

# BOWMAN 6 WALL SCONCE

LUMEN P1



The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights.

- High quality LM80-tested LEDs** for consistent long-life performance and color
- Outstanding protection against the elements:**
- Marine-grade powder coat finishes
  - Stainless Steel mounting hardware
  - Impact-resistant, UV stabilized frosted acrylic lensing

| SPECIFICATIONS        |   |
|-----------------------|---|
| DELIVERED LUMENS      | 1163  |
| WATTS                 | 47.2  |
| VOLTAGE               | 120V, 277V  |
| DIMMING               | ELV   |
| LIGHT DISTRIBUTION    | Symmetric   |
| MOUNTING OPTIONS      | Downlight   |
| CCT                   | 2700K** , 3000K   |
| CRI                   | 80+   |
| COLOR BINNING         | 3 Step  |
| BUG RATING            | B1-UP-G0  |
| DARK SKY              | Compliant   |
| WET LISTED            | IP65  |
| GENERAL LISTING       | ETL   |
| CALIFORNIA TITLE 24   | Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required. |
| START TEMP            | -30°C   |
| FIELD SERVICEABLE LED | No  |
| CONSTRUCTION          | Aluminum  |
| HARDWARE              | Stainless Steel   |
| FINISH                | Marine Grade Powder Coat  |
| LED LIFETIME          | L70: 70,000 Hours   |
| WARRANTY*             | 5 Years   |

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.  
\*\* Available in Black and Bronze finish only.

### ORDERING INFORMATION

| 700WSBOW | LENGTH | FINISH   | LAMP                   |
|----------|--------|----------|------------------------|
| 8"       | 8"     | BLACK    | LED R0 CR: 2700K 120V* |
|          |        | Bronze   | LED R0 CR: 2700K 277V* |
|          |        | CHARCOAL | LED R0 CR: 3000K 120V* |
|          |        | SILVER   | LED R0 CR: 3000K 277V  |
|          |        | WHITE    | LED R0 CR: 3000K 277V  |

\*AVAILABLE IN BLACK AND BRONZE FINISH ONLY



techlighting.com

# BOWMAN 4 WALL SCONCE

LUMEN P2



The classic silhouette of this sleek LED wall sconce makes it suitable for both indoor and outdoor applications. The Bowman's die-cast aluminum body houses a powerful, long-lasting LED light source tightly controlled for down light only, yet supplying significant illumination for even the darkest nights.

- High quality LM80-tested LEDs** for consistent long-life performance and color
- Outstanding protection against the elements:**
- Marine-grade powder coat finishes
  - Stainless Steel mounting hardware
  - Impact-resistant, UV stabilized frosted acrylic lensing

| SPECIFICATIONS        |   |
|-----------------------|---|
| DELIVERED LUMENS      | 699   |
| WATTS                 | 17.8  |
| VOLTAGE               | 120V, 277V  |
| DIMMING               | ELV   |
| LIGHT DISTRIBUTION    | Symmetric   |
| MOUNTING OPTIONS      | Downlight   |
| CCT                   | 2700K** , 3000K   |
| CRI                   | 80+   |
| COLOR BINNING         | 3 Step  |
| BUG RATING            | B1-UP-G0  |
| DARK SKY              | Compliant   |
| WET LISTED            | IP65  |
| GENERAL LISTING       | ETL   |
| CALIFORNIA TITLE 24   | Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required. |
| START TEMP            | -30°C   |
| FIELD SERVICEABLE LED | No  |
| CONSTRUCTION          | Aluminum  |
| HARDWARE              | Stainless Steel   |
| FINISH                | Marine Grade Powder Coat  |
| LED LIFETIME          | L70: 70,000 Hours   |
| WARRANTY*             | 5 Years   |

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.  
\*\* Available in Black and Bronze finish only.

### ORDERING INFORMATION

| 700WSBOW | LENGTH | FINISH   | LAMP                   |
|----------|--------|----------|------------------------|
| 4"       | 4"     | BLACK    | LED R0 CR: 2700K 120V* |
|          |        | Bronze   | LED R0 CR: 2700K 277V* |
|          |        | CHARCOAL | LED R0 CR: 3000K 120V* |
|          |        | SILVER   | LED R0 CR: 3000K 277V  |
|          |        | WHITE    | LED R0 CR: 3000K 277V  |

\*AVAILABLE IN BLACK AND BRONZE FINISH ONLY



techlighting.com

# E450LED / E460LED EURO SERIES



|   |                 |                              |                                  |           |                 |            |          |              |      |
|---|-----------------|------------------------------|----------------------------------|-----------|-----------------|------------|----------|--------------|------|
| EPA E450LED 1.88 (ft)<br>E460LED 1.2 (ft)<br>WEIGHT<br>E450LED 52 LBS<br>E460LED 52 LBS | 7 YEAR WARRANTY | LUMEN RANGE<br>3,073 - 9,565 | LIFE SPAN<br>UP TO 100,000 HOURS | UL LISTED | CLICK FOR FACTS | RATED IP65 | JOB NAME | FIXTURE TYPE | MEMO |
|---|-----------------|------------------------------|----------------------------------|-----------|-----------------|------------|----------|--------------|------|

### BUILD A PART NUMBER

ORDERING EXAMPLE: 2A-E450LED-R3-16L45T5-MDLIO-SV1-PEC-FHD/EU/IMP/3312P5/SCC/BK/T

| Mounting Config. | Fixture | Filter | LED | CCT | Type | Driver | Lens | Option Photocontrol | Option Pole | Option House Side Shield | Arm | Pole | Finish |
|------------------|---------|--------|-----|-----|------|--------|------|---------------------|-------------|--------------------------|-----|------|--------|
|                  |         |        |     |     |      |        |      |                     |             |                          |     |      |        |

**Mounting Configuration**  
(Click here to view mounting configuration sheet)

- IW - 2A - 2A90 - 3AP0 - 1AM
- PT - 2A90 - 3APT - 2AM
- 1A - 2APT - 4A - 550PB
- 3APT - 3A - 4APT

W = Wall Mount PF = Post Top A = Arm Mount AM = Arm Mid-Mount PB = PB Base

**Fixture**  
• E450LED • E460LED

**Filter**  
• R3 • R4

**LED**  
• 16L • 21L • 28L

**CCT - Color Temperature (K)**  
• 27(00) • 35(00) • 45(00)

**Type**  
• T2 • T3 • T4 • T5

**Driver**  
• MDL10 (120V-277V, 1000mA)  
• MDL14 (120V-277V, 1400mA)  
• MDH10 (347V-480V, 1000mA)  
• MDH14 (347V-480V, 1400mA)

**Lens**  
• CA (Clear Acrylic)  
• FA (Frosted Acrylic)  
• FL (Flat Acrylic Lens)  
• SC (Sag Glass)  
• FSG (Frosted Sag Glass)  
• SV1 (Flat Soft Vue Medium Diffuse Acrylic)  
• SV2 (Flat Soft Vue High Diffuse Acrylic)

**Options** (Click here to view accessories sheet)

- PEC Electronic Photocontrol (120V-277V)
- PECA Electronic Photocontrol (480V)
- FHD Dual Fuse and Holder
- HSS House Side Shield (external)

**Arm** (Click here to view arm website page)  
See Arms & Wall Brackets specification sheets.  
• HM • OL • OM • VC • VF • VL

**Pole** (Click here to view pole website page)  
See Pole specification sheets.

**Finish** (Click here to view paint finish sheet)

**Standard Finishes\***

- BKT Black Textured
- WHI White Textured
- PGT Paris Green Textured
- ABZ Architectural Medium Bronze Textured
- DBT Dark Bronze Textured

**Custom Finishes\***

- CM Custom Match
- OI Old Iron
- RT Rust
- WBR Weathered Brown
- CD Cedar
- WBK Weathered Black
- TT Two Tone

**Sternberg Select Finishes**

- VC Verde Green
- SI Swedish Iron
- OWGT Old World Gray Textured

**Specifications**

**Fixture**  
This large scale contemporary fixture includes a cast aluminum roof, filter and (4) sweeping support legs. The unit is provided with an acrylic tapered cylindrical molded lens matching the profile of the support legs (E460LED), or a flat acrylic lens allowing for an open body

**Notes:**  
\*Smooth finishes are available upon request.  
\*Custom colors require upcharge.  
\*For use with 16L and 21L only.  
\*For use with 28L and 38L only.  
\*For use with E460LED only.  
\*For use with E450LED only.

SEE NOTE 9 ON SL-1.1

**SternbergLighting**  
ESTABLISHED 1923 / EMPLOYEE OWNED

800-621-3376  
555 Lawrence Ave., Roselle, IL 60172  
info@sternberglighting.com  
www.sternberglighting.com

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# 2800 CONCOURSE SERIES ARCHITECTURAL POLE

**DIMENSIONS** 11'-12" @ 48" TALL

**5 YEAR WARRANTY**

**UL LISTED**

**ETL LISTED**

**CLICK FOR FACTS**

JOB NAME

FIXTURE TYPE

MEMO

**BUILD A PART NUMBER**

ORDERING EXAMPLE: 2B14P4-1B8-BCC-GFLPIUC-SH/BK/T

| Base Model | Height | Shaft | Wall Thickness | Post Center Cap | Option Burial | Option Photoctrl | Option Ground Fault Breaker | Option Flag Pole Holder | Option Banner Arms | Option Planter Arms | Option Sign Arms | Option Speaker Hub | Option Sign Bracket | Option Steel Wreath Hook | Finish |
|------------|--------|-------|----------------|-----------------|---------------|------------------|-----------------------------|-------------------------|--------------------|---------------------|------------------|--------------------|---------------------|--------------------------|--------|
|            |        |       |                |                 |               |                  |                             |                         |                    |                     |                  |                    |                     |                          |        |

**Base Model**  
• 28

**Height (in feet)**  
• 8 • 10 • 12 • 14 • 16 • 18

**Shaft**  
• T4: 4"-3" Tapered Smooth  
• P4: 4" Straight Smooth  
• FP4: 4" Straight Fluted  
\*Not available in 250 watt.

**Wall Thickness**  
• 12S: 1/8" Wall Thickness  
• 18B: 3/16" Wall Thickness  
• 250: 1/4" Wall Thickness

**Post Center Cap (if required)**  
(Click here to view post cap sheet)  
• BCC • FCC • SCC • TFCC  
• SSCC • RCC • PCC

**Options** (Click here to view accessories sheet)

- DBA Direct Burial mounting style pole, with 4" direct burial section (or advise other length)
- HXB Helix Base mounting style pole
- PCD Electronic Button Photocontrol, mounted on an access door (120V-277V)
- PCDA Electronic Button Photocontrol, mounted on an access door (480V)
- GF1UC 15 Amp duplex GFCI receptacles with a standard in-use cover
- GF1PIUC 15 Amp duplex GFCI receptacles with a low-profile in-use cover
- FH Cast Aluminum flag holder mount, for use with 1" diameter flag pole
- SBA Single Banner Arm, "PM" style mount
- DBA Double Banner Arms, "PM" style mount
- SBAR Single Banner Arm and Ring, for triangle banners, "PM" style mount

**Finishes**  
**Standard Finishes\*** (Click here to view)

- BKT Black Textured
- WHI White Textured
- PGT Paris Green Textured
- ABZ Architectural Medium Bronze Textured
- DBT Dark Bronze Textured
- SBAR Single Banner Arm and Ring, for triangle banners, "PM" style mount

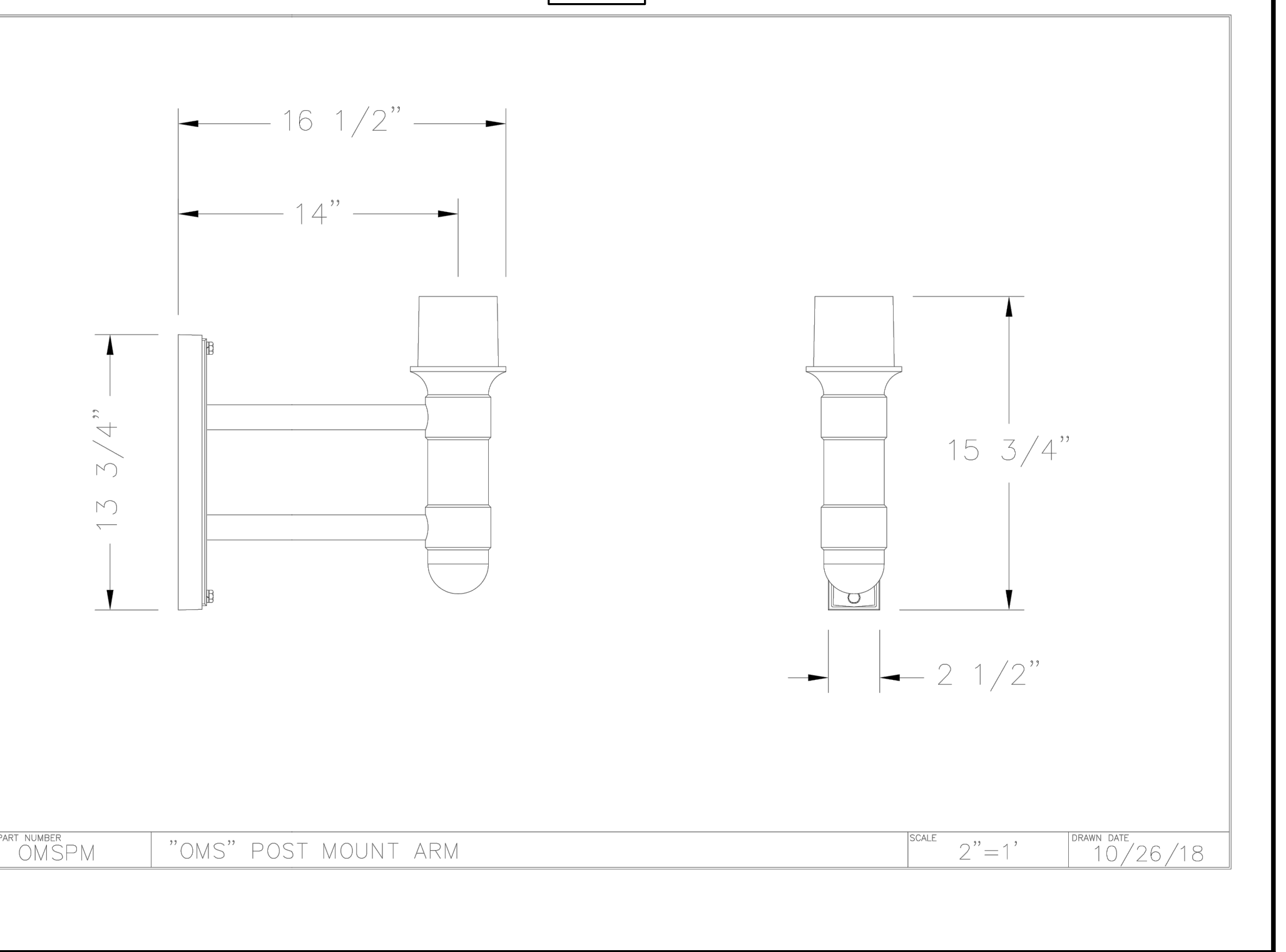
**Notes:**  
\*Smooth finishes are available upon request.  
\*Custom colors require upcharge.

**SternbergLighting**  
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# LUMEN P5



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BEACHWOOD, OHIO 44122

**SITE PHOTOMETRIC DETAILS**  
**LEGACY ROCHESTER HILLS**  
PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, SECTION 29, T03N, R11E  
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DES: GB/RLS | SUR: KTR | P.M.  
DATE: 10/26/18

ORIGINAL ISSUE DATE:  
OCTOBER 12, 2018

PEA JOB NO. 2017-037

SCALE: N.T.S.

DRAWING NUMBER:  
**SL-1.5**

**CITY FILE #17-043 SECTION 29**

**NOT FOR CONSTRUCTION**

REF: S: PROJECTS\2017\2017037\DWG\17037-TOPBASE.DWG  
XREF: S: PROJECTS\2017\2017037\DWG\SITE PLANS\V-BASE-17037.DWG  
XREF: S: PROJECTS\2017\2017037\DWG\SITE PLANS\TLR-17037.DWG



# Legacy Rochester Hills Conceptual Landscape Plan

Rochester Hills, Michigan

January, 2019



PEA, Inc.  
7927 Nemco Way, Ste 115  
Brighton, MI 48116  
t: 517.546.8583  
f: 517.546.8973  
www.peainc.com



**CODE INFORMATION:**

APPLICABLE CODES:  
 BUILDING: MICHIGAN BUILDING CODE 2015  
 MECHANICAL: MICHIGAN MECHANICAL CODE 2015  
 PLUMBING: MICHIGAN PLUMBING CODE 2015  
 ELECTRICAL: NATIONAL ELECTRICAL CODE (2014)  
 FIRE CODE: INTERNATIONAL FIRE CODE 2015  
 FIRE SUPPRESSION: NFPA 13 (2013) + NFPA 13R (2013)  
 FIRE ALARM: NFPA 72 (2013)  
 ENERGY CODE: ASHRAE 90.1 - 2013 + MICHIGAN RESIDENTIAL CODE 2015

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:  
 RESIDENTIAL: R-2 SPRINKLERED PER NFPA 13 MAIN OCCUPANCY  
 STORAGE: S-1 SPRINKLERED PER NFPA 13 SECTION 311.1.1 ACCESSORY TO R-2 PER 508.2 SECTION 508.2.4 -> SECTION 420 FIRE PARTITIONS PER SECTION 708  
 PRIVATE GARAGES: U SPRINKLERED PER NFPA 13 MIXED USE SEPARATED PER SECTION 508.4 SECTION 406.3 - LIMITED TO 1,000 S.F. DWELLING UNIT SEPARATION PER 406.3.4.1 2-HR SEPARATION FROM S-1 PER TABLE 508.4

CHAPTER 6 - TYPES OF CONSTRUCTION  
 CONSTRUCTION CLASSIFICATION: VB

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:  
 504.3 HEIGHT IN FEET: 60 FEET ALLOWABLE 30 FEET PROPOSED

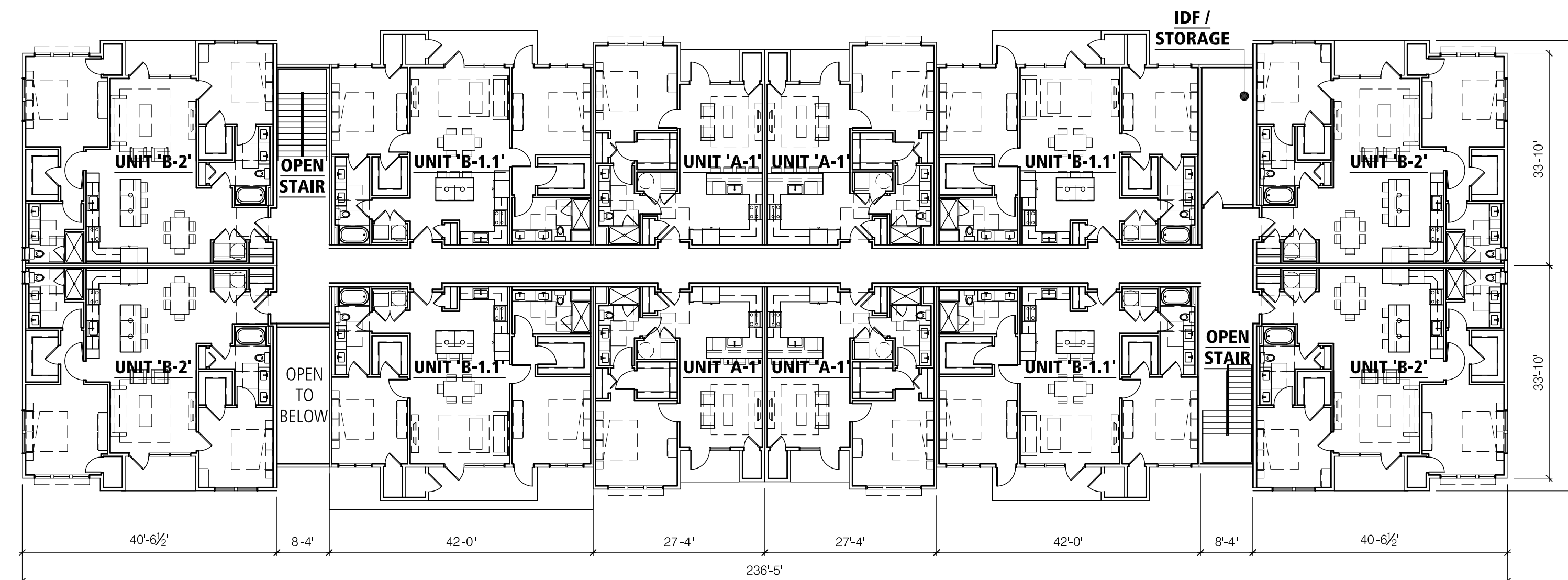
504.4 NUMBER OF STORIES: 3 STORIES ALLOWABLE 2 STORIES PROPOSED (ABOVE GRADE PLANE)

506.2 ALLOWABLE AREA:  
 R-2: 21,000 \*DOES NOT CONSIDER IMAGINARY LOT LINES  
 IF =  $[608/608 - 0.25] 30/30$   
 = 10.75 I  
 = 0.75  
 Aa = 21,000 + [21,000 X 0.75]  
 = 36,750

U: 16,500 \*DOES NOT CONSIDER IMAGINARY LOT LINES  
 IF =  $[608/608 - 0.25] 30/30$   
 = 10.75 I  
 = 0.75  
 Aa = 16,500 + [16,500 X 0.75]  
 = 28,875

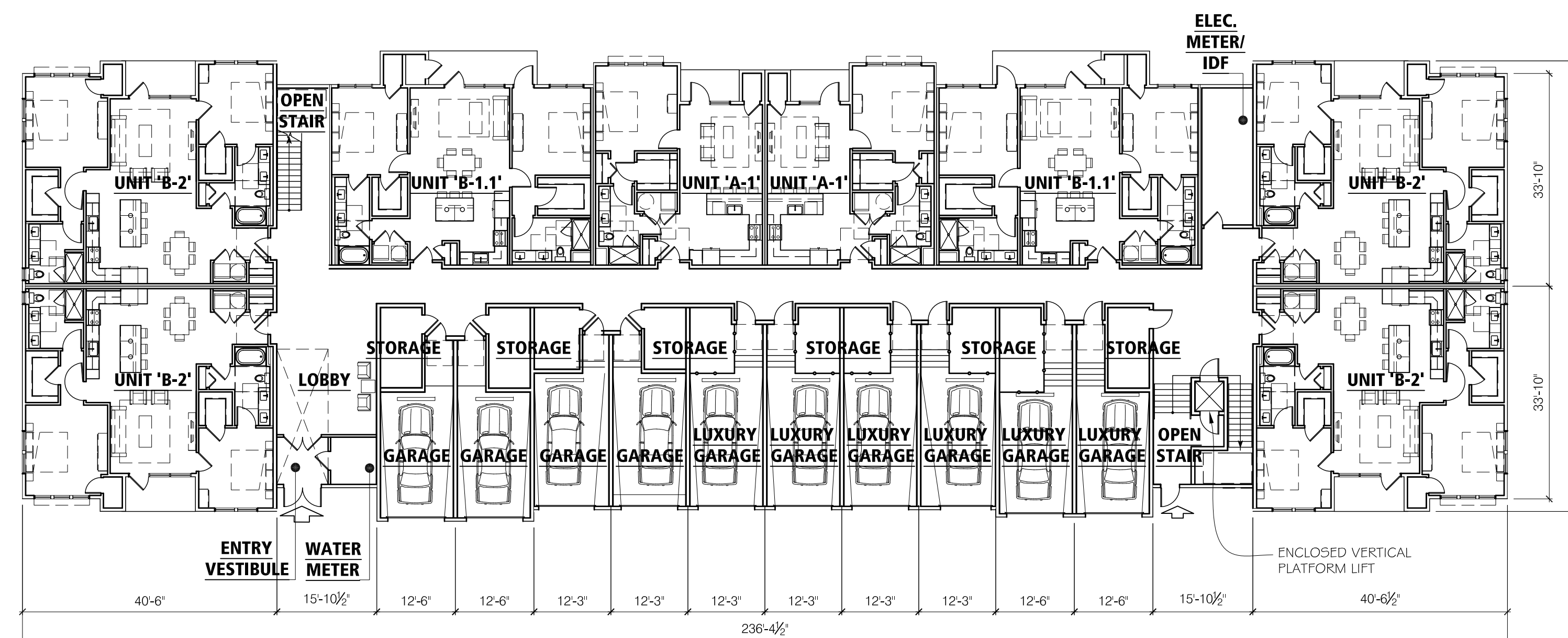
506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS  
 FIRST STORY: ACTUAL AREA / ALLOWABLE AREA  
 = 12,631 / 36,750 + 3,464 / 28,875  
 = 0.34 + 0.12  
 = 0.46 < 1  
 SECOND STORY: 15,660 ACTUAL < 36,750 ALLOWABLE

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:  
 TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTIONS  
 15' TO LESS THAN 20' 25% ALLOWABLE AREA



**Second Floor Plan**

±15,737 GSF  
 12 UNITS



**First Floor Plan**

±16,087 GSF  
 8 UNITS  
 10 GARAGE  
 5 STORAGE ROOMS



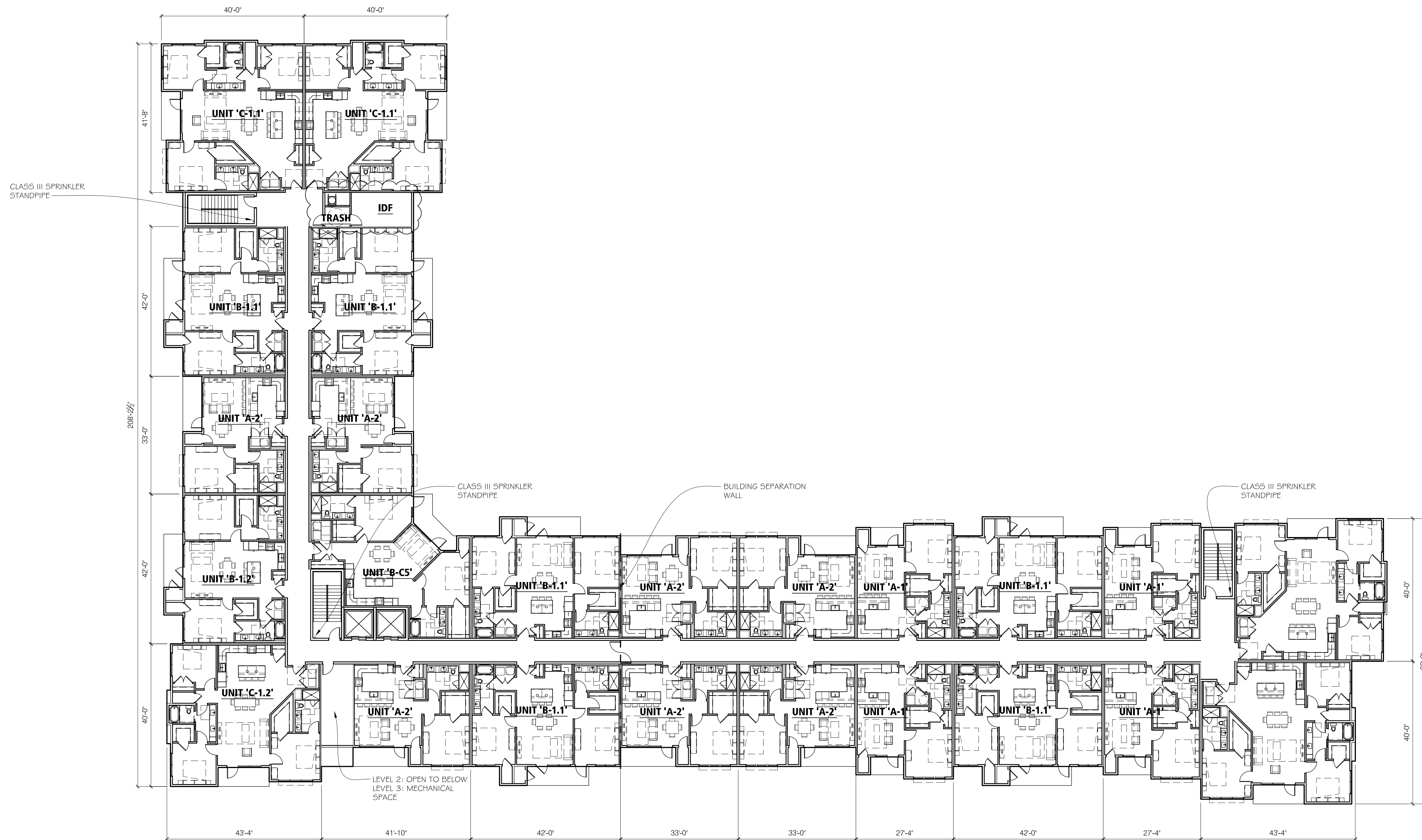
**CODE INFORMATION:**

|  |   |   |   |
|--|---|---|---|
| <b>APPLICABLE CODES:</b>                               |   | <b>506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS</b>  |   |
| BUILDING:  | MICHIGAN BUILDING CODE 2015                         | FIRST STORY:  | ACTUAL AREA / ALLOWABLE AREA<br>13,823 / 20,040 + 4,245 / 15,030<br>= 0.69 + 0.28<br>= 0.97 < 1   |
| MECHANICAL:  | MICHIGAN MECHANICAL CODE 2015                       | SECOND STORY:   | 17,792 ACTUAL < 20,040 ALLOWABLE<br>= 0.89 < 1  |
| PLUMBING:  | MICHIGAN PLUMBING CODE 2015                         | THIRD STORY:  | 17,792 ACTUAL < 20,040 ALLOWABLE<br>= 0.89 < 1  |
| ELECTRICAL:  | NATIONAL ELECTRICAL CODE (2014)                     | FOURTH STORY:   | 15,003 ACTUAL < 20,040 ALLOWABLE<br>= 0.75 < 1  |
| FIRE CODE:   | INTERNATIONAL FIRE CODE 2015                        | TOTAL BUILDING:   | 0.97 + 0.89 + 0.89 + 0.75<br>= 3.50 < 4   |
| FIRE SUPPRESSION:                                      | NFPA 13 (2013) + NFPA 13R (2013)                    |   |   |
| FIRE ALARM:  | NFPA 72 (2013)                                      |   |   |
| ENERGY CODE:   | ASHRAE 90.1 - 2013 + MICHIGAN RESIDENTIAL CODE 2015 |   |   |
| <b>CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:</b>   |   |   |   |
| RESIDENTIAL:   | R-2   | SPRINKLERED PER NFPA 13R<br>MAIN OCCUPANCY  | BUILDING 5B:<br>504.3 HEIGHT IN FEET: 60 FEET ALLOWABLE<br>42 FEET PROPOSED   |
| STORAGE:   | 5-1   | SPRINKLERED PER NFPA 13<br>SECTION 311.1.1<br>ACCESSORY TO R-2 PER 508.2<br>SECTION 508.2.4 -> SECTION 420<br>FIRE PARTITIONS PER SECTION 708   | 504.4 NUMBER OF STORIES:<br>(ABOVE GRADE PLANE) 4 STORIES ALLOWABLE<br>3 STORIES PROPOSED   |
| PRIVATE GARAGES:                                       | U   | SPRINKLERED PER NFPA 13<br>MIXED USE SEPARATED PER SECTION 508.4<br>SECTION 406.3 - LIMITED TO 1,000 S.F.<br>DWELLING UNIT SEPARATION PER 406.3.4.1<br>2-HR SEPARATION FROM 5-1 PER TABLE 508.4 | 506.2 ALLOWABLE AREA:<br>R-2: 12,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>IF = [573/638' - 0.25] 30/30'<br>= [0.65] 1<br>= 0.65<br>Aa = 12,000 + [12,000 X 0.65]<br>= 19,800  |
| <b>CHAPTER 6 - TYPES OF CONSTRUCTION</b>               |   |   |   |
| CONSTRUCTION CLASSIFICATION: VA                        |   |   |   |
| <b>CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:</b> |   |   |   |
| BUILDING 5A:   | 504.3 HEIGHT IN FEET:                               | 60 FEET ALLOWABLE<br>50 FEET PROPOSED   | 506.2 ALLOWABLE AREA:<br>R-2: 12,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>IF = [721/786' - 0.25] 30/30'<br>= [0.67] 1<br>= 0.67<br>Aa = 12,000 + [12,000 X 0.67]<br>= 20,040  |
| 504.4 NUMBER OF STORIES:<br>(ABOVE GRADE PLANE)        |   | 4 STORIES ALLOWABLE<br>4 STORIES PROPOSED   | 506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS<br>FIRST STORY: ACTUAL AREA / ALLOWABLE AREA<br>5,857 / 19,800 + 8,735 / 14,850<br>= 0.30 + 0.59<br>= 0.89 < 1<br>SECOND STORY: 14,214 ACTUAL < 19,800 ALLOWABLE<br>= 0.72 < 1<br>THIRD STORY: 14,214 ACTUAL < 19,800 ALLOWABLE<br>= 0.72 < 1<br>TOTAL BUILDING: 0.89 + 0.72 + 0.72<br>= 2.33 < 3 |
| 506.2 ALLOWABLE AREA:<br>R-2:                          |   |   | <b>CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:</b>  |
| U:   | SECTION 506.3:                                      | 9,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>IF = [721/786' - 0.25] 30/30'<br>= [0.67] 1<br>= 0.67<br>Aa = 9,000 + [9,000 X 0.67]<br>= 15,030   | TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTIONS<br>30' OR GREATER NO LIMIT   |



**First Floor Plan**

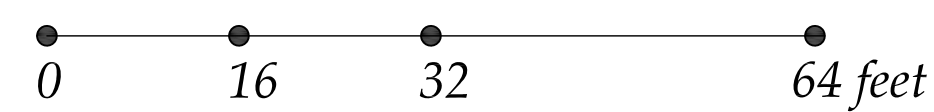
±32,740 GSF  
8 UNITS  
36 GARAGES  
11 STORAGE ROOMS

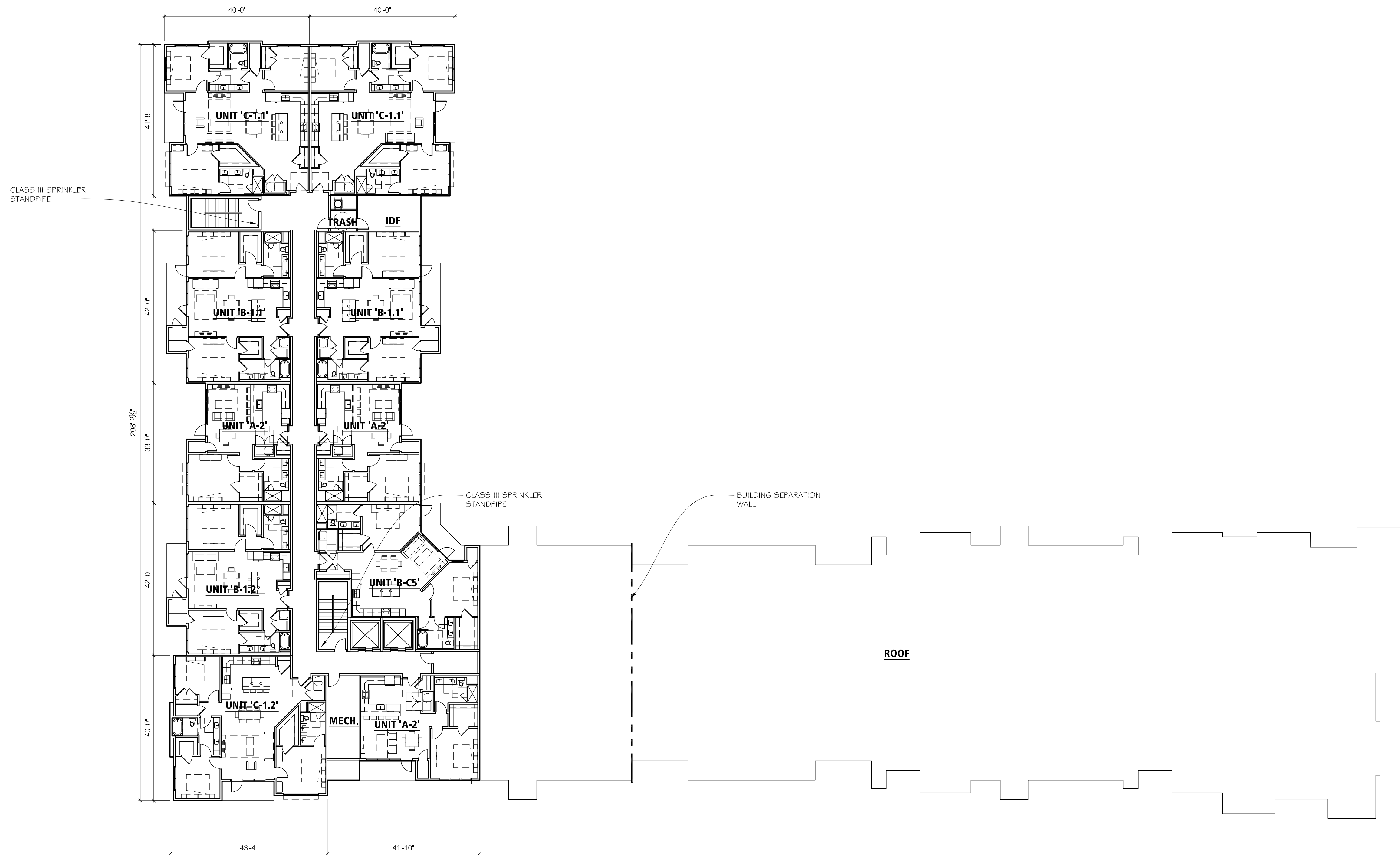


**Second & Third Floor Plan**

±31,514 GSF  
24 UNITS

**Buildings 5 Second & Third Floor Plan** 



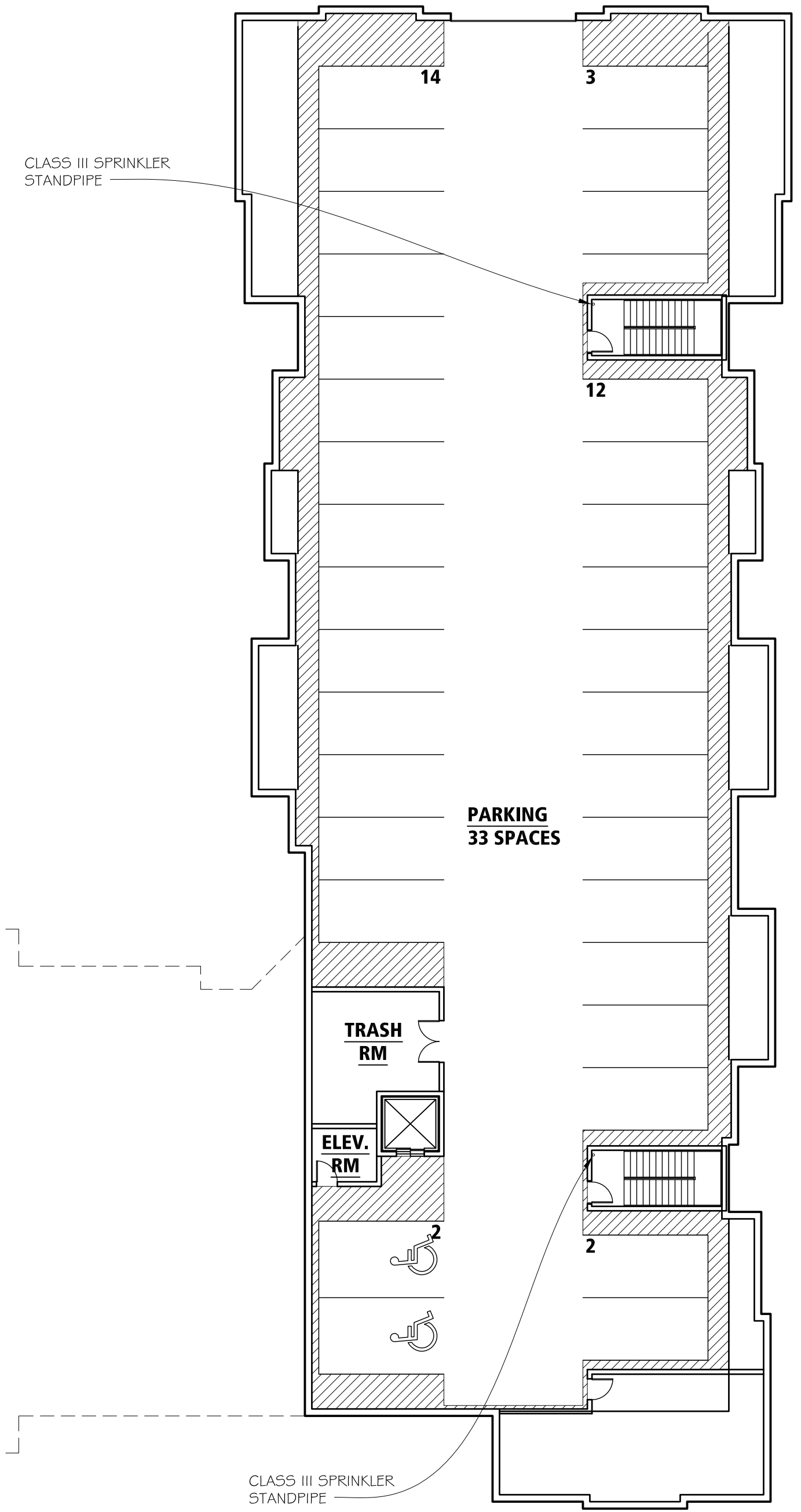
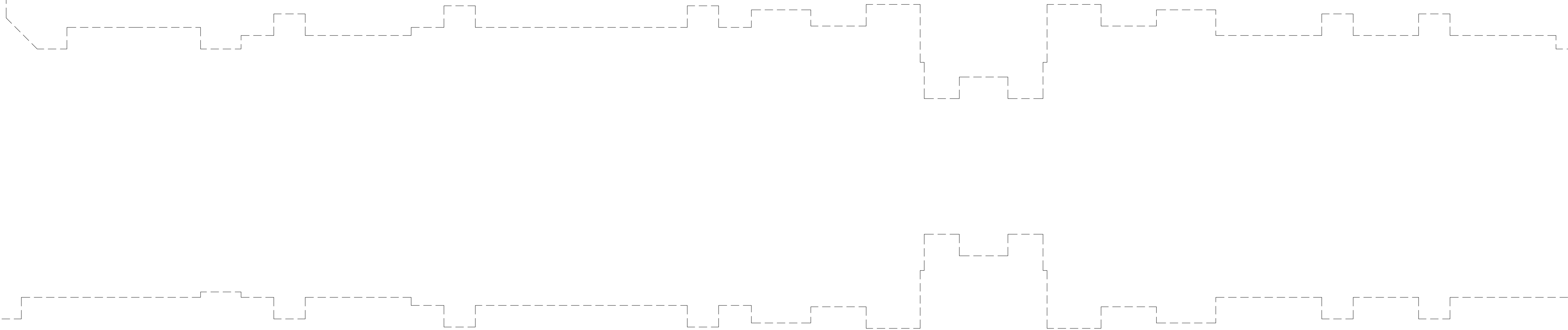
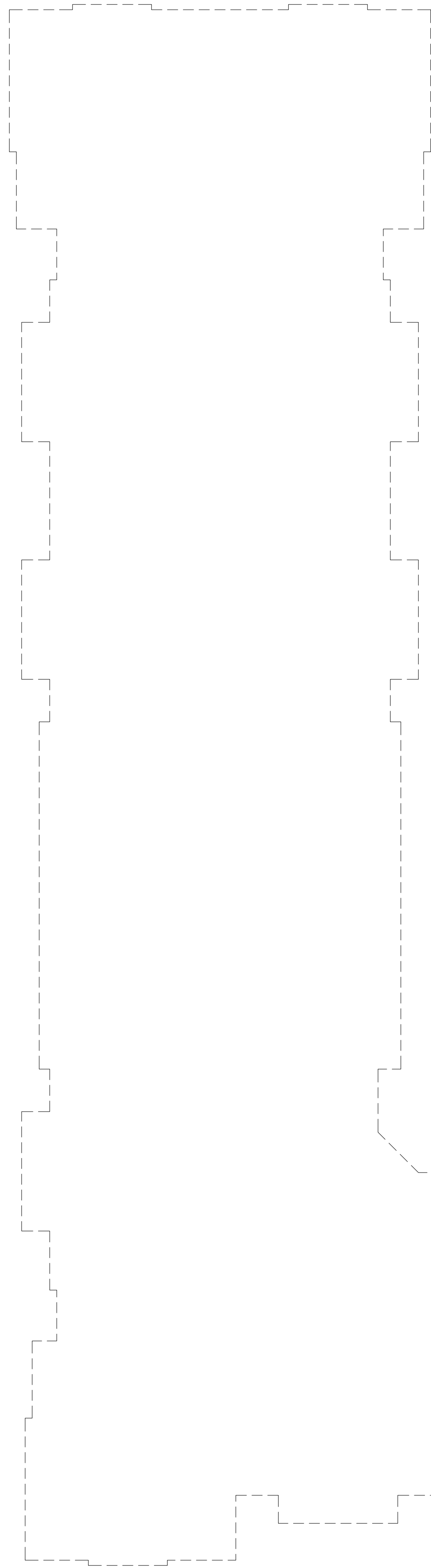


**Fourth Floor Plan**

±14,764 GSF  
10 UNITS

**Buildings 5 Fourth Floor Plan** 

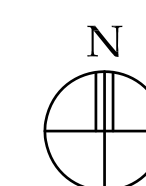
0 16 32 64 feet

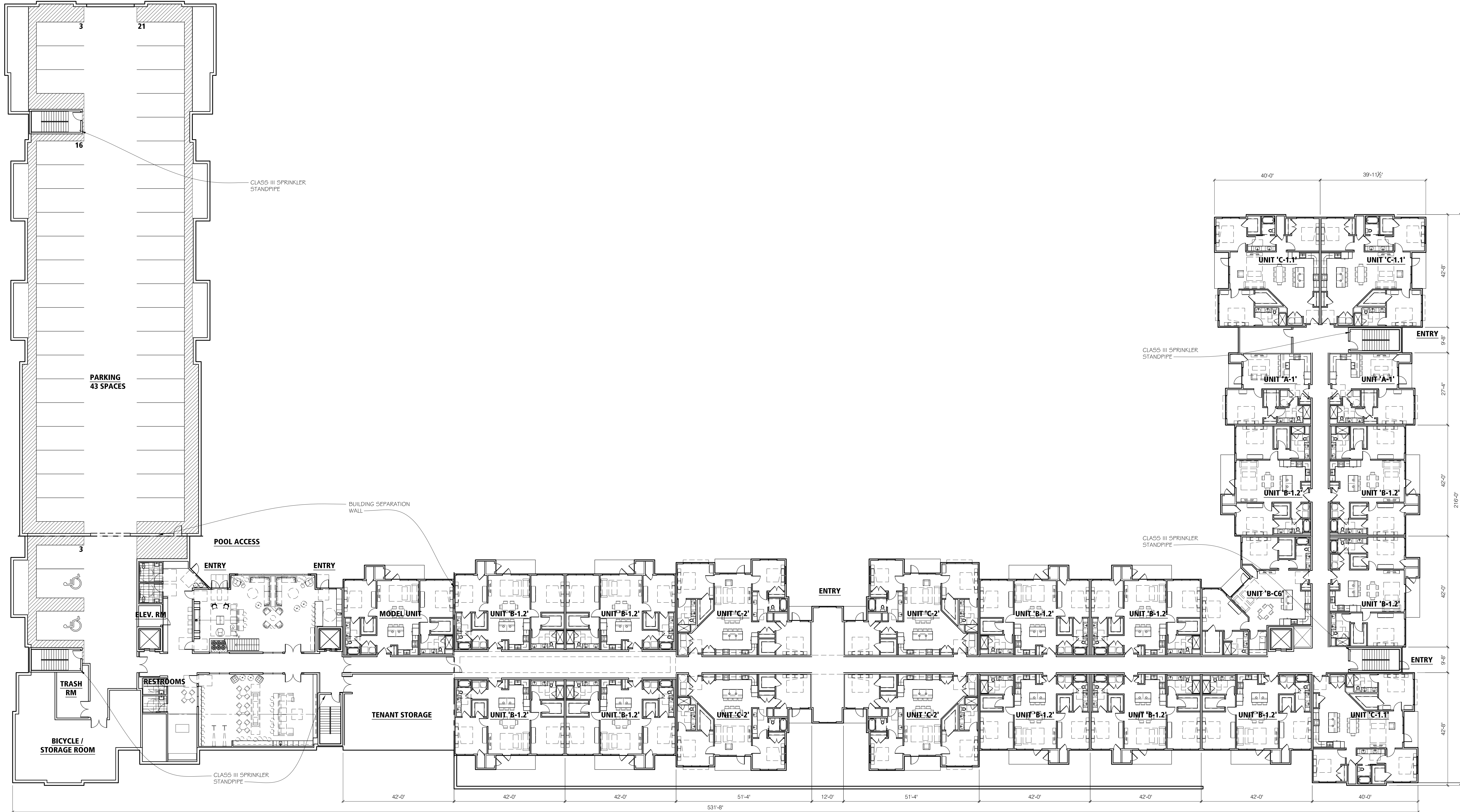


**Basement 2 Plan**

±14,417 GSF  
33 PARKING SPACES

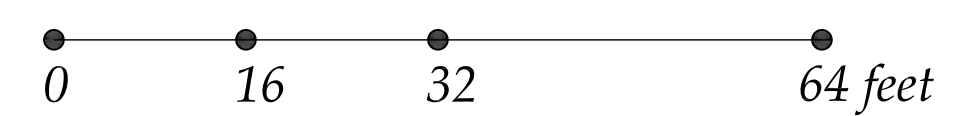
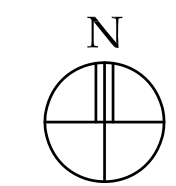
**Building 6 Basement 2 Plan**





**Basement 1 Plan**  
 ±58,657 GSF  
 23 UNITS  
 43 PARKING SPACES

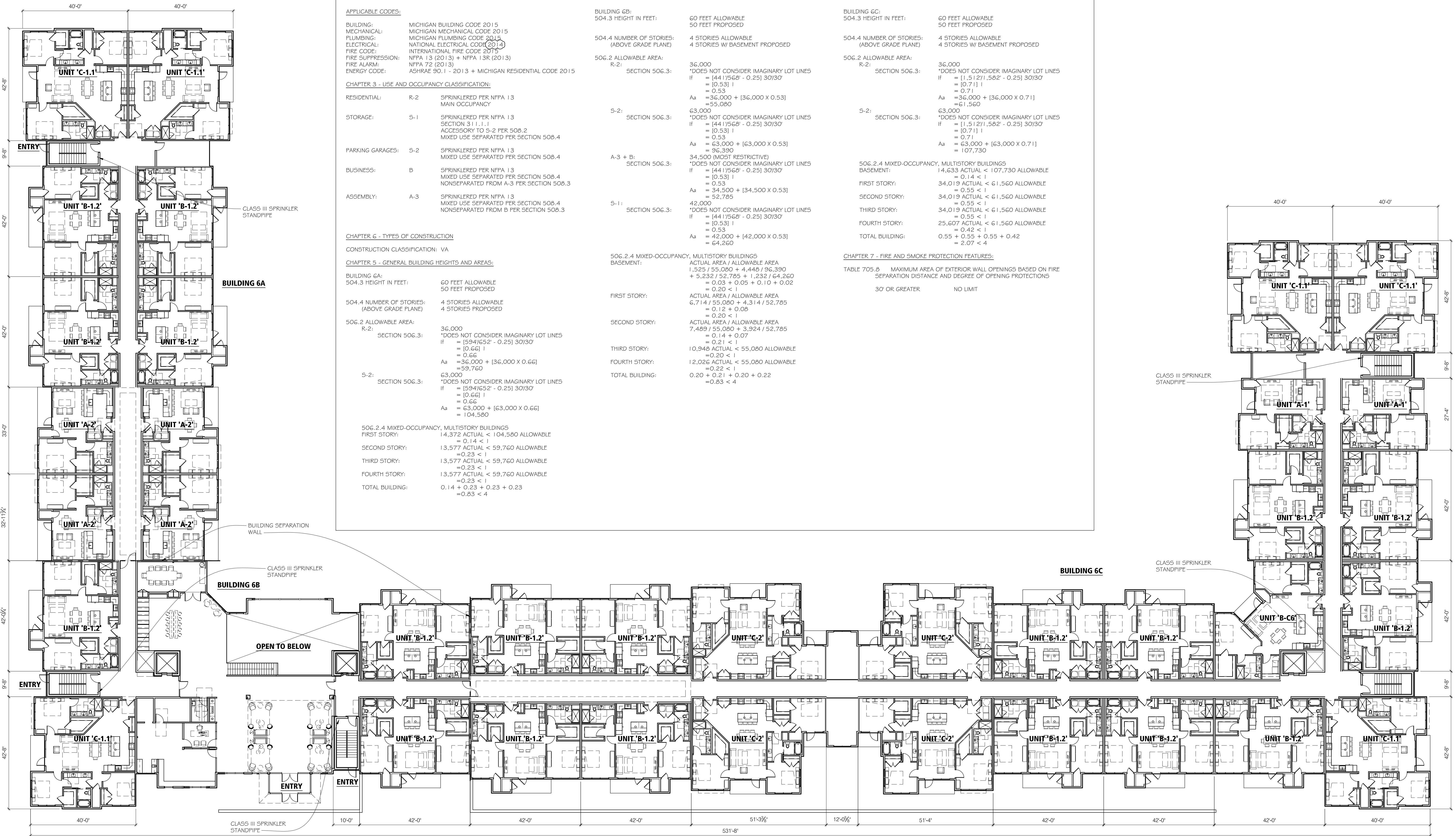
# Building 6 Basement 1 Plan





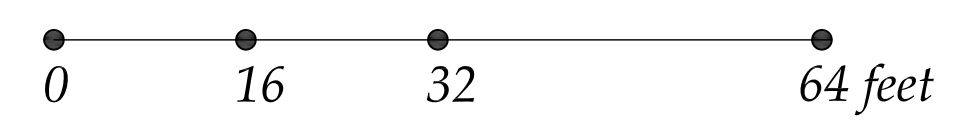
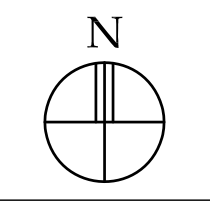
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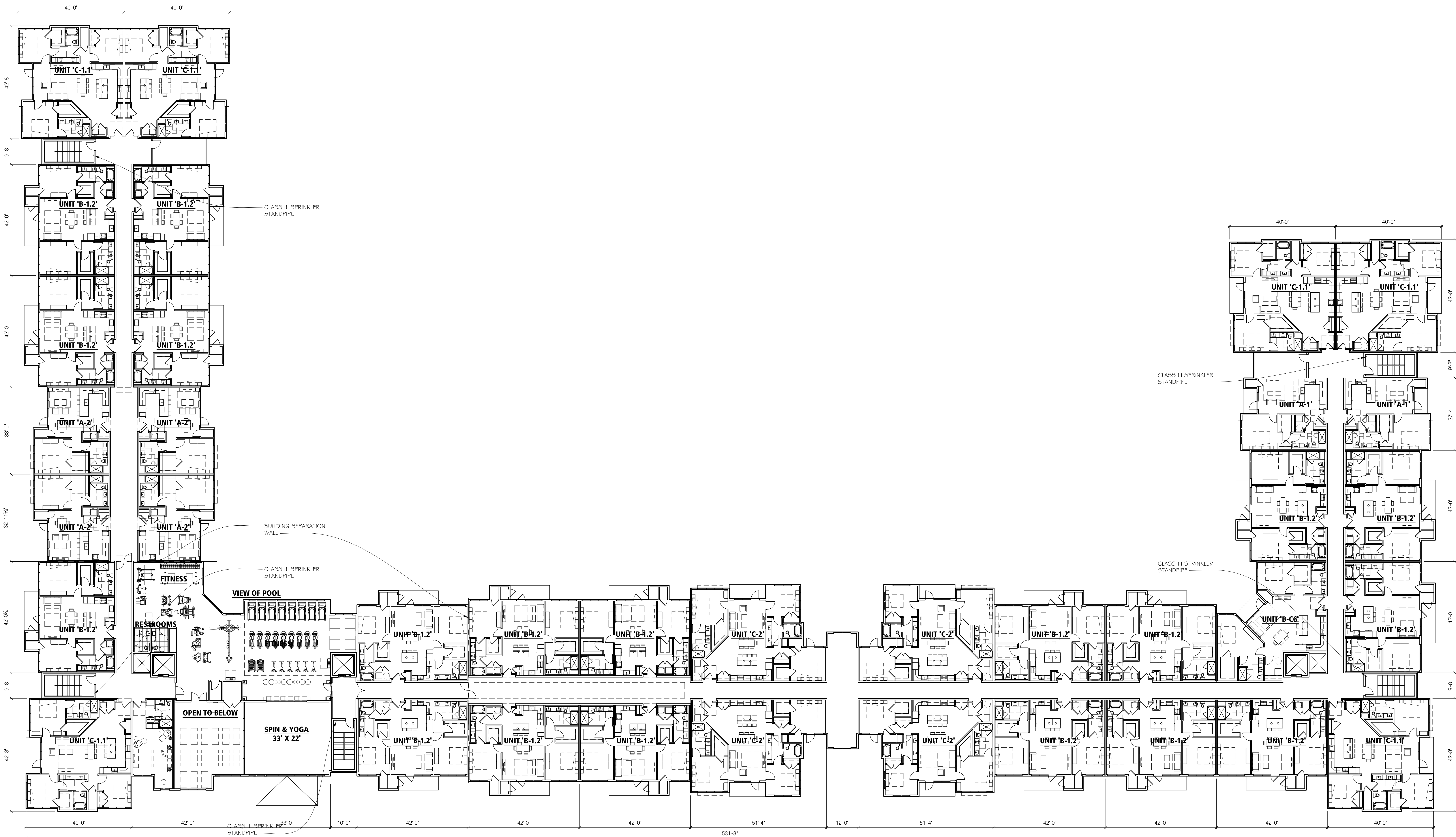
|   |     |  |   |  |  |  |   |
|---|-----|--|---|--|--|--|---|
| <b>APPLICABLE CODES:</b>  |     | <b>BUILDING 6B:</b>  | <b>504.3 HEIGHT IN FEET:</b>  | 60 FEET ALLOWABLE<br>50 FEET PROPOSED  | <b>BUILDING 6C:</b>  | <b>504.3 HEIGHT IN FEET:</b>   | 60 FEET ALLOWABLE<br>50 FEET PROPOSED   |
| BUILDING: MICHIGAN BUILDING CODE 2015<br>MECHANICAL: MICHIGAN MECHANICAL CODE 2015<br>PLUMBING: MICHIGAN PLUMBING CODE 2015<br>ELECTRICAL: NATIONAL ELECTRICAL CODE (2014)<br>FIRE CODE: INTERNATIONAL FIRE CODE 2015<br>FIRE SUPPRESSION: NFPA 13 (2013) + NFPA 13R (2013)<br>FIRE ALARM: NFPA 72 (2013)<br>ENERGY CODE: ASHRAE 90.1 - 2013 + MICHIGAN RESIDENTIAL CODE 2015 |     | <b>504.4 NUMBER OF STORIES:</b>  | <b>(ABOVE GRADE PLANE)</b>  | 4 STORIES ALLOWABLE<br>4 STORIES W/ BASEMENT PROPOSED  | <b>504.4 NUMBER OF STORIES:</b>  | <b>(ABOVE GRADE PLANE)</b>   | 4 STORIES ALLOWABLE<br>4 STORIES W/ BASEMENT PROPOSED   |
| <b>CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:</b>  |     | <b>506.2 ALLOWABLE AREA:</b>   | <b>R-2:</b>   | SECTION 506.3:<br>36,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>If = $(441/568' - 0.25) 30/30'$<br>= 0.53 I<br>= 0.53<br>Aa = $36,000 + [36,000 \times 0.53]$<br>= 55,080                    | <b>506.2 ALLOWABLE AREA:</b>   | <b>R-2:</b>  | SECTION 506.3:<br>36,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>If = $(1.512/1.582' - 0.25) 30/30'$<br>= 0.71 I<br>= 0.71<br>Aa = $36,000 + [36,000 \times 0.71]$<br>= 61,560 |
| <b>RESIDENTIAL:</b>   | R-2 | SPRINKLERED PER NFPA 13<br>MAIN OCCUPANCY  | <b>S-2:</b>   | SECTION 506.3:<br>63,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>If = $(441/568' - 0.25) 30/30'$<br>= 0.53 I<br>= 0.53<br>Aa = $63,000 + [63,000 \times 0.53]$<br>= 96,390                    | <b>S-2:</b>  | SECTION 506.3:<br>63,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>If = $(1.512/1.582' - 0.25) 30/30'$<br>= 0.71 I<br>= 0.71<br>Aa = $63,000 + [63,000 \times 0.71]$<br>= 107,730 |   |
| <b>STORAGE:</b>   | S-1 | SPRINKLERED PER NFPA 13<br>SECTION 311.1.1<br>ACCESSORY TO S-2 PER 508.2<br>MIXED USE SEPARATED PER SECTION 508.4  | <b>A-3 + B:</b>   | SECTION 506.3:<br>34,500 (MOST RESTRICTIVE)<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>If = $(441/568' - 0.25) 30/30'$<br>= 0.53 I<br>= 0.53<br>Aa = $34,500 + [34,500 \times 0.53]$<br>= 52,785 | <b>506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS</b><br>BASEMENT: 14,633 ACTUAL < 107,730 ALLOWABLE<br>= 0.14 < 1<br>FIRST STORY: 34,019 ACTUAL < 61,560 ALLOWABLE<br>= 0.55 < 1<br>SECOND STORY: 34,019 ACTUAL < 61,560 ALLOWABLE<br>= 0.55 < 1<br>THIRD STORY: 34,019 ACTUAL < 61,560 ALLOWABLE<br>= 0.55 < 1<br>FOURTH STORY: 25,607 ACTUAL < 61,560 ALLOWABLE<br>= 0.42 < 1<br>TOTAL BUILDING: 0.55 + 0.55 + 0.55 + 0.42<br>= 2.07 < 4 |  |   |
| <b>PARKING GARAGES:</b>   | S-2 | SPRINKLERED PER NFPA 13<br>MIXED USE SEPARATED PER SECTION 508.4   | <b>S-1:</b>   | SECTION 506.3:<br>42,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>If = $(441/568' - 0.25) 30/30'$<br>= 0.53 I<br>= 0.53<br>Aa = $42,000 + [42,000 \times 0.53]$<br>= 64,260                    | <b>CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:</b><br>TABLE 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTIONS<br>30' OR GREATER NO LIMIT  |  |   |
| <b>BUSINESS:</b>  | B   | SPRINKLERED PER NFPA 13<br>MIXED USE SEPARATED PER SECTION 508.4<br>NONSEPARATED FROM A-3 PER SECTION 508.3  | <b>506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS</b><br>BASEMENT: ACTUAL AREA / ALLOWABLE AREA<br>1,525 / 55,080 + 4,448 / 96,390<br>+ 5,232 / 52,785 + 1,232 / 64,260<br>= 0.03 + 0.05 + 0.10 + 0.02<br>= 0.20 < 1 |  |  |  |   |
| <b>ASSEMBLY:</b>  | A-3 | SPRINKLERED PER NFPA 13<br>MIXED USE SEPARATED PER SECTION 508.4<br>NONSEPARATED FROM B PER SECTION 508.3  | <b>FIRST STORY:</b> ACTUAL AREA / ALLOWABLE AREA<br>6,714 / 55,080 + 4,314 / 52,785<br>= 0.12 + 0.08<br>= 0.20 < 1  |  |  |  |   |
| <b>CHAPTER 6 - TYPES OF CONSTRUCTION</b>  |     | <b>CONSTRUCTION CLASSIFICATION:</b> VA   |   | <b>SECOND STORY:</b> ACTUAL AREA / ALLOWABLE AREA<br>7,489 / 55,080 + 3,924 / 52,785<br>= 0.14 + 0.07<br>= 0.21 < 1  |  |  |   |
| <b>CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:</b>  |     | <b>BUILDING 6A:</b>  |   | <b>THIRD STORY:</b> ACTUAL AREA / ALLOWABLE AREA<br>10,948 ACTUAL < 55,080 ALLOWABLE<br>= 0.20 < 1   |  |  |   |
| <b>504.3 HEIGHT IN FEET:</b>  |     | 60 FEET ALLOWABLE<br>50 FEET PROPOSED  |   | <b>FOURTH STORY:</b> ACTUAL AREA / ALLOWABLE AREA<br>12,026 ACTUAL < 55,080 ALLOWABLE<br>= 0.22 < 1  |  |  |   |
| <b>504.4 NUMBER OF STORIES:</b>   |     | <b>(ABOVE GRADE PLANE)</b>   |   | <b>TOTAL BUILDING:</b> 0.20 + 0.21 + 0.20 + 0.22<br>= 0.83 < 4   |  |  |   |
| <b>506.2 ALLOWABLE AREA:</b>  |     | <b>R-2:</b>  |   |  |  |  |   |
|   |     | SECTION 506.3:<br>36,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>If = $(594/652' - 0.25) 30/30'$<br>= 0.66 I<br>= 0.66<br>Aa = $36,000 + [36,000 \times 0.66]$<br>= 59,760  |   |  |  |  |   |
|   |     | <b>S-2:</b>  |   |  |  |  |   |
|   |     | SECTION 506.3:<br>63,000<br>*DOES NOT CONSIDER IMAGINARY LOT LINES<br>If = $(594/652' - 0.25) 30/30'$<br>= 0.66 I<br>= 0.66<br>Aa = $63,000 + [63,000 \times 0.66]$<br>= 104,580 |   |  |  |  |   |
|   |     | <b>506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS</b>   |   |  |  |  |   |
|   |     | FIRST STORY: 14,372 ACTUAL < 104,580 ALLOWABLE<br>= 0.14 < 1   |   |  |  |  |   |
|   |     | SECOND STORY: 13,577 ACTUAL < 59,760 ALLOWABLE<br>= 0.23 < 1   |   |  |  |  |   |
|   |     | THIRD STORY: 13,577 ACTUAL < 59,760 ALLOWABLE<br>= 0.23 < 1  |   |  |  |  |   |
|   |     | FOURTH STORY: 13,577 ACTUAL < 59,760 ALLOWABLE<br>= 0.23 < 1   |   |  |  |  |   |
|   |     | TOTAL BUILDING: 0.14 + 0.23 + 0.23 + 0.23<br>= 0.83 < 4  |   |  |  |  |   |



**First Floor Plan**  
±58,657 GSF  
36 UNITS

**Building 6 First Floor Plan**

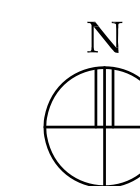


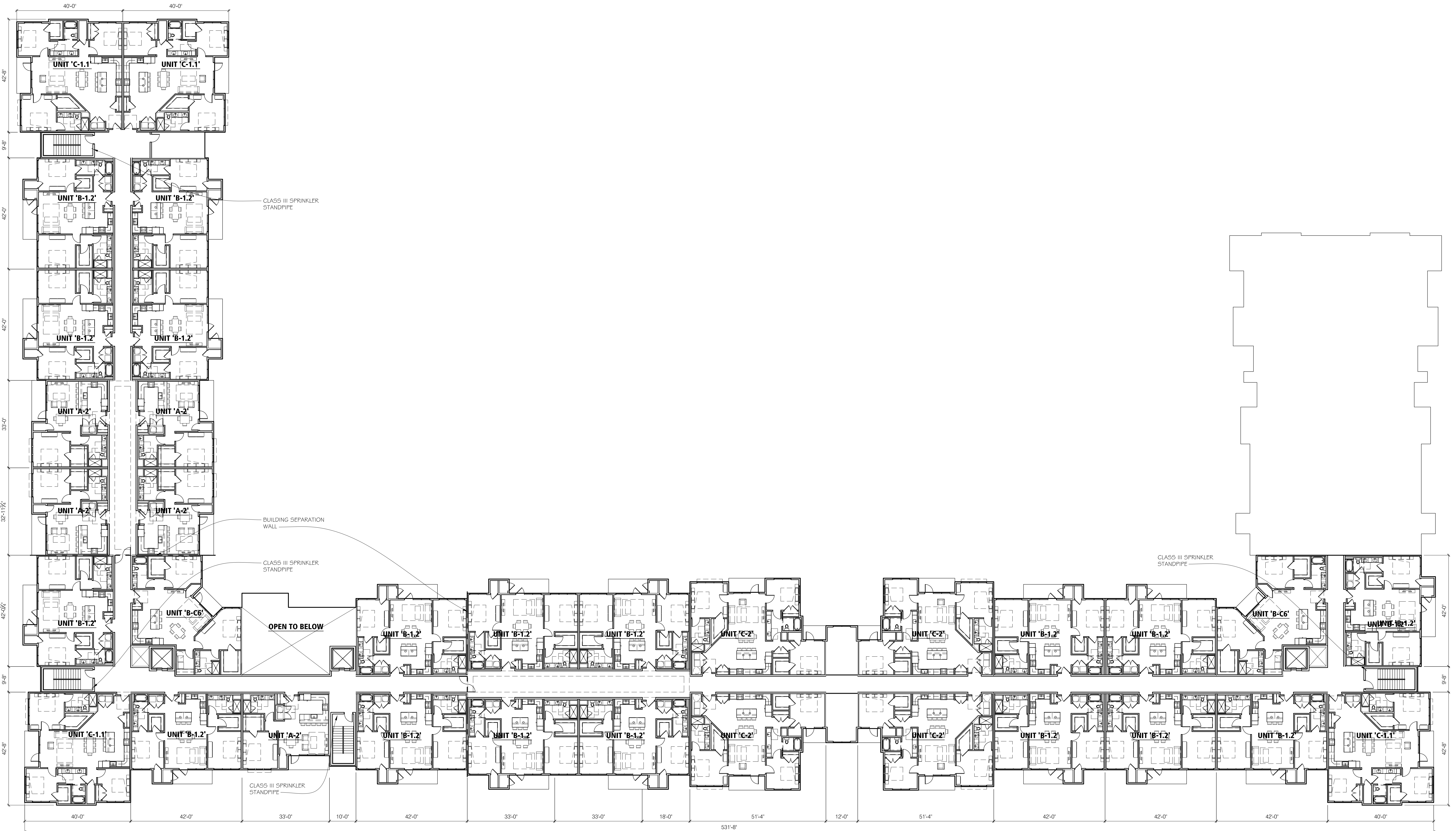


**Second Floor Plan**

±59,060 GSF  
37 UNITS

**Building 6 Second Floor Plan**

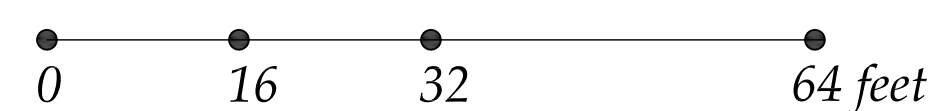
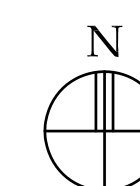




**Third Floor Plan**

±50,679 GSF  
33 UNITS

**Building 6 Third Floor Plan**





**Fourth Floor Plan**

±11,928 GSF  
8 UNITS

**Building 6 Fourth Floor Plan**

