



## SUSTAINABLE DESIGN REVIEW COMMITTEE

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
[www.troymi.gov](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

### MEETING AGENDA

Committee Members: Building Official, City Engineer  
Planning Commissioners (2), Zoning Administrator

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<b>March 25, 2015</b>	<b>4:30 P.M.</b>	<b>Conference Room C</b>
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1. ROLL CALL

2. APPROVAL OF MINUTES – March 22, 2013

3. BUSINESS AGENDA

CIOT Granite Showroom, 2854, 2870 and 2904 Industrial Row, Located on the north side of Industrial Row, east of Coolidge, Section 26 – Zoned IB

- Seeking SDP status to exceed 20% minimum open space requirement and park in front yard

4. OTHER BUSINESS

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](mailto: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.

R. Brent Savidant called the meeting of the Sustainable Design Review Committee to order at 12:00 p.m. on March 22, 2013 in Conference Room C of Troy City Hall.

1. ROLL CALL

Present:

Michael W. Hutson, Planning Commission Representative  
Thomas Strat, Planning Commission Representative  
Scott Finlay, Civil Engineer (acting as the City Engineer)  
Mitch Grusnick, Building Official  
R. Brent Savidant, Planning Director (acting as the Zoning Administrator)

Also Present:

Paul Evans, Zoning & Compliance Specialist  
Maged Michail, Applicant

2. APPROVAL OF MINUTES

**Resolution # SDRC-2013-03-001**

Moved by: Hutson  
Seconded by: Strat

**RESOLVED**, To approve the minutes of the August 1, 2012 Sustainable Design Review Committee, as printed.

Yes: All present (5)

**MOTION CARRIED**

3. BUSINESS AGENDA

**A. MNAD Property LLC, 3424 Rochester Road, East side of Rochester Road, North of Big Beaver, Section 23, Currently Zoned CB (Community Business) District**

The applicant submitted a request seeking SDP status to permit landscape flexibility to utilize the green roof system as required open space.

Chairman Savidant summarized the application.

Maged Michail answered questions about the application.

There was general discussion on the item.

There was a finding that the application met all Prerequisite and Qualifying standards.

**Resolution # SDRC-2013-03-002**

Moved by: Strat

Seconded by: Hutson

**RESOLVED**, The application shall be granted Prequalified SDP status, subject to the following:

1. Applicant gives permission to the City to enter the premises to inspect the green roof system during the growing system, to ensure that it continues to function as open space.

Yes: All present (5)

**MOTION CARRIED**

4. **OTHER BUSINESS**

There was no one present who wished to speak.

**ADJOURN**

The meeting of the Sustainable Design Review Committee adjourned at 12:30 p.m.

Respectfully submitted,

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R. Brent Savidant, Planning Director

DATE: March 20, 2015

TO: Sustainable Design Review Committee

FROM: R. Brent Savidant, Planning Director

SUBJECT: PREQUALIFIED SDP STATUS – CIOT Granite Showroom, 2854, 2870 and 2904 Industrial Row, Located on the north side of Industrial Row, east of Coolidge, Section 26 – Zoned IB

The petitioner, Benny Spielman of SP Industrial 4 proposes a new CIOT Granite Showroom on his site on Industrial Row. The site is zoned IB Integrated Industrial and Business. Because the project is zoned IB and surrounded by similarly zoned properties, it qualifies for administrative site plan approval. The applicant seeks Prequalified Sustainable Development Project status to provide less than the required 20% open space and provide parking in the front yard.

The applicant proposes a number of sustainable design features, which are listed in the site plan documents. These sustainable features include:

- Rain garden in front yard
- Native, drought tolerant plants and grasses in front yard
- Trees providing shade on west side of building
- Rain barrels to capture rainwater from roof

The applicant meets the four Prerequisite Measures for Lot Coverage (Stormwater Quality, Stormwater Quantity, Heat Islands and Water Efficient Landscaping). The applicant meets two of the three Prerequisite Measures for Lot Coverage (Stormwater Quality and Stormwater Quantity), but has not addressed Light Pollution. The petitioner has provided one Qualifying Measure (Water Recycling). Therefore, Prequalified SDP status is recommended, subject to the petitioner addressing Light Pollution on the site. Furthermore, petitioner is required to (1) Post fire lanes as per Troy Fire Department; (2) Combine parcels as per Assessing Department; and, (3) Seek Final Engineering Approval.

Attachments:

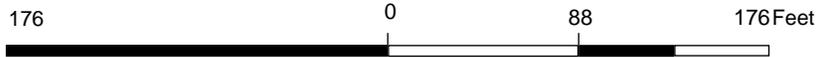
1. Maps
2. Site plan

cc: Applicant  
File/SDP

G:\Sustainable Development Option\Projects\2900 Industrial Row\SDP 2900 Industrial Row 03 25 15.docx



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.



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# CIOT Tile

1080 Coolidge Hwy.  
Troy, MI 48084

## Sheet Index

T.100	Title Sheet
C.100	Architectural Site Plan
C.101	Site Plan Details
C.102	Site Photos
C.103	Existing Survey
L.100	Landscape Plan
L.101	Rain Garden Details
A.100	First Floor Plan
A.101	Second Floor Plan
A.102	Third Floor Plan
A.200	Exterior Elevations
A.201	Exterior Elevations

### Scope of Work:

1. Demolition of existing buildings on site
2. Construction of new office and warehouse building
3. New site work and landscape work per SDP and Troy requirements

### Building Code Notes:

All work is to comply w/ the 2012 Michigan Building Code, Michigan Mechanical Code, Michigan Electrical Code & Michigan Plumbing Code

Building Use:	B (Business) & M (Mercantile)
Construction Type:	3-B
Sprinkled:	Yes
Fire Alarm System:	Yes
Jurisdiction City:	Troy

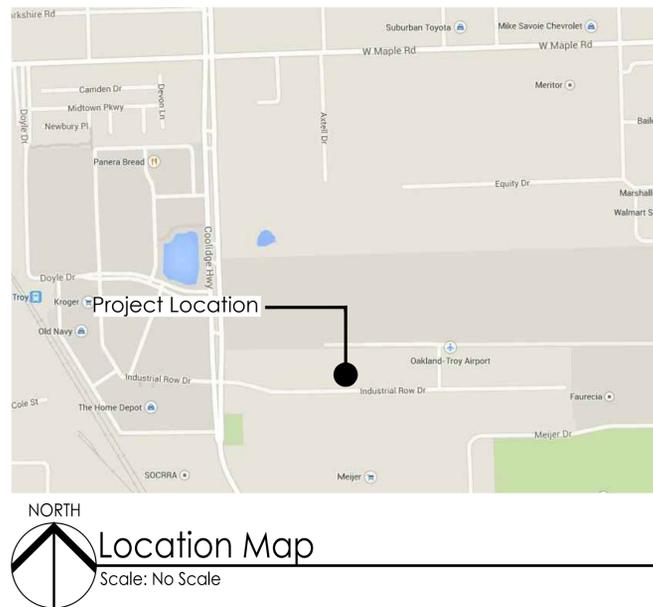
### Zoning Information:

Zoning:	IB (Integrated Industrial and Business District)
Maximum Height:	(4) Stories / 50'-0"
Proposed Height:	48'-2"
Minimum Setbacks:	
Front Req'd:	30'-0"
Proposed:	30'-0"
Rear Req'd:	20'-0"
Proposed:	20'-0"
Side (min.):	10'-0"
Side (total):	10'-0"
Maximum Lot Coverage:	40%
Proposed Lot Coverage:	

Lot Size:	102,721.28 Sq. Ft. (2.36 ± acres)
Existing Building Footprint:	12,071.72 Sq. Ft.
New Building Footprint:	32,533.95 Sq. Ft.
Total Footprint:	44,605.67 Sq. Ft.
<b>Lot Coverage:</b>	<b>44,605.67 / 102,721.28 = 43.42 %</b>

Symbols Legend:			
	SECTION OR ELEVATION NUMBER DIRECTION OF VIEW SHEET TO BE FOUND ON		CENTER LINE
	START OF WORK		DOOR SYMBOL
	ELEVATION MARKER		WALL TYPE
	KEYED NOTE		FINISH NOTE
	BULLETIN		ADDENDUM

Abbreviations					
A.C.T.	ACOUSTICAL CEILING TILE	FLUOR.	FLUORESCENT	MTL.	METAL
A.F.F.	ABOVE FINISHED FLOOR	FTG.	FOOTING	NOM.	NOMINAL
ALUM.	ALUMINUM	G.C.	GENERAL CONTRACTOR	OPNG.	OPENING
ANOD.	ANODIZED	GALV.	GALVANIZED	O.C.	ON CENTER
APA	AMERICAN PLYWOOD ASSOCIATION	GYP. BRD.	GYP. BOARD	PLYWD.	PLYWOOD
BRD.	BOARD	HGT.	HEIGHT	PLA.	POINT LOAD FROM ABOVE
C. TILE	CERAMIC TILE	INSUL.	INSULATION	RAD.	RADIUS
CLG.	CEILING	JST.	JOIST	REQ'D	REQUIRED
CPT.	CARPET	LAM.	LAMINATE	SIM.	SIMILAR
COORD.	COORDINATE	L.V.L.	LAMINATED VENEER LUMBER	S.S.	STAINLESS STEEL
CONC.	CONCRETE	MATL.	MATERIAL	STL.	STEEL
DIA.	DIAMETER	MAX.	MAXIMUM	TYP.	TYPICAL
ELEC.	ELECTRICAL	MECH.	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE
EXST.	EXISTING	MIN.	MINIMUM	V.C.T.	VINYL COMPOSITION TILE
EXT.	EXTERIOR	MTD.	MOUNTED	W.F.	WIDE FLANGE
FND.	FOUNDATION	MTG.	MOUNTING	WD.	WOOD



**krieger klatt**  
ARCHITECTS  
architecture interiors consulting  
1412 East Eleven Mile Road, Royal Oak, MI 48067  
Phone: 248.414.9270 Fax: 248.414.9275 Web: kriegerklatt.com

Client: \_\_\_\_\_  
Ciot Tile  
2900, 2870 & 2854 Industrial Row, Rd.  
Troy, MI

Project: \_\_\_\_\_  
Building Addition/  
Renovation

Issued: \_\_\_\_\_  
11.6.2013 Client Review  
1.17.2014 Client Review  
2.13.2014 Client Review  
1.19.2015 SDP  
2.03.2015 SDP  
3.17.2015 SDP Revisions

Seal: \_\_\_\_\_



Note: \_\_\_\_\_  
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow: \_\_\_\_\_

Sheet Title: \_\_\_\_\_  
Title Sheet

Scale: \_\_\_\_\_  
As Noted

Project Number: \_\_\_\_\_  
14-007

Sheet Number: \_\_\_\_\_  
**T.100**



## Light Fixture 'WM'

Make: Cooper Lighting  
 Model: XTOR5A  
 Lamp: LED  
 Finish: Bronze

### Property Description:

LAND IS SITUATED IN THE CITY OF TROY, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS

**TAX PARCEL #: 20-32-151-005 (2854 INDUSTRIAL ROW DRIVE):**  
 LOT 9, EXCEPT THE WEST 6 FEET, AND EXCEPTING THE EAST 34 FEET, BIRMINGHAM AIRPORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 108, OF PLATS PAGE(S) 17, OAKLAND COUNTY RECORDS.

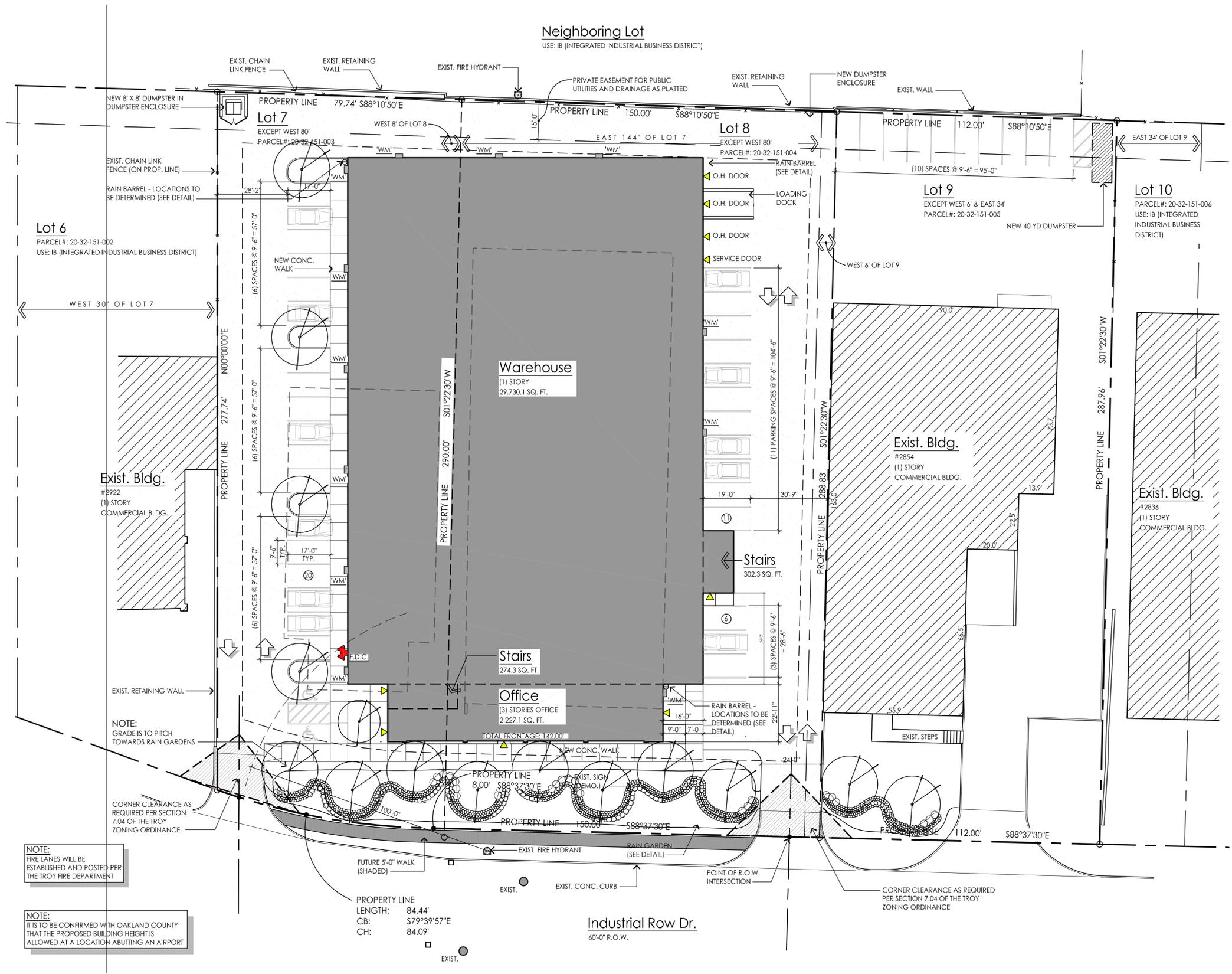
**TAX PARCEL #: 20-32-151-004 (2870 INDUSTRIAL ROW DRIVE):**  
 THE EAST 144 FEET OF LOT 8 AND THE WEST 6 FEET OF LOT 9, BIRMINGHAM AIRPORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 108, OF PLATS PAGE(S) 17, OAKLAND COUNTY RECORDS.

**TAX PARCEL #: 20-32-151-003 (2900 INDUSTRIAL ROW DRIVE):**  
 LOT 7, EXCEPT THE WEST 80 FEET, AND THE WEST 8 FEET OF LOT 8, BIRMINGHAM AIRPORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 108, OF PLATS PAGE(S) 17, OAKLAND COUNTY RECORDS.

**COMBINED PARCEL:**  
 LOT 7, EXCEPT THE WEST 80 FEET, ALL OF LOT 8 AND LOT 9, EXCEPT THE EAST 34 FEET, BIRMINGHAM AIRPORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 108, OF PLATS PAGE(S) 17, OAKLAND COUNTY RECORDS.

### Parcel Area:

20-32-151-003 = 27,010 ± SQ. FT. = 0.62 ± ACRES  
 20-32-151-004 = 43,412 ± SQ. FT. = 1.00 ± ACRES  
 20-32-151-0035 = 32,299 ± SQ. FT. = 0.74 ± ACRES  
 COMBINED PARCEL = 102,721 ± SQ. FT. = 2.36 ± ACRES



NOTE:  
 FIRE LANES WILL BE ESTABLISHED AND POSTED PER THE TROY FIRE DEPARTMENT

NOTE:  
 IT IS TO BE CONFIRMED WITH OAKLAND COUNTY THAT THE PROPOSED BUILDING HEIGHT IS ALLOWED AT A LOCATION ABUTTING AN AIRPORT

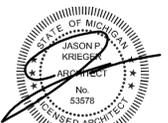
PROPERTY LINE LENGTH:  
 CB: 84.44'  
 CH: 579°39'57"E  
 CH: 84.09'

**krieger klatt**  
 ARCHITECTS  
 architecture interiors consulting  
 1412 East Eleven Mile Road, Royal Oak, MI 48067  
 Phone: 248.414.9270 Fax: 248.414.9275 Web: kriegerklatt.com

Client:  
 Ciot Tile  
 2900, 2870 & 2854 Industrial Row, Rd. Troy, MI

Project:  
 Building Addition/ Renovation

Issued:  
 11.6.2013 Client Review  
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Seal:  


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

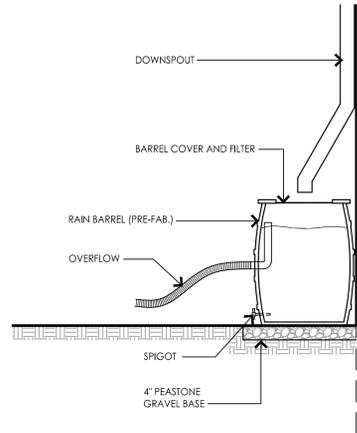
North Arrow:  


Sheet Title:  
 Architectural Site Plan

Scale:  
 1" = 20'-0"

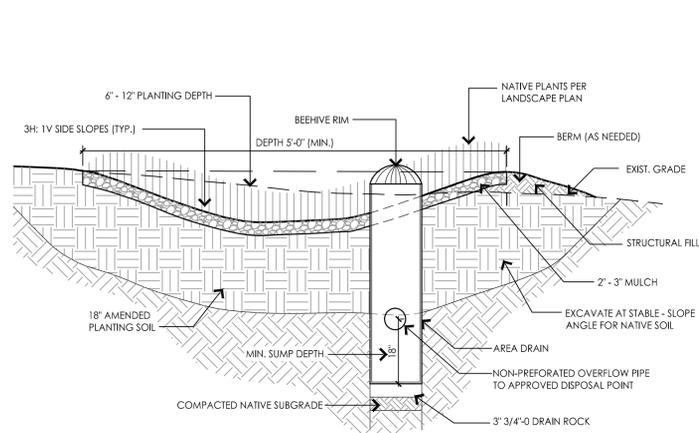
Project Number:  
 14-007

Sheet Number:  
**C.100**



### Rain Barrel Detail

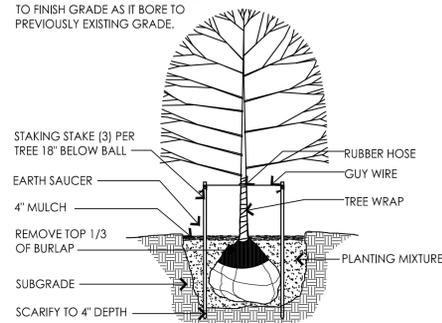
Scale: 1/2" = 1'-0"



### Rain Garden Overflow Detail

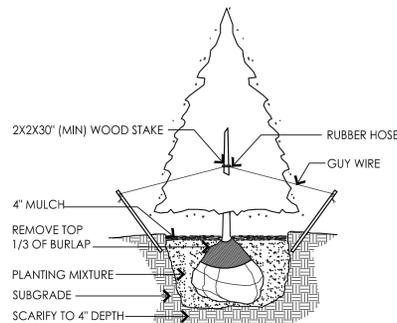
Scale: None

- CUT BACK BRANCH SYSTEM AT 25% NEVER CUT LEADER
- TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUSLY EXISTING GRADE.



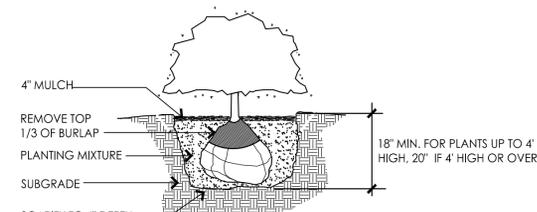
### Canopy Tree Planting Detail

Scale: None



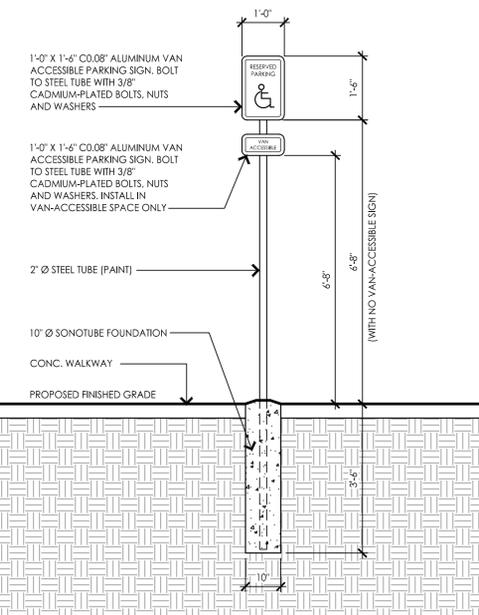
### Coniferous Planting Detail

Scale: None



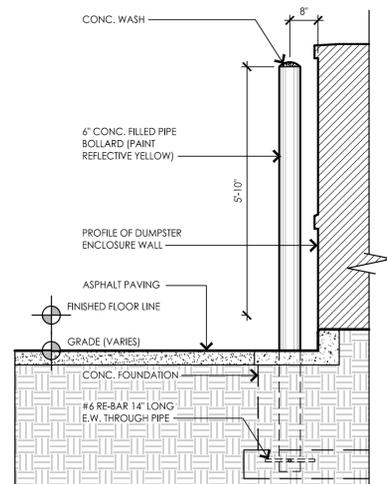
### Shrub Planting Detail

Scale: None



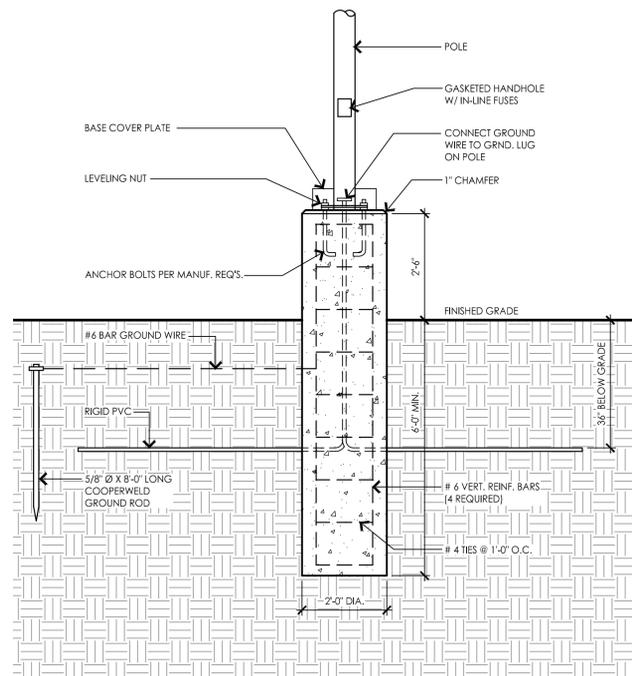
### B.F. Parking Sign Detail

Scale: 1/2" = 1'-0"



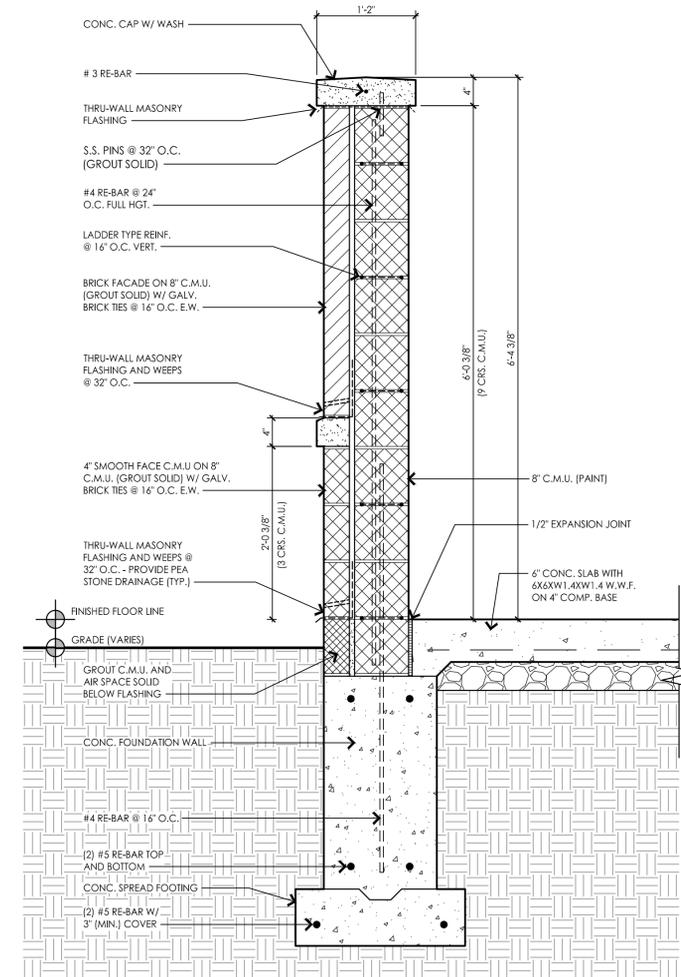
### Bollard Detail

Scale: 1/2" = 1'-0"



### Light Pole Detail

Scale: 1/2" = 1'-0"



### Dumpster Enclosure Detail

Scale: 1" = 1'-0"

Client: Ciot Tile  
2900, 2870 & 2854 Industrial Row, Rd. Troy, MI

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Seal:



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

North Arrow:

Sheet Title:  
**Site Details**

Scale:  
As Noted

Project Number:  
14-007

Sheet Number:

**C.101**



Existing Building # 2900



Existing Building # 2870



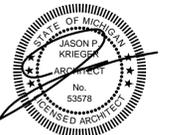
Existing Building # 2854

Client: \_\_\_\_\_  
 Ciot Tile  
 2900, 2870 & 2854 Industrial  
 Row, Rd.  
 Troy, MI

Project: \_\_\_\_\_  
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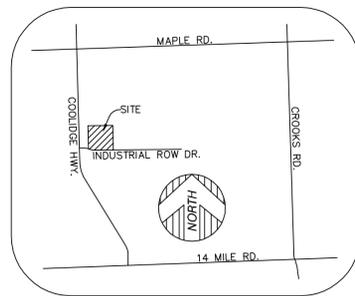
North Arrow: \_\_\_\_\_

Sheet Title: \_\_\_\_\_  
 Site Photos

Scale: \_\_\_\_\_  
 As Noted

Project Number: \_\_\_\_\_  
 14-007

Sheet Number: \_\_\_\_\_  
**C.102**



VICINITY MAP  
(NOT TO SCALE)

**PARCEL AREA**

20-32-151-003 = 27,014± SQUARE FEET = 0.62± ACRES  
 20-32-151-004 = 43,412± SQUARE FEET = 1.00± ACRES  
 20-32-151-005 = 32,299± SQUARE FEET = 0.74± ACRES  
 COMBINED PARCEL = 102,721± SQUARE FEET = 2.36± ACRES

**BENCHMARKS**

MASTER BENCHMARK:  
 CITY OF TROY BM 0271, FOUND DISC LOCATED AT THE NORTHWEST CORNER OF PARRIN CEMETERY, ELEVATION = 733.35' (NAVD88 DATUM).

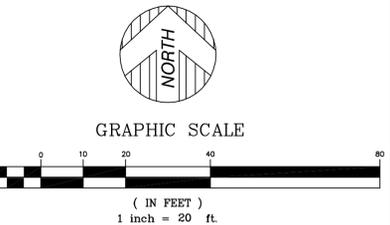
SITE BENCHMARK:  
 ARROW ON FIRE HYDRANT LOCATED ON THE NORTH SIDE OF INDUSTRIAL ROW DRIVE IN FRONT OF BUILDING NO. 2870, ELEVATION = 726.50' (NAVD88 DATUM).

**SURVEYOR'S NOTES**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
3. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

**LEGEND**

- SET 1/2" REBAR WITH CAP P.S. 47976
- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASURED DIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- GROUND POINT
- UTILITY POLE
- GAS METER
- CLEANOUT
- SEWER MANHOLE
- SQUARE CATCH BASIN
- DRAIN
- FIRE HYDRANT
- WATER GATE MANHOLE
- WATER VALVE
- UNKNOWN MANHOLE
- AIR CONDITIONING UNIT
- BOLLARD
- FLAGPOLE
- SINGLE POST SIGN
- TREE
- PARCEL BOUNDARY LINE
- - - PLATTED LOT LINE
- - - EASEMENT (AS NOTED)
- ▬ BUILDING
- ▬ BUILDING OVERHANG
- ▬ CONCRETE CURB
- ▬ EDGE OF CONCRETE (CONC.)
- ▬ EDGE OF ASPHALT (ASPH.)
- ▬ EDGE OF BRICK
- x - FENCE (AS NOTED)
- - - WALL (AS NOTED)
- - - OVERHEAD UTILITY LINE
- - - GAS LINE
- - - SEWER LINE
- - - WATER LINE



**PROPERTY DESCRIPTION**

LAND SITUATED IN THE CITY OF TROY, COUNTY OF WAYNE, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

TAX PARCEL #: 20-32-151-005 (2854 INDUSTRIAL ROW DRIVE); LOT 9, EXCEPT THE WEST 6 FEET, AND EXCEPTING THE EAST 34 FEET, BIRMINGHAM AIRPORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 108, OF PLATS PAGE(S) 17, OAKLAND COUNTY RECORDS.

TAX PARCEL #: 20-32-151-004 (2870 INDUSTRIAL ROW DRIVE); THE EAST 144 FEET OF LOT 8, AND THE WEST 6 FEET OF LOT 9, BIRMINGHAM AIRPORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 108, OF PLATS PAGE(S) 17, OAKLAND COUNTY RECORDS.

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**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

ANTHONY T. SYCKO, JR., P.S.  
 PROFESSIONAL SURVEYOR  
 MICHIGAN LICENSE NO. 47976

NORTH

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

SP INDUSTRIAL  
TOPOGRAPHIC SURVEY  
2854, 2870, 2900 INDUSTRIAL ROW DRIVE  
CITY OF TROY, OAKLAND COUNTY, MI

CLIENT:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO PROTECT ANY AND ALL UNDERGROUND UTILITIES. FURTHER, CONSTRUCTION SITE RESPONSIBILITY OF THE CONTRACTOR INHERES IN THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF ANY NEARBY STRUCTURES, OR ANY PERSONS ENGAGED IN THE WORK, OR OF ANY OTHER PERSONS.

PROFESSIONAL ENGINEERS  
PROFESSIONAL SURVEYORS  
22556 GRATIOT AVENUE  
EASTPOINT, MI 48021  
(586)772-2222 PHONE  
(586)772-4048 FAX

**KEM-TEC & ASSOCIATES**

UTILITY WARNING: SHOWN ON THE PLAN, BUT NOT FIELD LOCATED. Know what you're doing. Call before you dig. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF, AND/OR REDUCTION OF, ALL UTILITIES SHALL NOT INTERFERE WITH CONSTRUCTION.

DRAWN BY: RCE 05/12/14  
SCALE: 1"=20'  
CHECKED BY: ATS 05/12/14  
PROJECT NO: 14-01348

SHEET NO:  
**C.103**

Sustainable Development Regulations			
CATEGORY	DESCRIPTION	LOCATION	REQUIREMENT
A-1	STORMWATER - QUALITY PROVIDING RAIN GARDENS, SWALES, GREEN ROOFS, OR PERMEABLE PAVING AS DIRECTED IN THE "TROY SUSTAINABLE DEVELOPMENT PROCESS AND REGULATIONS" UNDER THE STORMWATER CATEGORY	RAIN GARDENS - SOUTH LINE AND AS DIRECTED BY LANDSCAPE ARCHITECT SWALES - SOUTH PROPERTY LINE	P - PREREQUISITE
A-2	STORMWATER - QUANTITY PROVIDING RAIN GARDENS, SWALES, GREEN ROOFS, OR PERMEABLE PAVING AS DIRECTED IN THE "TROY SUSTAINABLE DEVELOPMENT PROCESS AND REGULATIONS" UNDER THE STORMWATER CATEGORY	RAIN GARDENS - SOUTH LINE AND AS DIRECTED BY LANDSCAPE ARCHITECT SWALES - SOUTH PROPERTY LINE	P - PREREQUISITE
D-1	LIGHT POLLUTION REDUCE PROVIDED LIGHTING BY USING AUTOMATIC DEVICES FOR ALL NON-EMERGENCY LIGHTING BY AT LEAST 50% BETWEEN 11PM TO 5AM AND HAVE FULL CUTOFF SHIELDING ON ALL FIXTURES TO PREVENT LIGHT TRESPASS	LIGHTING - AS DIRECTED BY LIGHTING ARCHITECT	P - PREREQUISITE
E-1	HEAT ISLANDS USE ROOFING MATERIALS WITH AN SRI OF AT LEAST 29 (FOR ROOFS WITH STEEP SLOPE - GREATER THAN 2:12) OR AT LEAST 78 (FOR ROOFS WITH LOW SLOPE - LESS THAN 2:12) FOR AT LEAST 75% OF THE ROOF SURFACE	TPO ROOFING SYSTEM - PROVIDE TPO ROOFING SYSTEM ON NEW ROOF	G - QUALIFYING
F-1	WATER RESOURCES - WATER EFFICIENT LANDSCAPING REDUCE WATER CONSUMPTION DEMANDS FOR IRRIGATION BY MORE THAN 50% USING NATIVE SPECIES OVER CONVENTIONAL LANDSCAPING	VEGETATION SPECIES - PROVIDE NATIVE SPECIES OF VEGETATION AS DIRECTED BY LANDSCAPE ARCHITECT	P - PREREQUISITE

## Landscape Requirements:

### Lot Screening (Tbl. 13.02-B):

N/A (Non-Contiguous Uses) Tbl. 13.02-B

### Parking Lot (13.02.C)

(1) tree / (8) spaces  
(57) spaces / 8 = 8 Trees

\*Trees moved to perim. per 13.02.C.2.d

### Greenbelts (13.02.D)

10'-0" wide  
(1) tree / (30) linear feet  
242'-6" / 30 = 8.08 = 9 Trees

### Site Landscaping (13.02.E)

20% of site shall be landscaped

Lot Area:	102,721.28 Sq. Ft.
Landscaped Req'd:	20,544.25 Sq. Ft.
Landscaped Area:	
Along Industrial Row:	7,829 Sq. Ft.
Western Parking Lot:	612 Sq. Ft.
At Entrances:	396 Sq. Ft.
Total:	8,837 Sq. Ft.
Deficiency:	11,707.25 Sq. Ft.

## Landscape Legend

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AP	1	<i>Acer palmatum</i>	Japanese Maple	
ARF	14	<i>Acer rubrum 'Frankred'</i>	Red Sunset Maple	2 1/2" cal.
AT		<i>Asclepias tuberosa</i>	Butterfly Weed	12" - 18" spread
EPM		<i>Echinacea purpurea 'Magnus'</i>	Purple Coneflower	18" - 24" spread
GMR		<i>Geranium maculatum 'Rozanne'</i>	Cranesbill Geranium	24" spread
LSK		<i>Liatris spicata 'Kobold'</i>	Gay Feather	12" spread
PT		<i>Paschysandra terminalis</i>	Japanese Pachysandra	12" spread
PVS		<i>Panicum virgatum 'Shenandoah'</i>	Switch Grass	36" - 48" spread
RHI		<i>Rudbeckia hirta 'Indian Summer'</i>	Black Eyed Susan	12" - 24" spread
SHS		<i>Sorghastrum nutans 'Sioux Blues'</i>	Indian Grass	12" - 24" spread
SH		<i>Sporobolus heterolepis</i>	Prairie Dropseed Grass	24" - 36" spread

### NOTES:

1. ALL TREES ARE TO COMPLY WITH TREE PROTECTION DETAILS AS SPECIFIED PER ORDINANCE

### 2. Lawn Sod Mix:

30% PERENNIAL RYEGRASS  
20% PARK KENTUCKY BLUEGRASS  
45% CREEPING RED FESCUE  
5% ANNUAL RYEGRASS



Client:

Ciot Tile

2900, 2870 & 2854 Industrial Row, Rd. Troy, MI

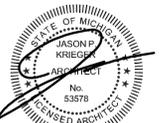
Project:

Building Addition/  
Renovation

Issued:

11.6.2013	Client Review
1.17.2014	Client Review
2.13.2014	Client Review
1.19.2015	SDP
2.03.2015	SDP
3.17.2015	SDP Revisions

Seal:



Note:

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

North Arrow:



Sheet Title:

Landscape  
Plan

Scale:

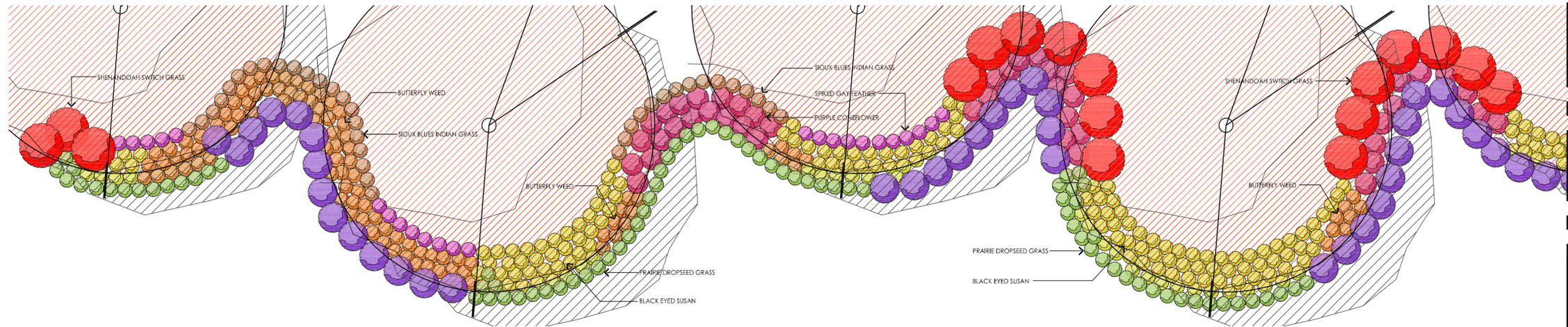
1" = 20'-0"

Project Number:

14-007

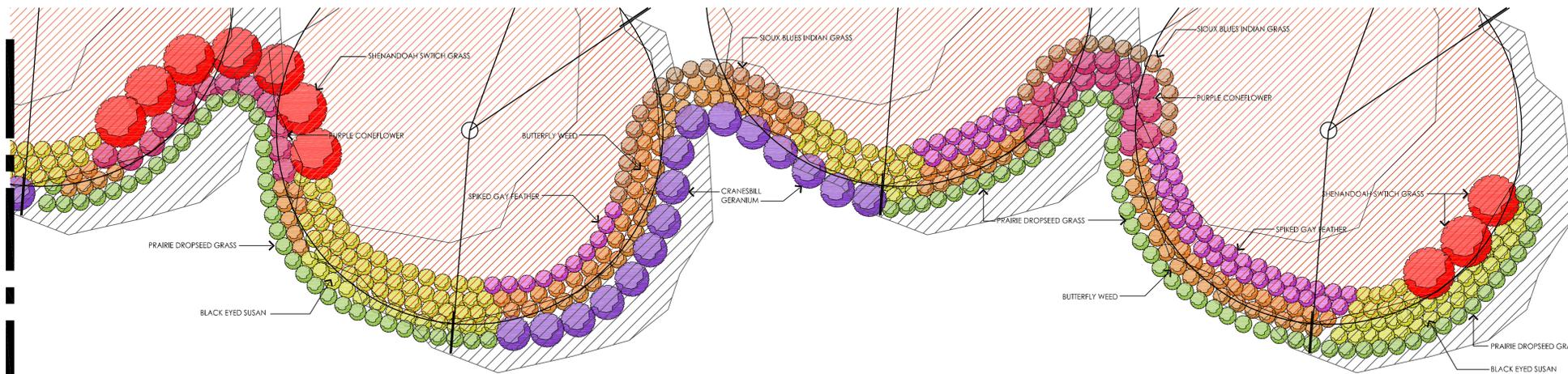
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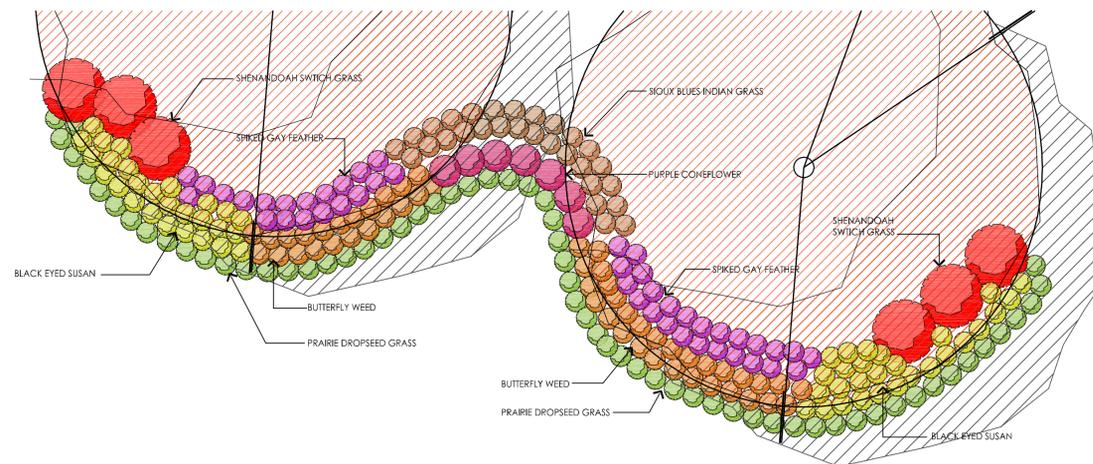
Rain Garden Detail @ Southern Property Line

Scale: 1/4" = 1'-0"



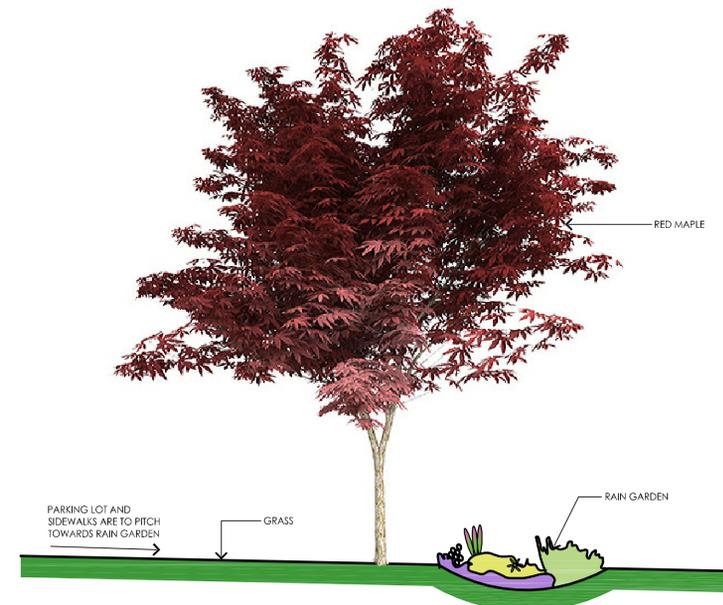
Rain Garden Detail @ Southern Property Line

Scale: 1/4" = 1'-0"



Rain Garden Detail @ South-East Corner

Scale: 1/4" = 1'-0"



Rain Garden Section

Scale: None

Client:

Ciot Tile

2900, 2870 & 2854 Industrial Row, Rd.  
Troy, MI

Project:

Building Addition/  
Renovation

Issued:

11.6.2013 Client Review

1.17.2014 Client Review

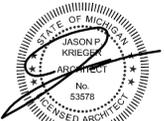
2.13.2014 Client Review

1.19.2015 SDP

2.03.2015 SDP

3.17.2015 SDP Revisions

Seal:



Note:

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

North Arrow:



Sheet Title:

Rain Garden  
Details

Scale:

As Noted

Project Number:

14-007

Sheet Number:

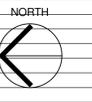
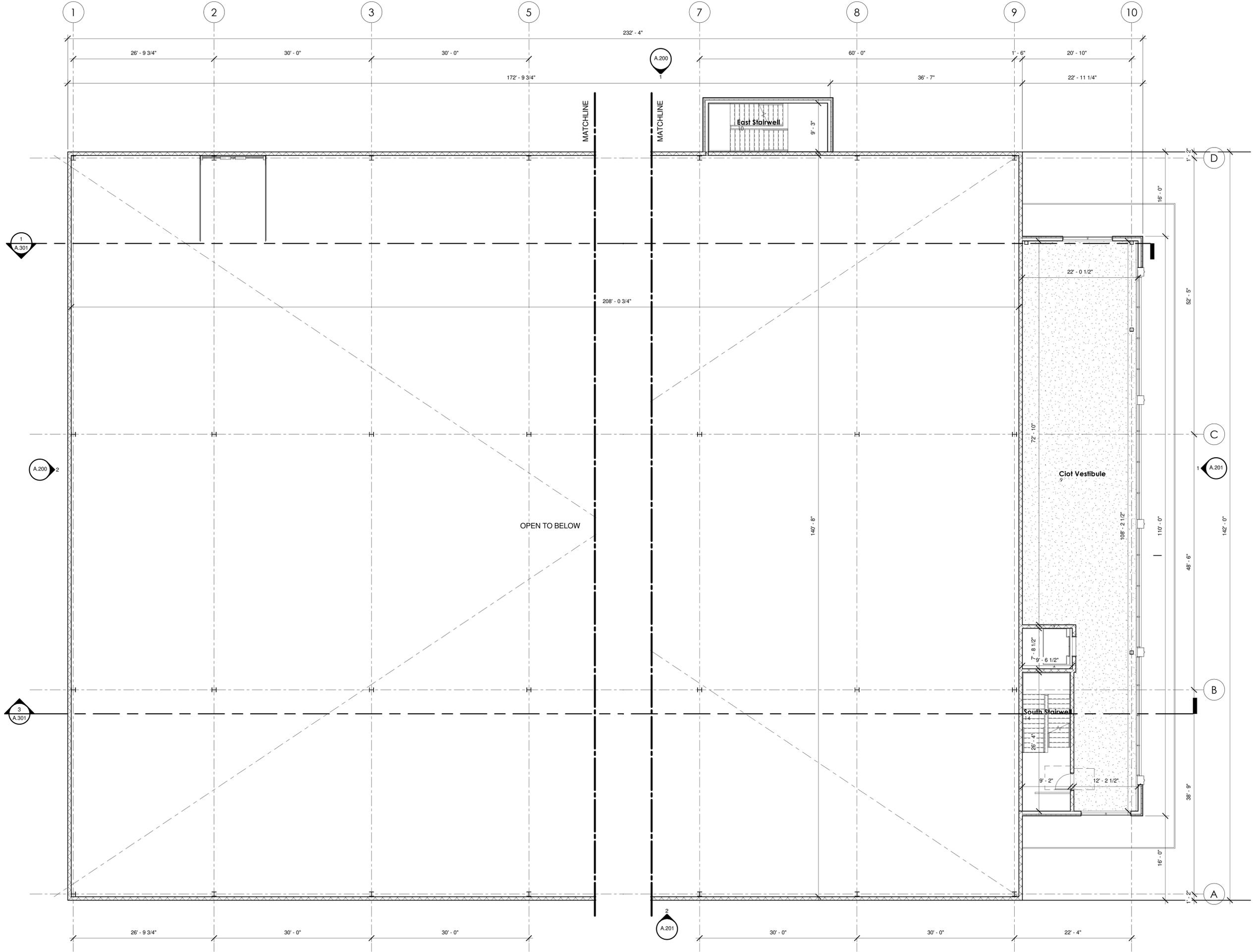
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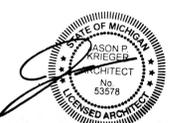
Client: \_\_\_\_\_  
 CIOT Tile

Project:  
 Building Addition / Renovation  
 2900, 2870 & 2854 Industrial Row,  
 Rd.

Issued	Description	By
1 11.6.2013	Client Review	MB
2 1.17.2014	Client Review	MB
3 2.13.2014	Client Review	MB
4 1.19.2014	SDP	
5 2.03.2015	SDP	
6 3.17.2015	SDP Revisions	



Seal: \_\_\_\_\_



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

North Arrow: \_\_\_\_\_

Sheet Title:  
**Second Floor  
 Plan**

Project Number: \_\_\_\_\_  
 Project Number

Sheet Number: \_\_\_\_\_

Second Floor  
 1/8" = 1'-0"





