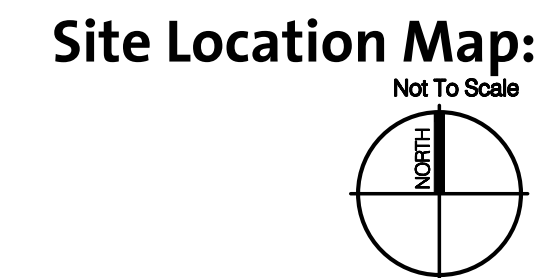
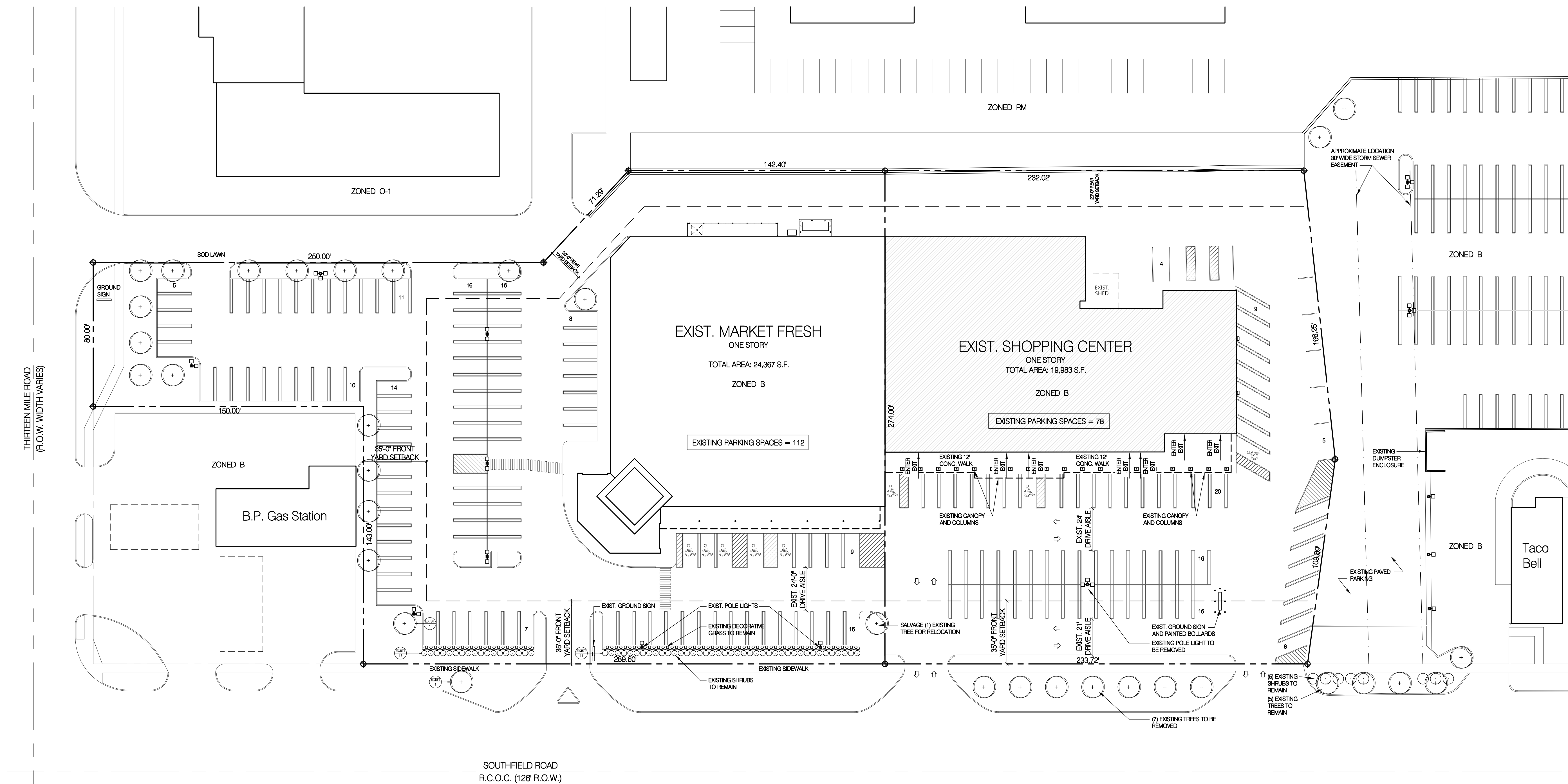


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**MARKET FRESH**

TOTAL GROSS SQUARE FEET	24,367 sq. ft.
USEABLE RETAIL FLOOR AREA (70% of gross area)	17,057 sq. ft.

PARKING REQUIREMENTS

RETAIL < 25,000 sq. ft. = One parking space for each 250 sq. ft. of usable retail floor area

EXISTING PARKING SPACES **112**

REQUIRED PARKING SPACES **69**

DIFFERENCE	+43
------------	-----

MARKET FRESH SHOPPING CENTER

TOTAL GROSS SQUARE FEET	19,985 sq. ft.
--------------------------------	-----------------------

PARKING REQUIREMENTS

STORE NAME	LAND USE CATEGORY	TOTAL AREA (S.F.)	USABLE FLOOR AREA (70%)	REQUIRED PARKING SPACES
PREMIER PET SUPPLY	RETAIL <25,000 S.F.	10365	7256	29.0
MICHIGAN BEER	RETAIL <25,000 S.F.	1305	914	4.0
BROWN DOG CREAMERY	RETAIL <25,000 S.F.	955	669	3.0
CANINE COUTURE	VETERINARY REL.	608	426	2.0
MK ATELIER	BEAUTY PARLOR	1455	1019	4.0
CLUB PILATES	AEROBICS CLUB	1776	1243	7.0
BRADY'S TAVERN	RESTAURANT	3522	2465	25.0
		TOTAL REQ. PARK. SPACES USING EXISTING AREAS		74

EXISTING PARKING SPACES **78**

REQUIRED PARKING SPACES **74**

DIFFERENCE	+4
------------	----



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
Market Fresh Shopping
Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: **Issued For:**

2023-03-10 SITE PLAN APPROVAL

2023-05-05 SITE PLAN APPROVAL

2023-06-14 SITE PLAN APPROVAL

Sheet No.:

УДОБНО

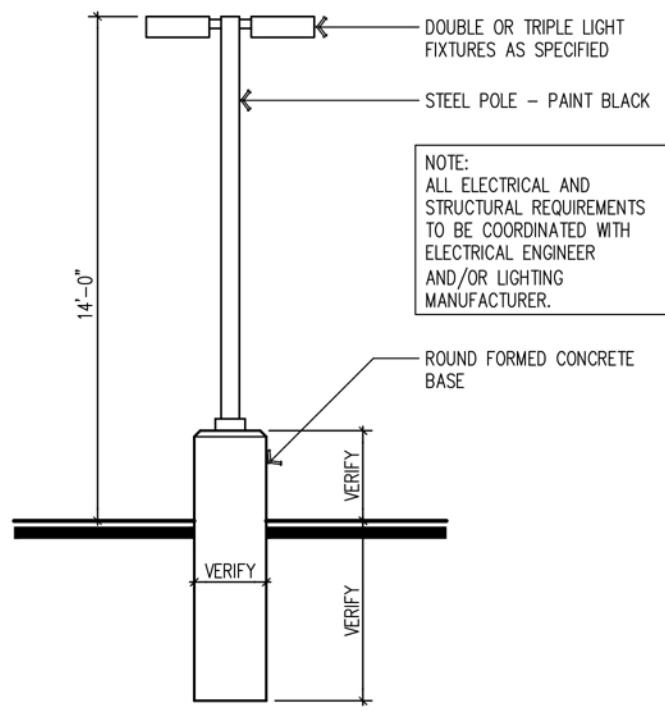
XA050

EXISTING SITE PLAN

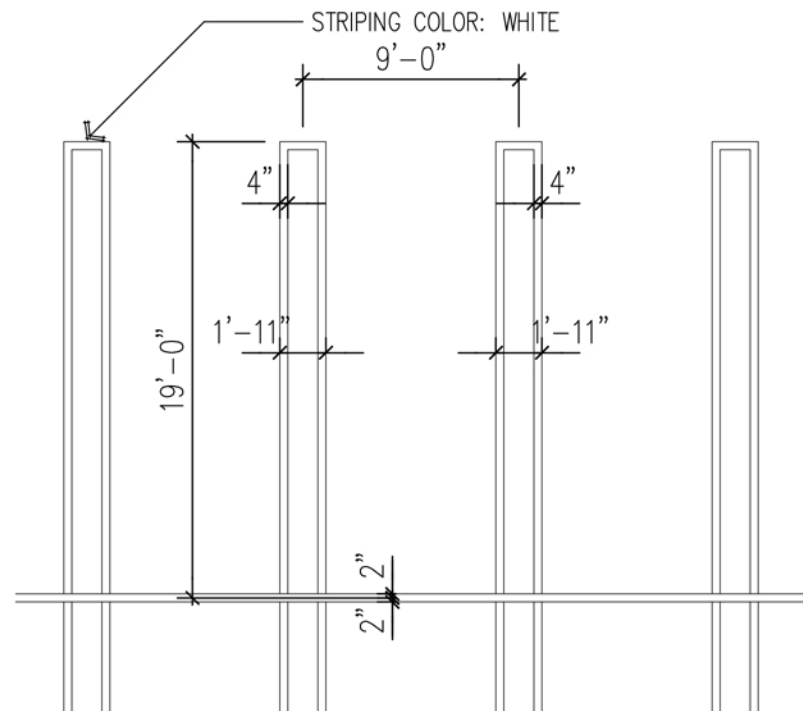
LANDSCAPE SCHEDULE						
PLANT TYPE	SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
Shrubs	TMT	59	Taxus x media 'Tauntonii' or 'Wardii'	Taunton or Ward's Yew	36"	Space 36" O.C.
Deciduous Trees	GTS	12	Gleditsia Triacanthos 'Skyline'	Skyline Honeylocust	3" caliper	Within Property Installation / Full Heads
Ornamental Grass	OG	119	Hakonechola Macra	Japanese Forest Grass	18"-24"	Within Property Installation
Grass	SOD	V.I.F.	Finegrade, fertilize and sod (Class 'A' Blended Bluegrass Sod) on a minimum 3" imported screened topsoil			
NOTE IRRIGATION SYSTEM TO BE PROVIDED FOR ALL LANDSCAPED AREAS.						

GENERAL NOTES

- IF BUILDING ILLUMINATION IS PROVIDED, IT SHALL BE MOUNTED TO PROPOSED LIGHT POLES, ON A SEPARATE TIMER TO REGULATE THE HOURS OF ILLUMINATION.
- PLANS WILL COMPLY WITH ALL ENGINEERING DEPARTMENT REQUIREMENTS.



B6
A050
Typical Site Lighting Fixture Detail
SCALE: 1/8" = 1'-0"



B7
A050
Typical Parking Layout
SCALE: 1/8" = 1'-0"

MARKET FRESH

TOTAL GROSS SQUARE FEET 24,367 sq. ft.
USEABLE RETAIL FLOOR AREA (70% of gross area) 17,057 sq. ft.

PARKING REQUIREMENTS	
RETAIL < 25,000 sq. ft. = One parking space for each 250 sq. ft. of usable retail floor area	
EXISTING PARKING SPACES	112
REQUIRED PARKING SPACES	69
DIFFERENCE	+43

NOTE: PARCELS COMBINED FOR VCOD CALCULATIONS
VILLAGE OF BEVERLY HILLS ZONING ORDINANCE
SECTION 22.23.4 APPLICABILITY
BUILDING EXPANSIONS - EXEMPT EXPANSIONS:
ADDITIONS OF A SIZE EQUAL OR LESS THAN 10% OF THE GROSS SQUARE FOOTAGE OF THE EXISTING BUILDINGS MAY BE PERMITTED AND MAY BE CONSTRUCTED ACCORDING TO THE UNDERLYING ZONING IN LIEU OF VCOD REQUIREMENTS.

EXISTING MARKET FRESH AREA:	24,367 G.S.F.
SHOPPING CENTER AREA:	20,189 G.S.F.
TOTAL AREA:	44,556 G.S.F.
44,556 X 10% = 4,455 S.F. MAXIMUM AREA FOR ADDITION/RENOVS.	
BUILDING ADDITION AREA:	3634 G.S.F.
CLUB PILATES RENOVATED AREA:	212 G.S.F.
MK ATELIER RENOVATED AREA:	224 G.S.F.
BROWN DOG CREAMERY REN. AREA:	55 G.S.F.
MICHIGAN BEER GROWLER REN. AREA:	22 G.S.F.
TOTAL AREA:	4,147 G.S.F. < 4,455 G.S.F.

MARKET FRESH SHOPPING CENTER

TOTAL GROSS SQUARE FEET 20,189 s.f. + 4,147 s.f. = 24,336 s.f.

PARKING REQUIREMENTS				
STORE NAME	LAND USE CATEGORY	TOTAL AREA (S.F.)	USABLE FLOOR AREA (70%)	REQUIRED PARKING SPACES
PREMIER PET SUPPLY	RETAIL <25,000 S.F.	10415	7291	29.0
MICHIGAN BEER	RETAIL <25,000 S.F.	1347	943	4.0
BROWN DOG CREAMERY	RETAIL <25,000 S.F.	1010	707	3.0
CANINE COUTURE	VETERINARY REL.	622	435	2.0
MK ATELIER	BEAUTY PARLOR	1677	1392	5.0
CLUB PILATES	AEROBICS CLUB	1988	1392	7.0
BRADY'S TAVERN	RESTAURANT	3566	2496	25.0
BUILDING ADDITION	RETAIL <25,000 S.F.	1711	1198	5.0
BUILDING ADDITION	RETAIL <25,000 S.F.	1923	1346	6.0
			TOTAL REQUIRED PARK. SPACES	86

PROPOSED PARKING SPACES	54
REQUIRED PARKING SPACES	86
DIFFERENCE	-32

MARKET FRESH + SHOPPING CENTER
REQUIRED PARKING SPACES 86 + 69 = 155

MARKET FRESH + SHOPPING CENTER
PROPOSED PARKING SPACES 54 + 112 = 166

TOTAL BARRIER FREE PARKING SPACES REQUIRED	4
BARRIER FREE PARKING SPACES PROVIDED	3
VAN ACCESSIBLE BARRIER FREE PARKING SPACES PROV.	1
TOTAL BARRIER FREE PARKING SPACES PROVIDED	4



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
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Project:
Market Fresh Shopping
Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: Issued For:

2023-03-10 SITE PLAN APPROVAL

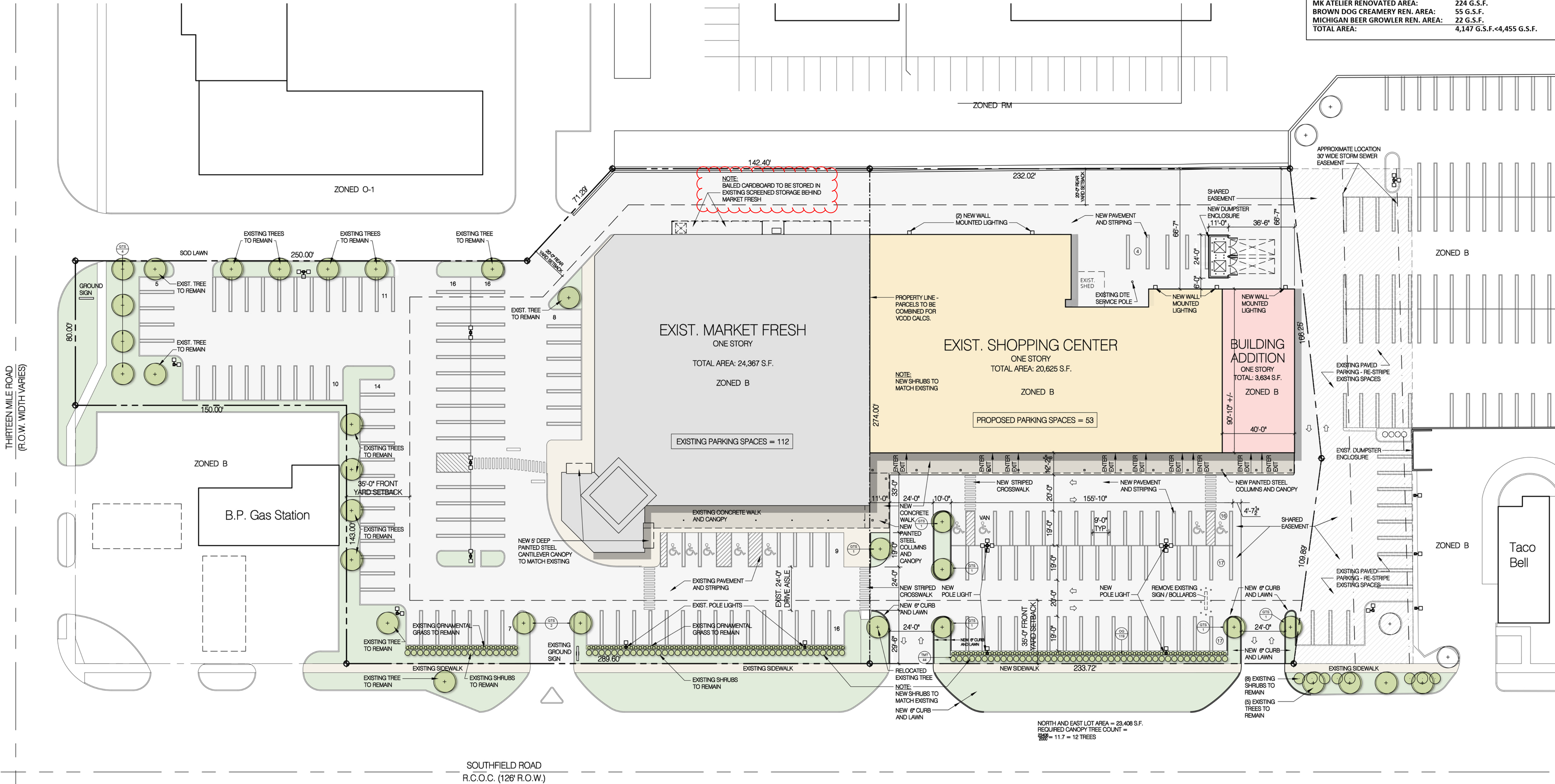
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2023-06-14 SITE PLAN APPROVAL

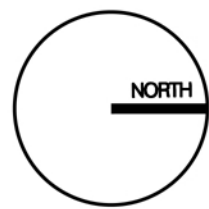
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A050

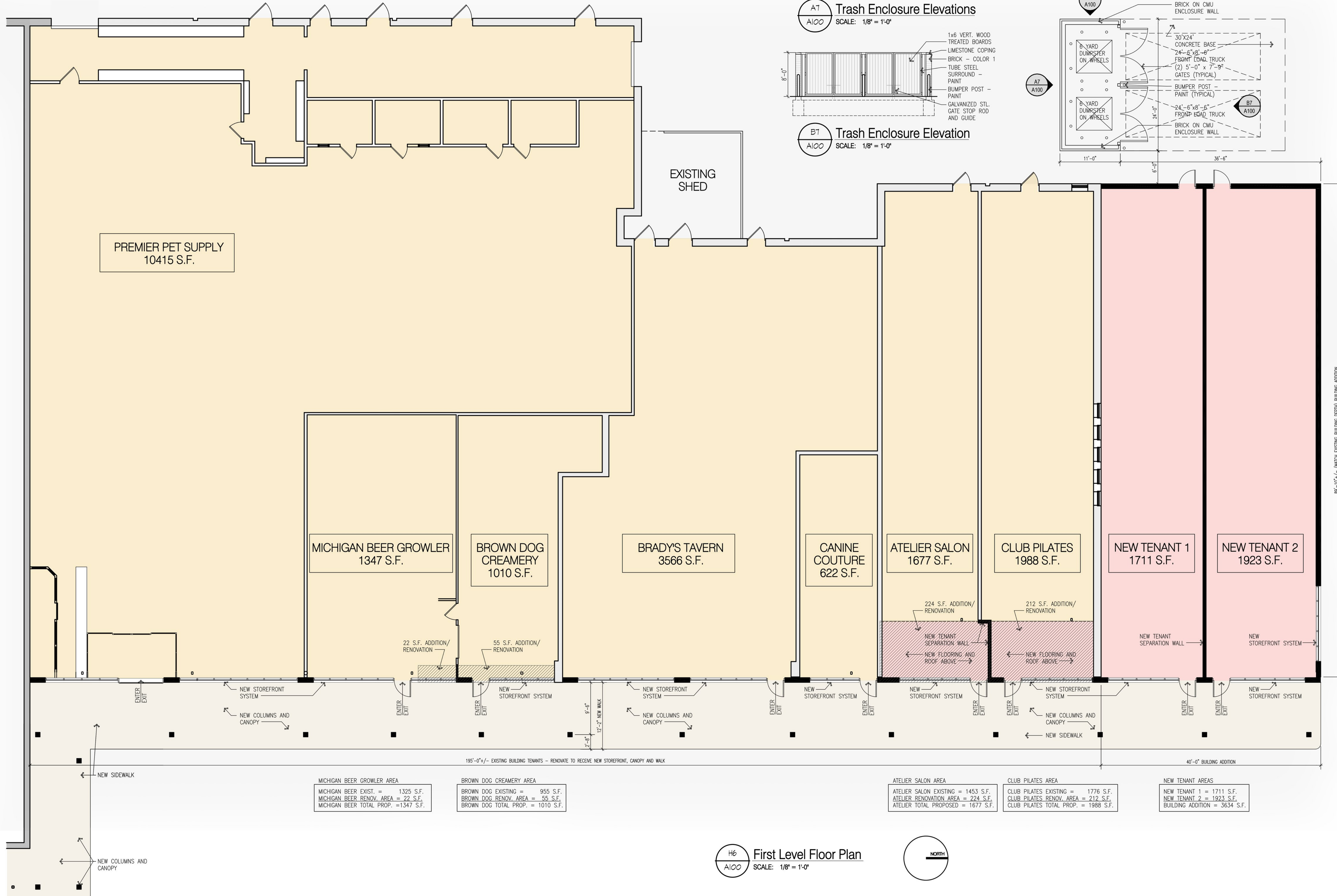
SITE PLAN



H5
A050
Site Plan
SCALE: 1" = 30'



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SAROKI
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430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
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SarokiArchitecture.com

Project:
Market Fresh Shopping Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: **Issued For:**

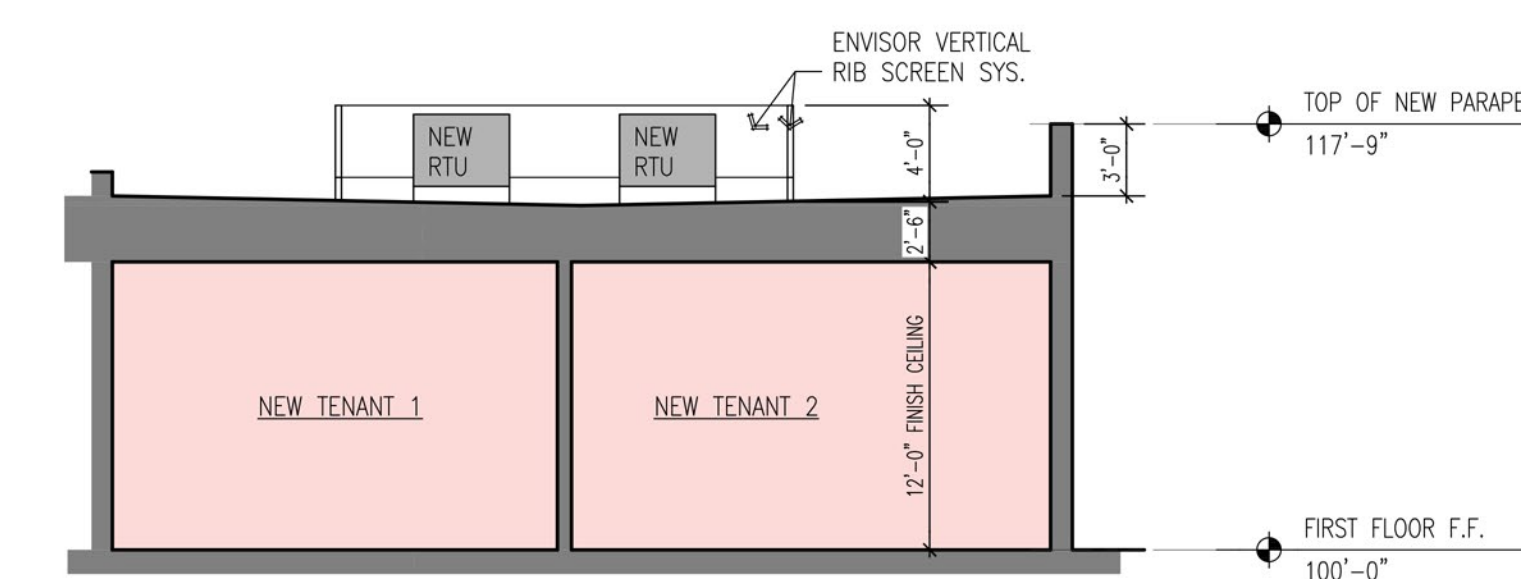
2023-03-10 **SITE PLAN APPROVAL**

2023-05-05 **SITE PLAN APPROVAL**

2023-06-14 **SITE PLAN APPROVAL**

Sheet No.:
A100
FIRST LEVEL FLOOR PLAN

H



Schematic Building Section
SCALE: 1/8" = 1'-0"



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Market Fresh Shopping
Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: **Issued For:**

2023-03-10 SITE PLAN APPROVAL

2023-05-05 SITE PLAN APPROVAL

2023-06-14 SITE PLAN APPROVAL

Sheet No. : _____

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A101

100

ROOF PLAN

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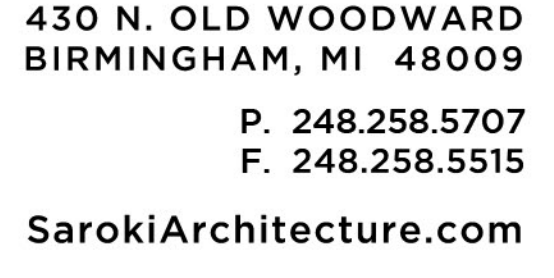
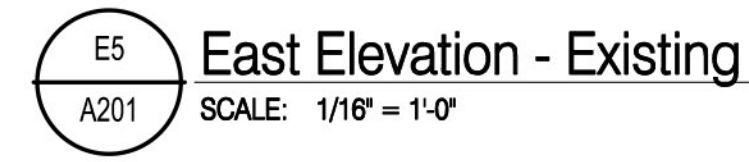
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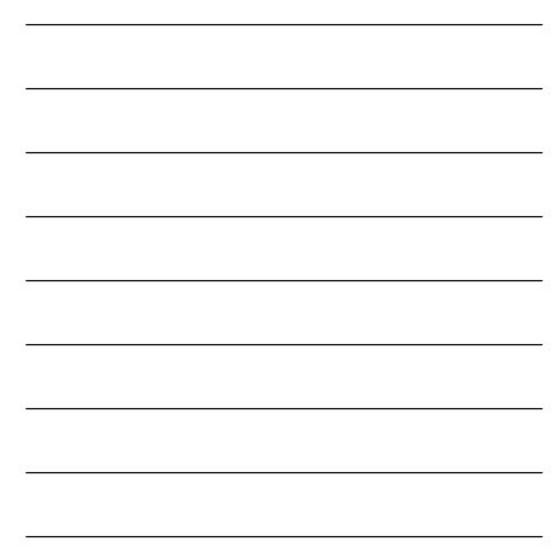
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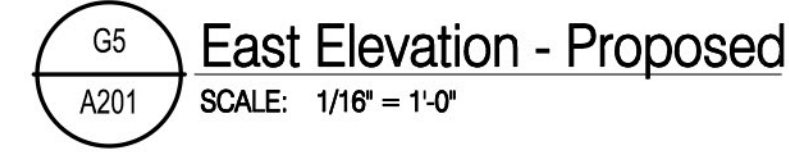
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Date:	Issued For:
2023-03-10	SITE PLAN APPROVAL
2023-05-05	SITE PLAN APPROVAL
2023-06-14	SITE PLAN APPROVAL



Sheet No.:
A201
ELEVATIONS COMPARISON



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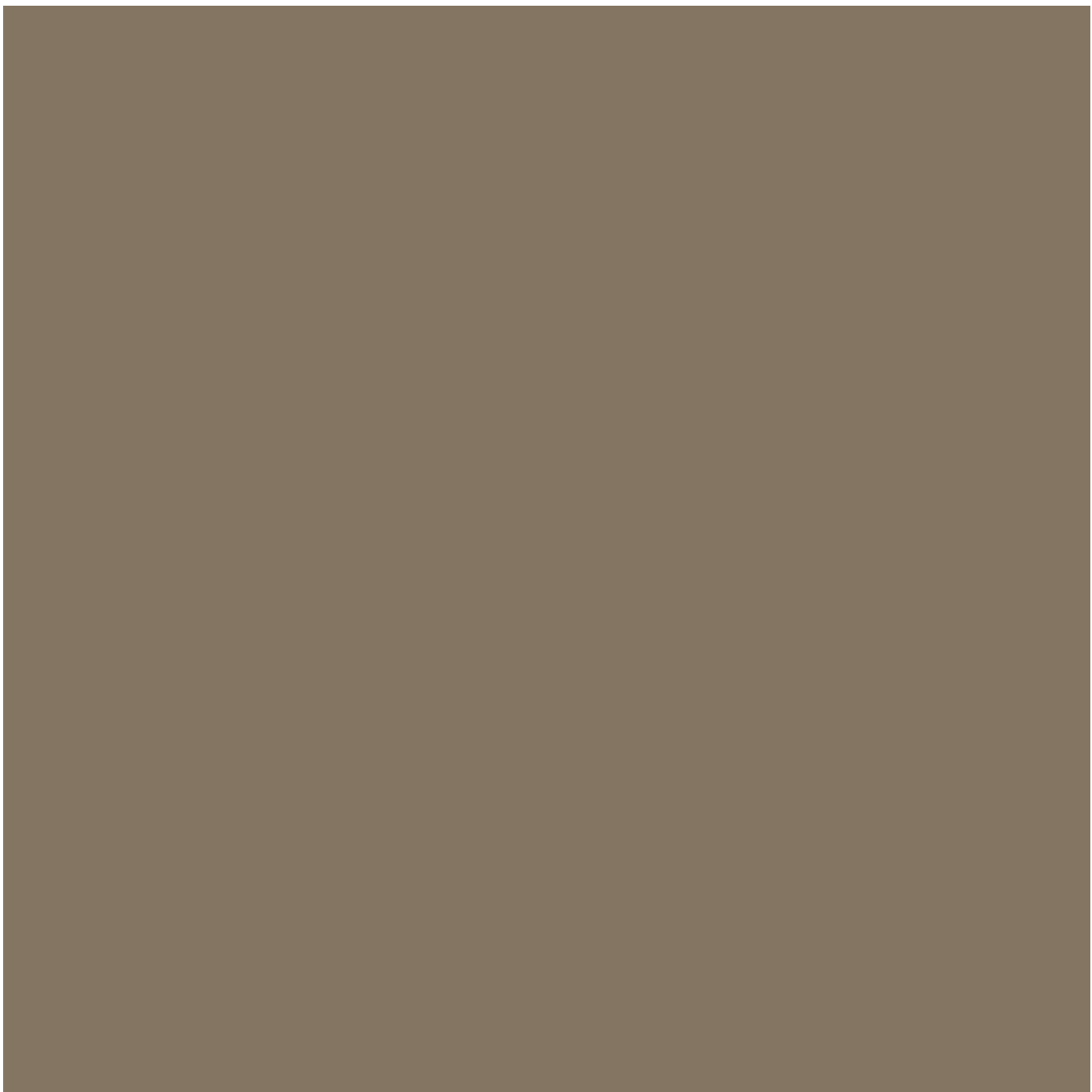
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Brick Color 1 (Field)
SCBC
Fine Arts Velour



Brick Color 2 (Accent)
SCBC
Charcoal Velour



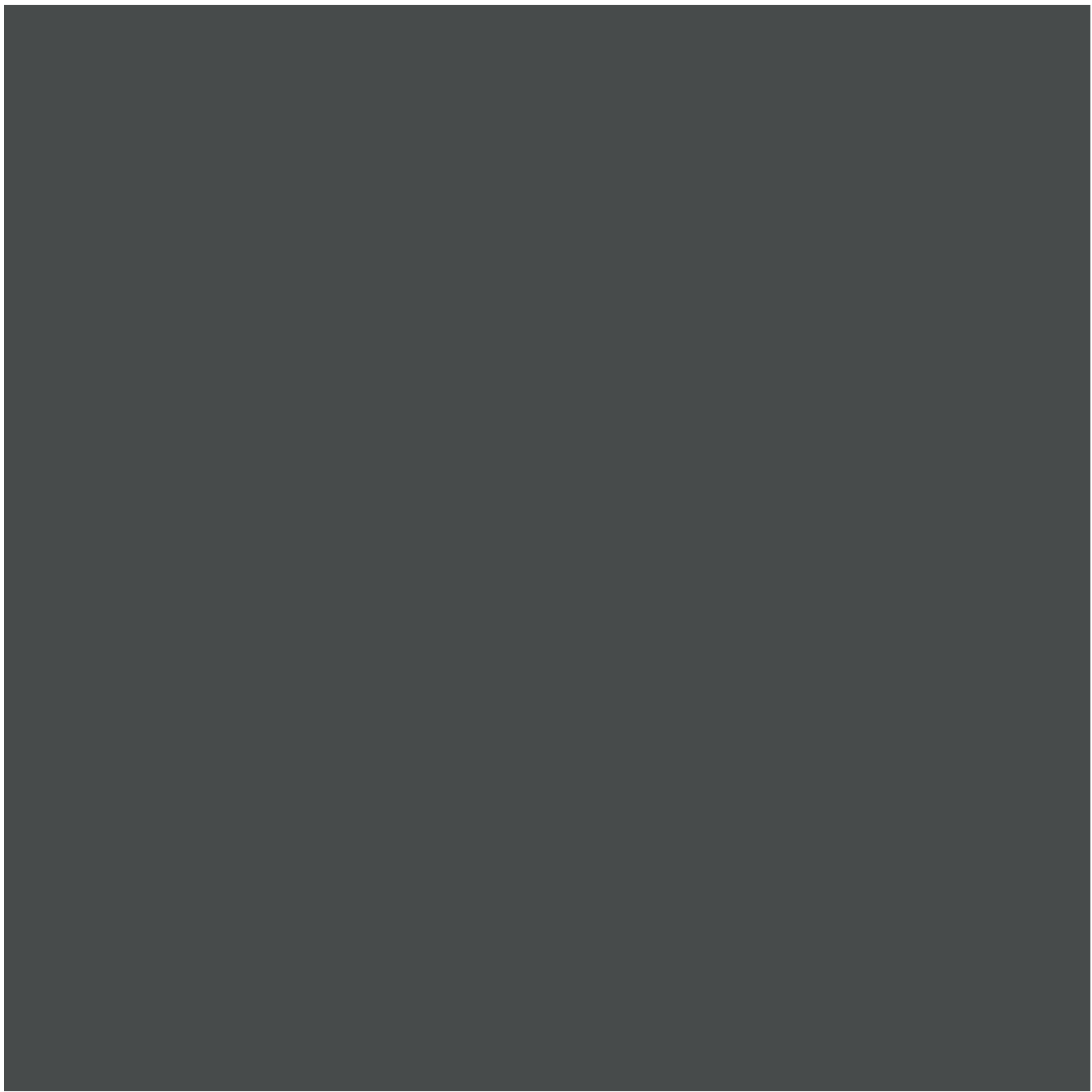
Painted Block (Rear Facade)
Benjamin Moore
Rustic Taupe (999)



Aluminum Storefront/Window System
Black Anodized Finish



Patined Steel Canopy
Benjamin Moore
Soot (2129-20)



Mechanical Screenwall
Berridge
Charcoal Grey

H6
A900
Exterior Materials
SCALE: NTS



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
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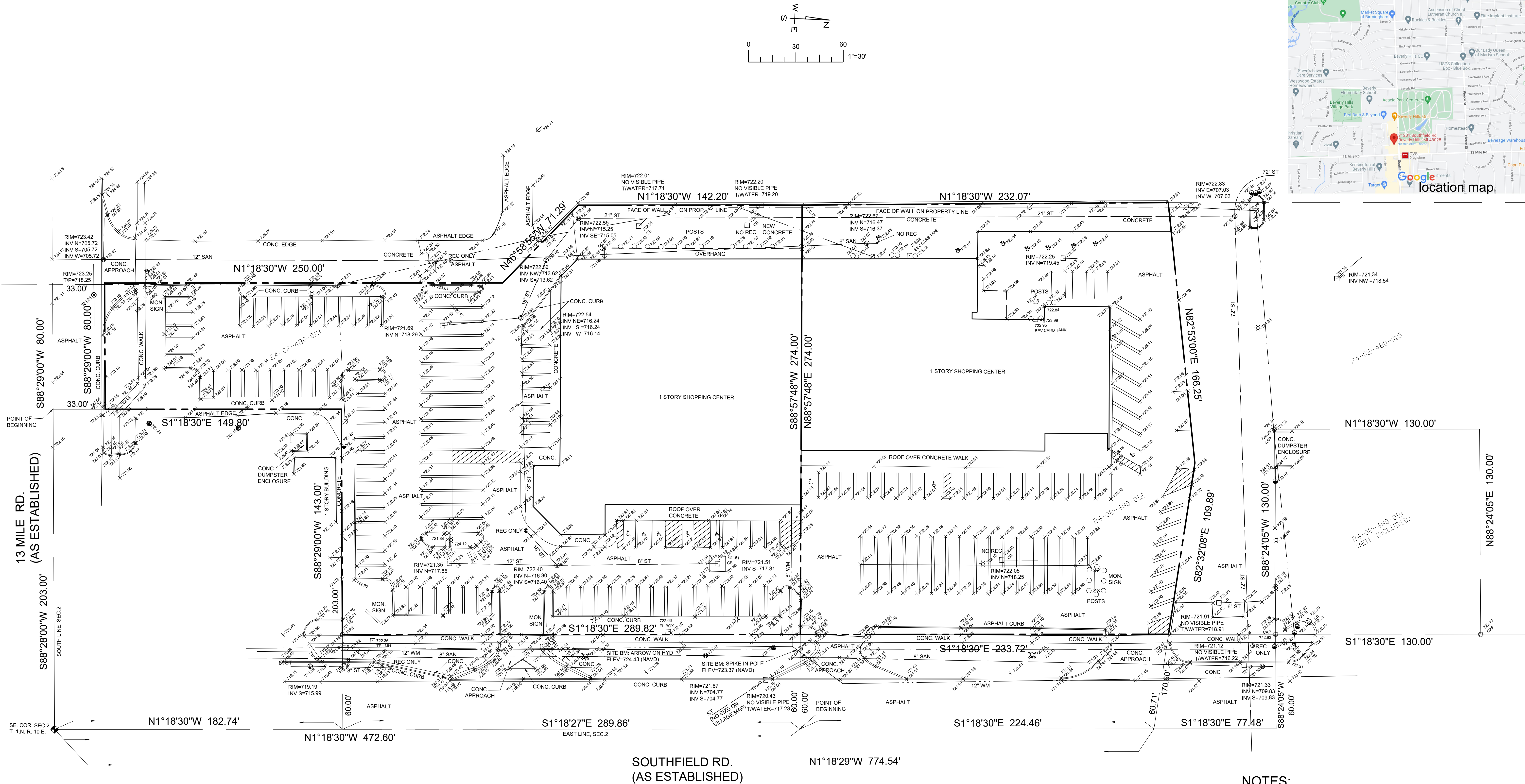
SarokiArchitecture.com

Project:
Market Fresh Shopping
Center
31225 Southfield Road,
Beverly Hills, MI 48025

Date: 2023-04-26 **Issued For:** SITE PLAN APPROVAL
2023-05-05 SITE PLAN APPROVAL
2023-06-14 SITE PLAN APPROVAL

Sheet No.:

A900
EXTERIOR MATERIALS



- LEGEND
- MONITORING WELL
 - WATER SHUT OFF
 - FIRE HYDRANT
 - STORM SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - UTILITY POLE
 - GUY ANCHOR
 - PROPERTY CORNER (IRON, CAP, ETC.)
 - OVERHEAD WIRE(S)
 - EXIST'G SPOT ELEVATION

LEGAL DESCRIPTIONS (PER TAX RECORDS)

PIN: 2402480013
T1N, R10E, SEC 2 PART OF SE 1/4 BEG AT PT DIST S 88-29-00 W 203 FT FROM SE SEC COR, TH S 88-29-00 W 80 FT, TH N 01-18-30 W 283 FT, TH N 46-58-55 W 71.29 FT, TH N 01-18-30 W 142.40 FT, TH N 88-57-48 E 334 FT, TH S 01-18-30 E 289.60 FT, TH S 88-29-00 W 203 FT, TH S 01-18-30 E 183 FT TO BEG EXC E 60 FT IN HWY, ALSO EXC S 33 FT IN HWY 2.12 A

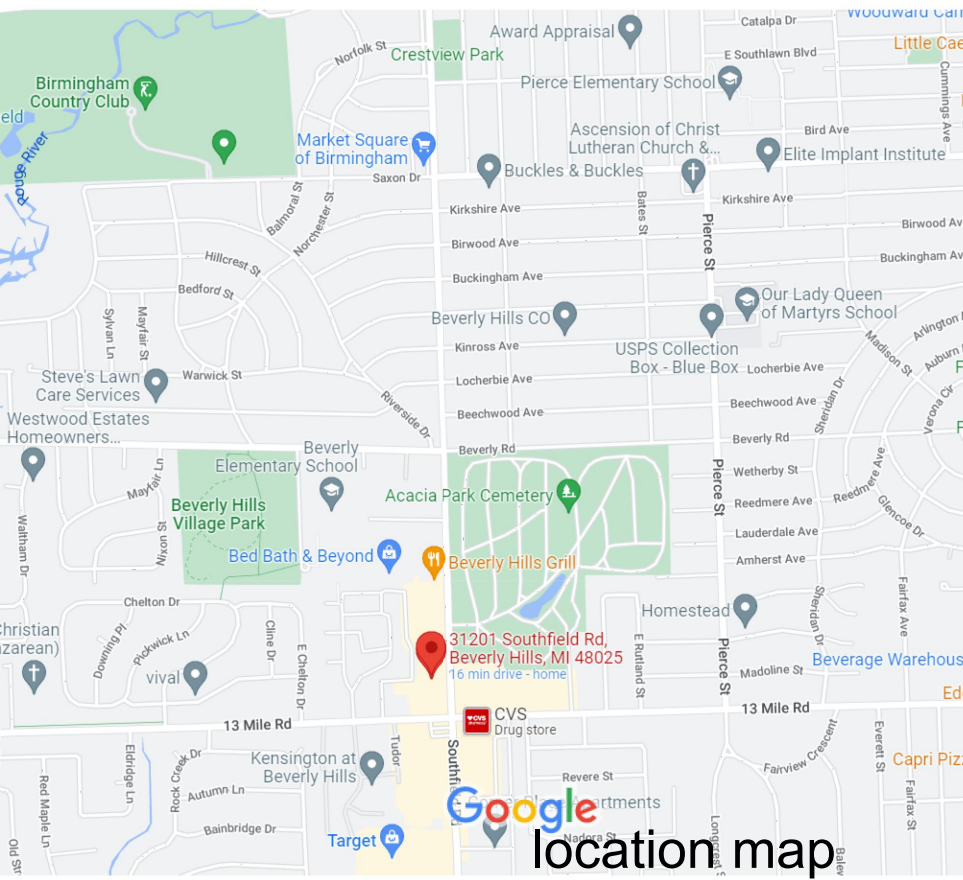
PIN: 2402480012
T1N, R10E, SEC 2 PART OF SE 1/4 BEG AT PT DIST N 01-18-30 W 472.60 FT FROM SE SEC COR, TH S 88-57-48 W 334 FT, TH N 01-18-30 W 232.07 FT, TH N 82-53-00 E 166.25 FT, TH S 82-32-08 E 170.60 FT, TH S 01-18-30 E 224.46 FT TO BEG EXC E 60 FT IN HWY 1.82 A

NOTES:
SINCE NO TITLEWORK HAS BEEN RECEIVED, ANY EASEMENTS THAT MIGHT EXIST ARE NOT PLOTTED.

UNDERGROUND UTILITY INFORMATION IS SHOWN PER VILLAGE RECORDS AND NO GUARANTEE AS TO COMPLETENESS OR ACCURACY IS GIVEN BY THIS OFFICE.

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE HEREON DESCRIBED SITE AND THAT ALL MEASUREMENTS AS SHOWN ON THE PLAN ARE CORRECT, AND THAT THERE ARE NO ENCROACHMENTS, UNLESS OTHERWISE SHOWN.

04-25-2023: ADD STORM, SAN & WM INFORMATION.
NOTE: PIPE MATERIAL IS NOT SPECIFIED ON UTILITY MAP PROVIDED BY THE VILLAGE.



MASON BROWNS ASSOCIATES, LLC
CIVIL ENGINEERS & SURVEYORS
2708 BRIDLE ROAD
BLOOMFIELD HILLS, MICHIGAN 48304
(248) 225-9789 mason_brown@sbglobal.net

MARKET SQUARE SHOPPING CENTER
PLAN OF EXISTING CONDITIONS

J & D KARMO REAL ESTATE, LLC

30201 SOUTHFIELD ROAD

BEVERLY HILLS, MI

REVISIONS:

DESIGN	DRAWN	CHECKED
22-036.DWG	mb	mb
FIELD	OK	net

SCALE:

1"=30'

DATE:

07-26-2022

JOB NO.

22-036

SHEET

1

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE

EXISTING SANITARY SEWER

HYDRANT

GATE VALVE

MANHOLE CATCH BASIN

EXISTING WATERMAIN

EXISTING STORM SEWER

EX. R. Y. CATCH BASIN

EXISTING BURIED CABLES

OVERHEAD LINES

LIGHT POLE

SIGN

EXISTING GAS MAIN

PR. SANITARY SEWER

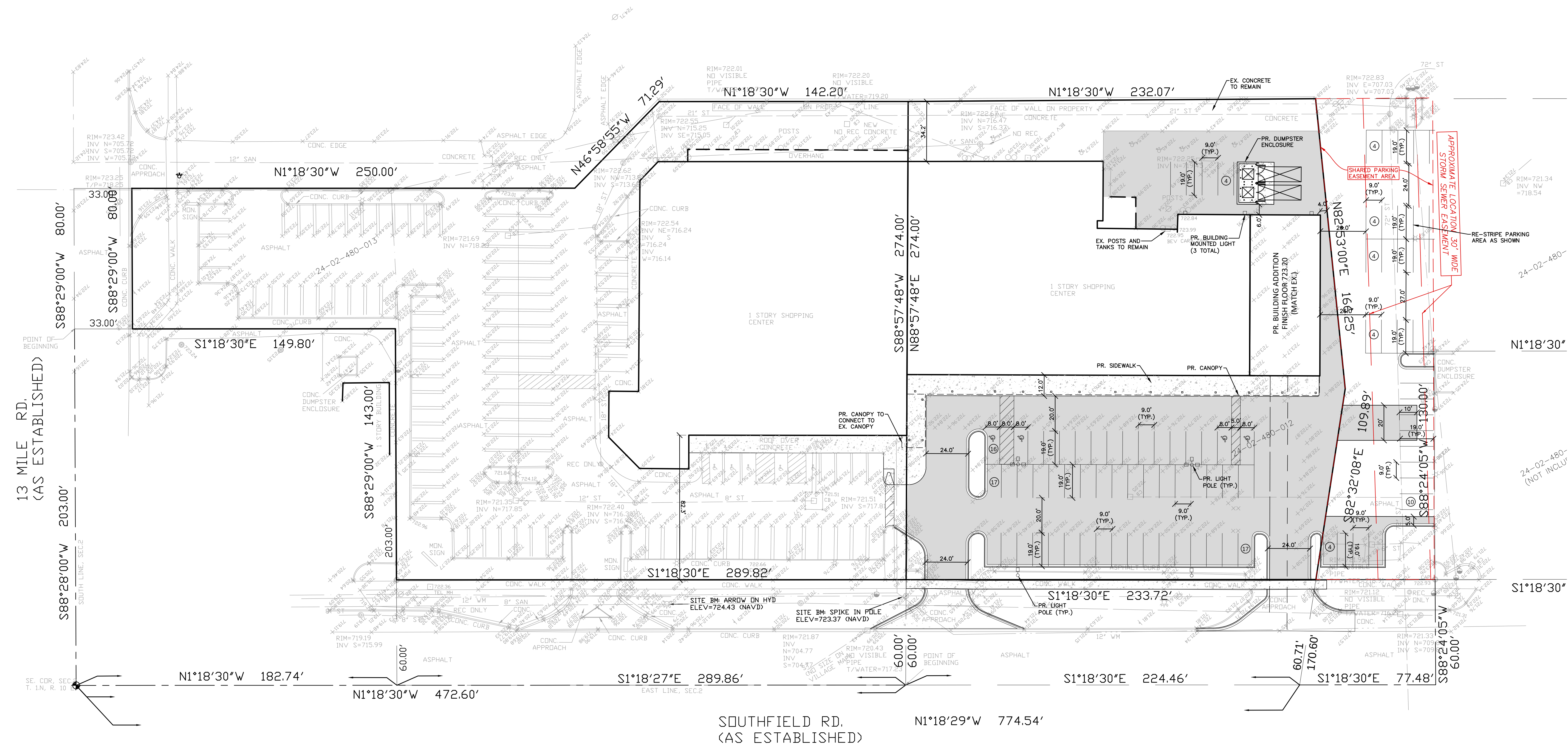
PR. WATER MAIN

PR. STORM SEWER

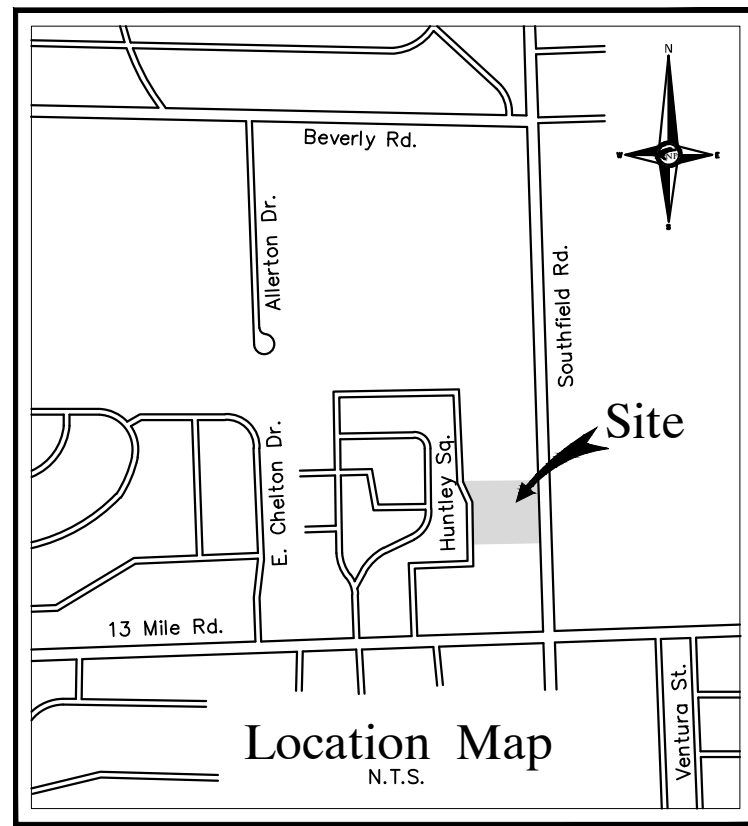
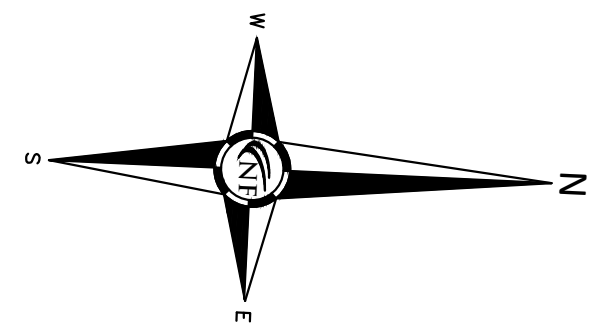
PR. R. Y. CATCH BASIN

PROPOSED LIGHT POLE

SITE DATA		
ZONED: B (BUSINESS DISTRICT)		
SITE AREA: 65,845 S.F. OR 1.51 ACRES		
MAX. BUILDING HEIGHT ALLOWED: 2 STORIES OR 30 FEET		
SETBACKS:	REQUIRED:	PROVIDED:
FRONT (SOUTH):	35'	116.2'
SIDE (WEST):	S.P.A.	0.0'
SIDE (EAST):	S.P.A.	4.0'
REAR (NORTH):	20'	34.2'
PROPOSED BUILDING AREA: 24,200 S.F. RETAIL		
PARKING REQUIRED:		
RETAIL (UP TO 25,000 S.F.):		
1 SPACE PER 250 S.F. USABLE FLOOR AREA		
24,200 S.F. ÷ 0.80 = 19,360 S.F. USABLE FLOOR AREA		
19,360 S.F. / 250 S.F. = 78 SPACES		
PARKING PROVIDED: 84 SPACES		
INCLUDING 4 BARRIER-FREE SPACES (2 VAN ACCESSIBLE)		
INCLUDING 31 SPACES WITHIN SHARED PARKING EASEMENT		



NOT TO BE USED
FOR CONSTRUCTION



NF
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
WWW.NFE-ENGR.COM

SEAL



PROJECT
Market Fresh Shopping
Center
31212 Southfield Rd.
Beverly Hills, MI

CLIENT
Market Square
1964 Southfield Rd.
Birmingham, MI 48009

Contact: Johnny Karmo
Ph: (248) 334-4570

PROJECT LOCATION
Part of the Southeast ¼
of Section 2
T. 1 North, R. 10 East
City of Beverly Hills,
Oakland County, Michigan

SHEET
General Site Plan



DATE	ISSUED/REVISED
03-10-2023	SPA SUBMITTAL
05-05-2023	REVISED PER CITY
05-24-2023	REVISED PER CITY
06-07-2023	REVISED PER ARCHITECT
06-26-2023	REVISED PER ARCHITECT

DRAWN BY:
A. Eizember

DESIGNED BY:
A. Eizember

APPROVED BY:
P. Williams

DATE:
March 10, 2023

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. SHEET NO.
N480 SP-2

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE

EXISTING SANITARY SEWER

HYDRANT

SAN. CLEAN OUT

MANHOLE CATCH BASIN

EXISTING WATERMAIN

UTILITY POLE

EXISTING BURIED CABLES

GUY POLE

OVERHEAD LINES

GUY WIRE

LIGHT POLE

MANHOLE

EXISTING GAS MAIN

HYDRANT

PR. SANITARY SEWER

INLET

PR. WATER MAIN

C.B.

PR. STORM SEWER

MANHOLE

PR. R. Y. CATCH BASIN

PROPOSED LIGHT POLE

TC 600.00

PR. TOP OF CURB ELEVATION

GU 600.00

PR. GUTTER ELEVATION

TW 600.00

PR. TOP OF WALK ELEVATION

TP 600.00

PR. TOP OF PWMT. ELEVATION

FG 600.00

FINISH GRADE ELEVATION

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE HMA 4E ML; SURFACE COURSE - MDOT BITUMINOUS MIXTURE HMA 5E ML; BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

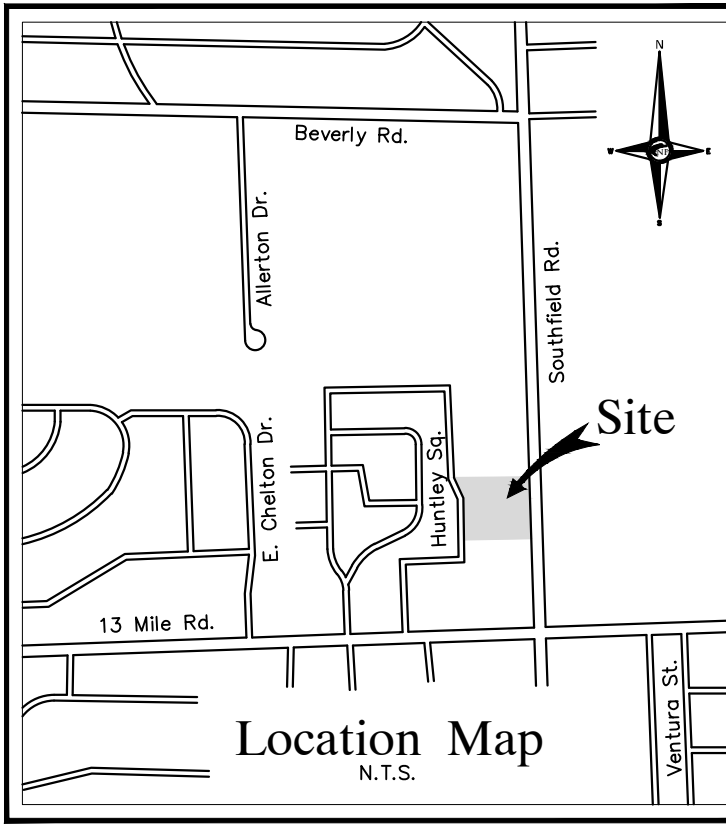
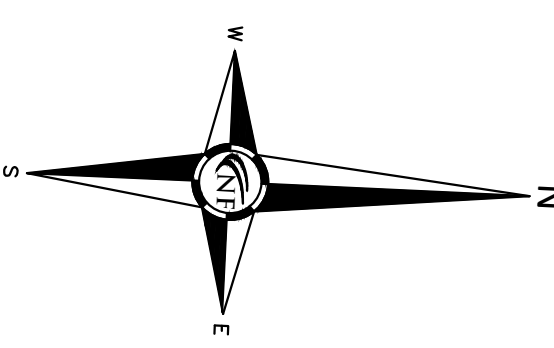
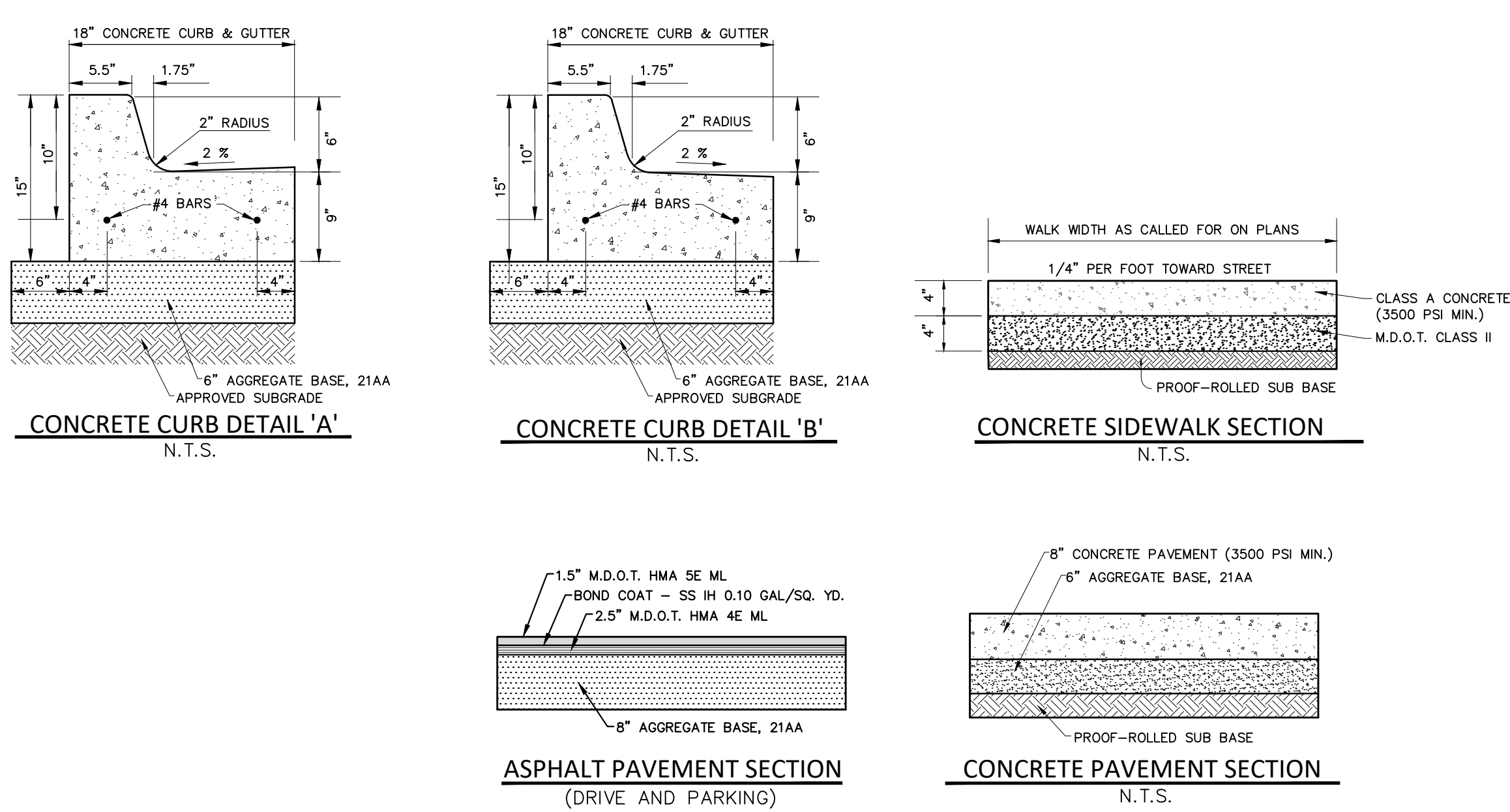
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



NF

ENGINEERS

CIVIL ENGINEERS

LAND SURVEYORS

LAND PLANNERS

NOWAK & FRAUS ENGINEERS

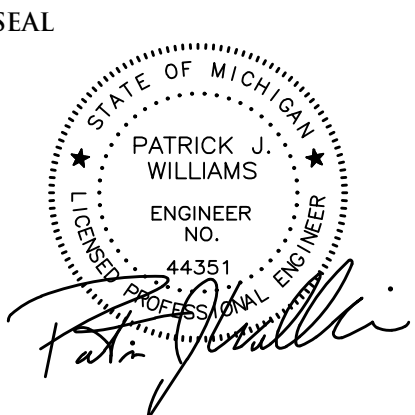
46777 WOODWARD AVE.

PONTIAC, MI 48342-5032

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FAX (248) 332-8257

WWW.NFE-ENGR.COM



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Beverly Hills, MI

CLIENT
Market Square
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Birmingham, MI 48009

Contact: Johnny Karmo
Ph: (248) 334-4570

PROJECT LOCATION
Part of the Southeast 1/4 of Section 2
T. 1 North, R. 10 East
City of Beverly Hills,
Oakland County, Michigan

SHEET
Engineering Site Plan



DATE	ISSUED/REVISED
03-10-2023	SPA SUBMITTAL
05-05-2023	REVISED PER CITY
05-24-2023	REVISED PER CITY
06-07-2023	REVISED PER ARCHITECT
06-26-2023	REVISED PER ARCHITECT

DRAWN BY:
A. Eizember

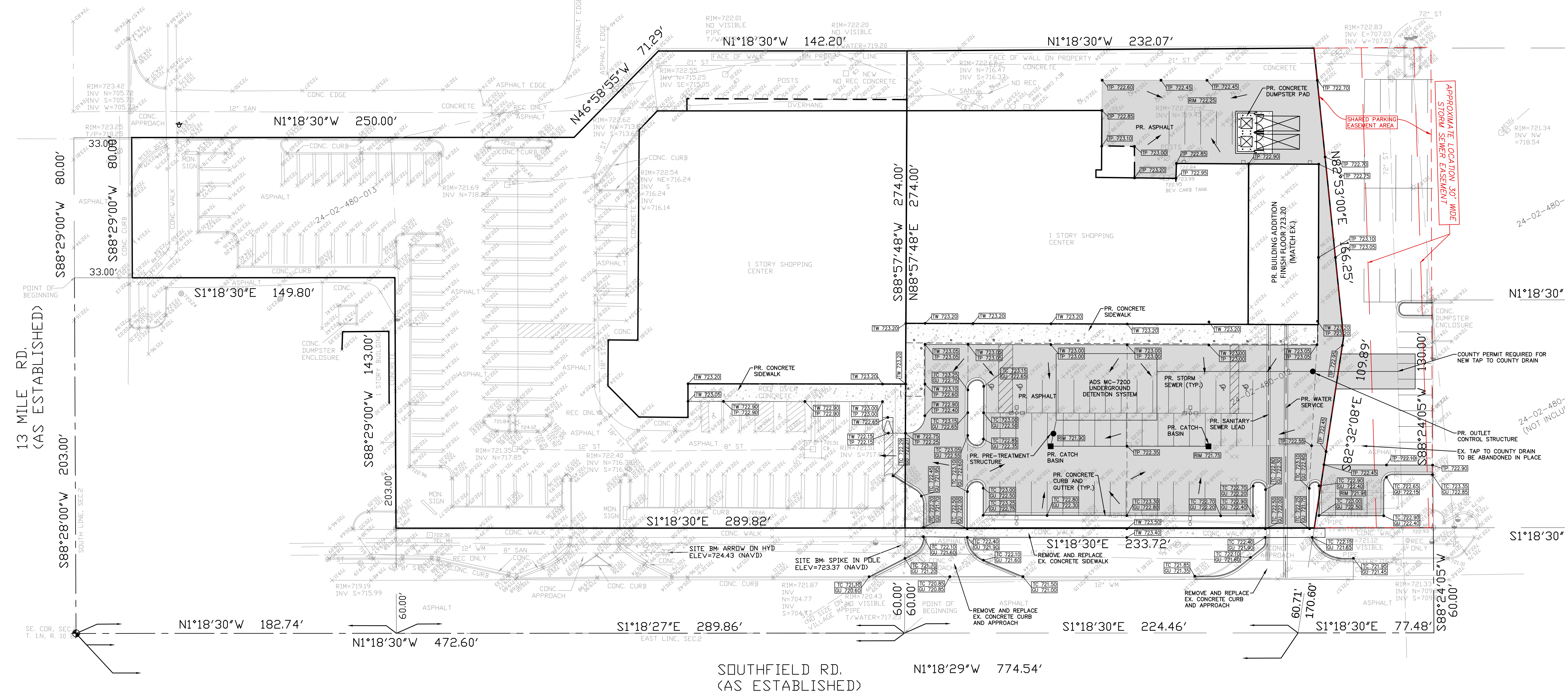
DESIGNED BY:
A. Eizember

APPROVED BY:
P. Williams

DATE:
March 10, 2023

SCALE: 1" = 30'

NFE JOB NO. **N480** SHEET NO. **SP-3**



NOT TO BE USED
FOR CONSTRUCTION

LEGEND	
	INDICATES LIMITS OF SILT FABRIC FENCE
	INDICATES LIMITS OF DRAINAGE DISTRICT AREA
	INDICATES LIMITS OF SOIL DISRUPTION
	INDICATES LOW POINT INLET FILTER OR PROPOSED DRAINAGE STRUCTURE
	INDICATES SILT SACK OR EQUAL ON EXISTING DRAINAGE STRUCTURE
	INDICATES DRAINAGE DISTRICT AREA

ESTIMATED QUANTITIES

SOIL EROSION

DESCRIPTION	QUANTITY	UNITS
SILT FABRIC FENCING	215	L.F.
INLET FILTER	2	EA.
SILT SACK OR EQUAL	1	EA.

NOTES

REFER TO THE WRC SOIL EROSION AND SEDIMENTATION CONTROL DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (TYP)

A DISTANCE OF APPROXIMATELY 1,900 FEET TO THE NEAREST BODY OF WATER (BRANCH OF ROUGE RIVER).

THE TOTAL AREA OF EARTH DISRUPTION IS APPROXIMATELY 0.95 ACRES.

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR.

A SOIL EROSION PERMIT IS REQUIRED FROM OAKLAND COUNTY.

SOIL DATA

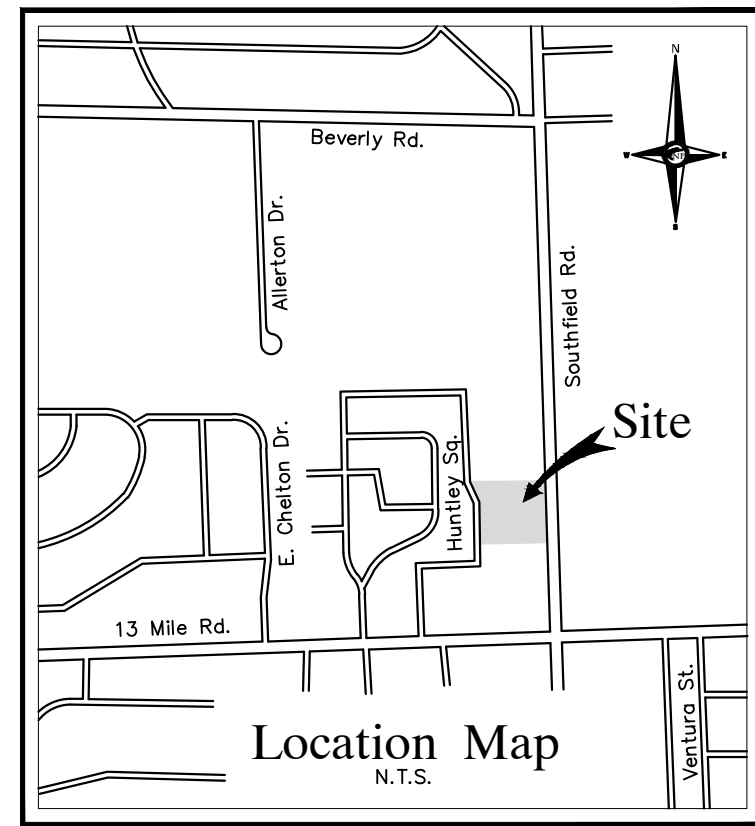
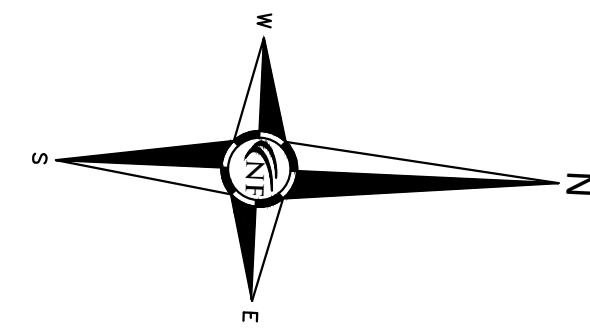
THIS SITE CONSISTS OF

100.0% (E1moaE) - UDORTHENTS AND UDIPSAMENTS, NEARLY LEVEL TO HILLY (HYDROLOGIC SOIL GROUP C)

BASED ON DATA PROVIDED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE.

CONSTRUCTION SEQUENCE / TIMING SCHEDULE

1. INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	APRIL 2023
2. MASS GRADE SITE.	MAY 2023
3. COMMENCE UNDERGROUND UTILITY WORK.	MAY 2023
4. INSTALL INLET FILTERS ON PROPOSED DRAINAGE STRUCTURES.	MAY 2023
5. FILL IN SEDIMENTATION TRAPS AND PAVE SITE.	JUNE 2023
6. COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITY.	OCTOBER 2023
7. JET VAC NEW STORM SEWER SYSTEM AS REQUIRED.	NOVEMBER 2023
8. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	NOVEMBER 2023



NF
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
WWW.NFE-ENGR.COM

SEAL



PROJECT
Market Fresh Shopping
Center
31212 Southfield Rd.
Beverly Hills, MI

CLIENT
Market Square
1964 Southfield Rd.
Birmingham, MI 48009

Contact: Johnny Karmo
Ph: (248) 334-4570

PROJECT LOCATION
Part of the Southeast 1/4
of Section 2
T. 1 North, R. 10 East
City of Beverly Hills,
Oakland County, Michigan

SHEET
Soil Erosion Control /
Drainage Area Plan



DATE	ISSUED/REVISED
03-10-2023	SPA SUBMITTAL
05-05-2023	REVISED PER CITY
05-24-2023	REVISED PER CITY
06-07-2023	REVISED PER ARCHITECT
06-26-2023	REVISED PER ARCHITECT

DRAWN BY:
A. Eizember

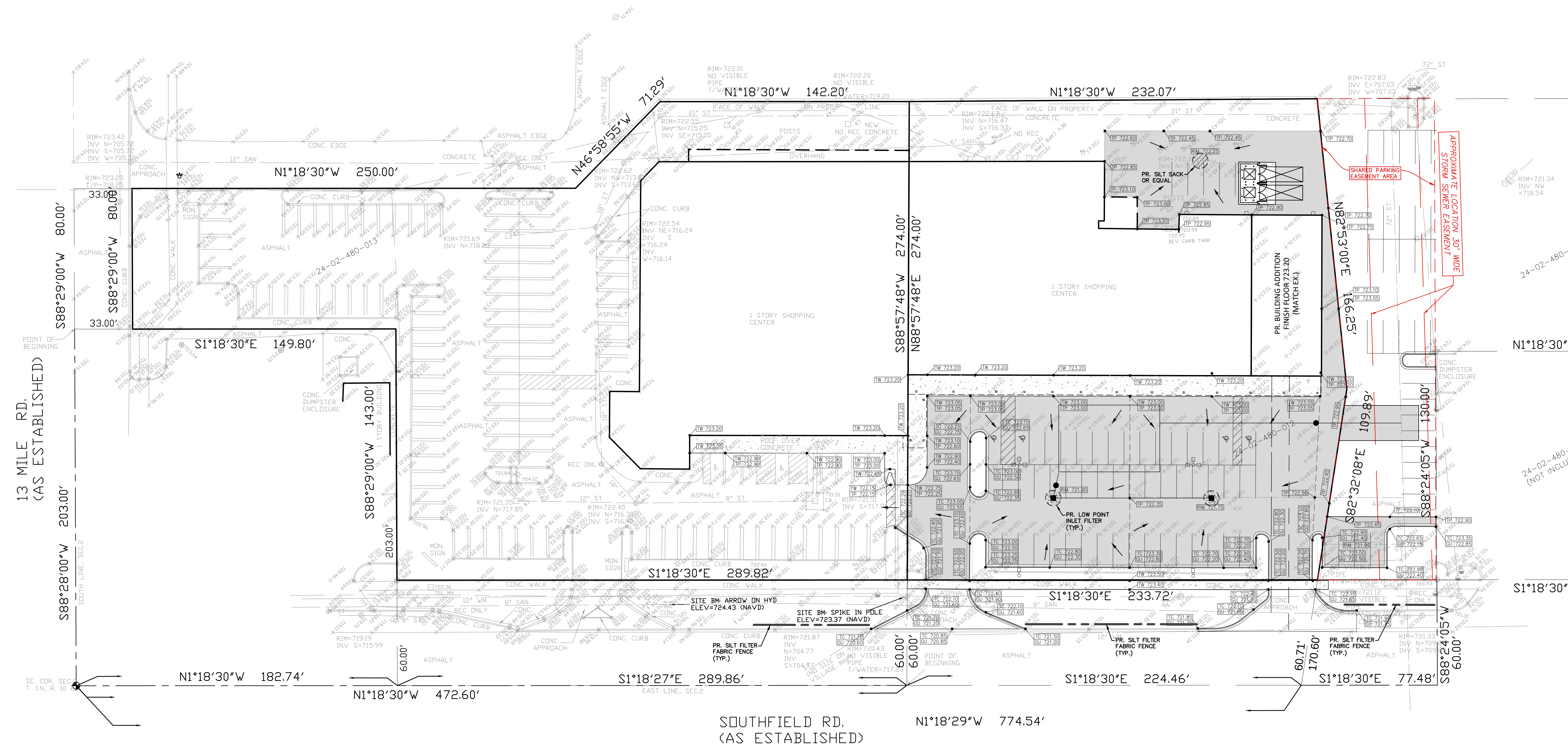
DESIGNED BY:
A. Eizember

APPROVED BY:
P. Williams

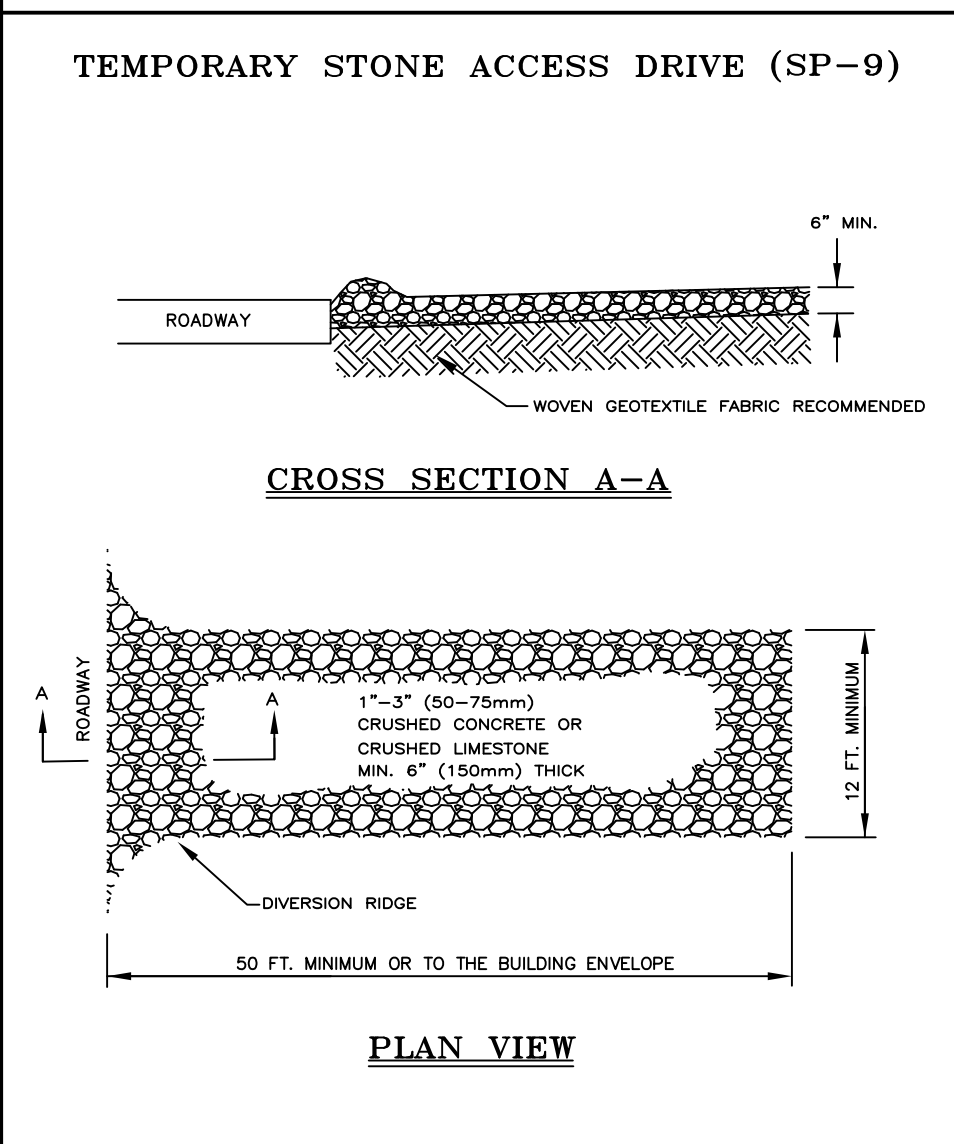
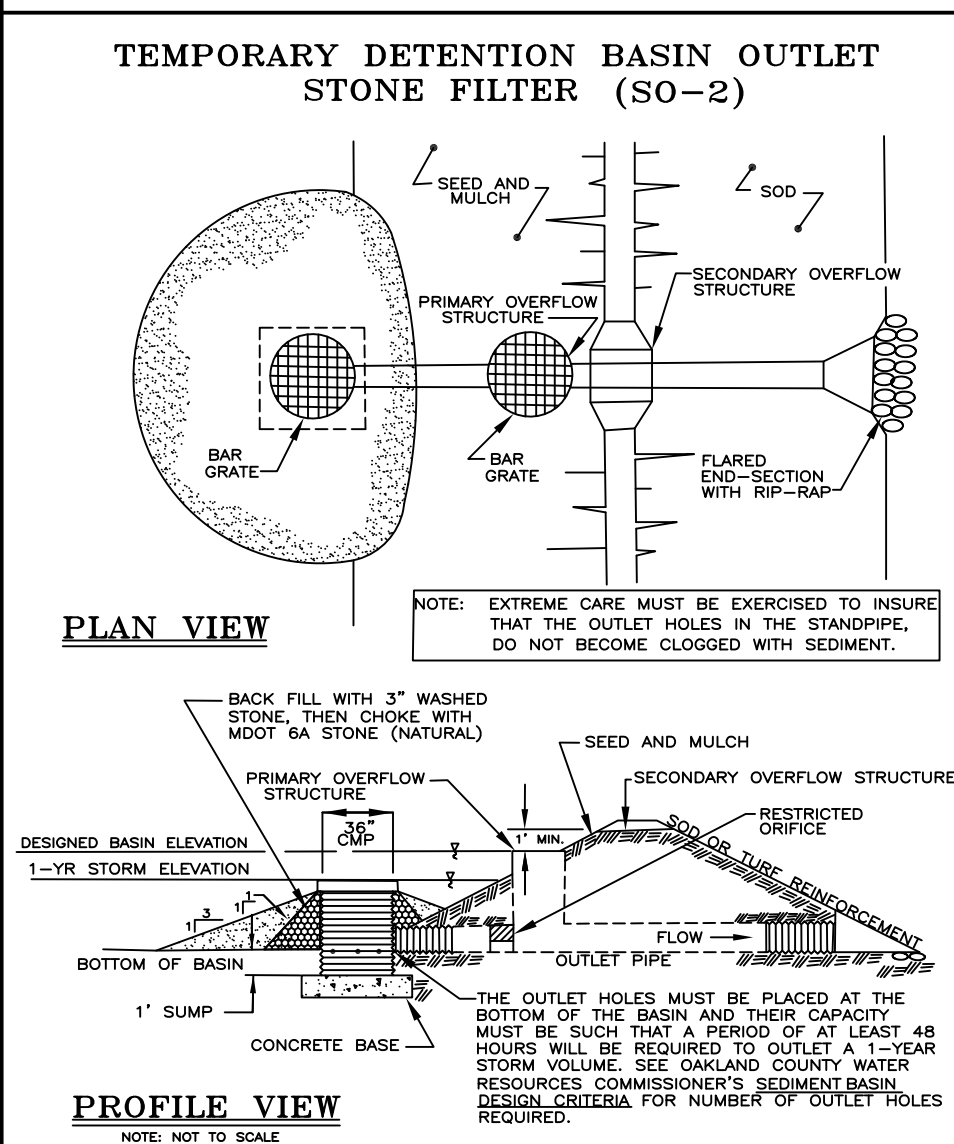
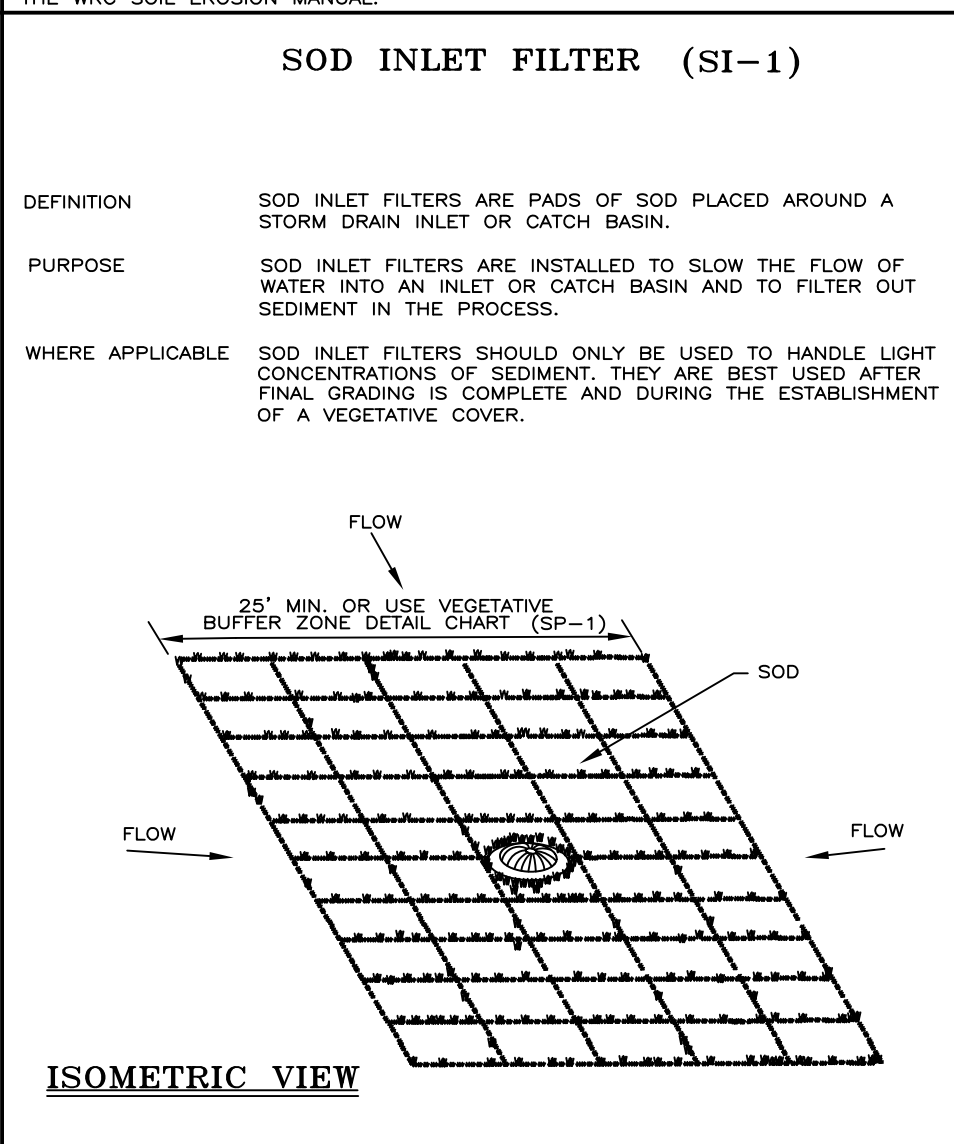
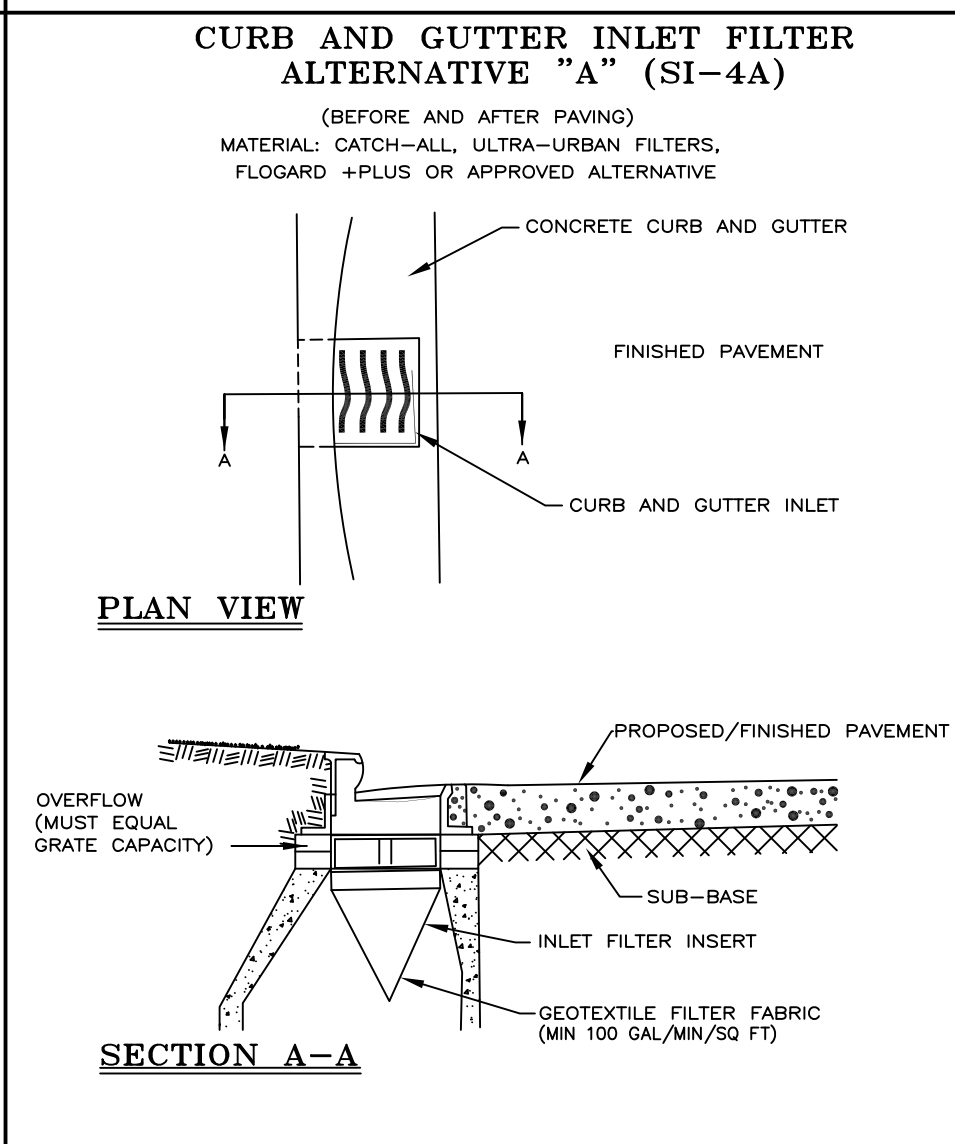
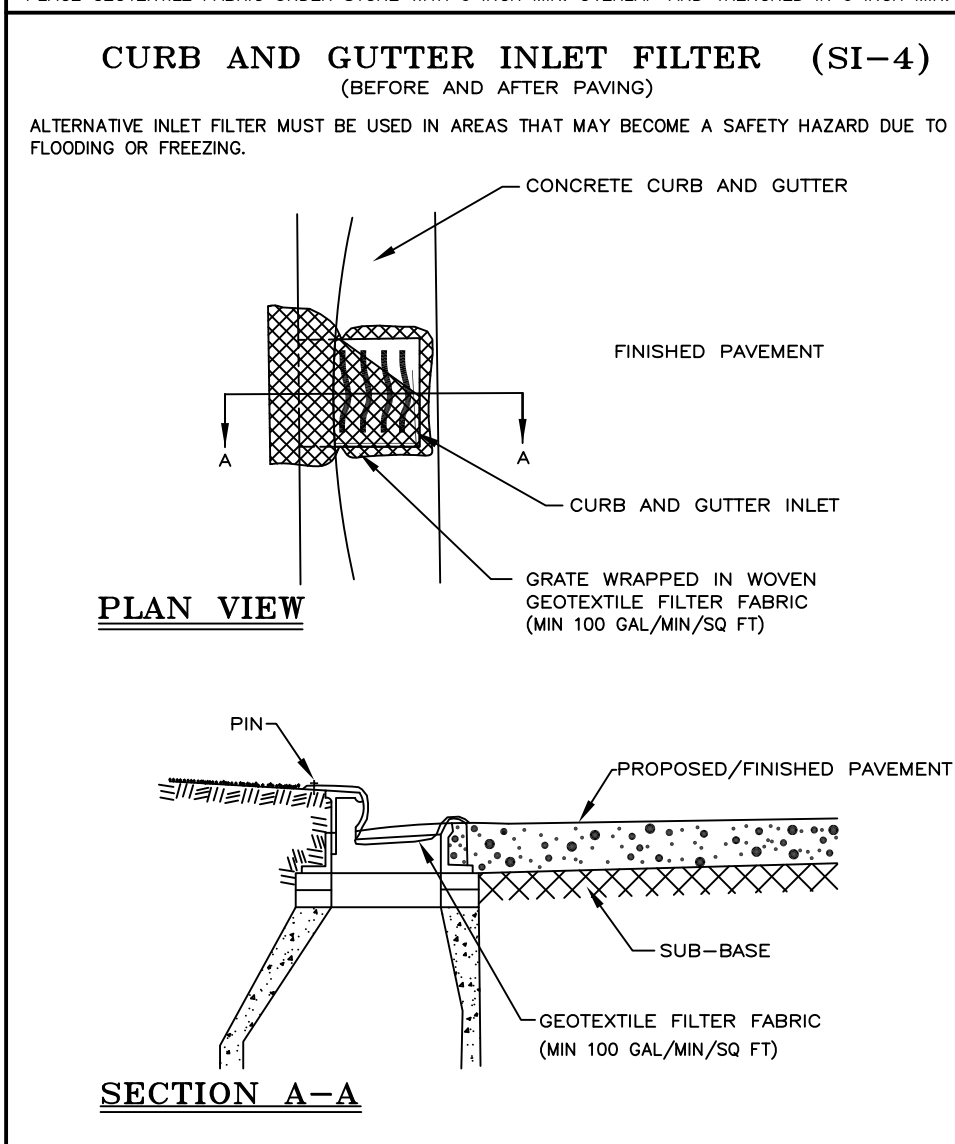
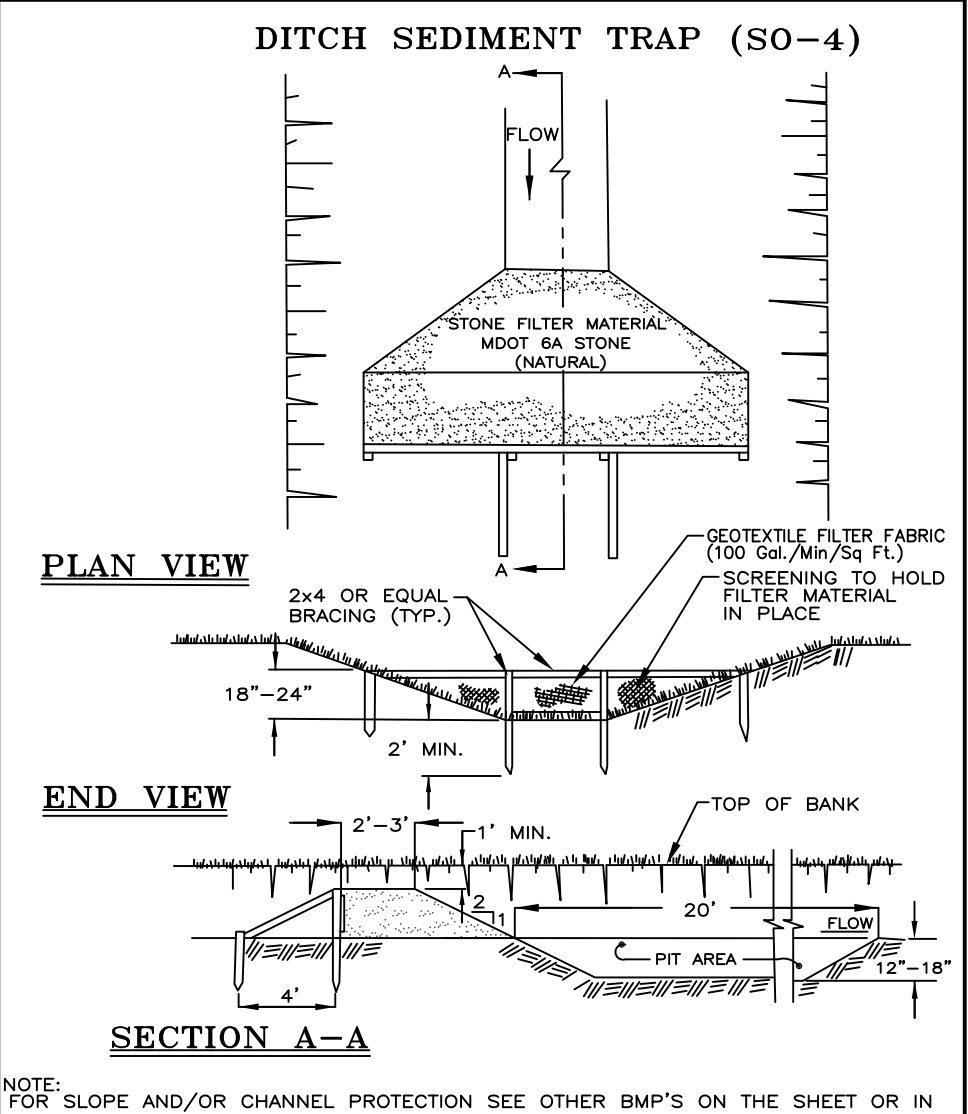
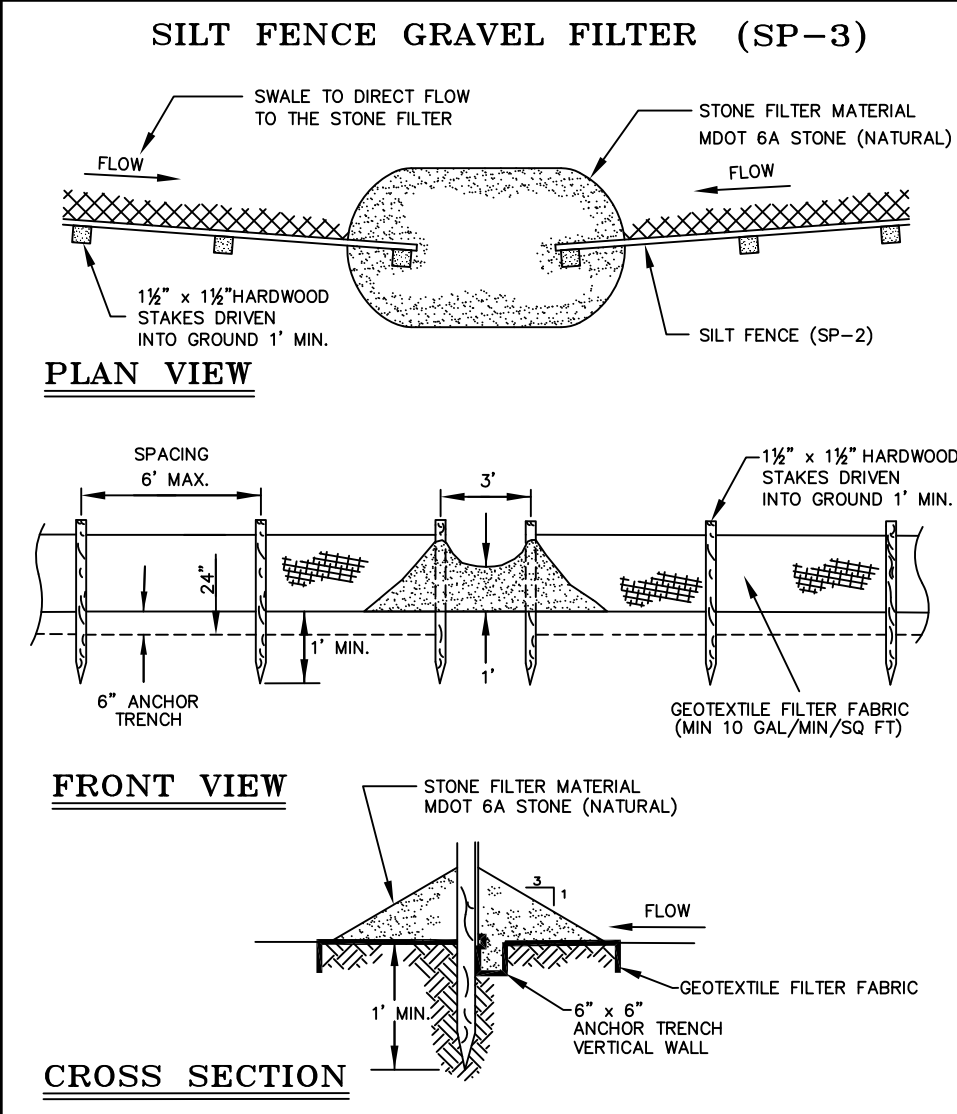
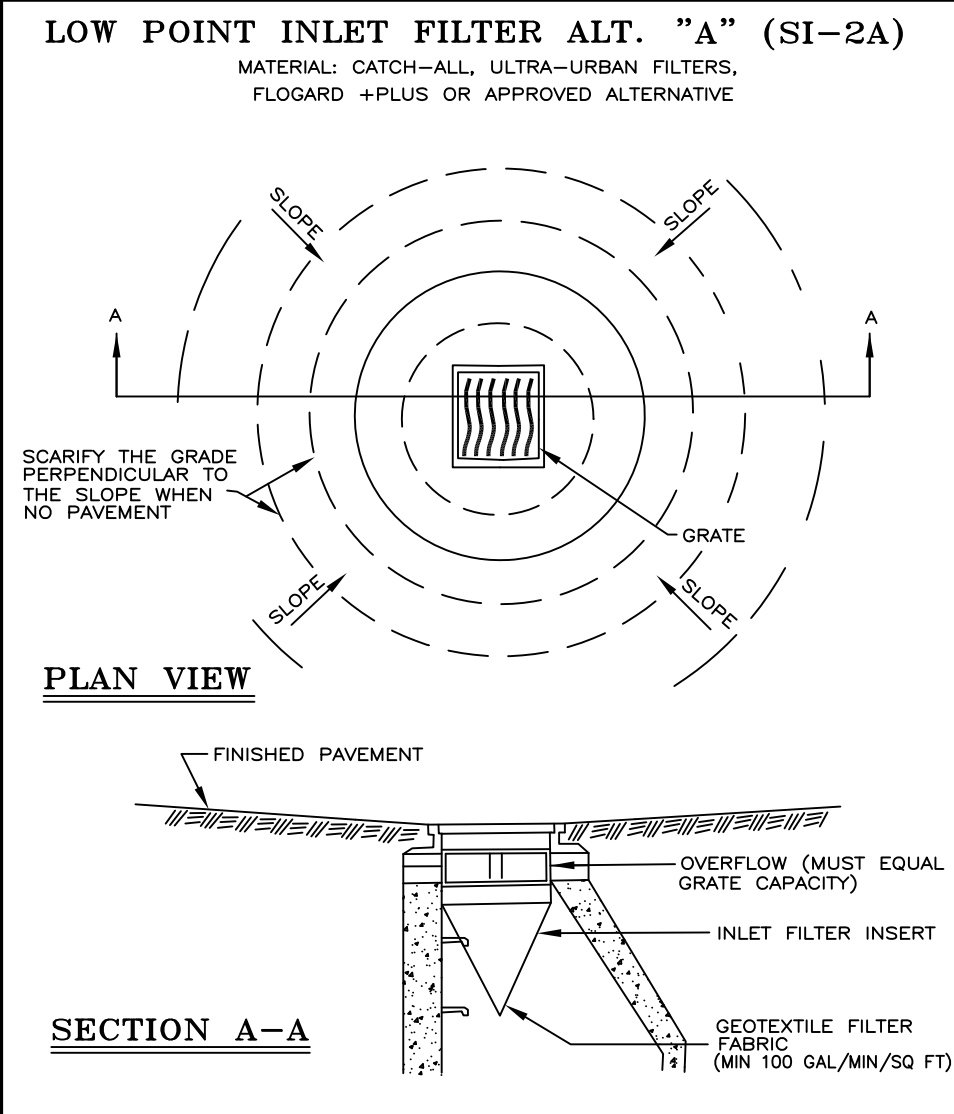
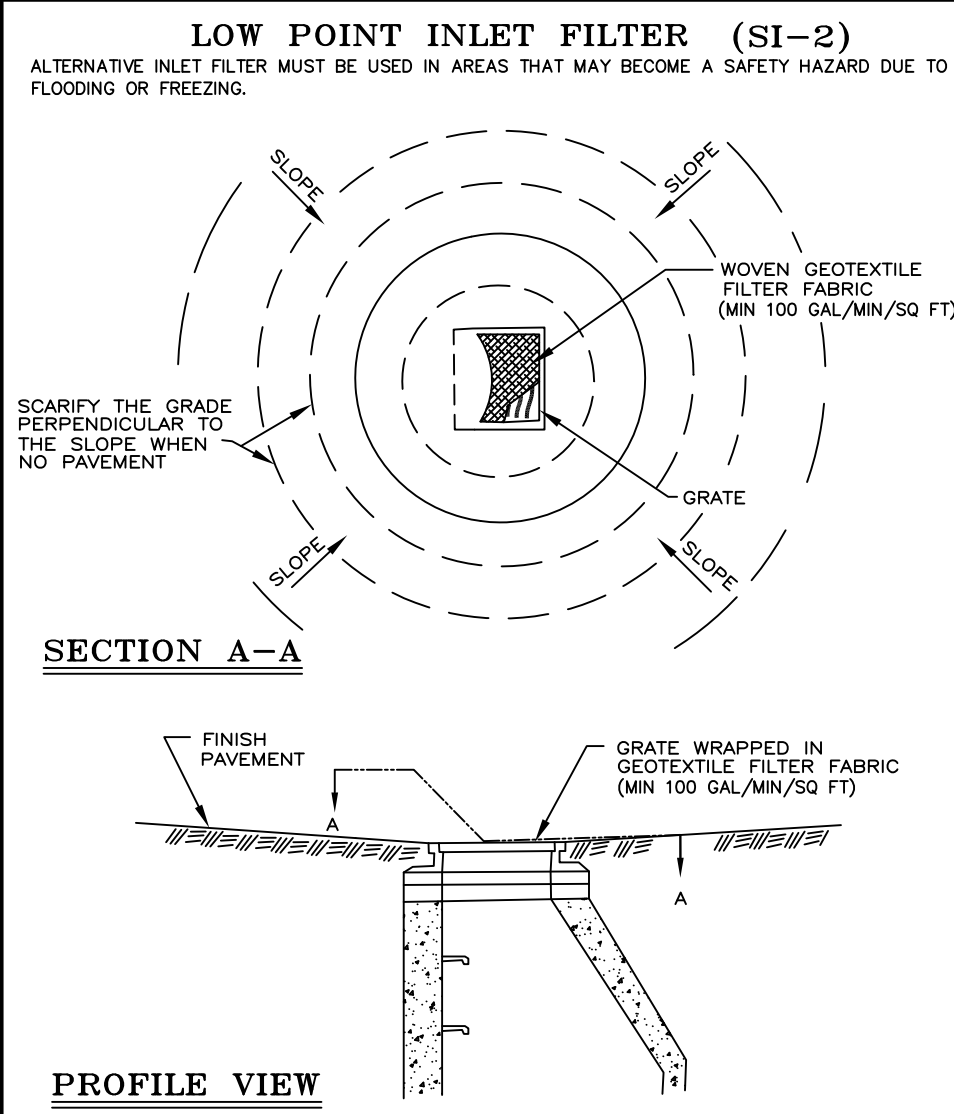
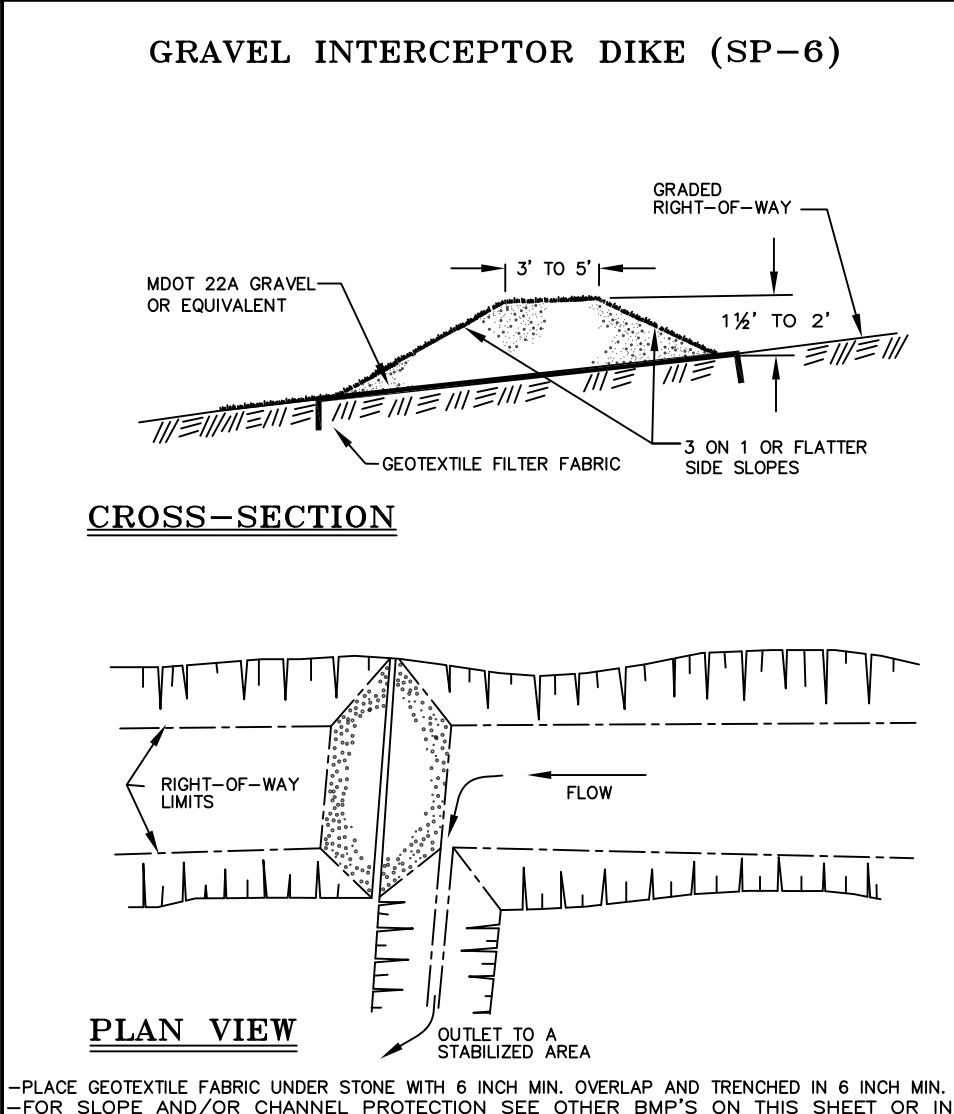
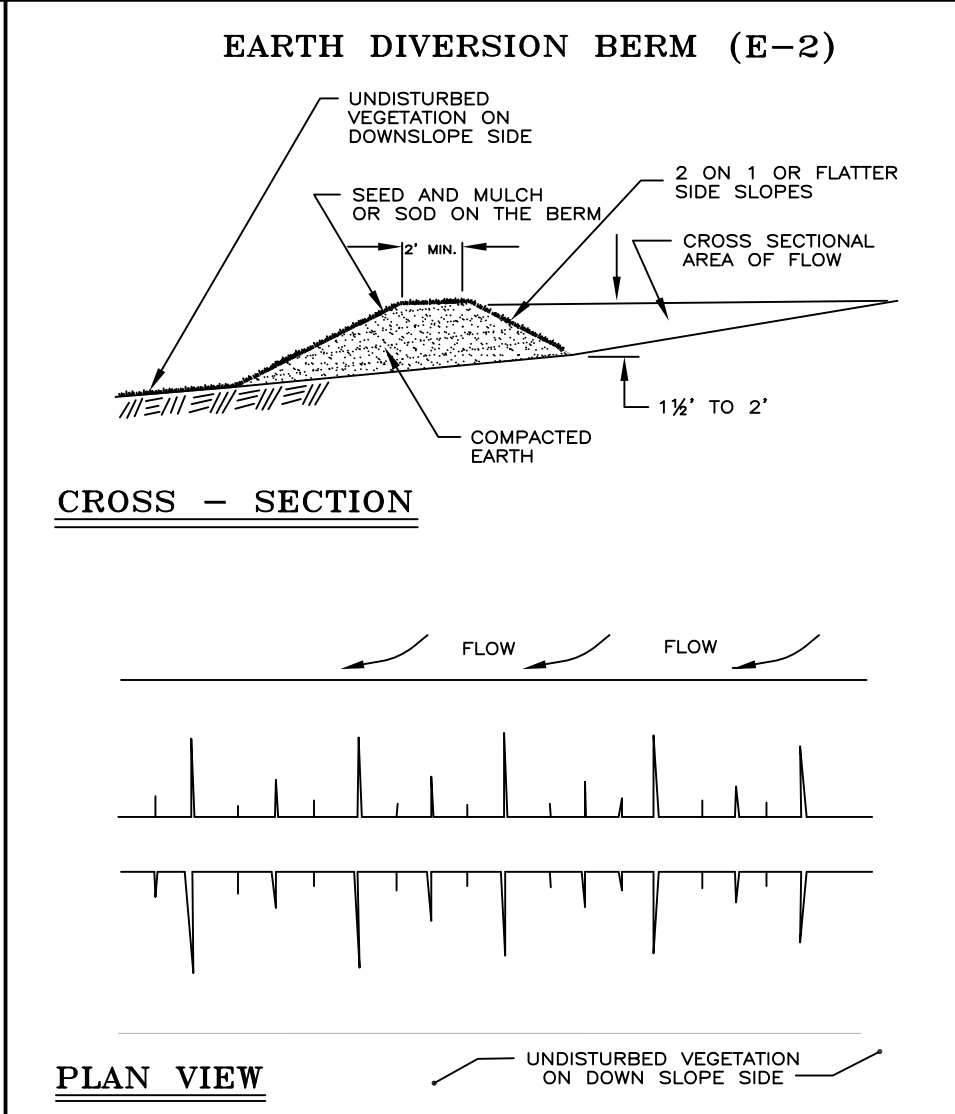
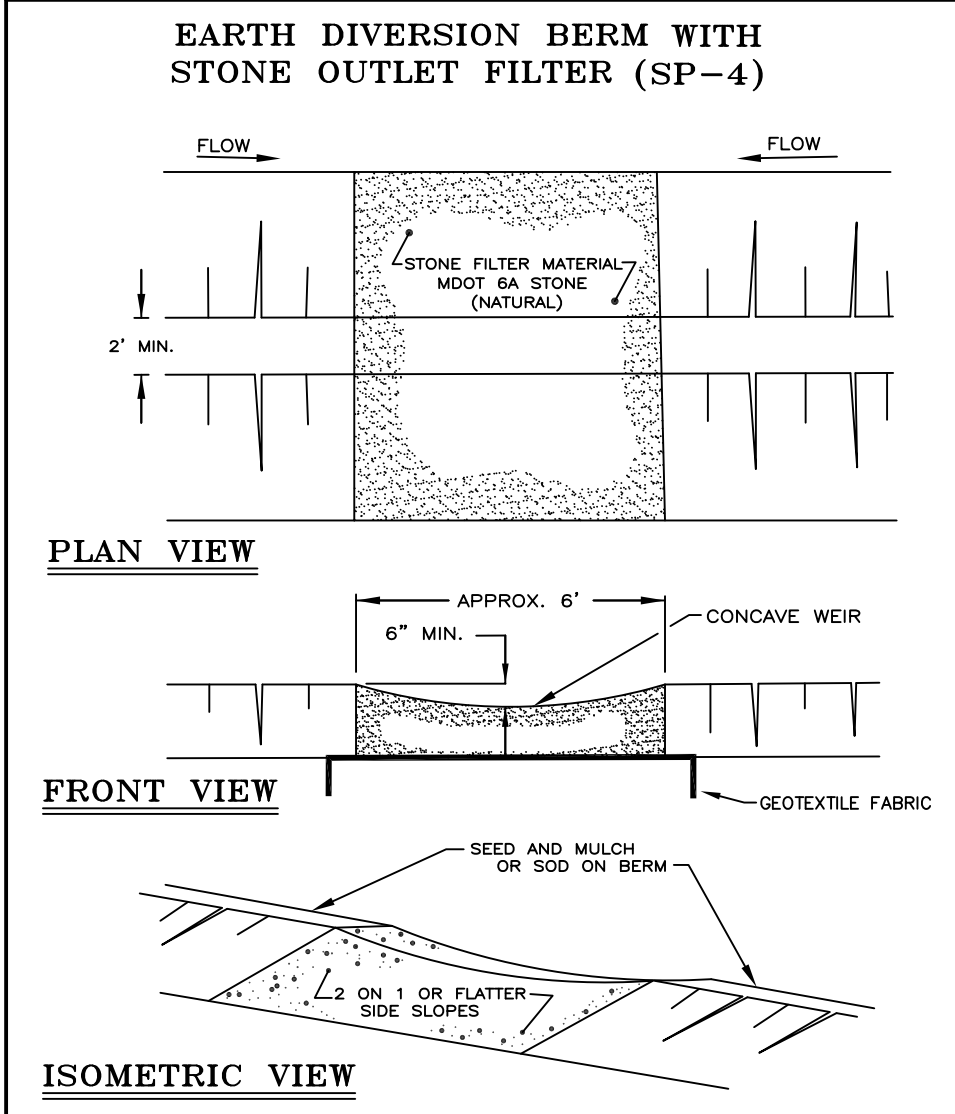
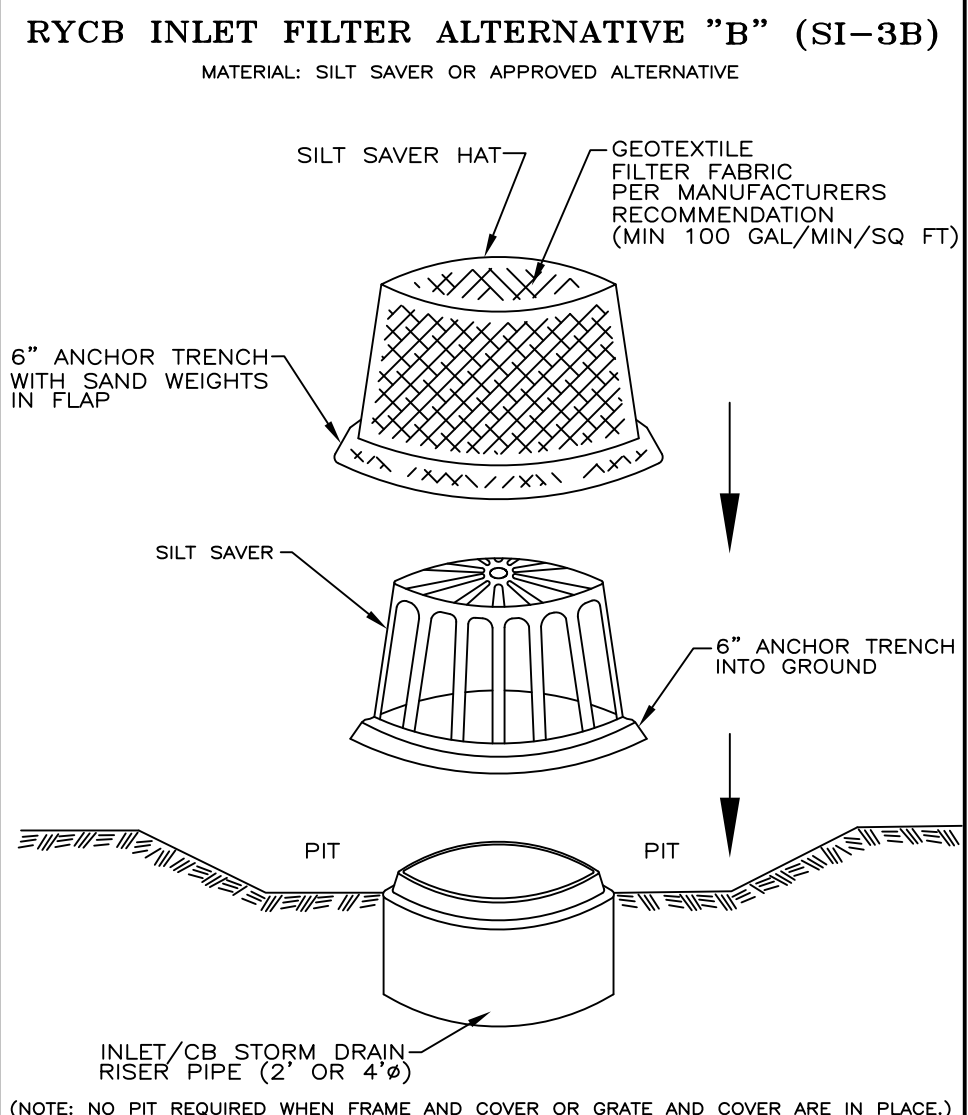
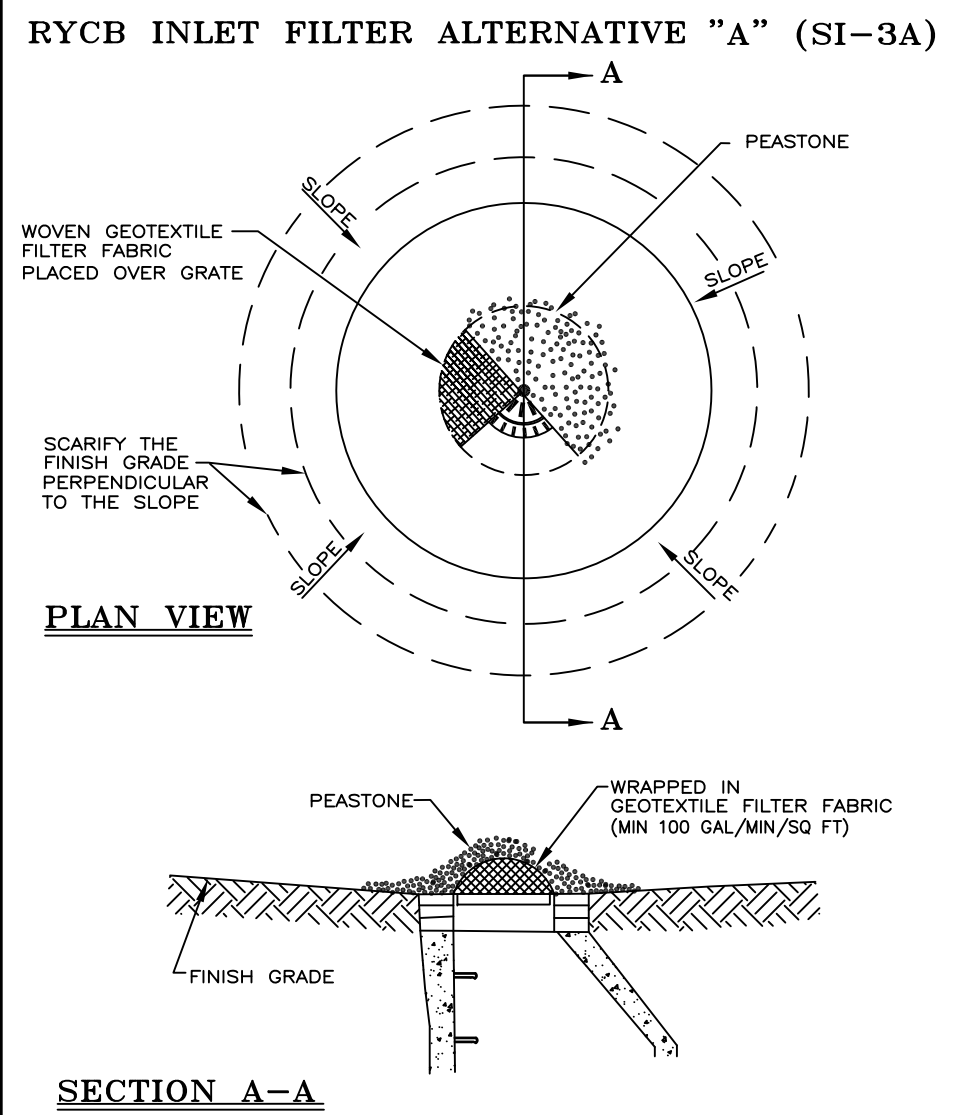
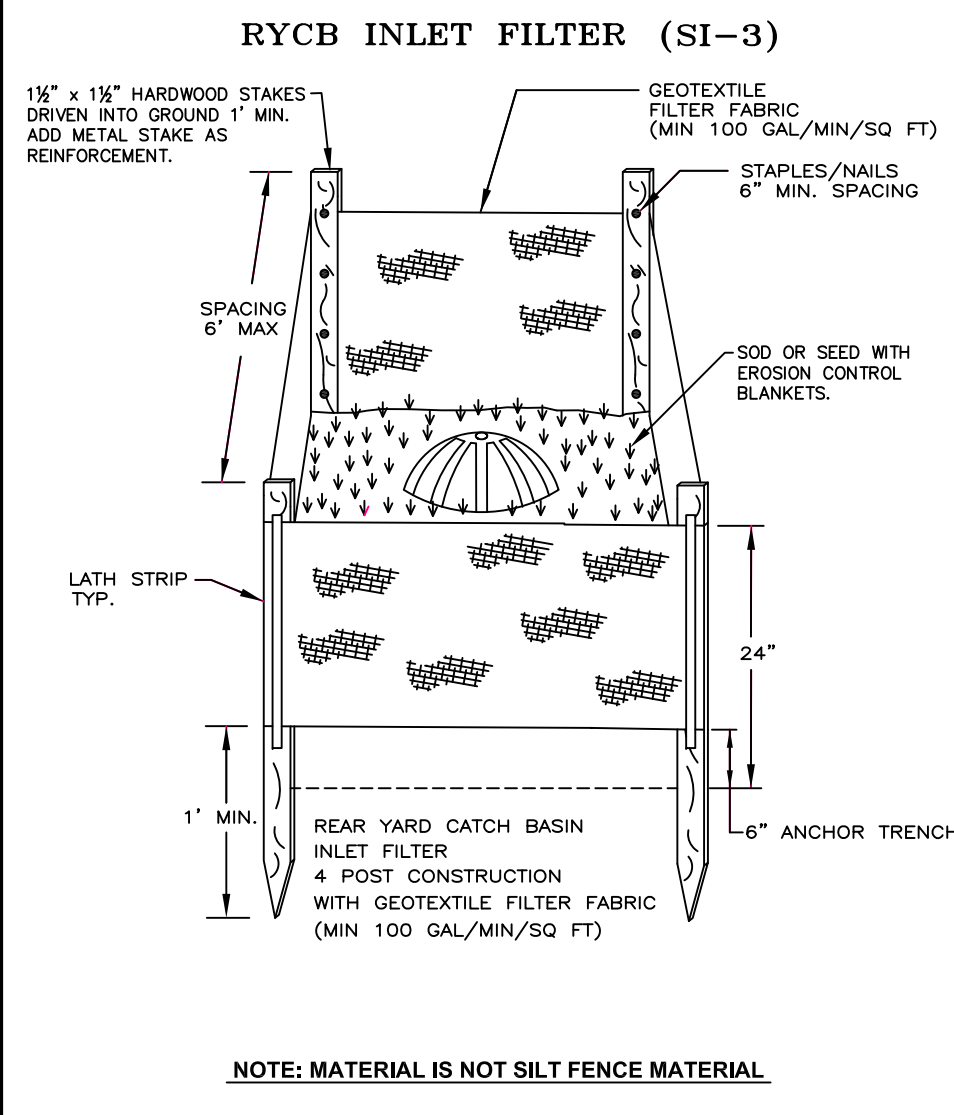
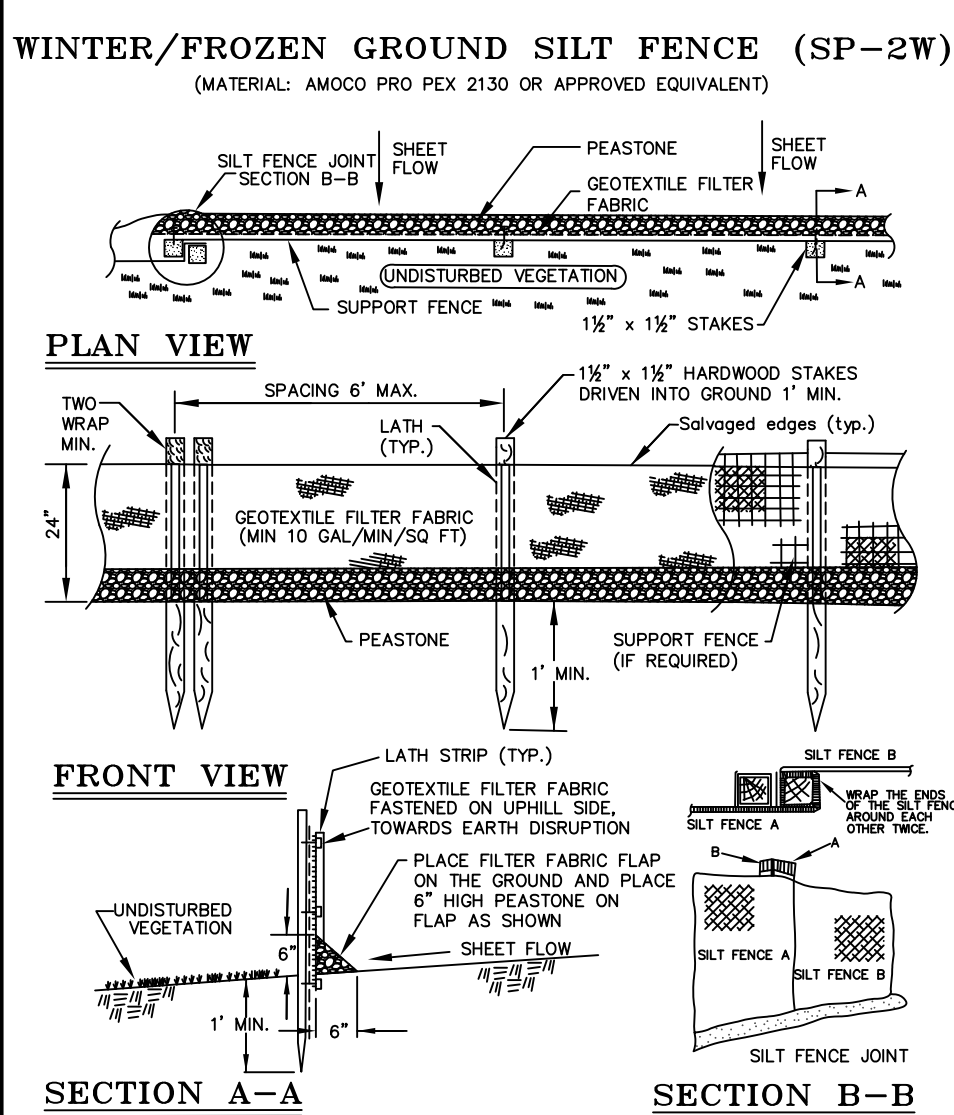
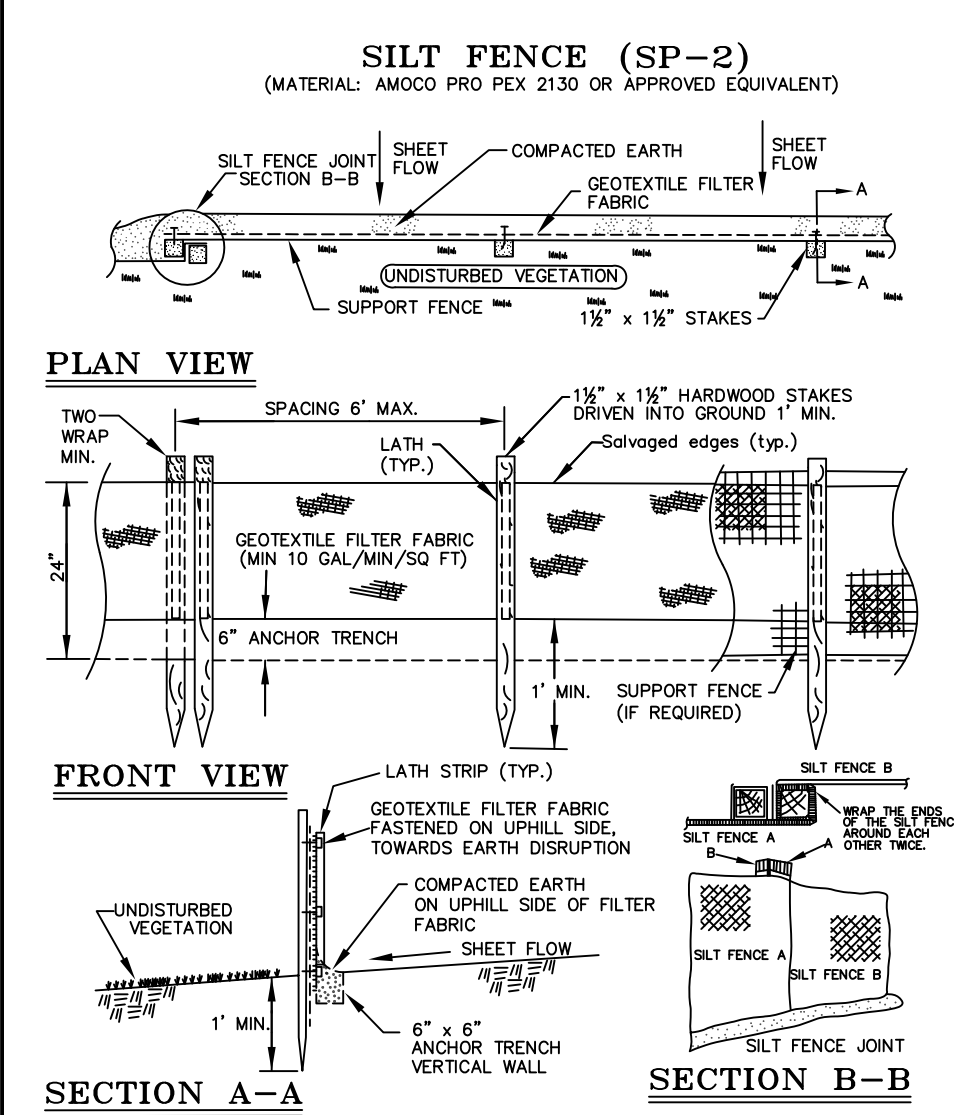
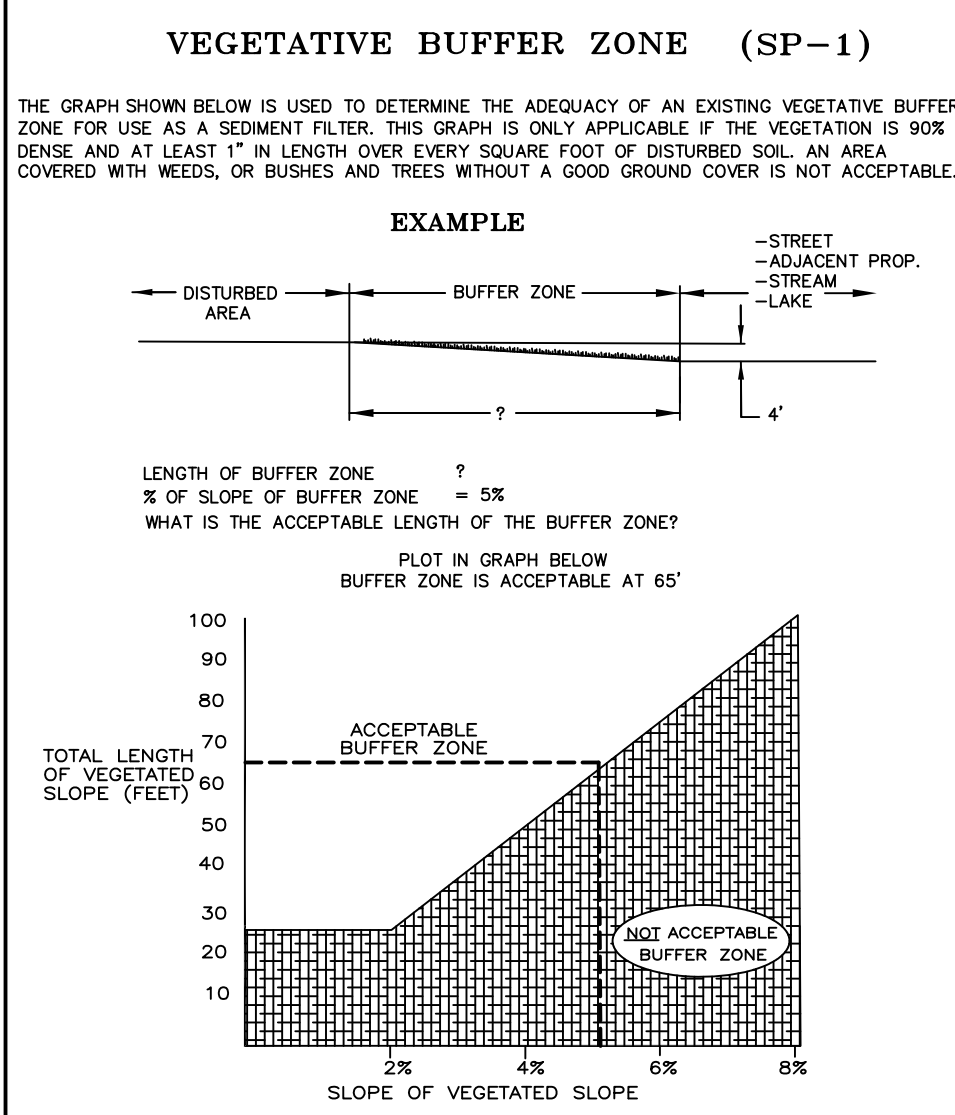
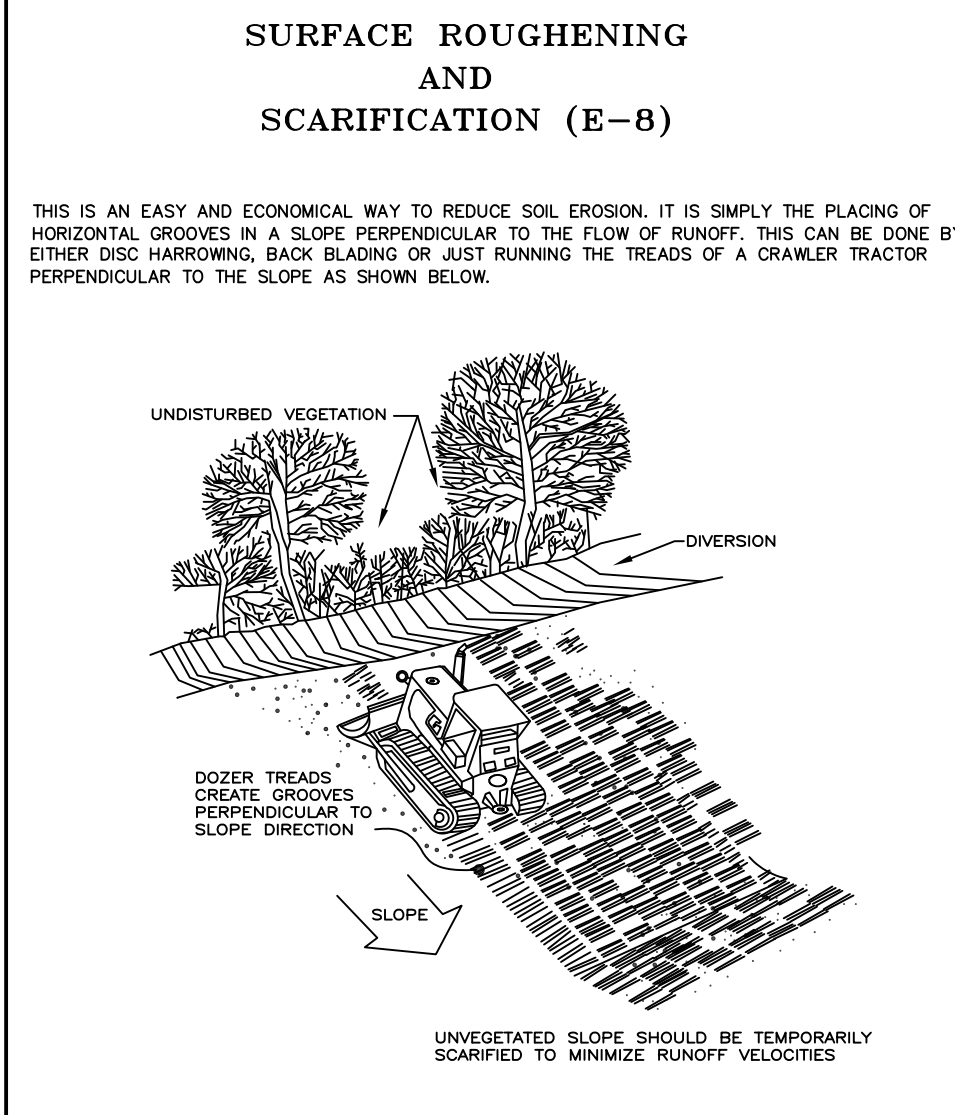
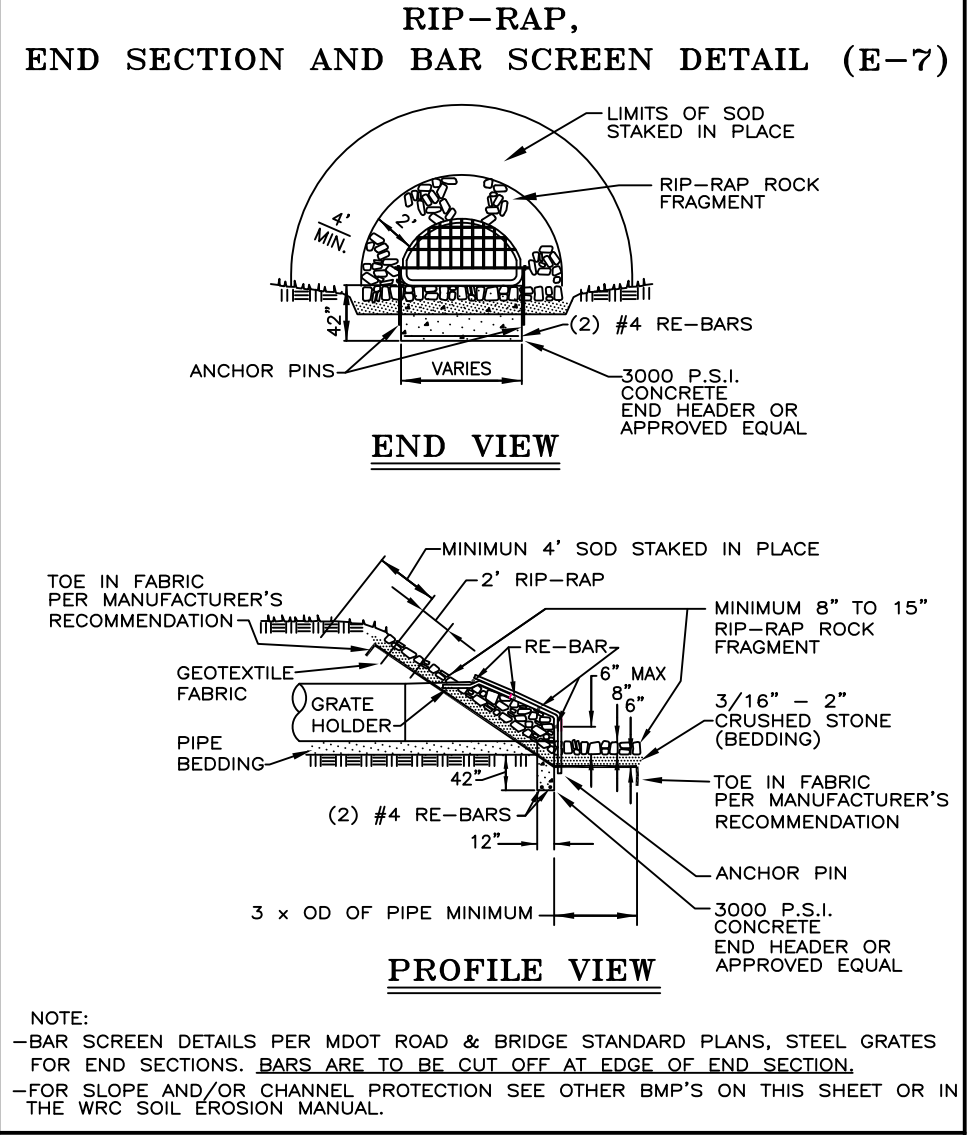
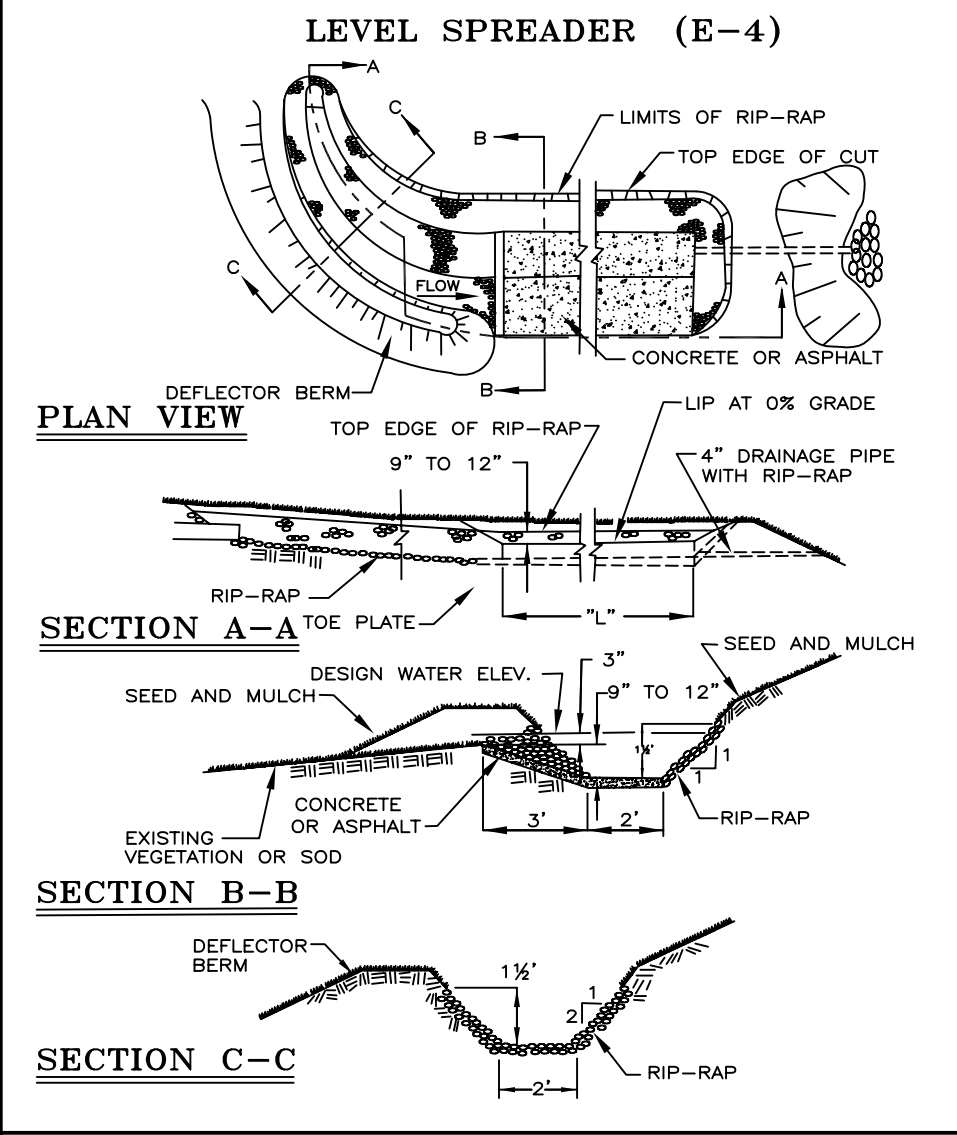
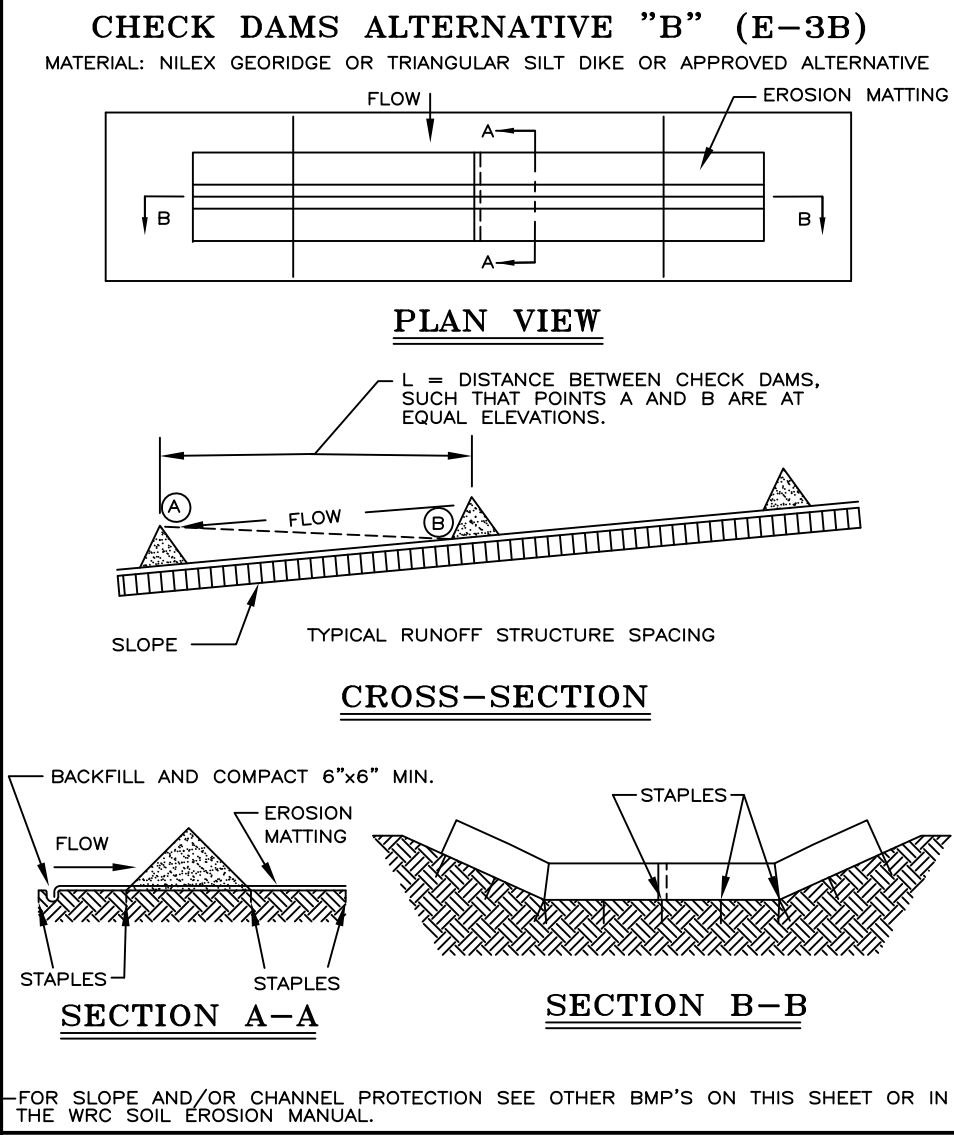
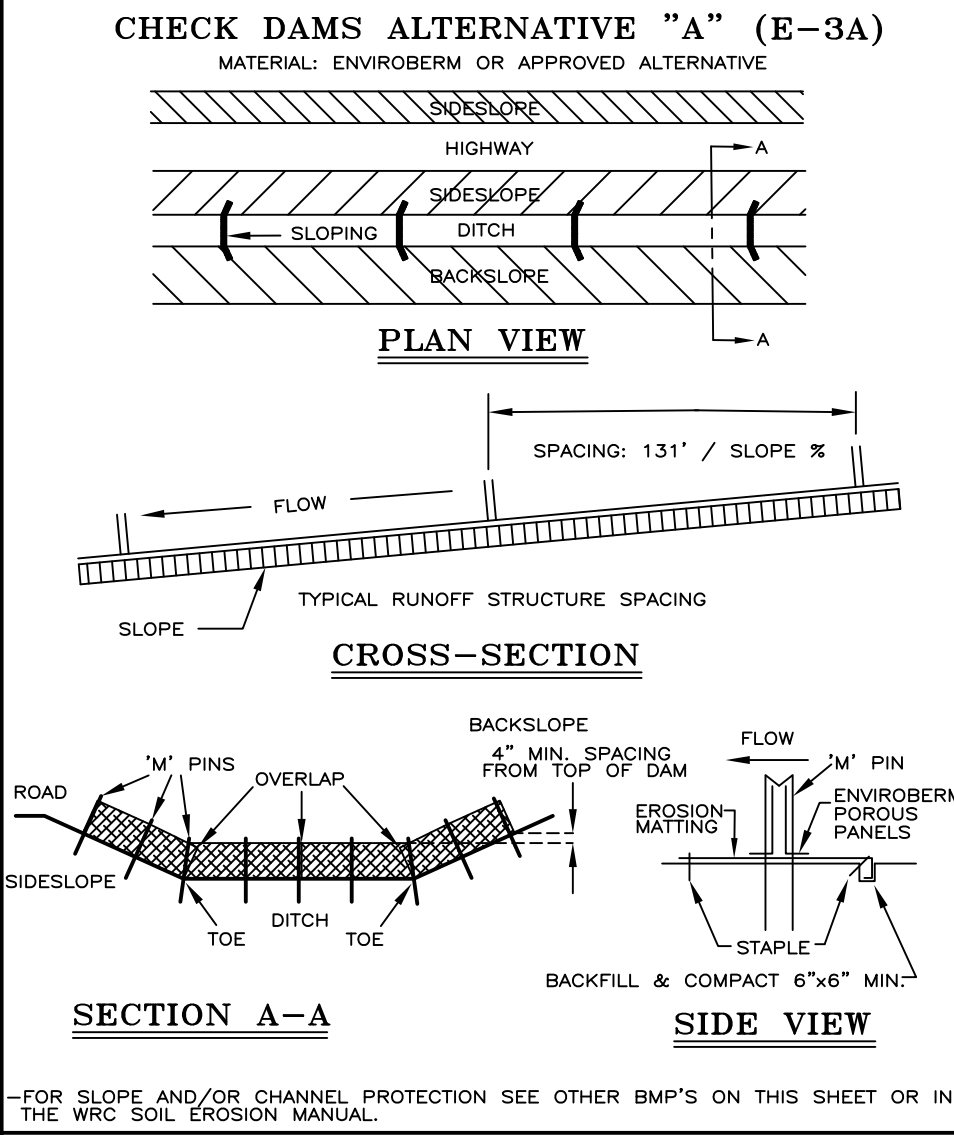
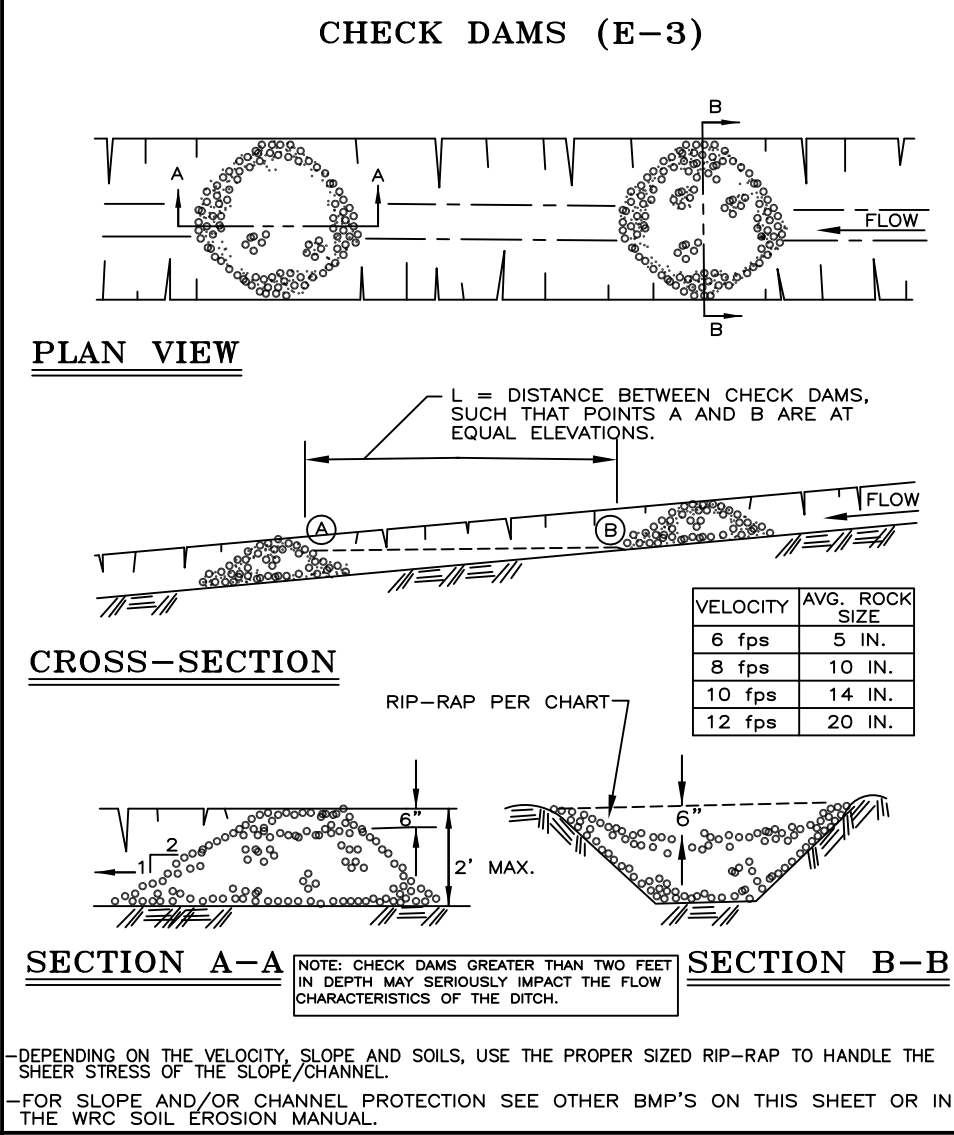
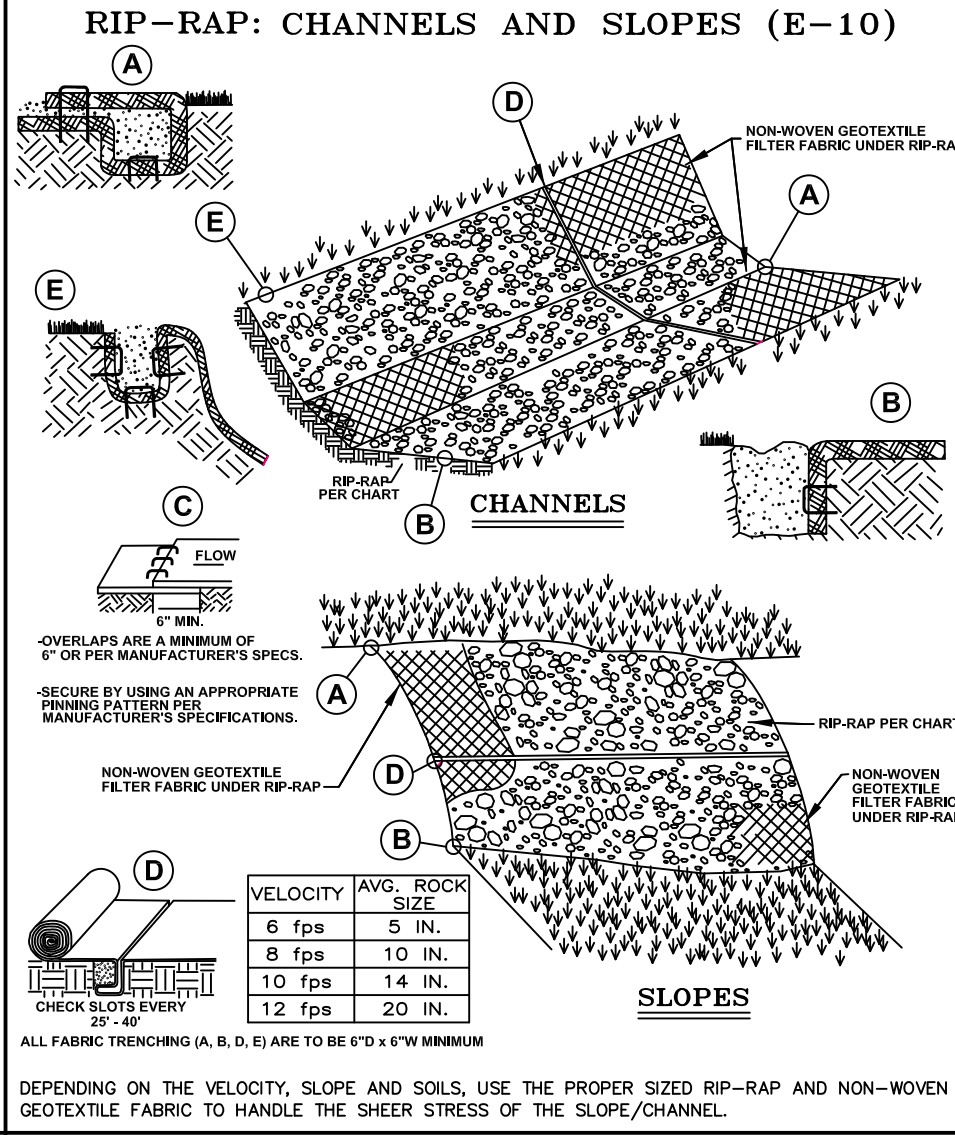
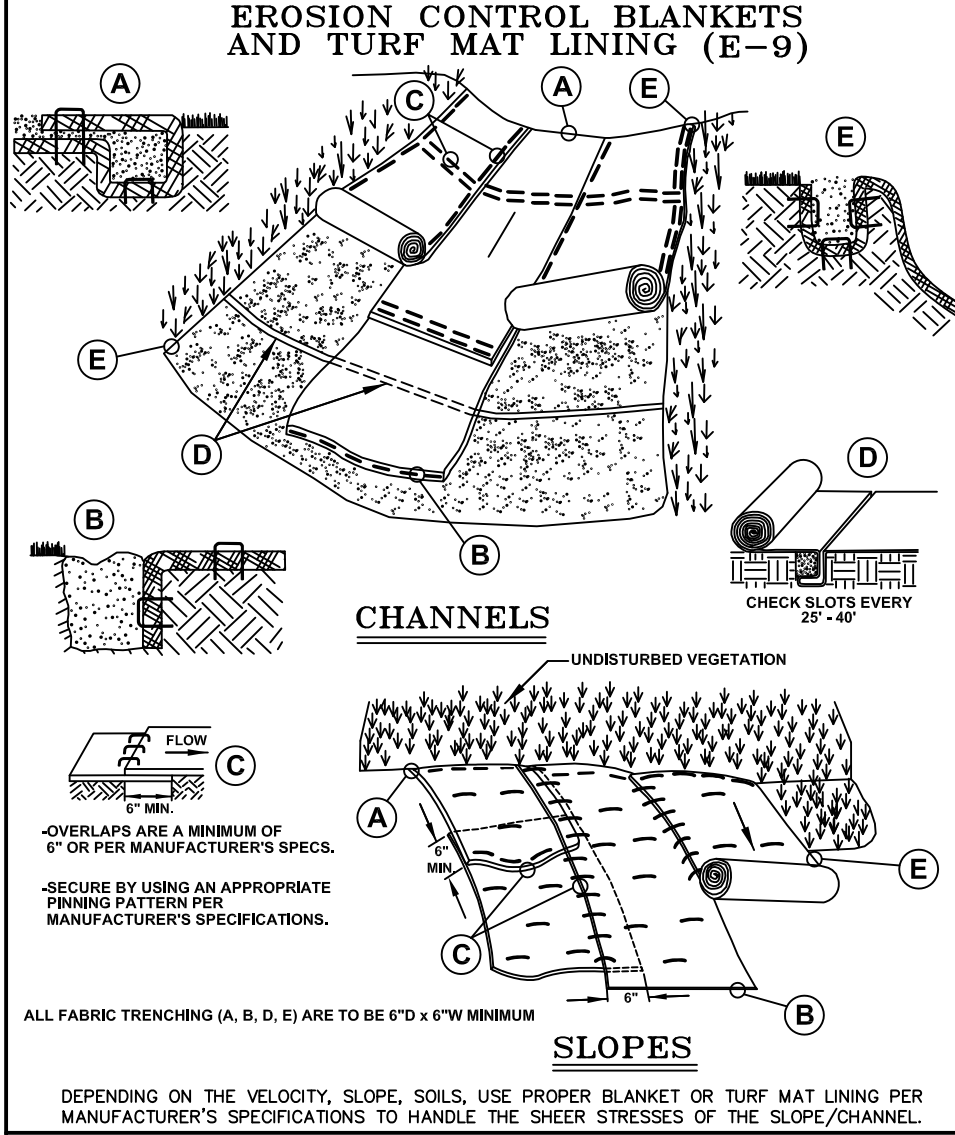
DATE:
March 10, 2023

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. SHEET NO.
N480 SP-4



NOT TO BE USED
FOR CONSTRUCTION



NOTE:

ALL OF THE DETAILS SHOWN ON THIS SHEET, ALONG WITH INFORMATION PERTAINING TO PLAN PREPARATION, DESIGN CRITERIA AND GENERAL NOTES, ETC., ARE INCLUDED IN THE OAKLAND COUNTY WATER RESOURCES COMMISSIONER'S EROSION CONTROL MANUAL. PLEASE CONTACT THE EROSION CONTROL UNIT AT (248) 858-5389 TO OBTAIN A COPY OF THE MANUAL. OR GO ONLINE AT WWW.OAKGOV.COM/WATER

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REVISION BLOCK

Rev	Date	By	Appr	Description
1	01/01/01	WRC	WRC	ORIGINAL
2	01/01/01	WRC	WRC	REVISION
3	01/01/01	WRC	WRC	REVISION
4	01/01/01	WRC	WRC	REVISION
5	01/01/01	WRC	WRC	REVISION
6	01/01/01	WRC	WRC	REVISION
7	01/01/01	WRC	WRC	REVISION
8	01/01/01	WRC	WRC	REVISION
9	01/01/01	WRC	WRC	REVISION
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100	01/01/01	WRC	WRC	REVISION

ORIG. DATE: 01/01/01

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mapping

WATER RESOURCES COMMISSIONER

ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN 48381-1001

SHEET NO: 1 of 1

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Grade @0'	+	0.7 fc	9.0 fc	0.0 fc	N/A	N/A
North Property Line	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
Parking Lot	X	1.8 fc	7.4 fc	0.1 fc	18.0:1	74.0:1

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	Lithonia Lighting	DSX0 LED P2 40K 80CRI T4M	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium	5755	0.9	135.42
	B	2	Lithonia Lighting	DSX0 LED P4 40K 80CRI BLC3	D-Series Size 0 Area Luminaire P4 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control	7428	0.9	93.04
	C	3	Lithonia Lighting	DSXW1 LED 20C 700 40K TFTM MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 700mA.	5554	0.9	45.7
	D	2	Lithonia Lighting	DSXW1 LED 20C 700 40K T2M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 700mA.	5309	0.9	45.7
	E	14	Gotham Architectural Lighting	EVO6PC 35/07 AR MD LSS	EVO 6IN ROUND CYLINDER, PENDANT STEM, 80 CRI, 3500K, 750LM, MED DIST, CLEAR, SEMI-SPEC	759	0.9	8.2

- General Note**
- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
 - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
 - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS 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, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

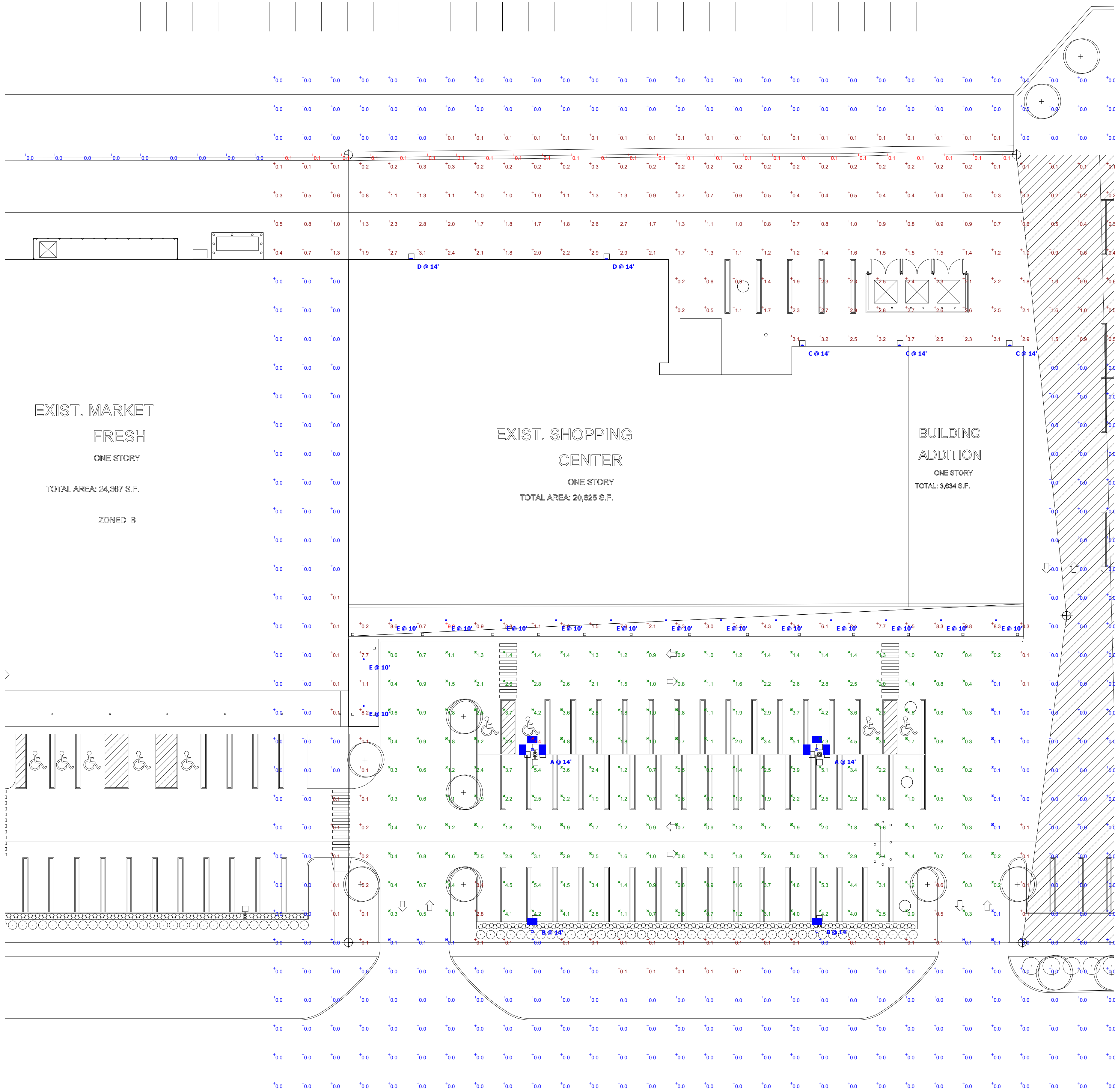
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Plan View

Scale - 1" = 20ft



MARKET FRESH SHOPPING CENTER
PHOTOMETRIC PLAN
PREPARED FOR: SAROKI ARCH.
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM



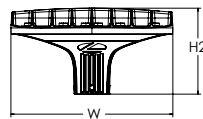
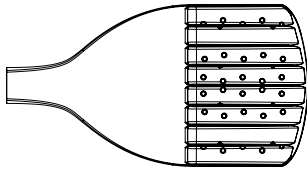
D-Series Size 0 LED Area Luminaire



d^{series}

Specifications

EPA:	0.44 ft ² (0.04 m ²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED											
Series	LEDs	Color temperature ²	Color Rendering Index ²	Distribution		Voltage		Mounting			
DSX0 LED	Forward optics	(this section 70CRI only)		AFR	Automotive front row	T5M	Type V medium	MVOLT	(120V-277V) ⁴	Shipped included	
	P1 P5	30K 3000K	70CRI	T1S	Type I short	T5LG	Type V low glare	HVOLT	(347V-480V) ^{5,6}	SPA	Square pole mounting (#8 drilling, 3.5" min. SQ pole)
	P2 P6	40K 4000K	70CRI	T2M	Type II medium	T5W	Type V wide	XVOLT	(277V-480V) ^{7,8}		
	P3 P7	50K 5000K	70CRI	T3M	Type III medium	BLC3	Type III backlight control ³			RPA	Round pole mounting (#8 drilling, 3" min. RND pole)
	P4	(this section 80CRI only, extended lead times apply)		T3LG	Type III low glare ³	BLC4	Type IV backlight control ³				
	Rotated optics			T4M	Type IV medium					SPA5	Square pole mounting (#5 drilling, 3" min. SQ pole) ⁹
	P10 ¹ P12 ¹	27K 2700K	80CRI	T4LG	Type IV low glare ³	LCCO	Left corner cutoff ³				
	P11 ¹ P13 ¹	30K 3000K	80CRI	TFTM	Forward throw medium	RCCO	Right corner cutoff ³			RPA5	Round pole mounting (#5 drilling, 3" min. RND pole) ⁹
		35K 3500K	80CRI								
		40K 4000K	80CRI							SPA8N	Square narrow pole mounting (#8 drilling, 3" min. SQ pole)
	50K 5000K	80CRI								WBA	Wall bracket ¹⁰

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{11, 12, 18, 19} PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc. ^{13, 18, 19} PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁴ PER5 Five-pin receptacle only (controls ordered separate) ^{14, 19}	Shipped installed HS Houseside shield (black finish standard) ²⁰ L90 Left rotated optics ¹ R90 Right rotated optics ¹ CCE Coastal Construction ²¹ Shipped separately EGS External Glare Shield (reversible, field install required, matches housing finish) BS Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white
PER7 Seven-pin receptacle only (controls ordered separate) ^{14, 19} FAO Field adjustable output ^{15, 19} BL30 Bi-level switched dimming, 30% ^{16, 19} BL50 Bi-level switched dimming, 50% ^{16, 19} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷		



COMMERCIAL OUTDOOR

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DSX0-LED
Rev. 11/10/22
Page 1 of 9

Ordering Information

Accessories

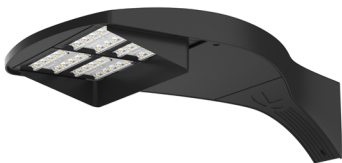
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²²
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²²
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²²
DSHORT SBK	Shorting cap ²²
DSX0HS 20C	House-side shield for P1, P2, P3 and P4 ²⁰
DSX0HS 30C	House-side shield for P10, P11, P12 and P13 ²⁰
DSX0HS 40C	House-side shield for P5, P6 and P7 ²⁰
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXRPA5 (FINISH)	Round pole adapter #5 drilling (specify finish)
DSXSPA5 (FINISH)	Square pole adapter #5 drilling (specify finish)
DSX0EGS (FINISH)	External glare shield

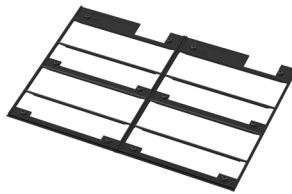
NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1, P2 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1, P2 or P10.
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight Air 2.
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50 and DMG. NLTAIR2 PIRHN not available with P1, P2 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1, P2 and P10 using XVOLT.
- PIR not available with NLTAIR2, PER, PER5, PER7, FAO BL30, BL50 and DMG. PIR not available with P1, P2 and P10 using HVOLT. PIR not available with P1, P2 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2, PIR, BL30, BL50. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, or DMG.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO and DMG.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50 and FAO.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- Option HS not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option BS and EGS. Contact Technical Support for availability.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.

Shield Accessories



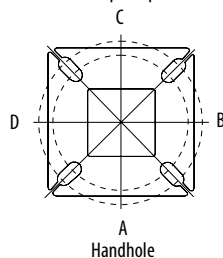
External Glare Shield (EGS)



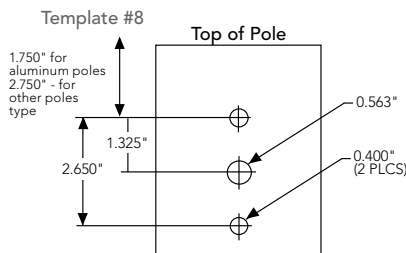
House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION (from top of pole)



Handhole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPA5	#5	3"	3"	3"	3"		3"
RPA5	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 with SPA	0.44	0.88	0.96	1.18	---	1.16
DSX0 with SPA5, SPA8N	0.51	1.02	1.06	1.26	---	1.29
DSX0 with RPA, RPA5	0.51	1.02	1.06	1.26	1.24	1.29
DSX0 with MA	0.64	1.28	1.24	1.67	1.70	1.93



d^{series}

D-Series Size 1 LED Wall Luminaire



Catalog
Number

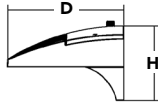
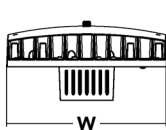
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

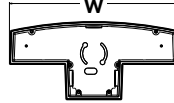
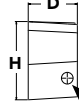
Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, E20WC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	E20WC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant ^{8,9}

Other Options

Finish (required)

Shipped installed

SF	Single fuse (120, 277 or 347V) ^{3,10}
DF	Double fuse (208, 240 or 480V) ^{3,10}
HS	House-side shield ¹¹
SPD	Separate surge protection ¹²

Shipped separately¹¹

BSW	Bird-deterrent spikes
VG	Vandal guard
DDL	Diffused drop lens

DDBXD	Dark bronze	DSSXD	Sandstone
DBLXD	Black	DDBTXD	Textured dark bronze
DNAXD	Natural aluminum	DBLBXD	Textured black
DWHXD	White	DNATXD	Textured natural aluminum

DWHGXD	Textured white
DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.

- Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with E20WC.
- Also available as a separate accessory; see Accessories information.
- Not available with E20WC.



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DSXW1-LED
Rev. 1/18/23

COMMERCIAL OUTDOOR



General Illumination Pendant Stem Cylinder

6"

Feature Set

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAdam Ellipse; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; Wet location (WL) optional, requires covered ceiling
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Multiple recessed or surface j-box mounting configurations available
- Field cuttable 5/8" stems with concealed couplers.
- ENERGY STAR® Certified product
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. [UGR FAQ](#)

Distribution



Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000
Delivered Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1



Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Core



Downlight



Adjustable



Open Wallwash



Lensed Wallwash



Cylinder



Pinhole



Bevel



Hyperbolic

Healthcare



MRI



Surgical Suite



Patient Room

Special Applications



Dynamic



Food Service



Vandal/Tamper



Clean Room



Shower



Steam Room