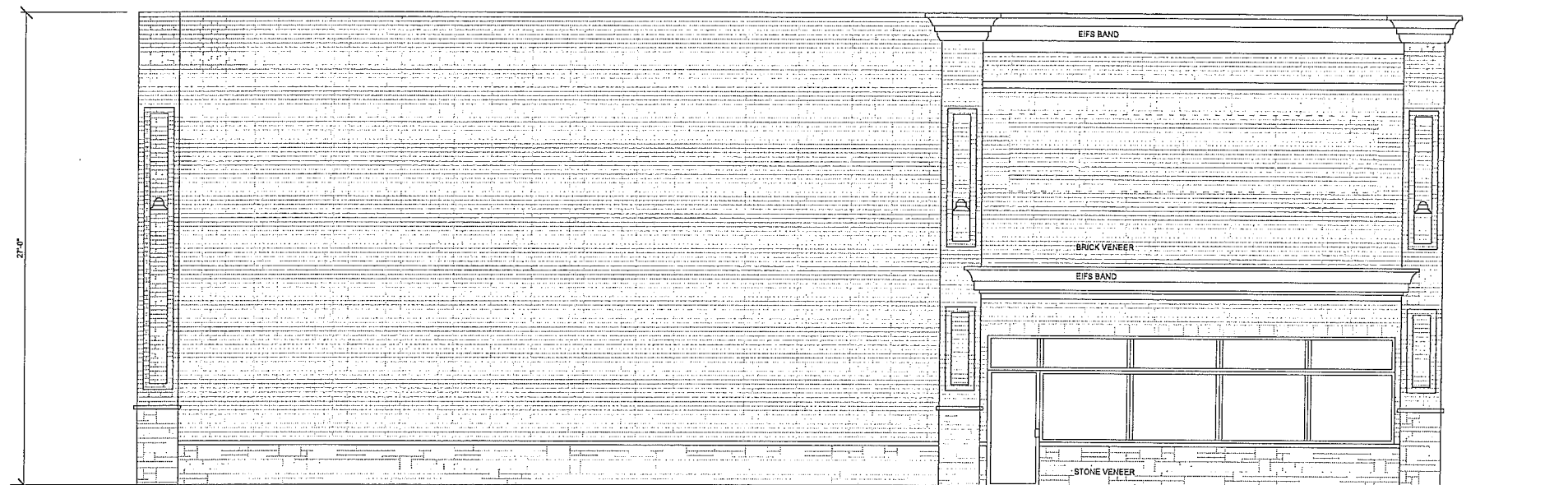


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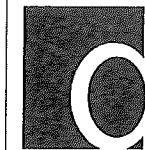
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DR: D.V.
CR: P.D.
ENR: **A3**
PROJECT NO. 14076



SIDE ELEVATION

1/4"=1'-0"



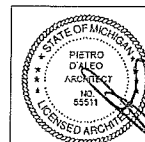
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 - CONSTRUCTION
 - OTHER:

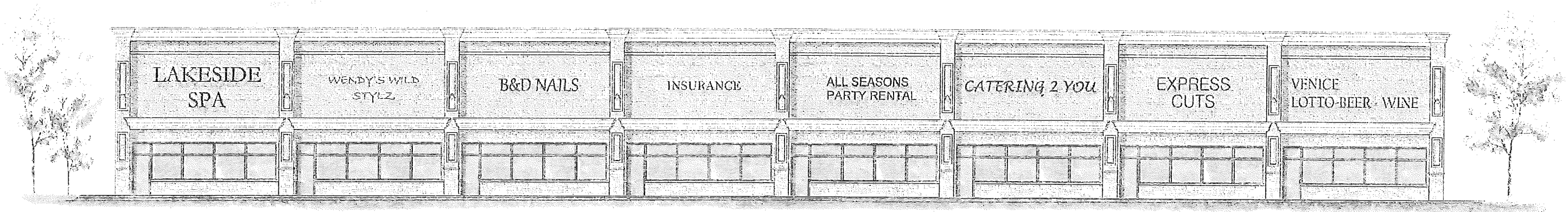
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SHEET **A4**

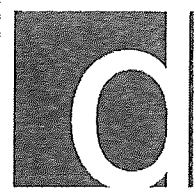
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FRONT ELEVATION B BUILDING



FRONT ELEVATION A BUILDING



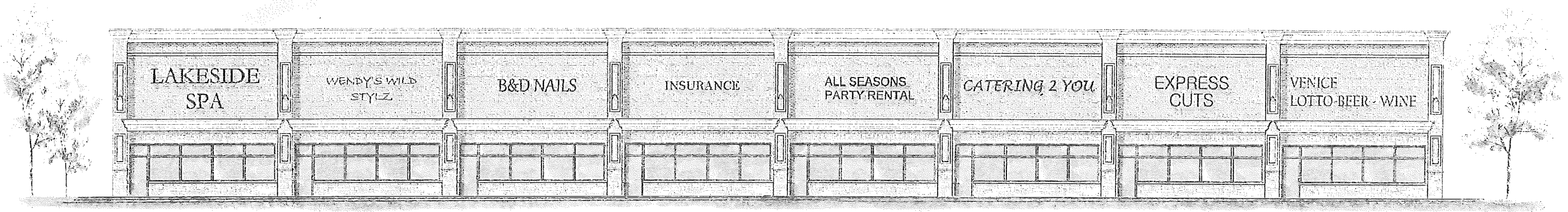
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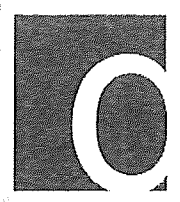
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FRONT ELEVATION B BUILDING



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