



PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Donald Edmunds, Chair, Philip Sanzica, Vice Chair
Karen Crusse, Steve Gottlieb, Michael W. Hutson, Tom Krent
Gordon Schepke, Thomas Strat and John J. Tagle

June 10, 2014

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – May 27, 2014 Special/Study Meeting
4. PUBLIC COMMENTS

POSTPONED ITEM

5. SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117-D) – Proposed St. Mark Coptic Orthodox Church improvements, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

OTHER BUSINESS

6. PUBLIC COMMENTS – For Items on Current Agenda
7. PLANNING COMMISSION COMMENTS

ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Edmunds called the Special/Study meeting of the Troy City Planning Commission to order at 7:03 p.m. on May 27, 2014 in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Karen Crusse
Donald Edmunds
Steve Gottlieb
Tom Krent
Thomas Strat
John J. Tagle

Absent:

Michael W. Hutson
Philip Sanzica
Gordon Schepke

Also Present:

R. Brent Savidant, Planning Director
Ben Carlisle, Carlisle/Wortman Associates, Inc.
Susan Lancaster, Assistant City Attorney
Frank Boudon, Student Representative
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2014-05-030

Moved by: Tagle
Seconded by: Gottlieb

RESOLVED, To approve the Agenda as printed.

Yes: All present (6)
Absent: Hutson, Sanzica, Schepke

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2014-05-031

Moved by: Strat
Seconded by: Gottlieb

RESOLVED, To approve the minutes of the May 13, 2014 Regular meeting as published.

Yes: All present (6)
Absent: Hutson, Sanzica, Schepke

MOTION CARRIED

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

5. ZONING BOARD OF APPEALS (ZBA) REPORT

Mr. Krent gave a report on the May 20, 2014 Zoning Board of Appeals meeting.

6. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT

Mr. Savidant reported there was no Downtown Development Authority meeting in May.

7. PLANNING AND ZONING REPORT

Mr. Savidant introduced Karen Crusse.

Mr. Savidant briefly addressed the following Preliminary Site Plan Review applications:

- Children’s Hospital of Michigan
- Field and Stream

PRELIMINARY SITE PLAN APPLICATION

8. PRELIMINARY SITE PLAN APPLICATION (File Number SP 994) – Proposed Children’s Hospital of Michigan, Northeast corner of big Beaver Road and Civic Center Drive (350 W. Big Beaver), Section 21, Currently Zoned BB (Big Beaver) District

Mr. Savidant gave a cursory summary of the application.

Mr. Carlisle summarized his review based solely on the conceptual plan and elevations included in tonight’s meeting agenda packet. Mr. Carlisle stated a complete review of the application will be prepared for the Board’s review and action at their June 10, 2014 meeting.

Jim Butler of Professional Engineering Associates, project civil engineer, briefly addressed:

- Unique color scheme.
- Building characteristics.
- Building material.
- Donation of portion of frontage to City for ROW expansion.
- Traffic and parking studies.

In general, Board members expressed support of the proposed development. A number of members asked the applicant to address the window glass application as relates to color distortion, fading and aging and to provide the Board with building material samples at the June meeting.

Chair Edmunds opened the floor for public comment. Seeing no one present, the floor was closed.

Chair Edmunds requested a five minutes break. The meeting resumed at 7:35 p.m.

OTHER BUSINESS

9. **APA NATIONAL CONFERENCE** – Report by Tom Krent

Mr. Krent gave an exceptional PowerPoint presentation on the American Planning Association annual conference he attended in Atlanta, Georgia.

10. **PUBLIC COMMENT** – Items on Current Agenda

There was no one present who wished to speak.

11. **PLANNING COMMISSION COMMENT**

Everyone welcomed Ms. Crusse to the Board.

There were general Planning Commission comments.

The Special/Study meeting of the Planning Commission adjourned at 8:05 p.m.

Respectfully submitted,

Donald Edmunds, Chair

Kathy L. Czarnecki, Recording Secretary

DATE: June 5, 2014

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117-D)
– Proposed St. Mark Coptic Orthodox Church improvements, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

The petitioner St. Mark Coptic Orthodox Church submitted the above referenced Special Use Approval and Preliminary Site Plan Approval application for the addition of modular classrooms and an overflow parking area to the church facility. The application was originally considered by the Planning Commission in 2011 but was postponed by the Planning Commission at that time. The applicant submitted a modified application for Planning Commission consideration. The modification includes an asphalt overflow parking area. This parking lot is presently gravel.

The application was reviewed by the Planning Commission on May 13, 2014 and postponed to June 10, 2014. The public hearing was opened and closed at this meeting.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the application. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and recommends approval of the project, as noted.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Minutes from May 13, 2014 Planning Commission Regular meeting.

cc: Applicant
File/ SU 117D

G:\SPECIAL USE\SU 117 D St Mark Coptic Orthodox Church Sec 21\SU 117D PC Memo 06 10 2014.docx

PROPOSED RESOLUTION

SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117-D) – Proposed St. Mark Coptic Orthodox Church improvements, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1B (One Family Residential) District

Resolution # PC-2014-06-

Moved by:

Seconded by:

RESOLVED, That Special Use Approval and Preliminary Site Plan Approval for the proposed improvements to St. Mark Coptic Orthodox Church, located on the West side of Livernois, South of Wattles, Section 21, Currently Zoned R-1B (One Family Residential) District be (granted, subject to the following conditions):

_____) or

(denied, for the following reasons: _____) or

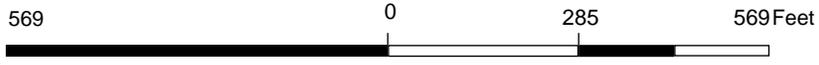
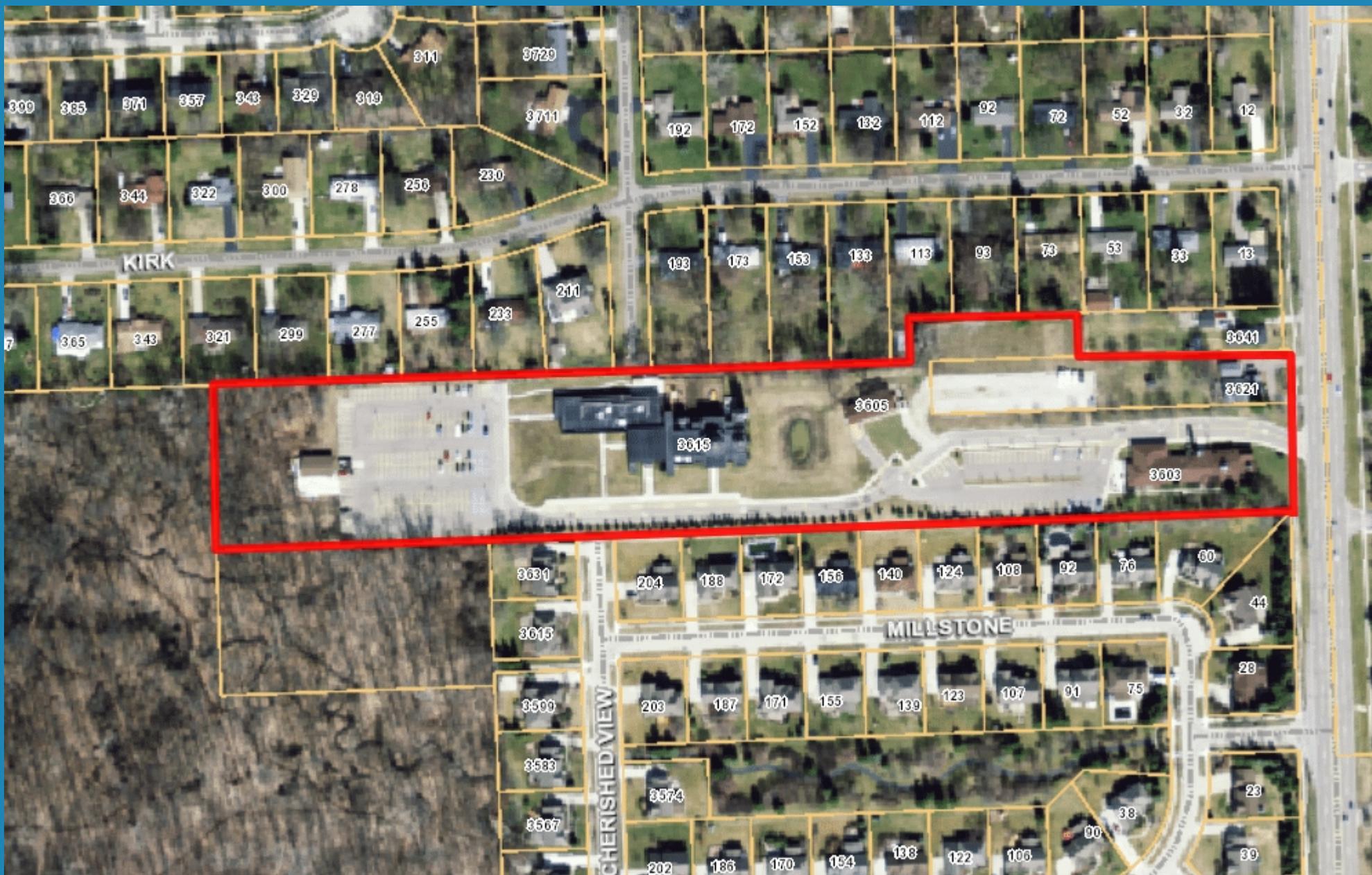
(postponed, for the following reasons: _____)

Yes:

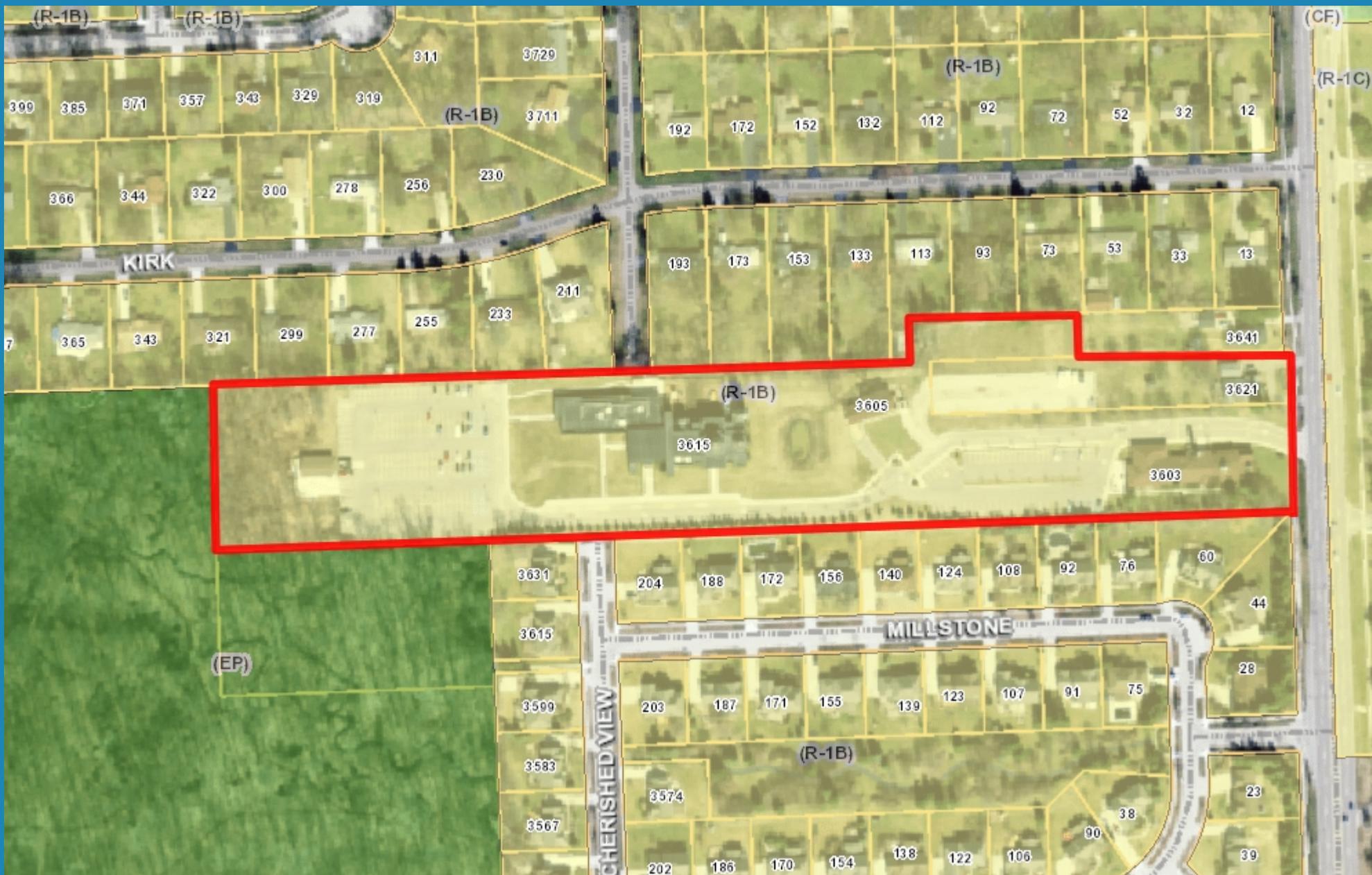
No:

Absent:

MOTION CARRIED / FAILED



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



569 0 285 569 Feet



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



CARLISLE

WORTMAN
associates, inc.

605 S. Main Street, Ste. 1
Ann Arbor, MI 48104

(734) 662-2200
(734) 662-1935 Fax

Date: May 2, 2014
June 3, 2014

Special Use and Preliminary Site Plan Review For City of Troy, Michigan

Applicant:	St. Mark Coptic Orthodox Church
Project Name:	Modular Classrooms and Parking Lot
Plan Date:	May 22, 2014
Location:	West side of Livernois, south of Wattles
Zoning:	R1-B, One Family Residential
Action Requested:	Preliminary Site Plan Approval
Required Information:	Noted Below

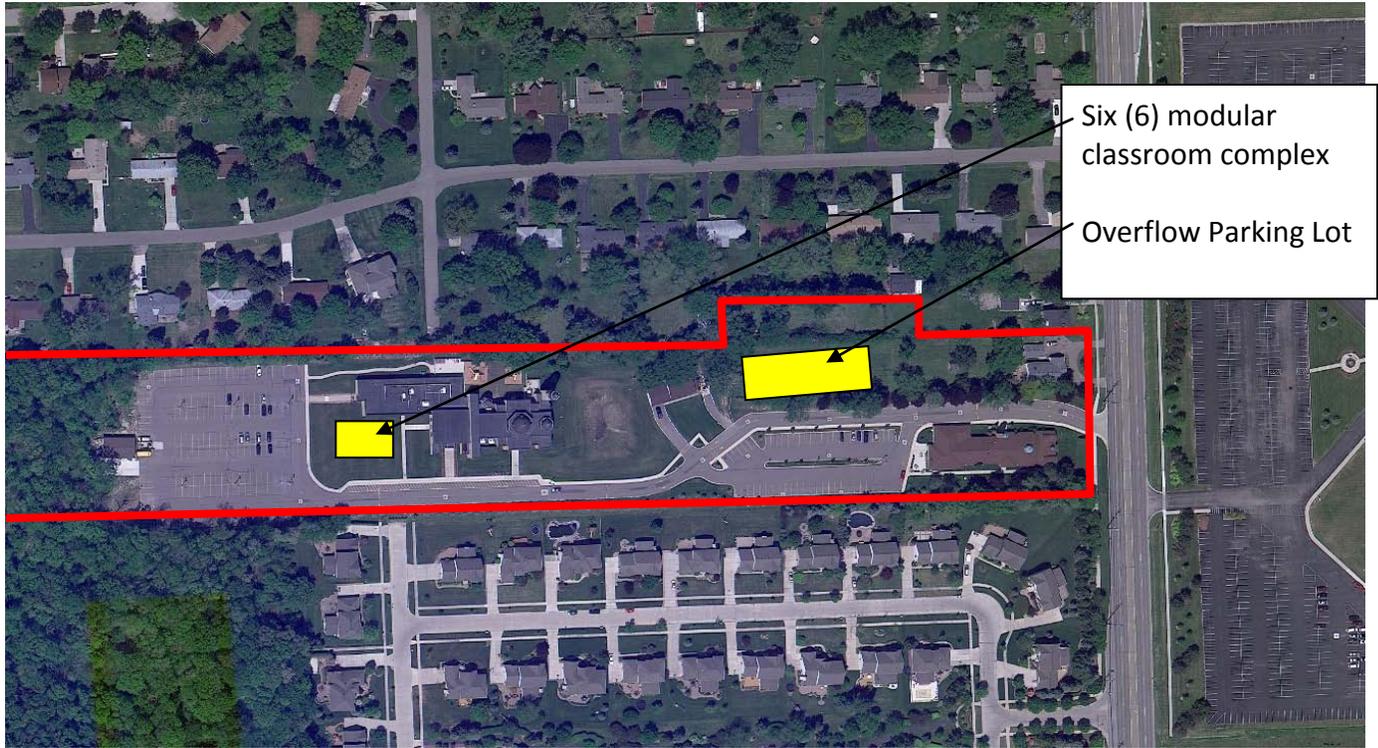
SITE DESCRIPTION AND PROJECT STATUS

St. Mark Coptic Orthodox Church is requesting approval for a thirty-six (36) overflow parking lot and a modular classroom complex addition. The overflow lot currently exists as gravel and the applicant is proposing to remove a small portion and hard surface the remainder.

The modular classroom complex includes six (6) modular classrooms and totals approximately 5,600 sq/ft of floor area. The six (6) modular buildings are attached and served by a central interior corridor. In meetings with the applicant they note that the modular classrooms are temporary; however they have not indicated when the classrooms will be removed and the classrooms do not meet the definition of a temporary structure as set forth in Section 7.13. For this reason, we are reviewing these classrooms as if they are a permanent addition on the site. The applicant notes that the classrooms are intended to serve middle school and older children as part of the existing Sunday school operation. The modular classroom addition requires a Special Use Permit.

Location of Subject Property:

West side of Livernois, south of Wattles



Size of Subject Property:

10 acres

Zoning:

The property is zoned R1-B, One Family Residential

Surrounding Zoning:

A table summarizing the zoning of the surrounding areas is as follows:

Direction	Zoning	Use
North	R-1B, One-Family Residential	Single Family Residential
South	R-1B, One-Family Residential	Single Family Residential
East	R-1C, One-Family Residential	Church
West	EP, Environmental Protection	Vacant/Wooded

Photos



Area of proposed modular classroom complex



Looking south from proposed modular classroom location to adjacent neighborhood



Looking north from adjacent neighborhood into area of modular classroom complex



Standing at edge of sidewalk looking north into area of modular classroom complex

PRIOR PLANNING COMMISSION CONSIDERATION

The Planning Commission last reviewed this project at the May 13, 2014 meeting. Please see our May 2, 2014 memo for a detailed site plan review. At the May 13th meeting, the Planning Commission continued the matter so the applicant could address the following issues:

1. Provide parking calculation to confirm parking sufficiency.

The applicant has provided the necessary parking calculations to confirm that with the additional parking lot overall site parking is sufficient.

Items to be Addressed: None

2. Extend the existing sidewalk to the overflow parking lot access drive.

The applicant has extended the sidewalk as requested.

Items to be Addressed: None

3. Provide required landscape for the new parking lot.

	<u>Required:</u>	<u>Provided:</u>	<u>Compliance:</u>
<u>Parking Lot Landscaping:</u> 1 tree for every 8 parking spaces. Trees may be located adjacent to parking lot with planning commission approval.	36 spaces = 5 trees	Applicant has provided 5 trees however trees are not located within parking lot.	Interior parking lot landscaping on the periphery of the parking lot may be approved by the Planning Commission
<u>Exterior Parking Lot:</u> Either 1 tree per 3 lineal feet of narrow evergreen or 1 tree per 10 lineal feet of large evergreen.	170 feet = 57 narrow evergreen or 17 large evergreen on north side of parking lot	5 new evergreen + existing evergreen screen along north property line	Compliant

Items to be Addressed: None

4. Screen the modular classroom complex.

The applicant notes there currently exists a berm and landscaping to screen the modular classroom.

Items to be Addressed: Confirm to the satisfaction of the Planning Commission that landscape screening along southern property line is sufficient.

5. Address building code need for internal restroom.

The applicant will provide a masonry and storefront corridor from the classrooms to the church, thus eliminating the requirement to have an internal bathroom.

Items to be Addressed: None

6. Consider façade enhancements to classrooms.

The applicant has proposed significant improvements to the classroom façade and exterior corridor. These improvements include dark brick and CMU block to match existing church, metal siding and capping, and an aluminum storefront. The Planning Commission shall determine if the proposed façade enhancements make the building compatible with adjacent uses and the existing church building.

Items to be Addressed: None

7. Provide classroom building light fixtures and confirm glare protection.

The applicant is adding two (2) wall sconces to the modular classroom addition. The sconces are fully shielded and comply with ordinance requirements.

Items to be Addressed: None

SPECIAL USE

Standards of Approval

Places of Worship, and associated uses, are permitted in the R-1B District subject to Special Use approval. For any Special Use, according to Section 9.02, the Planning Commission shall *“...review the request, supplementary materials either in support or opposition thereto, as well as the Planning Department’s report, at a Public Hearing established for that purpose, and shall either grant or deny the request, table action on the request, or grant the request subject to specific conditions.”*

Before approving any requests for Special Use Approval, the Planning Commission shall consider:

- 1. Compatibility with Adjacent Uses.**
- 2. Compatibility with the Master Plan.**
- 3. Traffic Impact.**
- 4. Impact on Public Services.**
- 5. Compliance with Zoning Ordinance Standards.**
- 6. Impact on the Overall Environment.**
- 7. Special Use Approval Specific Requirements.**

We find that the applicant, through significant façade improvements to the classrooms and exterior corridor, has addressed the issue of compatibility with adjacent uses. The Planning Commission shall confirm that the proposed changes by the applicant ensure the compliance with the Special Use standards of approval.

Items to be addressed: None

RECOMMENDATION

If the Planning Commission determines that proposed changes by the applicant ensure the compliance with the Special Use standards of approval, we recommend approval.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC.
Benjamin R. Carlisle, LEED AP, AICP

SPECIAL USE REQUEST AND PRELIMINARY SITE PLAN REVIEW

5. **PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (File Number SU 117-D)** – Proposed St. Mark Coptic Orthodox Church, West side of Livernois, South of Wattles (3603-3615 Livernois), Section 21, Currently Zoned R-1BH (One Family Residential) District

Mr. Carlisle said his review of the application is based on the proposal as a permanent addition to the site. He addressed the following outstanding items:

- Parking.
- Extension of existing sidewalk to parking lot access drive.
- Landscape as relates to parking lot and additional screening.
- Floor plan as relates to restrooms, extension of utility lines.
- Elevations; compatibility with adjacent properties and other buildings on site.
- Photometrics plan.

Mr. Carlisle reported that compliance with the Special Use Standards could not be determined at this time because of the outstanding issues. He recommended the applicant address the outstanding issues prior to Special Use and Preliminary Site Plan approval.

Present were Harold Remlinger, project architect from DesignTeam Plus, and Joe Jarvis, representative of St. Mark Coptic Orthodox Church.

Mr. Remlinger circulated revised site plan drawings as well as photographs of existing landscaping and sight distance views with adjacent residential properties. He specifically addressed landscaping, elevations and lighting. He asked the Board's to not take into consideration public comments dated in 2011 because the comments do not relate to the current application submission. Mr. Remlinger informed the Board that a public informational meeting in which neighboring property owners were invited was held at the church on March 24.

Mr. Remlinger said the intent is to meet all Zoning Ordinance requirements and comply with the outstanding issues addressed by the Planning Consultant. He asked for the Board's consideration for approval this evening and to proceed with the approval process through the Building Department.

PUBLIC HEARING OPENED

David Bemis, 365 Kirk Lane, spoke in opposition; against temporary structures, use of modular classrooms during week.

Reda Megally, 4940 Hubbard, spoke in support. Mr. Megally said the project is good for church and community.

Samuel (did not sign in) questioned the proposed use as relates to temporary or permanent structure and the application requirements.

Mr. Savidant clarified the definition of a temporary building. He said because the church cannot designate a timeframe for the proposed temporary structures, the City is assuming that the classrooms will be on site for a long time. Therefore the application is being reviewed as a permanent addition to the site.

PUBLIC HEARING CLOSED

After discussion, it was the consensus of the Board that a complete set of plans addressing the outstanding items should be resubmitted and the Board provided time to review for consideration of approval. The major concern addressed is the compatibility of the proposed addition to adjacent residential properties.

Resolution # PC-2014-05-029

Moved by: Krent

Seconded by: Strat

RESOLVED, To postpone the item to the June 10, 2014 Regular meeting.

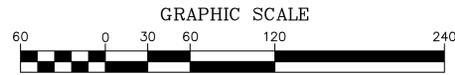
Yes: All present (8)

MOTION CARRIED



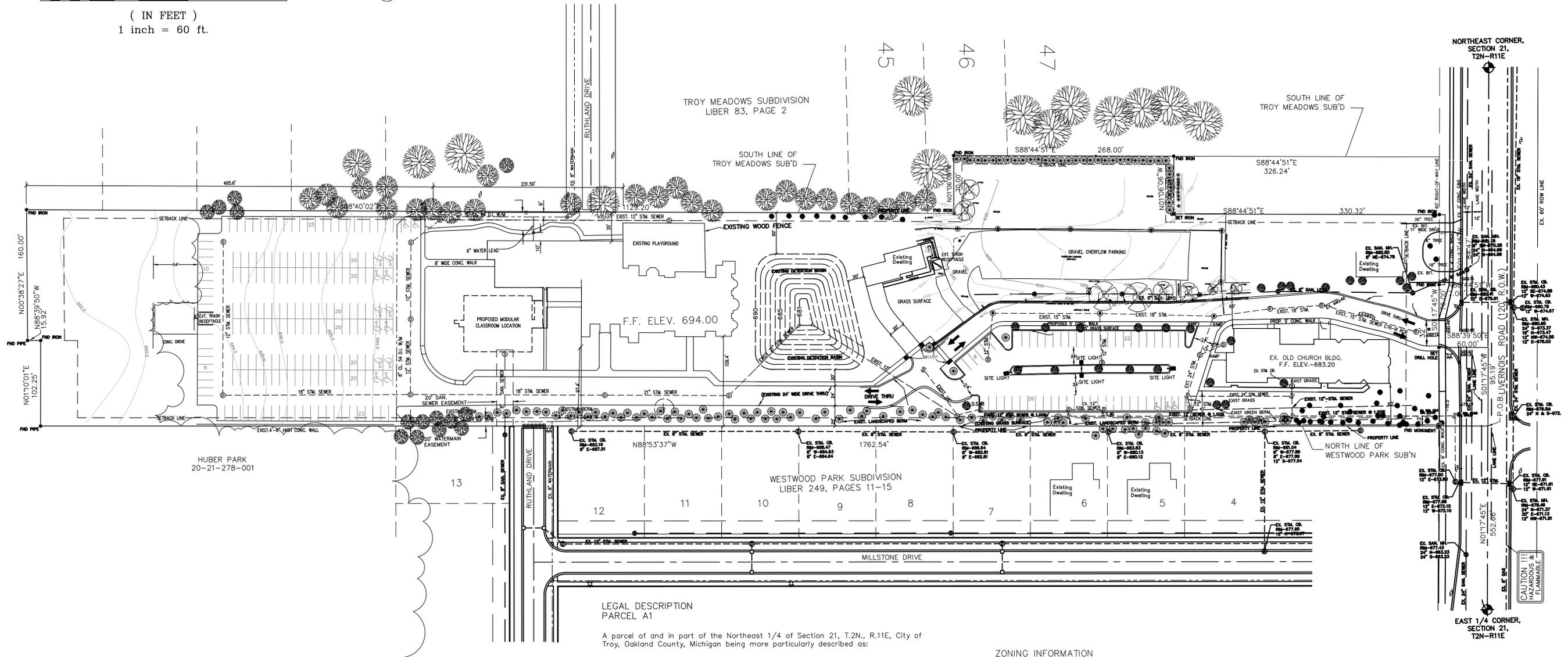
LEGEND

- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER & MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATEVALVE
- EXISTING WATERMAIN
- EXISTING LIGHT POLES
- EXISTING POWERPOLE & POWERLINES
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- SURFACE ELEVATION
- EXISTING CONTOUR
- EXISTING TREE



(IN FEET)
1 inch = 60 ft.

ST. MARK COPTIC ORTHODOX CHURCH EXISTING OVERALL SITE PLAN



LEGAL DESCRIPTION
PARCEL A1

A parcel of and in part of the Northeast 1/4 of Section 21, T.2N., R.11E, City of Troy, Oakland County, Michigan being more particularly described as:

Commencing at the East 1/4 corner of said Section 21; thence N 01°17'45" E 552.66 feet (Westwood Park Subd'n recorded as 552.51 feet) along the East line of said Section 21 to a Point of Beginning; thence N 88°53'37" W 1762.54 feet (Westwood Park Subd'n recorded as N 88°53'30" W) along the North line of "WESTWOOD PARK SUBDIVISION" as recorded in Liber 249, pages 11-15, Oakland County Records; thence N 01°10'01" E 102.25 feet; thence N 88°39'50" W 15.92 feet; thence N 00°38'27" E 160.00 feet to the south line of "TROY MEADOWS SUBDIVISION" recorded in Liber 83 of Plats, Page 2, Oakland County Records; thence S 88°40'02" E 1129.20 feet along the South line of said "TROY MEADOWS SUBDIVISION" (recorded for "Troy Meadows" as S 88°39'50" E); thence N 01°06'06" E 70.00 feet along the East line of Lot 46, "TROY MEADOWS SUBDIVISION" (recorded for "Troy Meadows" as N 01°17'45" E); thence S 88°44'51" E 268.00' along the South line of "TROY MEADOWS SUBDIVISION" (recorded for "Troy Meadows" as S 88°39'50" E); thence S 01°06'06" W, 70.00 feet; thence S 88°44'51" E 330.32 feet to the west 53-foot right-of-way line of Livernois Road (width varies); thence S 01°17'45" W 84.47 feet; thence N 88°44'51" W 7.00 feet; thence S 01°17'45" W 76.00 feet; thence S 88°39'50" E 60.00 feet to the East line of Section 21; thence S 01°17'45" W 95.19 feet along the East line of said Section 21 to the Point of Beginning. All of the above containing 10.762 acres. All of the above being subject to the rights of the public in Livernois Road. All of the above being subject to easements, restrictions and rights of way of record or otherwise.

ZONING INFORMATION
ZONED R-1B ONE FAMILY RESIDENTIAL

SETBACKS
FRONT 40 FEET
SIDE 10 FEET
REAR 45 FEET

TREES MODIFIED TO MATCH
EXISTING CONDITIONS.

BENCHMARK
FINISHED FLOOR OF
EXIST. OLD CHURCH
ELEVATION-683.20
(NGVD DATUM)



NOTE:
THIS DRAWING WAS PROVIDED BY ST. MARK'S COPTIC ORTHODOX CHURCH. THE FEATURES SHOWN HEREON WERE NOT VERIFIED BY A GROUND SURVEY OF THE SITE WITH THE EXCEPTION OF THE TOPOGRAPHY LYING NORTH OF THE ASPHALT DRIVE SHOWN ON THE DRAWING NUMBER "SURVEY."

PEA DID CONDUCT A BOUNDARY SURVEY FOR THE PURPOSE OF COMBINING PARCELS 20-21-277-014 WITH 20-21-277-036, AS DESCRIBED BY THE BEARINGS AND DISTANCES SHOWN ON THIS SHEET AND THE LEGAL DESCRIPTION FOR PARCEL "A1".

NO.	BY	CHK.	DESCRIPTION	DATE

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION TO OTHERS WITHOUT THE WRITTEN CONSENT OF PROFESSIONAL ENGINEERING ASSOCIATES, INC. CONSULTING ENGINEER.

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Fax: (248) 689-1044
website: www.peainc.com

ST. MARK COPTIC ORTHODOX CHURCH
3803 LIVERNOS ROAD
TROY, MICHIGAN 48063

SITE
PART OF THE S.W. 1/4 OF SECTION 21,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DES. ABC DN. DEF SUR. GHI P.M. JKL
18 Livingston Park Properties, LLC, 38-505 Livingston Park, Troy, MI 48063

ORIGINAL
ISSUE DATE: MARCH 14, 2012

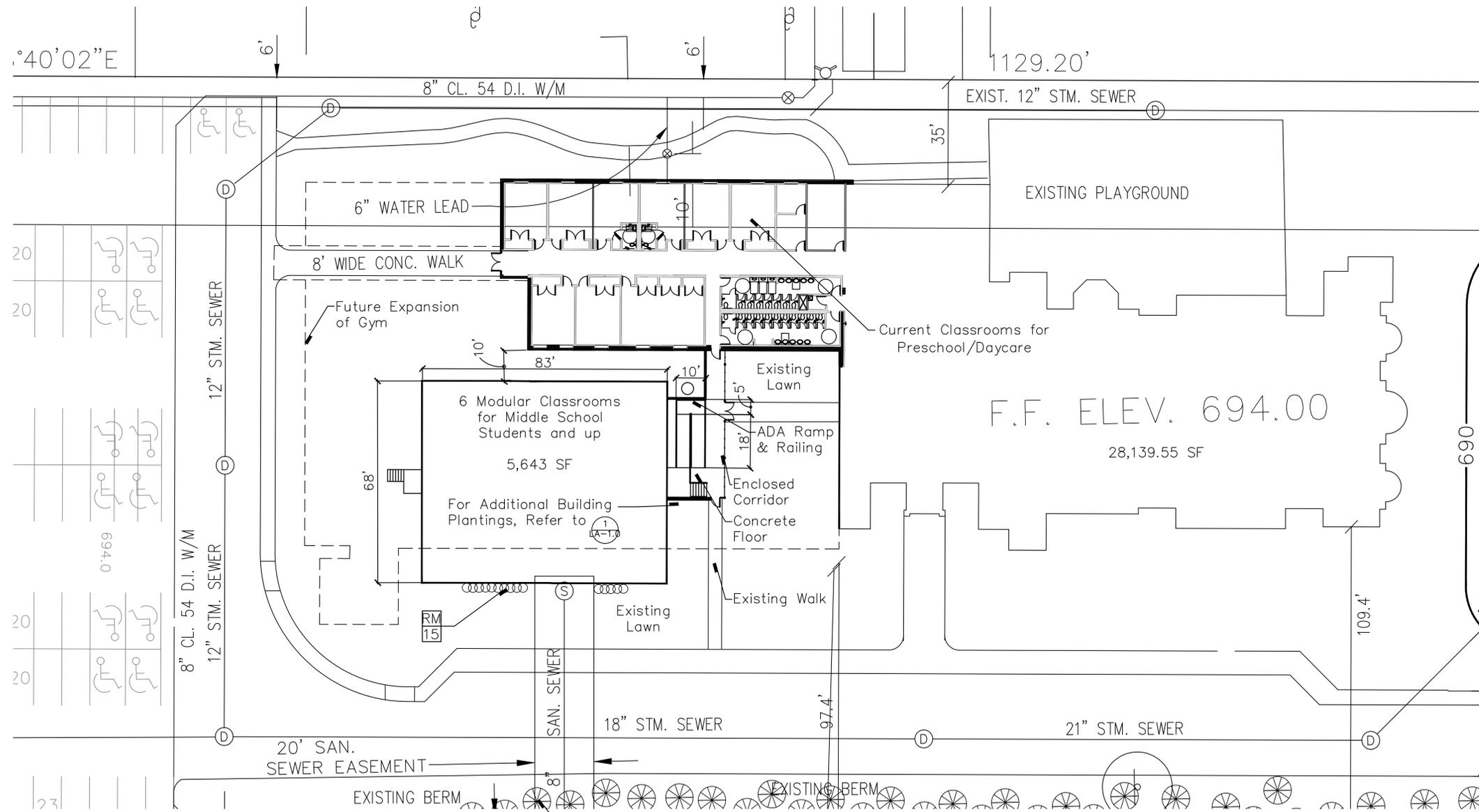
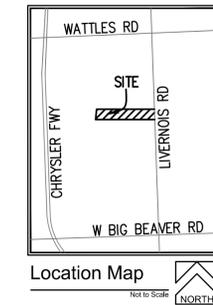
PEA JOB NO. 099-125

SCALE: 1" = 60'

DRAWING NUMBER:

SITE

REVISIONS



Zoning Data:

ZONING: R-1B ONE FAMILY RESIDENTIAL

BUILDING SETBACKS:
 FRONT 40 FEET
 SIDE 10 FEET
 REAR 45 FEET

PARKING SETBACK: 50 FEET

TOTAL SITE AREA: 10.762 ACRES 468,792.72 SF 100%

BUILDING COVERAGE:
 EXISTING STRUCTURES: 40,585 SF
 PROPOSED MODULAR CLASSROOMS: 5,643 SF
TOTAL BUILDING COVERAGE: 46,228 SF 9.86%

EXISTING PARKING SPACES: 240 SPACES PAVED
OVERFLOW PARKING: +/- 50 SPACES (GRAVEL LOT)
 290 SPACES

REQUIRED PARKING SPACES:
 EXISTING SMALL CHURCH: 230 OCCUPANTS @ 1/3 = 76 SPACES
 NEW LARGE CHURCH: 597 OCCUPANTS @ 1/3 = 199 SPACES
 (896 LF OF PEW / 18" = 597 OCCUPANTS)
TOTAL PARKING REQUIRED: 275 SPACES

PROPOSED PARKING LOT: 36 SPACES PAVED
TOTAL PARKING SPACES: 276 SPACES

REQUIRED FIRE SEPARATION DISTANCE **MBC Sec. 705 Table 705.8**

DISTANCE PROPOSED	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
10'	Proposed Temporary Unprotected 15%	Window Proposed Opening: 96 square feet Wall: 83' x 14'-6" = 1203.5 square feet Allowed: 1203.5 x .15 = 180.5 square feet

Existing spruce or fir
 18'-22' tall, 8'-10'
 spread, spaced 15' O.C.

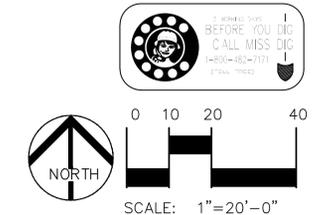
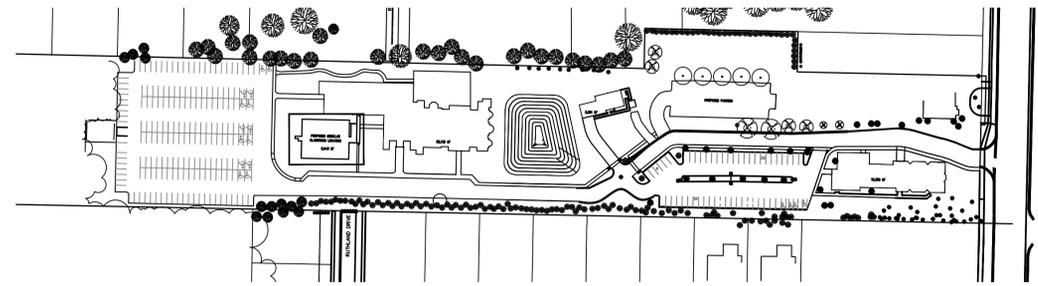
PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
15	RM	Rosa Meivayhn	Knockout Roses	24" Ht. & Sp.	CONT.
+/-		MULCH (To Be Determined By Contractor)			CY
+/-		PLANT MIX (To Be Determined By Contractor)			CY
+/-		TERRA SORB (To Be Determined By Contractor)			LBS

NOTE:
 1. Repair all lawn areas to original conditions.

ALLOWABLE BUILDING HEIGHTS & AREA **MBC Sec. 503 Table 503**

Proposed Use Group	E (or A-3 if less than 100 occupants, Section 305 Education Group E, 305.1)
Allowed Height (Unprotected)	1-Storey
Allowed Area (Unprotected)	9,500 square feet
Proposed Area (Unprotected)	1-Storey 5,638.3 square feet (Gross)

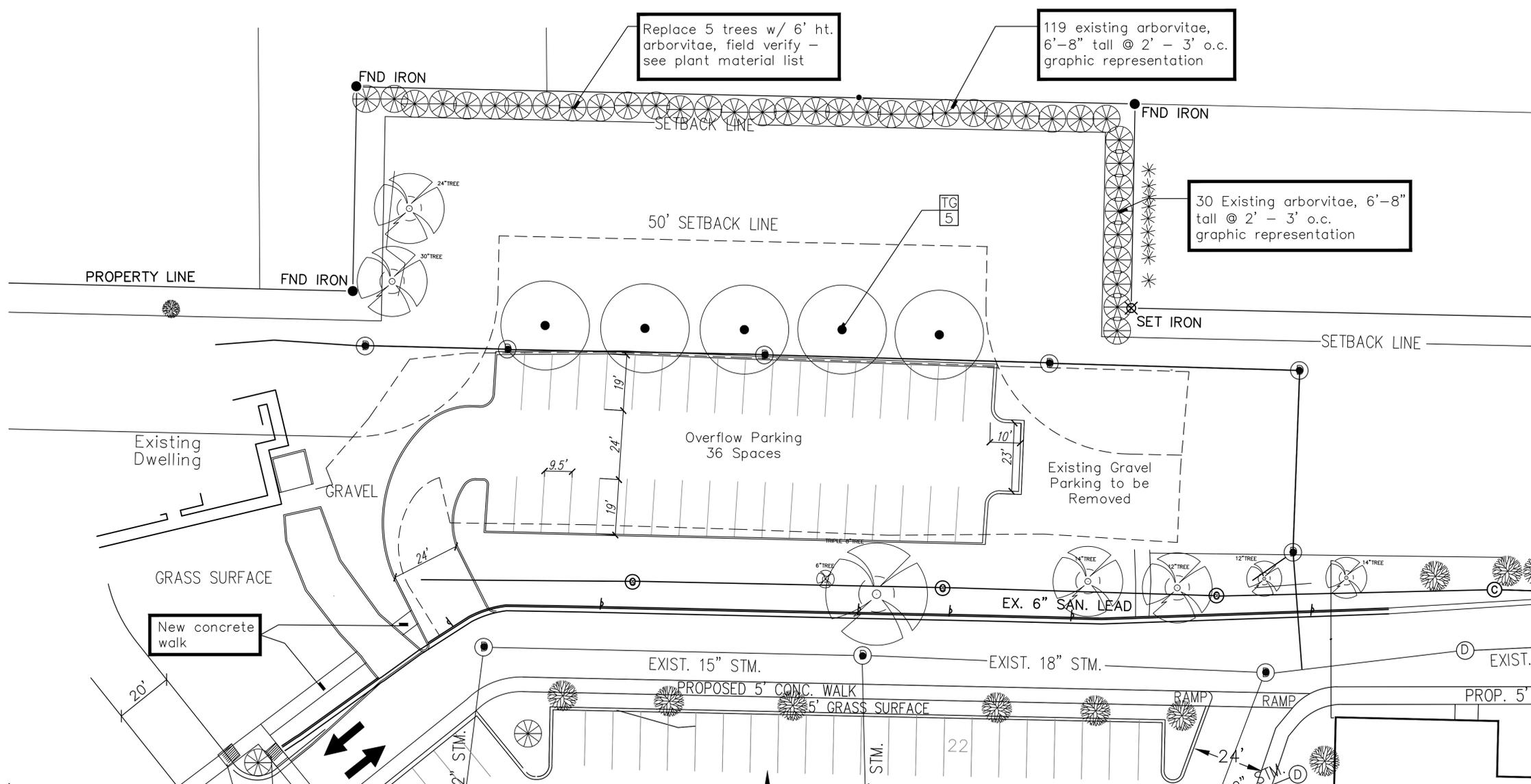
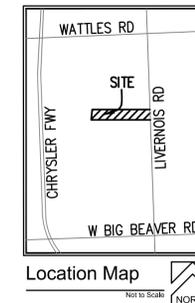


info@designteamplus.com
 Client: St. Mark Coptic Orthodox Church
 3603 Livernois
 Troy, MI 48083
 PH: (248) 619-0540
 FAX:

Project: St. Mark Coptic Orthodox Church

Date/Revisions	Issued For
3-14-14	Client Revisions
5-13-14	Prelim. Site Plan Approval
5-22-14	SpecialLandUse & Prelim.SPA

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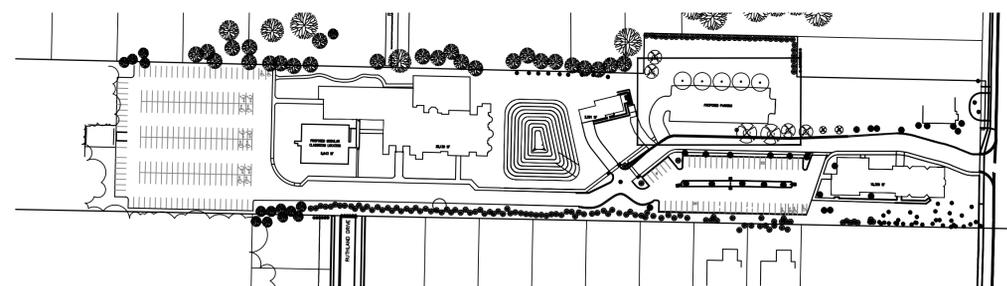


PLANT MATERIAL LIST

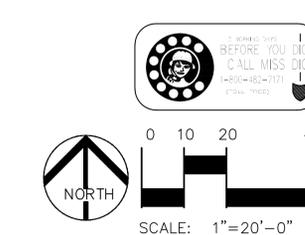
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
TREES					
5	TG	Tilia Cordata 'Greenspire'	Greenspire Linden	2.5" Cal.	B&B
5	AV	Wintergreen Arborvitae REPLACEMENT	Wintergreen	6' HT.	B&B
MATERIALS					
+/-		MULCH (To Be Determined By Contractor)			UNIT
+/-		PLANT MIX (To Be Determined By Contractor)			CY
+/-		TERRA SORB (To Be Determined By Contractor)			LBS

NOTES:

1. Repair all lawn areas to original conditions.



Site Map
Not to Scale



info@designteamplus.com
 Client: St. Mark Coptic Orthodox Church
 3603 Livernois
 Troy, MI 48063
 PH: (248) 619-0540
 FAX:

Project: St. Mark Coptic Orthodox Church

Date/Revisions	Issued For
3-14-14	Client Revisions
5-13-14	Prelim. Site Plan Approval
5-22-14	SpecialLandUse & Prelim.SPA

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GENERAL NOTES

CITY GENERAL NOTES

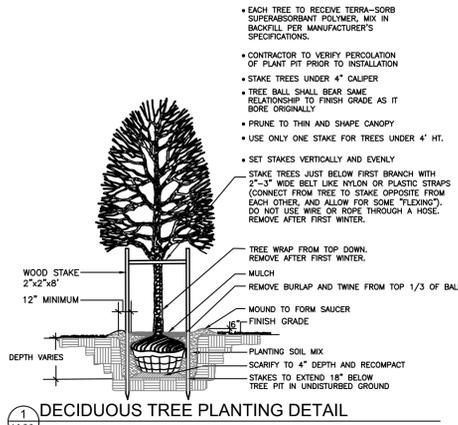
1. ALL PLANT MATERIAL SHALL MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. ALL PLANT MATERIAL SHALL BE TRUE TO NAME IN CONFORMANCE TO THE CURRENT EDITION OF STANDARDIZED PLANT NAMES ESTABLISHED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE, OR OTHER SOURCE ACCEPTED BY THE CITY.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN IN A NORTHERN CLIMATE; HARDY TO THE CLIMATE OF MICHIGAN; APPROPRIATE FOR THE SOIL; CLIMATIC AND ENVIRONMENTAL CONDITIONS; AND RESISTANT TO DISEASE AND INSECT ATTACK.
4. A MINIMUM FOUR (4) INCHES OF TOPSOIL SHALL BE PROVIDED FOR ALL LAWN AREAS, GROUND COVERS, AND PLANTING BEDS.
5. ARTIFICIAL PLANT MATERIAL IS PROHIBITED AND SHALL NOT BE USED TO MEET THE REQUIREMENTS OF THIS ARTICLE.
6. LAWN AREAS SHALL BE PLANTED IN SPECIES OF GRASS NORMALLY GROWN IN MICHIGAN. GRASS MAY BE SODDED OR HYDRO-SEEDED, PROVIDED THAT ADEQUATE MEASURES ARE TAKEN TO MINIMIZE SOIL EROSION. SOD OR SEED SHALL BE CLEAN AND FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE.
7. A MINIMUM 4-INCH LAYER OF SHREDDED HARDWOOD BARK SHALL BE PLACED IN ALL PLANTER BEDS CONTAINING TREES OR SHRUBS AND AROUND THE BASE OF ALL TREES PLANTED WITHIN LAWN AREAS. ALL SHRUBS PLANTED WITHIN LAWN AREAS ARE TO BE PLANTED IN GROUPS AND MULCHED AS A GROUP, AND HEDGEROWS ARE TO BE MULCHED AS ONE CONTINUOUS STRIP.
8. LIVE GROUNDCOVERS SUCH AS MYRTLE, BLUE RUG JUNIPERS, BALTIC IVY AND OTHER SIMILAR VINES AND PLANT MATERIAL SHALL BE MULCHED WITH A 2-INCH LAYER OF SHREDDED HARDWOOD BARK. ANY DEVIATIONS MUST BE APPROVED BY THE CITY'S LANDSCAPE ARCHITECT.
9. PLANT MATERIALS SHALL NOT BE PLACED CLOSER THAN FOUR FEET FROM THE FENCE LINE OR PROPERTY LINE.
10. DECIDUOUS AND ALL SHRUBS MAY NOT BE PLANTED WITHIN 5 FEET, AND EVERGREEN TREES MAY NOT BE PLANTED WITHIN TEN (10) FEET OF ANY CURB OR PUBLIC WALKWAY.
11. TREES AND SHRUBS MAY NOT BE PLANTED WITHIN 10 FEET OF A FIRE HYDRANT.
12. WHERE PLANT MATERIALS ARE PLANTED IN TWO OR MORE ROWS, PLANTING SHALL BE STAGGERED IN ROWS.
13. WHERE SHRUB PLANTINGS ARE REQUIRED TO FORM A CONTINUOUS HEDGE, THE PLANTS SHALL NOT BE SPACED OUT MORE THAN 36 INCHES ON CENTER AT PLANTING AND SHALL HAVE A MINIMUM HEIGHT AND SPREAD OF 30 INCHES AT PLANTING. SHRUBS THAT WILL NOT ATTAIN SUFFICIENT WIDTH TO FORM A COMPLETE HEDGE SPACED 36 INCHES ON CENTER SHALL BE PLANTED AT A SPACING THAT WILL ALLOW THEM TO FORM A COMPLETE HEDGE WITHIN TWO YEARS OF PLANTING.

LANDSCAPING NOTES

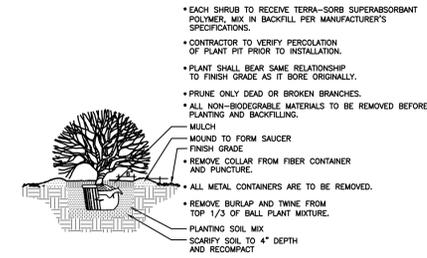
1. PRIOR TO THE RELEASE OF THE PERFORMANCE BOND, THE CITY OF TROY MUST INSPECT ALL LANDSCAPE PLANTING INCLUDING BUT NOT LIMITED TO EXISTING TREES, REPLACEMENT TREES, BUFFER PLANTINGS, AND PARKING LOT ISLANDS. THE RIGHT-OF-WAY WILL BE INSPECTED BY THE FORESTRY DIVISION TO IDENTIFY ANY PLANTINGS NEW OR EXISTING THAT POSE A HAZARD TO THE SAFE USE OF THE RIGHT-OF-WAY. FORESTRY MAY REQUIRE THE DEVELOPER TO REMOVE AND POSSIBLY REPLACE ANY SUCH TREES.
2. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC R.O.W. SHADE TREES AND SHRUBS MUST BE PLANTED AT LEAST 5' FROM THE EDGE OF THE PUBLIC WALKWAY. EVERGREEN AND ORNAMENTAL TREES MUST BE PLANTED AT LEAST 10' FROM THE EDGE OF THE PUBLIC WALKWAY. ALL TREES AND SHRUBS MUST BE PLANTED AT LEAST 10' FROM ANY FIRE HYDRANT. SHADE AND EVERGREEN TREES MUST BE PLANTED AT LEAST 15' FROM THE NEAREST OVERHEAD WIRE AND AT LEAST 10' FROM THE NEAREST UNDERGROUND UTILITY.
3. NO TREES OR SHRUBS MAY BE PLANTED WITHIN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY STREET RIGHT-OF-WAY AT A DISTANCE OF 25' FROM THEIR POINT OF INTERSECTION. NO TREES OR SHRUBS MAY BE PLANTED IN THE TRIANGULAR AREA FORMED AT THE INTERSECTION OF ANY DRIVEWAY WITH A PUBLIC WALKWAY AT A DISTANCE ALONG EACH LINE OF 15' FROM THEIR POINT OF INTERSECTION.
4. PRIOR APPROVAL IS REQUIRED TO PLANT ANY TREE OR SHRUB IN THE PUBLIC RIGHT-OF-WAY.
5. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPES SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
6. THE DEVELOPER AND/OR THE CITY OF ROCHESTER HILL SHALL HAVE THE RIGHT, AT ANY STAGE OF THE INSTALLATION, TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS OR SPECIFICATIONS.
7. REPLACEMENT TREES MAY NOT BE PLANTED WITHIN THE DRIP LINE OF EXISTING TREES.
8. NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE DEVELOPER AND THE CITY OF ROCHESTER HILLS.
9. TREES MUST BE AT LEAST 10' FROM UNDERGROUND UTILITIES AND 15' FROM OVERHEAD UTILITIES.

MAINTENANCE NOTES

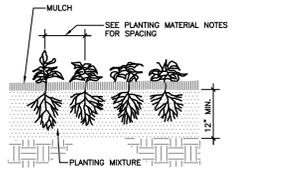
1. THE CLEAR ZONE SHALL BE MAINTAINED AT ALL INTERSECTIONS THAT INGRESS AND EGRESS TO THE SITE. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PLANT MATERIAL AT A HEIGHT OF NOT OVER THIRTY (30) INCHES ABOVE PAVEMENT AND PROVIDE UNOBSTRUCTED SIGHT DISTANCE FOR DRIVERS IN VEHICLES APPROACHING THE INTERSECTION.
2. VERTICAL CLEARANCE OF AT LEAST EIGHTY (80) INCHES MUST BE PROVIDED ABOVE WALKS AT ALL TIMES. IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN TREES AND OTHER OVERHANGING OBJECTS TO PROVIDE ADEQUATE HEADROOM TO COMPLY WITH ADA GUIDELINES.



1 DECIDUOUS TREE PLANTING DETAIL



4 SHRUB PLANTING DETAIL



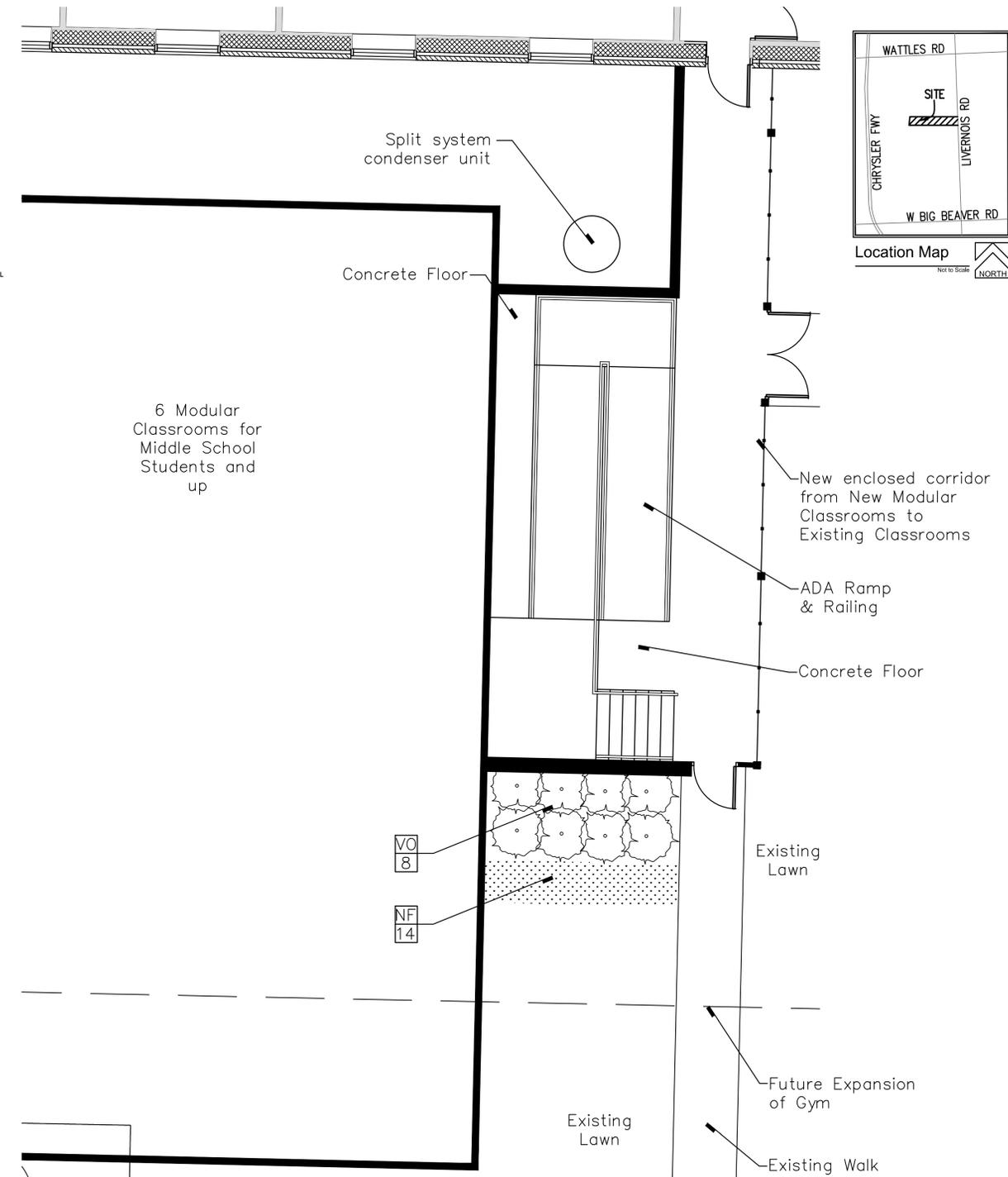
5 ANNUAL, PERENNIAL, GROUND COVER PLANTING DETAIL

PLANTING NOTES:

1. INSTALL AND MAINTAIN ALL LANDSCAPING ACCORDING TO TROY STANDARDS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK. PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. CONTRACTOR TO SUPPLY NURSERY SOURCES FOR ALL PURCHASED MATERIAL. NO BARE ROOT OR PARK GRADE MATERIAL WILL BE ACCEPTED.
3. SOD: IF OWNER SELECTS THIS OPTION, CONTRACTOR WILL INSTALL SOD IN ALL AREAS INDICATED AS LAWN ON PLAN. SOD TO BE WELL ESTABLISHED, MINERAL GROWTH. SOD BLEND SHALL CONSIST OF A MINIMUM OF THREE (3) IMPROVED VARIETIES OF BLUEGRASS, ACCEPTANCE AND GUARANTEE NOTES SHALL APPLY TO ALL SOD.
4. EDGING SHALL BE A SHOVEL EDGE.
5. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY (REQUIRED IN HEAVY CLAY SOILS).
6. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
7. STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY CIRCULATION ROUTES.
8. MULCHING AND WATERING OF ALL PLANTS AND TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.
9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
10. REMOVE ALL TREE STAKES AND GUY WIRES AFTER ONE WINTER.
11. USE GRADE "A" DOUBLE SHREDDED HARDWOOD BARK.
12. DIG SHRUB PITS 1' LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2' LARGER THAN ROOT BALLS. BACK FILL WITH ONE PART TOPSOIL AND ONE PART SOIL FROM THE EXCAVATED PLANTING HOLE. PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET, CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
13. REMOVE ALL TWINE, WIRE, AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS.
14. LAWN TREES ARE TO BE MULCHED WITH A MINIMUM OF 4" WIDE BY 4" DEEP SHREDDED BARK FOR TRUNK PROTECTION. ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4". ONLY NATURAL-COLORED SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
16. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
17. ALL LANDSCAPE AREAS, SPECIAL PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS TO A DEPTH OF 12"-18" AND BACK-FILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4"-6" OF TOPSOIL OVERFILL MATERIAL AND CROWN A MINIMUM OF 6" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
18. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:
 - A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 6"-18" DEPENDING ON THE DEPTH OF THE SUB-BASE AND DISPOSE OF OFF SITE.
 - B. REPLACE EXCAVATED MATERIAL WITH GOOD, MEDIUM TEXTURES PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MINIMUM OF 2" ABOVE TOP F CURB AND SIDEWALK, ADD 4"-6" OF TOPSOIL AND CROWN TO A MINIMUM OF 6" ABOVE ADJACENT CURB AND WALK AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
19. IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREA(S), REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADES WITH GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.
20. ALL PLANT MATERIAL TO RECEIVE TERRA-SORB SUPER ABSORBENT POLYMER OR APPROVED EQUAL BY LANDSCAPE ARCHITECT, FOLLOW MANUFACTURER'S SPECIFICATIONS.

RESPONSIBILITY NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS USING MATERIAL FROM SPOIL PILE.
4. ACCEPTANCE OF GRADING AND SOD SHALL BE BY THE LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF TWO (2) YEARS. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENTS OF WASHOUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE AND AS DETERMINED BY THE CITY, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
5. THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPING FOR A PERIOD OF TWO (2) YEARS BEGINNING AFTER APPROVAL BY THE CITY OF ROCHESTER HILL'S LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE DURING AND AT THE END OF THE GUARANTEE PERIOD, ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY THE CITY OF TROY'S LANDSCAPE ARCHITECT, WITHOUT COST TO THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.



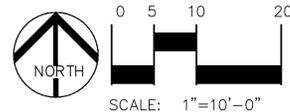
1 Landscape Plan

PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
8	VO	Viburnum Opulus 'Compactum'	Compact F. Cranberry Bush	24" Ht. & Sp.	CONT.
14	NF	Nepeta Faassenii 'Walker's Low'	Walker's Low Catmint	1 Gal. 18" O.C.	
MATERIALS					
+/-		MULCH (To Be Determined By Contractor)			CY
+/-		PLANT MIX (To Be Determined By Contractor)			CY
+/-		TERRA SORB (To Be Determined By Contractor)			LBS

NOTE:

1. Repair all lawn areas to original conditions.



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 Troy, MI 48083
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 Project: St. Mark Coptic Orthodox Church

Designed/Drawn	RM/WSP
Checked/Approved	RM
Job #	31-2013
File	St. Mark's.dwg

Date/Revisions	Issued For
3-14-14	Client Revisions
5-13-14	Prelim. Site Plan Approval
5-22-14	SpecialLandUse & Prelim.SPA

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 Sheet



1 NORTH SCREEN TREES
 SCALE: NTS



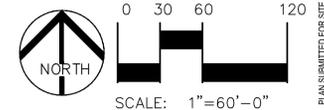
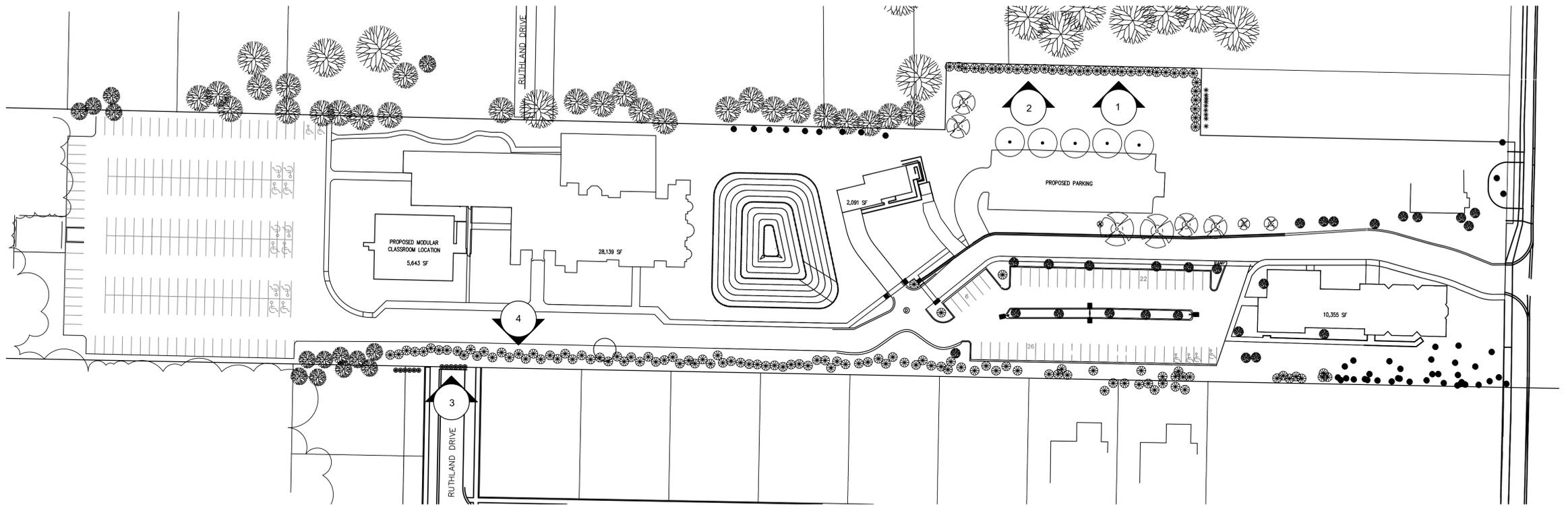
2 NORTH SCREEN TREES to be replaced
 SCALE: NTS



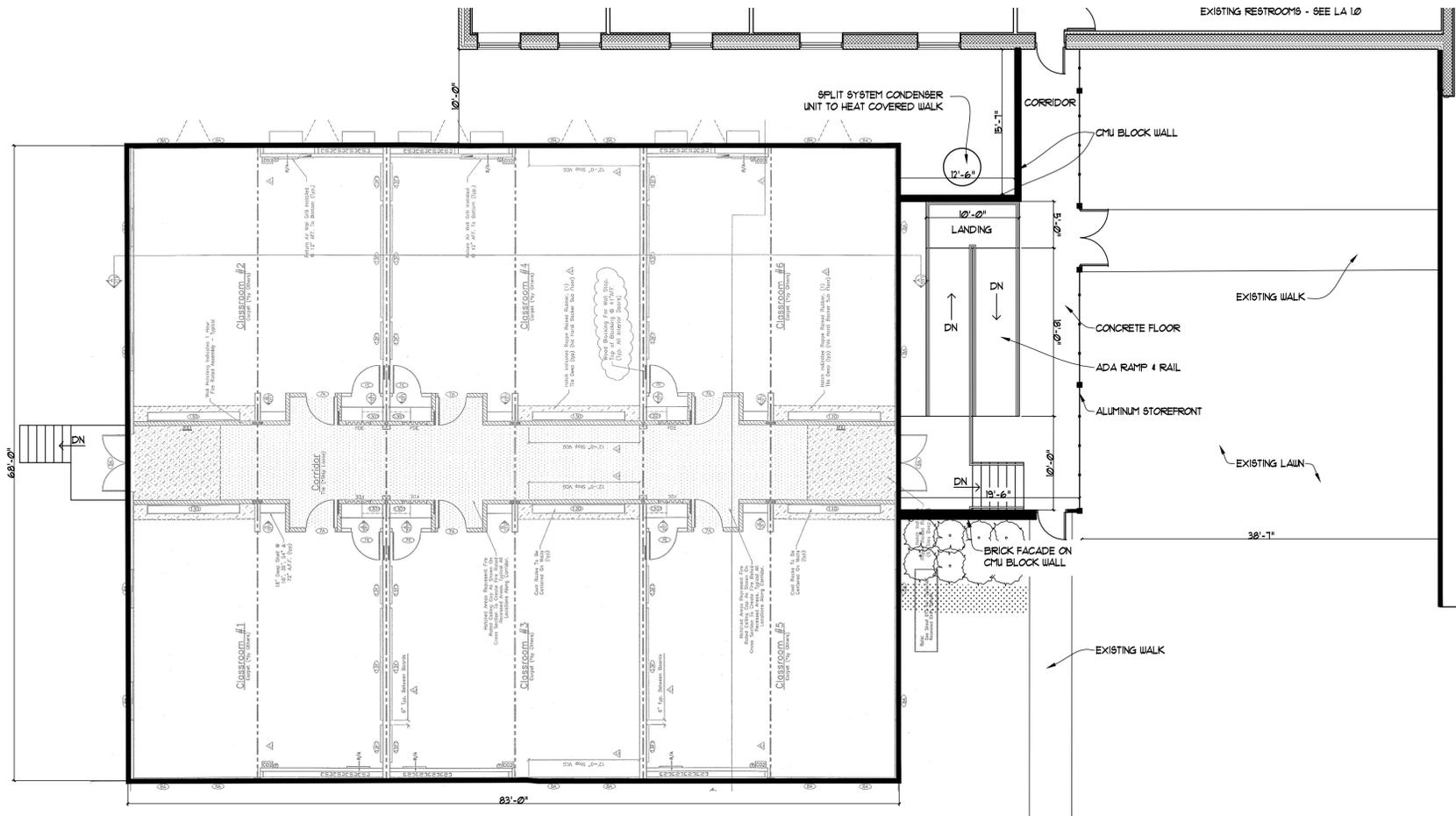
3 RESIDENTIAL SCREEN TREES
 SCALE: NTS



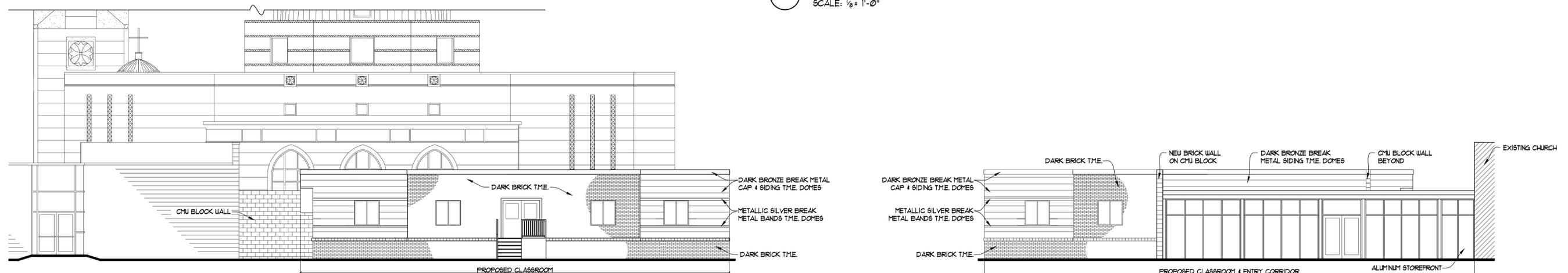
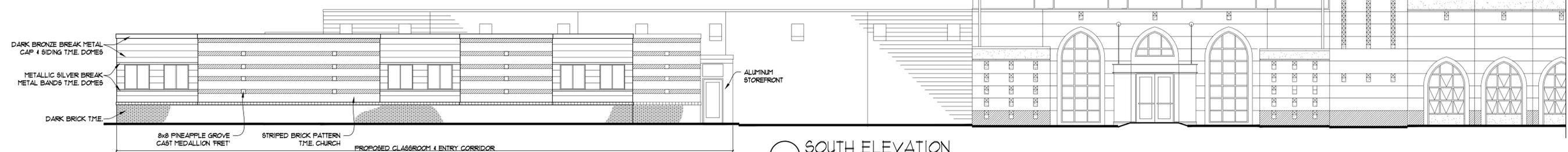
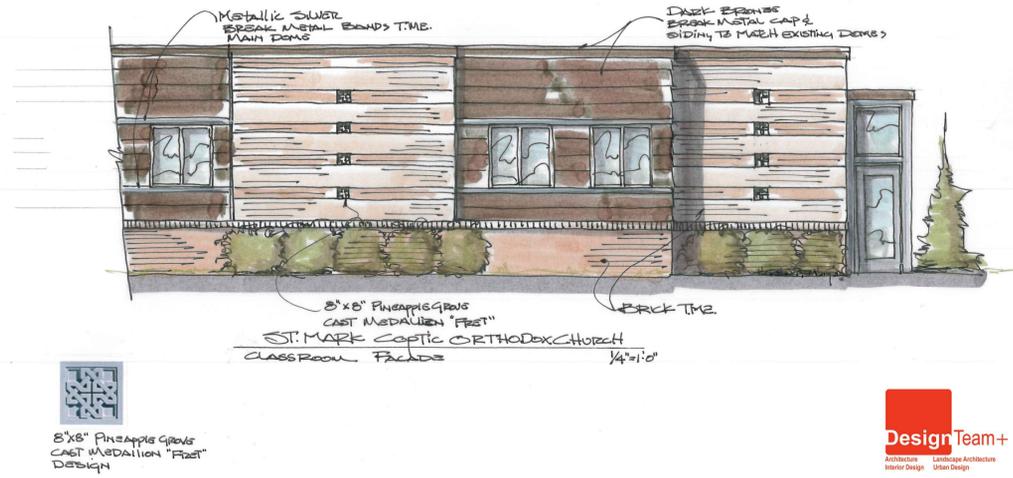
4 RESIDENTIAL SCREEN TREES
 SCALE: NTS



SCALE: 1"=60'-0"
 Site Images



CLASSROOM FLOOR PLAN
 SCALE: 1/8" = 1'-0" TYP. LAYOUT PER MODULAR SOLUTIONS



Client
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 3603 Livernois
 Troy, MI 48063

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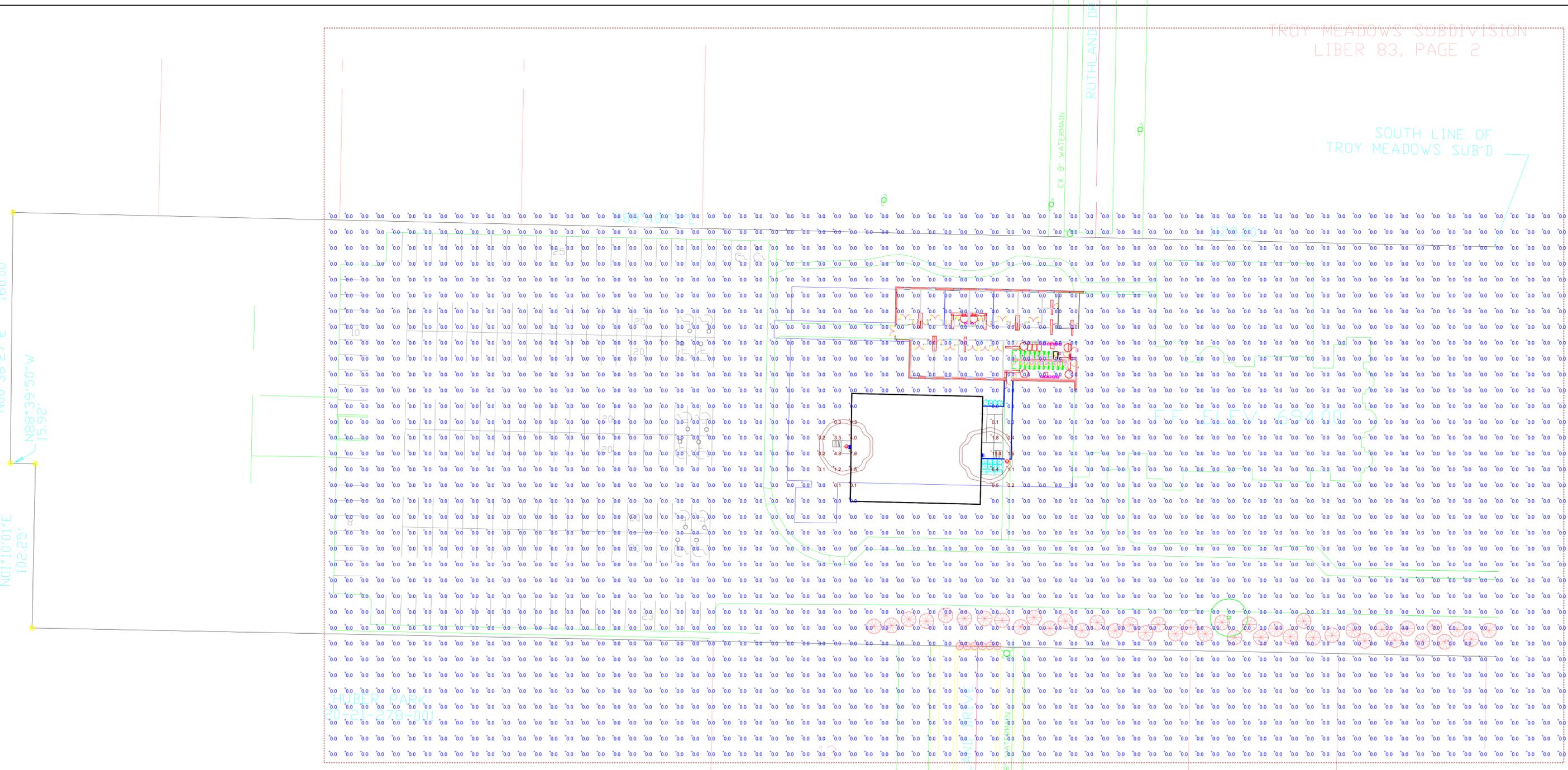
Designed/Drawn	HJR/MJP
Checked/Approved	HJR
Job #	31-2003
File	St. Mark's Elevations.dwg

Date/Revisions	Issue for
5-22-14	SpecialLandUse + Prelim SPA

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SOUTH LINE OF
TROY MEADOWS SUB'D



Symbol	Label	Image	Quantity	Manufacturer	Description	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A		2	Lithonia Lighting	ARCHITECTURAL SCENCE WITH MEDIUM THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. COATED LAMP. MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	WST_100M_MD	ONE 100-WATT COATED ED-17 METAL HALIDE, HORIZONTAL POSITION.	1	WST_100M_MD.ies	7900	0.72	140

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL LTG VALUES	+	0.0 fc	11.4 fc	0.0 fc	N/A	N/A

Luminaire Locations						
No.	Label	Location		MH	Orientation	Tilt
		X	Y			
1	A	1557.40	1742.67	11.00	270.00	0.00
2	A	1641.64	1737.34	11.00	90.00	0.00

Note

- SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
- 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. GBA DOES NOT ACT AS THE CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS. POLES SPECIFICATIONS ARE NOT INCLUDED WITH EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS. 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.

Plan View
Scale - 1" = 30'