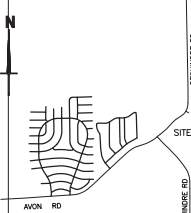


BENCHMARK
ARROW ON HYDRANT
ELEV= 695.10
NAVD83 DATUM



NO SCALE

20' 0' 20'

SCALE: 1" = 20'

DX GRADE
WATER MAIN
STORM SEWER
WASTEWATER
OVERHEAD
GAS
UNDERGROUND UTILITY
HYDRANT
CATCH BASIN
EG MANHOLE
SIGN
DRAIN GATE VALVE
LOW VOLT POLE
UTILITY POLE
PR CONTOUR
PR WATER MAIN
PR STORM SEWER
PR SANITARY SINK
PR CATCH BASIN BACKFILL
PR HYDRANT
PR GATE VALVE SAND BACKFILL
PR CATCH BASIN
MANHOLE
PR R.V.C.B.
PR MANHOLE CURB
PR SIL FENCE
PR Pavement
PR Pavedment
PR CONCRETE
PR SIL SLOACK/NUT FILTER

DRAINAGE AREA
VERY IN FIELD
TOP OF CURB LEVEL
GUTTER PAN ELEV.
RW00.00
GROUND ELEVATION AT WALL
EDGE OF SHOULDER ELEV.
EDGE OF ROADWAY

V.I.F.P.
TC.000.00
RW.00.00
RM.00.00
ES.00.00
LM.00.00

- 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 4A PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 2615200411F 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 ACCURACY 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

Sujak Engineering PLC

CIVIL ENGINEERING PLANNING DESIGN

4011 Coolidge Highway
Troy, MI 48068

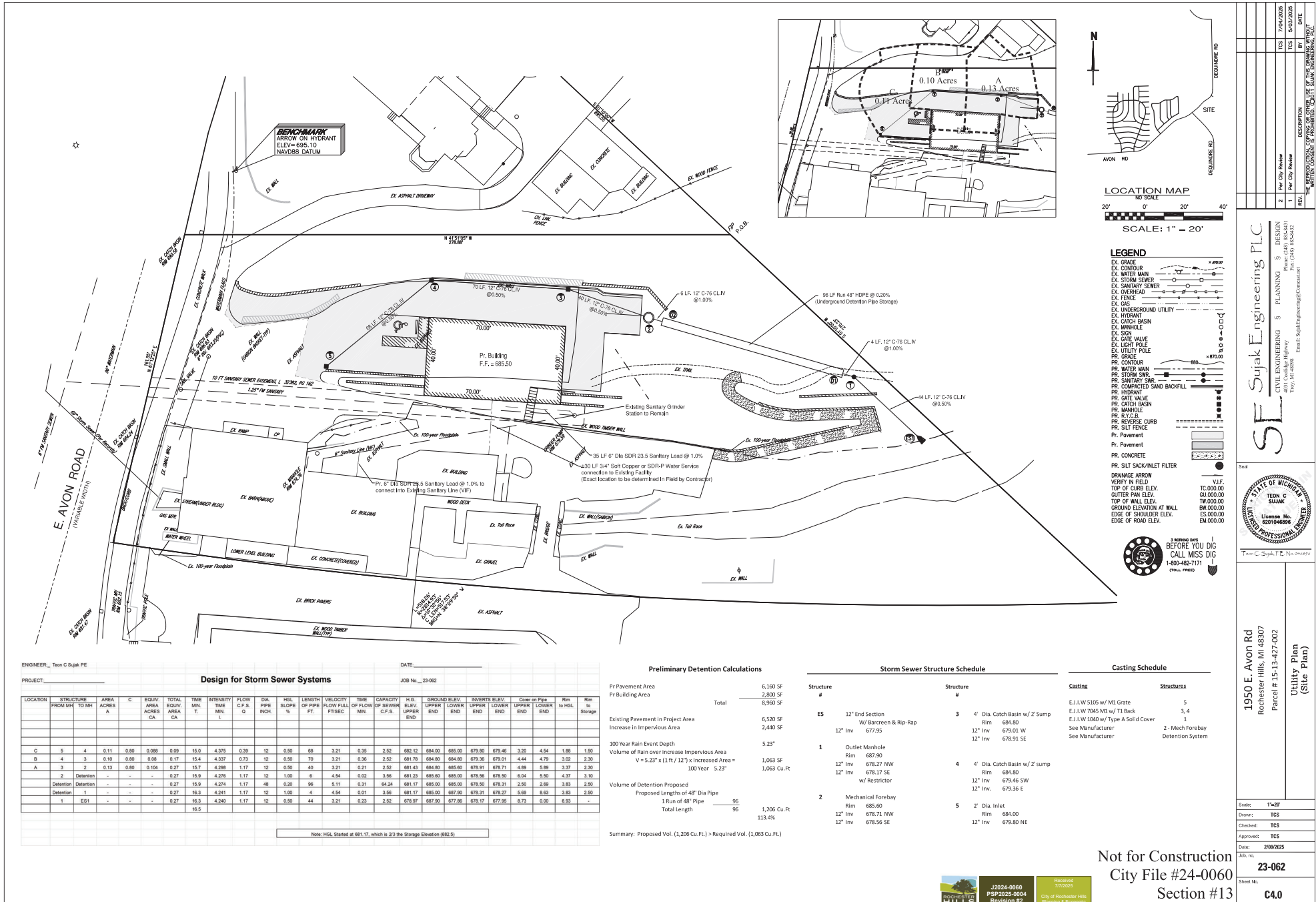
Phone: (248) 855-6431
Fax: (248) 855-6432

E-mail: SujakEngineering@Comcast.net

Tenn. C. Supp. P. No. 046896

Year	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099
1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	

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

SE Sujak Engineering, PLC
CIVIL ENGINEERING & PLANNING
4011 Colledge Highway
Troy, MI 48063
Phone: (248) 854-6441
Fax: (248) 854-6442
Email: bsujak@seengineering.com

2024-0860
PSP 2025-0004
Revision #2

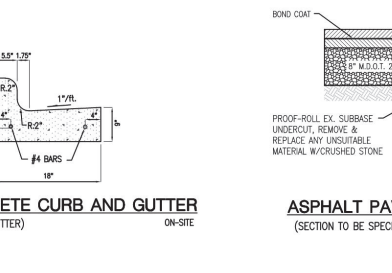
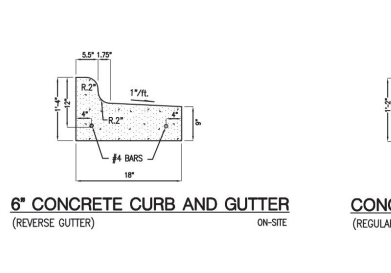
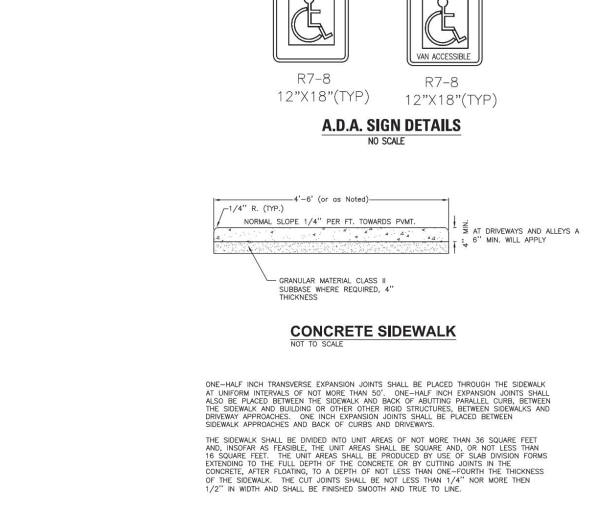
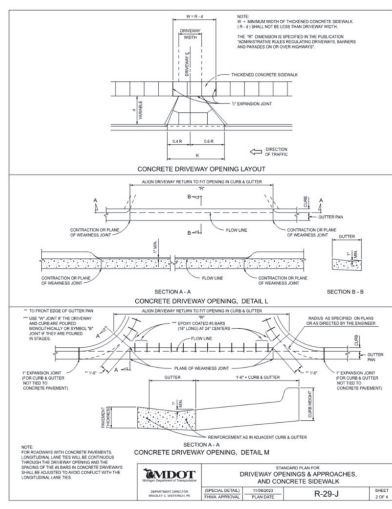
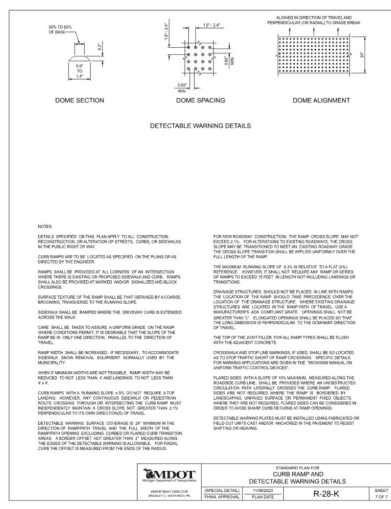
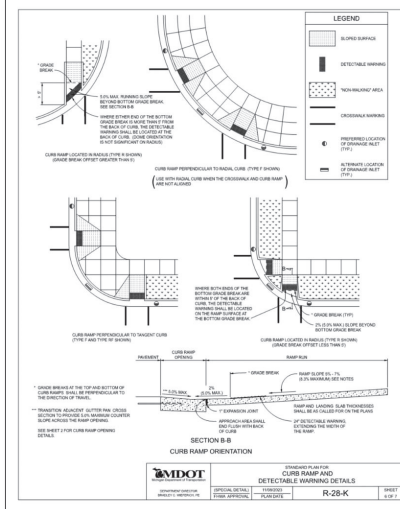
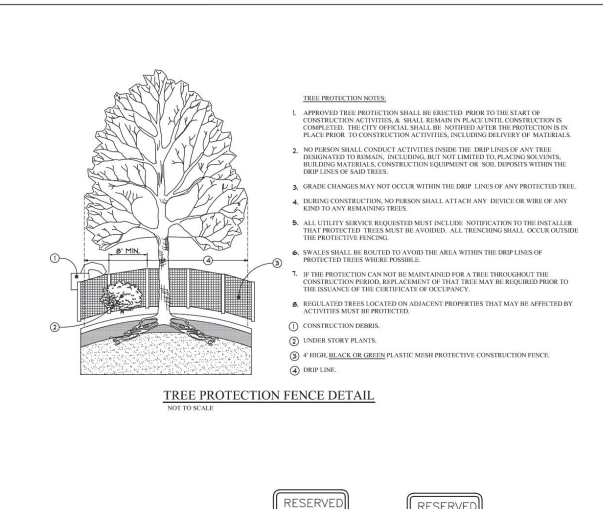
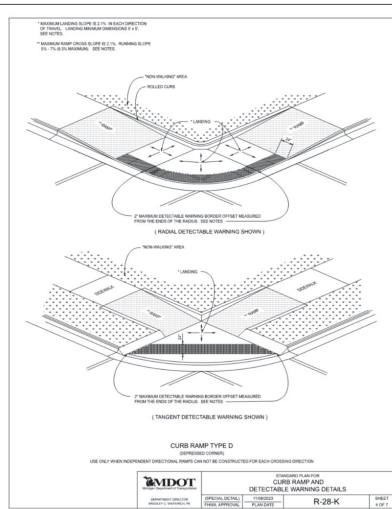
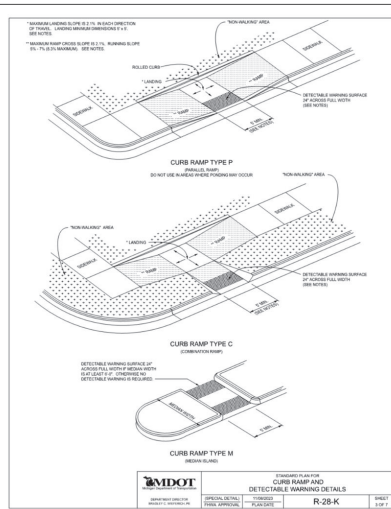
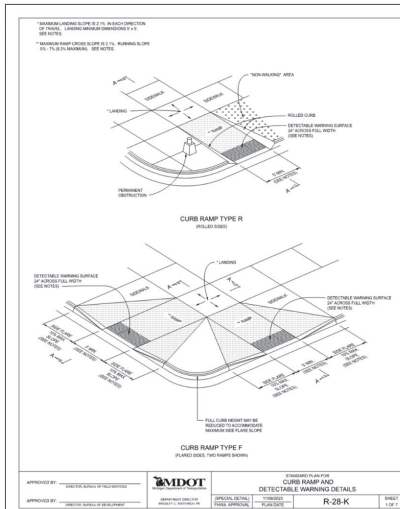
2024-0860
PSP 2025-0004
Revision #2

City of Rochester Hills
Planning & Economic Development

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
Sheet No. C4.0



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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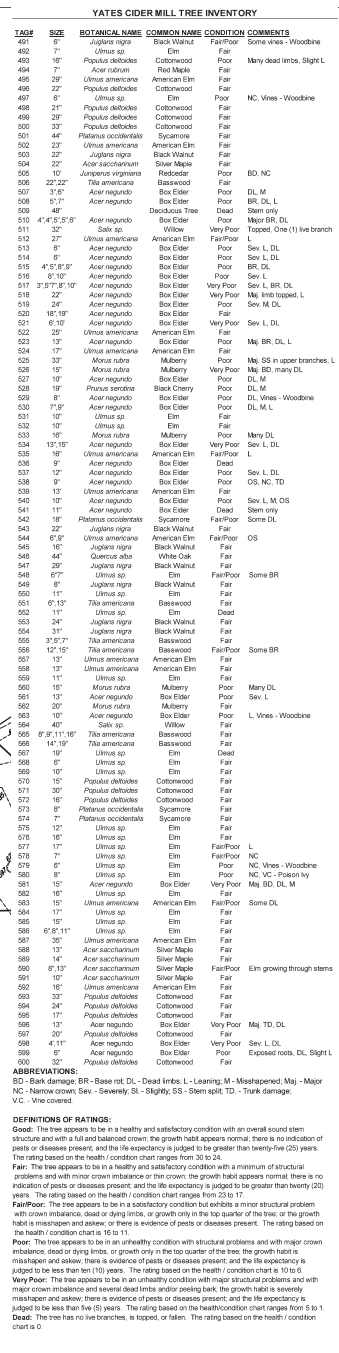
1950 E. Avon Rd
Rochester Hills, MI 48307
Parcel # 15-13-427-002

Notes & Details
(Site Plan)

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

3-2062

C5.0





19" SHORT WAREHOUSE SHADE
DAMP / WET LOCATION
CLASSIC SHAPES

PROJECT: _____
QUANTITY: _____ TYPE: _____



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SW1910GV
AN - Anodic Natural



SW1910GV
BZ - Bronze



SW1910GV
PT - Platinum Silver



SW1910GV
MB - Matte Black

SERIES	LUMENS ¹	CCT	DRIVER / DIMMING ²	ACCESSORIES ⁶	MOUNTING ⁸	INTERIOR ¹²	FINISH ¹²	WET KIT
SW1910GV	15L 1500 Lm 27L 2700 Lm 37L 3700 Lm 55L 5500 Lm	80 CRI 27K 2700K 30K 3000K 35K 3500K 40K 4000K 90 CRI 27HK 2700K 30HK 3000K 35HK 3500K 40HK 4000K	EX ³ Electronic Driver, 120V/277V DO10X 1%, 0-10V, 120V/277V DS2W1 ⁴ ELV/MLV, 120V DLTE1 ⁵ Lutron® 2-Wire Forward Phase (MLV), 120V DL3EX ⁶ 1%, Lutron® EcoSystem®, Fades to Black, 120V/277V	ENCLOSURES TF2 ⁷ 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	WALL MOUNT CP104 Small Driver Canopy CP104KO Small Driver Canopy w/ Knockouts CP106 Large Driver Canopy CP6/RMD Remote Mount Driver SP90 ⁹ Straight Arm PA ⁹ Mounting Arm Style CEILING MOUNT RDC5 Small Driver Canopy CP13 Large Driver Canopy HM ¹⁰ Hang Straight AT ¹⁰ Hang Straight All Thread PM ¹⁰ Rigid Pendant Mount CD ¹⁰ Cord / Cable Mount CM ¹⁰ Cord Mount EMCR ¹¹ 10W Large Driver Canopy EM EMRM 7W Remote EM EMEN 7W Remote with Enclosure	MW ¹³ Matte White CCI Custom Color FCI Fixture Color Interior See Page 5 for Full Range of Color Options (83-90082)	MW ¹³ Matte White MB ¹³ Matte Black PT ¹³ Platinum Silver CC Custom Color See Page 5 for Full Range of Color Options (83-90082)	WLKA Wet Location Kit

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

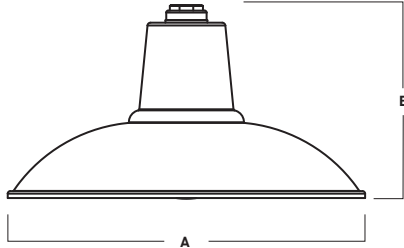
DAMP / WET LOCATION

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



TG2
4" FROSTED DOME
WIRE GUARD - FITS TF2



MG2
4" FROSTED MINI
WIRE GUARD - FITS MF2



FG2
4" FROSTED TALL
WIRE GUARD - FITS FJ2



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



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7/7/2025

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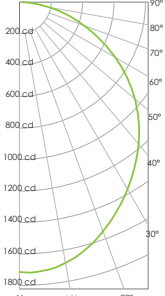
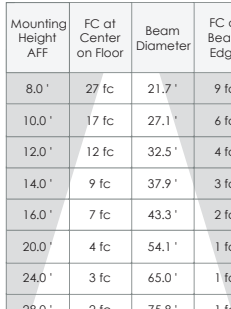


Spectrum Lighting



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											
		0.00°		0° - 10°	163	4%		Mounting Height AFF	FC at Center on Floor	Beam Diameter	FC at Beam Edge	Ceiling Height	Fixture Spacing	RCR 1		RCR 3					
		0.00°	1,715	0° - 20°	612	13%						17'	16' *	17	0.14	10	0.11				
		5.00°	1,713	0° - 30°	1,267	28%						21'	18' **	15	0.13	12	0.13				
		10.00°	1,682	0° - 40°	2,042	45%						25'	20' ***	12	0.10	8	0.08				
		15.00°	1,625	0° - 60°	3,572	79%						Delivered Illuminance Rating: (DIR)		117 FC per W/Sq. Ft.		90 FC per W/Sq. Ft.					
		20.00°	1,549	0° - 80°	4,432	98%															
		30.00°	1,372	0° - 90°	4,523	100%						<div>3' Suspension Length</div> <div>Square rooms used for multiple units:</div> <div>- RCR 1: Length & Width = Ceiling Ht. - 5.5' x 10.00</div> <div>- RCR 3: Length & Width = Ceiling Ht. - 5.5' x 3.33</div> <div>* Average Footcandles at 2.5' Above Floor</div> <div>** Exceeds spacing criteria by 17%</div> <div>*** Exceeds spacing criteria by -2%</div> <div>**** Exceeds spacing criteria by -14%</div>									
		40.00°	1,177	Total	4,534	100%															
		50.00°	957																		
		60.00°	701																		
		70.00°	435																		
		80.00°	190																		
		90.00°	17																		
Delivered Lumens: 4,534		CP at 0deg (Nadir): 1,715		Beam Angle: 106.45		Lamp Multiplier: 15L x 0.265, 27L x 0.463, 37L x 0.679										Received 7/7/2025					
Luminaire Watts: 39		CRI: 85+		Spacing Ratio: 1.19		CCT Multiplier: 27K x 0.971, 30K x 0.985, 40K x 1.03															
LER: 116.26																					



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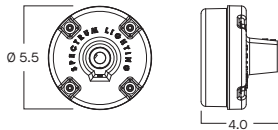
MOUNTING & ACCESSORIES

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.

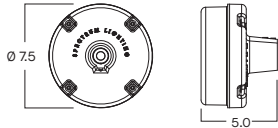


WALL MOUNTING

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



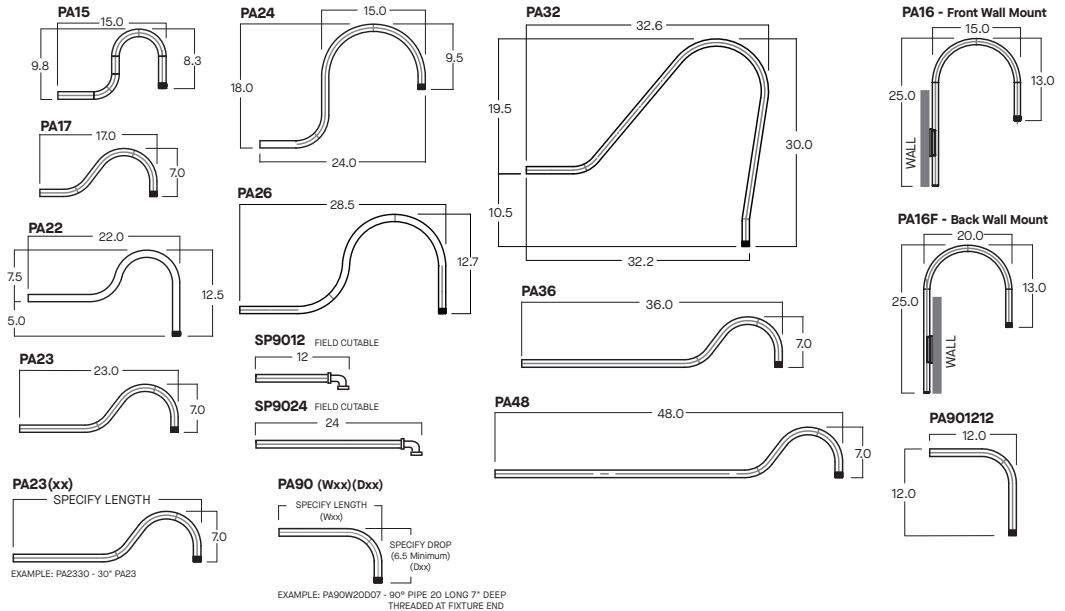
CP106 - LARGE DRIVER CANOPY
MAY BE USED AS SPLICE BOX FOR DIRECT FEED



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

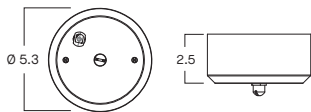


CUSTOM AND OTHER WALL ARMS AVAILABLE - CONTACT FACTORY. ARMS MAY BE FIELD CUT ON WALL SIDE - FIXTURE SIDE THREADED 3/4" NPT REQUIRES SEALANT FOR WET LOCATION.

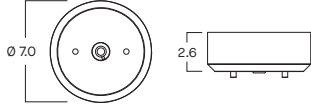


CEILING MOUNTING

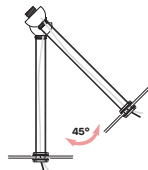
RDC5 - SMALL DRIVER CANOPY (STANDARD)
MOUNTS TO 4" OCTO J-BOX



CP13 - LARGE DRIVER CANOPY



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



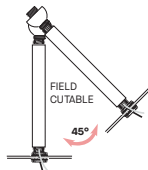
ORDER: HM (Length)
SPECIFY LENGTH:
HM3 - 3" HM24 - 24"
HM6 - 6" HM36 - 36"
HM12 - 12" HM48 - 48"
HM18 - 18" HM72 - 72"
HMLC(XX)
Custom Length
(Specify in Inches)

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



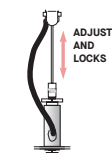
ORDER: PM (Length)
SPECIFY LENGTH:
PM3 - 3" PM24 - 24"
PM6 - 6" PM36 - 36"
PM12 - 12" PM48 - 48"
PM18 - 18" PM72 - 72"
PMLC(XX)
Custom Length
(Specify in Inches)

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 MAY BE SHORTER THAN THREADED PIPE
BUT PIPE COVER COVER 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

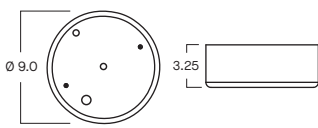


ORDER: CM (Length)
SPECIFY LENGTH:
CM36 - 36"
CM72 - 72"
CM144 - 144"
CMLC(XX)
Custom Length
(Specify in Inches)

*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

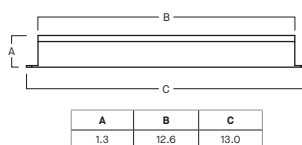
EMERGENCY BATTERY OPTIONS

EMCR - LARGE DRIVER CANOPY FOR 10W EMERGENCY BATTERY



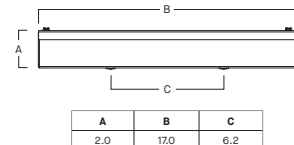
REMOTE EMERGENCY BATTERY OPTIONS

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



A	B	C
1.3	12.6	13.0

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



A	B	C
2.0	17.0	6.2

*OTHER EM BATTERY SIZES AVAILABLE, CONTACT FACTORY.



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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	\$	⌚
Tier 2 - Typical Finishes	\$\$	⌚⌚
Tier 3 - Special Metal Finishes	\$\$\$	⌚⌚⌚
Custom Color	Contact Factory	Contact Factory

*CONTACT FACTORY FOR SPECIFIC PRODUCT LEAD TIMES

TIER 1 - STANDARD FINISHES

MW Matte White	GW Gloss White	PT Platinum Silver	MB Matte Black	GB Gloss Black	BZ Bronze

TIER 2 - TYPICAL FINISHES

TW Textured White	TB Textured Black	MT* Textured Silver	OB* Oil Rubbed Bronze	SN Sun Gold	CO Copper Metallic	BR Brecchia	GH Graphite	CH Charcoal	AL Almond	VE Verde Green
BL Blue Streak	RD Red Baron	OR Orange	CM Camel	PL Purple	PG Pub Green	TQ Turquoise	SF Sea Foam	PK Pink	AY Aero Yellow	EG Evergreen
LG Lime Green	LB Light Blue	BY Burgundy	AK Anodic Black	AM Anodic Malachite	AZ Anodic Bronze	AS Anodic Sapphire	AN Anodic Natural	AC Anodic Champagne		

TIER 3 - SPECIAL METAL FINISHES

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

GA* Galvanized	BA**/** Brushed Aluminum	GF* Gold Flake

CUSTOM COLOR FINISHES

CONTACT FACTORY



*UNAVAILABLE FOR WET LOCATION

** UNAVAILABLE FOR INTERIOR



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15" SHORT WAREHOUSE SHADE
DAMP / WET LOCATION
CLASSIC SHAPES

PROJECT: _____
QUANTITY: _____ TYPE: _____



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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 2700 Lm	80 CRI	EX DO10X DS2W1 DLTE1 ³ DL3EX ³ Electronic Driver, 120V/277V 1%, 0-10V, 120V/277V ELV/MLV, 120V Lutron® 2-Wire Forward Phase (MLV), 120V 1%, Lutron® EcoSystem®, Fades to Black, 120V/277V	ENCLOSURES TF1 ¹ TG1 MF1 MG1 FJ1 FG1 3" Frosted Dome 3" Dome Wire Guard 3" Frosted Mini 3" Short Wire Guard 3" Frosted Tall 3" Tall Wire Guard	WALL MOUNT				MWI ¹¹ CCI FCI Matte White Custom Color Fixture Color Interior	MW ¹¹ MB ¹¹ PT ¹¹ CC Matte White Matte Black Platinum Silver Custom Color	WLKA Wet Location Kit			
			27K 2700K 30K 3000K 35K 3500K 40K 4000K			CP104 CP104KO Small Driver Canopy Small Driver Canopy w/ Knockouts CP106 Large Driver Canopy CP6/RMD Remote Mount Driver Straight Arm SP90 ⁷ PA ⁷ Mounting Arm Style	See Page 5 for Full Range of Color Options (83-90082)	See Page 5 for Full Range of Color Options (83-90082)							
			90 CRI			CEILING MOUNT									
			27HK 2700K 30HK 3000K 35HK 3500K 40HK 4000K			RDC5 CP13 HM ⁸ AT ⁸ PM ⁸ CD ⁸ CM ⁸ EMCR ⁹ EMRM EMEN Small Driver Canopy Large Driver Canopy Hang Straight Hang Straight All Thread Rigid Pendant Mount Cord / Cable Mount Cord Mount 10W Large Driver Canopy EM 7W Remote EM 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



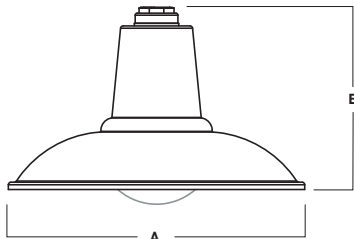


15" SHORT WAREHOUSE SHADE DAMP / WET LOCATION CLASSIC SHAPES

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

¹ Nominal 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



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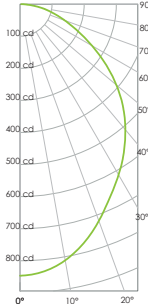
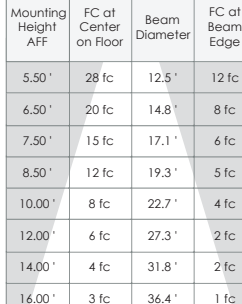


Spectrum Lighting



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																	
		0.00°		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°	847	0° - 20°	299	15%						FC *	W/Sq. Ft.	FC *	W/Sq. Ft.												
		5.00°	837	0° - 30°	612	30%						8'	8' *	24	0.24	19	0.24										
		10.00°	811	0° - 40°	973	48%						12'	10' **	21	0.20	16	0.20										
		15.00°	770	0° - 60°	1,639	82%						16'	12' ***	14	0.14	7	0.09										
		20.00°	719	0° - 80°	1,972	98%						Delivered Illuminance Rating: (DIR)		101 FC per W/Sq. Ft.				79 FC per W/Sq. Ft.									
		30.00°	615	0° - 90°	2,007	100%																					
		40.00°	511	Total	2,007	100%						<div>2' Suspension Length</div> <div>Square rooms used for multiple units:</div> <div>- RCR 2: Length & Width = Ceiling Ht. - 4.5' x 5.00</div> <div>- RCR 4: Length & Width = Ceiling Ht. - 4.5' x 2.50</div> <div>* Average Footcandles at 2.5' Above Floor</div> <div>** Exceeds spacing criteria by 110%</div> <div>*** Exceeds spacing criteria by 22%</div> <div>**** Exceeds spacing criteria by -4%</div>															
		50.00°	392																	12.00'	8 fc	22.7'	4 fc				
		60.00°	260																	14.00'	4 fc	31.8'	2 fc				
		70.00°	148																	16.00'	3 fc	36.4'	1 fc				
		80.00°	69																								
		90.00°	4																								
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																					



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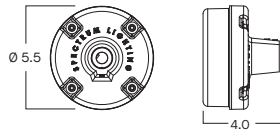
MOUNTING & ACCESSORIES

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.

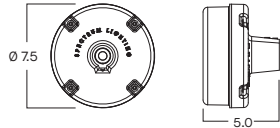


WALL MOUNTING

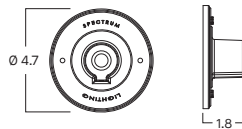
CP104 - SMALL DRIVER CANOPY (STANDARD)
MAY BE USED AS SPLICE BOX FOR DIRECT FEED
NOT AVAILABLE W/ PA16 & PA16F



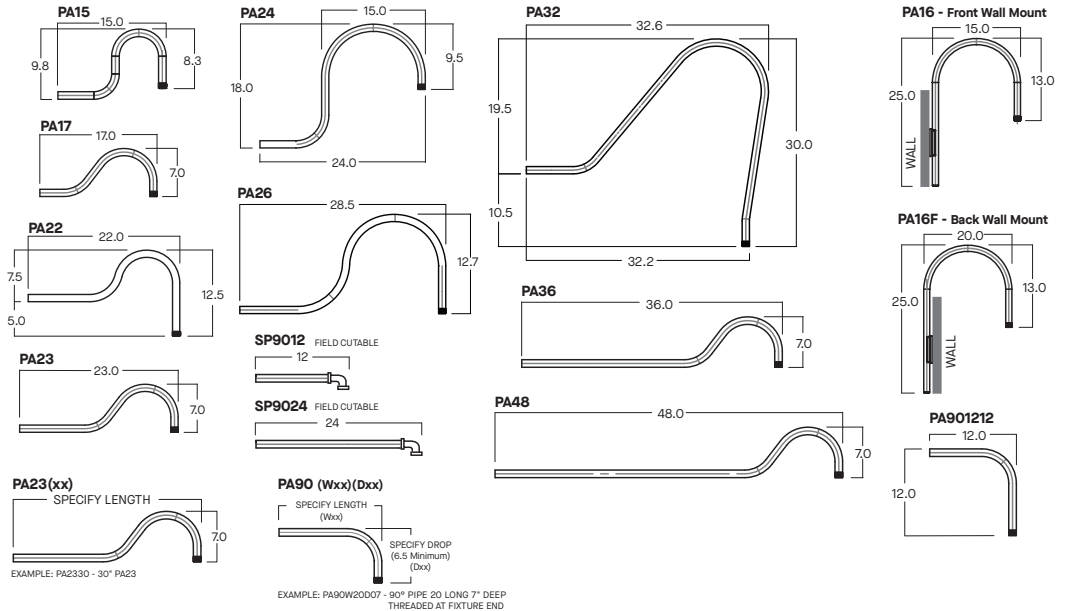
CP106 - LARGE DRIVER CANOPY
MAY BE USED AS SPLICE BOX FOR DIRECT FEED



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

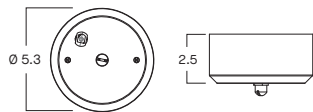


CUSTOM AND OTHER WALL ARMS AVAILABLE - CONTACT FACTORY. ARMS MAY BE FIELD CUT ON WALL SIDE - FIXTURE SIDE THREADED 3/4" NPT REQUIRES SEALANT FOR WET LOCATION.

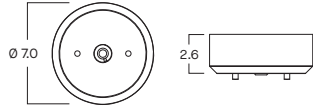


CEILING MOUNTING

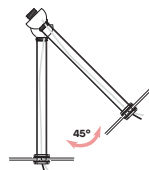
RDC5 - SMALL DRIVER CANOPY (STANDARD)
MOUNTS TO 4" OCTO J-BOX



CP13 - LARGE DRIVER CANOPY



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



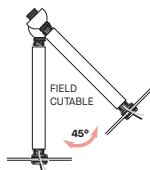
ORDER: HM (Length)
SPECIFY LENGTH:
HM3 - 3" HM24 - 24"
HM6 - 6" HM36 - 36"
HM12 - 12" HM48 - 48"
HM18 - 18" HM72 - 72"
HMLC(XX)
Custom Length
(Specify in Inches)

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



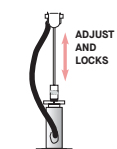
ORDER: PM (Length)
SPECIFY LENGTH:
PM3 - 3" PM24 - 24"
PM6 - 6" PM36 - 36"
PM12 - 12" PM48 - 48"
PM18 - 18" PM72 - 72"
PMLC(XX)
Custom Length
(Specify in Inches)

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 SHIP SHORTER THAN THREADED PIPE
SUPPLY COVER COVER 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

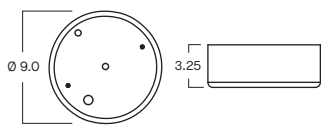


ORDER: CM (Length)
SPECIFY LENGTH:
CM36 - 36"
CM72 - 72"
CM144 - 144"
CMLC(XX)
Custom Length
(Specify in Inches)

*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

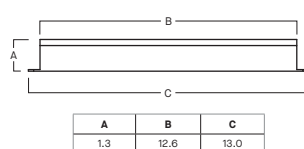
EMERGENCY BATTERY OPTIONS

EMCR - LARGE DRIVER CANOPY FOR 10W EMERGENCY BATTERY

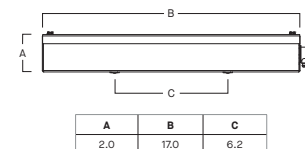


REMOTE EMERGENCY BATTERY OPTIONS

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



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



*OTHER EM BATTERY SIZES AVAILABLE, CONTACT FACTORY.



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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	\$	⌚
Tier 2 - Typical Finishes	\$\$	⌚⌚
Tier 3 - Special Metal Finishes	\$\$\$	⌚⌚⌚
Custom Color	Contact Factory	Contact Factory

*CONTACT FACTORY FOR SPECIFIC PRODUCT LEAD TIMES

TIER 1 - STANDARD FINISHES

MW Matte White	GW Gloss White	PT Platinum Silver	MB Matte Black	GB Gloss Black	BZ Bronze

TIER 2 - TYPICAL FINISHES

TW Textured White	TB Textured Black	MT* Textured Silver	OB* Oil Rubbed Bronze	SN Sun Gold	CO Copper Metallic	BR Brecchia	GH Graphite	CH Charcoal	AL Almond	VE Verde Green
BL Blue Streak	RD Red Baron	OR Orange	CM Camel	PL Purple	PG Pub Green	TQ Turquoise	SF Sea Foam	PK Pink	AY Aero Yellow	EG Evergreen
LG Lime Green	LB Light Blue	BY Burgundy	AK Anodic Black	AM Anodic Malachite	AZ Anodic Bronze	AS Anodic Sapphire	AN Anodic Natural	AC Anodic Champagne		

TIER 3 - SPECIAL METAL FINISHES

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

GA* Galvanized	BA**/** Brushed Aluminum	GF* Gold Flake

CUSTOM COLOR FINISHES

CONTACT FACTORY



*UNAVAILABLE FOR WET LOCATION

** UNAVAILABLE FOR INTERIOR



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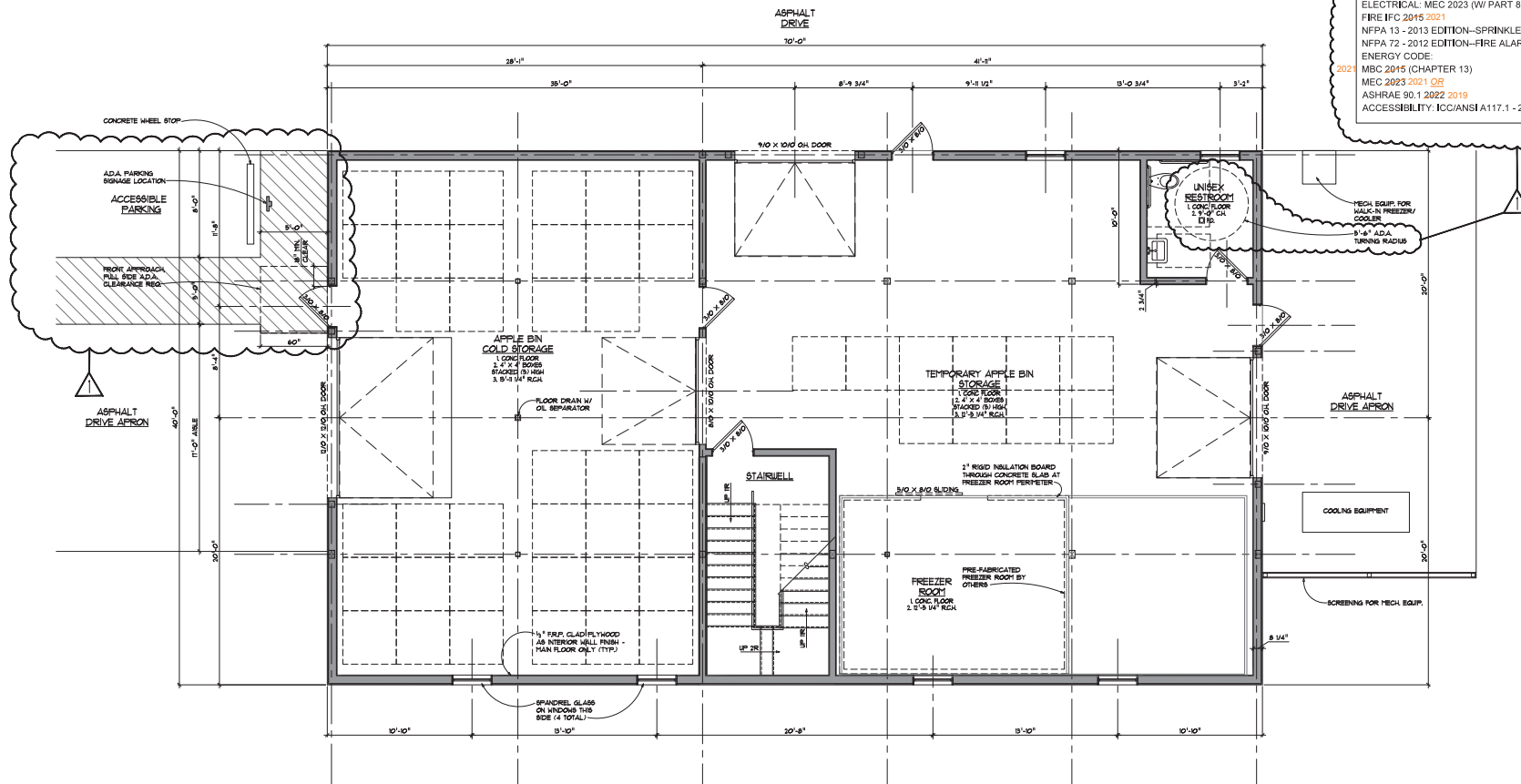
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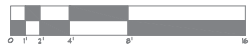
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PROPOSED MAIN LEVEL PLAN

SCALE: 1/8" = 1'-0"



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 6 PPL (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 (N/A)
NFPA 72 - 2012 EDITION-FIRE ALARM
ENERGY CODE:
2021 MBC 2015 (CHAPTER 13)
MEC 2023 2021 OR
ASHRAE 90.1 2022 2019
ACCESSIBILITY: ICC/ANSI A117.1 - 2017

DD1

23019

LMF

RGC

RELAY DATE

DD1

DD1

DD1

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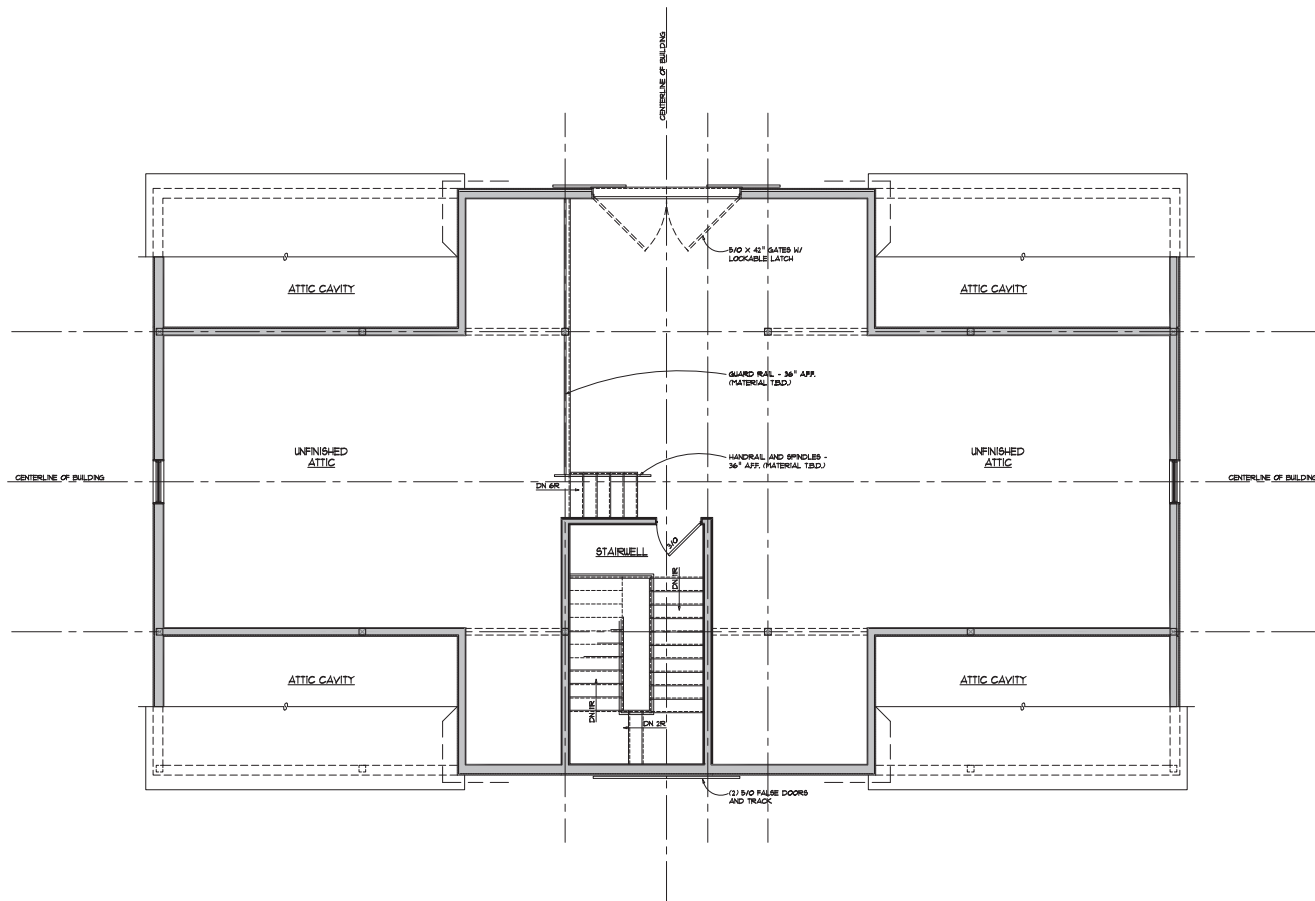
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PROPOSED ATTIC FLOOR PLAN

SCALE 1/8" = 1'-0"



ATTIC LEVEL AREA = 3205 SF.



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F: 248.543.2807
www.cdiengineers.net
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Proposed Refrigerated Storage Building for
Yates Cider Mill
1950 E Avon Rd., Rochester Hills, MI 48307

23019
DESIGNER LMF
TECHNICIAN RGC
ISSUE DATE

ISSUE NO.

ISSUE NO.

ISSUE NO.

ISSUE NO.

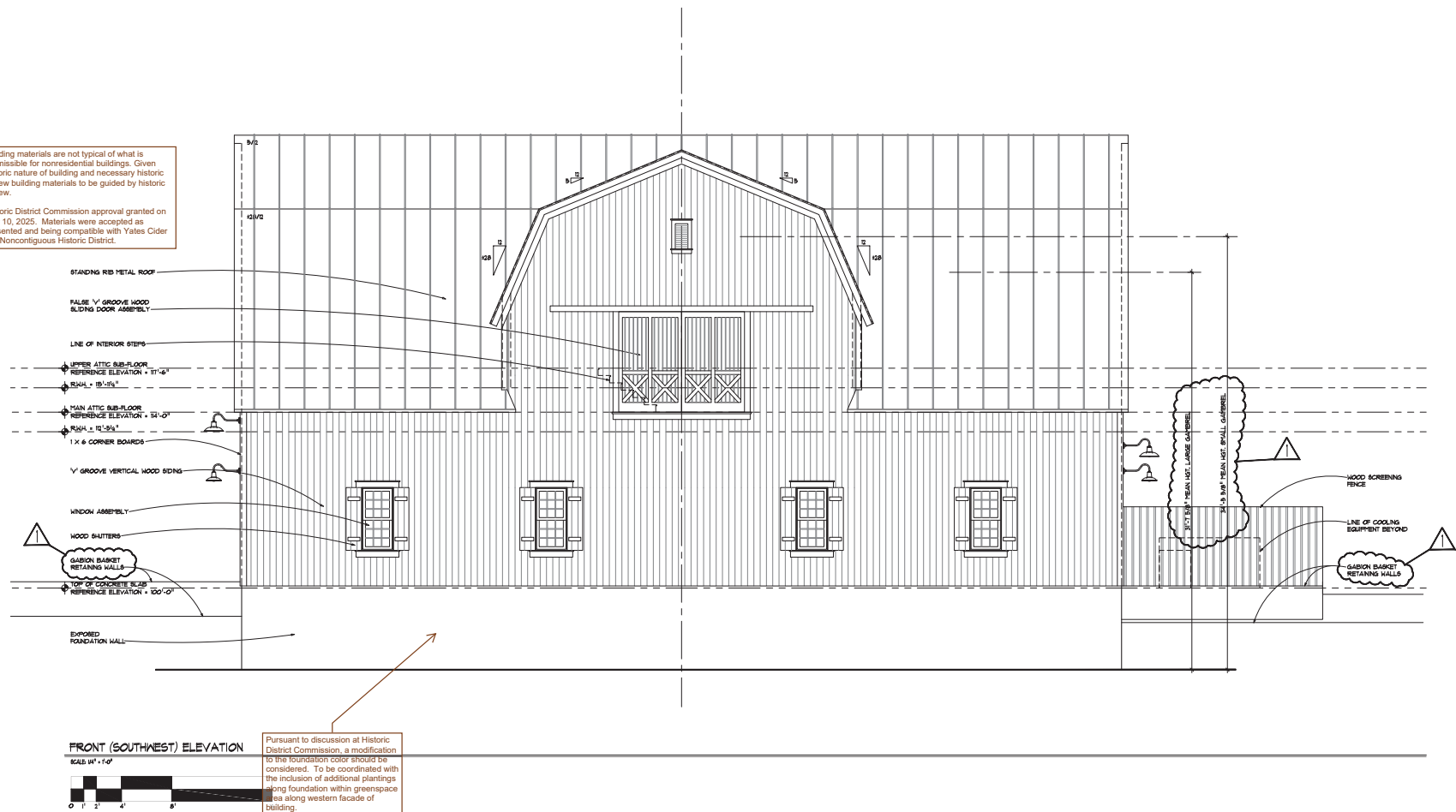
DD2

DD Floor Plans

C:\OneDrive\CD Design Professionals\Arch - Documents\Projects\23019 Yates Refrigerated Storage Building\1. PROJECT & DRAWING INFO\1.1. Design Development\23019DD0 - Elevations for Historic.dwg, 5/8/2025 5:17:18 PM LPatterson

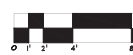
Building materials are not typical of what is permissible for nonresidential buildings. Given historic nature of building and necessary historic review building materials to be guided by historic review.

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



FRONT (SOUTHWEST) ELEVATION

SCALE 1/4" = 1'-0"



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.

DD01

23019

DD01

LIP

RGC

REVISIONS

NO. 1

DATE

DESCRIPTION

1

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DD3

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23019

LIP



HDC Submission - 02.12.2025
SPR Resubmission - 05.08.2025
SPR Resubmission - 07.07.2025

DD4

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HILLS
MICHIGAN

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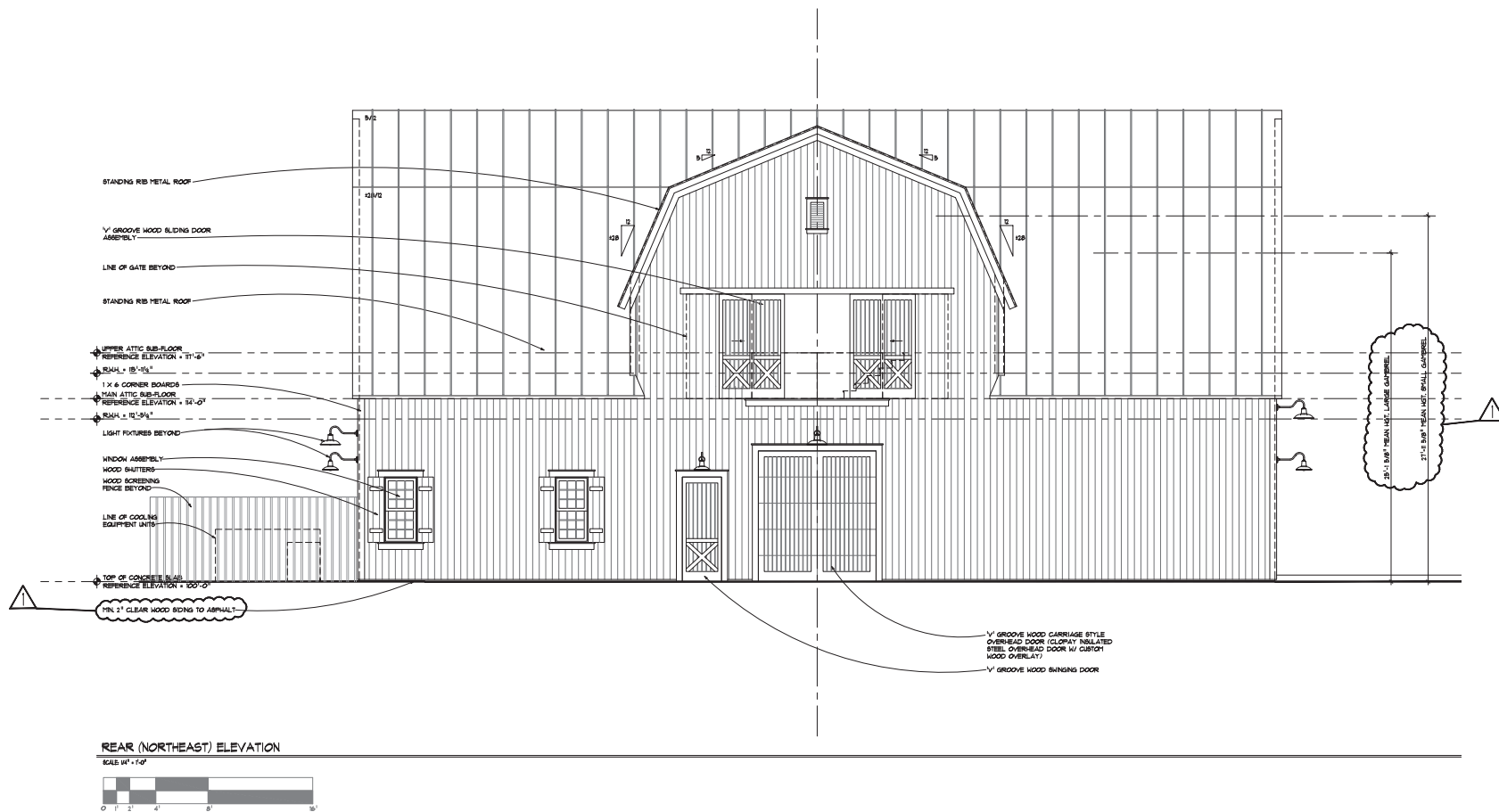
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SCALE 1/4" = 1'-0"



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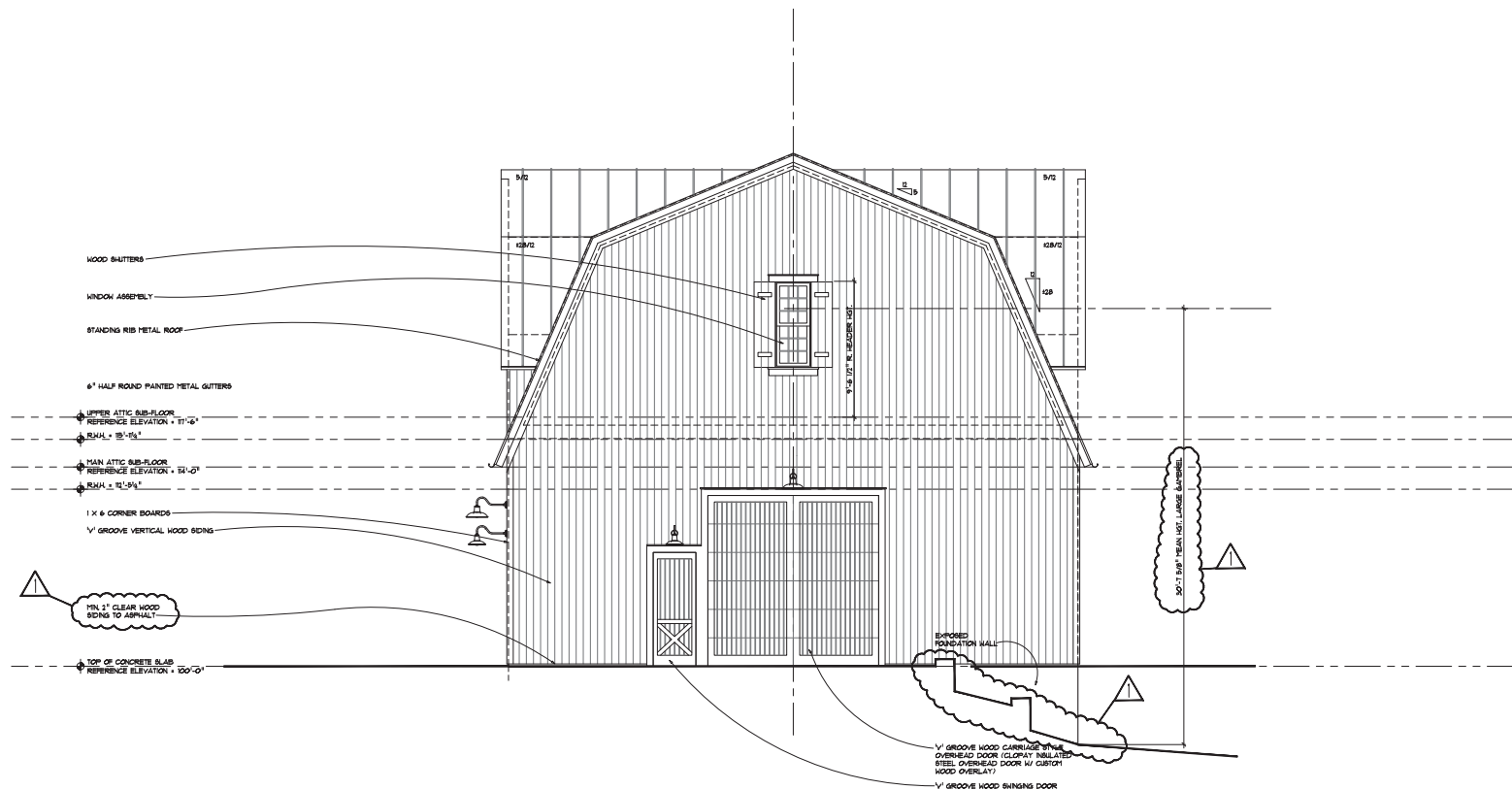


REAR (NORTHEAST) ELEVATION

SCALE 1/4" = 1'-0"



C:\OneDrive\CDI Design Professionals\Arch - Documents\Projects\23019000 - Elevations for Historic.dwg, 5/8/2025 10:47:22 AM, Iltanaz



SIDE (NORTHWEST) ELEVATION

SCALE 1/4\"/>



J2024-0060
PSP2025-0004
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7/7/2025
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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



J2024-0060
PSP2025-0004
Revision #2

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



EXISTING MILL REFERENCE IMAGES

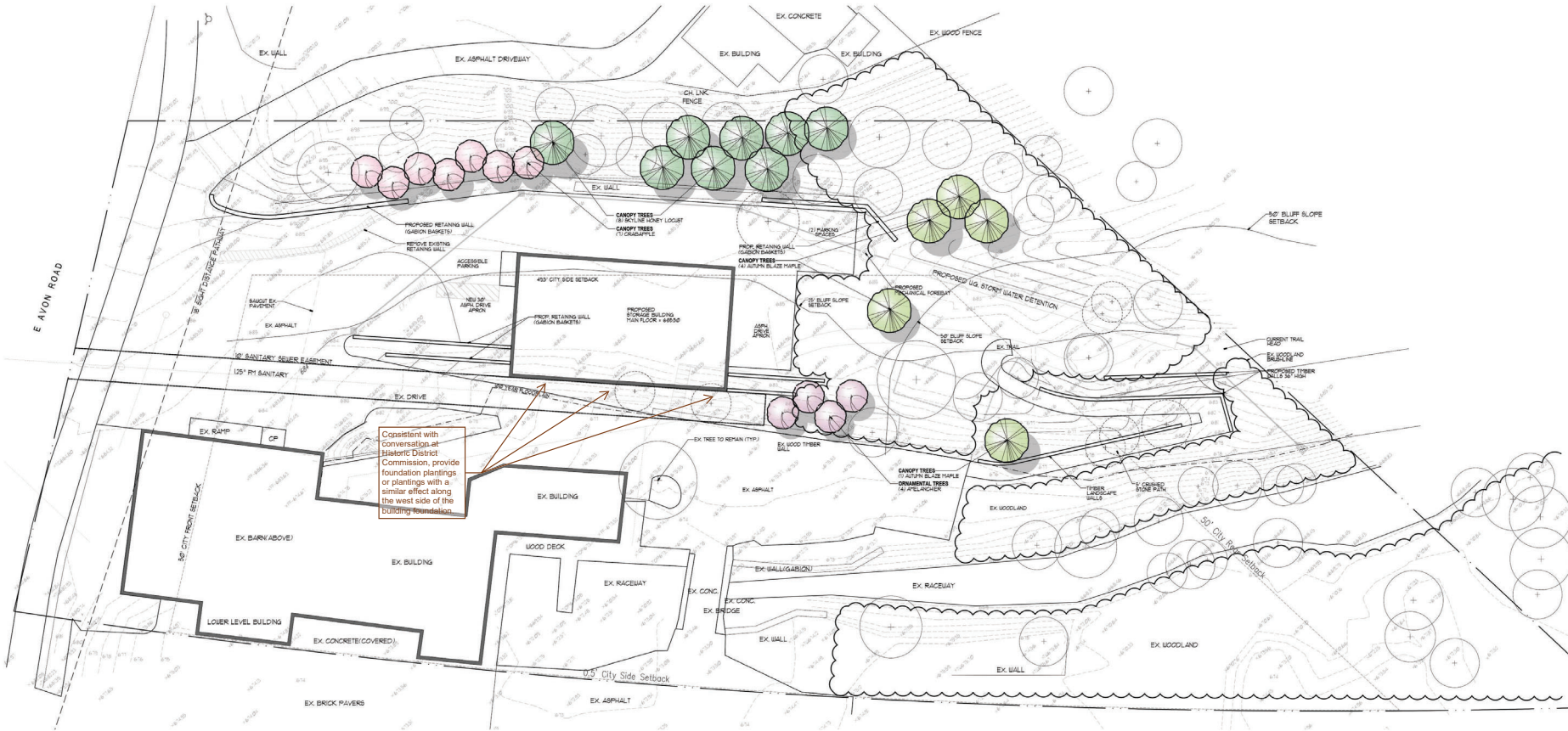
NO SCALE



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

NO SCALE

L'

Know what's below.
Call before you dig.

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

10 TOTAL REQUIRED TREES
10 TOTAL PROVIDED TREES

LANDSCAPE BUFFER TREES

ADJOINING ZONE BUFFER
NORTH & SOUTH ADJACENT LOTS ARE ZONED NB
& CB
SOUTHWEST PARCEL ACROSS CLINTON RIVER &
PARKING LOT ZONE RB
SCREENING PROVIDED DUE TO EXISTING
WOODLANDS

TOTAL TREES

TOTAL REQUIRED TREES: 13 CANOPY TREES &
RIGHT OF WAY + PERIMETER TYPE D/
SCREENING REQ.
TOTAL PROVIDED TREES: 13 CANOPY TREES &
RIGHT OF WAY + PERIMETER 11 ORNAMENTAL TREES

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 (100) - 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 CS-10 FOR EXISTING TREE LIST)

EXISTING TREES:
TOTAL EXISTING 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: 0/0
EXISTING REGULATED TREES TO BE REMOVED, 9"+ CALIPER: 7/83
EXISTING REGULATED TREES TO REMAIN, 6"-8" CALIPER: 20/20
EXISTING REGULATED TREES TO REMAIN, 9"+ CALIPER: 16/83

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

REMOVAL & REPLACEMENT TREES

TOTAL OF (1) REGULATED TREES TO BE REMOVED (PER CS 10)
• 502, 535, 560 & 565 REGULATED TREE REQUIRING 1 TO 1
REPLACEMENT (W/ 2" TREE)
• 503, 522 & 566 SPECIMEN TREES REQUIRING 50%
REPLACEMENT (3" X 50% W/ 6" OR 6" 2" TREES)
• TOTAL 2" CALIPER REPLACEMENT REQUIRED: (1) TREES
TOTAL SPECIMEN TREES ON SITE TO BE PRESERVED: (22) TREES
• SPECIMEN TREES WITH 2 1/4" OR GREATER DBH CREDITS (1) 2"
TREE TOWARDS REPLACEMENTS

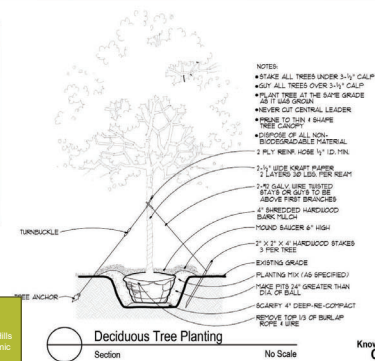
NO ADDITIONAL REPLACEMENT TREES REQUIRED
(12 REQUIRED - 12 CREDITS SURPLUS OF 10 TREES)

PLANT & MATERIAL SCHEDULE

Qty.	Botanical Name	Common Name	Size	Root	Comments
Deciduous Trees					
8	<i>Gleditsia triacanthos f. inermis</i>	Regina Honey Locust	3" cal.	B/B	Full uniform heads, single stem
9	<i>Acer x freemanii</i>	Autumn Blaze Maple	3" cal.	B/B	Full uniform heads, single stem
1	<i>Malus 'Coralispie'</i>	Coralbloss Crabapple	3" cal.	B/B	Full uniform heads, single stem
4	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	3" cal.	B/B	Full uniform heads, min. 3 canes

IRRIGATION NOTES

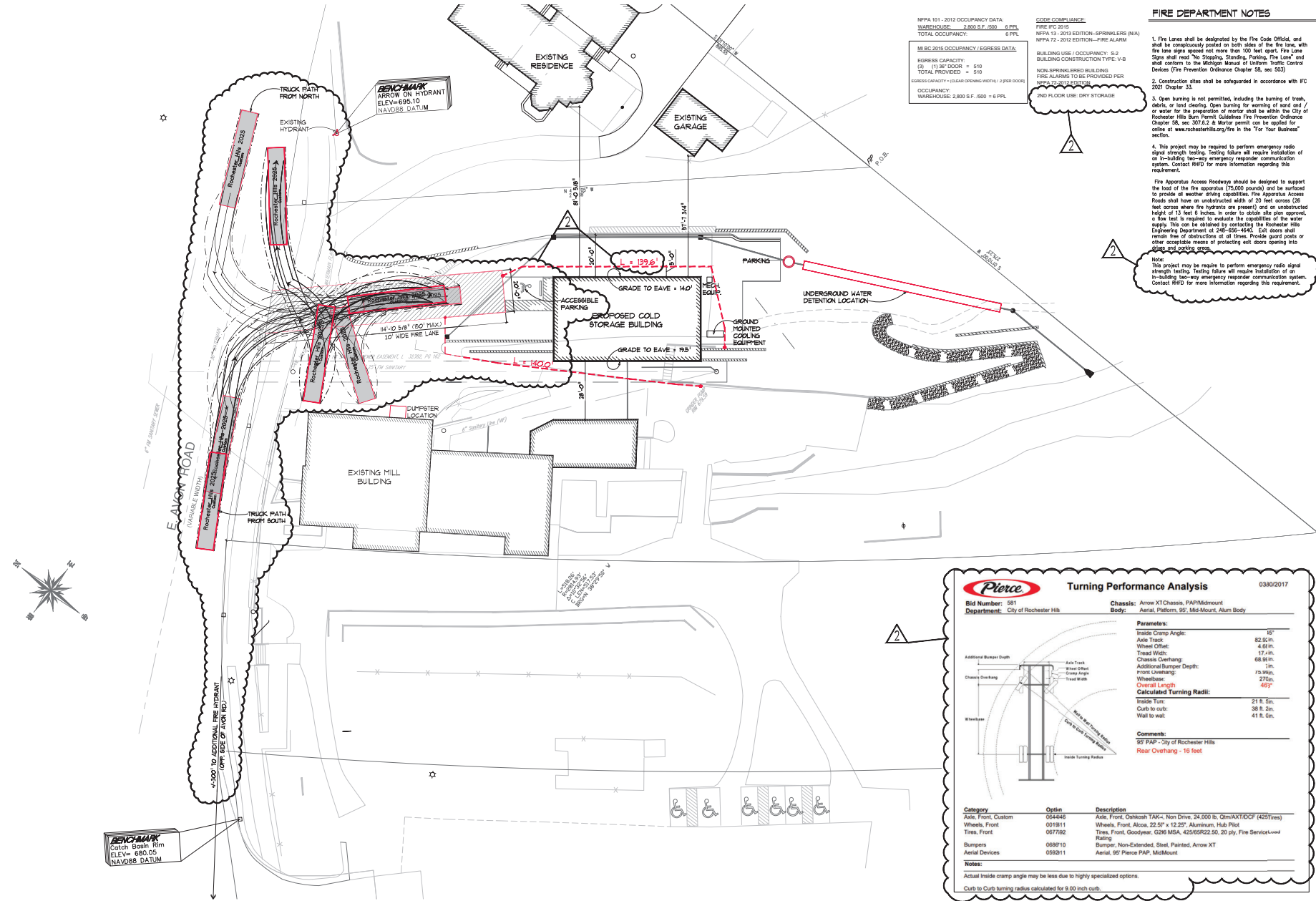
- 1) INSTALL UNDERGROUND
AUTOMATIC IRRIGATION SYSTEM
FOR ALL PROPOSED TREES.
- 2) USE SEPARATE ZONES FOR
LAWN, DECIDUOUS SHRUBS, AND
EVERGREEN SHRUBS.
- 3) WATER SOURCED FROM CITY
WATER/ BUILDING TAP
- 4) OWNER TO DECIDE
IRRIGATION CONTROLLER
LOCATION
- 5) EACH TREE WILL BE WATERED
BY INDIVIDUAL DRIP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

J2024-0060
PSP2025-0004
Revision #2Received
7/11/2025
City of Rochester Hills
Planning & Economic
DevelopmentDeciduous Tree Planting
Section

No Scale

FIRE PROTECTION PLAN

SCALE: 1" = 30'



NFPA 101-2012 OCCUPANCY DATA
WAREHOUSE: 2,800 S.F. 200 - 6 PPL
TOTAL OCCUPANCY: 6 PPL
NFPA 13-2013 EDITION - SPRINKLERS (NFA)
NFPA 72-2012 EDITION - FIRE ALARM
NFPA 101-2012 OCCUPANCY - EXPRESS DATA
EGRESS CAPACITY:
(3) (1) 30' DOOR = 510
TOTAL PROVIDED = 510
EGRESS CAPACITY (CLEAR OPENING WIDTH) / 2 PER DOOR
OCCUPANCY:
WAREHOUSE: 2,800 S.F. 200 - 6 PPL

CODE COMPLIANCE
FIRE-PC 0015
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 Lanes shall be designated by the Fire Code Official, and 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 shall conform to the Michigan Manual of Uniform Traffic Control Devices (Fire Prevention Ordinance Chapter 58, sec 503).

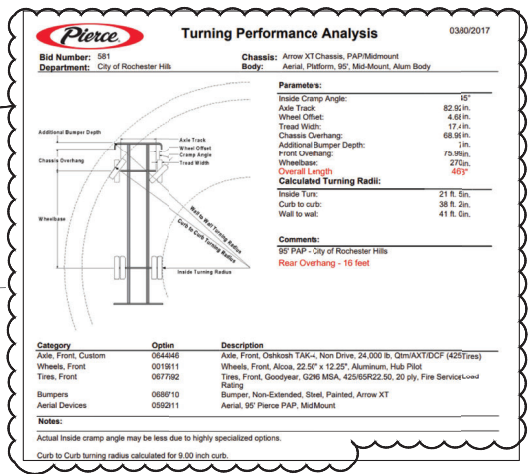
2. Construction sites shall be segregated in accordance with IFC 2021 Chapter 33.

3. Open burning is not permitted, including the burning of trash, debris, or sand 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 & 507.6.2.1). A permit can be applied for online at www.rochesterhills.org/fire in the "Try Your Business" section.

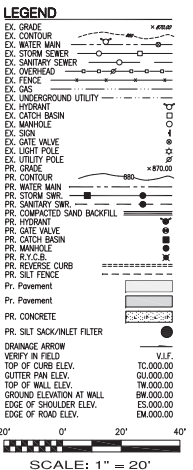
4. This project may be required to perform emergency radio signal strength testing. Testing failure will require installation of an in-building two-way emergency responder communication system. Contact RPD for more information regarding this requirement.

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 Roadways shall have an unobstructed width of 20 feet across (26 feet across where fire hydrants are present) and an unobstructed height of 13 feet 6 inches. 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 248-656-4646. 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 parking areas.

Note:
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 RPD for more information regarding this requirement.



Preserve Remove



ROCHESTER
HILLS
MICHIGAN

Received
7/7/2025

code:	1"-20"
drawn:	TCS
checked:	TCS
approved:	TCS
date:	2/08/2025
obj. no.	23-062
sheet No.	C3.1

Teon C. Sojak, P.E.



F **Sujak En**
CIVIL ENGINEERING
4031 Coolidge Highway

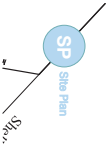
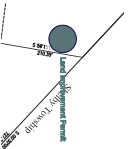

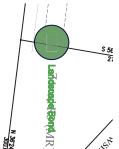

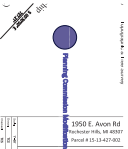



Engineering PLC
§ PLANNING § DESIGN
Phone: (748) 335-9411

2	Per City Review

		TCS	7/04/2025

[illegible]

SITE PLAN.pdf Markup Summary

C.Mcleod (54)	
	
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:	
	
Subject: Group Author: C.Mcleod Date: 7/11/2025 4:42:31 PM Status:	LB
	
Subject: Group Author: C.Mcleod Date: 7/11/2025 4:03:17 PM Status:	Tree Removal Permit
	
Subject: Group Author: C.Mcleod Date: 7/11/2025 4:03:34 PM Status:	PCM
	
Subject: Group Author: C.Mcleod Date: 7/11/2025 4:03:42 PM Status:	
	
Subject: Planning Department Author: C.Mcleod Date: 7/11/2025 4:40:35 PM Status:	Historic District Commission Review/Approval - July 10, 2025 - PHDC2025-0002
	
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.



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



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.



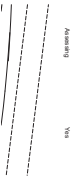
Subject: Planning Department
Author: C. McLeod
Date: 7/11/2025 4:42:31 PM
Status:

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 4:10:45 PM
Status:



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

Received
7/7/2025
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Subject: Group
Author: C.Mcleod
Date: 7/11/2025 4:10:28 PM
Status:

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

Received
7/7/2025
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Development



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

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

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

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

Received
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Development



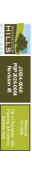
Subject: Group
Author: C.Mcleod
Date: 7/11/2025 4:09:51 PM
Status:

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

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

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

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

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

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

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

Received
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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:

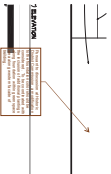
Received
7/7/2025
City of Rochester Hills Planning & Economic
Development



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

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

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

Received
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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:



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

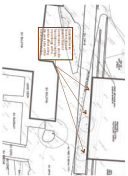
PCM



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
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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)



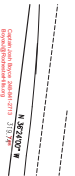
Subject: Engineering Department
Author: Jason Boughton
Date: 7/8/2025 2:18:31 PM
Status:



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

Joshua (1)



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

Keith (2)

Provide RCOC permit prior to construction plan approval. 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.



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

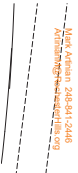
macdonaldj (1)



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

City of Rochester Hills Planning & Economic Development

Mark Artinian (11)



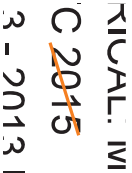
Subject: Building Department
Author: Mark Artinian
Date: 7/14/2025 1:08:26 PM
Status:

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



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

2021



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



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

2021 OR



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



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

Subject: Building Department

Author: Mark Artinian

Date: 7/14/2025 12:25:42 PM

Status:

2019

Subject: Building Department

Author: Mark Artinian

Date: 7/14/2025 12:26:09 PM

Status:

2015

Subject: Building Department

Author: Mark Artinian

Date: 7/14/2025 12:26:17 PM

Status:

2021

Subject: Building Department

Author: Mark Artinian

Date: 7/14/2025 12:28:32 PM

Status:

/ FLOOR

Subject: Natural Resources

Author: Matt Einheuser

Date: 7/15/2025 9:48:59 AM

Status:

2021

Subject: Jenny McGuckin - YES

Author: Seth Bucholz

Date: 7/18/2025 2:38:03 PM

Status:

2021