



7275 W. MAIN STREET, KALAMAZOO, MI 49009-9334
269-216-5220 Fax 375-7180 TDD 375-7198
www.oshtemo.org

**NOTICE
OSHTEMO CHARTER TOWNSHIP
Zoning Board of Appeals**

**Tuesday,
May 22, 2018
3:00 p.m.**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Comment on Non-Agenda Items
4. Approval of Minutes: April 24, 2018
5. **Site Plan Review: (Wolff Financial)**
Walt Hansen of Hansen Building and Design Corp., representing FutureVest Financial, LLC, is requesting site plan approval for a new office building at 5938 Venture Park Drive, parcel number 3905-25-153-140.
6. Any Other Business
7. ZBA Member Comments
8. Adjournment

Policy for Public Comment
Township Board Regular Meetings, Planning Commission & ZBA Meetings

All public comment shall be received during one of the following portions of the Agenda of an open meeting:

- a. Citizen Comment on Non-Agenda Items or Public Comment – while this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.
- b. After an agenda item is presented by staff and/or an applicant, public comment will be invited. At the close of public comment there will be board discussion prior to call for a motion.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

All public comment offered during public hearings shall be directed, and relevant, to the item of business on which the public hearing is being conducted. Comment during the Public Comment or Citizen Comment on Non-Agenda Items may be directed to any issue.

All public comment shall be limited to four (4) minutes in duration unless special permission has been granted in advance by the Supervisor or Chairperson of the meeting.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor or Chairperson of the meeting shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 5/9/2000)
(revised 5/14/2013)

Policy for Public Comment
6:00 p.m. "Public Comment"/Portion of Township Board Meetings

At the commencement of the meeting, the Supervisor shall poll the members of the public who are present to determine how many persons wish to make comments. The Supervisor shall allocate maximum comment time among persons so identified based upon the total number of persons indicating their wish to make public comments, but no longer than ten (10) minutes per person. Special permission to extend the maximum comment time may be granted in advance by the Supervisor based upon the topic of discussion.

While this is not intended to be a forum for dialogue and/or debate, if a citizen inquiry can be answered succinctly and briefly, it will be addressed or it may be delegated to the appropriate Township Official to respond at a later date.

Anyone wishing to make a comment will be asked to come to the podium to facilitate the audio/visual capabilities of the meeting room. Speakers will be invited to provide their name; it is not required unless the speaker wishes to have their comment recorded in the minutes.

Public comment shall not be repetitive, slanderous, abusive, threatening, boisterous, or contrary to the orderly conduct of business. The Supervisor shall terminate any public comment which is in contravention of any of the principles and procedures set forth herein.

(adopted 2/27/2001)
(revised 5/14/2013)

**OSHTEMO CHARTER TOWNSHIP
ZONING BOARD OF APPEALS**

MINUTES OF A MEETING HELD APRIL 24, 2018

Agenda

**SITE PLAN REVIEW: (SMT REAL ESTATE DEVELOPMENT)
MATT WELCH, OF SMT REAL ESTATE DEVELOPMENT, REQUESTED SITE PLAN APPROVAL FOR A 5,400 SQUARE FOOT OFFICE AND INTERIOR MATERIAL STORAGE SPACE, 1023 SOUTH 8TH STREET, PARCEL NO. 3905-23-305-040.**

A meeting of the Oshtemo Charter Township Zoning Board was held on Tuesday, April 24, 2018 at approximately 3:00 p.m. at the Oshtemo Charter Township Hall.

MEMBERS PRESENT: Bob Anderson
 Neil Sikora, Vice Chair
 Anita Smith
 L. Michael Smith
 Bruce VanderWeele

MEMBERS ABSENT: James Sterenberg, Chair
 Nancy Culp

Also present were Ben Clark, Zoning Administrator, James Porter, Township Attorney, and Martha Coash, Meeting Transcriptionist. No other persons were in attendance.

Call to Order and Pledge of Allegiance

In the absence of Chairperson Sterenberg, Vice Chair Sikora called the meeting to order and invited those present to join in reciting the "Pledge of Allegiance."

Public Comment on Non-Agenda Items

There were no comments on non-agenda items.

Approval of the Minutes of March 27, 2018

Vice Chairperson Sikora asked if there were any additions, deletions or corrections to the minutes of March 27, 2018. Hearing none, he asked for a motion of approval.

Mr. Anderson made a motion to approve the Minutes of March 27, 2018 as presented. Mr. VanderWeele supported the motion. The motion was approved unanimously.

SITE PLAN REVIEW: (SMT REAL ESTATE DEVELOPMENT)
MATT WELCH, OF SMT REAL ESTATE DEVELOPMENT, REQUESTED SITE PLAN APPROVAL FOR A 5,400 SQUARE FOOT OFFICE AND INTERIOR MATERIAL STORAGE SPACE, 1023 SOUTH 8TH STREET, PARCEL NO. 3905-23-305-040.

Vice Chairperson Sikora moved to the next item on the agenda and asked Mr. Clark for his presentation.

Mr. Clark indicated the applicant for the subject property, located on the east side of South 8th Street, approximately 600 feet south of KL Avenue, was seeking site plan approval to construct a new 5,400 square foot facility. The 57,000 square foot site will be composed of 576 square feet of office space and 4,824 square feet of materials storage and processing space. Located in the *I-1: Industrial District, Manufacturing/Servicing* both proposed uses are permitted by right, necessitating site plan review and approval from the Zoning Board of Appeals.

He said to the north of the project site is a multi-tenant, light industrial building also owned by SMT; to the east is the SPCA of Southwest Michigan's shelter facility; a 151-foot wide railroad right-of-way lies to the south; and across South 8th Street to the west is a storage building and the recently-completed Meadow Run Knoll dog service facility. All adjacent properties are likewise zoned as I-1.

He indicated the project site will be accessed using an existing driveway to South 8th Street that currently services the extant building to the north. Township Staff unreservedly endorse this design consideration, as allowing multiple sites to share a single curb cut generally promotes a level of traffic safety that could be otherwise undermined by multiple connections to the public roadway. The project site is in the process of being split off into its own parcel but that the two resultant properties will remain under common ownership for the time being. While this is feasible, Staff suggested prior to any future sale of either or both properties, the current owners should draft and record a shared access and maintenance agreement for the two parcels, as the new property line will bisect the common driveway.

On site, he said, vehicle parking will be located in front of the structure, with two overhead doors for deliveries and outgoing shipments in the back. Per Township staff calculations, a minimum of six parking spaces are required, per section *68.000: Off Street Parking* of the Zoning Ordinance. Eight spaces are provided.

Mr. Clark said all requirements have been met and staff is generally satisfied with the project site plan as presented. He recommended approval, but suggested two conditions be attached, to be resolved administratively, prior to the issuance of a building permit:

1. The Township Engineer shall be satisfied that no additional changes to the site plan are necessary to ensure proper stormwater management and utility connections.
2. Any textual errors or omissions present on the landscape plan shall be corrected, and the Township provided with a revised plan.

Vice Chair Sikora confirmed there is current outdoor storage on the property.

Mr. Smith commented he felt this was a fine use of property that is surrounded by industrial properties and is next to railroad tracks.

Hearing no further comments, Vice Chairperson Sikora asked for a motion.

Mr. Smith made a motion to allow site plan approval for SMT Real Estate Development as recommended by Staff with inclusion of the two conditions as stated. Ms. VanderWeele supported the motion. The motion was approved unanimously.

Any Other Business

Mr. Clark informed the Board that due to a heavy current work load, this would be his last ZBA meeting for now. Planning Director Julie Johnston will be taking over beginning with the May meeting.

ZBA Member Comments

Mr. Smith told the group he was moving out of state and that this would be his last meeting. He thanked them for their comradeship and said he will miss them.

Vice Chair Sikora said Board Members would miss him also and thanked him for his years of service to the Township.

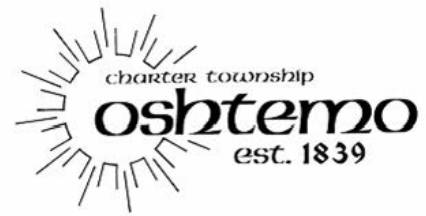
Adjournment

Vice Chairperson Sikora noted the Zoning Board of Appeals had exhausted its Agenda. There being no other business, he adjourned the meeting at approximately 3:16 p.m.

Minutes prepared:
April 25, 2018

Minutes approved:
_____, 2018

May 15, 2018



Meeting Date: May 22, 2018

To: Oshtemo Township Zoning Board of Appeals

Applicant: Walt Hansen
Hansen Building and Design Corp.

Owner: FutureVest Financial, LLC

Property: 5938 Venture Park Drive, parcel number 3905-25-153-140

Zoning: C: Local Business District

Request: Site plan review for a new office building.

Section(s): 30.000—C: Local Business District; 82.000—Site Plan Review

Project Name: Wolff Financial

PROJECT SUMMARY

One of the last remaining vacant lots along Venture Park Drive, the subject site is located on the north side of the drive, approximately 550 feet northeast of Quail Run Drive. The applicant is seeking site plan approval to construct a new 4,721 gross square foot facility on a 1.40-acre site. Located in the *C: Local Business District*, the proposed office use is by right, which permits site plan review and approval by the Zoning Board of Appeals.

To the north of the project site is a single-family subdivision called Whitegate Farms; to the west is a large 130-foot utility corridor and then the Fairgrove and Quail Run condominium developments; to the south and east are additional office and commercial uses along Venture Park Drive and Stadium Drive. Similar to the uses, the zoning of properties to the north and west are residential; *R-2 and R-3: Residence Districts* to the east and *R-1: Residence District* to the north. Similarly, the properties on Venture Park Drive and Stadium Drive are zoned *C: Local Business District*.

GENERAL ZONING COMPLIANCE

The general layout of the site satisfies all applicable requirements of the Oshtemo Township Zoning Ordinance—the building’s proposed location is within the acceptable setback envelope, as illustrated on the site plan. The photometric plan indicates the 0.1 foot-candle requirement will be met at the property line. The detail sheet of the exterior lighting outlines a fixture that is downward directed, as required by *Section 78.700: Lighting*. The site plan indicates herbie curbies will be used for trash, eliminating the requirement for a dumpster and dumpster enclosure.

Exterior wall material colors are required on the site plan per *Section 82.600.C.3.b*. The applicant has indicated that while exterior wall materials have been chosen, their colors have not yet been decided. A revised set of elevation drawings will need to be provided with the exterior colors indicated.

SITE ACCESS, CIRCULATION, AND PARKING

The project site will be accessed from a new curb cut off of Venture Park Drive. A driveway permit will be required by the Road Commission of Kalamazoo County. The curb cut will be located close to the north property line of the subject site. This is approximately 126 feet from the nearest curb cut to the south and 100 feet from the nearest curb cut to the northeast. Venture Park Drive is a 25 mile per hour local road and is therefore not regulated by *Section 67.500: Driveway Spacing*. However, the location of the curb cut is in the best possible position, being generally equidistant from the neighboring existing curb cuts.

On site, vehicle parking will be located in front and east side yards. Staff calculates a minimum of 23 parking spaces required onsite, per section *68.000: Off Street Parking* of the Zoning Ordinance. The site plan indicates 17 spaces located at the front of the building and six within the east side yard for a total of 23 spaces. Per *Section 68.300.D*, the accessible spaces are shown as concrete.

Finally, the Township is currently considering sidewalks along Venture Park Drive. A request was made to the applicant to design their driveway access to ensure sidewalks can be developed in the future and to provide a connection from the building to the future sidewalk. The applicant has complied with both requests.

LANDSCAPING

Staff's review of the landscape plan shows that all necessary perimeter buffer yards, with their requisite landscape plantings, have been planned. Likewise, the required amount of interior landscaping is illustrated on the plan. All ordinance requirements have been met.

ENGINEERING

The Township Engineer had three minor concerns with the site plan at the time this staff report was prepared. The applicant submitted a revised site plan, which has been provided to the Township Engineer. We anticipate that his final concerns were resolved with this new submittal, however a review was not possible prior to the development of the agenda packet. Planning staff will confer with the Township Engineer prior to the May 22nd meeting to ensure all concerns have been addressed.

FIRE DEPARTMENT

The Township Fire Marshal has reviewed the proposed site plan for both adequate water service and suitable fire truck accommodation. A hydrant is already present in the public right-of-way near the southwest corner of the site. The Fire Marshal is also satisfied that the site, as designed, will provide adequate space in which to maneuver fire apparatus.

RECOMMENDATION

Staff is generally satisfied that the project site plan meets all ordinance requirements and therefore recommends approval to the Zoning Board of Appeals. However, we suggest this approval include a condition that a revised set of elevation details with the exterior wall color indicated be provided to the Township. Staff may suggest additional conditions at the May 22nd meeting depending on the final review by the Township Engineer.

Respectfully Submitted,

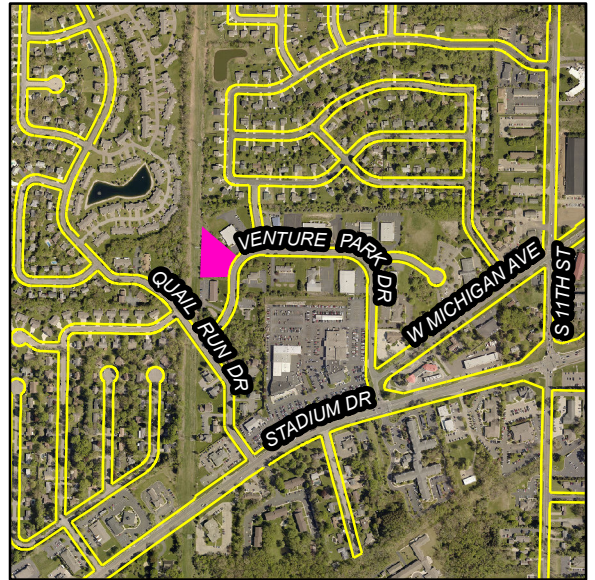


Julie Johnston, AICP
Planning Director

Attachments: Application
Aerial map
Site plan
Lighting detail sheet

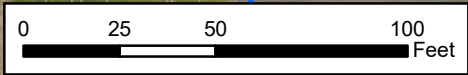


WOLFF FINANCIAL
Project Location






5938 VENTURE PARK DR

VENTURE PARK DR



1 inch = 50 feet

-  Subject Parcel
-  Other Property Line
-  Public Right-of-Way



7275 W. Main Street, Kalamazoo, Michigan 49009-9334
 Phone: 269-216-5223 Fax: 269-375-7180

PLEASE PRINT

PROJECT NAME & ADDRESS Wolff Financial - 591 Venture Park Dr

PLANNING & ZONING APPLICATION

Applicant Name : Walter R. Hansen, President

Company Hansen Building and Design Corp.

Address 3027 Woodhams Avenue
Portage, Michigan 49002

E-mail wwrhansen@aol.com

Telephone 269-599-4212 Fax _____

Interest in Property Developer

Oshtemo Charter Township
 7275 W MAIN ST
 KALAMAZOO, MI 49009
 Phone : 269-375-4260
 OSHEMOTOWNSHIP.ORG

Received From: HANSON
 Date: 04/05/2018 Time: 12:45:38 PM
 Receipt: 141154
 Cashier: LPOTOK

BILL REFERENCE	AMOUNT
1042 PLANNING ESCROW	
PLANNING ESCROW	\$1,500.00
1088 SITE PLAN REVIEW	
SPR	\$600.00
<hr/>	
TOTAL	\$2,100.00
CHECK 679	\$2,100.00
Total Tendered:	\$2,100.00
Change:	\$0.00

OWNER*:

Name FutureVest Financial, L.L.C.

Address 5725 Venture Park Dr. Suite B
Kalamazoo, Michigan 49009

Email mattkazoo@charter.net

Phone & Fax 269-372-3100

NATURE OF THE REQUEST: (Please check the appropriate item(s))

- | | |
|---|---|
| <input type="checkbox"/> Planning Escrow-1042 | <input type="checkbox"/> Land Division-1090 |
| <input checked="" type="checkbox"/> Site Plan Review-1088 | <input type="checkbox"/> Subdivision Plat Review-1089 |
| <input type="checkbox"/> Administrative Site Plan Review-1086 | <input type="checkbox"/> Rezoning-1091 |
| <input type="checkbox"/> Special Exception Use-1085 | <input type="checkbox"/> Interpretation-1082 |
| <input type="checkbox"/> Zoning Variance-1092 | <input type="checkbox"/> Text Amendment-1081 |
| <input type="checkbox"/> Site Condominium-1084 | <input type="checkbox"/> Sign Deviation-1080 |
| <input type="checkbox"/> Accessory Building Review-1083 | <input type="checkbox"/> Other: _____ |

BRIEFLY DESCRIBE YOUR REQUEST (Use Attachments if Necessary): _____

Site Plan review for new financial advisor office building.

LEGAL DESCRIPTION OF PROPERTY *(Use Attachments if Necessary):*

Unit #14 Venture Park Condominium

PARCEL NUMBER: 3905- 25-153-140

ADDRESS OF PROPERTY: 5938 Venture Park Drive

PRESENT USE OF THE PROPERTY: Vacant Land

PRESENT ZONING Commercial **SIZE OF PROPERTY** 164x196.07x367.31
x329.41

**NAME(S) & ADDRESS(ES) OF ALL OTHER PERSONS, CORPORATIONS, OR FIRMS
HAVING A LEGAL OR EQUITABLE INTEREST IN THE PROPERTY:**

Name(s)

Address(es)

N/A

SIGNATURES

I (we) the undersigned certify that the information contained on this application form and the required documents attached hereto are to the best of my (our) knowledge true and accurate. I (we) acknowledge that we have received the Township's Disclaimer Regarding Sewer and Water Infrastructure. By submitting this Planning & Zoning Application, I (we) grant permission for Oshtemo Township officials and agents to enter the subject property of the application as part of completing the reviews necessary to process the application.

Matthew R. Wolff
MATTHEW R. WOLFF, MEMBER

4-5-18

Owner's Signature *(* If different from Applicant)*

Date

[Signature]
Applicant's Signature

4-5-18
Date

- Copies to:
- Planning -1
- Applicant -1
- Clerk -1
- Deputy Clerk -1
- Attorney-1
- Assessor -1
- Planning Secretary - Original

PLEASE ATTACH ALL REQUIRED DOCUMENTS

New Financial Advisors Building for: Wolff Financial

5938 Venture Park Dr., Oshtemo Twp., Michigan

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY W/ THE BUILDING AND ZONING REGULATIONS OF THE TOWNSHIP OF OSHTEMO AND THE MICHIGAN BUILDING CODE 2015, MICHIGAN BARRIER FREE & ADA GUIDELINES.
2. DRAWINGS HAVE BEEN PREPARED FROM CLIENT SUPPLIED DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD BEFORE PROCEEDING WITH WORK. EXACT CONDITIONS MAY VARY SOMEWHAT DO TO FIELD CONDITIONS, BUT IF OVERALL DESIGN CONCEPT APPEARS TO BE COMPROMISED, CONTRACTOR FINDING FIELD CONFLICTS MUST CALL ARCHITECT FOR CLARIFICATION OF INSTRUCTIONS & BEFORE ACTION.
3. ALL SITE INFORMATION OWNER PROVIDED. CONTRACTOR SHALL HAVE RESPONSIBILITY TO VERIFY ALL ACTUAL CONDITIONS AND LEGAL BOUNDARIES.
4. COORDINATE WITH OWNER IF ANY TREES ARE TO BE REMOVED.
5. DO NOT SCALE DRAWINGS, NOMINAL DIMENSIONS ARE USED IN PLANS. REFER TO PLAN NOTES & DETAILS FOR EXACT INFORMATION.
6. GENERAL CONTRACTOR, SUB CONTRACTOR, TRADE CONTRACTOR, CONTRACTOR, CONSTRUCTOR, SHALL HAVE SAME MEANING IN THESE DRAWINGS UNDERSTOOD BY SCHLEY ARCHITECTS TO BE A SINGLE RESPONSIBLE ENTITY FOR THE CONSTRUCTION OF THIS PROJECT.
7. G.C. MEANS GENERAL CONTRACTOR OR HIS SUBCONTRACTORS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING & PAYING FOR REQUIRED PERMITS & INSPECTIONS.
9. CONTRACTOR'S INSURANCE SHALL BE AS REQUIRED BY OWNER.
10. ALL WORK SHOWN TO BE COMPLETED IN A QUALITY WORKMANSHIP MANNER, APPROPRIATE TO THE JOB.
11. ALL WORK TO BE GUARANTEED ONE YEAR, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER, FROM DATE OF OWNER ACCEPTANCE OF WORK.
12. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR PROPER SIZE & INSTALLATION TO BE COORDINATED WITH BUILDING CONDITIONS, CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY TAKING MEASUREMENTS AT BUILDING SITE AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. ANY DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS/GENERAL NOTES AND EXISTING OR ESTABLISHED CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENT BEFORE ANY WORK AFFECTED THEREBY IS BEGUN OR RELATED MATERIALS ORDERED.
13. BINDING CONSTRUCTION INSTRUCTIONS MAY BE LOCATED IN ANY PART OF THE ARCHITECTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS OR IN THE SPECIFICATIONS, OR IN ANY OTHER PART OF THE CONTRACT DOCUMENTS, IRRESPECTIVE OF NORMAL TRADE ORGANIZATION TOWARD DOCUMENTS. FAILURE OF GENERAL TRADE CONTRACTOR OR HIS SUBCONTRACTORS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR A CHANGE ORDER.
14. ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE G.C.'S RESPONSIBILITY. COMPLY WITH ALL STATE AND LOCAL ENVIRONMENTAL AND LABOR LAWS IN THE CONSTRUCTION OF THIS PROJECT.
15. CONTRACTOR TO PROVIDE EROSION CONTROL MEASURES TO PREVENT SOILING TRACKING INTO STREET OR PARKING LOT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING - TEMPORARY OR PERMANENTLY REQUIRED TO EXECUTE WORK.
17. PROTECT ALL CONSTRUCTION & STORED MATERIALS FROM WEATHER DAMAGE. MAINTAIN BUILDING WEATHER-TIGHT AND VANDAL-TIGHT AT ALL TIMES THROUGHOUT CONSTRUCTION TO OWNERS SATISFACTION.
18. COMPLY WITH THE LATEST REQUIREMENTS AND STANDARDS OF THE FOLLOWING ORGANIZATIONS:
AMERICAN CONCRETE INSTITUTE
CONCRETE REINFORCING STEEL INSTITUTE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION
19. ALL CONCRETE 3500 PSI @ 28 DAYS MIN. STRENGTH. EXTERIOR WALKS TO BE 5X AIR ENTRAINED WITH LIGHT BROOM FINISH. ALL WALKS TO PITCH TO DRAIN AND COMPLY WITH ADA & MICHIGAN BARRIER FREE DESIGN RULES.
20. SLABS TO BE SET ON 95X COMPACTED GRANULAR SOILS.
21. COMPACT ALL FILL AND BACK FILL TO 95X MODIFIED PROCTOR.
22. ALL CONCRETE TO BE IN ACCORDANCE WITH A.C.I.301 AND A.C.I.318 NORMAL PRACTICE STANDARDS (LATEST EDITION)
23. ALL FOOTINGS TO BE MINIMUM 3'-6" BELOW GRADE. DRY EXCAVATIONS MUST BE MAINTAINED FOR FOOTING BEARING. DEWATERING IF REQUIRED IS CONTRACTORS RESPONSIBILITY.
24. ALL WWF FLAT SHEETS, ASTM A185.
25. COVER FOR CONCRETE REINFORCING STEEL IN ACCORDANCE WITH CURRENT ACI 318.
26. FOOTING STEEL ASTM A615, Fy = 60KSI, LOCATE 3" ABOVE FOOTING BOTTOM TYPICAL.
27. ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE CONNECTIONS WITH ASTM A-325 BOLTS AND DESIGNED FOR THE LOADS SHOWN ON THE DRAWINGS AND IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS." THE CONNECTION SHALL BE DESIGNED FOR 1/2 THE ALLOWABLE UNIFORM LOAD OF THE BEAM AS SPECIFIED IN AISC "MANUAL OF STEEL CONSTRUCTION"
28. FURNISH AND INSTALL DOW STYROFOAM RIGID INSULATION WHERE TERM RIGID INSULATION IS CALLED FOR. TYPE APPROPRIATE FOR USE AS APPROVED BY MANUFACTURER.
29. TREAT OVERALL BACKFILL AND EXCAVATION FOR INSECTS, TERMITES AND PEST CONTROL.
30. PITCH ALL GRADES AND EXTERIOR SLABS AWAY FROM BUILDINGS FOR DRAINAGE.
31. 15 MIL. VAPOR BARRIER REQUIRED UNDER FLOOR ON WARM SIDE. [TAPED JOINTS REQUIRED]
32. LAP CONTINUOUS WALL REINFORCING IN ACCORDANCE WITH CURRENT ACI 318 UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL WALL AND FOOTING REINFORCING.
33. PROVIDE VERTICAL CONTROL JOINTS IN CONCRETE WALLS @ 24'-0" O.C. MAXIMUM UNLESS OTHERWISE NOTED.
34. PROVIDE PREMOULDED EXPANSION JOINT MATERIAL BETWEEN FLOOR SLAB AND FOUNDATION WALLS.
35. IT IS THE INTENT TO FINISH ALL WALLS W/ GYP. BD. AND JAS A MINIMUM PAINT WHETHER OR NOT SPECIFIED OR SHOWN ON ROOM FINISH SCHEDULE. UNLESS OTHERWISE SPECIFIED IN ANY PLACE ON CONSTRUCTION DOCUMENTS.
36. FORM CONTROL JOINTS IN DRYWALL CONSTRUCTION NOT MORE THAN 30'-0" CENTERS. IN ADDITION, PROVIDE CONTROL JOINTS WHERE RATIO OF LENGTH TO HEIGHT OR WIDTH OF PANEL EXCEEDS 10 TO 1. ALLOW 3/8" CONTINUOUS OPENING BETWEEN EDGES OF ADJACENT BOARDS TO ALLOW FOR INSERTION OF CONTROL JOINT TRIM ACCESSORY. DO NOT LOCATE JOINTS WITH 90° CORNERS OF OPENINGS, EXCEPT WHERE CONTROL JOINTS ARE SHOWN AT JAMB LINES OR WHERE OPENINGS OCCUR ADJACENT TO CORNERS IN THE PARTITION/ WALL LAYOUT. WHERE NECESSARY, PLACE A SINGLE VERTICAL JOINT OVER THE CENTER OF WIDE OPENINGS.
37. REFER ALSO TO INTERIOR FINISH DRAWINGS AND FINISH SCHEDULES.
38. ALL SHELVING SHOWN IN CASEWORK ADJUSTABLE UNLESS NOTED OTHERWISE.
39. ALL SHELVING, GRAB BARS, COUNTERS, WALL HUNG ACCESSORIES, WALL MOUNTED CABINETS AND WALL MOUNTED LIGHT FIXTURES ARE TO BE SECURELY ANCHORED INTO THE WALL WITH SOLID, BLOCKING BY CONTRACTOR.
40. FIELD VERIFY LOCATIONS OF WALL MOUNTED ACCESSORIES W/ OWNER IN FIELD.
41. ALL FLOOR MATERIAL JOINTS TO BUTT IN A FLUSH CONDITION WITH "0" ZERO VERTICAL OFFSET TOLERANCE ALLOWANCE.
42. ALL ALUMINUM SURFACES IN CONTACT WITH METAL SURFACES OTHER THAN ALUMINUM ARE TO BE ISOLATED BY AN ASPHALTIC BREAKER STRIP OR ARCHITECT APPROVED EQUAL.
43. FOR EXACT SIZE AND LOCATION OF MECHANICAL, PLUMBING AND ELECTRICAL ITEMS AND OPENINGS, CONSULT RESPECTIVE SUBCONTRACTORS AND MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.
44. CONTRACTOR SHALL COORDINATE THE ASSIGNED MECHANICAL & PLUMBING AND ITS ELECTRICAL TRADES FOR THE LOCATION OF DUCTS, PIPING, BOXES, CHASES, CONDUITS, ETC.
45. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND OTHER SHEETS FOR OTHER RELATED NOTES.
46. INTENT IS FOR ALL OUTLET BOXES & CONDUIT TO BE RECESSED INTO AND BEHIND FINISHED CONSTRUCTION UNLESS OTHERWISE INDICATED.
47. MECHANICAL, PLUMBING AND ELECTRICAL DESIGNS BY OTHERS, DOCUMENTED BY SCHLEY NELSON.

Codes/Design Criteria:

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY STATE OF MICHIGAN
2015 MICHIGAN UNIFORM ENERGY CODE WHICH ADOPTS ASHRAE 90.1-2013 AS AMENDED

Building and Project Data:

LAND SITUATED IN THE TOWNSHIP OF OSHTEMO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:
UNIT NO. 14, VENTURE PARK CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 1518, PAGES 893 THROUGH 1025, INCLUSIVE AND AMENDMENTS THERETO, KALAMAZOO COUNTY RECORDS, AND DESIGNATED AS KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 60, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

TAX ID # IS 3905-25-153-140

PROPERTY ADDRESS IS 5938 VENTURE PARK DRIVE

REFER TO DRAWING SHEET C1.0 FOR ADDITIONAL SITE AND PROJECT DATA

OCCUPANCY CALCULATION PER MBC:

MAIN LEVEL AREA-	4,017 G.S.F.
MEZZ LEVEL AREA-	704 G.S.F.
TOTAL AREA	4,721 G.S.F. / 100 = 48 OCCUPANTS

Site Plan Review Submittal Drawing Index:

T1.0	GENERAL NOTES, BLD. DATA, SHEET INDEX, CODE/ DESIGN CRITERIA/ SPECIAL PROJECT NOTES
1 of 1	TOPOGRAPHICAL BOUNDARY SURVEY - PROVIDED BY STEPHENSON LAND SURVEYING
C1.0	SITE PLAN / GRADING PLAN
C2.0	SITE DETAILS
1 of 1	SITE PHOTOMETRIC PLAN - PROVIDED BY SHUSTER ELECTRICAL
L1.0	SITE LANDSCAPING PLAN - PROVIDED BY LAMON'S LANDSCAPING
A2.0	WEST AND SOUTH ELEVATIONS
A2.1	NORTH AND EAST ELEVATIONS
1 of 1	LOBBY BOARD, FLOOR PLAN W/ COLORED FRONT ELEVATION



SITE PLAN REVIEW
SUBMITTAL ONLY
NOT FOR
CONSTRUCTION

SCHLEY NELSON ARCHITECTS
 4200 South 9th Street, Kalamazoo, Michigan 49009
 P.O. Box 18660, Kalamazoo, Michigan 49019-0640
 (269) 375-8866 / main@schley-nelson.com

HANSEN BUILDING AND DESIGN CORPORATION
 3027 WOODHAMS PORTAGE, MI 49002

New Office Project for:
Wolff Financial
 Oshtemo, Michigan

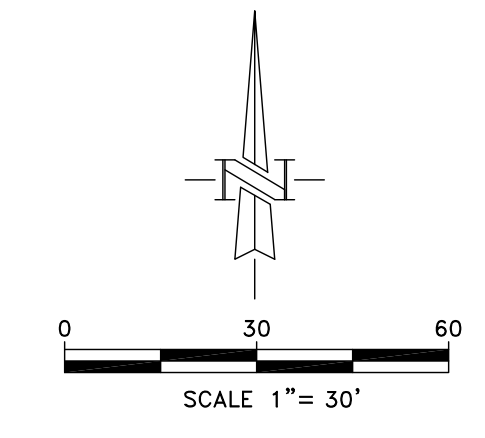
Date: May 14, 2018
 Site Plan Resubmittal
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Project #
18-111

T1.0

TOPOGRAPHICAL BOUNDARY SURVEY:~

LAND SITUATED IN THE TOWNSHIP OF OSHEMO, COUNTY OF KALAMAZOO, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:
 UNIT NO. 14, VENTURE PARK CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 1518, PAGES 993 THROUGH 1025, INCLUSIVE AND AMENDMENTS THERETO, KALAMAZOO COUNTY RECORDS, AND DESIGNATED AS KALAMAZOO COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 60, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.



LEGEND

- O/L — OVERHEAD LINE
- SAN — SANITARY SEWER
- W — WATER MAIN PER CONDO DOCS
- G — GAS LINE PER CONDO DOCS
- T — UNDERGROUND TELEPHONE PER CONDO DOCS
- E — UNDERGROUND ELECTRIC PER CONDO DOCS
- ⊙ MANHOLE
- ⊞ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊥ SIGN
- ⊛ LIGHT POLE
- ⊠ CABLE MARKER
- ⊞ FIBER MARKER
- ⊞ CABLE BOX
- IRON PIN FOUND
- R RECORD
- ▨ ASPHALT

GENERAL NOTES:

BEARING BASIS IS USING THE WEST LINE OF UNIT 17 AS N00°18'49"E PER CONDOMINIUM DOCUMENT.
 ALL BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS OTHERWISE NOTED.
 TAX ID # IS 3905-25-153-140
 PROPERTY ADDRESS IS 5938 VENTURE PARK DRIVE
 VERTICAL DATUM IS USING NAVD 88 PER MDOT CORS NETWORK GEOID 12A.

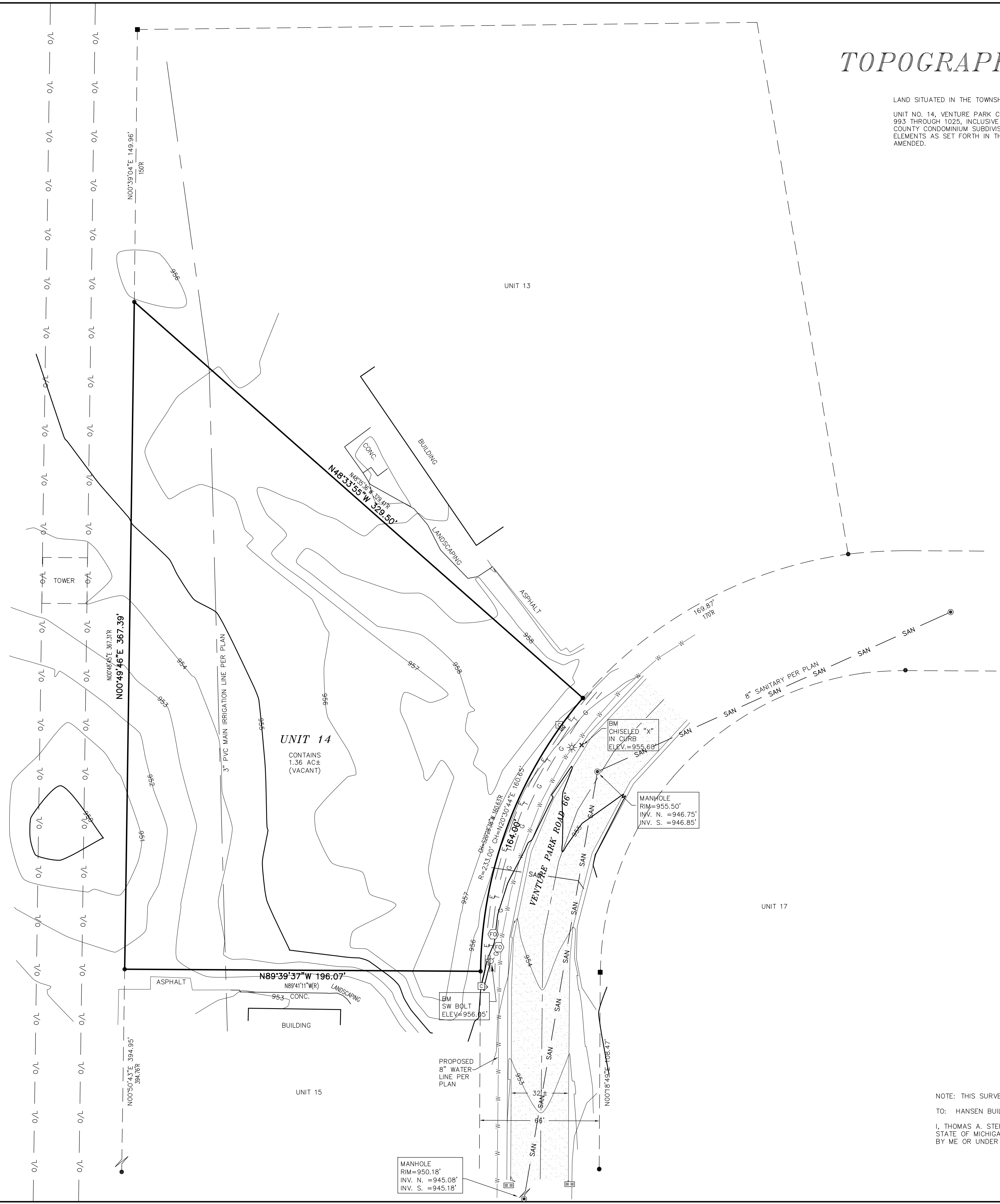
NOTE: THIS SURVEY MADE FROM DESCRIPTION FURNISHED.
 TO: HANSEN BUILDING & DESIGN
 I, THOMAS A. STEPHENSON, A PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THOMAS A. STEPHENSON, P.S.#46689

STEPHENSON LAND SURVEYING

	27873 WHITE STREET CASSOPOLIS, MICHIGAN 49031 (269) 445-8903	
	SCALE 1" = 30'	REVISIONS
	DATE 3/21&4/9/19	BY
	DWG. DIMS. CR. TAS	DATE
NO. 46689	SHEET 1 OF 1	
TITLE TOPO BOUNDARY SURVEY FOR HANSEN BLDG. & DESIGN, UNIT 14, VENTURE PARK OSHEMO TWP., KALAMAZOO COUNTY, MI		NO. 18108

CONSULTERS POWER EASEMENTS



LEACHING BASIN SCHEDULE:

(REFER TO DETAIL 5/C2.0 FOR SIZE)

L.B. 1:	TOP OF RIM = 955.15	INVERT OUT = E 949.65 W 952.00	E.J.I.W. #1040 FRAME W/ M1 GRATE
L.B. 2:	TOP OF RIM = 955.58	INVERT OUT = 949.65	E.J.I.W. #1040 FRAME W/ M1 GRATE
L.B. 3:	TOP OF RIM = 956.31	INVERT OUT = 949.65	E.J.I.W. #6110-N (YARD DRAIN)
L.B. 4:	TOP OF RIM = 955.85	INVERT OUT = 949.65	E.J.I.W. #1040 FRAME W/ M1 GRATE
L.B. 5:	TOP OF RIM = 955.15	INVERT OUT = 949.65	E.J.I.W. #1040 FRAME W/ M1 GRATE

SITE AREA

±1.36 ACRES; ±59,102 S.F.
 PERVIOUS AREA = ±0.93 ACRES; ±40,366 S.F. (±68% COVERAGE)
 IMPERVIOUS AREA = ±0.43 ACRES; ±18,736 S.F. (±32% COVERAGE)

STORM WATER INFILTRATION BASIN & TRENCH DESIGN CRITERIA

Cd = RUNOFF COEFFICIENT FOR THE DRAINAGE AREA = [0.9 A X .20] + [0.43 A X .95] / 1.36 A = .44
 A = ACRES = ±1.36

STORM WATER STORAGE VOLUME PROVIDED:
 INFILTRATION BASIN "A" = ±2,990 C.F.
 INFILTRATION BASIN "B" = ±986 C.F.
 228 L.F. OF 24" PERF. N-12 PIPE @ 12.64 C.F. PER L.F. = ±2,882 C.F.
 5 LEACHING BASINS @ 220 C.F. CAPACITY EACH = ±1,100 C.F.
 TOTAL STORM WATER STORAGE PROVIDED = ±7,958 C.F.

SITE DATA:

PROPERTY ADDRESS:
 5938 VENTURE PARK DRIVE, OSHTEMO TWP. KALAMAZOO, MICHIGAN

PROPERTY OWNER:
 WOLFF FINANCIAL MANAGEMENT LLC
 5725 VENTURE PARK DRIVE, KALAMAZOO, MICHIGAN

DEVELOPER:
 HANSEN BUILDING AND DESIGN CORP.
 3027 WOODHAMS AVENUE, PORTAGE, MICHIGAN

SIZE OF PROPERTY:
 ±59,102 S.F. (±1.36 ACRES)

PROJECT DESCRIPTION/ BUILDING CONSTRUCTION/ BUILDING AREA:
 NEW OFFICE BUILDING FOR WOLFF FINANCIAL MANAGEMENT LLC

BUILDING CONSTRUCTION TYPE: VB

BUILDING AREA:
 MAIN LEVEL = 4,017 G.S.F.
 MEZZ. LEVEL = 704 G.S.F.

TOTAL AREA = 4,721 G.S.F.

ZONING DISTRICT:
 "C" (LOCAL BUSINESS)

BUILDING HT.:
 ±20'-0" FROM FINISH GRADE TO AVERAGE HT. BETWEEN EAVE AND RIDGE

SETBACK INFORMATION:
 FRONT YARD: 70'
 SIDE YARDS: 20'
 REAR YARD: 20'

MAX. LOT COVERAGE:
 BUILDING, PAVEMENT & WALK COVERAGE: ±18,736 S.F. = ±32% OF SITE
 GREEN SPACE: ±40,366 S.F. = ±68% OF SITE

COMMERCIAL SIGNS:
 WALL SIGNS: TO BE DETERMINED IN FUTURE
 FREESTANDING SIGNS: TO BE DETERMINED IN FUTURE

FREESTANDING SIGNS WILL MEET AND FOLLOW THE OSHTEMO TOWNSHIP ZONING ORDINANCES. THE MAX. HEIGHT SHALL NOT EXCEED 6 FEET FROM THE EXISTING GRADE.

SITE LIGHTING:
 LIGHTING SHALL BE DESIGNED AND CONSTRUCTED TO INSURE THAT DIRECT AND REFLECTED LIGHT IS CONFINED TO THE LOT UPON WHICH THE LIGHT SOURCE IS LOCATED.

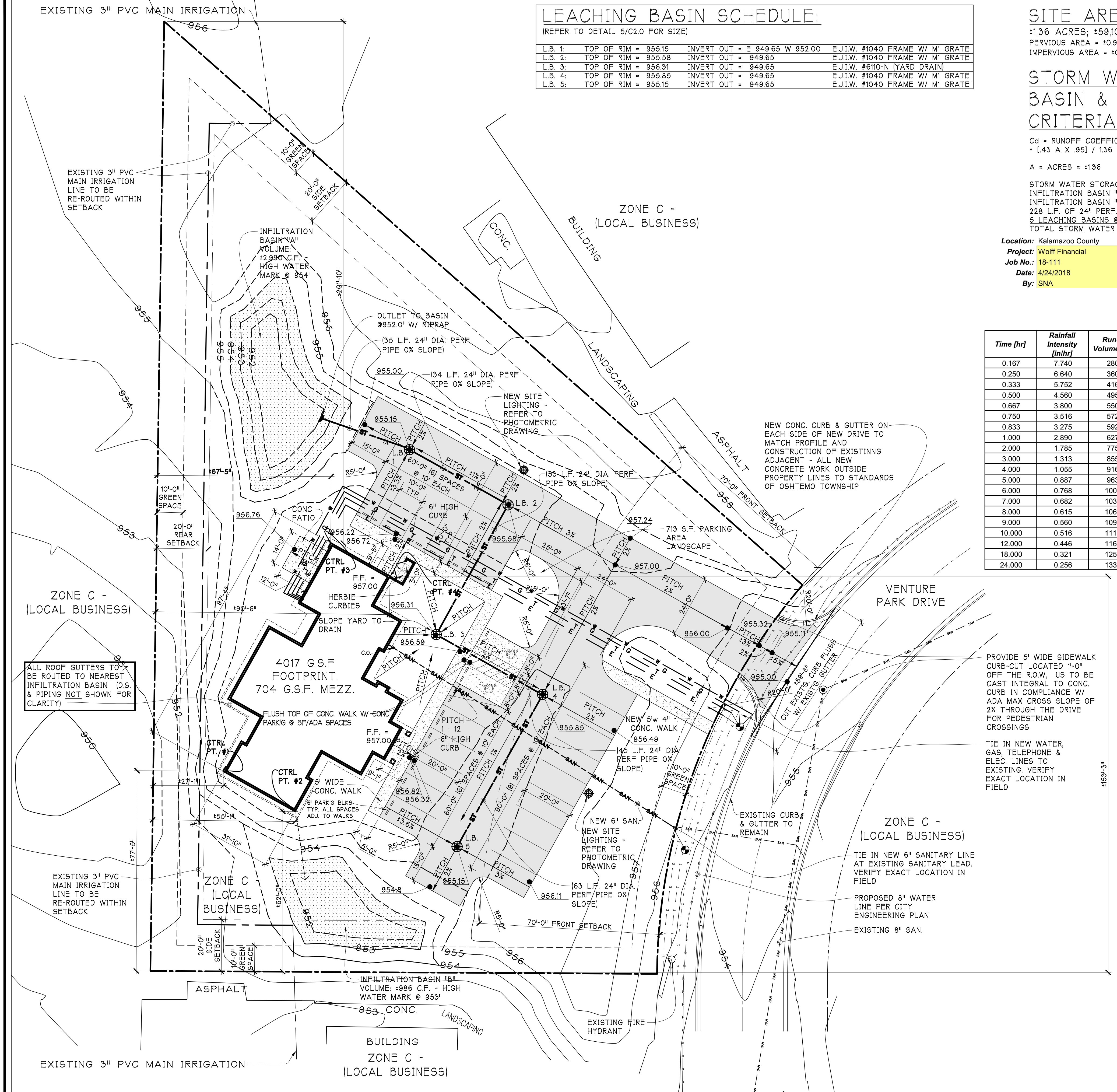
LANDSCAPING REQUIREMENTS:
 (REFER TO L1.0 LANDSCAPE PLAN FOR MORE INFO)

EROSION AND SEDIMENT CONTROL SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS OF OSHTEMO TOWNSHIP

Location: Kalamazoo County
 Project: Wolff Financial
 Job No.: 18-111
 Date: 4/24/2018
 By: SNA

Contributing Area [ac]	1.36
Runoff "C" Value	0.44
Allowable Release Rate [cfs/ac]	0.15
Rainfall Frequency	100-year
Site Release Rate [cfs]	0.204
Factor of Safety	1.25
Required Storage Volume [cft]	7944
Time to Empty [hr]	10.8

Time [hr]	Rainfall Intensity [in/hr]	Runoff Volume [cft]	Discharge Volume [cft]	Storage Volume [cft]	Storage Volume [ac-ft]	Time to Empty [hr]
0.167	7.740	2802	122	3350	0.08	4.6
0.250	6.640	3606	184	4278	0.10	5.8
0.333	5.752	4165	245	4900	0.11	6.7
0.500	4.560	4953	367	5732	0.13	7.8
0.667	3.800	5503	490	6266	0.14	8.5
0.750	3.516	5728	551	6471	0.15	8.8
0.833	3.275	5929	612	6646	0.15	9.1
1.000	2.890	6278	734	6929	0.16	9.4
2.000	1.785	7755	1469	7857	0.18	10.7
3.000	1.313	8558	2203	7944	0.18	10.8
4.000	1.055	9162	2938	7781	0.18	10.6
5.000	0.887	9631	3672	7449	0.17	10.1
6.000	0.768	10014	4406	7009	0.16	9.5
7.000	0.682	10371	5141	6538	0.15	8.9
8.000	0.615	10681	5875	6007	0.14	8.2
9.000	0.560	10954	6610	5431	0.12	7.4
10.000	0.516	11198	7344	4818	0.11	6.6
12.000	0.446	11621	8813	3511	0.08	4.8
18.000	0.321	12555	13219	0	0.00	0.0
24.000	0.256	13359	17626	0	0.00	0.0



LEGEND

[Pattern]	CONCRETE
[Pattern]	ASPHALT PAVING
[Pattern]	STORM WATER INFILTRATION BASIN

SITE PLAN
 1" = 20'-0"

PARKING REQUIREMENTS

BUSINESS & GENERAL OFFICE =
 1 PER 150 S.F. OF NET FLOOR AREA MINIMUM
 MAXIMUM NUMBER OF SPACES = 110% OF MINIMUM
 3,450 N.S.F. / 150 S.F. = 23 SPACES MINIMUM, 26 MAX.
 23 SPACES PROVIDED; 2 OF WHICH ARE BF/ADA COMPLIANT

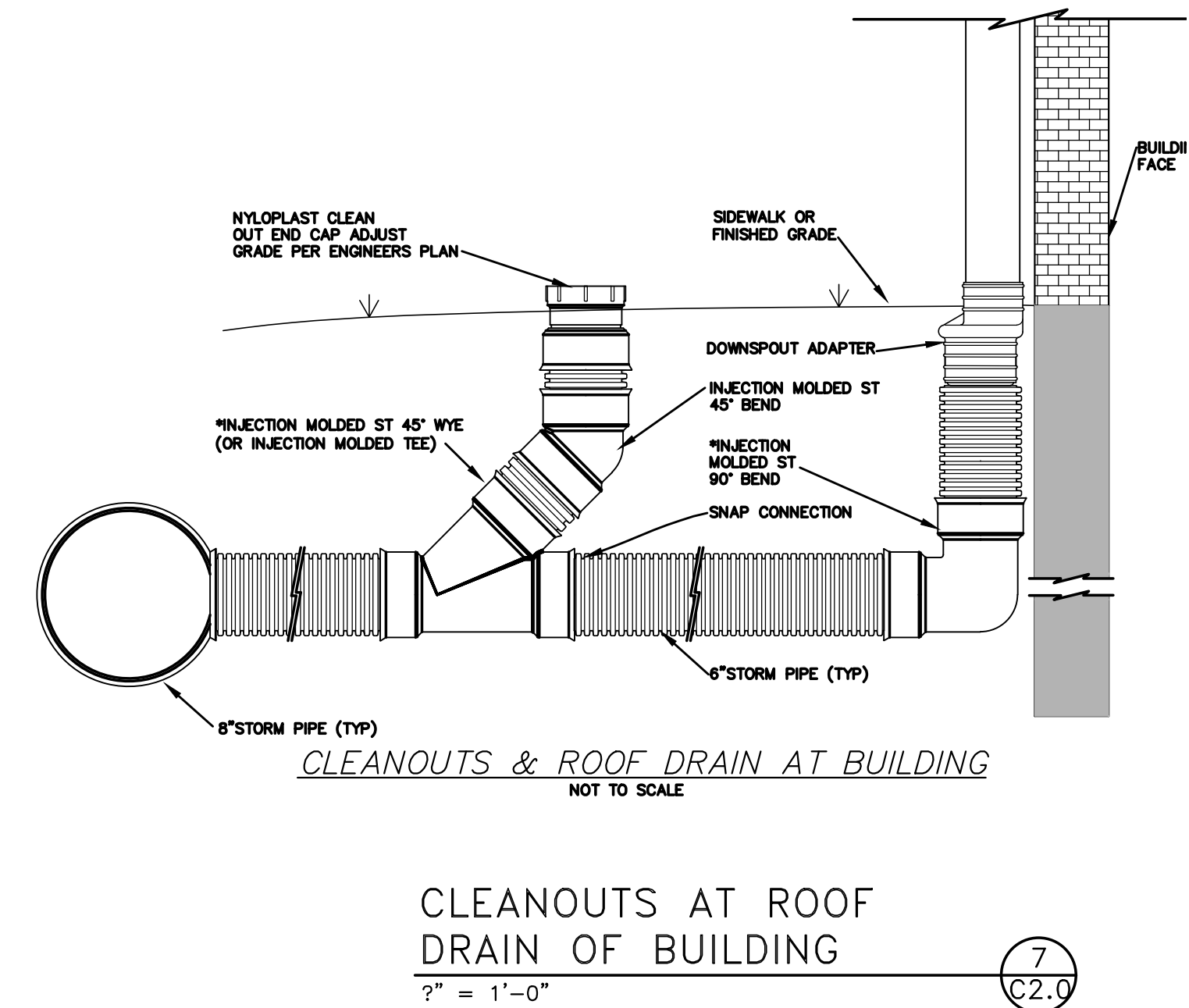
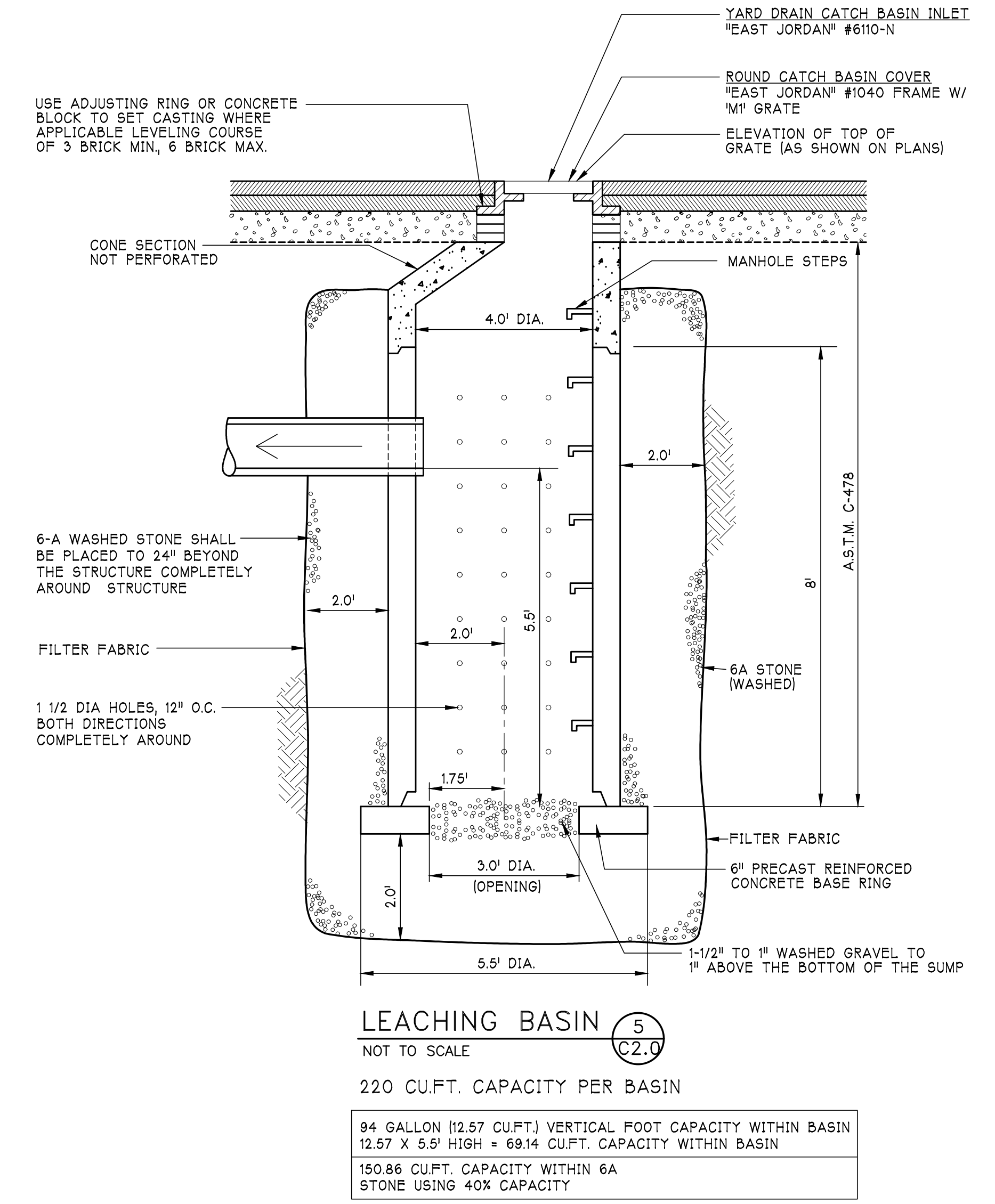
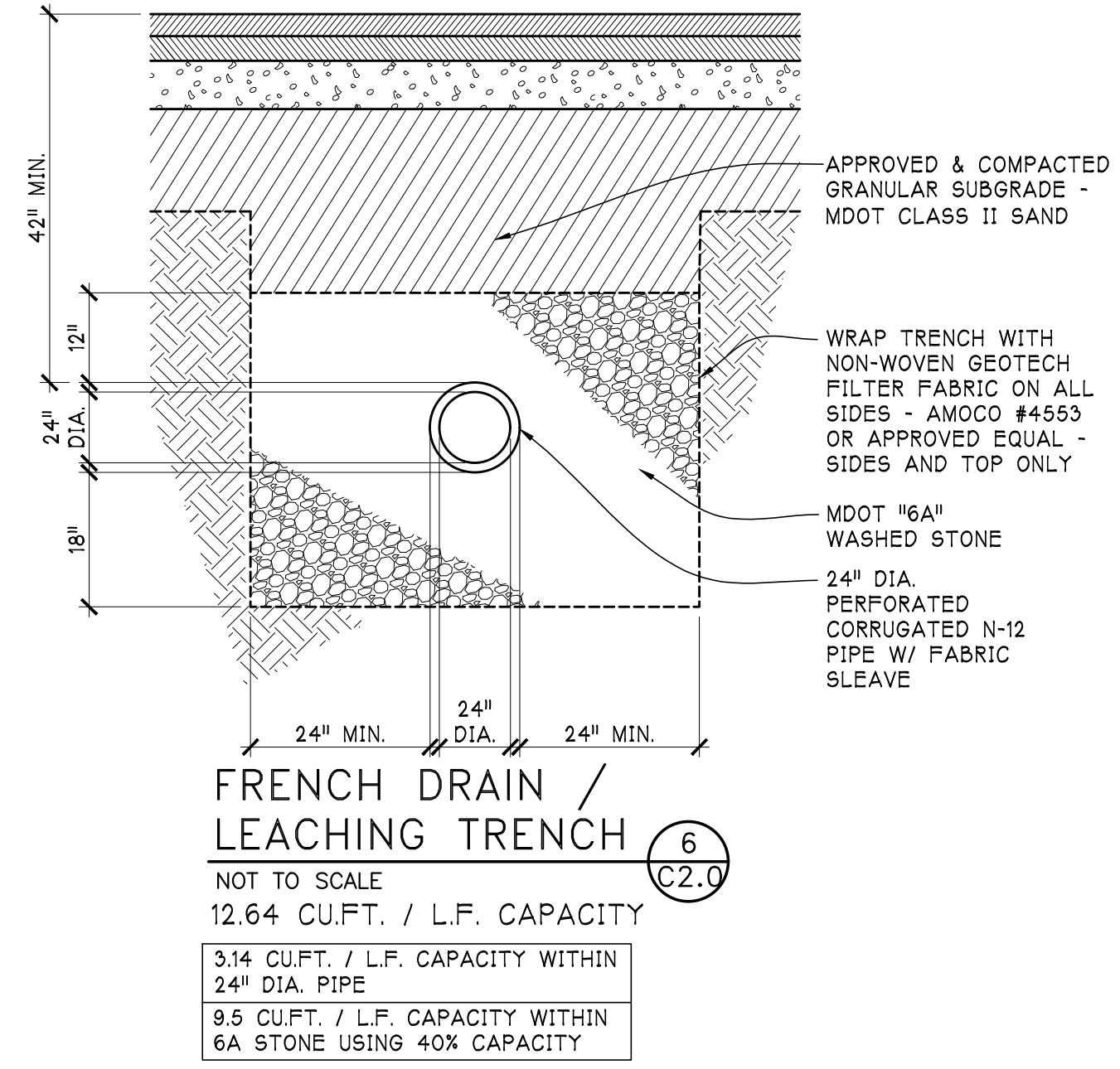
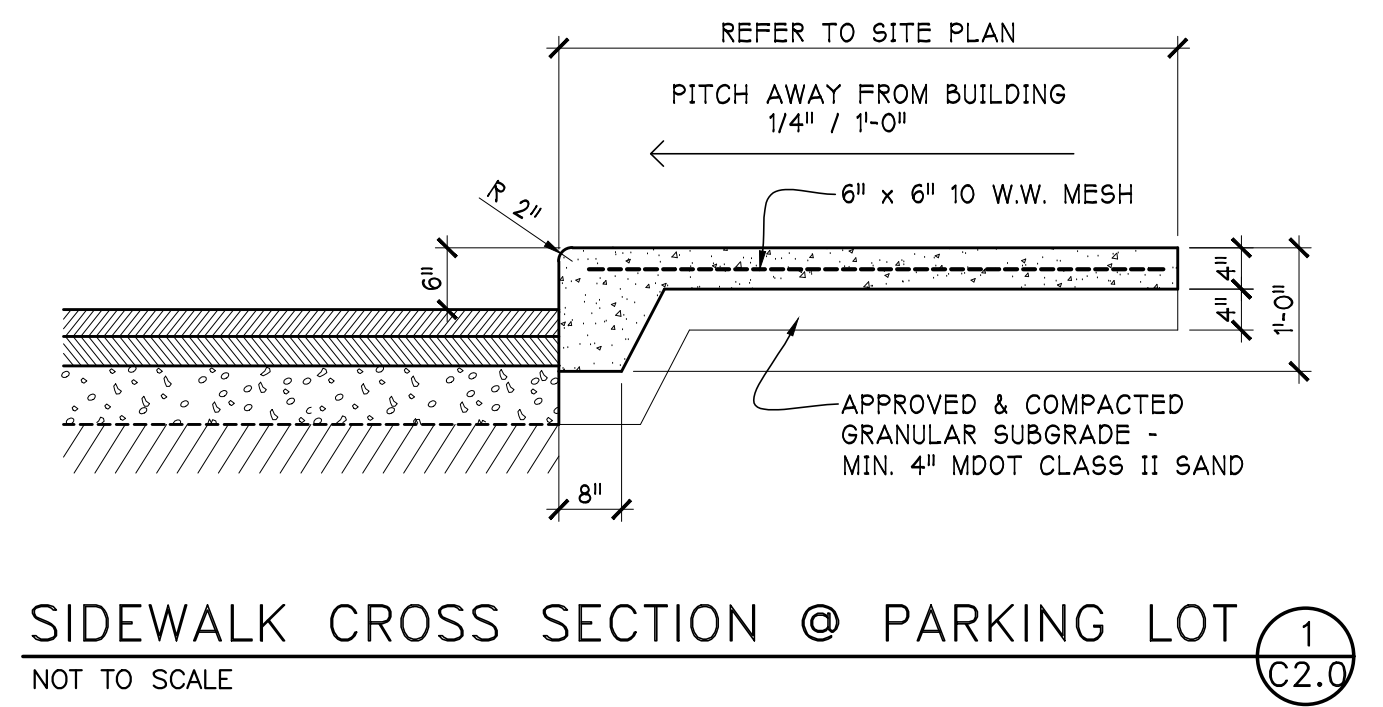
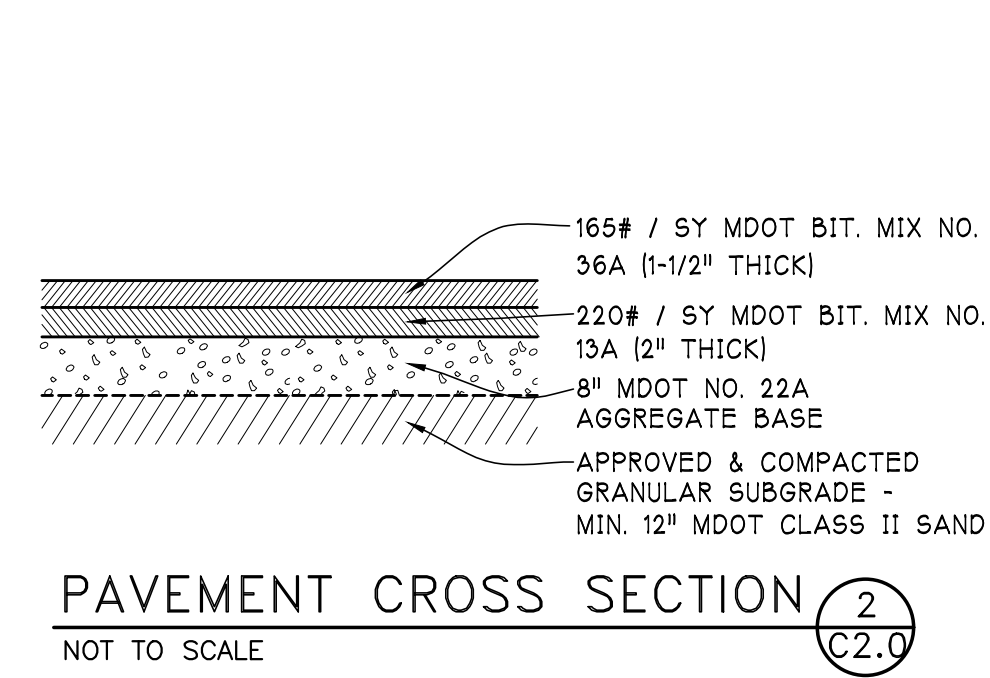
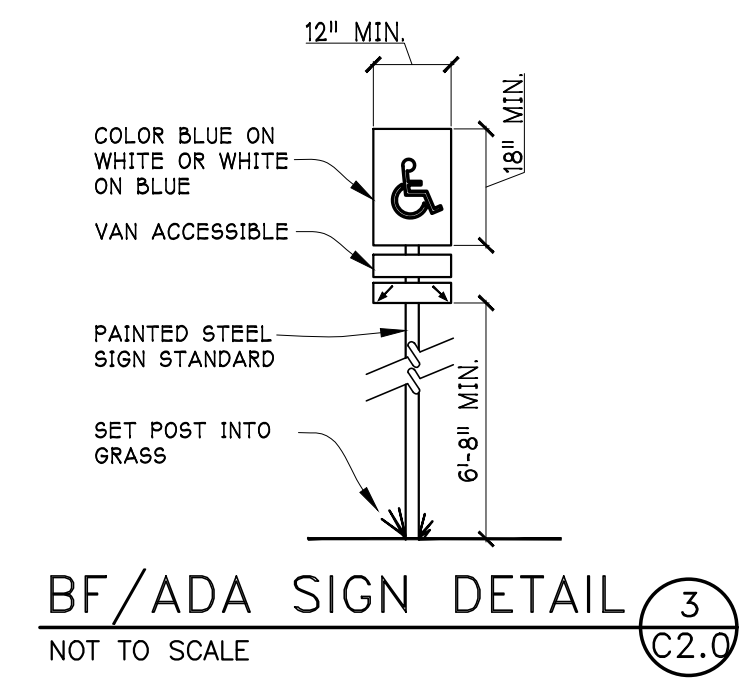
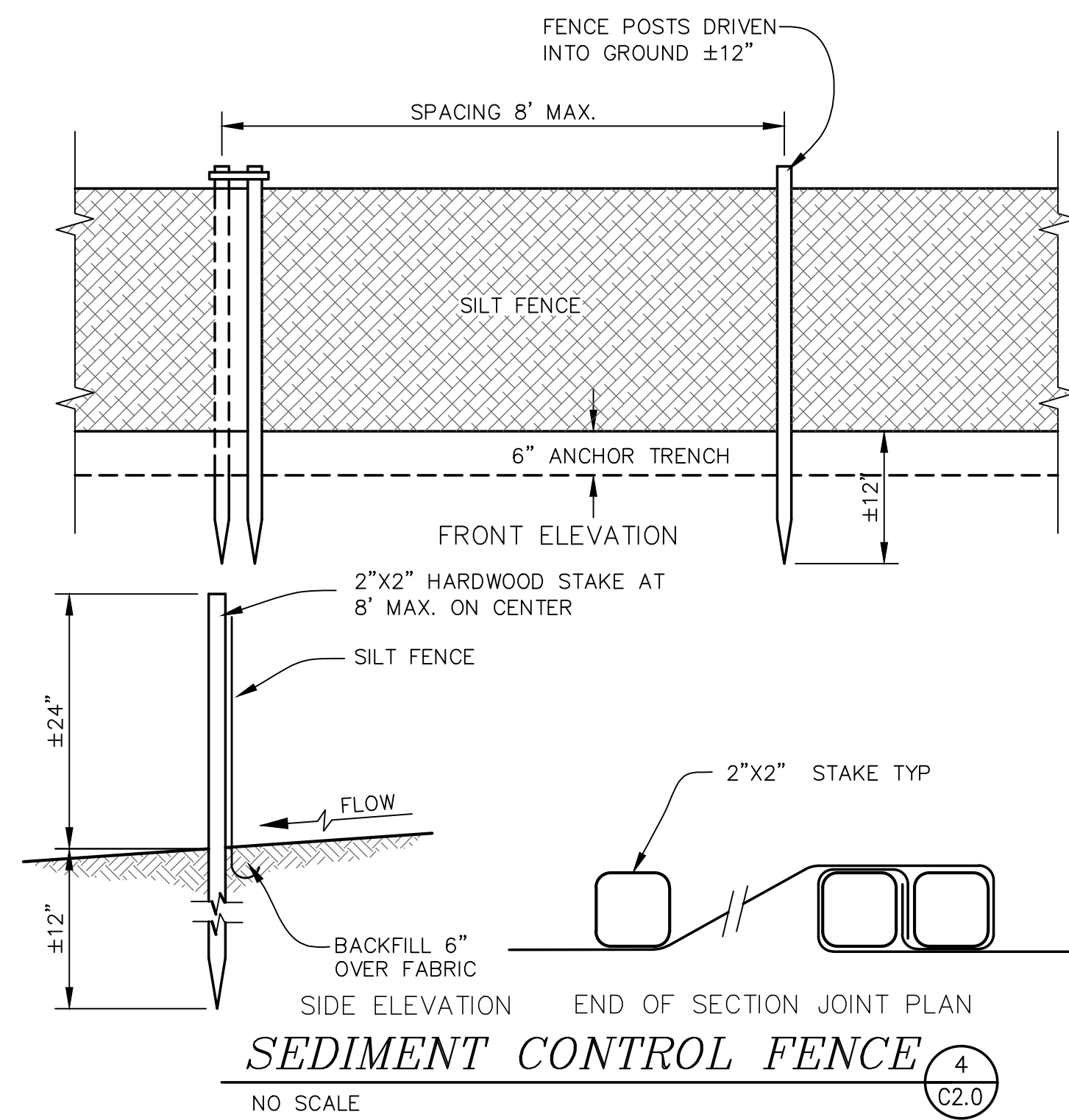
SITE PLAN REVIEW
 SUBMITTAL ONLY
 NOT FOR
 CONSTRUCTION

Project # 18-111
 Date: May 14, 2018
 Site Plan Resubmittal
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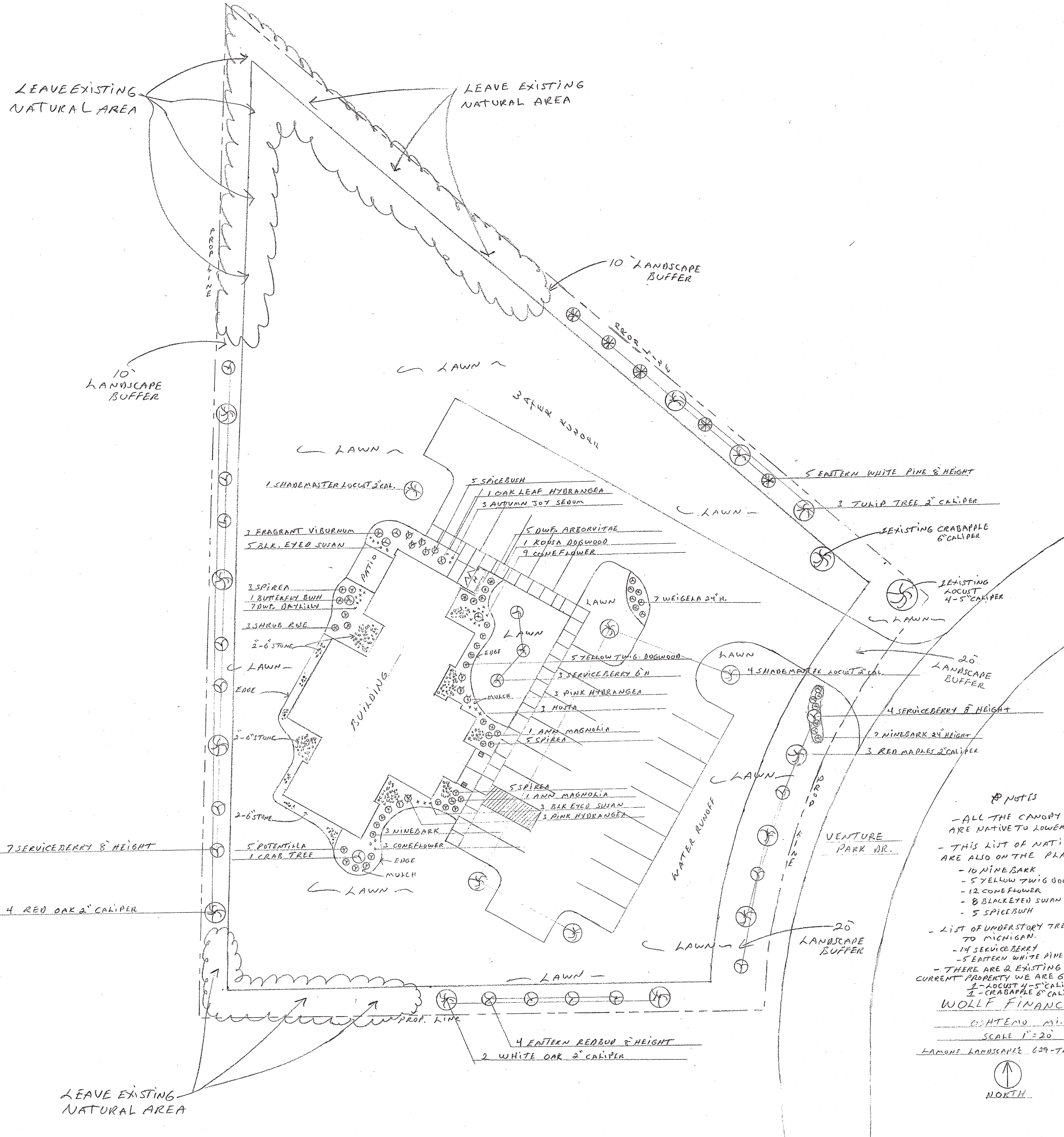
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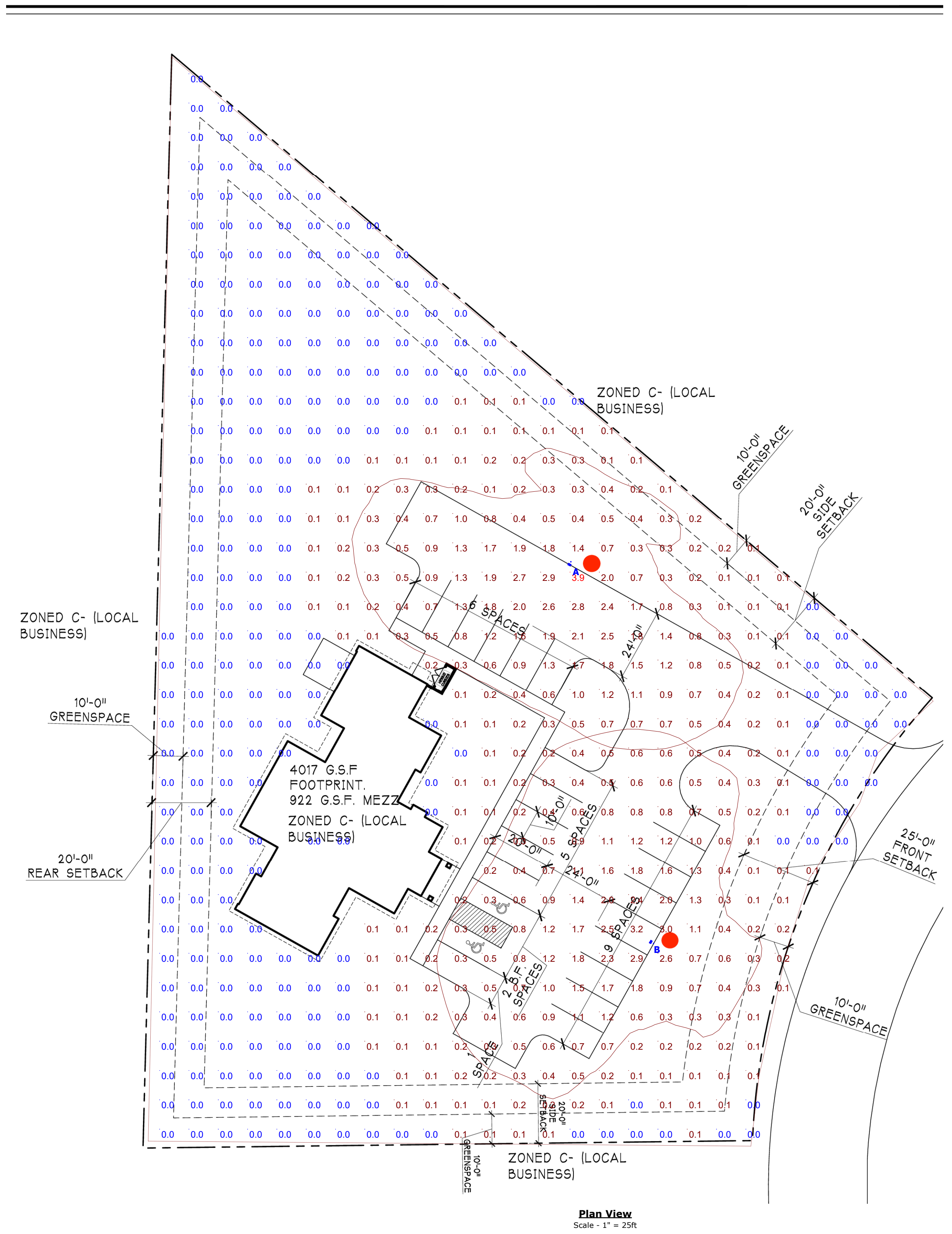


SITE PLAN REVIEW
 SUBMITTAL ONLY
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- NOTES**
- ALL THE CANOPY TREES ARE NATIVE TO LOWER MICHIGAN
 - THIS LIST OF NATIVE SHEUBS PER. ARE ALSO ON THE PLAN.
 - 10 NINEBARK
 - 5 YELLOW TWIG DOGWOOD
 - 12 CONEFLOWER
 - 8 BLACK EYED SWAN
 - 5 SPICEBUSH
 - LIST OF UNDERSTORY TREES NATIVE TO MICHIGAN.
 - 14 SERVICEBERRY
 - 5 EASTERN WHITE PINE
 - THERE ARE 2 EXISTING TREES ON THE CURRENT PROPERTY WE ARE GOING TO KEEP
 - 1- LOCUST 4-5' CALIPER
 - 1- CRABAPPLE 6' CALIPER
- WOLF FINANCIAL**
- 0.875 EMD MI.
SCALE 1"=20'
LANDSCAPE 629-TREE 4-4-18

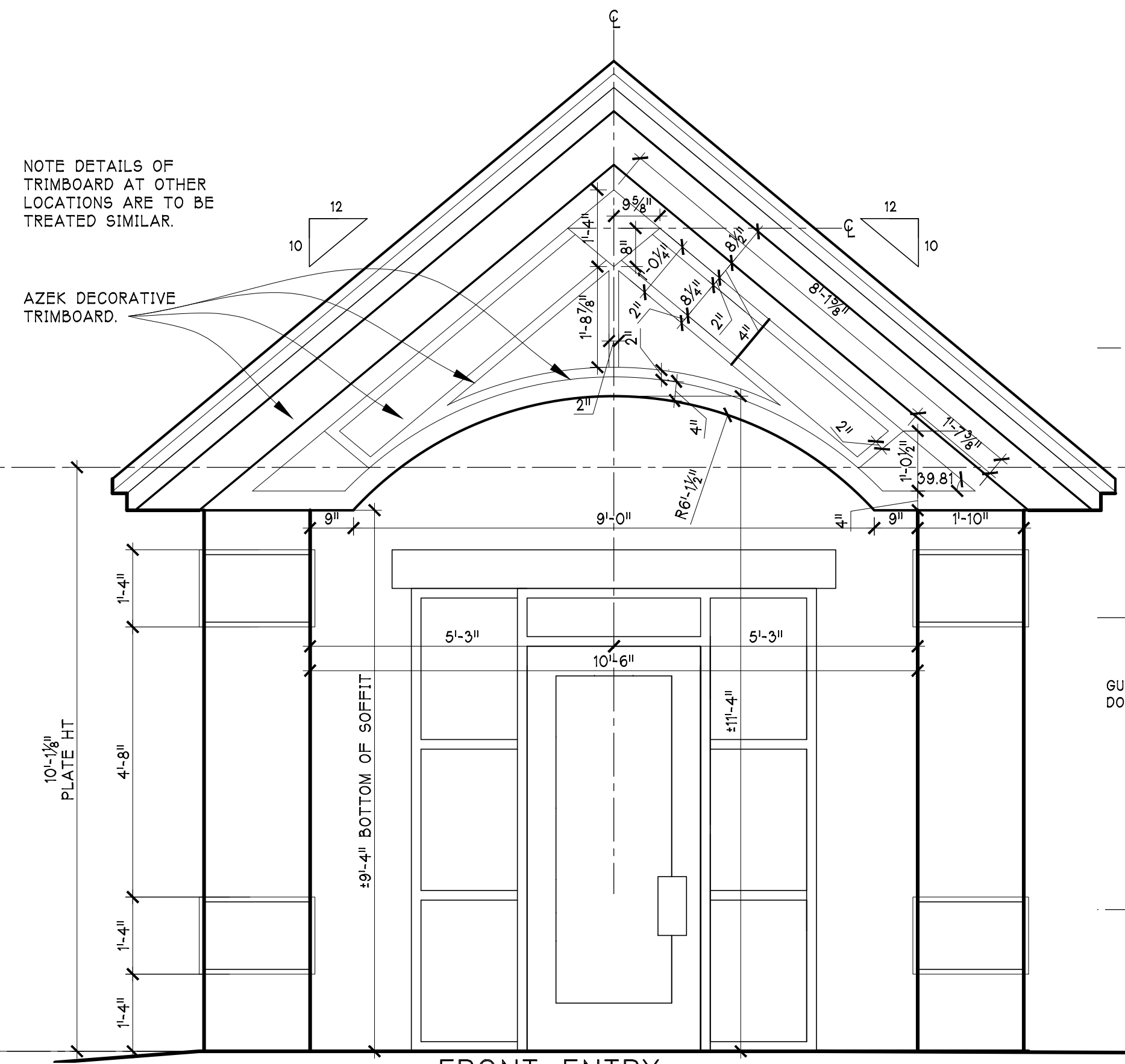




Plan View
Scale - 1" = 25'

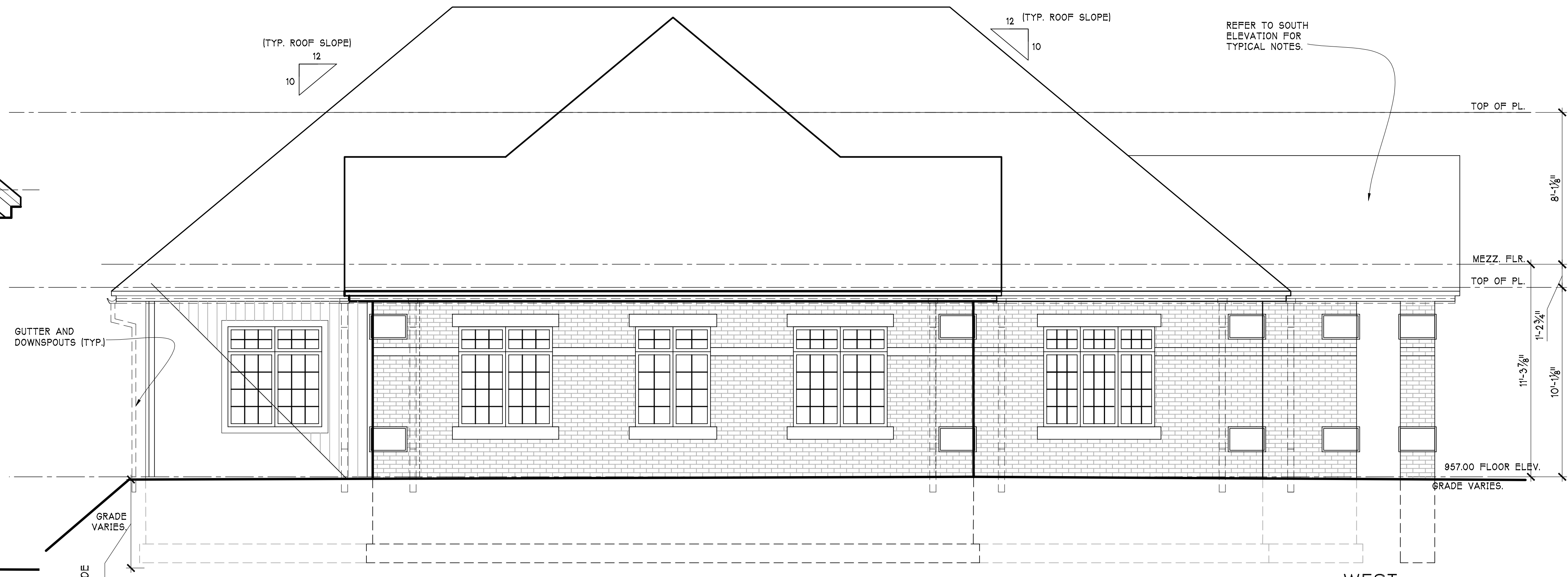
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Lithonia Lighting	DSX0 LED P4 40K T3M MVOLT SPA DBBXD w/ SSF 20 4X DM19AS DBBXD	DSX0 LED P4 40K T3M MVOLT	LED	1	DSX0_LED_P4_40K_T3M_MVOLT.ies	10256	1	92
	B	1	Lithonia Lighting	DSX0 LED P4 40K T4M MVOLT SPA DBBXD w/ SSF 20 4X DM19AS DBBXD	DSX0 LED P4 40K T4M MVOLT	LED	1	DSX0_LED_P4_40K_T4M_MVOLT.ies	10335	1	92

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.3 fc	3.9 fc	0.0 fc	N/A	N/A



FRONT ENTRY
ENLARGED ELEVATION
1/4" = 1'-0"

3
A2.0



WEST
ELEVATION
1/4" = 1'-0"

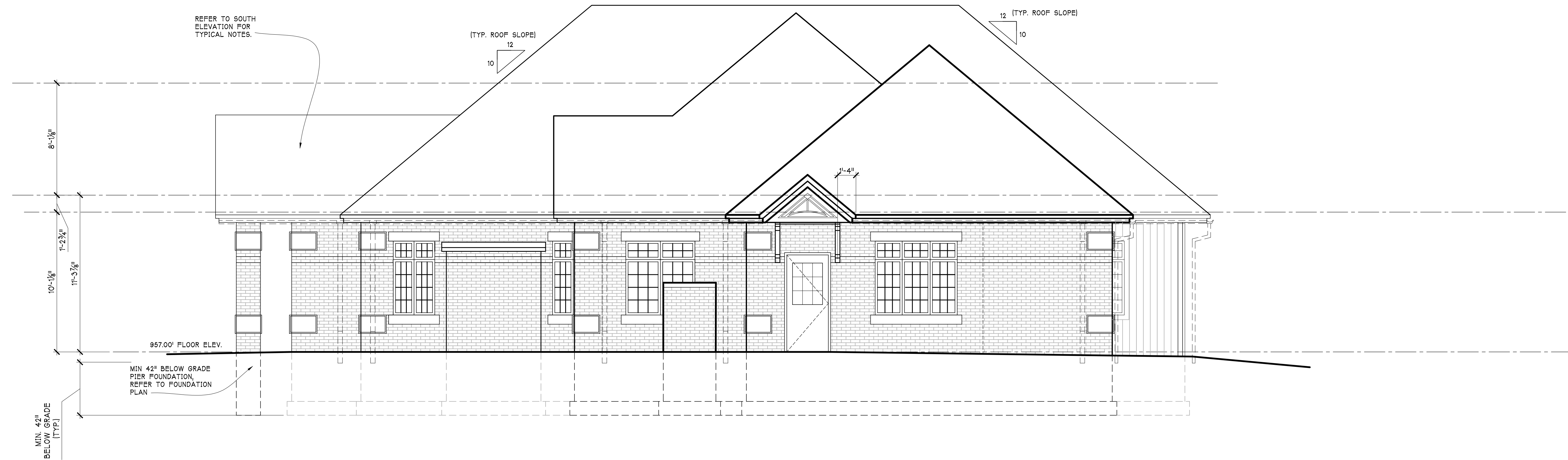
1
A2.0



SOUTH
ELEVATION
1/4" = 1'-0"

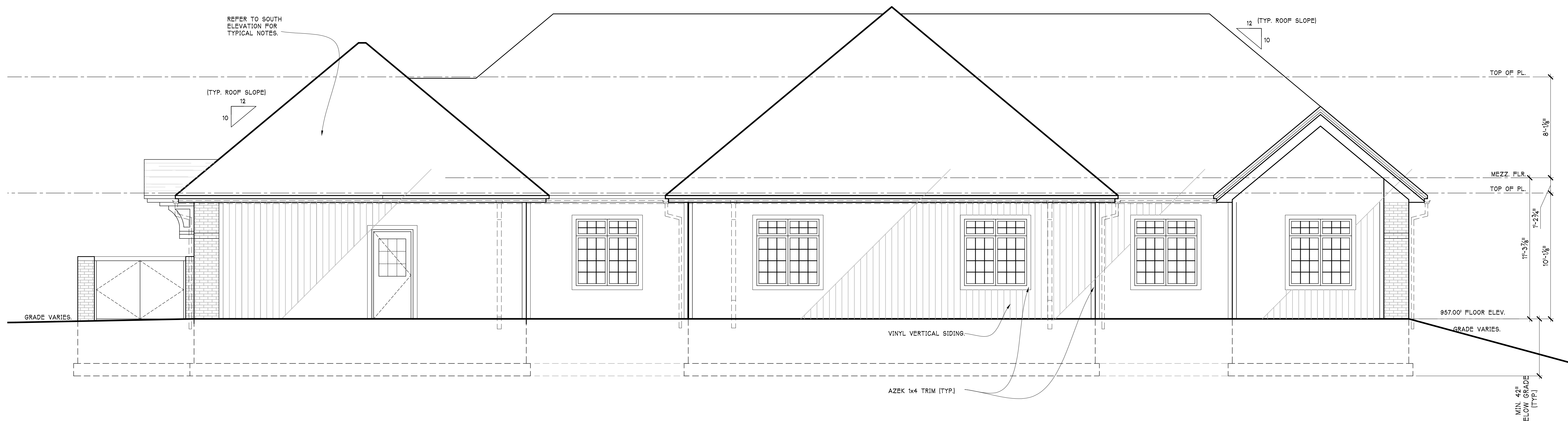
2
A2.0

SITE PLAN REVIEW
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CONSTRUCTION



EAST
ELEVATION
1/4" = 1'-0"

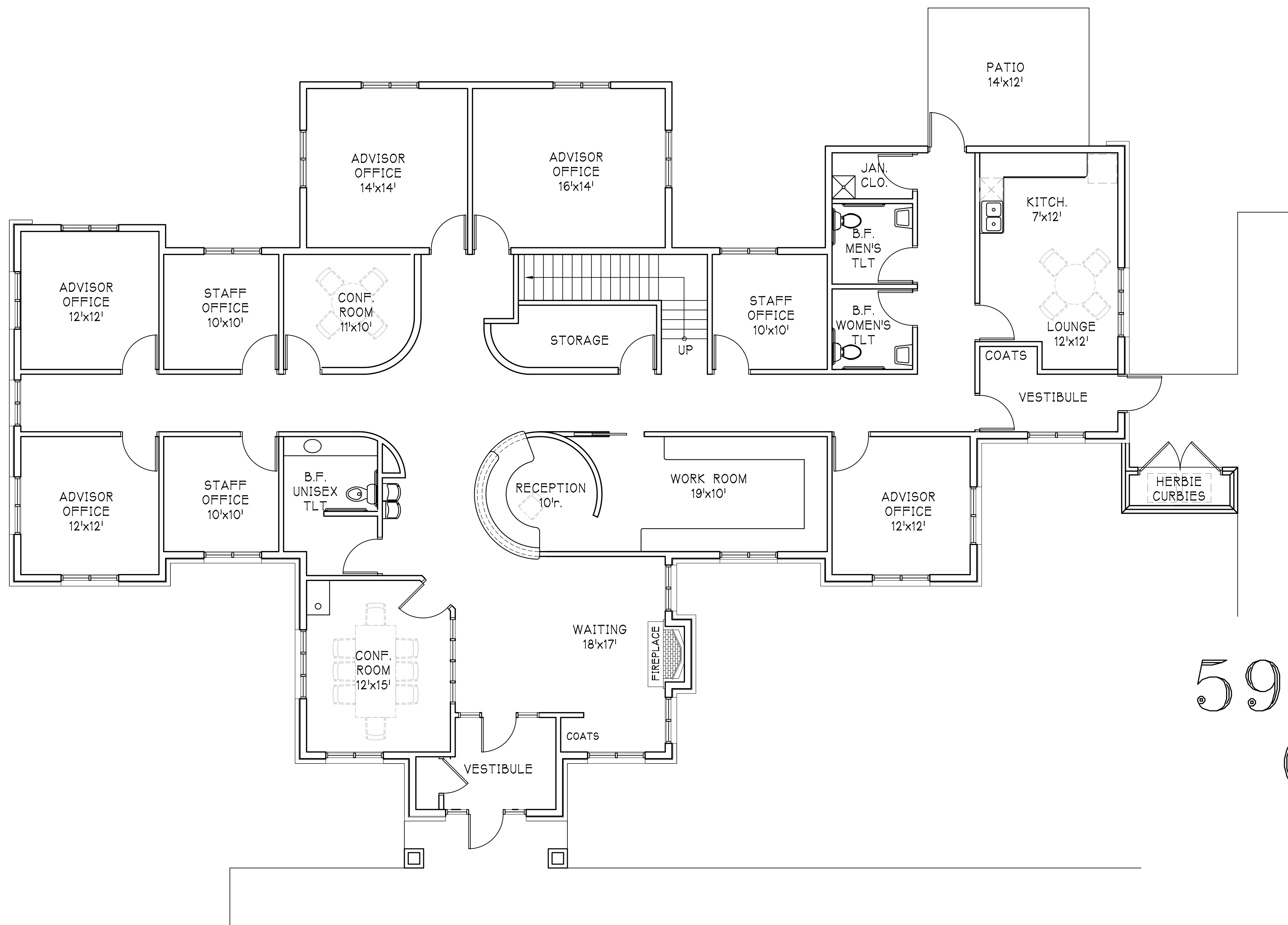
1
A2.1



NORTH
ELEVATION
1/4" = 1'-0"

2
A2.1

SITE PLAN REVIEW
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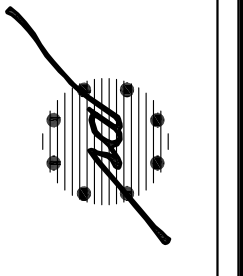


MAIN FLOOR PLAN 

Future Home of
Wolff Financial Management
 5938 Venture Park Dr.
 Oshtemo, Michigan



FRONT ELEVATION





D-Series Size 0 LED Area Luminaire



Catalog Number
Notes
Type

Specifications

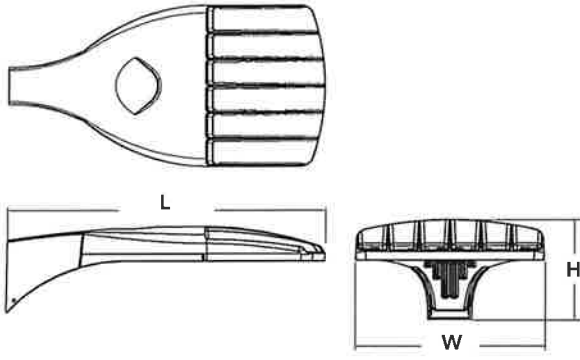
EPA: 0.95 ft²
(.09 m²)

Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



A+ 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. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

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

- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED		Color temperature		Distribution		Voltage	Mounting				
DSX0 LED	Forward optics		30K	3000 K	T1S	Type I short	T5S	Type V short	MVOLT^{4,5} 120⁶ 208^{5,6} 240^{5,6} 277⁶ 347^{5,6,7} 480^{5,6,7}	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹	
	P1	P4	P7	40K	4000 K	T2S	Type II short	T5M			Type V medium
	P2	P5		50K	5000 K	T2M	Type II medium	T5W			Type V wide
	P3	P6		AMBPC	Amber phosphor converted ²	T3S	Type III short	BLC			Backlight control ^{2,3}
	Rotated optics				T3M	Type III medium	LCCO	Left corner cutoff ^{2,3}			
	P10 ¹	P12 ¹			T4M	Type IV medium	RCCO	Right corner cutoff ^{2,3}			
	P11 ¹	P13 ¹			TFTM	Forward throw medium					
					T5VS	Type V very short					

Control options	Other options	Finish (specify)	
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ¹⁰ PER NEMA twist-lock receptacle only (control ordered separate) ¹¹ PER5 Five-wire receptacle only (control ordered separate) ^{11,12} PER7 Seven-wire receptacle only (control ordered separate) ^{11,12} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{5,13,14} PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{5,13,14} PIRHN Network, Bi-Level motion/ambient sensor ¹⁵ PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{5,13,14}	PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{5,13,14} BL30 Bi-level switched dimming, 30% ^{5,16,17} BL50 Bi-level switched dimming, 50% ^{5,16,17} PNMTDD3 Part night, dim till dawn ^{5,18} PNMT5D3 Part night, dim 5 hrs ^{5,18} PNMT6D3 Part night, dim 6 hrs ^{5,18} PNMT7D3 Part night, dim 7 hrs ^{5,18} FAO Field adjustable output ¹⁹	Shipped installed HS House-side shield ²⁰ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ²⁰ Shipped separately BS Bird spikes ²¹ EGS External glare shield ²¹	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



Ordering Information

Accessories

Ordered and shipped separately.

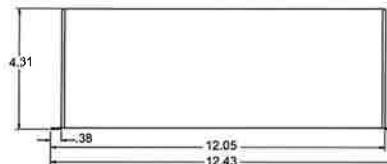
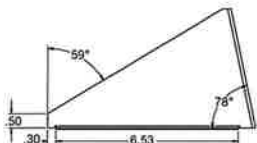
DLL127F-1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F-1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F-1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK U	Shorting cap ²²
DSXOHS 20C U	House-side shield for 20 LED unit ²⁰
DSXOHS 30C U	House-side shield for 30 LED unit ²⁰
DSXOHS 40C U	House-side shield for 40 LED unit ²⁰
DSXODDL U	Diffused drop lens (polycarbonate) ²⁰
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²⁴
KMA8 DDBXD U	Must arm mounting bracket adaptor (specify finish) ⁴

For more control options, visit [CFL](#) and [SSL](#) online.

NOTES

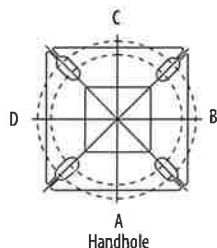
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
- Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN.
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- Reference Motion Sensor table on page 3.
- Reference PER Table on page 3 to see functionality.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Requires (2) separately switched circuits.
- Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
- Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

External Glare Shield



Drilling

HANDHOLE ORIENTATION



Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

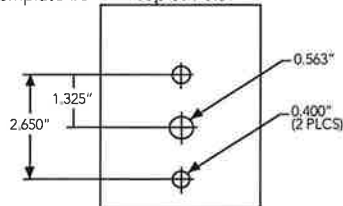
Pole drilling nomenclature: # of heads at degree from handhole (default side A)

DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

Template #8

Top of Pole



Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N

*3 fixtures @ 120 require round pole top/tenon.

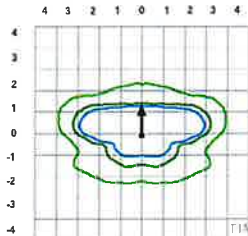
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

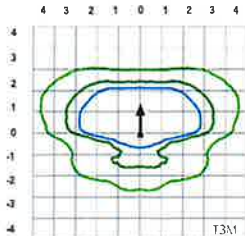
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

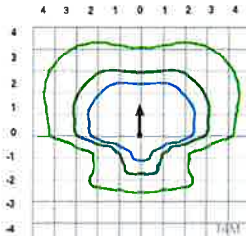
0.1 fc
0.5 fc
1.0 fc



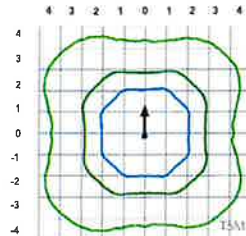
Test No. L112342P25 tested in accordance with IESNA LM-79-08



Test No. L112342P25 tested in accordance with IESNA LM-79-08



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