

PRELIMINARY SITE PLANS FOR

BEYOND SELF STORAGE

AVON INDUSTRIAL DRIVE STAR-BATT CONDOMINIUMS

ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

OWNER/APPLICANT/DEVELOPER:

NORTHPOINT DEVELOPMENT
 230 S. BEMISTON AVE. SUITE 500
 CLAYTON, MO 63105
 CONTACT: J.J. JENKINS
 PHONE: (314) 517-6873
 EMAIL: JJENKINS@NORTHPOINTKC.COM

ARCHITECT:

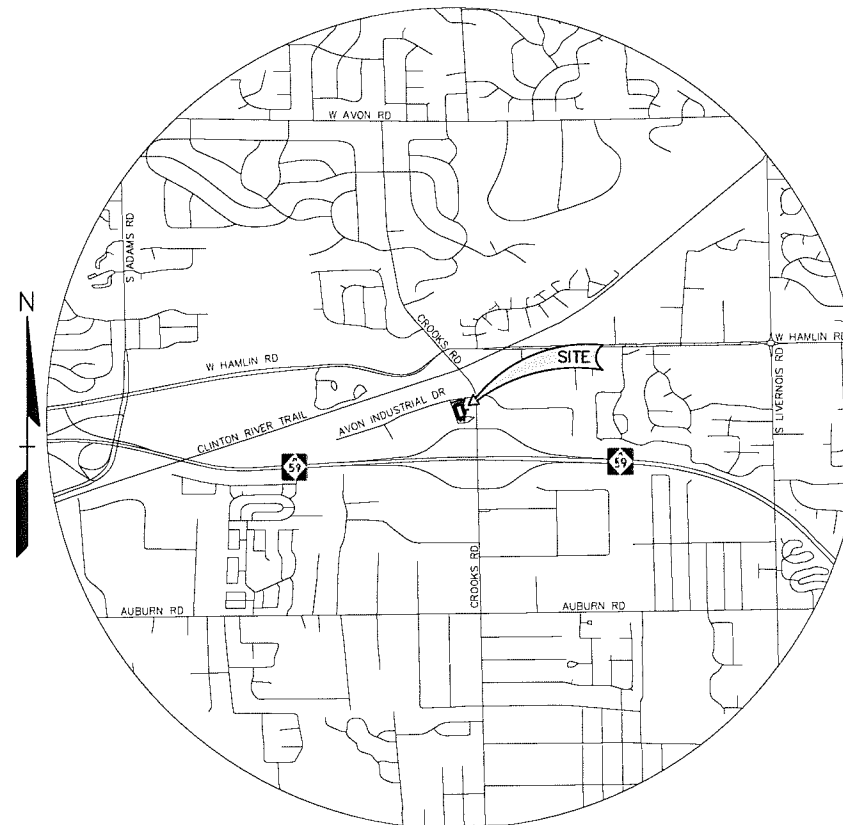
MOHAGEN HANSEN
 1000 TWELVE OAKS CENTER DRIVE, SUITE 200
 WAYZATA, MN 55391
 CONTACT: STEPHEN PAETZEL
 PHONE: (952) 426-7470
 FAX: (952) 4226-7440
 EMAIL: SPAETZEL@MOHAGENHANSEN.COM

CIVIL ENGINEER:

PEA, INC.
 2430 ROCHESTER CT, SUITE 100
 TROY, MI 48063
 CONTACT: EMIL S. BUNEK III, P.E.
 PHONE: (248) 528-7361
 FAX: (248) 689-1044
 EMAIL: EBUNEK@PEAINC.COM

LANDSCAPE ARCHITECT:

PEA, INC.
 7927 NEMCO WAY, SUITE 115
 BRIGHTON, MI 48116
 CONTACT: JEFF SMITH, R.L.A., LEED AP
 PHONE: (517) 546-8583
 FAX: (517) 546-8973
 EMAIL: JSMITH@PEAINC.COM



LOCATION MAP
 1" = 2,000 FT

INDEX OF DRAWINGS:

- COVER SHEET
- C-1.0 TOPOGRAPHIC SURVEY
- C-2.1 PRELIMINARY DIMENSION AND PAVING PLAN
- C-2.2 PRELIMINARY FIRE PROTECTION PLAN
- C-3.1 PRELIMINARY UTILITY AND GRADING PLAN
- L-1.0 PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY PHOTOMETRIC PLAN

NO.	DATE	DESCRIPTION	BY	CHKD
1	12/18/16	ISSUE FOR PERMIT	ESB	JJ
2				
3				
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5				
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CAUTION!

THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

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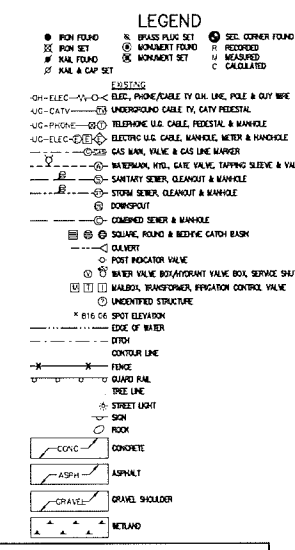
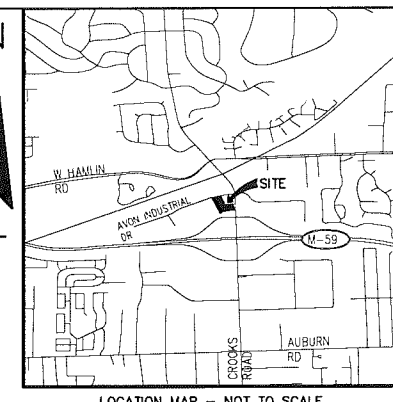
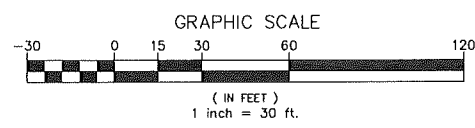
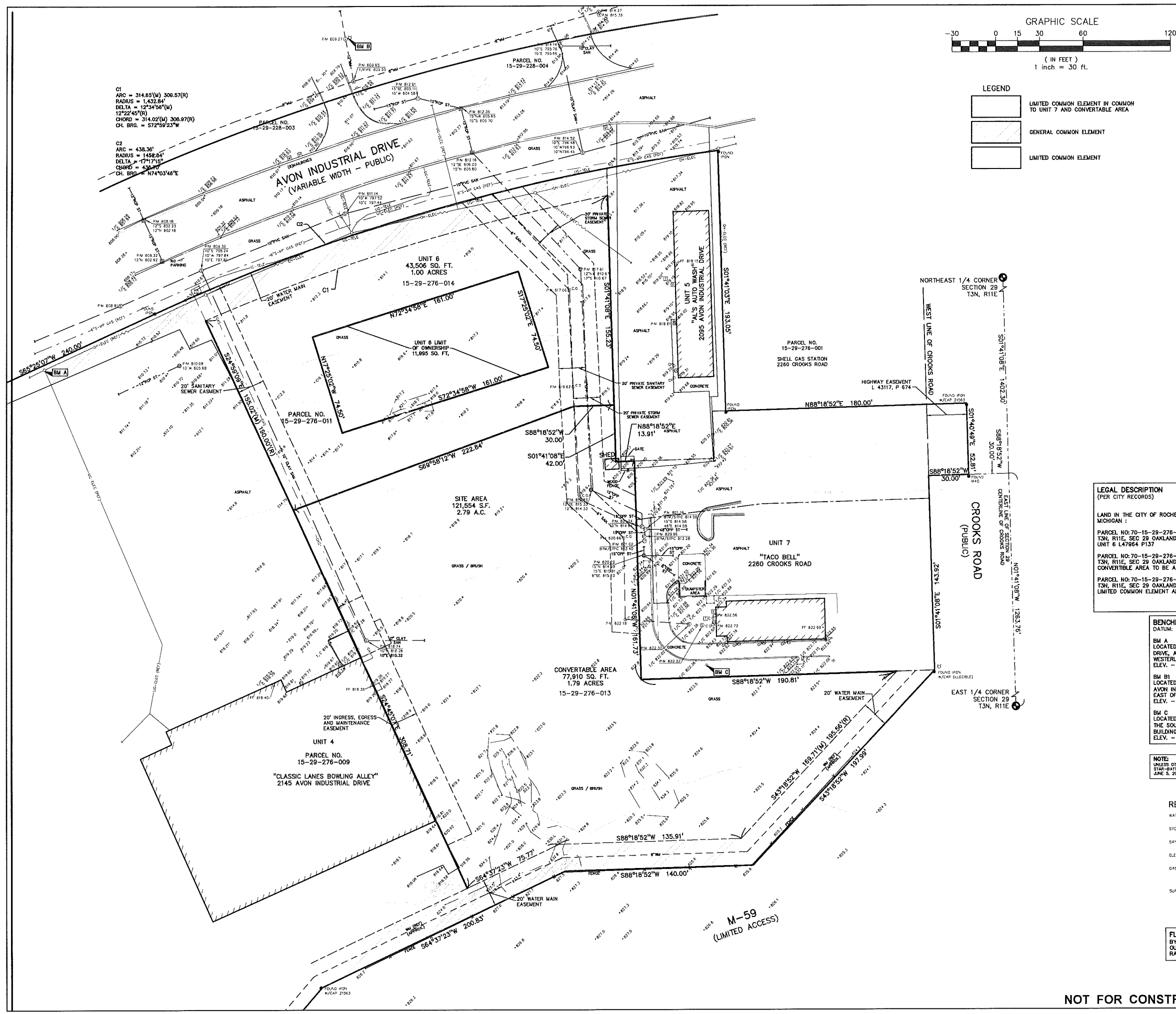
NORTHPOINT DEVELOPMENT 230 S. BEMISTON AVE. SUITE 500 CLAYTON, MO 63105	COVER SHEET	BEYOND SELF STORAGE AVON INDUSTRIAL DRIVE STAR-BATT CONDOMINIUMS ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN	DES. ESB DN. JJ SUR. N.A. SUR. N.A.	P.M. D.N.H.
	PROJECT NO. 2016-303 DRAWING NO. 18033-01			

ORIGINAL ISSUE DATE
 DECEMBER 18, 2016

PEA JOB NO. 2016-303

SCALE: AS NOTED

DRAWING NUMBER
COVER



LEGAL DESCRIPTION
(PER CITY RECORDS)

LAND IN THE CITY OF ROCHESTER HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN:

PARCEL NO. 70-15-29-276-011
T3N, R11E, SEC 29 OAKLAND COUNTY CONDOMINIUM PLAN NO 531 STAR-BATT CONDOMINIUMS UNIT 6 L47964 P137

PARCEL NO. 70-15-29-276-013
T3N, R11E, SEC 29 OAKLAND COUNTY CONDOMINIUM PLAN NO 531 STAR-BATT CONDOMINIUMS CONVERTIBLE AREA TO BE ASSESSED WITH ALL UNITS IN CONDO L47964 P137

PARCEL NO. 70-15-29-276-014
T3N, R11E, SEC 29 OAKLAND COUNTY CONDOMINIUM PLAN NO 531 STAR-BATT CONDOMINIUMS LIMITED COMMON ELEMENT AREA TO BE ASSESSED WITH ALL UNITS IN CONDO L47964 P137

BENCHMARKS
DATUM: NAVD88 PER GPS

BM A
LOCATED ON A UTILITY POLE LOCATED ON THE SOUTH SIDE OF AVON INDUSTRIAL DRIVE, APPROX. 35'± SOUTH OF THE CURB AND APPROX. 100'± EAST OF THE WESTERLY LINE OF CLASSIC LANES PARKING LOT
ELEV. = 812.15

BM B1
LOCATED ON THE WEST BOLT ON A HYDRANT LOCATED ON THE NORTH SIDE OF AVON INDUSTRIAL DRIVE, APPROX. 72'± NORTH OF THE CURB AND APPROX. 12'± EAST OF THE DRIVE TO 2150 AVON INDUSTRIAL DRIVE.
ELEV. = 811.55

BM C
LOCATED ON THE SOUTHWEST TOP BOLT ON A CONCRETE LIGHT POLE BASE ON THE SOUTH SIDE OF THE DRIVE-THRU AND APPROX. 23'± FROM THE SOUTHWEST BUILDING CORNER OF TACO BELL #2260 CROOKS ROAD (TACO BELL).
ELEV. = 824.59

NOTE:
UNLESS OTHERWISE NOTED, EASEMENTS ARE SHOWN PER EXHIBIT 'B' TO THE MASTER DEED OF STAR-BATT CONDOMINIUMS, REPLAT NO. 2, OAKLAND COUNTY CONDOMINIUM PLAN NO. 531, DATED JUNE 5, 2014, RAYMOND J. DONNELLY & ASSOCIATES, INC., JOB NO. 2014-015, DATED 6-05-14

REFERENCE DRAWINGS

WATER MAIN	UTILITY PLAN, REPLAT NO. 2 OF STAR-BATT CONDOMINIUMS, RAYMOND J. DONNELLY & ASSOCIATES, INC., JOB NO. 2014-015, DATED 6-05-14
STORM SEWER	UTILITY PLAN, REPLAT NO. 2 OF STAR-BATT CONDOMINIUMS, RAYMOND J. DONNELLY & ASSOCIATES, INC., JOB NO. 2014-015, DATED 6-05-14
SANITARY SEWER	UTILITY PLAN, REPLAT NO. 2 OF STAR-BATT CONDOMINIUMS, RAYMOND J. DONNELLY & ASSOCIATES, INC., JOB NO. 2014-015, DATED 6-05-14
ELECTRICITY	UTILITY PLAN, REPLAT NO. 2 OF STAR-BATT CONDOMINIUMS, RAYMOND J. DONNELLY & ASSOCIATES, INC., JOB NO. 2014-015, DATED 6-05-14
GAS	CONSUMERS ENERGY, QUARTER SECTION MAP NO. 03-61-29-1, DATED 06-03-15
SURVEY	UTILITY PLAN, REPLAT NO. 2 OF STAR-BATT CONDOMINIUMS, RAYMOND J. DONNELLY & ASSOCIATES, INC., JOB NO. 2014-015, DATED 6-05-14

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0393F, DATED SEPTEMBER 29, 2006.

CITY FILE #: 16-036
PROJECTS/2016/20160303/040/VE303-TOPOBASE.DWG
PROJECTS/2016/20160303/040/VE303-TOPOBASE.DWG
PROJECTS/2016/20160303/040/VE303-TOPOBASE.DWG

NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION

CAUTION!
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230 S. BEMISTON AVE., SUITE 500
CLAYTON, MD 20705

TOPOGRAPHIC SURVEY BEYOND SELF STORAGE
AVON INDUSTRIAL DRIVE STAR-BATT CONDOMINIUMS
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES.	ESB	DN.	ESB	SUR.	N.A.	P.M.	DNH

ORIGINAL ISSUE DATE: DECEMBER 16, 2016
PEA JOB NO. 2016-303
SCALE: 1" = 30'
DRAWING NUMBER: **C-1.0**

C1
 ARC = 314.65'(M) 309.57'(R)
 RADIUS = 1,432.84'
 DELTA = 12°34'56"(M)
 12°22'45"(R)
 CHORD = 314.02'(M) 308.97'(R)
 CH. BRG. = 572°59'23"W

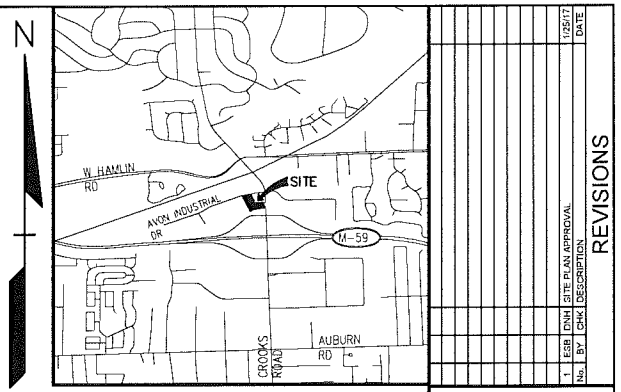
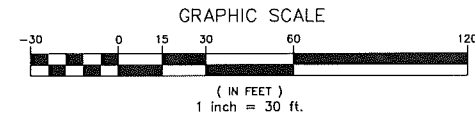
C2
 ARC = 436.36'
 RADIUS = 1452.84'
 DELTA = 17°17'15"
 436°40"
 CH. BRG. = N74°03'46"E

NOTE:
 ALL WORK WITHIN THE AVON INDUSTRIAL DRIVE RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF ROCHESTER HILLS AND REQUIRES A PERMIT.

SIDEWALK RAMP LEGEND:
 SIDEWALK RAMP 'TYPE P'
 REFER TO THE LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

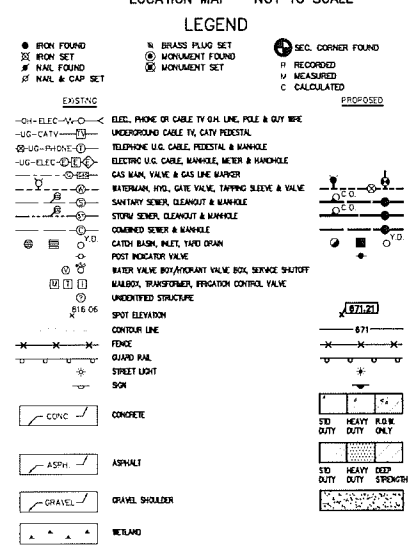
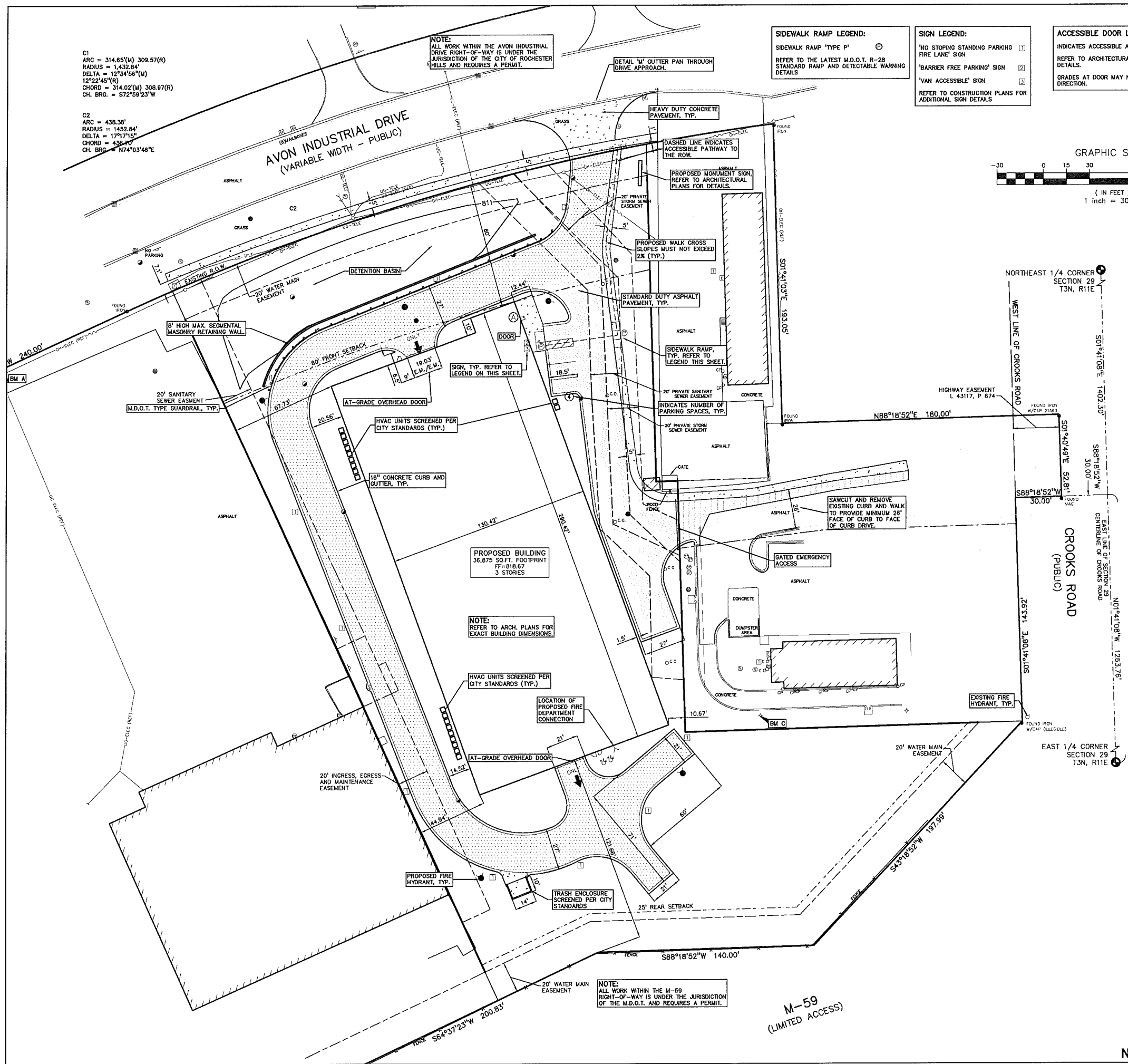
SIGN LEGEND:
 'NO STOPPING STANDING PARKING FIRE LANE' SIGN
 'BARRIER FREE PARKING' SIGN
 'VAN ACCESSIBLE' SIGN
 REFER TO CONSTRUCTION PLANS FOR ADDITIONAL SIGN DETAILS

ACCESSIBLE DOOR LEGEND:
 INDICATES ACCESSIBLE ACCESS DOOR
 REFER TO ARCHITECTURAL PLANS FOR FURTHER DETAILS.
 GRADES AT DOOR MAY NOT EXCEED 2% IN ANY DIRECTION.



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	ESB	PLAN APPROVAL	
2	ESB	CITY PLAN APPROVAL	
3	ESB	CHECK DESCRIPTION	



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FIRE DEPARTMENT NOTES:
 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. FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 503.
 CONSTRUCTION SITES SHALL BE SAFEGUARDED IN ACCORDANCE WITH IFC CHAPTER 14.
 OPEN BURNING IS NOT PERMITTED, INCLUDING THE BURNING OF TRASH, DEBRIS, OR LAND CLEARING MATERIALS. OPEN BURNING FOR WASHING OF SAND 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.
 FIRE PREVENTION ORDINANCE CHAPTER 58, SECTION 307.6.2 & 307.6.2.3
 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.
 IFC 2006 SEC. 506

GENERAL NOTES:
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
 1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF ROCHESTER HILLS CURRENT STANDARDS AND REGULATIONS.
 3. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 4. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 5. ALL SIGNS MUST MEET SECTION 138-B-603 AND CHAPTER 134 OF THE CITY CODE OF ORDINANCES AND BE APPROVED UNDER A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.

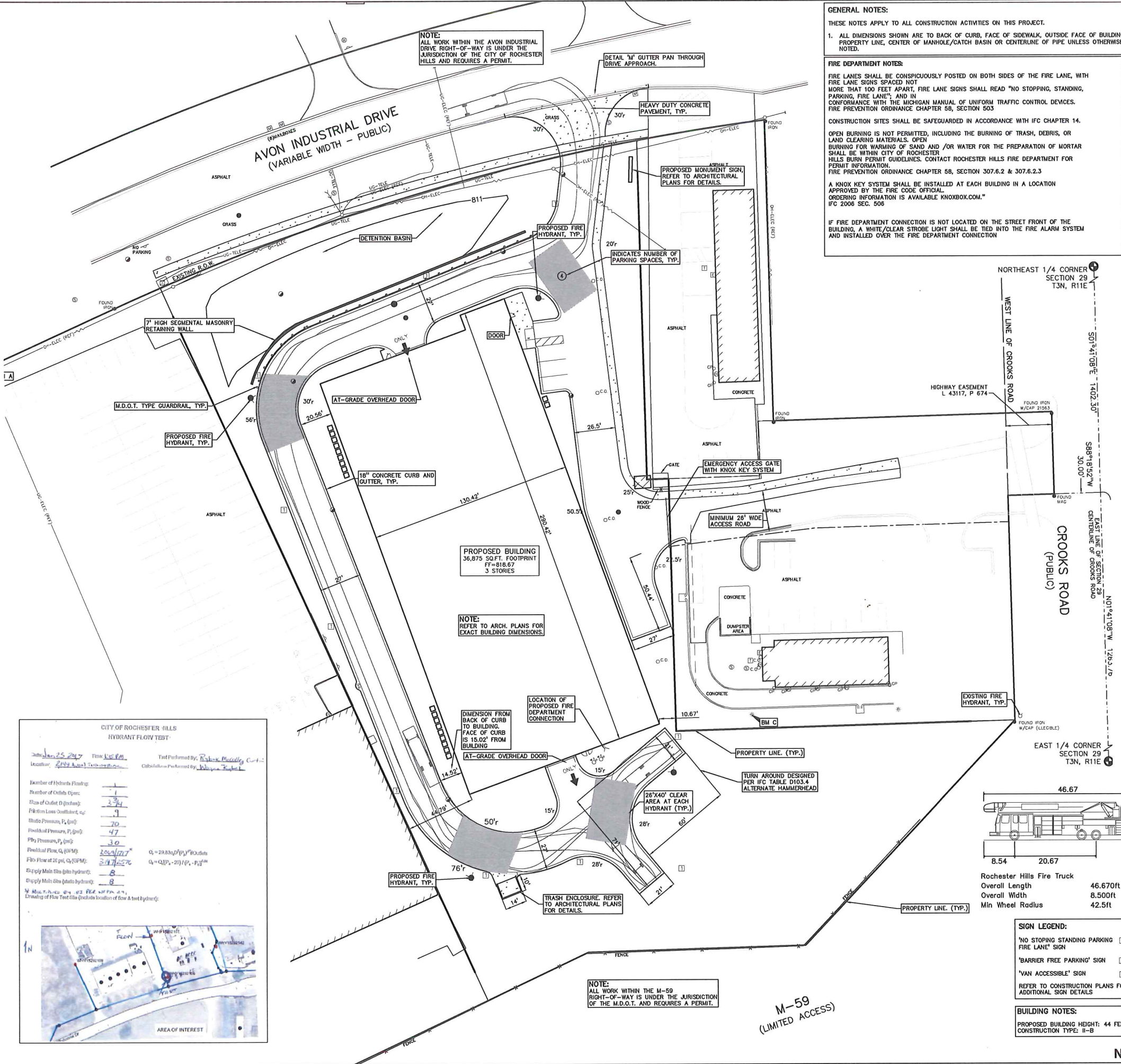
SITE DATA TABLE:

SETBACKS:	REQUIRED	PROPOSED
FRONT:	5 FT MIN. 80 FT MAX.	79.34 FT
SIDE:	0 FT	8.89 FT
REAR:	25 FT	117.03 FT

PARKING:
 MINI-WAREHOUSES: 3 SPACES + 1 SPACE PER EMPLOYEE
 1 EMPLOYEE + 3 SPACES = 4 SPACES
 PARKING PROVIDED = 4 SPACES INCLUDING ONE ACCESSIBLE SPACE.

NORTHPOINT DEVELOPMENT
 230 S. BEMISTON AVE. SUITE 500
 CLAYTON, MO 63018
PRELIMINARY DIMENSION AND PAVING PLAN BEYOND SELF STORAGE
 AVON INDUSTRIAL DRIVE STAR-BATT CONDOMINIUMS
 ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:
 DECEMBER 16, 2016
 PEA JOB NO. 2016-303
 SCALE: 1" = 30'
 DRAWING NUMBER
C-2.1



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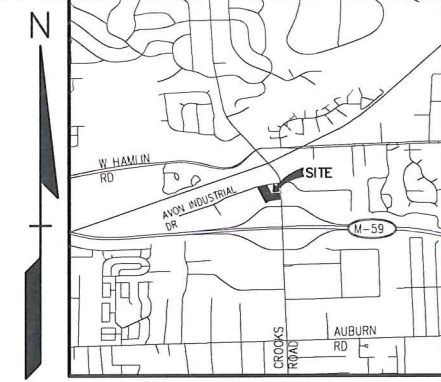
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A KNOX KEY SYSTEM SHALL BE INSTALLED AT EACH BUILDING IN A LOCATION APPROVED BY THE FIRE CODE OFFICIAL. ORDERING INFORMATION IS AVAILABLE KNOXBOX.COM." IFC 2006 SEC. 506

IF FIRE DEPARTMENT CONNECTION IS NOT LOCATED ON THE STREET FRONT OF THE BUILDING, A WHITE/CLEAR STROBE LIGHT SHALL BE TIED INTO THE FIRE ALARM SYSTEM AND INSTALLED OVER THE FIRE DEPARTMENT CONNECTION



LEGEND

EXISTING	PROPOSED
IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAL FOUND	MONUMENT SET
NAL & CAP SET	SEC. CORNER FOUND
	RECORDED
	MEASURED
	CALCULATED

-DH-ELEC-M-O- CABLE, PHONE OF CABLE TV OR LINE, POLE & GUY WIRE
 -UC-CATV- CABLE TELEVISION
 -UC-PHONE- TELEPHONE U.G. CABLE, FEEDLINE & MANHOLE
 -UC-ELEC- CABLE, FEEDLINE, METER & MANHOLE
 -GAS-MAN- GAS MAIN, VALVE & GAS LINE MANHOLE
 -SEWER-HAL- SANITARY SEWER, CLEANOUT & MANHOLE
 -STORM-SEWER- STORM SEWER, CLEANOUT & MANHOLE
 -COMBINED-SEWER- COMBINED SEWER & MANHOLE
 -CATCH-BASIN- CATCH BASIN, INLET, YARD DRAIN
 -FOOT-ROCKERS- FOOT ROCKERS VALVE
 -WATER-VALVE- WATER VALVE, VALVE BOX, SERVICE SHED
 -METER- METER, TRANSFORMER, METER CONTROL VALVE
 -UNIDENTIFIED- UNIDENTIFIED STRUCTURE
 -SPOT-ELEVATION- SPOT ELEVATION
 -CONTOUR- CONTOUR LINE
 -FENCE- FENCE
 -DRAIN-PAV- DRAIN PAVEMENT
 -STREET- STREET LIGHT
 -SIGN- SIGN
 -CONC- CONCRETE
 -ASPH- ASPHALT
 -GRAVEL- GRAVEL SHOULDER
 -WELAND- WELAND

REVISIONS

NO.	DATE	BY	CHK	DESCRIPTION
1	ESB	DN	DN	DATE IN APPROVAL
2	ESB	DN	DN	DATE IN APPROVAL

CITY OF ROCHESTER HILLS HYDRANT FLOW TEST

Date: Jan 25, 2017 Test Performed By: Robert Bradley, C.E.T.

Location: 214 Ave. 200 Calculations Performed By: Whisper Taylor

Number of Hydrant Flowing:	1
Number of Outlets Open:	1
Size of Outlet, D (inches):	3.75
Friction Loss Coefficient, K:	3
Static Pressure, P _s (psi):	70
Residual Pressure, P _r (psi):	47
Flow Pressure, P _f (psi):	30
Residual Flow, Q _r (GPM):	1049/177
Flow at 20 psi, Q ₂₀ (GPM):	207/257
Supply Main Size (inches hydrant):	8
Supply Main Size (inches hydrant):	8

$Q_r = 29.85 \sqrt{P_r - P_s}$
 $Q_{20} = Q_r \sqrt{20 / (P_r - P_s)}$

N. Main Street, 4th & 2nd Floor, 4th Fl.
 Drawing of Flow Test Site (include location of flow & test hydrant)

CITY OF ROCHESTER HILLS HYDRANT FLOW TEST

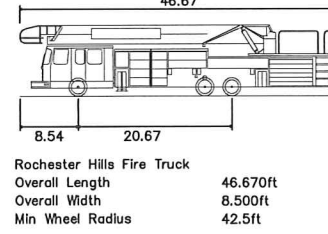
Date: Jan 25, 2017 Test Performed By: Robert Bradley, C.E.T.

Location: 214 Ave. 200 Calculations Performed By: Whisper Taylor

Number of Hydrant Flowing:	1
Number of Outlets Open:	1
Size of Outlet, D (inches):	3.75
Friction Loss Coefficient, K:	3
Static Pressure, P _s (psi):	70
Residual Pressure, P _r (psi):	47
Flow Pressure, P _f (psi):	30
Residual Flow, Q _r (GPM):	1049/177
Flow at 20 psi, Q ₂₀ (GPM):	207/257
Supply Main Size (inches hydrant):	8
Supply Main Size (inches hydrant):	8

$Q_r = 29.85 \sqrt{P_r - P_s}$
 $Q_{20} = Q_r \sqrt{20 / (P_r - P_s)}$

N. Main Street, 4th & 2nd Floor, 4th Fl.
 Drawing of Flow Test Site (include location of flow & test hydrant)



SIGN LEGEND:

'NO STOPPING STANDING PARKING FIRE LANE' SIGN	□
'BARRIER FREE PARKING' SIGN	□
'VAN ACCESSIBLE' SIGN	□

REFER TO CONSTRUCTION PLANS FOR ADDITIONAL SIGN DETAILS

BUILDING NOTES:
 PROPOSED BUILDING HEIGHT: 44 FEET
 CONSTRUCTION TYPE: II-B

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NORTHPOINT DEVELOPMENT
 230 S. BENTON AVE., SUITE 600
 CLAYTON, MO 63018

PRELIMINARY FIRE PROTECTION PLAN BEYOND SELF STORAGE

AVON INDUSTRIAL DRIVE STAR-BATT CONDOMINIUMS
 ROCHESTER HILLS, OKLAHOMA COUNTY, MICHIGAN

DES. ESB DN SUR. N.A. P.M. DNH

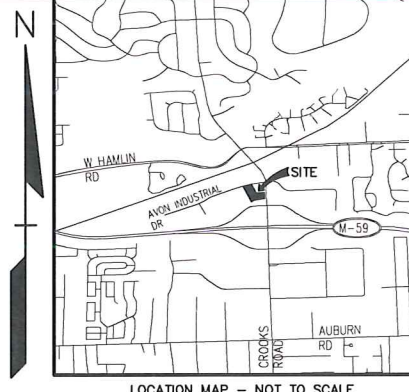
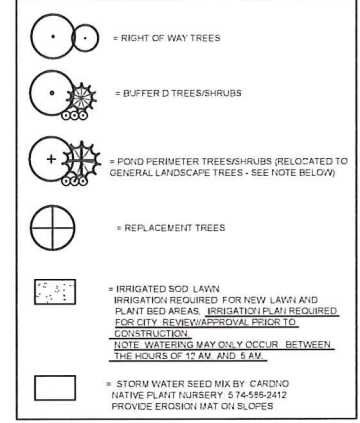
ORIGINAL ISSUE DATE:
 DECEMBER 16, 2016

PEA JOB NO. 2016-303

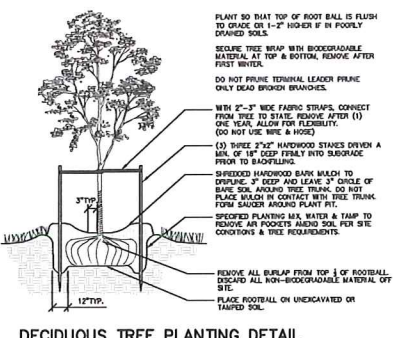
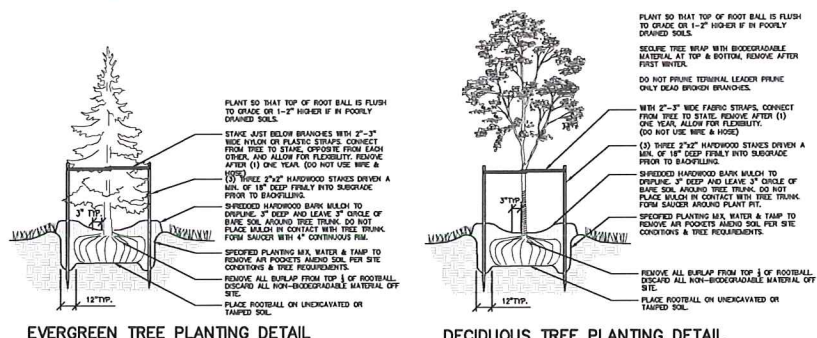
SCALE: 1" = 30'

DRAWING NUMBER:
C-2.2

KEY:



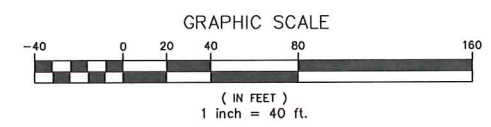
NO.	DATE	DESCRIPTION	BY	DATE
1	01/15/2016	ISSUED FOR PERMITS	JTS	
2	01/20/2016	REVISED PER COMMENTS	JTS	
3	01/25/2016	REVISED PER COMMENTS	JTS	
4	02/01/2016	REVISED PER COMMENTS	JTS	
5	02/05/2016	REVISED PER COMMENTS	JTS	
6	02/10/2016	REVISED PER COMMENTS	JTS	
7	02/15/2016	REVISED PER COMMENTS	JTS	
8	02/20/2016	REVISED PER COMMENTS	JTS	
9	02/25/2016	REVISED PER COMMENTS	JTS	
10	03/01/2016	REVISED PER COMMENTS	JTS	



LANDSCAPE COST OPINION				
46	EA	3" Deciduous and 10' Evergreen Trees	\$400.00	\$18,400.00
8	EA	Ornamental Trees	\$250.00	\$2,000.00
95	SY	Shrubs	\$50.00	\$4,750.00
622	SY	Stormwater seed mix	\$2.50	\$1,705.00
5,028	SY	Sod Lawn	\$4.00	\$20,104.00
7	CY	Mulch	\$45.00	\$315.00
41	CY	Plant Mix for Planting Beds	\$30.00	\$1,230.00
260	L	Metal Edge	\$5.75	\$1,495.00
1	L	Virgatas	\$10,000.00	\$10,000.00
553	CY	Topsoil (Haul and Spread) for lawn at 3"	\$7.00	\$3,871.00
TOTAL LANDSCAPE				\$63,870.00

Section 138-12.109 Maintenance
The owner of the property shall be responsible for all maintenance of site landscaping, as follows:

- Landscaping shall be kept in a neat, orderly and healthy growing condition, free from debris and refuse.
- Pruning shall be minimal at the time of installation, only to remove dead or diseased branches. Subsequent pruning shall ensure proper maturation of plants to achieve their approved purpose.
- All dead, damaged, or diseased plant material shall be removed immediately and replaced within six (6) months after it dies or in the next planting season, whichever occurs first. For purposes of this Section, the planting season for deciduous plants shall be between March 1 and June 1 and for evergreen plants shall be between March 1 and June 1. Plant material installed to replace dead or diseased material shall be as close as practical to the size of the material it is intended to replace. The City may require property owners of the need to replace dead, damaged, or diseased material.
- The approved landscape plan shall be considered a permanent record and integral part of the Site Plan Approval. Unless otherwise approved in accordance with the aforementioned procedures, any revisions to or removal of plant materials, or non-compliance with the maintenance requirements of this Section 138-12.109 will place the parcel in non-conformity with the approved landscape plan and be a violation of this Ordinance.
- If protected trees are damaged, a fine shall be issued on an inch-by-inch basis at a monetary rate as defined by the Forestry Department.



LANDSCAPE CALCULATIONS:
PER CITY OF ROCHESTER HILLS ZONING ORDINANCE, ZONED B-3

STREET TREES RIGHT OF WAY LANDSCAPING
REQUIRED: 1 DEC. TREE / 35 LF + 1 ORN. TREE / 60 LF OF RIGHT OF WAY
AVON INDUSTRIAL DR.: 330 LF / 35 LF = 9 DEC. TREES, 5 ORN. TREES
PROVIDED: 9 DEC. TREES + 5 ORNAMENTAL

BUFFER D (W-59-210 LF)
REQUIRED: 25' WIDTH + 2.5 DEC. TREE + 1.5 ORN. TREE + 5 EVG. TREE + 17 SHRUBS/100'
M-59: 210 LF/100' = 5 DEC. TREES, 3 ORN. TREES, 11 EVG. TREES, AND 17 SHRUBS
PROVIDED: 5 DEC. TREES, 3 ORN. TREES, 11 EVG. TREES, AND 17 SHRUBS

STORMWATER (620 LF)
REQUIRED: 1.5 DEC. TREE + 1 EVG. TREE + 4 SHRUBS/100'
POND PERIMETER: 620 LF/100' = 10 DEC. TREES, 7 EVG. TREES, AND 25 SHRUBS
PROVIDED: 10 DEC. TREES, 7 EVG. TREES, AND 25 SHRUBS

NOTE: DUE TO THE LOCATION OF THE POND PERIMETER PLANTINGS BEING DIRECTLY ADJACENT TO THE RIGHT OF WAY PLANTINGS AND WITH THE SETBACK REQUIREMENTS (UTILITY, ROAD, PROPERTY LINE, ETC.) BY THE CITY OF ROCHESTER HILLS, THE POND PERIMETER LANDSCAPING HAS BEEN RELOCATED (GENERAL PLANTINGS) ELSEWHERE ON SITE WHERE THE PLANTINGS CAN MEET ALL SETBACK REQUIREMENTS.

TREE REPLACEMENT
REQUIRED: 1 HEALTHY EVG. TREE TO BE REMOVED & REPLACED RATIO: 1 REPL. TREE FOR EACH 6" IN CALIPER; 20" EVG. = 4 REPLACEMENT TREES
PROVIDED: 4-3" CAL. DECIDUOUS TREES

ADDITIONAL PLANTINGS
AN ADDITIONAL 25 SHRUBS HAVE BEEN PLANTED ALONG THE EAST FOUNDATION OF THE BUILDING PER THE CITY OF ROCHESTER HILLS REQUEST. AN ADDITIONAL 28 SHRUBS HAVE BEEN PLANTED ALONG THE WEST FOUNDATION OF THE BUILDING IN ORDER TO PROVIDE SCREENING TO HVAC UNITS.

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.



CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES ARE SHOWN ON THIS DRAWING AND ARE BASED ON THE CHANGING AND ONLY APPROXIMATE. NO GUARANTEE IS MADE FOR THE ACCURACY OF THESE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

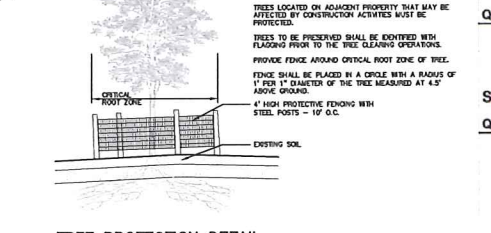
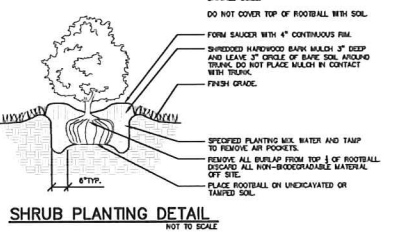
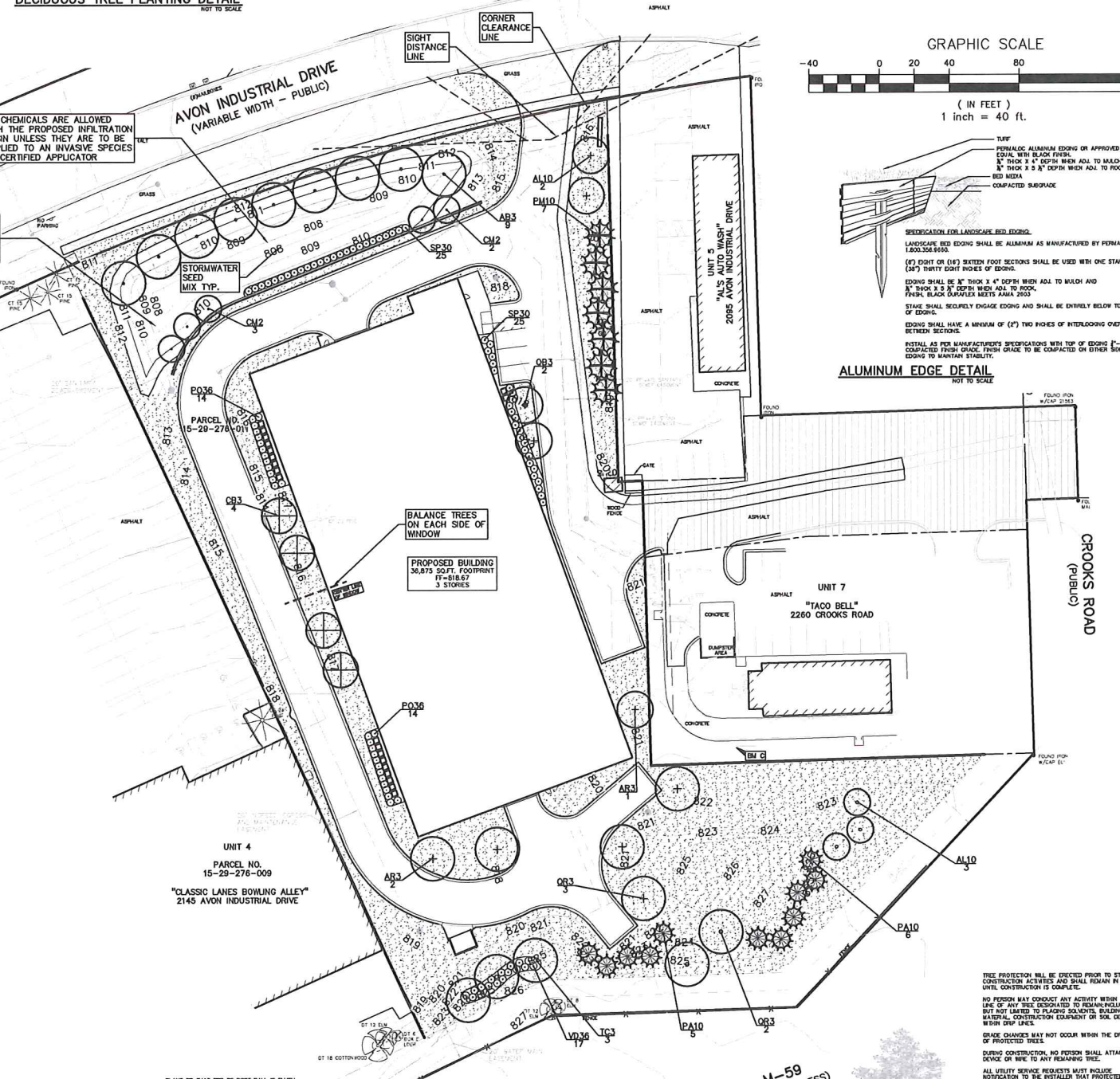
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CONTRACTOR CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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Botanical Name	Common Name
Stormwater Seed Mix	
Permanent Grasses/Sedges/Rushes:	
<i>Botrychium flavifolium</i>	River Bulrush
<i>Carex cristata</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs & Shrubs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helianthus autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Oligoneuron riddellii</i>	Riddell's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonecrop
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarpon novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue



CITY OF ROCHESTER HILLS NOTES:

TREE PLANTING RESTRICTIONS:
Prior approval is required to plant any tree or shrub on the public right-of-way. All trees and shrubs must be planted at least 10' from the edge of the public road. Shade trees and ornamental trees must be planted at least 5' from the edge of the public roadway. Evergreen and ornamental trees must be planted at least 10' from the edge of the public roadway. No trees or shrubs may be planted within the triangular area formed at the intersection of any street right-of-way lines at a distance along each line of 25' from their point of intersection. No trees or shrubs may be planted in the triangular area formed at the intersection of any driveway with a public roadway at a distance along each line of 15' from their point of intersection. All trees and shrubs must be planted at least 10' from any fire hydrant. Shade and evergreen trees must be at least 15' away from the nearest overhead wire. Trees must be planted a minimum of 5' from an underground utility, unless the city's Landscape Architect requires a greater distance.

CLOSING COMMENT:
Prior to the release of the performance bond, the City of Rochester Hills Forestry Division needs to inspect all trees, existing or planted, to identify any that pose a hazard to the safe use of the public right-of-way. Forestry may require the developer to remove, and possibly replace, any such trees.

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	AB3	Trident Maple	<i>Acer buergerianum</i>	3" Cal.	B&B
5	AL10	Allegheny Serviceberry	<i>Amelanchier laevis</i>	10' Ht.	B&B
3	AR3	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B
4	CB3	Columnar European Hornbeam	<i>Carpinus bebilus 'Columnaris'</i>	3" Cal.	B&B
2	CM2	Cornelian Cherry Dogwood	<i>Cornus mas</i>	2" Cal.	B&B
2	QB3	Regal Prince Oak	<i>Quercus robur x bicolor 'Long'</i>	3" Cal.	B&B
5	QR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B
3	TC3	Greenspire Linden	<i>Tilia cordata 'Greenspire'</i>	3" Cal.	B&B

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
11	PA10	Norway Spruce	<i>Picea abies</i>	10' Ht.	B&B
7	PM10	Douglas Fir	<i>Pseudotsuga menziesii</i>	10' Ht.	B&B

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
50	SP30	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	30"	Cont.
17	VD36	Arrowwood Viburnum	<i>Viburnum dentatum</i>	36"	Cont.
28	PO36	Summer Wine Ninebark	<i>Physocarpus opulifolius 'Seward'</i>	36"	Cont.

NORTHPOINT DEVELOPMENT
230 S. BEVINGTON AVE., SUITE 600
CLAYTON, MO 63105

PRELIMINARY LANDSCAPE PLAN BEYOND SELF STORAGE
AVON INDUSTRIAL DRIVE STAR-BATT CONDOMINIUMS
ROCHESTER HILLS, OKLAHOMA COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:
DECEMBER 16, 2016

PEA JOB NO. 2016-303

SCALE: 1" = 40'

DRAWING NUMBER:
L-1.0



Specifications

EPA: 0.95 ft²
 Length: 26"
 Width: 13"
 Height: 7"
 Weight: 16 lbs

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 45% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSK0 LED 40C 1000 50K T3M HVOLT SPA DDBXB

Notes	LEDs	Beam Spread	Life Expectancy	Mounting	Height	Mounting
DSK0 LED	20-25 (no dim)	30°	100,000 hrs	15°	15'	DSK0 LED
DSK1 LED	20-25 (no dim)	30°	100,000 hrs	15°	15'	DSK1 LED
DSK2 LED	20-25 (no dim)	30°	100,000 hrs	15°	15'	DSK2 LED

Controls & Shields	Notes
DSK0 LED	1. DSX0 LED is not dimmable. DSX1 LED is dimmable only when used with DALI or DMX.
DSK1 LED	2. DSX1 LED is dimmable only when used with DALI or DMX.
DSK2 LED	3. DSX2 LED is dimmable only when used with DALI or DMX.

Accessories	Notes
DSK0 LED	1. DSX0 LED is not dimmable. DSX1 LED is dimmable only when used with DALI or DMX.
DSK1 LED	2. DSX1 LED is dimmable only when used with DALI or DMX.
DSK2 LED	3. DSX2 LED is dimmable only when used with DALI or DMX.

LITHONIA LIGHTING
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041



Specifications

Width: 19-1/2"
 Depth: 10"
 Height: 7-5/8"

Back Box (BBW)
 Width: 5-1/2"
 Depth: 1-1/2"
 Height: 4"

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSKW2 LED 30C 700 40K T3M HVOLT DDBTXD

Notes	LEDs	Beam Spread	Life Expectancy	Mounting	Height	Mounting
DSKW2 LED	20-25 (no dim)	30°	100,000 hrs	15°	15'	DSKW2 LED
DSKW1 LED	20-25 (no dim)	30°	100,000 hrs	15°	15'	DSKW1 LED
DSKW0 LED	20-25 (no dim)	30°	100,000 hrs	15°	15'	DSKW0 LED

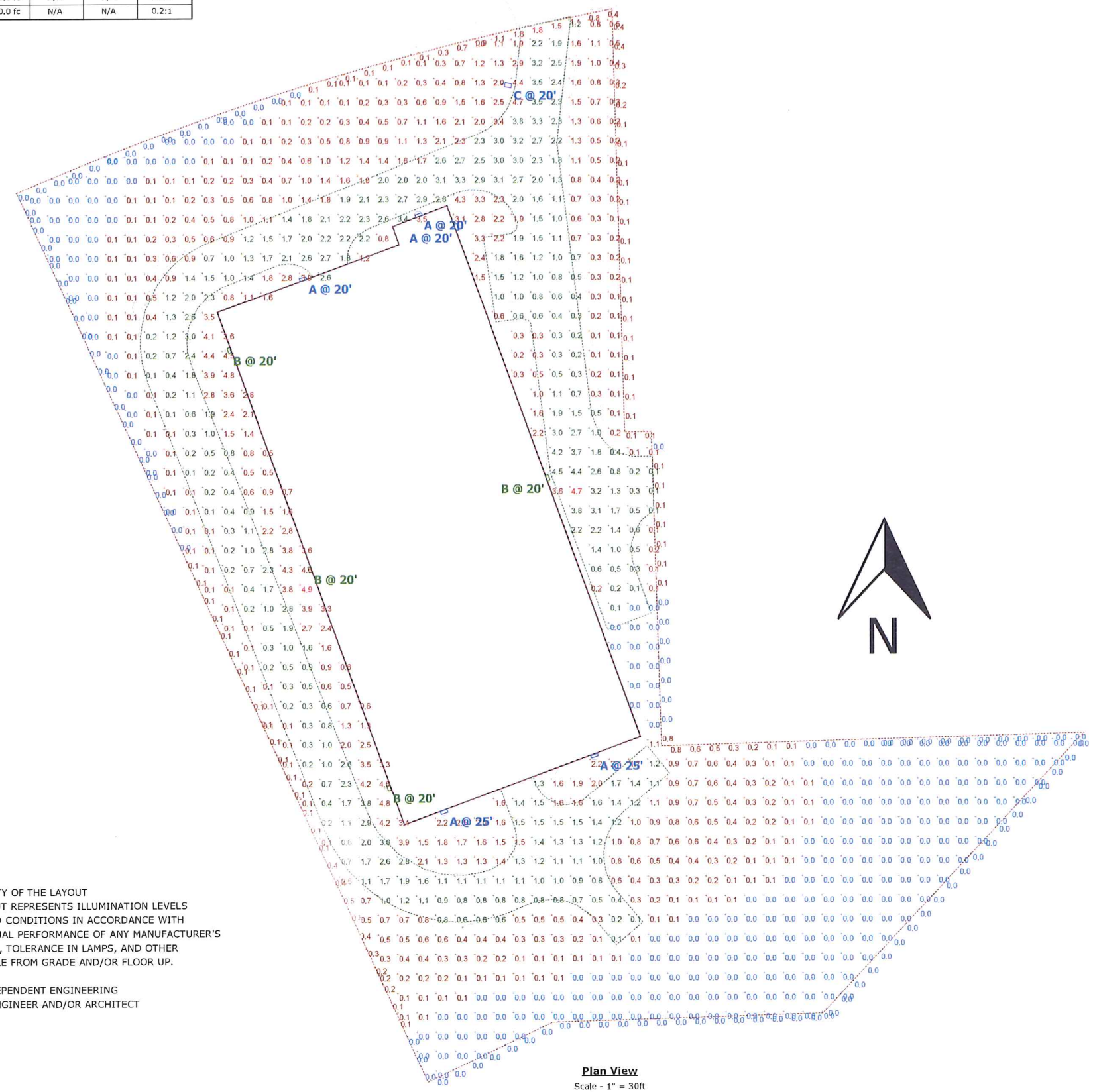
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LITHONIA LIGHTING
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
A		5	Lithonia Lighting	DSXW2 LED 30C 1000 50K T4H HVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 5000K LED, TYPE 4 REDIR OPTIC	LED	1	DSXW2_LED_30C_1000_50K_T4H_HVOLT.ies	11198	0.9	109
B		4	Lithonia Lighting	DSXW2 LED 30C 1000 50K T2S HVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 5000K LED, TYPE 2 SHORT OPTIC	LED	1	DSXW2_LED_30C_1000_50K_T2S_HVOLT.ies	11310	0.9	109
C		1	Lithonia Lighting	DSX0 LED 40C 1000 50K T3H HVOLT	DSX0 LED WITH 40 LED's @ 1000 mA, 5000K, Type 3 Medium Optics	LED	1	DSX0_LED_40C_1000_50K_T3H_HVOLT.ies	15103	0.9	138

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
DRIVE AREA	X	1.4 fc	4.7 fc	0.0 fc	N/A	N/A	0.3:1
PROPERTY LINE VALUES AT GRADE	+	0.1 fc	1.8 fc	0.0 fc	N/A	N/A	0.1:1
SITE	+	0.8 fc	4.9 fc	0.0 fc	N/A	N/A </tr	



- General Note**
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0".

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.

Plan View
 Scale - 1" = 30ft



BEYOND SELF STORAGE
 PHOTOMETRIC SITE PLAN
 PREPARED FOR: PEI ENGINEERING
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

Designer
 BW/KB
 Date
 1/26/2017
 Scale
 Not to Scale
 Drawing No.
 #16-65446-V2
 1 of 1

