

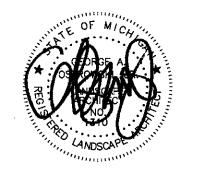
7969 - 2019

NOWAK & FRAUS ENGINEERS

CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257

EAL



PROJECT
North Row Development
Rochester Hills

CLIENT
North Row LLC
720 Kimberly Drive
Troy, MI 48098
Contact: Kevin Baird
Ph-248-709-2792

PROJECT LOCATION

Part of the SE ½
of Section 3
T. 3N., R. 11E.
City of Rochester Hills,
Oakland County, Michigan

SHEET
Landscape Plan



DATE	ISSUED/REVISED
06-20-19 СГ	VIL S.P.A OWNER/ARCH. REVIEW
10-31-19 REV	/ISED PER CITY & ARCH COMMEN"
02-11-20 PC	-SPA (REV 1)
04-01-20 PG	C-SPA (REV 2)
06-09-20 R	EV PER PC MTG
09-29-20 R	EV AMENITY SPACE PER EGLE
10-02-20 PC	C-SPA (REV 3)

DRAWN BY:	
G. Ostrowski	
DESIGNED BY:	
G. Ostrowski	
APPROVED BY:	
G. Ostrowski	
DATE:	
06-21-2019	

SCALE: 1" = 30'

NFE JOB NO. SHEET NO. **K176 L2**



0.2 fc | 0.3 fc | 0.1 fc |

1.5 fc 7.6 fc 0.0 fc

1.6 fc 7.6 fc 0.2 fc 38.0:1

3.0:1

N/A

2.0:1

8.0:1

N/A

Calc Zone #4

CALCULATIONS

OVERALL SITE

LIGHTING

krieger klatt

architecture interiors consulting 2120 E. 11 Mile Rd. | Royal Oak, MI 48067 P: 248.414.9270 F: 248.414.9275 www.kriegerklatt.com

Client:

North Row, LLC. 720 Kimberly Drive Troy, MI 48098

Project:

New Construction 6780 Old Orion Court Rochester Hills, MI 48306

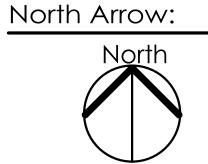
Issued	Description	
10.31.2019	PC - SPA	
02.11.2020	PC - SPA (Rev. 1)	
04.01.2020	PC - SPA (Rev. 2)	
10.22.2020	PC - SPA (Rev. 1) PC - SPA (Rev. 2) PC - SPA (Rev. 3)	
	, ,	

Seal:



Note:

Do not scale drawings. Use calculated dimensions only.
Verify existing conditions in field.



Sheet Title:

Site Lighting Plan - Photometric

Project Number:

Sheet Number:

City File Number

19-042, Section #3

L1 FIXTURES ARE AT 7' L2 FIXTURES ARE AT AT THE BUILDING ENTRY HEIGHT 8'

L3 FIXTURES ARE AT 14'

L4 FIXTURES ARE AT 15'

L4 HS FIXTURES ARE AT 15'

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L1	20	Kenall Lighting	FS518T-3E-MPA-DB-18L40K	2	630	0.95	18
0	L2	5	Lithonia Lighting	LDN6 40/15 LO6AR LS	1	1646	0.95	20.48
	L3	26	Lithonia Lighting	WST LED P1 40K VW MVOLT	1	1659	0.95	12
	L4	3	Lithonia Lighting	DSX0 LED P2 40K T4M MVOLT	1	5880	0.95	49
	L4 HS	2	Lithonia Lighting	DSX0 LED P2 40K T4M MVOLT HS	1	4563	0.95	49



INTENDED USE — Typical applications include corridors, Jobbies, conference rooms and private offices. CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with

bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment Two combination 15"-3/4" and four 35" knockouts for straight-through conduit runs. Capacity: 8 (4 in: 4 outl. No. 12 AWG conductors, rated for 90°C. Accommodates 12'-24' joist spacing.

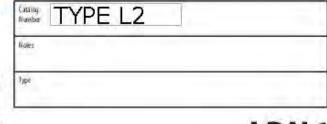
Passive cooling thermal management for 25% standard high ambient (40%) option available. Light engine and drivers are accessible from above or below reiling. Max criffing thickness 1-1/2" OPTICS - LEDs are binned to a 3-step SDCM; 80CR1 minimum.

LED light source concealed with diffusing optical Lens. General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image. Self-flanged an odized reflectors in specular, semi-specular, or matter diffuse finishes. Also available in white and tilask painted reflectors ELECTRICAL - Multi-volt (120-277V, 50/60Hz) eldo LED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

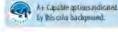
0-10V dimming fecture requires two (2) additional low-voltage wires to be pulled. 70% lumen maintenance at 50,000 hours. LISTINGS — Certified to US and Canadian safety standards. Damp location standard (wet location covered ceiling optional). ENEWLY STAR " certified product. WARRANTY - 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C







Specifications subject to change without notice.

LDN6	40/15		L06AR		LS	MVOLT	
Series	Color temperature	Lumens ¹	Aperture/Trim C	olor	Finish	Voltage	
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500X 40/ 4000X	05 300 lumens 25 2500 lumens 10 1000 lumens 30 3000 lumens 15 1500 lumens 40 4000 lumens 2C 2000 lumens 50 5000 lumens	LO6 Downlight LW6 Wallwash		1.55. Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt. 120 120V 277 277V 347V	
EZI Diwar	Optio	ins.					
EZ10 eldo(ED 10%0-10V SF ⁴ Single EZ1 eldo(ED 7% 0-10V TRW Whate TRBL ¹ Black ELR Batter EL Batter NPS80EZP nLight NPS80EZER* nLight		Black painted (lange Batterypack (remote) Batterypack nLight* dimming pack controls 0-10V eldo L	hite painted flange CP ackpainted flange WL strerypack(remote) RRL		n option num dy kuminailé connectors enabl lifed option across all ABL kumi nomenclature. Available only i. manufacture	inaire brands. Refer to RRL	

Accessories: D	der assepanate catalog number.
EAC 53M 375	Compact interruptible emergency AC power system
EAC (55M 125	Compact interruptible emergency AC power system
GRA68 1Z	Oversized trim ring with 8" outside diameter !
SCA6	Sloped ceiling adapter. Refer to TECH-SCA for more option

DOWNLIGHTING

A LITHONIA

LIGHTING.

Rev. 05/22/19

 Overall height varies based on lumen package; je for to dimensional chart on page. Not available with finishes. Not available with energency options: 4 12dV only. 5 Available with clear (Alt) reflectoronly. 6 Must specify voltage 120V or 277V.



Specifications

Luminaire

Width:

Depth:

Architectural Wall Sconce

WST LED Catalog TYPE L3

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

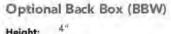
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded

To learn more about A+,

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL





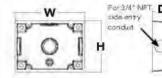
AAS FOR IM MOUNTING BOUTS

- W -

5-1/2" Width:

Depth:

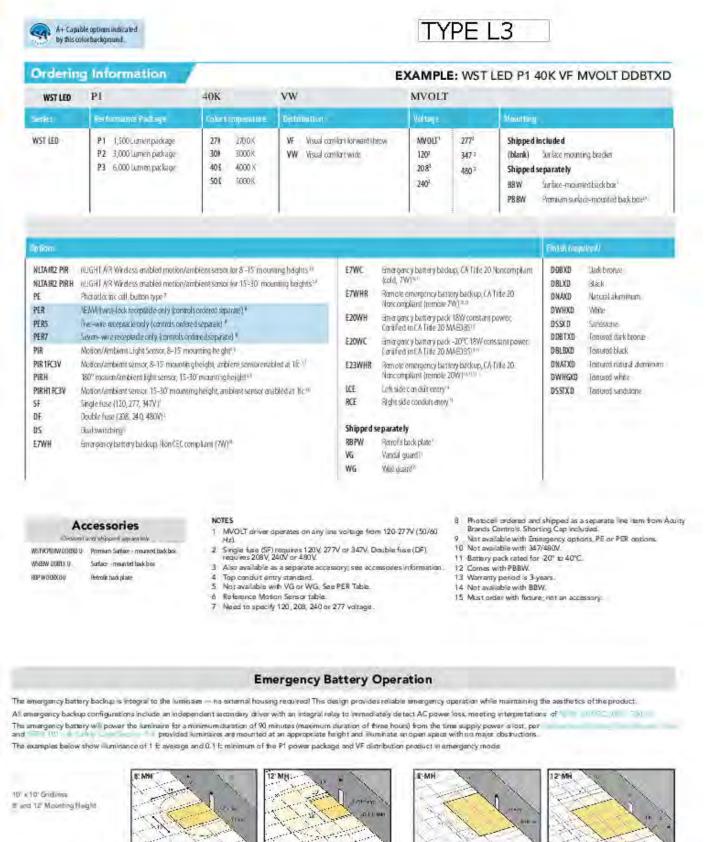
LITHONIA LIGHTING.





One Lithonia Way . Conyers, Georgia 30(12 . Phone: 800.27) 8041 .

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One Lithonia Way . Conyers, Georgia 30012 . Phone: 800.279 8041 .

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Rev 05/22/19

WARRANTY: Limited five (5) year LED warranty. Model FS518R 5" x18" Round FS518T 5" x18" Triangle 0 No Bars 2M Two Bars – Middle 2TB Two Bars – Top & Bottom 2TBP Two Horizontal Bars wPen 3E Three Bars - Even Spaced 41B Four Bars - Top & Bottom Bronze Cool Satin Aluminum Dark Bronze Forest Green Light Gray Matte Black MW NatteWrite WS Warm Satin Aluminum Specifications Weight (max): 16 lbs A+ Capable options indicated by this color background. Ordering Information DSXO LED P2 DSXO LED Forward optics P1 P4 P7 P3 P6 Rotated optics P101 P121 PIT PB Shipped installed NUTAIR2 (Light AP) generation Zerubles⁽¹⁾ PIBHM Newcik highlew means/ambient sessor

LITHONIA LIGHTING

TYPE L1

FS518 SERIES PRODUCT FEATURES: +Surface mount - wall or ceiling; 8" Wx23" Lx4"D Marine grade aluminum baseplate » flound or Triangle 100% DR acrylic lens options with multiple lens frame styles · ADA Compliant

FS518R FS518T Approved by

BASEPLATE: Die-formed marine grade aluminum, welded corners. Baseplate provided with four-point mounting holes, one wheway hole TGC Polyester powder coat -5-stage pre-treatment; Salt

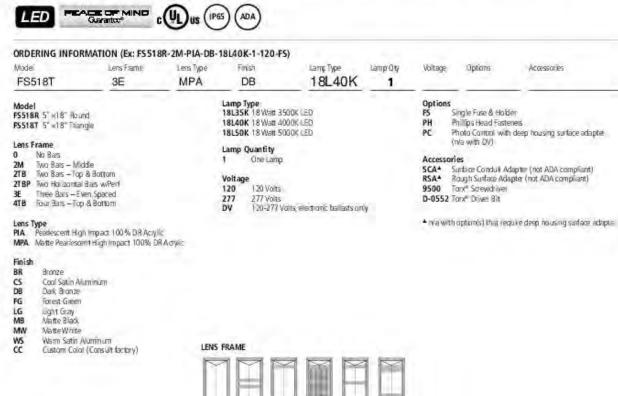
REFLECTOR: Die-formed marine grade aluminum. Full reflectoriwhe cover - 92% reflectivity. LENS: UV-stabilized, high impact assistant, pressure formed pearlescent 100 % DR adv/lc, Nominal thickness, 125". Lens secured in place by fens frame and sealed to baseplate with

LENS FRAME/CROSS BARS: Walling grade aluminum; secured to baseptate with tamper-resistant stainless steel liow with center pin lasteners. Cross bas nominal trickness: 25 "Post assembly TGIC polyester powder coat — 5-stage pre-breatment, Sait spray test. 1,000 hours. Optional perf insert 30% open, stainless steel. HAR DWARE: Four stainless steel Torx" with center pin fasteners, internal brackets and fasteners are non-corrosive. Surface Conduit Adapter (SCA) accessory — stainless steel trim frame assembly with integral Libox, finished to match lens frame (not available with CA finish). Watertight conduit fittings supplied by others. Bough Service Adapter (RSA) accessory — stainless steel plate (adds .625" height) finished to match lens frame (not available with CA finish). Stainless steel fasteners provided for mounting fixture to RSA or SCA.

ELECTRICAL: Available 3500K, 4000K and 5000K color temperatures, 82 CRI. 120-277 VAC, 50/60Hz electrical imput with serviceable high power factor electronic, constant-current driver (< 20 %) THD, >0.95 PF). Standard 0-10V dimming with 10-100% range, maximum diversource of 500 µA.

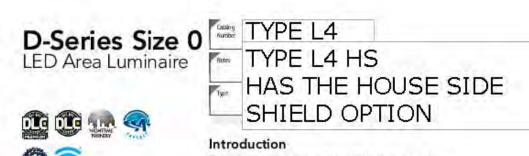
PHOTOMETRICS: For photometric information, go to www.kenail.com.

USTINGS: UL and CLIL Sted for Wet Location. UL certified PSS per IEC 60598. Photometry lested to the IESNA LM-79-08 standard by an ILAO/SQ17025 accordited laboratory.

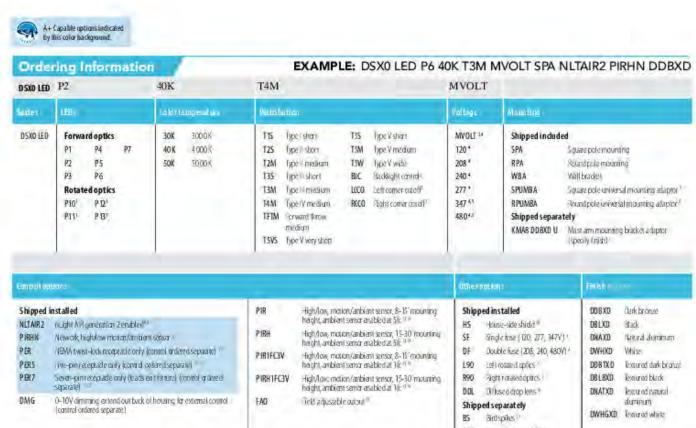


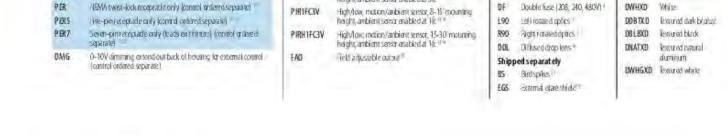


FS518-100918



The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with of the latest in LED technology into a high of 70% and expected service life of over 100,000 hours.





One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 •

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DSX0-LED Rev-05/15/19 Page 1 of 8

Project Number:

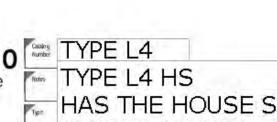
19-042, Section #3

MILLENIUM FREESCALE™

UL certified IP65 per EC 60598

SPECIFICATIONS

INSTALLATION; Standard four-point mounting required for Peace of Mind Guarantee*.



its environment. The D-Series distills the benefits performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings



Seal:

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architecture interiors consulting 2120 E. 11 Mile Rd. | Royal Oak, MI 48067

P: 248.414.9270 **F:** 248.414.9275

www.kriegerklatt.com

North Row, LLC.

720 Kimberly Drive

Client:

Troy, MI 48098

Project:

Issued

10.31.2019

02.11.2020

New Construction

Rochester Hills, MI 48306

Description

PC - SPA (Rev. 1)

PC - SPA

04.01.2020 PC - SPA (Rev. 2) 10.22.2020 PC - SPA (Rev. 3)

6780 Old Orion Court

Sheet Title:

Site Lighting Plan - Details

Sheet Number:

City File Number



First Floor Plan

Second Floor Plan 3/16" = 1'-0"



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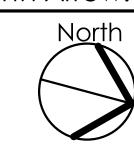
Issued 10.31.2019 02.11.2020 04.01.2020 10.22.2020	Description PC - SPA PC - SPA (Rev. 1) PC - SPA (Rev. 2) PC - SPA (Rev. 3)	
02.11.2020 04.01.2020	PC - SPA (Rev. 1) PC - SPA (Rev. 2)	
04.01.2020	PC - SPA (Rev. 2)	
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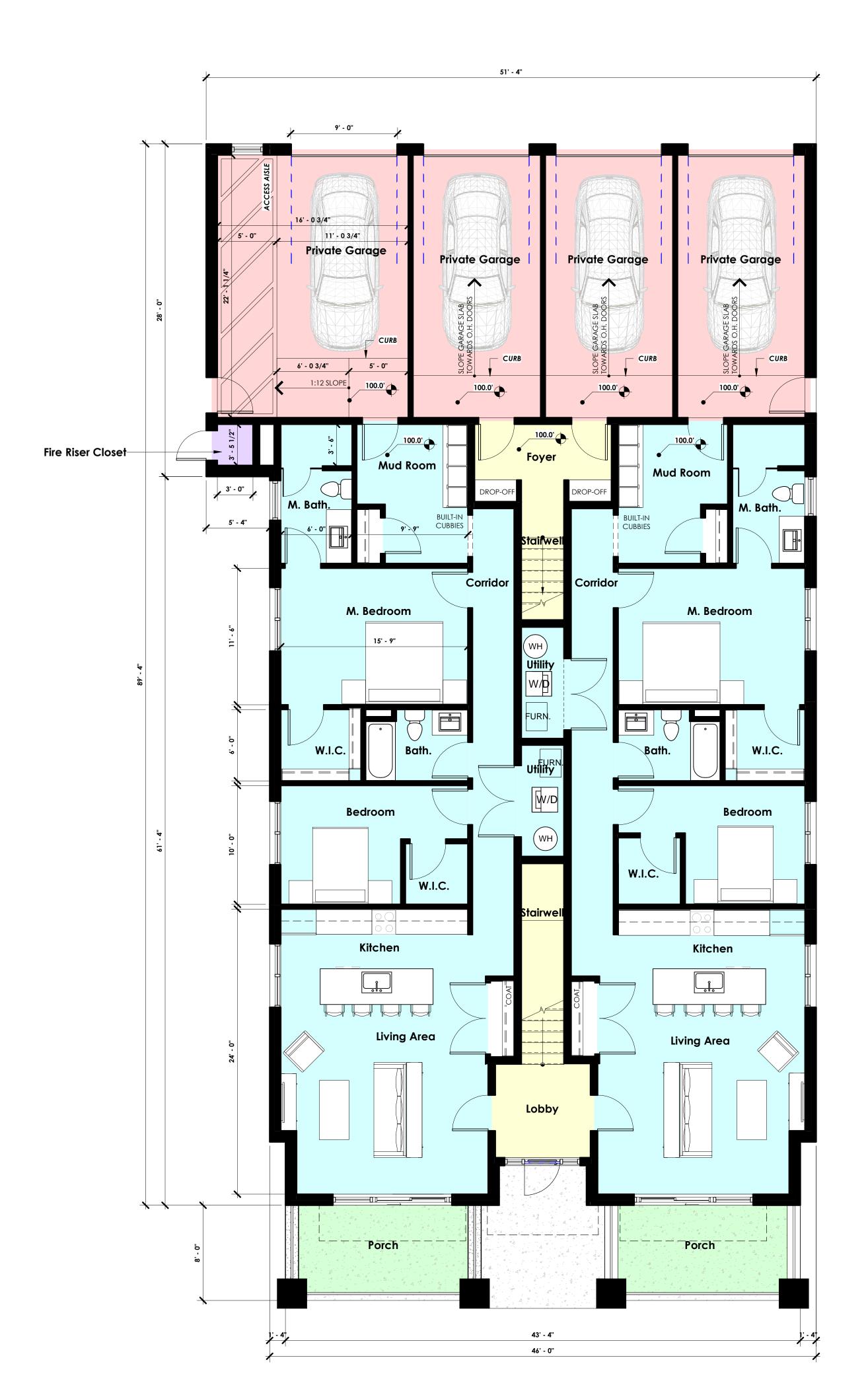
Sheet Title:

First & Second Floor Plan (Buildings A-D)

Project Number:

Sheet Number:

City File Number 19-042, Section #3



First Floor Plan

3/16" = 1'-0"



45' - 7 1/2"

12' - 4 1/4"

12' - 4 1/4"

Second Floor Plan

3/16" = 1'-0"

krieger klat

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Seal:



Note:

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Sheet Title:

First & Second Floor Plan (Building E)

Project Number:

18-101

Sheet Number:

A.101
City File Number

19-042, Section #3



Exterior Material Schedule $oximes$						
SYMBOL	DESCRIPTION	LOCATION	MANUFACTURER	FINISH / COLOR		
M-1	BRICK VENEER	AS NOTED ON ELEVATIONS	HEBRON BRICK CO. OR EQ.	SEA GREY #12 / SILVERADO TEXTURE: VELOUR SIZE: MODULAR		
M-2	EXTERIOR LAP SIDING	AS NOTED ON ELEVATIONS	JAMES HARDIE LAP SIDING W/6" REVEAL (SMOOTH) OR EQ.	IRON GRAY		
M-3	ASPHALT SHINGLE ROOFING	AS NOTED ON ELEVATIONS	OWENS CORNING OR EQ.	ESTATE GRAY		
	ALL TRIM, FASCIA BD'S, FRIEZE BD'S	AS NOTED ON ELEVATIONS	AZEK OR EQ.	CHARCOAL (MATCH SIDING)		

REQUIREMENT	CALCULATION		PROPOSED	
<u>FRONTAGE:</u> MINIMUM BUILDING FRONTAGE TO BUILDING AREA IS 40%	230 LINEAR FEET / 461 LINE	EAR FEET	50%	
TRANSPARENCY: MIN. FACADE TRANSPARENCY ALLOWED: 25% FIRST FLOOR & 20% UPPER FLOORS	FIRST FLOOR: 161.8 SQ FT / SECOND FLOOR: 137.59 S		FIRST FLOOR: SECOND FLOO	,-

Front (East) Elevation

TOP OF GABLE PRE-FIN. ALUM. FAUX WINDOW W/SPANDREL GLAZING (GRAY FRAME) BOTTOM OF GABLE PRE-FIN. ALUM. SLIDING GLASS WINDOW (GRAY FRAME) - TYP. AZEK FASCIA BOARD SECOND FLOOR LINE FIRST FLOOR CLG. LINE BRICK SOLDIER COURSE PRE-FIN. ALUM. H.M. DOOR - GRAY — STACKED BOND BRICK VENEER ——— FIRST FLOOR LINE

Side (South) Elevation

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seal.



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Exterior Elevations

Project Number:

Sheet Number:

City File Number
19-042, Section #3



Exterior Material Schedule $oximes$						
SYMBOL	DESCRIPTION	LOCATION	MANUFACTURER	FINISH / COLOR		
M-1	BRICK VENEER	AS NOTED ON ELEVATIONS	HEBRON BRICK CO. OR EQ.	SEA GREY #12 / SILVERADO TEXTURE: VELOUR SIZE: MODULAR		
M-2	EXTERIOR LAP SIDING	AS NOTED ON ELEVATIONS	JAMES HARDIE LAP SIDING W/6" REVEAL (SMOOTH) OR EQ.	IRON GRAY		
M-3	ASPHALT SHINGLE ROOFING	AS NOTED ON ELEVATIONS	OWENS CORNING OR EQ.	ESTATE GRAY		
	ALL TRIM, FASCIA BD'S, FRIEZE BD'S	AS NOTED ON ELEVATIONS	AZEK OR EQ.	CHARCOAL (MATCH SIDING)		

Rear (West) Elevation



Side (North) Elevation

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Exterior Elevations

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19-042, Section #3