



BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

500 W. Big Beaver
Troy, MI 48084
(248) 524-3344
www.troymi.gov
planning@troymi.gov

Theodore Dziurman, Chair; Gary Abitheira
Teresa Brooks, Michael Carolan, Brian Kischnick

March 6, 2013

3:00 PM

COUNCIL BOARD ROOM

1. ROLL CALL
2. APPROVAL OF MINUTES – February 6, 2013
3. HEARING OF CASES
 - A. **VARIANCE REQUEST, RANDY ORAM FOR INTERNATIONAL OUTDOOR INC., 500 WEST LONG LAKE** – A variance for relief of Chapter 85, Section 85.02.05 (c) (5) (e) to place a 70 foot tall, 1608 square foot ground sign.

In order to place a 70 foot tall, 1608 square foot ground sign setback zero feet from the property line adjacent to I-75, the following variances are requested:

 - A 200 foot variance to the required 200 foot setback from the I-75 right of way
 - A variance from the requirement the sign be located at least 1000 feet from any sign exceeding 100 square feet in area
 - A 1308 square foot variance from the requirement that the sign not exceed 300 square feet in area
 - A 45 foot variance from the requirement that the sign not exceed 25 feet in height
 - B. **VARIANCE REQUEST, JIM REYERS FOR WOLVERINE BUILDING GROUP, 1680 JACKSON, BETHANY VILLA SENIOR COMMUNITY CENTER** – A variance of the 2009 Michigan Building Code Section 903.2.1.2 for relief of the required installation of a building automatic sprinkler system and Section 1018.1 for relief of the required one hour fire resistance corridor rating.
4. COMMUNICATIONS
5. PUBLIC COMMENT
6. MISCELLANEOUS BUSINESS
7. ADJOURNMENT

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 Dziurman called the Regular meeting of the Building Code Board of Appeals to order at 3:00 p.m. on February 6, 2013 in the Lower Level Conference Room of the Troy City Hall.

1. ROLL CALL

Members Present:

- Theodore Dziurman, Chair
- Gary Abitheira
- Teresa Brooks
- Michael Carolan
- Brian Kischnick

Support Staff Present:

- Mitch Grusnick, Building Official/Code Inspector
- Kathy L. Czarnecki, Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

2. APPROVAL OF MINUTES

- Moved by: Carolan
- Support by: Abitheira

RESOLVED, To approve the minutes of the January 2, 2013 Regular meeting as submitted.

Yes: All present (5)

MOTION CARRIED

3. HEARING OF CASES

A. **VARIANCE REQUEST, PATRICK STIEBER FOR ALLIED SIGNS, INC., 70 WEST MAPLE** – 1) In order to place two ground signs (menu boards), each measuring 44 square feet in area, a variance from the Sign Code that limits the area of signs not visible from the road to 36 square feet each. Both signs will not be visible from the public right of way. 2) In order to place three 9.57 square foot ground signs, a variance from the Sign Code which allows a maximum of two ground signs on the site, and 3) In order to place a 33 square foot wall sign, a 28.19 square foot variance from the requirement that the total combined area of all wall signs not exceed 10% of the front area of the structure.

CODE SECTIONS: 1) 85.01.04 (A) (3); 2) 85.02.04 (C) (4) (a and b);
3) 85.02.04 (C) (4) (d)

Mr. Grusnick gave a report on the item. He stated building permits were issued to construct a new McDonald's restaurant at this location and the requested variances pertain to the new restaurant. The site currently has two existing ground signs that will be refaced to include McDonald's. Five wall signs totaling 80.4 square feet were approved by the City; a fifth west elevation wall sign was denied.

Mr. Grusnick reported that the department received no response to the public hearing notice.

The applicant, Patrick Stieber of Allied Signs, and property owner, Peter Ruppe, were present.

Mr. Stieber addressed the three variance requests. 1) The two menu boards are McDonald's standardized signs and are sized to accommodate food choices. The same size menu boards can be found at several nearby locations. 2) The directional ground signs at the approaches will help reduce traffic congestion and confusion. 3) The west elevation wall sign is a standard sign used on newer restaurant designs.

Mr. Ruppe announced there was an approved lot split that should allow for additional ground signs. He provided Mr. Grusnick the approved lot split survey.

Mr. Grusnick agreed and advised the Board members that each parcel is permitted two ground signs. The request for variance (2) shall be reduced from three to one additional 9.57 foot ground sign located at the West Maple Road approach.

There was Board member discussion on the following:

- Uniqueness of site; multiple buildings and drive approaches.
- The necessity of a directional sign at the approaches. Some thought it not necessary at West Maple Road as the approach is clearly marked and the building is very visible.
- Multiple wall signage already approved and the need for an additional sign on the west elevation.
- The site has two existing tenant ground signs that will be refaced to include McDonald's.

Moved by: Kischnick

Support by: Carolán

RESOLVED, (1) To approve the variance to place two 44 square foot ground signs (menu boards); (2) To deny the revised request for a third ground sign at the West Maple Road approach; and (3) To deny the variance request for the wall sign.

Discussion of the motion on the floor.

Mr. Kischnick addressed reasons for recommendation of denial for requests (2) and (3). The lot split approval permits one additional ground sign on both parcels. The revised request for one additional directional ground sign at the West Maple Road is unnecessary and would add sign clutter. The proposed wall sign is not highly visible; it faces another building to the west. Mr. Kischnick said McDonald’s signage is a brand of its own and is very visible through building architecture.

Vote on the motion on the floor.

Yes: All present (5)

MOTION CARRIED

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

The Regular meeting of the Board of Building Appeals adjourned at 3:25 p.m.

Respectfully submitted,

Theodore Dziurman, Chair

Mitch Grusnick, Building Official/Code Inspector

3. HEARING OF CASES

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CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

SIGN APPEALS

FEE \$60

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
<http://www.troymi.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH AT 3:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN TWENTY-ONE (21) DAYS BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 500 West Long Lake Road
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-09-451-018
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
85.02.05.C.5.e.1 - 85.02.05.C.5.e.3 - 85.02.05.C.5.e.4
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Randy Oram

COMPANY International Outdoor Inc.

ADDRESS 28423 Orchard Lake Road Suite 200

CITY Farmington Hills

STATE MI

ZIP 48334

TELEPHONE 248-489-8989

E-MAIL randy@lobllboard.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Lessee

8. OWNER OF SUBJECT PROPERTY:

NAME Tony Palomba, CFO

COMPANY Kamax LP

ADDRESS 500 West Long Lake Road

CITY Troy

STATE MI

ZIP 48098

TELEPHONE 248-813-1825

E-MAIL anthony.palomba@kamax.com

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Tony Palomba, CFO, Kamax LP (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT *Randy J. "Randy" Oram* DATE 2-11-13

PRINT NAME: Randy Oram

SIGNATURE OF PROPERTY OWNER *Ronald L. Harsch* DATE 2-11-13

PRINT NAME: Ronald L. Harsch, Corp Safety/Env. & Facility Manager

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.

Practical Difficulty

1. Setback from the Road:

- The width of I-75 at this location is 300'. The proposed billboard is adjacent to MDOT's (Michigan Department of Transportation) right-of-way (ROW).
- Our proposed sign location is at 0' setback which will still be over 175' from the edge of pavement of I-75 traveling north and over 275' from the pavement on I-75 traveling south.
- The proposed billboard location is at the rear/north side of the Kamax LP property which consists of a highly wooded area. The unique but existing landscape blocks all visibility to southbound traffic.
- The existing building is 30' high and at the required height and setback will block the visibility of the sign completely to northbound traffic along I-75.
- The City of Troy's ordinance requires a 200' setback from the road ROW. If the sign is placed where the ordinance requires it to be the sign will be over 375' from the traveled road.
- This section of I-75 curves away to the west from the Kamax LP property at a significant rate right where the proposed sign would be causing a practical difficulty in the visibility of the sign and its purpose.

2. Speed and Width of the Corridor:

- The speed of I-75 at this mile marker is 70 mph which requires the sign to be at a desired height and setback, in which we are proposing, to not adversely impact the safety of the drivers and vehicles commuting along this stretch of the corridor.
- Billboards are allowed by MDOT adjacent to a freeway and should be regulated by any City to be visible from the freeway.
- The advertising is designed to catch the eye of the driver but to accomplish that in a safe and temporary manner the sign must be visible.
- If a billboard is not clearly visible it will take a driver's eyes off the road for a longer period of time creating an unsafe scenario.
- The danger to a driver along I-75 because of a compromised view of the sign is why our request reflects the intent and spirit of the Ordinance pertaining to the health and safety of Troy residents and their visitors.

Geographical Hardship – THE EXISTING TERRAIN

1. Terrain or Trees and Vegetation:

- The existing terrain conditions, specifically the height of the trees, on our site and along this section of I-75 also creates a practical difficulty for the visibility of our billboard.
- The existing tree stands at this location are over 40' high and will obstruct the line of site of our sign from I-75 if we do not build above them (Exhibit A).

- The Highway Advertising Act, PA 106 of 1972 as amended in June of 2008 states that one cannot remove vegetation that existed before the billboard was erected.
- For the above said reasons describing our situation you can clearly see that these unique conditions do create a practical hardship which severally obstructs and handicaps the visibility of our proposed sign.
- The amount of variance requested is the minimum amount we would need to remedy the difficult line of sight issues and make the sign meet its true value.

2. Topography or Grade Difference at W Long Lake Road:

- The grade difference from the proposed billboard location to the point where I-75 crosses W Long Lake Road is roughly 18' below the Long Lake Road Overpass.
- This creates a line of sight impediment which is caused by the grade differences which even intensifies the obstructions of the MDOT signs. In addition there is a grade difference between our site and I-75 of 15' meaning that our board is further compromised by being below the I-75 Freeway grade.

Summary:

This line of sight impediment combined with the required setback of our sign justifies the variation to the City's Zoning Ordinance by reason of exceptional undue hardship.

- The ordinance when applied to our site creates a situation that severally obstructs and handicaps the visibility of our proposed sign.
- The amount of variance requested is the minimum amount we would need to remedy the difficult line of sight issues to make the sign meet its true value as outlined in the City's Ordinance.
- Granting the variance does not substantially impair the intent or purposes of this ordinance because the sign will face I-75 only and will not interfere with any residents in the general area.

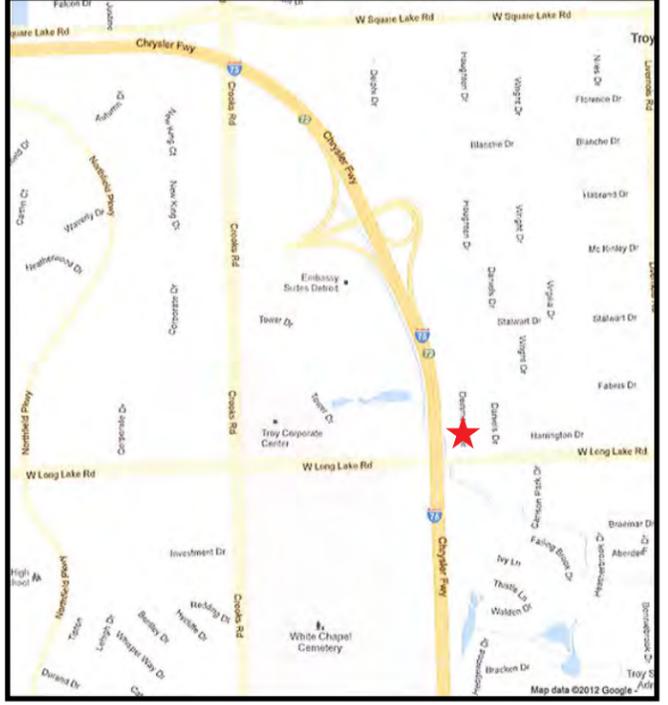
We believe we have met and exceed the burden of proof and demonstrated that that our site has multiple practical difficulties not experienced by the other billboards or ground signs within the City which should lead you to grant our request.



Site Plan for Billboard (Kamax LP)
500 W Long Lake Road
Troy, MI 48098

Applicant:
 International Outdoor, Inc.
 Randy Oram, President
 28423 Orchard Lake Road
 Farmington Hills, MI 48334
 Phone: 248-489-8989

Property Owner:
 Kamax LP
 Anthony Palomba (CFO)
 500 W Long Lake Road
 Troy, MI 48098
 Phone: 248-813-1825



Existing Zoning: IB (Integrated Industrial Business) & R-1B (One Family Residential)
Adjacent Zoning: N: R-1B S: R-1B/R-1C/O E: R-1BW: RC

Setbacks: Front: 0'
 Side: 410'/1175'
 Rear: 350'

Billboard Height: 70'

Legal Description:
 Parcel I.D. # 88-20-09-451-018

Legal: T2N, R11E, SEC 9 BEAVER HILLS LOTS 84 TO 97 INCL, ALSO LOTS 110 TO 121 INCL EXC S 27 FT OF SD LOT 121 TAKEN FOR RD, ALSO S 382 FT OF W 114.60 FT OF SW 1/4 OF SE 1/4 EXC N 27 FT OF S 60 FT, ALSO ALL OF VAC DEINMORE ADJ TO LOTS 88 TO 94 INCL, ALSO ALL OF VAC FAUBUS AVE ADJ TO LOTS 91 & 115, ALSO S 1/2 OF VAC FAUBUS ADJ TO LOT 84 2-25-97 FR 013, 405-012 & 406-013

No Scale

Date Drawn: September 12, 2012

500 W Long Lake Road



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

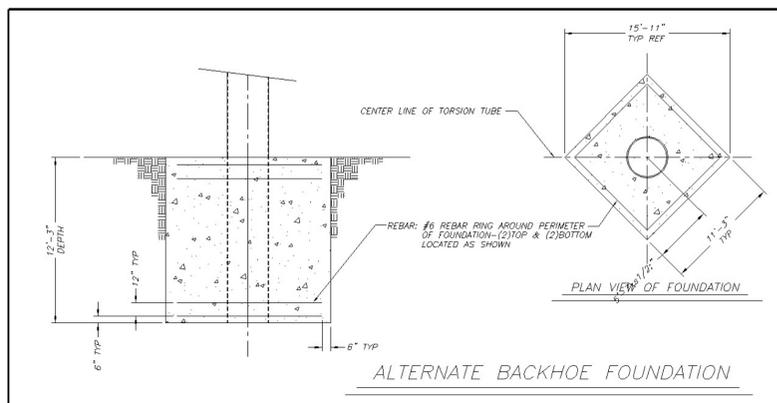
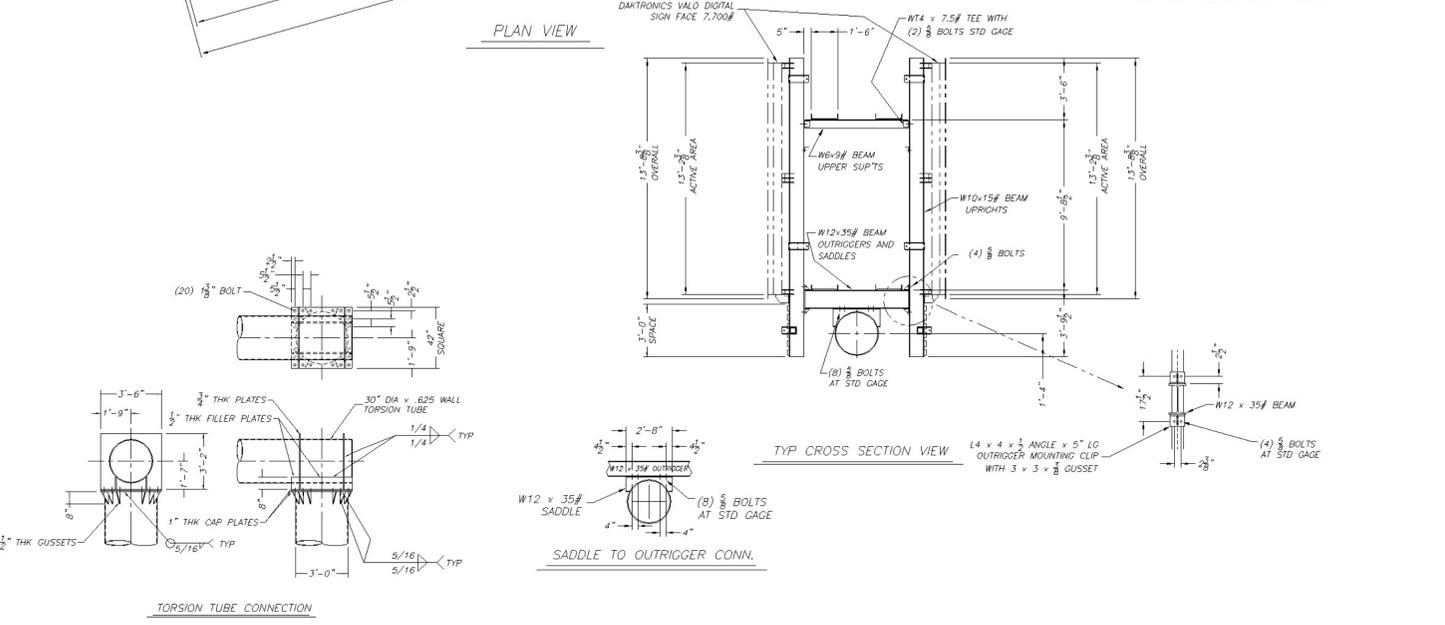
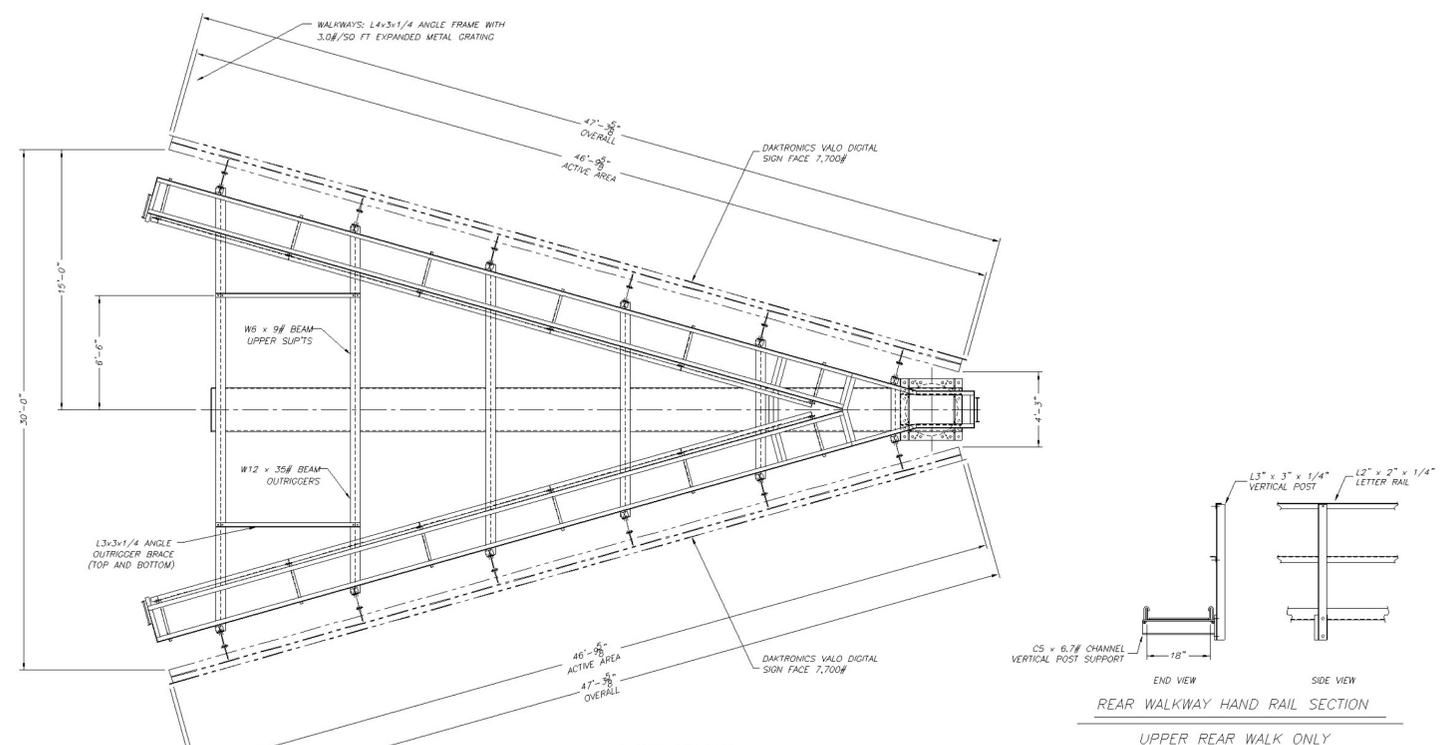
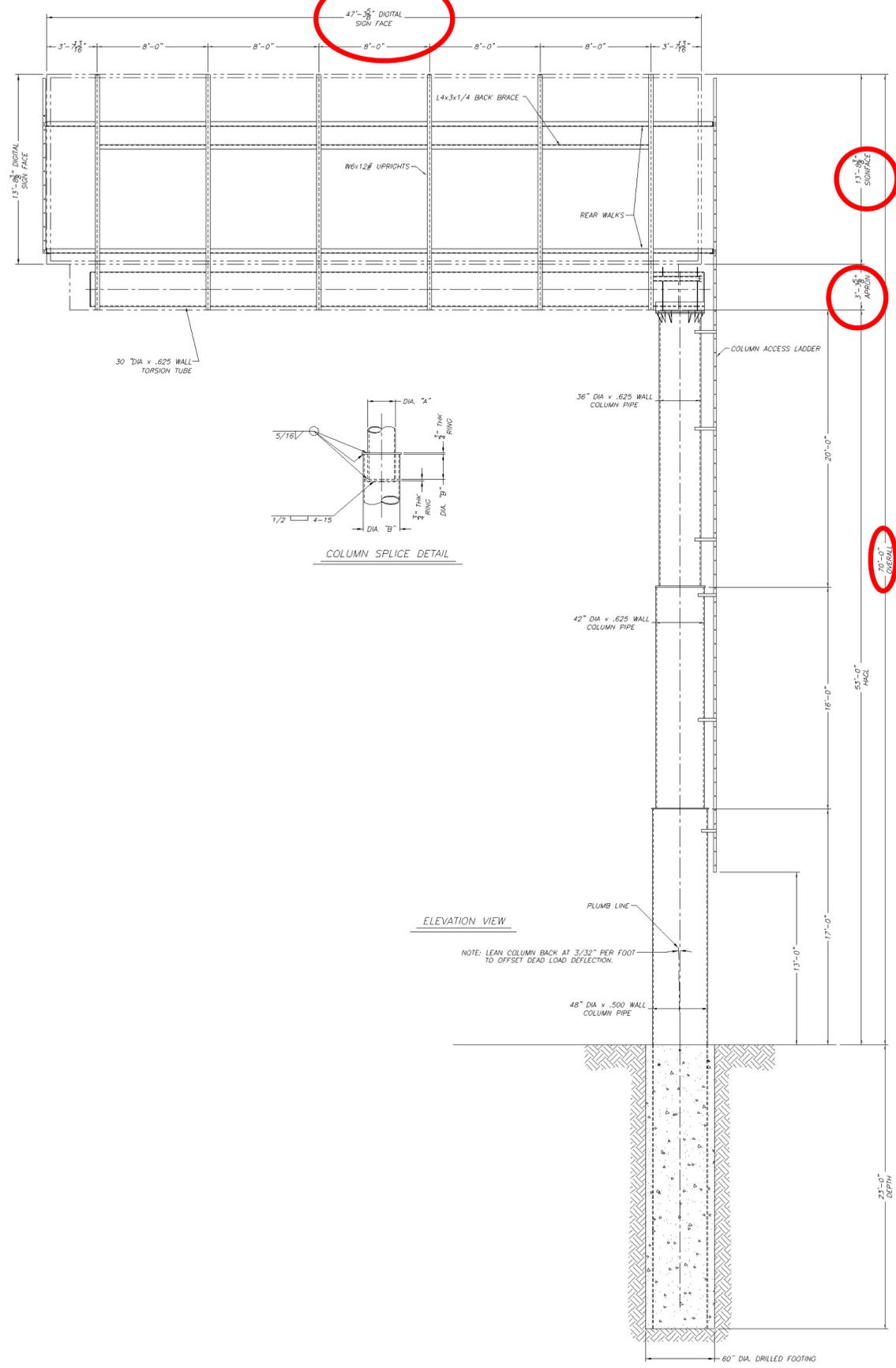

L. Brooks Patterson
Oakland County Executive

Date Created: 9/11/2012



REV.	CHANGE	BY	DATE

1607.56 sq ft total area



- SPECIFICATIONS:**
- STEEL ROLLED "W" BEAM SECTIONS: ASTM A992
ALL OTHER STEEL ROLLED SECTIONS: ASTM A36
 - PIPE SECTIONS: A.P.I. 5L X42
 - BOLTS: MINIMUM 1/2" DIAMETER UNC
1/2" DIAMETER: GRADE A325
5/8" DIAMETER & LARGER: GRADE A325
 - CONCRETE: 3000 P.S.I. @ 28 DAYS.
 - HORIZONTAL SOIL PRESSURE: 300# /SQ FT/FT.
 - THIS DESIGN MEETS THE REQUIREMENTS OF THE 2009 INTERNATIONAL BUILDING CODE FOR 90 M.P.H. (3 SEC GUST) WIND SPEED AND EXPOSURE "C".
 - ALL WELDING SHALL BE IN ACCORDANCE WITH AWS STANDARDS USING E-70 ELECTRODES.
 - ALL WALKWAYS TO HAVE SAFETY CABLES
 - REINFORCING BAR: ASTM A-615 GRADE 60 (IF REQUIRED)
 - STRUCTURE DESIGNED TO HANDLE (2) DIGITAL UNITS AT A LATER DATE ADDING APPROX. 16,000# TOTAL

PRODUCTIVITY FABRICATORS

SCALE: NONE
DATE: 09/11/12

DRAWN BY:
R. SCOTT

14' x 48' FLAG, 30'V 70' OVERALL SIGN
INTERNATIONAL OUTDOOR

DRAWING NUMBER
64-9719

R. Diane Mohican
R. DIANE MOHICAN
PROFESSIONAL ENGINEER
09/30/12

BULLETIN BILLBOARD

LEFT FLAG



RIGHT FLAG



(1) THIS LEASE AGREEMENT, made this 29 day of August, 2012, by and between:

INTERNATIONAL OUTDOOR, INC.
28423 Orchard Lake Road, Suite 200, Farmington Hills, MI 48334
(hereinafter referred to as "Lessee")

and

KAMAX LP
500 West Long Lake Road, Troy, MI 48098-4599
(hereinafter referred to as "Lessor")
provides

WITNESSETH

DESCRIPTION (2) "LESSOR hereby leases to LESSEE, its successors or assigns, as much of the hereinafter described lease premises as may be necessary for the construction of an outdoor advertising structure with two faces and measuring at least 14' X 48' per face ("sign"), including necessary structures, advertising devices, utility service, power poles, communications devices and connections, with the right of access to and egress from the sign by LESSEE'S employees, contractors, agents and vehicles and the right to survey, post, illuminate and maintain advertisements on the sign, and to modify the sign to have as many advertising faces, including changeable copy faces or electronic faces, as are allowed by local and state law, and to maintain telecommunications devices or other activities necessary or useful in LESSEE'S use of the sign. Any discrepancies or errors in the location and orientation of the sign are deemed waived by LESSOR upon LESSOR'S acceptance of the first rental payment due after the complete construction of the sign including electrical power to the sign.

The premises are a portion of the property located in the County of Oakland, State of Michigan, more particularly described as:

500 West Long Lake Road, Troy, MI 48098-4599

Parcel I.D. # 88-20-09-451-018

Legal: T2N, R11E, SEC 9 BEAVER HILLS LOTS 84 TO 97 INCL, ALSO LOTS 110 TO 121 INCL EXC S 27 FT OF SD LOT 121 TAKEN FOR RD, ALSO S 382 FT OF W 114.60 FT OF SW 1/4 OF SE 1/4 EXC N 27 FT OF S 60 FT, ALSO ALL OF VAC DEINMORE ADJ TO LOTS 88 TO 94 INCL, ALSO ALL OF VAC FAUBUS AVE ADJ TO LOTS 91 & 115, ALSO S 1/2 OF VAC FAUBUS ADJ TO LOT 84 2-25-97 FR 013, 405-012 & 406-013

(Legal description also referenced as Exhibit A, which description may also include a sketch or more detailed survey of the location of the sign on the LESSOR's property)

TERM (3) This lease shall be for a term of ten (10) years, which shall begin after Lessee has obtained all required permits and licenses, completed construction of the sign structure and all utilities are connected and functional. These tasks shall be done promptly with no unnecessary delay. Lessee shall notify Lessor of the completed construction date. This date shall be the lease commencement date.

RENEWAL (4) Lessee shall have the exclusive and irrevocable option to renew this Lease for one (1) additional term of ten years as well as two (2) additional term(s) of five years each by giving Landlord written notice within three (3) months prior to the expiration date of the preceding term. All renewals shall be on the same terms and conditions of the initial Term, except that the rent for first ten (10) year renewal Term shall equal one hundred ten percent (110%) of the rent charged for the initial Term, the first five year renewal Term the rent charged shall be one hundred twenty percent (120%) of the rent charged for the initial Term and during the second five year renewal Term the rent charged shall be one hundred twenty-five percent (125%) of the rent charged for the initial Term.

RENT (5) LESSEE shall pay to LESSOR an annual rental of Fifteen Thousand 00/100 Dollar \$15,000.00 payable in advance if the sign is static or Twenty Thousand 00/100 Dollar \$20,000.00 payable in advance if the sign is digital. Rent shall be considered tendered upon due mailing or attempted hand delivery during reasonable business hours at the address designated by LESSOR, whether or not actually received by LESSOR. Should LESSEE fail to pay rent or perform any other obligation under this lease within thirty (30) days after such performance is due, LESSEE will be in default under the lease. In the event of such default, LESSOR must give LESSEE written notice by certified mail and allow LESSEE thirty (30) days thereafter to cure any default.

USE AND OCCUPANCY (6) If LESSEE is prevented from constructing or maintaining a sign at the premises by reason of any final governmental law, regulation, subdivision or building restriction, order or other action, LESSEE may elect to terminate this lease.

REPAIRS, MAINTENANCE, FIXTURES (7) All structures, equipment and materials placed upon the premises by the LESSEE or its predecessor shall remain the property of LESSEE and may be removed by LESSEE at any time prior to or within 60 days after termination or cancellation of this agreement or within a reasonable time after expiration of the term hereof or any renewal. At the termination of this lease, LESSEE agrees to restore the surface of the premises. The LESSEE shall have the right to make any necessary applications with, and obtain permits from, governmental bodies for the construction and maintenance of LESSEE'S sign, at the sole discretion of LESSEE.

PREMISES, ACCESS, CONDITION (8) LESSOR represents that he is the owner or lessee under written lease of the premises and has the right to make this agreement and to grant LESSEE free access to the premises to perform all acts necessary to exercise its rights pursuant to this lease. LESSOR is not aware of any unrecorded rights, servitudes, easements, subdivision or building restrictions, or agreements affecting the premises that prohibit the erection, posting, painting, illumination or maintenance of the sign. LESSOR acknowledges that the terms and conditions of this agreement are confidential and proprietary and shall not be disclosed to any third-party without the written consent of LESSEE. LESSOR agrees not to erect or allow any other obstruction of highway view or any vegetation that may obstruct the highway view of

LESSEE'S sign. LESSEE is hereby authorized to remove any such other structure, obstruction or vegetation at LESSEE'S option.

ASSIGNMENT, SUBLEASE, SALE (9) In the event of any change of ownership of the property herein leased, LESSOR agrees to notify LESSEE promptly of the name, address, and phone number of the new owner, and LESSOR further agrees to give the new owner formal written notice of the existence of this lease and to deliver a copy thereof to such new owner at or before closing. In the event that LESSEE assigns this lease, assignee will be fully obligated under this Lease and LESSEE will no longer be bound by the lease. One or more waivers of any covenant or condition by the Lessor shall not be construed as a waiver of a further breach of the same covenant or condition. This lease is binding upon the personal representatives, heirs, executors, successors, and assigns of both LESSEE and LESSOR and shall be construed under the laws of the state of Michigan.

EMINENT DOMAIN (10) In the event of condemnation of the subject premises or any part thereof by proper authorities, or relocation of the highway, the LESSOR grants to the LESSEE the right to relocate its sign on LESSOR'S remaining property adjoining the condemned property or the relocated highway. Any condemnation award for LESSEE'S property shall accrue to LESSEE.

UTILITIES (11) The Lessee will pay all charges made against said leased premises, pertaining to the billboard only, for electricity during the continuance of this lease, as the same shall become due. Lessee shall provide all utility service connections to the Leased Premises and shall pay any hookup charges or connection fees for such utilities and Lessor shall give Lessee access to neighboring lands under the control of Lessor for such purposes.

TAXES (12) Lessor shall pay when due all real and personal property taxes and assessments with respect to the Premises and the improvements and structures thereon, but not including the Sign, the personal property taxes for which shall remain the obligation of Lessee.

NON-DISTURBANCE (13) Upon request by Tenant, Landlord shall obtain and deliver to Tenant from any present or future mortgagee, trustee, fee owner, prime landlord or any person having an interest in the Premises superior to this Lease a written non-disturbance agreement in recordable form providing that so long as Tenant performs all of the terms, covenants and conditions of this Lease and agrees to attorn to the mortgagee, beneficiary of the deed of trust, purchaser at a foreclosure sale, prime landlord or fee owner, Tenant's rights under this Lease shall not be disturbed and shall remain in full force and effect for the term of this Lease, and Tenant shall not be named or joined by the holder of any mortgage or deed of trust in any action or proceeding to foreclose thereunder.

INDEMNITY (14) LESSEE shall, at its sole cost and expense, procure, pay for and keep in full force and effect during the term of this Lease, commercial general liability insurance for the benefit of LESSOR and LESSEE, with limits of \$1,000,000 for each occurrence and \$2,000,000 general aggregate. Within the first one hundred eight (180) days of each option period, the amount of insurance may be increased above the amounts herein specified at LESSEE'S discretion. LESSOR and LESSEE'S mortgagee shall each be named as an additional insured under all such insurance contracts. A current Certificate evidencing such coverage and any renewals thereof shall be furnished to LESSOR from time to time. In the event LESSEE fails to maintain such insurance in force, LESSOR may at LESSEE'S expense, secure such insurance and the premium paid by LESSOR as additional rent. LESSEE shall reimburse LESSOR within ten (10) days after receipt of written notice by LESSOR to avoid being in default.

LEASE MEMORANDUM (15) LESSOR will execute and acknowledge a memorandum of Lease suitable for recordation.

ADDITIONAL PROVISIONS (16) Landlord does hereby Lease and demise to Tenant, the portion(s) of the Premises which will be described on Exhibit A attached hereto (the "Leased Premises") to build a billboard on the property of which Landlord shall cooperate fully with Tenant in obtaining any necessary permits, licenses or other approvals for Tenant's use of the Leased Premises at no cost or expense to Landlord including without limitation, the application for variances of which enables Tenant to erect, operate and maintain the sign structure(s) on the Premises in accordance with this Lease. Landlord hereby authorizes Tenant to apply to the City of Troy for any such permits, licenses, variance, or other approvals on Landlord's behalf without further consent or authorization from Landlord. Landlord does hereby Lease and demise to Tenant the portion of the Premises particularly identified and described on Exhibit A attached hereto, which Premises will be identified by Tenant within existing Parcel ID # 88-20-09-451-018 with any necessary approvals to be first obtained from the City of Troy or the County of Oakland.

NOTICES (17) Wherever this Lease requires notice to be served on LESSORS, notice shall be sufficient if mailed by first-class mail with postage fully paid. Notice to Lessees can be completed by mailing by first-class mail with postage fully paid to the following:

LESSEE

International Outdoor, Inc.
28423 Orchard Lake Rd., Suite 200
Farmington Hills, MI 48334
Attn: Latif Z. "Randy" Oram

LESSOR

KAMAX LP
500 West Long Lake Road
Troy, MI 48098-4599
Attn: Accounting

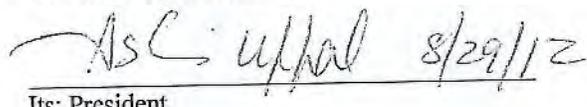
COVENANTS, CONDITIONS AND AGREEMENTS (18) The covenants, conditions and agreements made and entered into by the parties hereto are declared binding on their respective heirs, successors, representatives and assigns. This Lease shall be construed under the Laws of the State of Michigan. If any provision of this Lease or portions of this Lease or their application to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, The parties have hereunto set their hands and seals the day and year first above written.

WITNESSED BY:


8/29/12

Lessor: KAMAX LP


Its: President

WITNESSED BY:



Lessee: INTERNATIONAL OUTDOOR INC.

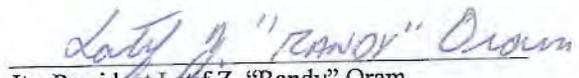

Its: President Latif Z. "Randy" Oram

EXHIBIT A

DESCRIPTON OF PREMISES

Owner: KAMAX LP

Parcel I.D. # 88-20-09-451-018

Legal Description:

T2N, R11E, SEC 9 BEAVER HILLS LOTS 84 TO 97 INCL, ALSO LOTS 110 TO 121 INCL EXC S 27 FT OF SD LOT 121 TAKEN FOR RD, ALSO S 382 FT OF W 114.60 FT OF SW 1/4 OF SE 1/4 EXC N 27 FT OF S 60 FT, ALSO ALL OF VAC DEINMORE ADJ TO LOTS 88 TO 94 INCL, ALSO ALL OF VAC FAUBUS AVE ADJ TO LOTS 91 & 115, ALSO S 1/2 OF VAC FAUBUS ADJ TO LOT 84 2-25-97 FR 013, 405-012 & 406-013



Initials L.F.O.

3. HEARING OF CASES

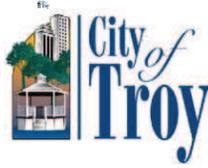
- B. VARIANCE REQUEST, JIM REYERS FOR WOLVERINE BUILDING GROUP, 1680 JACKSON, BETHANY VILLA SENIOR COMMUNITY CENTER – A variance of the 2009 Michigan Building Code Section 903.2.1.2 for relief of the required installation of a building automatic sprinkler system and Section 1018.1 for relief of the required one hour fire resistance corridor rating.

**CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION**

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
<http://www.troymi.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST **WEDNESDAY OF EACH MONTH AT 3:00 P.M.** AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-ONE (21) DAYS** BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1680 Jackson Dr., Troy, Michigan
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-26-200-094 and 88-20-26-200-095
3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
Change of Use Group from A-2 to A-3 (MBC 903) and eliminate corridor rating requirement (MBC 1018)
4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? YES NO

6. APPLICANT INFORMATION:

NAME Jim Reyers
COMPANY Wolverine Building Group
ADDRESS 4045 Barden
CITY Grand Rapids STATE MI ZIP 49512
TELEPHONE 1-616-949-3360
E-MAIL jreyers@WolvGroup.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Construction Manager

8. OWNER OF SUBJECT PROPERTY:

NAME _____
COMPANY Bethany Villa Senior Apartments
ADDRESS 1680 Jackson Dr.
CITY Troy STATE MI ZIP 48083
TELEPHONE 1-248-689-5838
E-MAIL _____

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Fred Cather, Sr., President, Bethany Villa Housing Association Inc.-II (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT [Signature] DATE 2-22-2013

PRINT NAME: JAMES R. REYERS

SIGNATURE OF PROPERTY OWNER [Signature] DATE 2-21-2013

PRINT NAME: Fred Cather, Sr.

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.



40 pearl - suite 900
grand rapids, mi 49503
phone 616.451.3041
fax 616.451.3713

February 22, 2013

City of Troy Planning Department
500 W. Big Beaver
Troy, MI 48084

Re: Bethany Villa of Troy
1680 Jackson
Troy, Michigan 48084

Building Code Board of Appeals:

We are requesting two changes for the new Bethany Villa of Troy Community Center at 1680 Jackson Rd.

The first request would change the Use Group from A-2 to A-3. According to the Michigan Building Code 2009-Section 303, Use Group A-2 is "Assembly uses intended for food and/or drink consumption including, but not limited to Banquet halls, Night clubs, Restaurants, or Taverns/bars." Use Group A-3 is described as "Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A including, but not limited to: Community halls, Exhibition halls, Lecture halls, Libraries, Places of religious worship, Pool and billiard parlors, Art galleries, etc." In consultation with the Bethany Villa, we feel that the A-3 Use Group best exemplifies the use of the building. The building houses a small library, beauty shop, computer training lab, small conference room, offices and a meeting room for larger events for the greater Bethany Villa community. Activities in the new Bethany Villa Community Center would include:

- Quarterly resident meetings which average 60 people per meeting.
- Weekly activities focusing on resident's educational, social, physical, and nutritional needs. Approximately 24 residents participate.
- Residents may use the facility for their own use during business hours, Monday thru Friday. 24 residents (approximately 10%) are anticipated to use the facility to play games, watch TV or for informal socializing with neighbors.
- Informal family gatherings for birthday or holiday get-togethers,
- The computer room will be available for resident use for classes or open lab during normal business hours.
- The general public will not be allowed to use the complex.
- Residents may use the building on weekends on an approved basis only.

As you can see, Bethany Villa is planning on using the building for many resident focused services that belong to a designation like a "community center". The building code does not provide for a specific "Senior Community Center" designation. Bethany Villa is not looking to prepare and serve meals in the building like a dining hall or banquet facility. In fact, the serving kitchen is not equipped or approved to prepare meals for large groups of people. Bethany Villa does not employ food service staff. The meeting room is equipped with standard fluorescent lighting fixtures.

According to Section 903.2.1.3, by changing the use group designation to A-3, an automatic fire sprinkling system will not be required in the building since the building fire area is less than 12,000 square feet, has an occupant load less than 300 and is at the level of discharge (ground level). We will provide the required attic draftstopping per MBC 717.4. The building will have a total of six (6) exterior entrances, three of the six entrances are from the meeting room. Per MBC



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grand rapids, mi 49503
phone 616.451.3041
fax 616.451.3713

1005.1, required egress width per person is 0.2 inches. At Bethany Villa, this width requirement would equal 49.6 inches for a 248 person total occupant load. The building will have 288 inches of total egress width. The meeting room will have 144 inches of egress width. This far exceeds the building code requirements. The meeting room will be posted to not exceed 208 persons.

The second request would be an exemption from MBC 1018.1 "corridors shall be fire resistance rated in accordance with Table 1018.1" which requires a corridor in any A (Assembly) occupancy without a sprinkler system to meet a fire-resistance rating of one-hour. As noted above, the egress requirements of the meeting room exceeds the code requirements by almost 3 times without using interior corridors. The egress requirements for the remaining rooms exceeds the code requirements by nearly 5 times. All entrances are connected to the sidewalk system leading to a public way (See drawing C3 attached). All corridors exceed the 44 inch required width per MBC 1018.2. All interior walls extend to the bottom of the trusses which has one layer of 5/8" gypsum board across the entire building (see note 2 on Drawing A1.1 attached). All windows are operable and meet egress requirements stated in MBC 1029. The occupancy for that area can be posted to not exceed 30 persons.

We ask that these two requests be accepted by the Board of Appeals based on our compliance to the intent of the building code and meeting and/or exceeding safety requirements as outlined in the code.

Please feel free to contact us with any questions and/or additional comments regarding this building code appeal. We can be reached at 616.451.3041 or jaym@postassociates.com.

Thank you,

Jay Miedema | architect
Post Associates



40 pearl - suite 900
grand rapids, mi 49503
phone 616.451.3041
fax 616.451.3713

Legal Description for Bethany Villa Senior Apartments

Property Parcel Identification: 88-20-26-200-094 and -095

LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST SECTION LINE OF SAID SECTION 26 DISTANT NORTH 621.30 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 10 MINUTES 00 SECONDS WEST, 1311.51 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST, 422.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, 989.18 FEET; THENCE SOUTH 132.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, 47.01 FEET; THENCE SOUTH 250.20 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 00 SECONDS EAST, 275.99 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION SOUTH 40.00 FEET TO THE POINT OF BEGINNING.

LAND SITUATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN:

PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 26, BEING ALSO THE CENTERLINE JOHN R. ROAD, DISTANT NORTH 1043.30 FEET FROM THE EAST 1/4 CORNER SAID SECTION 26, AND PROCEEDING THENCE NORTH 89 DEGREES 11 MINUTES 20 SECONDS WEST 323.00 FEET; THENCE NORTH 0.48 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 20 SECONDS WEST 989.18 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS WEST 339.98 FEET, MORE OR LESS, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26 TO A CONCRETE MONUMENT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26; THENCE NORTH 00 DEGREES 20 MINUTES 55 SECONDS WEST 445.10 FEET TO A POINT 940.00 FEET SOUTH OF THE NORTH LINE OF SECTION 26; THENCE NORTH 89 DEGREES 53 MINUTES 23 SECONDS EAST 524.36 FEET ALONG A LINE PARALLEL TO AND 940.00 FEET SOUTH OF THE NORTH LINE OF SECTION 26 THENCE SOUTH 00 DEGREES 48 MINUTES 40 SECONDS WEST 612.18 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST 10.00 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 40 SECONDS WEST 146.12 FEET, MORE OR LESS; THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST 792.51 FEET; MORE OR LESS; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 26, 35.48 FEET TO THE PLACE OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER ANY PART THEREOF USED, DEEDED OR TAKEN FOR HIGHWAY PURPOSES. RESERVING AN EASEMENT FOR INGRESS AND EGRESS AS DEEDED OVER THE NORTH 25 FEET OF THE WESTERLY 524.36 FEET OF THE DESCRIBED PARCEL, SUBJECT TO THE RIGHTS OF THE PUBLIC IN LAND USED FOR JOHN R. ROAD.

BASED ON A FIELD SURVEY, ALL OF THE ABOVE IS BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST SECTION LINE OF SAID SECTION 26 DISTANT DUE NORTH 621.45 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 06 MINUTES 05 SECONDS WEST, 1311.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 22 SECONDS WEST, 761.59 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 32 SECONDS WEST, 445.10 FEET TO A POINT 940.00 FEET SOUTH OF THE NORTH LINE OF SECTION 26; THENCE NORTH 89 DEGREES 58 MINUTES 46 SECONDS EAST, 524.36 FEET ALONG A LINE PARALLEL TO AND 940.00 FEET SOUTH OF THE NORTH LINE OF SECTION 26; THENCE SOUTH 00 DEGREES 48 MINUTES 40 SECONDS WEST, 612.18 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, 10.00 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 40 SECONDS WEST, 146.71 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST 791.49 FEET; THENCE DUE SOUTH ALONG THE EAST LINE OF SAID SECTION 26, 35.48 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 20 SECONDS WEST, 323.00 FEET; THENCE DUE SOUTH, 132.00 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 20 SECONDS EAST, 47.01 FEET; THENCE DUE SOUTH, 249.78 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 05 SECONDS EAST, 275.99 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 26; THENCE ALONG THE EAST LINE OF SAID SECTION DUE SOUTH, 40.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR JOHN R ROAD, IF ANY.

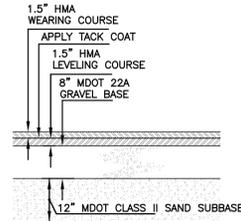
PROPERTY INFORMATION

OWNER:
BETHANY VILLA SENIOR APARTMENTS
1680 JACKSON DR
TROY, MI 48063
(248) 568-5838

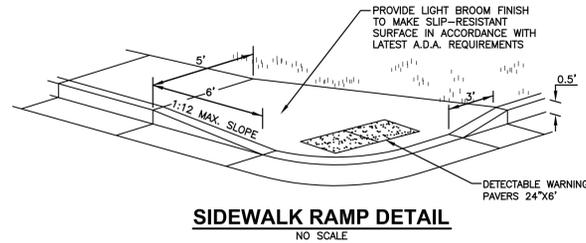
ZONING: RM-1

Parcel Size: 20.19 Acres

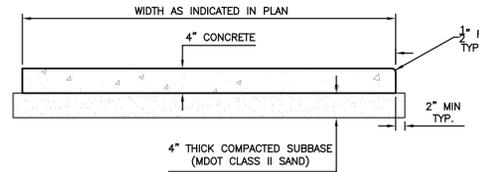
MATERIAL TYPES:
 HMA WEARING COURSE MDOT HMA 13A (165#/SYD)
 HMA LEVELING COURSE MDOT HMA 13A (165#/SYD)
 ALL MATERIAL DESIGNATIONS REFER TO M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2003 EDITION AND SUPPLEMENTAL SPECIFICATIONS



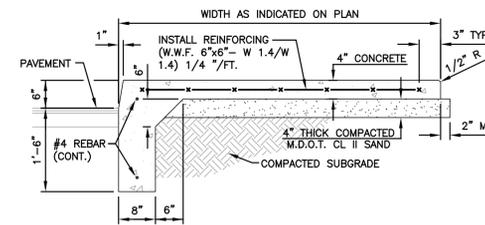
STANDARD PAVEMENT SECTION
NOT TO SCALE



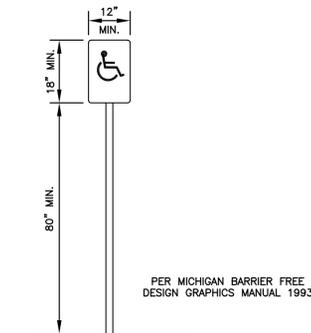
SIDEWALK RAMP DETAIL
NO SCALE



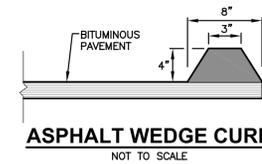
STANDARD SIDEWALK
NOT TO SCALE



THICKENED EDGE SIDEWALK - REINFORCED
NOT TO SCALE



BARRIER FREE PARKING SIGN
NOT TO SCALE



ASPHALT WEDGE CURB
NOT TO SCALE

LEGEND

- THICKENED EDGE CONCRETE SIDEWALK
- PROPOSED CONCRETE WALKS & SURFACES
- PROPOSED STANDARD PAVEMENT SECTION
- PARKING COUNT
- STANDARD CURB & GUTTER

NOTES

1. RADII ARE 5 FEET UNLESS INDICATED OTHERWISE ON PLANS.
2. CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
3. BUILDING SQUARE FOOTAGE IS BASED ON EXTERIOR BUILDING DIMENSIONS AT GROUND LEVEL ONLY.

SITE DATA

LAND AREA:
 879,438 S.F. OR 20.19 ACRES (GROSS)
 876,947 S.F. OR 20.13 ACRES (CALC. TO 33' R.O.W. LINE)
 ZONED: RM MULTIPLE FAMILY RESIDENTIAL MEDIUM DENSITY
 BUILDING SETBACKS:
 FRONT=30'
 SIDES=30'
 REAR=40'

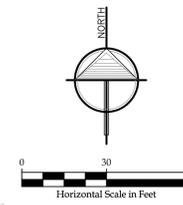
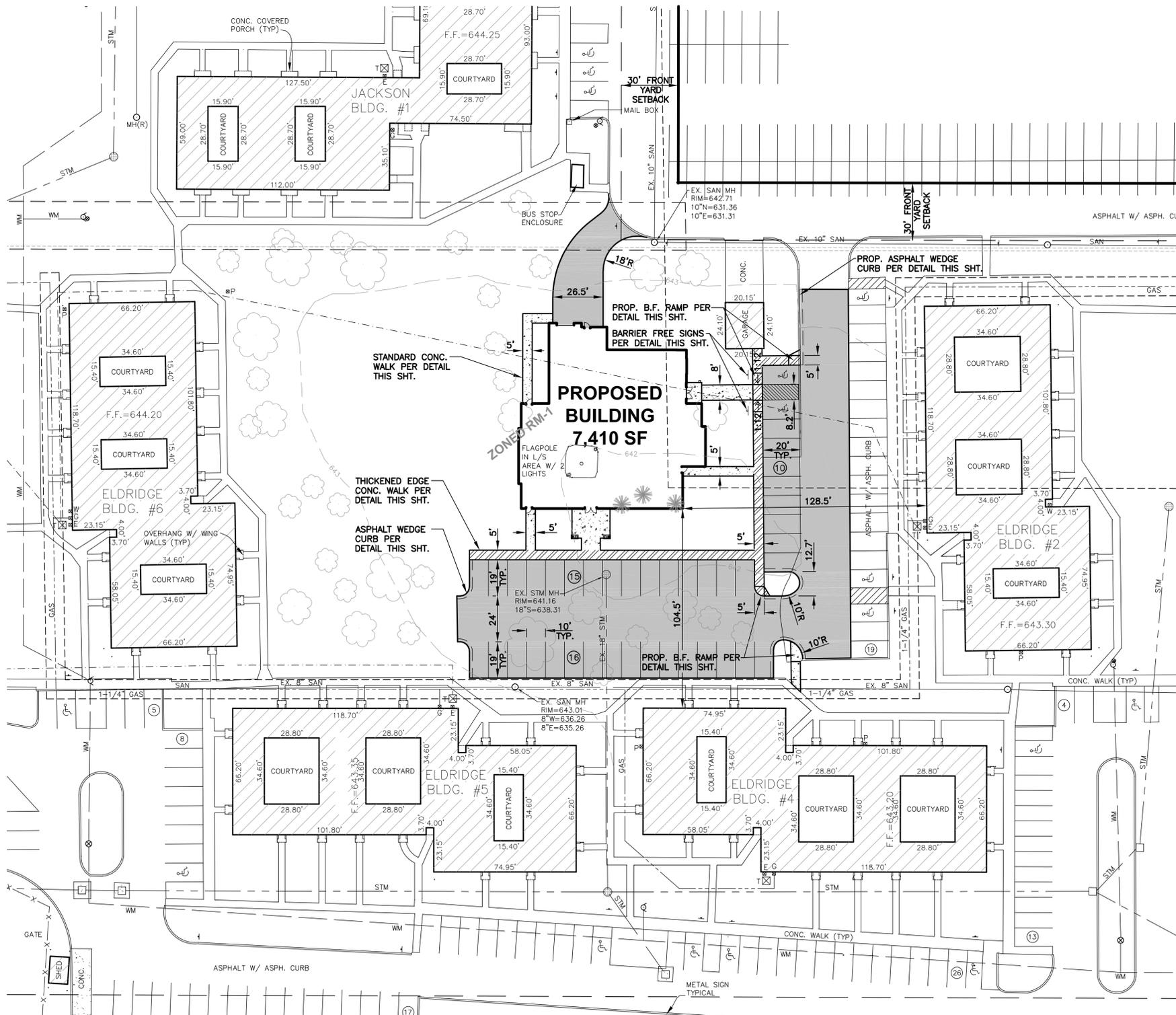
MAX BUILDING HEIGHT PERMITTED: 2 STORIES/25'

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE CITY OF TROY ZONING ORDINANCE.

TOTAL PARKING:
 EXISTING=226 STRIPED SPACES INCLUDING 37 B.F. SPACES
 PROPOSED=267 STRIPED SPACES INCLUDING 39 B.F. SPACES

PARKING REQUIREMENTS FOR PROPOSED BUILDING:
 (SEC. 40.21.36: LODGE HALLS, SOCIAL CLUBS & FRATERNAL ORGANIZATIONS)
 REQUIRED = 1 SPACE/3 PERSONS
 MAX OCCUPANCY=150
 150/3 = 50 REQUIRED SPACES

PROPOSED = 41 PROPOSED SPACES



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

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

PROPOSED SITE PLAN

LAND DEVELOPMENT SOLUTIONS
 New Concepts & Proven Design
 380 W. RIVER STREET, TROY, MICHIGAN 48063
 PH: 482.31.7888

BETHANY VILLA OF TROY
 NEW COMMUNITY CENTER
 TROY, MICHIGAN

5/7/2010	FOR BIDDING		Issued for
7/30/2010	REVISED FOR CONSTRUCTION		date
9/11/2012	ENGINEERING COMMENTS		
10/04/2012	PLAN REVIEW		

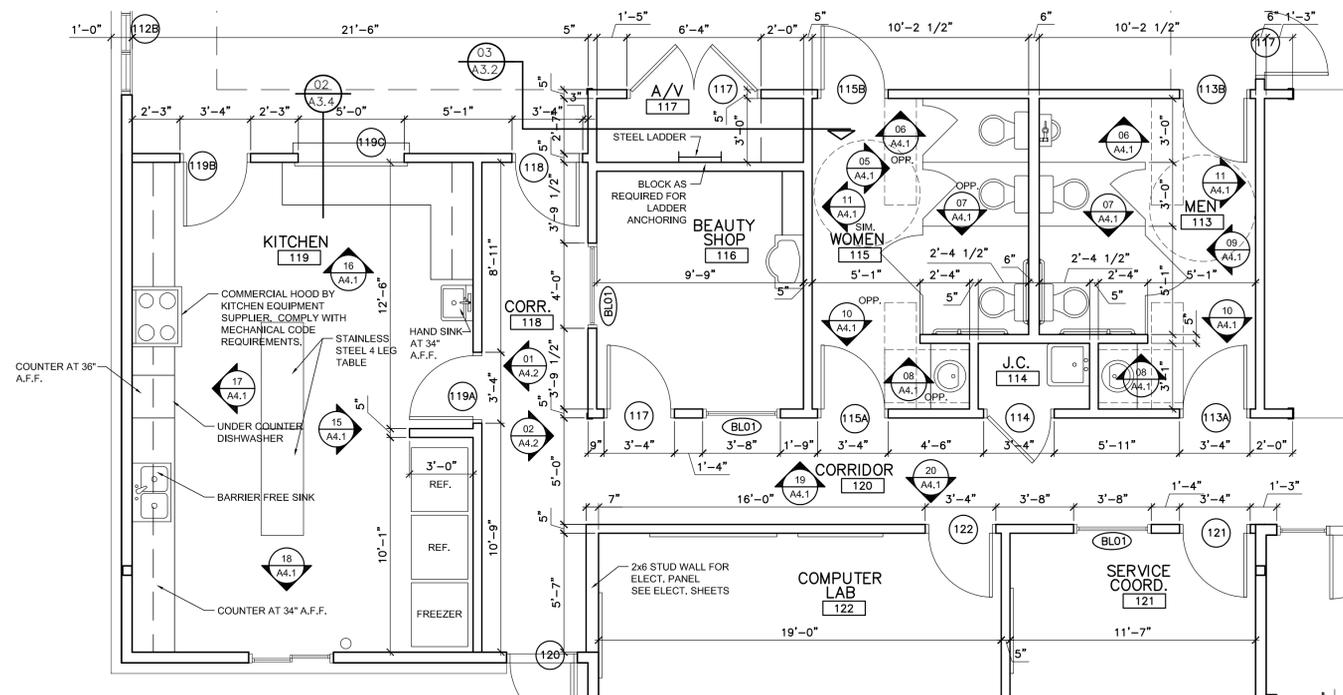
40 pearl st., n.w. suite 900
 grand rapids, michigan 49503
 (616) 451-3713



file no. **09-35**
 sheet no.

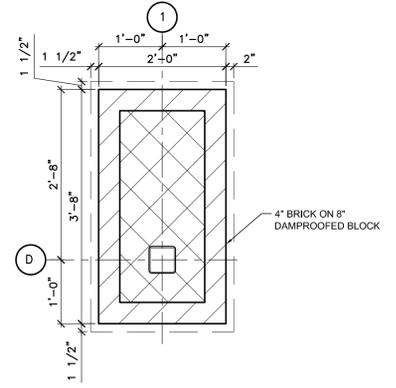
C3

09_04_2012 - 11:24am H:\Projects\10-0018 Bethany Villa of Troy\10-0018\02-Layout.dwg: WEP: [c] [d] [p] by: [u]

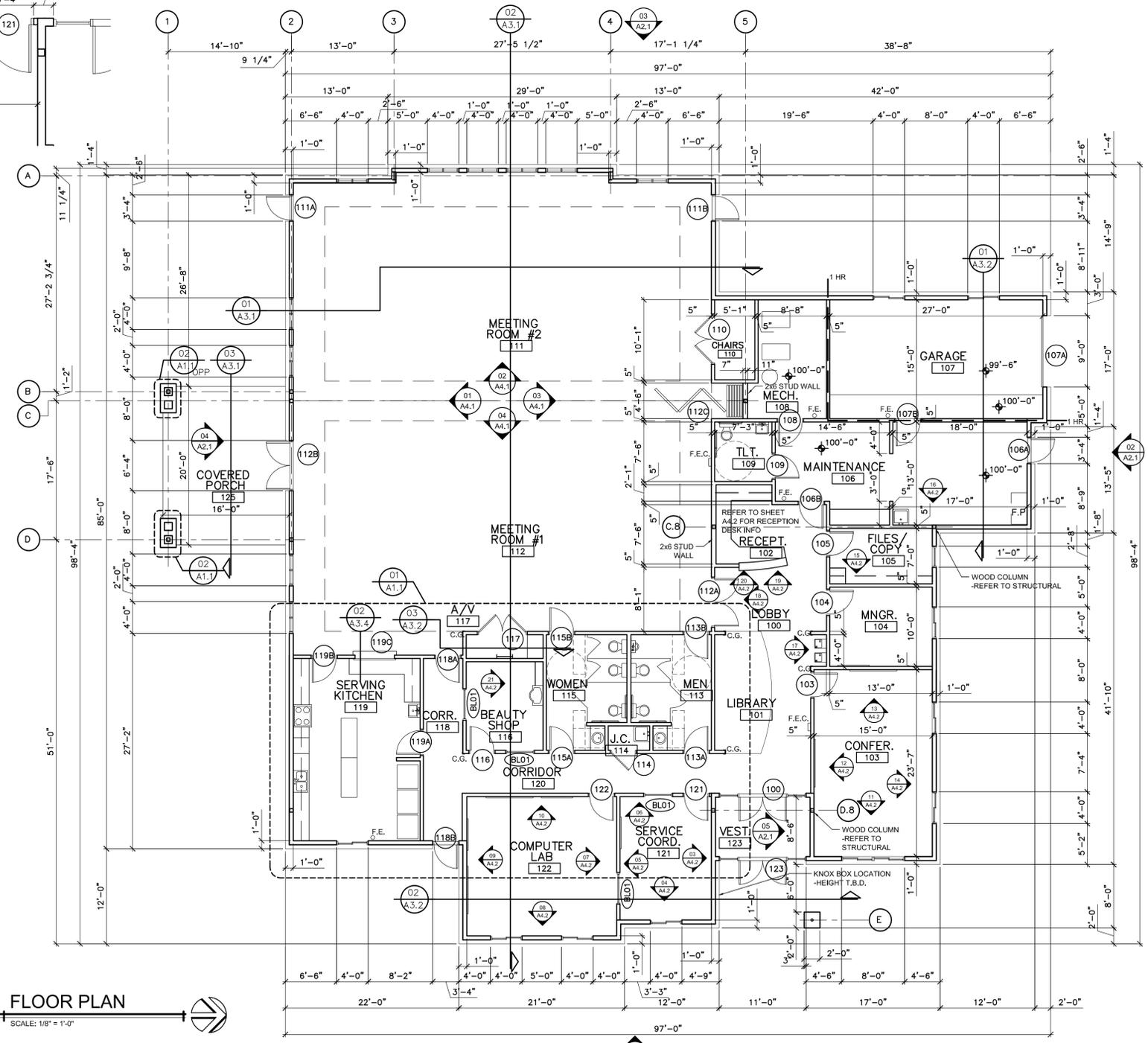


ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: MECHANICAL LOFT ABOVE SHALL HAVE 1/2" TYPE 'X' GYP. BD. (ALL SIDES AND CEILING) ON TRUSSES. FLOOR SHALL BE 7/8" T&G OSB DECKING GLED AND SCREWED TO BOTTOM CHORD OF TRUSS. ALL SIDES, CEILING, AND FLOOR SHALL BE INSULATED.



BRICK PIER/COLUMN DETAIL
SCALE: 3/4" = 1'-0"



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

- GENERAL NOTES:
- ALL INTERIOR WALLS SHALL BE 1/2" GYP. BD. ON BOTH SIDES OF 2x4 STUDS W/ SOUND BATT. INSULATION.
 - EXTEND ALL WALLS TO GYP. BD. ON BOTTOM OF TRUSS CHORD.
 - DOORS 123, 100, 106A, 111A, 111B, 112A, 112B, 118A, AND 118B SHALL BE EQUIPPED WITH PANIC HARDWARE.
 - MECHANICAL "LOFT" TRUSS BOTTOM CHORDS ABOVE BEAUTY SHOP SHALL BE ABLE TO SUPPORT MECHANICAL UNITS. REFER TO MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR FOR UNIT SIZES AND WEIGHTS.
 - PROVIDE SERVICE PLATFORM AND 42" HIGH ZINC-RICH PRIMED STEEL GUARDRAILS AS REQUIRED BY MICHIGAN MECHANICAL CODE AND THE MICHIGAN BUILDING CODE AT ROOF TOP UNITS.

BETHANY VILLA OF TROY
NEW COMMUNITY CENTER
TROY, MICHIGAN

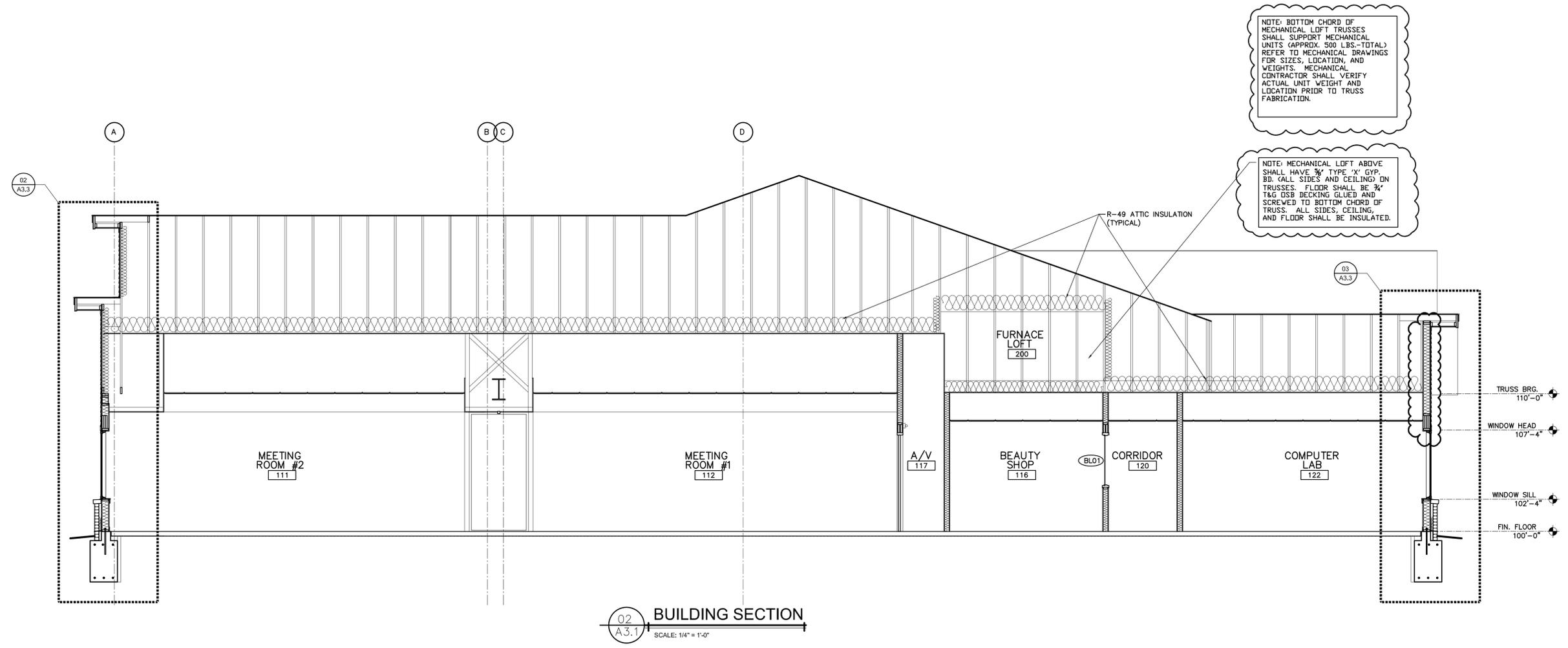
DATE	REVISION	ISSUED FOR
12/16/09	REVIEW	1004/12
04/16/10	REVIEW	1004/12
06/02/10	CONSTRUCTION	1004/12
07/30/10	REVISED FOR CONSTR.	1004/12
07/25/12	PERMIT	1004/12
09/13/12	PLAN REVIEW	1004/12

40 pearl st., n.w. suite 900
grand rapids, michigan 49503
(616) 451-3713
(616) 451-3713

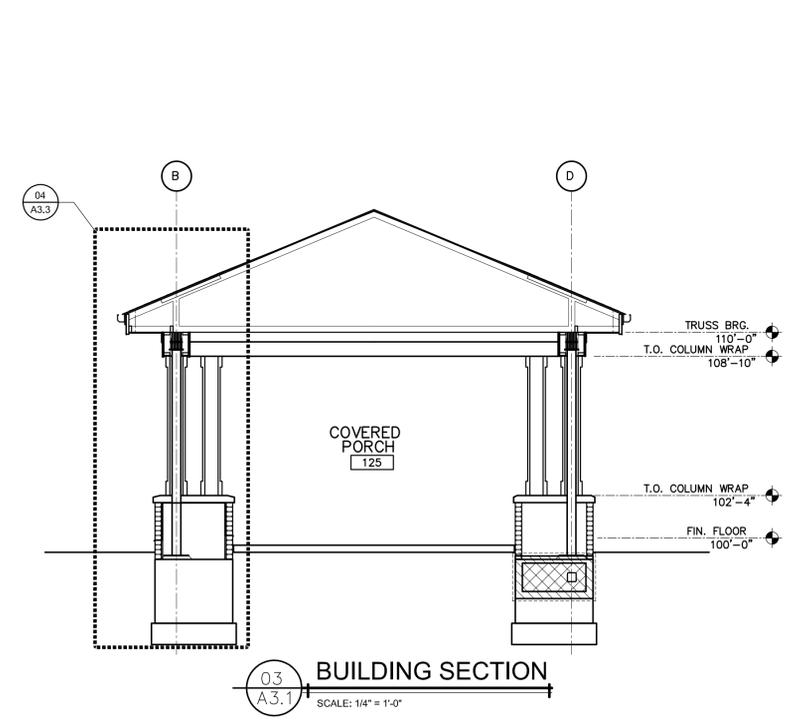
post associates
architects

file no. 09-35
sheet no.

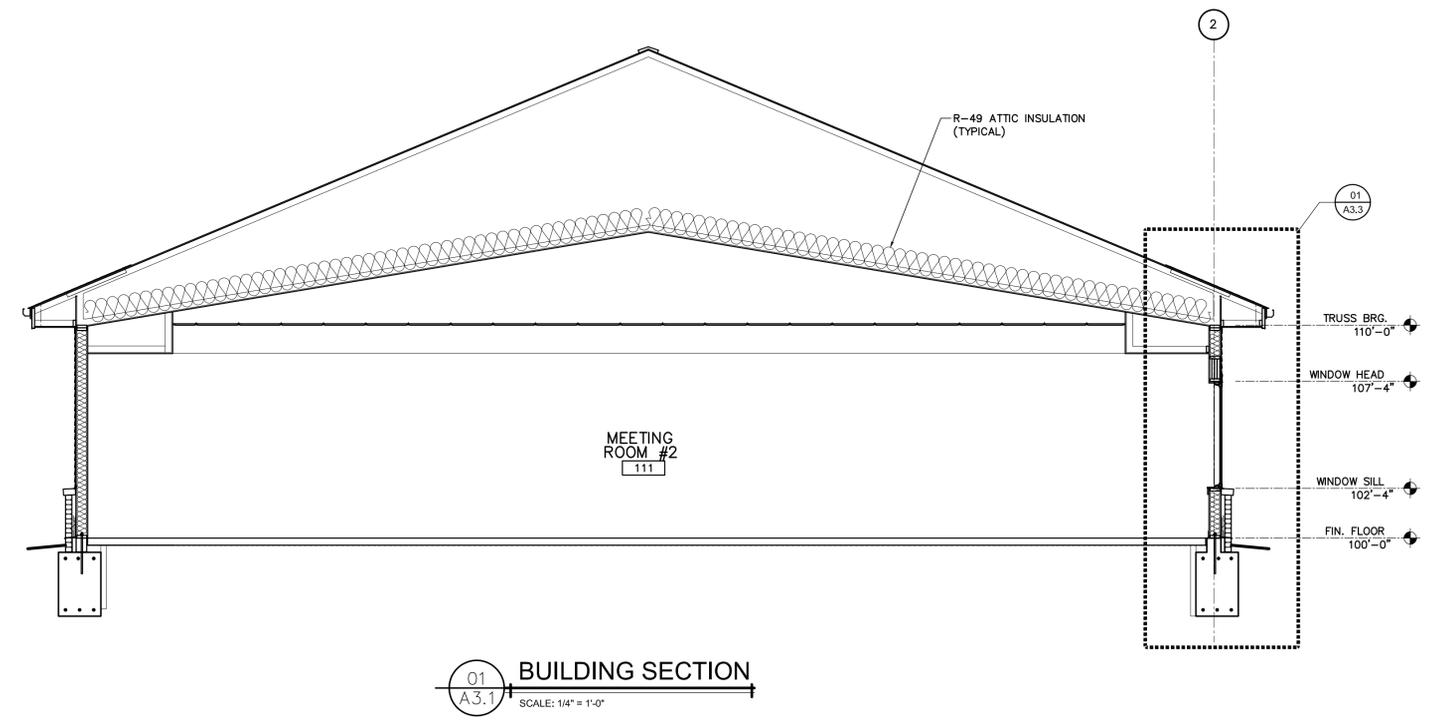
A1.1



02 BUILDING SECTION
SCALE: 1/4" = 1'-0"



03 BUILDING SECTION
SCALE: 1/4" = 1'-0"



01 BUILDING SECTION
SCALE: 1/4" = 1'-0"

REVIEW	DATE	ISSUED FOR
PLAN REVIEW	10/04/12	date
REVIEW	09/14/09	date
REVIEW	04/16/10	date
CONSTRUCTION	06/02/10	date
REVISED FOR CONSTR.	07/30/10	date
PERMIT	07/25/12	date
PLAN REVIEW	09/13/12	date

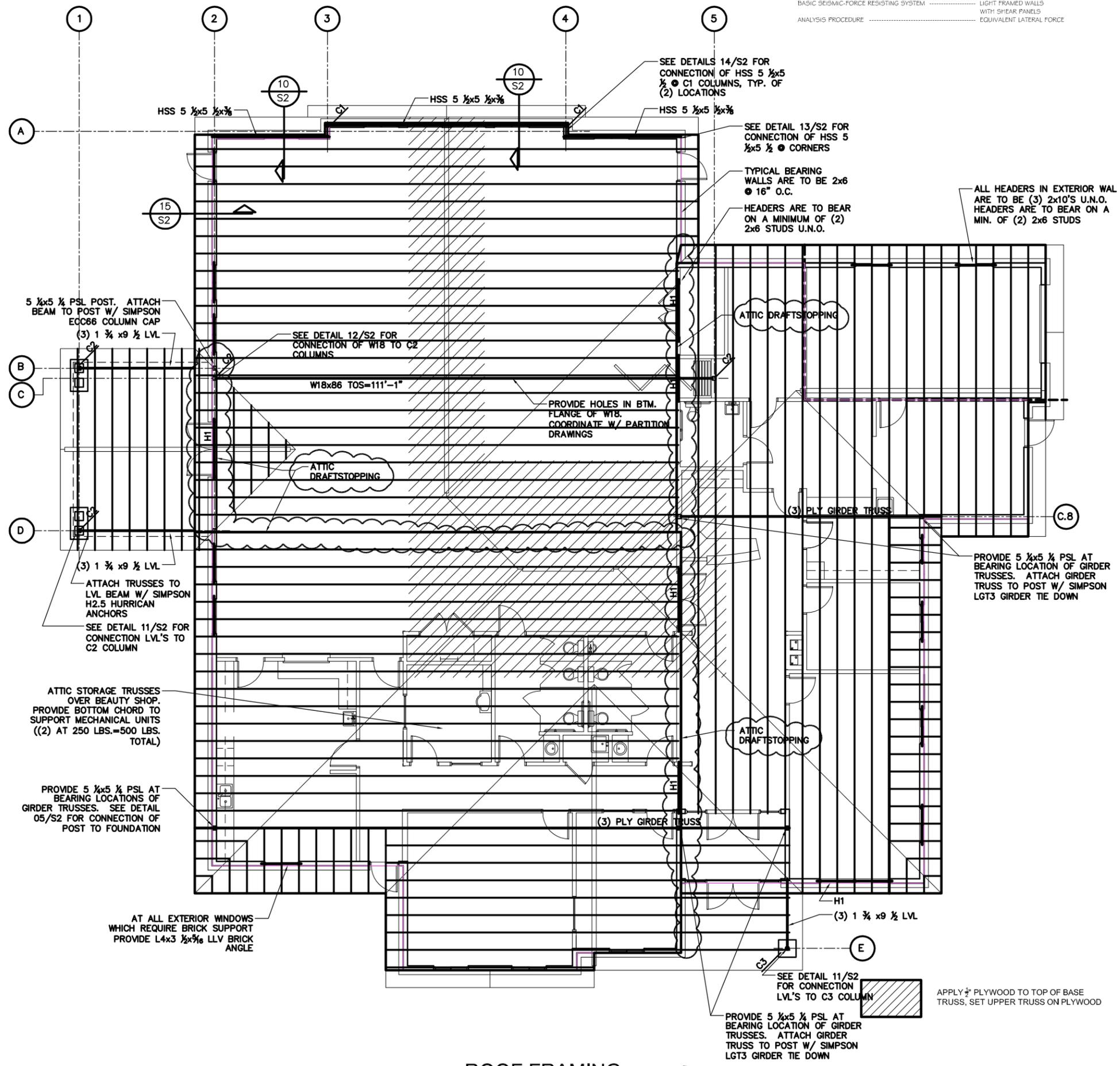
40 pearl st., n.w. suite 900
grand rapids, michigan
49503-1301
(616) 451-3713

post associates
architects

file no. 09-35
sheet no.

A3.1

SEISMIC DESIGN CATEGORY A
TOTAL DESIGN BASE SHEAR (V) 30 kip
BASIC SEISMIC-FORCE RESISTING SYSTEM LIGHT FRAMED WALLS WITH SHEAR PANELS
ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE



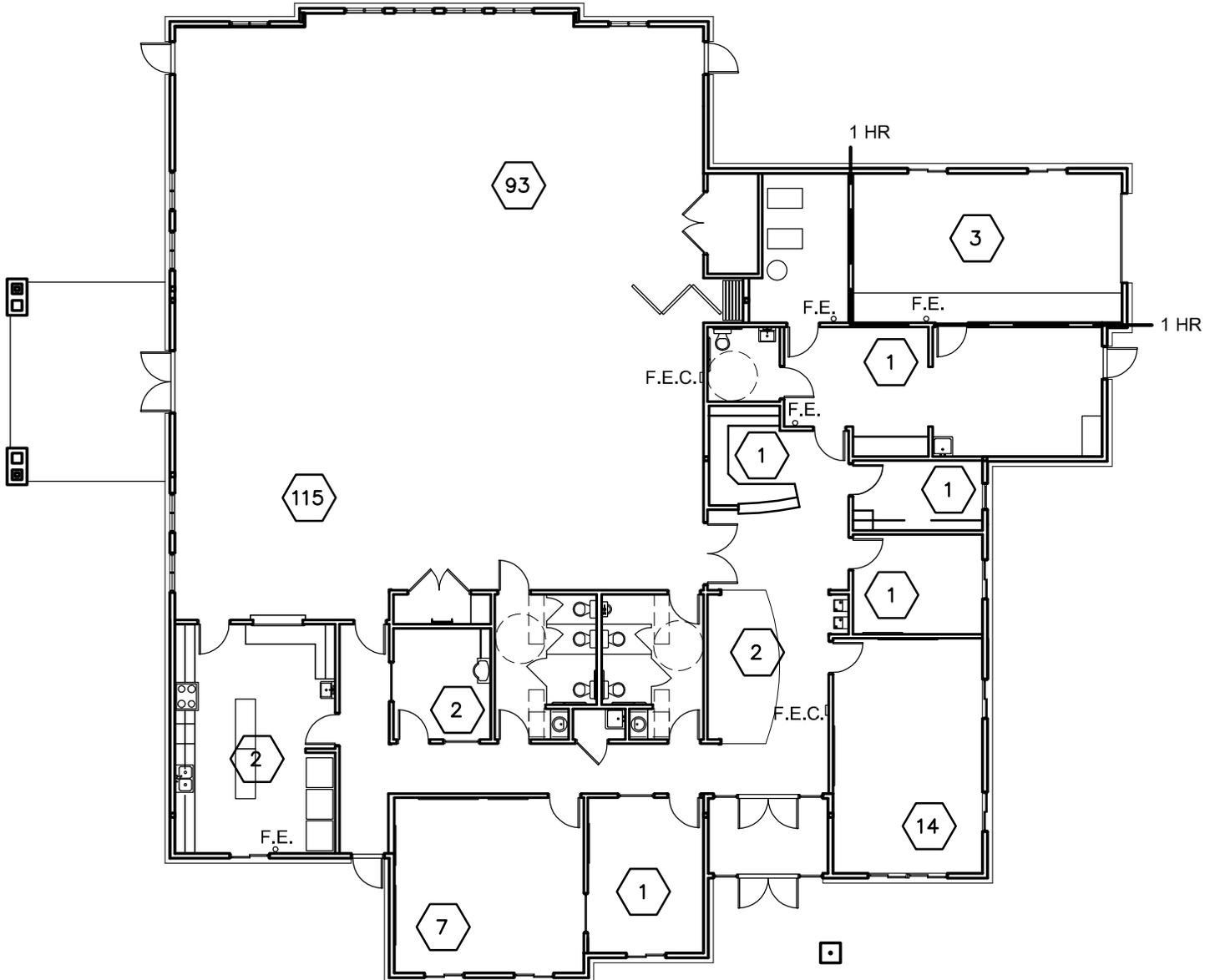
ROOF FRAMING

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

BUILDING USE A-3
 CONSTRUCTION TYPE 5B
 ALLOWABLE SQUARE FOOTAGE 6,000
 SPRINKLER INCREASE 0
 FRONTAGE INCREASE 75%
 TOTAL ALLOWABLE 10,500 PER FLOOR
 ACTUAL SQUARE FOOTAGE 7,414 SQUARE FEET
 ACTUAL HEIGHT 1 STORIES
 OCCUPANT LOAD (TOTAL) 248 PERSONS

XX OCCUPANT LOAD

----- 1 HOUR FIRE BARRIER



CODE COMPLIANCE PLAN

SCALE: 1/16" = 1'-0"

