PEACH LAB - GROSSE POINTE WOODS

20485 MACK AVENUE, GROSSE POINTE WOODS, MI 48236

PROJECT TEAM

ARCHITECT
MARUSICH ARCHITECTURE
36880 WOODWARD AVENUE, SUITE 100,
BLOOMFIELD HILLS, MI 48304
T: 248.792.2949
E: JOHNM.MARUSICHARCHITECTURE@GMAIL.COM
PROJECT ARCHITECT: JOHN MARUSICH

OWNER:
MMD ACQUISITIONS LLC
NEW OWNER: NIKOLAOS MOSCHOURIS
876 HORACE BROWN DR
MADISON HEIGHTS, MI 48071
T: 313.580.2261
A: NIKO@MMDCO.COM

GENERAL CONTRACTOR:
TBD

PROJECT INFORMATION

Project Description:
Buildout of an existing facility into an exercise fitness center.

Site Data:

Zoning:	C - COMMERCIAL BUSINESS
Parcel ID:	007 03 0041 001
Legal Description:	WDW41A 42A LOTS 41 AND 42 EXCEPT THE ELY PART THEREOF MEASURING 11.04 FT ON THE SLY LINE OF LOT 41 AND 13.04 FT ON THE NLY LINE OF LOT 42 ARTHUR J SCULLYS EASTERN SUPER HIGHWAY SUB PC 183 393.577 611

Building Data:

Occupancy:	A-3
Construction Type:	III-B Unsprinkled
Building Sq. Ft.:	3,243 S.F. Gross Floor Area for Building Unit
Existing Height/Stories:	17' Height / 1 Story (Existing To Remain)
Occupant Load:	18 Occupants Total
Required Exits Per Sec. 1006:	2021 MBC

Building Code Review:

Building:	2021 MI BUILDING CODE
Energy:	2021 MI ENERGY CODE
Fire:	2015 INTERNATIONAL FIRE CODE
Mechanical:	2021 MI MECHANICAL CODE
Electrical:	2023 NEC + PART 8
Plumbing:	2021 MI PLUMBING CODE

SHEET INDEX

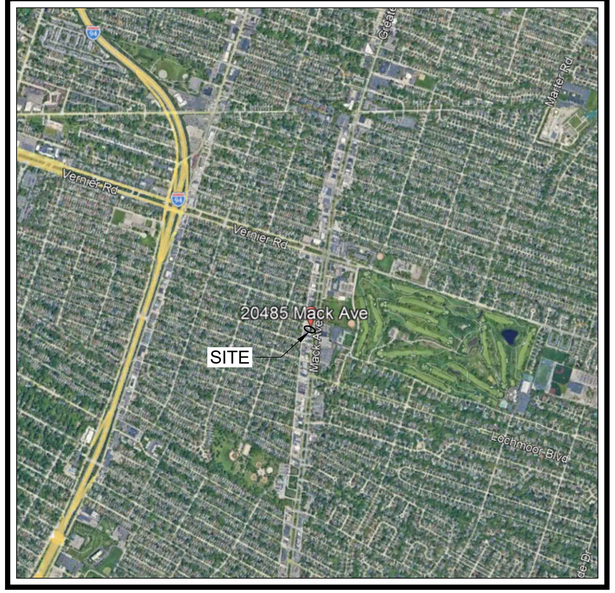
	SITE PLAN APPROVAL / SPECIAL LAND USE REV. 1 - 2026.09.03	SITE PLAN APPROVAL / SPECIAL LAND USE - 2026.08.28	OWNER REVIEW I - 2026.08.25	STUDY 1 - 2026.08.24	
○ SHEET ISSUED					
⚠ REVISED					
● SHEET REISSUED					
General					
G1.0 COVER SHEET	●	●	●	○	
Site					
AS1.0 SITE PLAN	●	●	●	○	
AS1.1 PARCEL PLAN	●	●			
AS1.2 ZONING MAP	●	○			
Architectural					
A1.0 PROPOSED FLOOR PLAN	●	●	●	○	
A1.1 PROPOSED AREA PLAN	●	●	○		
A2.0 ELEVATIONS	●	○			
A3.0 EXTERIOR LIGHTING SPECS	●	○			

STATEMENT FROM SELECTED DESIGN PROFESSIONAL

THESE DOCUMENTS WERE PREPARED IN COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF THE PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS THAT ARE INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

N
4" = 1 MILE

VICINITY/LOCATION MAP



MARUSICH ARCHITECTURE

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DRAWN BY:	**RC + MF**
CHECKED BY:	**JM**

SHEET CONTENTS

COVER SHEET

SEAL

STATE OF MICHIGAN
JOHN E. MARUSICH
License No. 1301035747
REGISTERED ARCHITECT

8/27/2026

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G1.0



1 SITE PLAN

1:20

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SITE PLAN

SEAL

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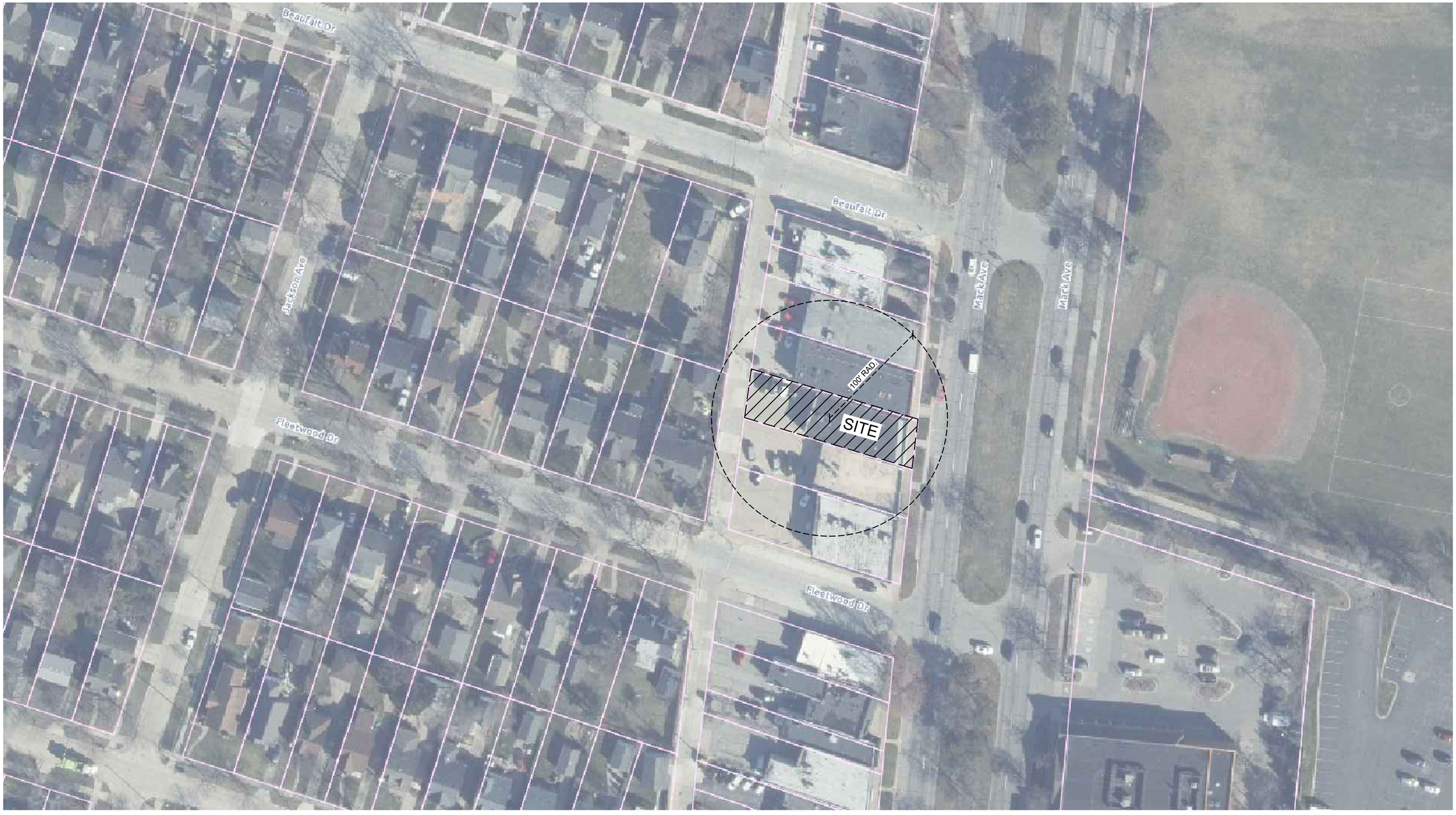
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PER WAYNE COUNTY PARCEL VIEWER

1 PARCEL PLAN

NORTH

1:40

MARUSICH
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CHECKED BY:	JM

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PARCEL PLAN

SEAL

STATE OF MICHIGAN
JOHN E. MARUSICH
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8/27/2026

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

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AS1.1

SITE IS ZONED C - COMMERCIAL BUSINESS



PER GROSSE POINTE WOODS ZONING MAP

1 ZONING MAP

NORTH

1:60

MARUSICH ARCHITECTURE

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ZONING MAP

SEAL

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AS1.2

VIF ALL EXIST. CONDITIONS & DIMENSIONS

EXIST. ALLEY & PARKING
IN REAR (5 SPACES)

MIRROR WALL

ARTIFICIAL MOSS WALL
W/ LED MOTIVATIONAL SIGN

PERMANENTLY LOCK
SECONDARY EXIST. FRONT DOOR
(VIF EXIST. CONDITIONS)

40'-3"
14'-11½" | 45'-9½" | 40'-3"
2'-5"
7'-7½" | 7'-4½" | 45'-9½" | 7'-6½" | 10'-0"

38'-2½"
7'-7½"
13'-2"
9'-7"
7'-10"
15'-1"
5'-1½"
14'-8½"
7'-7"
10'-8½"
4'-4½"

SQUAT RACK
SQUAT RACK
SQUAT RACK
SQUAT RACK

BOOTY BUILDER
BOOTY BUILDER
BOOTY BUILDER
BOOTY BUILDER

N. EQUIPMENT AREA
(ATHLETIC FLOORING)

JUICE BAR
(QUARRY TILE FLOORING)

REF. STORAGE

JUICE BAR SALES AREA
(VINYL PLANK FLOORING)

REAR ENTRY
(VINYL PLANK FLOORING)

CENTRAL EXERCISE AREA
(ARTIFICIAL GRASS GYM TURF)

FRONT ENTRY
(VINYL PLANK FLOORING)

STORAGE ROOM
(VINYL PLANK FLOORING)

ARTIFICIAL MOSS WALL
W/ LED LOGO SIGN

STEP DOWN TRANSFORMER
480V PANEL
208V PANEL

SERVICE ROOM
(VINYL PLANK FLOORING)

WH
WASHER/DRYER
DRYER
WASHER

S. EQUIPMENT AREA
(ATHLETIC FLOORING)

CABLE MACHINE
CABLE MACHINE
CABLE MACHINE

STAIR MASTER
STAIR MASTER
STAIR MASTER
STAIR MASTER

OFFICE
(VINYL PLANK FLOORING)

38'-8½"
EXIST. 7' FRONT WALK TO REMAIN (TYP.)

EXIST. GRASS LAWNS
TO REMAIN (TYP.)

EXIST. 3' WALK TO REMAIN (TYP.)

MACK AVE

EXIST. GRASS LAWNS
TO REMAIN (TYP.)

16'-4½" | 44'-3½" | 4'-11" | 22'-9"
49'-2"
88'-3½"

VIF LOCATION & DIM'S
OF ALL EXIST. REAR
DOORS

RELOCATE EXIST.
UTILITIES TO
SERVICE ROOM

MIRROR WALL

(4) STAIR MASTERS
(3) CABLE MACHINES
(4) BOOTY BUILDERS
(4) SQUAT RACKS
(15) PCS OF EQUIPMENT TOTAL

EXIST. PLANTERS & VEGETATION TO REMAIN (TYP.)

EXIST. 6' CENTER WALK TO REMAIN

1 PROPOSED FLOOR PLAN
1/4"=1'

NORTH

MARUSICH
ARCHITECTURE

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PROPOSED FLOOR PLAN

SEAL

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License No. 1301036747
REGISTERED ARCHITECT

8/27/2026

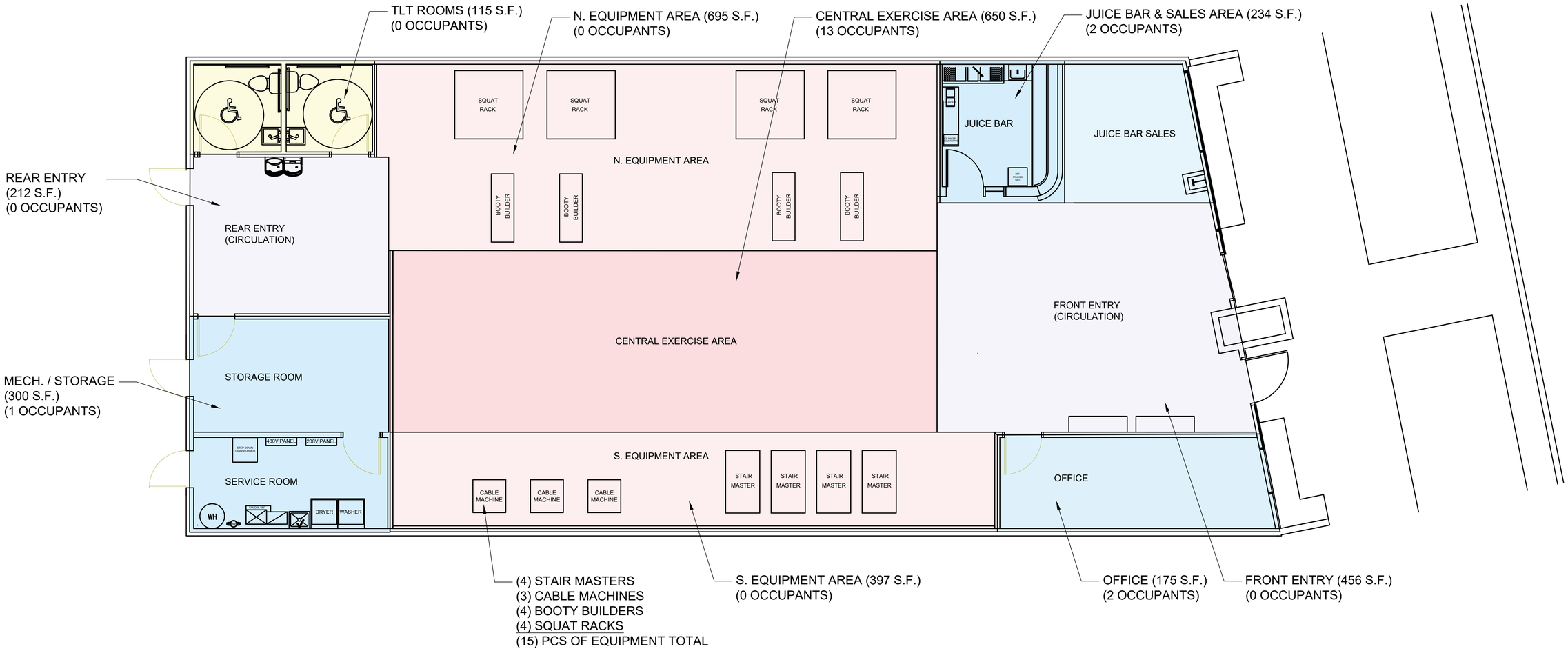
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VIF ALL EXIST. CONDITIONS & DIMENSIONS



1 AREA PLAN

NORTH

1/4" = 1'-0"

OCCUPANCY (PER TABLE 1004.5)

LOCATION	USE	AREA	FACTOR: SF/PERSON	SUBTOTAL
CENTER EXERCISE AREA	EXERCISE ROOMS	650 SF	1/50 GROSS	13
JUICE BAR & SALES AREA	BUSINESS AREA	243 SF	1/150 GROSS	2
OFFICE	BUSINESS AREA	175 SF	1/150 GROSS	2
MECH. / STORAGE	MECHANICAL / STORAGE	300 SF	1/300 GROSS	1
TLT ROOMS	TLT ROOMS	115 SF	N/A	--
FRONT ENTRY	CIRCULATION	456 SF	N/A	--
REAR ENTRY	CIRCULATION	212 SF	N/A	--
N. EQUIPMENT AREA	EQUIPMENT	695 SF	N/A	--
S. EQUIPMENT AREA	EQUIPMENT	397 SF	N/A	--
	GROSS FLOOR AREA	3,243 SF	TOTAL OCCUPANT LOAD:	18

PARKING REQUIREMENTS (PER TABLE 50-5.3.H.p)

TYPE	FACTOR	COMPONENT	SUBTOTAL
EQUIPMENT	(3) SPACES REQ. EACH FOR FIRST TWO PIECES OF EQUIPMENT	2 PCS OF EQUIPMENT	6
ADDITIONAL EQUIPMENT	(1.5) SPACES REQ. FOR EACH ADDITIONAL PIECE OF EQUIPMENT	13 PCS OF EQUIPMENT	20
OCCUPANTS	(0.5) SPACES REQ. FOR EACH OCCUPANT	18 OCCUPANTS	9
		TOTAL INITIAL PARKING REQ.:	35
	POTENTIAL REDUCTION OF 50%	POTENTIAL REDUCED REQ.:	18
	VERIFY IF REDUCTION APPLIES	TOTAL PARKING PROVIDED:	5

POTENTIAL PARKING REDUCTION (PER 50-5.3.H)

"On all changes of occupancy where a new tenant occupies the building, whether the new tenant continues the same use or not, in structures existing prior to the adoption of the ordinance from which this subsection is derived, the off-street parking requirements shall conform to at least 50 percent of the requirements specified in this subsection, provided that the total area of the original structure remain unchanged. If the total area of an existing building is changed, the building must conform to the requirements specified in this subsection. Any and all buildings constructed after the adoption of the ordinance from which this chapter is derived must conform to the requirements of this subsection."

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PROPOSED AREA PLAN

SEAL

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8/27/2026

SHEET #

A1.1

DESIGN DOES NOT INTEND TO ALTER THE EXISTING BLDG'S EXTERIOR CONDITIONS EXCEPT FOR INSTALLATION OF NEW STOREFRONT PEACH LAB SIGN IN FRONT & SHIELDED EXT. LIGHTING IN REAR (MUST VIF ALL EXIST. EXTERIOR CONDITIONS)

VIF ALL EXIST. CONDITIONS & DIMENSIONS

38'-8"

17'



EXIST. EXTERIOR LIGHTS TO REMAIN

REPLACE EXIST. SIGN W/ NEW 3'-6"X8'-8" PEACH LABS SIGN (VIF DIMENSIONS OF EXIST. SIGN)

EXIST. BRICK WALL TO REMAIN

DOOR TO BE PERMANENTLY LOCKED W/ "PLEASE USE OTHER DOOR" LABELING TO REMAIN

DOOR TO BE PERMANENTLY LOCKED W/ "PLEASE USE OTHER DOOR" LABELING TO REMAIN

EXIST. PLANTERS & VEGETATION TO REMAIN

ALL EXIST. WALKS TO REMAIN

EXIST. GRASS LAWN TO REMAIN

2 FRONT_ELEVATION

1/4"=1'-0"

38'-2"

EXIST. ROOF & ROOF ELEMENTS TO REMAIN

EXIST. TRASH DELIVERY SYSTEM TO REMAIN

EXIST. 9X18 PARKING SPACES TO REMAIN



REPLACE EXIST. EXTERIOR LIGHTS IN REAR W/ NEW SHIELDED EXTERIOR LIGHTS (TYP.)

17'

EXIST. UTILITIES TO REMAIN (TYP.)

EXIST. FACADE TO REMAIN

EXIST. PAVING TO REMAIN

1 REAR_ELEVATION

1/4"=1'-0"

MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

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OWNER

MMD ACQUISITIONS LLC

NEW BUYER: NIKOLAOS MOSCHOURIS

876 HORACE BROWN DR.
MADISON HEIGHTS, MI 48071

PROJECT NAME

PEACH LAB - GROSSE POINTE WOODS

20485 MACK AVE.
GROSSE POINTE WOODS, MI 48236

PROJECT #	26-81
ISSUE DATE #	2026.09.03

REVISION HISTORY

STUDY 1	2026.08.24
OWNER REVIEW I	2026.08.25
SITE PLAN APPROVAL / SPECIAL LAND USE	2026.08.28
SITE PLAN APPROVAL / SPECIAL LAND USE REV. 1	2026.09.03

DRAWN BY:	RC + MF
CHECKED BY:	JM

SHEET CONTENTS

ELEVATIONS

SEAL

STATE OF MICHIGAN
JOHN E. MARUSICH
License No. 1301036747
REGISTERED ARCHITECT

8/27/2026

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

_____ DATE:___/___/2026

SHEET #

A2.0

Halco LIGHTING TECHNOLOGIES

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LED Luminaires

ProLED Select Adjustable Wallpack

- Selectable Color Temperature
- Field adjustable lumens
- Integrated photocell with enable/disable function
- Adjustable head tilts up to 90 degrees
- Dark sky friendly when mounted at 0° setting
- Recessed optics for increased visual comfort



Specifications

Description

The Adjustable Wallpack offers a modern full cut-off design that is a perfect solution for a broad range of outdoor lighting applications. The AWP is designed with ProLED Select technology, that allow users to select between the desired lumens and CCT for their application. The AWP tilting head enables the installer to adjust between 0-90 degrees, putting light where you need it most. The AWP comes standard with an integrated photocell That is easily enabled or disabled, providing dusk-to-dawn controls for even greater energy savings. With ProLED Select Technology, adjustable head and built-in photocell, the AWP is one of the most versatile wallpacks in the market.

Performance

- 15W, 30W, 50W, 80W and 120W base wattage options
- CCT selectable between 3000K-4000K-5000K
- Wattage selectable on 30W-120W models
- High efficacy up to 150 LPW
- L70 lumen maintenance > 100,000 Hours @ 25°C
- 5 year limited warranty
- 0-10V dimming
- 120-277VAC Input

Certifications

- DLC 5.1 premium
- cULus
- IP65 rated
- UL listed for wet locations
- FCC
- RoHs compliant

Construction

- Rugged and modern die-cast housing
- High durability textured bronze powder coat
- Hinged door for easy access and installation.
- Multiple conduit entry points
- Polycarbonate lens
- 0-90 degree adjustable head

Controls

- 0-10 VDC dimming standard
- RF bi-level occupancy sensing

Applications

- Building entrances
- Loading docks
- Walkways
- Storage facilities

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Halco LIGHTING TECHNOLOGIES

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LED Luminaires

ProLED Select Adjustable Wallpack

Product Description

Ordering Logic: Ex: AWP-2-WS-CS-U-PC

Series	-	Lumen Package	-	Wattage	-	CCT	-	Voltage	-	Controls
AWP = Adjustable Wallpack		1 = 2,000 Lumens 2 = 4,000 Lumens 3 = 7,000 Lumens 4 = 11,000 Lumens 5 = 16,000 Lumens		[1] 15 = 15 Watts WS = Wattage Selectable		CS = 3000K-4000K-5000K (Field Selectable)		U = Universal 120-277 VAC		PC = Button Photocell (Standard Enable/Disable) [2]MS = Motion Control

[1]AWP-1 is a 15 Watt, non-wattage selectable model
[2]Lead times apply

Ordering Information

Stock SKU's		
Product SKU	Product Code	Product Description
39874	AWP-1-15-CS-U-PC	Adjustable Wallpack, 15W, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable
39875	AWP-2-WS-CS-U-PC	Adjustable Wallpack, 30W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable
39876	AWP-3-WS-CS-U-PC	Adjustable Wallpack, 50W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable
39877	AWP-4-WS-CS-U-PC	Adjustable Wallpack, 80W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable
39878	AWP-5-WS-CS-U-PC	Adjustable Wallpack, 120W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable

Accessories		
Product SKU	Product Code	Product Description
39980	DCMS-OUT	DC Bi-Level Motion Sensor Outdoor Rated
24876	DCMS-REM	DC Motion Bi-Level Motion Sensor Remote
24910	SEK-SPD	10kVA Surge Protection Device

Made-to-Order		
Product SKU	Product Code	Product Description
29874	AWP-1-15-CS-U-PC-MS	Adjustable Wallpack, 15W, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor
29875	AWP-2-WS-CS-U-PC-MS	Adjustable Wallpack, 30W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor
29876	AWP-3-WS-CS-U-PC-MS	Adjustable Wallpack, 50W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor
29877	AWP-4-WS-CS-U-PC-MS	Adjustable Wallpack, 80W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor
29878	AWP-5-WS-CS-U-PC-MS	Adjustable Wallpack, 120W, Wattage Selectable, CCT Selectable 3000K-4000K-5000K, 120-277VAC, Photocell-Enable/Disable with Motion Sensor

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Halco LIGHTING TECHNOLOGIES

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LED Luminaires

ProLED Select Adjustable Wallpack

Specifications Table

	AWP-1-15	AWP-2-WS	AWP-3-WS	AWP-4-WS	AWP-5-WS
Base Wattage	15W	30W	50W	80W	120W
Selectable CCT	3000K-4000K-5000K	3000K-4000K-5000K	3000K-4000K-5000K	3000K-4000K-5000K	3000K-4000K-5000K
Lumens	1,761-1,904	2,138-3,902	3,877-7,016	8,032-11,144	13,110-16,738
Equivalent Wattage	50W MH	50W-100W MH	100W-175W MH	175W MH- 250W MH	250W-400W MH
Efficacy	124-136 LPW	121-148 LPW	125-150 LPW	124-145 LPW	127-148 LPW
Amperage	120VAC(.125A) 277VAC(.05A)	120VAC(.25A) 277VAC(.11A)	120VAC(.42A) 277VAC(.18A)	120VAC(.67A) 277VAC(.29A)	120VAC(1.0A) 277VAC(.43A)
Distribution	Type 3 - Forward throw				
CRI	>70 CRI				
L70 Lifetime (Hrs)	>100,000Hrs at 25°C				
Voltage	Universal 120-277VAC				
Power Factor	>.90				
Dimming	0-10VDC Dimming				
Surge Protection	2.5kV				
Housing	Die-cast aluminum with powder coated finish				
Lens	Polycarbonate Lens				
Op. Temperature	-40°C to 50°C				
Listings	cULus, DLC Premium, FCC				
Environment	IP65, UL Listed for Wet Location				
Weight	3lbs	3lbs	4.4lbs	4.4lbs	6.2lbs
Warranty	5 Years Standard				

Performance Table

		3000K		4000K		5000K	
Product Number	Selectable Wattage	Lumens	Efficacy	Lumens	Efficacy	Lumens	Efficacy
AWP-1-15-CS-U-PC	15W	1,761	124	1,904	136	1,852	130
AWP-2-WS-CS-U-PC	15W	2,138	134	2,154	138	2,189	138
	20W	2,629	133	2,823	148	2,706	137
AWP-3-WS-CS-U-PC	30W	3,597	121	3,902	138	3,698	124
	30W	3,877	133	4,422	150	4,017	136
	40W	5,356	130	5,713	146	5,515	134
	50W	6,601	125	7,016	140	6,699	127
AWP-4-WS-CS-U-PC	60W	8,032	131	8,497	145	8,065	137
	70W	8,787	124	9,780	144	9,174	129
	80W	10,284	128	11,144	144	10,835	135
AWP-5-WS-CS-U-PC	100W	13,110	131	13,900	148	13,598	137
	110W	13,831	128	14,936	145	14,159	131
	120W	15,614	127	16,738	143	16,715	136

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Halco LIGHTING TECHNOLOGIES

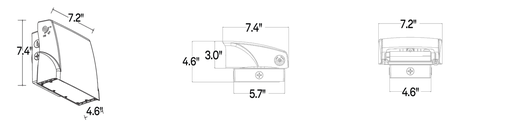
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LED Luminaires

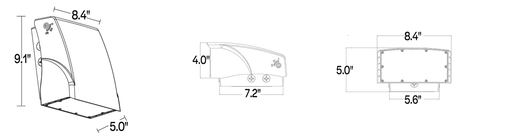
ProLED Select Adjustable Wallpack

Dimensions

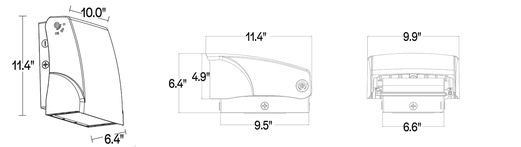
15-30 Watt AWP



50-80 Watt AWP



120 Watt AWP



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REPLACE EXIST. WALL LIGHTS ON REAR FACADE W/ THE ABOVE SPECIFICATION FOR A WALL-MOUNTED, SHIELDED, EXTERIOR DOWNLIGHT OR ARCHITECT APPROVED EQUIVALENT

MARUSICH ARCHITECTURE
36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100
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OWNER
MMD ACQUISITIONS LLC
NEW BUYER: NIKOLAOS MOSCHOURIS
876 HORACE BROWN DR.
MADISON HEIGHTS, MI 48071

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DRAWN BY: RC + MF
CHECKED BY: JM

SHEET CONTENTS
EXTERIOR LIGHTING SPECS

SEAL
STATE OF MICHIGAN
JOHN E. MARUSICH
License No. 1301035747
REGISTERED ARCHITECT
8/27/2026

OWNER / OWNER'S AGENT APPROVED & ACCEPTED
_____ DATE:___/___/2026

SHEET #
A3.0