



Council Chamber, 18500 W. 13 Mile Rd, Beverly Hills, MI 48025

PLANNING COMMISSION MEETING

WEDNESDAY, FEBRUARY 25, 2026 at 7:00 PM

AGENDA

1. **Call meeting to order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - A. 2026 01 28 PC Minutes
5. **Public comments on items not on the published agenda**
6. **Old Business**
 - A. PC Case 26-01-02 Special Land Use & Site Plan Review — Detroit Country Day School
7. **New Business**
8. **Public Comments**
9. **Liaison Comments**
10. **Staff Comments**
 - A. Staff Report
11. **Commissioner Comments**
12. **Correspondence**
13. **Adjournment**

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DRAFT REGULAR PLANNING COMMISSION MEETING MINUTES –JANUARY 28, 2026
– PAGE 1

Present: Chairperson Westerlund, Secretary Copeland, Members: Harper, Trust and Ross

Absent: Vice-Chairperson Dillard-Russaw, Members: Campbell, Lucas and Erickson

Also Present: Planning and Economic Development Director, Stec
Planning Consultant, Borden
Village Manager, Rothe
Councilmember, Abboud
Councilmember, Hrydziusko
Councilmember, O’Gorman
Councilmember, Kecskemeti
Recording Secretary, Williams

ROLL CALL/CALL TO ORDER

Chairperson Westerlund called the regular Planning Commission meeting to order at 7:03 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025.

Motion by Harper second by Trust, to excuse Dillard-Russaw, Campbell, and Lucas, as they provided notice of their absence.

APPROVAL OF AGENDA

Motion by Ross, second by Trust, to approve the agenda as published.

Motion passed.

APPROVAL OF MINUTES

Westerlund made comments regarding the minutes that were drafted for the November 11, 2025, Planning Commission meeting.

Revisions to the description of the sign permit request for Dollface to remove references to monument sign modifications and clarify that the action was approval of a proposed wall sign, not a recommendation.

Correction of case designation error on page two.

Clarification of architectural terminology, replacing references to “textured brick face” and “soldier course brick” with “split face block” or “texture block” as applicable.

Motion by Trust, second by Harper, to approve the minutes of November 19, 2025, Planning Commission meeting minutes with the noted revisions and amendments.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA

None

NEW BUSINESS

THESE DRAFT MINUTES ARE NOT OFFICIAL AND HAVE NOT BEEN APPROVED.

- A. PC CASE: 26-01-01 Sign Permit
 LOCATION: 18200 W. 13 Mile Rd
 PARCEL ID: TH-24-02-480-005
 ZONING: O-1 Office District and Village Center Overlay District
 PETITIONER: Darius Parks, Harmony Village
 OWNER: 3S Group
 REQUEST: Seeking approval for a face change to the existing monument sign.

Stec presented a request for a sign-face change to an existing monument sign at 18200 W. 13 Mile Road due to a change in ownership and rebranding to Harmony Village. No structural changes or illumination were proposed. Stec noted the sign complies with size standards and that the Planning Commission has discretion to allow the proposed color scheme.

Darius Parks, Administrator for Harmony Village, addressed the commission and explained that the signage update was intended to reflect consistent branding following the company's acquisition by Certis. He confirmed that the sign would not be illuminated and that only the vinyl face would be replaced.

The Commission's discussion focused on clarification of application details, including confirmation that the sign would not be internally illuminated, and whether the color scheme constituted more than three colors under the ordinance. Commissioners noted that there was minimal visual impact of the additional logo colors.

Motion by Ross, second by Trust, to approve the sign permit application for PC Case 26-01-01 Harmony Village, located at 18200 W. 13 Mile Road, for a face change to the existing monument sign. Allowing the color scheme as proposed and that the sign will not be illuminated as per the proposed proposal.

Motion passed.

- B. PC CASE: 26-01-02 Special Land Use & Site Plan Approval #1
 LOCATION: 22305 W. 13 Mile Rd- SW corner of 13 Mile and Lahser
 PARCEL ID: TH-24-09-226-006
 ZONING: R-1, Single Family
 PETITIONER: Rich Houdek, Grissim Metz Andriese Associates
 OWNER: Detroit Country Day School
 REQUEST Seeking a favorable recommendation for Special Land Use and Site Plan Approval for proposed improvements to their Athletic Complex.

Stec presented a request for special land use and site plan approval for Phase 1 improvement to the Detroit Country Day School athletic complex, limited to the football field and track area. Phase 2, addressing traffic circulation at the front of the school, will be reviewed at a later date.

Rich Houdek, architect for the project, outlined the proposed improvements which include replacement of the track and synthetic turf field, new LED field lighting, relocation and enlargement of the scoreboard to the east end of the field to improve sightlines and reduce sound

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and light impacts, new bleachers with ADA access, ADA upgrades to the concession and locker facilities, pedestrian walkway and plaza improvements, new pavilion shade structures, an alumni gathering area, landscaping enhancements, and underground stormwater detention. Fire lane access and clearances will be maintained.

Borden reviewed the request, noting the R-1 zoning requires special land use approval, with the Planning Commission making a recommendation to Village Council. The project generally meets special land use standards, subject to conditions.

Borden explained that the key issues include minimizing tree removal for the relocated scoreboard, potential lighting and noise impacts on nearby residences related to the scoreboard, and compliance with final engineering requirements. Photometric and sound impact images were submitted for review in response to the review letter. Certain lighting elements exceed ordinance standards and may require Commission discretion. The Commission should discuss whether the decorative elements (i.e. school logos) are contrary to the sign ordinance standards and will require a variance. The scoreboard will require ZBA variances under the sign ordinance.

The commission confirmed separate recommendations for special land use and site plan approval.

Westerlund opened the public hearing was opened at 8:05 p.m.

Stec stated that she was sent one comment from a resident asking for clarification on the sound system. Stec informed the resident that this information has been requested from that applicant, and staff is anticipating the need to go to the ZBA for approval. Stec stated the resident did not specify whether they were in favor of the request or not.

Westerlund closed the public hearing at 8:07 p.m.

The Commission reviewed the proposed athletic complex improvements, with discussion focused on potential noise and lighting impacts from the proposed scoreboard, including speaker direction, sound reflection, frequency of use, and proximity to nearby residences. Additional concerns included scoreboard height and visibility from 13 Mile Road, roadway and site elevations, and potential tree removal.

Field and pathway lighting were generally found to be compliant. Commercial advertising on the scoreboard was confirmed to be removed. Questions were raised regarding whether proposed logos and banners constitute signage under the ordinance.

Motioned by Trust, second by Harper, to table until a future meeting in order for the applicant to provide the following:

1. Elevations of 13 Mile and Lahser Roads
2. Detailed sound study that identifies both existing speakers and proposed speakers, and the sound that reverberates on the campus, as well as outside the confines of the campus
3. Total amount of trees to be removed to accommodate the scoreboard

Motion Passed

C. JOINT MEETING WITH VILLAGE COUNCIL

The Planning Commission convened a joint meeting with the Village Council at 8:47 p.m. Stec presented the 2025 Annual Report noting that 10 meetings were held, three commissioner changes, actions on site plans, special land uses, fence and sign permits, one re-zoning for a new park, and updates to fences, generators and the animal ordinance.

Stec announced that looking ahead, the Commission plans a master plan update, zoning ordinance overhaul, and development of standards for trailers, garages, dumpsters, and temporary storage, with short-term rentals currently prohibited under zoning.

Stec described the progress on Redevelopment Ready Communities (RRC) including pre-application meetings, site plan approvals, and internal review processes. The remaining items are tied to the Master Plan and Zoning which will be addressed with the updates. The goal is to meet “Certified” or “Aligned” standards.

Motion by Harper, second by Trust, to accept the 2025 Planning Commission Annual Report, and forward it to Village Council.

Stec explained that the Master Plan will address housing variety, sustainability and stormwater management, transition zones at key intersections, demographics, land use, complete streets, and potentially a woodland ordinance.

Rothe, Village Manager, emphasized that the upcoming Master Plan update will be intentionally paired with a comprehensive Zoning Ordinance rewrite. The Master Plan will establish community goals, followed by zoning updates to implement those goals through enforceable regulations. One consultant is expected to be selected to assist with both efforts with the Master Plan anticipated in 2026 and the Zoning Ordinance in 2027, though some zoning updates may occur concurrently. Minor zoning amendments may be addressed sooner, while broader policy areas such as sustainability and stormwater regulations will be addressed during the zoning ordinance phase.

PUBLIC COMMENTS

None

LIAISON COMMENTS

None

STAFF COMMENTS

Stec reported that an updated and more comprehensive survey related to the intersection study has been developed in coordination with the project engineers. The survey is expected to be released by the end of the week and will be distributed to gather public feedback on the intersection. The survey will be administered via SurveyMonkey and will track IP addresses to ensure more reliable results.

COMMISSIONER COMMENTS

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Harper complemented the new sidewalks throughout the village. She suggested enforcement action from the Village or incentives for homeowners to clear their sidewalks so they are safe to walk on during the winter months.

CORRESPONDENCE

None

ADJOURNMENT

Motion by Harper, second by Ross, to adjourn the meeting at 9:47 p.m.

Motion passed.

Patrick Westerlund
Chairperson

Carissa Brown
Village Clerk

Lydia Williams
Recording Secretary



Agenda Item Summary

To: Planning Commission
From: Susie Stec, Planning & Economic Development Director
Re: ***Old Business - A. PC Case 26-01-02 Special Land Use & Site Plan Review — Detroit Country Day School***
Date: February 25, 2026 - [Click to View Agenda](#)

Summary:

In January, representatives of Detroit Country Day School presented their plans for improvements to the Athletic Complex, which include a new brick and clay walkway, spectator plazas, pedestrian-scale lighting, ADA enhancements, internal wayfinding, new track surface and synthetic turf. The initial submittal also included a new scoreboard to be relocated from its current position on the southwest end of the track to the northeast end. There was significant discussion regarding this element of the proposal, which ultimately prompted the Planning Commission to table consideration of the special land use and site plan so that the applicant could conduct a sound study that assesses the sound levels from the current speaker system and the proposed system, as well as identify the quantity of trees that may be removed to accommodate the new proposed scoreboard.

The applicant has decided to remove the proposed scoreboard from their current proposal (see attached letter from applicant). This will allow the remainder of the Athletic Complex proposal to move forward, while providing the applicant with more time to conduct the necessary due diligence on the proposed scoreboard. Planning Commission is being asked to consider the site plans that were submitted in December (dated 12/18/25). Staff has made it clear to the applicant that prior to placement on the Village Council agenda for Special Land Use approval, updated plans that remove all references to the scoreboard and incorporate any conditions imposed by the Planning Commission are required. Additionally, the applicant is aware that a new, separate application will need to be submitted for the scoreboard.

Attached is the applicant's letter to remove consideration of the scoreboard from the proposal, the motion summary letter that was provided following the January 28th meeting, the planning consultant review letter, and the original submittal materials from the applicant.

Recommendation:

Approve the site plan (dated 12/25/26) for Athletic Complex improvements at Detroit Country Day School (22305 W. 13 Mile Rd), ensuring that all references to the proposed scoreboard are removed, and provide a favorable recommendation to Village Council for Special Land Use approval.

Attachments:

1. DCDS Scoreboard removal
2. PC Meeting Summary Letter_Case 26-01-02_DCDS
3. DCDS 2026 improvements slu and spr 1
4. D51-251_Site Plan Review_2025-12-18
5. Type B1 - lio-m-specsheet-en-imperial-
6. Type C UGI-31621_Fill
7. Type D FC SL1140
8. Type E - HALO-RL-4-Recessed-Baffle-Canless-Downlight
9. Field Lighting Photometrics
10. Type A BionicPro3-3"-Linear-LED-Spec
11. DCDS SPA Application signed

Detroit Country Day – Upper School
Beverly Hills, Michigan 48025

Date: February 16, 2026

To: Susie Stec, Planning & Economic Development Director

CC: Richard Dempsey, DCDS,
Scott Stanley, DCDS
Kim Steiner, Plante Moran
Mike Sims, Foresite Design
Brian Borden, Safebuilt

From: Richard Houdek

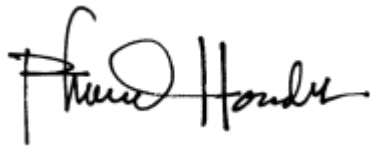
Re: Detroit Country Day Athletic Complex – Scoreboard removal

Dear Susie,

On behalf of Detroit Country Day school, it has been decided to formally remove the scoreboard from this phase of work currently under review. Once additional information can be provided, it is understood a new Site Plan Application and associated review fees will be required for submittal of the scoreboard.

Thank you for your assistance. Should you have any questions please contact me.

Best Regards,



Richard Houdek, PLA, ASLA, LEED AP BD+C
President | Principal



January 30, 2026

Rich Dempsey
Head of School
Detroit Country Day School
22305 W. 13 Mile Rd.
Beverly Hills, MI 48025

RE: PC Case 26-01-02 Special Land Use & Site Plan Review

Dear Mr. Dempsey:

As you know, at their January 28th meeting, the Planning Commission reviewed and considered your Special Land Use & Site Plan Review application for a proposed improvements to the athletic complex. This letter serves to summarize the actions taken by the Planning Commission and the next steps to complete your project.

The Planning Commission held a public hearing on the proposed Special Land Use component of the project. There was significant discussion on the scoreboard including its visual impact on vehicles traveling on eastbound 13 Mile Road due to elevation differences, and the auditory impact of the scoreboard sound system on the neighboring properties. The commissioners also wanted a better understanding of the extent of vegetation removal. As a result of their extensive conversation, your request was tabled until future meeting in order to provide you sufficient time to provide the following:

- Elevations of 13 Mile and Lahser Roads
- Detailed sound study that identifies both existing speakers and proposed speakers, and the sound that reverberates on the campus, as well as outside the confines of the campus
- Total amount of trees to be removed to accommodate the scoreboard

The next Planning Commission meeting is February 25th; the requested information must be submitted no later than Friday, February 13th to be placed on this agenda. Should you have

any questions concerning this letter or the actions taken by the Planning Commission, please contact me at sstec@beverlyhillsmi.gov or 248-593-3501.

Respectfully,

A handwritten signature in black ink, appearing to read 'Susie Stec', with a stylized, cursive script.

Susie Stec
Planning & Zoning Administrator

Cc: Scott Stanely, Detroit Country Day School
Rich Houdek, Grissim Metz Andriese Associates

January 20, 2026

Planning Commission
Village of Beverly Hills
18500 W. 13 Mile Road
Beverly Hills, MI 48025

Attention:	Susie Stec, Planning and Zoning Administrator
Subject:	Detroit Country Day – Special Land Use and Site Plan Review #1
Location:	22305 West 13 Mile Road – southwest corner of the 13 Mile and Lahser intersection
Zoning:	R-1 Single Family Residential District

Dear Commissioners:

At the Village’s request, we have reviewed the submittal (site plan dated 12/18/25) from Detroit Country Day School for a host of site improvements in and around the main athletic field/stadium.

The submittal describes the project as follows:

Lower athletic field improvements entail resurfacing of an existing 6 lane running track and field events, new synthetic turf on existing synthetic turf field, a new scoreboard located to the east end of the field, new LED athletic field light fixtures on existing poles, new aluminum bleachers and ADA compliant barrier free ramp for the athletic field.

Upper level site improvements entail new concrete and clay brick paving walkway and spectator plaza, new brick masonry and metal athletic complex gateway arch, brick masonry columns with down lights and banner arms, an athletic logo sculpture, an alumni overlook plaza and deck with a brick masonry shade structure, shade structures at the spectator plaza, new stairs and ADA compliant barrier free ramp to the concessions building, a brick masonry retaining wall, new site lighting, landscaping and irrigation.

Private schools and their related accessory uses and structures, including athletic and recreational facilities, are listed as special land uses in the R-1 District (Section 46-269(c)). Procedurally, the Planning Commission is to review the special land use and site plan, and provide a recommendation on each to Village Council following a public hearing.

A. Summary

1. The special land use standards of Section 46-188(h) are generally met, provided the applicant addresses the following to the Commission’s satisfaction:
 - a. Whether the proposed scoreboard location requires any tree removal, and if so, that any such removal is minimized to protect the natural environment.
 - b. That any engineering comments are resolved, including stormwater management (this may be included as a condition to a favorable recommendation).
 - c. The applicant must demonstrate that light and noise generation from the stadium lighting and scoreboard will maintain or improve upon existing conditions and mitigate any potential impacts upon nearby residential properties.
2. The Commission may use their discretion to allow the mounting heights for lighting attached to the masonry columns and athletic complex gateway.
3. If the Commission considers the banners and school logos to be signage, additional variances/approvals may be needed.
4. The proposed scoreboard does not comply with Ordinance provisions for such.
5. The applicant must address any comments provided by the Director of Public Services and/or Village Engineering Consultant (this may be included as a condition to a favorable recommendation).



Aerial view of site and surroundings (looking north)

B. Special Land Use Review

1. In location, size and intensity of the principal and/or accessory operations, be compatible with adjacent uses and zoning of land.

Detroit Country Day is a well-established private school on a large campus that is generally compatible with the primarily residential nature of the Village.

Generally speaking, the improvements identified are not expected to alter established operations of the school or its overall compatibility with surrounding uses.

2. Be compatible with and promote the intent and purpose of this Ordinance.

The proposal entails improvements in and around the main athletic field/stadium in the northerly portion of the campus.

Athletic stadiums are commonplace in conjunction with high schools. The field/stadium is an established structure and operational changes are not anticipated by virtue of the proposed improvements.

As such, we anticipate that the project will be compatible with the intent and purpose of the Zoning Ordinance.

3. Be compatible with the natural environment and conserve natural resources and energy.

The proposed improvements are located in and around the football stadium within a developed portion of the property. The vast majority of the project will have no impact upon the natural environment; however, additional information is needed with respect to the location of the proposed scoreboard.

Specifically, the proposed scoreboard location is depicted on Sheet LA1.01, but the plan is unclear as to whether this location will necessitate any tree removal. We request the applicant address this item.

Additionally, the project will be subject to engineering review/approval for stormwater management.

4. Be consistent with existing and future capabilities of public services and facilities affected by the proposed use.

The Commission should consider any comments provided by Village staff (DPW and the engineering consultant, of note).

5. Protect the public health, safety, and welfare as well as the social and economic well-being of those who will use the land use, activity, residents, businesses and landowners immediately adjacent and the Village as the whole.

The majority of the improvements proposed are internal to an already developed portion of the campus, and are expected to protect the public health, safety, and welfare.

However, there is a potential for off-site impacts via noise and light generation. Of note are the new light fixtures for the stadium lighting and the light and sound produced by the proposed scoreboard.

The stadium lighting exceeds the intensity allowed by the Ordinance; however, the Ordinance does not provide realistic lighting provisions for a field/stadium. As such, we request the applicant provide a photometric plan of the existing stadium lighting for comparison to that proposed. Provided the proposed readings are the same or less than existing, the Commission may allow the fixture replacement as typical maintenance for a nonconforming structure (per the Village's nonconforming provisions).

Additionally, more detail is needed for the light and noise that will be generated by the proposed scoreboard. Similar to comments above, the goal should be to maintain or improve existing conditions and not make them more impactful to surrounding properties/uses. The applicant may also provide further details as to how they will mitigate potential off-site impacts.

6. Promote the use of land in a socially and economically desirable manner.

Similar to previous comments, Detroit Country Day is a well-established use in the community and the improvements proposed are relatively common accessory components for a school (some of which need improvement).

7. Not be in conflict with convenient, safe and normal neighborhood vehicular and pedestrian traffic routes, flows, intersections, and general character and intensity of neighborhood development.

The improvements proposed are located in and around the northerly athletic field. There will be no changes/impacts upon vehicular traffic, though pedestrian, and notably, ADA improvements are included as part of the project.

8. Be of such design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

Similar to previous comments, the main concerns under this criterion are related to light and noise generation and their potential impact on the surrounding area.

The applicant must demonstrate that the project will maintain or improve upon existing conditions.

This may come in the form of a lighting plan comparison and noise generation study (or any other information deemed necessary by the Commission to ensure protection of surrounding properties/uses).

- 9. In the nature, location, size and site layout of the use, be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of said district.**

Similar to previous comments, the primary concerns are related to potential impacts upon the nearby residential properties, notably due to light and noise.

The applicant must demonstrate to the Commission's satisfaction that light and noise generation will be no more impactful than existing conditions.

- 10. In the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, glare or flash of lights.**

Similar to previous comments, potential off-site impacts are generally limited to light and noise generation – notably, the replacement light fixtures for the stadium and the proposed scoreboard.

Additional information on both is needed to demonstrate that nearby dwellings will not be adversely impacted by noise or flash of lights (as previously noted).

- 11. Be consistent with the character, nature and type of residential districts surrounding the proposed special uses.**

Similar to previous comments, we feel additional information is necessary to ensure that light and noise generation will remain consistent with the residential districts surrounding campus.

C. Site Plan Review

- 1. General Comments.** Several elements of the project are simply improvements to surfacing, seating, barrier-free access, and pedestrian circulation.

Aside from the grading/drainage impacts, and ultimately, the actual construction of these features, the Ordinance does not provide much, if any, guidance for such features as part of a site plan review.

- 2. Masonry Columns/Complex Gateway.** The project includes 6 masonry columns along the improved pedestrian way on the south side of the stadium. The columns are faced with limestone and brick, and include space for the school logo, decorative light fixtures, and display banners. Details note a maximum height of 16 feet.

This area of the project also includes similar structures serving as a gateway to the athletics complex. These columns are similar in design and materials, but are slightly taller at 21 feet in height. There is also a band connecting across the top of the columns noting "Athletics Complex."

Similar to comments above, the Ordinance does not provide specific regulations for such features. However, the columns do have light fixtures attached. As such, the Ordinance allows a mounting height of up to 14 feet, with the discretion to allow a taller structure/mounting height.

- 3. Shade Pavilions.** The plans include 3 pavilions to provide a shaded gathering space in and around the stadium. Specifically, there is a single such structure southwest of the athletic field, and 2 additional (1 on each side) around the press box.

These structures are similar in design and materials to the masonry columns described above, except that they have a maximum height of 11 feet.

4. **Lighting.** Aside from the stadium and scoreboard lighting (for which additional information is sought as part of the special land use review), the remainder of the proposed lighting complies with current Ordinance standards in terms of fixtures and intensity.
5. **Landscaping/Screening.** The proposal includes new landscaping in and around the project area. Of note, 48 new trees (37 deciduous and 11 evergreen), 1 relocated tree (deciduous), and 531 new shrubs are proposed. This is in addition to numerous existing plantings that will remain in and around the project area.

All plantings identified meet or exceed minimum planting standards of the Ordinance.

6. **Scoreboard and Signage.** The Ordinance provisions related to athletic field scoreboards are found in the sign regulations. As proposed, the scoreboard does not fully comply with the provisions of Section 46-426(10) in that it is too large, contains electronic changeable messaging, and commercial advertising.

Based on previous discussions with the applicant, it is our understanding that they will apply to ZBA for the necessary variances.

If deemed signage subject to Ordinance regulations, additional variances may be necessary for the banners and school logos related to the masonry columns and complex gateway.

7. **Engineering and Public Safety.** The Commission should consider any comments provided by the Director of Public Services and/or Village engineering consultant.

If comments have not yet been provided, we suggest the Commission include final engineering as a condition (if a favorable recommendation is considered).

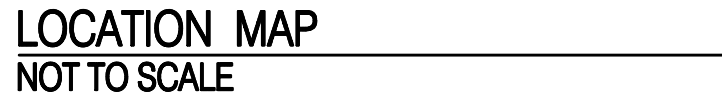
Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,
SAFE BUILT



Brian V. Borden, AICP
Planning Manager

Issued for Site Plan Review
12/18/2025



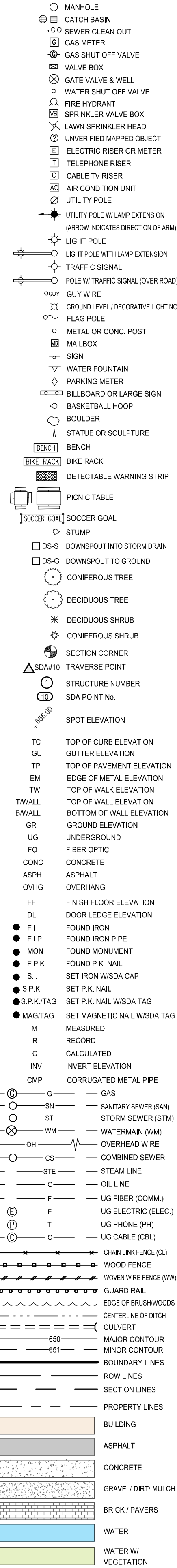
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Client:
Detroit Country Day School
22305 W. 13 Mile Road,
Beverly Hills, Michigan 48307
248-430-1635
Richard Dempsey, Head of School

Detroit Country Day School
Athletic Complex
12/18/2025 Issued For Site Plan Review

Plotted: Dec 17, 2025, 9:55 AM by user: bmoedi - Saved: 12/17/2025 by user: bmoedi
N:\NP\NLD Projects\NP25115 - Detroit Country Day-Gateway Stadium\DWG\NP25115TPG-NP.dwg

LEGEND



LOCATION MAP

NOT TO SCALE

BENCHMARK DESCRIPTIONS

DATUM: GPS-DERIVED NAVD98

- SITE BM#101 SET 520 MAG NAIL IN NORTHWEST SIDE OF CONCRETE LIGHT POLE BASE LOCATED ± 235' NORTH AND ± 169' WEST FROM THE MOST EASTERLY NORTHEAST CORNER OF BUILDING. ELEV = 703.57'
- SITE BM#102 SET 520 MAG NAIL IN NORTHWEST SIDE OF CONCRETE LIGHT POLE BASE LOCATED ± 153' NORTH AND ± 444' WEST FROM THE MOST EASTERLY NORTHEAST CORNER OF BUILDING. ELEV = 712.97'
- SITE BM#103 SET 520 MAG NAIL IN NORTHWEST SIDE OF CONCRETE LIGHT POLE BASE LOCATED ± 83' NORTH AND ± 89' WEST FROM THE MOST EASTERLY NORTHEAST CORNER OF BUILDING. ELEV = 706.99'
- SITE BM#104 CHISELED "x" ON STORM CB #20, LOCATED ± 272' NORTH AND ± 89' EAST FROM THE MOST EASTERLY NORTHEAST CORNER OF BUILDING. ELEV = 701.19'

SURVEYOR'S COMMENTS

- THIS TOPOGRAPHICAL MAP IS BASED UPON A FIELD SURVEY PERFORMED BY SPALDING DEDECKER DURING OCTOBER OF 2025.
- THE PROPERTY LINES/RIGHT-OF-WAY LINES SHOWN ON THIS TOPOGRAPHICAL SURVEY ARE INTENDED TO BE AN APPROXIMATE GRAPHICAL REPRESENTATION OF THE PROPERTY LINES OF THE LANDS SURVEYED. SPALDING DEDECKER HAS BASED THE PROPERTY LINES AND RIGHT OF WAY LINES UPON A COMBINATION OF A PROVIDED LEGAL DESCRIPTION, FOUND FIELD MONUMENTATION AND OCCUPATION. THE BEARINGS AND DISTANCES AROUND THE PARCEL ARE NOT SHOWN DUE TO THE VARIATIONS THAT MAY EXIST BETWEEN THE RECORD PROPERTY DESCRIPTION AS SHOWN AND THE GRAPHICAL LINES COMPUTED IN THE DRAWING. A COMPLETE PROPERTY LINE ANALYSIS IS NOT PART OF THE SCOPE OF SERVICES AND PROPERTY CORNERS HAVE NOT BEEN SET IN THE FIELD.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH THAT WOULD IDENTIFY ANY RECORDED EASEMENTS THAT ENCUMBER THIS PROPERTY. A TITLE HAS BEEN ORDERED. WHEN WE RECEIVE THE TITLE, IT WILL BE REVIEWED AND THE SURVEY WILL BE UPDATED.
- THE BASIS OF BEARINGS IS THE STATE PLANE GRID.
- THE COORDINATE SYSTEM FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE (2113), BASED ON NAD83 (NRS2011). UNITS ARE INTERNATIONAL FEET. COORDINATES WERE ESTABLISHED USING A DATA LINK TO THE MDOOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
- THE VERTICAL DATUM OF THIS SURVEY IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED WITH RTK GPS MEASUREMENTS USING A DATA LINK TO THE MDOOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
- THE PARKING LOT STRIPING SHOWN ON THIS SURVEY IS APPROXIMATE. DIMENSIONAL AND/OR ORIENTATION VARIATIONS MAY EXIST. THIS DRAWING SHOULD NOT BE USED FOR A PARKING SPACE COUNT.
- THE UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED UPON A COMBINATION OF RECORD INFORMATION AND FIELD MEASUREMENTS. A MISS DIG DESIGN TICKET NUMBER OF 2025100202190 HAS BEEN REFERENCED TO THIS PROJECT AND A UTILITY PROVIDER CHART IS SHOWN ON THIS DRAWING. THERE ARE NO ASSURANCES THAT ALL PROVIDERS HAVE RESPONDED AND THE SURVEYOR DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN AND/OR POSITIONED PROPERLY ON THIS DRAWING DUE TO AMBIGUOUS PLANS AND RECORDS PROVIDED TO US. THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED TO BE USED AS A GUIDE FOR POSSIBLE UNDERGROUND UTILITY CONFLICTS. IT IS THE RESPONSIBILITY OF OTHERS TO RESOLVE THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITY THROUGH THE MISS DIG FIELD VERIFICATION SYSTEM PRIOR TO ANY SITE EXCAVATION. CALL 811 OR 800-482-7171.

LEGAL DESCRIPTION

SOURCE: PER OKLAHOMA COUNTY EQUALIZATION
OWNER: DETROIT COUNTRY DAY - MIDDLE SCHOOL
TAX PARCEL ID: 24-09-276-015
ADDRESS: 22305 WEST THIRTEEN MILE RD, BEVERLY HILLS, MICHIGAN

PART OF SE 1/4 OF NE 1/4 OF SECTION 9, TOWN 1 NORTH, RANGE 10 EAST, BEVERLY HILLS, OKLAHOMA COUNTY, MICHIGAN, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT N 00-13-45 E 894.69 FEET FROM E 1/4 CORNER OF SAID SECTION 9, THENCE N 00-13-45 E 340 FEET, THENCE S 88-04-45 W 1196.53 FEET, THENCE S 01-52-15 W 912.44 FEET, THENCE S 88-49-45 E 306 FEET, THENCE N 17-02-00 E 253.13 FEET, THENCE DUE EAST 148 FEET, THENCE N 25-37-30 E 390 FEET, THENCE S 88-48-45 E 528 FEET TO THE POINT OF BEGINNING, CONTAINING 15.79 ACRES - 8-17-88 FROM 001, 002, 003, 008 & 009

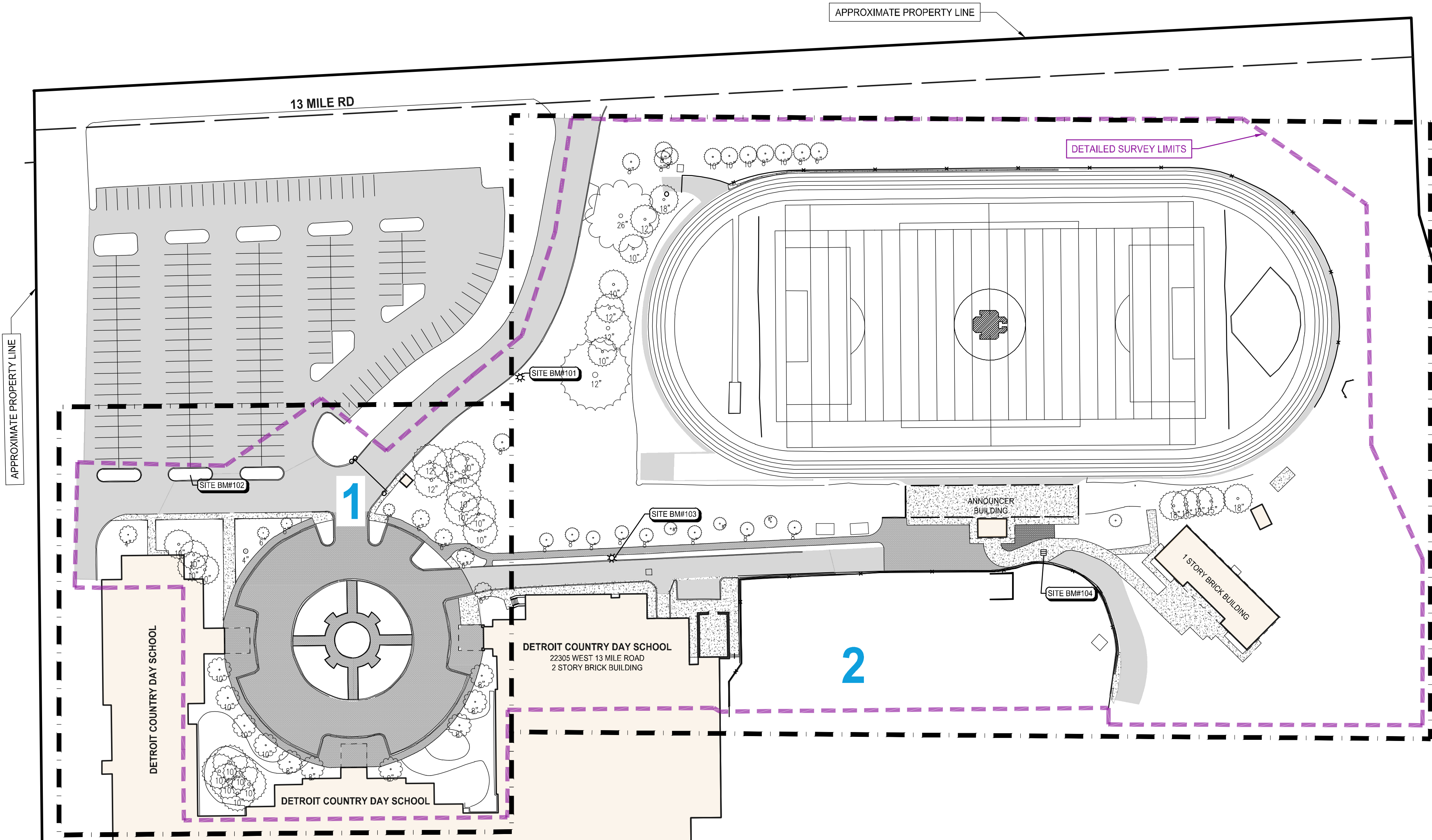
UTILITY CHART

UTILITY PROVIDER	CONTACT #	MISS DIG RESULTS	DATE
AT&T TELEPHONE	(248) 431-4584		
BEVERLY HILLS VILLAGE POTABLE WATER	(248) 632-2647	RECEIVED	10/6/2025
BEVERLY HILLS VILLAGE SANITARY SEWER	(248) 632-2647		
BEVERLY HILLS VILLAGE STORM SEWER	(248) 632-2647		
COMCAST CABLE TV	(855) 962-8525	RECEIVED	10/6/2025
CONSUMERS ENERGY	(219) 500-2070		
CONSUMERS ENERGY GAS	(219) 500-2070		
CONSUMERS ENERGY GAS TRANSMISSION	(800) 477-6560	RECEIVED	10/6/2025
DTE ENERGY (ELECTRIC) ELECTRIC	(313) 552-2950	RECEIVED	10/2/2025
MCIVERSON BUSINESS FIBER OPTICS	(800) 624-9675	RECEIVED	10/2/2025
OKLAHOMA COUNTY ROAD COMMISSION TRAFFIC	(248) 858-4870		
WIDE OPEN WEST CABLE TV	(248) 506-3673	RECEIVED	10/6/2025
WIDE OPEN WEST FIBER OPTICS	(248) 506-3673	RECEIVED	10/6/2025

TOPOGRAPHICAL SURVEY

DETROIT COUNTRY DAY SCHOOL

22305 WEST THIRTEEN MILE RD, BEVERLY HILLS, MI 48025



STRUCTURE TABLE

THE STRUCTURE TABLE ON THIS DRAWING IDENTIFIES THE AS-SURVEYED UNDERGROUND UTILITY MANHOLES THAT WERE FIELD MEASURED USING REASONABLE AND TRADITIONAL SURVEYING PRACTICES. PIPE SIZES, DIRECTIONS AND ELEVATIONS ARE INDICATED BY A COMBINATION OF FIELD EVIDENCE AND AVAILABLE RECORD INFORMATION. UNDERGROUND UTILITY PIPE SIZES AND CONNECTIONS ARE MANY TIMES AMBIGUOUS. SOME STRUCTURES MAY HAVE PIPES WITH UNKNOWN CONNECTIONS, SUMPS AND / OR PIPES THAT ARE FILLED WITH DEBRIS. IT WILL BE UP TO THE DESIGN ENGINEER TO LOOK AT THE PRESENTED SURVEY RESULTS AND DECIDE IF FURTHER INVESTIGATION BY OTHER METHODS SUCH AS VACUUM CLEAN OUT, UNDERGROUND RADAR, SMOKE TESTING AND PHYSICAL EXCAVATION IS REQUIRED AS AN ADDITIONAL SERVICE.

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
1	SQUARE CATCH BASIN	702.02	15"	RCP	694.52	SW	3
			15"	RCP	694.32	NW	2
2	SQUARE CATCH BASIN	701.91	12"	RCP	694.80	SW	
			18"	RCP	694.81	SE	
			15"	RCP	696.40	SE	
			15"	RCP	694.31	NE	1
3	STORM MANHOLE	709.95	12"	RCP	702.54	WEST	5
			15"	RCP	702.13	SW	8
			18"	RCP	696.62	NE	
	FLOW DIRECTION:	NE					
4	GATE VALVE & WELL	709.12					
	FOV						
	TOP / WATER	706.42					
	TOP / DEBRIS	700.92					
5	SQUARE CATCH BASIN	708.23	12"	RCP	703.23	SE	3
	TOP / DEBRIS	702.23					
6	SANITARY MANHOLE	711.24	8"	PVC	702.47	SOUTH	
			8"	PVC	702.32	EAST	
	FLOW DIRECTION:	EAST					
7	STORM MANHOLE	711.43	15"	RCP	703.72	SOUTH	
			15"	RCP	703.35	EAST	
			6"	PVC	706.63	WEST	
			6"	PVC	705.63	SE	
	FLOW DIRECTION:	EAST					

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
8	STORM MANHOLE	710.05	12"	RCP	705.01	EAST	10
			12"	RCP	705.25	SW	9
			6"	PVC	705.25	SE	
	TOP / DEBRIS	704.75					
9	SQUARE CATCH BASIN	709.39	4"	CPV	707.39	SE	
			6"	PVC	705.59	SW	
			6"	PVC	705.59	SE	
			12"	RCP	705.39	NE	8
10	SQUARE CATCH BASIN	709.26	12"	RCP	705.46	SE	11
			12"	RCP	705.46	SW	8
			6"	PVC	705.60	NE	
	TOP / WATER	705.60					
	TOP / DEBRIS	704.26					
11	BEEHIVE CATCH BASIN	710.38	6"	CLAY	706.20	SOUTH	
			12"	RCP	705.72	NW	10
			6"	PVC	705.88	EAST	
12	STORM MANHOLE	705.79	15"	RCP	699.45	WEST	13
			15"	RCP	699.29	SE	14
	FLOW DIRECTION:	SE					
13	ROUND CATCH BASIN	705.17	15"	RCP	699.07	NE	12
			15"	RCP	699.33	NW	
			15"		699.47	SE	
14	STORM MANHOLE	706.03	15"	RCP	699.51	SE	
			12"	RCP	699.73	WEST	19
			15"	RCP	699.63	NW	12
	FLOW DIRECTION:	SE					

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
15	SANITARY MANHOLE	705.64	8"	PVC	691.84	SOUTH	
			8"	PVC	696.84	WEST	
			8"	PVC	687.90	SOUTH	
			8"	PVC	686.74	NORTH	
16	STORM MANHOLE	700.58	12"	RCP	693.44	SE	
			12"	RCP	695.18	NW	21
			6"	PVC	694.18	NE	
17	MISSING						
18	ROUND CATCH BASIN	691.99	6"	CLAY	690.12	SOUTH	
	TOP / WATER	690.12					
	TOP / DEBRIS	689.49					
19	SQUARE CATCH BASIN	705.05	12"	RCP	699.78	EAST	14
			6"	PVC	699.95	SOUTH	
20	SQUARE CATCH BASIN	701.19	10"	PVC	697.33	WEST	
			12"	RCP	696.94	EAST	21
21	SQUARE CATCH BASIN	701.17	12"	RCP	696.96	WEST	20
			12"	RCP	696.34	SE	16

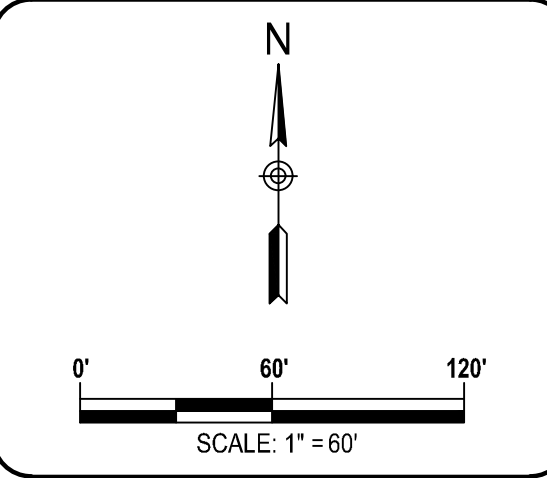
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DETROIT COUNTRY DAY ATHLETIC COMPLEX PROJECT

22305 WEST 13 MILE RD, MI

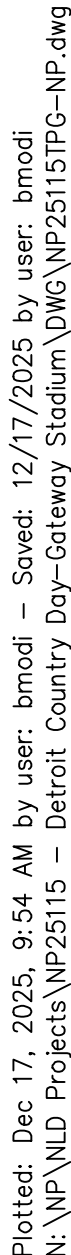
TOPOGRAPHICAL SURVEY (1 of 3)

SECTION 09
TOWN 01 NORTH RANGE 10 EAST
VILLAGE OF BEVERLY HILLS
OKLAHOMA COUNTY, MICHIGAN

NO.	DATE	REVISION
12-18-2025	Site Plan Review	

NO.	DATE	REVISION
12-18-2025	Site Plan Review	

VERIFY SCALES	
BAR IS ONE INCH ON ORIGINAL DRAWING	
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
DRAWN BY I. BLAZEWSKI	DATE 11-11-25
CHECKED BY D. JACKSON	DATE 11-11-25
FIELD LEADER T. DEERING	PROJECT SURVEYOR D. JACKSON
PROJECT MANAGER G. JACKSON	DEPARTMENT MANAGER G. PLATZ
JOB NO. NP25115	DRAWING NO. NP25115TPG
SCALE: 1" = 60'	SHEET NO. C1.1



8

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DETROIT COUNTRY
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COMPLEX PROJECT

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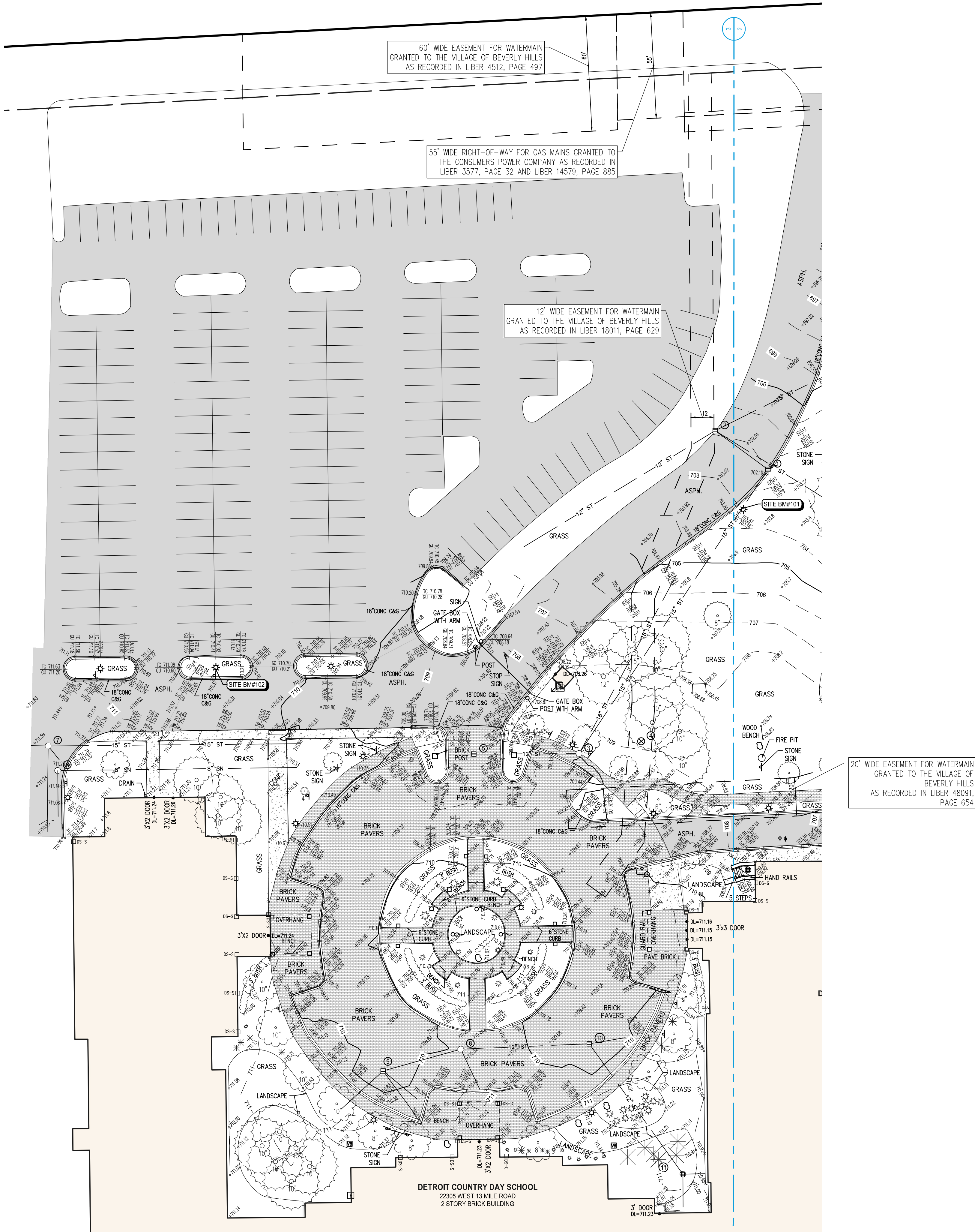
TOPOGRAPHICAL SURVEY
(2 of 3)

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VERIFY SCALES	
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DRAWN BY E. BLAZEVSKI	DATE 11-11-25
CHECKED BY D. JACKSON	DATE 11-11-25
FIELD LEADER T. DEERING	PROJECT SURVEYOR D. JACKSON
PROJECT ENGINEER D. JACKSON	DEPARTMENT MANAGER G. PLATZ
JOB NO. NP25115TPG	DRAWING NO. NP25115TPG-NP
SCALE: 1" = 30'	SHEET NO. C1.2

LEGEND

	MANHOLE
	CATCH BASIN
	SEWER CLEAN OUT
	GAS METER
	GAS SHUT OFF VALVE
	VALVE BOX
	GATE VALVE & WELL
	WATER SHUT OFF VALVE
	FIRE HYDRANT
	SPRINKLER VALVE BOX
	LAWN SPRINKLER HEAD
	UNVERIFIED MAPPED OBJECT
	ELECTRIC RISER OR METER
	TELEPHONE RISER
	CABLE TV RISER
	AIR CONDITION UNIT
	UTILITY POLE
	UTILITY POLE W/ LAMP EXTENSION (ARROW INDICATES DIRECTION OF ARM)
	LIGHT POLE
	LIGHT POLE W/ LAMP EXTENSION
	TRAFFIC SIGNAL
	POLE W/ TRAFFIC SIGNAL (OVER ROAD)
	GUY WIRE
	FLAG POLE
	METAL OR CONC. POST
	MAILBOX
	SIGN
	WATER FOUNTAIN
	PARKING METER
	BILLBOARD OR LARGE SIGN
	BASKETBALL HOOP
	BOULDER
	STATUE OR SCULPTURE
	BENCH
	BIKE RACK
	DETECTABLE WARNING STRIP
	PICNIC TABLE
	SOCCER GOAL
	STUMP
	DS-S DOWNSPUT INTO STORM DRAIN
	DS-G DOWNSPUT TO GROUND
	CONIFEROUS TREE
	DECIDUOUS TREE
	DECIDUOUS SHRUB
	CONIFEROUS SHRUB
	SECTION CORNER
	TRAVERSE POINT
	STRUCTURE NUMBER
	SDA POINT NO.
	SPOT ELEVATION
	TC TOP OF CURB ELEVATION
	GU GUTTER ELEVATION
	TP TOP OF PAVEMENT ELEVATION
	EM EDGE OF METAL ELEVATION
	TW TOP OF WALK ELEVATION
	TWALL TOP OF WALL ELEVATION
	BWALL BOTTOM OF WALL ELEVATION
	GR GROUND ELEVATION
	UG UNDERGROUND
	FO FIBER OPTIC
	CONC CONCRETE
	ASPH ASPHALT
	OVHNG OVERHANG
	FF FINISH FLOOR ELEVATION
	DE DOOR EDGE ELEVATION
	F.I. FOUND IRON
	F.I.P. FOUND IRON PIPE
	MON FOUND MONUMENT
	F.P.K. FOUND P.K. NAIL
	S.I. SET IRON WSDA CAP
	S.P.K. SET P.K. NAIL
	S.P.K./TAG SET P.K. NAIL WSDA TAG
	MAG/TAG SET MAGNETIC NAIL WSDA TAG
	M MEASURED
	R RECORD
	C CALCULATED
	INV. INVERT ELEVATION
	CMP CORRUGATED METAL PIPE
	G GAS
	SS SANITARY SEWER (SAN)
	ST STORM SEWER (STM)
	WM WATERMAIN (WM)
	OH OVERHEAD WIRE
	CS COMBINED SEWER
	STE STEAM LINE
	O OIL LINE
	F UG FIBER (COMM.)
	E UG ELECTRIC (ELEC.)
	T UG PHONE (PH)
	C UG CABLE (CBL)
	CL CHAINLINK FENCE (CL)
	WF WOOD FENCE
	WW WOVEN WIRE FENCE (WW)
	GR GUARD RAIL
	EB EDGE OF BRUSH/WOODS
	CD CENTERLINE OF DITCH
	CU CULVERT
	650 MAJOR CONTOUR
	651 MINOR CONTOUR
	BL BOUNDARY LINES
	RL ROW LINES
	SL SECTION LINES
	PL PROPERTY LINES
	BUILDING
	ASPHALT
	CONCRETE
	GRAVEL/DIRT/MULCH
	BRICK/PAVERS
	WATER
	WATER W/ VEGETATION



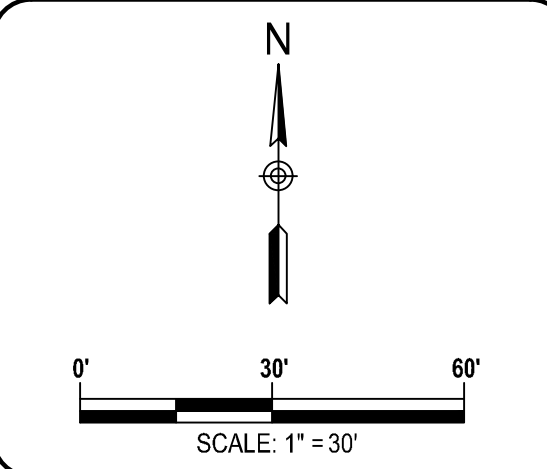
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TOPOGRAPHICAL SURVEY (3 of 3)

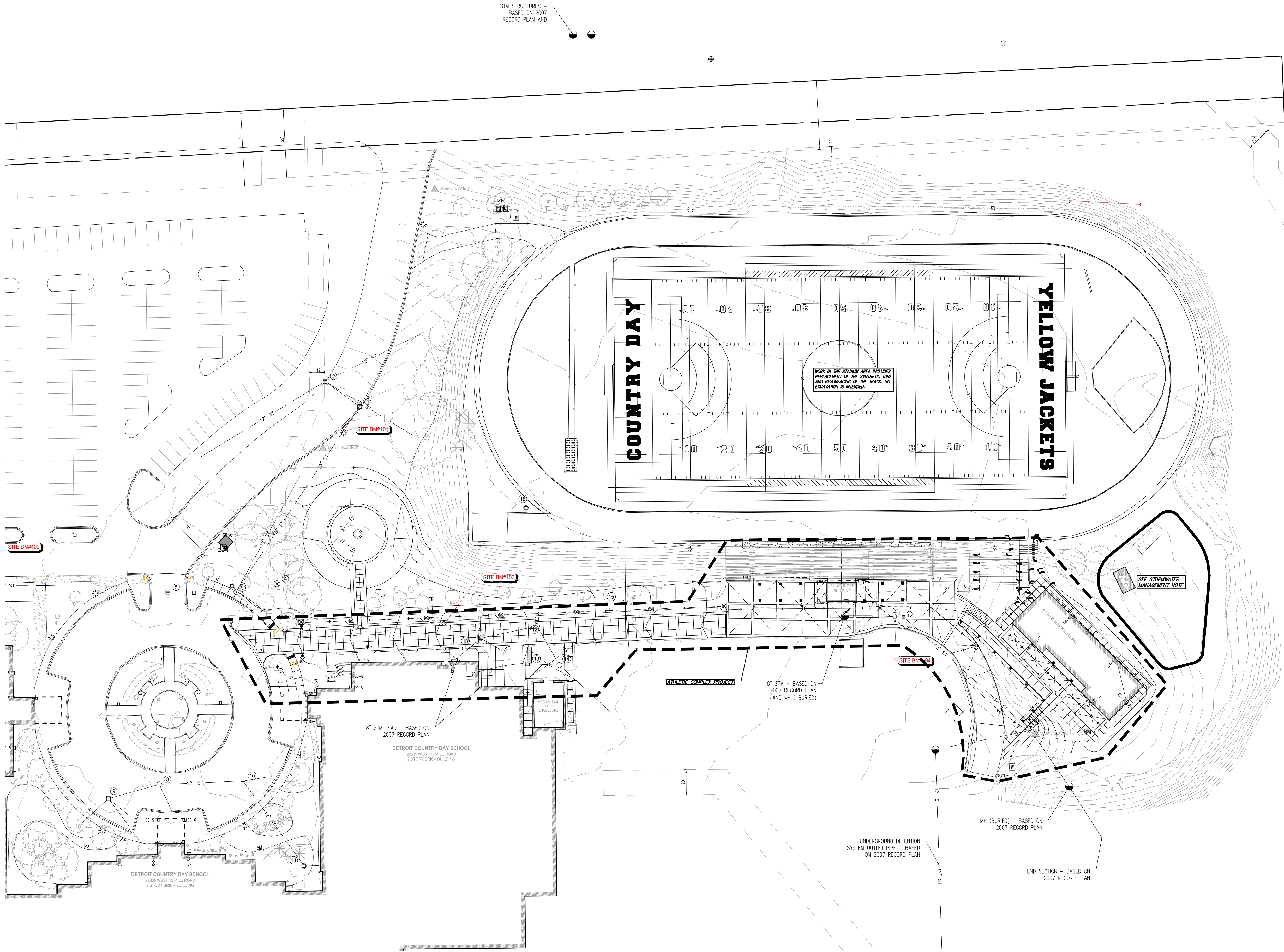
SECTION 09
TOWN 01 NORTH RANGE 10 EAST
VILLAGE OF BEVERLY HILLS, MI
OAKLAND COUNTY, MICHIGAN

NO.	DATE	REVISION
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DRAFTER I. BLAZEVSKI	DATE 11-11-25
CHECKED D. JACKSON	DATE 11-11-25
FIELD LEADER T. DEERING	PROJECT SURVEYOR D. JACKSON
PROJECT MANAGER D. JACKSON	DEPARTMENT MANAGER G. PLATZ
JOB NO. NP25115TPG	DRAWING NO. NP25115TPG-NP
SCALE: 1" = 30'	SHEET NO. C1.3

Plotted: Dec 17, 2025, 10:36 AM by user: bmodi - Saved: 12/17/2025 by user: bmodi
N: \\P\\NLD Projects\\NP25115 - Detroit Country Day-Gateway Stadium\\DWG\\NP25115\\T1.dwg



LEGEND

--- PROPOSED WATERMAIN	● PROPOSED SAN MANHOLE (SAN)
--- PROPOSED SANITARY	● PROPOSED STORM MANHOLE (MH)
--- PROPOSED GAS MAIN	■ PROPOSED CATCH BASIN (CB)
--- PROPOSED ELECTRIC	▲ PROPOSED INLET (INL)
● PROPOSED HYDRANT	▶ PROPOSED END SECTION (ES)
⊗ PROPOSED GATE VALVE & WELL (GVW)	⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
⊗ PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)	② UTILITY CROSSING (SEE DATA TABLE)
WATERMAIN STRUCTURE	STORM SEWER STRUCTURE
STRUCT. NO. XXX	STRUCT. TYPE 2
STRUCT. TYPE	STRUCT. NO. 20
SANITARY SEWER STRUCTURE	

STORMWATER MANAGEMENT NOTES

A STORMWATER MANAGEMENT SYSTEM IS ANTICIPATED IN THE OPEN AREA EAST OF THE CONCESSION BUILDING. THIS WILL BE AN UNDERGROUND STORMWATER SYSTEM TO ACCOUNT FOR THE REDEVELOPMENT OF THE ENTRY WALKWAY AND PLAZA AREA AROUND THE BLEACHERS AND CONCESSION BUILDING. THE INTENT IS TO UTILIZE THE EXISTING STORM PIPING TO THE SOUTH THAT DISCHARGES TO THE RAINE.

STORMWATER MANAGEMENT IS NOT PLANNED FOR THE FOOTBALL STADIUM WORK, AS THIS WORK ONLY ENTAILS REPLACEMENT OF THE SYNTHETIC TURF SURFACE AND RESURFACING OF THE TRACK. NO EARTH EXCAVATION IS ANTICIPATED.

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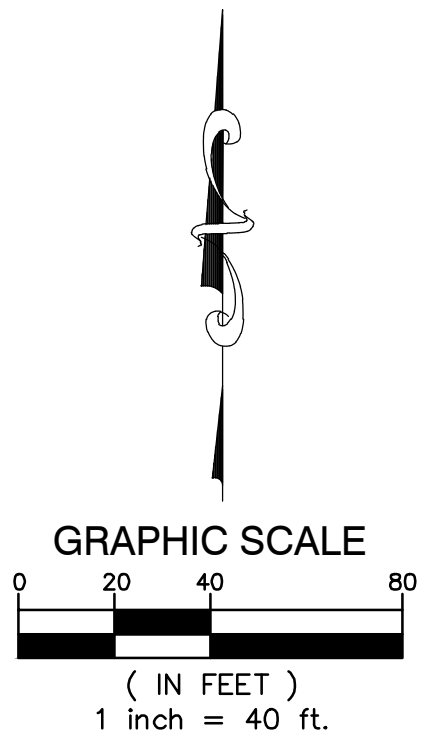
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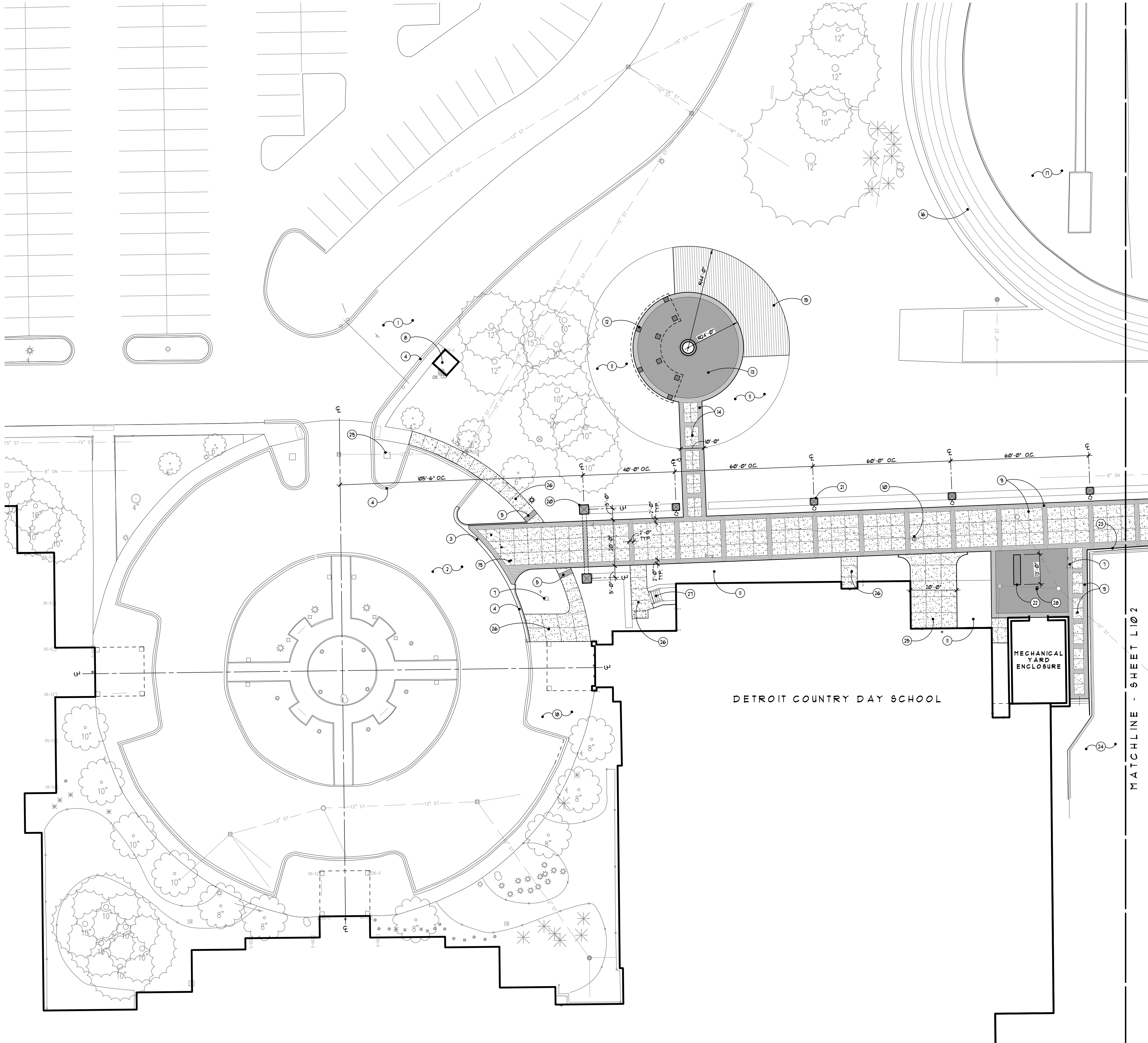
DETROIT COUNTRY DAY ATHLETIC COMPLEX PROJECT

22305 WEST 13 MILE RD, MI

STORMWATER MANAGEMENT CONCEPT PLAN

SECTION 09 TOWN 01 NORTH RANGE 10 EAST VILLAGE OF BEVERLY HILLS OAKLAND COUNTY, MICHIGAN		
NO.	DATE	REVISION
	12-18-2025	Site Plan Review
VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY		
DRAWN BY B. MODI	DATE 12-17-2025	
DESIGNED BY T. SOVEL	DATE 12-17-2025	
CHECKED BY T. SOVEL	DATE	
PROJECT MANAGER T. SOVEL	BID PLAN DATE	
DEPARTMENT MANAGER APPROVAL	DATE	
JOB NO. NP25115	DRAWING NO. NP25115	
SCALE: 1" = 40'	SHEET NO. C2.1	



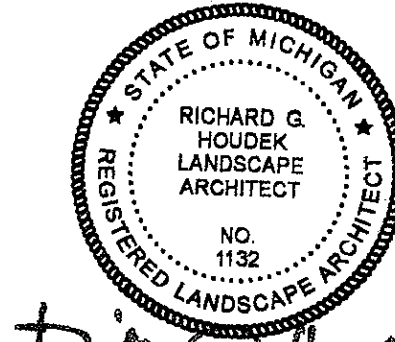


Legend:



Note Key: (NOT ALL APPLY TO EACH SHEET)

- EXISTING ASPHALT DRIVE TO REMAIN
- EXISTING PRECAST PAVER DROP-OFF TO REMAIN. REPAIR/REPLACE PAVERS AS REQUIRED DUE TO CONSTRUCTION
- PROPOSED CONCRETE GUTTER PAN
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK WITH TRUNCATED DOMES
- RELOCATED LIGHT POLE
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING SECURITY BOOTH TO REMAIN
- PROPOSED REINFORCED CONCRETE PAVING WITH CLAY BRICK BANDING ON CONCRETE SUBSLAB
- EXISTING CATCH-BASINS/MANHOLES TO REMAIN, ADJUSTED TO GRADE
- PROPOSED LANDSCAPE BED - REFER TO LANDSCAPE PLAN
- PROPOSED DECORATIVE METAL SHADE STRUCTURE WITH MASONRY COLUMNS. REFER TO SHEET L503
- PROPOSED CLAY BRICK PAVERS ON AGGREGATE BASE
- PROPOSED CONCRETE WALK WITH CLAY BRICK BANDING ON AGGREGATE BASE
- PROPOSED TREX DECKING ON WOOD FRAME SUBSTRUCTURE
- EXISTING TRACK TO BE RESURFACED. - REFER TO ATHLETIC FIELD DOCUMENTS
- EXISTING SYNTHETIC TURF ATHLETIC FIELD TO RECEIVE NEW TURF. - REFER TO ATHLETIC FIELD DOCUMENTS
- EXISTING PRECAST CONCRETE PAVING WALK TO REMAIN
- PROPOSED REMOVABLE BOLLARDS
- PROPOSED MASONRY AND DECORATIVE METAL GATEWAY ARCH. - REFER TO SHEET L501
- PROPOSED MASONRY LIMESTONE COLUMNS WITH WALL MOUNTED LIGHTS AND BANNER ARMS. - REFER TO SHEET L501
- PROPOSED DECORATIVE ALUMINUM ATHLETIC LOGO. - REFER TO SHEET L503
- EXISTING PRECAST CONCRETE SEGMENTAL RETAINING WALL WITH FENCE TO REMAIN
- EXISTING SYNTHETIC TURF BASEBALL FIELD TO REMAIN
- PROPOSED REINFORCED CONCRETE PAVING AT LOADING DOCK
- PROPOSED CONCRETE PAVING
- EXISTING CONCRETE STAIRS AND PAVING TO REMAIN
- PROPOSED CATCH BASIN. - REFER TO GRADING AND DRAINAGE PLAN
- EXISTING MASONRY PIERS TO REMAIN
- PROPOSED BLEACHERS. - REFER TO ATHLETIC FIELD DOCUMENTS
- PROPOSED DECORATIVE METAL SHADE STRUCTURES WITH MASONRY COLUMNS. - REFER TO SHEET L502
- PROPOSED ALUMINUM ADA COMPLIANT RAMP. - REFER TO ATHLETIC FIELD DOCUMENTS
- PROPOSED CONCRETE STAIRS WITH HANDRAILS
- PROPOSED MASONRY RETAINING WALL WITH MASONRY PIERS AND 42" HT. DECORATIVE ALUMINUM GUARDRAIL
- PROPOSED ADA COMPLIANT CONCRETE RAMP
- PROPOSED CONCRETE CURB
- PROPOSED HEAVY DUTY ASPHALT PAVING AND BASE
- EXISTING PAVING UNDER OVERHANG TO REMAIN
- EXISTING CATCH BASINS TO BE ADJUSTED TO NEW GRADES, CONVERTED TO MANHOLES
- PROPOSED DECORATIVE METAL DRAIN INLETS IN PAVING, TIED TO STORM SYSTEM
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CONCRETE SUPPORT SLAB TO REMAIN



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Detroit Country Day School
Athletic Complex
Beverly Hills, Michigan

Sheet:
Paving Plan

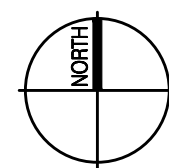
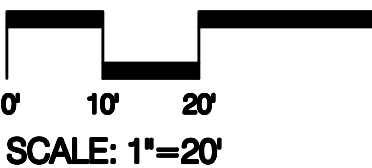
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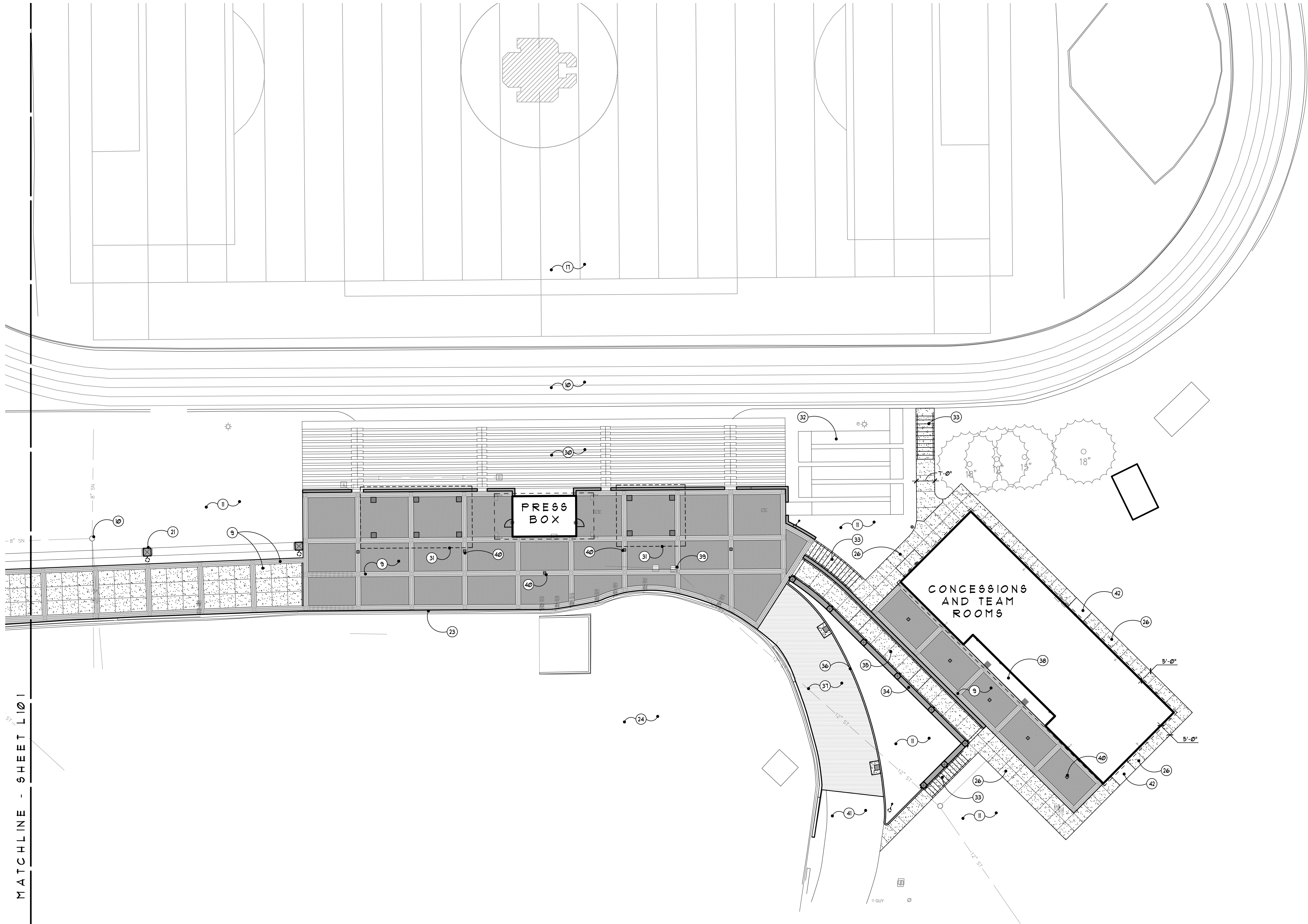
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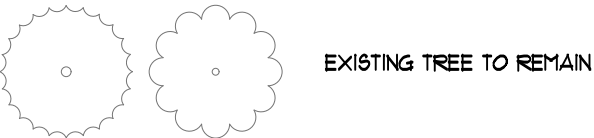
L101





MATCHLINE - SHEET L101

Legend:



Note Key: (NOT ALL APPLY TO EACH SHEET)

- EXISTING ASPHALT DRIVE TO REMAIN
- EXISTING PRECAST PAVER DROP-OFF TO REMAIN. REPAIR/REPLACE PAVERS AS REQUIRED DUE TO CONSTRUCTION
- PROPOSED CONCRETE GUTTER PAN
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK WITH TRUNCATED DOMES
- RELOCATED LIGHT POLE
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING SECURITY BOOTH TO REMAIN
- PROPOSED REINFORCED CONCRETE PAVING WITH CLAY BRICK BANDING ON CONCRETE SUBSLAB
- EXISTING CATCH-BASINS/MANHOLES TO REMAIN, ADJUSTED TO GRADE
- PROPOSED LANDSCAPE BED - REFER TO LANDSCAPE PLAN
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- EXISTING MASONRY PIERS TO REMAIN
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- PROPOSED DECORATIVE METAL DRAIN INLETS IN PAVING, TIED TO STORY SYSTEM
- EXISTING ASPHALT PAVING TO REMAIN
- EXISTING CONCRETE SUPPORT SLAB TO REMAIN



Richard G. Houdek



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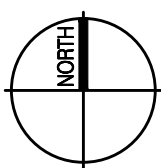
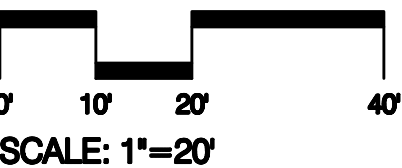
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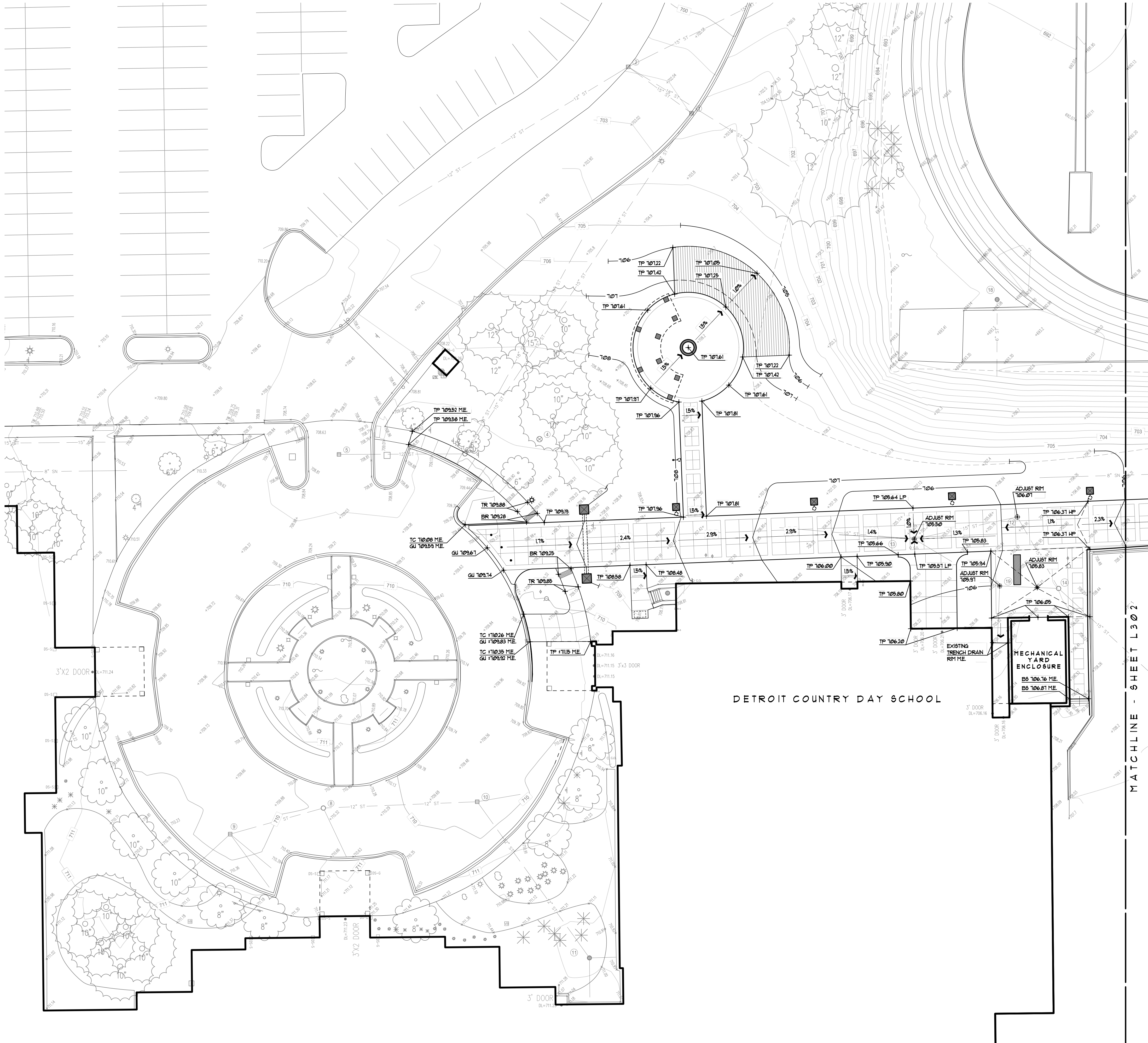
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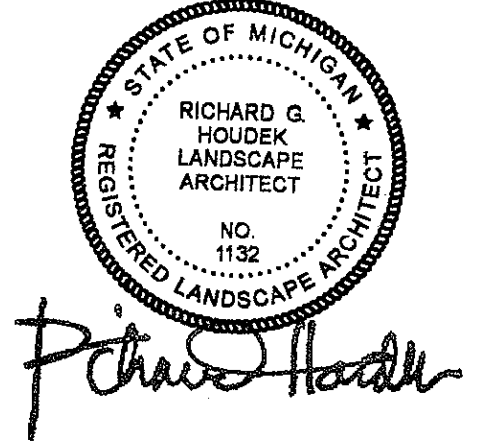


Grading Legend:

- (APPLIES TO SHEETS L301 - L302, NOT ALL APPLY PER SHEET)
- EXISTING TREES TO REMAIN - PROTECT THROUGHOUT CONSTRUCTION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION
 - PROPOSED HIGH POINT
 - PROPOSED LOW POINT
 - PROPOSED RIM ELEVATION
 - MATCH EXISTING ELEVATION
 - TOP OF WALL ELEVATION
 - BOTTOM OF WALL ELEVATION
 - TOP OF PAVING
 - TOP OF STAIR
 - BOTTOM OF STAIR
 - TOP OF RAMP
 - BOTTOM OF RAMP
 - TOP OF CURB
 - GUTTER

General Notes:

- (APPLIES TO SHEETS L301 - L302, NOT ALL APPLY PER SHEET)
- LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK.
 - PROTECT ALL NEW AND EXISTING UTILITIES, LIGHTS, PAVEMENT, POLES, ETC. DURING CONSTRUCTION.
 - RESTORE ANY DAMAGED INFRASTRUCTURE TO PRE-CONSTRUCTION CONDITIONS PER SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO PROCEEDING.
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Beverly Hills, Michigan

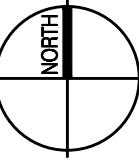
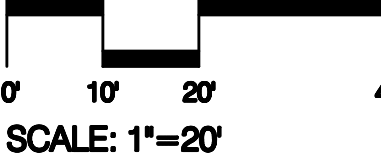
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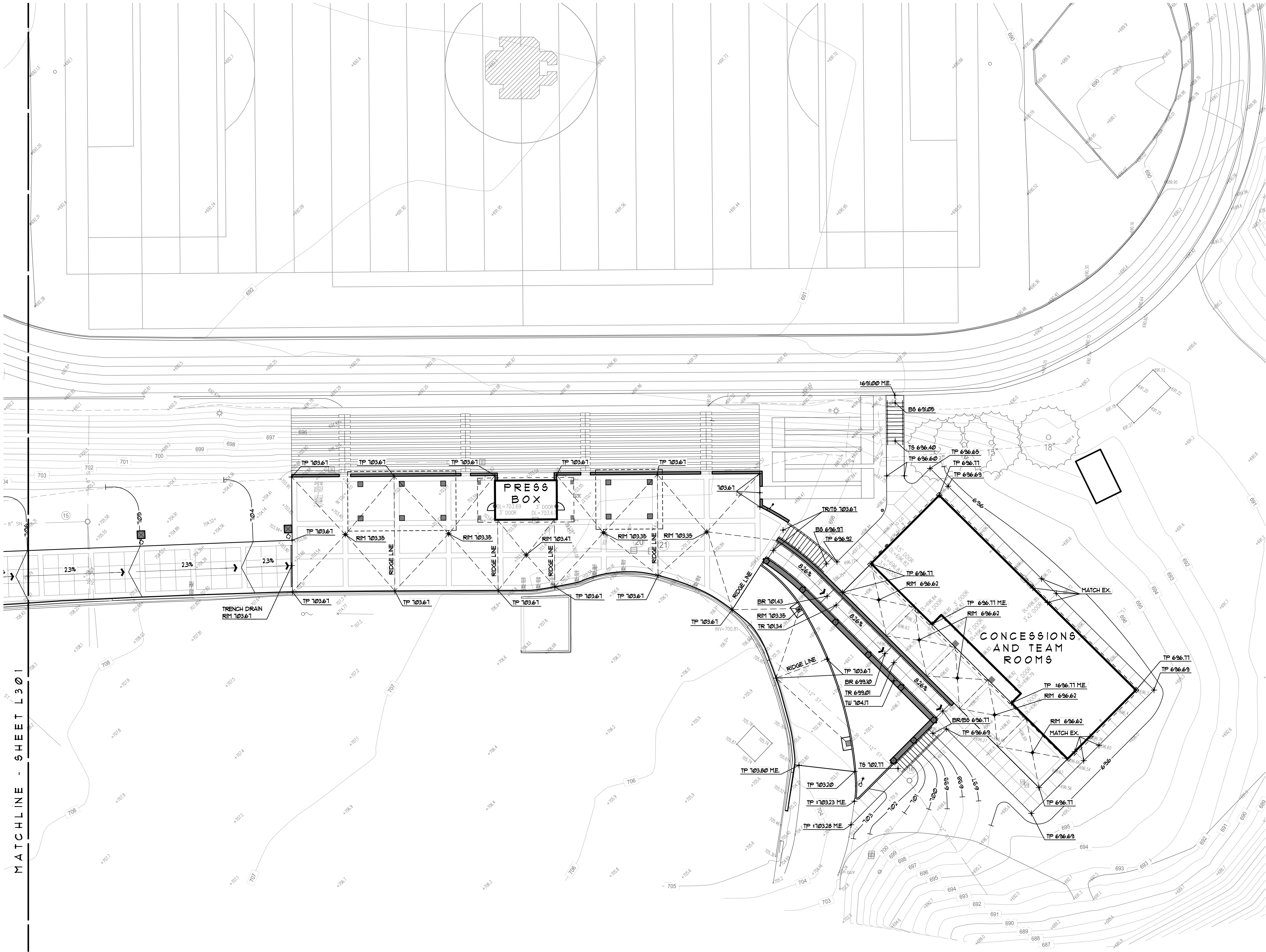
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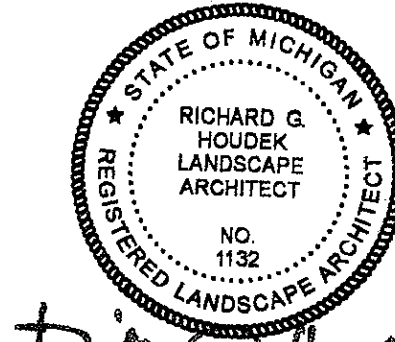


Grading Legend: (APPLIES TO SHEETS L301 - L302, NOT ALL APPLY PER SHEET)

- EXISTING TREES TO REMAIN - PROTECT THROUGHOUT CONSTRUCTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED RIM ELEVATION
- MATCH EXISTING ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF PAVING
- TOP OF STAIR
- BOTTOM OF STAIR
- TOP OF RAMP
- BOTTOM OF RAMP
- TOP OF CURB
- GUTTER

General Notes: (APPLIES TO SHEETS L301 - L302, NOT ALL APPLY PER SHEET)

- LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK.
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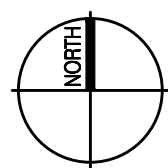
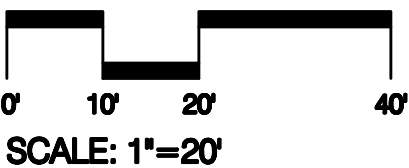
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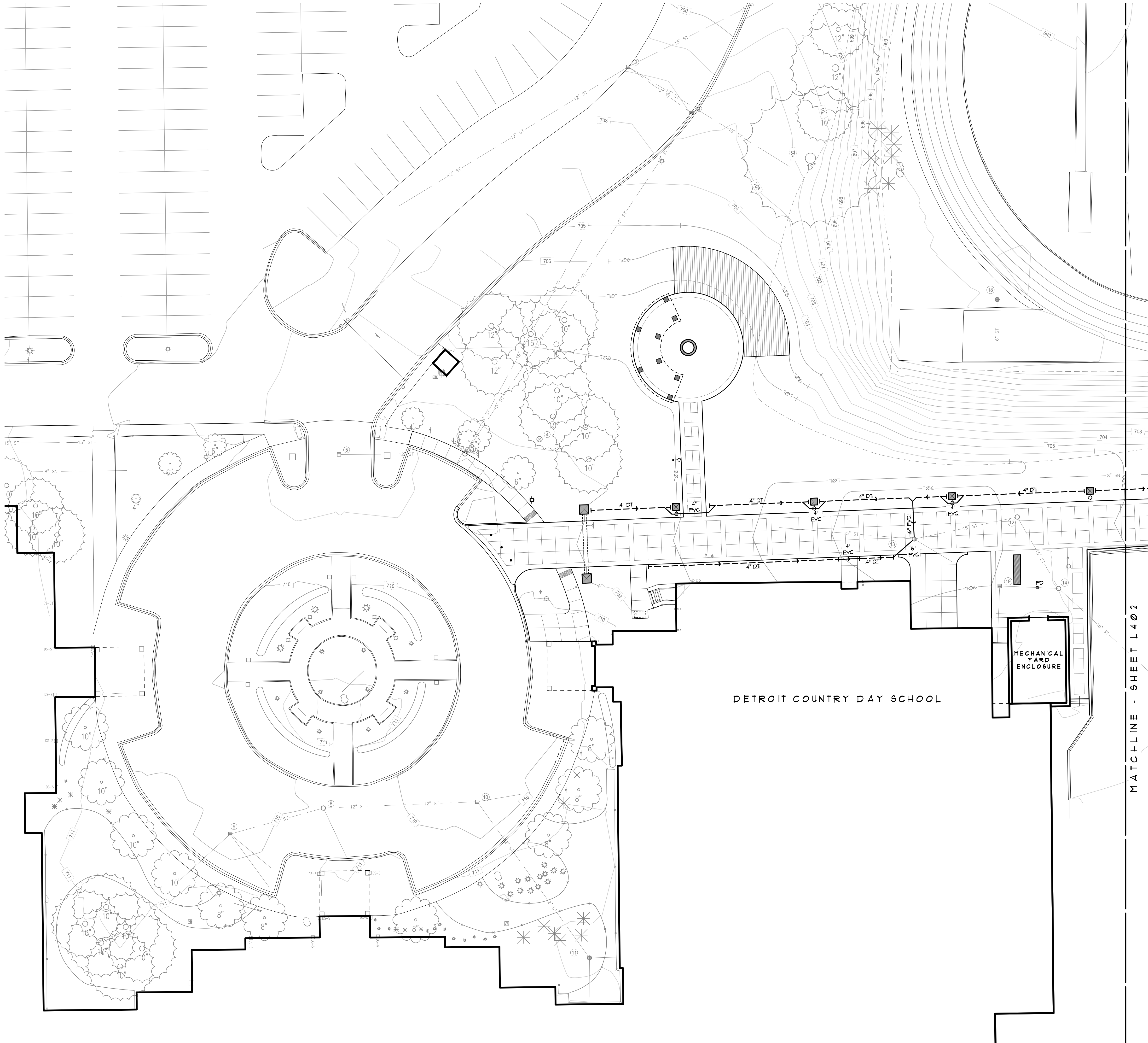
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Drainage Legend: (APPLIES TO SHEETS L401 - L402, NOT ALL APPLY PER SHEET)

EXISTING TREES TO REMAIN - PROTECT THROUGHOUT CONSTRUCTION

EXISTING CONTOUR

PROPOSED CONTOUR

FD PLAZA DRAIN

DS DOWNSPOUT

TD TRENCH DRAIN

CB CATCH BASIN

DIRECTION OF FLOW

C.O. (CLEAN OUT)

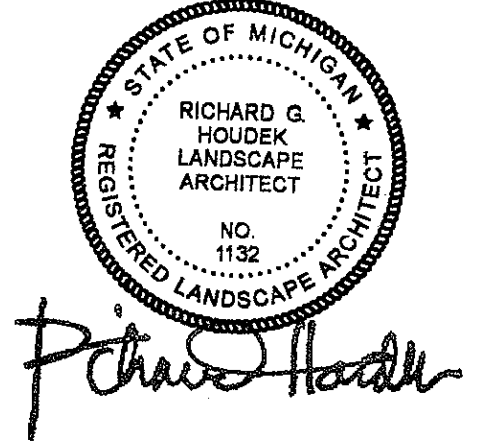
TRANSITION FROM PERFORATED DRAIN TILE SOLID DRAIN PIPE

PERF. OR SOLID DRAIN PIPE, 12% MIN. SLOPE UNLESS SHOWN OTHERWISE ON PLANS OR DETAILS, TYP.

CLEAN OUTS IN LANDSCAPED AREAS TO BE 6" DIA. PVC RISER PIPE FLUSH TO GRADE WITH BLACK PLASTIC CAP - STARTING INVERT FOR ALL DRAIN PIPE TO BE 12" BELOW FINISH GRADE UNLESS SHOWN OTHERWISE ON PLANS OR DETAILS, TYP.

General Notes: (APPLIES TO SHEETS L401 - L402, NOT ALL APPLY PER SHEET)

1. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK.
2. PROTECT ALL NEW AND EXISTING UTILITIES, LIGHTS, PAVEMENT, POLES, ETC. DURING CONSTRUCTION.
3. RESTORE ANY DAMAGED INFRASTRUCTURE TO PRE-CONSTRUCTION CONDITIONS PER SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO PROCEEDING.
5. PROPOSED UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO CIVIL PLANS.



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Beverly Hills, Michigan

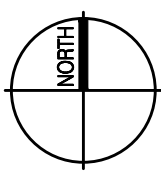
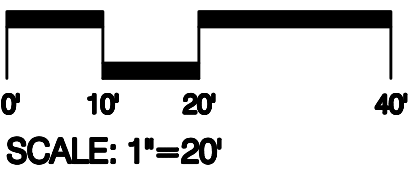
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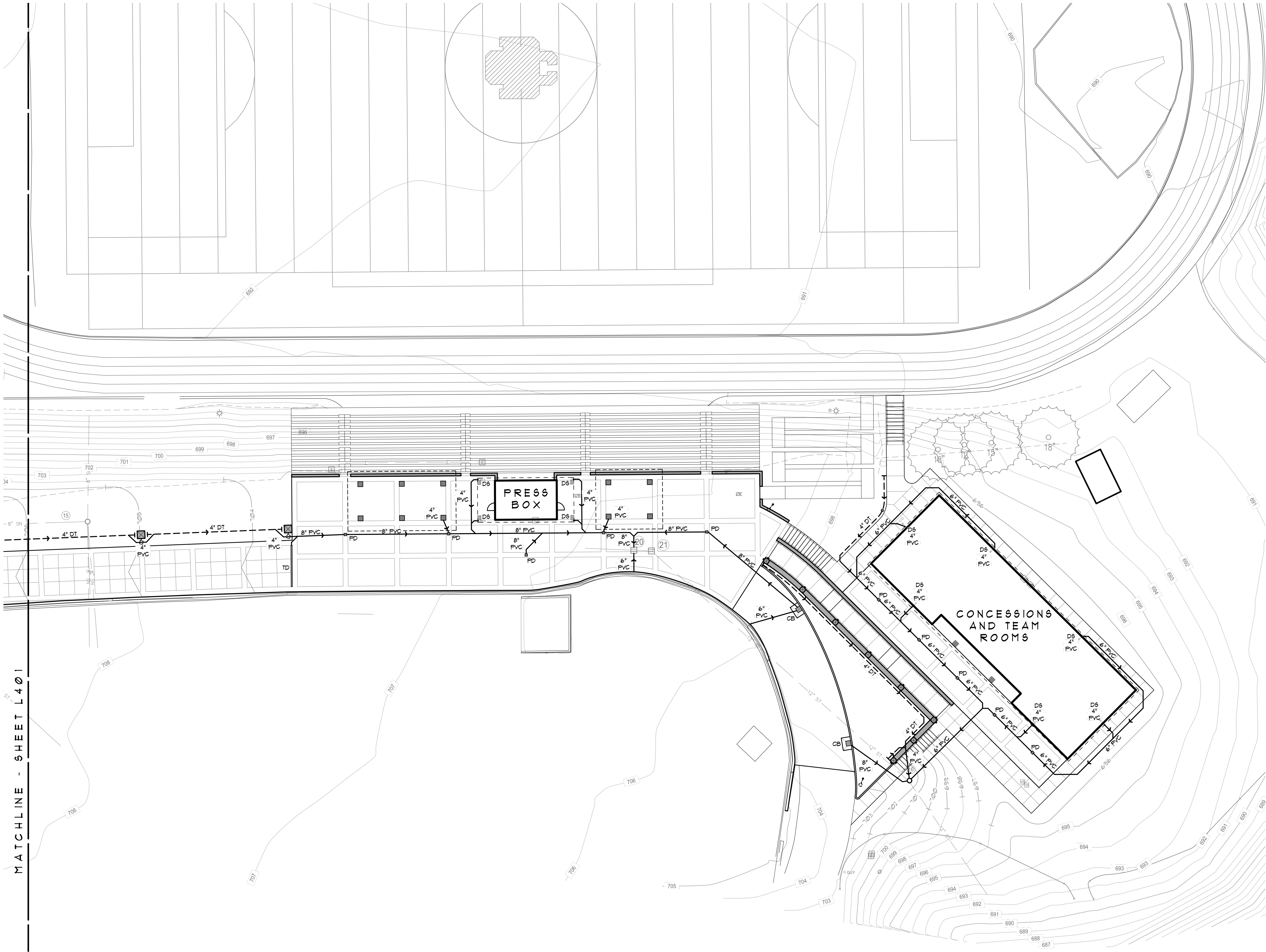
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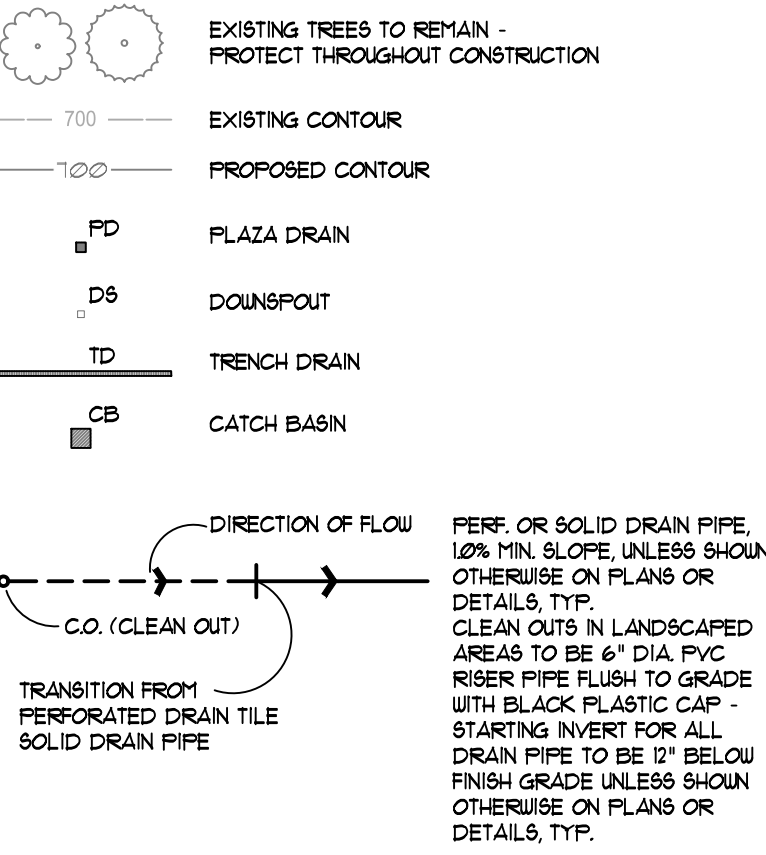
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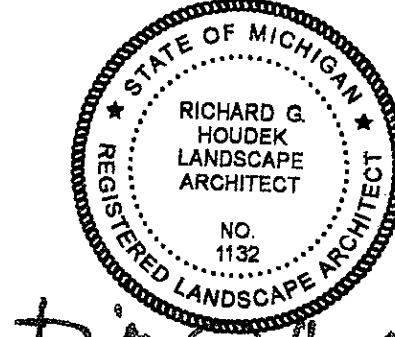


Drainage Legend:



General Notes:

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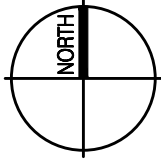
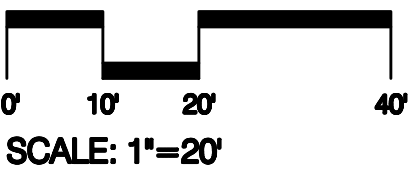
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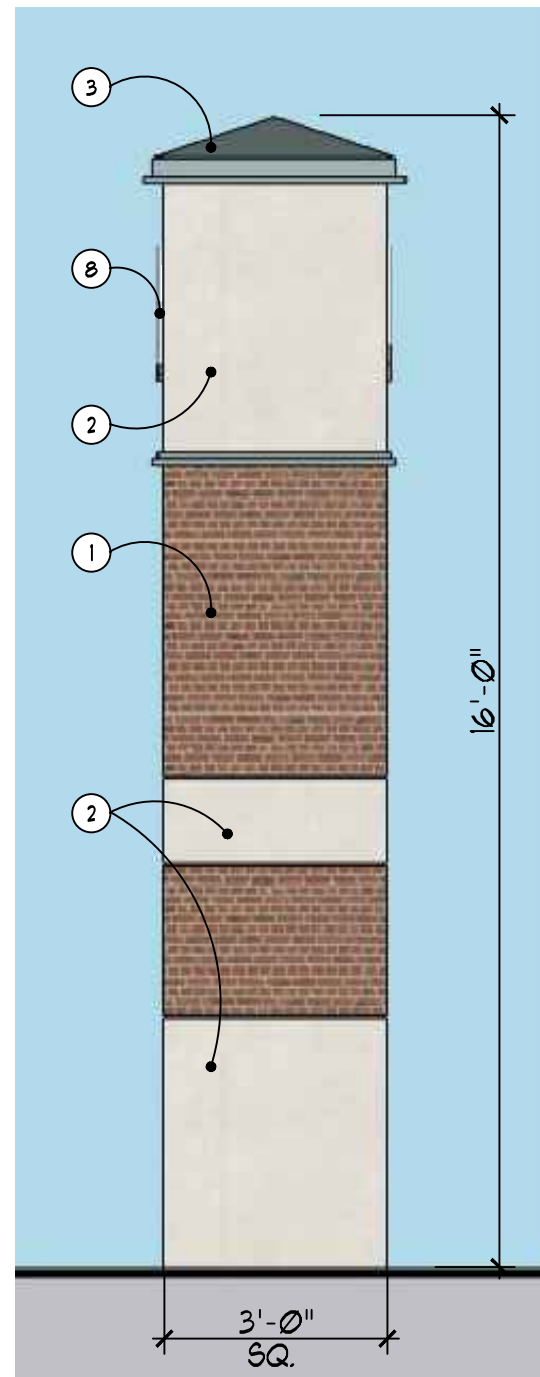
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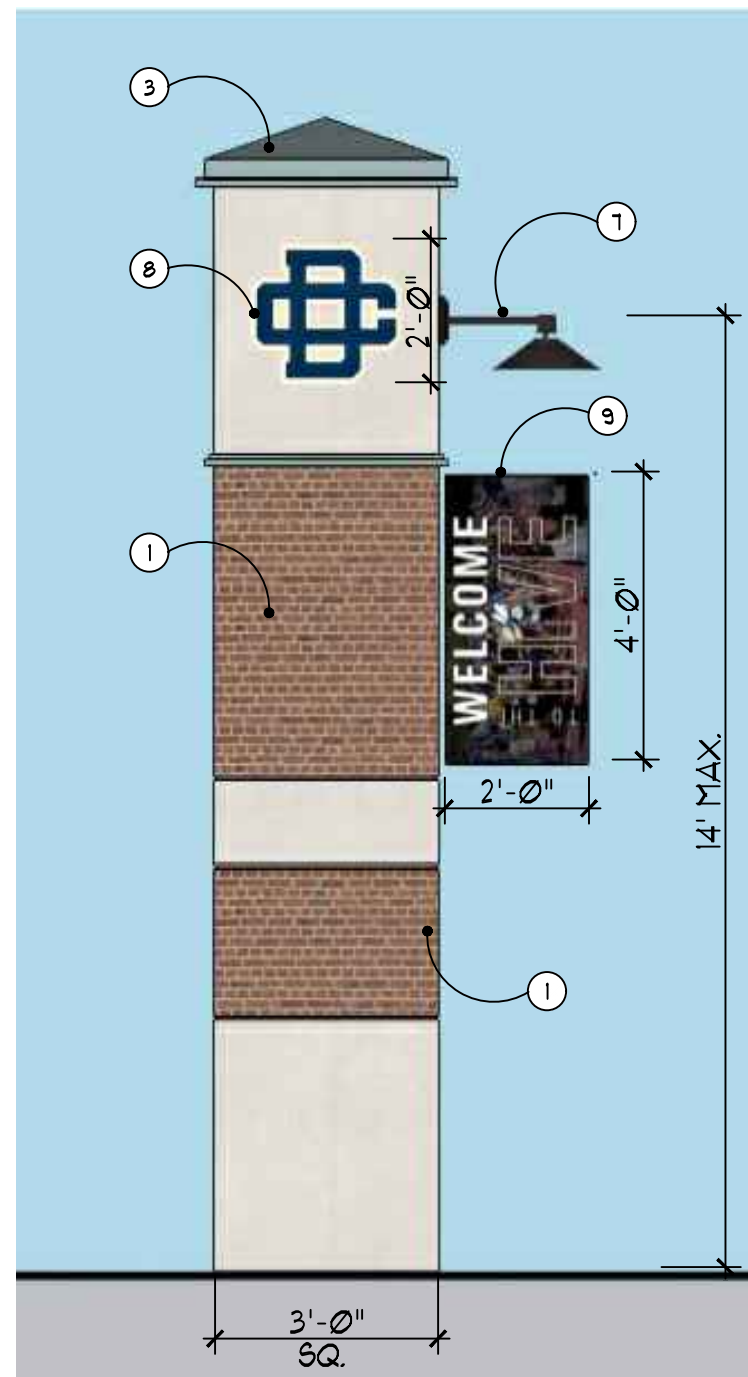
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MATCHLINE - SHEET L401



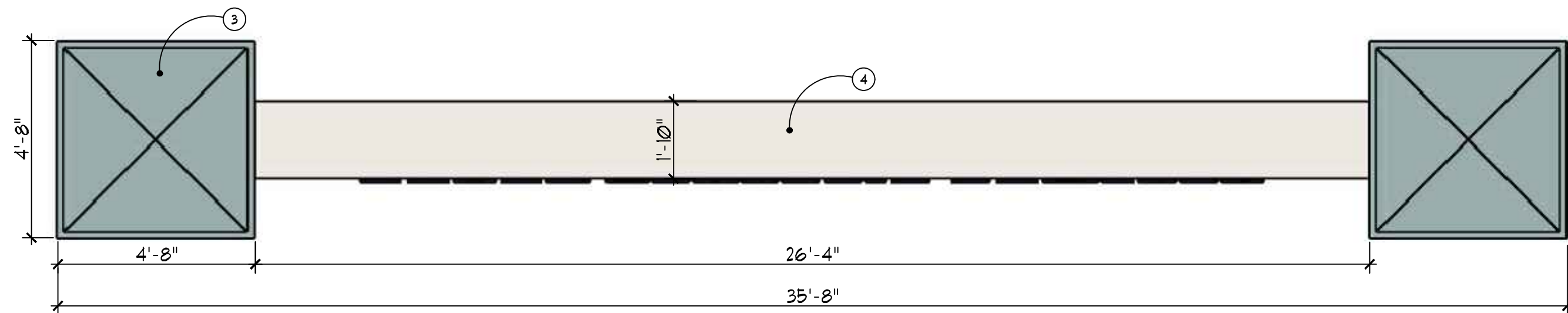
5 Masonry Columnar with Banner Elevation and Side Elevation
NOT TO SCALE



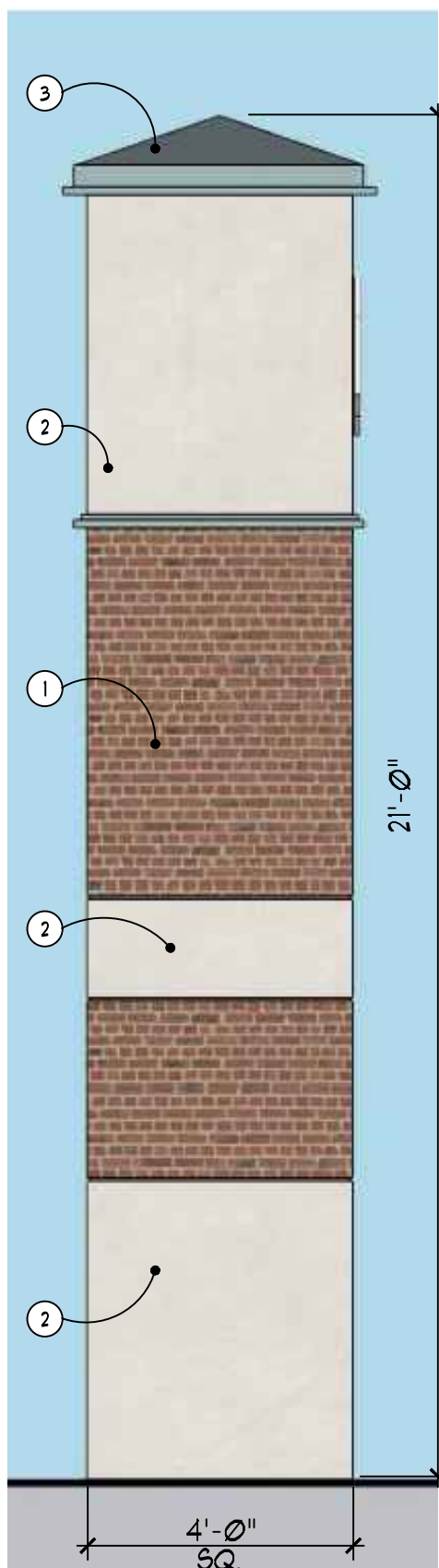
4 Masonry Columnar with Banner Perspective
NOT TO SCALE



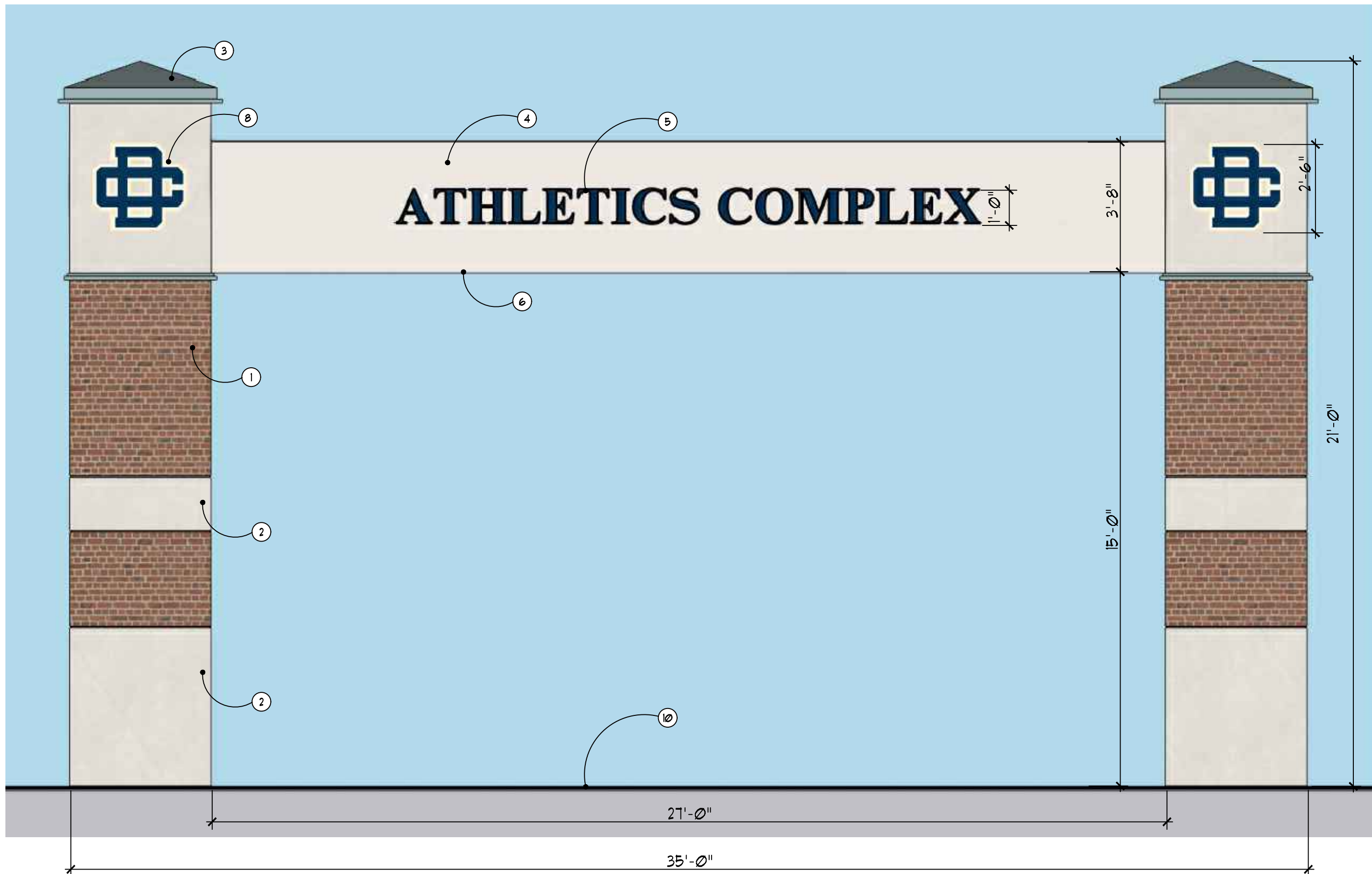
- 1 MASONRY GATEWAY COLUMN WITH REINFORCED CONCRETE FOUNDATION WITH REINFORCED CMU BLOCK CORE AND RUNNING BOND BRICK VENEER TO MATCH EXISTING BUILDINGS
- 2 LIMESTONE OR ARCHITECTURAL PRECAST VENEER
- 3 24-GAUGE METAL CAP TO MATCH EXISTING BUILDINGS STANDING SEAM ROOFS. COLOR: HEMLOCK (TO MATCH BUILDING ROOFS)
- 4 3'-8" HT X 1'-10" WIDE METAL GATEWAY ARCH WITH REINFORCED TUBULAR STEEL SUBSTRUCTURE ANCHORED TO INTERNAL STRUCTURAL STEEL I BEAM IN COLUMN. POWDER COATED ALUMINUM VENEER SKIN TO COMPLEMENT LIMESTONE VENEER PANELS.
- 5 POWDER COATED ALUMINUM LETTERS PINNED TO ARCH.
- 6 RECESSED LINEAR LED STRIP DOWNLIGHT ON BOTTOM OF ARCH. REFER TO LIGHTING PLAN FOR PHOTOMETRICS.
- 7 DARK SKY COMPLIANT WALL MOUNTED LED LIGHT FIXTURE. REFER TO LIGHTING PLAN FOR PHOTOMETRICS. COLOR: BLACK.
- 8 ALUMINUM DCD ATHLETIC LOGO PINNED TO MASONRY COLUMN. LOCATED ON EAST AND WEST SIDES OF COLUMN.
- 9 2' X 4' INTERCHANGEABLE BANNER (ACTUAL GRAPHICS TO CHANGE PER SEASON) BANNER TO BE ATTACHED TO BANNER ARMS ANCHORED TO MASONRY COLUMN. BANNERS TO BE LOCATED ON SOUTH SIDE OF COLUMN.
- 10 FINISH GRADE - REINFORCED PAVEMENT.



3 Athletic Complex Gateway Elevation and Side Elevation
NOT TO SCALE



2 Athletic Complex Gateway Elevation and Side Elevation
NOT TO SCALE



1 Athletic Complex Gateway Perspective
NOT TO SCALE



**GRISSIM
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ANDRIESE**

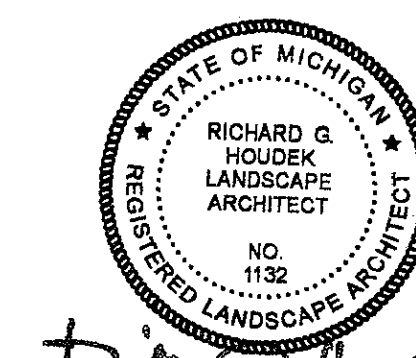
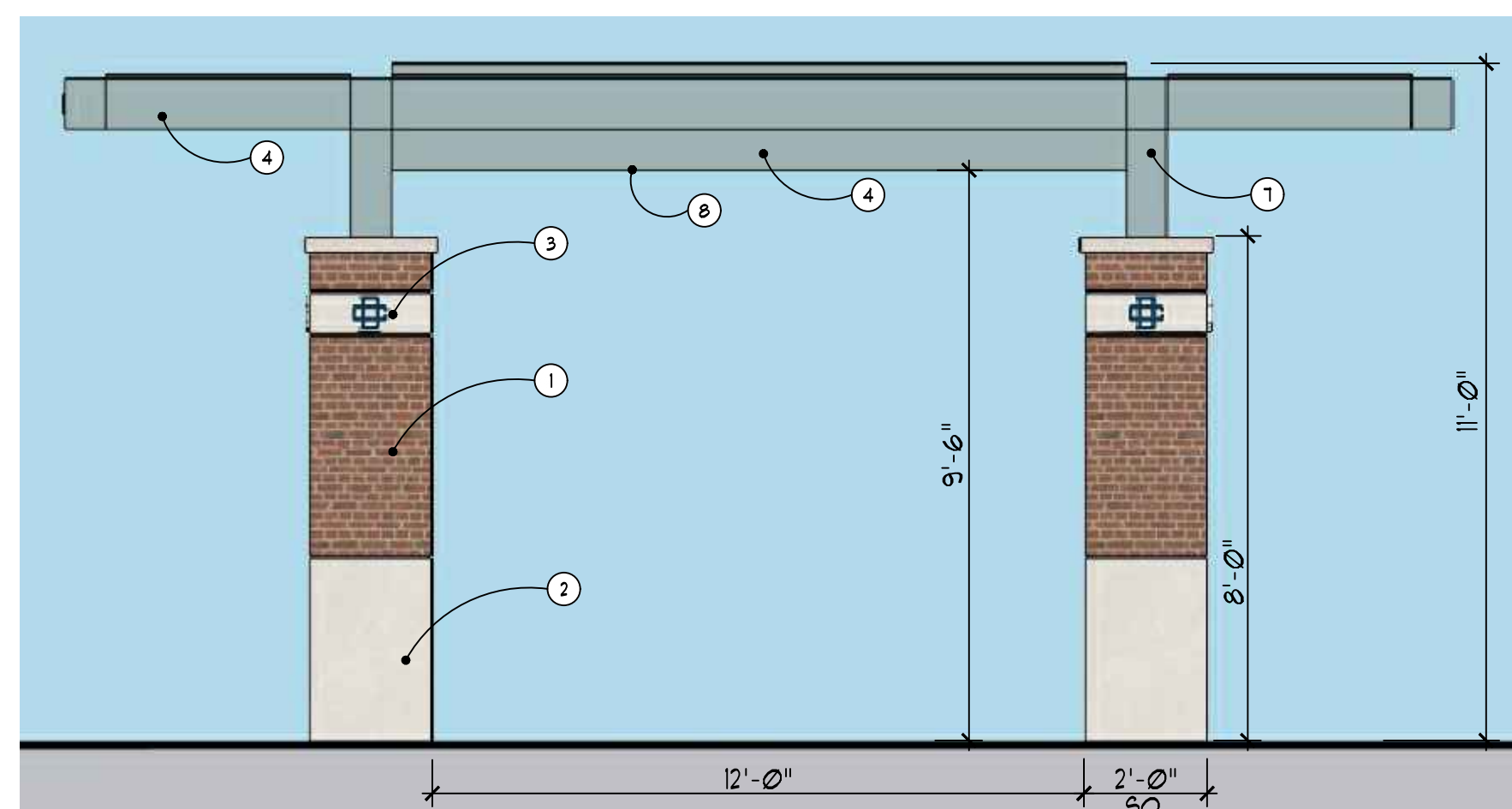
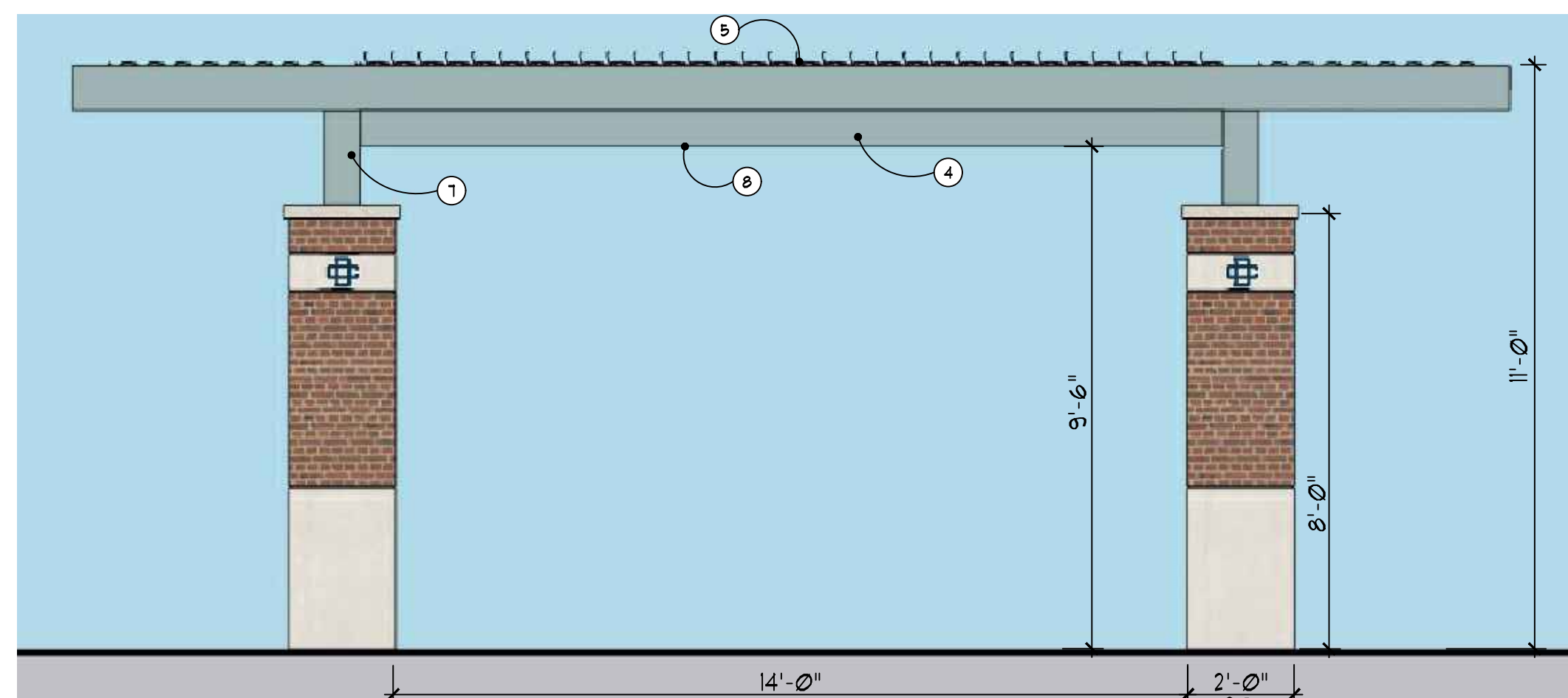
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Project:	Detroit Country Day School Athletic Complex Beverly Hills, Michigan
Sheet:	Site Details
Job Number:	D51-251.002
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Project: **Detroit Country Day School**
Athletic Complex
Beverly Hills, Michigan

Sheet: **Site Details**

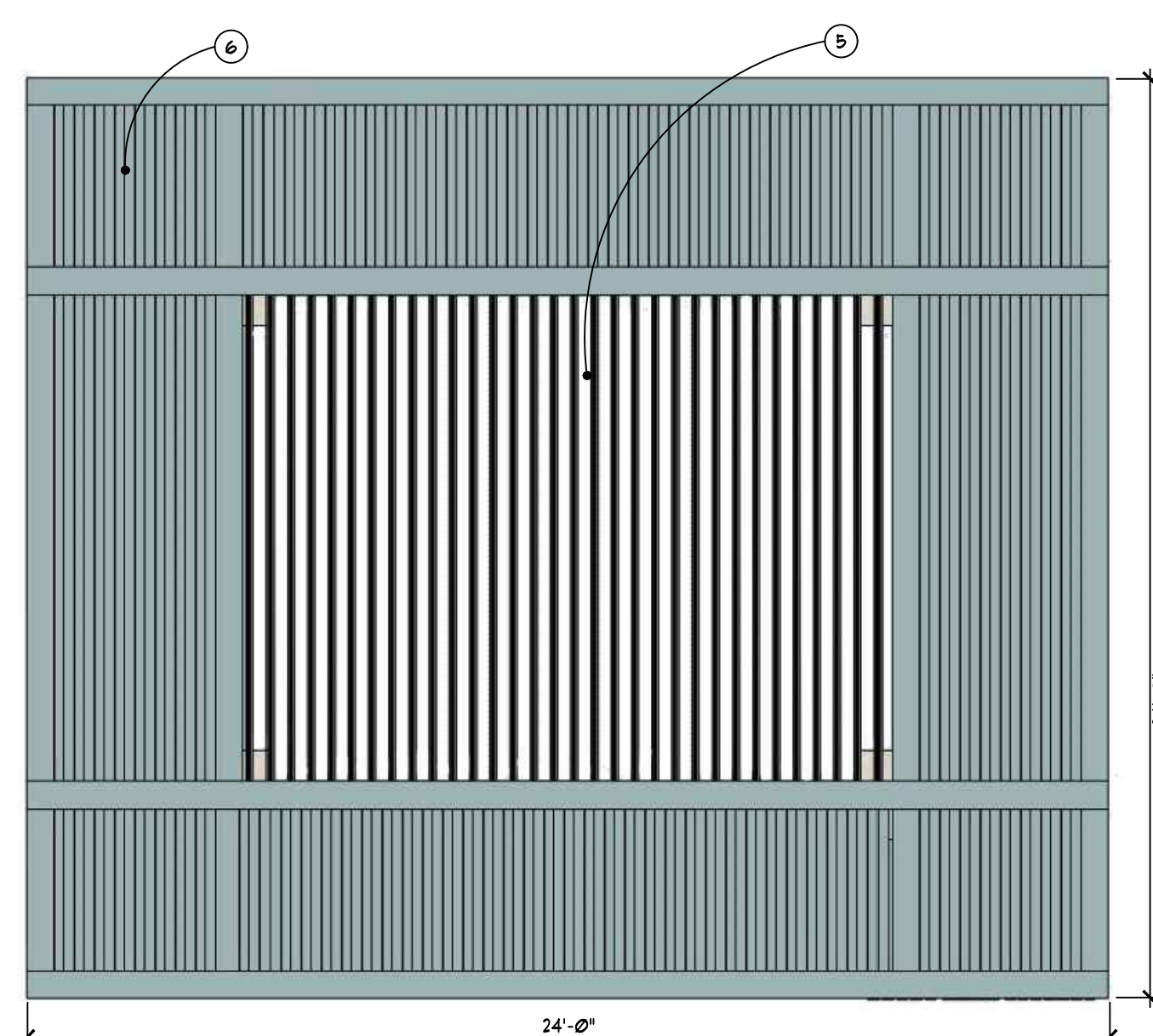
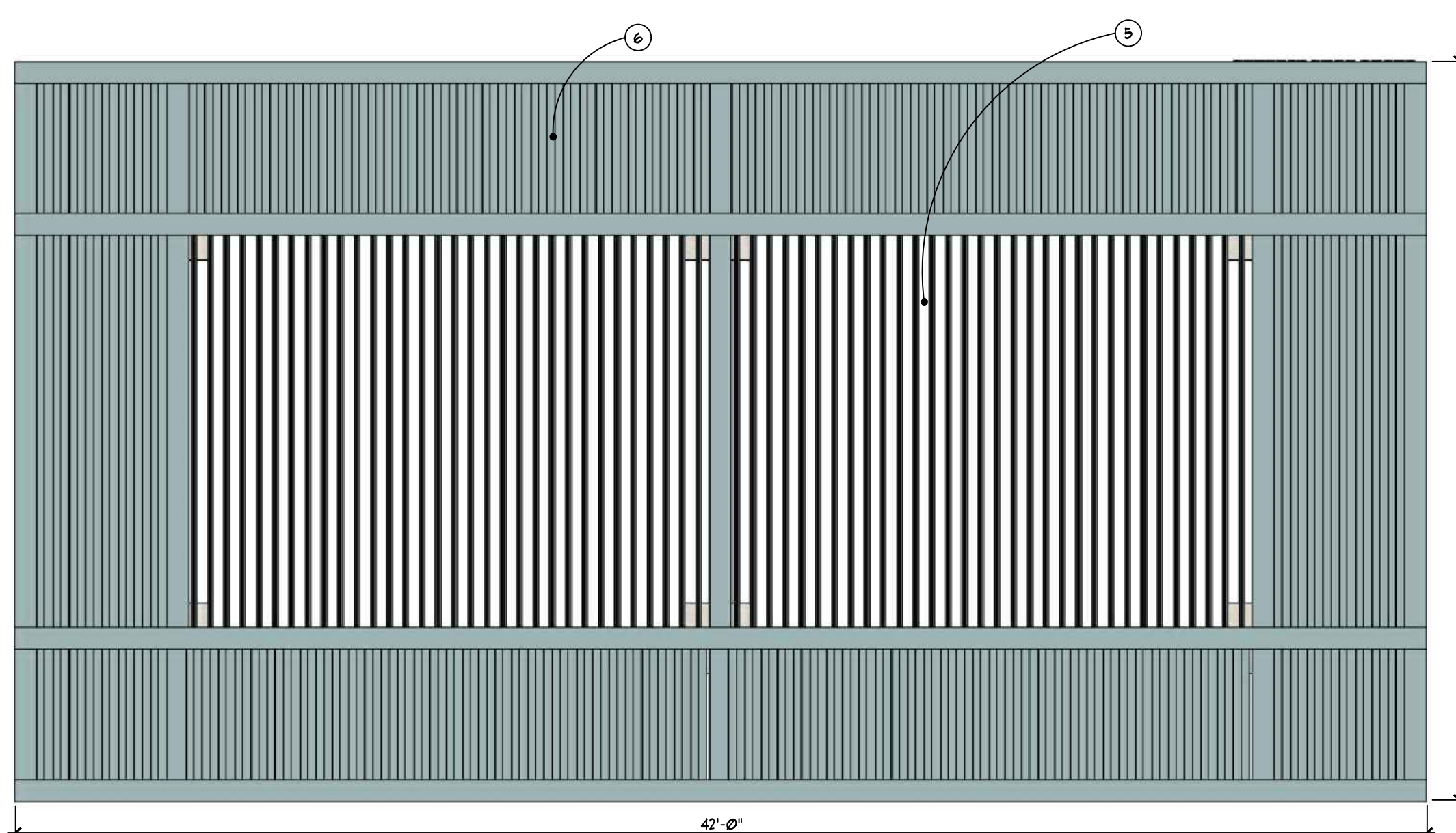
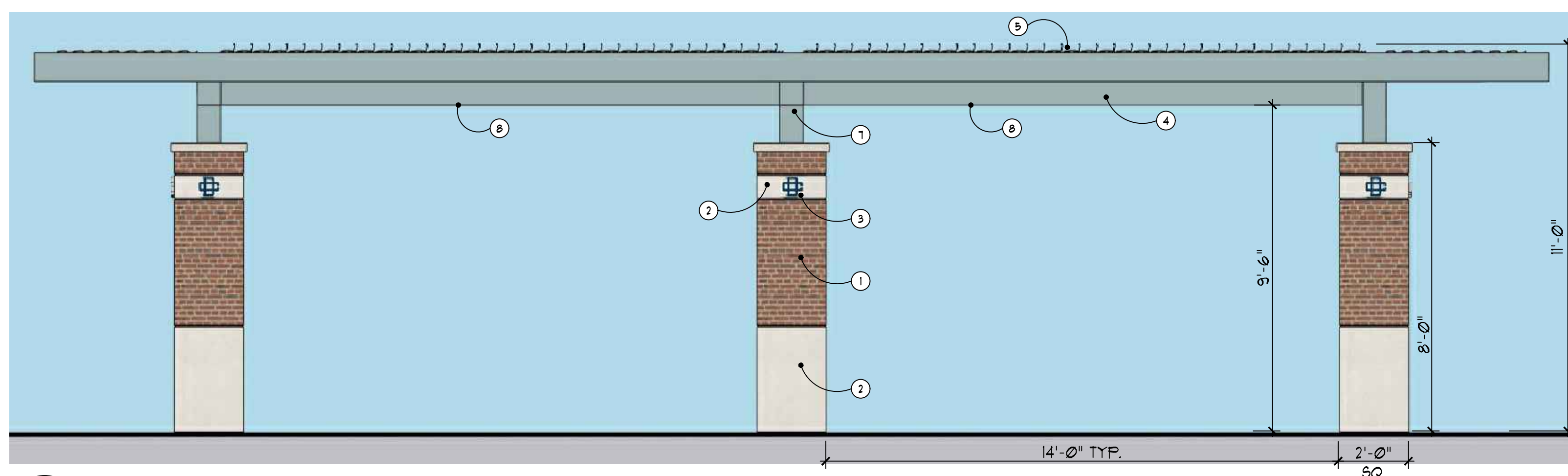
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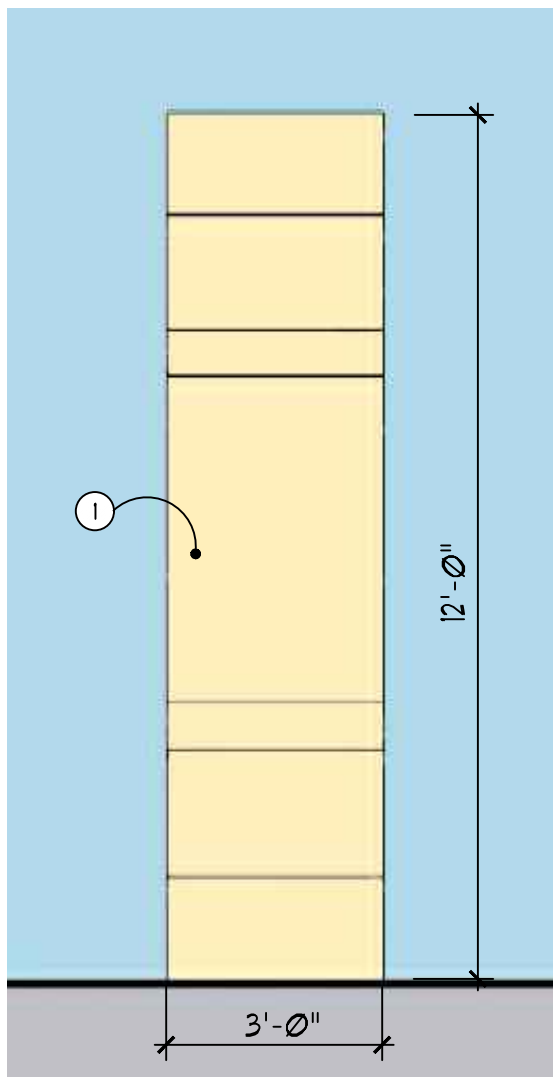
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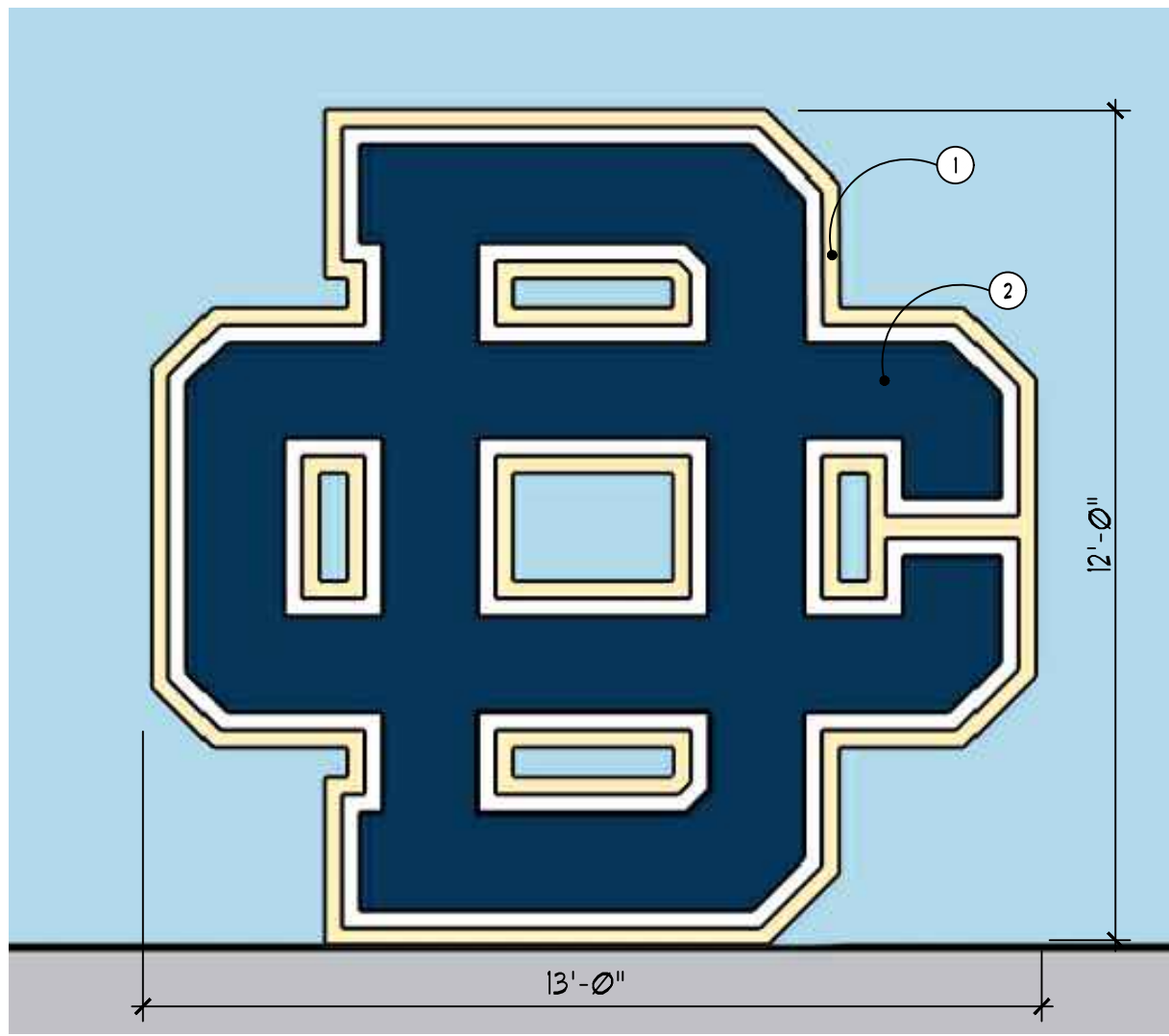
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- ① MASONRY SUPPORT PIER ON REINFORCED FOUNDATIONS
TO REINFORCED CONCRETE BLOCK CORSE WITH RAINING BOND
PATTERN BRICK VENEER TO MATCH EXISTING BUILDING
- ② LIMESTONE OR ARCHITECTURAL PRECAST TO MATCH
EXISTING BUILDINGS
- ③ ALUMINUM ATHLETIC CDC LOGO PINNED TO LIMESTONE
VENEER
- ④ POLYMER COATED STRUCTURAL ALUMINUM TUBE BEAMS WITH
INTEGRATED GUTTERS. GUTTER TO DRAIN INTO STORM
SYSTEM.
- ⑤ POLYMER COATED OPERABLE ALUMINUM LOUVERS,
COLOR: HEYMOCK (TO MATCH BUILDING ROOFS)
- ⑥ POLYMER COATED FIXED, GLOSED ALUMINUM LOUVERS,
COLOR: HEYMOCK (TO MATCH BUILDING ROOFS)
- ⑦ SQUARE ALUMINUM TUBE POST ANCHORED TO MOUNTING
BRACKET IN PIER
- ⑧ UNDERSIDE OF PAVILION TO RECEIVE DOWN LIGHTS IN
STRUCTURAL CROSS BEAMS. REFER TO LIGHTING
PLAN FOR PHOTO METERING



5 Elevation of Athletic Logo Sculpture
- NOT TO SCALE

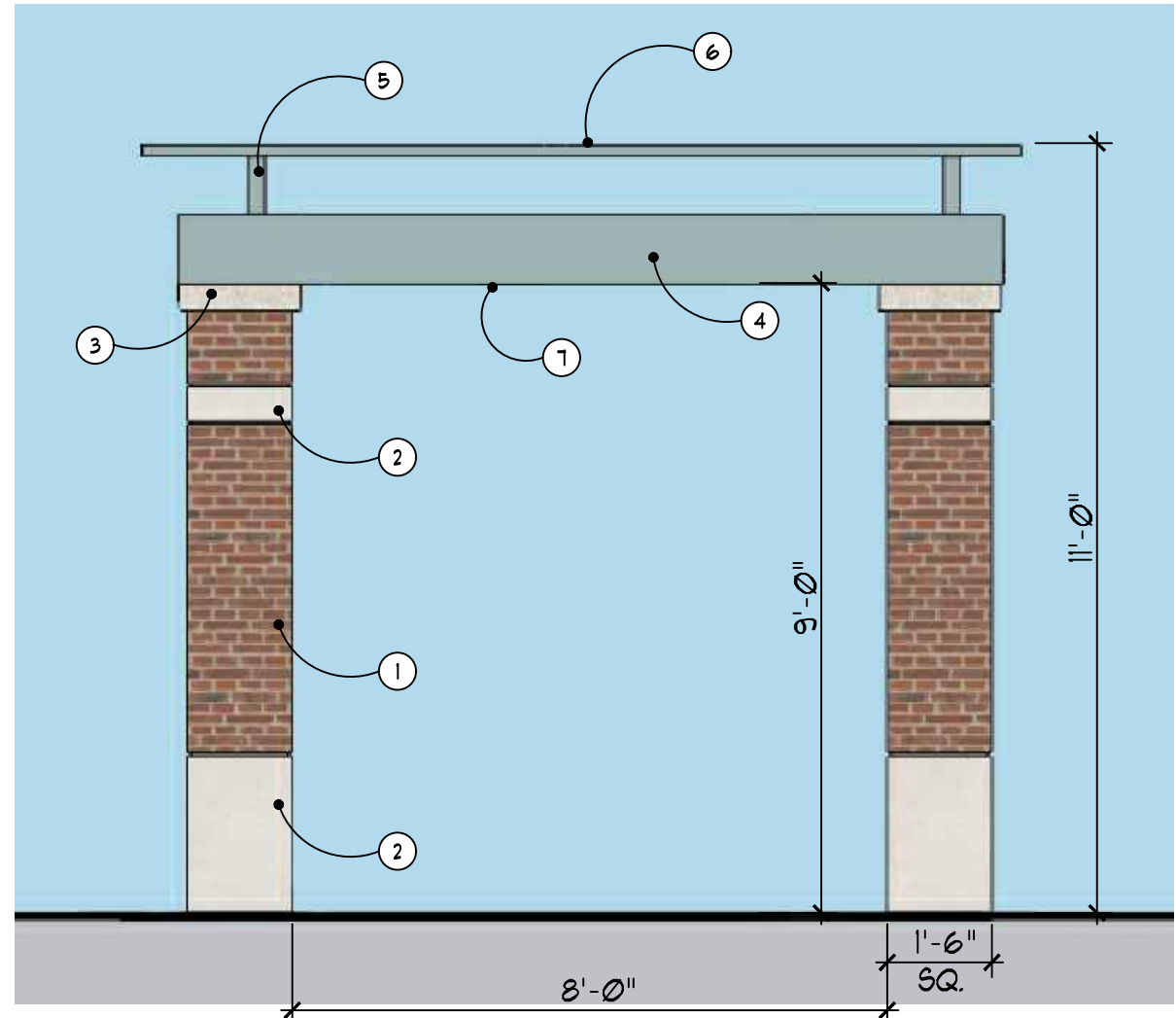


4 Perspective - Athletic Logo Sculpture
- NOT TO SCALE

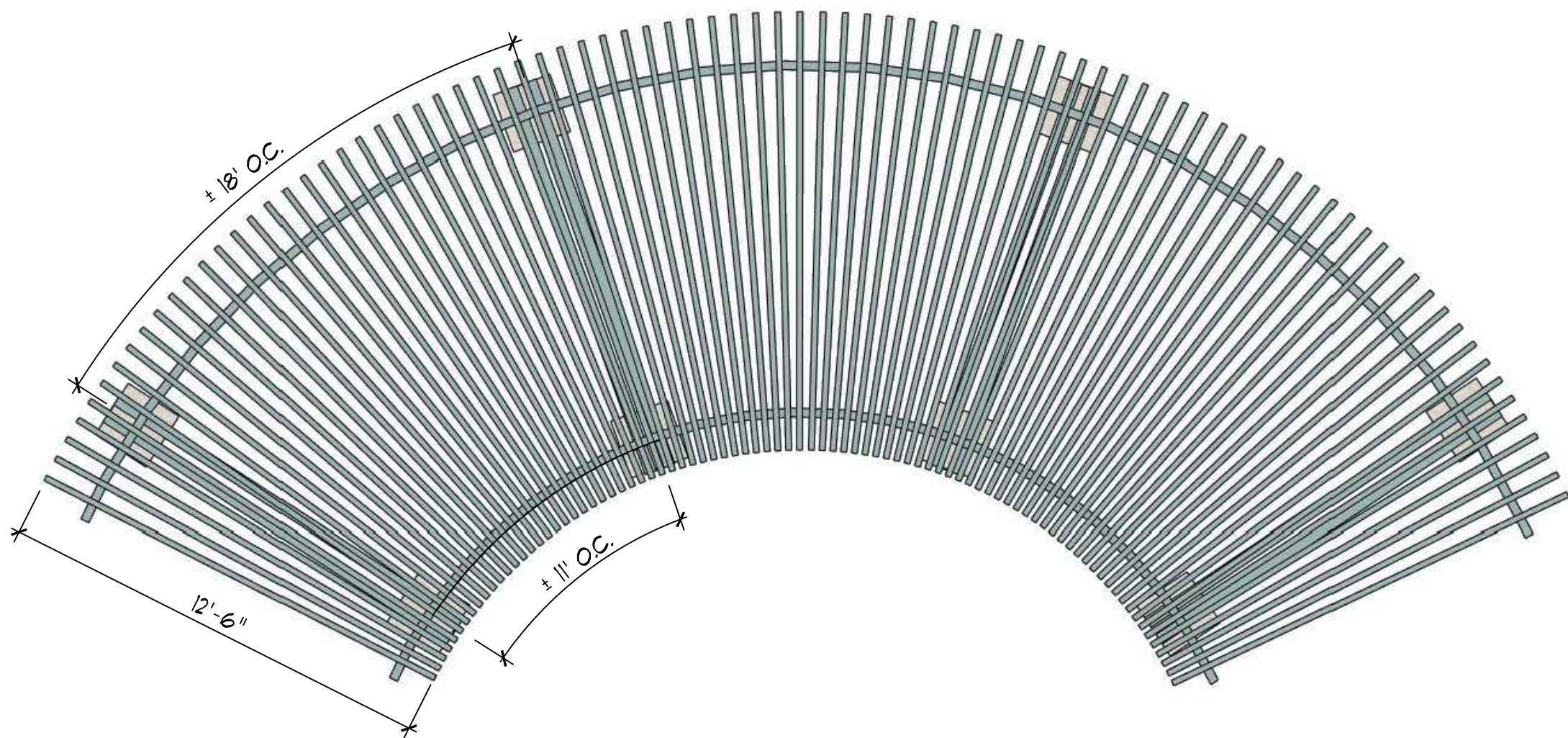
- ① ALUMINUM CABINET ATHLETIC LOGO WITH INTERNAL STRUCTURAL FRAME MOUNTED TO A REINFORCED CONCRETE FOUNDATION
② ACRYLIC FACE PANEL WITH INTERNAL LIGHTING (LIT ON ONE SIDE ONLY)



3 Masonry Columnar with Banner Perspective
- NOT TO SCALE

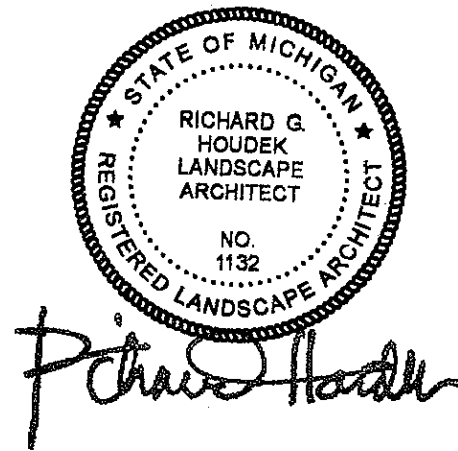


2 Elevation and Plan for Shade Pavilion
- NOT TO SCALE



1 Elevation and Plan for Shade Pavilion
- NOT TO SCALE

- ① MASONRY SUPPORT PIER ON REINFORCED FOUNDATIONS WITH REINFORCED CMU BLOCK CORE WITH RUNNING BOND BRICK VENEER TO MATCH EXISTING BUILDING
② LIMESTONE OR ARCHITECTURAL PRECAST VENEER
③ LIMESTONE OR ARCHITECTURAL / PRECAST PIER CAPS
④ 8" WIDE X 12" HT. STRUCTURAL STEEL BEAMS POWDER-COATED FINISH COLOR: HEYLOCK TO MATCH BUILDING ROOFS.
⑤ 3" WIDE X 9" HT. ROLLED STRUCTURAL STEEL JOISTS FASTENED TO BEAMS. POWDER-COATED FINISH COLOR: HEYLOCK TO MATCH BUILDING ROOFS
⑥ 2" X 2" POWDER-COATED STEEL BAR STOCK FASTENED TO JOISTS. COLOR: HEYLOCK TO MATCH BUILDING ROOFS
⑦ UNDERSIDE OF PAVILION TO RECEIVE DOWN LIGHTS IN NON-STRUCTURAL CROSS BEAMS. REFER TO LIGHTING PLAN FOR PHOTOMETRICS



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Project: Detroit Country Day School
Athletic Complex
Beverly Hills, Michigan

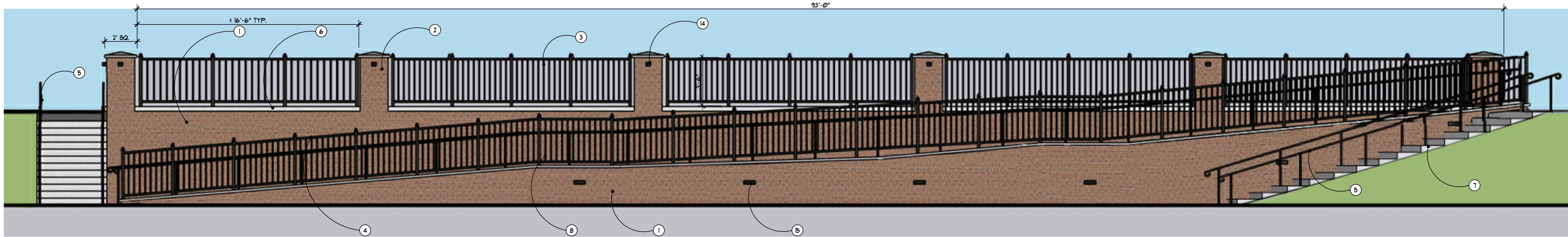
Sheet: Site Details

Job Number: D51-251.002
Drawn: RL
Checked: RGH
Scale: As Noted

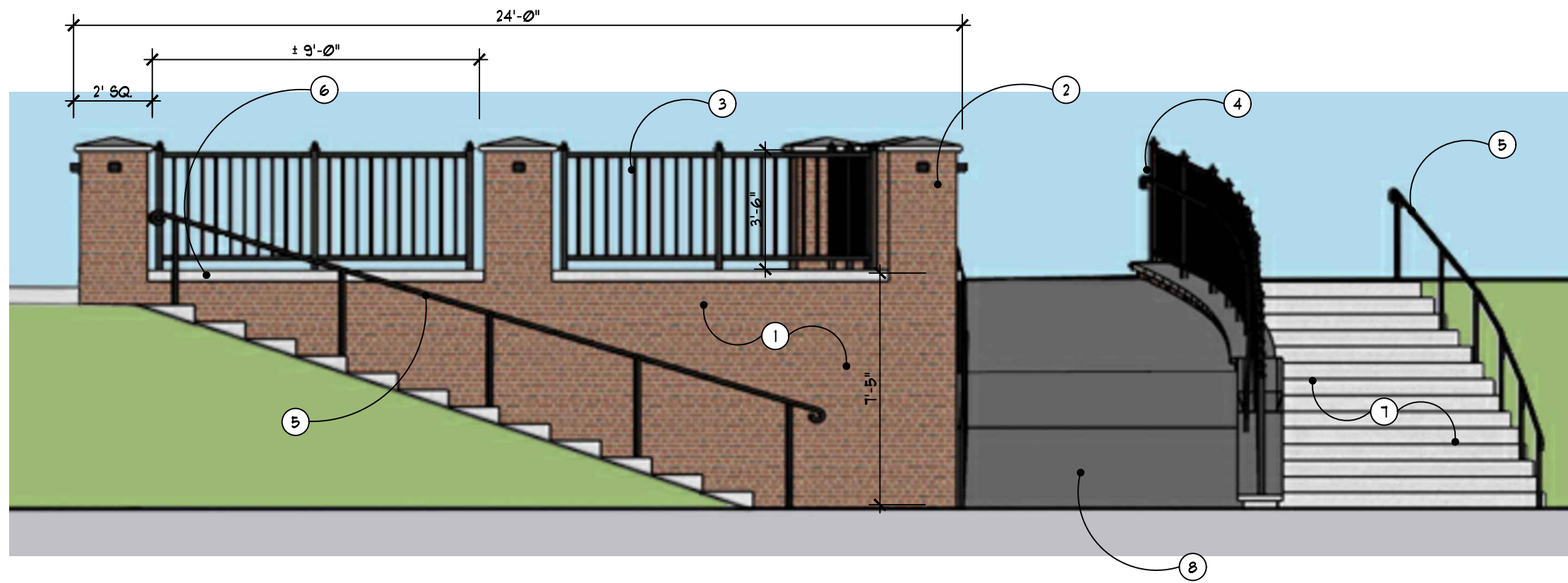
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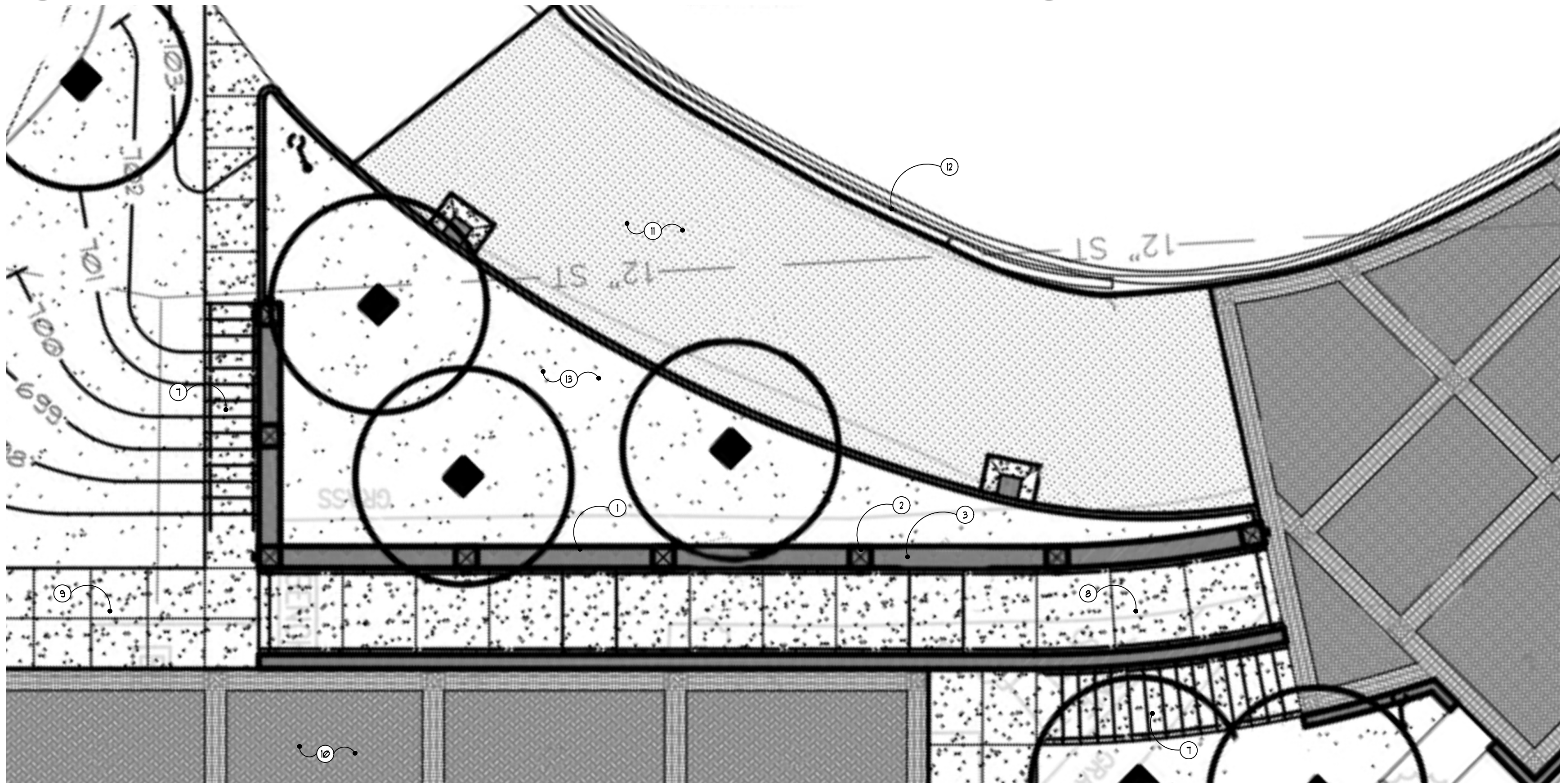
4 Stair and Ramp East Side Elevation
NOT TO SCALE



3 Stair and Ramp South Side Elevation
NOT TO SCALE

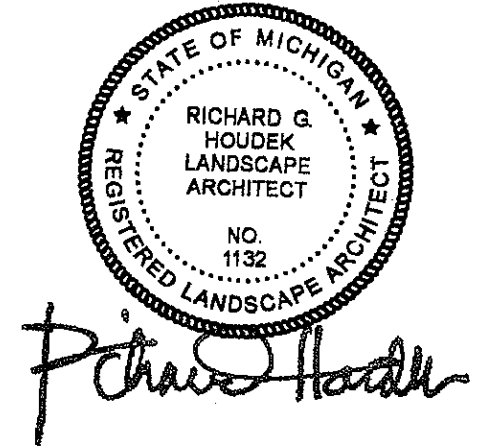


2 Stair and Ramp Perspective
NOT TO SCALE



1 Stair and Ramp Plan
NOT TO SCALE

- 1 REINFORCED CONCRETE ON CMU RETAINING WALL WITH RUNNING BOND BRICK VENEER TO MATCH EXISTING BUILDING
- 2 REINFORCED CMU PIERS WITH RUNNING BOND BRICK VENEER AND METAL CAP. COLOR: HEMLOCK
- 3 42" HEIGHT DECORATIVE ANODIZED ALUMINUM GUARD RAIL. COLOR: BLACK
- 4 42" HEIGHT DECORATIVE ANODIZED ALUMINUM GUARD RAIL WITH HANDRAIL. COLOR: BLACK
- 5 36" HEIGHT DECORATIVE ANODIZED ALUMINUM HANDRAIL. COLOR: BLACK
- 6 LIMESTONE OR PRECAST CONCRETE WALL CAP.
- 7 CONCRETE STAIRS
- 8 ADA COMPLIANT CONCRETE RAMP WITH LANDINGS
- 9 CONCRETE PAVING WITH MEDIUM BROOM FINISH
- 10 CLAY BRICK PAVERS ON AGGREGATE BASE. COLORS TO MATCH UPPER TERRACE AND COMPLEMENT EXISTING BRICK BUILDINGS
- 11 HEAVY DUTY ASPHALT PAVING (4" ASPHALT / 12" 21AA BASE)
- 12 EXISTING BASEBALL FIELD FENCE AND RETAINING WALL BEYOND
- 13 IRRIGATED LAWN WITH SHADE TREES
- 14 WALL MOUNTED SCONCES ON PIERS. REFER TO LIGHTING PLAN FOR PHOTOMETRICS
- 15 BUILT-IN STEP LIGHT. REFER TO LIGHTING PLAN FOR PHOTOMETRICS



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Project:
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Athletic Complex
Beverly Hills, Michigan

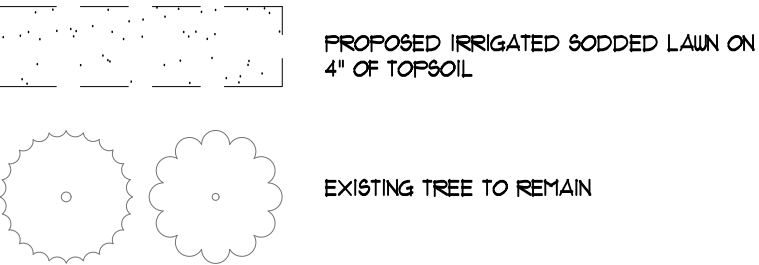
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Sheet Number:
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Note Key: (NOT ALL APPLY TO EACH SHEET)

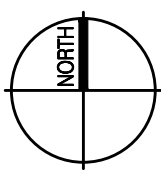
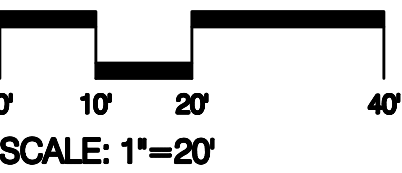
- 1 PROPOSED ALUMNI OVERLOOK PLAZA
- 2 PROPOSED AT-GRADE DECK
- 3 PROPOSED CONCRETE WALK WITH CLAY BRICK BANDING
- 4 PROPOSED MASONRY AND DECORATIVE METAL GATEWAY ARCH
- 5 PROPOSED MASONRY Limestone COLUMNS WITH WALL MOUNTED LIGHTS AND BANNER ARMS
- 6 PROPOSED DECORATIVE ALUMINUM ATHLETIC LOGO
- 7 PROPOSED CLAY BRICK TERRACE
- 8 PROPOSED CONCRETE STAIRS WITH HANDRAILS
- 9 PROPOSED BARRIER FREE CONCRETE RAMP
- 10 PROPOSED CONCRETE PAVING
- 11 PROPOSED MASONRY RETAINING WALL WITH MASONRY PIERS AND 42" HT. DECORATIVE ALUMINUM GUARDRAIL
- 12 PROPOSED DECORATIVE METAL SHADE STRUCTURE WITH MASONRY COLUMNS
- 13 PROPOSED BLEACHERS AND BARRIER FREE RAMP
- 14 PROPOSED HEAVY-DUTY ASPHALT PAVING
- 15 EXISTING ASPHALT PAVING TO REMAIN
- 16 EXISTING TRACK TO BE RESURFACED
- 17 EXISTING PRECAST PAVING TO REMAIN
- 18 EXISTING PRECAST CONCRETE SEGMENTAL RETAINING WALL WITH FENCE TO REMAIN
- 19 EXISTING SYNTHETIC TURF BASEBALL FIELD TO REMAIN
- 20 EXISTING SYNTHETIC TURF ATHLETIC FIELD TO RECEIVE NEW TURF
- 21 PROPOSED REMOVABLE BOLLARDS
- 22 RELOCATED LIGHT POLE
- 23 PROPOSED CATCH BASIN
- 24 EXISTING CONCRETE STAIRS AND PAVING TO REMAIN
- 25 BLACK METAL EDGING
- 26 EXISTING DOGWOOD TREE AND PLANT BED TO REMAIN

General Notes:

- ALL REQUIRED PLANT MATERIALS SHALL BE PLANTED PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY. A FINANCIAL GUARANTEE IS REQUIRED IF THE PROJECT IS COMPLETED DURING A TIME OF YEAR WHEN PLANTING IS IMPRACTICAL.
- TREE STAKES, GUY WIRES, AND TREE UPRAP SHALL BE REMOVED AFTER COMPLETION OF THE INITIAL GRASSING SEASON.
3. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A SOURCE OF IRRIGATION.
4. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING. LANDSCAPED AREAS AND PLANTINGS ARE REQUIRED BY THIS SECTION SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION NEAR AND ABOUT THE PERIMETER OF THE PROJECT. THE MAINTENANCE SITE PLAN, IF ANY PLANT MATERIAL, REQUIRED WITH AN APPROVED SITE PLAN DOES OR BECOMES DISABLED, IT SHALL BE REPLACED WITHIN 180 DAYS OF RECEIVING WRITTEN NOTICE FROM THE VILLAGE OR AFTER AN EXTENDED PERIOD AS SPECIFIED IN SAID NOTICE.
- ALL PLANT MATERIAL SHALL BE HARDY TO OAKLAND COUNTY, BE FREE FROM DISEASE AND INFECTION, AND BE OF THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERY ASSOCIATION.

Plant List: (APPLIES TO SHEET L601 & L602.)

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES				
AM	12	Acer miyabei 'Morton' State Street™ Miyabe Maple	4" cal.	B&B, Matched, Specimen
GT 3	4	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	3" cal.	B&B
GT 4	3	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	4" Cal.	B&B
MS	10	Malus x 'Snowdrift' Snowdrift Crabapple	2" Cal.	B&B, Matched
PA10	4	Picea abies Norway Spruce	10" Ht.	B&B
PA 12	4	Picea abies Norway Spruce	12" Ht.	B&B
PA 8	3	Picea abies Norway Spruce	8" Ht.	B&B
QS	8	Quercus robur 'Fastigiata' Skyrocket® English Oak	4" Cal.	B&B, Matched, Specimen
RELOCATED TREES				
AX	1	Acer x Relocated Maple	6" Cal.	Relocated 6" Cal. Maple to match existing radial trees
SHRUBS				
JB	361	Juniperus horizontalis 'Bar Harbor' Bar Harbor Creeping Juniper	3 gal.	B&B, Space 36" o.c.
TD	170	Taxus x media 'Densiformis' Dense X media	30" Ht. Spd.	B&B, Space 24" o.c.



Charles Hardin



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Project:
Detroit Country Day School
Athletic Complex
Beverly Hills, Michigan

Sheet: Landscape Plan

Job Number: D51-251.002

Drawn: SAE

Checked: _____ RGH

Scale: $1''=20'-0''$

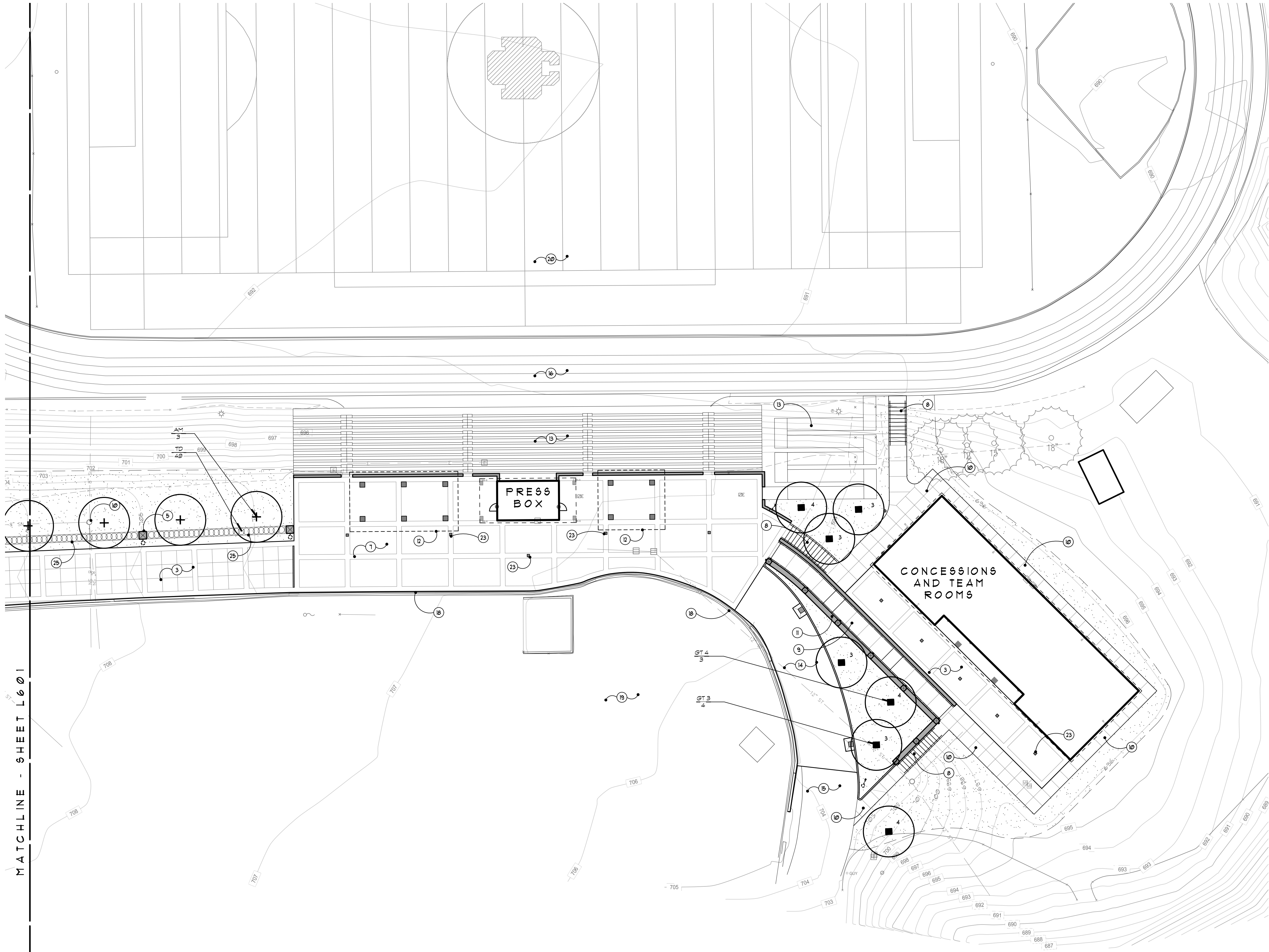
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L601



MATCHLINE - SHEET L601

Legend:

- PROPOSED IRRIGATED SODDED LAWN ON 4" OF TOPSOIL
- EXISTING TREE TO REMAIN

Note Key: (NOT ALL APPLY TO EACH SHEET)

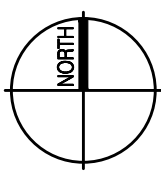
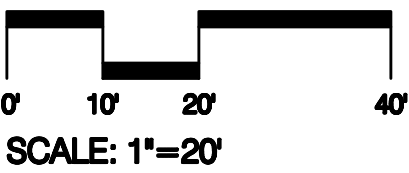
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- 5 PROPOSED MASONRY LIMESTONE COLUMNS WITH WALL MOUNTED LIGHTS AND BANNER ARMS
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- 7 PROPOSED CLAY BRICK TERRACE
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- ALL PLANT MATERIAL SHALL BE HARDY TO OAKLAND COUNTY, BE FREE OF DISEASE AND INSECTS, AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN.

Plant List: (APPLIES TO SHEET L601 & L602)

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
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GT 3	4	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	3" cal.	B&B
GT 4	3	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	4" Cal.	B&B
MS	10	Malus x 'Snowdrift' Snowdrift Crabapple	2" Cal.	B&B, Matched
PA10	4	Picea abies Norway Spruce	10' Ht.	B&B
PA 12	4	Picea abies Norway Spruce	12' Ht.	B&B
PA 8	3	Picea abies Norway Spruce	8' Ht.	B&B
QS	8	Quercus robur 'Fastigiata' Skyrocket® English Oak	4" Cal.	B&B, Matched, Specimen
RELOCATED TREES				
AX	1	Acer x Relocated Maple	6" Cal.	Relocated 6" Cal. Maple to match existing radial trees
SHRUBS				
JB	361	Juniperus horizontalis 'Bar Harbor' Bar Harbor Creeping Juniper	3 gal.	B&B, Space 36" o.c.
TD	170	Taxus x media 'Densiformis' Dense Yew	30" Ht. & Spd.	B&B, Space 24" o.c.



Richard G. Houdek



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Plymouth, MI 48170

Ph: 248-347-7010

Project:
Detroit Country Day School
Athletic Complex
Beverly Hills, Michigan

Sheet:
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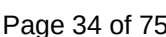
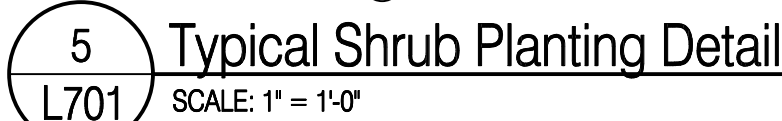
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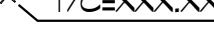
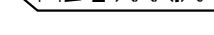
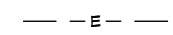
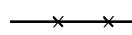
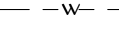
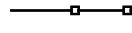
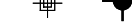
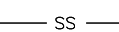
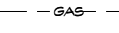
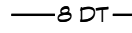
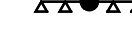
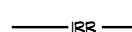
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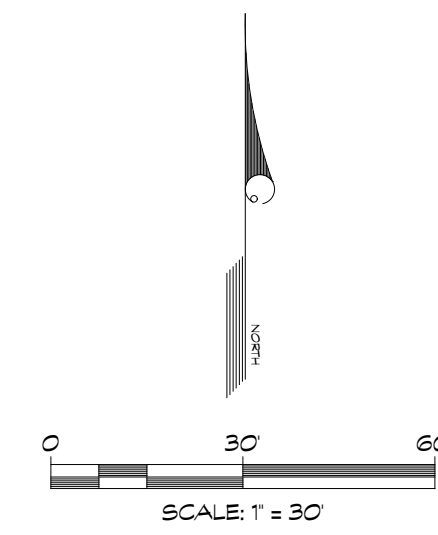
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L602



EXISTING	PROPOSED
----------	----------

- | | | | |
|---|-------------------------|---|--------------------------------------|
|  | SPOT ELEVATION |  | SPOT GRADE |
|  | AS-BUILT SPOT ELEVATION |  | TOP OF WALL ELEVATION |
|  | FENCE |  | TOP OF CURB ELEVATION |
|  | DRAINAGE STRUCTURE |  | MATCH EXISTING ELEVATION |
|  | STORM DRAIN |  | TOP OF TRENCH ELEVATION |
|  | LIGHT POLE |  | DRAINAGE SWALE |
|  | ELECTRICAL |  | CHAINLINK FENCE - SEE PLANS FOR HT. |
|  | WATER |  | ORNAMENTAL FENCE - SEE PLANS FOR HT. |
|  | TELEPHONE |  | DRAINAGE STRUCTURE |
|  | IRRIGATION |  | STORM DRAIN |
|  | PROPERTY |  | FLAT DRAIN |
|  | SANITARY |  | 4' PERFORATED DRAIN TILE |
|  | GAS |  | 6' PERFORATED DRAIN TILE |
| | |  | 8' PERFORATED DRAIN TILE |
| | |  | LIGHT POLE |
| | |  | ELECTRICAL |
| | |  | WATER |
| | |  | TELEPHONE |
| | |  | IRRIGATION |
| | |  | LIMITS OF CONSTRUCTION |



-
- The diagram illustrates six different track surface options, each shown in a rectangular cross-section box. From top to bottom, the options are:
- 1/2" ALL-WEATHER SURFACE OVER EXISTING ASPHALT:** A thin, uniform layer of small, dark granules.
 - CONCRETE PAVEMENT OVER COMPACTED AGGREGATE BASE:** A layer of concrete with a grid of small circles representing aggregate base underneath.
 - MASON SAND:** A layer of small, dark granules.
 - SYNTHETIC TURF (BY OTHERS):** A layer of synthetic turf with a grid of small circles representing the base underneath.
 - ALL-WEATHER TRACK SURFACE OVER EXISTING CONCRETE LONG JUMP RUNWAY:** A layer of synthetic turf with a grid of small circles representing the base underneath.

PROJECT
DETROIT COUNTRY DAY SCHOOL ATHLETIC IMPROVEMENTS
OWNER
DETROIT COUNTRY DAY SCHOOL
BEVERLY HILLS, MI



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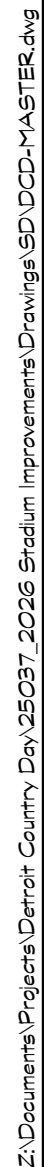
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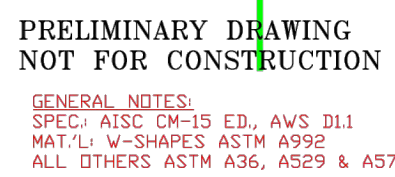
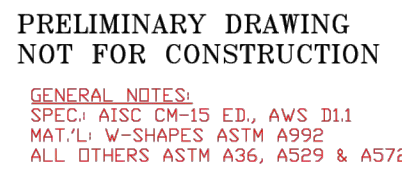
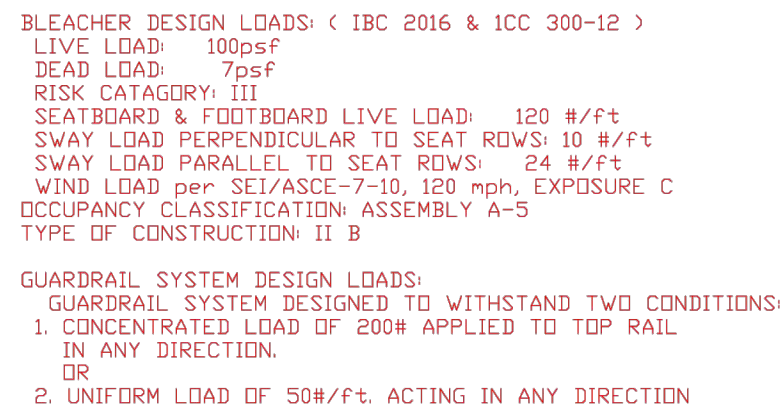
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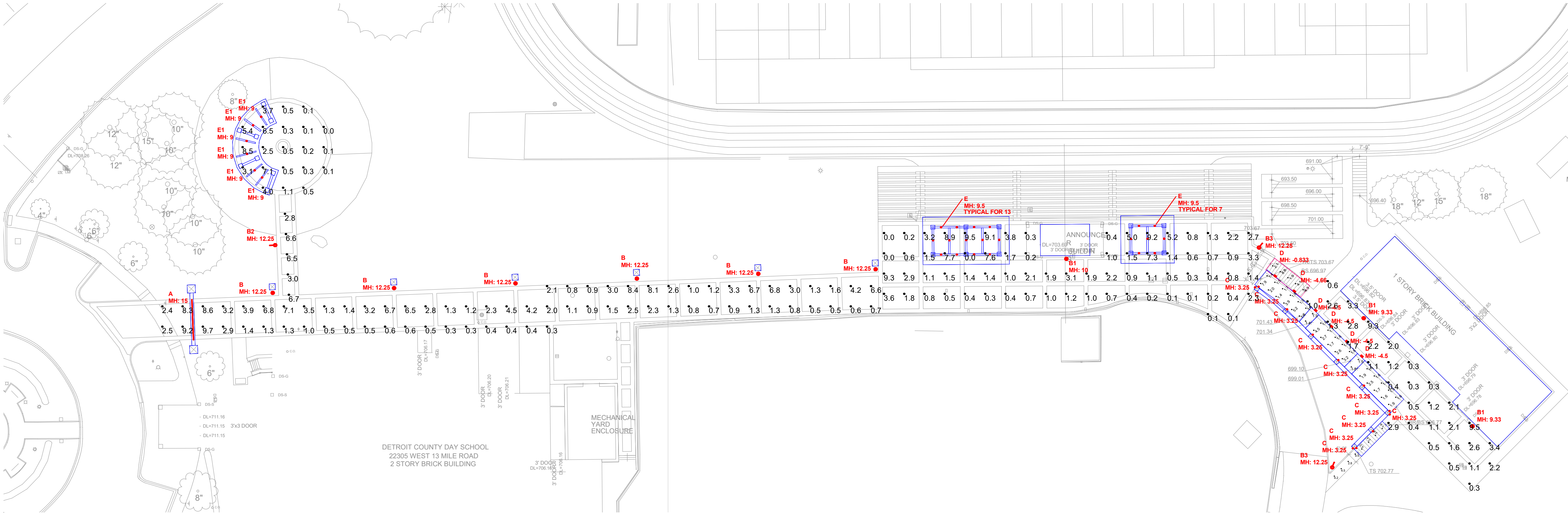
SCALE:

1"=30'-0"



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Scale: 1 inch= 30 Ft.

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Mounting Height	Arrangement Watts	Arrangement Luminaire Lumens
I	1	A	0.900	PRUDENTIAL WETBPRO3-REC-FLSH-LED4-LO-20FT-WETTMW-SAL-SC-UNV-X3-DM01 - WHITE FINISH	15	76	9650
⊙	6	B	0.900	LUMCA LIO-M-SM-A-04-18LED07-X-L2B-40K-C80-SBSM-X-MA-CF80-18-SBSM - 0-10V - WALL MOUNTED - 18 INCH RAIL ARM LENGTH, VERIFY LENGTH - BLACK FINISH	12.25	40.19	4544
⊙	3	B1	0.900	LUMCA LIO-M-SM-A-04-18LED07-X-L3FL-40K-C80-SBSM-X-MA-CF80-18-SBSM - 0-10V - WALL MOUNTED - 18 INCH RAIL ARM LENGTH, VERIFY LENGTH - BLACK FINISH	9.33, 10	40.36	4211
—○	1	B2	0.900	LUMCA LIO-M-SM-A-04-18LED07-X-L2B-40K-C80-SBSM-X-PM-CF80-24-SBSM - 0-10V - POLE MTD. - 24 INCH RAIL ARM - STERNBERG POLE 450-P4-13.5FT-.125-RCC-VD-PCD-GFI LPIUC-BKT - MTD. ON 6 INCH CONCRETE BASE - OVERALL HEIGHT 14FT FOR BASE AND POLE - BLACK FINISH	12.25	40.19	4544
—○	2	B3	0.900	LUMCA LIO-M-SM-A-04-18LED07-X-L3FL-40K-C80-SBSM-X-PM-CF80-24-SBSM - 0-10V - POLE MTD. - 24 INCH RAIL ARM - STERNBERG POLE 450-P4-13.5FT-.125-RCC-VD-PCD-GFI LPIUC-BKT - MTD. ON 6 INCH CONCRETE BASE - OVERALL HEIGHT 14FT FOR BASE AND POLE - BLACK FINISH	12.25	40.36	4211
⊞	11	C	0.700	LIGMAN GI-31621-T3-8040-01-F - PROVIDE FROSTED LENS - BLACK FINISH	3.25	5	378
⊞	6	D	0.900	FC LIGHTING - FC SL1140-UNV-4K-CRI85-7L-BKE-TD-TRS - BLACK FINISH	-4.66, -4.5, -0.833	6.6	675
⊕	20	E	0.900	HALO RL4LS9FSD2W1EWHDM-RL4TRMWB -600LM -4000K - MATTE BLACK SPLAY	9.5	7.6	705
⊕	6	E1	0.900	HALO RL4LS9FSD2W1EWHDM-RL4TRMWB -900LM -4000K - MATTE BLACK SPLAY	9	11.5	980

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Front Stairs_Side_1	Fc	2.73	4.0	1.9	2.11	1.44
Overlook Pavilion	Fc	2.15	8.5	0.0	N.A.	N.A.
Overlook Pavilion Walkway	Fc	5.12	6.7	2.8	2.39	1.83
Pavilion Plaza	Fc	2.07	9.5	0.0	N.A.	N.A.
Plaza Area at Concessions	Fc	1.95	9.5	0.3	31.67	6.50
Ramp Bottom_Side_2	Fc	1.71	2.5	1.4	1.79	1.22
Ramp Landiing 1	Fc	1.35	1.4	1.3	1.08	1.04
Ramp Landiing 2	Fc	1.65	1.8	1.5	1.20	1.10
Ramp Middle_Side_2	Fc	2.32	4.5	1.6	2.81	1.45
Ramp Upper_Side_2	Fc	2.61	7.9	1.4	5.64	1.86
Side Stairs_Side_1	Fc	4.24	8.8	1.9	4.63	2.23
Walkway	Fc	2.67	9.7	0.3	32.33	8.90
Walkway to Stairs	Fc	5.25	9.5	2.8	3.39	1.88

CALCULATION POINTS TAKEN AT GRADE AND/OR SURFACE OF STAIRS AND RAMP.

STEPLIGHTS TYPE D SHALL BE MOUNTED 1'-6" ABOVE SURFACE.

MOUNTING HEIGHTS LISTED IN THE SCHEDULE AND ALSO ADJACENT THE LUMINAIRE IN PLAN (MH:XX).

NOTES:
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE
LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS.
MOUNTING HEIGHTS INDICATED ARE FROM GRADE TO BOTTOM OF LUMINAIRE LENS OR FROM FLOOR TO BOTTOM OF LUMINAIRE LENS, UNLESS OTHERWISE NOTED.
CLARUS DOES NOT ACT AS THE ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.
LIGHTING LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO - NFPA 101 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IECC CODE, LIGHTING QUALITY COMPLIANCE AND LOCAL LIGHTING ORDINANCES.
FOR SITE PLAN PHOTOMETRICS, THE USE OF ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

REVISION X
date

30775 Barrington St.
Madison Heights, MI 48071
P: 248.677.0850
F: 248.677.0512
E: info@clarus-lighting.com

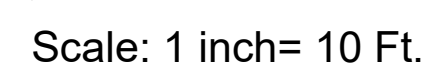


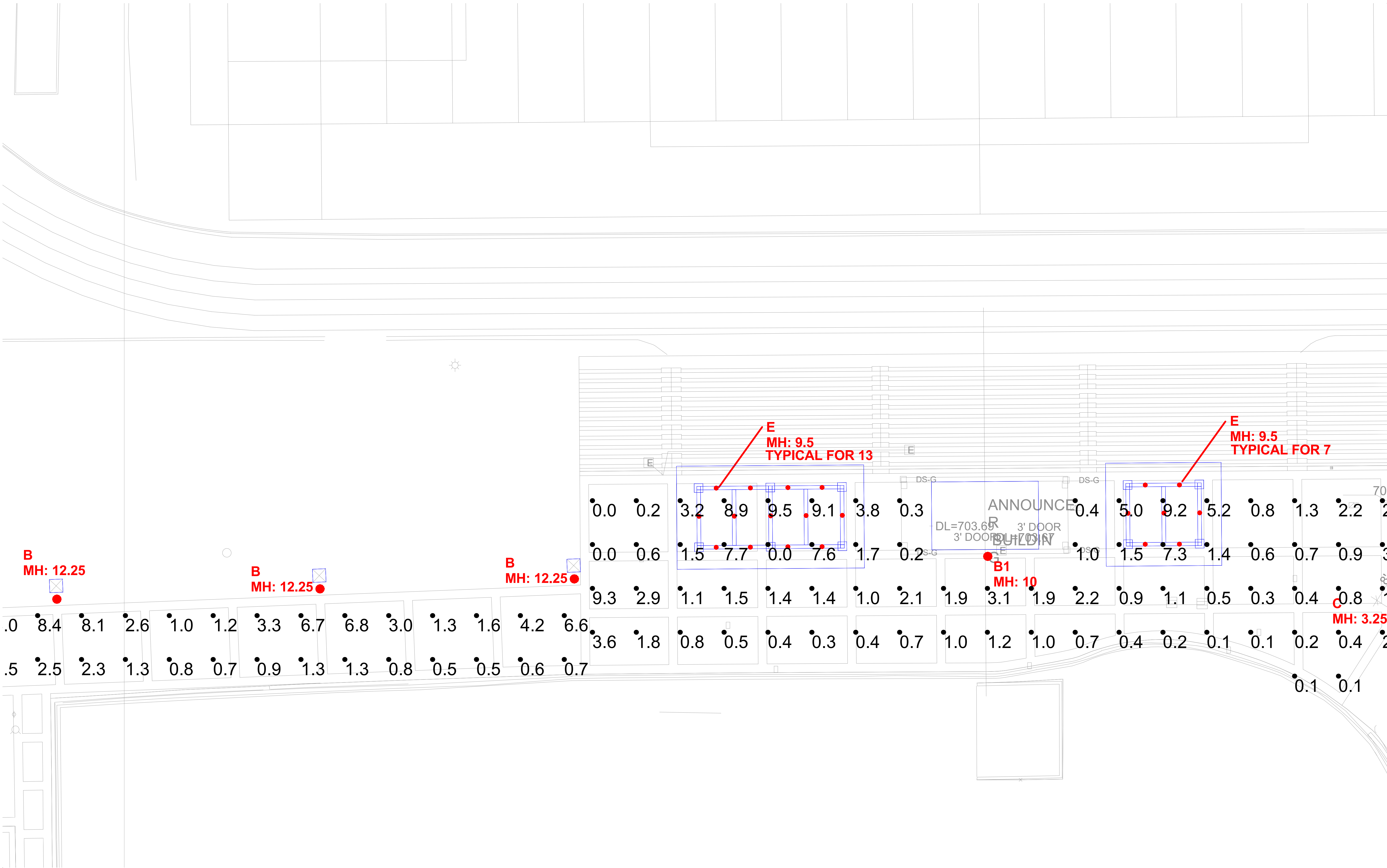
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DETROIT COUNTRY DAY SCHOOL
ATHLETIC COMPLEX
BEVERLY HILLS, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE - OVERALL

DATE
12/18/25
PROJECT No.
CLC25-133427
SHEET No.

EP-101





Scale: 1 inch= 10 Ft.

REVISION

X

30775 Barrington St.
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CLARUS

LIGHTING & CONTROLS

PROJECT TITLE

DETROIT COUNTRY DAY SCHOOL
ATHLETIC COMPLEX
BEVERLY HILLS, MI

SHEET TITLE

PHOTOMETRIC CALCULATION
SITE - PARTIAL
ENLARGED PLAN

DATE

12/18/25

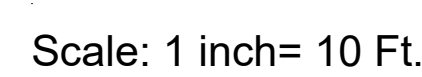
PROJECT No.

CLC25-133427

SHEET No.

EP-103

date



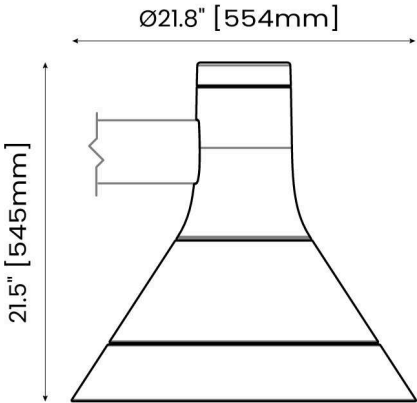
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Qty

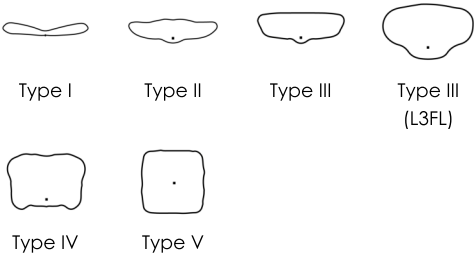
Type

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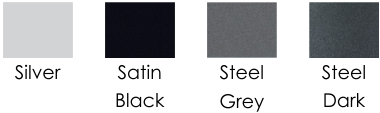
 Catalog / Part Number



Distributions



Smooth Finish - SM



Textured Finish - TXT



Features



Description

Lumca's LIO Urban-Cozy lighting family redefines what it means to light life outdoors. These new lights bring the coziness of indoor light fixtures to outdoor LED lights for a wide array of applications, including smart cities, urban development or renewal projects, city parks and waterfronts, businesses, venues, and so much more.

Physical

Color Rendering Index	CRI 70, CRI 80
EPA	1.10 ft²
Weight	32.4 lbs -14.7 kg
Lens Material	Clear tempered glass, Frosted tempered glass
Paint Finish	Silver, Steel Grey, Steel Dark, Satin Black, Mocha, Emerald, Ebony, Blue, Burgundy, Bronze, Green, Black, White, Custom color, Unknown/TBD, RAL Color
Surface Finish	Polyester powder coating, Complies with ASTM B117 standards, Minimum thickness of 100 microns, Complies with ASTM D2247 standards
Hardware Material	Stainless steel hardware

Electrical and control

Voltage	120V, 208V, 240V, 277V, 347V, 480V
Control	0-10: 0-10V dimming, DBX: Manual Dimming Selector, PRG: Programmable driver with custom dimming schedule

Certifications



Driver	The device features a high-power factor of 90%. Can operate in ambient temperatures up to 130°F (55°C) with a Tcase-max of 194°F (90°C) It has a maximum total harmonic distortion of 20%. Includes a dimmable 0-10V driver. Suitable for both dry and damp locations and it also provides standard built-in surge protection for the driver, rated at a minimum of 3kV.
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Features

Distributions	L1: Type I L3: Type III L4: Type IV	L2B: Type II L3FL: Type III - Forward Throw L5: Type V
---------------	---	--

Color Temperature	3000K, 4000K
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Options	PRG: Programmable driver with custom dimming schedule BTP: Button Type Photocell HSS: House side shield TRP: 7 Pin twist lock receptacle C/W Photocell TRP7: 7 Pin twist lock receptacle C/W Shorting CAP PER: 7 Pin twist lock receptacle SGP-10HV: 10 KV Surge Protection High Voltage SGP-20HV: 20 KV Surge Protection High Voltage SGP-10: 10 KV Surge Protection SGP-20: 20 KV Surge Protection DBX: DIMBOX MS-24L: Motion sensor low (8' to 20' height) MS-24M: Motion sensor medium (20' to 40' height)
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Warranty	Limited warranty (subject to certain conditions). See complete terms .
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Performance

Features	Dark Sky Compliant
Efficacy	Up to 124 lm/W (L5, 4000K, 530mA)

Environmental

Operating Temperature	-40°C to 55°C [40°F to 131°F]
Environment	Dry/damp/wet location

Tenon

Tenon	SM-A
-------	------

Important

Virtual Patent Marking Notice

This website (<https://www.lmpg.com/patents-trademarks>) is provided to satisfy the virtual patent marking provisions of applicable jurisdictions. Some products listed may be covered by additional patents not referenced here.

VERIFY
FINISH

Mounting Arms

Construction

- Aluminum A356
- Aluminum A6063-T5
- Minimum wall thickness is 0.197" [5 mm]
- 2" [51 mm] x 4" [102 mm] extruded aluminum , welded to the anchor base

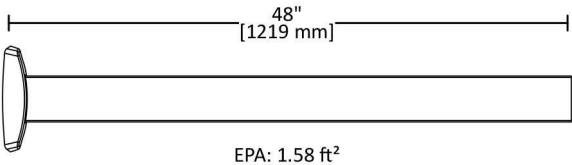
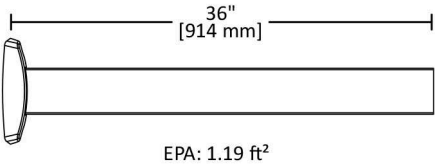
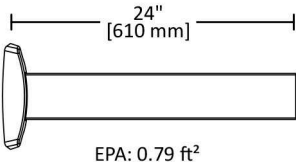
Mounting types

- LF
- Fits on a Ø6"[152 mm] (LF6), Ø8"[203 mm] (LF8), Ø9"[229 mm] (LF9) O.D. rail pole

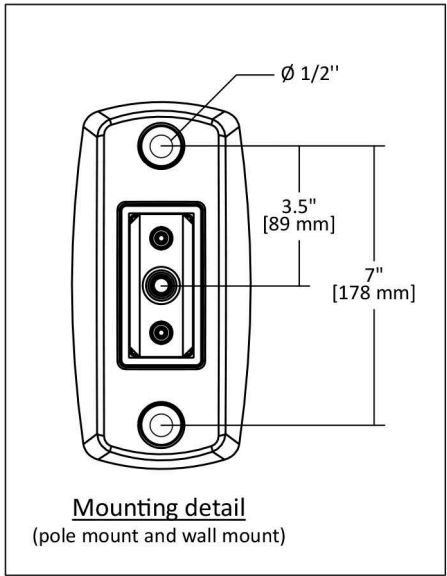
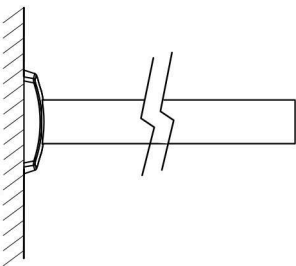
- PM
- Fits on a Ø4"[102 mm] (PM4), Ø5"[127 mm] (PM5) O.D. round pole

- MA:
- Wall mount (MA) **VERIFY ARM LENGTH - 1'-6"**

Pole mount



Wall mount



DIMBOX (Option)

The DIMBOX is a numbered 10 step selector switch that allows for fine adjustment of the light levels in the field, repeatable from location to location. The enclosure is made of composite material, sealed to protect components for the life of the product.

As a standard, the DIMBOX will come factory installed on a bracket, wich could be installed in the luminaire or behind the pole door.



STEP DIMMING LEVELS			
Setting	Light level % (Reduction)	Setting	Light level % (Reduction)
10	100% (none)	5	75% (25%)
9	95% (5%)	4	70% (30%)
8	90% (10%)	3	50% (50%)
7	85 (15%)	2	45% (55%)
6	80% (20%)	1	25% (75%)

Photometric chart



	3000K - CRI 70					4000K - CRI 70					LIO-M	
	Lumen Output	Efficacy (lm/W)	B	U	G	Lumen Output	Efficacy (lm/W)	B	U	G	Watts	Source
Type I	1093	109	1	0	1	1137	114	1	0	1	10	18LED01
	1662	111	1	0	1	1700	113	1	0	1	15	18LED02
	2187	109	1	0	1	2274	114	1	0	1	20	18LED03
	3280	109	1	0	1	3412	114	1	0	1	30	18LED05
	4360	109	1	0	1	4549	114	1	0	1	40	18LED07
Type II	3167	104	1	0	1	3442	113	1	0	1	30	18LED05
	4131	104	1	0	1	4544	113	1	0	1	40	18LED07
	6334	104	1	0	1	6885	113	1	0	1	60	36LED05
	8614	104	2	0	1	9225	113	2	0	2	80	36LED07
	9501	104	2	0	2	10327	113	2	0	2	90	54LED05
	12667	104	2	0	2	13769	113	2	0	2	120	54LED07
Type II HSS	2435	81	1	0	1	2647	88	1	0	1	30	18LED05
	3177	79	1	0	1	3494	87	1	0	1	40	18LED07
	4871	81	1	0	1	5295	88	1	0	1	60	36LED05
	6624	82	1	0	1	7095	88	1	0	1	80	36LED07
	7306	81	1	0	1	7942	88	1	0	1	90	54LED05
	9742	81	2	0	1	10557	88	2	0	1	120	54LED07
Type III	3358	111	2	0	1	3619	119	2	0	1	30	18LED05
	4432	111	1	0	1	4776	119	1	0	1	40	18LED07
	6716	111	1	0	1	7237	119	1	0	1	60	36LED05
	8999	111	1	0	1	9698	119	1	0	2	80	36LED07
	10073	111	2	0	2	10856	119	2	0	2	90	54LED05
	13431	111	2	0	2	14474	119	2	0	2	120	54LED07
Type III HSS	2872	95	1	0	1	3143	105	1	0	1	30	18LED05
	3790	95	1	0	1	4148	104	1	0	1	40	18LED07
	5743	95	1	0	1	6285	105	1	0	1	60	36LED05
	7696	95	1	0	2	8422	105	1	0	2	80	36LED07
	8615	95	1	0	2	9427	105	1	0	2	90	54LED05
	11452	95	1	0	2	12531	104	1	0	2	120	54LED07

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Calculated L70 Hours
>100,000 hours

Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without prior notice and at the discretion of Lumca. IES files with other lens, CCT, Distribution and/or HSS (house side shield) are also available.



3000K - CRI 70						4000K - CRI 70					LIO-M	
	Lumen Output	Efficacy (lm/W)	B	U	G	Lumen Output	Efficacy (lm/W)	B	U	G	Watts	Source
Type III (L3FL)	2919	97	1	0	1	3162	104	1	0	1	30	18LED05
	3853	97	1	0	1	4173	104	1	0	1	40	18LED07
	5839	97	2	0	1	6323	104	2	0	2	60	36LED05
	7824	87	2	0	2	8473	104	2	0	2	80	36LED07
	8758	97	2	0	2	9485	104	2	0	2	90	54LED05
	11677	97	2	0	2	12646	104	3	0	3	120	54LED07
Type III (L3FL) HSS	1868	62	2	0	2	2116	70	2	0	2	30	18LED05
	2466	62	2	0	2	2818	70	2	0	2	40	18LED07
	3736	62	2	0	2	4246	71	2	0	2	60	36LED05
	5006	63	2	0	2	5689	71	2	0	2	80	36LED07
	5604	62	2	0	2	6368	71	2	0	2	90	54LED05
	7447	62	2	0	2	8465	70	2	0	2	120	54LED07
Type IV	2163	108	3	0	2	2343	117	3	0	2	20	12LED05
	2884	107	3	0	2	3064	113	3	0	2	27	12LED07
	4326	108	3	0	2	4507	113	3	0	2	40	24LED05
	5949	110	3	0	2	6129	114	3	0	2	54	24LED07
	6489	108	3	0	2	6850	114	3	0	2	60	36LED05
	8652	108	3	0	2	9013	113	3	0	2	80	36LED07
Type IV HSS	1733	87	3	0	2	1877	94	3	0	2	20	12LED05
	2310	86	3	0	2	2455	91	3	0	2	27	12LED07
	3465	87	3	0	2	3610	90	3	0	2	40	24LED05
	4765	88	3	0	2	4909	91	3	0	2	54	24LED07
	5198	87	3	0	2	5487	91	3	0	2	60	36LED05
	6931	87	3	0	2	7508	94	3	0	2	80	36LED07
Type V	3430	114	2	0	1	3747	124	2	0	1	30	18LED05
	4528	114	2	0	1	4946	124	2	0	1	60	18LED07
	6861	114	3	0	1	7494	124	3	0	1	90	36LED05
	9193	114	3	0	1	10041	124	3	0	1	80	36LED07
	10291	114	3	0	1	11240	124	3	0	1	90	54LED05
	13721	114	3	0	2	14987	124	3	0	2	120	54LED07

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-II. Published L70 hours limited to 6 times actual LED test hours.

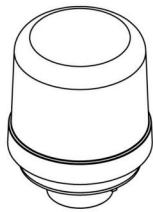
Calculated L70 Hours
>100,000 hours

Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without prior notice and at the discretion of Lumca. IES files with other lens, CCT, Distribution and/or HSS (house side shield) are also available.

All Options

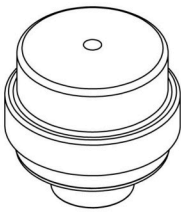
TRP

7 pins twist lock photocell receptacle C/W photocell



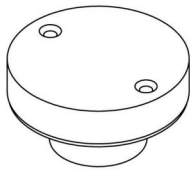
TRP7

7 pins twist lock photocell receptacle C/W shorting cap



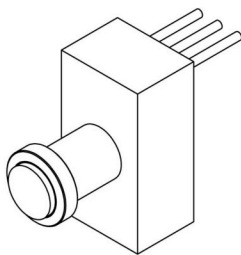
PER

Twist lock photocell receptacle only



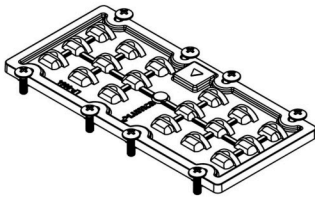
BTP

Button type photocell



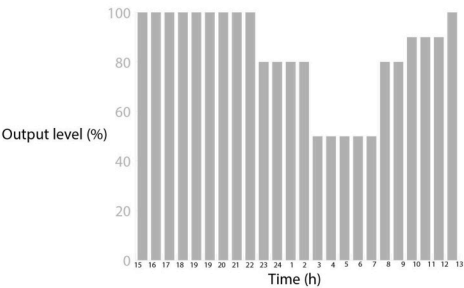
HSS

House side shield
(Directly mounted on optical lens)



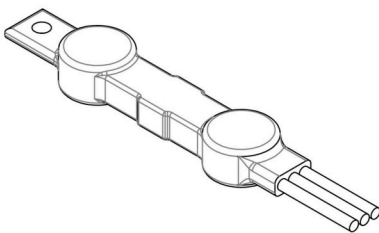
PRG

Programmable driver with custom dimming schedule



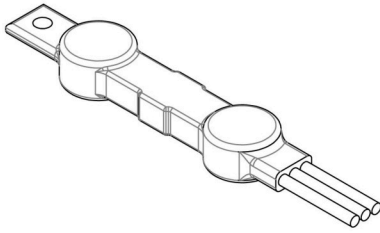
SGP-10 / SGP-10HV

10 KV Surge protection
Also available SGP-10HV (for High voltage, 347-480V)



SGP-20 / SGP-20HV

20 KV Surge protection
Also available SGP-20HV (for High voltage, 347-480V)



MS-24L

Title 24 Motion sensor C/W Low range lens



MS-24M

Title 24 Motion sensor C/W Medium range lens



How to Order

Product Code	Tenon	Lens Material	Source	Voltage	Distributions	Color Temperature	Color Rendering Index	Paint Finish	RAL	Louver Color
LIO-M Lio Medium	SM-A SM-A	04 Clear tempered glass 05 Frosted tempered glass	12LED05 20W 2000 lumens	120 120V	L1 Type I	30K 3000K	C70 CRI 70	AGSM Silver		LV-MCTXT Mocha
			12LED07 27W 3000 lumens	208 208V	L2B Type II	40K 4000K	C80 CRI 80	SGSM Steel Grey		LV-ERTXT Emerald
			18LED05 30W 2943 lumens	240 240V	L3 Type III			SDSM Steel Dark		LV-EBTXT Ebony
			18LED07 40W 5000 lumens	277 277V	L3FL Type III (L3FL)			SBSM Satin Black		LV-WHTXT White
			24LED05 40W 4500 lumens	347 347V	L4 Type IV			MCTXT Mocha		LV-BLTXT Blue
			24LED07 54W 6000 lumens	480 480V	L5 Type V			ERTXT Emerald		LV-BGTX Burgundy
			36LED05 60W 7000 lumens					EBTXT Ebony		LV-BETXT Bronze
			36LED07 80W 9000 lumens					BLTXT Blue		LV-GNTXT Green
			54LED05 90W 11 000 lumens					BGTX Burgundy		LV-BKTX Black
			54LED07 120W 15 000 lumens					BETXT Bronze		LV-SDSM Steel Dark
								GNTXT Green		LV-SGSM Steel Grey
								BKTX Black		LV-SBSM Satin Black
								WHTXT White		LV-AGSM Silver
								SPC Custom color		LV-CC Custom Color
								COLOR Unknown/TBD		
								RAL RAL Color		

How to Order

Options	Mounting Type	Mounting Arms	Length	Mounting Arm Finish
PRG Programmable driver with custom dimming schedule BTP Button Type Photocell HSS House side shield TRP 7 Pin twist lock receptacle C/W Photocell TRP7 7 Pin twist lock receptacle C/W Shorting CAP PER 7 Pin twist lock receptacle SGP-10HV 10 KV Surge Protection High Voltage SGP-20HV 20 KV Surge Protection High Voltage SGP-10 10 KV Surge Protection SGP-20 20 KV Surge Protection DBX DIMBOX MS-24L Motion sensor low (8' to 20' height) ⁽¹⁾ MS-24M Motion sensor medium (20' to 40' height) ⁽¹⁾	LF6 6 inch rail pole LF8 8 inch rail pole LF9 9 inch rail pole PM4 4 inch round pole PM5 5 inch round pole MA Wall Mount SM-A SM-A	CF80 LIO mounting arm	24 24" - 610mm 36 36" - 914 mm 48 48" - 1219 mm	AGSM Silver SBSM Satin Black SGSM Steel Grey SDSM Steel Dark BKTX Black GNTX Green BETX Bronze BGTXT Burgundy BLTX Blue WHTX White EBTX Ebony ERTX Emerald MCTX Mocha CC Custom Color COLOR Unknown/TBD RAL RAL Color

Notes:
1. Motion sensor option is not available with 54LED05 and 54LED07.

UCI-31621

Gino 2 Type I, II, III, IV & V Downlight



Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUC Rating

B0 - U0 - G0

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized mold. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

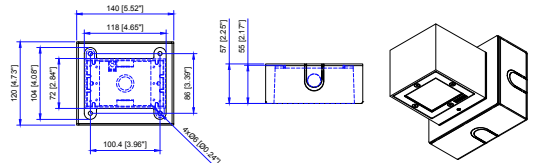
Facade-mounted building and area lighting range. Sleek, compact and expansive luminaire family with lighting packages and optics to address any need.

A range of small, square and rectangular wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents on vertical surfaces using high efficiency LED's. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires.

This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have a decorative spike option for added lighting effects. The Gino 1 and 2 mounts over a 3" octagonal junction box, a 4" j-box cover plate is available upon request. Frosted or clear lenses are available.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

Additional Options (Consult Factory For Pricing)



SCBT Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box [Provided by contractor]
Example: Hubbell - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



PROJECT					DATE	
QUANTITY		TYPE		NOTE		

ORDERING EXAMPLE || UGI - 31621 - 6w - T2 - W30 - 02 - 120/277v - Options

UGI-31621				VERIFY	
LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE	
6w LED	T1 - Type I Distribution - 310lm T2 - Type II Distribution - 313lm T3 - Type III Distribution - 305lm T4 - Type IV Distribution - 318lm M - Medium 32" - 444lm W - Wide 53" - 430lm VW - Very Wide 65" - 426lm EW - Extra Wide 83"x99" - 344lm	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v	

ADDITIONAL OPTIONS

NAT - Natatorium Rated

F - Frosted Lens

SCBT - Surface Conduit Box Trim

4J - Mounting Plate for 4" Junction Box

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH

SW02 - WALNUT FINISH

SW03 - PINE FINISH

DF - DOUGLAS FIR FINISH

CW - CHERRY WOOD FINISH

NW - NATIONAL WALNUT FINISH

SU01 - CONCRETE FINISH

SU02 - SOFTSCAPE FINISH

SU03 - STONE FINISH

SU04 - CORTEN FINISH

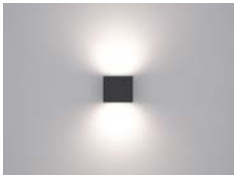
THERE IS AN ADDITIONAL COST FOR THESE FINISHES

More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

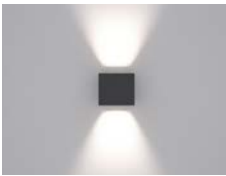


Gino Product Family



Gino 1

• UGI-31581-2x4w-2x236lm



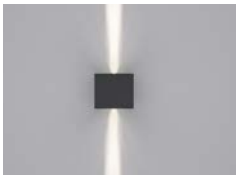
Gino 1

• UGI-31582-2x2w-2x51lm



Gino 1

• UGI-31583-2x2w-2x27lm



Gino 1

• UGI-31584-2x2w-2x5lm



Gino 1

• UGI-31631-2x6w-2x444lm



Gino 2

• UGI-31591-5w-236lm



Gino 2

• UGI-31592-2w-51lm



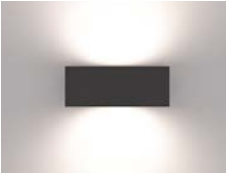
Gino 2

• UGI-31593-2w-3lm



Gino 2

• UGI-31621-6w-444lm



Gino 3

• UGI-31601-2x8w-2x564lm



Gino 3

• UGI-31651-2x10w-2x982lm



Gino 4

• UGI-31611-8w-564lm



Gino 4

• UGI-31641-10w-982lm

Date:

Type:

D

Luminaire:

Project:

Approved:

FCSL1140



FCSL1140 10" exterior die-cast aluminum step light with heavy-walled, die-cast faceplate, for masonry or drywall construction is enhanced with improved performance and ease of installation — optimized LED and driver pairing ensures long life featuring a universal back box, snap-fit installation, 316 Stainless Steel tamper-proof hardware and all the options expected from FC Lighting. Offered in 5 different faceplate options, Tri-Dim (0-10V 1%, TRIAC & ELV) dimming and flexible mounting in multiple substrates all backed by our 10-Year Limited Warranty.

SPECIFICATIONS

PHYSICAL

dimensions	10" W x 3" H x 3.2" D
weight	3 lbs
WC housing	Marine grade, corrosion resistant, heavy-walled, high pressure, die-cast aluminum with snap-in IK09 (IEC 62262) impact-resistant Screw-less faceplate standard. Optional captive recessed stainless steel tamper resistant screws (TRS option). Back Box is high strength, heavy-walled polycarbonate with UV protection (UL 746C rated f1) and flame rated (UL94 5VA).
WC lens	Tempered Clear Glass Lens, IK09 (IEC 62262) impact-resistant glass.
WC mounting	Concrete pour, masonry, solid composite, special construction, and drywall construction mounting kit included. Hanger bar mounting optional. Back box kit can ship in < 48 hours.
WC ingress protection	Optical, driver unit is IP66, IP67 and IP68 Rated (IEC 60529) dry, damp or wet locations. All seals are injection molded silicone.
WC faceplate finish	Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors. Die cast aluminum faceplate. Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm minimum thickness, 5,000 hour salt spray test (ASTM B117) compliant with Florida, AAMA 2604 specification.

PERFORMANCE

color temperature	2700K, 3000K, 3500K, 4000K, 5000K
lumen output	700 lm, 1300 lm
lumen maintenance	L70 > 72,000 hours
color consistency	3 SDCM / 85 CRI
forward throw @ 2 FT high	0.1 fc @ 18 FT forward
side throw @ 2 FT high	0.1 fc @ 28 FT wide
maximum candela	930 CD
BUG rating	B0-U0-G0
operating temperature	-4°F to 122°F (-20°C to 50°C)
WC warranty	10-Year Limited Warranty

ELECTRICAL

input voltage	Universal 120 - 277 VAC
power supply	Integral, electronic high-power factor > 90%, THD of ≤ 20%
certifications	cETLus
power consumption	7W (700 lm), 13W (1300 lm)
WC dimming	Tri-Dim (1%, 0-10V, 120 - 277 VAC), (1%, TRIAC & ELV, 120 VAC Only)

WC = World Class Features. See page 2 for details.

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.

Note: FCSL1140 model shown in cutaway.



Aesthetic and Robust Fasteners:

Fastener free faceplate offered standard for optimal aesthetics, simply snap in luminaire during final installation for a sleek look unlike any other step light on the market. Ultra corrosion resistant, 316 Stainless Steel hardware comes standard on the exterior including tamper-proof screw option for high-traffic or vandal-prone areas.



Zero Uplight Design:

Full cutoff optics ensure compliance with dark-sky and light pollution-sensitive applications (for selected models).



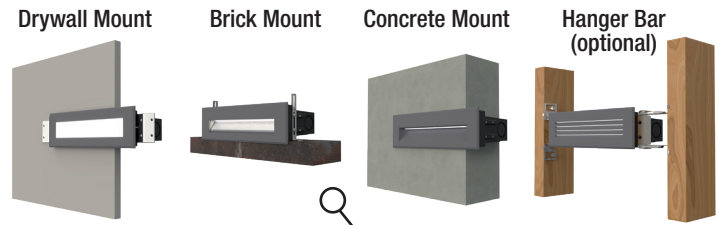
Extreme Ingress Protection:

First in the industry for IP66, IP67 and IP68 Ratings in a singular product per (IEC 60529) standards. Ensuring ultimate protection in the most severe wet environments including washdowns.



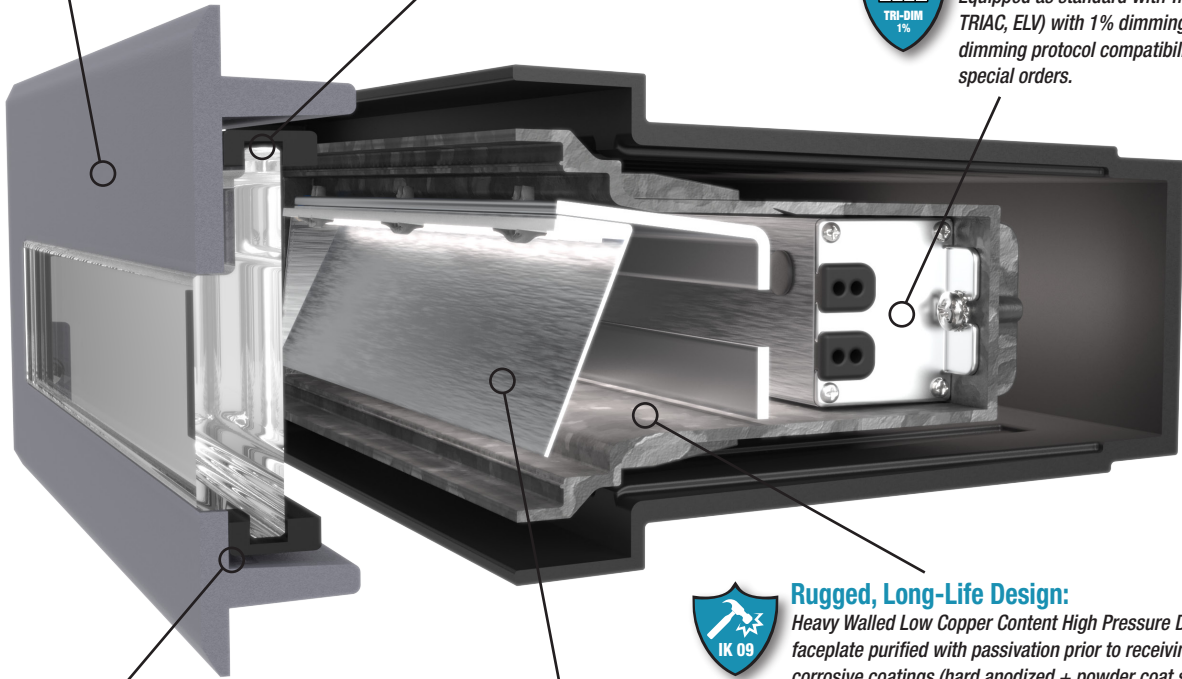
Industry Leading Dimming (Standard):

Equipped as standard with Tri-Dim control (0-10V, TRIAC, ELV) with 1% dimming, providing flexible dimming protocol compatibility without the need for special orders.



Flexible Mounting Options:

Supports wall and mortar installations with backbox and faceplate configurations for fast, secure installs.



Fail-Safe Waterproofing System:

High-quality inert solid silicone gasketing, breather vents, anti-siphon cables, and waterproof wire nuts ensure complete protection against water ingress and corrosion, extending the life of the sealing system.



Rugged, Long-Life Design:

Heavy Walled Low Copper Content High Pressure Die-cast housing and faceplate purified with passivation prior to receiving superior anti-corrosive coatings (hard anodized + powder coat six-stage, 5K hour salt spray to B117 and AAMA 2604 standards (AAMA 2605 optional). Enclosed with purely opaque inert silicone gasketing and an IK09 (IEC 62262) impact-resistant crystal clear low iron heavy gauge glass to ensure durability in even the most extreme environments.



High-Efficacy Lighting Performance:

Precision German-engineered reflector materials maximize lumens-per-watt efficiency with advanced semi-specular diffusion, delivering multiple tunable output packages that provide up to twice the footcandle levels of competing products reducing luminaire quantities by half on most projects.



Construction-Ready Backbox:

Industry leading heavy-walled polycarbonate back box delivers maximum impact resistance and UV protection (UL 746C F1), combined with the highest flame rating in the industry (UL 94 5VA) and a factory-standard ETL Certified wiring compartment per NEC for primary and thru-wiring, featuring a splatter guard to block debris during rough-in or concrete pours for contractor-ready installation with all mounting options provided in one easy to use kit. Back box kit can ship in < 48 hours upon receipt of order to fast track construction phase on-site prior to factory sealed step light luminaire giving the contractor the ability to finish projects quickly without risk for installer to ensure a seal to maintain wet location rating.

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 US Commercial Lighting Manufacturer Since 1982

Specification Sheet

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AG-DM-082225



Ordering Information

ORDERING INFORMATION

FCSL1140	UNV				CRI85			VERIFY		TD						
MODEL		VOLTAGE		CCT		CRI		LUMENS ¹		FINISH		DIMMING		OPTIONS		
FCSL1140	UNV	120 - 277 VAC		27K	2700K	CRI85	85 CRI	7L	700 lm (7W)	BKE	Black	TD	Standard Tri-Dim (1%, 0-10V, 120 - 277 VAC), (1%, TRIAC & ELV, 120 VAC Only)		TRS	Tamper Resistant Screws (Torx Pin)
				3K	3000K			13L	1300 lm (13W)	BRE	Bronze					
				35K	3500K					GRE	Graphite Grey				HB*	Hanger Bar (Drywall Mounting)
				4K	4000K					SLE	Silver					
				5K	5000K					WHE	White				LBB ²	Less Back Box (for shipment separate of Back Box)
										CCE	Custom Color					

Footnote:

¹ Typical 4K, CRI85² Luminaire must be mounted into FC Lighting supplied Back Box shipped with or separate of luminaire.

* Cannot be ordered with LBB option. To purchase with separate backbox (shipped in advance of luminaire), please purchase HSL1100-02-KIT-HB instead.

BACK BOX KITS

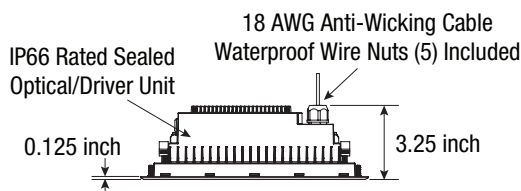
HSL1100-02-KIT Back Box Kit - Complete Back Box shipped with mounting kit, shipped in advance of luminaire.**HSL1100-02-KIT-HB** Back Box Kit w/ Hanger Bar - Includes (HSL1100-02-KIT) Complete Back Box shipped with mounting kit and Hanger Bar (HB), shipped in advance of luminaire.

PRODUCT DIMENSIONS

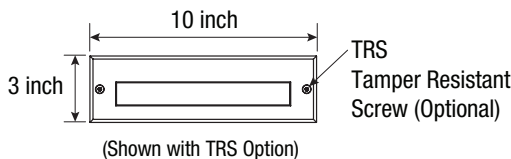
width	10" W
height	3" H
depth	3.25" D

MOUNTING

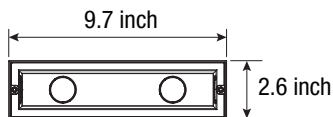
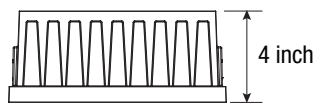
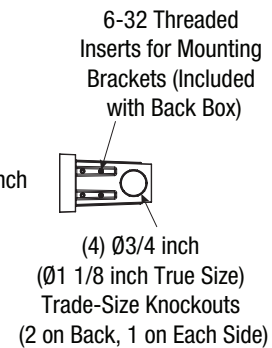
back box width	9.7" W
back box height	2.6" H
back box depth	4" D



SIDE VIEW



FRONT VIEW

BACK BOX HOUSING
(Injection Molded Plastic)

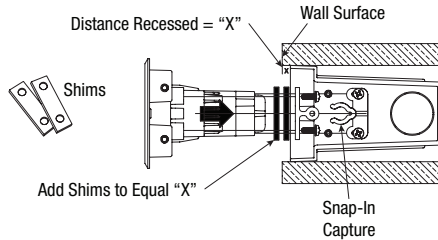
Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.



Back Box Assemblies and Options

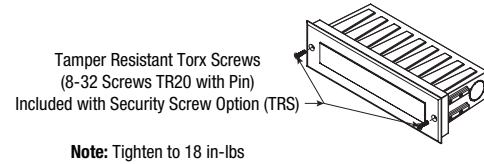
SHIMS - (8 each) Included with Luminaire

Shims provided to compensate for Back Box misalignment

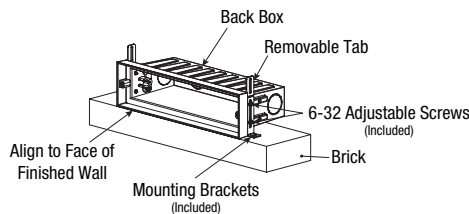


OPTIONAL — Tamper Resistant Screws (TRS)

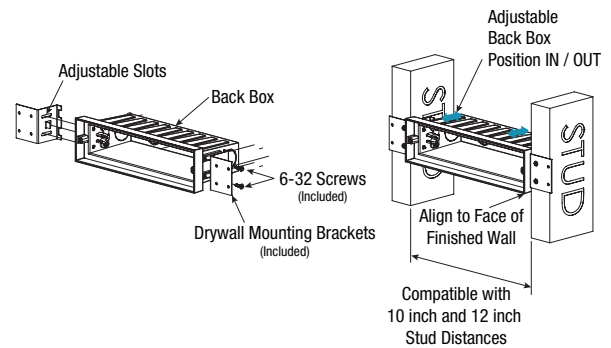
Torx screws with pin, finished to compliment faceplate finish



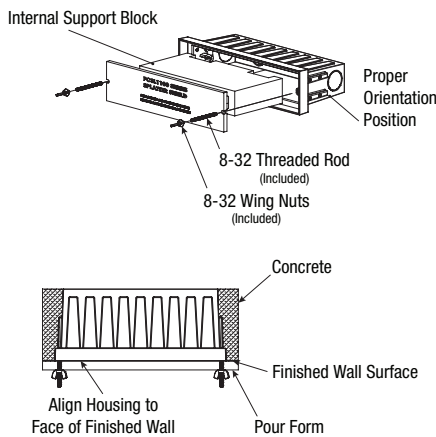
MASONRY BRACKETS — Included with Black Box Kit



DRYWALL BRACKETS — Included with Black Box Kit

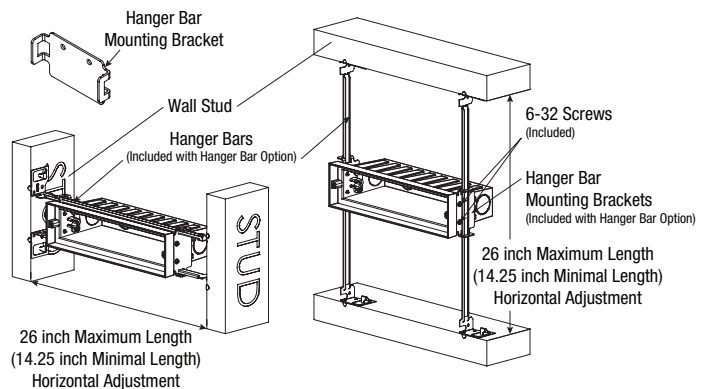


CONCRETE POUR SETUP — Included with Black Box Kit



IMPORTANT: Fresh concrete corrodes aluminum with subsequent release of hydrogen. Concrete must be fully cured prior to installation of steplight to prevent any damage.

OPTIONAL — Hanger Bars (HB)



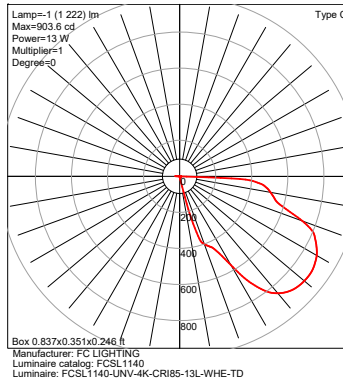
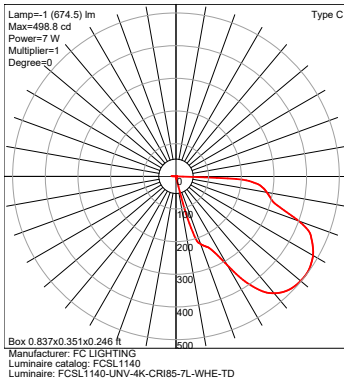
Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.



Photometry

OPTICAL DISTRIBUTION

lumen output	700 lm	1300 lm
power consumption	7W	13W



IES MULTIPLIER	
CCT (CRI85)	Multiplier
2700	0.91
3000	0.94
3500	0.96
4000	1.00
5000	1.00

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Project		Catalog #		Type	E
Prepared by		Notes		Date	



HALO

RL 4" Recessed Baffle Canless Downlight

4" Baffle Recessed Canless LED Downlight mounts directly to the ceiling – no housing required. The selectable lumens, 6-position color selectability, and flicker-free 5% dimming allow for easy lighting customization.

Typical Applications Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Energy Data page 3
- Photometric Data page 4
- Product Warranty
- Dimming Guide



Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.¹
Certified to California Appliance Efficiency Database under JAB.



Top Product Features

- Round 4" canless downlight suitable for installation in IC (insulation contact) or non-IC applications
- Canless springs hold fixture to ceiling – no housing required
- **Lens & Trim:** Recessed baffle trim and curved diffuse lens
- **6-Position Switch:** 5-color Field-SeleCCTable (2700K, 3000K, 3500K, 4000K, 5000K) + Dim-to-warm (3000K dims to 1800K); 90+ CRI
- **Brightness (Lumens):** Lumen Select Switch - 695/955 lumens
- **Dimming:** Dims to 5% (phase cut LE/TE) with compatible dimmers; 120V input
- Decorative Overlays (sold separately)
- AIR-TITE, wet location-listed, and ENERGY STAR®
- 50,000 hrs of maintenance-free operation in damp or wet locations
- 5-year warranty

Order Information

Catalog Number	Module	Lumens	CRI/CCT	Driver	Finish	Packaging
RL4LS9FSD2W1EWHDM	4-inch Round Canless LED Downlight	695/955 Selectable Lumens	90+ CRI, 6-Color Field-Selectable: 2700K, 3000K, 3500K, 4000K , 5000K, Dim-to-Warm	5% Phase Cut LE/TE Dimming, 120V 60Hz	Matte White	Recyclable 4-color plastic-free packaging

Accessories (sold separately)

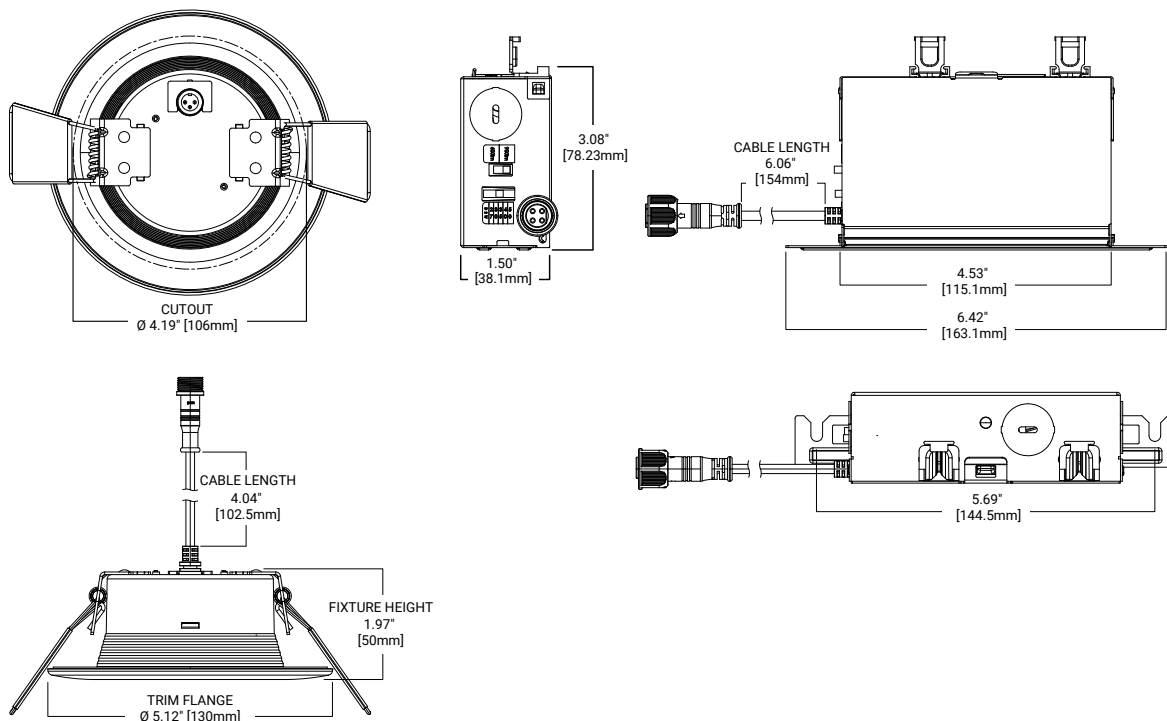
VERIFY TRIM

Accessories
Decorative Overlays RL4TRMWHB = 4" Round Decorative Overlay, Matte White, Baffle RL4TRMWBB = 4" Round Decorative Overlay, Matte Black, Baffle RL4TRMSNB = 4" Round Decorative Overlay, Satin Nickel, Baffle RL4TRMTBZB = 4" Round Decorative Overlay, Tuscan Bronze, Baffle RL4TRMWH = 4" Round Decorative Overlay, Matte White, Splay RL4TRMMB = 4" Round Decorative Overlay, Matte Black, Splay RL4TRMSN = 4" Round Decorative Overlay, Satin Nickel, Splay RL4TRMTBZ = 4" Round Decorative Overlay, Tuscan Bronze, Splay
New Construction Mounting Frames² MF4RC = 4" Round New Construction Mounting Frame with ½" Drywall Collar HL4RSMF = 4" Round-to-Square New Construction Mounting Frame
New Construction Smash Plate² SP346RS = 3" 4" 6" New Construction Smash Plate (4" & 6" openings convert round-to-square)
Extension Cables HLB06FSEC = 6 ft. Extension Cable HLB12FSEC = 12 ft. Extension Cable HLB20FSEC = 20 ft. Extension Cable



² New Construction Mounting Frames / Smash Plates reserve ceiling positions and holds canless junction boxes during rough-in wiring phase.

Dimensional and Mounting Details



Product Specifications

Selectable System

- Use the CCT select switch to choose between D2W, 2700K, 3000K, 3500K, 4000K, and 5000K CCT
- D2W option starts at 3000K and warms to 1800K as fixture dims
- Use the lumen select switch on lumen selectable fixtures to choose brightness level

Module – Trim

- Module construction includes LED array, heat sink, reflector, lens, baffle and trim ring
- Regressed baffle
- Heat sink designed to conduct heat away from the LED Array

LED Array

- Mid power LED array provides a uniform source with high efficiency and no pixilation
- 90 CRI minimum, R9 greater than 50
- Color accuracy at 4 SDCM in between endpoints, provide color accuracy and uniformity.
- Color Temperature (CCT) is set to a factory default of 3000K

Optical Assembly

- Regressed lens
- Impact-resistant polycarbonate
- Convex form and lamp-like appearance
- Diffuse for even illumination

Gaskets

- Closed cell gaskets achieve restrictive airflow requirements without additional caulking

Driver

- Integral 120V 60 Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 5%
- See Dimming Guide for compatible dimmers

Remote Driver/ Junction Box

- Aluminum driver / junction box with captive hinged junction box cover
- Listed for (6) #12 AWG 90° C splice conductors, 2-in, 2-out plus (2) ground
- (2) ½" conduit pry-outs
- (2) Slide-N-Side™ non-metallic (NM) wire traps all
- Accepts 14-2, 14-3, 12-2, 12-3 U.S and 14-2, 14-3, 12-2 Canadian NM cable
- (3) 4-port push wire nuts with clear caps for quick and reliable mains voltage connections
- Integral keyhole mounting slots facilitate direct mounting to building structure or new construction mounting frame

Mounting / Retention

- The RL Canless Series requires no housing or third-party junction box
- The remote enclosure may be used in direct contact with insulation. Installer must cut template out of drywall and install into aperture with the clips compressed.
- When released, the spring clips will rest on to the back side of the drywall
- Not for installation in recessed cans

Hole Saw Sizing	Min to Max
4"	3-3/4" to 4-1/4"

Compliance

- UL Certified US and Canada Type IC suitable for direct contact with air permeable insulation
- Wet and Damp location listed. Not recommended for use in direct contact with spray foam insulation, reference NEMA LSD57-2013
- Airtight certified per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- Suitable for use in plenum spaces per NEC 300.22(C)(2) requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant¹
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance. Complies with Title 24 JA8-2022-E.¹
- Can be used International Energy Conservation Code (IECC) high efficiency luminaire compliance.
- ENERGY STAR® listed, reference database for current listings
- IP44 Ingress Protection rated

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/warranty

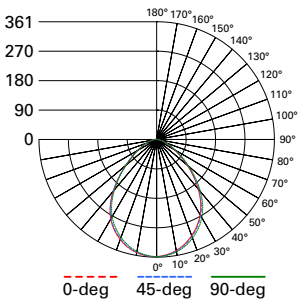
Energy Data

RL4 - Selectable Lumens

Lumens	695/955
Input Voltage	120V
Input current	90mA
Input Power	10.5W
Efficiency	78.99%
Inrush(A)	1.22
THD	16
PF	0.971
Sound Rating	<=22dba

1. T24 and RoHS are self-tested by Cooper Lighting Solutions. Not a third party certification.

Photometric Data

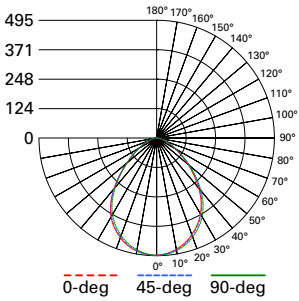


RL4LS9FSD2W1EWHDM -600LM -3000K
Spacing criterion:
(0-180) 1.15 | (90-270) 1.15 | (Diagonal) 1.2
Beam Angle: 86°
Field Angle: 137°
Lumens: 695
Input Watts: 7.6 W
Efficacy: 91.4 LPW
UGR: 19
Test Report: P639480

Zonal Lumen	Lumens	% Lumens
0-30	267	38.4
0-40	418	60.1
0-60	625	89.9
0-90	695	100

TM-30-15	Rf = 92
	Rg = 103
CRI/CIE	Ra = 96.3
	R9 = 85

CCT: Range of 2700K - 5000K
Dim-to-Warm: Range of 1800K - 3000K



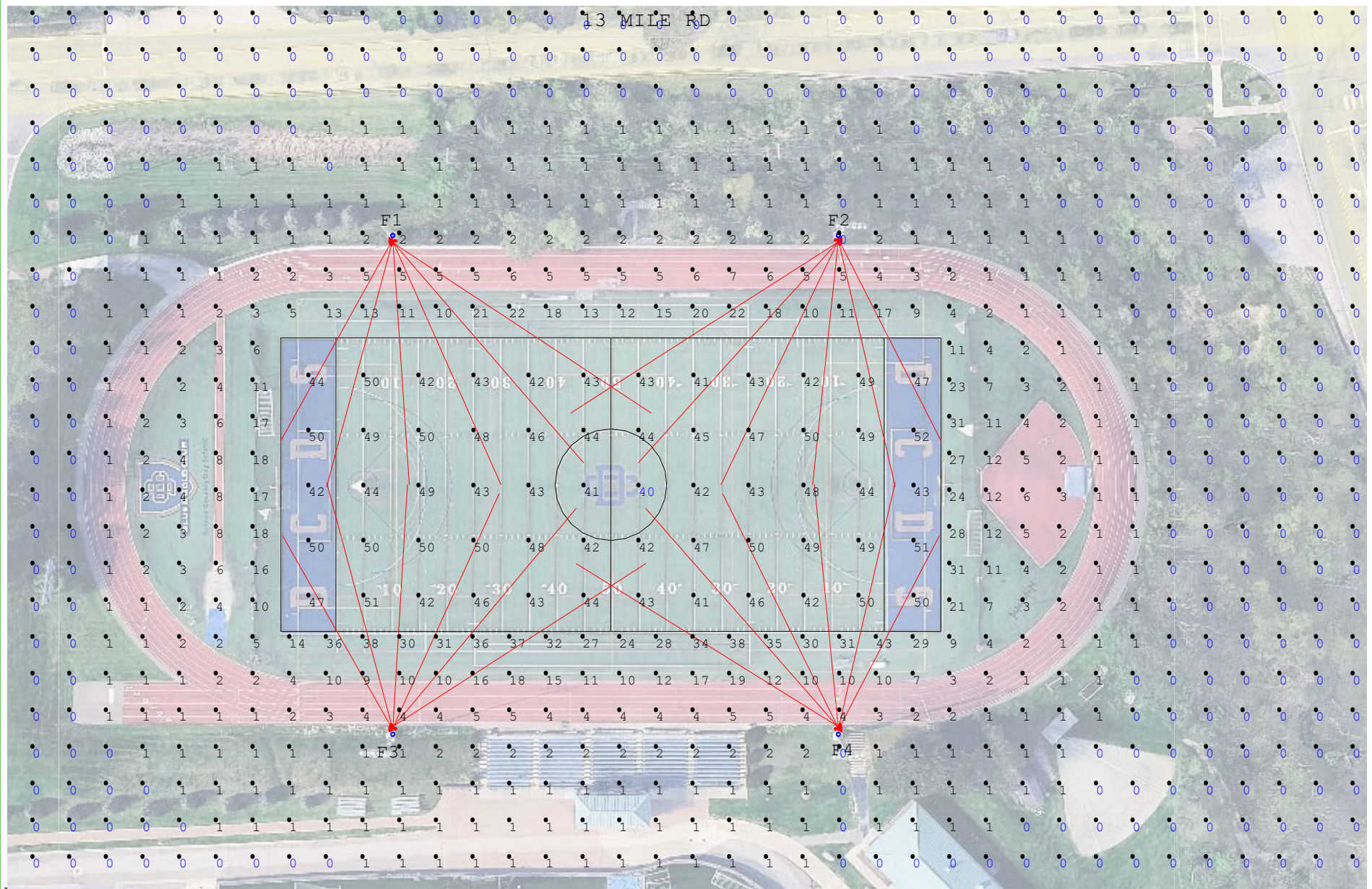
RL4LS9FSD2W1EWHDM -900LM -3000K
Spacing criterion:
(0-180) 1.15 | (90-270) 1.15 | (Diagonal) 1.2
Beam Angle: 86°
Field Angle: 137°
Lumens: 955
Input Watts: 11.5 W
Efficacy: 83 LPW
UGR: 20
Test Report: P639485

Zonal Lumen	Lumens	% Lumens
0-30	367	38.4
0-40	574	60.1
0-60	858	89.9
0-90	955	100

TM-30-15	Rf = 92
	Rg = 103
CRI/CIE	Ra = 96.3
	R9 = 85

CCT: Range of 2700K - 5000K
Dim-to-Warm: Range of 1800K - 3000K





THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS

THIS INFORMATION IS CONFIDENTIAL AND PROPRIETARY TO QUALITE SPORTS LIGHTING LLC AND IS NOT TO BE REVEALED OR DISTRIBUTED TO OTHERS WITHOUT THE PERMISSION OF QUALITE SPORTS LIGHTING LLC. OR USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF QUALITE SPORTS LIGHTING LLC.

GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS. POLES TO COMPLY WITH CURRENT AASHTO STANDARDS.

Qualite
SPORTS LIGHTING, LLC
WWW.QUALITE.COM

JOB NAME: **DCDS SPILL REPORT**

LOCATION: **Beverly Hills, MI**

REF# QL-23191

REV: D1-B

DESIGNER: BLR

DATE: 12/16/2025

Calculation Summary									
Label	Units	Avg	Max	Min	Max/Min	CV	UG	# Pts	Pt Spacing
FOOTBALL	Fc	45.8	52	40	1.30	0.07	1.21	60	30x30
SPILL	Fc	1.1	43	0	N.A.	N.A.	N.A.	1806	20x20

TOTAL Luminaire Schedule					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	24	N2-3_3	GEN 4 LARGE	1330	31920

Watts Per Pole	
Label	Watts
F1	7.980
F2	7.980
F3	7.980
F4	7.980
TOTAL	31.920

Luminaire Schedule					
Project: F1-4 66'					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
	6	N2-3_3	GEN 4 LARGE	1330	7980

THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS

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JOB NAME: **DCDS SPILL REPORT**

LOCATION: **Beverly Hills, MI**

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DATE: 12/16/2025

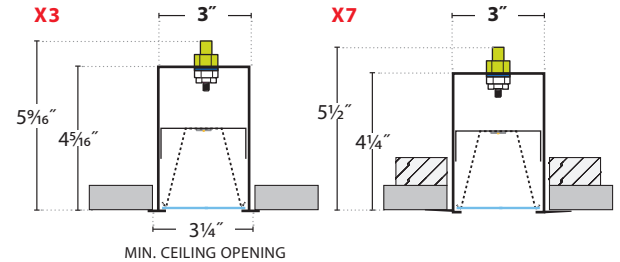
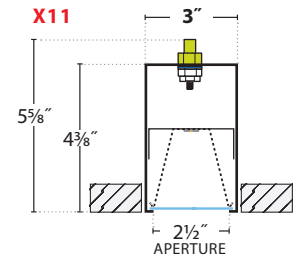
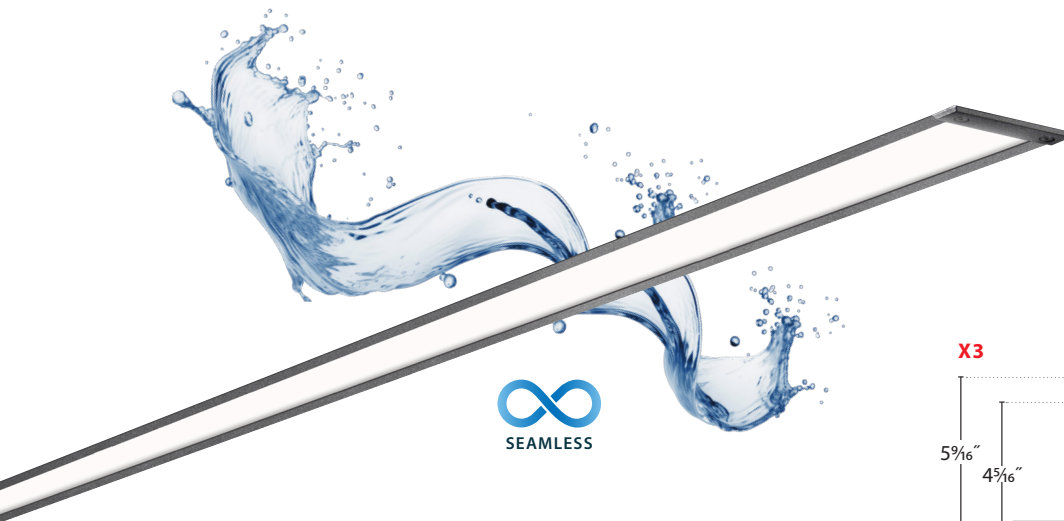
Wet BionicPro3 | Recessed Linear

Type A



PRUDENTIAL LTG.

PRULITE.COM 213.746.0360



BionicPro delivers again. You're welcome!

Continuous lines of clean, seamless light with an IP65 & 66 wet listed rating. No door frames or broken lines of light. Gasketed lens for fully protected fixture (not just LED array). Indoor aesthetics taken outdoors for a consistent look.

IP65 for rows of unbroken lines of light, IP66 for individual fixtures.

LUMEN CHART:

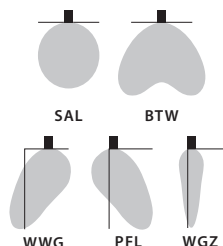
		LO	MO	SO	HO
SAL	Lm	475	700	975	1225
BTW	Lm	475	700	975	1225
WWG	Lm	475	700	975	1225
PFL	Lm	475	700	975	1225
WGZ	Lm	475	700	975	1225
	W	3.8	5.6	7.8	10.5

SMART SPECS



Lumen output may vary +/- 5%
Light Loss Factor (LLF) for CCTs other than 3500K:
4000K +2%, 3000K -5%, 2700K -20% 90 CRI -15%
(3K, 3500K, 4K & 5K)

SERIES	LENS POS.	LED COLOR	OUT-PUT	LENGTH	FINISH COLOR	DISTRI-BUTION	CIRCUIT-ING	VOLT-AGE	CEILING SYSTEMS	DRIVERS & CONTROLS	OPTIONS
WETBPRO3-REC	FLSH				VERIFY		SC		VERIFY		
BionicPro 3" Recessed Linear • IP66 Wet Listed for Individual fixtures • IP65 Wet Listed for Rows	FLSH Flush Lens	LED27 2700K (90CRI) LED3 3000K LED35 3500K LED4 4000K LED3-90 3000K (90CRI) LED35-90 3500K (90CRI) LED4-90 4000K (90CRI) LED5-90 5000K (90CRI) PRUHUES: BLU3S Static BLU3D* Dynamic BLU35S BLU35D* BLU4S BLU4D* * Dynamic BIOS, SkyBlue spike can be dimmed, CCT warms slightly TU TuHue 2700-6500K TunableWhite TU2 TuHue 2200-5000K TunableWhite AMB AmberHue Warm Dim 2200K-5000K CHR ChromaHue RGBW (DMXat HO only)	LO Low MO Medium SO Standard HO High PROG Programmable Light Output (Specify desired lm/ft or w/ft) R 20' (Row Length, 1' increments) SRL Sym-metric Row Length NOTE: Individual fixtures are NOT intended for row mounting • IP66 Wet Listed for Individual fixtures • IP65 Wet Listed for Rows	2' 3' 4' 5' 6' 7' 8'	WetTMW Wet Textured White Semi-gloss WetYBB Wet Black Semi-gloss WetYPE Wet Pewter Matte WetYBR Wet Bronze Semi-gloss	SAL Satin Lens BTW Batwing PFL Perimeter Room Fill WWG Focal Glow Wall Wash WGZ Wide Wall Graze	SC Single Circuit UNV (120-277) 347 (Emergency battery requires remote driver box)	X3 Hard Ceiling X7 Mud-Over Flange X11 Finished Extruded Side (Ceilings needing nominal lengths)	ND Non-Dimming DM01 0-10v, 1% Dimming (Standard) LDE1 Hi-lume 1% EcoSystem LED (Soft fade on, fade-to-black dimming) ECO 1% 0-10v, EldoLED (Logarithmic dimming std) ECDA 1% DALI, EldoLED (Logarithmic dimming std) nLight-Air Acuity nLight Drivers nLight-Wired Acuity nLight Drivers SOLO 0.1% 0-10v, EldoLED (Dim-to-dark, Logarithmic dimming std) SODA 0.1% DALI, EldoLED (Dim-to-dark, Logarithmic dimming std) STEP Signify Advance Step Dimming 2WIRE ELV/Forward/ Reverse Phase Driver PRUHUES: E10V 2 Channel Color Control EDALI 2 Channel Color Control EDMX ChromaHue or Static White	EMC Emergency Circuiting EF Power End Feed LIF 6' Liquid-Tight Flexible Whip (Not Plenum Rated) NOTE: Power cord connection by others is standard.	
 SAL  BTW  WWG  PFL  WGZ											





FLSH:

SATIN LENS

STANDARD OUTPUT:

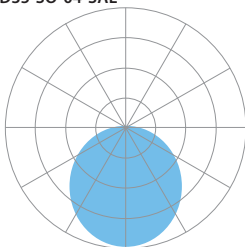
WETBIOPRO3-REC-FLSH-LED35-SO-04-SAL

3859 Delivered Lumens

32 Watts

122 lm/w

3500 CCT



Zonal Lumen Summary:

0-90 = 100%

1619

Vertical Angle	0°	25°	45°	65°	90°
0°	1619	1619	1619	1619	1619
5°	1614	1607	1600	1607	1610
15°	1538	1523	1502	1495	1493
25°	1393	1367	1326	1302	1294
35°	1192	1160	1103	1070	1059
45°	960	922	869	838	827
55°	715	685	644	618	609
65°	478	445	420	402	397
75°	247	224	212	205	203
85°	53	50	51	49	48
90°	0	0	0	0	0

WIDE WALL GRAZE

HIGH OUTPUT:

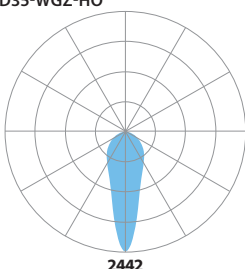
WETBIOPRO3-REC-FLSH-LED35-WGZ-HO

4983 Delivered Lumens

42 Watts

119 lm/w

3500 CCT



Zonal Lumen Summary:

0-90 = 100%

2442

Vertical Angle	0°	25°	45°	65°	90°
0°	1907	1907	1907	1907	1907
5°	2107	2099	2035	1962	1811
15°	2429	2385	2221	1998	1723
25°	2442	2408	2254	1915	1553
35°	1192	1160	1103	1070	1059
45°	1339	1409	1595	1381	1051
55°	832	887	1082	989	767
65°	479	506	639	609	495
75°	221	233	297	297	257
85°	38	40	61	49	51
90°	0	0	0	0	0

BATWING

HIGH OUTPUT:

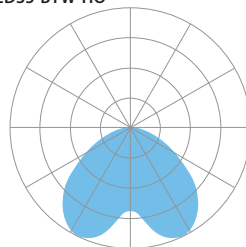
WETBIOPRO3-REC-FLSH-LED35-BTW-HO

4931 Delivered Lumens

42 Watts

117 lm/w

3500 CCT



Zonal Lumen Summary:

0-90 = 100%

1399

Vertical Angle	0°	22.5°	45°	67.5°	90°
0°	1327	1327	1327	1327	1327
5°	1323	1332	1360	1377	1399
15°	1212	1320	1535	1690	1759
25°	1030	1264	1651	1847	1894
35°	837	1152	1605	1767	1781
45°	674	982	1417	1500	1459
55°	536	771	729	673	615
65°	391	536	420	402	397
75°	222	293	368	330	298
85°	60	79	83	77	58
90°	0	0	0	0	0

ROOM FILL / FOCAL GLOW WALL WASH

HIGH OUTPUT:

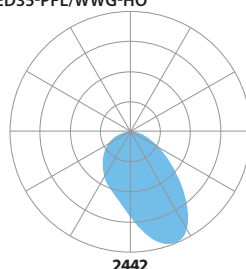
WETBIOPRO3-REC-FLSH-LED35-PFL/WWG-HO

4983 Delivered Lumens

42 Watts

119 lm/w

3500 CCT



Zonal Lumen Summary:

0-90 = 100%

2442

Vertical Angle	0°	25°	45°	65°	90°
0°	1907	1907	1907	1907	1907
5°	2107	2099	2035	1962	1811
15°	2429	2385	2221	1998	1723
25°	2442	2408	2254	1915	1553
35°	1192	1160	1103	1070	1059
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55°	832	887	1082	989	767
65°	479	506	639	609	495
75°	221	233	297	297	257
85°	38	40	61	49	51
90°	0	0	0	0	0

LUMEN MAINTENANCE

L70 — 200,000+ Hours

L90 — 100,000+ Hours

(LO, MO & SO)

L90 — 60,000+ Hours (HO)

LED SYSTEM

LED modules and drivers are field replaceable.

PROG (OPTIONAL)

Programmable light output. Specify desired lumens or watts per linear foot.

BINNING

Standard binning (all Prudential LED boards) includes testing at the chip level and board integration to provide consistent color temperature within a 3-step MacAdams ellipse, with +/- 5% lumen output range and +/- .004 Duv.

LABELS

CSA and ETL wet labeled (downlight only), IP65 for continuous rows, IP66 for individual fixtures (up to 8'), and I.B.E.W. manufactured. Impact rating of IK08. Extended temperature range -30° to 50° C.

ELECTRICAL

Must specify LED dimming controls. LED fixtures have constant current driver(s) with less than 20% THD when loaded to a minimum of 60%. Drivers sink a maximum of 6mA per driver. DM01 LED drivers are 0-10V dimmable and are compatible with most 0-10V wall slide dimmers and direct 0-10V analog signal dimmers. Max driver size 1.65" w x 1.25" h.

CONSTRUCTION

Housing

Extruded aluminum housing and side wall >25% PC recycled, 100% recyclable.

Lens

Seamless lens up to 200'. Consult factory for longer lengths. Polymer, 100% recyclable.

Weight

3.5 lbs/ft

MOUNTING

Surface standoff mounted to walls or ceilings (downlight only) via channel or mullion, suspended by cable.

WARRANTY

Single-source, 5 year limited warranty covers standard components and construction.

FINISH COLORS

WetTMW – White
(Semi Gloss)

WetYBB – Black
(Semi Gloss)

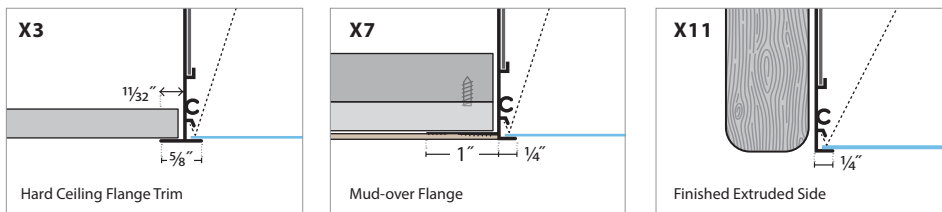
WetYPE – Pewter
(Matte)

WetYBR – Bronze
(Semi Gloss)

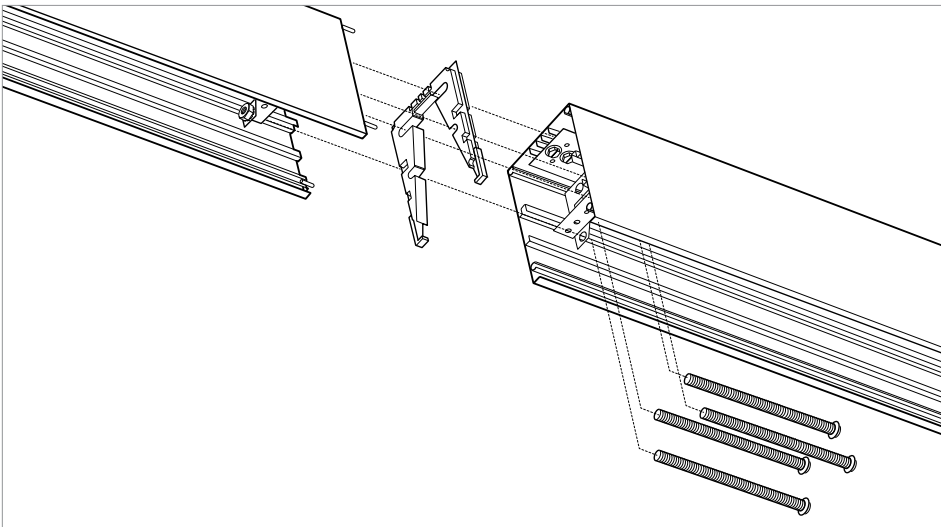
For paint chip samples, please email: info@prulite.com



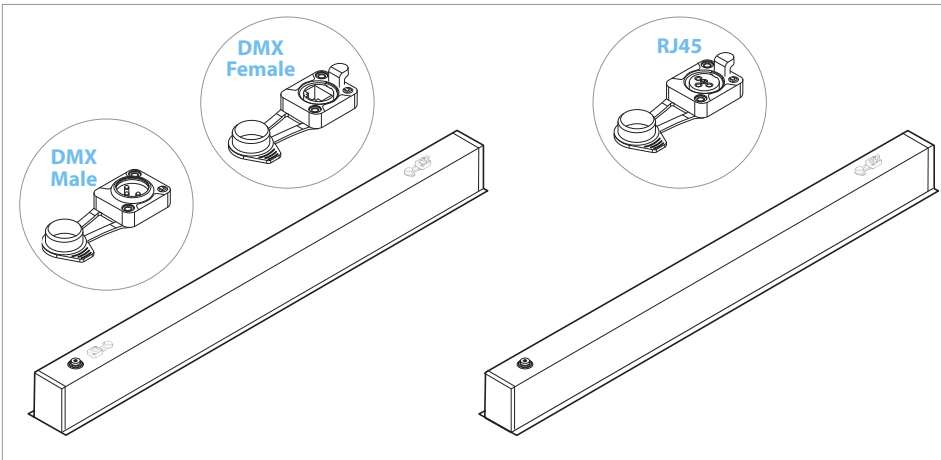
CEILING TYPE



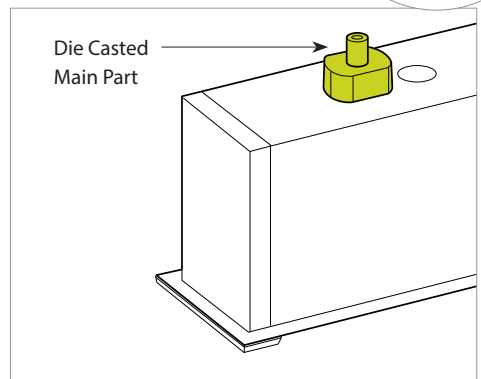
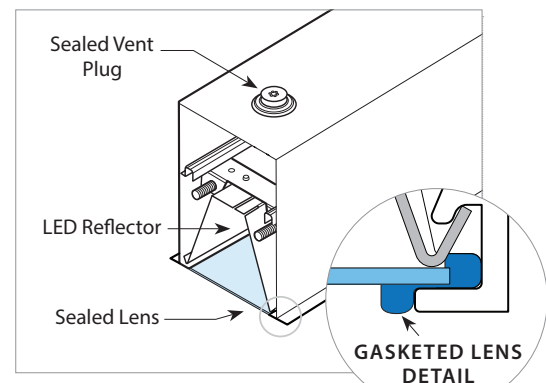
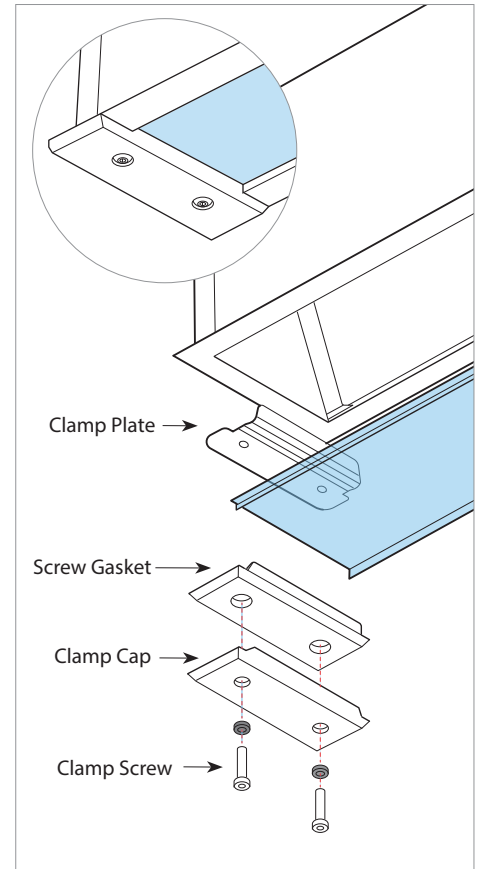
ADJOINING DETAIL



DMX / CAT5 CONNECTORS

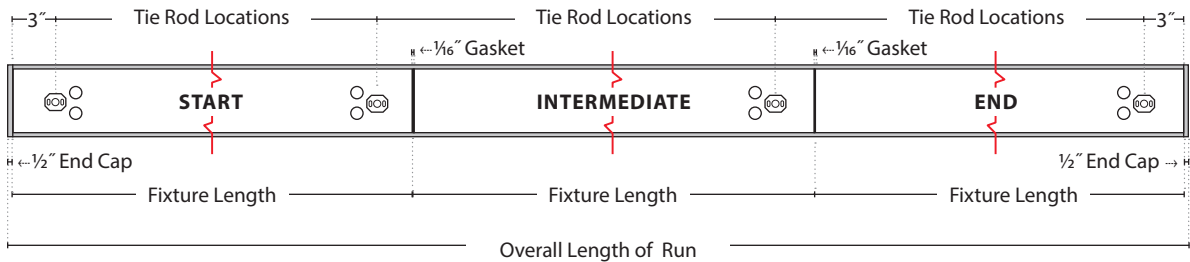


RUGGED DURABILITY

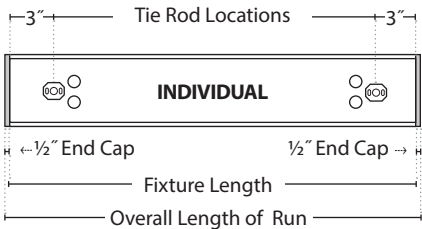




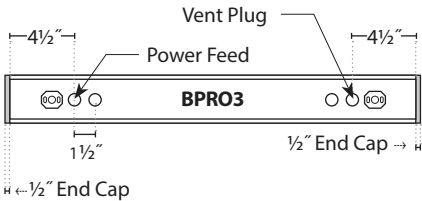
HARD CEILING X3/X7/X11 — MOUNTING DIMENSIONS



FIXTURE LENGTHS		TIE ROD LOCATIONS	
		Start / Individual	Intermediate / End
2'	24"	18"	—
3'	36"	30"	36 ¹ / ₁₆ "
4'	48"	42"	48 ¹ / ₁₆ "
5'	60"	54"	60 ¹ / ₁₆ "
6'	72"	66"	72 ¹ / ₁₆ "
7'	84"	78"	84 ¹ / ₁₆ "
8'	96"	90"	96 ¹ / ₁₆ "



POWER FEED LOCATIONS:



Wet BionicPro3 | Recessed Linear



WIRING DIAGRAMS
SPEC



PRUDENTIAL LTG.

PRULITE.COM 213.746.0360

LUMEN OUTPUTS:

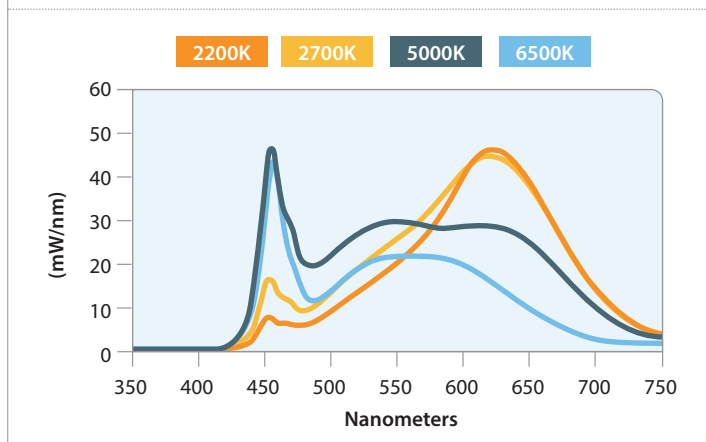
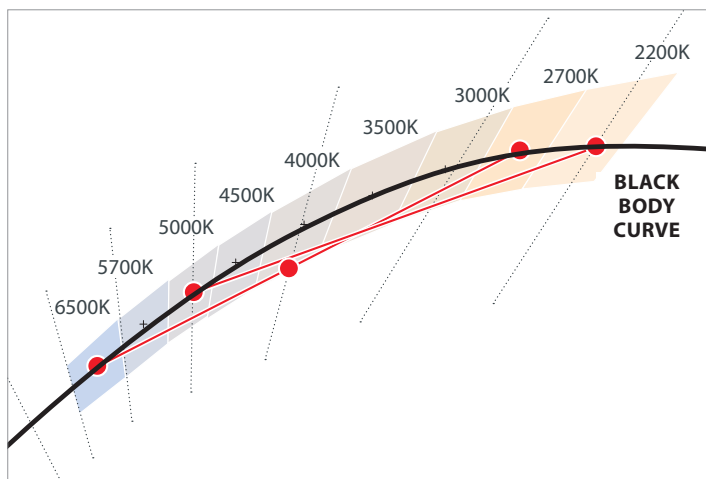
		BLUHUE, TUHUE, TUHUE2, AMBERHUE			
DIRECT:		LO	MO	SO	HO*
	SAL Lm/Ft	200	375	500	715
	W/Ft	3.8	5.6	7.8	10.5

* TU2 + AMB NOT AVAILABLE HO / CHROMAHUE ONLY AVAILABLE ON HO



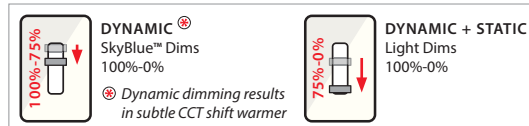
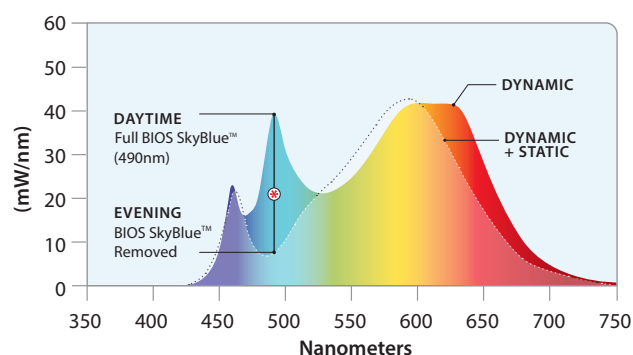
Prudential Lighting's **TuHue** Tunable White provides warm to cool white light simulating sunlight. Controlling the light source color temperature offers differing design aesthetics with potential benefits via circadian rhythm support. Blue light for alertness while warm light conveys tranquility.

- 2700K-6500K or 2200K-5000K.
- Adjust the color temperate and brightness separately.
- Simulates warm to cool to warm transition of sunlight.



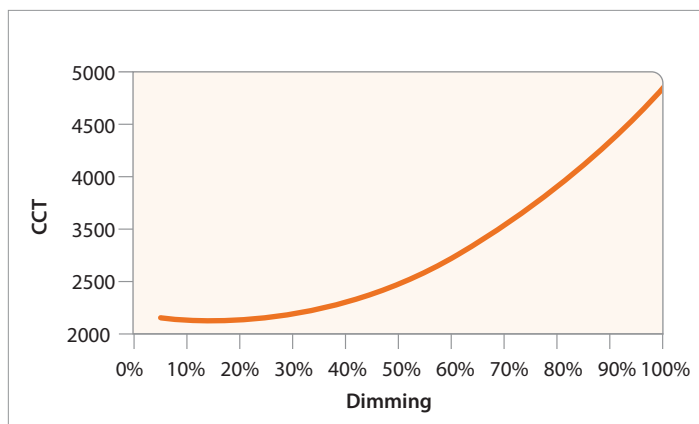
BluHue BIOS SkyBlue™ circadian LED lighting brings the benefits of blue skies inside. Newly discovered blue-sky receptors in our eyes drive improved daytime alertness, mood, brain function, and strengthens circadian rhythms leading to overall better health and well-being.

- Circadian rhythms play an integral role in physical and mental health.
- BluHue BIOS SkyBlue pinpoints peak 490nm sensitivity to provide the most benefit from an electric light source.
- At night, simply dim the lights to remove SkyBlue™ wavelengths (specify "Blu_D" to dim Cyan SkyBlue spike separately [night mode]).



AmberHue is Prudential Lighting's Warm Dim offering. It transitions bright white light to warm amber light as brightness is dimmed, reflecting sunlight's transitioning from intense blue midday light to a dimmed golden hue near sunset, also reminiscent of soft glowing candlelight.

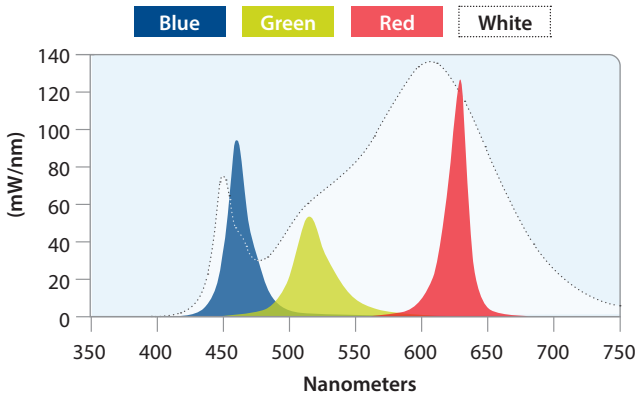
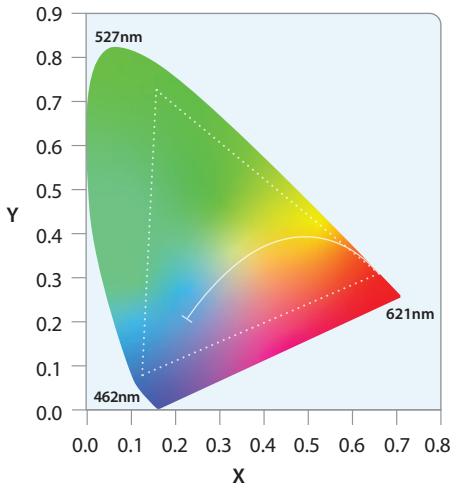
- Warm Dim 2200K-5000K.
- Color temperature warms as the luminaire is dimmed.
- Calm, relaxing mood communicated – hospitality, residential feel.



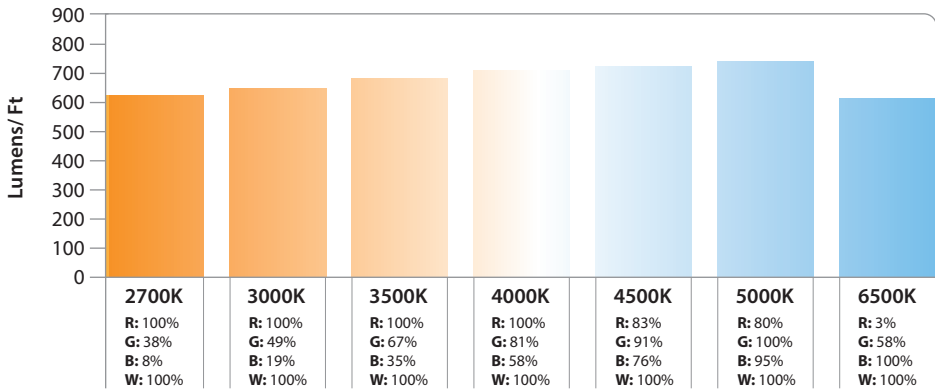


ChromaHue offers a vibrant full gamut of colors for seemingly endless architectural interior applications. Rich color-changing light offers tremendous design flexibility while white light can be achieved with the White chip, or mixing of Red, Green and Blue light. No longer just for the entertainment industry, ChromaHue can be intermixed on BionicPro luminaires for mood-creating indirect illumination combined with static white direct light.

- RGBW LED array (Red, Green, Blue, White) with full spectrum color and white light on the black body curve.
- Four-channel control, DMX drivers.
- Any color point within the triangle can be reached by setting the proper output levels for each individual red, green, blue and white channels.
- Standard DMX is one zone with one XLR drop at start, one XLR return at the end.



CONSTRUCTED WHITES





LM79 & TM30 DATA:

	MEASURED CCT	MEASURED LUMENS	CRI	R9	DuV	SPD	TM30 — COLOR VECTOR	TM30 — COLOR DISTORTION
LED27	2680	80%	93	58	0.001		 89 Rf	 97 Rg
LED3	3042	95%	82	6	0.001		 81 Rf	 92 Rg
LED3-90	3016	85%	93	61	0.000		 88 Rf	 96 Rg
LED35	3482	100%	82	3	0.002		 81 Rf	 92 Rg
LED35-90	3417	85%	93	67	0.000		 88 Rf	 96 Rg
LED4	3952	102%	82	4	0.003		 81 Rf	 92 Rg
LED4-90	3882	85%	92	67	0.003		 87 Rf	 96 Rg
LED5-90	4889	85%	94	84	0.002		 86 Rf	 95 Rg



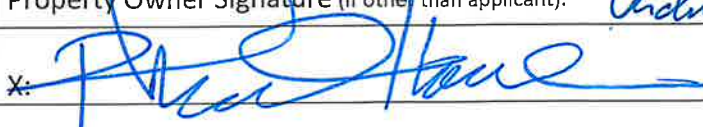
LM79 & TM30 DATA:

		MEASURED CCT	MEASURED LUMENS	CRI	R9	LED27	SPD	TM30 — COLOR VECTOR
BH3S&D	bios 3000K	2779	2758	87	81	0.003		
	BH3D SKY BLUE DIMMED	2715	2425	82	3	0.002		
BH35S&D	bios 3500K	3245	2919	85	87	0.003		
	BH35D SKY BLUE DIMMED	3061	2502	83	7	0.001		
BH4&D	bios 4000K	3624	2993	85	86	0.004		
	BH4D SKY BLUE DIMMED	3388	2585	83	5	0.002		
TH	LED27	2684	2456	92	57	0.0001		
	LED65	6061	3292	82	-1	0.006		
TH2	LED22	2209	2112	92	52	0.0005		
	LED50	4796	2789	93	77	0.004		
CH	2700K	2632	2469	82	50	0.003		
	3500K	3388	2585	83	5	0.002		
	4000K	3977	2682	83	29	0.003		
	5000K	5233	2823	84	21	0.003		

Village of Beverly Hills
 Building & Planning
 18500 W 13 Mile Rd
 Beverly Hills, MI 48025
 Phone: (248) 646-6404 Fax: (248) 646-3703
www.villagebeverlyhills.com

Staff Use Only	
Received	
Date Received:	_____
Review/Mtg Date:	DEC 18 2025
Decision:	_____
☐ Approved ☐ Denied ☐ ZBA	
Notes:	Village of Beverly Hills

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Application for Site Plan Review and Special Land Use	
Property Address & Parcel I.D. Number(s)	Address: 22305 West Thirteen Mile Road, Beverly Hills, MI 48025
	Parcel ID(s): 24-09-226-006
Project Description (Attach additional pages if necessary)	
	Please refer to second page for project description
Applicant (must have legal interest in property)	Name: Richard Houdek
	Business: Grissim Metz Andriese Associates
	Address: 15000 Edward North Hines Drive, Suite A
	City: Plymouth State: Michigan Zip: 48170
	Phone: (248) 869-2324 Email: richh@gma-la.com
	Legal Interest: ☐ Own Property ☐ Lease Property ☐ Offer to Purchase (please attach)
	☒ Other (e.g. attorney, architect, etc.): Landscape architect
Primary Contact ☒ Same as Applicant	Name: _____
	Business: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: _____
	Relationship to Applicant (e.g. architect, attorney, etc.): _____
Property Owner ☐ Same as Applicant	Name: Richard Dempsey - Head of School
	Business: Detroit Country Day
	Address: 22305 West Thirteen Mile Road
	City: Village of Beverly Hills State: Michigan Zip: 48025
	Phone: (248) 430-1635 Email: rdempsey@gods.edu
	Property Owner Signature (if other than applicant): 
Applicant Signature	X: 

In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Council, Planning Commission, and/or Zoning Board of Appeals. Submittal by deadline does not guarantee placement on the agenda. Please refer to Sections 22.08.290 and 22.08.300. Incomplete submittals will not be considered.

Note: the applicant or a representative must be present at all meetings.

Project Description

Lower athletic field improvements entails resurfacing of an existing 6 lane running track and field events, new synthetic turf on existing synthetic turf field, a new scoreboard located to the east end of the field, new LED athletic field light fixtures on existing poles, new aluminum bleachers and ADA compliant barrier free ramp for the athletic field.

Upper level site improvements entail new concrete and clay brick paving walkway and spectator plaza, new brick masonry and metal athletic complex gateway arch, brick masonry columns with down lights and banner arms, an athletic logo sculpture, an alumni overlook plaza and deck with a brick masonry shade structure, shade structures at the spectator plaza, new stairs and ADA compliant barrier free ramp to the concessions building, a brick masonry retaining wall, new site lighting, landscaping and irrigation.