



**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
Ollie Apahidean, Karen Crusse, Michael W. Hutson, Tom Krent
Padma Kuppa, Thomas Strat and John J. Tagle

May 12, 2015

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. MINUTES – April 28, 2015
4. PUBLIC COMMENT – For Items Not on the Agenda

PRELIMINARY SITE PLAN REVIEW

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 853-A) – Proposed Sandalwood South, West side of Rochester, North of Long Lake (5215 Rochester), Section 10, Currently Zoned R-1C (One Family Residential) Consent Judgment

OTHER BUSINESS

6. PUBLIC COMMENT – Items on Current Agenda
7. PLANNING COMMISSION COMMENT

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 Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on April 28, 2015 in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

- Ollie Apahidean
- Karen Crusse
- Donald Edmunds
- Tom Krent
- Padma Kuppa
- Philip Sanzica
- Thomas Strat
- John J. Tagle

Absent

Michael W. Hutson

Also Present:

- R. Brent Savidant, Planning Director
- Ben Carlisle, Carlisle/Wortman Associates, Inc.
- Allan Motzny, Assistant City Attorney
- Mark F. Miller, Director of Community and Economic Development
- Kurt Bovensiepe, Public Works Manager

2. APPROVAL OF AGENDA

Resolution # PC-2015-04-023

Moved by: Sanzica
 Seconded by: Tagle

RESOLVED, To revise the agenda to add ZBA Report, DDA Report and Planning and Zoning Report to the Agenda.

Yes: All present (8)
 Absent: Hutson

MOTION CARRIED

3. APPROVAL OF MINUTES

Resolution # PC-2015-04-024

Moved by: Kuppa
 Seconded by: Crusse

RESOLVED, To approve the minutes of the April 14, 2015 Regular meeting as published.

Yes: All present (8)
 Absent: Hutson

MOTION CARRIED

3A. ZONING BOARD OF APPEALS REPORT

Mr. Sanzica discussed the items considered at the April 21, 2015 Zoning Board of Appeals meeting.

3B. DOWNTOWN DEVELOPMENT AUTHORITY

Mr. Savidant discussed the items considered at the April 15, 2015 Downtown Development Authority meeting. This included the following:

- 2015-16 Budget Approval
- Troy Roads Rock 2 Update
- Planning and Development Report

Mr. Miller provided a brief summary of the financial status of the DDA.

3C. PLANNING AND DEVELOPMENT REPORT

Mr. Savidant informed the Planning Commission they will be reviewing a site plan for Sandalwood South Site Condominium in the near future.

4. PUBLIC COMMENT – Items not on the Agenda

There was no one present who wished to speak.

STUDY ITEM

5. POTENTIAL REGULATION – Woodland Protection

Mr. Savidant led a discussion on tree and woodland protection. The Planning Commission agreed to separate tree/woodland protection from the issue of wetland protection. Wetland protection would be explored at a later date.

The intent of the meeting was to get a consensus from the Planning Commission in what direction they would like to go when drafting the ordinance language. There was general consensus on the following:

- Require tree mitigation
- Tree mitigation may include consideration of Tree Fund if required trees cannot “fit” on site. Tree Fund used to plant trees on public property elsewhere in City
- Eliminate requirement to identify only trees within range of 4”-10” DBH, so that larger trees are included
- Replacement requirement to be determined
- If possible, have GIS map, existing woodland areas
- Encourage/incentivize, but don’t require, tree preservation

- Tree mitigation shall apply to any property (residential, commercial, office, institutional) that require site plan approval
- Tree mitigation shall not apply to single family developments that do not require site plan approval
- Allow exceptions for dead/dying/diseased and non-desirable/invasive species
- Incorporate tree protection best practices. (i.e. if you're going to save a tree, here's what you have to do)
- Amend zoning ordinance as necessary to address references to outside standards (landscape design standards, etc.)
- Review Cluster Ordinance. There is a direct correlation between cluster development and tree/environmental protection.
- Recognition that all applications and site conditions are different so allow for creative approaches for tree management.

OTHER BUSINESS

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

There was no one present who wished to speak.

7. **PLANNING COMMISSION COMMENT**

There were general Planning Commission comments.

The Regular meeting of the Planning Commission adjourned at 8:45 p.m.

Respectfully submitted,

Donald Edmunds, Chair

R. Brent Savidant, Recording Secretary

DATE: May 8, 2015

TO: Planning Commission

FROM: R. Brent Savidant, Planning Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (File Number SP 853-A) – Proposed Sandalwood South, West side of Rochester, North of Long Lake (5215 Rochester), Section 10, Currently Zoned R-1C (One Family Residential) Consent Judgment

The petitioner CMA Design Services seeks Preliminary Site Plan application for a 12-unit attached condominium project. The property is currently zoned R-1B (One Family Residential) District, however is controlled by a Consent Judgment that permits the unit type and density. Furthermore, it requires the site plan to be consistent with the Consent Judgment. The Planning Commission is responsible for granting Preliminary Site Plan approval for this item, as per the Consent Judgment.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. 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 the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Consent agreement

G:\SITE PLANS\SP 853-A Sandalwood South Sec 10\SP-853-A PC Memo 05 12 2015.docx

PROPOSED RESOLUTION

PRELIMINARY SITE PLAN REVIEW (File Number SP 853-A) – Proposed Sandalwood South, West side of Rochester, North of Long Lake (5215 Rochester), Section 10, Currently Zoned R-1C (One Family Residential) Consent Judgment

Resolution # PC-2015-05-

Moved by:

Seconded by:

WHEREAS, The subject property is controlled by Consent Judgment that permits a 12-unit attached condominium project, subject to Preliminary Site Plan Approval by the Planning Commission.

BE IT RESOLVED, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Sandalwood South Condominiums, located on the west side of Rochester Road, north of Long Lake Road (5215 Rochester), Section 10, within the R-1C (One Family Residential) District, be granted, subject to the following:

1. Eliminate the sidewalk extending north from Unit 12 and provide an ADA compliant ramp and pedestrian crossing between Units 11 and 12 to Unit 8

_____) or

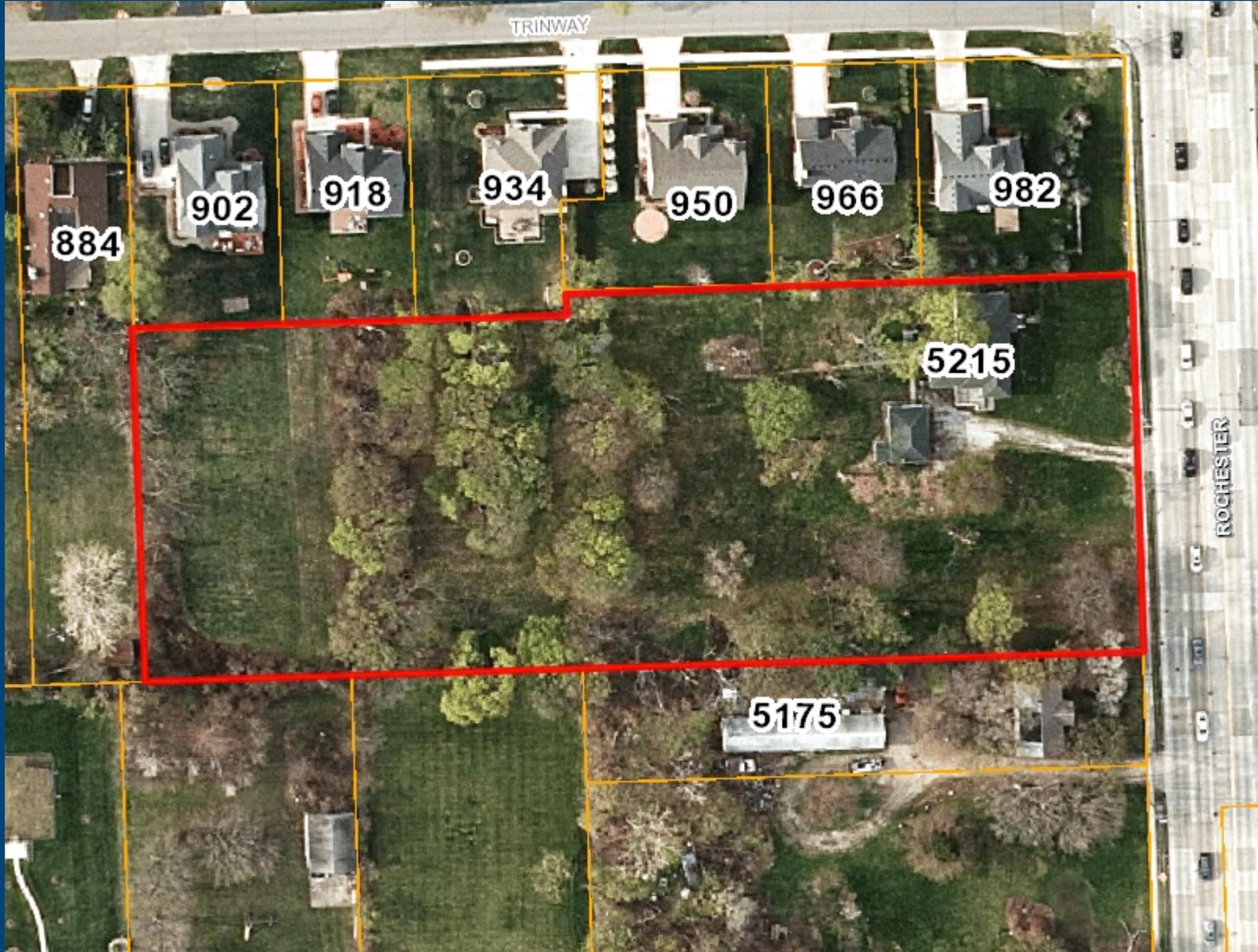
(denied, for the following reasons: _____) or

(postponed, for the following reasons: _____)

Yes:

No:

MOTION CARRIED/FAILED



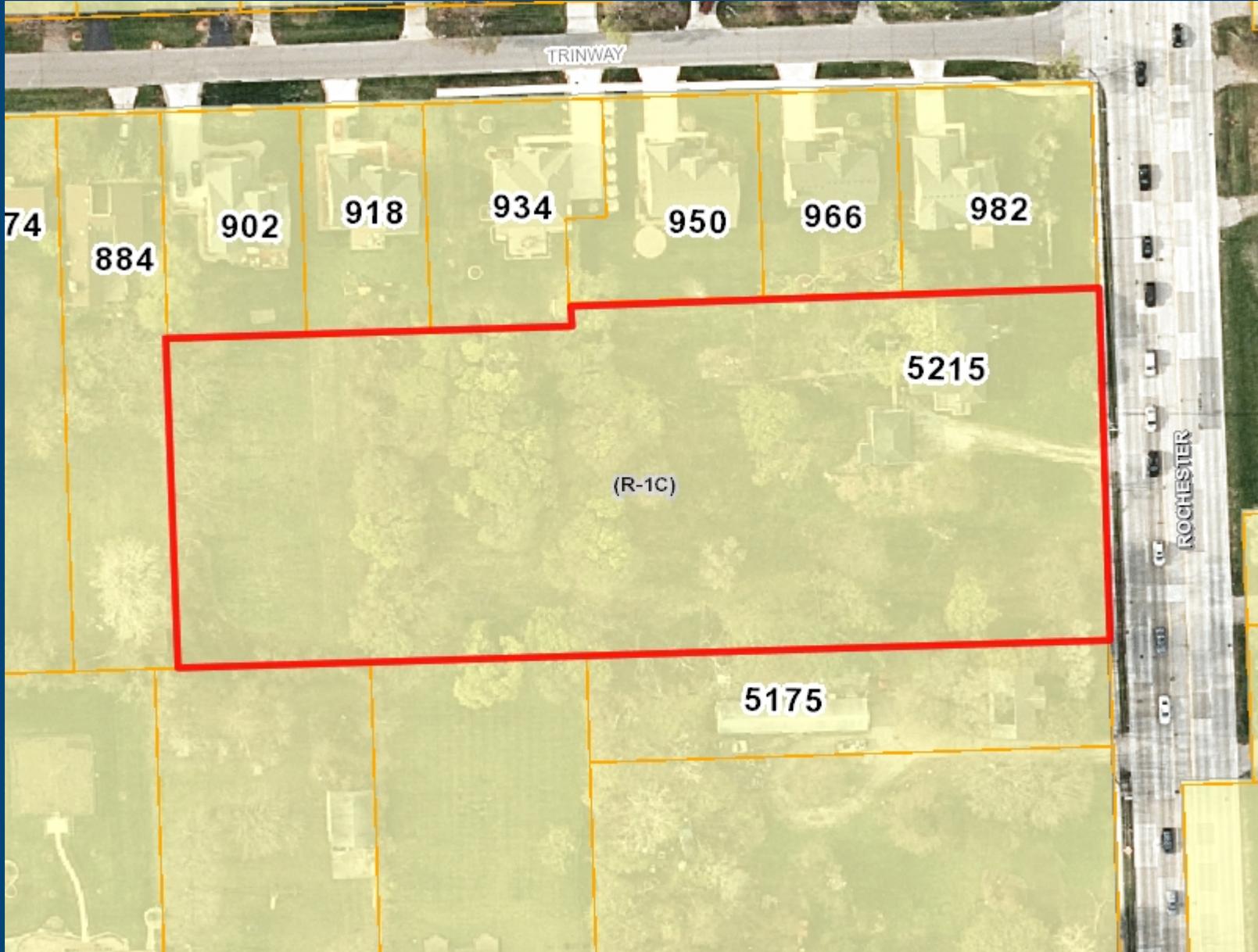
Legend:

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

233 0 117 233Feet

Scale 1: 1,400



Legend:

Form Based Zoning 2

- (PUD) Planned Unit Development
- (CF) Community Facilities District
- (EP) Environmental Protection District
- (BB) Big Beaver Road
- (MR) Maple Road
- (NN) Neighborhood Nodes (A-U)
- (CB) Community Business
- (GB) General Business
- (IB) Integrated Industrial Business District
- (O) Office Building District
- (OM) Office Mixed Use
- (P) Vehicular Parking District
- (R-1A) One Family Residential District
- (R-1B) One Family Residential District
- (R-1C) One Family Residential District
- (R-1D) One Family Residential District
- (R-1E) One Family Residential District
- (RT) One Family Attached Residential District
- (MF) Multi-Family Residential
- (MHP) Manufactured Housing
- (UR) Urban Residential
- (RC) Research Center District
- (PV) Planned Vehicle Sales

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

250 0 125 250Feet

Scale 1: 1,500



CARLISLE

WORTMAN
associates, inc.

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

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

Date: April 30, 2015

Site Condominium Review For City of Troy, Michigan

Applicant:	CMA Design Services
Project Name:	Sandlewood South
Plan Date:	February 19, 2015
Location:	West side of Rochester Road, north of Long Lake Road
Zoning:	R1-C, One-family Residential District (Consent Judgement allows development under R1-T, One Family Attached regulations)
Action Requested:	Site Condominium Approval

PROJECT AND SITE DESCRIPTION

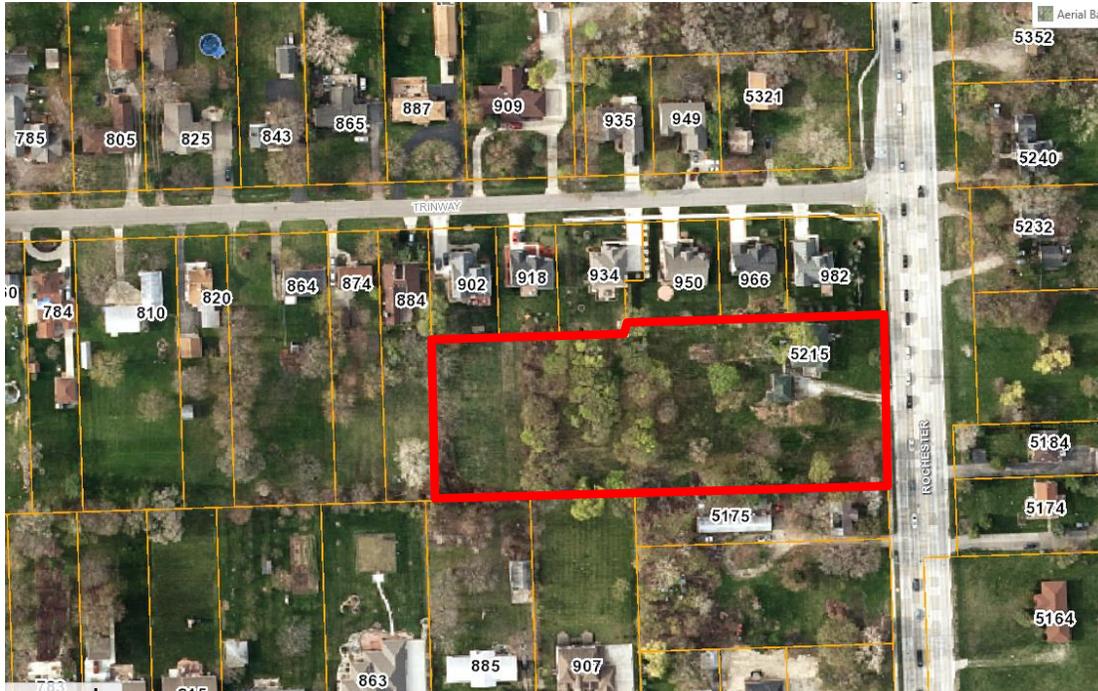
We are in receipt of a site condominium application which includes a site plan, landscape plan, topographic survey, and application forms. The proposed development is a thirteen (13) unit single family detached site condominium project on a 2.5 acre site. Twelve (12) units will be new, and one (1) existing house on the site will be incorporated into the development.

The development is controlled by a Consent Judgement granted in 2006. A Consent Judgement is a judgment issued by a judge based on an agreement between the parties to a lawsuit to settle the matter, aimed at ending the litigation.

The Consent Judgement allows the property to be developed under the regulations of the R1-T, One-family Attached Residential District of the 2006 Ordinance and included an attached site plan exhibit. Though a site plan was attached as an exhibit, the Consent Judgement required the development to comply with the site plan review process.

Location of Subject Property:

West side of Rochester Road



Size of Subject Property:

The parcel is 2.5 acres in area

Current Use of Subject Property:

The subject property has one (1) existing home. The home will be incorporated into the development.

Surrounding Property Details:

Direction	Zoning	Use
North	R-1C, One-family Residential District	Single-family homes
South	R-1C, One-family Residential District	Single-family homes
East	R-1C, One-family Residential District	Single-family homes
West	R-1C, One-family Residential District	Single-family homes

SITE PLAN REVIEW

As outlined in the Consent Judgement, the Plan was reviewed under Chapter 39, Section 12 (RT-1, One-family Attached Residential District) and any other applicable regulations of the Zoning Ordinance at the time of the Consent Judgement. Please note that Chapter 39, was the previous zoning ordinance before the rewrite was adopted in 2011.

Site Plan Arrangement

The site plan is consistent with the approved Exhibit B of the Consent Judgement.

Setbacks and Height

The setbacks and height are consistent with the approved Exhibit B of the Consent Judgement and Chapter 39, Section 12 (RT-1, One-family Attached Residential District) and Section 30 (Schedule of Regulations).

Access and Circulation

The site will be accessed off Rochester Road. The thirteen (13) units are served by the creation of a new private road. The applicant has provided an eight (8) foot sidewalk along Rochester Road and a five (five) foot internal sidewalk. The sidewalk from Unit 12 extending to the northern property line is unnecessary. Rather, the applicant should provide an ADA compliant ramp and pedestrian crossing between Units 11 and 12 to Unit 8.

Landscaping

The landscape plan is consistent with the approved Exhibit C of the Consent Judgement and exceeds the minimum landscape standards for a R1-T development.

RECOMMENDATIONS

We recommend that the Planning Commission approve the preliminary site condominium application, provided that the applicant eliminate the sidewalk extending north from Unit 12 and rather provide an ADA compliant ramp and pedestrian crossing between Units 11 and 12 to Unit 8.



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

RECEIVED FOR FILING
OAKLAND COUNTY CLERK

06 STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

JAMES L. GERBACK, Successor Trustee
Under the Amended Robert S. Binder Trust
Agreement dated March 1, 2004,

Plaintiff,

v.

THE CITY OF TROY,

Defendant.

05-067157-AA



OAKLAND JUDGE DEBORAH G. TYNER
COUNTY GERBACK, JAMES V TROY CITY

Ernest J. Essad, Jr., (P32572)
David E. Plunkett (P66696)
Attorneys for Plaintiff
Williams, Williams, Rattner & Plunkett, P.C.
380 N. Old Woodward, Suite 300
Birmingham, Michigan 48009
(248) 642-0333

Lori Grigg Bluhm (P46908)
Allan T. Motzny (P37580)
Christopher J. Forsyth (P63025)
City of Troy – City Attorney's Office
Attorneys for Defendant
500 W. Big Beaver Road
Troy, MI 48084
(248) 524-3320

JUDGMENT BY CONSENT

At a session of said Court, held in the City of Pontiac,
County of Oakland, State of Michigan on JUL 13 2006

PRESENT: Hon. DEBORAH G. TYNER
CIRCUIT COURT JUDGE



STATE OF MICHIGAN }
COUNTY OF OAKLAND } ss.

I RUTH JOHNSON, County Clerk for the County of
Oakland, Clerk of the Circuit Court thereof, the same
being a Court of Record and having a Seal, hereby
certify that the attached is a true copy.

In Testimony whereof, I have hereunto set my hand and
placed the Seal of said Court this JUL 20 2006

RUTH JOHNSON - Clerk Register of Deeds
[Signature] Deputy Clerk

Plaintiff James L. Gerback is the Successor Trustee under the Amended Robert S. Binder Trust Agreement dated March 1, 2004 ("plaintiff" or the "Trust"). The Trust is the owner of real property located in the City of Troy, Michigan ("Troy") on the west side of Rochester Road, south of Trinway (the "Property"). The Property is approximately 2.74 acres in size, with a depth of approximately 570 feet. The Property is further described in Exhibit A, which is attached and incorporated into this Judgment. The Property is currently zoned R-1C One Family Residential under Troy's zoning ordinance set forth in City of Troy Code of Ordinances, Chapter 39 section 10.00.00.

Plaintiff commenced this lawsuit claiming that the current R-1C zoning is unreasonable and unconstitutional, and requesting injunctive relief to prevent Troy from interfering with Plaintiff's proposed use of the Property. Troy contends that the R-1C zoning of the property is constitutional and reasonable.

After extensive negotiation, the parties have reached a settlement of this lawsuit. The parties agree that a proposed condominium development that is consistent with the provisions of this Consent Judgment, as well as the attached site plan (Exh. B, incorporated by reference) can be allowed on the Property, even though it is inconsistent with the existing zoning. This proposed development is agreeable, in part, since it is limited in both depth and density, as set forth below, and is designed to provide some protection to the adjacent residential properties.

The parties have agreed to entry of this Consent Judgment to reflect their agreed compromise and settlement, as evidenced by the signatures of their respective counsel. The parties agree that this Consent Judgment shall be binding upon the parties, their successors and assigns. The Court also has reviewed the proposed Consent

Judgment, and has verified that it currently possesses jurisdiction over this action, and has approved the form and substance of this Consent Judgment.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. This Consent Judgment shall constitute the final judgment of the Oakland County Circuit Court in this case, and resolves all claims between the parties relating to the Property.
2. After the date of entry of this Consent Judgment, the subject parcel may be developed, used and occupied for the purposes now set forth in City of Troy Code of Ordinances Chapter 39, Section 12.00.00 (R1-T, One-Family Attached Residential District), except as otherwise modified by the terms of this Consent Judgment. All restrictions and requirements as set forth in that zoning district classification on the date of entry of this Consent Judgment shall apply to the subject parcel.
3. The following modifications and additional land use regulations shall apply to the subject property in conjunction with the construction and occupancy of the attached residential development:
 - a. The area at the rear (west) of the Property, which is 117.57 feet as shown in attached Exhibit B, shall be governed by the provisions of the Environmental Protection District (EP) as set forth in Chapter 39 section 08.00.00 of the City of Troy Code of Ordinances.
 - b. Plaintiff shall maintain this EP classified portion of the Property in an undeveloped state and shall construct a storm water detention area within this portion of the Property, as set forth in attached Exhibit B.

- c. Plaintiff shall install landscaping on the Property in accordance with the attached Exhibit C (Landscaping Plan), which is incorporated by reference. It is acknowledged that the requirements of the Landscaping Plan exceed the requirements of the R1-T zoning classification.
- d. Plaintiff shall receive dimensional variances from the City of Troy to relocate or rebuild the 2 ½ car garage that also currently exists on the Property. These variances shall allow:
 - i. The relocation or rebuilding of the garage to a location within the required site setback from the property line and the new street, as shown on Exhibit B; and
 - ii. The relocation or rebuilding of the garage to a location closer to the existing house than the required setback between buildings, as shown on Exhibit B.
 - iii. If the garage is rebuilt, it shall be rebuilt with the same dimensions as it currently exists on the property.
- e. Plaintiff shall receive a dimensional variance for the setback between the existing house and proposed roadway as shown on Exhibit B.
- f. Other than as set forth above, Plaintiff shall comply with the City's zoning ordinances, building codes, engineering standards, design standards, and all other City ordinances, including but not limited to, setbacks, tree/landscaping, detention basins, ingress and egress, curb cuts, sidewalks, occupancy, rooftop equipment, signs, deceleration

lanes, drainage, grades, dumpsters, lighting, parking, screenwalls, greenbelts or any other ordinance, codes or engineering standards required for site plan approval and/or certificate of occupancy.

- g. Plaintiff shall develop no more than 12 attached condominiums on the Property, which shall be consistent with the attached Site Plan, which is incorporated by reference. The existing house will become part of the condominium development.
- h. The execution of this Consent Judgment shall also serve as an approval of the attached Site Plan, which is attached as Exhibit B, and is incorporated by reference. Even with the approval of the attached Site Plan (Exhibit B), which sets forth the allowable footprint of the condominium development, before any development can occur, the Plaintiff and/or its successor in interest must comply with the additional site plan approval requirements that are set forth in the City of Troy Code of Ordinances Chapter 39 sections 03.40.03, 03.41.00, and 03.42.00. These requirements include, but are not limited to, the submission and review by the Planning Commission of elevations of the proposed buildings, grading plan, proposed location of garbage receptacles, etc..

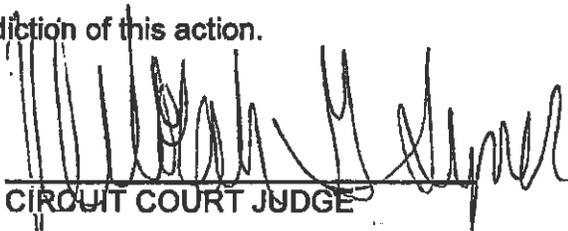
4. The parties agree to waive all costs and attorney fees incurred as result of the case.

5. By entry of this Consent Judgment, the parties, their agents, successors, and assigns waive and discharge any and all claims that they may have against the

other party, including its officials and employees, relating the to subject of this lawsuit.

5. A certified copy of this Consent Judgment shall be recorded at the Oakland County Register of Deeds for the subject property as described in Exhibit A, and the Register of Deeds is directed to accept the same for recordation.

6. In order to effectuate the intent of this Consent Judgment and to reconcile any differences of the parties that may arise in connection with the performance of this Consent Judgment, this Court shall retain jurisdiction of this action.



CIRCUIT COURT JUDGE



David E. Plunkett (P66696)
Attorney for Plaintiff



Christopher J. Forsyth (P63025)
Attorney for Defendant

(A)

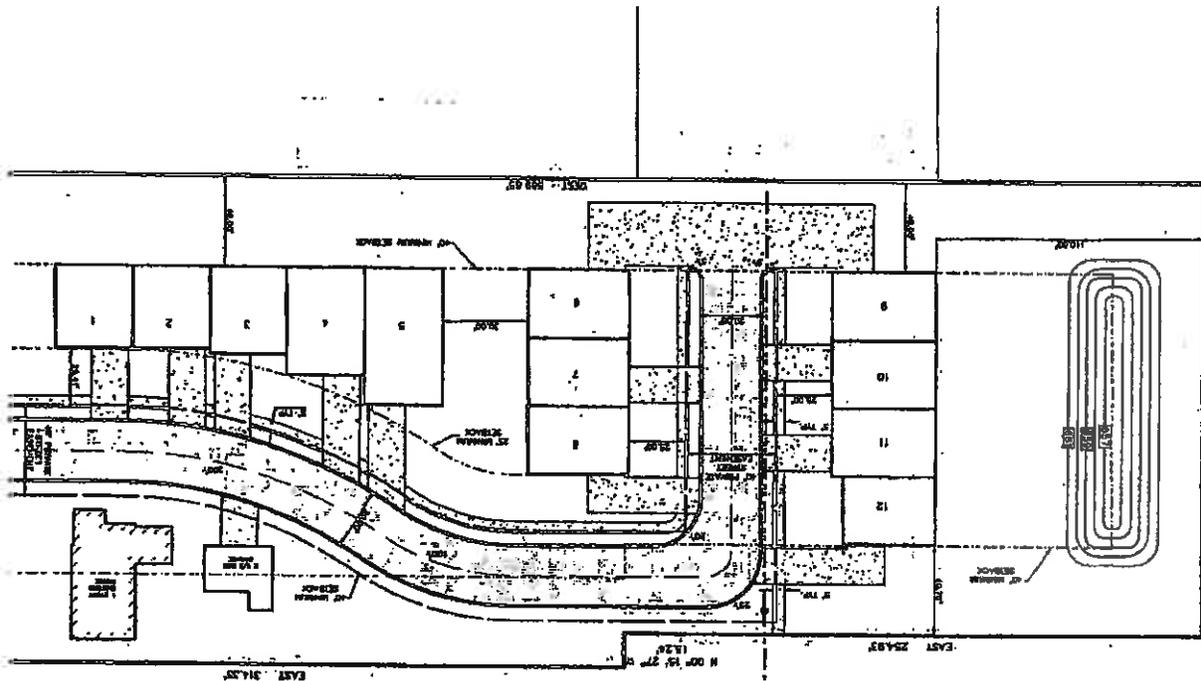
PROPERTY DESCRIPTION

Part of Lots 79, 80, 81, 82, 83, 84, 85 and 86 of Crystal Springs Subdivision No. 1, Part of the Southeast ¼ of Section 10, T2 N, R11 E (City of Troy) Oakland County, Michigan as recorded in Liber 29 of plats, page 32, Oakland County records, described as:

Beginning at the southwest corner of Lot 79; thence N 00°12'41" W. 201.36 feet along the west line of said Lot 79; thence due east 254.93 feet to a point on the east line of said Lot 82; thence N 00°15'27" W 15.24 feet along said east line of Lot 82; thence due east 314.35 feet to a point on the west right of way line of Rochester Road (1/2 = 43 feet wide); thence S. 00°18'49" E. 216.60 feet along said west right of way line to a point on the south line of said Crystal Springs subdivision No. 1; and thence due west 569.65 feet along said subdivision line to the point of beginning, containing 2.74 acres of land, more or less.

(B)

TOPOGRAPHIC AND GEODETIC SURVEY DATA
PROCESSED AND ANALYZED BY THE NATIONAL BUREAU OF SURVEYING
AND MAPPING, U.S. DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY, WASHINGTON, D.C.
DATE: 11/27/84
PROJECT: 100-100-001
SHEET: 100-100-001-100



EAST 25.83'

EAST 31.83'

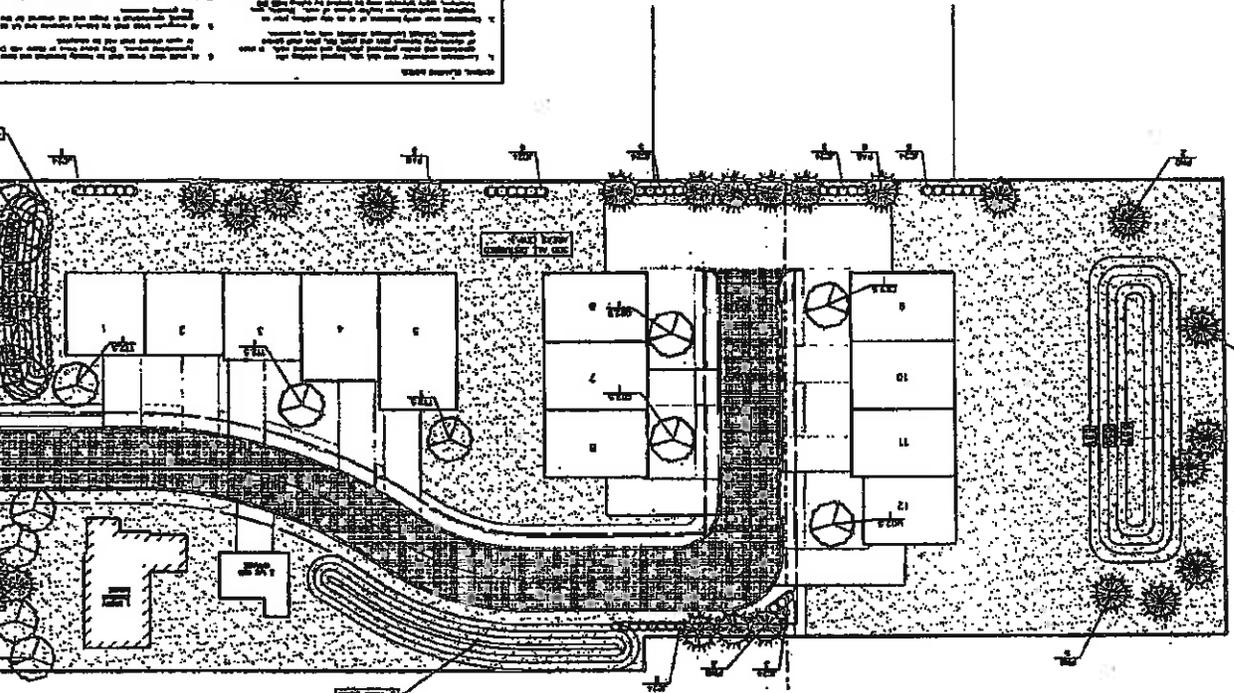
EAST 22.83'

EAST 15.27'

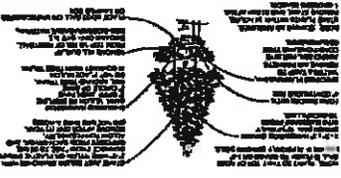
C

TOPOGRAPHIC AND BOUNDARY SURVEY INSTRUMENTS
RECORDING AND BOUNDARY SURVEY INSTRUMENTS
(LAWRENCE AND HENNINGSON SURVEYING ENGINEERS)
DESIGNED, DRAWN 1/12/74

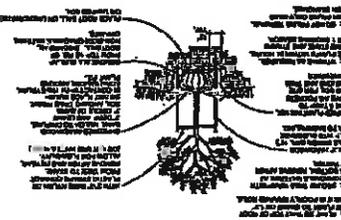
1. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
2. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
3. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
4. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
5. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
6. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
7. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
8. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
9. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.
10. The boundary lines shown on this plan are the result of a boundary survey conducted by Lawrence and Henningson Surveying Engineers, Inc. on or about the date hereinafter mentioned.



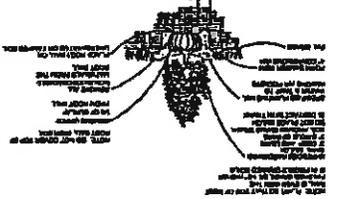
EXPANDED TREE PLANTING DETAIL



EXPANDED TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



DRAFT: NOT FOR CONSTRUCTION

L-1

ROBERT BINDER TRUST
 2014 ILLINOIS REVISED
 CONCEPTUAL LANDSCAPE PLAN
 PART OF THE 24.36 AC OF SECTION 11, T. 84 N., R. 18 E.,
 CITY OF TROY, DEKALB COUNTY, ILLINOIS
 PREPARED FOR THE CLIENT BY
 PROFESSIONAL ENGINEERING ASSOCIATES
 2008 BROADVIEW CT, SUITE 100
 TROY, IL 61880-1272
 TEL: 618-292-8200
 FAX: 618-292-8204
 WWW.PEAY.COM



CAUTION: THIS PLAN IS A CONCEPTUAL LANDSCAPE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TROY ORDINANCES AND THE ILLINOIS PROFESSIONAL LANDSCAPE ARCHITECTURE ACT.

REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/14	ISSUED FOR PERMIT
2	02/10/14	REVISED PER CITY COMMENTS
3	03/05/14	REVISED PER CITY COMMENTS
4	04/01/14	REVISED PER CITY COMMENTS
5	05/01/14	REVISED PER CITY COMMENTS
6	06/01/14	REVISED PER CITY COMMENTS
7	07/01/14	REVISED PER CITY COMMENTS
8	08/01/14	REVISED PER CITY COMMENTS
9	09/01/14	REVISED PER CITY COMMENTS
10	10/01/14	REVISED PER CITY COMMENTS
11	11/01/14	REVISED PER CITY COMMENTS
12	12/01/14	REVISED PER CITY COMMENTS

PLANT LIST

PLANT	QTY	DESCRIPTION
1	200	DOGWOOD BOTTLE TREE
2	200	DOGWOOD BOTTLE TREE
3	200	DOGWOOD BOTTLE TREE
4	200	DOGWOOD BOTTLE TREE
5	200	DOGWOOD BOTTLE TREE
6	200	DOGWOOD BOTTLE TREE
7	200	DOGWOOD BOTTLE TREE
8	200	DOGWOOD BOTTLE TREE
9	200	DOGWOOD BOTTLE TREE
10	200	DOGWOOD BOTTLE TREE
11	200	DOGWOOD BOTTLE TREE
12	200	DOGWOOD BOTTLE TREE
13	200	DOGWOOD BOTTLE TREE
14	200	DOGWOOD BOTTLE TREE
15	200	DOGWOOD BOTTLE TREE
16	200	DOGWOOD BOTTLE TREE
17	200	DOGWOOD BOTTLE TREE
18	200	DOGWOOD BOTTLE TREE
19	200	DOGWOOD BOTTLE TREE
20	200	DOGWOOD BOTTLE TREE

PERFORMANCE REQUIREMENTS

SECTION 11-05 - PLANT SPECIFICATIONS

SECTION 11-06 - TREE SPECIFICATIONS

SECTION 11-07 - TREE SPECIFICATIONS

SECTION 11-08 - TREE SPECIFICATIONS

SECTION 11-09 - TREE SPECIFICATIONS

SECTION 11-10 - TREE SPECIFICATIONS

SECTION 11-11 - TREE SPECIFICATIONS

SECTION 11-12 - TREE SPECIFICATIONS

SECTION 11-13 - TREE SPECIFICATIONS

SECTION 11-14 - TREE SPECIFICATIONS

SECTION 11-15 - TREE SPECIFICATIONS

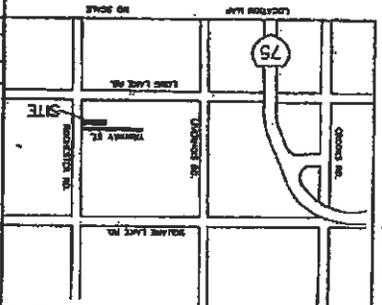
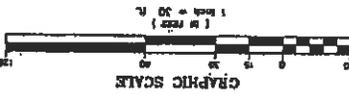
SECTION 11-16 - TREE SPECIFICATIONS

SECTION 11-17 - TREE SPECIFICATIONS

SECTION 11-18 - TREE SPECIFICATIONS

SECTION 11-19 - TREE SPECIFICATIONS

SECTION 11-20 - TREE SPECIFICATIONS



PROPERTY DESCRIPTION:

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING.
CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

WATER MAIN DESIGN CALCULATIONS:

POPULATION:
12 UNITS x 3.5 PEOPLE/UNIT = 42

AVERAGE FLOW:
 $\frac{42 \times 150 \text{ GAL/CAP/DAY}}{7.48 \times 60 \times 60 \times 24} = 0.0097 \text{ CFS}$

WATER USAGE
AVERAGE = $0.0097 \times 0.64627 \text{ MGD/CFS} = 0.00626 \text{ MGD}$
MAXIMUM = $0.0063 \text{ MGD} \times 2.0 = 0.013 \text{ MGD}$

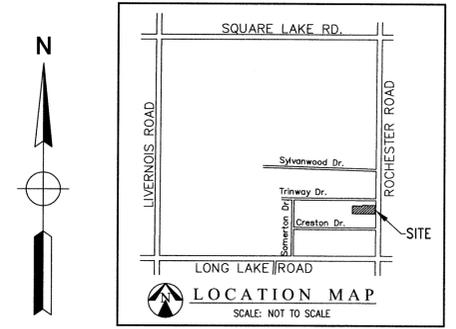
SANITARY SEWER BASIS OF DESIGN:

POPULATION = (3.5 PEOPLE / UNITS) = 3.5 x 12 UNITS = 42 PEOPLE
PEOPLE AVERAGE FLOW = (42 PEOPLE x 100 GPCPD) = 4,200 GPD = 0.0065 CFS

PEAK FLOW = (18 + $\sqrt{0.042} / 4 + \sqrt{0.042}$) x AVG. FLOW = 4.33 x 0.0065 = 0.0288 CFS
CAPACITY OF A 8" PVC PIPE @ 0.40% = 1.10 CFS
THEREFORE THE PROPOSED 8" SEWER SYSTEM WILL HAVE ADEQUATE CAPACITY.

LEGEND:

- CATCH BASIN
- CATCH BASIN/MANHOLE
- SAN MANHOLE
- HYDRANT
- TSV&WELL



ZONING

EXISTING ZONING: R-1C
PROPOSED ZONING: R-1T

GROSS AREA = 108,798 S.F.
112,338 / 7000 = 16.05 DWELLING UNITS
16 DWELLING UNITS MAXIMUM
12 DWELLING UNITS PROPOSED

PARKING REQUIRED:
2 CAR GARAGE
2 CAR APRON

PARKING PROPOSED:
2 CAR GARAGE
2 CAR APRON

PROPOSED BUILDINGS:

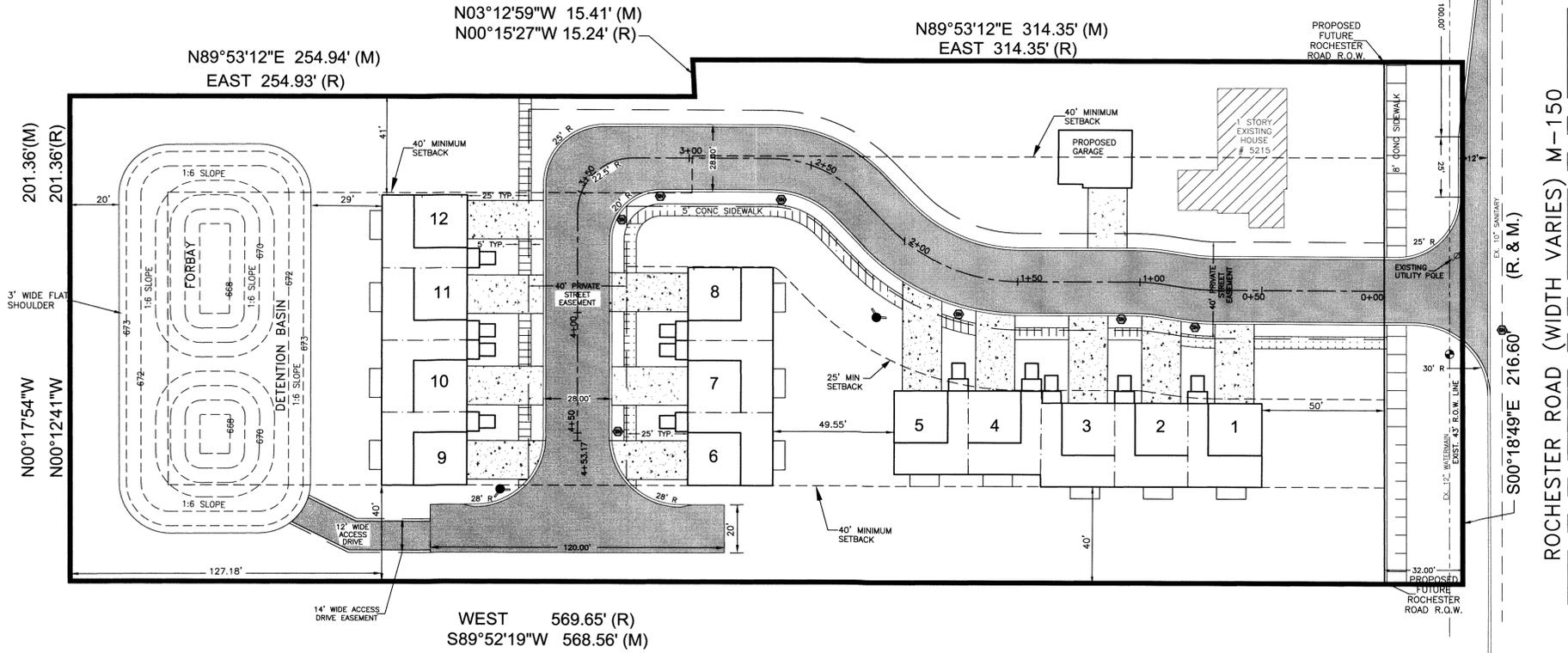
BUILDING 1, 5, 6, 8, 9, 12:
30.25' x 34.67' = 1049 SQ. FT.

BUILDING 2, 3, 4, 7, 10, 11:
29.92' x 34.67' = 1037 SQ. FT.

NOTES:

(1) HOUGHTON DRAIN # 2 WILL BE RE-ROUTED AND TAPPED INTO AN EXISTING STRUCTURE OFFSITE.

(2) EXISTING HOUSE WILL REMAIN, GARAGE WILL BE DEMOLISHED AND REBUILT NORTH OF EXISTING LOCATION AS SHOWN IN PLAN.



BENCHMARKS: (NAVD 88):

- CITY OF TROY BM0885; NORTH PROPERTY LINE TO #5175 ROCHESTER ROAD
ARROW ON HYDRANT ELEV: 676.87
- CITY OF TROY BM0884; NORTHWEST CORNER OF ROCHESTER ROAD AND TRINWAY ROAD
ARROW ON HYDRANT ELEV: 680.31



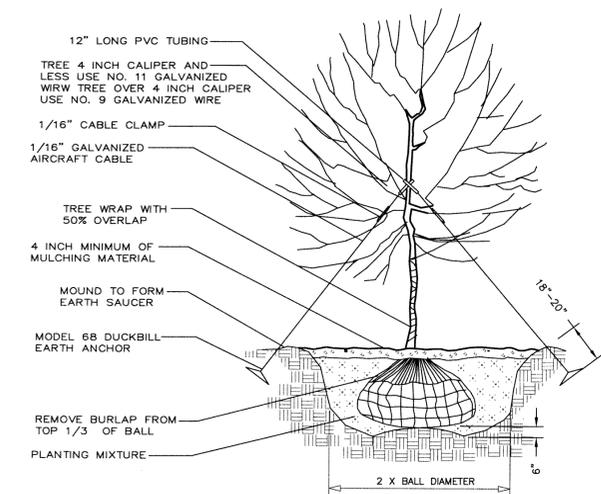
LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD-SOUTH
5215 ROCHESTER ROAD, TROY, MI 48065
PART OF THE SOUTHEAST 1/4 OF SECTION 10, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

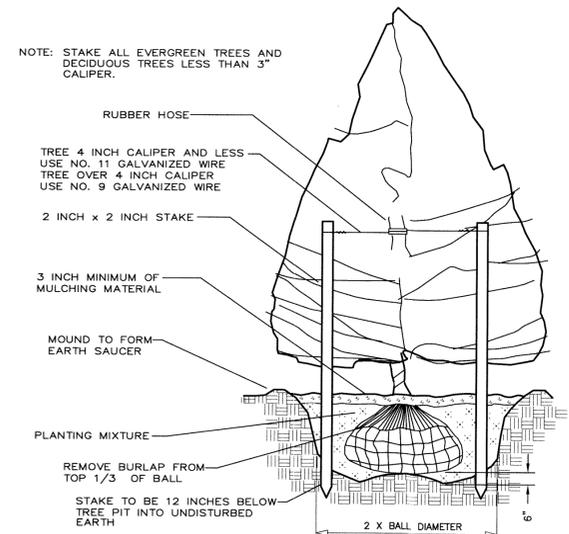
PRELIMINARY SITE PLAN

MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

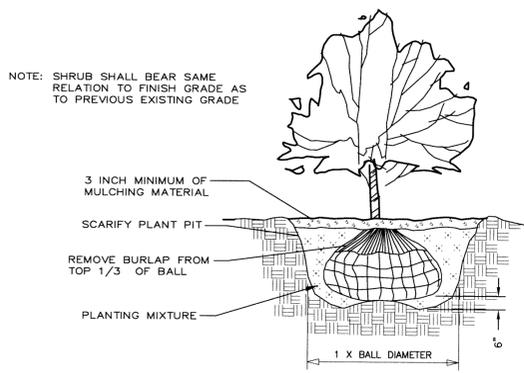
SCALE: 1" = 30'
DATE: 03-11-15
DRAWN BY: SHAMIK
LDCS # 15-SP-01
DRAWING NO.
1 OF 3



DECIDUOUS TREE PLANTING DETAIL
N.T.S.



EVERGREEN PLANTING DETAIL
N.T.S.

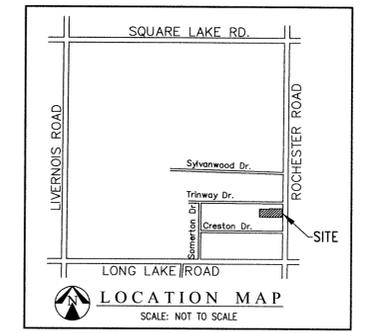


DECIDUOUS SHRUB PLANTING DETAIL
N.T.S.

- LEGEND:**
- CATCH BASIN
 - ⊙ CATCH BASIN/MANHOLE
 - ⊙ SAN MANHOLE
 - ⊙ HYDRANT
 - ⊙ TSV&WELL



3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171



ORDINANCE REQUIREMENTS

SECTION 18.45 - BUFFER REQUIREMENTS

REQUIRED: 10' WIDE GREENBELT ALONG R.O.W.
PROPOSED: 10' WIDE GREENBELT ALONG R.O.W.

REQUIRED: 1 TREE PER 20 LF OF GREENBELT
216 / 20 = 11 TREES REQUIRED
PROPOSED: 11 TREES

REQUIRED: 15% OF NET SITE SHALL BE LANDSCAPED / OPEN SPACE
112,385 SF x .10 = 16,858 SF REQUIRED
PROPOSED: 55,222 SF

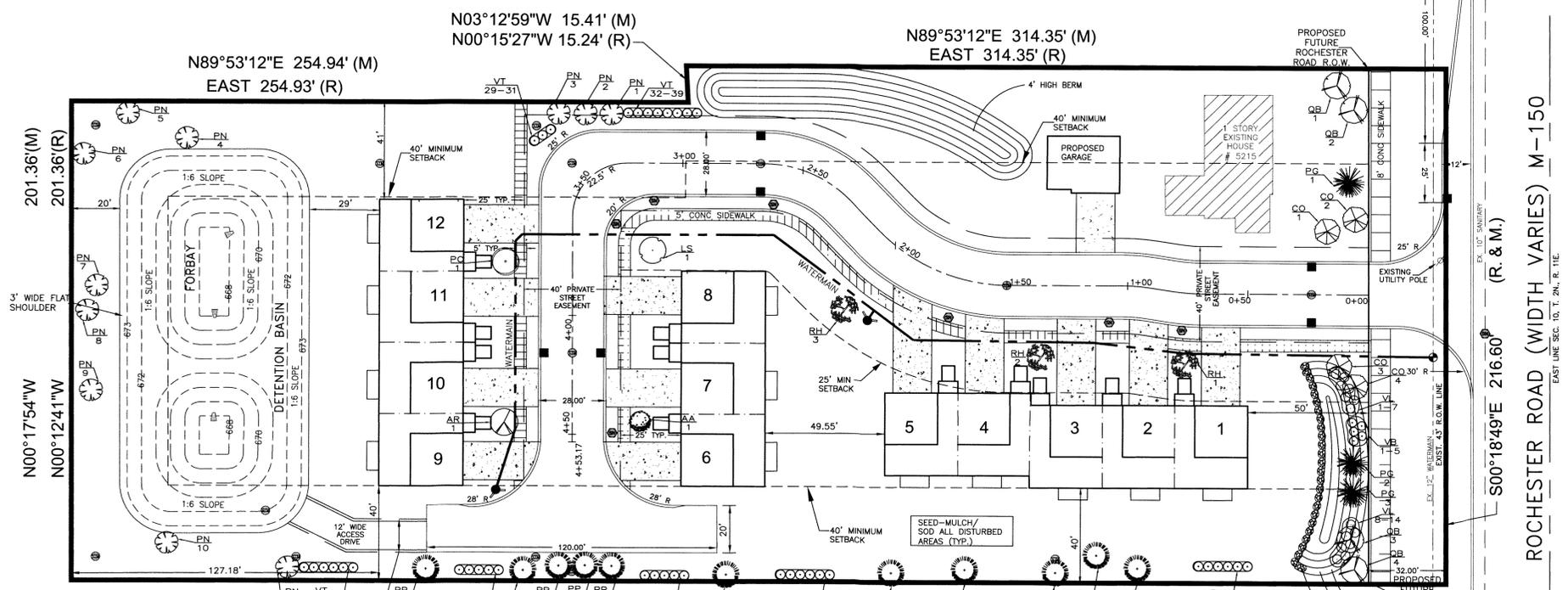
REQUIRED: 1 TREES PER EVERY 2 DWELLING UNITS 12 UNITS = 6 TREES
PROPOSED: 7 TREES

REQUIRED: 4' HIGH BERM PARALLEL TO PROPERTY LINE ALONG MAJOR THOROUGHFARE
PROPOSED: 5' HIGH BERM ALONG ROCHESTER ROAD IN FRONT OF NEW DEVELOPMENT

PLANT LIST:

DECIDUOUS TREES					
QUANTITY	KEY	COMMON/BOTANICAL NAME	SIZE	SPEC.	
1	AR	Red Maple <i>Acer rubrum</i> 'Autumn Flame'	2.0" CAL.	B&B	
4	CO	Common Hackberry <i>Celtis occidentalis</i>	2.5" CAL.	B&B	
1	AA	Downy Serviceberry <i>Amelanchier arborea</i> 'Cumulus'	2.0" CAL.	B&B	
1	LS	Sweetgum <i>Liquidambar styraculifera</i>	2.5" CAL.	B&B	
1	PC	Bradford Gallery Pear <i>Pyrus calleryana</i> 'Bradford'	2.0" CAL.	B&B	
4	QB	Swamp White Oak <i>Quercus bicolor</i>	2.0" CAL.	B&B	
3	RH	Rose of Sharon <i>Hibiscus</i>	2.5" CAL.	B&B	
EVERGREEN TREES					
3	PG	White Spruce <i>Picea glauca</i>	6" Ht.	B&B	
11	PP	Blue Spruce <i>Picea pungens</i>	6" Ht.	B&B	
11	PN	Austrian Pine <i>Picea nigra</i>	6" Ht.	B&B	
SHRUBS					
5	VB	Burkwood Viburnum <i>Viburnum burkwoodii</i> 'Anne Russell'	24" Ht.	Cont.	
14	VL	Nannyberry <i>Viburnum lentago</i>	24" Ht.	Cont.	
39	VT	American Cranberrybush <i>Viburnum trilobum</i> 'Compactum'	24" Ht.	Cont.	

NOTE: ALL OPEN AREA SHALL BE SEED-MULCHED/SODDED.

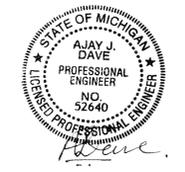


WEST 569.65' (R)
S89°52'19\"/>

GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLANT AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- 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 SERVICE 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.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE. PLANT MATERIAL SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF TROY INSPECTION DEPARTMENT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVE THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- A SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREE SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH, SEE SPECIFICATIONS. SHREDDED PALLETTE AND DIED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.

- BENCHMARKS: (NAVD 88):**
- CITY OF TROY BM0885; NORTH PROPERTY LINE TO #5175 ROCHESTER ROAD
ARROW ON HYDRANT ELEV: 676.87
 - CITY OF TROY BM0884; NORTHWEST CORNER OF ROCHESTER ROAD AND TRINWAY ROAD
ARROW ON HYDRANT ELEV: 680.31



LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044
PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD-SOUTH
5215 ROCHESTER ROAD, TROY, MI 48065
PART OF THE SOUTHEAST 1/4 OF SECTION 10, 12N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

PRELIMINARY LANDSCAPE PLAN
MJC 5215 ROCHESTER LLC (586)-263-1203
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

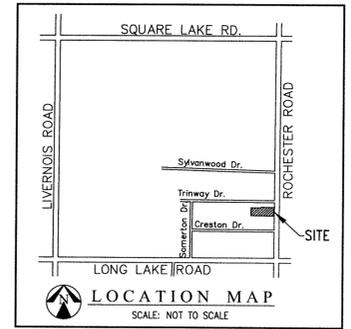
SCALE: 1" = 30'
DATE: 03-11-15
DRAWN BY: SHAMIK
LDCS # 15-SP-01
DRAWING NO.
2 OF 3

LEGEND:

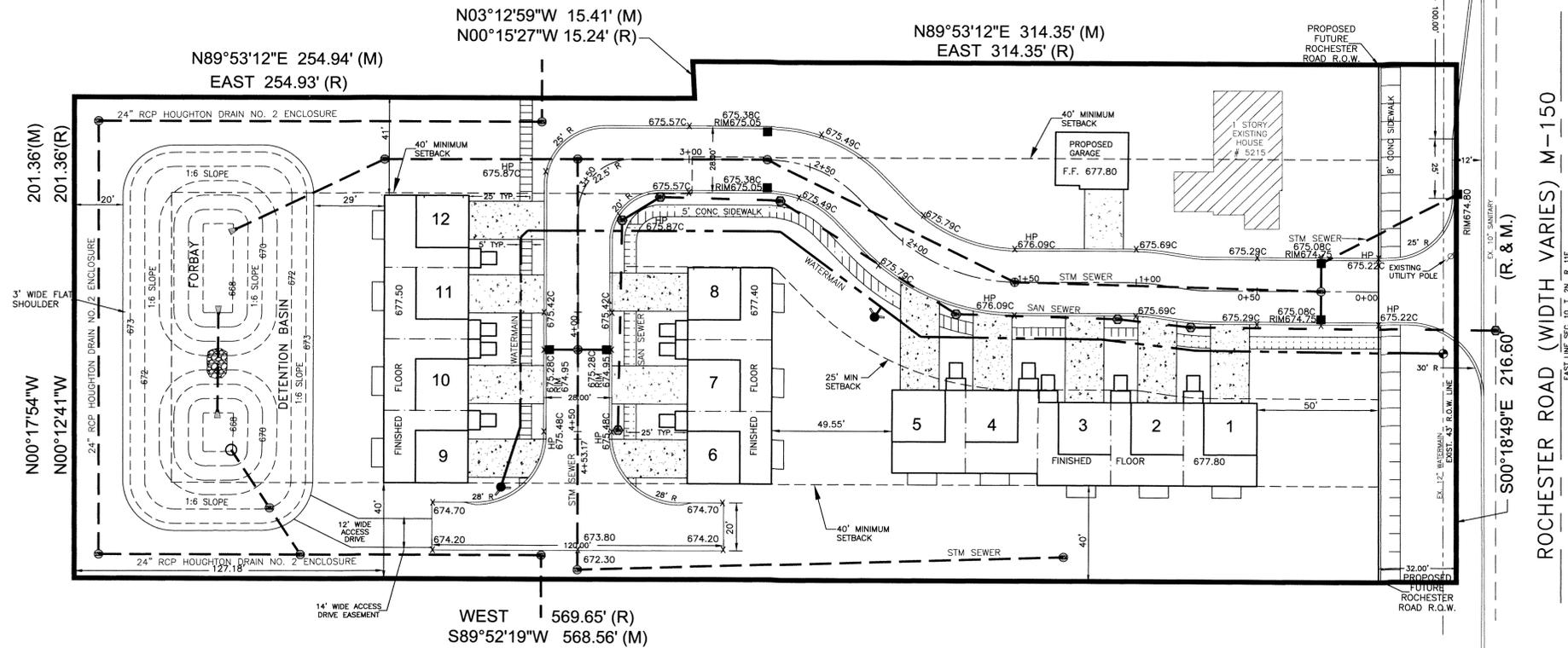
- CATCH BASIN
- ⊕ CATCH BASIN/MANHOLE
- ⊙ SAN MANHOLE
- ⊖ HYDRANT
- ⊙ TSV&WELL

BENCHMARKS: (NAV 88):

1. CITY OF TRCY BM0885; NORTH PROPERTY LINE TO #5175 ROCHESTER ROAD
ARROW ON HYDRANT ELEV: 676.87
2. CITY OF TRCY BM0884; NORTHWEST CORNER OF ROCHESTER ROAD AND TRINWAY ROAD
ARROW ON HYDRANT ELEV: 680.31

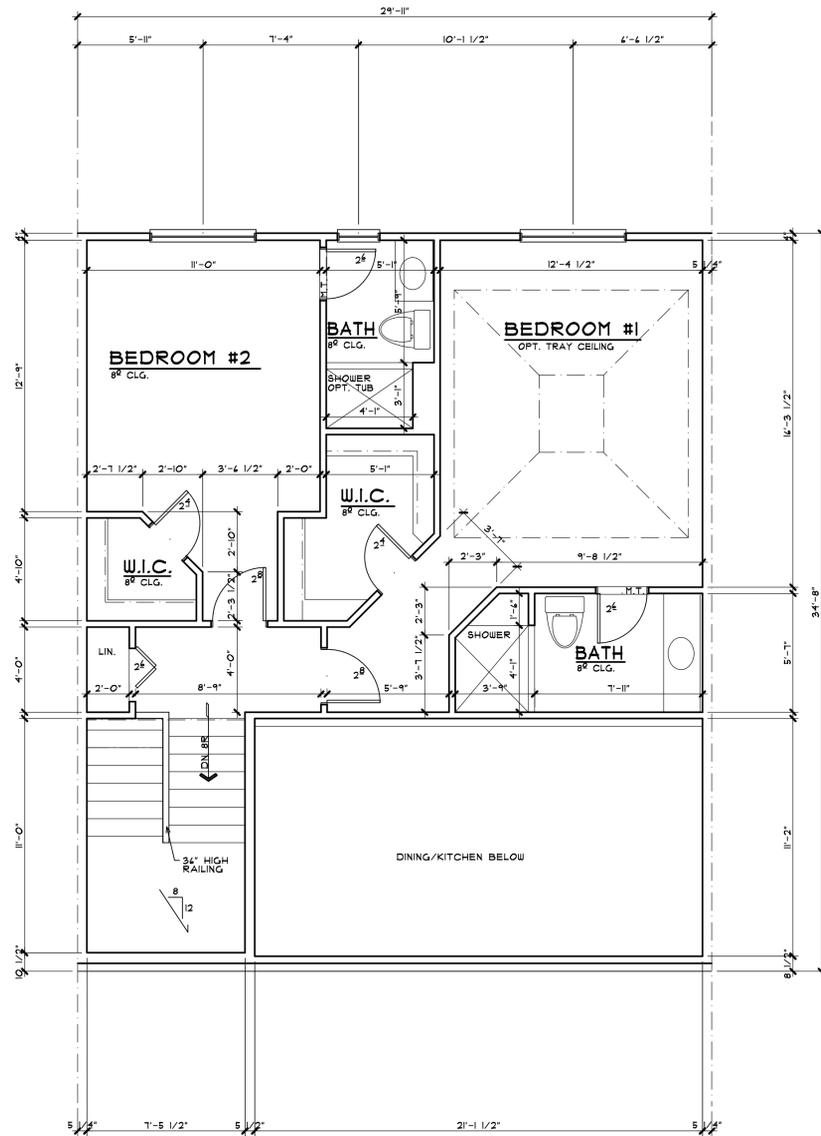


3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171



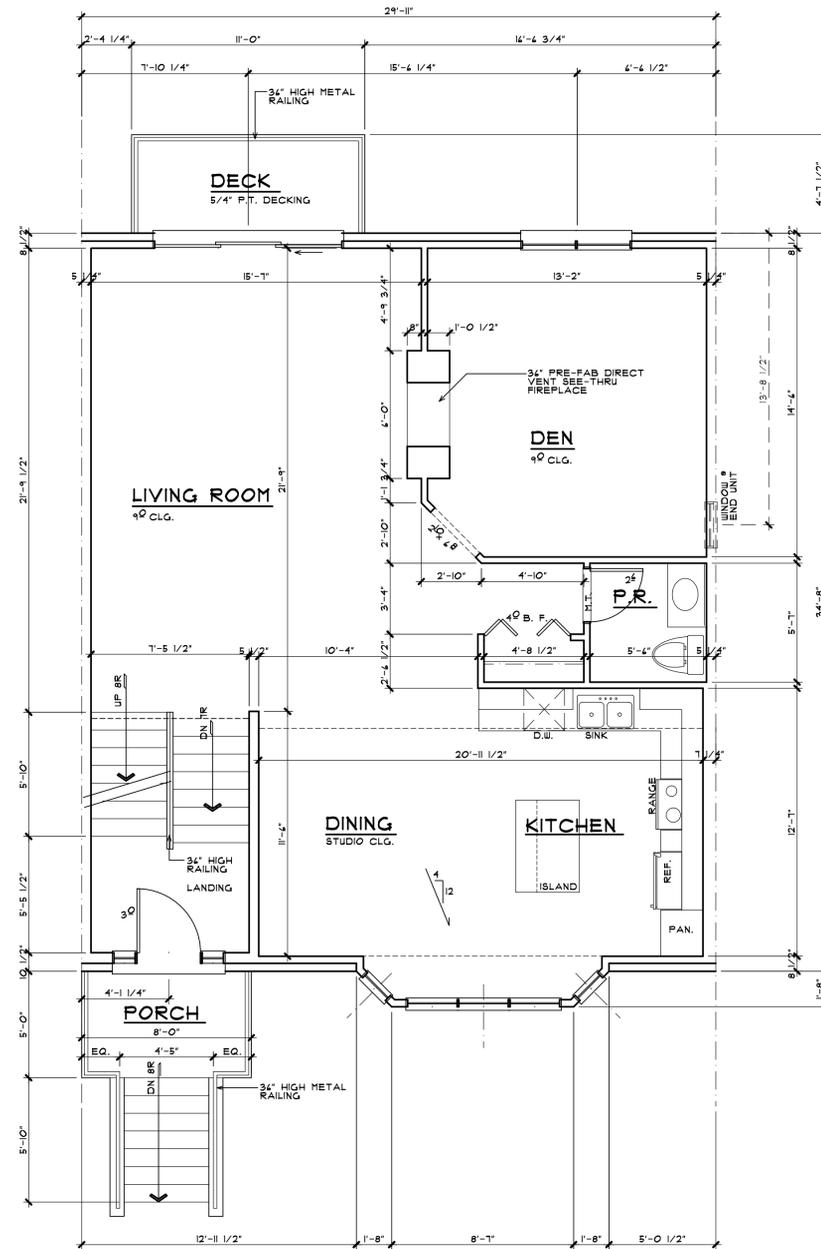
LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044		PHONE: (586)868-2350 FAX: (586)868-2351
SANDALWOOD-SOUTH 5215 ROCHESTER ROAD, TROY, MI 48065 PART OF THE SOUTHWEST 1/4 OF SECTION 10, T.24N., R.11E. CITY OF TROY, OAKLAND COUNTY, MICHIGAN		SCALE: 1" = 30' DATE: 03-11-15
PRELIMINARY GRADING PLAN		DRAWN BY: SHAMIK LDCS # 15-SP-01
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		(586)-263-1203 DRAWING NO. 3 OF 3

G:\SANDALWOOD_SOUTH\PRELIMINARY-2\Pre1_1_04-20-15.dwg, 4/22/2015, 12:36:05 PM, Kycera_24209_24.pcs



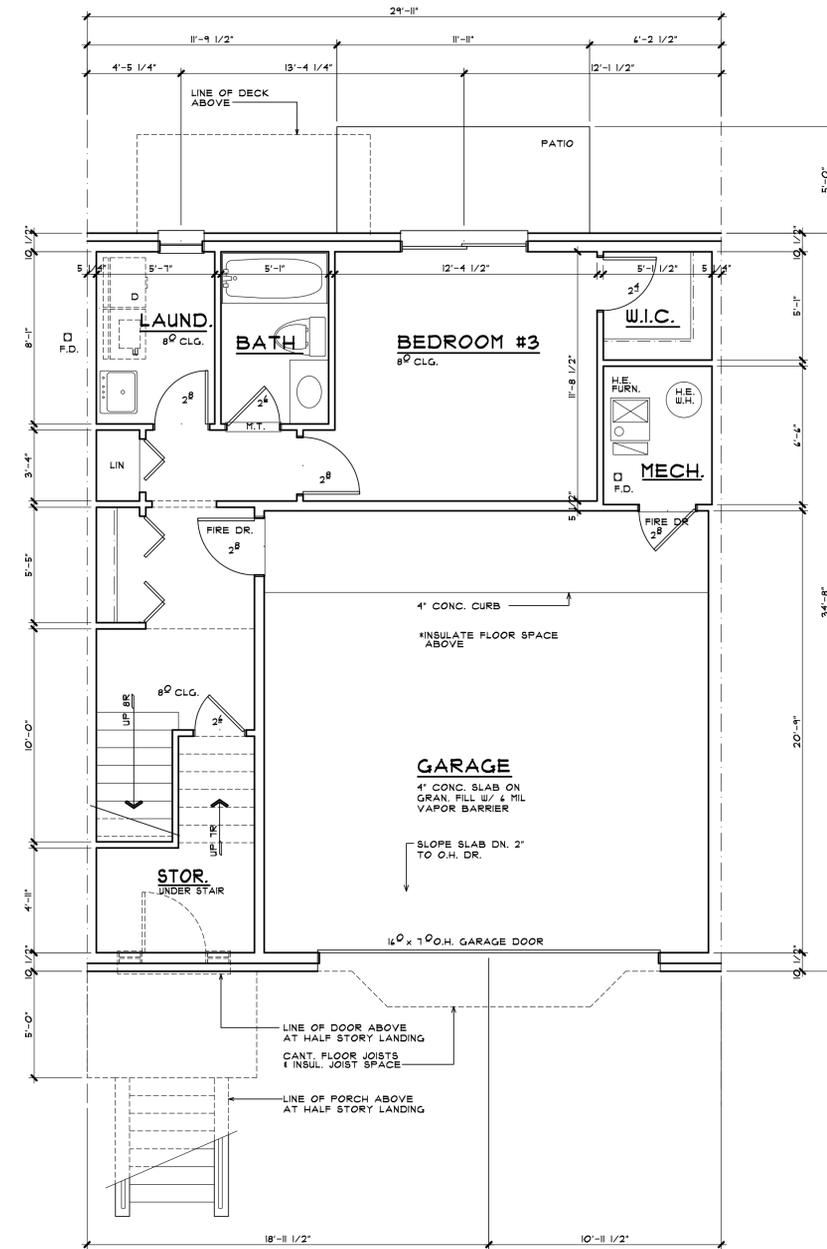
SECOND FLOOR PLAN

** SECOND FLOOR AREA MUST BE LESS THAN OR EQUAL TO 2/3 THE FIRST FLOOR AREA. 1,031 SF x .667 = 690 S.F. MAX. SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

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



LOWER LEVEL PLAN

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

SQUARE FOOTAGE A	
LOWER LEVEL	533 SQ FT
1ST FLOOR	1,031 SQ FT
2ND FLOOR	482 SQ FT
TOTAL	2,252 SQ FT

SQUARE FOOTAGE B+C	
LOWER LEVEL	533 SQ FT
1ST FLOOR	1,054 SQ FT
2ND FLOOR	482 SQ FT
TOTAL	2,269 SQ FT

ALL INTERIOR PARTITION DIMENSIONS ARE 3/16" UNLESS NOTED OTHERWISE.

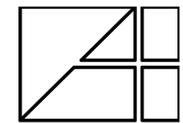
BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

TRUSS DESIGNER/FABRICATOR SEE SHEET #2 FOR ADDITIONAL NOTES & INFORMATION

SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS & CONSTRUCTION

SEE SHEET #1 FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.



Alexander V. Bogart + Associates, P.C. • Architecture • Planning • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248 • 334 • 5000

CLIENT/PROJECT
 UNIT ELEVATIONS
 PRELIMINARY

CLIENT/PROJECT
 MJC COMPANIES
 SANDALWOOD SOUTH
 TROY, MICHIGAN

COPYRIGHT 2015
 ALEXANDER V. BOGARTS + ASSOC.

- PRELIMINARY
- BIDS
- PERMITS
- CONSTRUCTION

REVISIONS

DRAWN BY
 BN
 CAD FILENAME
 ROCHTROY.dwg
 CHECKED BY
 JOB NUMBER
 4354
 DATE
 SHEET NUMBER

WINDOW SILLS
 IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:
 1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2004 OR F 2010.

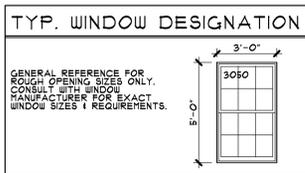
OVERHANGS & DRAINAGE
 PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
 UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAME. RAKE DIMENSIONS ARE 4" AT BRICK AND 2" AT SIDING.

STEEL LINTEL SCHEDULE

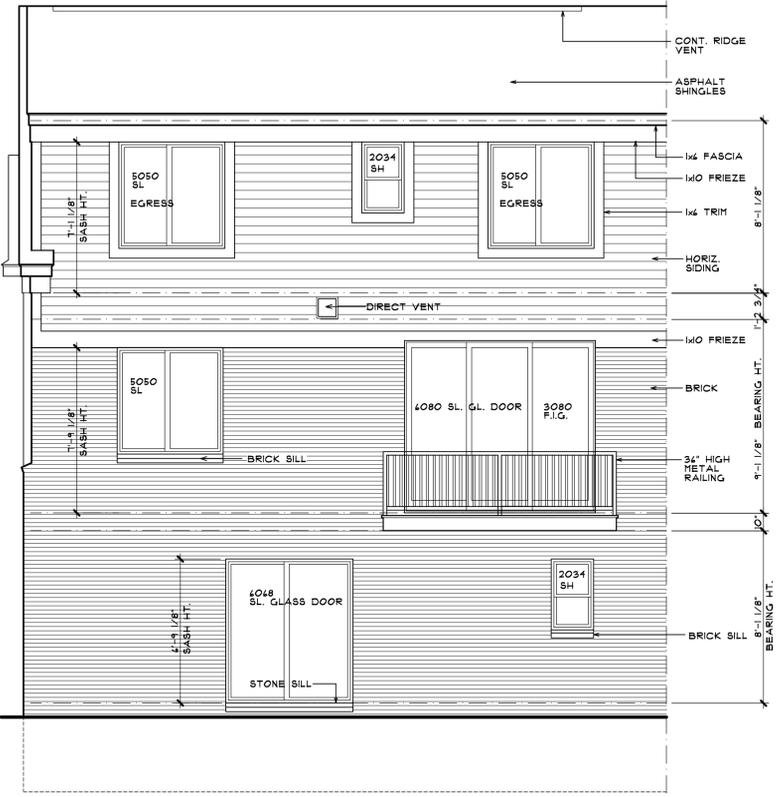
LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	4" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.
 NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

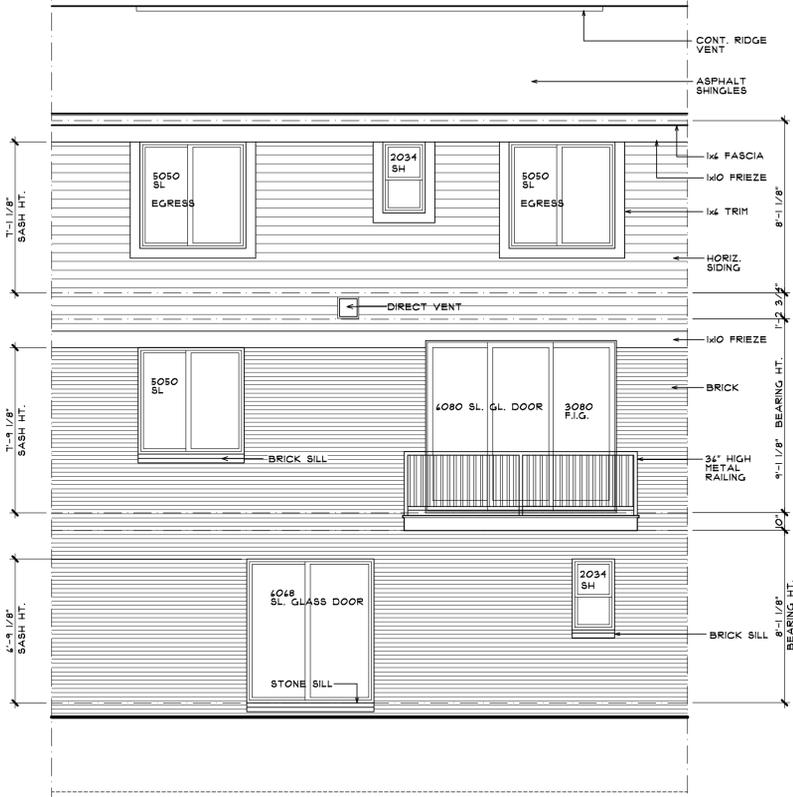


EGRESS WINDOW
 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, OR RESCUE, THEY SHALL HAVE A NET HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.



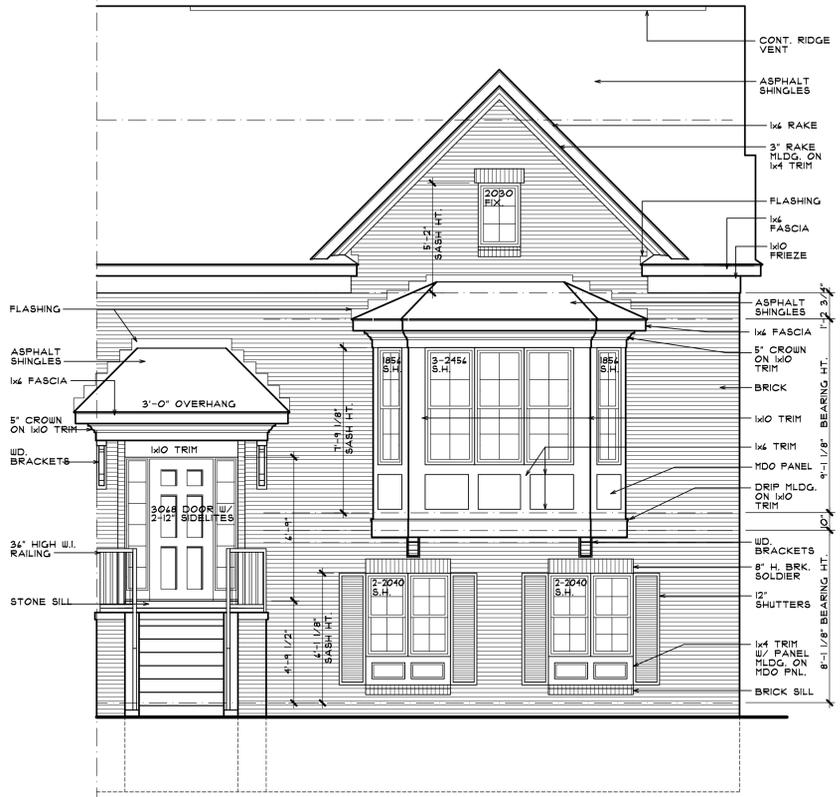
REAR ELEVATION

END UNIT SCALE: 1/4" = 1'-0"



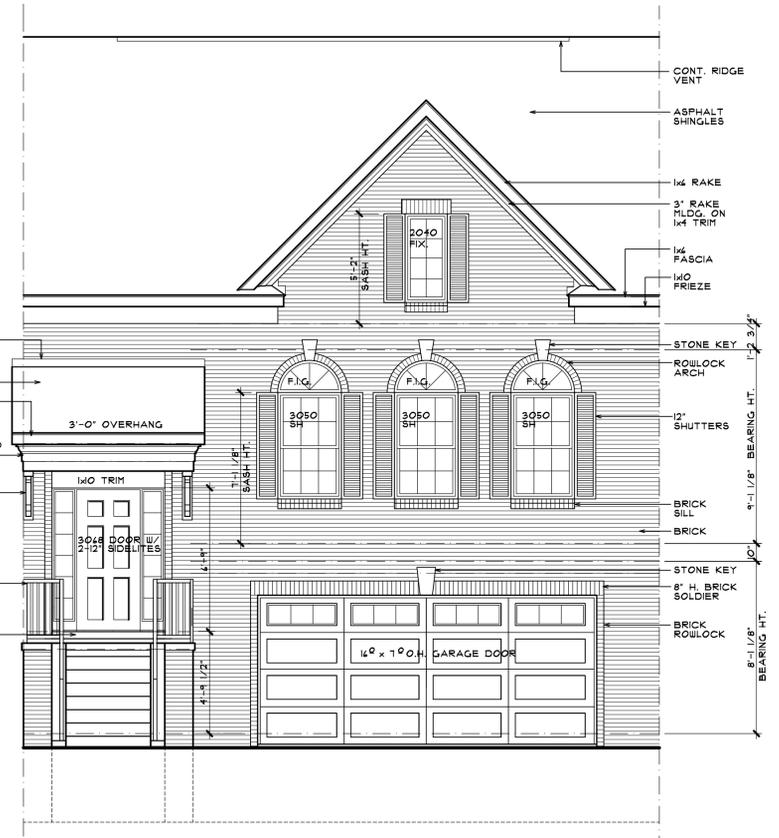
REAR ELEVATION

END UNIT SCALE: 1/4" = 1'-0"



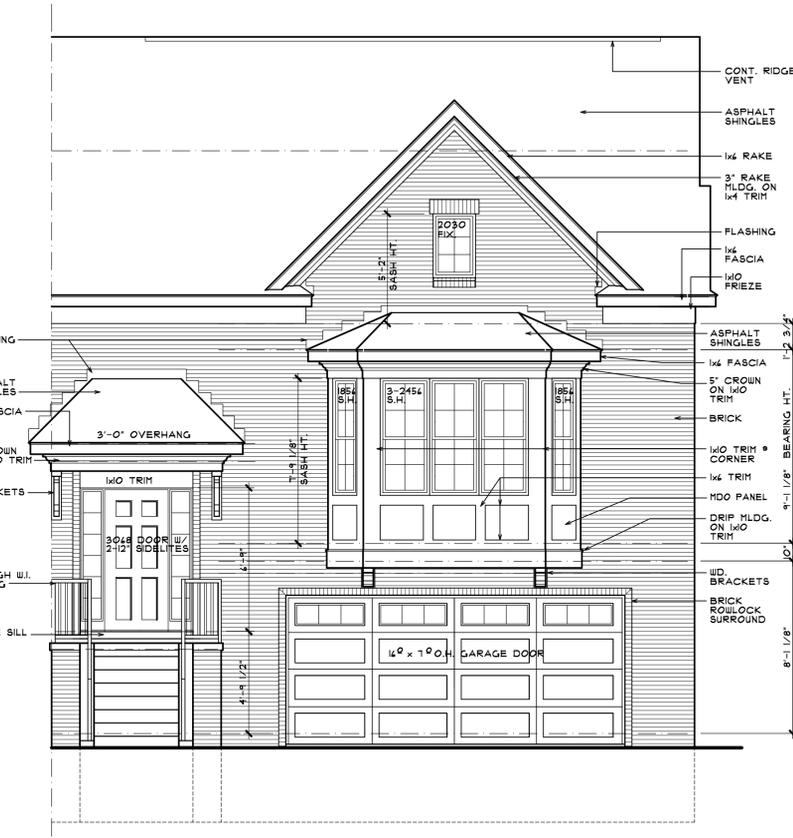
FRONT ELEVATION 'B'

SIDE ENTRY GARAGE SCALE: 1/4" = 1'-0"



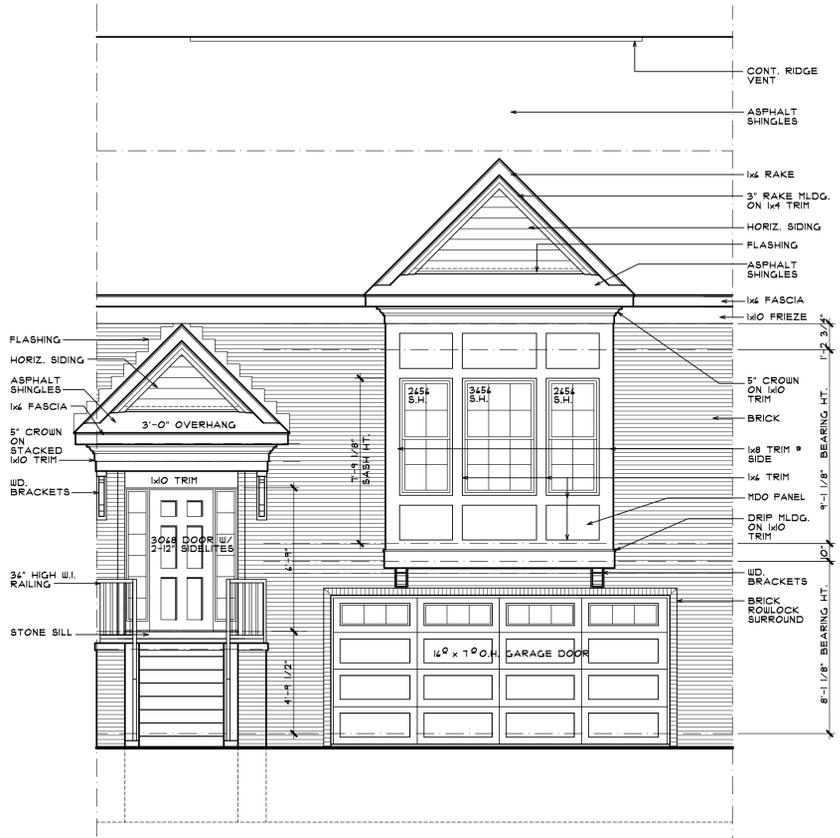
FRONT ELEVATION 'A'

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



FRONT ELEVATION 'B'

END UNIT SCALE: 1/4" = 1'-0"



FRONT ELEVATION 'C'

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

WINDOW SILLS

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

- WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
- OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2004 OR F 2010.

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.

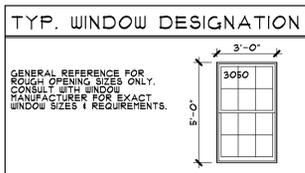
UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAME, RAKE DIMENSIONS ARE 4" AT BRICK AND 2" AT SIDING.

STEEL LINTEL SCHEDULE

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

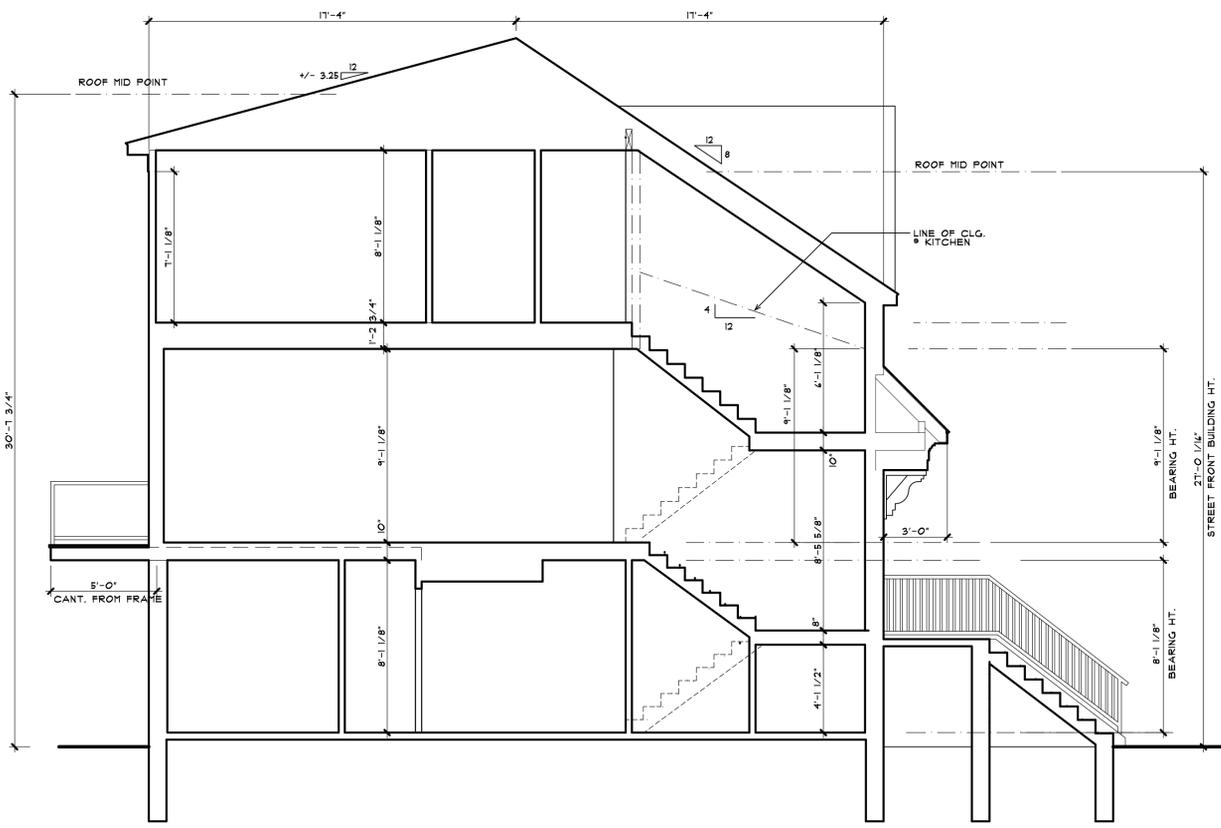
MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	4" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.
NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.



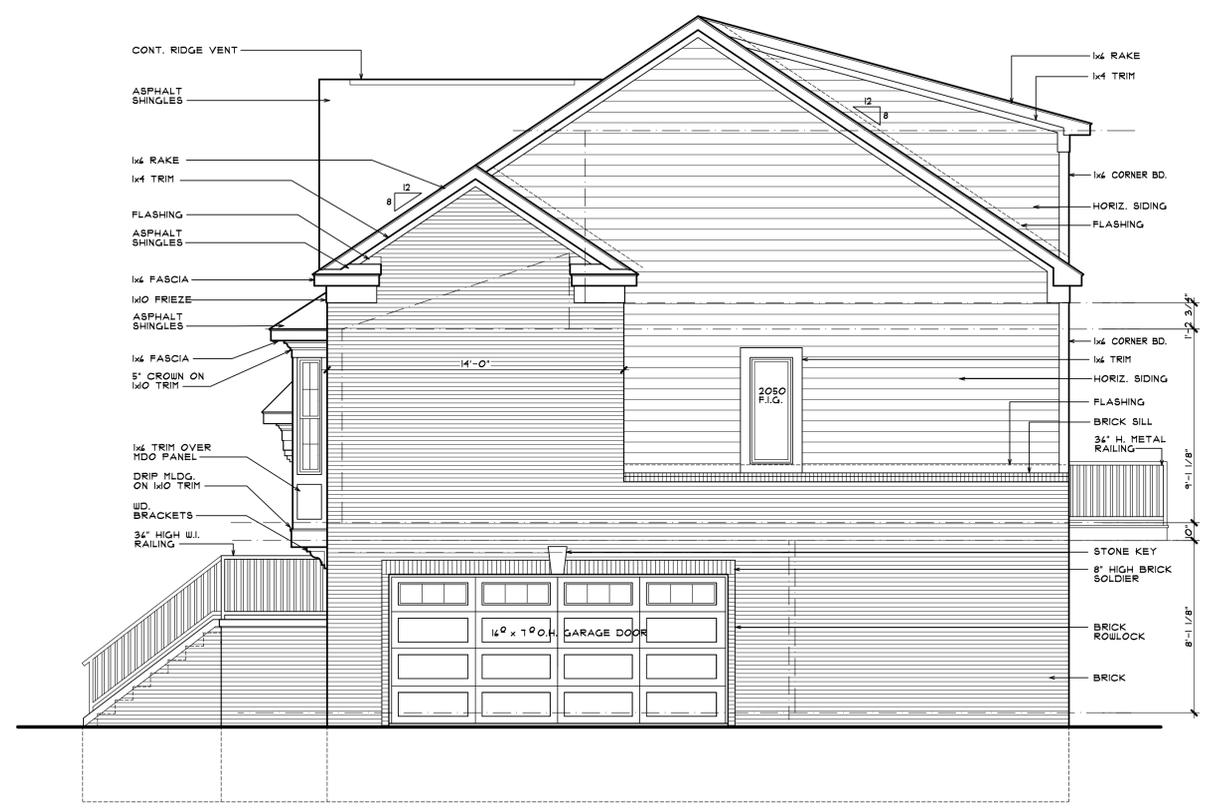
EGRESS WINDOW

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. (WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS, OR RESCUE, THEY SHALL HAVE A NET HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.



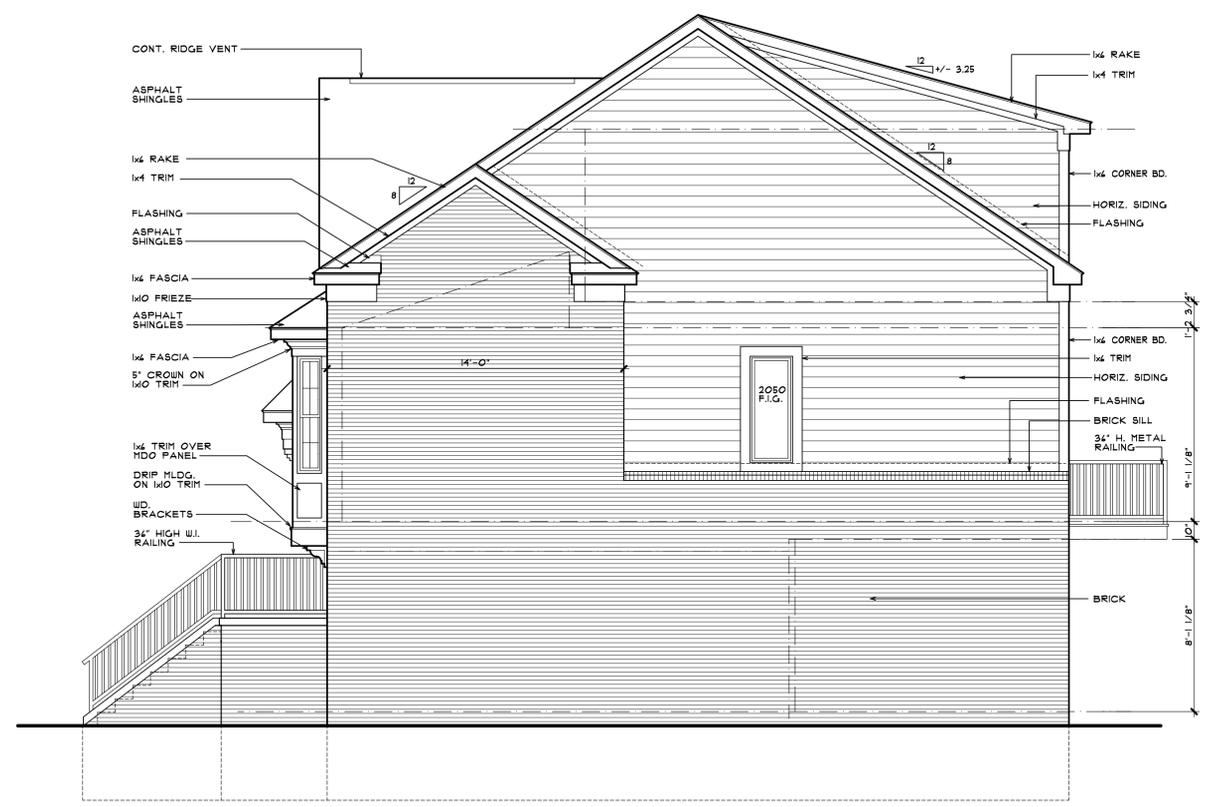
BUILDING SECTION

AVERAGE BUILDING HT. = 28'-10"
SCALE: 1/4" = 1'-0"



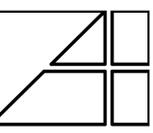
SIDE ELEVATION (OPPOSITE HAND SIM.)

SIDE ENTRY SCALE: 1/4" = 1'-0"



SIDE ELEVATION (OPPOSITE HAND SIM.)

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



Alexander V. Bogaerts + Associates, P.C. • Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000

UNIT SIDE ELEVATIONS
PRELIMINARY

CLIENT/PROJECT
MJC COMPANIES
SANDALWOOD SOUTH
TROY, MICHIGAN

COPYRIGHT 2015
ALEXANDER V. BOGAERTS + ASSOC.

- PRELIMINARY 2-19-15
- BIDS
- PERMITS
- CONSTRUCTION

REVISIONS

DRAWN BY: BN
CAD FILENAME: ROCHTROY.dwg
CHECKED BY:
JOB NUMBER: 4354
DATE:
SHEET NUMBER: 1/3





BUILDING #3 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



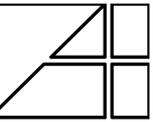
BUILDING #2 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING #1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"



Alexander V. Bogaerts + Associates, P.C. • Interior Design
 2445 Franklin Road
 Bloomfield Hills, MI 48302
 248 • 334 • 5000

SHEET TITLE
BUILDING ELEVATIONS
 PRELIMINARY

CLIENT/PROJECT
MJC COMPANIES
 SANDALWOOD SOUTH
 TROY, MICHIGAN

COPYRIGHT 2015
 ALEXANDER V.
 BOGAERTS + ASSOC.

- PRELIMINARY
2-19-15
- BIDS
- PERMITS
- CONSTRUCTION

REVISIONS

DRAWN BY
 BN
 CAD FILENAME
 ROCHTROY.dwg
 CHECKED BY

JOB NUMBER
 4354
 DATE

SHEET NUMBER

