



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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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



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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.

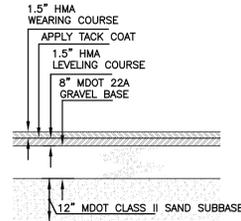
PROPERTY INFORMATION

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

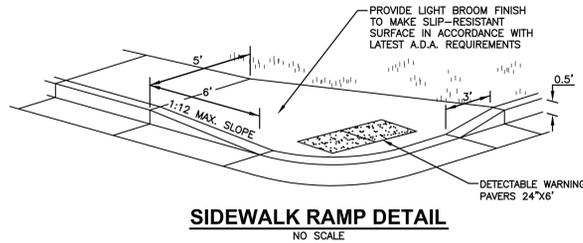
ZONING: RM-1

Parcel Size: 20.19 Acres

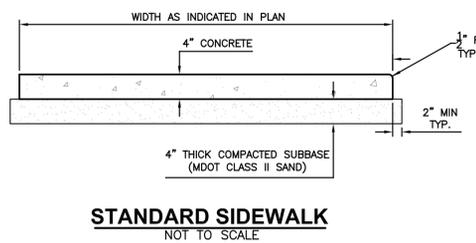
MATERIAL TYPES:
 HMA WEARING COURSE MDOT HMA 13A (165#/SYD)
 HMA LEVELING COURSE MDOT HMA 13A (165#/SYD)
 ALL MATERIAL DESIGNATIONS REFER TO M.D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2003 EDITION AND SUPPLEMENTAL SPECIFICATIONS



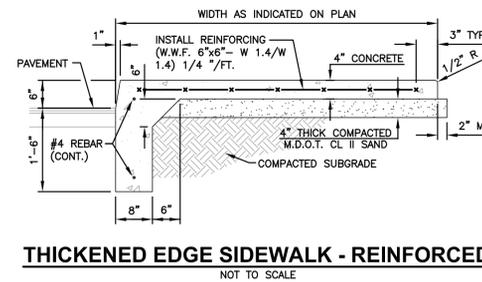
STANDARD PAVEMENT SECTION
NOT TO SCALE



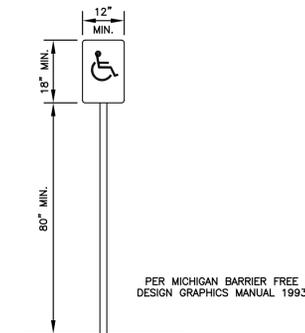
SIDEWALK RAMP DETAIL
NO SCALE



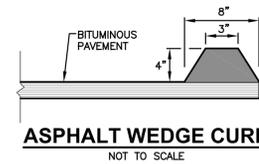
STANDARD SIDEWALK
NOT TO SCALE



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'

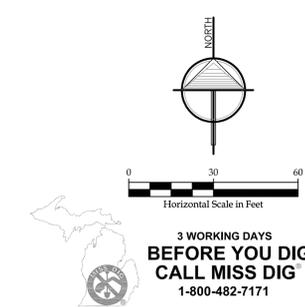
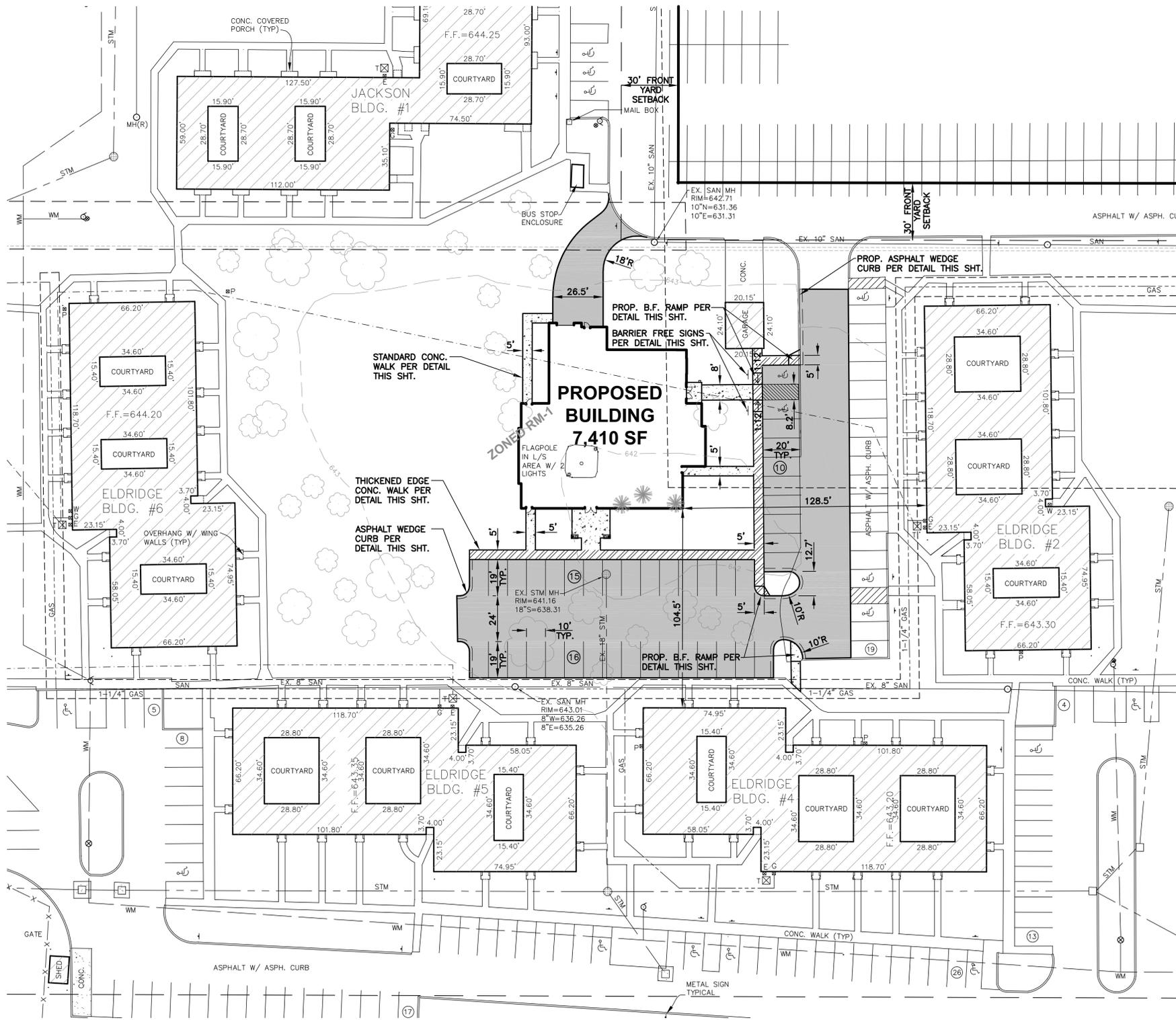
MAX BUILDING HEIGHT PERMITTED: 2 STORIES/25'

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

PROPOSED SITE PLAN

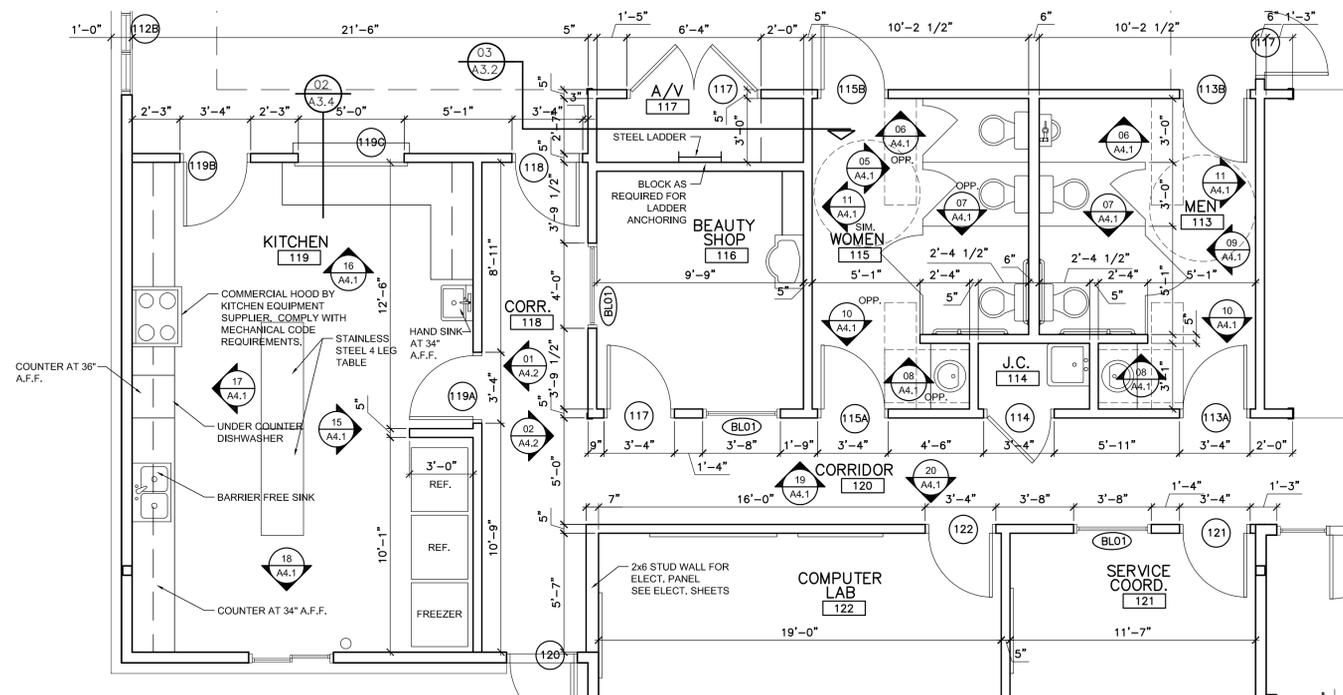
5/7/2010	FOR BIDDING		Issued for
7/30/2010	REVISED FOR CONSTRUCTION		date
9/11/2012	ENGINEERING COMMENTS		
10/04/2012	PLAN REVIEW		



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 grand rapids, michigan 49503
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post associates
 architects

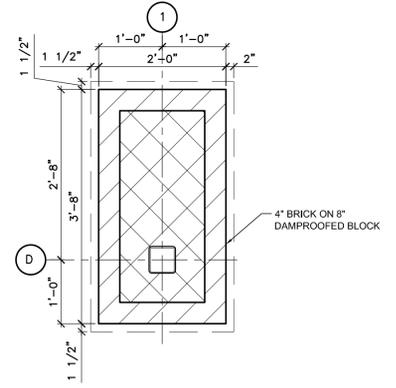
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C3

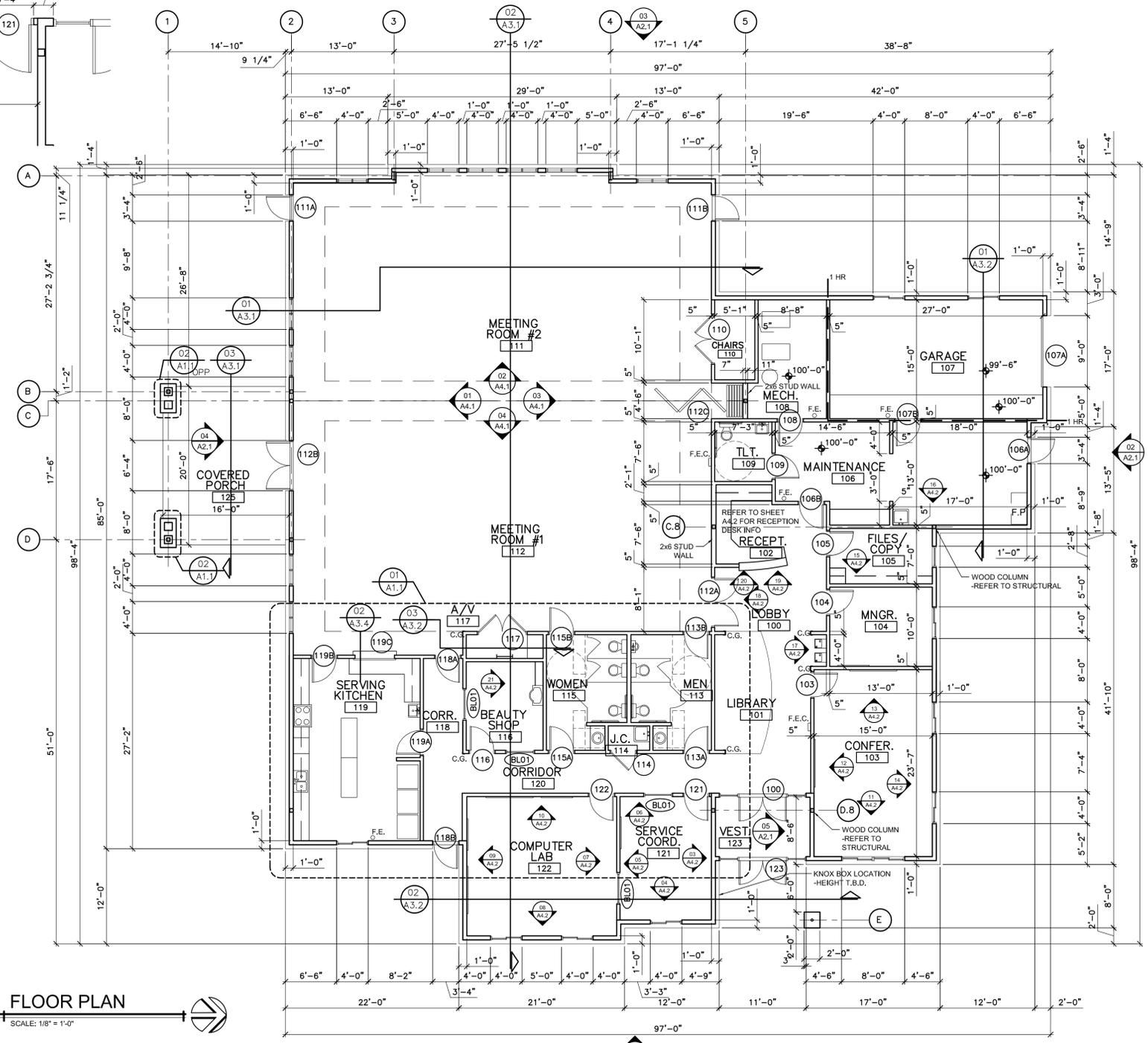


ENLARGED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: MECHANICAL LOFT ABOVE SHALL HAVE 1/2" TYPE 'X' GYP. BD. (ALL SIDES AND CEILING) ON TRUSSES. FLOOR SHALL BE 7/8" T&O 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

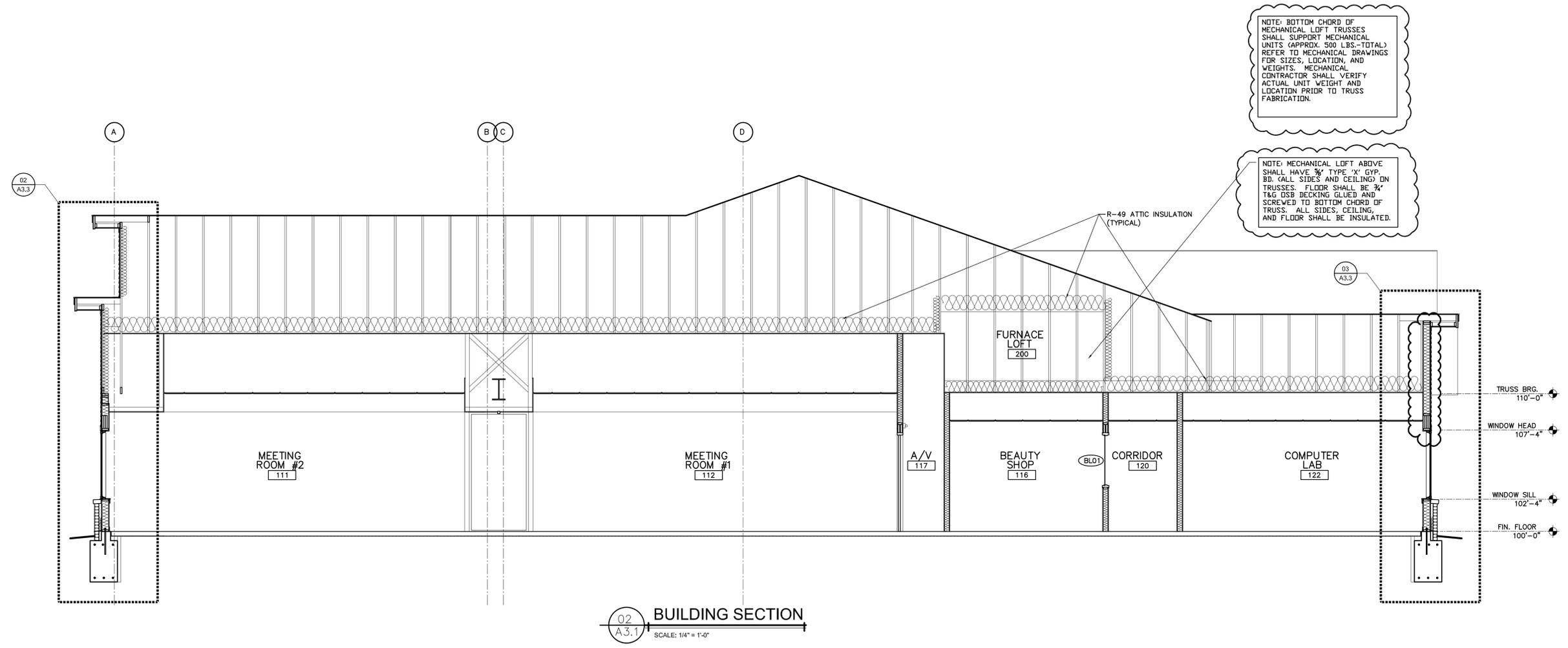
DATE	REVISION	ISSUED FOR
12/16/09	REVIEW	PLAN REVIEW
04/16/10	REVIEW	CONSTRUCTION
06/02/10	CONSTRUCTION	REVISED FOR CONSTR.
07/30/10	PERMIT	PLAN REVIEW
07/25/12	PERMIT	PLAN REVIEW
09/13/12	PERMIT	PLAN REVIEW

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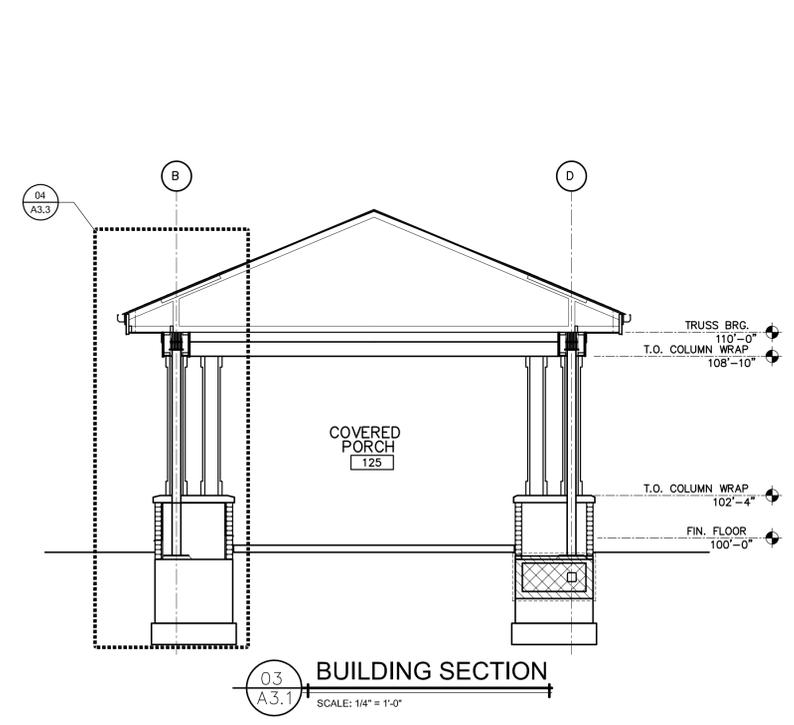
post associates
architects

file no. 09-35
sheet no.

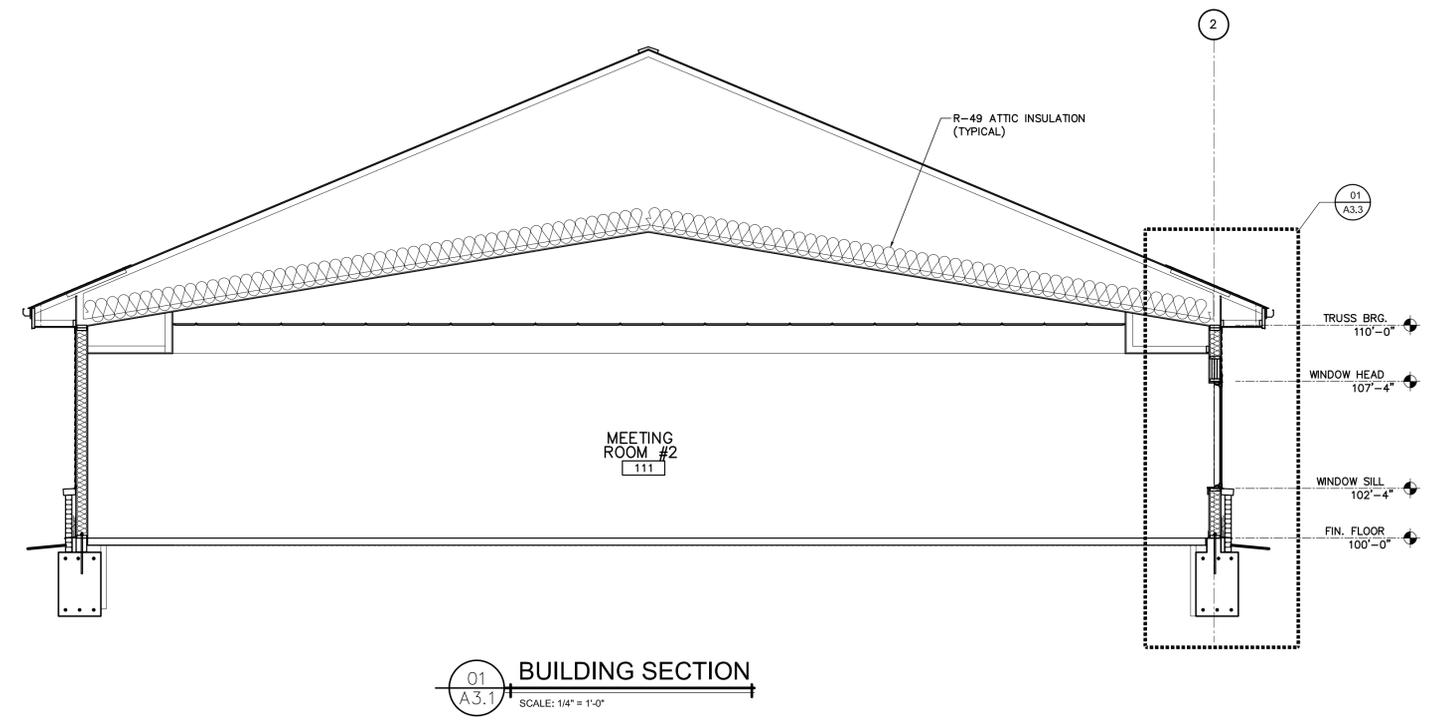
A1.1



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



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



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

NOTE: BOTTOM CHORD OF MECHANICAL LOFT TRUSSES SHALL SUPPORT MECHANICAL UNITS (APPROX. 500 LBS.-TOTAL). REFER TO MECHANICAL DRAWINGS FOR SIZES, LOCATION, AND WEIGHTS. MECHANICAL CONTRACTOR SHALL VERIFY ACTUAL UNIT WEIGHT AND LOCATION PRIOR TO TRUSS FABRICATION.

NOTE: MECHANICAL LOFT ABOVE SHALL HAVE 3/4" TYPE 'X' GYP. BD. CALL SIDES AND CEILING ON TRUSSES. FLOOR SHALL BE 3/4" T&G OSB BECKING GLED AND SCREWED TO BOTTOM CHORD OF TRUSS. ALL SIDES, CEILING, AND FLOOR SHALL BE INSULATED.

REVIEW	DATE	ISSUED FOR
08/14/09	REVIEW	10/04/12
04/16/10	REVIEW	
06/02/10	CONSTRUCTION	
07/30/10	REVISED FOR CONSTR.	
07/25/12	PERMIT	
09/13/12	PLAN REVIEW	

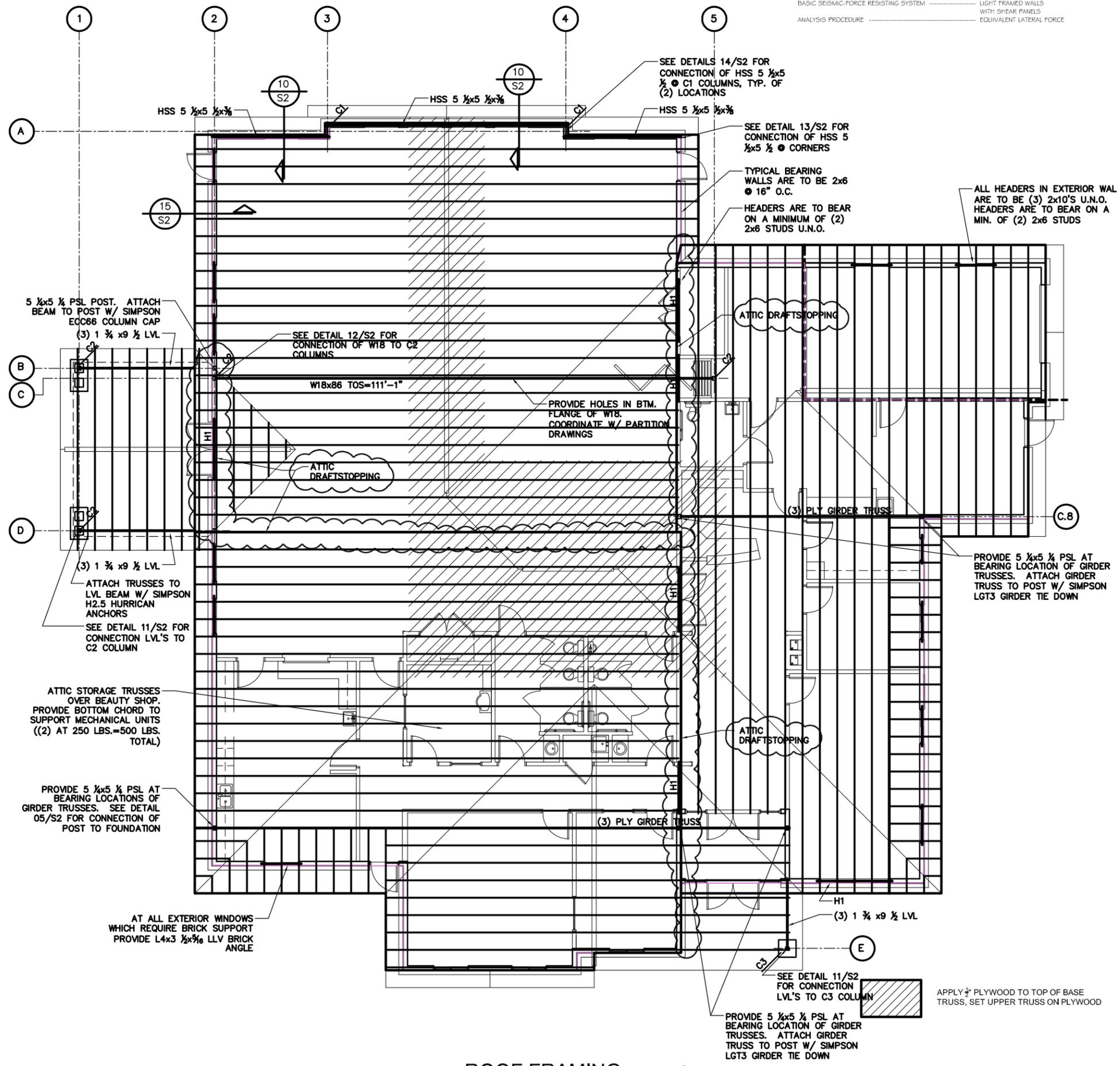
40 pearl st., n.w. suite 900
grand rapids, michigan
(616) 451-3713
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architects

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

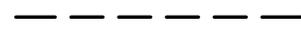


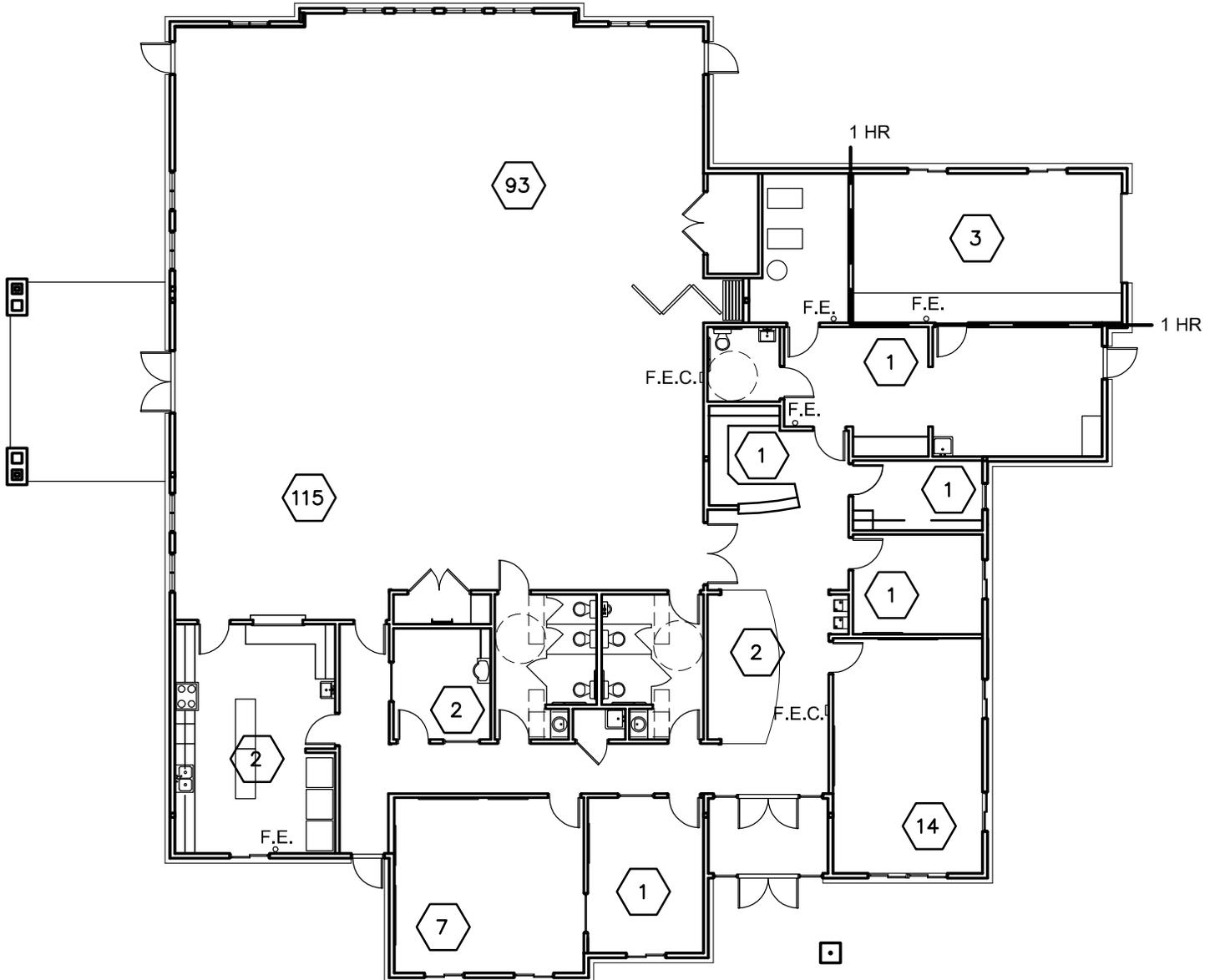
ROOF FRAMING

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

 OCCUPANT LOAD

 1 HOUR FIRE BARRIER



CODE COMPLIANCE PLAN

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

