

Land Use Summary

Characteristic	Existing Conditions	Proposed Conditions
Total Development Area (ac)	1.60	1.60
Impervious Area (ac)	0.69	0.74
Total Pervious Area (Ac)	0.91	0.86
Pervious Area Breakdown by Cover Type		
Meadow/Fallow/Natural Areas (non-tiltivated)		
Predominant NRCS Soil Type (A, B, C, or D)	A/D	A/D
Improved Areas (turf grass, landscape, row crops)		
Predominant NRCS Soil Type (A, B, C, or D)	A/D	A/D
Wooded Areas		
Predominant NRCS Soil Type (A, B, C, or D)	A/D	A/D
Proposed Pond Area (acres)	U.G. Detention	
Required CPVC Volume (Cubic Feet)	***	
Provided CPVC Volume (Cubic Feet)	***	
Required ED Volume (Cubic Feet)	***	
Provided ED Volume (Cubic Feet)	***	

*** Note: Underground Detention System proposed for increased impervious Area. See Preliminary Detention Calculations Sheet C4.0

TOPO. NOTES:

- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE EXISTING ELEVATIONS
- SUBJECT PROPERTY IS LOCATED IN ZONE AE PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 201205041R EFFECTIVE DATE SEPTEMBER 29, 2006.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES, ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.
- Edge of Stream Denotes Edge of Wetland Area

LEGAL DESCRIPTION:
 PART OF SE 1 OF SECTION 13, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT S 01°10'00" W, 695.55 FT FROM THE EAST 1/4 CORNER, THENCE S 01°10'00" W, 275.23 FT, THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE MORE OR LESS ON A CURVE TO THE RIGHT, RADIUS 2914.63 FT, CHORD BEARS N 38°29'50" W, 517.33 FT, A DISTANCE OF 518.24 FT TO CENTER OF AVON RD, THENCE N 61°12'25" E 161.66 FT, THENCE S 41°51'05" E, 278.88 FT TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.60 ACRES OF LAND.

Existing Parking (North Side of Clinton River)

Standard Parking Stalls	118
Barrier-Free Compliant Parking Stalls	6
Total Number Existing Stalls	124

Proposed Parking (North Side of Clinton River)

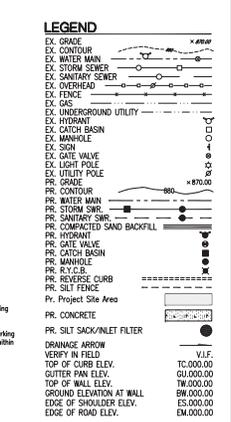
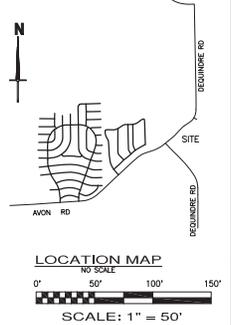
Standard Parking Stalls	2
Barrier-Free Compliant Parking Stalls	1
Total Number Existing Stalls	3

Parking Table Summary

Total Standard Stalls Proposed	120
Total Barrier Free Stalls Proposed	7
Total Parking Stalls Proposed	127
Minimum Number of Barrier Free Parking Stalls Required	
Required Barrier Free Stalls = 2 * (Total * 0.0333)	
= 2 * (127 * 0.0333) =	6.2

Site Plan Notes:
 Existing & Proposed Use: Clear Mill
 All Signs must meet Chapter 134 of the City Code of Ordinances and be approved under separate permit issued by the Building Department.

Number of Existing Parking Stalls Estimated based on Existing Layout of Wooden Parking Stalls and City Standard 10'x18' Parking Stall dimensions with 2' Minimum Drive aisle. No parking striping was installed for the standard stalls as they are located within existing gravel parking lot (with pavement provided for ADA stalls).
 No new Exterior Lighting being proposed.
 Proposed Building Construction Type: SB



Next Steps: Target date of August 19, 2025

J2024-0060
PSP2025-0004
Revision #2
 Received 7/17/2025

City of Rochester Hills Planning & Economic Development

Site Plan Review
 Reviewed for compliance with City Ordinance, Building and Fire Codes. Conditions and mark-ups noted throughout plan set must be addressed prior to final approval.

Department	Reviewer	Approved
Assessing	Assessing	Yes
Building	Mark Artman 248-841-2448 ArtmanM@RochesterHills.org	Yes
Engineering-Utilities	Jason Boughton 248-841-2490 BoughtonJ@RochesterHills.org	Yes
Engineering-Legal	Seth Buehler 248-841-2491 BuehlerS@RochesterHills.org	YES
Fire	Captain Josh Boyce 248-841-2713 BoyceJ@RochesterHills.org	Yes
Natural Resources	Matt Einhauser 248-841-2591 EinhauserM@RochesterHills.org	Yes
Planning	Chris McLeod 248-841-2572 mcleodc@RochesterHills.org	Yes
Traffic	Kelli Depp 248-841-2503 DeppK@RochesterHills.org	Yes



BEFORE YOU DIG CALL MISS DIG
 1-800-452-7171
 (TOL FREE)

All ground mounted utilities shall be fully screened from view.

Maintenance: The owner, tenant, occupant or person responsible for any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan or an approved amendment thereof. This responsibility shall include the duty to maintain in a condition substantially similar to that approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, planting, walls, fences, paving, trash receptacles, handicapped parking areas, etc.

The applicant will need to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process.

SE Sujak Engineering, PLC
 CIVIL ENGINEERING & PLANNING & DESIGN
 4911 Woodbridge Highway, Suite 100, Troy, MI 48068
 Phone: (248) 355-6441 Fax: (248) 355-1412 Email: tsujak@seengineering.com

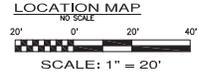
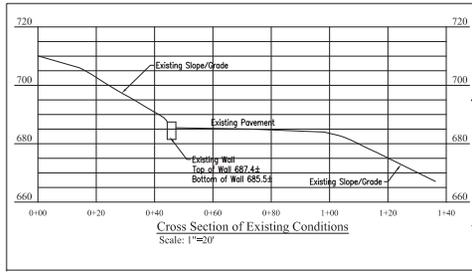
City of Rochester Hills
 License No. 6201046896

1950 E. Avon Rd
 Rochester Hills, MI 48307
 Parcel # 15-13-427-002

Site Plan (Overall Site Layout)

Sheet: 15-06
 Drawn: TCS
 Checked: TCS
 Approved: TCS
 Date: 2/08/2025
 Job No.: 23-062
 Sheet No.: C1.0

LEGAL DESCRIPTION:
 PART OF SE 1/4 OF SECTION 13, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN,
 MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT DISTANT S 01°10'00" W, 895.55 FT FROM
 THE EAST 1/4 CORNER, THENCE S 01°10'00" W, 275.23 FT, THENCE NORTHWESTERLY ALONG THE
 NORTHERLY LINE MORE OR LESS ON A CURVE TO THE RIGHT, RADIUS 2814.25 FT, CHORD BEARS N
 38°29'50" W, 517.53 FT, A DISTANCE OF 518.24 FT TO CENTER OF AVON RD, THENCE N 61°12'25" E
 161.66 FT, THENCE S 41°51'05" E, 278.88 FT TO THE POINT OF BEGINNING. PARCEL CONTAINS 1.60
 ACRES OF LAND.



LEGEND

EX. GRADE	PR. CONTOUR
EX. CONTOUR	PR. WATER MAIN
EX. WATER MAIN	PR. STORM SEWER
EX. STORM SEWER	PR. SANITARY SEWER
EX. SANITARY SEWER	EX. DRIVEWAY
EX. DRIVEWAY	EX. FENCE
EX. UNDERGROUND UTILITY	EX. HYDRANT
EX. CATCH BASIN	EX. MANHOLE
EX. SIGN	EX. GATE VALVE
EX. LIGHT POLE	EX. UTILITY POLE
PR. GRADE	PR. CONTOUR
PR. WATER MAIN	PR. STORM SEWER
PR. SANITARY SEWER	PR. COMPACTED SAND BACKFILL
PR. HYDRANT	PR. GATE VALVE
PR. CATCH BASIN	PR. MANHOLE
PR. R.Y.C.B.	PR. REVERSE CURB
PR. SILT FENCE	PR. SILT FENCE
PR. PAVEMENT	PR. CONCRETE
PR. SILT SACK/INLET FILTER	

TOPO. NOTES:

- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE EXISTING ELEVATIONS
- SUBJECT PROPERTY IS LOCATED IN ZONE AE PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26125C0411F EFFECTIVE DATE: SEPTEMBER 29, 2006.
- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.
- Edge of Stream Denotes Edge of Wetland Area

REV	DATE	DESCRIPTION	BY
1	5-03-2023	REV	
2	7-04-2023	DESIGN	
3	7-04-2023	PLANNING	

SE Sujak Engineering, PLC
 CIVIL ENGINEERING & PLANNING & DESIGN
 4913 Woodridge Highway
 Troy, MI 48068
 Phone: (313) 355-6441
 Fax: (313) 355-6442
 Email: sujakengineering@comcast.net



1950 E. Avon Rd
 Rochester Hills, MI 48307
 Parcel # 15-13-427-002
 Paving & Grading Plan
 (Site Plan)

Scale:	1"=20'
Drawn:	TCS
Checked:	TCS
Approved:	TCS
Date:	2/08/2025
Job no.:	23-062
Sheet No.:	C3.0

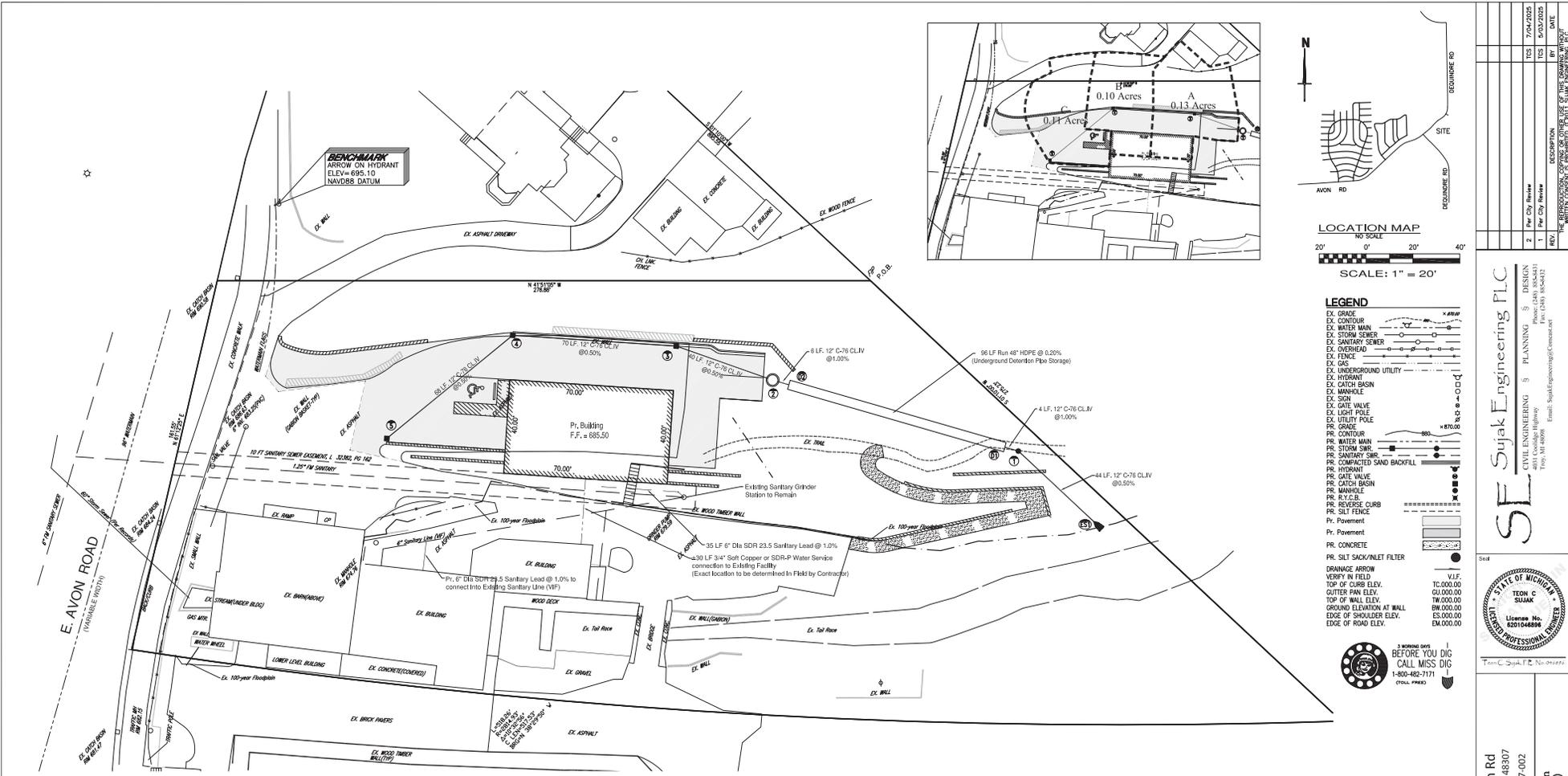
Not for Construction
 City File #24-0060
 Section #13

BENCHMARK
 Catch Basin Rim
 ELEV= 680.05
 NAVDORS DATUM

BENCHMARK
 ARROW ON HYDRANT
 ELEV= 695.10
 NAVDORS DATUM

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-452-7171 (TOLL FREE)





ENGINEER: Team C Sujak PE DATE: _____
 PROJECT: _____ JOB No. 23-062

Design for Storm Sewer Systems

LOCATION	STRUCTURE FROM MAIN TO MH	AREA ACRES A	C	EQUIV. AREA ACRES CA	TOTAL EQUIV. AREA CA	TIME MIN. T	INTENSITY TIME MIN. I	FLOW C.F.S. Q	DA PIPE INCH	HGL SLOPE %	LENGTH OF PIPE FT.	VELOCITY FT/SEC	TIME OF FLOW MIN.	CAPACITY OF SEWER C.F.S. UPPER END	H.G. ELEV. UPPER END	GROUND ELEV. UPPER END	INVERTS ELEV. LOWER END	Cover on Pipe UPPER END	Rim to HGL	Rim to Storage				
C	5	4	0.11	0.80	0.088	0.09	15.0	4.375	0.39	12	0.50	68	3.21	0.35	2.52	682.12	684.00	679.80	679.46	3.20	4.54	1.88	1.50	
B	4	3	0.10	0.80	0.08	0.17	15.4	4.337	0.73	12	0.50	70	3.21	0.36	2.52	681.78	684.80	679.36	679.01	4.44	4.79	3.02	2.30	
A	3	2	0.13	0.80	0.104	0.27	15.7	4.298	1.17	12	0.50	40	3.21	0.21	2.52	681.43	684.80	678.91	678.71	4.89	5.89	3.37	2.30	
2	Detention	-	-	-	-	0.27	15.9	4.278	1.17	12	1.00	6	4.54	0.02	3.56	681.23	685.00	678.56	678.50	6.04	5.50	4.37	3.10	
Detention	Detention	-	-	-	-	0.27	16.9	4.274	1.17	48	0.20	96	5.11	0.31	64.34	681.17	685.00	678.50	678.31	2.50	2.69	3.83	2.50	
Detention	1	ES1	-	-	-	0.27	16.3	4.241	1.17	12	1.00	4	4.54	0.01	3.56	681.17	685.00	687.50	678.31	5.69	8.63	3.83	2.50	
1	ES1	-	-	-	-	0.27	16.3	4.240	1.17	12	0.50	44	3.21	0.23	2.52	678.97	687.50	677.86	678.17	677.95	8.73	0.00	8.93	-
											16.5													

Note: HGL Stated at 681.17, which is 2'3" the Storage Elevation (683.5)

Preliminary Detention Calculations

Pr Pavement Area	6,160 SF
Pr Building Area	2,800 SF
Total	8,960 SF
Existing Pavement in Project Area	6,530 SF
Increase in Impervious Area	2,440 SF
100 Year Rain Event Depth	5.23"
Volume of Rain over Increase Impervious Area	1,063 SF
$V = 5.23' \times (1 \text{ Ft} / 12') \times \text{Increased Area} =$	$1,063 \text{ Cu Ft}$
Volume of Detention Proposed	
Proposed lengths of 48" Dia Pipe	
1 Run of 48" Pipe	96
Total Length	96
1,206 Cu Ft.	123.4%

Summary: Proposed Vol. (1,206 Cu Ft.) > Required Vol. (1,063 Cu Ft.)

Storm Sewer Structure Schedule

Structure #	Structure	Structure #	Structure
ES	12" End Section W/ Barcrest & Rip-Rap	3	4' Dia. Catch Basin w/ 2' Sump
12" Inv	677.95	12" Inv	684.80
		12" Inv	679.01 W
		12" Inv	678.91 SE
1	Outlet Manhole	4	4' Dia. Catch Basin w/ 2' sump
12" Inv	678.27 NW	12" Inv	678.17 SE
		12" Inv	679.46 SW
		12" Inv	679.36 E
2	Mechanical Forebay	5	2' Dia. Inlet
12" Inv	685.60	12" Inv	678.71 NW
		12" Inv	679.80 NE

Casting Schedule

Casting	Structures
E.J.I.W 5105 w/ M Gate	5
E.J.I.W 7045 w/ T1 Back	3, 4
GUTTER PAN ELEV. GU1000.00	3
TOP OF WALL ELEV. TW1000.00	
GROUND ELEVATION AT WALL	BW1000.00
EDGE OF SHOULDER ELEV. ES1000.00	
EDGE OF ROAD ELEV. EM1000.00	

Not for Construction
 City File #24-0060
 Section #13

Sheet No: **23-062**
 C4.0

NO.	DATE	BY	DESCRIPTION
1	5/03/2023	REV	REVISED DRAINAGE, CONCRETE, AND SITE PLAN
2	7/04/2023	TCS	REVISED DRAINAGE, CONCRETE, AND SITE PLAN

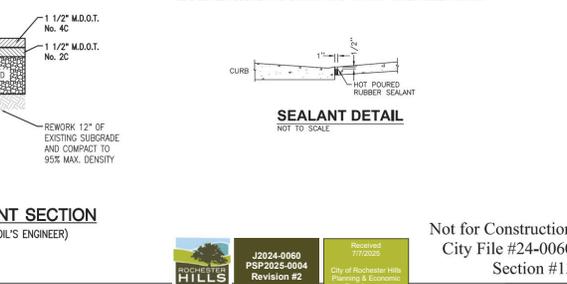
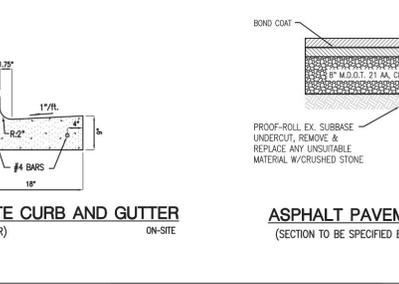
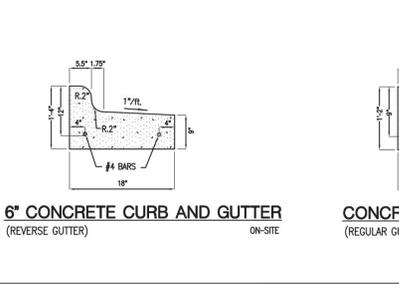
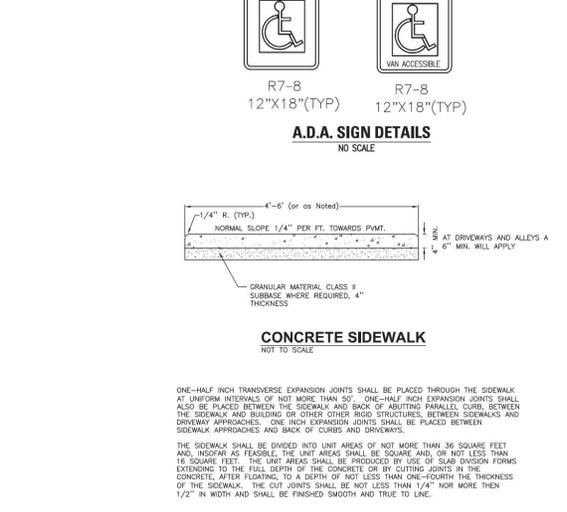
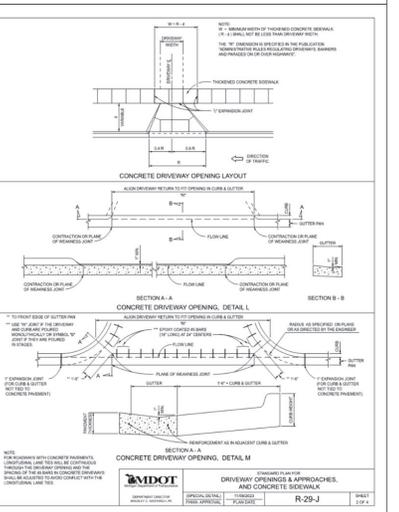
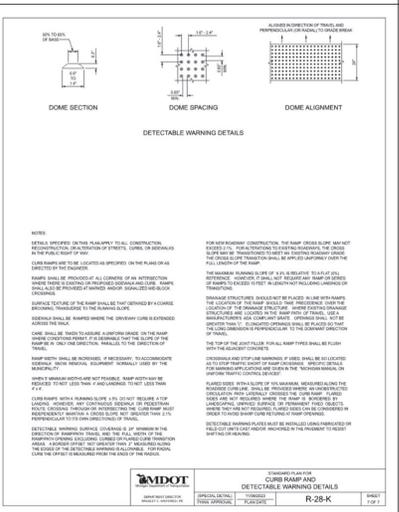
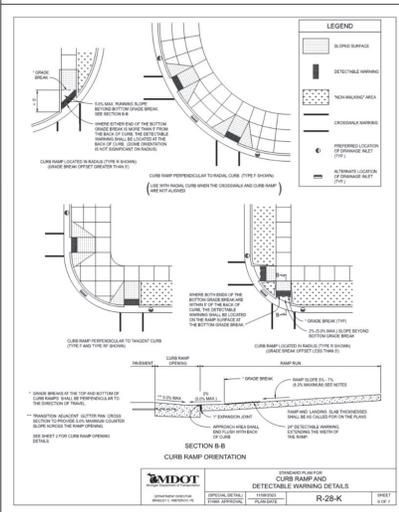
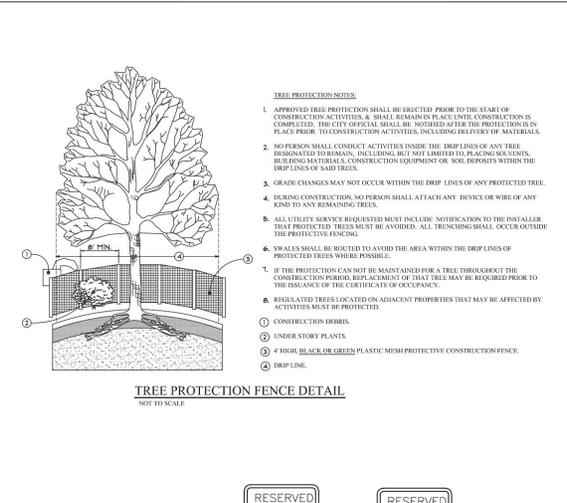
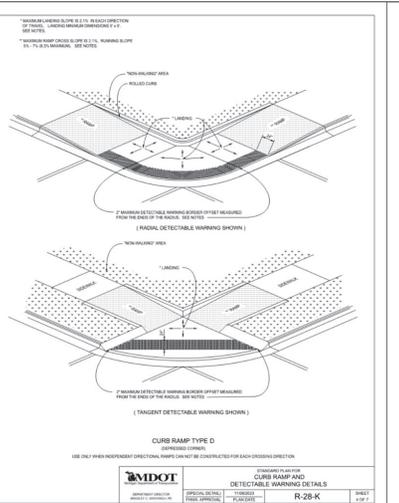
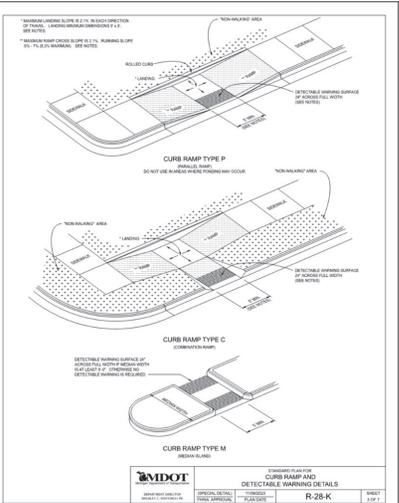
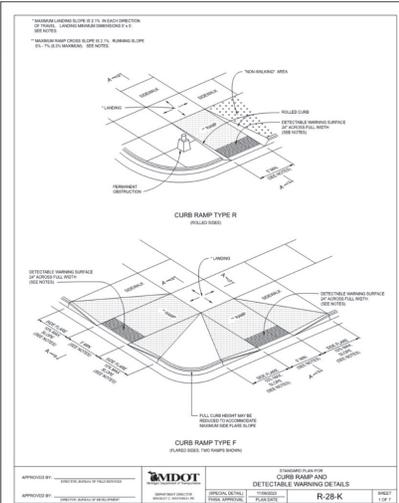
SE Sujak Engineering, PLC
 CIVIL ENGINEERING & PLANNING & DESIGN
 4913 Woodbridge Highway
 Troy, MI 48068
 Email: sse@sujakengineering.com



1950 E. Avon Rd
 Rochester Hills, MI 48307
 Parcel # 15-13-427-002

Utility Plan
 (Site Plan)

Drawn: TCS
 Checked: TCS
 Approved: TCS
 Date: 2/28/2025
 Job No.: 23-062



6\"/>

CONCRETE CURB AND GUTTER
(REGULAR GUTTER)

ASPHALT PAVEMENT SECTION
(SECTION TO BE SPECIFIED BY SOIL'S ENGINEER)



Not for Construction
City File #24-0060
Section #13

DATE	7/24/2025
BY	TCB
DATE	8/23/2025
BY	TCB
DATE	9/23/2025
BY	TCB
DATE	10/23/2025
BY	TCB
DATE	11/23/2025
BY	TCB
DATE	12/23/2025
BY	TCB

SE Sujak Engineering, PLC
CIVIL ENGINEERING & DESIGN
4011 Coakley Highway
1707, Mt. Airy, NC 27551
Phone: (336) 855-9411
Fax: (336) 855-9412
Email: Suja@SujakEngineering.com

SE Sujak Engineering, PLC
PLANNING & DESIGN
4011 Coakley Highway
1707, Mt. Airy, NC 27551
Phone: (336) 855-9411
Fax: (336) 855-9412
Email: Suja@SujakEngineering.com

Soil
1716 E. AVON RD.
ROCHESTER HILLS, MI 48307
TEON SUJAK
LICENSED PROFESSIONAL ENGINEER
License No. 621046896
Tom C. Sajak, P.E., No. 04982

1950 E. Avon Rd
Rochester Hills, MI 48307
Parcel # 15-13-427-002
Notes & Details
(Site Plan)

Sheet: 14 of 17
Drawn: TCB
Checked: TCB
Approved: TCB
Date: 2/28/2025
Job no.:
Job title:
Sheet No.: **23-062**
Scale: **C5.0**



19" SHORT WAREHOUSE SHADE DAMP / WET LOCATION

CLASSIC SHAPES

PROJECT: _____

QUANTITY: _____ TYPE: _____



**J2024-0060
PSP2025-0004
Revision #2**

Received
7/7/2025
City of Rochester Hills
Planning & Economic
Development



SW1910GV
AN - Anodic Natural



SW1910GV
BZ - Bronze



SW1910GV
PT - Platinum Silver



SW1910GV
MB - Matte Black

SERIES	LUMENS ¹	CCT	DRIVER / DIMMING ²	ACCESSORIES ⁵	MOUNTING ⁸	INTERIOR ¹²	FINISH ¹²	WET KIT					
SW1910GV	15L	1500 Lm	80 CRI	EX³ Electronic Driver, 120V/277V 1%, 0-10V, 120V/277V DLTE1⁵ ELV/MLV, 120V Lutron® 2-Wire Forward Phase (MLV), 120V 1%, Lutron® EcoSystem®, Fades to Black, 120V/277V DL3EX⁶	ENCLOSURES		CP104 Small Driver Canopy CP104KO Small Driver Canopy w/ Knockouts CP106 Large Driver Canopy CP6/RMD Remote Mount Driver SP90⁹ Straight Arm PA⁹ Mounting Arm Style	MW¹³ Matte White CCI Custom Color FCI Fixture Color Interior	MW¹³ Matte White MB¹³ Matte Black PT¹³ Platinum Silver CC Custom Color	WLKA Wet Location Kit			
	27L	2700 Lm	27K		2700K	WALL MOUNT					See Page 5 for Full Range of Color Options (83-90082)	See Page 5 for Full Range of Color Options (83-90082)	
	37L	3700 Lm	30K		3000K	CEILING MOUNT							
	55L	5500 Lm	35K		3500K	RDC5 Small Driver Canopy CP13 Large Driver Canopy HM¹⁰ Hang Straight AT¹⁰ Hang Straight All Thread PM¹⁰ Rigid Pendant Mount CD¹⁰ Cord / Cable Mount CM¹⁰ Cord Mount EMCR¹¹ 10W Large Driver Canopy EM EMRM 7W Remote EM EMEN 7W Remote with Enclosure							
		40K	4000K	TF2⁷ 4" Frosted Dome TG2 4" Dome Wire Guard MF2 4" Frosted Mini MG2 4" Short Wire Guard FJ2 4" Frosted Tall FG2 4" Tall Wire Guard									
		90 CRI	27HK 2700K 30HK 3000K 35HK 3500K 40HK 4000K										

EXAMPLE: SW1910GV37L35KEXTF2/RDC5HM36MWIMB

NOTES:
 1 Nominal Source Lumens at 35K 2 Contact Factory for Additional Options 3 37L Max with CP104 4 37L Max with CP104/RDC5, 55L Max with CP106/CP13
 5 Available with CP106/CP13 Only 6 Enclosure, Wire Guard Required - Choose One Option 7 Standard Enclosure 8 See Mounting Page for Details on Components and Finishes
 9 See Mounting Page for Available Arm Options 10 Specify Length in Inches: See Mounting Page for Available Lengths 11 EMCR Replaces RDC5 or CP13
 12 See Color Page for More Options/Consult Factory for Special Finishes 13 Standard Finishes





19" SHORT WAREHOUSE SHADE

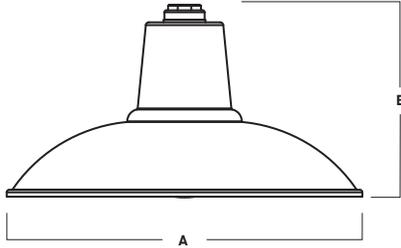
DAMP / WET LOCATION

CLASSIC SHAPES

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS ¹	DELIVERED LUMENS ²	SYSTEM WATTS	LPW
SW1910GV15L	1500	1202	10	120
SW1910GV27L	2700	2100	18	117
SW1910GV37L	3700	3080	26	118
SW1910GV55L	5500	4536	39	116

¹ Nominal Source Lumens at 35K ² Nominal Delivered Lumens at 35K

HOUSING DIMENSIONS



A	B
18.5	10.0
470.0 mm	254.0 mm

APPLICATION

The Short Warehouse Shade is a shallow version of our most popular Warehouse Shades.

FEATURES

Spectrum Lighting's RLM Classics are inspired by vintage lighting fixtures redesigned with modern LED light sources and materials. The wide range of options for illumination, mounting, enclosures, guards and finishes allows for creative fixture specification and design. 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. Interior is Matte White unless specified. Custom Color interior finishes available.

ELECTRONICS

GV LED system features high brightness white Samsung LED's. 3-step MacAdam Ellipse binning. Standard CRI: 80+. Higher CRI, R9 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 and may be field cut.

CODE COMPLIANCE

BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.

ENCLOSURES



WALL MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & DIMENSIONS.)

PA
MOUNTING ARM STYLE



SW1910GV SHOWN WITH CP104PA23

CEILING MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & CANOPY DIMENSIONS.)

HM / AT / PM
HANG STRAIGHT / ALL THREAD / PENDANT



SW1910GV SHOWN WITH RDC5PM

CD
CORD / CABLE MOUNT



SW1910GV SHOWN WITH RDC5CD

CM
CORD MOUNT



SW1910GV SHOWN WITH RDC5CM



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025
City of Rochester Hills
Planning & Economic
Development





19" SHORT WAREHOUSE SHADE DAMP / WET LOCATION CLASSIC SHAPES / PHOTOMETRIC DATA

SW1910GV-55L-35K-EX-TF2-MWI

CANDLEPOWER CURVE	INTENSITY	ZONAL LUMENS		SINGLE UNIT: PERFORMANCE INITIAL FOOTCANDLES BASED ON IES BEAM ANGLE				MULTIPLE UNITS: PERFORMANCE 80/50/20% REFLECTANCES INITIAL FOOTCANDLES AND WATTS PER SQUARE FOOT									
				Mounting Height AFF	FC at Center on Floor	Beam Diameter	FC at Beam Edge	Ceiling Height	Fixture Spacing	RCR 1		RCR 3					
	0.00°																
	0.00°	1,715	0° - 10°	163	4%	8.0'	27 fc	21.7'	9 fc	17'	16'	17	0.14	10	0.11		
	5.00°	1,713	0° - 20°	612	13%	10.0'	17 fc	27.1'	6 fc	21'	18'	15	0.13	12	0.13		
	10.00°	1,682	0° - 30°	1,267	28%	12.0'	12 fc	32.5'	4 fc	25'	20'	12	0.10	8	0.08		
	15.00°	1,625	0° - 40°	2,042	45%	14.0'	9 fc	37.9'	3 fc	Delivered Illuminance Rating: (DIR)		117 FC per W/Sq. Ft.		90 FC per W/Sq. Ft.			
	20.00°	1,549	0° - 60°	3,572	79%	16.0'	7 fc	43.3'	2 fc	3' Suspension Length Square rooms used for multiple units: - RCR 1: Length & Width = Ceiling Ht. - 5.5' x 10.00 - RCR 3: Length & Width = Ceiling Ht. - 5.5' x 3.33 * Average Footcandles at 2.5' Above Floor ** Exceeds spacing criteria by 17% *** Exceeds spacing criteria by -2%							
	30.00°	1,372	0° - 80°	4,432	98%	20.0'	4 fc	54.1'	1 fc								
	40.00°	1,177	0° - 90°	4,523	100%	24.0'	3 fc	65.0'	1 fc								
	50.00°	957	Total	4,534	100%	28.0'	2 fc	75.8'	1 fc								
	60.00°	701															
	70.00°	435															
	80.00°	190															
	90.00°	17															

Delivered Lumens: 4,534
Luminaire Watts: 39
LER: 116.26

CP at 0deg (Nadir): 1,715
CRI: 85+

Beam Angle: 106.45
Spacing Ratio: 1.19

Lamp Multiplier: 15L x 0.265, 27L x 0.463, 37L x 0.679
CCT Multiplier: 27K x 0.971, 30K x 0.985, 40K x 1.03



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025

City of Rochester Hills
Planning & Economic
Development



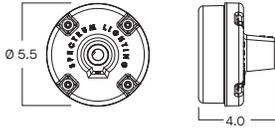
MOUNTING & ACCESSORIES

SOME OPTIONS NOT AVAILABLE ON ALL FIXTURES. CONSULT SPECIFICATION SHEETS. SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION. NOTE: THIS IS TYPICAL OF RLM SPECIFICATION FOR MOUNTING. INDIVIDUAL FIXTURES OR PROJECTS MAY HAVE SPECIALIZED REQUIREMENTS.

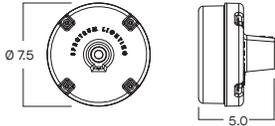


WALL MOUNTING

CP104 - SMALL DRIVER CANOPY (STANDARD)
MAY BE USED AS SPLICE BOX FOR DIRECT FEED
NOT AVAILABLE W/ PA16 & PA16F



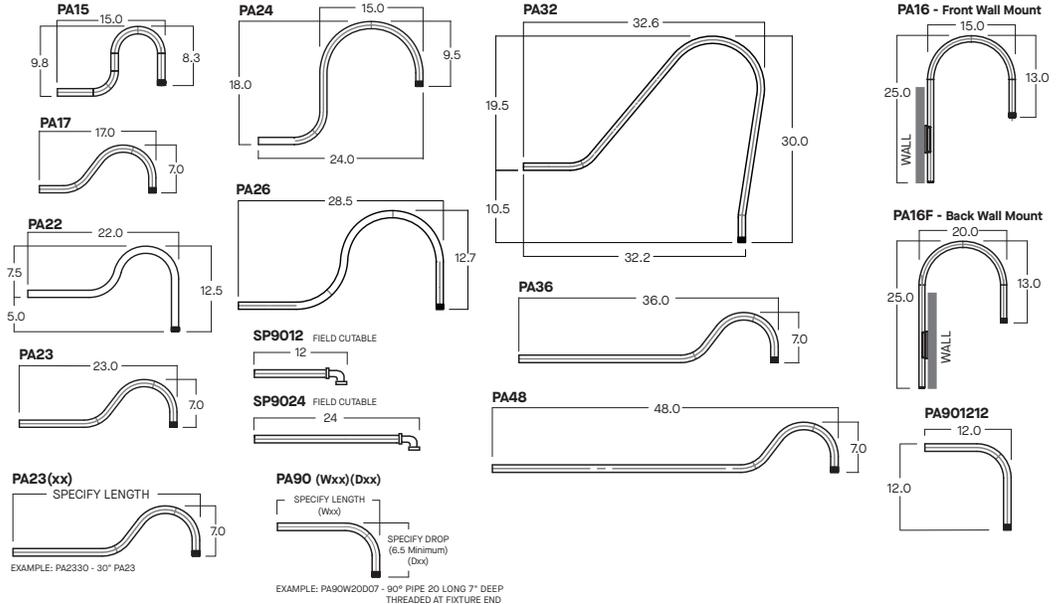
CP106 - LARGE DRIVER CANOPY
MAY BE USED AS SPLICE BOX FOR DIRECT FEED



CP6/RMD - REMOTE MOUNT DRIVER
MOUNTS DIRECTLY TO WALL OR OCTAGON STYLE J-BOX

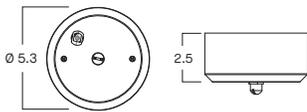


CUSTOM AND OTHER WALL ARMS AVAILABLE - CONTACT FACTORY. ARMS MAY BE FIELD CUT ON WALL SIDE - FIXTURE SIDE THREADED 3/4" NPT REQUIRES SEALANT FOR WET LOCATION.

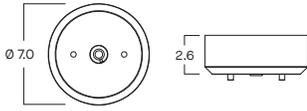


CEILING MOUNTING

RDC5 - SMALL DRIVER CANOPY (STANDARD)
MOUNTS TO 4" OCTO J-BOX



CP13 - LARGE DRIVER CANOPY



HM*
HANG STRAIGHT
45° SWIVEL 5/8" OD STEM - 3/8" IP



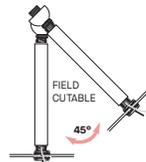
ORDER: HM (Length)
SPECIFY LENGTH:
HM3 - 3" HM24 - 24"
HM6 - 6" HM36 - 36"
HM12 - 12" HM48 - 48"
HM18 - 18" HM72 - 72"
HMLC(XX)
Custom Length
(Specify in Inches)

PM*
RIGID PENDANT MOUNT
RIGID 5/8" OD STEM - 3/8" IP



ORDER: PM (Length)
SPECIFY LENGTH:
PM3 - 3" PM24 - 24"
PM6 - 6" PM36 - 36"
PM12 - 12" PM48 - 48"
PM18 - 18" PM72 - 72"
PMLC(XX)
Custom Length
(Specify in Inches)

AT**
HANG STRAIGHT ALL THREAD
45° SWIVEL 5/8" OD STEM - 1/4" IP



ORDER: AT (Length)
SPECIFY LENGTH:
AT12 - 12"
AT24 - 24"
AT36 - 36"
AT48 - 48"
AT60 - 60"
AT72 - 72"
FIELD CUT TO THREADED PIPE TO LENGTH NEEDED. CUT PIPE COVER IF SHORTER THAN THREADED PIPE. SUPPLY COVER OVER THREADED PIPE.

CD
CORD / CABLE MOUNT
SJ CORD WITH 1/16" SS CABLE



ORDER: CD (Length)
SPECIFY LENGTH:
CD36 - 36"
CD72 - 72"
CD144 - 144"
CDLC(XX)
Custom Length
(Specify in Inches)

CM
CORD MOUNT
SJ CORD WITH STRAIN RELIEF

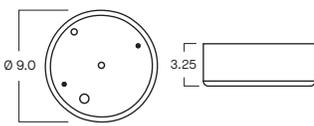


ORDER: CM (Length)
SPECIFY LENGTH:
CM36 - 36"
CM72 - 72"
CM144 - 144"
CMLC(XX)
Custom Length
(Specify in Inches)

*MAXIMUM ONE PIECE STEM LENGTH IS 72". **MAXIMUM ONE PIECE STEM LENGTH IS 36". LONGER LENGTHS ARE POSSIBLE USING MULTIPLE STEMS AND COUPLERS.
**ORDER IN 12" INCREMENTS, ODD SIZES MAY BE FIELD CUT

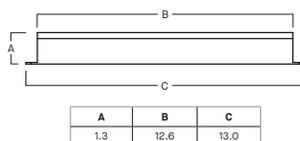
EMERGENCY BATTERY OPTIONS

EMCR - LARGE DRIVER CANOPY FOR 10W EMERGENCY BATTERY

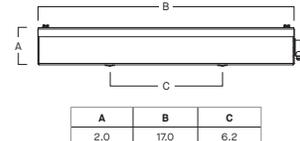


REMOTE EMERGENCY BATTERY OPTIONS

EMRM* - 7W REMOTE EMERGENCY BATTERY (50' MAX)



EMEN* - 7W REMOTE EMERGENCY BATTERY WITH ENCLOSURE (50' MAX)



*OTHER EM BATTERY SIZES AVAILABLE, CONTACT FACTORY.



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025

City of Rochester Hills
Planning & Economic
Development



COLOR OPTIONS - POWDER COAT PAINT FINISHES

NOTE: NO PRINTED IMAGE CAN EQUAL THE EXACT COLOR OF FINISH ON METAL.
SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION.



STANDARD CORD / STEM / CANOPY FINISHES

FIXTURE COLOR	STANDARD CORD COLOR	STANDARD CANOPY / STEM COLOR
Matte White, Textured White	Matte White	Matte White
Gloss White	Matte White	Gloss White
Matte Black, Gloss Black, Textured Black	Matte Black	Matte Black
All Others	Matte Black	Same Color as Fixture
Custom Color	Contact Factory	Contact Factory

PAINT TIMES

TIER	COST	AVERAGE PAINT TIME*
Tier 1 - Standard Finishes	\$	⓪
Tier 2 - Typical Finishes	\$\$	⓪⓪
Tier 3 - Special Metal Finishes	\$\$\$	⓪⓪⓪
Custom Color	Contact Factory	Contact Factory

*CONTACT FACTORY FOR SPECIFIC PRODUCT LEAD TIMES

TIER 1 - STANDARD FINISHES



TIER 2 - TYPICAL FINISHES



TIER 3 - SPECIAL METAL FINISHES

NOT AVAILABLE ON ALL FIXTURES. PLEASE CONSULT SPECIFICATION SHEETS OR FACTORY FOR AVAILABILITY.



CUSTOM COLOR FINISHES

CONTACT FACTORY



*UNAVAILABLE FOR WET LOCATION

** UNAVAILABLE FOR INTERIOR



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025

City of Rochester Hills
Planning & Economic
Development





15" SHORT WAREHOUSE SHADE
DAMP / WET LOCATION
 CLASSIC SHAPES

PROJECT: _____
 QUANTITY: _____ TYPE: _____



J2024-0060
PSP2025-0004
Revision #2

Received
 7/7/2025
 City of Rochester Hills
 Planning & Economic
 Development



SW1509GV
 BZ - Bronze



SW1509GV
 MW - Matte White



SW1509GV
 MB - Matte Black



SW1509GV
 PT - Platinum Silver

SERIES	LUMENS ¹	CCT	DRIVER / DIMMING ²	ACCESSORIES ⁴	MOUNTING ⁶	INTERIOR ¹⁰	FINISH ¹⁰	WET KIT					
SW1509GV	15L 27L	1500 Lm	80 CRI	EX Electronic Driver, 120V/277V 1%, 0-10V, 120V/277V DO10X ELV/MLV, 120V DS2W1 Lutron® 2-Wire Forward Phase (MLV), 120V DLTE1³ 1%, Lutron® EcoSystem®, Fades to Black, 120V/277V DL3EX³	ENCLOSURES TF1¹ 3" Frosted Dome TG1 3" Dome Wire Guard MF1 3" Frosted Mini MG1 3" Short Wire Guard FJ1 3" Frosted Tall FG1 3" Tall Wire Guard	WALL MOUNT CP104 Small Driver Canopy CP104KO Small Driver Canopy w/ Knockouts CP106 Large Driver Canopy CP6/RMD Remote Mount Driver SP90⁷ Straight Arm PA⁷ Mounting Arm Style	MWI¹¹ Matte White CCI Custom Color FCI Fixture Color Interior	MW¹¹ Matte White MB¹¹ Matte Black PT¹¹ Platinum Silver CC Custom Color	WLKA Wet Location Kit				
		2700 Lm	2700K							27K	2700K	See Page 5 for Full Range of Color Options (83-90082)	See Page 5 for Full Range of Color Options (83-90082)
		3500K	3500K							35K	3500K		
4000K	4000K	40K	4000K										
		90 CRI			CEILING MOUNT RDC5 Small Driver Canopy CP13 Large Driver Canopy HM⁸ Hang Straight AT⁸ Hang Straight All Thread PM⁸ Rigid Pendant Mount CD⁸ Cord / Cable Mount CM⁸ Cord Mount EMCR⁹ 10W Large Driver Canopy EM EMRM 7W Remote EM EMEN 7W Remote with Enclosure								

EXAMPLE: SW1509GV27L35KEXTF1/RDC5HM36MWIMB

NOTES:
 1 Nominal Source Lumens at 35K 2 Contact Factory for Additional Options 3 Available with CP106/CP13 Only 4 Enclosure, Wire Guard Required - Choose One Option
 5 Standard Enclosure 6 See Mounting Page for Details on Components and Finishes 7 See Mounting Page for Available Arm Options 8 Specify Length in Inches:
 See Mounting Page for Available Lengths 9 EMCR Replaces RDC5 or CP13 10 See Color Page for More Options/Consult Factory for Special Finishes 11 Standard Finishes



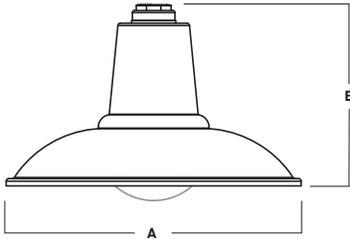


15" SHORT WAREHOUSE SHADE DAMP / WET LOCATION CLASSIC SHAPES

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS ¹	DELIVERED LUMENS ²	SYSTEM WATTS	LPW
SW1509GV15L	1500	1150	10	115
SW1509GV27L	2700	2008	18	112

¹Nominal Source Lumens at 35K ² Nominal Delivered Lumens at 35K

HOUSING DIMENSIONS



A	B
14.5 368.3 mm	9.0 228.6 mm

APPLICATION

The Short Warehouse Shade is a shallow version of our most popular Warehouse Shades.

FEATURES

Spectrum Lighting's RLM Classics are inspired by vintage lighting fixtures redesigned with modern LED light sources and materials. The wide range of options for illumination, mounting, enclosures, guards and finishes allows for creative fixture specification and design. 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. Interior is Matte White unless specified. Custom Color interior finishes available.

ELECTRONICS

GV LED system features high brightness white Samsung LED's. 3-step MacAdam Ellipse binning. Standard CRI: 80+. Higher CRI, R9 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 and may be field cut.

CODE COMPLIANCE

BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.

ENCLOSURES

TF1

3" FROSTED DOME



MF1

3" FROSTED MINI



FJ1

3" FROSTED TALL



TG1

3" FROSTED DOME
WIRE GUARD - FITS TF1



MG1

3" FROSTED MINI
WIRE GUARD - FITS MF1



FG1

3" FROSTED TALL
WIRE GUARD - FITS FJ1



WALL MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & DIMENSIONS.)

PA_

MOUNTING ARM STYLE



SW1509GV SHOWN WITH CP104PA23

CEILING MOUNT

(SEE MOUNTING PAGES FOR MORE OPTIONS & CANOPY DIMENSIONS.)

HM / AT / PM

HANG STRAIGHT / ALL THREAD / PENDANT



SW1509GV SHOWN WITH RDC5PM

CD

CORD / CABLE MOUNT



SW1509GV SHOWN WITH RDC5CD

CM

CORD MOUNT



SW1509GV SHOWN WITH RDC5CM



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025

City of Rochester Hills
Planning & Economic
Development



Spectrum Lighting



15" SHORT WAREHOUSE SHADE DAMP / WET LOCATION CLASSIC SHAPES / PHOTOMETRIC DATA

SW1509GV-27L-35K-EX-TF1-MWI

CANDLEPOWER CURVE	INTENSITY	ZONAL LUMENS		SINGLE UNIT: PERFORMANCE INITIAL FOOTCANDLES BASED ON IES BEAM ANGLE				MULTIPLE UNITS: PERFORMANCE 80/50/20% REFLECTANCES INITIAL FOOTCANDLES AND WATTS PER SQUARE FOOT						
		0° - 10°	80	4%	Mounting Height AFF	FC at Center on Floor	Beam Diameter	FC at Beam Edge	Ceiling Height	Fixture Spacing	RCR 2		RCR 4	
	0.00°													
	0.00°	847							8'	8'	24	0.24	19	0.24
	5.00°	837			5.50'	28 fc	12.5'	12 fc	12'	10'	21	0.20	16	0.20
	10.00°	811			6.50'	20 fc	14.8'	8 fc	16'	12'	14	0.14	7	0.09
	15.00°	770			7.50'	15 fc	17.1'	6 fc	Delivered Illuminance Rating: (DIR)					
	20.00°	719			8.50'	12 fc	19.3'	5 fc	101 FC per W/Sq. Ft. 79 FC per W/Sq. Ft.					
	30.00°	615			10.00'	8 fc	22.7'	4 fc	2' Suspension Length Square rooms used for multiple units: - RCR 2: Length & Width = Ceiling Ht. - 4.5' x 5.00' - RCR 4: Length & Width = Ceiling Ht. - 4.5' x 2.50' * Average Footcandles at 2.5' Above Floor * Exceeds spacing criteria by 110% ** Exceeds spacing criteria by 22% *** Exceeds spacing criteria by -4%					
	40.00°	511			12.00'	6 fc	27.3'	2 fc						
	50.00°	392			14.00'	4 fc	31.8'	2 fc						
	60.00°	260			16.00'	3 fc	36.4'	1 fc						
	70.00°	148												
	80.00°	69												
90.00°	4													
		Total	2,007	100%										

Delivered Lumens: 2,007
Luminaire Watts: 18
LER: 111.50

CP at 0deg (Nadir): 847
CRI: 85+

Beam Angle: 97.93
Spacing Ratio: 1.09

Lamp Multiplier: 15L x 0.5728
CCT Multiplier: 27K x 0.971, 30K x 0.985, 40K x 1.03



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025

City of Rochester Hills
Planning & Economic
Development



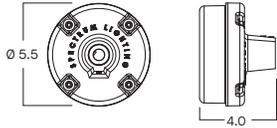
MOUNTING & ACCESSORIES

SOME OPTIONS NOT AVAILABLE ON ALL FIXTURES. CONSULT SPECIFICATION SHEETS. SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION. NOTE: THIS IS TYPICAL OF RLM SPECIFICATION FOR MOUNTING. INDIVIDUAL FIXTURES OR PROJECTS MAY HAVE SPECIALIZED REQUIREMENTS.

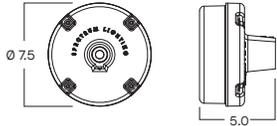


WALL MOUNTING

CP104 - SMALL DRIVER CANOPY (STANDARD)
MAY BE USED AS SPLICE BOX FOR DIRECT FEED
NOT AVAILABLE W/ PA16 & PA16F



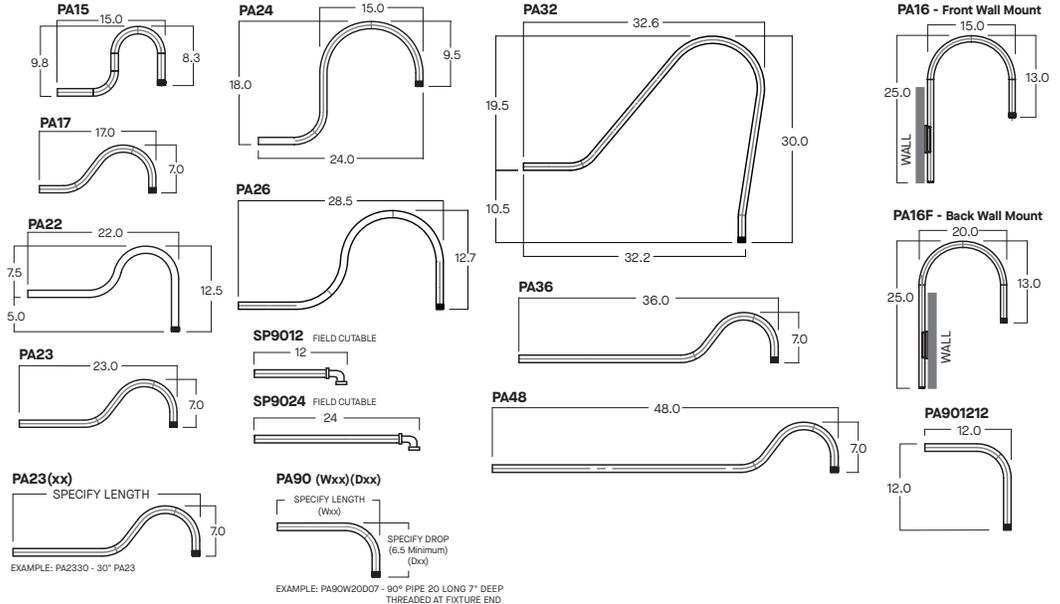
CP106 - LARGE DRIVER CANOPY
MAY BE USED AS SPLICE BOX FOR DIRECT FEED



CP6/RMD - REMOTE MOUNT DRIVER
MOUNTS DIRECTLY TO WALL OR OCTAGON STYLE J-BOX

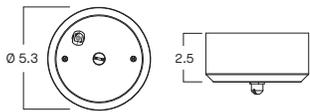


CUSTOM AND OTHER WALL ARMS AVAILABLE - CONTACT FACTORY. ARMS MAY BE FIELD CUT ON WALL SIDE - FIXTURE SIDE THREADED 3/4" NPT REQUIRES SEALANT FOR WET LOCATION.

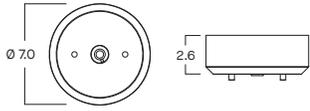


CEILING MOUNTING

RDC5 - SMALL DRIVER CANOPY (STANDARD)
MOUNTS TO 4" OCTO J-BOX



CP13 - LARGE DRIVER CANOPY



HM*
HANG STRAIGHT
45° SWIVEL 5/8" OD STEM - 3/8" IP



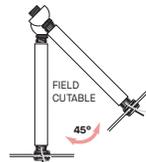
ORDER: HM (Length)
SPECIFY LENGTH:
HM3 - 3" HM24 - 24"
HM6 - 6" HM36 - 36"
HM12 - 12" HM48 - 48"
HM18 - 18" HM72 - 72"
HMLC(XX)
Custom Length
(Specify in Inches)

PM*
RIGID PENDANT MOUNT
RIGID 5/8" OD STEM - 3/8" IP



ORDER: PM (Length)
SPECIFY LENGTH:
PM3 - 3" PM24 - 24"
PM6 - 6" PM36 - 36"
PM12 - 12" PM48 - 48"
PM18 - 18" PM72 - 72"
PMLC(XX)
Custom Length
(Specify in Inches)

AT**
HANG STRAIGHT ALL THREAD
45° SWIVEL 5/8" OD STEM - 1/4" IP



ORDER: AT (Length)
SPECIFY LENGTH:
AT12 - 12"
AT24 - 24"
AT36 - 36"
AT48 - 48"
AT60 - 60"
AT72 - 72"
FIELD CUT THREADED PIPE TO LENGTH NEEDED. CUT PIPE COVER IF SHORTER THAN THREADED PIPE. SUPPLY COVER OVER THREADED PIPE.

CD
CORD / CABLE MOUNT
SJ CORD WITH 1/16 SS CABLE



ORDER: CD (Length)
SPECIFY LENGTH:
CD36 - 36"
CD72 - 72"
CD144 - 144"
CDLC(XX)
Custom Length
(Specify in Inches)

CM
CORD MOUNT
SJ CORD WITH STRAIN RELIEF

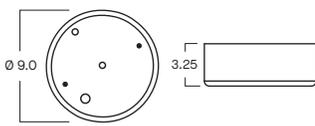


ORDER: CM (Length)
SPECIFY LENGTH:
CM36 - 36"
CM72 - 72"
CM144 - 144"
CMLC(XX)
Custom Length
(Specify in Inches)

*MAXIMUM ONE PIECE STEM LENGTH IS 72". **MAXIMUM ONE PIECE STEM LENGTH IS 36". LONGER LENGTHS ARE POSSIBLE USING MULTIPLE STEMS AND COUPLERS. **ORDER IN 12" INCREMENTS, ODD SIZES MAY BE FIELD CUT

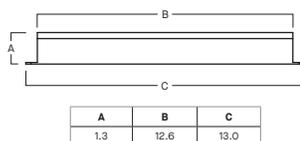
EMERGENCY BATTERY OPTIONS

EMCR - LARGE DRIVER CANOPY FOR 10W EMERGENCY BATTERY

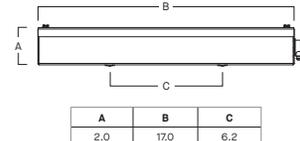


REMOTE EMERGENCY BATTERY OPTIONS

EMRM* - 7W REMOTE EMERGENCY BATTERY (50' MAX)



EMEN* - 7W REMOTE EMERGENCY BATTERY WITH ENCLOSURE (50' MAX)



*OTHER EM BATTERY SIZES AVAILABLE, CONTACT FACTORY.



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025

City of Rochester Hills
Planning & Economic
Development



COLOR OPTIONS - POWDER COAT PAINT FINISHES

NOTE: NO PRINTED IMAGE CAN EQUAL THE EXACT COLOR OF FINISH ON METAL.
SEE INDIVIDUAL SPECIFICATION SHEETS OR CONSULT FACTORY FOR ADDITIONAL INFORMATION.



STANDARD CORD / STEM / CANOPY FINISHES

FIXTURE COLOR	STANDARD CORD COLOR	STANDARD CANOPY / STEM COLOR
Matte White, Textured White	Matte White	Matte White
Gloss White	Matte White	Gloss White
Matte Black, Gloss Black, Textured Black	Matte Black	Matte Black
All Others	Matte Black	Same Color as Fixture
Custom Color	Contact Factory	Contact Factory

PAINT TIMES

TIER	COST	AVERAGE PAINT TIME*
Tier 1 - Standard Finishes	\$	⓪
Tier 2 - Typical Finishes	\$\$	⓪⓪
Tier 3 - Special Metal Finishes	\$\$\$	⓪⓪⓪
Custom Color	Contact Factory	Contact Factory

*CONTACT FACTORY FOR SPECIFIC PRODUCT LEAD TIMES

TIER 1 - STANDARD FINISHES



TIER 2 - TYPICAL FINISHES



TIER 3 - SPECIAL METAL FINISHES

NOT AVAILABLE ON ALL FIXTURES. PLEASE CONSULT SPECIFICATION SHEETS OR FACTORY FOR AVAILABILITY.



CUSTOM COLOR FINISHES

CONTACT FACTORY



*UNAVAILABLE FOR WET LOCATION

** UNAVAILABLE FOR INTERIOR



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025

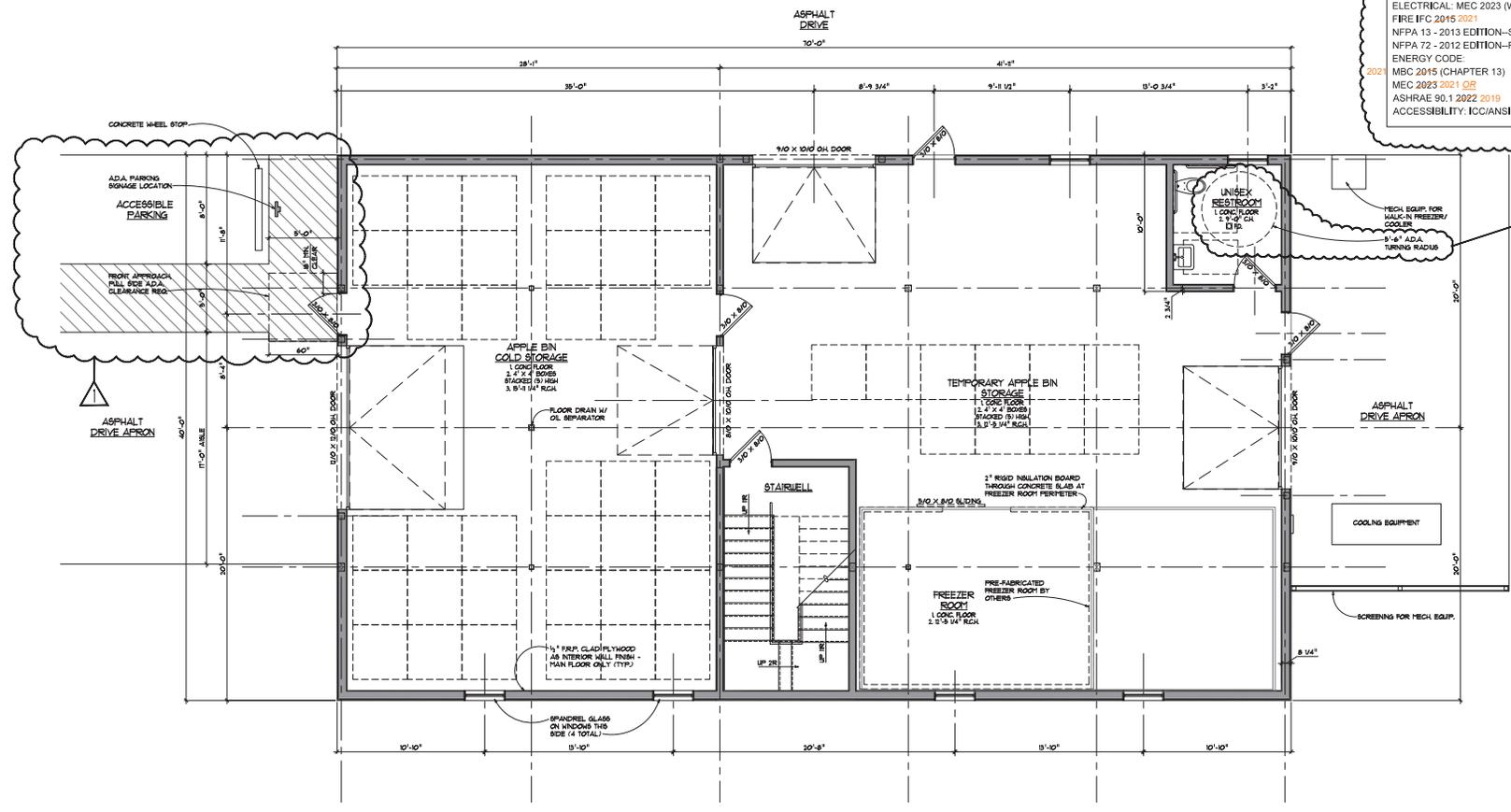
City of Rochester Hills
Planning & Economic
Development



REGULATORY DATA

BUILDING OCCUPANCY TYPE:	S2 - LOW HAZARD STORAGE
CONSTRUCTION TYPE:	V B (UN-SPRINKLERED)
BUILDING HEIGHT:	2 STORIES / 34.5 FT (40' MAX)
BUILDING AREA:	2,800 SQ FT (13,500 ALLOWABLE) / FLOOR NOT TAKING ANY BLDG. INCREASES & DPL (2,800 / 500) (WAREHOUSE)
OCCUPANCY LOAD:	

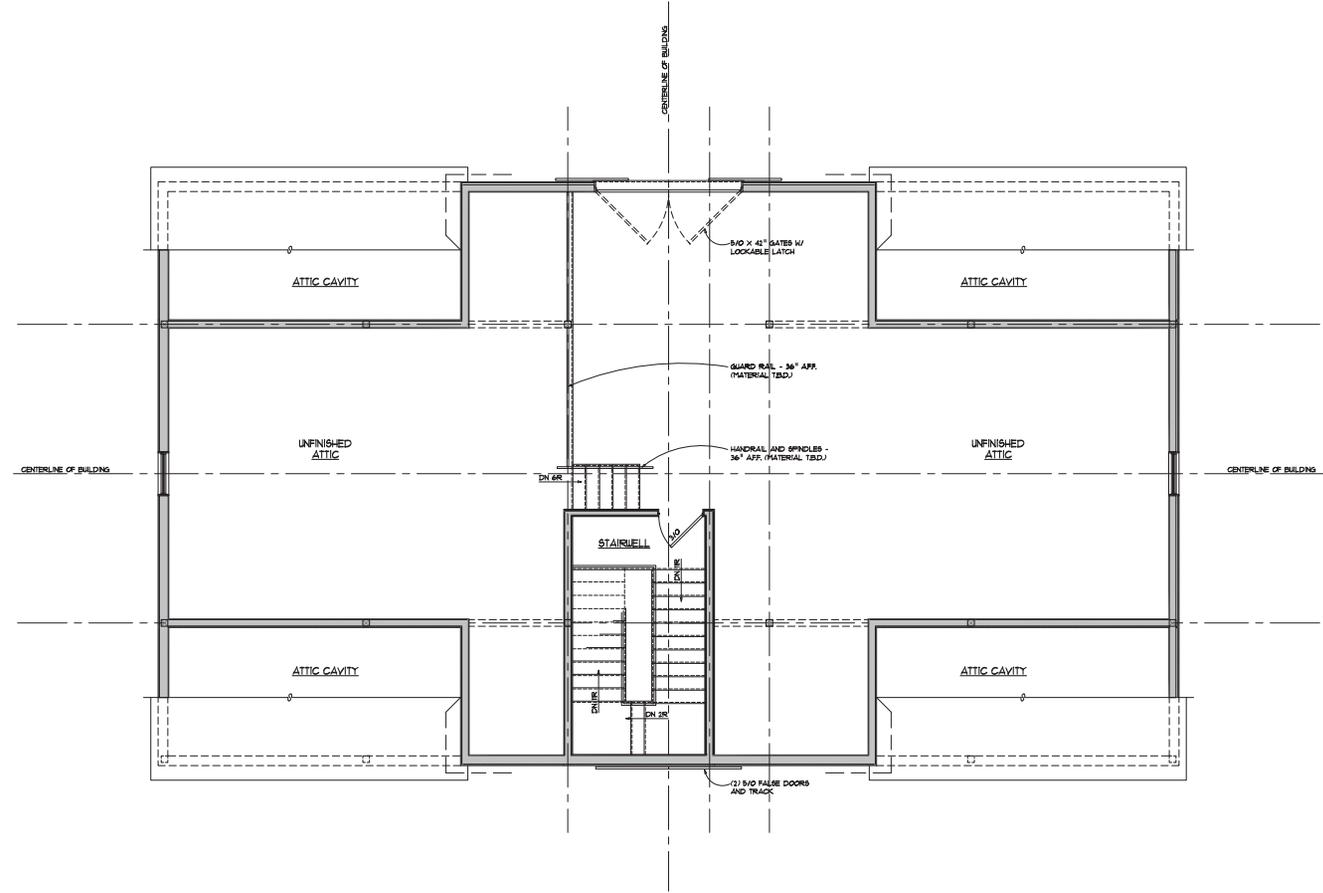
CODE COMPLIANCE:
 BUILDING: MBC 2021
 PLUMBING: MPC 2021
 MECHANICAL: MMC 2021
 ELECTRICAL: MEC 2023 (W/ PART 8 RULES)
 FIRE IFC 2015 2021
 NFPA 13 - 2013 EDITION--SPRINKLERS (NA)
 NFPA 72 - 2012 EDITION--FIRE ALARM
 ENERGY CODE
 2021 MBC 2015 (CHAPTER 13)
 MEC 2023 2021 O.E.
 ASHRAE 90.1 2022 2019
 ACCESSIBILITY: ICC/ANSI A117.1 - 2017



PROPOSED MAIN LEVEL PLAN
 SCALE 1/4" = 1'-0"
 0' 1' 2' 4' 8' 16'

FIRST FLOOR AREA = 2,800 SF
 ATTIC LEVEL AREA = 1,200 SF
 TOTAL AREA = 4,000 SF

C:\OneDrive\CDI Design Professionals\Arch - Documents\Projects\23019 Yates Refrigerated Storage Building\1. PROJECT & DRAWING INFO\1.1. Design Development\23019DD - Floor Plans for Historic.dwg, 5/8/2025, 10:49:38 AM, Itarazoni



PROPOSED ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"



ATTIC LEVEL AREA = 208 SF.



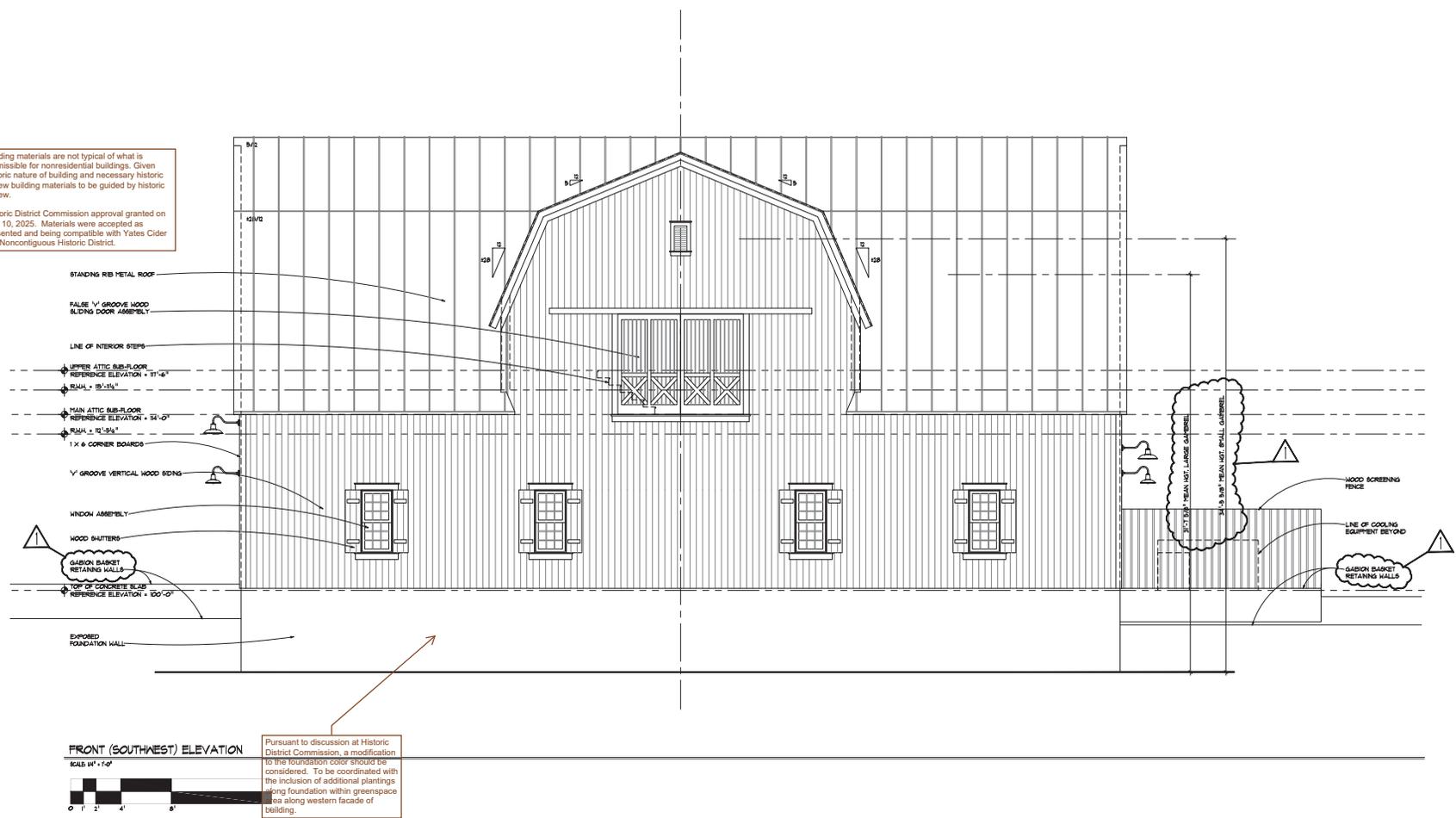
J2024-0060
PSP2025-0004
Revision #2

Received
7/17/2025
City of Rochester Hills
Planning & Economic
Development



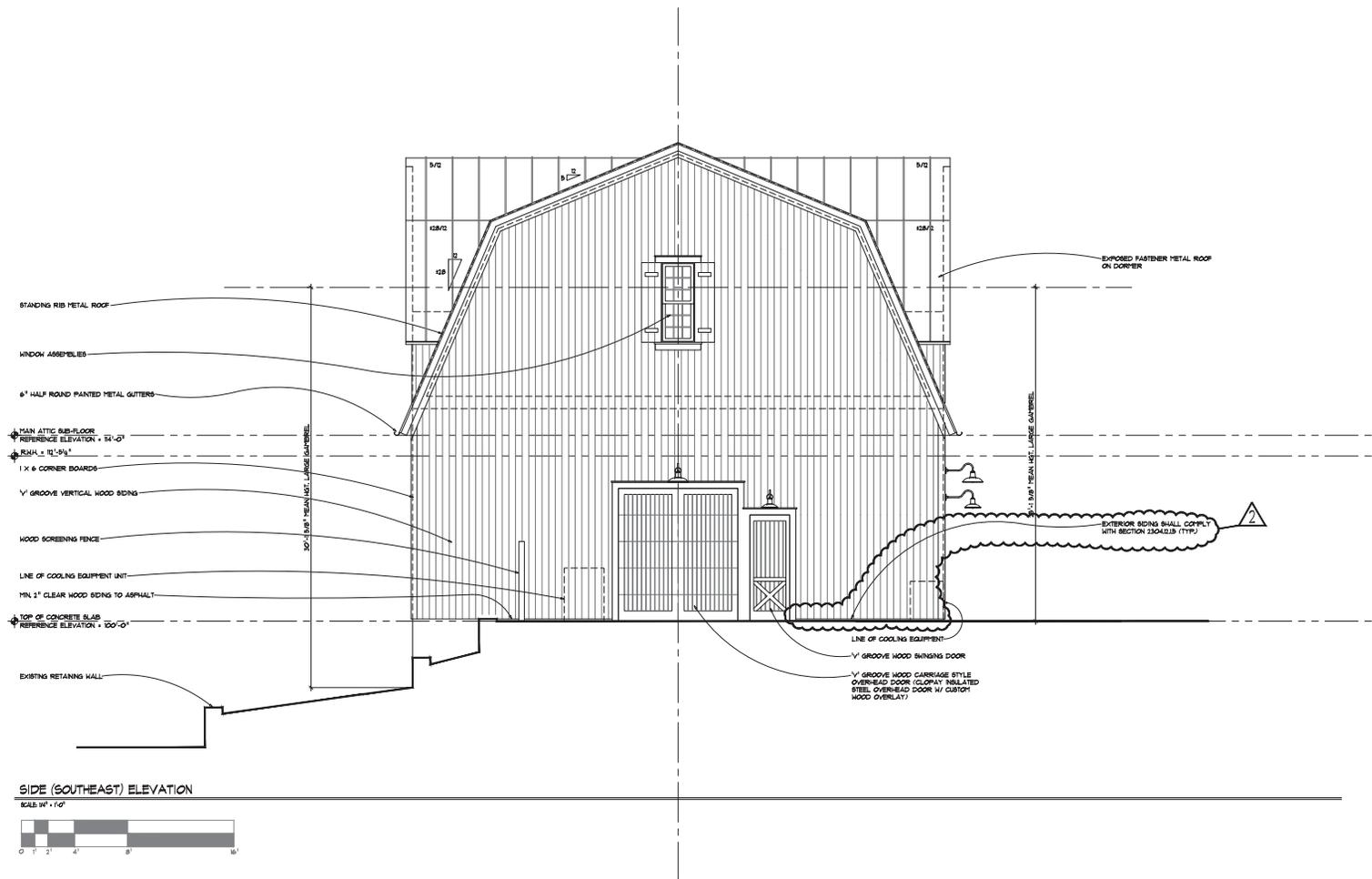
Building materials are not typical of what is permissible for nonresidential buildings. Given historic nature of building and necessary historic review building materials to be guided by historic review.

Historic District Commission approval granted on July 10, 2025. Materials were accepted as presented and being compatible with Yates Cider Mill Noncontiguous Historic District.



C:\OneDrive\CJ Design Professionals\Arch - Documents\Projects\23019 Yates Refrigerated Storage Building\11. PROJECT & DRAWING INFO\11.1 Design Development\23019DD3 - Elevations for Historic.dwg, 5/8/2025, 5:17:18 PM, LPaterson

C:\OneDrive\CB Design Professionals\Arch - Documents\Projects\2019 Yates Refrigerated Storage Building\1. PROJECT & DRAWING INFO\1.H. Design Development\2019BD0 - Elevations for Historic SPRA\Fig. 77\2025.9.22.55 AM. Iftanzali



SIDE (SOUTHEAST) ELEVATION

SCALE 1/4" = 1'-0"



NO.:	23019
OWNER:	LIP
TEAM:	RGC
ISSUE DATE:	

WKS. Submission - 04/22/2025
SPR. Resubmission - 03/27/2025
REVISION:

PROJECT NO.

SHEET NO.

DD4

CB Design Professionals
838 W. Long Lake, Suite 110
Bloomfield Hills, MI 48302
P: 248.645.2605
F: 248.641.2907
www.cbdesign.net
© copyright 2022

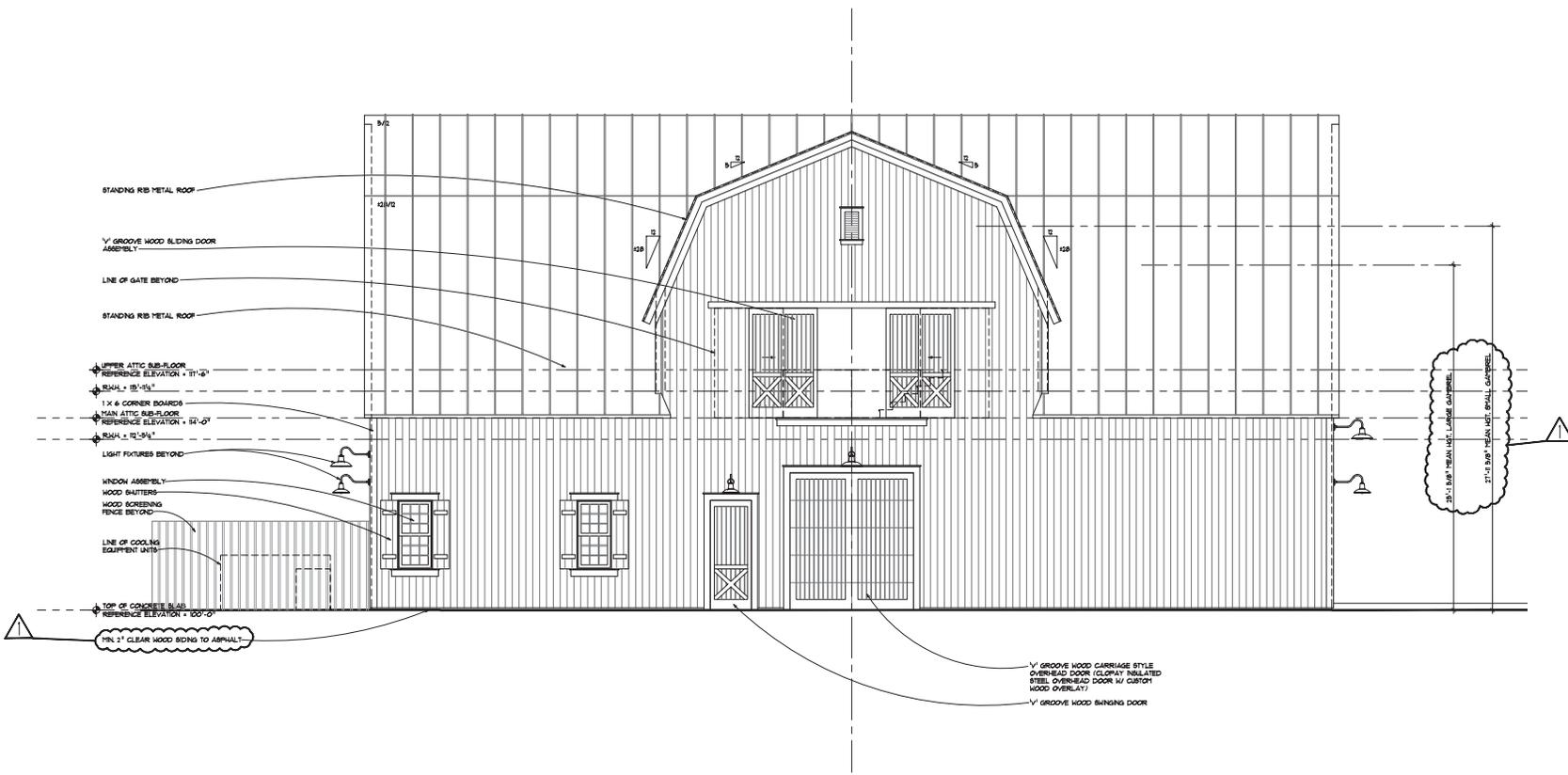


J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025
City of Rochester Hills
Planning & Economic
Development

Exterior Elevations

C:\OneDrive\CBI Design Professionals\Arch - Documents\Projects\P23019 Yates Refrigerated Storage Building\11. PROJECT & DRAWING INFO\11. Design Development\23019DD - Elevations for Historic.dwg, 5/8/2025, 10:45:50 AM, Ifranaz



REAR (NORTHEAST) ELEVATION





CBI DESIGN PROFESSIONALS

Proposed Refrigerated Storage Building for
Yates Cider Mill
1950 E Avon Rd., Rochester Hills, MI 48307

NO.:	23019
DRAWN BY:	LIP
TITLE:	RGC
ISSUE DATE:	

DATE: Submission - 05/12/2025
 DATE: 5/16/2025

NO.:

DD5

CBI Design Professionals
 838 W. Long Lake, Suite 110
 Bloomfield Hills, MI 48302
 P: 248.645.2605
 F: 248.645.2107
 www.cbidesign.net
 © copyright 2022



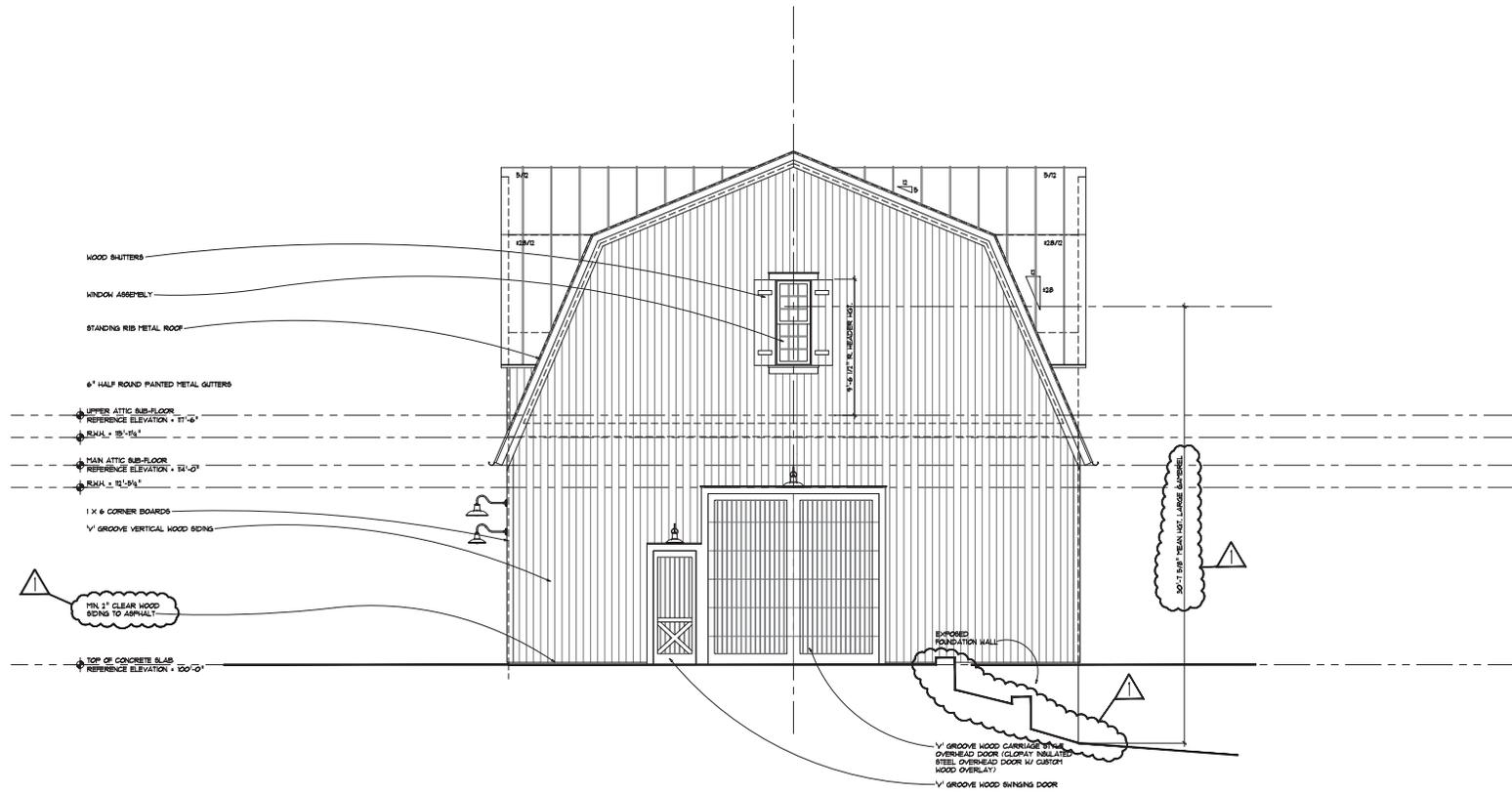
ROCHESTER HILLS
MICHIGAN

J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025
City of Rochester Hills
Planning & Economic
Development

Exterior Elevations

C:\OneDrive\CDI Design Professionals\Arch - Documents\Projects\P23019 Yates Refrigerated Storage Building\1. PROJECT & DRAWING INFO\1.1. Design Development\P23019DD - Elevations for Historic.dwg, 5/8/2025, 10:47:22 AM, Ifranzoni



SIDE (NORTHWEST) ELEVATION

SCALE 1/4" = 1'-0"



PROJECT NO.	23019
DRAWN BY	LIP
CHECKED BY	RGC
ISSUE DATE	

DATE SUBMITTED: 05/12/2025
DATE REVISION: 05/08/2025

DD6

CDI Design Professionals
838 W. Long Lake, Suite 110
Bloomfield Hills, MI 48302
P: 248.645.2605
F: 248.645.2807
www.cdi-design.net
© copyright 2022



J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2025
City of Rochester Hills
Planning & Economic
Development



VIEW FROM STREET (NORTHWEST)

NO SCALE



VIEW FROM EXISTING MILL BUILDING (NORTHWEST)

NO SCALE



SIDE VIEW (WEST)

NO SCALE



STREET VIEW (WEST)

NO SCALE



FRONT VIEW (SOUTHWEST)

NO SCALE



FRONT VIEW (SOUTHWEST)

NO SCALE



SIDE VIEW (SOUTHEAST)

NO SCALE



SIDE VIEW (EAST)

NO SCALE



REAR VIEW (NORTHEAST)

NO SCALE

CDI DESIGN PROFESSIONALS

**Proposed Refrigerated Storage Building for
Yates Cider Mill
1950 E Avon Rd., Rochester Hills, MI 48307**

PROJECT NO. **23019**

DESIGN BY **LIP**

TEAM **RGC**

ISSUE DATE

Pre-Feasibility/Initial Review - 04.15.2024
Site Plan Review/Revision - 05.02.2024

PROJECT NO. **DD7**

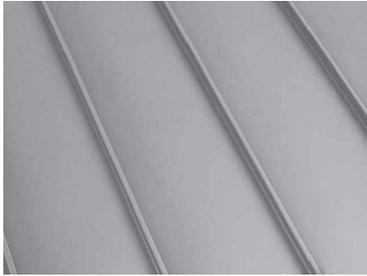
CDI Design Professionals
838 W. Long Lake, Suite 110
Bloomfield Hills, MI 48302
P: 248.645.2605
F: 248.651.2107
www.cdi-design.net
© copyright 2024

ROCHESTER HILLS
M I C H I G A N

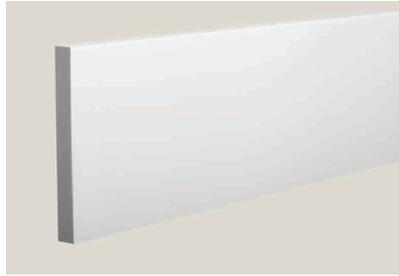
J2024-0060
PSP2025-0004
Revision #2

Received
7/7/2024
City of Rochester Hills
Planning & Economic
Development

Rendered Views



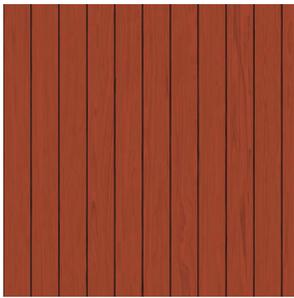
STANDING RIB METAL ROOF - ANODIZED ALUMINUM



TRIM BOARDS - PAINTED WOOD - SW 6168 (MODERNE WHITE)



6" HALF ROUND GUTTERS - PAINTED METAL



WOOD V-GROOVE VERTICAL SIDING - PAINTED - BM 2171-10 (NAVAJO RED)



WINDOWS - ANDERSEN '400' SERIES - 6DL - DOUBLE HUNG - WHITE



WOOD PLANK SHUTTERS - PAINTED - BM 2171-10 (NAVAJO RED)



J2024-0060
PSP2025-0004
Revision #2

Received
7/1/2025
City of Rochester Hills
Planning & Economic
Development

C:\OneDrive\CBI Design Professionals\Arch - Documents\Projects\23019 Yates Refrigerated Storage Building\1 PROJECT & DRAWING INFO\1.H Design Development\23019R025 - Material Board.dwg, 2/11/2025 11:08:13 AM, LPherson

Exterior Materials



EXISTING MILL REFERENCE IMAGES

NO SCALE



EXISTING MILL REFERENCE IMAGES (LOOKING AT PROPOSED NEW BUILDING LOCATION)

NO SCALE

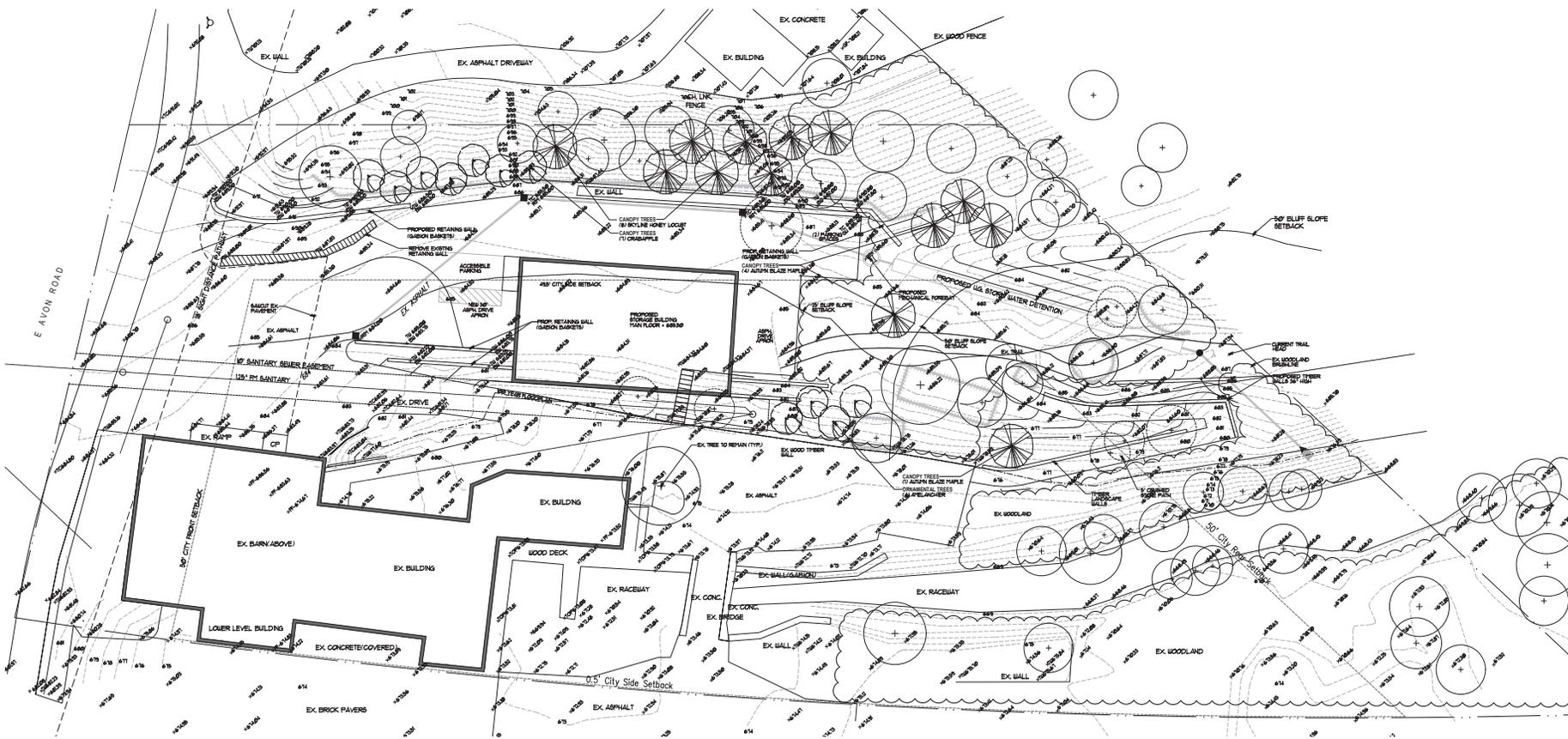


J2024-0060
PSP2025-0004
Revision #2

Received
7/17/2025
City of Rochester Hills
Planning & Economic
Development

C:\OneDrive\CBI Design Professionals\Arch - Documents\Projects\23019 Yates Refrigerated Storage Building\1. DRAWING INFO\1.H. Design Development\23019-000 - Reference Mill Images.dwg, 2/1/2025 11:07:22 AM, Liberson

Provide cost estimate for all proposed landscaping and irrigation. This will be used to generate Landscape Bond amount plus applicable fees. Response letter notes an attached document for costs but attachment does not appear to have been submitted. Submit prior to Planning Commission date.



PERIMETER TREE CALCULATIONS

REQUIRED PERIMETER LANDSCAPING

PERIMETER LANDSCAPING: FIRST 100' FROM AVON ROAD: 1 DECIDUOUS TREE FOR EVERY 25' LINEAR FEET

PERIMETER LANDSCAPING: FIRST 100' FROM AVON ROAD: 1 ORNAMENTAL TREE FOR EVERY 35' LINEAR FEET

14 TOTAL REQUIRED TREES
14 TOTAL PROVIDED TREES

RIGHT OF WAY TREE CALCULATIONS

REQUIRED RIGHT OF WAY LANDSCAPING:
STREET TREES SHALL BE PLANTED AT A MIN. CONCENTRATION OF ONE (1) TREE PER 35' LINEAR FEET OF ROW.

ORNAMENTAL TREES SHALL BE PLANTED AT A MIN. ONE (1) TREE FOR EVERY 35' LINEAR FEET OF ROW FRONTAGE

161 L.F. 5 TREES REQUIRED
161 L.F. 5 TREES REQUIRED

10 TOTAL REQUIRED TREES
10 TOTAL PROVIDED TREES

LANDSCAPE BUFFER TREES

ADJOINING ZONE BUFFER
NORTH + SOUTH ADJACENT LOTS ARE ZONED NB 4 CB

SOUTHWEST PARCEL ACROSS CLINTON RIVER + PARKING LOT ZONE R

WOODLANDS

TYPE D' SCREENING REQ.

0 REQ. TREES
0 TOTAL PROVIDED TREES

TOTAL TREES

TOTAL REQUIRED TREES: 13 CANOPY TREES + 4 RIGHT OF WAY + PERIMETER

TOTAL PROVIDED TREES: 13 CANOPY TREES + 4 RIGHT OF WAY + PERIMETER

TREE NOTES:
(1) INTERIOR PARKING LOT TREE PLANTING OF 5% OF TOTAL VEHICULAR AREA IS NOT APPLICABLE IN REQ. CALCULATIONS DUE TO LESS THAN REQUIRED PARKING SPACES PROPOSED (20) - INTERIOR LANDSCAPE REQUIREMENTS NOT NEEDED.
(2) DUE TO EXISTING SITE CONDITIONS, THE APPLICANT REQUESTS A MODIFICATION TO ORDINANCE REQUIRED RIGHT-OF-WAY AND PERIMETER TREE LOCATIONS. ALL REQUIRED TREES WILL BE ACCOUNTED FOR ELSEWHERE ON SITE, BUT CANNOT BE LOCATED WITHIN THE FIRST 100' OF THE PROPERTY DUE TO EXISTING BUILDINGS, DRIVEWAYS AND SITE DISTANCE PATHWAY REQUIREMENTS.

TREE CONSERVATION (REFER TO SHEET CS10 FOR EXISTING TREE LIST)

EXISTING TREES:
TOTAL EXISTING REGULATED TREES 6" CALIPER OR GREATER: 103
TOTAL EXISTING TREES LESS THAN 6" CALIPER: 7
TOTAL EXISTING TREES: 110

REGULATED TREE PRESERVATION:
TOTAL EXISTING REGULATED TREES 6"-8" CALIPER: 20/103
TOTAL EXISTING REGULATED TREES 9"+ CALIPER: 83/103
EXISTING REGULATED TREES TO BE REMOVED 6"-8" CALIPER: 7/83
EXISTING REGULATED TREES TO BE REMOVED 9"+ CALIPER: 20/103
EXISTING REGULATED TREES TO REMAIN 9"+ CALIPER: 76/83

TREE PRESERVATION 6"-8" CALIPER: 100%
TREE PRESERVATION 9"+ CALIPER: 91%
TREE PRESERVATION OVERALL: 87%

REMOVAL + REPLACEMENT TREES

TOTAL OF (1) REGULATED TREES TO BE REMOVED (PER CS 10) - 502, 539, 560 + 565 REGULATED TREE REQUIRING 1 TO 1 REPLACEMENT 1/2" TREE

- 503, 512 + 566 SPECIMEN TREES REQUIRING 50% REPLACEMENT (20" X 50% = 10") (OR 8" 2" TREES)

- TOTAL 2" CALIPER REPLACEMENT REQUIRED: (1) TREES TOTAL SPECIMEN TREES ON SITE TO BE PRESERVED: (2) TREES

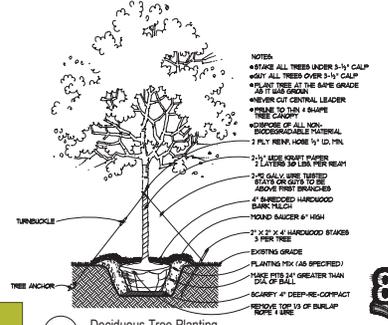
- SPECIMEN TREES WITH 24" OR GREATER DBH CREDITS (1) 2" TREE TOWARD REPLACEMENTS

NO ADDITIONAL REPLACEMENT TREES REQUIRED
(AS REQUIRED - 20 CREDITS SURPLUS OF 10 TREES)

PLANT & MATERIAL SCHEDULE

Qty.	Botanical Name	Common Name	Size	Root	Comments
8	Deciduous Trees				
8	<i>Gleditsia triacanthos f. inermis</i>	Skylite Honey Locust	3' cal.	B4B	Full uniform heads, single stem
9	<i>Acer x freemanii</i>	Aulum Blaze Maple	3' cal.	B4B	Full uniform heads, single stem
1	<i>Malis 'Coralliole'</i>	Coralburst Crabapple	3' cal.	B4B	Full uniform heads, single stem
4	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	3' cal.	B4B	Full uniform heads, min. 3 canes

- IRRIGATION NOTES**
- INSTALL UNDERGROUND AUTOMATIC IRRIGATION SYSTEM FOR ALL PROPOSED TREES.
 - USE SEPARATE ZONES FOR LAWN, DECIDUOUS SHRUBS, AND EVERGREEN SHRUBS.
 - WATER SOURCED FROM CITY WATER/ BUILDING TAP
 - OWNER TO DECIDE IRRIGATION CONTROLLER LOCATION
 - EACH TREE WILL BE WATERED BY INDIVIDUAL DRIP RINGS.

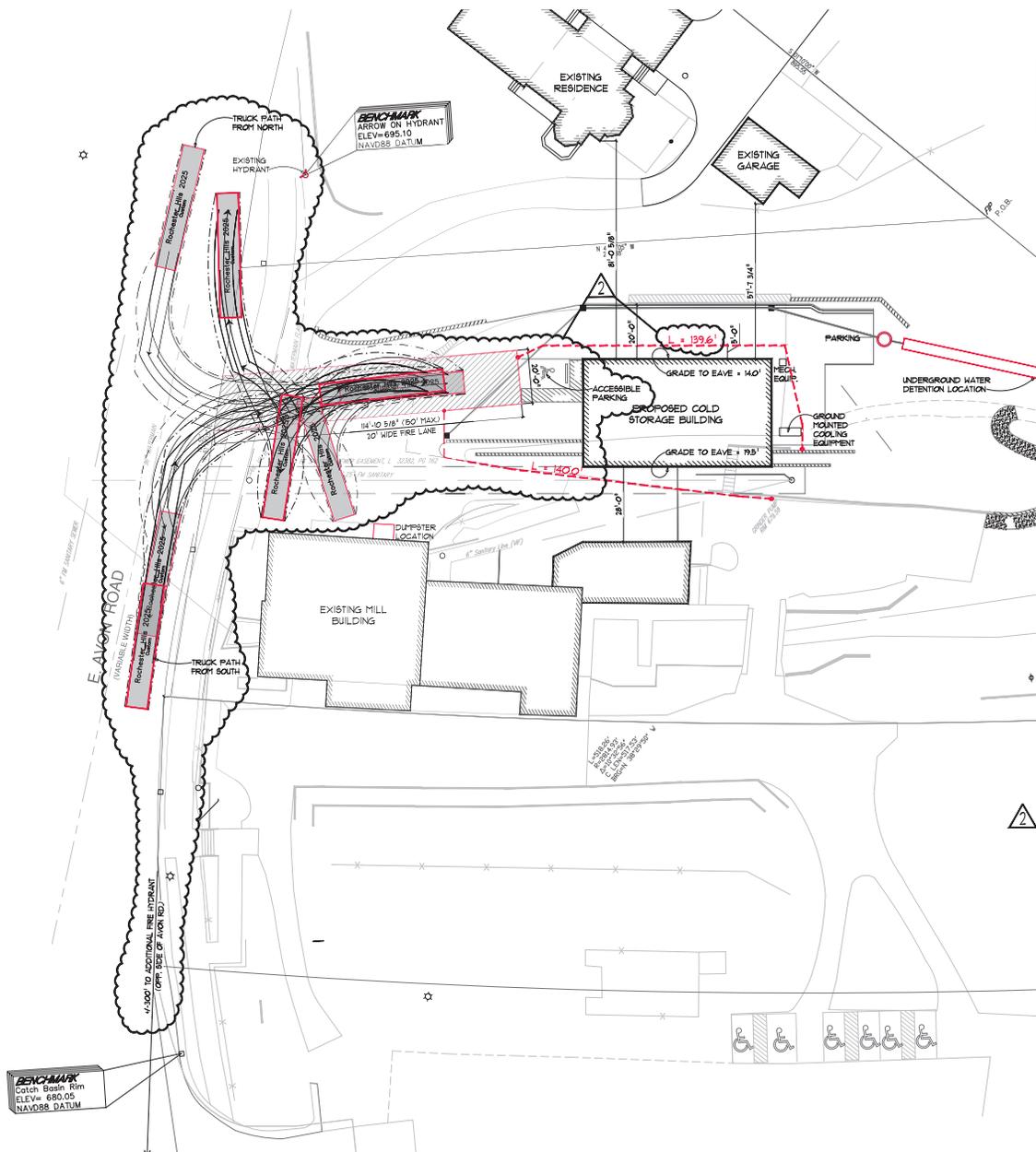


Deciduous Tree Planting Section
No Scale



Know what's below. Call before you dig.

C:\OneDrive\CB Design Professionals\Arch - Documents\Projects\2024\Yates Refrigerated Storage Building\1. PROJECT & DRAWING INFO\1.E Surveys, Site Studies & Landscape\2024\19. Fire Safety Diagram, CBI.dwg, 7/7/2025, 2:03:39 PM.



NFPA 101 - 2012 OCCUPANCY DATA
 WAREHOUSE - 2,800 S.F. 200 - 6 PPL
 TOTAL OCCUPANCY - 6 PPL

IBC 2015 OCCUPANCY / EGRESS DATA
 EGRESS CAPACITY: (3) 1' 30" DOOR = 510
 TOTAL PROVIDED = 510
 EGRESS CAPACITY (CLEAR OPENING WIDTH) 2 PER CODE
 OCCUPANCY: WAREHOUSE 2,800 S.F. 200 = 6 PPL

CODE COMPLIANCE
 FIRE IFC 2015
 NFPA 13 - 2013 EDITION - SPRINKLERS (N/A)
 NFPA 72 - 2012 EDITION - FIRE ALARMS

BUILDING USE / OCCUPANCY: S-2
 BUILDING CONSTRUCTION TYPE: V-8
 NON-SPRINKLERED BUILDING
 FIRE ALARMS TO BE PROVIDED PER NFPA 72-2012 EDITION

2ND FLOOR USE DRY STORAGE

FIRE DEPARTMENT NOTES

1. Fire Lines shall be designated by the Fire Code Official, and shall be conspicuously posted on both sides of the fire line, with the fire line signs spaced not more than 100 feet apart. Fire Line Signs shall read "No Stopping, Standing, Parking, Fire Lane" and shall conform to the Michigan Manual of Uniform Traffic Control Devices (Fire Prevention Ordinance Chapter 58, sec. 503).
2. Construction sites shall be segregated in accordance with IFC 2021 Chapter 33.
3. Open burning is not permitted, including the burning of trash, debris, or land clearing. 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 (Fire Prevention Ordinance Chapter 58, sec. 507.6.2) & Motor permit can be applied for online at www.rochesterhills.org/files in the "Top Your Business" section.
4. This project may be required to perform emergency radio signal strength testing. Testing failure will require installation of an in-building two-way emergency responder communication system. Contact RHD for more information regarding this requirement.

Fire Apparatus Access Roadways should be designed to support the load of the fire apparatus (75,000 pounds) and be surfaced to provide all weather driving capabilities. Fire Apparatus Access Roads shall have an unobstructed width of 20 feet across (26 feet across where fire hydrants are present) and an unobstructed height of 13 feet in order to obtain site plan approval. A flow test is required to evaluate the capabilities of the water supply. This can be obtained by contacting the Rochester Hills Engineering Department at 248-556-4646. Exit doors shall remain free of obstructions at all times. Provide guard posts or other acceptable means of protecting exit doors opening into parking and patios areas.

This project may be required to perform emergency radio signal strength testing. Testing failure will require installation of an in-building two-way emergency responder communication system. Contact RHD for more information regarding this requirement.

Pierce Turning Performance Analysis 03302017

Big Number: 581 Chassis: Arrow XT Chassis, PAM/McMount
 Department: City of Rochester Hills Body: Aerial, Platform, 95', Mid-Mount, Alum Body

Parameters:
 Inside Cramp Angle: 18°
 Axle Track: 82.95 in.
 Wheel Offset: 4.61 in.
 Tread Width: 17.4 in.
 Chassis Clearance: 66.94 in.
 Additional Bumper Depth: 1 in.
 Front Overhang: 79.9 in.
 Wheelbase: 27.0 in.
 Overall Length: 40°
 Calculated Turning Radii:
 Inside Turn: 21 ft. 5 in.
 Curb to curb: 38 ft. 2 in.
 Wall to wall: 41 ft. 5 in.

Comments:
 95' PAM - City of Rochester Hills
 Rear Overhang - 16 feet

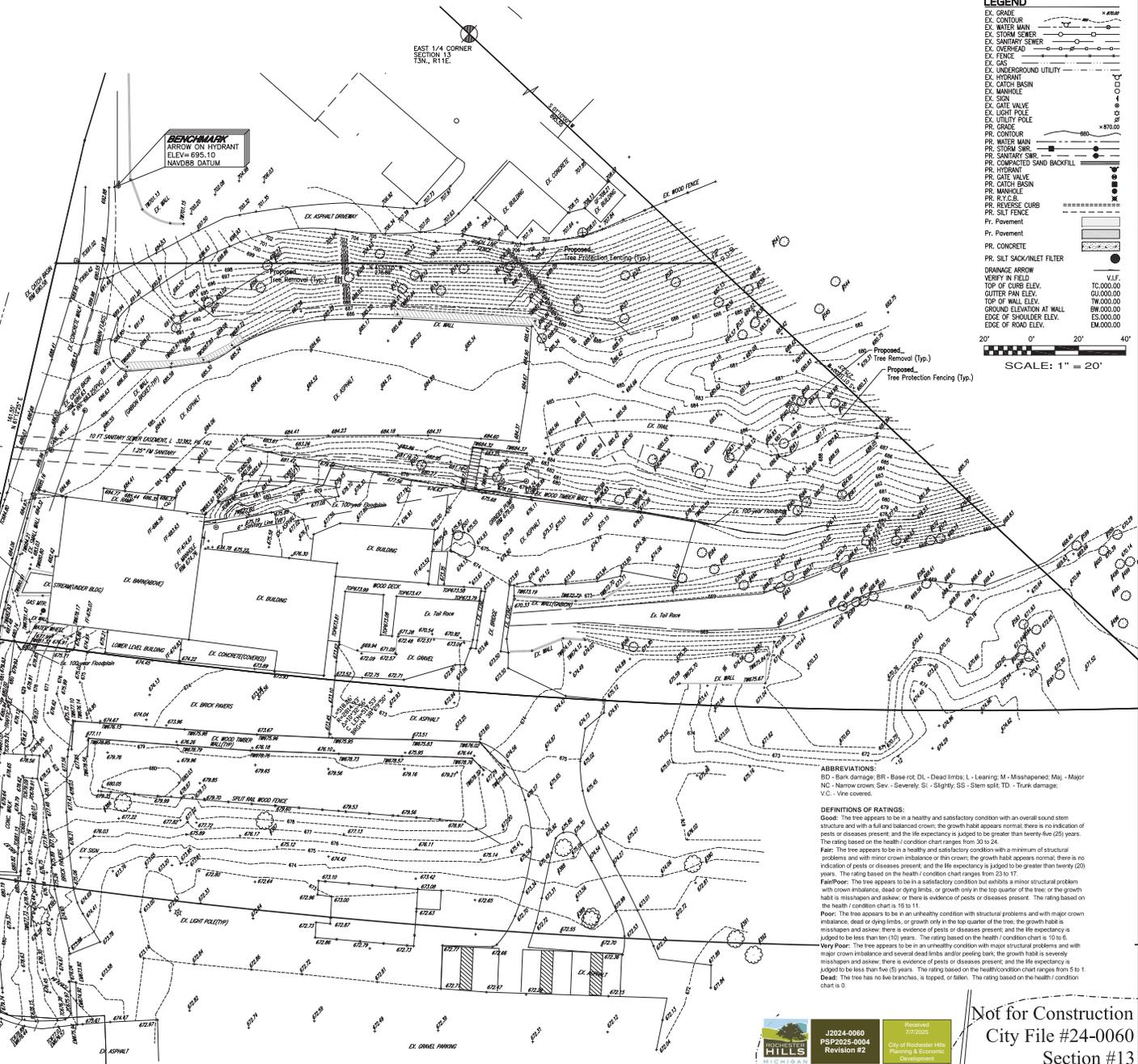
Category	Option	Description
Axle, Front	00446	Asst. Front, Dshkosh YAK-, Non Drive, 24,000 lb, QrMAXYDDCF (425)Ees
Wheels, Front	001911	Wheels, Front, Alcoa, 22.5" x 12.25", Aluminum, Hub Pilot
Tires, Front	007762	Tires, Front, Goodyear, G260 MSA, 42S/68R22.50 ply, Fire Service-Land Riting
Bumpers	006910	Bumper, Non-Extended, Steel, Painted, Arrow XT
Aerial Devices	009211	Aerial, 95' Pierce PAM, McMount

Notes:
 Actual inside cramp angle may be less due to highly specialized options.
 Curb to Curb turning radius calculated for 9.00 inch curb.

FIRE PROTECTION PLAN
 SCALE: 1" = 10'

VATES CIDER MILL TREE INVENTORY

TAG#	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION	COMMENTS	Preserve	Remove
491	6"	Juglans nigra	Black Walnut	Fair/Poor	Some vines - Woodbine	X	
492	7"	Ulmus sp	Elm	Fair		X	
493	16"	Populus deltoides	Cottonwood	Poor	Mary dead limbs, slight L	X	
494	7"	Acer rubrum	Red Maple	Fair		X	
495	28"	Ulmus americana	American Elm	Fair		X	
496	22"	Populus deltoides	Cottonwood	Fair		X	
497	6"	Ulmus sp	Elm	Poor	NC, Vines - Woodbine	X	
498	21"	Populus deltoides	Cottonwood	Fair		X	
499	29"	Populus deltoides	Cottonwood	Fair		X	
500	33"	Populus deltoides	Cottonwood	Fair		X	
501	44"	Platanus occidentalis	Sycamore	Fair		X	
502	23"	Ulmus americana	American Elm	Fair		X	
503	22"	Juglans nigra	Black Walnut	Fair		X	
504	22"	Acer saccharinum	Silver Maple	Fair		X	
505	15"	Juglans virginiana	Redbark	Poor	BD, NC	X	
506	22-22"	Tilia americana	Basswood	Fair		X	
507	3'6"	Acer negundo	Box Elder	Poor	DL, M	X	
508	5'7"	Acer negundo	Box Elder	Poor	BR, DL, L	X	
509	48"	Deciduous Tree	Dead	Stem only		X	
510	4' 8" 5' 5"	Acer negundo	Box Elder	Poor	Major BR, DL	X	
511	32"	Salis sp	Willow	Very Poor	Toped, One (1) live branch	X	
512	27"	Ulmus americana	American Elm	Fair/Poor	L	X	
513	6"	Acer negundo	Box Elder	Poor	Sev. L, DL	X	
514	6"	Acer negundo	Box Elder	Poor	Sev. L, DL	X	
515	4' 5' 8' 5"	Acer negundo	Box Elder	Poor	BR, DL	X	
516	8' 10"	Acer negundo	Box Elder	Poor	Sev. L	X	
517	3' 5' 7' 8' 10"	Acer negundo	Box Elder	Very Poor	Sev. L, BR, DL	X	
518	22"	Acer negundo	Box Elder	Very Poor	Major limb topped L	X	
519	24"	Acer negundo	Box Elder	Poor	Sev. M, DL	X	
520	18' 19"	Acer negundo	Box Elder	Fair		X	
521	6' 10"	Acer negundo	Box Elder	Very Poor	Sev. L, DL	X	
522	25"	Ulmus americana	American Elm	Fair		X	
523	13"	Acer negundo	Box Elder	Poor	Maj BR, DL, L	X	
524	17"	Ulmus americana	American Elm	Fair		X	
525	33"	Morus rubra	Mulberry	Poor	Maj SS in upper branches, L	X	
526	15"	Morus rubra	Mulberry	Very Poor		X	
527	10"	Acer negundo	Box Elder	Poor	DL, M	X	
528	19"	Prunus serotina	Black Cherry	Poor	DL, M	X	
529	6"	Acer negundo	Box Elder	Poor	DL, Vines - Woodbine	X	
530	7' 10"	Acer negundo	Box Elder	Poor	DL, M, L	X	
531	15"	Ulmus sp	Elm	Fair		X	
532	10"	Ulmus sp	Elm	Fair		X	
533	10"	Morus rubra	Mulberry	Poor	Mary DL	X	
534	12' 15"	Acer negundo	Box Elder	Very Poor	Sev. L, DL	X	
535	10"	Ulmus americana	American Elm	Fair/Poor	L	X	
536	9"	Acer negundo	Box Elder	Poor	Dead	X	
537	12"	Acer negundo	Box Elder	Poor	Sev. L, DL	X	
538	9"	Acer negundo	Box Elder	Poor	OS, NC, TD	X	
539	13"	Ulmus americana	American Elm	Fair		X	
540	10"	Acer negundo	Box Elder	Poor	Sev. L, M, OS	X	
541	11"	Acer negundo	Box Elder	Dead		X	
542	18"	Platanus occidentalis	Sycamore	Fair/Poor	Some DL	X	
543	22"	Juglans nigra	Black Walnut	Fair	OS	X	
544	8' 10"	Ulmus americana	American Elm	Fair		X	
545	10"	Juglans nigra	Black Walnut	Fair		X	
546	46"	Quercus alba	White Oak	Fair		X	
547	29"	Juglans nigra	Black Walnut	Fair		X	
548	6' 7"	Ulmus sp	Elm	Fair/Poor	Some BR	X	
549	6"	Juglans nigra	Black Walnut	Fair		X	
550	11"	Ulmus sp	Elm	Fair		X	
551	6' 13"	Tilia americana	Basswood	Fair		X	
552	11"	Ulmus sp	Elm	Dead		X	
553	24"	Juglans nigra	Black Walnut	Fair		X	
554	31"	Juglans nigra	Black Walnut	Fair		X	
555	3' 3' 7' 7"	Tilia americana	Basswood	Fair		X	
556	12' 10"	Tilia americana	Basswood	Fair/Poor	Some BR	X	
557	12"	Ulmus americana	American Elm	Fair		X	
558	13"	Ulmus americana	American Elm	Fair		X	
559	11"	Ulmus sp	Elm	Fair		X	
560	15"	Morus rubra	Mulberry	Poor	Mary DL	X	
561	13"	Acer negundo	Box Elder	Poor	Sev. L	X	
562	22"	Morus rubra	Mulberry	Fair		X	
563	10"	Acer negundo	Box Elder	Poor	L, Vines - Woodbine	X	
564	46"	Salix sp	Willow	Fair		X	
565	8' 8" 11' 10"	Tilia americana	Basswood	Fair		X	
566	14' 19"	Tilia americana	Basswood	Fair		X	
567	15"	Ulmus sp	Elm	Dead		X	
568	6"	Ulmus sp	Elm	Fair		X	
569	10"	Ulmus sp	Elm	Fair		X	
570	15"	Populus deltoides	Cottonwood	Fair		X	
571	30"	Populus deltoides	Cottonwood	Fair		X	
572	16"	Populus deltoides	Cottonwood	Fair	Stem only	X	
573	8"	Platanus occidentalis	Sycamore	Fair		X	
574	7"	Platanus occidentalis	Sycamore	Fair		X	
575	12"	Ulmus sp	Elm	Fair		X	
576	16"	Ulmus sp	Elm	Fair		X	
577	17"	Ulmus sp	Elm	Fair/Poor	L	X	
578	7"	Ulmus sp	Elm	Poor	NC	X	
579	6"	Ulmus sp	Elm	Poor	NC, Vines - Woodbine	X	
580	6"	Ulmus sp	Elm	Poor	NC, Vines - Woodbine	X	
581	15"	Acer negundo	Box Elder	Very Poor	Maj, BD, DL, M	X	
582	16"	Ulmus sp	Elm	Fair		X	
583	10"	Ulmus sp	Elm	Fair/Poor	Some DL	X	
584	17"	Ulmus sp	Elm	Fair		X	
585	12"	Ulmus sp	Elm	Fair		X	
586	6' 8" 11"	Ulmus sp	Elm	Fair		X	
587	30"	Ulmus americana	American Elm	Fair		X	
588	12"	Acer saccharinum	Silver Maple	Fair		X	
589	14"	Acer saccharinum	Silver Maple	Fair		X	
590	8' 13"	Acer saccharinum	Silver Maple	Fair/Poor	Elm growing through stems	X	
591	10"	Acer saccharinum	Silver Maple	Fair		X	
592	10"	Ulmus americana	American Elm	Fair		X	
593	32"	Populus deltoides	Cottonwood	Fair		X	
594	24"	Populus deltoides	Cottonwood	Fair		X	
595	17"	Populus deltoides	Cottonwood	Fair		X	
596	13"	Acer negundo	Box Elder	Very Poor	Maj, TD, DL	X	
597	20"	Populus deltoides	Cottonwood	Fair		X	
598	6"	Acer negundo	Box Elder	Very Poor	Sev. L, DL	X	
599	6"	Acer negundo	Box Elder	Poor	Exposed roots, DL, slight L	X	
600	32"	Populus deltoides	Cottonwood	Fair		X	



NO.	REV.	DATE	DESCRIPTION
1	1	7/24/2025	ISSUED FOR PERMIT
2	1	7/24/2025	REVISED FOR CITY REVIEW

SE Sujak Engineering, PLC
CIVIL ENGINEERING & PLANNING & DESIGN
1415 Middleburg Highway
Troy, MI 48068
Phone: (248) 355-6411
Fax: (248) 355-6412
Email: sujakengineering@comcast.net



Tree Removal & Preservation Plan

1950 E. Avon Rd
Rochester Hills, MI 48307
Parcel # 15-13-427-002

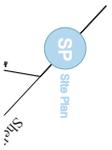
Scale:	1"=20'
Drawn:	TCS
Checked:	TCS
Approved:	TCS
Date:	2/08/2025
Job No.:	23-062
Sheet No.:	C3.1

Not for Construction
City File #24-0060
Section #13

2024-0060
P332025-0004
Revision #2
Received 7/22/25
City of Rochester Hills
Planning & Economic Development

SITE PLAN.pdf Markup Summary

C.McLeod (54)



CS10
CS11

Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:02:43 PM
Status:

Site Plan



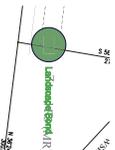
Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:40:02 PM
Status:

LIP



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:02:57 PM
Status:

LB



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:42:31 PM
Status:

Tree Removal Permit

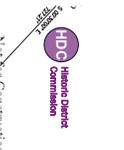


Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:03:17 PM
Status:

PCM



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:03:34 PM
Status:

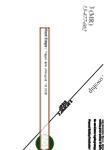


Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:03:42 PM
Status:

Historic District Commission
Review/Approval - July 10, 2025 -
PHDC2025-0002



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2025 4:40:35 PM
Status:



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:04:49 PM
Status:



Subject: Planning Department
Author: C. McLeod
Date: 7/11/2025 4:18:03 PM
Status:

Maintenance. The owner, tenant, occupant or person responsible for any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan or an approved amendment thereof. This responsibility shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, planting, walls, fences, paving, trash receptacles, handicapped parking areas, etc.



Subject: Planning Department
Author: C. McLeod
Date: 7/11/2025 4:18:09 PM
Status:

All ground mounted utilities shall be fully screened from view.

Proposed right of way trees or being located in required area shall be fully screened from view.

Subject: Planning Department
Author: C. McLeod
Date: 7/11/2025 4:39:38 PM
Status:

Proposed right of way trees not being located in required area - trees are being provided elsewhere onsite

9 regulated trees being removed. Due to overall preservation and preservation, no replacement trees are required.

Subject: Planning Department
Author: C. McLeod
Date: 7/11/2025 4:39:33 PM
Status:

9 regulated trees being removed - Due to overall preservation and number of specimen trees being preserved, no replacement trees are required.

To be determined upon submittal of cost estimate and calculation of applicable fees.

Subject: Planning Department
Author: C. McLeod
Date: 7/11/2025 4:42:31 PM
Status:

To be determined upon submittal of cost estimate and calculation of applicable fees.



Subject: Planning Department
Author: C. McLeod
Date: 7/11/2025 4:43:02 PM
Status:

Assessing Yes



Subject: Planning Department
Author: C. McLeod
Date: 7/18/2025 2:57:02 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic Development



Subject: Group
Author: C. McLeod
Date: 7/11/2025 4:10:37 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic Development



No
C
Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:10:28 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



N
Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:10:21 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:10:13 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:10:06 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:10:02 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:57 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:51 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:47 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:42 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:38 PM
Status:

Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:34 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:29 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:25 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:20 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:13 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:09 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:04 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2025 4:24:15 PM
Status:

Building materials are not typical of what is permissible for nonresidential buildings. Given historic nature of building and necessary historic review building materials to be guided by historic review.

Historic District Commission approval granted on July 10, 2025. Materials were accepted as presented and being compatible with Yates Cider Mill Noncontiguous Historic District.



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2025 4:26:08 PM
Status:

Pursuant to discussion at Historic District Commission, a modification to the foundation color should be considered. To be coordinated with the inclusion of additional plantings along foundation within greenspace area along western facade of building.



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:09:00 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:08:55 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:08:50 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:08:46 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:08:41 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:08:36 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:07:19 PM
Status:

Received
 7/7/2025
 City of Rochester Hills Planning & Economic
 Development



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2025 4:31:31 PM
Status:

Provide cost estimate for all proposed landscaping and irrigation. This will be used to generate Landscape Bond amount plus applicable fees. Response letter notes an attached document for costs but attachment does not appear to have been submitted. Submit prior to Planning Commission date.



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:34:12 PM
Status:

Tree Removal Permit



Subject: Contractor
Author: C.McLeod
Date: 7/11/2025 4:34:44 PM
Status:



Subject: Contractor
Author: C.McLeod
Date: 7/11/2025 4:34:48 PM
Status:

PCM



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:35:36 PM
Status:



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:07:08 PM
Status:

Received
7/7/2025

City of Rochester Hills Planning & Economic
Development



Subject: Planning Department
Author: C.McLeod
Date: 7/11/2025 4:15:54 PM
Status:

Consistent with conversation at Historic District
Commission, provide foundation plantings or
plantings with a similar effect along the west side
of the building foundation.



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:07:02 PM
Status:

Received
7/7/2025

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:06:52 PM
Status:

Received
7/7/2025

City of Rochester Hills Planning & Economic
Development



Subject: Group
Author: C.McLeod
Date: 7/11/2025 4:06:40 PM
Status:

Received
7/7/2025

City of Rochester Hills Planning & Economic
Development

Jason Boughton (2)



Subject: Engineering Department
Author: Jason Boughton
Date: 7/8/2025 2:18:31 PM
Status:

The applicant will need to submit a Land
Improvement Permit (LIP) application with
engineer's estimate, fee and construction plans to
proceed with the construction plan review process.



Subject: Engineering Department
Author: Jason Boughton
Date: 7/8/2025 2:19:23 PM
Status:

Joshua (1)



Subject: Fire Department
Author: Joshua
Date: 7/11/2025 3:11:01 PM
Status:

Keith (2)

Provide RCOC permit prior to
Construction. Permit review
Copy the City Traffic division
on permit conditions.

Subject: Traffic, Pathways, Sidewalks
Author: Keith
Date: 7/8/2025 7:54:25 AM
Status:

Provide RCOC permit prior to Construction plan approval.
Copy the City Traffic division on permit conditions.

7/8/2025 7:54:45 AM

Subject: Traffic
Author: Keith
Date: 7/8/2025 7:54:45 AM
Status:

macdonaldj (1)



Subject: Group
Author: macdonaldj
Date: 7/7/2025 4:37:54 PM
Status:

City of Rochester Hills Planning & Economic Development

Mark Artinian (11)

Subject: Building Department
Author: Mark Artinian
Date: 7/14/2025 1:08:26 PM
Status:

Mark Artinian 248-841-2446
ArtinianM@RochesterHills.org

Yes

Subject: Building Department
Author: Mark Artinian
Date: 7/14/2025 1:08:51 PM
Status:

Yes

RIVAL MI

~~C 2015~~
3 - 2013 I

Subject: Building Department
Author: Mark Artinian
Date: 7/14/2025 12:23:08 PM
Status:

2021

5 2021

Subject: Building Department
Author: Mark Artinian
Date: 7/14/2025 12:24:39 PM
Status:

12 ENIT

~~C 2023~~
HRAF ON

Subject: Building Department
Author: Mark Artinian
Date: 7/14/2025 12:24:47 PM
Status:

2021 OR

15 (CHAPTER
23 2021 OR
90.1 2022

Subject: Building Department
Author: Mark Artinian
Date: 7/14/2025 12:25:29 PM
Status:

~~1 2022~~
ITY ICC

Subject: Building Department
Author: Mark Artinian
Date: 7/14/2025 12:24:21 PM
Status:

