

SEU REVISION 2

PROJECT NUMBER 180228_12_02
 DATE 11.08.18

3935 RESEARCH PARK DRIVE

PROPOSED MEDICAL MARIJUANA GROWING AND PROCESSING CENTER

3935 RESEARCH PARK DRIVE
 ANN ARBOR, MI 48108

COMPARISON CHART			
	EXISTING	REQUIRED	PROPOSED
ZONING	RE	RE	RE
LOT AREA	131,075 SF (3.00 ACRES)	60,000 SF MIN.	131,075 SF (3.00 ACRES)
FLOOR AREA	16,940 SF	NONE	16,940 SF
FLOOR AREA RATIO	12.9%	75% MAX.	12.9%
OPEN SPACE	-	-	NO CHANGE
OPEN SPACE (ACTIVE)	-	-	NO CHANGE
SETBACKS			
FRONT	74.21 FT	25 MIN.	74.21 FT NO CHANGE
REAR	111.70 FT	NONE (EXCEPT 100FT ABUTTING RESIDENTIAL ZONED LAND)	111.70 FT NO CHANGE
SIDE	50.61 FT	NONE (EXCEPT 100FT ABUTTING RESIDENTIAL ZONED LAND)	50.61 FT NO CHANGE
HEIGHT	18 FT	NONE (EXCEPT 55FT ABUTTING RESIDENTIAL ZONED LAND)	18 FT
PARKING*	34 SPACES	21 SPACES MIN. 25 SPACES MAX.	32 SPACES (2 VAN ACCESSIBLE)
BIKE PARKING*	0	1 CLASS A, 4 CLASS B, 1 CLASS C	1 CLASS A SPACE, 6 CLASS B SPACES

***PARKING NOTES:**
 EXISTING OFFICE:
 USE: GENERAL OFFICE
 AREA: 3,796SF
 REQUIRED: 1 SPACE PER 333SF MIN. = 12 SPACES
 1 SPACE PER 250SF MAX. = 16 SPACES
PROPOSED GROWER & PROCESSING CENTER:
 USE: LIGHT MANUFACTURING
 AREA: 13,234SF
 REQUIRED: 1 SPACE PER 1,500SF MIN. = 9 SPACES
TOTAL REQUIRED PARKING:
 21 SPACES MIN.
 25 SPACES MAX.
BIKE PARKING
 OFFICE (3,796SF)
 REQUIRED: 1 SPACE PER 3,000SF = 1 CLASS A SPACE, 1 CLASS C SPACE
 PROPOSED CLASS A GROWER & PROCESSING CENTER (13,234SF):
 REQUIRED: 1 SPACE PER 3,000SF = 4 CLASS B SPACES
TOTAL REQUIRED: 1 CLASS A SPACE
 4 CLASS B SPACES
 1 CLASS C SPACE
TOTAL PROPOSED: 1 CLASS A SPACE
 6 CLASS B SPACES

ADDITIONAL NOTES:
 PROPOSED DEVELOPMENT: NO NEW DEVELOPMENT IS PROPOSED.

D F D G
 Damian Farrell Design Group PLLC
 359 METTY DRIVE, SUITE 4A
 ANN ARBOR, MI 48103
 TEL 734.213.2953
 FAX 734.213.2953

FOR SPECIAL EXCEPTION USE APPLICATION

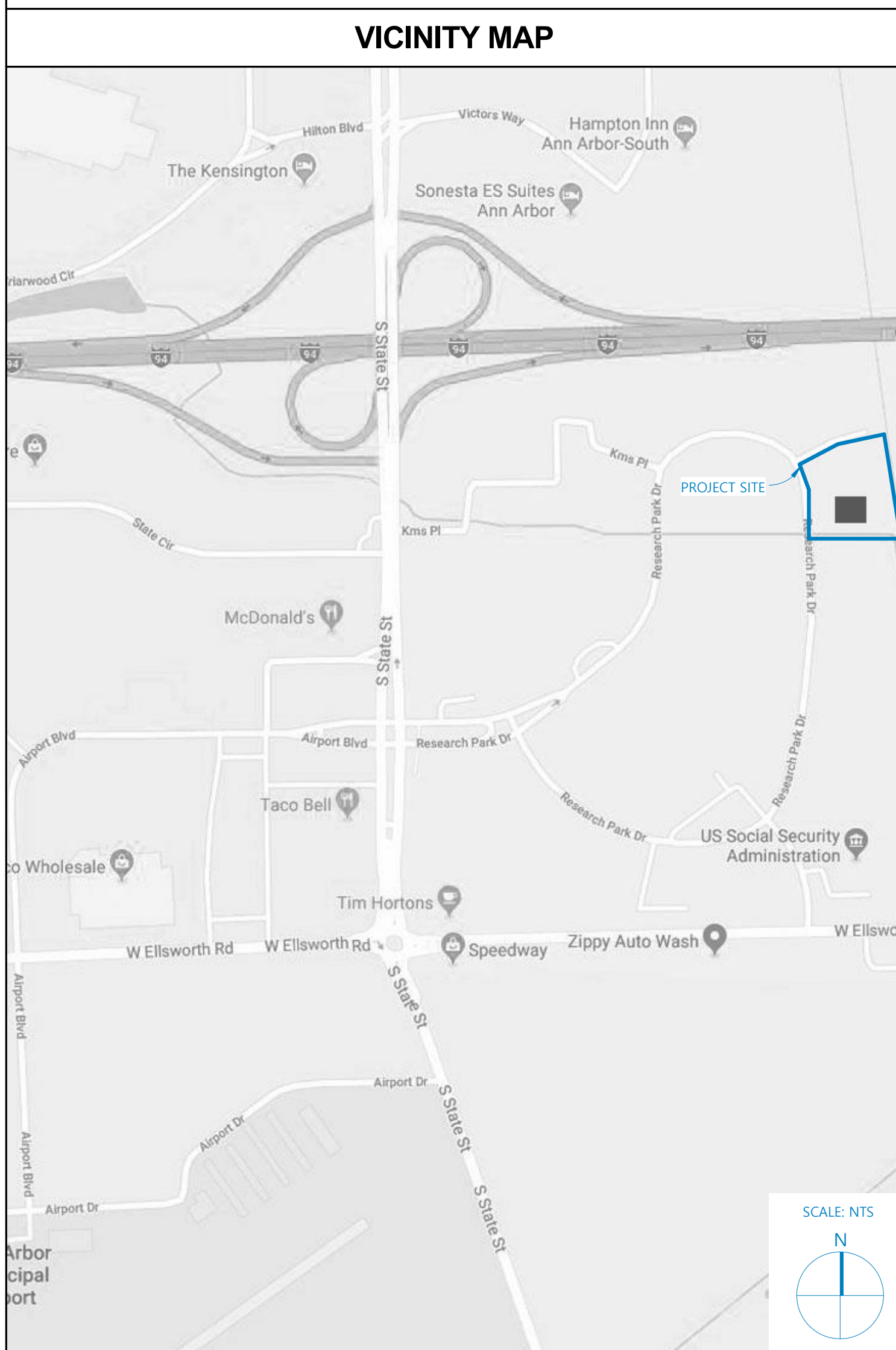
LANDSCAPE ENGINEER OF RECORD	
STRUCTURAL ENGINEER OF RECORD	
CIVIL ENGINEER OF RECORD	
MEP ENGINEER OF RECORD	
ARCHITECT OF RECORD	
DATE	DESCRIPTION
7.24.18	FOR SEU PRESUBMITTAL MEETING
7.26.18	FOR SPECIAL EXCEPTION USE APPLICATION
10.17.18	SEU REVISION 1
11.08.18	SEU REVISION 2
DESIGN	Designer
DRAWN	Author
PROJECT NUMBER	180228_12_02

3935 RESEARCH PARK DRIVE
 3935 RESEARCH PARK DRIVE
 ANN ARBOR, MI 48108

COVER SHEET

To.o

C:\Users\architect.DFDG\Documents\180315_3935 Research park drive_architect.rvt



GENERAL PROJECT INFORMATION

PROJECT DIRECTORY

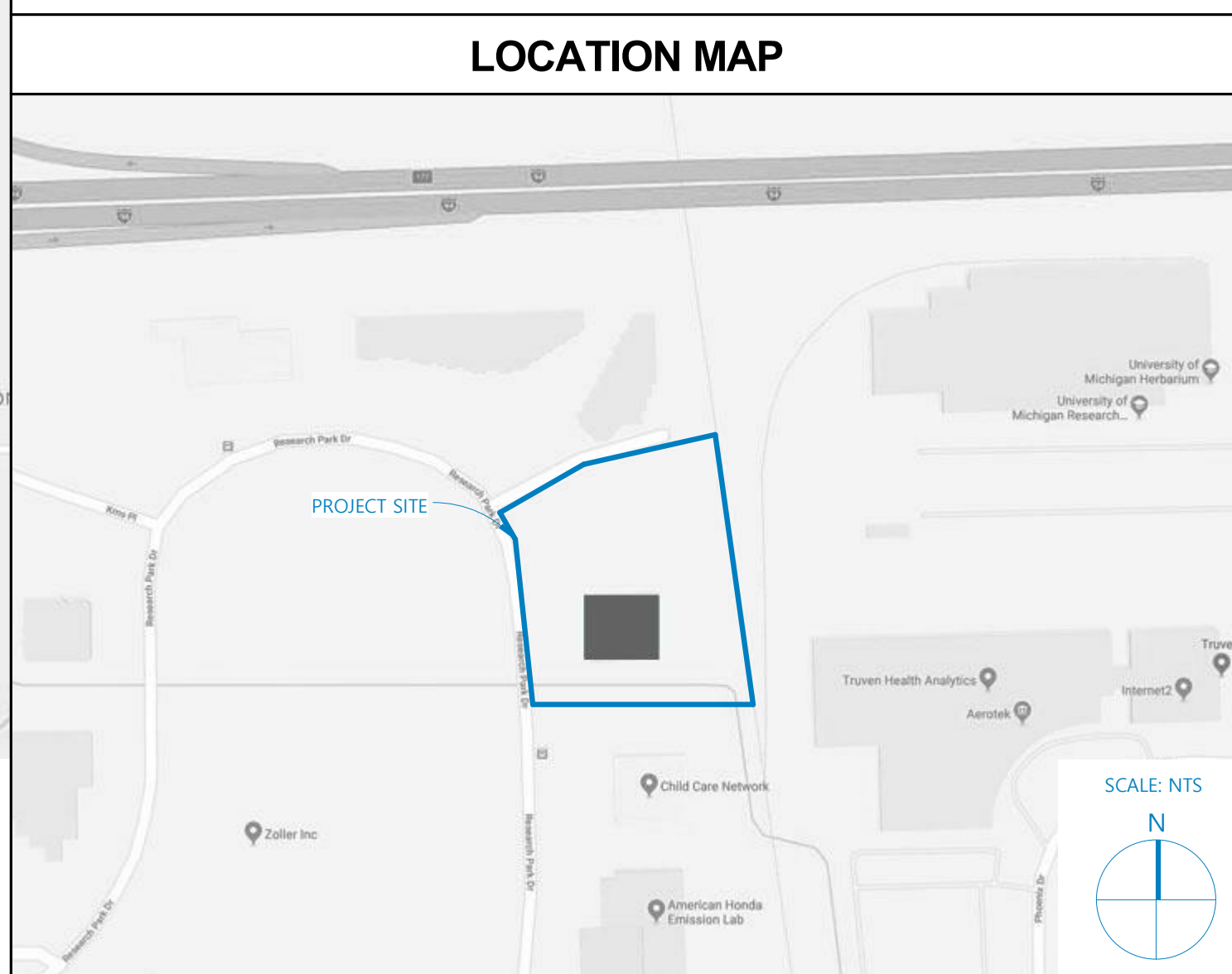
PETITIONER (CLASS B GROWING CENTER)
 SCIENTIFIC METHOD RESEARCH II, LLC.
 DREW HUTTON, OWNER
 339 EAST LIBERTY STREET, SUITE 220
 ANN ARBOR MI, 48104
INTEREST IN LAND: LESSEE

PETITIONER (PROCESSING CENTER)
 SCIENTIFIC METHOD TECHNOLOGY, LLC.
 DREW HUTTON, OWNER
 339 EAST LIBERTY STREET, SUITE 220
 ANN ARBOR MI, 48104
INTEREST IN LAND: LESSEE

LAND OWNER
 HRIM LLC
 3935 RESEARCH PARK DRIVE
 ANN ARBOR MI, 48108

ARCHITECT
 DAMIAN FARRELL DESIGN GROUP PLLC
 DAMIAN FARRELL
 359 METTY DRIVE, SUITE 4A
 ANN ARBOR MICHIGAN 48103
 PH. 734.998.1331

SURVEYOR
 NEDERVELD INC.
 BILL ANGUS
 3025 MILLER ROAD
 ANN ARBOR MICHIGAN 48103
 PH. 734.929.6963



GENERAL PROJECT INFORMATION CONTD.

LEGAL DESCRIPTION FOR PARCEL 09-12-09-302-008:
 THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS: LOT 10, RESEARCH PARK, AS RECORDED IN LIBER 15 OF PLATS, PAGE 56 AND 57, WASHTENAW COUNTY RECORDS AND SOUTH HALF OF ADJOINING VACATED NORTH RESEARCH PARK DRIVE, PER CITY OF ANN ARBOR RESOLUTION RECORDED IN LIBER 1191, PAGE 434, WASHTENAW COUNTY RECORDS. COMMONLY KNOWN AS 3935 RESEARCH PARK DRIVE, ANN ARBOR, MI 48108.

REQUIRED STATEMENTS

REQUIRED STATEMENTS- LAND DEVELOPMENT REGULATIONS

DEVELOPMENT PROGRAM -
 THE PROPOSED USE IS A MEDICAL MARIJUANA GROWING, PROCESSING AND RESEARCH CENTER.

COMMUNITY ANALYSIS -
 THE PROPOSED USE IS A MEDICAL MARIJUANA GROWING, PROCESSING AND RESEARCH CENTER LOCATED WITHIN THE RE DISTRICT. THERE IS NO PLANNED RESIDENTIAL COMPONENT AS PART OF THIS PROJECT. AS A RESULT NO IMPACT ON PUBLIC SCHOOLS IS ANTICIPATED.

NO IMPACT IS ANTICIPATED FOR THE ADJACENT COMMERCIAL BUILDING OR RESIDENCES.

THE SITE IS NOT LOCATED IN OR NEAR A HISTORIC DISTRICT.

NATURAL FEATURES (DESCRIPTION) -
 THERE ARE NO WETLANDS, WOODLANDS, OR STEEP SLOPES EXISTING ON THIS SITE. THERE ARE TWO LANDMARK HONEY LOCUST TREES ALONG RESEARCH PARK DRIVE WHICH ARE TO REMAIN.

NATURAL FEATURES (IMPACT) -
 THERE ARE NO CHANGES TO EXISTING LANDSCAPING EXCEPT FOR THE REMOVAL OF THE ARBORVITAE'S NEAR THE ENTRANCE OF THE BUILDING. THEY ARE TO BE REPLACED WITH NEW LANDSCAPING. THERE ARE 7 PROPOSED NEW TREES.

TRAFFIC IMPACT - SEE TRIP GENERATION LETTER.

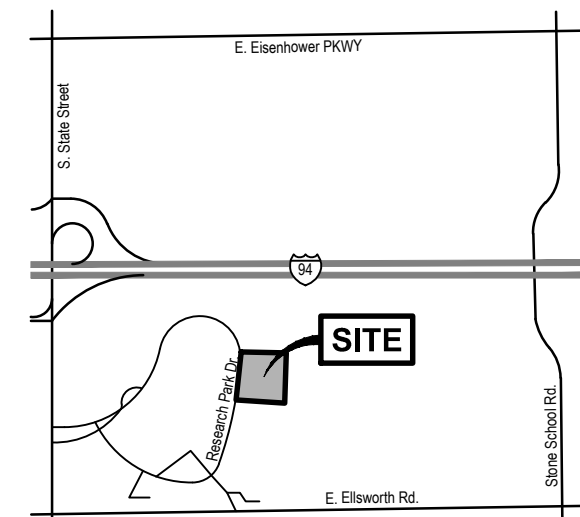
HISTORIC IMPACT -
 THE EXTERIOR OF THE EXISTING BUILDING IS TO REMAIN. IT IS NOT LOCATED IN A HISTORIC DISTRICT, THEREFORE NO IMPACT IS ANTICIPATED.

SHEET INDEX

SHEET NUMBER	SHEET NAME
T0.0	COVER SHEET
AL.1	ALTA/NSPS LAND TITLE SURVEY
C1.0	SITE PLAN
C1.1	SITE PLAN DETAILS
A1.1	FIRST FLOOR PLAN
1 OF 1	PHOTOMETRIC PLAN

DIMENSIONAL LAYOUT PLAN

EXISTING AND PROPOSED LOT LINES.....	SEE SHEET, AL AND C1.0
MINIMUM REQUIRED SETBACKS.....	SEE SHEET C1.0
EXISTING AND PROPOSED BUILDING FOOTPRINTS.....	SEE SHEET, AL AND C1.0
PARKING SPACES AND AISLES.....	SEE SHEET, AL AND C1.0
SIDEWALKS AND PATHWAYS.....	SEE SHEET, AL AND C1.0
CURB CUTS, DRIVE APPROACHES AND CURB RADII.....	SEE SHEET, AL AND C1.0
OPEN SPACE AND ACTIVE OPEN SPACE.....	SEE SHEET, C1.0
NATURAL FEATURES OPEN SPACE BUFFER.....	NA
CONFLICTING LAND USE BUFFER.....	SEE SHEET, AL AND C1.0
TRASH ENCLOSURE LOCATION AND DIMENSIONS.....	SEE SHEET, C1.0
STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE.....	SEE SHEET, C1.0



LOCATION MAP
NOT TO SCALE

DRAWING NOTES

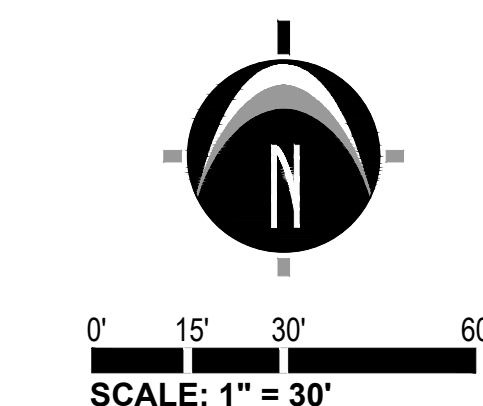
- A ASPHALT PARKING MEANDERS ALONG NORTH PROPERTY LINE
- B CONCRETE HEAD WALL MEANDERS ALONG THE S.E. PROPERTY CORNER.
- C DITCH ALONG SOUTH PROPERTY LINE IS WITHIN FLOOD ZONE "AE" REGULATED FLOODWAY

BENCHMARKS

- BENCHMARK #1** ELEV. = 827.58 (NAD83)
Description: Lightpole NorthEast Bolt
- BENCHMARK #2** ELEV. = 828.61 (NAD83)
Description: Hydrant NorthEast Bolt

LEGEND

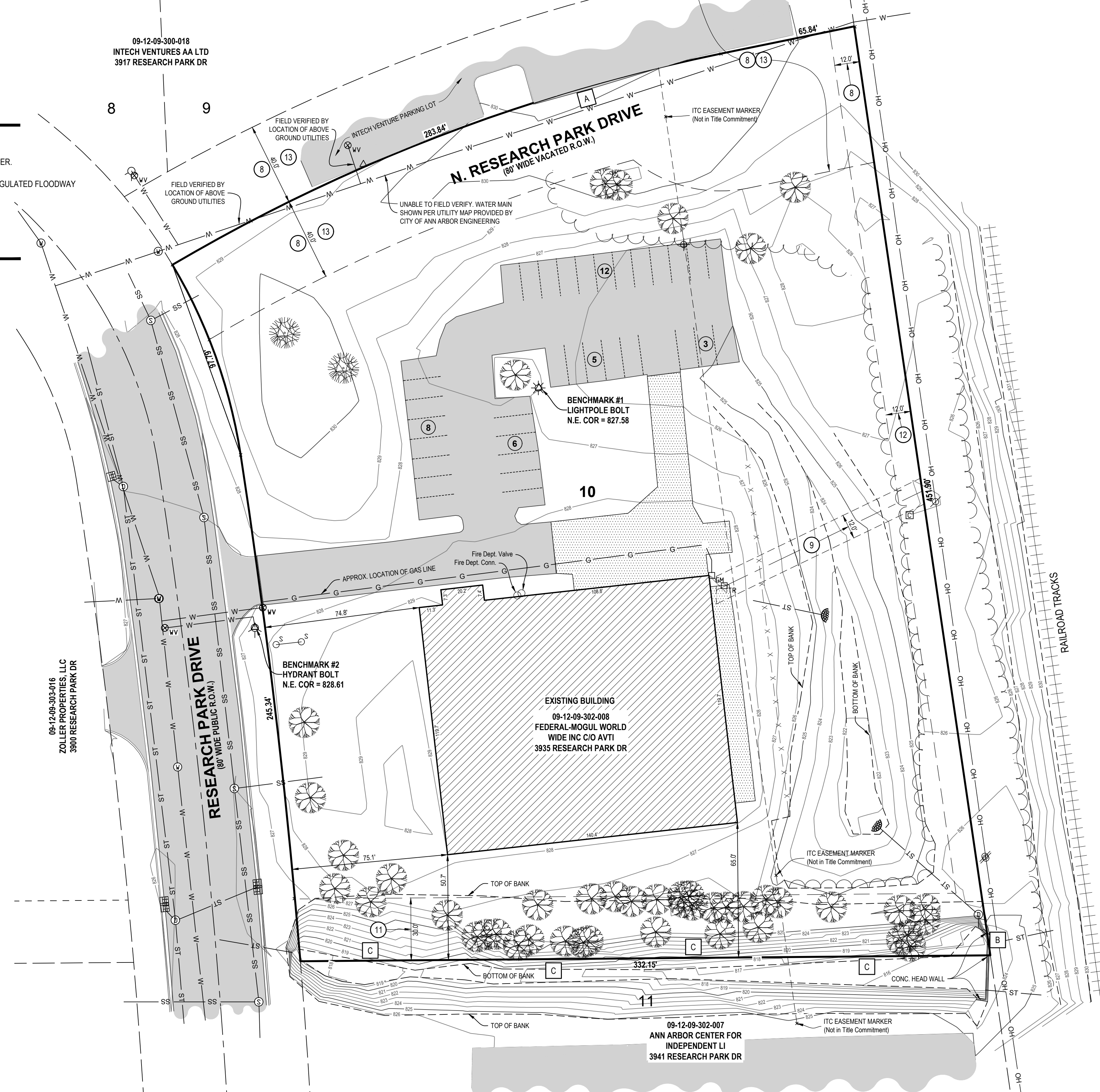
- Benchmark
- Catch Basin - Round
- Catch Basin - Square
- Culvert
- Deciduous Tree
- Evergreen Tree
- Gas Meter
- Gas Valve
- Hydrant
- Iron - Set
- Iron - Found
- Light Pole
- Manhole
- Sign
- Sanitary Sewer Manhole
- Stormwater Manhole
- Transformer
- Utility Pole
- Water Meter
- Water Manhole
- Water Valve
- Overhead Utility
- Fence
- Railroad
- Tree
- Asphalt
- Concrete
- Building



811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONNECTIONS.



TITLE INFORMATION

The Title Description, Schedule A and Schedule B items hereon are from Title Source Inc., Commitment No.: 64020570, Commitment Date: November 7, 2017 at 08:00 AM

TITLE DESCRIPTION Tax Id Number: 09-12-09-302-008

The land referred to in this Commitment is located in the City of Ann Arbor, County of Washtenaw, State of Michigan, and described as follows: Lot 10, RESEARCH PARK, as recorded in Liber 15 of Plats, Page 56 and 57, Washtenaw County Records and South half of adjoining vacated North Research Park Drive, per City of Ann Arbor Resolution recorded in Liber 1191, Page 434, Washtenaw County Records. Commonly known as: 3935 Research Drive, Ann Arbor, MI 48108

SURVEYOR'S NOTES

- 1) ALTA TABLE "A" ITEM NO. 3 - Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 26161, Panel Number C0401E, with an Effective Date of 04/03/2012, shows this parcel to be located in 2 Zones (X & AE). ZONE "X" AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE OF FLOODPLAIN ZONE "AE" REGULATORY FLOODWAY CHANNEL (BASE FLOOD ELEVATIONS DETERMINED 820.9) No field surveying was performed to determine this zone.
- 2) ALTA TABLE "A" ITEM NO. 4 - Gross Land Area: 131,075 Square Feet / 3.00 Acres
- 3) ALTA TABLE "A" ITEM NO. 7(b)(1) - Building Area: 16,940.0 Square Feet
- 4) ALTA TABLE "A" ITEM NO. 7(c) - Building Height: 1 Story
- 5) ALTA TABLE "A" ITEM NO. 9 - Parking Information
34 standard parking spaces
- 6) ALTA TABLE "A" ITEM NO. 16 - Evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork. ***None observed at time of survey.
- 7) ALTA TABLE "A" ITEM NO. 17 - Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork. ***None observed at time of survey.
- 8) ALTA TABLE "A" ITEM NO. 18 - Field delineation of wetlands conducted by a qualified specialist hired by the client. ***No wetland delineation markers observed at time of survey.
- 9) Basis of Bearing: Michigan State Plane
- 10) Basis of Coordinates: South zone, International feet, NAD 83
- 11) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.

SCHEDULE B - SECTION II NOTES

- 7) Water Rights Agreement recorded May 4, 1920 in Liber 221, Page 119. ***The easement described in this document is a blanket easement, therefore is NOT Shown.
- 8) Resolution to Close Street in Greater Ann Arbor Research Park recorded March 8, 1967 in Liber 1191, Page 434. ***The easement described in this document is shown on this survey. Said document states: "Subject to a reservation of an easement therein for all public utilities, including, but not limited to, a twelve-foot easement for the Detroit Edison Company along and adjacent to the east end of the said street".
- 9) Right of Way granted to The Detroit Edison Company recorded November 9, 1979 in Liber 1737, Page 517. ***The easement described in this document is shown on this survey.
- 10) Easement Agreement recorded April 9, 1990 in Liber 2396, Page 791. ***The location of said easement cannot be determined from the record document.
- 11) Thirty (30) foot easement for public utilities along south lot line as shown on recorded plat. ***The easement described in this document is shown on this survey.
- 12) Twelve (12) foot easement for public utilities along east lot line as shown on recorded plat. ***The easement described in this document is shown on this survey.
- 13) Resolution to Close Street in Greater Ann Arbor Research Park recorded September 26, 2018 in Liber 5275, Page 293. ***The easement described in this document is shown on this survey. Said document states: "A Public street located in Greater Ann Arbor Research Park lying between Research Park Drive and the Ann Arbor Railroad; and lying upon and between Lots 9 and 10 in said Greater Ann Arbor Research Park, the plat thereof being recorded in Liber 15 of Plats, page 56, Washtenaw County Records".

ZONING INFORMATION

ALTA TABLE "A" ITEM NO. 6(a) - CURRENT ZONING CLASSIFICATION
Zoning of property: RE Research
ALTA TABLE "A" ITEM NO. 6(b) - CURRENT ZONING REQUIREMENTS
RE Zoning Requirements
A) Minimum Lot Area = 60,000 SQ.FT.
B) Minimum Lot Width = 150 FT.
C) Maximum Building Height = 55 FT OR 4 STORIES
D) Maximum Usable Floor Area in Percentage of Lot Area = 75%
Setbacks
A) Front Yard = 25 ft. Min. 50 ft. Max.
B) Side Yard = None (Except 100 FT. abutting residential zoned land)
C) Rear Yard = None (Except 100 FT. abutting residential zoned land)
Parking Requirements (MANUFACTURING AND RESEARCH)
Heavy manufacturing, including tool and dye, foundries, lumber yards, steel fabrication and welding
1 space per 1,500 square feet of floor area 1 space per 25,000 square feet
Limited manufacturing, research and development laboratories
1 space per 600 square feet of floor area 1 space per 6,000 square feet
Headquarters business offices for commercial and industrial firms
1 space per 400 square feet of floor area 1 space per 3,000 square feet

SOURCE OF ZONING INFORMATION: ANN ARBOR CODE OF ORDINANCE (March 12, 2018)
(Ord. No. 22-74, 7-29-74; Ord. No. 8-85, 3-4-85; Ord. No. 10-34, § 8, 1-3-11)

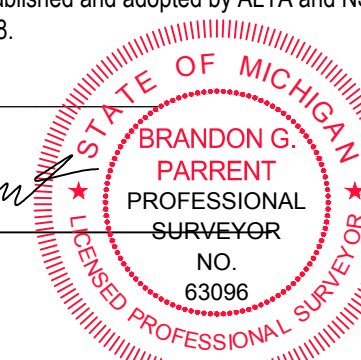
NOTE: This may not be a complete compilation of the zoning regulations governing the subject property, and the (ANN ARBOR CODE OF ORDINANCE) should be consulted for the accuracy and completeness of the information shown hereon.

SURVEYOR'S CERTIFICATION

To HRIM, LLC, Signature Bank, Title Source, Inc., First American Title Company
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 13, 20 of Table A thereof. The fieldwork was completed on March 09, 2018.

Date of Plat or Map: November 6, 2018

Brandon Parent
Professional Surveyor No. 63096
Nederveld, Inc.
bparent@nederveld.com



NEDERVELD
www.nederveld.com
800.222.1868
ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963
CHICAGO
COLUMBUS
GRAND RAPIDS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Mark Hutton
500 W. Keech
Ann Arbor MI, 48103

CREATED:
Drawn: SR Date: 03/16/2018

REVISIONS:
Rev: Client Comments
Drawn: RP Date: 10.01.18
Rev: Client Comments
Drawn: BP Date: 11.06.18

3935 RESEARCH PARK
ALTA/NSPS Land Title Survey
Tax Id Number: 09-12-09-302-008
PART OF THE S.W. QUARTER OF SECTION 9, T.3S. R.6E.,
ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

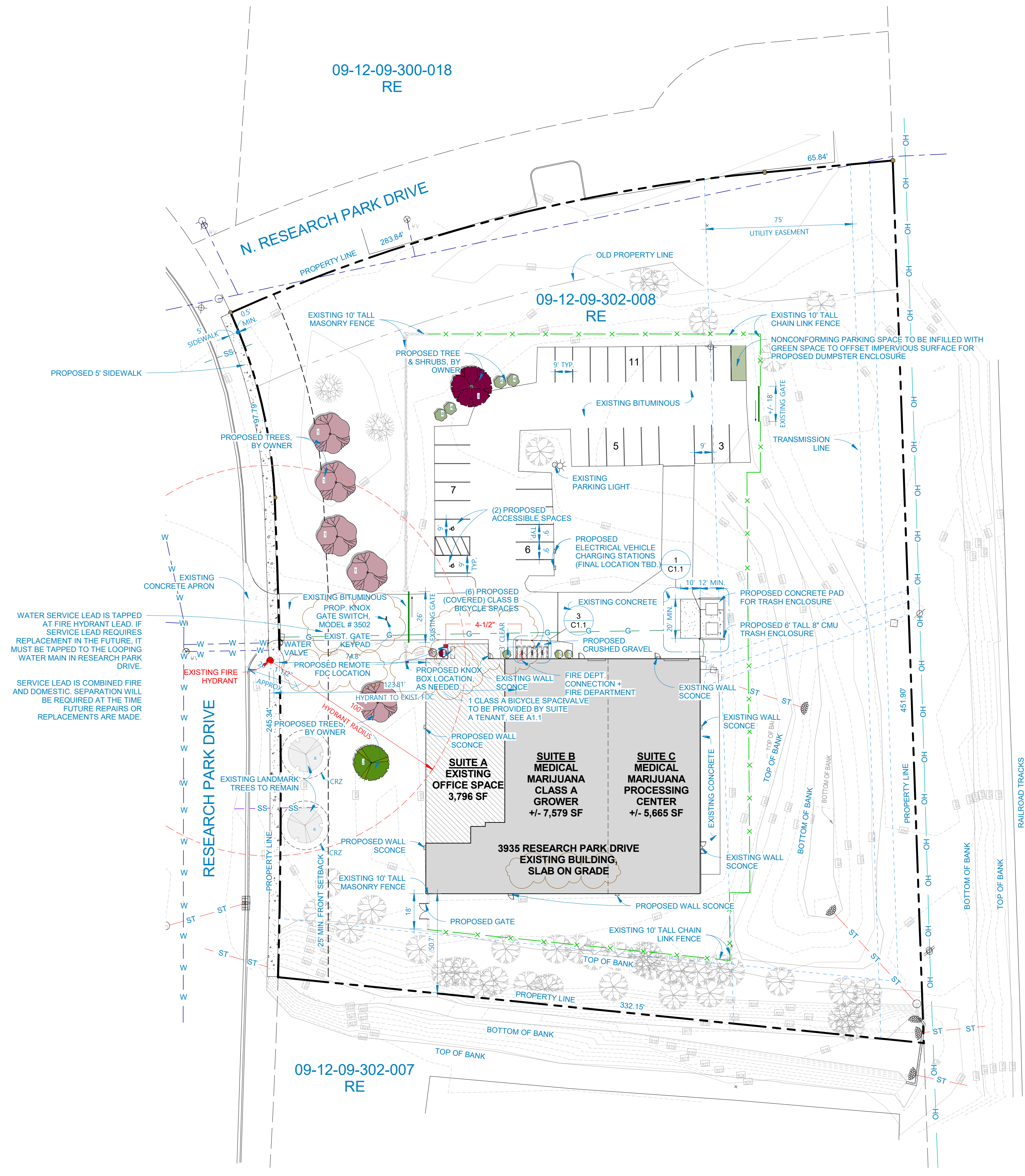
STAMP:

PROJECT NO:
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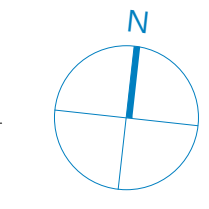
SHEET NO:
AL.2

SHEET: 1 OF 1

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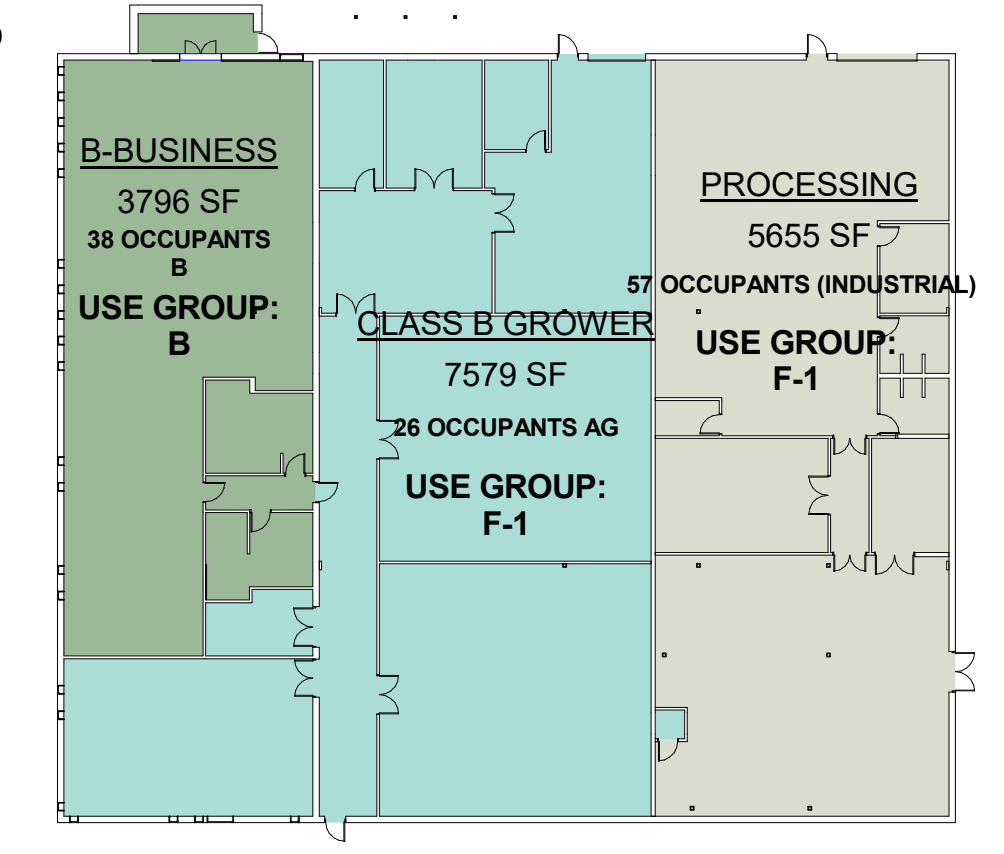


1 SITE PLAN
1" = 30'-0"



BUILDING AREA LEGEND

- B-BUSINESS
- CLASS B GROWER
- PROCESSING



2 AREA PLAN
1" = 30'-0"

SANITARY SEWER MITIGATION CALCULATIONS: 3935 RESEARCH PARK DRIVE
Use the City of Ann Arbor "Table A" and "Michigan Criteria for Subsurface Sewage Disposal" Michigan Department of Public Health April 1994 & the "Ten States Standards"

Quantity of Base Unit	Unit	Flow Rate For Given Use (gpd/unit)	Average Flow (gpd)
Existing Site: Federal Mogul Facility			
5,016	sf	0.06	301
12,016	sf	0.04	481
Total Existing Flow			782

Quantity of Base Unit	Unit	Flow Rate For Given Use (gpd/unit)	Average Flow (gpd)
Proposed Site: Medical Marijuana Growing & Processing			
16,940	sf	0.10	1,694
Total Proposed Flow			1,694

Sanitary Mitigation Summary	
912	Net Change in Average Flow (gpd)
4	Peaking Factor
1.1	System Recovery Factor
4,015	Net Change in Peak Flow (gpd)
2.8	Net Change in Peak Flow (gpm)

SITE NOTES

FUTURE VERMICOMPOSTING ON SITE.
NO CHANGES ARE PROPOSED TO THE EXISTING UTILITY SERVICE LEADS.
THE BUILDING IS FIRE SUPPRESSED.
THE BUILDING IS LOCATED ON A SLAB, THEREFORE, THERE ARE NO FOOTING DRAIN CONNECTIONS TO THE SANITARY SEWER.
SIDEWALK SHALL BE PROVIDED ALONG THE FRONTAGE OF RESEARCH PARK DRIVE. THE CITY STANDARD LOCATION IS SIX-INCHES OFF THE RIGHT-OF-WAY/PROPERTY LINE. SIDEWALKS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AND GUIDELINES AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
SITE LIGHTING NOTES
THE EXISTING EXTERIOR WALL LIGHT FIXTURES ARE TO BE REPLACED WITH DARK SKIES COMPLIANT FIXTURES.
ALL NEW EXTERIOR FIXTURES ARE TO BE DARK SKIES COMPLIANT.

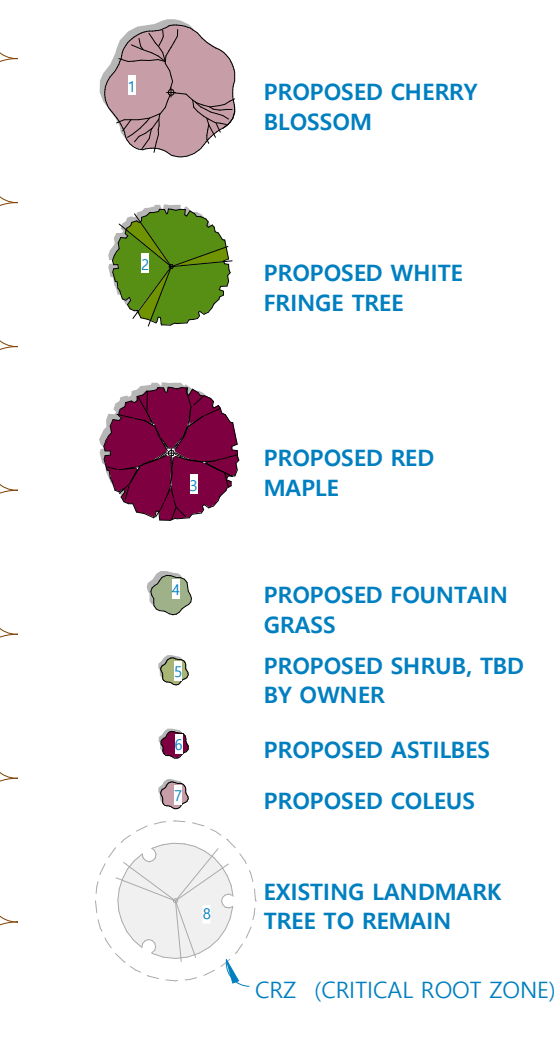
PARKING NOTES:

REQUIRED: 21 SPACES MIN.
25 SPACES MAX.
34 EXISTING PARKING SPACES
1 SPACE REMOVED DUE TO NON-CONFORMITY
1 SPACE REMOVED FOR VAN AISLE
32 TOTAL PARKING SPACES
(2 PROPOSED VAN ACCESSIBLE SPACES)
STANDARD SIDEWALK REPAIR AND MAINTENANCE NOTE PER CHAPTER 47, SECTION 458 OF CITY CODE:
ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.

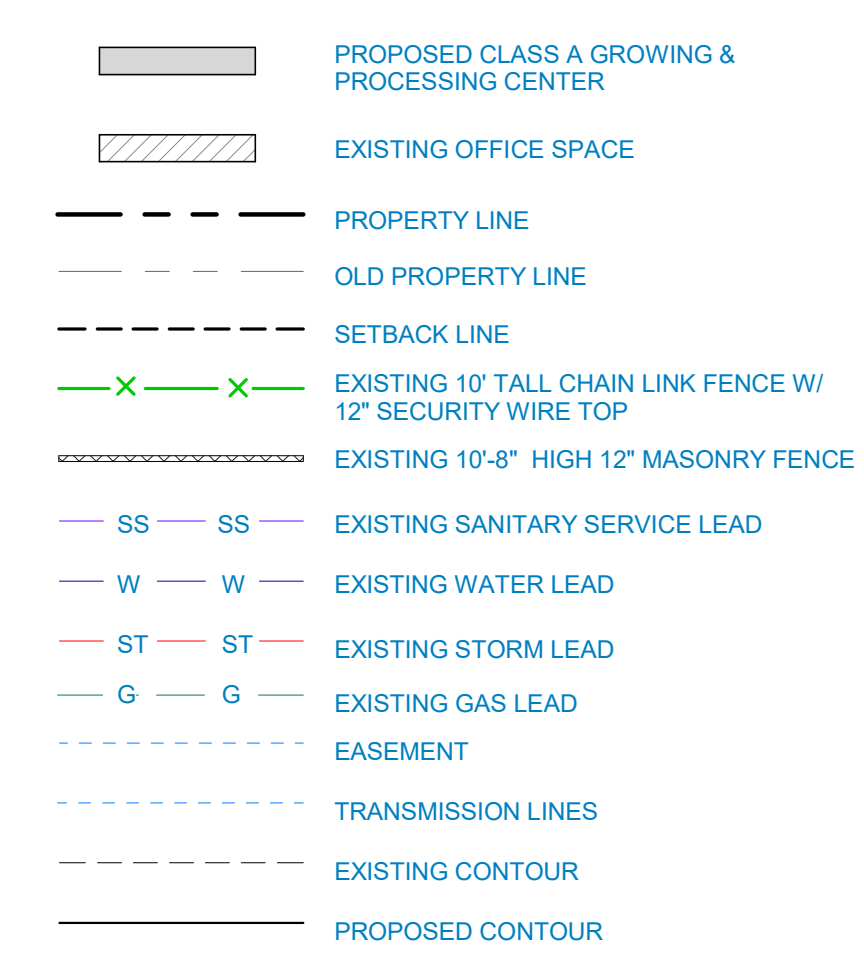
SETBACK REQUIREMENTS

NO SIDE OR REAR SETBACKS EXCEPT 100FT WHERE ABUTTING RESIDENTIAL ZONED LAND.

LANDSCAPING LEGEND



LEGEND



FOR SPECIAL EXCEPTION USE APPLICATION

3935 RESEARCH PARK DRIVE

DATE	DESCRIPTION
7.24.18	FOR SEU PRESUBMITTAL MEETING
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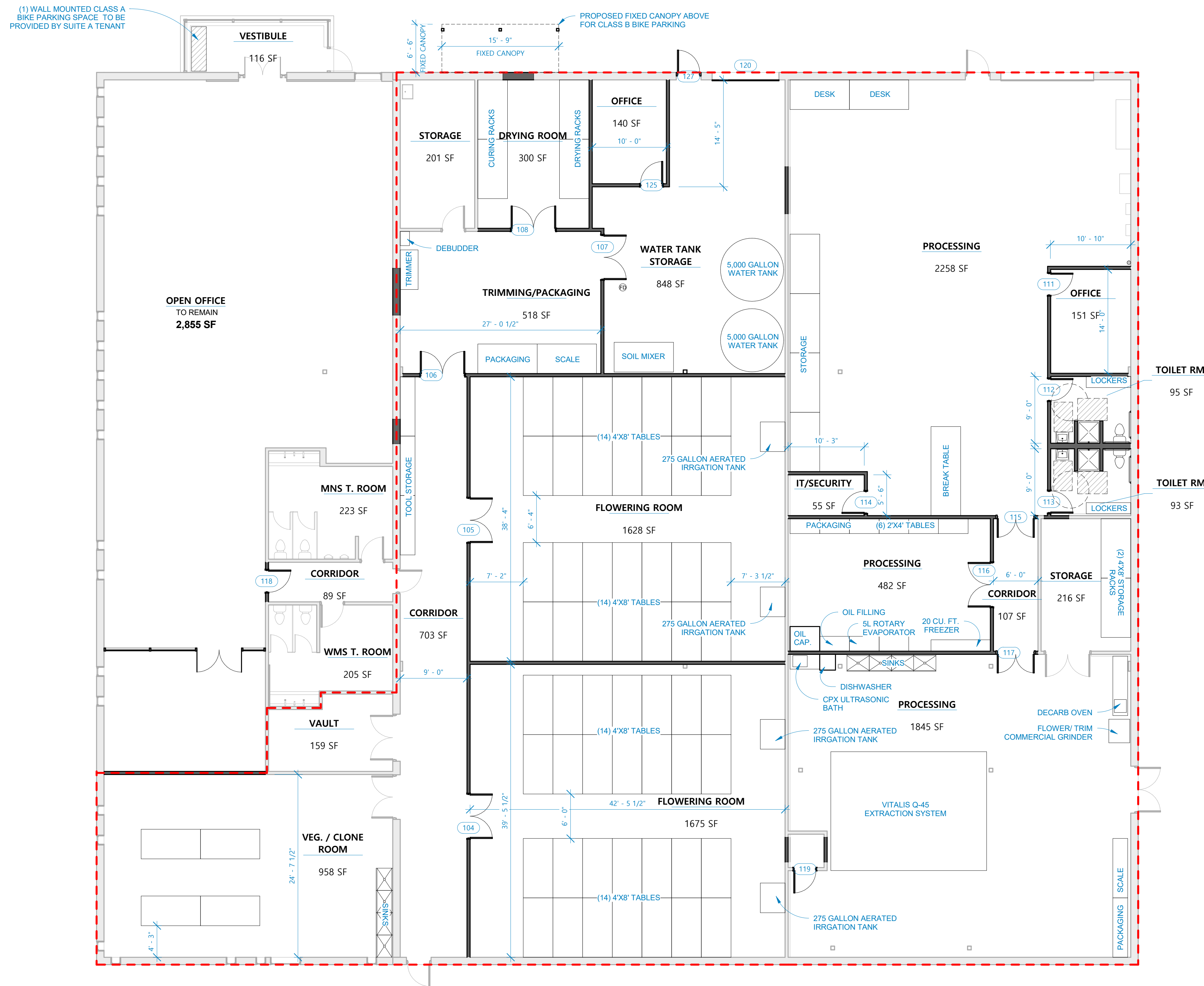
DESIGN	Designer
DRAWN	Author
PROJECT NUMBER	180228_12_02

SITE PLAN

C1.0

Damian Farrell Design Group PLLC
359 MIDDLETOWN DRIVE, SUITE 4A
ANN ARBOR, MI 48106
734.724.2132 FAX 734.213.2953

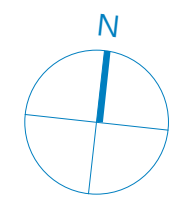
LANDSCAPE ENGINEER OF RECORD
STRUCTURAL ENGINEER OF RECORD
CIVIL ENGINEER OF RECORD
MEP ENGINEER OF RECORD



(1) WALL MOUNTED CLASS A BIKE PARKING SPACE TO BE PROVIDED BY SUITE A TENANT

PROPOSED FIXED CANOPY ABOVE FOR CLASS B BIKE PARKING

① FIRST FLOOR
1/8" = 1'-0"



LEGEND

--- PROPOSED CLASS A GROWER/PROCESSING CENTER



Damian Farrell Design Group PLLC
359 METTIE DRIVE, SUITE 4A
ANN ARBOR, MI 48103
Tel: 734-213-2953
Fax: 734-213-2953

FOR SPECIAL EXCEPTION USE APPLICATION

LANDSCAPE ENGINEER OF RECORD	
STRUCTURAL ENGINEER OF RECORD	
CIVIL ENGINEER OF RECORD	
MEP ENGINEER OF RECORD	
ARCHITECT OF RECORD	
3935 RESEARCH PARK DRIVE	
3935 RESEARCH PARK DRIVE ANN ARBOR, MI 48108	
DATE	DESCRIPTION
7.24.18	FOR SEU PRELIMINARY MEETING
7.26.18	FOR SPECIAL EXCEPTION USE APPLICATION
11.08.18	SEU REVISION 2
DESIGN	Designer
DRAWN	Author
PROJECT NUMBER	180228_12_02

FIRST FLOOR PLAN

A1.1



KAXW LED Wall Luminaire

Specifications

Length: 14" (355mm)
Width: 12" (305mm)
Height: 5" (127mm)
Weight (max): 19.7 lbs (89kg)

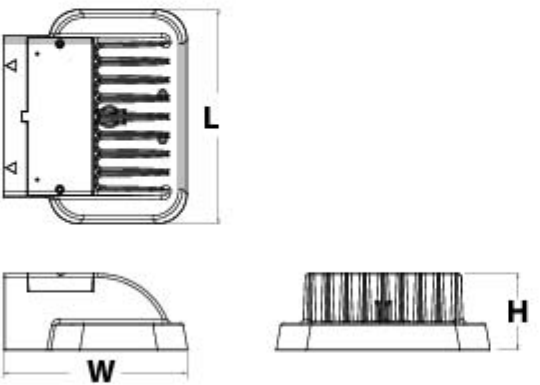


Table with columns: Catalog Number, Notes, Type

Capable Luminaire

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

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background.
This luminaire is part of an A+ Certified solution for ROAM* or XPoint™ Wireless control networks...

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

1. See ordering tree for details.



Ordering Information

EXAMPLE: KAXW LED P3 40K R3 MVOLT DDBXD

Table with columns: Series, Performance package, Color temperature, Distribution, Voltage, Mounting, Control options, Other options, Finish. Includes rows for P1, P2, P3, P5, P7, P8, P8H, P8HC, P8HCP.

- NOTES: 1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2. Not available in the P1 performance package.
3. Not available with RCAMB. See Accessories Information.
4. Photo-cell ordered and shipped as a separate line item from Acuity Brands Controls. See Accessories Information.
5. RCAMB mode required. It must be ordered and shipped as a separate line item from Acuity Brands Controls.
6. Specify the Sensor Switch/MSDC7 CDP control use in the Control options column for details. See other modes. Not available with P8H or P8HC. Must specify 120V or 277V. Requires P8H or separate on/off switch.

Accessories table with columns: Part Number, Description, Notes. Includes items like BL12P1, BL12P1-1, BL12P1-2, BL12P1-3, BL12P1-4, BL12P1-5, BL12P1-6, BL12P1-7, BL12P1-8, BL12P1-9, BL12P1-10, BL12P1-11, BL12P1-12.



54W SPECIFICATIONS

Optical Details table: System Efficacy (135 Lp/W), Lumen Output (7,290 lm), Proprietary CCT (Wildlife Friendly, HPS Match™, City Spec™), Standard CCT (3000K, 4000K, 5000K), Beam Angle (360°), CRI (>80).

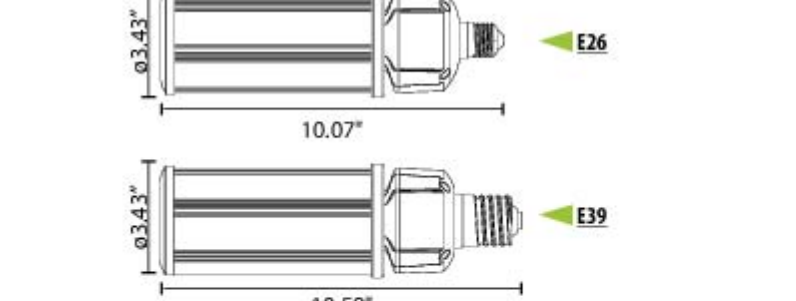
Electrical Details table: Input Voltage (100-277V AC (480V Available)), Power Frequency (50-60 Hz), Output Voltage (N/A), Output Current (N/A), Power Efficiency (N/A), Power Factor (>0.9), Total Harmonic Distortion (<20%), Dimmable (No).

Other Details table: System Power Usage (54W), LED Power Usage (N/A), Fixture Material (Aluminum Alloy and PC), Finish (N/A), Ingress Protection (IP64), Luminaire Net Weight (1.94 lbs (0.88kg)), Lifespan (85,000+ Hours), Storage Temperature (N/A), Operating Temperature (-10°-140°F), Operating Humidity (N/A), Product Dimension (10.59x3.43 in (E39)), Replaces (HID, CFL, MH, HPS, Fluor). Replaces 200W.

Highlights: TGS LED Universal Light™ provides outstanding performance with the highest lumen output for universal solutions encompassing indoor/outdoor commercial, industrial and municipal applications. Featuring a 360° beam angle and ultra-efficient 135 Lp/W, the Universal Light™ delivers maximum efficiency with energy savings over 80%. The lamp operates on line voltage, eliminating ballast replacement and lamp degradation. The TGS Universal Light™ is a direct replacement for metal halide, high pressure sodium, and fluorescent lamps in fixtures with a mogul and medium base. It is an ideal replacement for arena, bear traps, globe, bollards, post top, recessed cans, street light and area lighting and much more.

Best-in-class advanced thermal management operates with a passive cooling isolated driver, requiring no fan. It allows a high degree of light generation without the risk of overheating in high temperature applications such as enclosed fixtures and hot weather climates. Resistant to moisture, shock, and vibration, the Universal Light™ features an internal power supply and is 100% recyclable.

A high CRI provides superior coloration to a wide range of selected color temperatures, which range from 1900K to 5000K to satisfy lighting requirements in a variety of environments. Additional proprietary CCTs are also available: Wildlife Friendly and HPS Match - designed to replicate the look of HPS lamps. UL, cUL, and RoHS listed, and IP64 rated the Universal Light™ is a practical and economical retrofit for indoor/outdoor lighting. The TGS Universal Light™ is backed by a 5 year/50,000 hour warranty for a long life of maintenance-free service.



- Application: - Acorn Post Tops, - Wall Packs, - Globe Street Lights, - High Bays, - Lantern Street Lights, - Flood Lights, - Tear Drop Street Lights, - Post Tops.

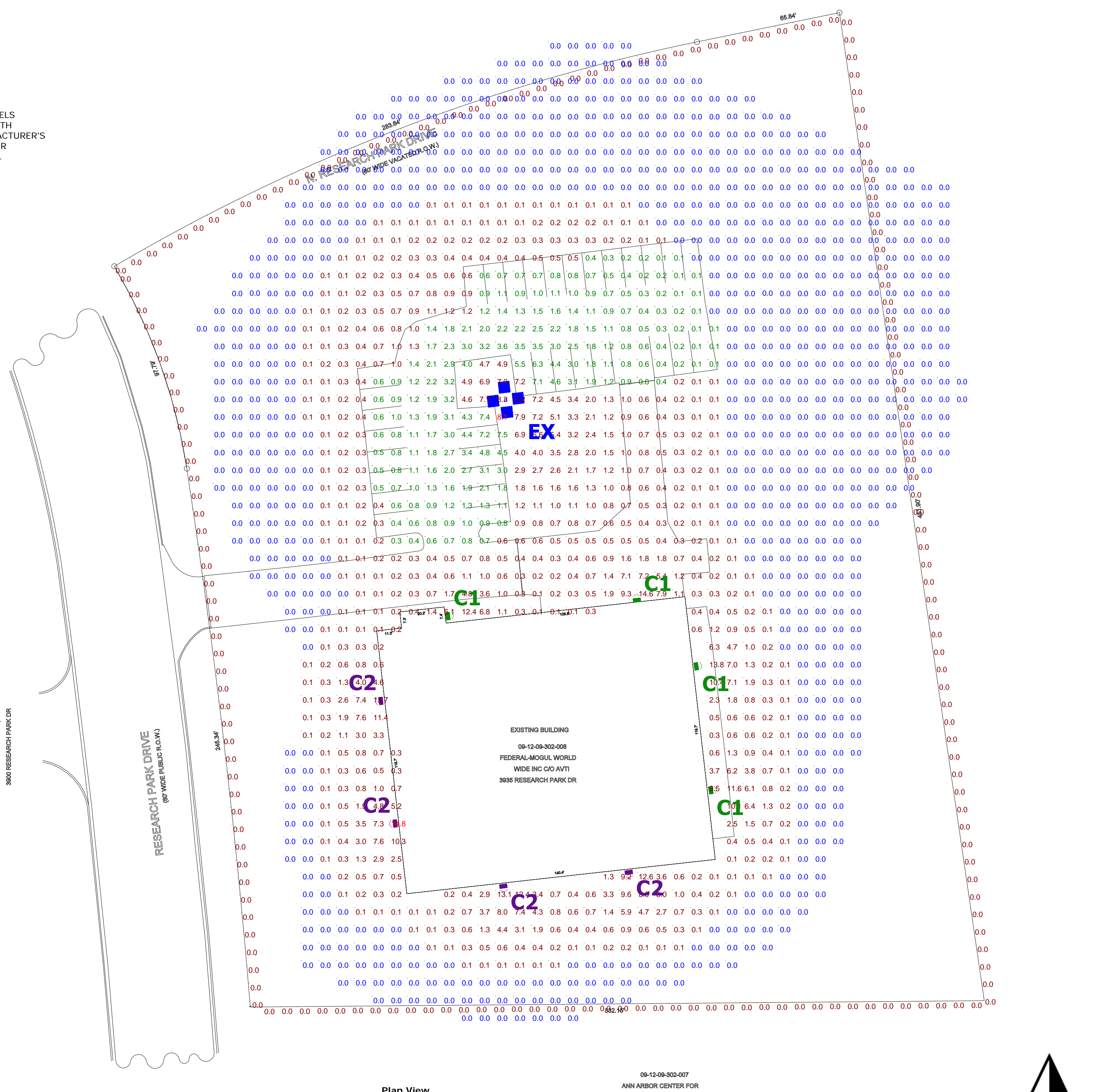
- Base Options: - E26 Optional (Medium), - E39 Standard (Mogul) DLC* Listed.



- GENERAL NOTE: 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT. 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR. 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



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

Luminaire Schedule table with columns: Symbol, Label, QTY, Manufacturer, Catalog Number, Description, Lamp, Number Lamps, Filename, Lumens per Lamp, LLF, Wattage, Mounting Height, Mounting. Includes rows for EX, C1, C2.

Statistics table with columns: Description, Symbol, Avg, Max, Min, Max/Min, Avg/Min, Avg/Max. Includes rows for PARKING AREA and PROPERTY LINE.

GBA logo and project information: 3935 RESEARCH PARK DRIVE, PHOTOMETRIC SITE Y PLAN, PREPARED FOR: DAMIAN FARREL DESIGN GROUP, GASSER BUSH ASSOCIATES, WWW.GASSERBUSH.COM. Designer: LLB/AAM, Date: 9/21/2018, Rev: 10/12/2018, Scale: Not to Scale, Drawing No: #18-23568 V4, 1 of 1.