



CITY OF OWOSSO PLANNING COMMISSION
Regular Meeting
Monday, June 22, 2026 at 6:30 p.m.
AGENDA

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPROVAL OF AGENDA – June 22, 2026**
- E. APPROVAL OF MINUTES – April 27, 2026**
- F. ELECTION OF OFFICERS – Chair, Vice-Chair and Secretary**
- G. PUBLIC HEARINGS: NONE**
- H. SITE PLAN REVIEWS:**
 - 1. 1000 Bradley
- I. ITEMS OF BUSINESS:**
 - 1. Master Plan Review
- J. COMMISSIONER/CITIZEN COMMENTS:**
- K. ADJOURNMENT**

Next regular meeting will be on Monday July 27, 2026 at 6:30 p.m.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is: www.ci.owosso.mi.us

**MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, April 27, 2026 – 6:30 P.M.**

CALL TO ORDER: Vice-Chair Robertson called the meeting to order at 6:30 p.m.

A moment of silence was held for Chairman Frank Livingston who recently passed away.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew, Community Development Director

MEMBERS PRESENT: Commissioner Albertson, Secretary Fear, Commissioner Ludington, Commissioner Osika, Vice-Chair Robertson and Commissioner Taylor

MEMBERS ABSENT: Commissioner Schlaack

OTHERS PRESENT: Tanya Buckelew, Community Development Director; Hannah Smith, OHM Advisors

APPROVAL OF AGENDA:
MOTION BY COMMISSIONER OSIKA, SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE AGENDA FOR April 27, 2026.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:
MOTION BY COMMISSIONER LUDINGTON SUPPORTED BY COMMISSIONER ALBERTSON TO APPROVE THE MINUTES FOR THE February 23, 2026 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARING:

- 1. 804 W MAIN STREET, SPECIAL LAND USE FOR A DO-IT-YOURSELF MOTORCYCLE REPAIR FACILITY WITH SALES AND PARTS AS AN ACCESSORY USE.**

Hannah Smith, OHM Advisors, reviewed the proposed use and the following findings:

GENERAL SPECIAL LAND USE STANDARDS

According to *Article 11*, any special land use must adhere to all of the following general standards listed in the Zoning Ordinance:

- 1. Be compatible and in accordance with the goals, objectives, and policies of the city master plan and promote the intent of the zoning district in which the use is proposed.*

Finding - In compliance: The subject site is located in the Westtown area where one of the Master Plan goals is to “Preserve the unique identity of Westtown while pursuing mixed-use and traditional building projects.” In addition, the Westtown section of the Master Plan states that “Westtown in particular provides opportunity to complement, while not duplicating, the success of Downtown by capitalizing on its existing traditional ‘main street’ storefronts and walkability to nearby neighborhoods.” Utilization of this property as a do-it-yourself motorcycle repair shop will add a level of creativity to the area while occupying a large vacant building.

2. *Be constructed, operated, and maintained so as to be compatible with the existing or intended character of the vicinity and so as not to change the essential character of the area in which it is proposed.*

Finding – Potentially in compliance: The proposed use will occupy an existing building, and no substantial exterior improvements are proposed. As such, it will not change the essential character of the area and should help ensure continued maintenance of the building.

3. *Be served adequately by public facilities and services, such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, and primary and secondary schools.*

Finding – In compliance: The subject site will be adequately served by existing facilities and roads. There is also ample public parking behind the building to accommodate staff and customers that drive to the property.

4. *Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, smoke, odors, or other such nuisance.*

Finding - In compliance: The special use should not have a negative impact on the above items through the excessive production of noise, smoke, etc. We are concerned, however, that the noise created by a motorcycle facility could negatively impact the pets in the grooming business in the front building space. Two recommended conditions of approval include: 1) only allowing motorcycles to idle when inside the building; and 2) placing noise attenuation in the walls separating the pet grooming facility and the motorcycle facility.

SPECIFIC SPECIAL LAND USE STANDARDS

The special land use application has been reviewed utilizing the following specific standards outlined in Section 38-158, *Special land use specific requirements*, of the Owosso Zoning Ordinance:

(2) Automobile repair establishments (major repair) and automobile service establishments (routine maintenance and minor repair).

(a) All principal and accessory structures shall be set back a minimum of five hundred (500) feet from a single-family residential district.

Finding: No accessory structures are proposed.

(b) There shall be a minimum lot frontage on a paved road of two hundred (200) feet.

Finding: This requirement is met.

(c) All maintenance and repair work shall be conducted completely within an enclosed building.

Finding: All work on the motorcycles will take place inside the building.

(d) There shall be no outdoor storage or display of vehicle components and parts, materials, commodities for sale, supplies, or equipment.

Finding: At this point in time there will be no storage or display of motorcycles outside the building. If this should change in the future, a separate special land use review is required.

(e) Storage of wrecked, partially dismantled, or other derelict vehicles, or overnight parking of any vehicle except a tow truck shall be permitted in a designated area. Such area shall be appropriately screened from public view as determined by the planning commission.

Finding: No outside storage of motorcycles or parts is proposed.

(f) The applicant shall submit a pollution incidence protection plan (PIPP). The PIPP shall describe measures to prevent groundwater contamination caused by accidental gasoline spills or leakage, such as special check valves, drain back catch basins, and automatic shut off valves, as approved by the city fire department.

Finding: Not applicable.

(g) Any use with gasoline sales shall also meet the standards for automobile gasoline stations.

Finding: Not applicable.

RECOMMENDATION Based upon the above analysis, **we recommend approval of the special land use for Stach's Moto Cave, which is a do-it-yourself motorcycle repair facility with used motorcycle sales and parts as an accessory use,** conditioned upon the following:

1. That there be no outside display or storage of motorcycles or parts;
2. Only allowing motorcycles to idle when inside the building and there being no revving of engines;
3. Placing noise attenuation in the walls separating the pet grooming facility and the motorcycle facility; and
4. Review and approval from applicable departments, agencies, and consultants.

Vice-Chair Robertson opened the Public Hearing at 6:40 pm.

Brian Worrell, potential owner of the building and proposed business, stated he intends to keep the dog groomer and will build thicker walls to protect that business from any noise. Signs will be in place that no revving is allowed. Any violators would be removed from the business. He will construct a soundproof room for the revving of motorcycles during the repairs. He wants to work with local schools on creating small engine repair classes. There will always be management on site and intends to close by 6 pm each night. A pollution incident prevention plan (PIPP) will be in place to prevent, control and respond to pollution incidents. Also exhaust management and fire suppression.

Public Hearing closed at 7:12 p.m.

MOTION BY COMMISSIONER OSIKA SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE SPECIAL LAND USE FOR 804 W MAIN STREET TO ALLOW FOR A MOTORCYCLE REPAIR FACILITY THAT INCLUDES TECHNICAL AND EDUCATIONAL TRAINING AND SALES AND UPON MEETING THE REQUIREMENTS AS SET FORTH BY THE CITY PLANNER AS FOLLOWS:

1. That there be no outside display or storage of motorcycles or parts;
2. Only allowing motorcycles to idle when inside the building and there being no revving of engines;
3. Placing noise attenuation in the walls separating the pet grooming facility and the motorcycle facility; and
4. Review and approval from applicable departments, agencies, and consultants.

YEAS: COMMISSIONER ALBERTSON, SECRETARY FEAR, COMMISSIONER LUDINGTON, COMMISSIONER OSIKA, COMMISSIONER TAYLOR

NAYS: VICE-CHAIR ROBERTSON

RCV. MOTION CARRIED 5-1.

2. **1000 BRADLEY STREET – REQUEST TO REZONE 3 ACRES FROM I-1 LIGHT INDUSTRIAL TO RM MULTIPLE FAMILY RESIDENTIAL TO ACCOMMODATE THE DEVELOPMENT OF A 40-UNIT APARTMENT COMPLEX.**

Hannah Smith, OHM Advisors, reviewed the proposed use and the following findings:

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

1. Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

Finding – A goal of the Master Plan is to “Plan for attached single-family and multi-family along corridors and as transitional uses between neighborhoods and commercial or employment areas.” This site fits that description and provides a natural transition between single-family residential and commercial land uses. In addition, the Future Land Use designation for the site is “Centers....which are higher density areas and incorporate horizontal and vertical mix of uses. Residential uses include multi-family buildings and upper story residential within mixed use buildings.” The proposed multiple-family development would fall under this category and provide the type of dense development and create new housing in close proximity to the downtown area.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

Finding – This site would be compatible with the host of uses permitted under the R-M, Residential Zoning Classification.

3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.

Finding – Information has not been provided showing that the applicant could not receive a reasonable return on investment through developing the property as industrial. An industrial development at this site, however, may not provide a suitable transition to abutting residential uses.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

Finding – Permitted uses in the proposed R-M zoning district are potentially more compatible with the surrounding uses, especially single-family residential, than those in the current I-1 district. This is true even with the close proximity to the rail line since enhanced noise attenuation can be built into the proposed multiple-family structures.

5. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

Finding – There should be no issues with existing infrastructure being able to accommodate and service this site.

6. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

Finding – There is high demand for residential development in Owosso and across the State.

7. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

Finding – This application has not been previously before the City for the requested residential zoning district.

RECOMMENDATION Based upon the above review comments, **we recommend approval of the rezoning request for 1000 Bradley Street based on the following items:**

1. That the request is in compliance with the Master Plan;
2. The site is compatible with uses in the proposed R-M Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

Alex Pirkovic, one of the owners of NB Concepts LLC, discussed the plan to add 40 single family residential units, with on-site parking and green space.

Justin Horvath, SEDP, spoke in favor of the rezoning. City Council has approved the purchase agreement. They are still dealing with some contamination and remediation issues with the State of Michigan.

Maddy Poyorena, 1008 Beehler St, is against the rezoning and would rather see a park.

Patty Howard, 910 Beehler St, does not want apartment buildings, single family or duplexes would be ok.

Community Development Director stated there would be a public hearing for the rezoning at the May 18, 2026 City Council meeting.

MOTION BY SECRETARY FEAR SUPPORTED BY COMMISSIONER OSIKA TO APPROVE THE REZONING REQUEST FOR 1000 BRADLEY STREET AND RECOMMEND APPROVAL BY THE CITY COUNCIL AND THE REQUIREMENTS AS SET FORTH BY THE CITY PLANNER AS FOLLOWS:

1. That the request is in compliance with the Master Plan;
2. The site is compatible with uses in the proposed R-M Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

YEAS: SECRETARY FEAR, COMMISSIONER LUDINGTON, COMMISSIONER OSIKA, COMMISSIONER TAYLOR, COMMISSIONER ALBERTSON AND VICE-CHAIR ROBERTSON

NAYS: NONE

RCV. MOTION CARRIED.

SITE PLAN REVIEWS:

1. 1000 BRADLEY STREET

Pending further review and resubmission from the owners to meet the items on the site plan checklist. This plan will be further reviewed at the May 26, 2026 Planning Commission meeting.

ITEMS OF BUSINESS:

1. COMMUNITY IMPROVEMENT PLAN (CIP)

Discussion was held on the contents of the plan.

MOTION BY COMMISSIONER OSIKA SUPPORTED BY SECRETARY FEAR TO APPROVE THE 2026-2032 CAPITAL IMPROVEMENT PLAN (CIP) AND REFER TO CITY COUNCIL FOR REVIEW AND APPROVAL.

YEAS ALL. MOTION CARRIED.

2. 900 ADA STREET SITE PLAN EXTENSION REQUEST

The architect for the 900 Ada Street project submitted an extension request as the project did not begin within a 1-year time limit per ordinance.

MOTION BY COMMISSIONER TAYLOR SUPPORTED BY COMMISSIONER ALBERTSON TO APPROVE THE EXTENSION OF THE 900 ADA STREET PROJECT TO APRIL 27, 2027.

YEAS: COMMISSIONER LUDINGTON, COMMISSIONER OSIKA, COMMISSIONER TAYLOR, COMMISSIONER ALBERTSON, SECRETARY FEAR AND VICE-CHAIR ROBERTSON

NAYS: NONE

RCV. MOTION CARRIED.

ADJOURNMENT:

MOTION BY COMMISSIONER OSIKA SUPPORTED BY COMMISSIONER TAYLOR TO ADJOURN AT 7:50 PM UNTIL THE NEXT MEETING ON MAY 26, 2026 (DAY AFTER MEMORIAL DAY).

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary



June 10, 2026

Planning Commission
 City of Owosso
 301 W Main Street
 Owosso, MI 48867

Subject: **1000 Bradley Site Plan Review.** Located at the northeast corner of Beehler and S. Lyon Streets, with access to Bradley Street from the south. The southwest side of the property abuts a railroad line and is therefore not accessible from that direction. The property includes approximately 6 acres and is zoned RM, Residential.

Attention: Ms. Tanya Buckelew, Community Development Director

Dear Planning Commissioners:

At your request, we have completed our review of the above-mentioned site plan to construct a 44-unit apartment development with buildings that resemble Quonset hut structures. The subject parcel is located at the northeast corner of Beehler and S. Lyon Streets, with access to Bradley Street from the south. The southwest side of the property abuts a railroad line and is therefore not accessible from that direction. Also proposed is off-street parking for 60 vehicles, a maintenance building, a dumpster enclosure, sidewalks, bioswales for detention, and landscaping. The subject property is zoned RM, Residential where multi-unit family residential dwellings are permitted by right.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation.

REVIEW COMMENTS

Section 38-180, Site Plan Review of the City of Owosso Zoning Ordinance lists the submittal requirements for site plan review. Based on our review of the proposal, discussions with the Planning and Building Director, meetings with the applicant and a visit to the site, we offer the following comments for your consideration:

1. Bulk Dimensional Requirements.

| Lot Dimensions | | | |
|------------------|------------|--------------|----------------------|
| Minimum lot area | 7,500 s.f. | 129,196 s.f. | In compliance |



| | | | |
|---|-------------------|--------------------------------|--|
| Minimum lot width | 80' | 100' | In compliance |
| Outdoor amenity area | 10% | Not provided | Potentially in compliance. <u>There may be enough room next to unit 31 to provide an outdoor amenity.</u> |
| Lot area per unit (min.) | 2,500 s.f. | 2,936 s.f. | In compliance |
| Building Structure Setbacks | | | |
| Front lot line | 10' | 10' | In compliance |
| Side lot line | 5' | 10'/43' | In compliance |
| Rear lot line | 20' | 20' | In compliance |
| Building Height | | | |
| Principal Building | 2 stories minimum | Additional information needed. | Potentially in compliance. <u>Although this requirement appears to be met, dimensions are needed.</u> |
| | 4 stories maximum | 5' | In compliance |
| Min. Square Feet per Dwelling Unit | | | |
| One-bedroom units | 550 s.f. | 864 s.f. | In compliance |
| Maximum Building Area Covered | | | |
| | 60% | 26% | In compliance |

2. **Parking.** The site plan was reviewed against *Article XV, Off-Street Parking and Loading Standards of the City of Owosso Zoning Ordinance* with comments below.

| | Required | Provided | Comments |
|---|-------------------------|--|--|
| Required Parking Spaces | 60 | 60 | In compliance |
| Parking Setback (2 Front Yards) | 20' | Not applicable- no front yard parking | In compliance |
| Parking Space Dimension | 9' x 20' (90 degree) | 9' x 20' | In compliance |
| Barrier-free Spaces | 3 | 2 | Potentially in compliance. 1 barrier-free space is required per 25 spaces or fraction thereof. |
| Two-Way Aisle Width (Primary Lot, single loaded) | 24' | 24' | In compliance |



| | Required | Provided | Comments |
|--|----------|----------|-------------------|
| Two-Way Aisle Width (Secondary Lots, double loaded) | 26' | 24' | Not in compliance |
| Curbs | Min 6" | 6" | In compliance |

3. **Landscaping.** The proposed landscape plan was reviewed in accordance with *Article XVII, Landscape Standards and Tree Replacement*, as described in the following table. In addition, the site plan shows the presence of two (2) bio swales but landscaping is not shown indicating such.

| | Required | Provided | Comments |
|----------------------------|---|--|---|
| Greenbelt (Lyon Street) | 35' wide 1 canopy tree + 6 shrubs per 30 liner feet of street frontage -- 480' linear street frontage = 16 canopy trees + 96 shrubs | 20' wide 21 canopy trees + 84 shrubs | Potentially in compliance <u>The applicant used the calculations for a "Buffer B", indicating that site limitations prevent use of the 35' greenbelt requirements. Since this is an "urban" site, the 35' greenbelt seems excessive and is more appropriate for a suburban location. Section 38-216(g), Greenbelts, gives the Planning Commission the ability to vary the requirements when the intent of the ordinance is met.</u> |
| Greenbelt (Beehler Street) | 35' wide 1 canopy tree + 6 shrubs per 30 liner feet of street frontage -- 506' linear street frontage = 17 canopy trees + 102 shrubs | 20' wide 26 canopy trees + 116 shrubs | Potentially in compliance <u>The applicant used the calculations for a "Buffer B", indicating that site limitations prevent use of the 35' greenbelt requirements. Since this is an "urban" site, the 35' greenbelt seems excessive and is more appropriate for a suburban location. Section 38-216(g), Greenbelts, gives the Planning Commission the ability to vary the requirements when the intent of the ordinance is met.</u> |



| | Required | Provided | Comments |
|--------------------------------|--|---------------------------------------|----------------------|
| Parking Lot Landscaping | 1 canopy tree per 8 parking spaces with 1/3 placed within parking lot islands. 8 canopy trees required and 3 within islands. | 14 canopy trees and 4 within islands. | In compliance |

4. **Sidewalks.** The following changes should be considered by the Planning Commission: (1) all sidewalks abutting parking spaces should be a minimum seven (7) feet wide to accommodate vehicle overhang; and (2) additional sidewalk connections are needed from the parking lots to units #18, 20, 22, and 24.
5. **Lighting.** The lighting plan indicates that there are locations where the maximum 10 footcandles is exceeded and others where it is too dark, like along the Beehler and Lyon Street frontages. Adjustments should be made to the plan to provide more even distribution of light throughout the site.
6. **Building Design.** The proposed buildings are certainly different than traditional apartment complexes but given the transitional location next to railroad tracks, may be considered an acceptable design by the Planning Commission. The building materials are of a high quality, although the roof extends down to the ground on each of the sides.
7. **Other Approvals.** The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

RECOMMENDATION

Although there are a handful of outstanding details, they can be reviewed and approved administratively if the Planning Commission finds this acceptable. Based upon the above comments, we therefore recommend approval of the site plan application for the 1000 Bradley residential development, conditioned upon the following:

1. The addition of an outdoor amenity meeting ordinance requirements;
2. Submission of measurements regarding building height;
3. The addition of one (1) barrier-free parking space;
4. The width of the drive lanes for the two (2) end parking lots be increased to 26’;
5. Planning Commission acceptance of the proposed greenbelts along Beehler and Lyon Streets;
6. The addition of appropriate landscaping for the proposed bioswales;
7. Changes to the sidewalks identified under item #4 above;



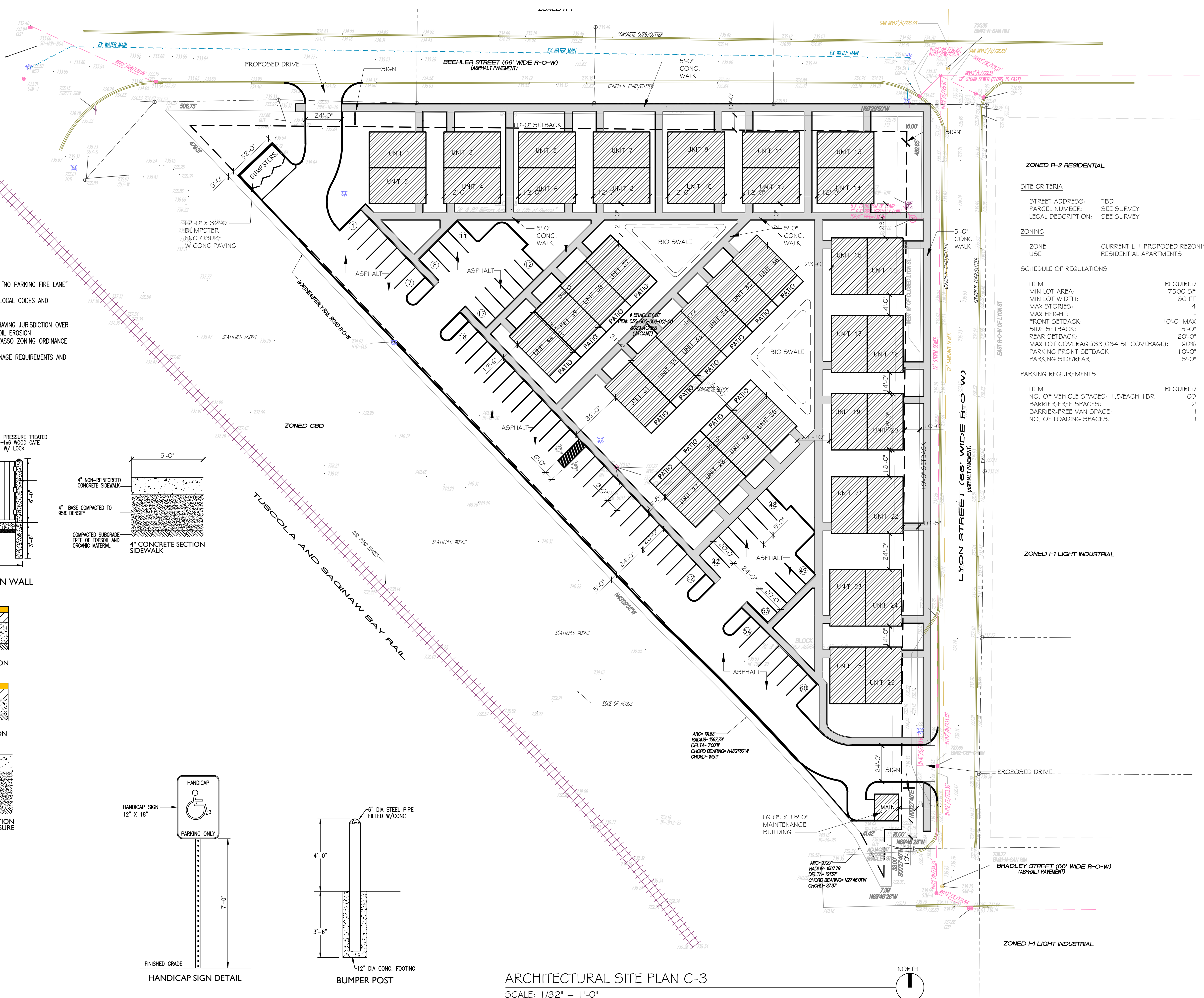
8. Submission of a revised lighting plan, meeting ordinance requirements, for administrative review and approval;
9. Planning Commission acceptable of the proposed building design; and
10. Review and approval by the appropriate city departments, consultants, and agencies prior to the issuance of a building permit.

If you have any further questions, please contact us at (810) 354-7311.

Sincerely,
OHM Advisors

A handwritten signature in black ink, appearing to read "J Sprague".

Justin Sprague
Principal



ZONED R-2 RESIDENTIAL

SITE CRITERIA
 STREET ADDRESS: TBD
 PARCEL NUMBER: SEE SURVEY
 LEGAL DESCRIPTION: SEE SURVEY

ZONING
 ZONE: CURRENT L-1 PROPOSED REZONING TO RM MULTIFAMILY
 USE: RESIDENTIAL APARTMENTS

SCHEDULE OF REGULATIONS

| ITEM | REQUIRED | PROVIDED | SECTION |
|---------------------------------------|------------|--------------|---------|
| MIN LOT AREA: | 7500 SF | 129,196 SQFT | 38 |
| MIN LOT WIDTH: | 20 FT | 100'-0" | |
| MAX STORIES: | 4 | 1 | |
| MAX HEIGHT: | - | - | |
| FRONT SETBACK: | 10'-0" MAX | 10'-0" | |
| SIDE SETBACK: | 5'-0" | 10' 43'-0" | |
| REAR SETBACK: | 20'-0" | 20'-0" | |
| MAX LOT COVERAGE(33,084 SF COVERAGE): | 60% | 26% COVERAGE | |
| PARKING FRONT SETBACK: | 10'-0" | 66'-0" | |
| PARKING SIDE/REAR: | 5'-0" | 5'-0" | |

PARKING REQUIREMENTS

| ITEM | REQUIRED | PROVIDED | SECTION |
|--------------------------------------|----------|----------|---------|
| NO. OF VEHICLE SPACES: 1.5/EACH 1 BR | 60 | 60 | |
| BARRIER-FREE SPACES: | 2 | 2 | |
| BARRIER-FREE VAN SPACE: | 1 | 1 | |
| NO. OF LOADING SPACES: | 1 | 1 | |

DATE/REVISION:

| DATE/REVISION: | REV. | ISSUE DATE |
|----------------|------|------------|
| REVIEW | REV. | 3/3/26 |
| REVIEW | | 3/10/26 |
| REVIEW | | 5/21/26 |

DRAWN: H.B.
CHECKED: H.B.
APPROVED: H.B.

PROJECT:

OWASO APARTMENT
COMPLEX
 1000 BRADLEY ST.,
 OWOSSO, MI., 48867

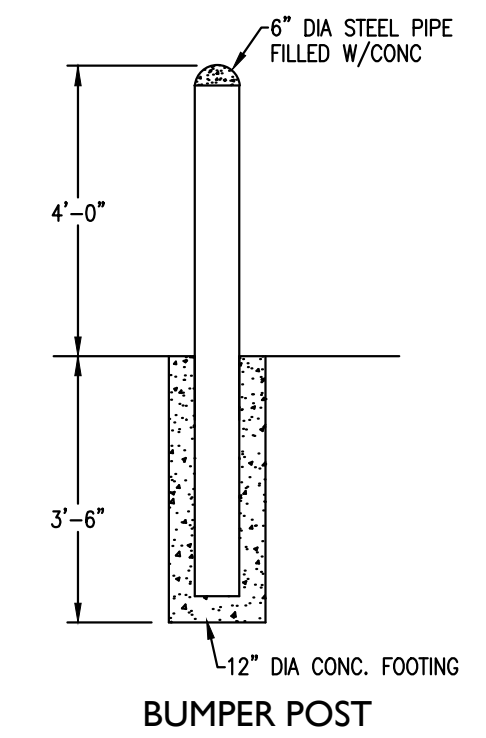
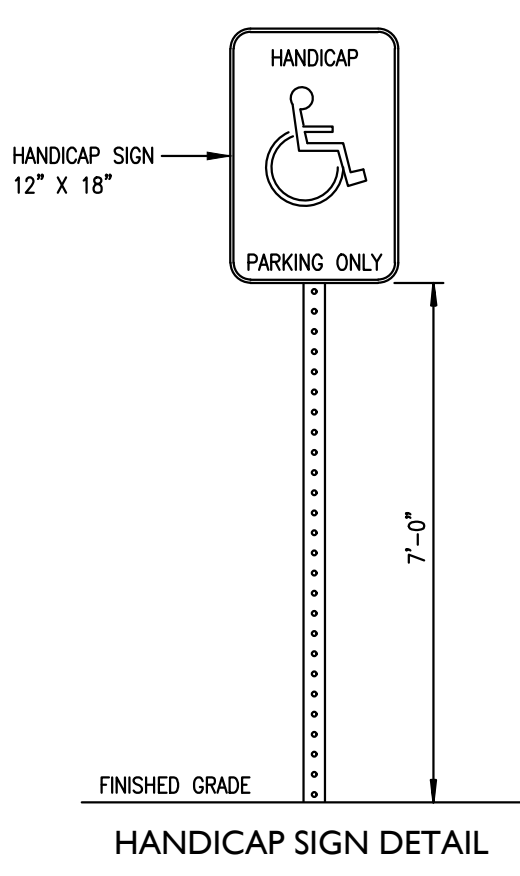
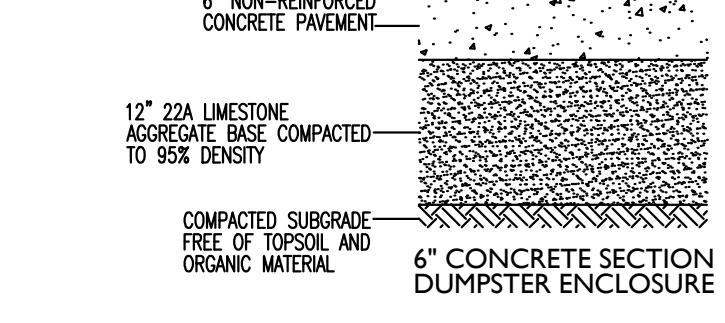
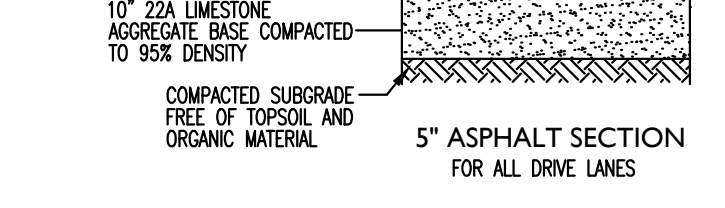
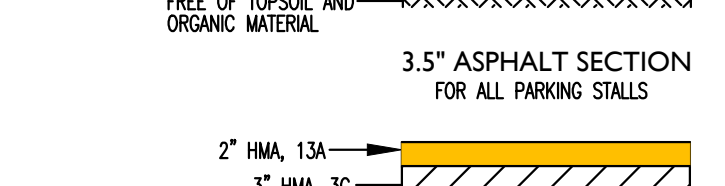
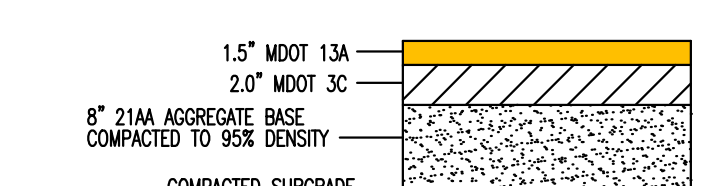
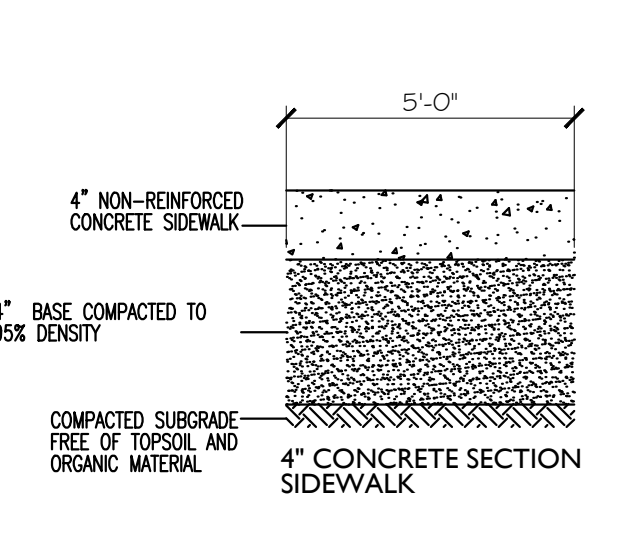
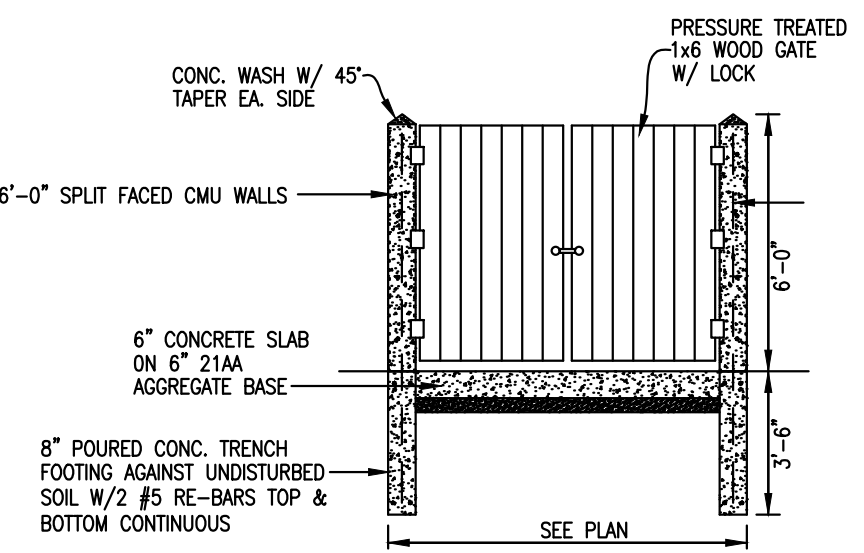
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ARCHITECTURAL SITE
PLAN

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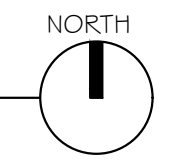
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- NOTE:**
- FIRE LANES SHALL BE UNOBSTRUCTED, AND POSTED "NO PARKING FIRE LANE"
 - ALL WORK TO BE IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES
 - PERMITS MUST BE OBTAINED FROM ALL AGENCIES HAVING JURISDICTION OVER THE CITY OF OWASSO, MDEQ-WATERMAIN PERMIT, SOIL EROSION
 - ALL PERFORMANCE STANDARDS OF THE CITY OF OWASSO ZONING ORDINANCE HAVE BEEN MET.
 - PROPOSED SIGNAGE TO MEET CITY OF OWASSO SIGNAGE REQUIREMENTS AND SHALL BE SUBMITTED UNDER SEPARATE PERMIT



ARCHITECTURAL SITE PLAN C-3
 SCALE: 1/32" = 1'-0"



- GENERAL NOTES:**
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR MAKING THEMSELVES FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
 - ALL PLANT MATERIAL SHALL BE FREE OF INSECTS AND DISEASES, CONFORM TO THE CURRENT MINIMUM STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERMEN AND SHALL HAVE PROOF OF ANY REQUIRED GOVERNMENTAL REGULATIONS AND/OR INSPECTIONS. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT.
 - SEE DETAILS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
 - IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
 - PLANT MATERIAL SHALL BE GUARANTEED FOR THE PERIOD OF ONE YEAR. THE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPED AREAS DURING THE WARRANTY PERIOD. DURING OR AT THE END OF THE WARRANTY PERIOD, ANY PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS.
 - ALL SODDED AND HYDROSEEDED AREAS TO RECEIVE 4" TOPSOIL.
 - TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.
 - SEED MIX SHALL CONSIST OF THE FOLLOWING TYPES AND PROPORTIONS:
 KENTUCKY BLUE GRASS 60%
 CHEWING FESCUE 15%
 CREEPING RED FESCUE 15%
 PERENNIAL RYE GRASS 10%
 THE MIX SHALL BE APPLIED AT A RATE OF 200 LBS./ACRE & WILL BE APPLIED TO ALL EXPOSED AREAS WITHIN PROPERTY LINES.
 - ALL PLANTING SHALL MEET LOCAL MUNICIPAL REQUIREMENTS.
 - ALL LANDSCAPED AREAS TO RECEIVE IRRIGATION SYSTEM PER CITY REQUIREMENTS. IF SYSTEM IS EXISTING, VERIFY FUNCTIONALITY AND REPAIR AS REQD. SYSTEM TO UTILIZE BACK FLOW PREVENTION SYSTEM PER CITIES. REQUIREMENTS
 - ALL WATER SERVICE STOP BOXES, VALVE BOXES, METER PITS AND SEWER MANHOLES ARE TO BE COORDINATED WITH THE LOCAL MUNICIPALITY, AND SHALL REMAIN ACCESSIBLE AT ALL TIMES.

LANDSCAPING REQUIREMENTS

| ITEM | REQUIRED | PROVIDED TREES | SHRUBS |
|---|----------|---------------------|--------|
| STREET FRONTAGE LANDSCAPING DESIGNED UTILIZING BUFFER ZONE DESIGN STANDARDS DUE TO SITE LIMITATIONS | | | |
| FRONTAGE LYON STREET: BUFFER ZONE "B" 1 TREE/4 SHRUBS/20' 48'-0" / 20'-0" = | | 21 TREES/84 SHRUBS | 21 |
| FRONTAGE BEEHLER STREET: BUFFER ZONE "B" 1 TREE/4 SHRUBS/20'-0" 50'-0" / 20'-0" = | | 26 TREES/104 SHRUBS | 26 |
| PARKING LOT TREES: 1 TREE/8 PARKING SPACES | 8 | | 14 |

PLANT LIST

| KEY QTY: | SCIENTIFIC NAME | COMMON NAME | SIZE | ROOT |
|----------|---------------------------|----------------------------------|-----------|------|
| MH 5 | MALLUS HARGOZAM | HARVEST GOLD | 2'0" | B4B |
| MsT 6 | GLEDITSIA TRI. V. INERMIS | SUNBURST HONEY LOCUST | 2'0" | B4B |
| As | ACERSCHCHARUM | GREEN MOUNTAIN SUGAR MAPLE | 3'0" | B4B |
| AwW 33 | TSUGA OCCIDENTALIS | AMERICAN ARBORVITAE | 3'-0" HT. | B4B |
| Pp | PICEA PUNGENS | COLORADO SPRUCE | 6'-0" HT. | B4B |
| Bux | BUXUS SEMPERVIRENS | AMERICAN BOXWOOD | 20" HT | POT |
| MsV | MISCANTHUS SINENSIS | VARIEGATED JAPANESE SILVER GRASS | 2 GAL | POT |

AREA TO BE SODDED OR HYDROSEEDED

- MAINTENANCE SCHEDULE:**
- THE OWNER OF LANDSCAPING SHALL PERPETUALLY MAINTAIN SUCH LANDSCAPING IN GOOD CONDITION SO AS TO PRESENT A HEALTHY, NEAT, AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
 - THE OWNER SHALL CONDUCT A SEASONAL LANDSCAPE MAINTENANCE PROGRAM INCLUDING REGULAR LAWN CUTTING (AT LEAST ONCE A WEEK DURING THE GROWTH SEASON), PRUNING AT APPROPRIATE TIMES, WATERING AND SNOW REMOVAL DURING THE WINTER.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL SEED AREAS UNTIL A MINIMUM OF NINETY PERCENT (90%) COVERAGE, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
 - ANY DEAD, DISEASED OR DAMAGED PLANTINGS SHALL BE REMOVED FROM THE SITE AND REPLACED ON AN ANNUAL BASIS.
 - ALL DISEASED AND/OR DEAD MATERIAL SHALL BE REMOVED WITHIN SIXTY (60) DAYS FOLLOW NOTIFICATION AND SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE PLANTING SEASON WITHIN SIX (6) MONTHS, WHICHEVER COMES FIRST.
 - ANY DEBRIS SUCH AS LAWN CLIPPINGS, FALLEN LEAVES, FALLEN LIMBS, AND LITTER SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AT THE APPROPRIATE SEASON.
 - ALL PLANTING BEDS SHALL BE MAINTAINED BY REMOVING WEEDS, FERTILIZING, AND REPLISHING MULCH AS NEEDED.
 - ANNUAL BEDS SHALL BE KEPT FREE AND MULCHED WITH SPHAGNUM PEAT AS NEEDED.

LANDSCAPE PLAN
 SCALE: 1/32" = 1'-0"

NOTES:

- STAKE TREES UNDER 3" CAL.
- GUY TREES 3" CAL. AND OVER.
- PRUNE ONLY TO REMOVE DAMAGED OR BROKEN BRANCHES.
- ENSURE THAT THE COLLAR OF THE ROOT BALL IS 1 - 1/2" TO 2" ABOVE FINISHED GRADE.
- STAYS OR GUYS TO BE SET 2/3 UP TREE OR ABOVE FIRST BRANCHES.

- SET STAYS OR GUYS 1/2 OR 3/4 UP TREE. SEE DETAIL.
- 3" DEPTH MULCH
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
- MOUND TO FORM SAUCER
- PLANT MIXTURE AS SPECIFIED
- 2X2 HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED GROUND

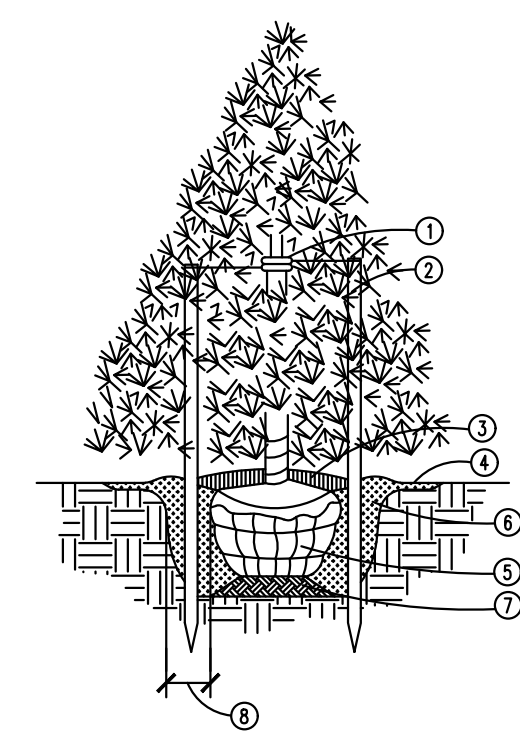
1 DECIDUOUS TREE PLANTING
 LP-100 SCALE: NOT TO SCALE

NOTES:

- PRUNE TO REMOVE DEAD AND BROKEN BRANCHES.
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL
- IF CONTAINER GROWN, REMOVE POTS AND SPLIT ROOTBALL AS SPECIFIED.
- IN HEAVY OR POORLY DRAINED SOILS, POSITION ALL WOODY PLANTS SO THAT THE ROOT COLLAR IS POSITIONED 2-1/2" TO 3" ABOVE FINISHED GRADE.

- SET ROOT COLLAR 1" TO 1-1/2" ABOVE FINISHED GRADE
- 3" DEPTH MULCH
- PLANT MIXTURE AS SPECIFIED
- UNDISTURBED SUBGRADE

2 SHRUB PLANTING
 LP-100 SCALE: NOT TO SCALE



- NOTE:**
 STAKE ALL EVERGREEN TREES UNDER 12' HIGH
- CUT ALL EVERGREEN TREES 12' HIGH AND OVER
 - NEVER CUT CENTRAL LEADER
 - PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES
 - SET STAKE VERTICAL AND EVENLY SPACED
 - 1 1/2" DIA. BLACK RUBBER HOSE W/ GUY CABLE (2) #11 GALV. WIRE (3 PER TREE) W/ GALV. TURNBUCKLE
 - 2 2" x 2" HARDWOOD STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL
 - 3 SHREDDED BARK MULCH 3" DEPTH (6" DIA.). CONNECT BEDS WHERE POSSIBLE
 - 4 FIN. GRADE SLOPED AWAY FORM TREE
 - 5 SLIT BURLAP AND LEAVE TIED
 - 6 PLANT MIX
 - 7 SCARIFY TO 4" DEPTH AND RECOMPACT
 - 8 12" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT.

3 EVERGREEN PLANTING
 LP-100 SCALE: NOT TO SCALE

OWASO APARTMENT COMPLEX
 1000 BRADLEY ST.,
 OWOSSO, MI., 48867

SHEET TITLE:
LANDSCAPE PLAN

PROJECT NUMBER:
 2026-003

SHEET NUMBER:
LP-100



| DATE/REVISION: | REV. | ISSUE DATE |
|----------------|------|------------|
| REVIEW | | 05/21/26 |
| | | |
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| | |
|----------|------|
| DRAWN | E.L. |
| CHECKED | H.B. |
| APPROVED | H.B. |

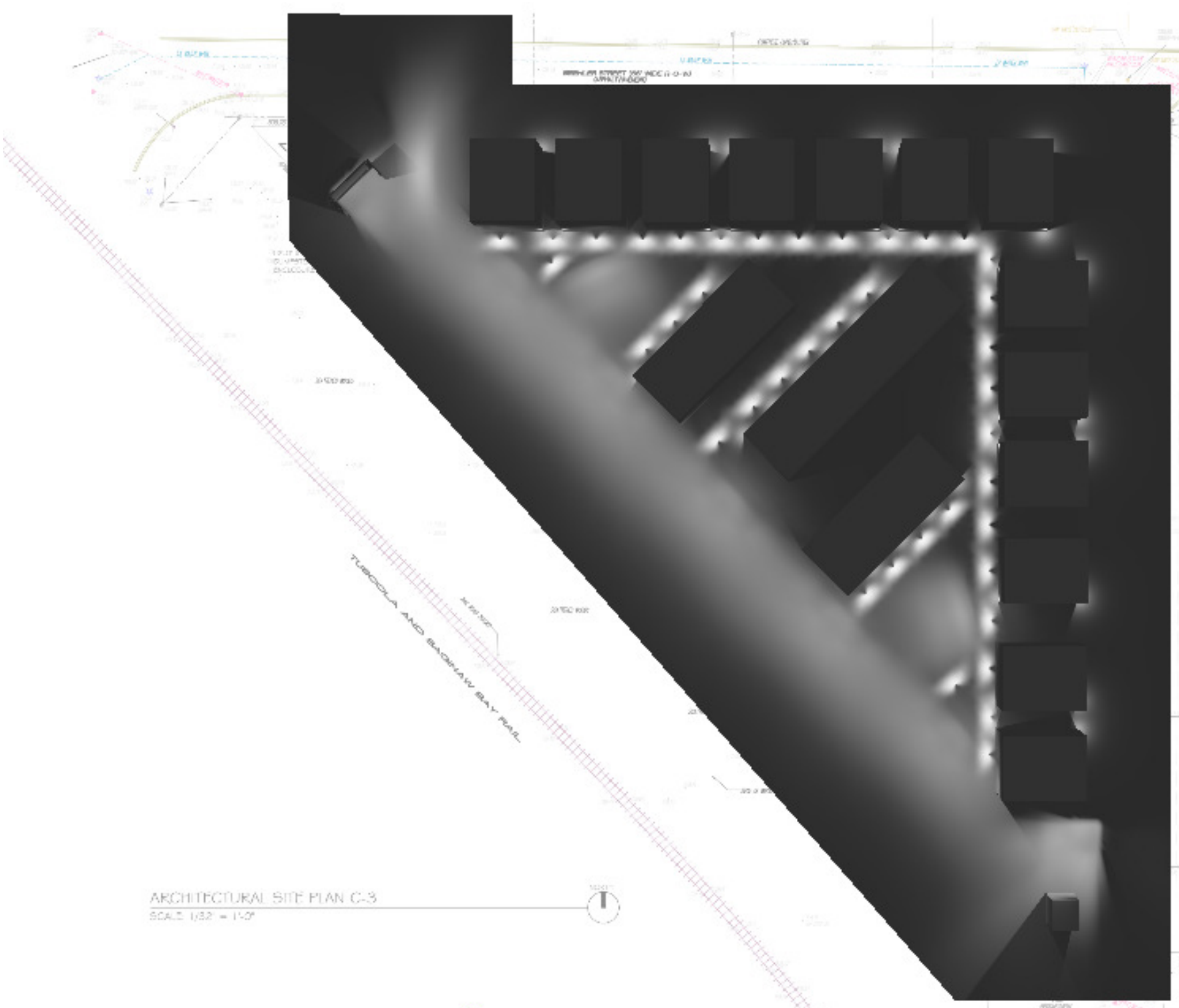
PROJECT:

OWASO APARTMENT
COMPLEX
 1000 BRADLEY ST.,
 OWOSHO, MI., 48867

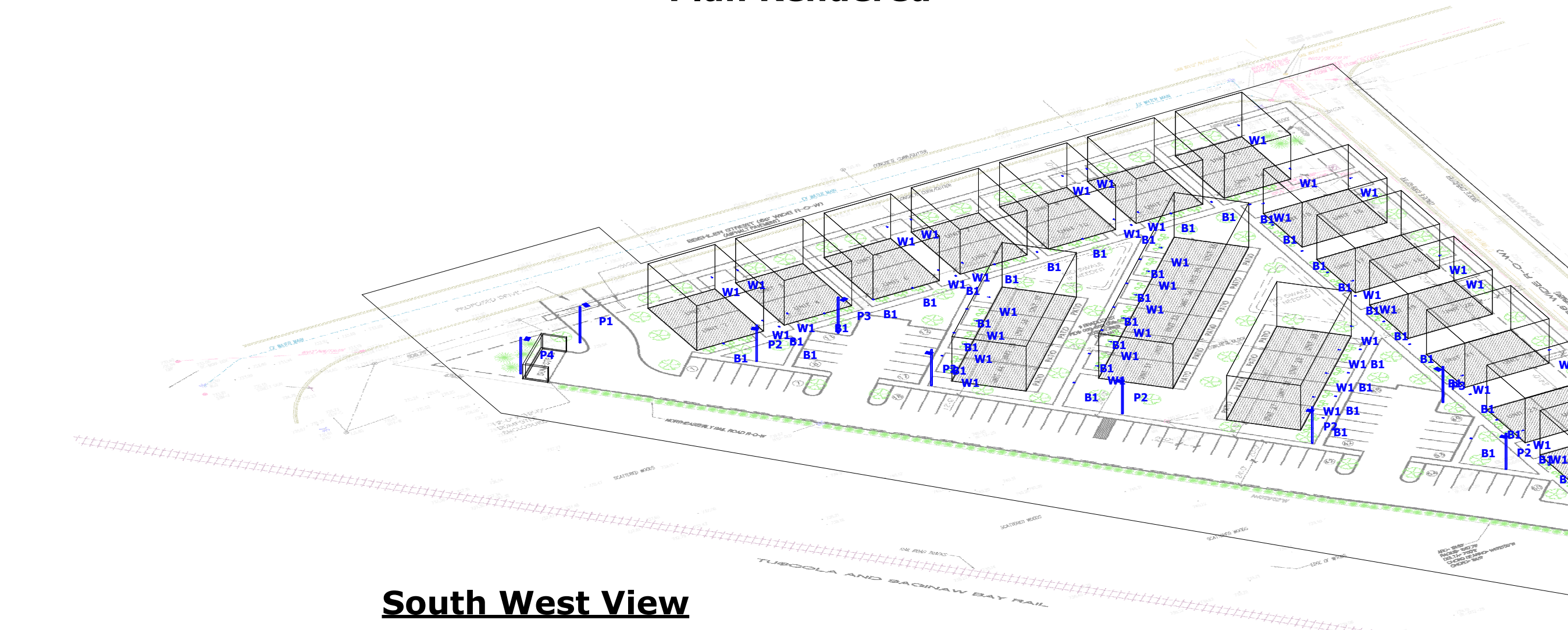
SHEET TITLE:
ARCHITECTURAL
RENDERINGS

PROJECT NUMBER:
 2026-003

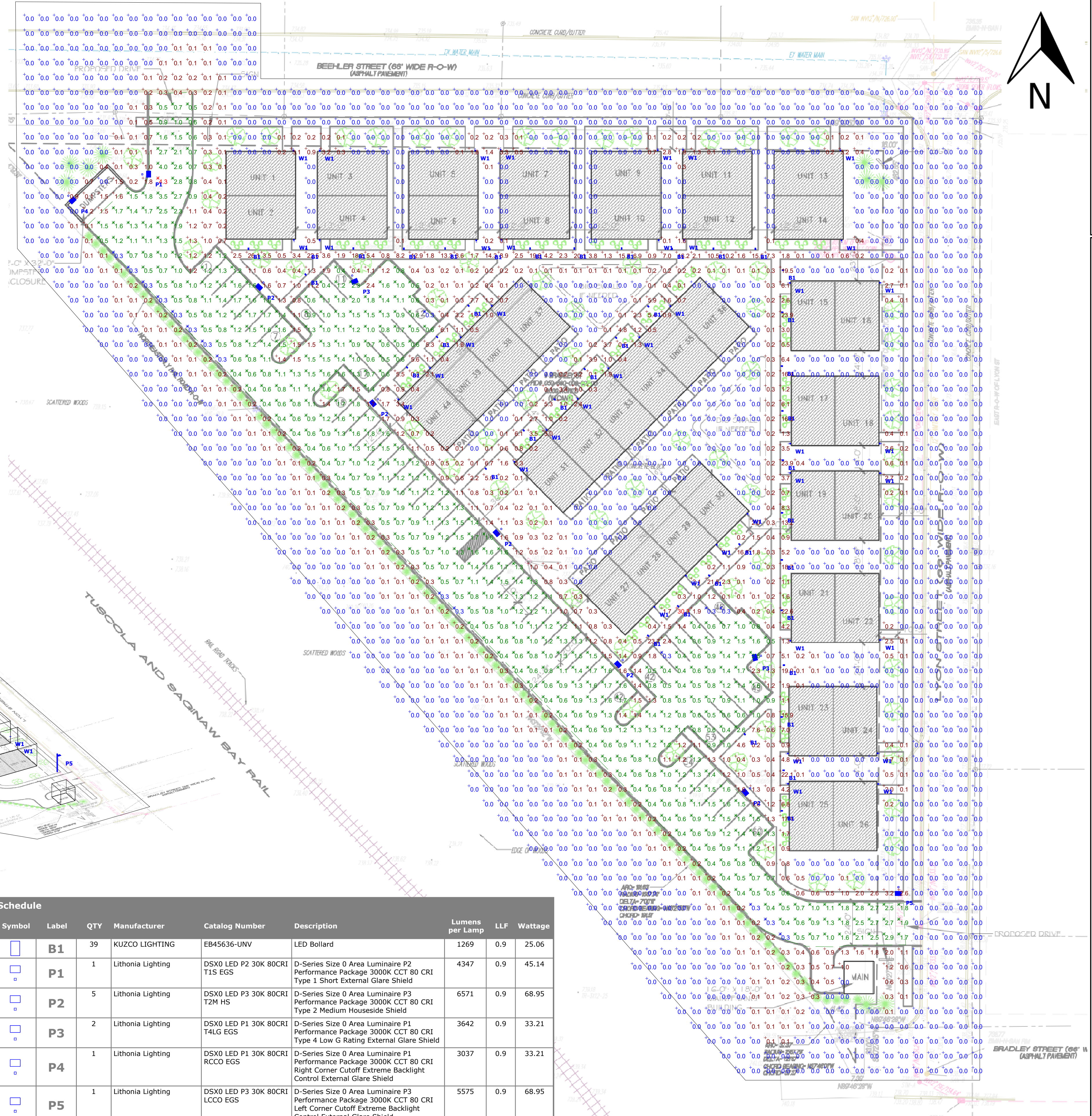
SHEET NUMBER:
A-301



Plan Rendered



South West View



Plan View
Scale - 1" = 30ft

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

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 REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

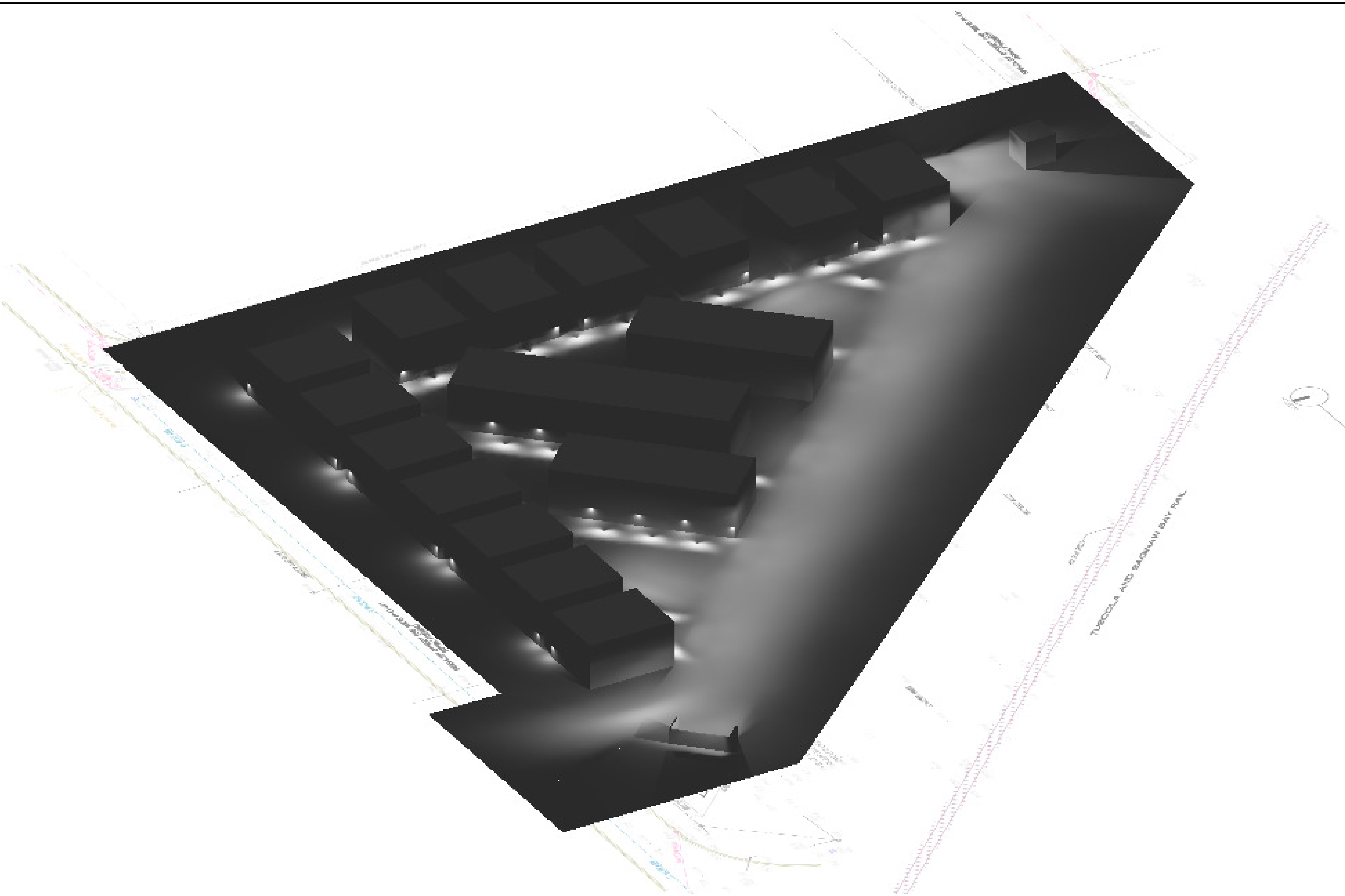
Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

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

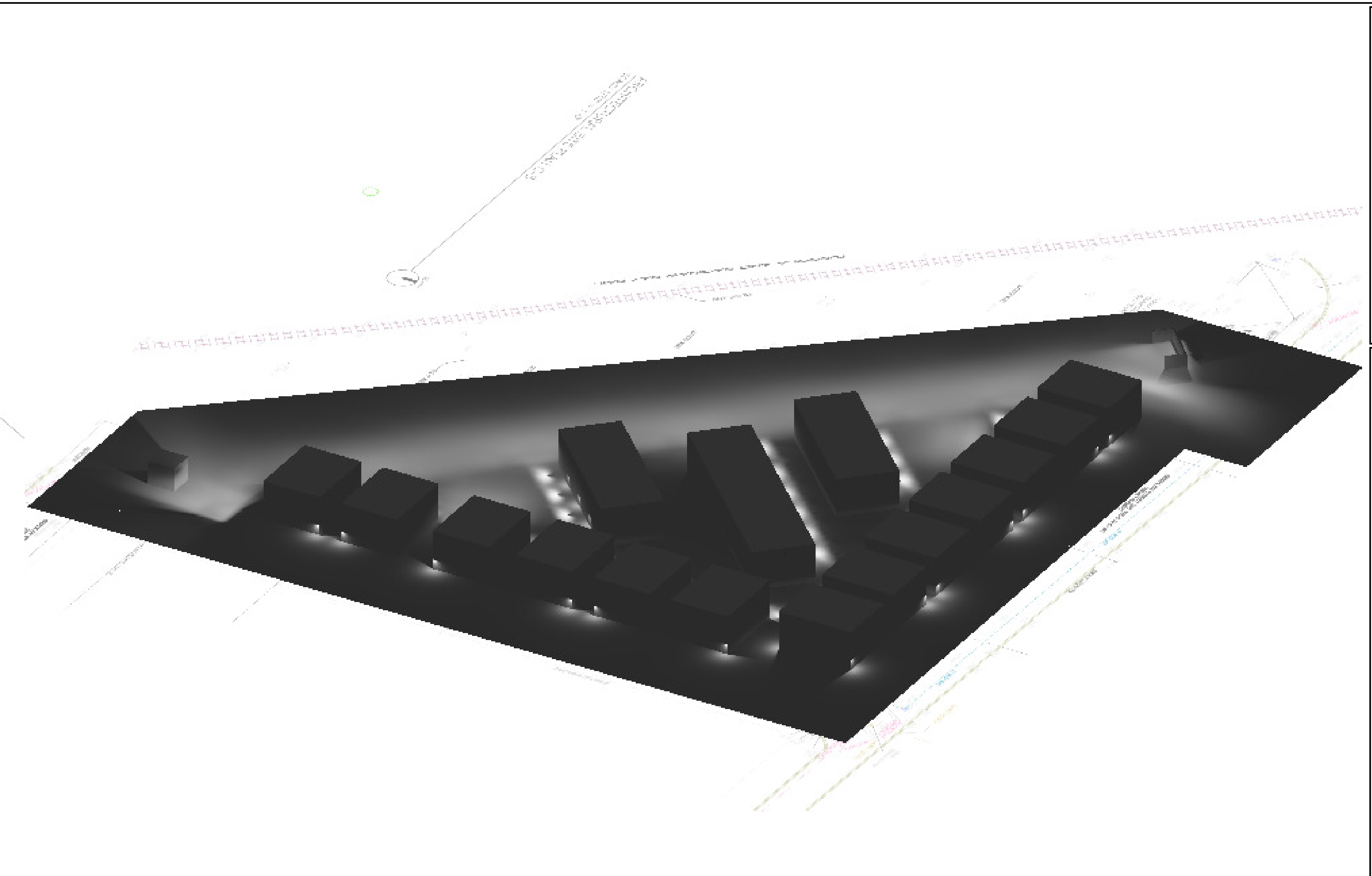
Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lumens per Lamp | LLF | Wattage |
|--------|-------|-----|-------------------|--------------------------------|--|-----------------|-----|---------|
| | B1 | 39 | KUZCO LIGHTING | EB45636-UNV | LED Bollard | 1269 | 0.9 | 25.06 |
| | P1 | 1 | Lithonia Lighting | DSXO LED P2 30K 80CRI T15 EGS | D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 1 Short External Glare Shield | 4347 | 0.9 | 45.14 |
| | P2 | 5 | Lithonia Lighting | DSXO LED P3 30K 80CRI T2M HS | D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 2 Medium House Side Shield | 6571 | 0.9 | 68.95 |
| | P3 | 2 | Lithonia Lighting | DSXO LED P1 30K 80CRI T4LG EGS | D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 4 Low G Rating External Glare Shield | 3642 | 0.9 | 33.21 |
| | P4 | 1 | Lithonia Lighting | DSXO LED P1 30K 80CRI RCCO EGS | D-Series Size 0 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield | 3037 | 0.9 | 33.21 |
| | P5 | 1 | Lithonia Lighting | DSXO LED P3 30K 80CRI LCCO EGS | D-Series Size 0 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield | 5575 | 0.9 | 68.95 |
| | W1 | 40 | KUZCO LIGHTING | Mavis - EW4401 - BK | EXTERIOR WALL SCOSCE | 334 | 0.9 | 8.1 |

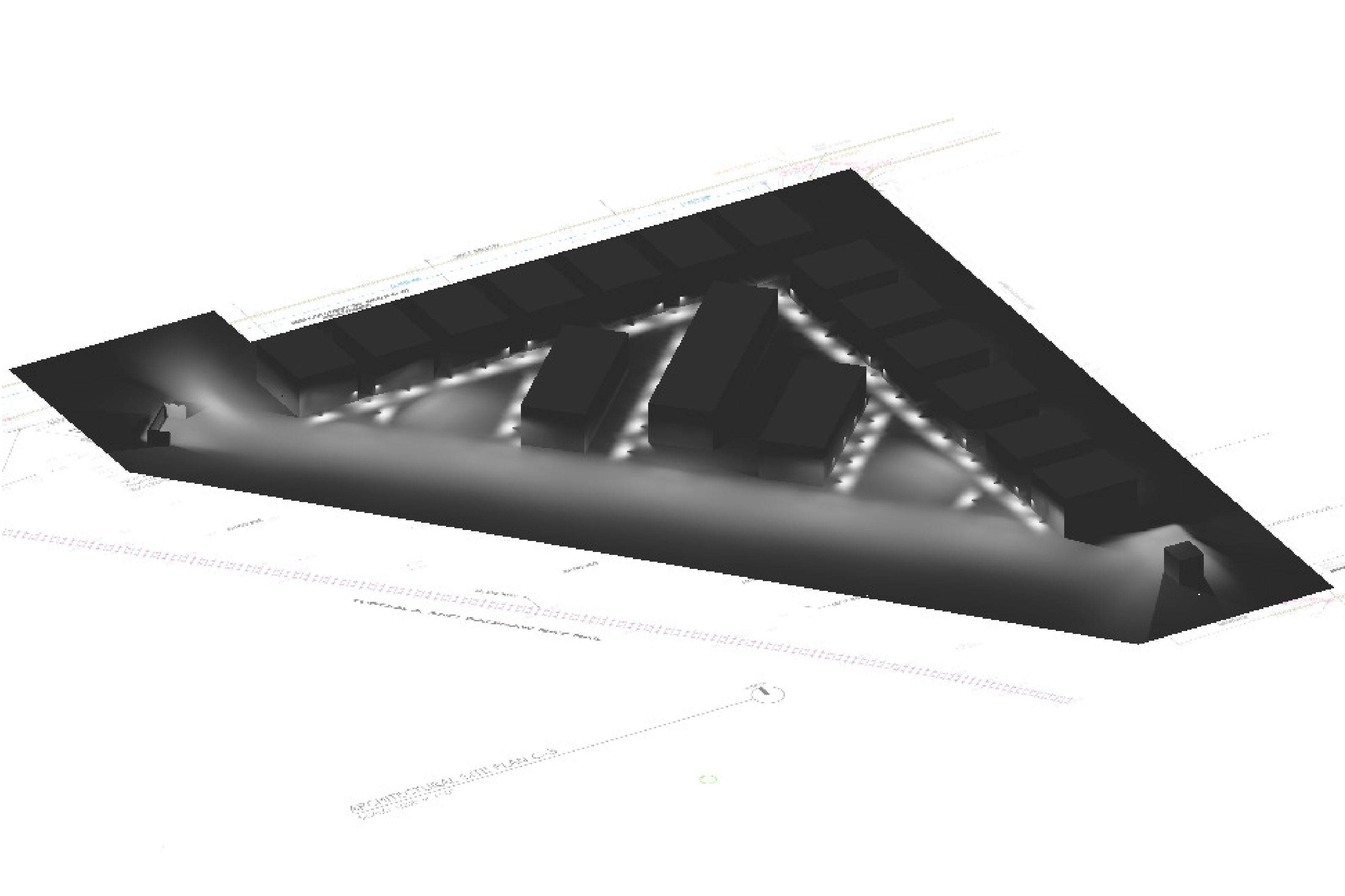
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|-----------------------|--------|--------|---------|--------|---------|---------|
| Overall/Grade | + | 0.7 fc | 30.3 fc | 0.0 fc | N/A | N/A |
| Parking & Drive Lanes | X | 1.1 fc | 4.3 fc | 0.3 fc | 14.3:1 | 3.7:1 |



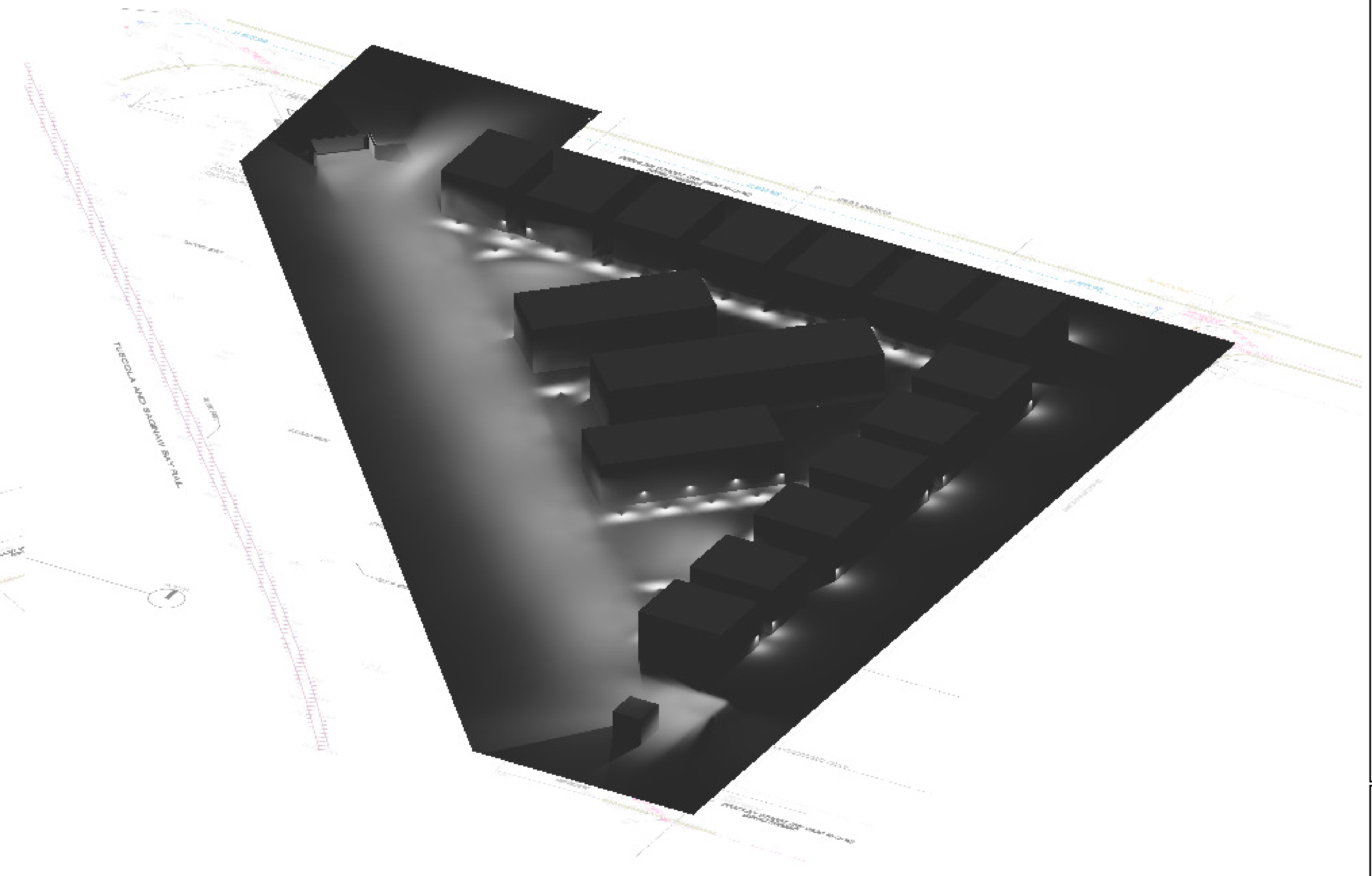
NW Rendered



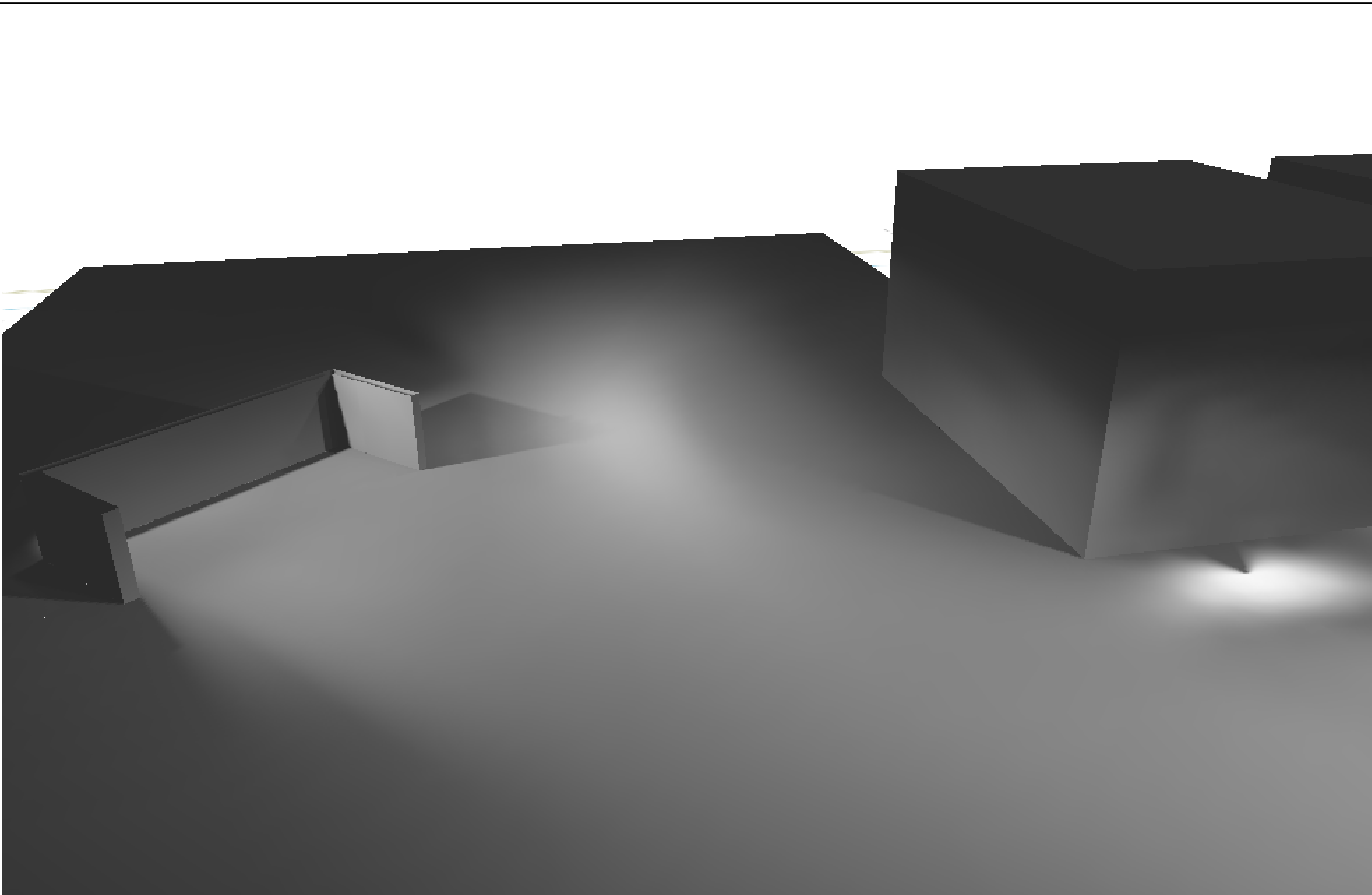
NE Rendered



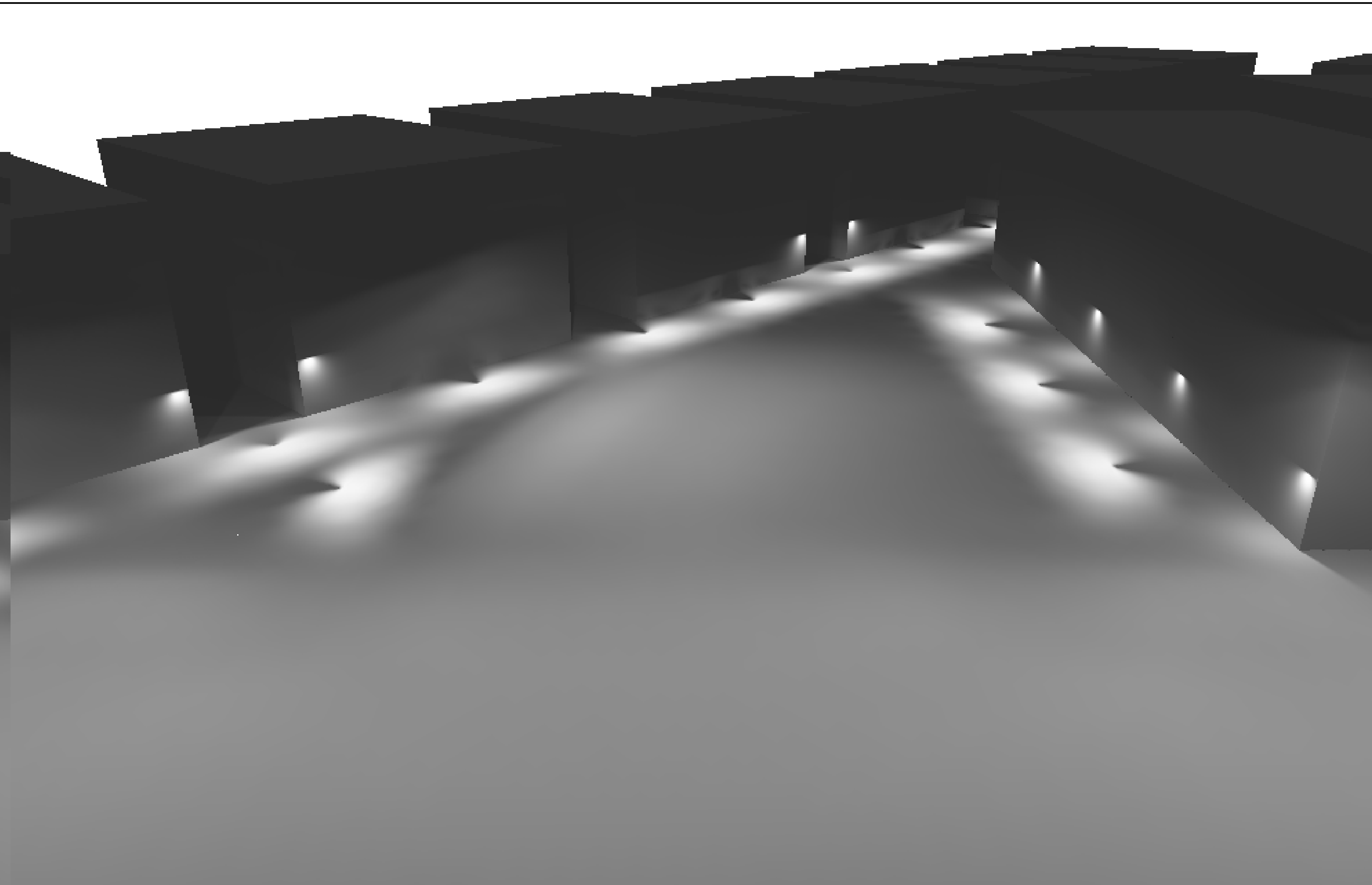
SW Rendered



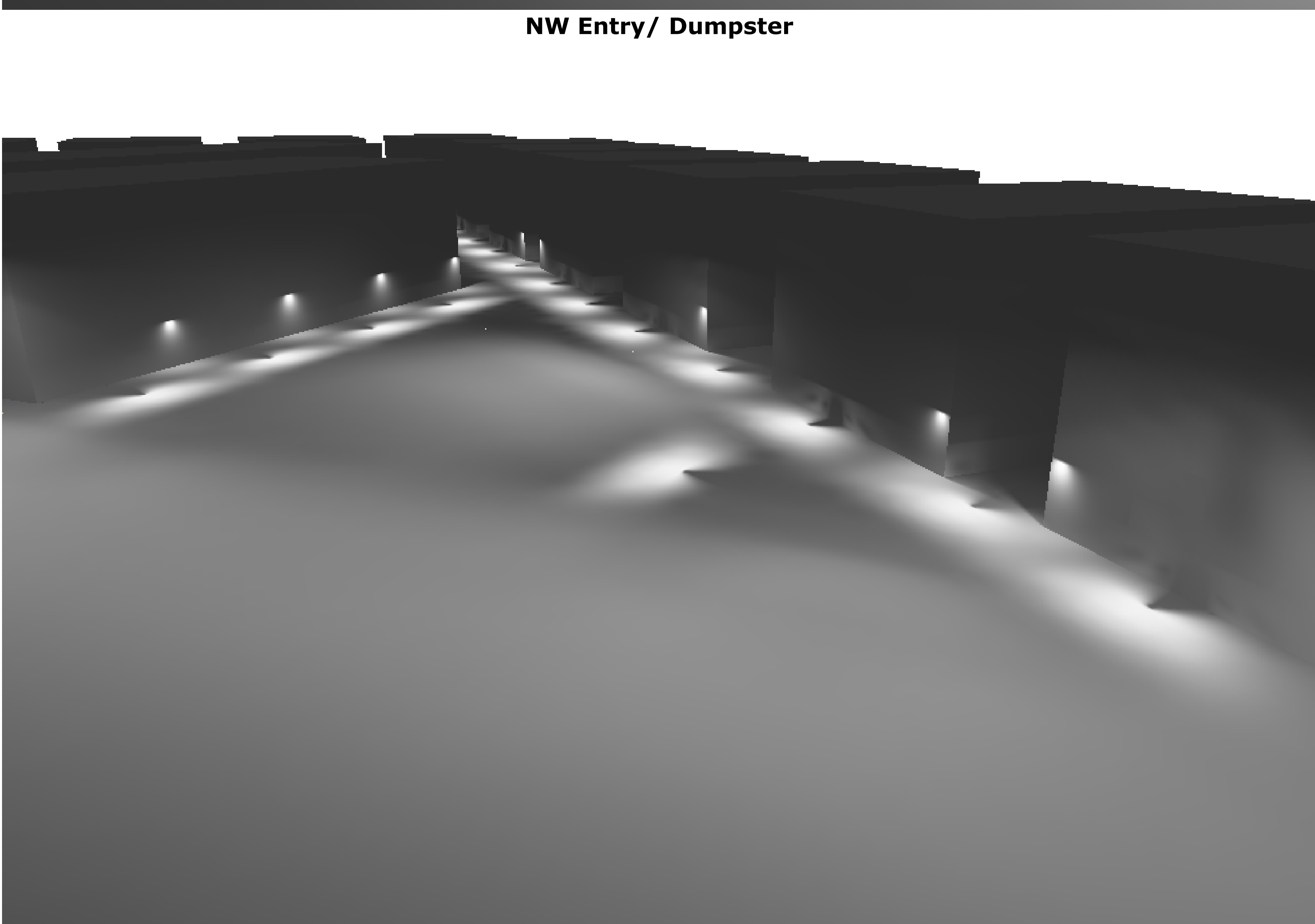
SE Rendered



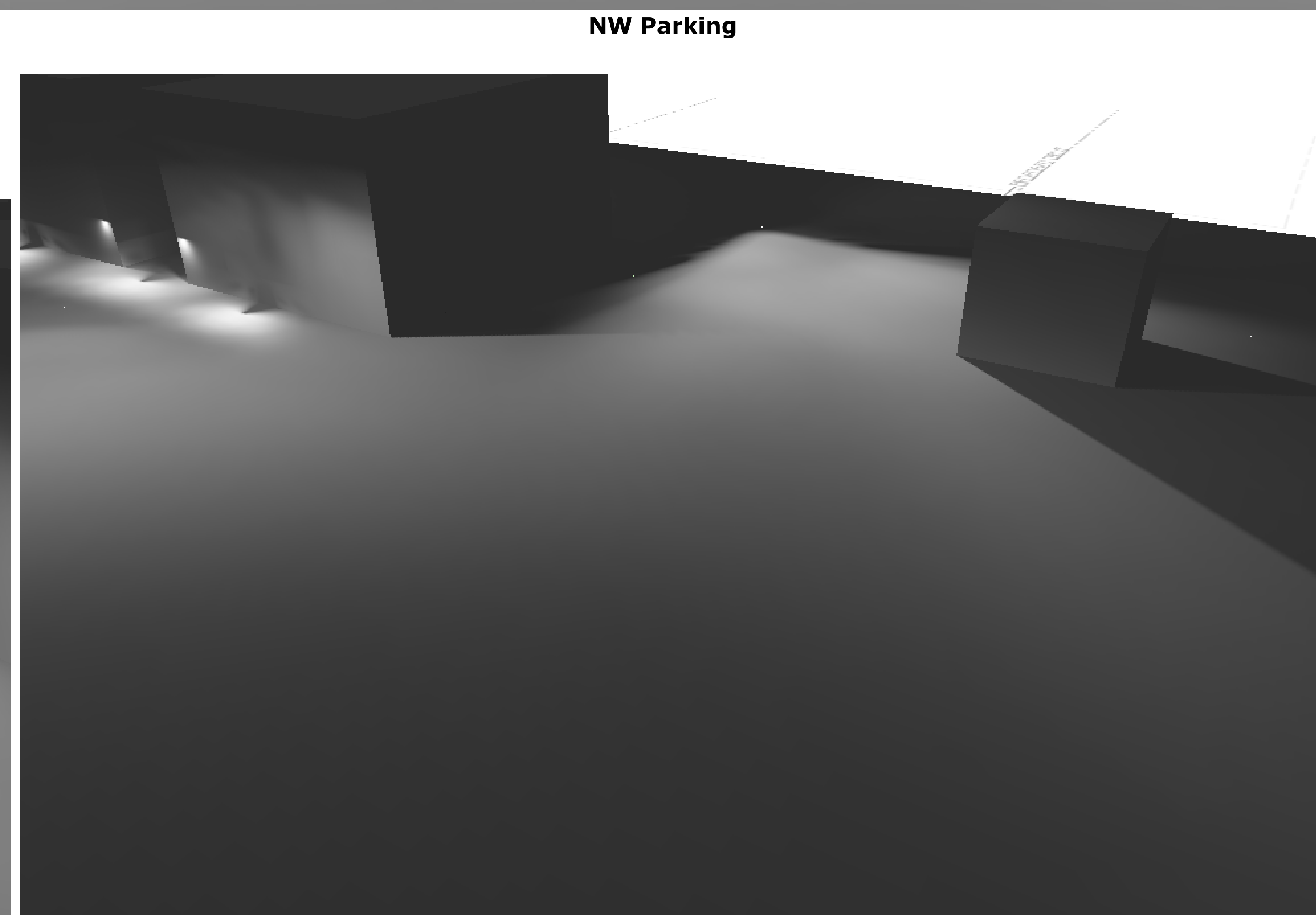
NW Entry/ Dumpster



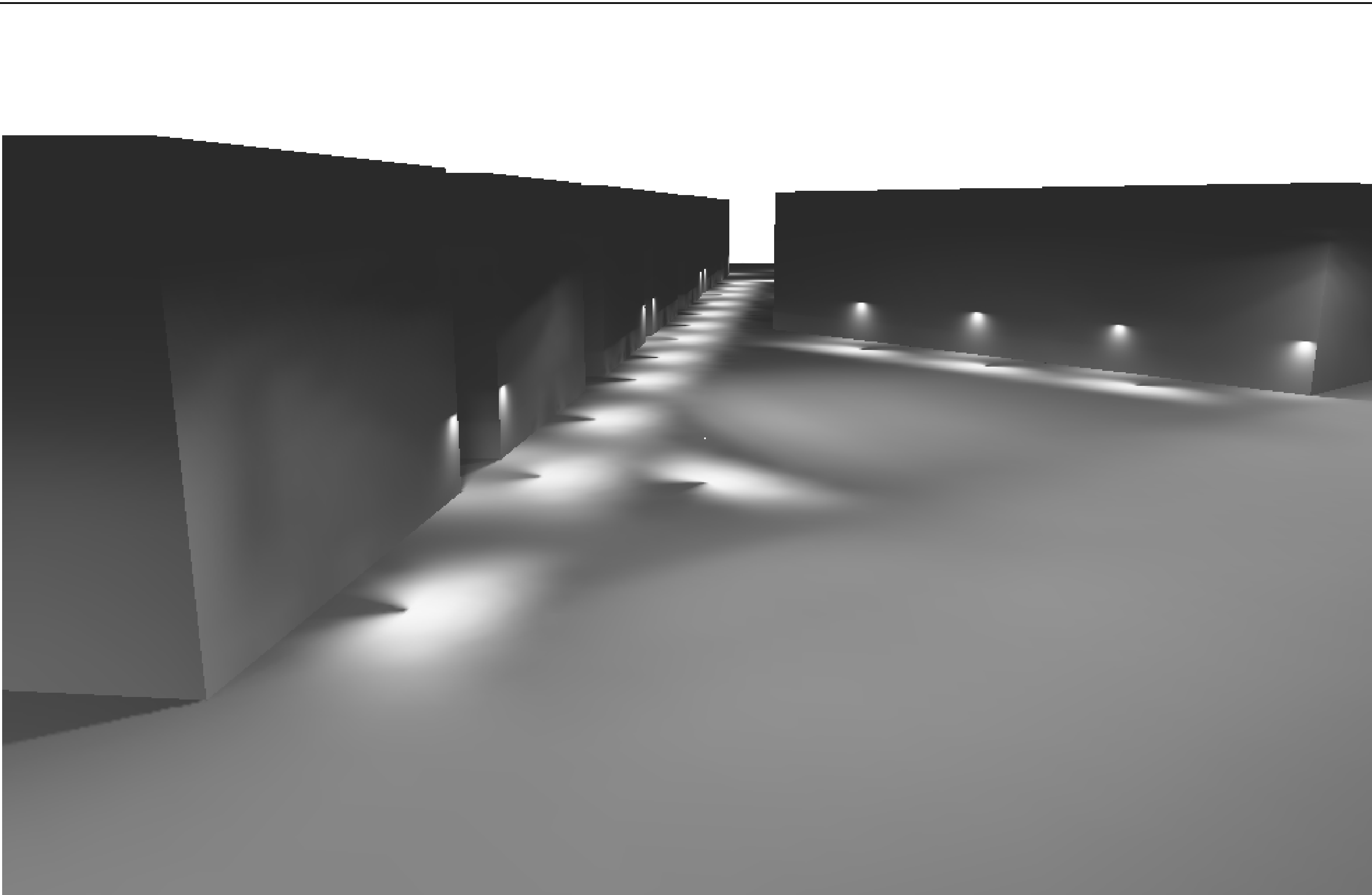
NW Parking



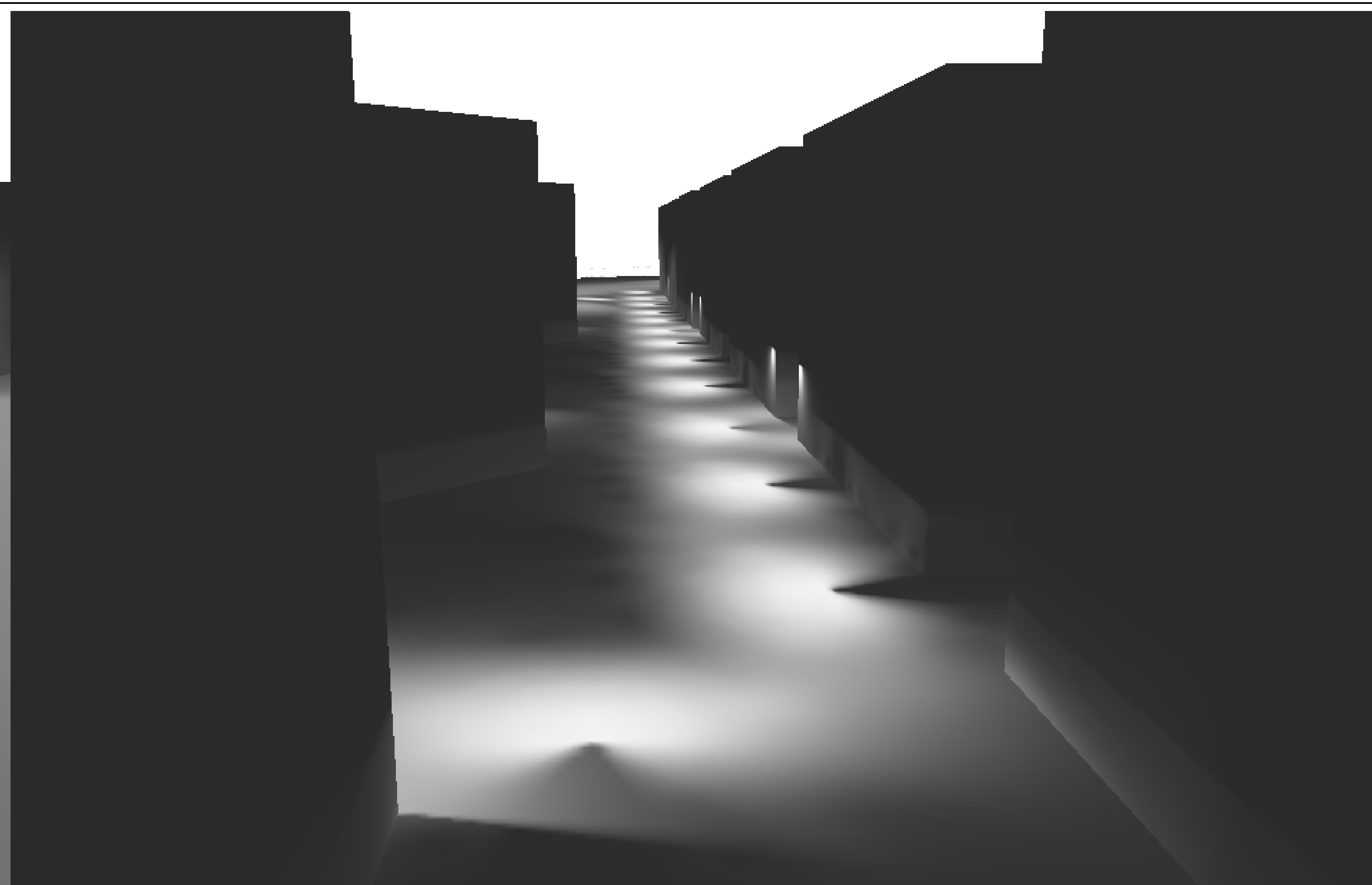
SE Parking



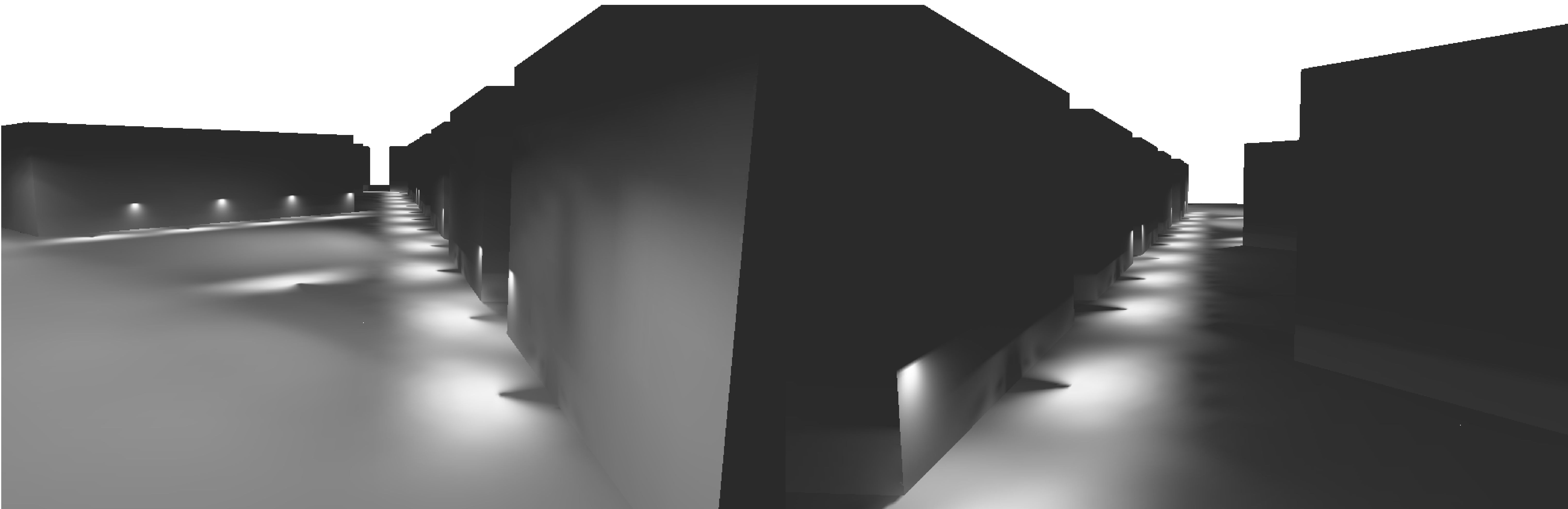
SE Entry/ Maintenance Building



Unit 2 Looking East

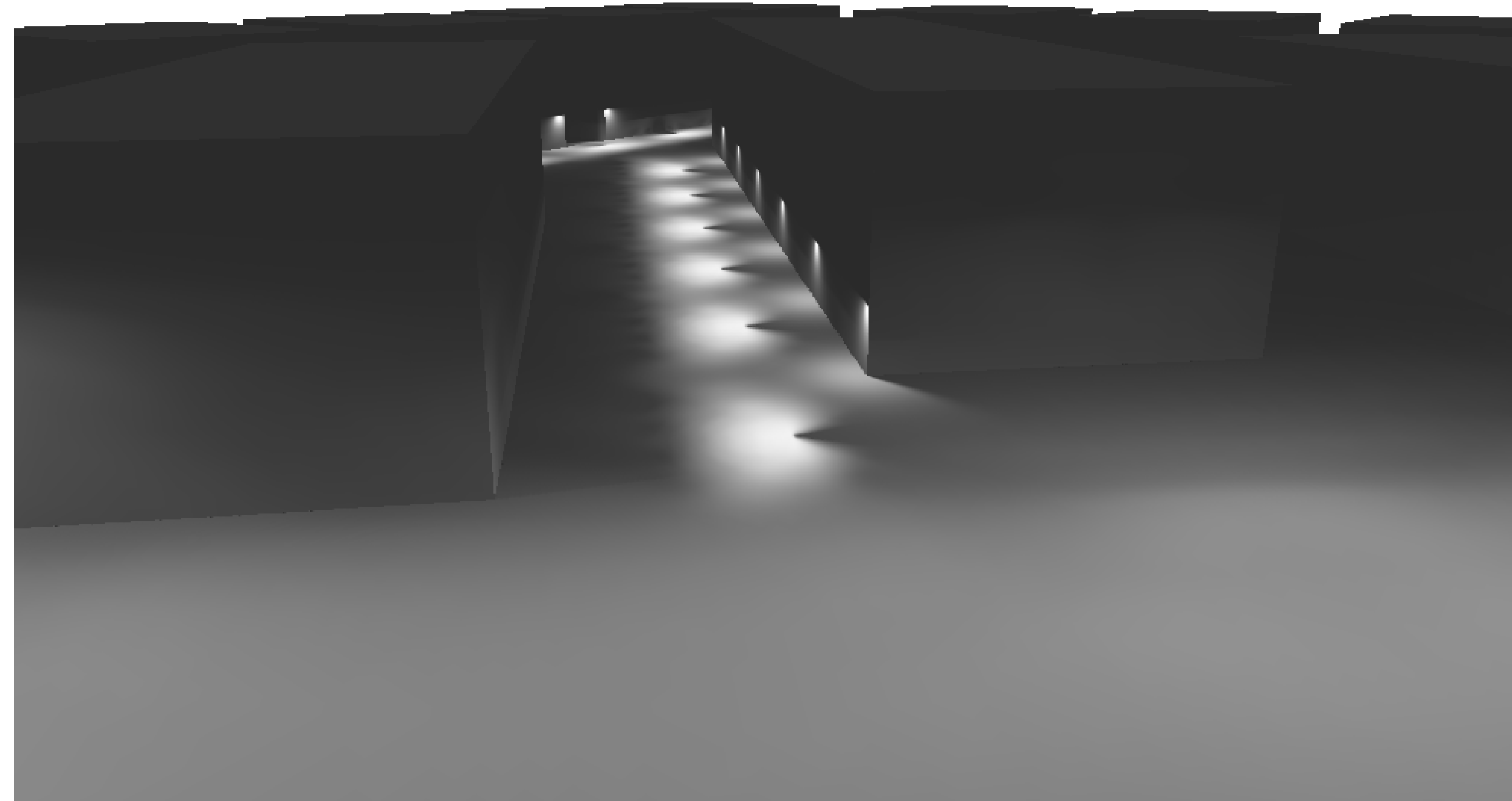


Unit 14 Looking West



Unit 25 Looking North

Unit 14 Looking South



Inbetween Units (31-36) & (37-44)

**MAVIS
EW4401
WALL**

PROJECT



SPECIFICATION DETAILS

| | |
|------------------------|---|
| Fixture Dimensions | W3-1/4" x H4" x E3-5/8" |
| Height from center | 2" |
| Light Source | AC LED Module |
| Wattage | 9W |
| Total Lumens | 600lm |
| Delivered Lumens | BK-320lm* |
| Voltage | 120V |
| Color Temperature | 3000K |
| CRI (Ra) | 90CRI |
| Optional Color Temps | 2700K - 5000K Available, Minimum Order Quantities Apply |
| LED Rated Life | 50,000 hours |
| Dimming | 100% - 10%, ELV Dimmer (Not Included) |
| Glass Details | Frosted Glass Diffuser |
| ADA Compliant | Yes |
| Location | Wet, IP65 |
| Canopy Dimensions | W4-1/2" x H4-1/2" x E5,8" |
| Material | Aluminum + Glass |
| Paint Finish | R402 |
| Illumination Direction | Down |
| Mounting Style | Wall Mount, Up or Down |
| DarkSky Approved | Yes, Mounting in Down Direction; 3000K CCT or Below |

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
WWW.KUZCOLIGHTING.COM
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COMMENT



**EVANS
EB45636-UNV
BOLLARDS**

PROJECT



SPECIFICATION DETAILS

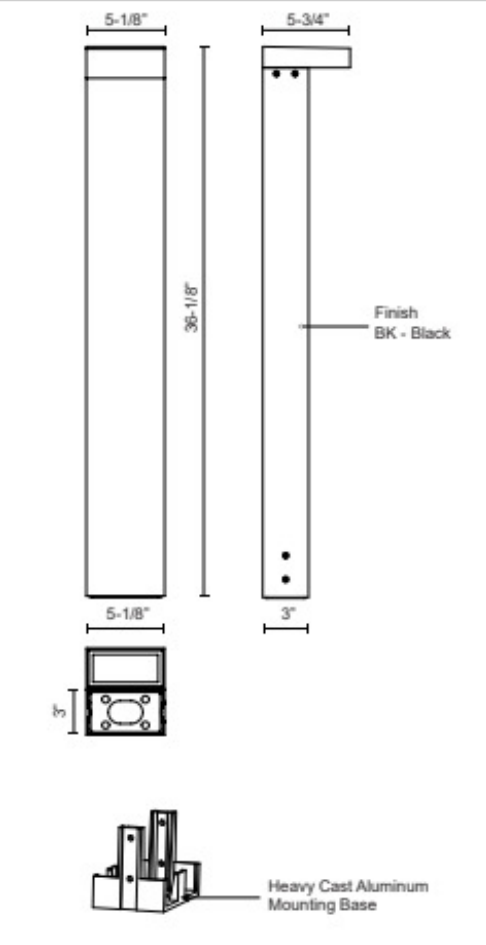
| | |
|------------------------|---|
| Fixture Dimensions | L5-1/8" x W5-3/4" x H36-1/8" |
| Light Source | LED with DC Driver |
| Wattage | 24W |
| Total Lumens | 2040lm |
| Delivered Lumens | 1270lm |
| Voltage | 120-277V |
| Color Temperature | 3000K |
| CRI (Ra) | 90CRI |
| Optional Color Temps | 2700K - 5000K Available, Minimum Order Quantities Apply |
| LED Rated Life | 50,000 hours |
| Dimming | 100% - 10%, ELV Dimmer (Not Included) |
| Diffuser Details | Clear Acrylic TR Optical Array |
| Location | Wet, IP65 |
| Illumination Direction | T2 ILLUMINATION |
| Material | Heavy Cast Aluminum |
| DarkSky Approved | Yes, 3000K CCT or Below |

* For custom options, consult factory for details.
* For warranty information, please visit www.kuzcolighting.com/warranty

DESCRIPTION

Meet Evans, the epitome of contemporary outdoor lighting. Our Evans bollard future series combines sleek, modern design with integrated LED path-lighting, making it the ideal choice for illuminating your outdoor spaces in style. Crafted in a sophisticated matte black finish, Evans boasts a timeless rectangular shape that effortlessly blends with any exterior aesthetic.

- Modern, timeless design
- Heavy cast aluminum body
- T2 Illumination
- IP65 compliant
- Wet rated for exterior use
- IK10 Constructed Body



KUZCO

CANADA: 19054 28TH AVENUE - SURREY, BC V3Z 6M3
USA: 3035 E. LONE MOUNTAIN ROAD - LAS VEGAS, NV 89081
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COMMENT



**D-Series Size 0
LED Area Luminaire**



Specifications

| | |
|------------|--|
| EPA: | 0.44 ft ² (0.04m 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) |

Rating Number _____
Notes _____
Type _____

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.

ds design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

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

| Series | LEDs | Color temperature ¹ | Color Rendering Index ² | Distribution | Voltage | Mounting | | |
|----------|----------------|--------------------------------|-------------------------------------|---|---|--|--|-------|
| DSX0 LED | Forward optics | (this section 70CRI only) | | AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T4M Type IV medium T4LG Type IV low glare ³ T4FM Type IV forward throw medium | TSM Type V medium TSLG Type V low glare TSW Type V wide T2M Type II backlight control ⁴ BLC4 Type IV backlight control ⁴ LCCO Left corner cutoff ⁵ RCCO Right corner cutoff ⁵ | MVOLT (120V-277V) ⁶ HVOLT (247V-480V) ⁶ XVOLT (277V-480V) ⁶ 120 vLx 208 vLx 240 vLx 277 vLx 347 vLx 480 vLx | Shipped included SPA Square pole mounting (Ø8 drilling, 3.15" min. SQ pole) RPA Round pole mounting (Ø8 drilling, 3" min. Ø82 pole) SPA5 Square pole mounting (Ø5 drilling, 3" min. SQ pole) ⁷ RPA5 Round pole mounting (Ø5 drilling, 3" min. Ø82 pole) ⁷ SPAN5 Square narrow pole mounting (Ø8 drilling, 3" min. SQ pole) WBA Wall bracket ⁸ WA Make sure adapter mounts on 2.318" OD horizontal bases | |
| | | P1 P5 | 30K 3000K | | | | | 70CRI |
| | | P2 P6 | 40K 4000K | | | | | 70CRI |
| | P3 P7 | 50K 5000K | 70CRI | | | | | |
| | P4 | | | | | | | |
| | Rotated optics | P12 | 27K 2700K | 80CRI | | | | |
| | | P12* | 30K 3000K | 80CRI | | | | |
| | | P11* P13* | 35K 3500K 40K 4000K 50K 5000K | 80CRI 80CRI | | | | |

| Control options | Other options | Finish options |
|--|---|--|
| Shipped installed NLTAR2 PIRHN - Light AIR gen 2 enabled with 0-level ambient sensor, 0-40" mounting height, ambient sensor enabled at 26" ± 1" ± 1" PIR - High-flow, motion/ambient sensor, 0-40" mounting height, ambient sensor enabled at 26" ± 1" ± 1" PER - NEMA twist-lock receptacle only (controls ordered separately) ^{9, 10} PER5 - Five-pin receptacle only (controls ordered separately) ^{9, 10} | PER7 Seven-pin receptacle only (controls ordered separately) ^{9, 10} FAO Field adjustable output ^{11, 12} BL30 0-level switched dimming, 30% ± 1" BL50 0-level switched dimming, 50% ± 1" DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹³ | DKBK Dark Bronze BLK Black NATLAL Natural Aluminum WH White DDBKD Textured dark bronze DDBLKD Textured black DNTALD Textured natural aluminum DNTWHD Textured white |
| | IKG Horseshoe shield (black finish standard) ¹⁴ L90 Left rotated optics ¹⁵ R90 Right rotated optics ¹⁵ CCE Coastal Constructive ¹⁶ NA 50% ambient operation ¹⁷ BAA Buy American(s) Act and/or Buy America Buy America Qualified SF Single fuse (120, 277, 347V) ¹⁸ DF Double fuse (208, 240, 480V) ¹⁸ | |
| | Shipped separately EGCR General Guard Shield (separable, field install required, matches housing finish) RSDR Bird Spikes (field install required) | |