

CITY OF SOUTHGATE PLANNING COMMISSION

AGENDA

MONDAY, June 10, 2024

6:30 pm – Informal Planning Commission/Work Study Meeting

7:00 pm – Regular Planning Commission Meeting

I. CALL TO ORDER

II. ROLL CALL

Anderson, Clark, Codrington, Godbout, Moul, Nemeth, Orman, Wilson, Yoos

III. MINUTES

1. Minutes of regular Planning Commission Meeting dates May 13, 2024

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS / NEW BUSINESS

1. Site plan review for proposed self-storage facility, 15601 Northline Road

VI. OLD BUSINESS

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

June 10, 2024

RETURN TO:
Clerk's Office
City of Southgate
14400 Dix-Toledo
Southgate, MI 48195

Form No. 01

Case No. PO

04-2024

Date Received

5.21.24

CITY OF SOUTHGATE APPLICATION FOR PLANNING COMMISSION REVIEW

Concerning a request to be heard before the Southgate Planning Commission on the following:

TO BE COMPLETED BY THE APPLICANT:

LAMAR @ BACALL DEVELOPMENT, LLC

Owner/Applicant	Agent
Name <u>(ENTITY TO BE FORMED)</u>	Name _____
Address <u>30407 W. 13 MILE RD.</u>	Address _____
<u>FARMINGTON HILLS</u> <u>MT</u> <u>48334</u>	(City) _____ (State) _____ (Zip) _____
(City) _____ (State) _____ (Zip) _____	(City) _____ (State) _____ (Zip) _____
Telephone <u>248.867-1883 cell</u> <u>248.538-7500</u> <u>E.Y. 205</u>	Telephone _____

Information regarding the site:

Street Address: 156001 NORTHLINE RD.

Major Cross Streets: NORTHLINE / DEVON

Parcel / Lot No.: 53-013-99-0001-703

Acreage: 5-5.5 AC Dimensions of Parcel / Lot: 966 x 268 Frontage: _____

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use: NONE - OLD BASEBALL FIELD OF AQUINAS HS AND PART OF THE PARKING LOT

Requested action:

☐ Rezoning

Requested District: PD

☐ Conditional Use Approval

Requested Use: PD - SELF STORAGE

☒ Site Plan Review

☐ Plat Review

☐ Other
Please Specify _____

Information regarding request:

I hereby request a hearing before this body to:

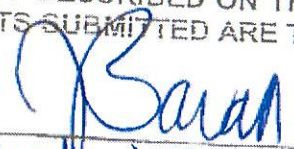
(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, how the request is in compliance with the goals, policies, and future land use plan of the City of Southgate Master Plan, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below)

BUILT A DRIVE UP SELF STORAGE FACILITY IN TWO PHASES. PHASE ONE WILL INCLUDE 11 BUILDINGS AVERAGING 6000 SF. WITH A UNIT COUNT OF APPROXIMATELY 491 UNITS. PHASE TWO WILL HAVE 3 ADDITIONAL BUILDINGS. THE STORAGE FACILITY WILL BE FENCED AND INCLUDE AN APPROXIMATE 1500 SF LEASING OFFICE. WE PLANE TO HAVE ONE INGRESS AND EGRESS WITH A PROPOSED CURB CUT TO THE SOUTH FOR FIRE DEPARTMENT ACCESS. THIS SITE PLAN IS THE FIRST PHASE OF A PD DEVELOPMENT APPROVED BY THE CITY IN MARCH OF 2024. AFTER MULTIPLE FEASIBILITY STUDIES, IT WAS DETERMINED THE A SINGLE STORY DRIVE UP SELF STORAGE FACILITY WAS AND DOES BEST SERVE THE SOUTHGATE COMMUNITY AT LARGE AND SERVICES THE STORAGE DIFFICENCY IN SOUTHGATE. A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. FOR SITE PLAN REVIEW, A SITE PLAN MEETING THE REQUIREMENTS OF SECTION 1298.07 MUST BE ATTACHED.

The Applicant / Agent must appear before the Planning Commission on JUNE 10TH 2024
(Date)

THE OWNER OF THE PROPERTY DESCRIBED ON THIS APPLICATION AND THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS SUBMITTED ARE TRUE.

Signature -- Owner / Agent:


JACOB J. BECALL

Date: 5/20/2024

To review your application properly, Planning Commission members may need access to the property in question. Please initial if permission is given for property access. INITIALS 

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

Fee Charged: _____

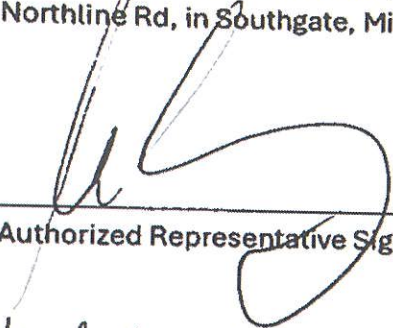
Check No.: _____

Receipt No.: _____

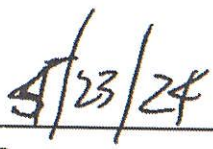
Authorization Letter

RE: Aquinas Center Project (38.14 acres 15601 Northline Rd. Southgate, Michigan)

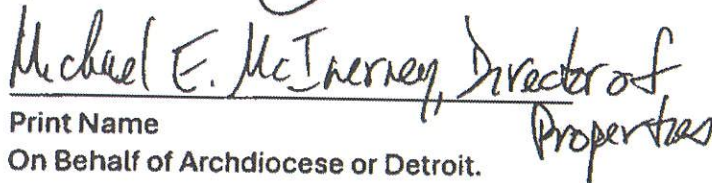
This letter will serve as acknowledgement and permission for Shimsha LLC, to proceed with site plan approval for a PD-Planned Development for a mixed-use project on 15601 Northline Rd, in Southgate, Michigan.



Authorized Representative Signature



Date

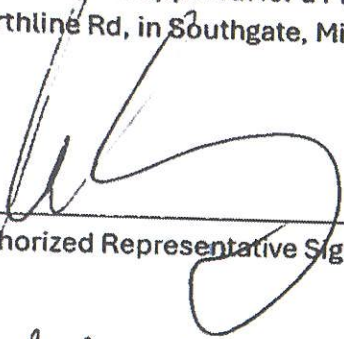


Print Name
On Behalf of Archdiocese or Detroit. *Properties*

Authorization Letter

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This letter will serve as acknowledgement and permission for Shimsha LLC, to proceed with site plan approval for a PD-Planned Development for a mixed-use project on 15601 Northline Rd, in Southgate, Michigan.



Authorized Representative Signature

5/23/24

Date

Michael E. McInerney, Director of

Print Name

On Behalf of Archdiocese of Detroit.

Properties



30407 West Thirteen Mile Road
Farmington Hills, Michigan 48334
248.538.7500 (O) 248.538.7800 (F)
www.bacalldevelopment.com

PHASING TIMELINE ESTIMATES

15601 Northline Rd. Southgate, Michigan
(Formerly Aquinas Catholic Highschool)

PHASE ONE – PART ONE

Self-Storage

Construction Document Approval – Summer/Fall 2024

Begin Grading and Civil – Fall 2024 or Spring 2025.

Begin Flatwork and Underground – Spring/Summer of 2025.

Vertical Construction – Summer/Fall of 2025.

Completion – Fall of 2025 or Spring of 2026.

Part two of the last three buildings of self-storage begins in summer of 2026.

PHASE TWO

Multi Family

Site Plan Submittal will begin Summer of 2024.

Begin Process of Brownsfield with consultant as soon as city approves site plan.

Begin Abatement and Demolition of Aquinas building as soon as city approves Brownsfield.

Construction Document approval Spring/Summer of 2025.

Begin foundation/earthwork/site utilities for the first apartment building late estimated Fall of 2025.

Vertical Construction 9 months estimated for every building and 120-180-days for every building thereafter.

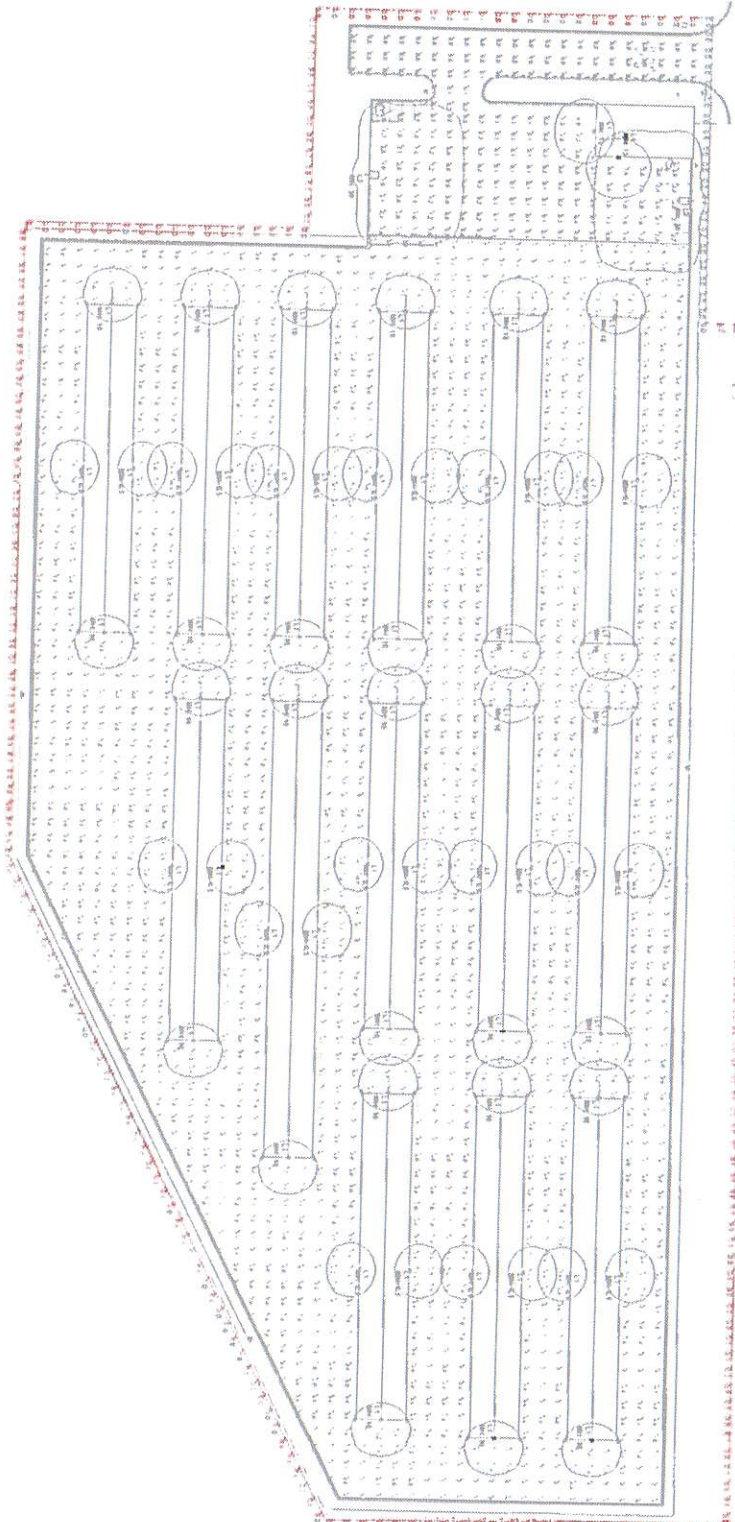
Completion of first building Summer of 2026.

PHASE THREE

Retail

TBD. Will begin marketing immediately after closing on the property Summer of 2024

Scale: 1 inch = 30 ft



LUMINAIRE SCHEDULE									
Symbol	Qty	Label	LT	Description	Beam Angle	Height	Mounting	Notes	Comments
1	100	100	100	100W LED	100°	100'	100'	100'	100'
2	100	100	100	100W LED	100°	100'	100'	100'	100'
3	100	100	100	100W LED	100°	100'	100'	100'	100'
4	100	100	100	100W LED	100°	100'	100'	100'	100'
5	100	100	100	100W LED	100°	100'	100'	100'	100'
6	100	100	100	100W LED	100°	100'	100'	100'	100'
7	100	100	100	100W LED	100°	100'	100'	100'	100'
8	100	100	100	100W LED	100°	100'	100'	100'	100'
9	100	100	100	100W LED	100°	100'	100'	100'	100'
10	100	100	100	100W LED	100°	100'	100'	100'	100'

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE

DATE
05-10-24

PROJECT NO
CLC24-

SHEET NO.
L201

PROJECT TITLE
AQUINAS SELF STORAGE
SOUTHGATE, MI

CLARUS
LIGHTING & CONTROL

30775 Barrington St.
Madison Heights, MI 48071
P 248.677.0550
F 248.677.0512
E info@clarus-lighting.com

REVISION
XX

DATE

DESCRIPTION

The patented Lumark Crosstour LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

Five-year warranty.

Lumark

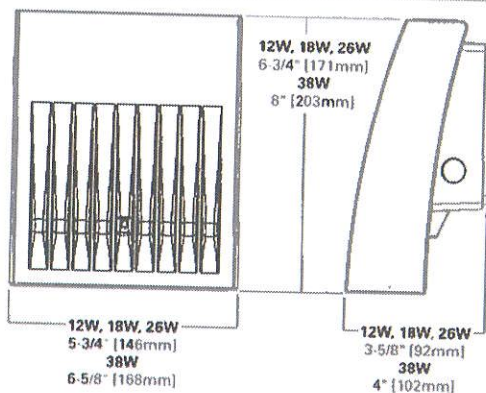
Catalog #		Type
Project		L1
Comments		Date
Prepared by		



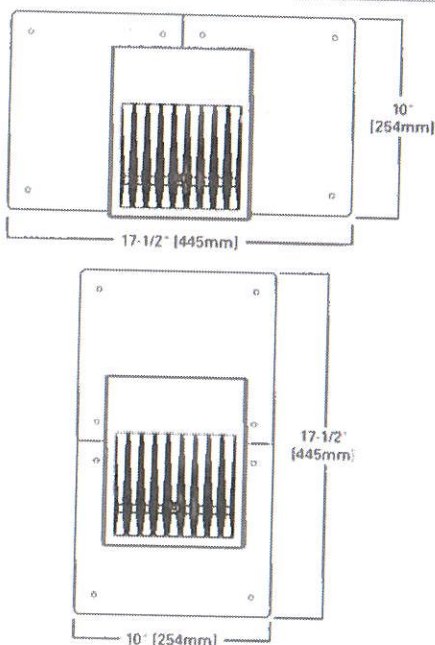
XTOR CROSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingress Protection Rated
Title 24 Compliant
DesignLights Consortium* Qualified*

TECHNICAL DATA

40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:

Approximate Net Weight:
3.7 - 5.25 lbs. [1.7 - 2.4 kgs.]

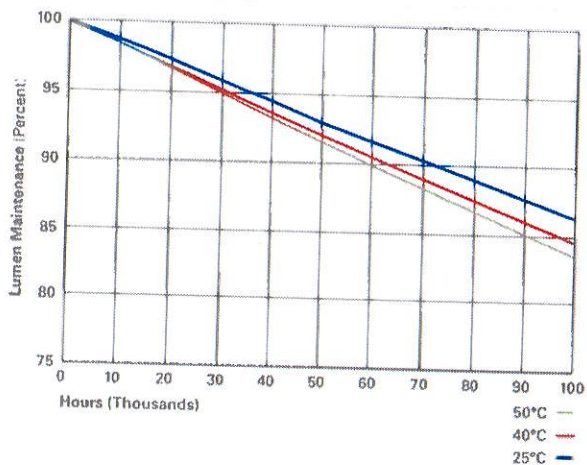
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,675	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1 U0 G0	B1 U0 G0	B1 U0 G0	B1 U0 G0	B1 U0 G0	B1 U0 G0	B1 U0 G0	B1 U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0 G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B=Small Door, 12W XTOR2B=Small Door, 18W XTOR3B=Small Door, 26W XTOR4B=Medium Door, 38W BAA-XTOR1B=Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B=Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B=Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B=Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B=Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B=Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B=Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B=Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank]=Bright White (Standard), 5000K W=Neutral White, 4000K Y=Warm White, 3000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic DP=Dark Platinum	PC1=Photocontrol 120V ² PC2=Photocontrol 208-277V ^{2,3} 347V=347V ⁴ HA=50°C High Ambient ⁴	WG/XTOR=Wire Guard ⁵ XTORFLD-KNC=Knuckle Floodlight Kit ⁶ XTORFLD-TRN=Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium (dLC) Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](http://www.domeesticpreferences.com) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

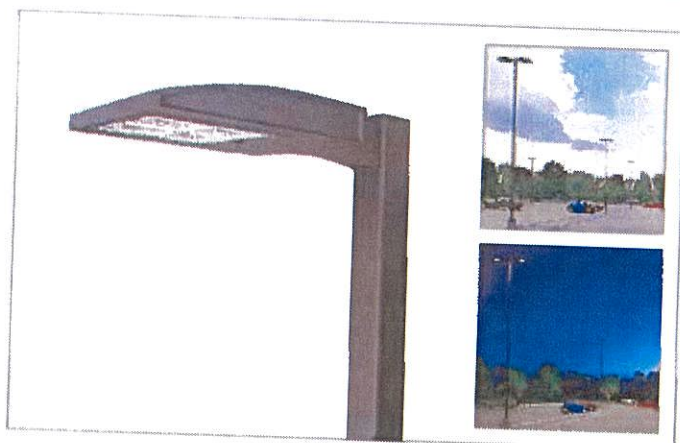
STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank]=Standard	XTOR1B=12W, 5000K, Carbon Bronze	XTOR2B=18W, 5000K, Carbon Bronze	XTOR3B=26W, 5000K, Carbon Bronze	XTOR4B=38W, 5000K, Carbon Bronze
BAA=Buy American Act	XTOR1B-WT=12W, 5000K, Summit White	XTOR2B-W=18W, 4000K, Carbon Bronze	XTOR3B-W=26W, 4000K, Carbon Bronze	XTOR4B-W=38W, 4000K, Carbon Bronze
TAA=Trade Agreements Act	XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT=18W, 5000K, Summit White	XTOR3B-WT=26W, 5000K, Summit White	XTOR4B-WT=38W, 5000K, Summit White
	XTOR1B-W=12W, 4000K, Carbon Bronze	XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1=26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V=26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V=38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	XTOR3B-PC2=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](http://www.domeesticpreferences.com) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Project		Catalog #		Type	L2
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications



Resources



Quick Facts

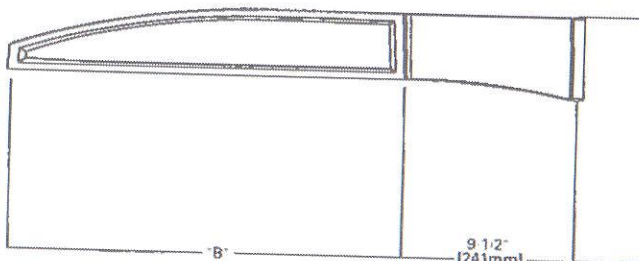
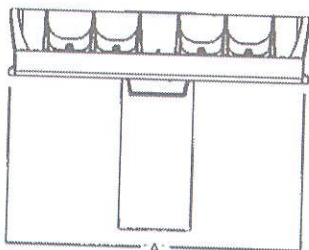
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GALN-Galleon II	SA1=1 Square	A=600mA	722=70CRI, 2200K	U=120-277V	T2=Type II	[Blank]=Standard Pole Mount Arm	AP=Grey
	SA2=2 Squares	B=800mA	727=70CRI, 2700K	H=347V-480V ¹⁷	T2R=Type II Roadway	QM=Standard Pole Mount Arm with Quick Mount Adaptor	BZ=Bronze
	SA3=3 Squares	C=1000mA	736=70CRI, 3000K	1=120V	T3=Type III	PA=Pole Mount, Adjustable	BK=Black
	SA4=4 Squares	D=1200mA ^{4,12}	735=70CRI, 3500K	2=208V	T3R=Type III Roadway	SP=Slipfitter, Adjustable ⁸	DP=Dark Platinum
	SA5=5 Squares		740=70CRI, 4000K	3=240V	T4FT=Type IV Forward Throw	MA=Mast Arm, Fixed	GM=Graphite Metallic
	SA6=6 Squares		750=70CRI, 5000K	4=277V	T4W=Type IV Wide	WM=Wall Mount, Fixed	WH=White
	SA7=7 Squares		760=70CRI, 6000K	6=480V ⁷	5NQ=Type V Narrow	WA=Wall Mount, Adjustable	
	SA8=8 Squares		827=80CRI, 2700K	9=347V ⁷	5MQ=Type V Square Medium	UP=Upswept Arm	
	SA9=9 Squares		830=80CRI, 3000K		5WQ=Type V Square Wide		
			AMB=Amber, 590nm ^{14,15}		SL2=Type II w/Spill Control		
					SL3=Type III w/Spill Control		
					SL4=Type IV w/Spill Control		
					SLR=90° Spill Light Eliminator Left		
					SLR=90° Spill Light Eliminator Right		
					RW=Rectangular Wide Type I		
					AFL=Automotive Frontline		
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)		Accessories (Order Separately)		
DIM=External 0-10V Dimming Leads ²⁸ F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=20KV UL 1449 fused surge protective device ¹⁸ 2L=Two Circuits ¹⁸ HA=5°C High Ambient HSS=Installed House Side Shield ²² GRSBK=Glare Reducing Shield, Black ²³ GRSWH=Glare Reducing Shield, White ²³ LCP=Light Square Trim Painted to Match Housing ²⁴ TH=Tool-less Door Hardware ⁵ CC=Coastal Construction finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right AHD14S=After Hours Dim, 5 Hours ²⁷ AHD24S=After Hours Dim, 6 Hours ²⁷ AHD25S=After Hours Dim, 7 Hours ²⁷ AHD35S=After Hours Dim, 8 Hours ²⁷ DALI=DALI Drivers			BPC=Button Type Photocontrol ⁶ PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ²¹ SPB2=Dimming Motion Sensor, 9'-20' mounting ²⁶ SPB4=Dimming Motion Sensor, 21'-40' mounting ²⁶ SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting ²⁶ SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting ²⁶ ZW=WaveLinX Module and 4-PIN Receptacle ¹⁹ ZW-SWPB4XX=WaveLinX Sensor Only, 7-15ft ^{19,12,13} ZW-SWPB5XX=WaveLinX Sensor Only, 15-40ft ^{19,12,13} ZW-WOBXX=WaveLinX Sensor with Bluetooth, 7-15ft ^{19,12,13} ZW-WOFXX=WaveLinX Sensor with Bluetooth, 15-40ft ^{19,12,13} ZD-SWPB4XX=WaveLinX Sensor Only, 7-15ft ^{19,12,13} ZD-SWPB5XX=WaveLinX Sensor Only, 15-40ft ^{19,12,13} ZD-WOBXX=WaveLinX Sensor with Bluetooth, 7-15ft ^{19,12,13} ZD-WOFXX=WaveLinX Sensor with Bluetooth, 15-40ft ^{19,12,13} DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹		OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol 480V OA/RA1201=NEMA Photocontrol 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10KV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA238=Adapter kit for mounting to 2-3/8" O.D. Tenon LS/HSS=Field Installed House Side Shield ²² LS/GRSBK=Glare Reducing Shield, Black ²³ LS/GRSWH=Glare Reducing Shield, White ²³ LS/PFS=Perimeter Shield, Black ¹⁶ WOLC-7P-10A=WaveLinX Outdoor Control Module ^{19,18} WOA-XX=WaveLinX Wireless Sensor, 7'-15' Mounting Height ^{12,13,14,15} WOE-XX=WaveLinX Wireless Sensor, 15'-40' Mounting Height ^{12,13,14,15}		

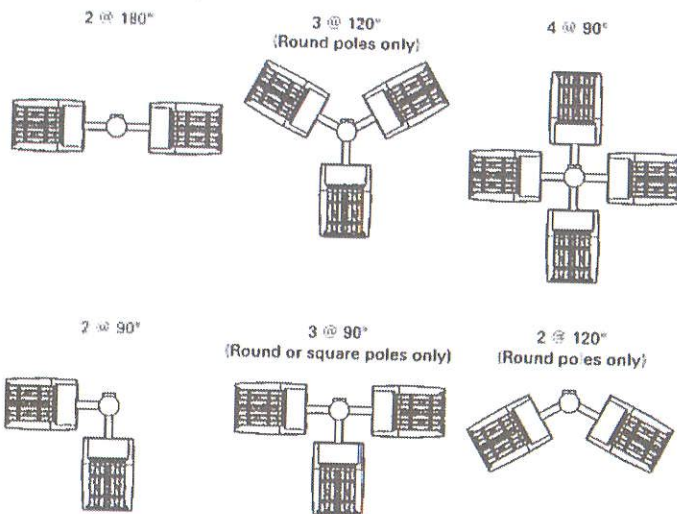
- NOTES:
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS13001EN for additional support information.
 - DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
 - Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.
 - TH option not 3G rated. Not available with Coastal Construction (CC) option.
 - Not available with voltage options H, B or 9.
 - Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
 - Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238.
 - One required for each Light Square.
 - 2L not available with SPB at 347V or 480V. Not available with WaveLinX or Exsighted sensors, or 20KV surge option.
 - Requires PR7.
 - Replace XX with sensor color (WH, BZ or BK.)
 - WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
 - Requires ZW or ZD receptacle.
 - Narrow-band 590nm 14-5nm for wildlife and observatory use. Choose drive current A, supplied at 500mA drive current only. Available with SWQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
 - Set of 4 pcs. One set required per Light Square.
 - Not available with HA option.
 - Not for use with SWQ, SMQ, SWQ or RW optics. A black trim plate is used when HSS is selected.
 - Cannot be used with other control options.
 - Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options.
 - Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell.
 - Requires the use of BPC photocontrol or the PR7 or PR8 photocontrol receptacle with photocontrol accessory.
 - Not for use with T4FT, T4W or SL4 optics. See IES files for details.
 - Sensor configuration mobile application required for configuration. See controls page for details.
 - Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
 - Not available with HSS, GRSWH or GRSBK.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul
L=LumenSafe Technology	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

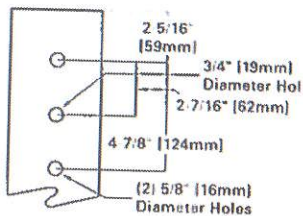
Mounting Details

Pole Configuration Options

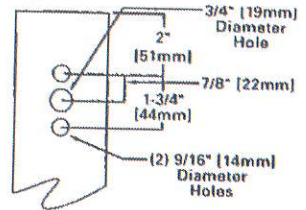


Pole Drilling Patterns

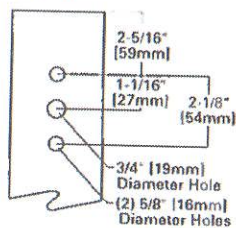
Type "M"



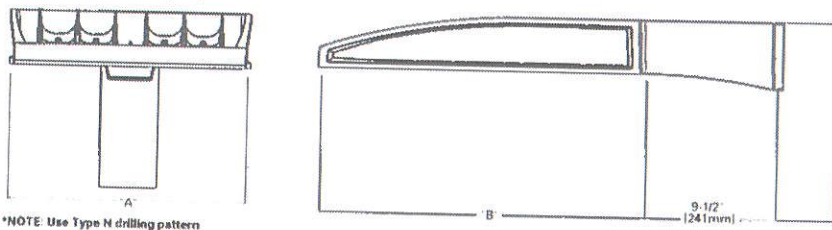
Type "N"



Type "R"

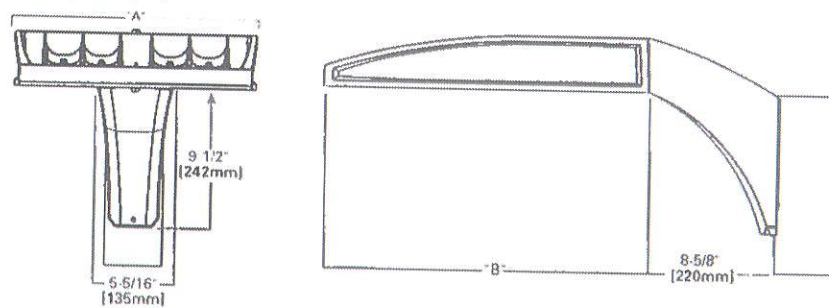


Quick Mount Arm (QM) *



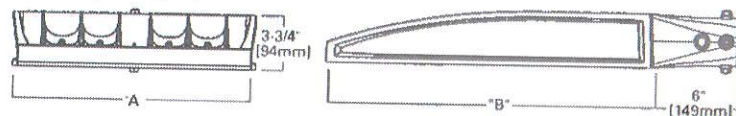
*NOTE: Use Type N drilling pattern

Upswept Arm (UP) *

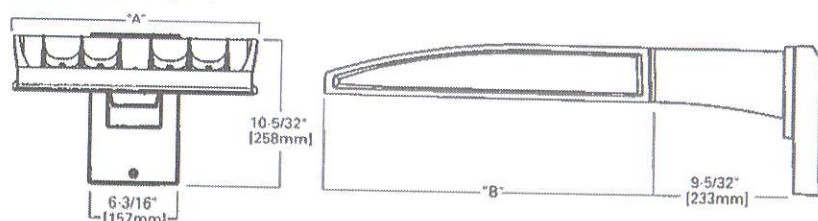


*NOTE: Use Type M, R or M drilling pattern

Mast Arm, Fixed (MA)

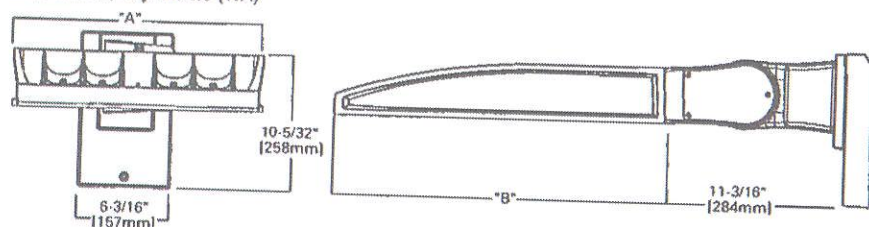


Wall Mount, Fixed (WM)



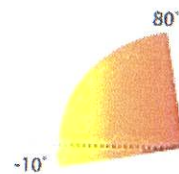
Mounting Details

Wall Mount, Adjustable (WA)

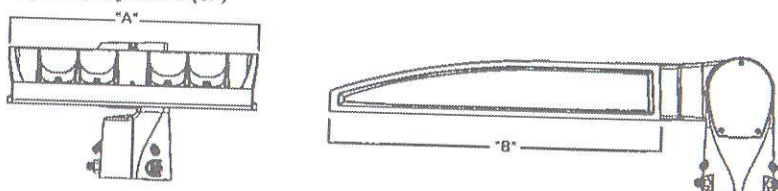


Adjustable Arm Range of Motion

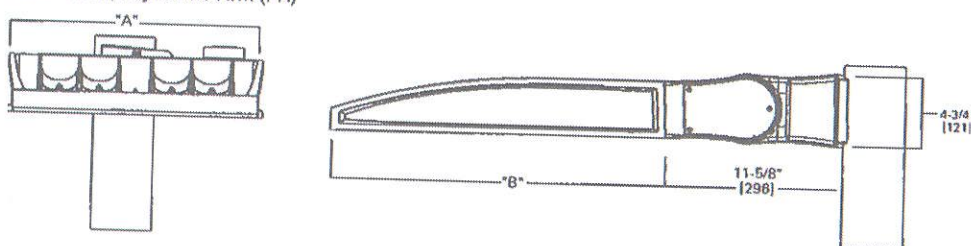
- Wall Mount (WA), Slipfitter (SP) and Pole Mount (PA)
- Adjustable in increments of 5°
- Must maintain downward facing orientation



Slipfitter, Adjustable (SP)



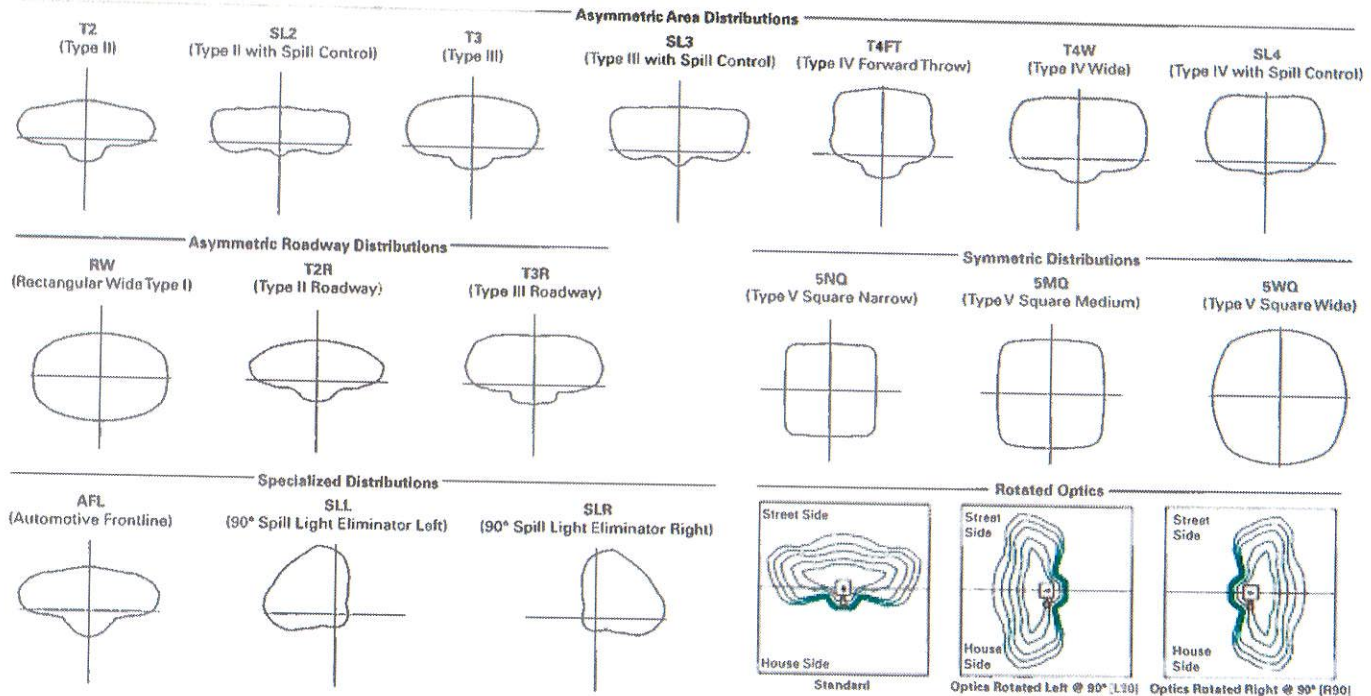
Pole Mount, Adjustable Arm (PA)



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Optical Distributions



Product Specifications

Construction

- Die-cast aluminum housing and heat sink
- Three housing sizes, using 1 to 9 light squares

Optics

- High-efficiency injection-molded AccuLED Optics technology
- 16 optical distributions for area site and roadway applications
- 3 shielding options include HSS, GRS and PFS
- IDA certified (3000K CCT and warmer only, arms at 0° tilt)

Electrical

- Removable power tray assembly includes drivers, surge modules and control modules for ease of maintenance and serviceability

- Standard with 0-10V dimming
- Standard with 10kV surge module, optional 20kV surge module
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration

Mounting

- Arms are factory installed, enabling closed-housing installation
- All arms suitable for round or square pole installation
- All arms provide clearance for multiple fixture installations at 90°

Finish

- 6 standard finishes use super durable TGIC polyester powder coat paint, providing 2.5 mil nominal thickness and salt-spray tested to 3,000 hours per ASTM B117
- RAL and custom color matches available
- Coastal Construction (CC) option salt spray tested to 5,000 hours per ASTM B117, achieving a scribe rating of 9 per ASTM D1654

Warranty

- Five year limited warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

* Supported by IES TM-21 standards

** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-1E-18, explaining proper use of IES TM-21 and LM-80

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Performance Table, Drive Current "A" (615mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		33	63	93	121	154	182	215	244	274
Input Current @ 120V		0.283	0.529	0.778	1.058	1.310	1.556	1.839	2.089	2.335
Input Current @ 208V		0.165	0.309	0.460	0.618	0.771	0.919	1.082	1.240	1.379
Input Current @ 240V		0.143	0.270	0.398	0.540	0.671	0.796	0.944	1.078	1.194
Input Current @ 277V		0.125	0.237	0.352	0.473	0.581	0.705	0.818	0.962	1.057
Input Current @ 347V		0.098	0.181	0.272	0.362	0.454	0.544	0.636	0.738	0.816
Input Current @ 480V		0.073	0.133	0.200	0.267	0.335	0.400	0.470	0.554	0.600
Optics										
T2	4000K Lumens	4,654	9,249	13,730	18,194	23,032	27,273	32,034	37,138	41,694
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	147	148	150	150	150	149	152	152
T2R	4000K Lumens	4,716	9,372	13,913	18,437	23,340	27,637	32,462	37,634	42,251
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
	Lumens per Watt	143	149	150	152	152	152	151	154	154
T3	4000K Lumens	4,589	9,120	13,538	17,940	22,711	26,892	31,587	36,620	41,112
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	139	145	146	148	147	148	147	150	150
T3R	4000K Lumens	4,735	9,411	13,970	18,513	23,436	27,751	32,596	37,790	42,425
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	143	149	150	153	152	152	152	155	155
T4FT	4000K Lumens	4,617	9,176	13,622	18,051	22,851	27,058	31,782	36,847	41,366
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	140	146	146	149	148	149	148	151	151
T4W	4000K Lumens	4,631	9,203	13,662	18,104	22,918	27,138	31,876	36,955	41,488
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	146	147	150	149	149	148	151	151
SL2	4000K Lumens	4,619	9,180	13,627	18,058	22,860	27,069	31,795	36,861	41,383
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	140	146	147	149	148	149	148	151	151
SL3	4000K Lumens	4,586	9,115	13,531	17,931	22,699	26,879	31,571	36,602	41,091
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	139	145	145	148	147	148	147	150	150
SL4	4000K Lumens	4,529	9,002	13,363	17,708	22,417	26,544	31,178	36,146	40,580
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	137	143	144	146	146	146	145	148	148
SNQ	4000K Lumens	4,829	9,598	14,247	18,880	23,901	28,301	33,242	38,539	43,266
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
	Lumens per Watt	146	152	153	156	155	155	155	158	158
5MQ	4000K Lumens	4,853	9,645	14,318	18,974	24,020	28,442	33,407	38,731	43,482
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	153	154	157	156	156	155	159	159
5WQ	4000K Lumens	4,843	9,625	14,288	18,934	23,969	28,382	33,337	38,649	43,390
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	147	153	154	156	156	156	155	158	158
SL/SLR	4000K Lumens	3,989	7,927	11,768	15,594	19,741	23,375	27,456	31,831	35,736
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	121	126	127	129	128	128	128	130	130
RW	4000K Lumens	4,774	9,488	14,085	18,665	23,628	27,979	32,863	38,100	42,774
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	145	151	151	154	153	154	153	156	156
AFL	4000K Lumens	4,673	9,286	13,785	18,268	23,126	27,384	32,164	37,290	41,864
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	142	147	148	151	150	150	150	153	153

* Nominal data for 70 CRI ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "B" (800mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		44	82	121	164	204	243	286	325	364
Input Current @ 120V		0.367	0.689	1.014	1.378	1.704	2.027	2.393	2.716	3.041
Input Current @ 208V		0.213	0.401	0.594	0.802	0.997	1.188	1.400	1.605	1.782
Input Current @ 240V		0.184	0.347	0.510	0.694	0.860	1.021	1.210	1.386	1.531
Input Current @ 277V		0.160	0.303	0.449	0.605	0.757	0.898	1.065	1.242	1.347
Input Current @ 347V		0.125	0.235	0.355	0.471	0.592	0.710	0.828	0.958	1.065
Input Current @ 480V		0.092	0.172	0.258	0.344	0.432	0.517	0.605	0.706	0.775
Optics										
T2	4000K Lumens	5,790	11,508	17,083	22,638	28,658	33,935	39,859	46,210	51,879
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	132	140	141	138	140	140	139	142	143
T2R	4000K Lumens	5,868	11,662	17,311	22,941	29,041	34,388	40,391	46,827	52,572
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	133	142	143	140	142	142	141	144	144
T3	4000K Lumens	5,710	11,347	16,845	22,322	28,258	33,461	39,303	45,565	51,155
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5
	Lumens per Watt	130	138	139	136	139	138	137	140	141
T3R	4000K Lumens	5,892	11,710	17,383	23,035	29,161	34,530	40,558	47,020	52,788
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	134	143	144	140	143	142	142	145	145
T4FT	4000K Lumens	5,745	11,418	16,949	22,460	28,433	33,668	39,546	45,847	51,471
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
T4W	4000K Lumens	5,762	11,451	16,999	22,526	28,517	33,767	39,662	45,982	51,622
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	131	140	140	137	140	139	139	141	142
SL2	4000K Lumens	5,747	11,422	16,956	22,469	28,444	33,681	39,561	45,865	51,491
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	139	140	137	139	139	138	141	141
SL3	4000K Lumens	5,707	11,342	16,836	22,311	28,244	33,444	39,283	45,542	51,129
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	130	138	139	136	138	138	137	140	140
SL4	4000K Lumens	5,636	11,201	16,627	22,034	27,893	33,028	38,794	44,976	50,493
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	128	137	137	134	137	136	136	138	139
SNQ	4000K Lumens	6,009	11,942	17,727	23,492	29,739	35,214	41,362	47,953	53,835
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	137	146	147	143	146	145	145	148	148
5MQ	4000K Lumens	6,039	12,001	17,816	23,609	29,887	35,389	41,568	48,191	54,103
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	137	146	147	144	147	146	145	148	149
5WQ	4000K Lumens	6,026	11,976	17,778	23,559	29,824	35,315	41,480	48,090	53,989
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	137	146	147	144	146	145	145	148	148
SLU/ SLR	4000K Lumens	4,963	9,863	14,642	19,403	24,563	29,085	34,163	39,607	44,465
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	113	120	121	118	120	120	119	122	122
RW	4000K Lumens	5,940	11,806	17,526	23,224	29,400	34,813	40,891	47,407	53,222
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	135	144	145	142	144	143	143	146	146
AFL	4000K Lumens	5,814	11,555	17,153	22,730	28,775	34,073	40,021	46,398	52,090
	BUG Rating	B1-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4
	Lumens per Watt	132	141	142	139	141	140	140	143	143

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Performance Table, Drive Current "C" (1050mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		57	108	160	213	269	321	377	429	481
Input Current @ 120V		0.478	0.905	1.338	1.810	2.244	2.675	3.150	3.584	4.013
Input Current @ 208V		0.279	0.532	0.780	1.064	1.313	1.559	1.845	2.093	2.339
Input Current @ 240V		0.243	0.458	0.664	0.916	1.123	1.328	1.582	1.788	1.991
Input Current @ 277V		0.213	0.404	0.582	0.808	0.997	1.164	1.401	1.589	1.745
Input Current @ 347V		0.164	0.322	0.471	0.644	0.795	0.943	1.117	1.269	1.414
Input Current @ 480V		0.121	0.235	0.341	0.469	0.579	0.681	0.814	0.923	1.022
Optics										
T2	4000K Lumens	7,154	14,219	21,107	27,970	35,408	41,927	49,247	57,094	64,098
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	132	132	131	132	131	131	133	133
T2R	4000K Lumens	7,250	14,408	21,389	28,344	35,881	42,487	49,905	57,857	64,954
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	127	133	134	133	133	132	132	135	135
T3	4000K Lumens	7,054	14,020	20,812	27,580	34,914	41,342	48,560	56,297	63,203
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
T3R	4000K Lumens	7,280	14,468	21,477	28,461	36,029	42,663	50,111	58,096	65,222
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	134	134	134	134	133	133	135	136
T4FT	4000K Lumens	7,098	14,107	20,941	27,751	35,130	41,598	48,860	56,646	63,594
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
T4W	4000K Lumens	7,119	14,148	21,003	27,832	35,233	41,720	49,004	56,812	63,781
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B5-U0-G5
	Lumens per Watt	125	131	131	131	131	130	130	132	133
SL2	4000K Lumens	7,101	14,112	20,949	27,761	35,144	41,614	48,879	56,668	63,619
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	131	131	130	131	130	130	132	132
SL3	4000K Lumens	7,051	14,013	20,802	27,566	34,897	41,321	48,535	56,269	63,172
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	130	130	129	130	129	129	131	131
SL4	4000K Lumens	6,963	13,839	20,543	27,223	34,463	40,808	47,932	55,569	62,386
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	122	128	128	128	128	127	127	130	130
5NQ	4000K Lumens	7,424	14,755	21,903	29,025	36,743	43,508	51,104	59,247	66,515
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	130	137	137	136	137	136	136	138	138
5MQ	4000K Lumens	7,461	14,828	22,012	29,169	36,926	43,725	51,359	59,542	66,846
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	138	137	137	136	136	139	139
SWQ	4000K Lumens	7,445	14,797	21,966	29,108	36,849	43,633	51,250	59,417	66,705
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	131	137	137	137	137	136	136	139	139
SLL/SLR	4000K Lumens	6,132	12,187	18,091	23,973	30,348	35,936	42,210	48,935	54,938
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	113	113	113	113	112	112	114	114
RW	4000K Lumens	7,340	14,587	21,653	28,694	36,325	43,013	50,522	58,573	65,757
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	135	135	135	135	134	134	137	137
AFL	4000K Lumens	7,183	14,276	21,193	28,084	35,552	42,098	49,448	57,327	64,359
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G4
	Lumens per Watt	126	132	132	132	132	131	131	134	134

* Nominal data for 70 CRI ** For additional performance data, please reference the Galleon Supplemental Performance Guide

Performance Table, Drive Current "D" (1200mA)

Number of Light Squares		1	2	3	4	5	6	7	8	9
Nominal Power (Watts)		65	125	184	245	309	368	433	493	552
Input Current @ 120V		0.546	1.041	1.535	2.082	2.578	3.070	3.619	4.114	4.605
Input Current @ 208V		0.318	0.610	0.893	1.219	1.504	1.786	2.113	2.397	2.679
Input Current @ 240V		0.276	0.523	0.758	1.046	1.282	1.516	1.806	2.041	2.274
Input Current @ 277V		0.241	0.460	0.662	0.920	1.133	1.325	1.593	1.807	1.987
Input Current @ 347V		0.187	0.370	0.543	0.740	0.915	1.085	1.285	1.459	1.628
Input Current @ 480V		0.138	0.269	0.391	0.537	0.663	0.782	0.932	1.057	1.173
Optics										
T2	4000K Lumens	7,872	15,645	23,225	30,777	38,962	46,135	54,189	62,824	70,530
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	125	126	126	126	125	125	127	128
T2R	4000K Lumens	7,977	15,854	23,535	31,188	39,482	46,751	54,913	63,663	71,472
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	127	128	127	127	129	129
T3	4000K Lumens	7,762	15,427	22,901	30,348	38,418	45,491	53,433	61,947	69,546
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
T3R	4000K Lumens	8,010	15,920	23,632	31,317	39,645	46,944	55,139	63,925	71,767
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	127	128	128	128	128	127	130	130
T4FT	4000K Lumens	7,810	15,522	23,043	30,535	38,655	45,772	53,763	62,330	69,976
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
T4W	4000K Lumens	7,833	15,568	23,110	30,625	38,769	45,907	53,921	62,513	70,182
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	121	125	126	125	125	125	125	127	127
SL2	4000K Lumens	7,813	15,528	23,052	30,547	38,670	45,790	53,784	62,354	70,003
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	120	124	125	125	125	124	124	126	127
SL3	4000K Lumens	7,758	15,419	22,889	30,332	38,398	45,468	53,406	61,916	69,511
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	123	124	124	124	124	123	126	126
SL4	4000K Lumens	7,662	15,228	22,605	29,955	37,921	44,903	52,742	61,146	68,646
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	118	122	123	122	123	122	122	124	124
SNO	4000K Lumens	8,169	16,235	24,101	31,938	40,431	47,874	56,232	65,193	73,190
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	126	130	131	130	131	130	130	132	133
SMQ	4000K Lumens	8,210	16,316	24,221	32,097	40,632	48,113	56,512	65,517	73,554
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	131	132	131	131	131	131	133	133
5WQ	4000K Lumens	8,192	16,282	24,170	32,029	40,546	48,011	56,393	65,379	73,399
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	126	130	131	131	131	130	130	133	133
SLL/SLR	4000K Lumens	6,747	13,410	19,906	26,379	33,394	39,542	46,445	53,846	60,451
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	104	107	108	108	108	107	107	109	110
RW	4000K Lumens	8,076	16,050	23,826	31,574	39,970	47,329	55,592	64,450	72,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	124	128	129	129	129	129	128	131	131
AFL	4000K Lumens	7,904	15,709	23,320	30,902	39,120	46,323	54,410	63,079	70,817
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	122	126	127	126	127	126	126	128	128

* Nominal data for 70 CRI ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (SPB)

These passive infrared (PIR) sensors are factory installed in the luminaire housing. When the SPB sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when no motion is detected. After a period of time, the luminaire turns off, and when motion is detected, the luminaire returns to full light output. The SPB sensor default parameters are listed in the table below, and can be configured utilizing the Sensor Configuration mobile application for iOS and Android devices. The SPB/X is configured to control only the specified number of light squares. An integral photocontrol can be activated with the app for "dusk-to-dawn" control or daylight harvesting - the factory default is off. Three sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'. Four sensor colors are available; Bronze, Black, Gray and White, and are automatically selected based on the luminaire finish as indicated by the table below.

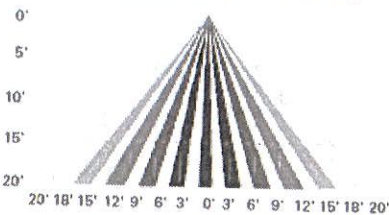
SPB sensor finish matched to luminaire finish		
Luminaire Finish		SPB Sensor Finish
WH	White	White
BK	Black	Black
GM	Graphite Metallic	Black
BZ	Bronze	Bronze
AP	Gray	Gray
DP	Dark Platinum	Gray

SPB/X Availability Table	
Fixture Square Count	Available SPB/X Square Count
1	Not Available
2	Not Available
3	Not Available
4	2
5	2 or 3
6	3
7	2, 3, 4 or 5
8	2, 3, 5 or 6
9	3 or 6

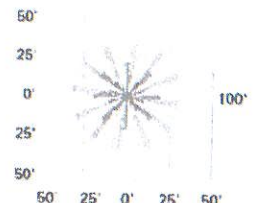
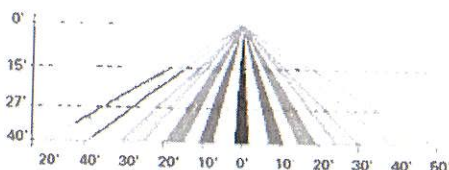
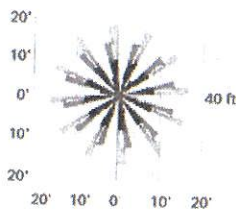
WaveLinx Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx and WaveLinx Lite sensors utilize the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW), while the WOLC control module utilizes a 7-PIN receptacle. ZW option provides 4-PIN receptacle and control module to enable future installation of WaveLinx sensors. ZD option provides 4-PIN receptacle and sensor-ready (SR) driver to enable future installation of WaveLinx sensors, power monitoring, and advanced functionality. WaveLinx (SWPD4 to SWPD5) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WOF and WOB) outdoor wireless sensors offer PIR occupancy and photocell for closed loop daylight harvesting, and can be factory or field-installed. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. WaveLinx Outdoor Control Module (WOLC-7P-10A) accessory provides a photocontrol enabling astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

For mounting heights up to 15' (SWPD4 and WOB)



For mounting heights up to 40' (SWPD5 and WOF)



LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.



NOT FOR CONSTRUCTION



SCALE: 1" = 40'



GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC, IRC, AND UPC.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DATA TO THE OWNER AND THE CONTRACTOR.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INFORMATION AND DATA TO THE OWNER AND THE DESIGNER.



PROJECT INFORMATION:
PROJECT NAME: AQUINAS CATHOLIC HIGH SCHOOL
PROJECT ADDRESS: 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
PROJECT NUMBER: 2024-001

BACALL DEVELOPMENT
10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
PROJECT NUMBER: 2024-001

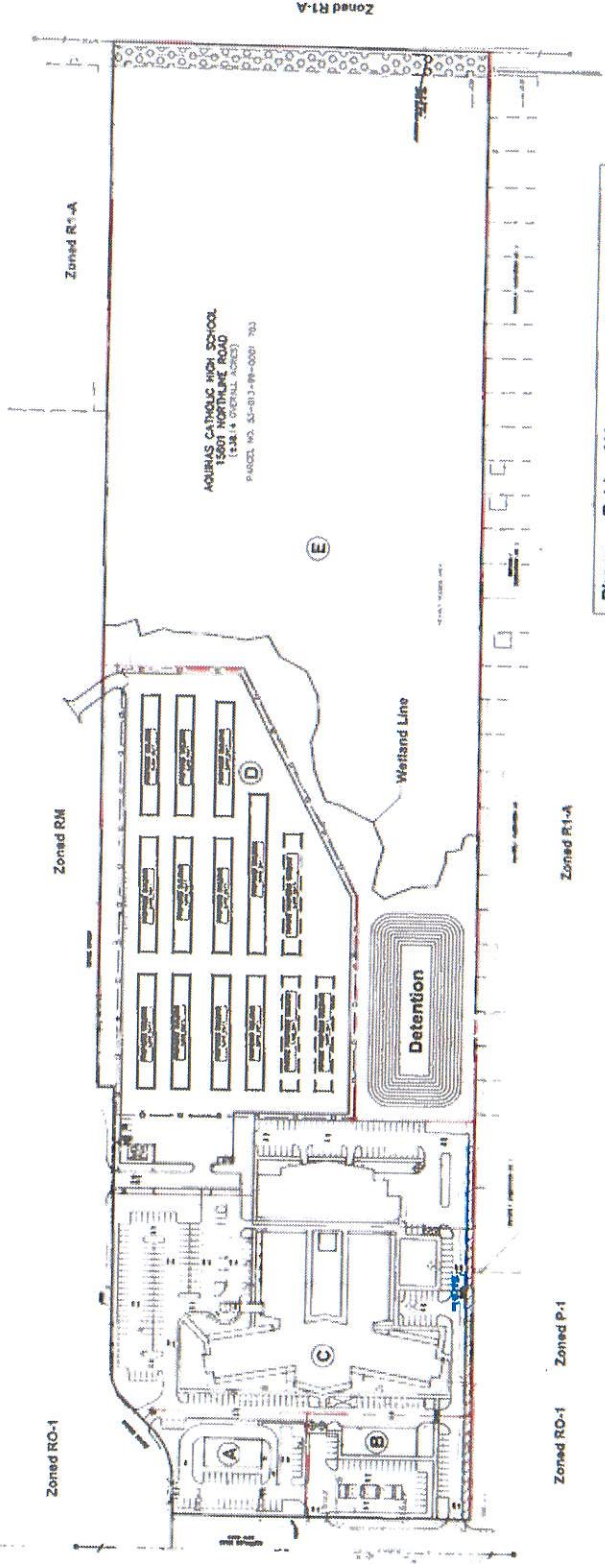
SELF STORAGE PROJECT
10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
PROJECT NUMBER: 2024-001

NO.	REVISION	DATE
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2	ISSUED FOR CONSTRUCTION	04/18/2024

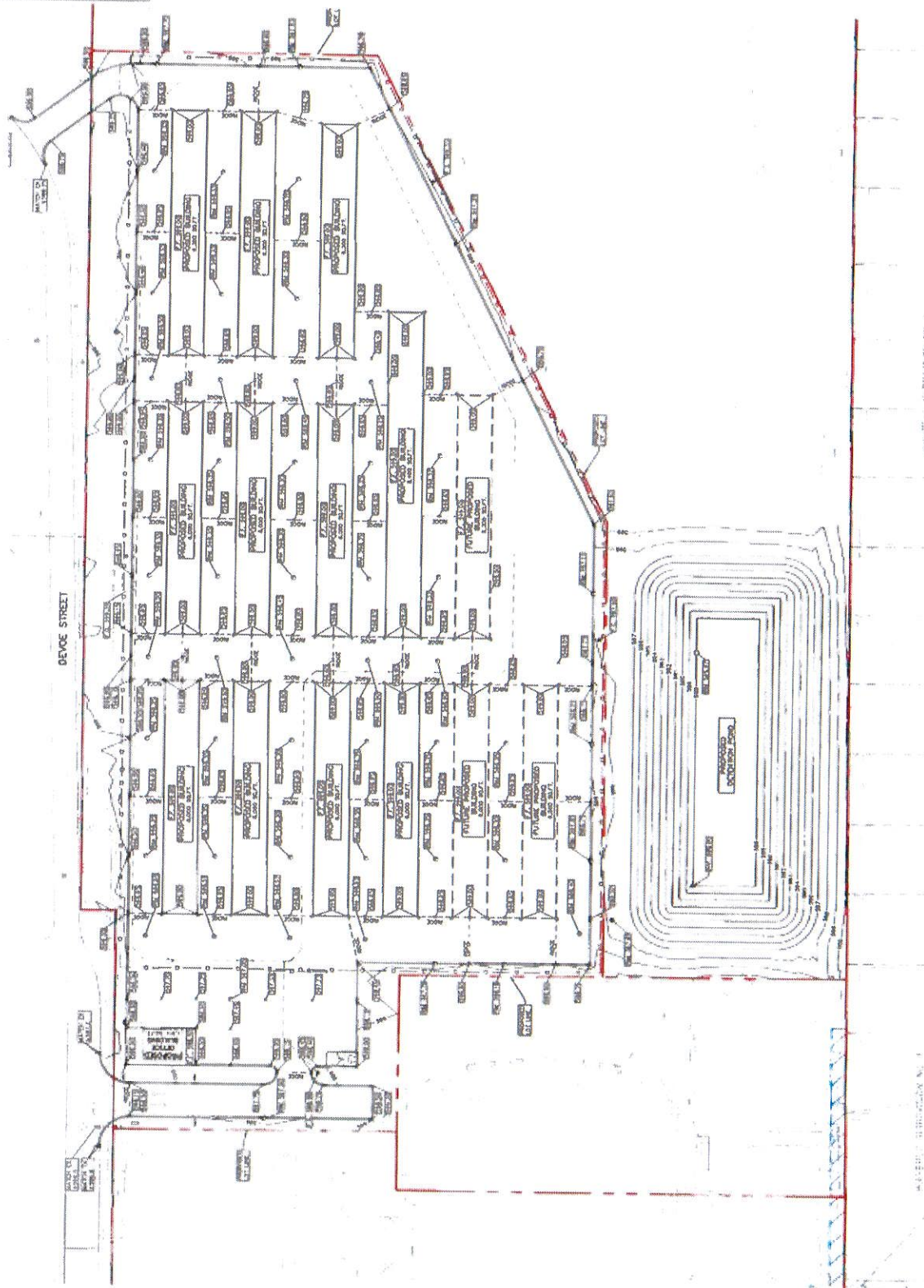
OVERALL DEVELOPMENT PLAN

PEA 2024-001	2024-07-18
PEA 2024-001	2024-07-18
PEA 2024-001	2024-07-18
PEA 2024-001	2024-07-18
PEA 2024-001	2024-07-18

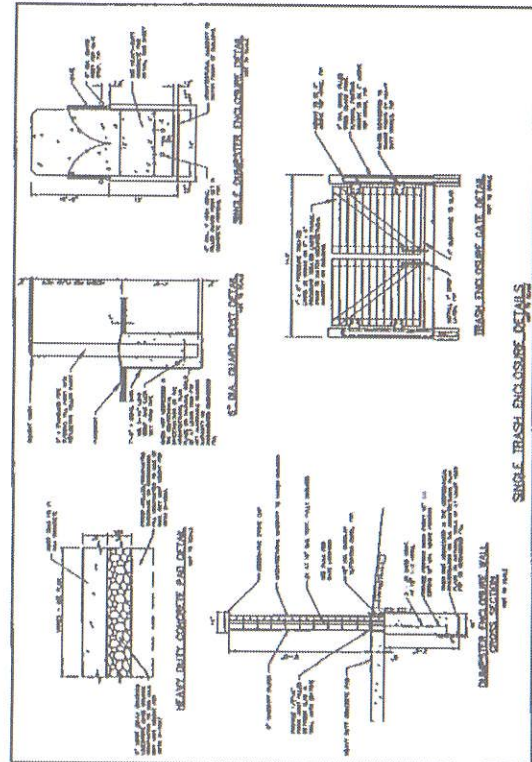
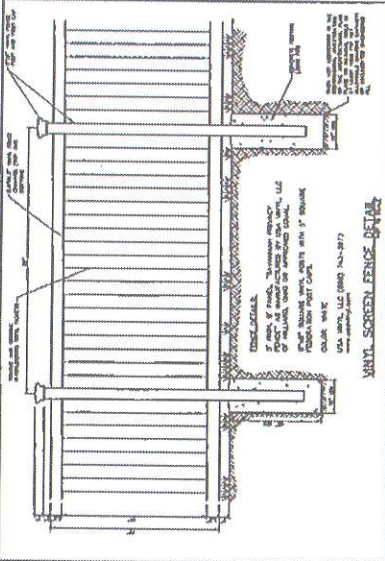
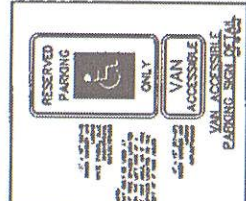
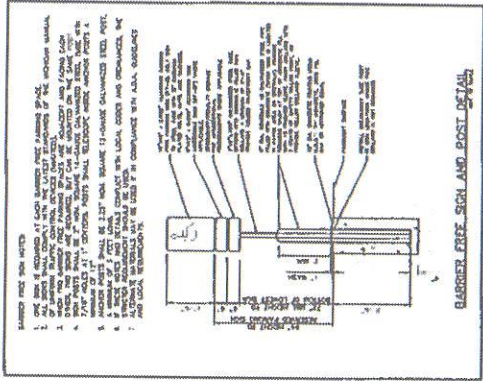
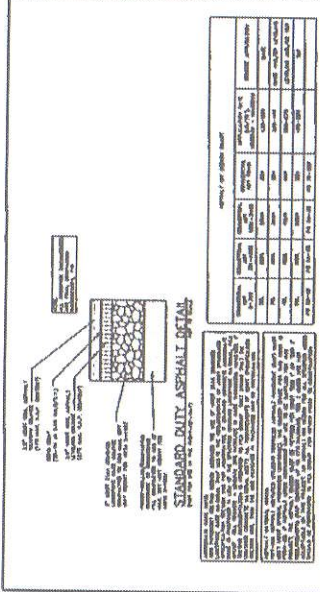
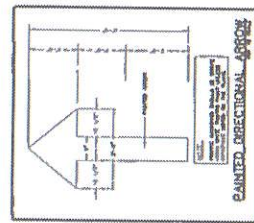
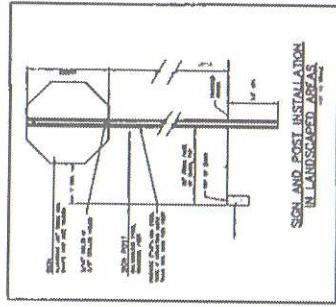
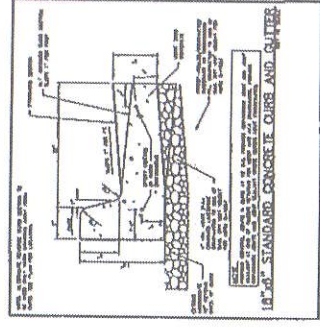
NOT FOR CONSTRUCTION C-3.0



Phase	Table of Uses	Anticipated Date
Phase III	A Retail with Drive Thru	TBD
Phase III	B Retail with Gas Station	TBD
Phase II	C Apartments	2025/2028
Phase I	D Self-Storage	2024/2025
Phase IV	E Future Development Area	TBD



NOT FOR CONSTRUCTION

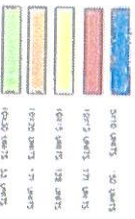


DEVOE STREET

Office

D

Wetland Line



10700 SQFTS - 170 UNITS

© COFF-RODRI 2007 TDC Architects

SITE PLAN
SCALE 1"=40'

24-384
SP 101

Orthographic

SITE PLAN -
UNIT MIX

DATE	BY	APP
02/05/07	BT	BOS

Project

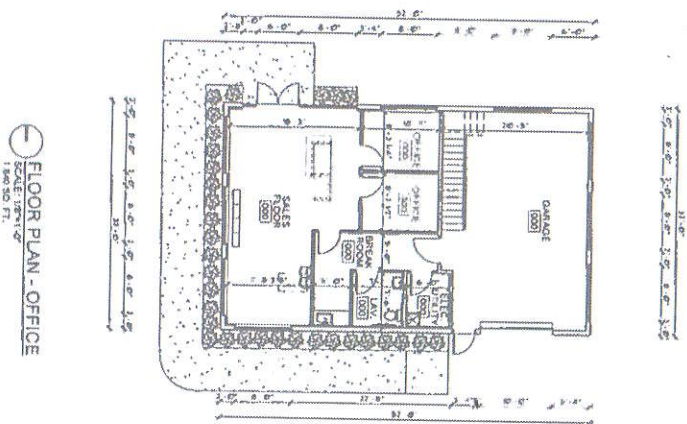
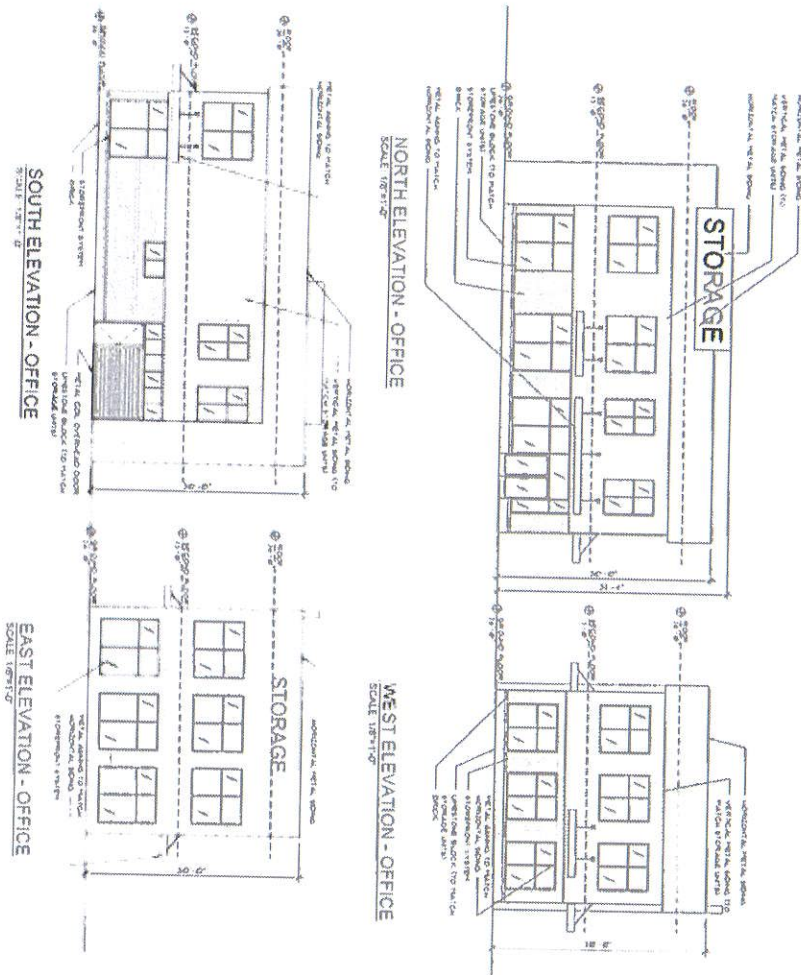
Southgate Self Storage
15601 Northline Rd.
Southgate, MI 48195
Client
Lamar Sulaka
30407 West Thirteen Mile Rd.
Farmington Hills, MI 48334

TDC Architects, Inc.

TDC Architects

19000 Northline Rd.
Farmington Hills, MI 48334
P: (248) 874-1100

Principal: Matthew A. TDC
T: (248) 874-1100



24-384
Drawing Number
A 100

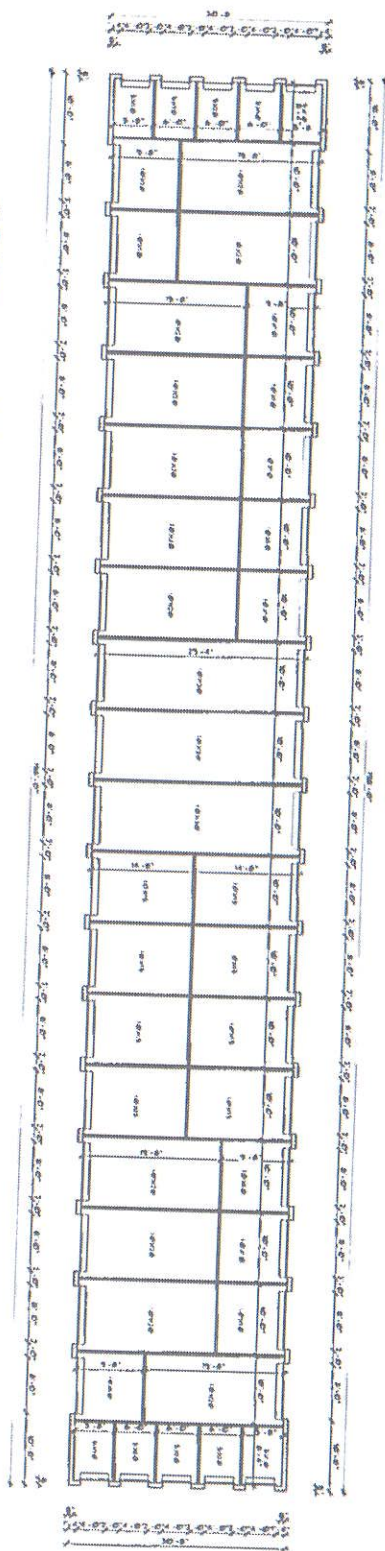
Floor Plans and Elevations - Office

DESIGN BY	APR
CHECKED BY	DMC

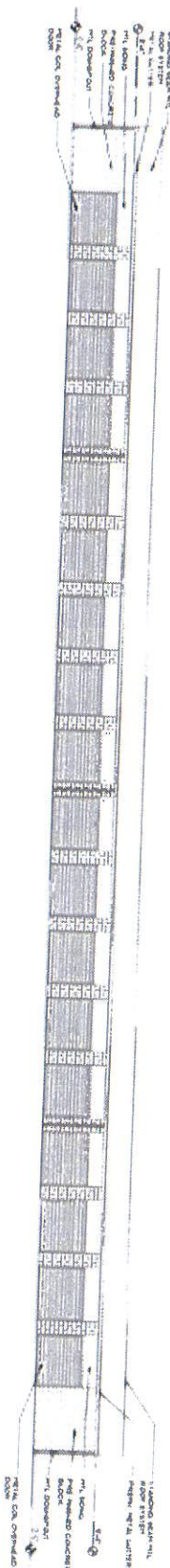
NO.	REVISION	DATE
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3	ISSUED FOR PERMIT	04/11/20
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5	ISSUED FOR PERMIT	04/11/20
6	ISSUED FOR PERMIT	04/11/20
7	ISSUED FOR PERMIT	04/11/20
8	ISSUED FOR PERMIT	04/11/20
9	ISSUED FOR PERMIT	04/11/20
10	ISSUED FOR PERMIT	04/11/20

Project
Aquinas - Self Storage
15601 Northline Rd.
Southgate, MI 48195
Client
Bacall Development
30407 West Thirteen Mile Rd.
Farmington Hills, MI 48334

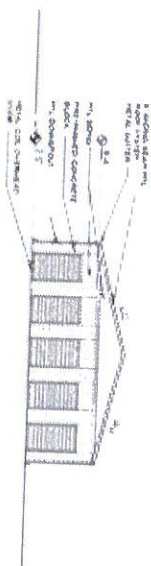
TDD Architects
79 Oakland Avenue
P.O. Box 874-1120
Farmington Hills, MI 48334
P: (248) 734-9929



1 FLOOR PLAN - BUILDING A
SCALE 1/8"=1'-0"
6.072.50 FT



SIDE ELEVATIONS - BUILDING A
SCALE 1/8"=1'-0"



END ELEVATIONS - BUILDING A
SCALE 1/8"=1'-0"

[illegible]

Project
Aquinas - Self Storage
15601 Northline Rd.
Southgate, MI 48195
Client
Bacall Development
30407 West Thirteen Mile Rd.
Farmington Hills, MI 48334

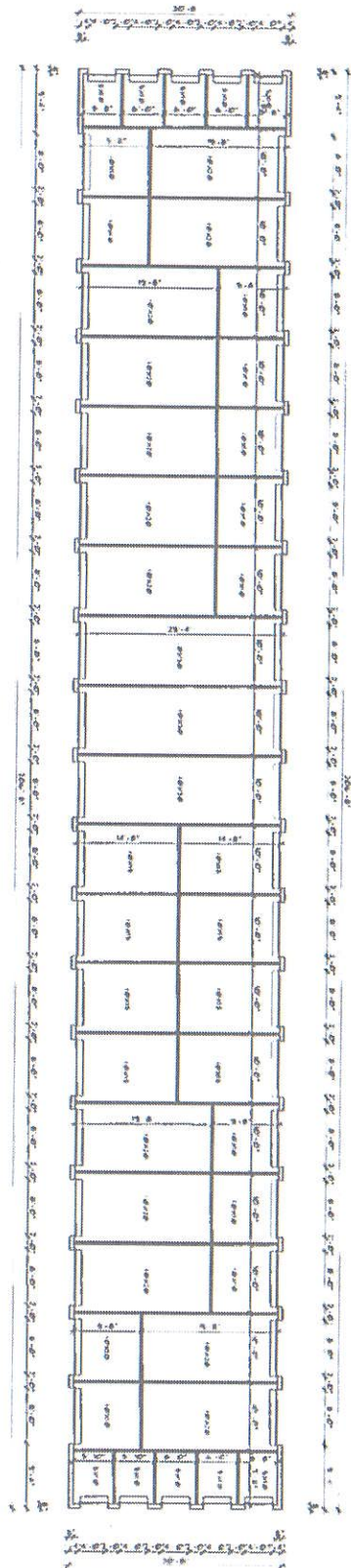
USArcheo.com



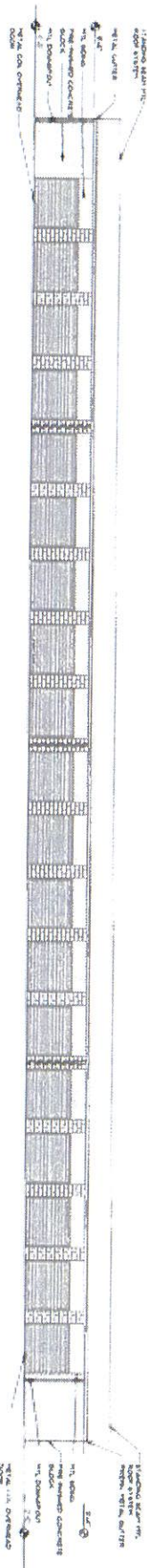
TDG Architects

78 Oxford Avenue
P.O. Box 674, 10201

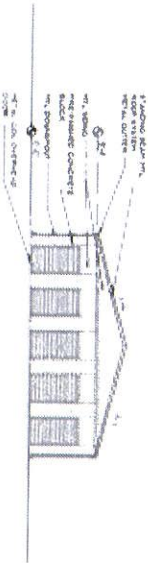
Formac: 88342
(248) 756-9926



1 FLOOR PLAN - BUILDING B
 SCALE 1/8" = 1'-0"
 6,300 SF



SIDE ELEVATIONS - BUILDING B
 SCALE 1/8" = 1'-0"



END ELEVATIONS - BUILDING B
 SCALE 1/8" = 1'-0"

DATE	DESCRIPTION
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW
01/11/2021	REV. PLAN REVIEW

Project
Aquinas - Self Storage
 15601 Northline Rd.
 Southgate, MI 48195
Client
 Bacall Development
 30407 West Thirteen Mile Rd.
 Farmington Hills, MI 48334

TDGArchitects.com
 70 Oakland Avenue
 P.O. Box 874120
 Detroit, Michigan 48242
 P: (313) 755-1120 F: (313) 755-8556

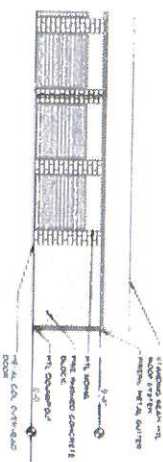
Floor Plans and Elevations - 6,300 SF Unit

24-384
 Drawing Number

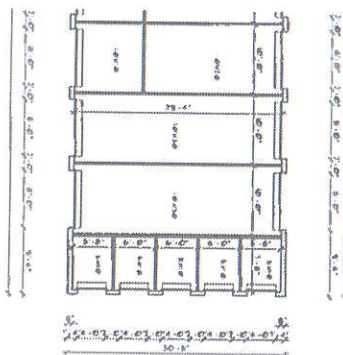
A 102



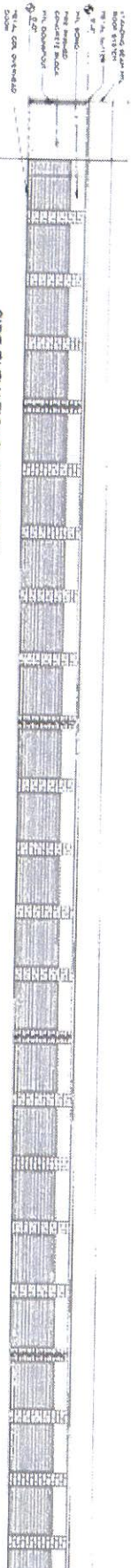
END ELEVATIONS - BUILDING C
SCALE 1/8"=1'-0"



SIDE ELEVATIONS - BUILDING C
SCALE: 1/8"=1'-0"



FLOOR PLAN - BUILDING C
SCALE: 1/8"=1'-0"
0.400 SQ. FT.



SIDE ELEVATIONS - BUILDING C
SCALE 1/8"=1'-0"

[illegible]

Project
Aquinas - Self Storage
15601 Northline Rd.
Southgate, MI 48195
Client
Bacall Development
30407 West Thirteen Mile Rd.
Farmington Hills, MI 48334

TDG Architects
79 Oakland Avenue
P.O. Box 876130
Riverside, Michigan 48213
E: 482.734.8774

Permal: Michigan 48342
P. Club 714-2024



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 6, 2024

Site Plan Review

City of Southgate, Michigan

APPLICANT: Bacall Development

ADDRESS: 30407 W. Thirteen Mile Road
Farmington Hills, MI 48334

PARCEL ID: 15601 Northline Road
53-013-99-0001-703

CURRENT ZONING: PD – Planned Development

ACTION REQUESTED: Site Plan Review

PROJECT AND SITE DESCRIPTION

An application was received to develop the property located at 15601 Northline Road, which was previously Aquinas High School but has since become vacant. The applicant is requesting to redevelop the site through a series of three (3) phases as part of a planned development, which includes a self-storage facility, multi-family housing, and retail buildings along Northline Road. The first phase proposes to introduce a self-storage facility consisting of fourteen (14) storage buildings varying in size from 6,000 to 8,400 square feet. The property is currently 37.86 acres in size and has since been rezoned from R-1A, One Family Residential / RO-1 Restricted Office to PD, Planned Development to accommodate the project. The self-storage facility will be located on the eastern portion of the site and will be roughly 7.96 acres in size.

Access is provided directly off Devoe Street on the east side of the property. The proposed site layout includes one (1) parking area positioned on the northeast portion of the site adjacent to a proposed office building and includes four (4) spaces including one (1) ADA space. Most of the parking throughout the site will consist of tenants parking in front of their respective storage units.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

Figure 1. Aerial View of Property



Source: Nearmap, aerial photo date September 3, 2023

AREA, WIDTH, HEIGHT, SETBACKS

Section 1288.09(a) states: "It is the implied intent of the PD Planned Development District to encourage quality development by providing for a diversified mix of land use. It is further the intent of this mixed-use district to encourage qualitative design innovation by minimizing specific height, bulk, density, and area standards, thereby giving the applicant freedom to configure buildings, parking and related site amenities in ways that would otherwise be discouraged or curtailed under the standards of conventional zoning districts."

As a result, typical bulk requirements do not apply to the site. However, the project will need to adhere to the following general requirements designated for all PD developments:

- All buildings shall be at least fifty (50) feet from any public street right-of-way line and thirty-five (35) feet from any peripheral site boundary line.

The Planning Commission holds the authority to modify these requirements, subject to the finding that the public health, safety, and welfare of the City is preserved, and the modification would result in greater site aesthetics.

Currently all building locations meet this requirement.

Items to be Addressed: None.

ZONING AND LAND USE

Surrounding zoning and existing land uses are summarized in the table below.

Table 2. Zoning and Land Use

	Existing Land Use	Existing Zoning
Site	• Vacant	PD, Planned Development
North	• Beauty supply store	RO-1, Restricted Office C-2, General Business
East	• Pediatric center • Preschool • Apartment complexes	RO-1, Restricted Office RM, Multiple Family Residential R1-A, One Family Residential
West	• Single family housing • Health center	RO-1, Restricted Office R1-A, One Family Residential P-1, Vehicular Parking
South	• Southgate golf course	R1-A, One Family Residential

Items to be Addressed: None.

BUILDING LOCATION AND SITE ARRANGEMENT

Building Location(s): The proposed self-storage facility will consist of fourteen (14) buildings varying in size arranged throughout the site. The proposed buildings are arranged in three (3) rows in a symmetrical pattern. The buildings are shown to be accessed via an automatic sliding gate on the north side of the property. We ask the applicant to clarify the intended hours of operation of the facility.

Items to be Addressed: Provide hours of operation.

PARKING, LOADING

Warehousing uses are required to provide "Five spaces plus one for every one employee in the largest working shift, plus one space for each company vehicle, or five spaces plus one for every 2,000 square feet of usable floor space, plus one for each company vehicle, whichever is greater."

We ask the applicant to clarify how many employees will be present during the largest shift, and if any company vehicles will be used. At least five (5) spaces are required. Four (4) total spaces including one (1) ADA space have been provided. Two (2) additional parking spaces plus the amount used for the calculation of employees and company vehicles will need to be added.

A summary of parking and loading requirements per section 1292.02 is located within the table below. The applicant has indicated that loading zones will consist of the space in front of each tenant's storage unit.

	Requirement	No. of Spaces Required & Other	No. Spaces Provided & Other
Off-street parking spaces	5 spaces plus 1 space for each employee	5 spaces	3 spaces
Barrier Free	1 space per 25 parking spaces	1 space	1 space
Maneuvering Lane Width	22 feet	-	30-50 ft
Size of parking space/width & length	Length – 19 feet Width – 10 feet	-	Length – 20.73 ft Width – 10 ft
Loading area	10 sf per 1 foot of building frontage	600 ft x 10 sf = 6,000 sf	None

The number of parking spaces is two (2) spaces short, and the parking stall length calculation (20.73 feet) is not shown at a 90-degree angle. We are of the opinion that the proposed method of parking/loading spaces adjacent to storage units will adequately serve the site and its tenants once additional parking for the office space is provided.

Items to be Addressed: 1) Add parking spaces based on employee and company vehicle counts. 2) Correct parking stall length calculation in parking area to show nineteen (19) feet.

SITE ACCESS AND CIRCULATION

Site Access: The self-storage facility will be accessed by an eighty (80) foot wide access drive along Devoe Street. A second access drive fifty (50) feet wide is proposed on the southeastern corner of the site strictly for emergency vehicle access. We ask the applicant to provide proof that proper approval has been granted to conduct work along the street.

Circulation: Maneuvering lane widths are based on the angle of parking spaces, in this case 0 (parallel parking spaces along storage units) and 90-degree (office parking) spaces are proposed, where maneuvering lanes are required to be twelve (12) and twenty-two (22) ft. in width, respectively. All vehicle lanes proposed on site are at least 24 feet wide, meeting ordinance requirements. We ask the applicant to provide turning radii illustrations to ensure the site can provide adequate circulation for emergency and garbage vehicles. We also suggest the northern portion of the proposed vinyl fence be moved south to provide additional maneuverability for the southernmost parking space.

Waste/Dumpster Enclosure: A dumpster enclosure is proposed on the northwest corner of the site. We ask the applicant to confirm who the dumpster enclosure will be accessible to, as the current location is not within the proposed fencing.

The Fire Department has indicated they are comfortable with the proposed site layout as presented.

Items to be Addressed: 1) Confirm approval to conduct work along Devoe Street. 2) Provide turning radii for emergency and garbage vehicles. 3) Clarify use of dumpster enclosure.

UTILITIES

A utility plan located on sheet C-6.0. Proposed storm sewer, water mains, sanitary sewer, and fire hydrant locations are all shown. Current plans show stormwater will be diverted to a detention pond on the western portion of the site. We defer further review of all proposed utilities to the City Engineer for approval.

Items to be Addressed: City Engineer review and approval.

LANDSCAPING

A landscape plan has been provided on sheet L-1.0.

- Street Trees:** No street trees are proposed along Devoe Street. The current form of screening along Devoe Street is a vinyl fence.
- Greenbelt Buffer:** No greenbelt plantings are shown, and we are of the opinion a greenbelt can be substituted with a wall consisting of commercial industrial wall panels with stone or brick design.
- Refuse Container:** The proposed refuse container located on the northwestern corner of the site will be fully enclosed, with a nearby deciduous tree and shrubs for additional screening.
- Fencing:** A six (6) foot tall vinyl fence is proposed around the perimeter of the storage area. Screening trees are provided along the remaining perimeter. We ask the applicant to clarify the height of the proposed fence as details on sheet C-9.0 show the vinyl siding to be five (5) feet in height. We also ask the applicant to change the material of the vinyl fence around the site to commercial industrial wall panels with stone or brick design to provide a greater sense of screening.

Section 1298.09 states "Development which occurs in a nonresidential district shall provide, in addition to any existing or proposed street right of way, at least ten percent of the net site area (exclusive of buildings, off-street parking areas, etc.) as landscaped open space." Current plans indicate an open space calculation of 44%, meeting this requirement.

Per section 1298.09, a landscape plan shall also consist of planting cross-section details, which has been provided on sheet L-1.1. A planting schedule including plant species and caliper planting size has not been provided and is required to ensure all proposed species are non-invasive. A wide variety of species is recommended to provide greater site resiliency.

Items to be Addressed: 1) Provide planting schedule. 2) Clarify height of proposed fence. 3) Change fencing material of site fence to commercial industrial wall panels with stone or brick design.

LIGHTING

A photometric plan and fixture details have been provided, and we are of the opinion the proposed lighting is adequate and will not have an adverse effect on surrounding properties. It should also be noted that all exterior lights appear to be down shielded. The height of proposed lighting fixtures is unclear, and we ask the applicant to provide greater clarification. In addition, current lighting levels show zero (0) footcandle measurements at property lines.

Items to be Addressed: Clarify height of proposed light fixture.

SIGNS

One (1) monument sign is proposed near the northeast entrance to the site. Additional wall mounted signage is proposed on the northern elevation of the office building. No signage details are provided and will be required. All proposed signage is subject to review by the City Building Department.

Items to be Addressed: Provide monument and wall mounted sign details and dimensions.

FLOOR PLAN AND ELEVATIONS

Dimensioned Floor plans and elevations of all buildings have been provided. The storage buildings will consist of five (5) options: 5x10, 10x10, 10x15, 10x20, and 10x30 foot units. Please note that all proposed materials will be subject to Building Department review and approval. Uniform architectural design and materials appear to be used throughout the site.

Current elevations indicate that metal siding is proposed on both the office building and storage units. Section 1298.17(2)(B) does not specifically list metal siding as a permitted building material for nonresidential buildings. If the applicant wishes to keep the siding as is, a variance with the City's Board of Zoning Appeals will be required.

Items to be Addressed: Seek variance approval from City BZA for metal siding materials.

PLANNED DEVELOPMENT CONSIDERATIONS

Per section 1288.07, the Planning Commission may recommend City Council to impose reasonable conditions upon the planned development to ensure the public health, safety, and welfare of the City is maintained, as well as ensuring compatibility with adjacent uses of land. We recommend the Planning Commission require the following conditions when reviewing the planned development application:

1. At a minimum, install commercial industrial wall panels with stone or brick design to provide greater screening from the adjacent apartment complex.
2. The applicant will need to provide greater clarification regarding the proposed phasing timeline. Site plans for the second phase of the project, which includes multi-family housing, must be submitted and approved, as well as construction efforts (not including demolition) starting before a certificate of occupancy will be issued for the self-storage facility.
3. Per section 1288.06, an irrevocable letter of credit covering the estimated cost of development of the entire project will need to be submitted to the City Clerk in the form of an affidavit to ensure the project is completed and reflects a fair estimate.

4. Please note that any form of outdoor storage is prohibited.
5. The site plan indicates three (3) storage buildings on the western side of the site are proposed for future construction. We ask the applicant to clarify their intentions for those three buildings.

RECOMMENDATION

Based on the information provided, we recommend approval of the presented site plan conditional upon the following issues being addressed to the satisfaction of the Planning Commission and City Council.

1. Provide hours of operation.
2. Add parking spaces based on employee and company vehicle counts.
3. Correct parking stall length calculation in parking area to show nineteen (19) feet.
4. Confirm approval to conduct work along Devoe Street.
5. Provide turning radii for emergency and garbage vehicles.
6. Clarify use of dumpster enclosure.
7. City Engineer review and approval.
8. Provide planting schedule.
9. Clarify height of proposed fence.
10. Change material of site fence to commercial industrial wall panels with stone or brick design or masonry wall if desired.
11. Clarify height of proposed light fixture.
12. Provide monument and wall mounted sign details and dimensions.
13. Seek variance approval from City BZA for metal siding materials.
14. Address items in "Planned Development Considerations" section above.



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