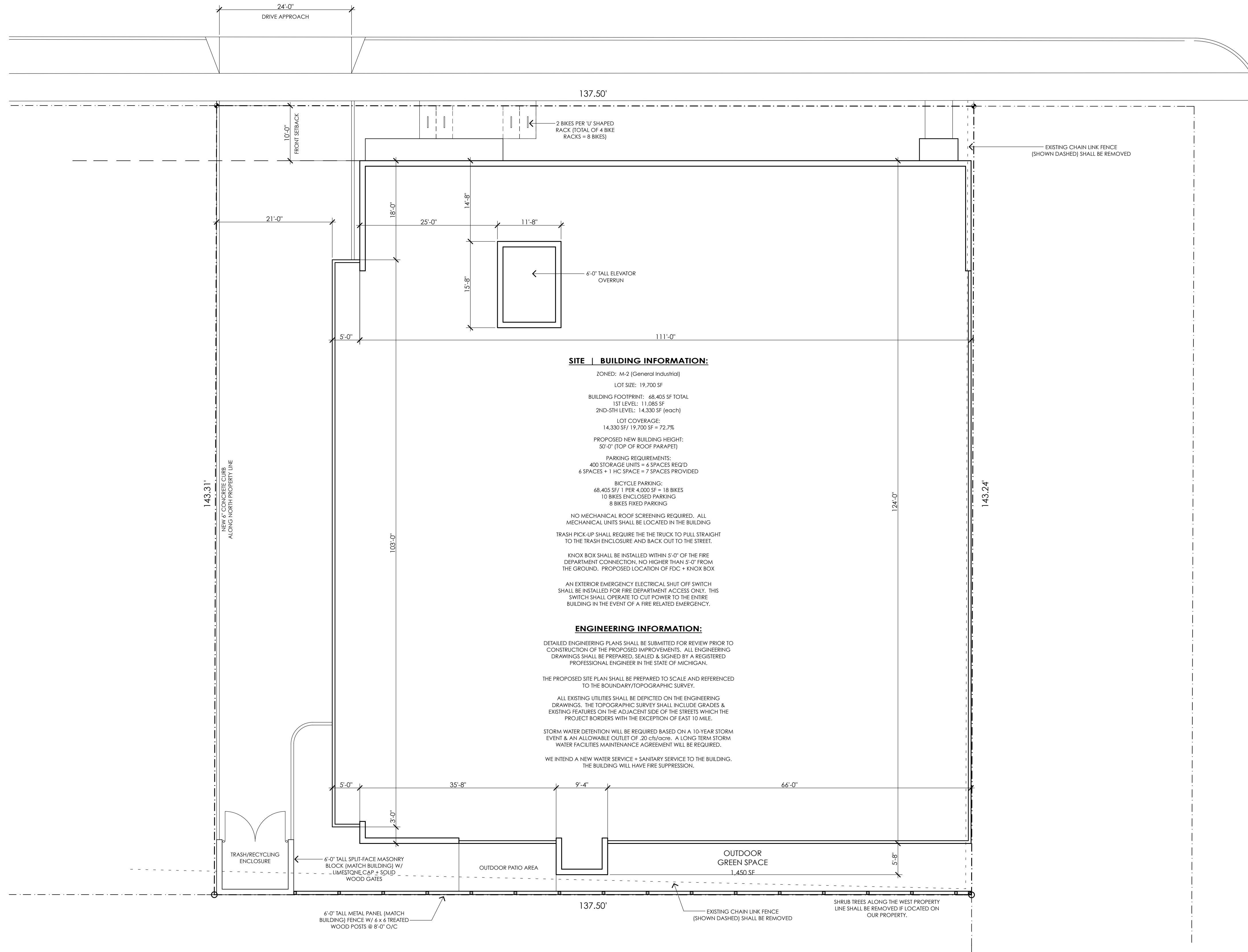


FARROW AVENUE
60 FEET WIDE (ASPHALT)

5-STORY SELF STORAGE BUILDING

1651 FARROW AVENUE
FERNDALE, MICHIGAN



SITE | BUILDING INFORMATION:

ZONED: M-2 (General Industrial)
 LOT SIZE: 19,700 SF
 BUILDING FOOTPRINT: 68,405 SF TOTAL
 1ST LEVEL: 11,885 SF
 2ND-5TH LEVEL: 14,330 SF (each)
 LOT COVERAGE:
 14,330 SF / 19,700 SF = 72.7%
 PROPOSED NEW BUILDING HEIGHT:
 50'-0" (TOP OF ROOF FINISH)
 PARKING REQUIREMENTS:
 400 STORAGE UNITS = 6 SPACES REQ'D
 6 SPACES + 1 HC SPACE = 7 SPACES PROVIDED
 BICYCLE PARKING:
 68,405 SF / 1 PER 4,000 SF = 18 BIKES
 10 BIKES ENCLOSED PARKING
 8 BIKES FIXED PARKING
 NO MECHANICAL ROOF SCREENING REQUIRED. ALL MECHANICAL UNITS SHALL BE LOCATED IN THE BUILDING
 TRASH PICK-UP SHALL REQUIRE THE TRUCK TO PULL STRAIGHT TO THE TRASH ENCLOSURE AND BACK OUT TO THE STREET.
 KNOX BOX SHALL BE INSTALLED WITHIN 5'-0" OF THE FIRE DEPARTMENT CONNECTION. NO HIGHER THAN 5'-0" FROM THE GROUND. PROPOSED LOCATION OF FDC + KNOX BOX
 AN EXTERIOR EMERGENCY ELECTRICAL SHUT OFF SWITCH SHALL BE INSTALLED FOR FIRE DEPARTMENT ACCESS ONLY. THIS SWITCH SHALL OPERATE TO CUT POWER TO THE ENTIRE BUILDING IN THE EVENT OF A FIRE RELATED EMERGENCY.

ENGINEERING INFORMATION:

DETAILED ENGINEERING PLANS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. ALL ENGINEERING DRAWINGS SHALL BE PREPARED, SEALED & SIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF MICHIGAN.
 THE PROPOSED SITE PLAN SHALL BE PREPARED TO SCALE AND REFERENCED TO THE BOUNDARY/TOPOGRAPHIC SURVEY.
 ALL EXISTING UTILITIES SHALL BE DEPICTED ON THE ENGINEERING DRAWINGS. THE TOPOGRAPHIC SURVEY SHALL INCLUDE GRADES & EXISTING FEATURES ON THE ADJACENT SIDE OF THE STREETS WHICH THE PROJECT BORDERS WITH THE EXCEPTION OF EAST 10 MILE.
 STORM WATER DETENTION WILL BE REQUIRED BASED ON A 10-YEAR STORM EVENT & AN ALLOWABLE OUTFLET OF 20 cfs/acre. A LONG TERM STORM WATER FACILITIES MAINTENANCE AGREEMENT WILL BE REQUIRED.
 WE INTEND A NEW WATER SERVICE + SANITARY SERVICE TO THE BUILDING. THE BUILDING WILL HAVE FIRE SUPPRESSION.

ARCHITECTURAL SHEET INDEX:

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SARATOGA AVENUE
50 FEET WIDE (ASPHALT)

SITE PLAN

SCALE: 1" = 10'-0"