



# BUILDING CODE BOARD OF APPEALS REGULAR MEETING AGENDA

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3344  
[www.troymi.gov](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

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

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**April 3, 2013**

**3:00 PM**

**LOWER LEVEL  
CONFERENCE ROOM**

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1. ROLL CALL
2. APPROVAL OF MINUTES – March 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](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

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

1. ROLL CALL

Members Present:

Theodore Dziurman, Chair  
Gary Abitheira  
Teresa Brooks  
Michael Carolan

Members Absent:

Brian Kischnick

Support Staff Present:

Mitch Grusnick, Building Official/Code Inspector  
Allan Motzny, Assistant City Attorney  
Rick Kessler, Plans Examiner, SafeBuilt  
Eric Caloia, Fire Lieutenant  
William McNabb, Fire Lieutenant  
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: Abitheira  
Support by: Carolan

**RESOLVED**, To approve the minutes of the February 6, 2013 Regular meeting as submitted.

Yeas: All present (4)  
Absent: Kischnick

**MOTION CARRIED**

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

Mr. Grusnick briefly reviewed the four variance requests before the Board.

Chair Dziurman announced the Board is in receipt of a written request from the petitioner to postpone the item for one month to the April Board meeting.

Chair Dziurman opened the floor for public comment.

Nancy McSwain of 1166 Fairways, Troy, property owner of a vacant parcel on Wright, was present. Ms. McSwain said she is opposed to the proposed variance requests. She addressed the negative impact the proposed sign would have on her personal property as well as the properties of her friends and neighbors in the area as relates to the size and illumination of the sign, potentially distracting traffic. Ms. McSwain voiced concern that approval would set a precedent for future billboard signs.

Vince Pangle of 5235 Wright, was present. Mr. Pangle said he is opposed to the proposed variance requests. He addressed the negative impact the signage would have on the aesthetics of the area and property values. He said approval would set a precedent for future billboards. Mr. Pangle stated he believes the applicant is attempting to wear down the resolve of residents by numerous postponements and tabling requests. He said he would continue to speak in opposition of the request.

Chair Dziurman closed the floor for public comment.

Mr. Grusnick stated the department received one written letter signed by two property owners (four signatures) voicing opposition to the proposed variance requests.

Chair Dziurman said the City is generally opposed to billboard signage, noting the City's history with two previous legal matters.

Mr. Motzny stated all written and verbal public comment from this meeting and previous meetings would be part of the public record going forward.

Mr. Grusnick briefly discussed the public hearing notification process. He confirmed that office buildings located on the west side of the subject area could be visually impacted by the variance requests but are not located within the 300 foot radius for public notification.

Moved by: Abitheira  
Support by: Carolan

**RESOLVED**, To postpone the item for one month to the April 3, 2013 meeting and that notification of the re-scheduled Public Hearing be mailed to parcels within the 300 foot radius.

Yeas: All present (4)  
Absent: Kischnick

### **MOTION CARRIED**

- 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

Mr. Grusnick reviewed the voting options of the Board.

Those present representing the applicant were:

- Mike Houseman, Wolverine Group
- Jay Miedema, Post Associates
- Margaret Davey, Paragon Management
- Janeen Wiltse, Bethany Villa

Mr. Houseman provided information on the history and foundation of the HUD regulated housing community. He said Bethany Villa intends to use the community center, presently under construction, to hold meetings for its residents and to house its business office, which currently works out of two apartments. Mr. Houseman distributed an informational sheet that outlines Bethany Villa policies and procedures of the community center, a copy of which is attached and made a part hereof of the minutes.

Mr. Houseman addressed the interpretation of the A2 classification of the plans submitted. He said the intent was never to have the community center classified as A2, and it was an error on the part of the architect who designed the plans. He asked if the plans could be re-classified from A2 to A3, noting that an A3 classification is a better fit, with the exception of the stove and residential hood in the kitchen. Mr. Houseman addressed fire-related items; i.e., fire rated drywall, fire rating of walls, attic draft stops, numerous exit/egress doors, compartmentalization, audible and visible fire alarms. He said the plans did not indicate a fire line running to the building, nor were fire suppression drawings submitted. Mr. Houseman provided a status of the building construction; foundation complete, floors poured, exterior walls up, framed. He emphasized the Community Center would never be available to rent by Bethany Villa residents or the general public.

Fire Lieutenant Eric Caloia stated that the Fire Department is opposed to granting the variance request for relief of the Code required fire suppression. He stated the plans reviewed on December 20, 2012 showed the community center would be sprinkled and a fire suppression system installed. He said the plans did not show smoke detectors in the building. Lieutenant Caloia stated that both the Fire Code

and Building Code require the installation of a fire suppression system for a building classified as A2. He indicated it was just recently brought to their attention that the classification was changed by the architect from A-2 to A3. Lieutenant Caloia said the Fire Department has not received any new or revised drawings for review.

Mr. Kessler reviewed the plans for the City and approved it for permits. He said the fire alarm drawing was not part of the plans submitted to the Building Department. The A2 use classification was identified on the plans submitted by the subcontractor. Mr. Kessler addressed the distinction between A2 and A3 classifications. He indicated the issue in this case is the consumption of food and beverage. Mr. Kessler explained that combined or mixed uses having different use classifications are permitted, when smaller accessory uses are less than 10% of the area.

Mr. Kessler has been informed the Bethany Villa Community Center is an owner/operated facility that conducts controlled events. He explained how this specific community center use fits within the laundry list of both the A2 and A3 classifications. Mr. Kessler feels that most of the characteristics of the community center fit within the A3 classification, and falls into the A2 classification because of the consumption of food and beverage.

Fire Lieutenant William McNabb addressed the Fire Department's policy for inspections. He said the department generally inspects assembly places annually, especially if alcohol is served. Inspections are always conducted should a complaint be filed. Lieutenant McNabb stated the Fire Department never wants to give up life safety features. He said one concern of the Fire Department is that based on the square footage of the building, the occupancy rate could far exceed the occupancy load quoted by the applicant.

Mr. Kessler addressed occupancy loads and ventilation rates.

Ms. Davey informed members that HUD conducts monthly reviews and generally annual site visits of its properties. She stated HUD does not permit residents to use a community center building for the preparation of food; all food/meals would be catered. She indicated refrigerators are used to keep beverages cold. Ms. Davey said residents are not permitted to rent the building for any private events; that the building can only be used by its residents as a meeting place.

There was discussion on the following:

- Departmental process in determining building classifications.
- Change in building use in the future.
- Granting variance request subject to conditions.
- No mechanism in place for Building Department to change building classification.
- Kitchen critical; potential to partition out.
- Financial aspect of fire suppression; sprinkled building.

Mr. Houseman requested postponement of the item until a full board is present. He said construction would cease and the project would die should the Board not grant the variance request.

Moved by: Abitheira

Support by: Carolan

**RESOLVED**, To postpone the item to the April 3, 2013 meeting, at the request of the applicant and until such time that a full Board might be present.

Yeas: All present (4)

Absent: Kischnick

**MOTION CARRIED**

4. COMMUNICATIONS

None.

5. PUBLIC COMMENT

None.

6. MISCELLANEOUS BUSINESS

None.

7. ADJOURNMENT

The Regular meeting of the Board of Building Appeals adjourned at 4:51 p.m.

Respectfully submitted,

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Theodore Dziurman, Chair

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Kathy L. Czarnecki, Recording Secretary

3. HEARING OF CASES

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**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

Moved by: Abitheira

Support by: Carolan

***RESOLVED***, To postpone the item for one month to the April 3, 2013 meeting and that notification of the re-scheduled Public Hearing be mailed to parcels within the 300 foot radius.

Yeas: All present (4)

Absent: Kischnick

**MOTION CARRIED**

**From:** [Mitchell E Grusnick](#)  
**To:** [Kathy Czarnecki](#)  
**Subject:** FW: 500 W Long Lake  
**Date:** Friday, March 15, 2013 3:05:14 PM

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Kathy,

FYI, Stop work on Public Hearing notice's for this BBA Item, save for May?

Thanks,  
Mitch

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**From:** Patrick Depa [mailto:patrickdepa@yahoo.com]  
**Sent:** Friday, March 15, 2013 2:47 PM  
**To:** Mitchell E Grusnick  
**Subject:** Re: 500 W Long Lake

Sorry about not getting back to you, we will be shooting for the May meeting. I have a whole new package put together already as well as another check for \$50. I will touch base in April. Be well until then.

**From:** Mitchell E Grusnick <[GrusnickME@troy.mi.gov](mailto:GrusnickME@troy.mi.gov)>  
**To:** Patrick Depa <[patrickdepa@yahoo.com](mailto:patrickdepa@yahoo.com)>  
**Sent:** Friday, March 15, 2013 2:36 PM  
**Subject:** 500 W Long Lake

Hi Pat,

I haven't heard from you. Please respond ASAP to your intention of presenting the 500 W Long Lake sign variance request at the April 3, 2013 BBA meeting. Thanks

*Mitch Grusnick*

Building Official/Code Inspector  
248.524.3354 Office  
248.885.1838 Cell

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.

**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

Moved by: Abitheira

Support by: Carolan

**RESOLVED**, To postpone the item to the April 3, 2013 meeting, at the request of the applicant and until such time that a full Board might be present.

Yeas: All present (4)

Absent: Kischnick

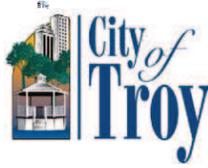
**MOTION CARRIED**

**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](mailto: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](mailto: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



40 pearl - suite 900  
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](mailto: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.

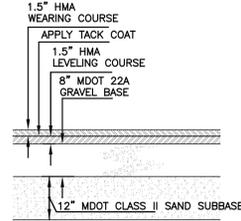
### PROPERTY INFORMATION

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

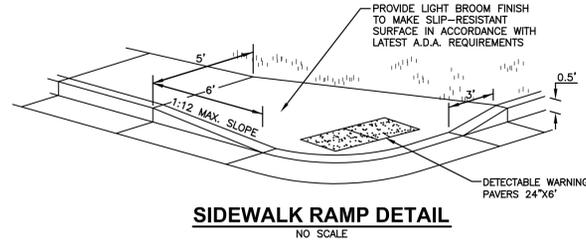
ZONING: RM-1

Parcel Size: 20.19 Acres

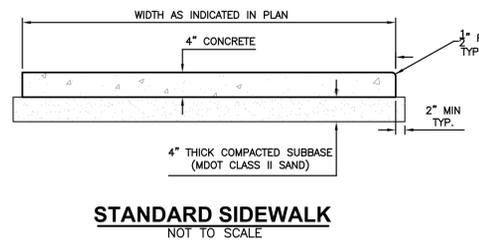
MATERIAL TYPES:  
 HMA WEARING COURSE MDOT HMA 13A (165#/SYD)  
 HMA LEVELING COURSE MDOT HMA 13A (165#/SYD)  
 ALL MATERIAL DESIGNATIONS REFER TO M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2003 EDITION AND SUPPLEMENTAL SPECIFICATIONS



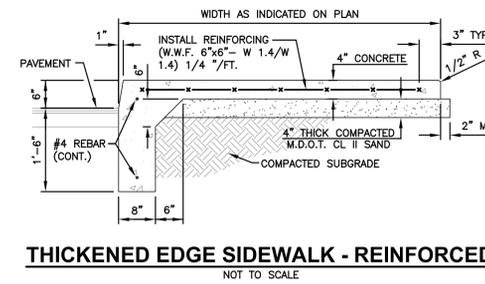
**STANDARD PAVEMENT SECTION**  
NOT TO SCALE



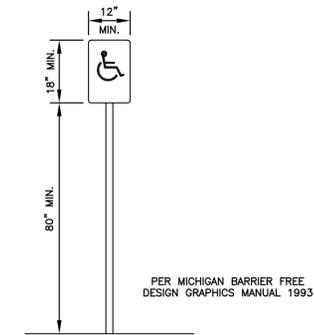
**SIDEWALK RAMP DETAIL**  
NO SCALE



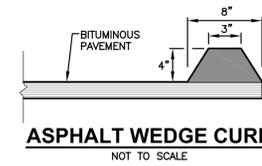
**STANDARD SIDEWALK**  
NOT TO SCALE



**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**
- RADII ARE 5 FEET UNLESS INDICATED OTHERWISE ON PLANS.
  - CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND MUST NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
  - 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'

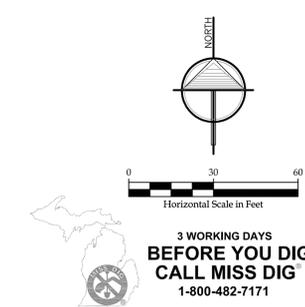
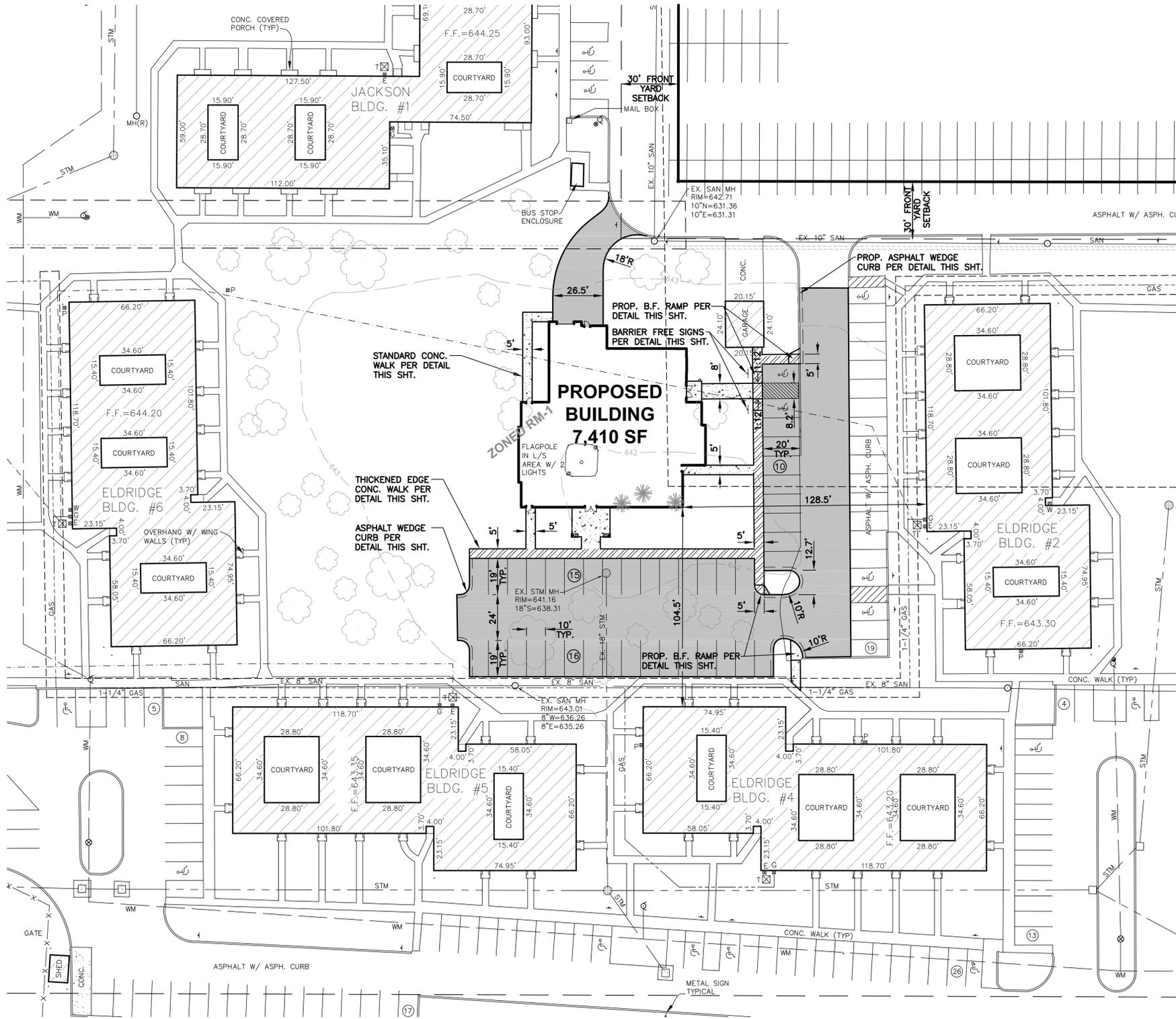
MAX BUILDING HEIGHT PERMITTED: 2 STORIES/25'

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



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**

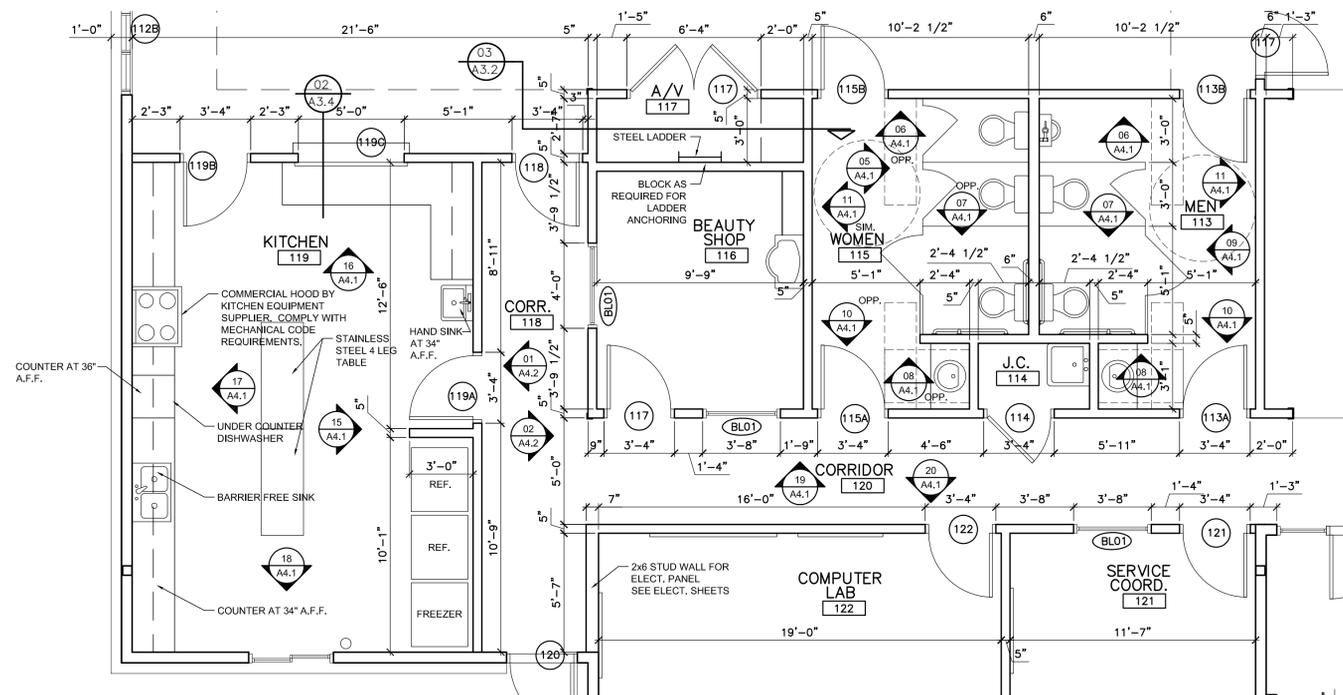
5/7/2010	FOR BIDDING		Issued for
7/30/2010	REVISED FOR CONSTRUCTION		date
9/11/2012	ENGINEERING COMMENTS		
10/04/2012	PLAN REVIEW		



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

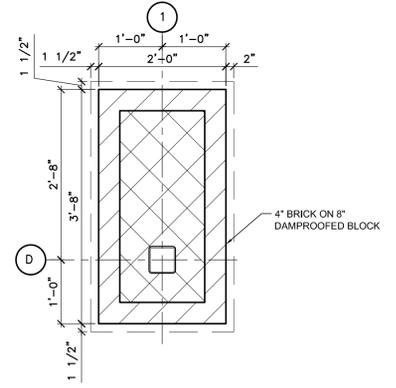
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**C3**

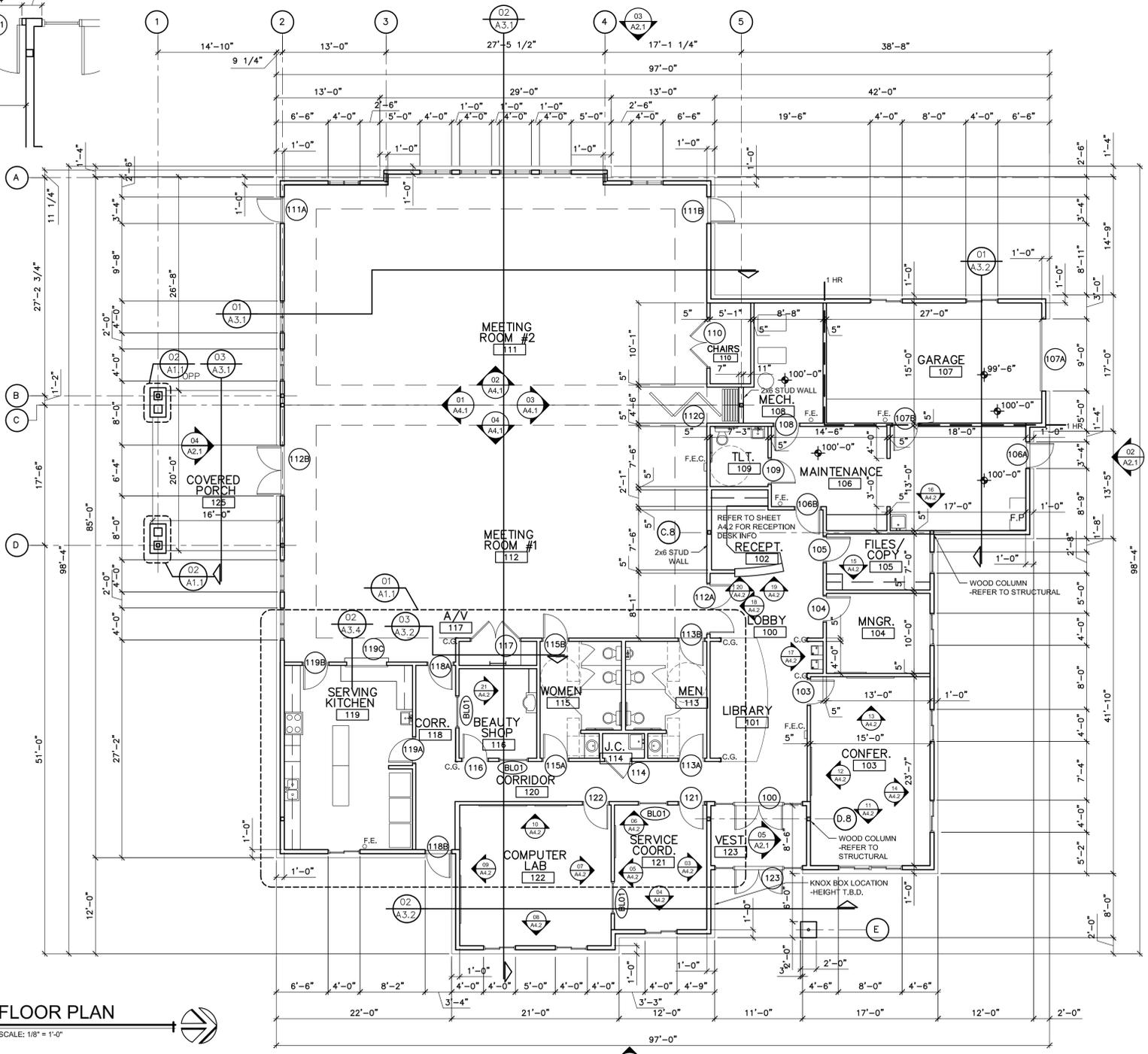


**ENLARGED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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"

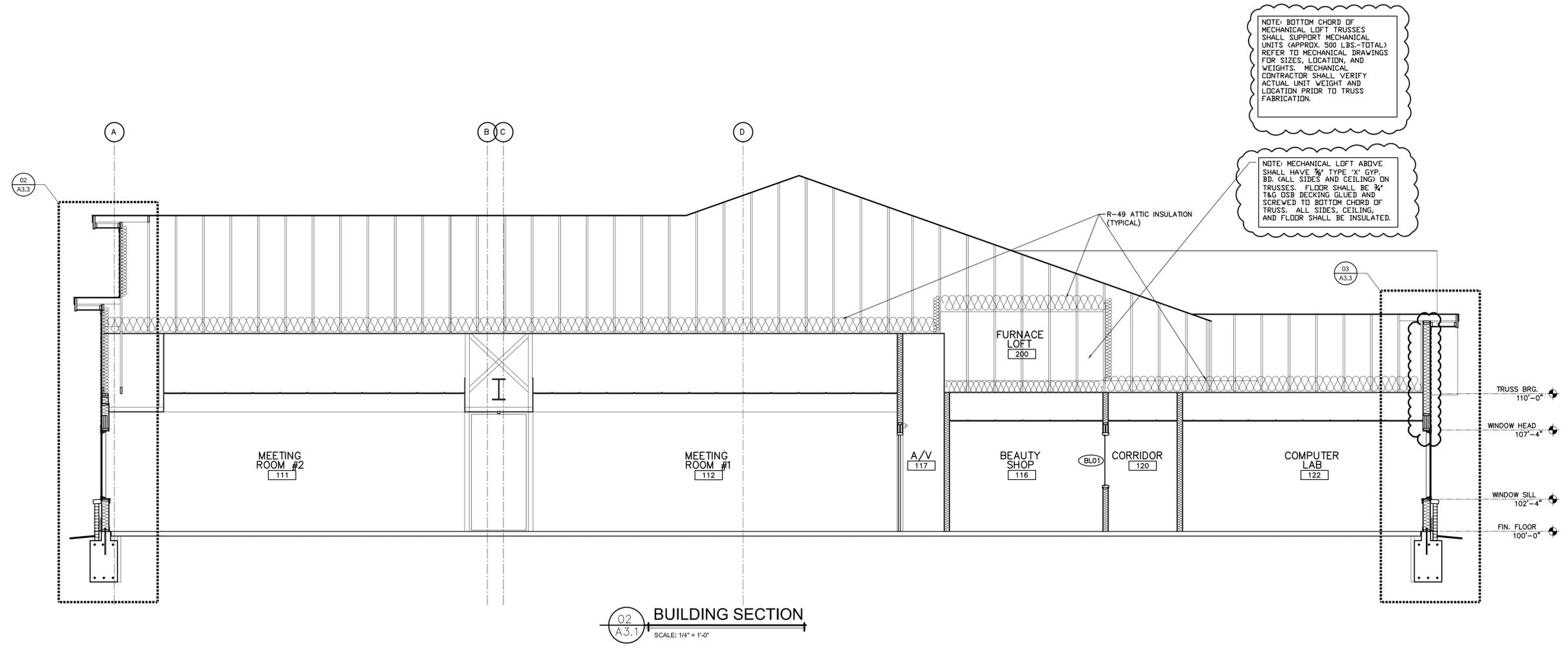
- GENERAL NOTES:
- ALL INTERIOR WALLS SHALL BE 1/2" GYP. BD. ON BOTH SIDES OF 2x4 STUDS W/ SOUND BATT. INSULATION.
  - EXTEND ALL WALLS TO GYP. BD. ON BOTTOM OF TRUSS CHORD.
  - DOORS 123, 100, 106A, 111A, 111B, 112A, 112B, 118A, AND 118B SHALL BE EQUIPPED WITH PANIC HARDWARE.
  - MECHANICAL "LOFT" TRUSS 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.

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

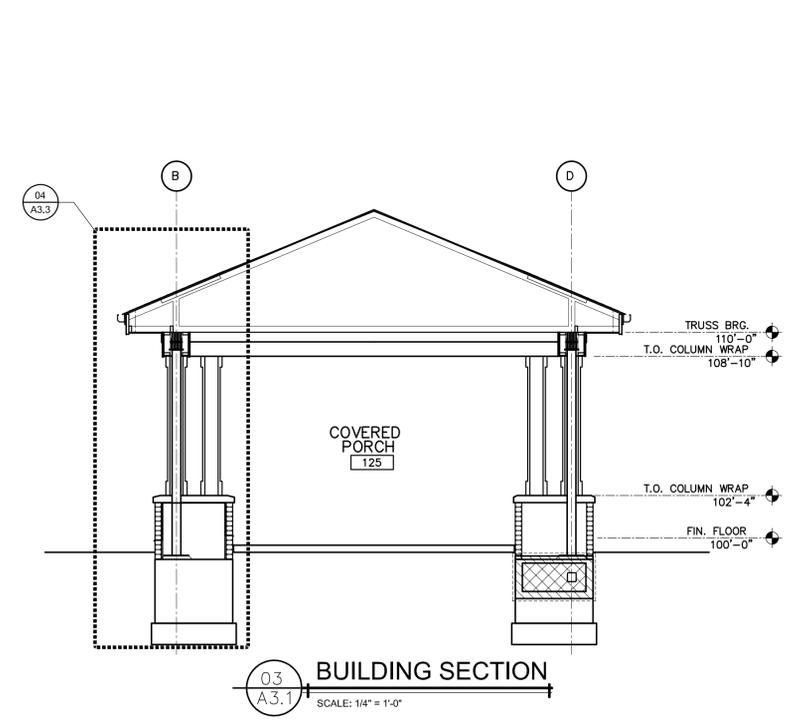
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grand rapids, michigan 49503  
(616) 451-3713  
(616) 451-3713

**post associates**  
architects

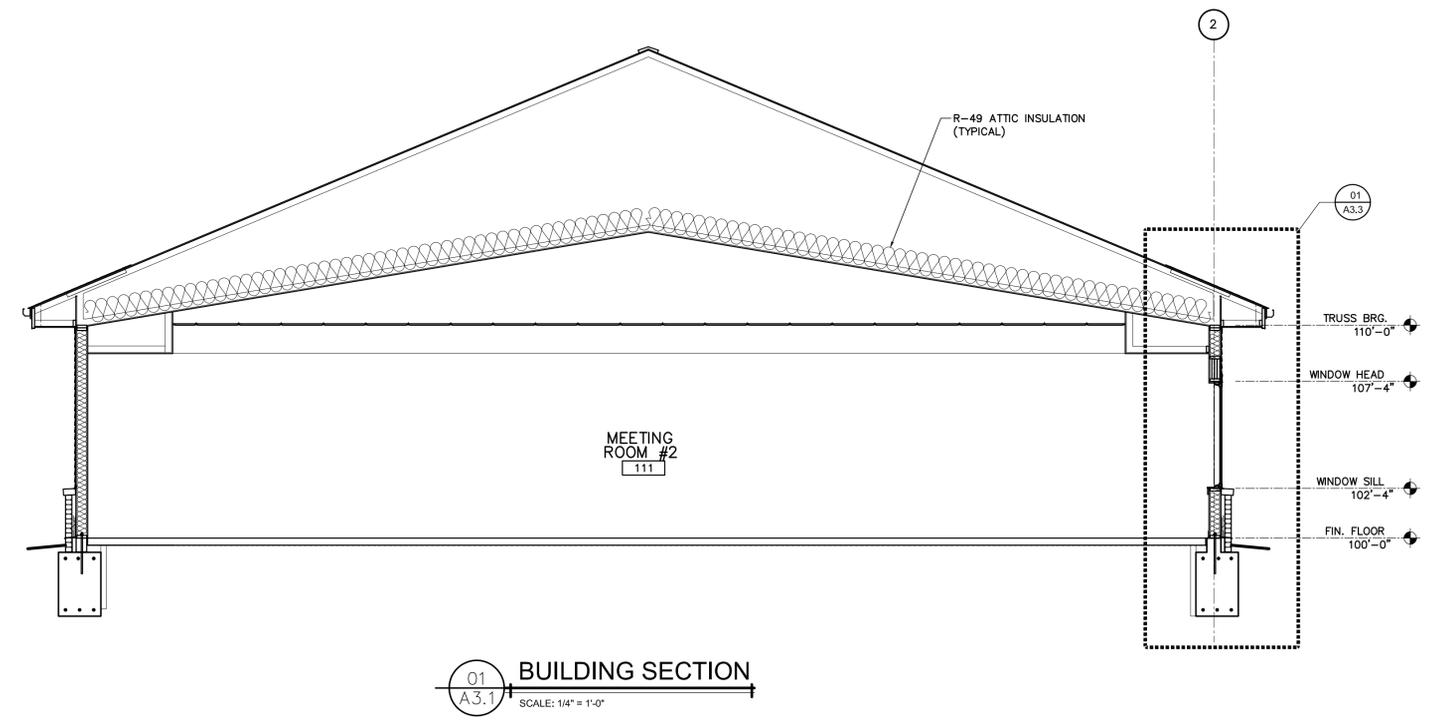
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sheet no.



02 BUILDING SECTION  
A3.1 SCALE: 1/4" = 1'-0"



03 BUILDING SECTION  
A3.1 SCALE: 1/4" = 1'-0"



01 BUILDING SECTION  
A3.1 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

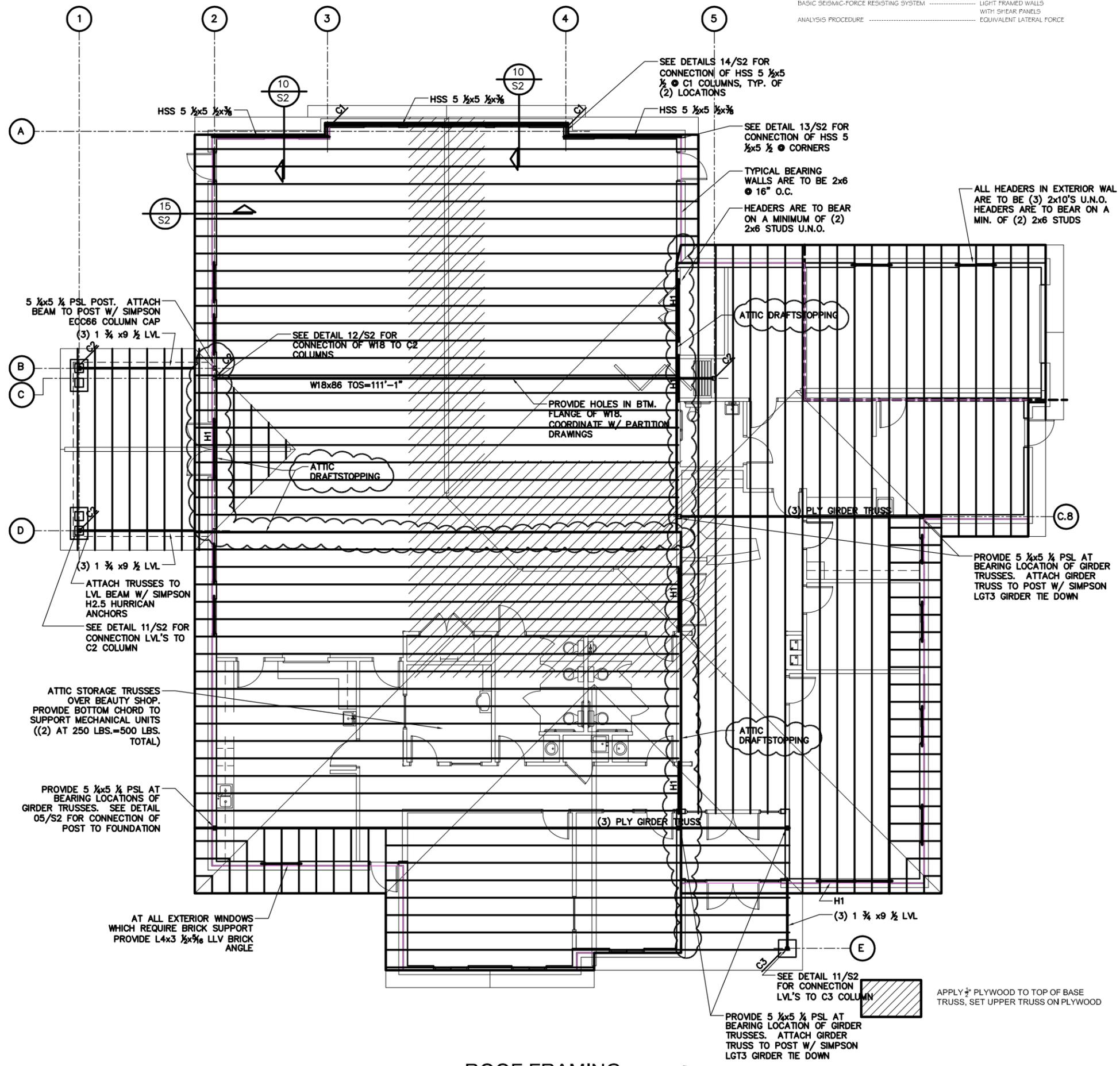
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**post associates**  
architects

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



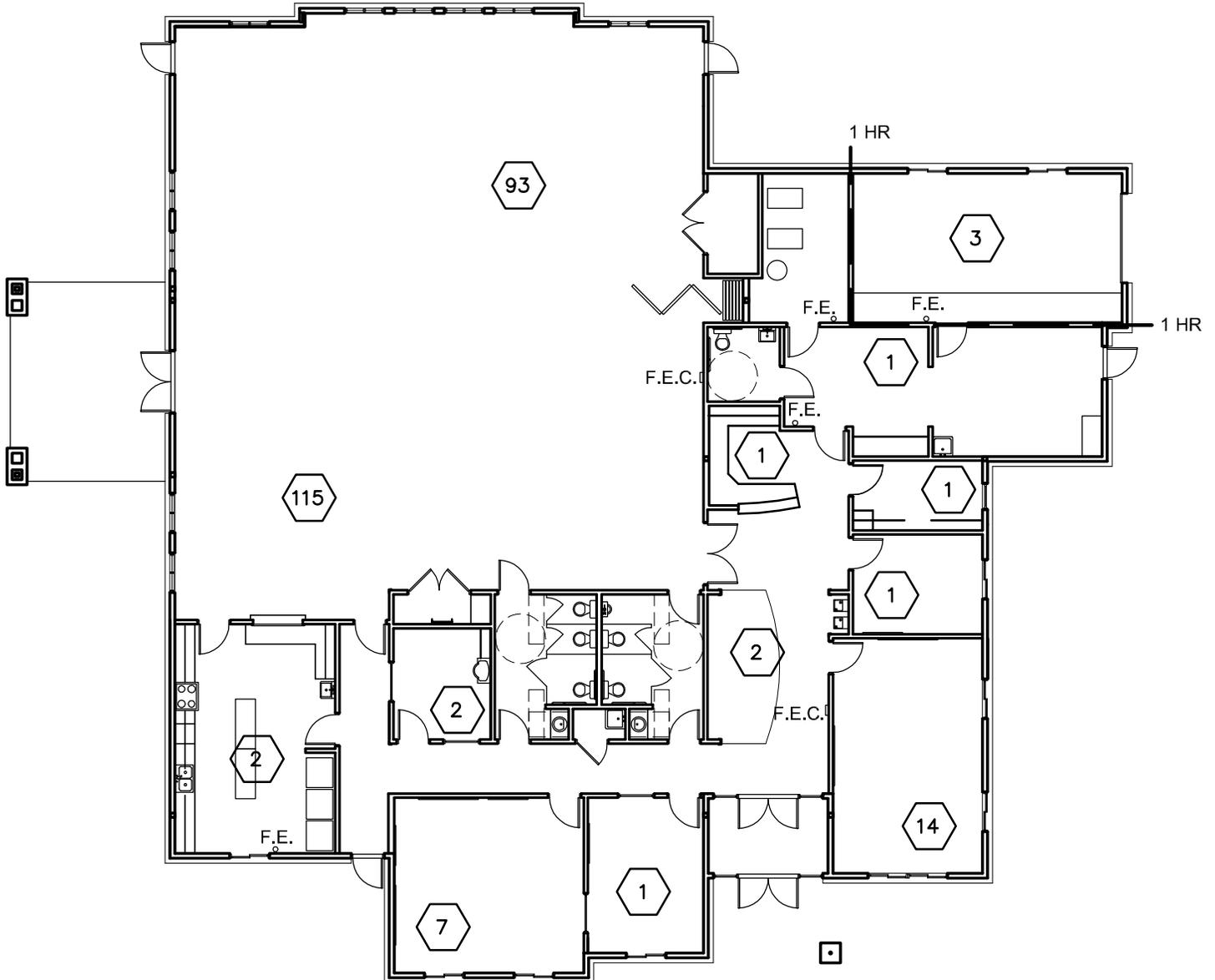
**ROOF FRAMING**

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"

