



SUSTAINABLE DESIGN REVIEW COMMITTEE

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

MEETING AGENDA

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

April 15, 2015	2:00 P.M.	Conference Room C
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1. ROLL CALL

2. APPROVAL OF MINUTES – March 25, 2015

3. BUSINESS AGENDA

Discount Tire. Located on north side of 14 Mile East of John R, between Executive and Minnesota. Section 36 – 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 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 4:30 p.m. on March 25, 2015 in Conference Room C of Troy City Hall.

1. ROLL CALL

Present:

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

Also Present:

Ryan Kowalski, Krieger Klatt Architects
Jason Krieger, Krieger Klatt Architects
Benny Spielman, CIOT (owner)

2. APPROVAL OF MINUTES

Resolution # SDRC-2015-03-001

Moved by: Strat
Seconded by: Grusnick

RESOLVED, To approve the minutes of the March 22, 2013 Sustainable Design Review Committee, as printed.

Yes: All present (5)

MOTION CARRIED

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**

Chairman Savidant summarized the application.

Applicants Ryan Kowalski and Jason Krieger answered questions about the application.

There was general discussion on the item.

Mr. Strat indicated his concern regarding lack of detail related to the function of the rain barrels and rain garden. He wanted to ensure that the rain garden was designed to function as an actual rain garden.

Jason Krieger stated the intent was to have a functioning system that met the intent of the SDP provisions.

Mr. Hutson suggested the Committee should see the site plan again, prior to Final Engineering approval, to verify that the system functions as advertised.

Resolution # SDRC-2015-03-002

Moved by: Strat
Seconded by: Grusnick

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

1. Applicant shall demonstrate that the rain garden system functions as per the intent of the SDP provisions, prior to Final Engineering approval, as verified by the Engineering Department.

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 5:12 p.m.

Respectfully submitted,

R. Brent Savidant, Planning Director

DATE: April 7, 2015

TO: Sustainable Design Review Committee

FROM: R. Brent Savidant, Planning Director
Benjamin Carlisle, Planning Consultant

SUBJECT: PREQUALIFIED SDP STATUS – Discount Tire. North side of 14 Mile East of John R, between Executive and Minnesota. Section 36 – Zoned IB

The petitioner, Ryan McEnhill of Eng, INC, proposes a new parking lot layout for the existing Discount Tire store on 14 Mile. 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 increase the amount of impervious surface 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 and side yard
- Native, drought tolerant plants and grasses in front yard and side yard
- Landscaping in excess of code requirement
- LED lighting

The applicant meets the four Prerequisite Measures for Lot Coverage (Stormwater Quality, Stormwater Quantity, Heat Islands and Water Efficient Landscaping). The applicant meets the three Prerequisite Measures for Parking in a front yard (Stormwater Quality and Stormwater Quantity, and Light Pollution). Therefore, Prequalified SDP status is recommended.

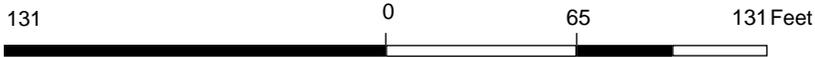
Attachments:

1. Maps
2. Site plan

cc: Applicant
File/SDP



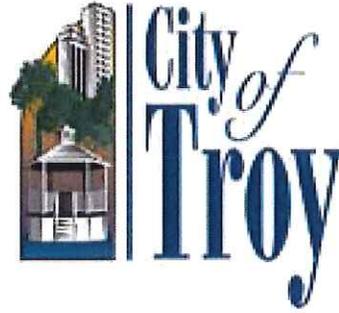
Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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APPLICATION FOR A
SUSTAINABLE DEVELOPMENT PROJECT (SDP)

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
planning@troymi.gov



NOTICE TO THE APPLICANT

APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS CONTAINED IN THE
SUSTAINABLE DEVELOPMENT CHECKLIST AND [CHAPTER 39 ZONING ORDINANCE](#)

SCANNED OR DIGITAL COPIES OF THE COMPLETED APPLICATION AND ALL
SUPPORTING DOCUMENTS MAY BE E-MAILED TO planning@troymi.gov.

APPLICANT AND PARCEL INFORMATION

1. ADDRESS OF THE SUBJECT PROPERTY: 1125 E. 14 Mile Road
2. AREA OF MODIFICATION (EXAMPLE: LOT COVERAGE): IB Front yard parking

3. APPLICANT INFORMATION:
NAME Ryan C. McEnhill, PE
COMPANY Eng., Inc.
ADDRESS 4063 Grand Oak Dr., Suite A109
CITY Lansing STATE MI ZIP 48842
TELEPHONE (517) 887-1100
E-MAIL mcenhillr@engdot.com

OWNER OF THE SUBJECT PROPERTY:
NAME Richard Sommer - Discount Tire
COMPANY Halle Properties, LLC
ADDRESS 20225 N. Scottsdale Road
CITY Scottsdale STATE AZ ZIP 85255
TELEPHONE (480) 606-5931
E-MAIL rich.sommer@discounttire.com

4. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:
Applicant is an engineering consultant for the owner.

5. SIGNATURE OF APPLICANT DATE 12/15/14

6. SIGNATURE OF PROPERTY OWNER DATE 12/15/14



4063 Grand Oak Drive
Suite A109
Lansing, MI 48911

T: 517.887.1100
F: 517.887.6335
engdot.com

Gregory L. Minshall, PE
Michael J. Dyer, PE
Brian J. Cenci, PE

March 11, 2015

Mr. R. Brent Savidant AICP/PCP, Planning Director
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

RE: Discount Tire Company, Inc.
Preliminary Site Plan & Sustainable Development Submittal

Dear Mr. Savidant:

We wish to submit the proposed Discount Tire site plan for preliminary site plan review and sustainable development project (SDP) criterion. The project consists of parking lot and stormwater improvements at the existing Discount Tire retail store located at 1125 E. 14 Mile Road in the City of Troy.

The improvements consist of expanding the narrow aisle-way between the service bays and the existing parking spaces on the south side of the building, and alleviating the blind turning movements on the east side of the building. The rationale for the improvements is to rectify safety concerns due to the narrow aisle-way caused by circulating traffic and vehicles entering and exiting the service bays. The tight aisle(s) are also difficult for truck traffic maneuverability, specifically on the east side of the store with the tight aisle and turning radii. We have also added parking spaces near the storefront on the east side of the building to allow for easier and safer pedestrian movement from the parking lot to the store.

To accommodate the increased impervious area, we are eliminating the corresponding number of parking spaces in the northwest corner of the site and proposing improvements to the site in accordance with the SDP criterion for front yard parking located in the IB zoning district. The specific SPD improvements consist of a rain garden along the frontage of 14 Mile Road to improve stormwater quality and quantity by filtering contaminants and providing a mechanism for infiltration. Also, the stormwater detention basin has been upgraded to meet the City of Troy detention volume standards. This is a significant enhancement since the previous storm sewer system utilized a free flowing outlet. The site lighting has been upgraded with both building and pole mounted light fixtures as well.

Please feel free to contact our office with any questions. We look forward to discussing the project with you.

Sincerely,

Eng., Inc.

Ryan C. McEnhill, PE
Senior Engineer

Enclosures: 2 Hard Copies of Drawings (24x36)
1 Digital Copy of Drawings
Escrow Fee of \$1500 (Check #2000001018)
Photographs of the Site

cc: Rich Sommer, Discount Tire Company
Michael J. Dyer, PE, Eng., Inc.











SITE DATA:
 PARCEL AREA= 1.39 ACRES
 EXISTING ZONING: IB - INTEGRATED INDUSTRIAL BUSINESS DISTRICT
 EXISTING LAND USE : PASSENGER CAR & LIGHT TRUCK TIRE SALES
 BUILDING HEIGHT: 24' (1-STORY)
 BUILDING FLOOR AREA: 7338 SF
 TOTAL USABLE FLOOR AREA: 2164 SF
 NUMBER OF EMPLOYEES DURING PEAK PERIODS: 17 EMPLOYEES
 PARKING REQUIRED: 2 SPACES FOR EACH SERVICE BAY PLUS 1 SPACE PER 1 EMPLOYEE ON THE LARGEST TYPICAL SHIFT = (2 SPACES x 10 BAYS) + (1 SPACE x 17 EMPLOYEES) = 35 SPACES
 NUMBER OF EXISTING PARKING SPACES: 43 SPACES
 NUMBER OF PROPOSED PARKING SPACES: 44 SPACES (INCLUDES 2 BARRIER FREE SPACES)

DISCOUNT TIRE - TROY

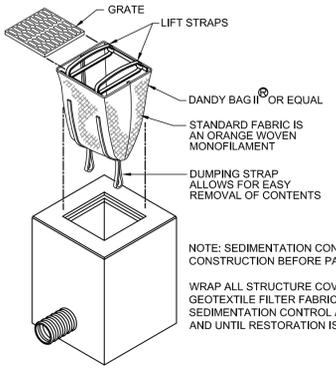
SITE NOTES:
 1. THE SUBJECT PARCEL LIES WITHIN THE ZONE X FLOOD ZONE DESIGNATION: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE OF FLOOD AS DEFINED BY NFIP AND FIRM.
 2. THIS PARCEL HAS NO EXISTING WETLANDS.

SETBACKS:
 BUILDING SETBACKS:
 FRONT SETBACK: 30'
 SIDE SETBACK: 10'
 REAR SETBACK: 20'

STRUCTURE INVENTORY

STORM STRUCTURE DATA

① EX STM MH (4' DIA) RIM ELEV = 630.56 12" INV (SE) = 625.00 12" INV (NE) = 623.71 15" INV (S) = 621.39	② EX STM CB (2' DIA) RIM ELEV = 630.27 12" INV (E) = 626.57 6" INV (SE) = 627.04 6" INV (SW) = 627.15
③ EX STM CB (4' DIA) RIM ELEV = 628.95 12" INV (SW) = 623.98 12" INV (NE) = 623.98	④ EX STM CB (4' DIA) RIM ELEV = 630.29 12" INV (W) = 626.23 12" INV (E) = 625.98 6" INV (SW) = 627.41 6" INV (SE) = 627.42
⑤ EX STM CB (4' DIA) RIM ELEV = 630.12 12" INV (SW) = 624.18 12" INV (NE) = 624.59 12" INV (SE) = 626.24	⑥ EX STM CB (4' DIA) RIM ELEV = 630.37 6" INV (SW) = 626.83 12" INV (SW) = 624.97 12" INV (W) = 625.05



SOIL EROSION AND SEDIMENTATION CONTROL MEASURES

2	Selective Grading & Shaping	Water can be diverted to minimize erosion. Flatter slopes ease erosion problems.
5	Seeding	Inexpensive & very effective. Stabilizes soil, thus minimizing erosion. Permits runoff to infiltrate soil, reducing runoff volume. Should include prepared topsoil bed.
36	Catch Basin, Drain Inlet	Collects high velocity concentrated runoff. Use filter bag under inlet for duration of construction.
54	Geotextile Silt Fence	Use geotextile and posts or pipes. May be constructed or prepackaged. Easy to construct and locate as necessary.

CITY BENCHMARKS:
 BM #0297 ELEV=633.76
 ARROW T/HYDRANT N SIDE 14 MILE RD AT BLDG #1125 72' E OF E CONC DRIVE
 BM #1974 ELEV=633.67
 ARROW T/HYDRANT NW CORNER MINNESOTA AVE AND 14 MILE RD

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG. 1-800-482-7171 (TOLL FREE)



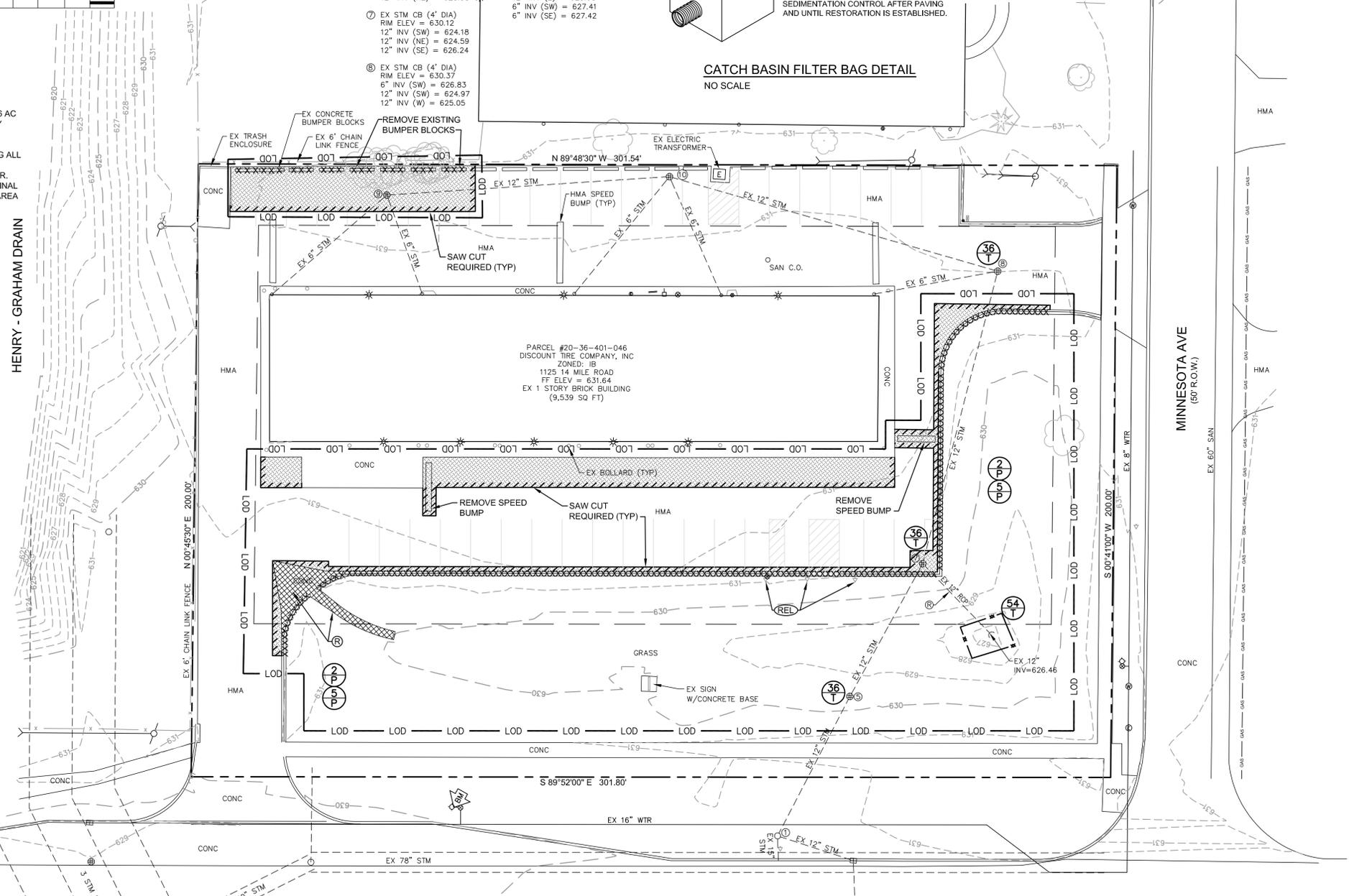
CONSTRUCTION SEQUENCE SCHEDULE MAY 2015

Sequence of Construction Activities	WEEK 1	WEEK 2	WEEK 3	WEEK 4
Install Temporary SESC Measures:				
Storm Drain Inlet Protection				
Maintain Temporary SESC Measures:				
Site Grading				
Storm Sewer Installation				
Pavement Construction				
Final Site Stabilization and Landscaping (to be completed within 5 days of final grading or activity within that area)				
Remove Temporary SESC Measures				
Permanent SESC Measures				

SOIL CLASSIFICATION
 SOILS ON THE SITE ARE CLASSIFIED AS UDORTENTS AND UDIPSAMMENTS, NEARLY LEVEL TO HILLY. THE SOIL IS A FINE SAND AND IS WELL DRAINED.

SESC NOTES:
 1. LIMITS OF EARTH DISTURBANCE = 0.66 AC
 2. THE SITE IS ADJACENT TO THE HENRY GRAHAM DRAIN
 3. ALL SESC MEASURES SHALL BE MAINTAINED WEEKLY AND FOLLOWING ALL RAIN EVENTS. MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR. DURING CONSTRUCTION AND UNTIL FINAL STABILIZATION OF ENTIRE PROJECT AREA

HENRY - GRAHAM DRAIN



LEGEND

○	EXIST. MANHOLE
⊕	EXIST. CATCH BASIN/INLET
⊙	EXIST. HYDRANT
⊕	WATER VALVE
⊕	ELECTRIC TRANSFORMER
⊕	EXIST. LIGHT POLE
⊕	EXIST. CURB AND GUTTER
⊕	EXIST. TELEPHONE RISER
⊕	EXIST. UTILITY POLE
⊕	IRRIGATION CONTROL VALVE
⊕	EXIST. CONTOUR
⊕	EXIST. STORM SEWER
⊕	EXIST. SANITARY SEWER
⊕	EXIST. WATER MAIN
⊕	EXIST. ELECTRIC SERVICE
⊕	EXIST. GAS MAIN
⊕	EXISTING SPOT GRADE
⊕	EXIST. SIGN
⊕	GAS METER
⊕	CLEAN OUT
⊕	DECIDUOUS TREE
⊕	FOUND PROPERTY IRON
⊕	FENCE LINE
⊕	RELOCATE
⊕	REMOVE
⊕	CONCRETE REMOVAL
⊕	HMA REMOVAL
⊕	SAW CUT LINE
⊕	LIMITS OF DISTURBANCE

PROPERTY DESCRIPTION
 LAND IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

LOTS 1, 2, 3 AND 4 OF "SUPERVISOR'S PLAT OF COOPER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 50 OF PLATS, PAGE 54, OAKLAND COUNTY RECORDS

APPLICANT

HALLE PROPERTIES, LLC
 20225 N SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85255
 (480)606-5763

ENGINEER

ENG, INC
 4063 GRAND OAK DRIVE STE A109
 LANSING, MI 48911
 (517)887-1100

LANDSCAPE ARCHITECT

WADE TRIM
 10850 EAST TRAVERSE HIGHWAY, STE 2260
 TRAVERSE CITY, MI 49684
 (231)947-7400

LIST OF DRAWINGS

- COVER, TOPOGRAPHIC SURVEY, DEMOLITION AND SOIL EROSION CONTROL PLAN
- SITE IMPROVEMENTS & GRADING PLAN
- LANDSCAPE PLAN
- LANDSCAPE DETAILS
- E1. SITE PHOTOMETRIC PLAN
- A.1 ARCHITECTURAL FLOOR PLAN

COVER, TOPOGRAPHIC SURVEY, DEMOLITION AND SOIL EROSION CONTROL PLAN

Drawn By: SPM
 Date: 2/27/14
 Approved By: [Signature]
 Date: [Blank]

NO. [Blank] REVISIONS [Blank]

4063 Grand Oak Drive
 Suite A109
 Lansing, MI 48911
 T: 517.887.1100
 F: 517.887.6335
 engdot.com



DISCOUNT TIRE CO. INC.
 1125 14 MILE ROAD
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

PROJECT NO. 14005
 SHEET NO. 1 OF 4

CITY BENCHMARKS:
 BM #0297 ELEV=633.76
 ARROW T/HYDRANT N SIDE 14
 MILE RD AT BLDG #1125 72' E
 OF C CONC DRIVE
 BM #1974 ELEV=633.67
 ARROW T/HYDRANT NW CORNER
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3 WORKING DAYS
BEFORE YOU DIG
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NO. DATE BY DATE BY
 REVISIONS

NO.	DATE	BY	DATE	BY

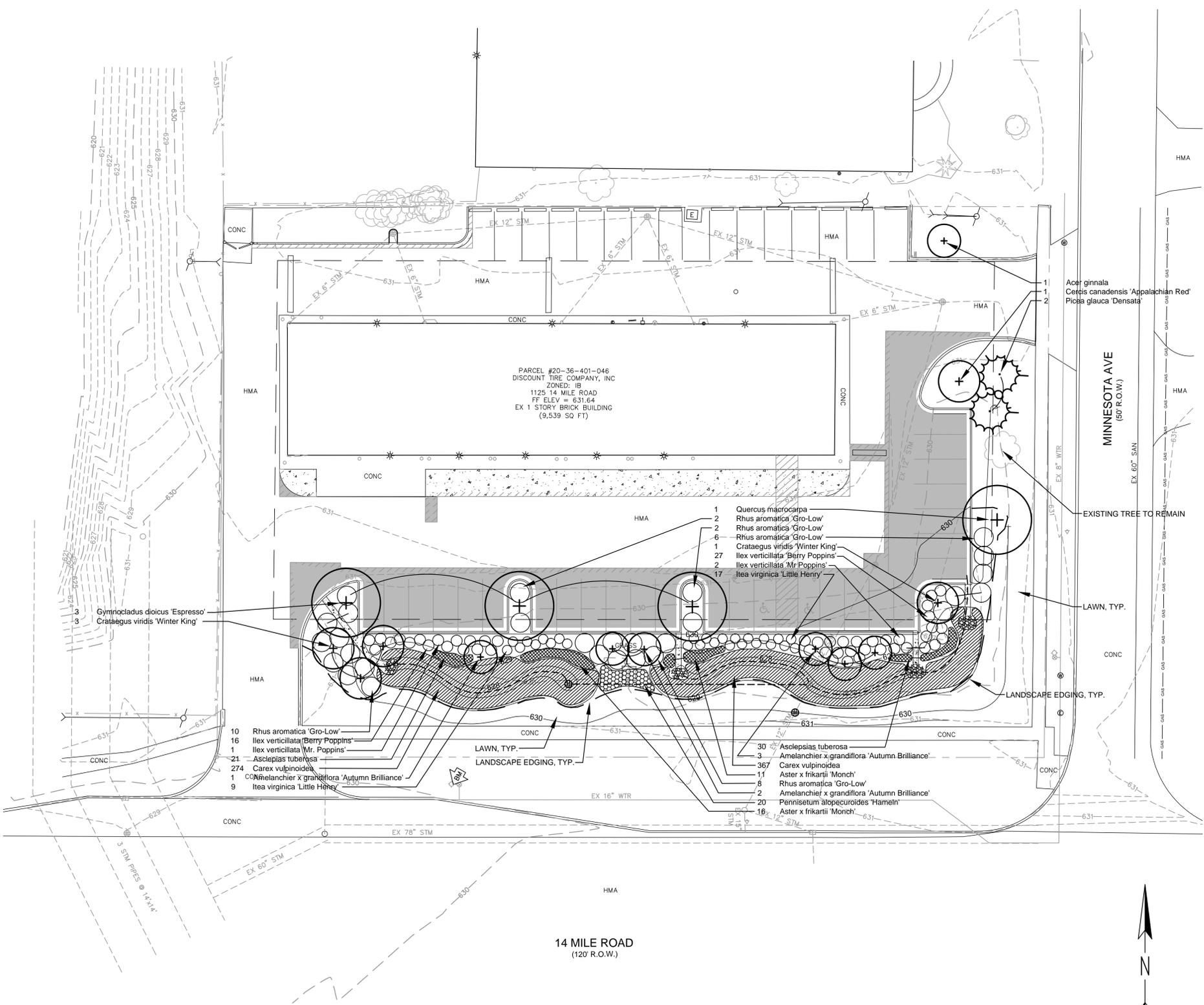
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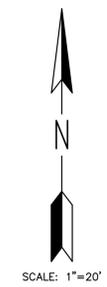
LEGEND

- EXIST. MANHOLE
- ⊕ EXIST. CATCH BASIN/INLET
- ◇ EXIST. HYDRANT
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- ⊙ EXIST. LIGHT POLE
- ⊛ EXIST. CURB AND GUTTER
- T EXIST. TELEPHONE RISER
- U EXIST. UTILITY POLE
- ICV IRRIGATION CONTROL VALVE
- - - 990 EXIST. CONTOUR
- - - EXIST. STORM SEWER
- - - EXIST. SANITARY SEWER
- - - EXIST. WATER MAIN
- - - EXIST. ELECTRIC SERVICE
- - - EXIST. GAS MAIN
- EXISTING SPOT GRADE
- EXIST. SIGN
- GAS METER
- CLEAN OUT
- DECIDUOUS TREE
- IP FOUND PROPERTY IRON
- - - FENCE LINE



PLANT LIST

Qty	Botanical / Common Name	Size	Spacing	Root
TREES				
6	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' Autumn Brilliance Serviceberry	7' Clump	as shown	B&B
1	<i>Acer ginnala</i> Amur Maple	6' Clump	as shown	B&B
1	<i>Cercis canadensis</i> 'Appalachian Red' Appalachian Red Redbud	1 1/2" cal.	as shown	B&B
4	<i>Crataegus viridis</i> 'Winter King' Winter King Hawthorn	1 1/2" cal.	as shown	B&B
3	<i>Gymnocladus dioica</i> 'Espresso' Espresso Kentucky Coffeetree	2 1/2" cal.	as shown	B&B
1	<i>Quercus macrocarpa</i> Bur Oak	2 1/2" cal.	as shown	B&B
2	<i>Picea glauca</i> 'Densata' Black Hills Spruce	7' Ht.	as shown	B&B
SHRUBS				
43	<i>Ilex verticillata</i> 'Berry Poppins' Berry Poppins Winterberry	3 Gal.	as shown	Cont.
3	<i>Ilex verticillata</i> 'Mr Poppins' Mr Poppins Winterberry	3 Gal.	as shown	Cont.
26	<i>Itea virginica</i> 'Little Henry' Little Henry Sweetspire	3 Gal.	as shown	Cont.
28	<i>Rhus aromatica</i> 'Gro-Low' Gro-Low Fragrant Sumac	3 Gal.	as shown	Cont.
PERENNIALS/GRASSES				
51	<i>Asclepias tuberosa</i> Butterfly Weed	1 Gal.	18" o.c.	Cont.
27	<i>Aster x frikartii</i> 'Monch' Monch Hybrid Aster	1 Gal.	30" o.c.	Cont.
641	<i>Carex vulpinoidea</i> Brown Fox Sedge	Plug	24" o.c.	38 cell tray
20	<i>Pennisetum alopecuroides</i> 'Hamel' Hamel Dwarf Fountain Grass	1 Gal.	30" o.c.	Cont.



LANDSCAPE PLAN

PROJECT NO.
14005
 SHEET NO.
3 OF 4



EX. 60" x 30"

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTRODUCTION - Ideal for parking areas, walkways, and other areas where high performance lighting is required. The Contour MAXX LED Wall Pack Series offers superior performance, energy efficiency, and long life.

CONSTRUCTION - Impact resistant, self-cleaning housing with 1/2" stainless steel back plate. The Contour MAXX LED Wall Pack Series is designed for long life and high performance. The Contour MAXX LED Wall Pack Series is designed for long life and high performance.

FINISH - Standard finish is a high quality powder coated finish. Other finishes are available.

OFFICIAL LISTING - Available in the International Electrical Code (IEC) and the National Electrical Code (NEC).

ELECTRICAL SYSTEM - Standard high pressure sodium (HPS) or high pressure mercury vapor (HPMV) lighting systems are available. The Contour MAXX LED Wall Pack Series is designed for long life and high performance.

Notes:

- See applicable code for mounting height.

ORDERING INFORMATION

For shortest lead times, configure product using standard options (shown in bold).

Code	Description	Options
KAD	MAXX LED Wall Pack	Standard
150	150W	Standard
240	240W	Standard
300	300W	Standard
400	400W	Standard
500	500W	Standard
600	600W	Standard
700	700W	Standard
800	800W	Standard
900	900W	Standard
1000	1000W	Standard

Accessories:

- 150W LED Wall Pack
- 240W LED Wall Pack
- 300W LED Wall Pack
- 400W LED Wall Pack
- 500W LED Wall Pack
- 600W LED Wall Pack
- 700W LED Wall Pack
- 800W LED Wall Pack
- 900W LED Wall Pack
- 1000W LED Wall Pack

LUMARK

DESCRIPTION

The Lumark MAXX LED Wall Pack Series offers superior performance, energy efficiency, and long life. The Contour MAXX LED Wall Pack Series is designed for long life and high performance.

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Impact resistant, self-cleaning housing with 1/2" stainless steel back plate. The Contour MAXX LED Wall Pack Series is designed for long life and high performance.

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Accessories:

- 150W LED Wall Pack
- 240W LED Wall Pack
- 300W LED Wall Pack
- 400W LED Wall Pack
- 500W LED Wall Pack
- 600W LED Wall Pack
- 700W LED Wall Pack
- 800W LED Wall Pack
- 900W LED Wall Pack
- 1000W LED Wall Pack

01 SITE PHOTOMETRIC PLAN
1:20
NORTH TRUE

THIS SHEET IS PART OF THE CONSTRUCTION DOCUMENTS, OTHER SHEETS INCLUDING SPECIFICATIONS APPLY. THAT SHOWN HEREON IS SCHEMATIC IN NATURE AND NOT TO BE USED AS A SHOP DRAWING. THEREFORE, INCLUDE ALL MODIFICATIONS REQUIRED TO CONFORM TO SITE CONDITIONS AND THE EQUIPMENT AND MATERIAL USED. VERIFY LOCATIONS AND DIMENSIONS OF ALL ARCHITECTURAL AND STRUCTURAL ELEMENTS AS SHOWN ON THEIR RESPECTIVE DOCUMENTS. THESE ELEMENTS ARE SHOWN FOR REFERENCE AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE ELEMENTS. NO DESIGN RESPONSIBILITY IS ASSUMED FOR ANY PORTION OF THE WORK THAT THE PROFESSIONAL ENGINEER HAS NOT SIGNED AND SEALED PER STATE REQUIREMENTS.



Larson Binkley, Inc.
310 W 20th Street, Suite 200
Kansas City, MO 64108

T 816-997-9601
F 816-997-9602
larsombinkley.com

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NOT FOR CONSTRUCTION

NO.	REVISION	DATE



CONSULTANT

DISCOUNT TIRE

DISCLAIMER:

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DISCOUNT TIRE COMPANY AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

STORE NUMBER:

PROJECT MANAGER:
DON THRAILKILL

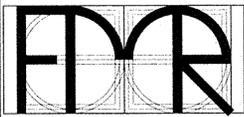
PREPARED BY:
LARSON BINKLEY, INC
PH: (816) 997-9601
FAX: (816) 997-9602

DRAWN BY:
ATF

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:
ES10

NO. 10120140332_ES10.dwg 12-23-14 07:59 Sophie.Thol



F. Matthew Ray, Architect

3384 W. Twelve Mile Road
Berkley, Michigan 48072

T. (248) 744-3384

F. (248) 744-3388

E. FMRayArch@AOL.COM



CONSULTANT:

OWNER

Discount Tire Company
14631 North Scottsdale Road
Scottsdale, AZ 85254

PROJECT:

Proposed:
Discount Tire
Retrofit

1125 14 Mile Rd.
Troy, Michigan

SEAL:

ISSUED FOR:

Owner Review,

Bids & Permits: February 12, 2002

1 Addendum No. 1: March 21, 2002

2 Bulletin No. 1: April 5, 2002

3 Rev. Bulletin No. 1: April 15, 2002

CHECKED BY: FMR

DRAWING BY: FJB

DATE: February 8, 2002

PROJECT NUMBER:

01056

TITLE:
Floor Plan

SHEET NUMBER:

A-1

COMMENTS:
ADDENDUM No. 1

DO NOT SCALE DRAWINGS

