



## Zoning Board of Appeals Application

### STATEMENT OF PRACTICAL DIFFICULTY

In order for a variance to be granted, a practical difficulty, as determined by the Board, must be present. On a separate sheet, please clearly identify and explain the practical difficulty justifying the variance request. Dimensional or other non-use variances shall not be granted by the Zoning Board of Appeals unless it can be determined that all of the following facts and conditions exist:

- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- b) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

# **MOTION TEMPLATE GRANT VARIANCE**

## **RESOLUTION TEMPLATE**

Moved by:

Seconded by:

That the variance request for [applicant name, address or location], for [request]

*Be granted for the following reasons:*

The applicant has demonstrated that:

- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- b) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City

Yeas:

Nays:

**MOTION CARRIED / FAILED**

## **MOTION TEMPLATE DENY**

Moved by:

Seconded by:

That the variance request for [applicant name, address or location], for [request]

Be denied for the following reason(s):

The applicant has not demonstrated that:

- f) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- g) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- h) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- i) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- j) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City

Yeas:

Nays:

**MOTION CARRIED / FAILED**

## **MOTION TEMPLATE POSTPONE**

Moved by:

Seconded by:

**RESOLVED**, that the variance request for [applicant name, address or location], for [request]

Be postponed for the following reason(s):

Yeas:

Nays:

**MOTION CARRIED / FAILED**

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500 West Big Beaver  
Troy, MI 48084  
troymi.gov

248.524.3364  
planning@troymi.gov

## ZONING BOARD OF APPEALS MEETING AGENDA

Michael Bossenbroek, Chair, Thomas Desmond, Vice Chair  
Aaron Green, David Eisenbacher, Mahendra Kenkre, Jim McCauley,  
Tyler Fox, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

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**April 15, 2025**

**7:00 P.M.**

**COUNCIL CHAMBERS**

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1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – November 19, 2024
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
  - A. 3991 CROOKS & VACANT PROPERTIES SOUTH THEREOF, DAVID DONNELLON, J & A ARCHITECTURAL ENGINEERS FOR KAMAL SHOUHAYIB, THE CHOICE GROUP – A variance request to allow the height of proposed multi-unit attached residential development to be 33 feet height, where the Zoning Ordinance allows a 30 foot height maximum.  
  
ZONING ORDINANCE SECTION: Table 5.03 E, 3, c, i, NN Zoning district
  - B. 363 W. BIG BEAVER, JOHN MARUSICH, MARUSICH ARCHITECTURE FOR FRANK SIMON, 363 BIG BEAVER LLC – A variance request to allow a residential apartment tower addition be set back zero feet from the rear property line, where the Zoning Ordinance requires a 40 foot set back.  
  
ZONING ORDINANCE SECTION: Table 5.03 B 6, BB Zoning district
6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. 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.

## ZONING BOARD OF APPEALS – OPENING STATEMENT

The Zoning Board of Appeals is a group of seven of your neighbors appointed by the Troy City Council to decide on requests for variances and other matters that are brought before them. A variance is a relaxation of the literal provisions of the Zoning Ordinance. Applicants must indicate a hardship or practical difficulty with the land that would warrant the granting of the variance.

### PROCEDURE

The Board will hear the items in the order that they appear on the approved agenda. When an item is called, the Chairperson will verify that the applicant is present. Then the City Administration will summarize the facts of the case. If there is less than a full board (7 members) present at a meeting, an applicant may request a postponement so his or her request can be heard by a full board. If there is no request for a postponement, the applicant will then be given an opportunity to address the Board to explain the justification for the action requested.

After the applicant makes their presentation, and answers any questions that the Board may have, the Chairperson will open the Public Hearing. Any person wishing to speak on the request should raise their hand and when recognized by the Chairperson, come up to the podium. The speaker should identify themselves with name and address, indicate their relationship to the property in question (i.e. next-door neighbor, live behind the property, etc.) and state whether they are in favor of or against the variance request and give reasons for their opinion. Comments must be directed through the Chairperson. Comments should be kept as brief as possible and closely pertain to the matter under consideration. Only one person will be recognized by the Chairperson to speak at one time.

At the conclusion of public comments, the Chairperson will close the Public Hearing. Once the Public Hearing is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board will then make a motion to approve, deny, or postpone the request. In order for the request to pass a minimum of four votes are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.

On November 19, 2024 at 7:02 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek  
Barbara Chambers  
Thomas Desmond  
David Eisenbacher  
Aaron Green  
James McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist  
Nicole MacMillan, Assistant City Attorney

2. PROCEDURE- read by Vice Chair Desmond

3. APPROVAL OF MINUTES –

Moved by McCauley  
Second by Green

RESOLVED, to approve the October 15, 2024 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA –

Moved by McCauley  
Second by Green

RESOLVED to bifurcate items 5A and 5B to 5(A)1 to determine standing and 5(A)2 to determine case merits; and 5(B)1 to determine standing and 5(B)2 to determine case merits.

Yes: All

MOTION PASSED

5. HEARING OF CASES:

- A. Vacant, PIN 88-20-24-100-039, property east of and next to 3986 John R., Humberto Gonzalez - An appeal of the Planning Commission's July 23, 2024 Preliminary Site Plan approval of the proposed Wattles Square Apartments.

Moved by McCauley  
Second by Eisenbacher

RESOLVED, to deny the request because the applicant lacks standing.

Yes: McCauley, Chambers, Bossenbroek, Green Eisenbacher  
No: Desmond

MOTION PASSED

- B. Vacant, PIN 88-20-24-100-039, property east of and next to 3986 John Rr, Xingzhong (Jason) Zhang - An appeal of the Planning Commission's July 23, 2024 Preliminary Site Plan approval of the proposed Wattles Square Apartments.

Moved by Green  
Second by McCauley

RESOLVED, to deny the request because the applicant lacks standing.

Yes: All

MOTION PASSED

Chair Bossenbroek recessed the meeting at 8:37 p.m.  
Chair Bossenbroek reconvened the meeting at 8:45 p.m.

6. COMMUNICATIONS – Board discussion of Director Savidant's memorandum regarding Zoning Ordinance Text Amendments Initiated by Zoning Board of Appeals, as first brought up at the October ZBA meeting. By consensus, the Board agreed to take up this matter on the next meeting agenda that also has other business.
7. MISCELLANEOUS BUSINESS - Distribution of 2025 ZBA meeting dates.
8. PUBLIC COMMENT – One person spoke.



9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:35 p.m.

Respectfully submitted,

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Michael Bossenbroek, Chair

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Paul Evans, Zoning & Compliance Specialist

A. 3991 CROOKS & VACANT PROPERTIES SOUTH THEREOF, DAVID DONNELLON, J & A ARCHITECTURAL ENGINEERS FOR KAMAL SHOUHAYIB, THE CHOICE GROUP – A variance request to allow the height of proposed multiunit attached residential development to be 33 feet height, where the Zoning Ordinance allows a 30 foot height maximum.

ZONING ORDINANCE SECTION: Table 5.03 E, 3, c, i, NN Zoning district



4031

1070

1040

926

W WATTLES

W WATTLES

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1204

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3971

3965

3905

ROTHWELL

FADI

CROOKS

WESTCREEK

BARILANE

1236

1228

1220

1212

1204

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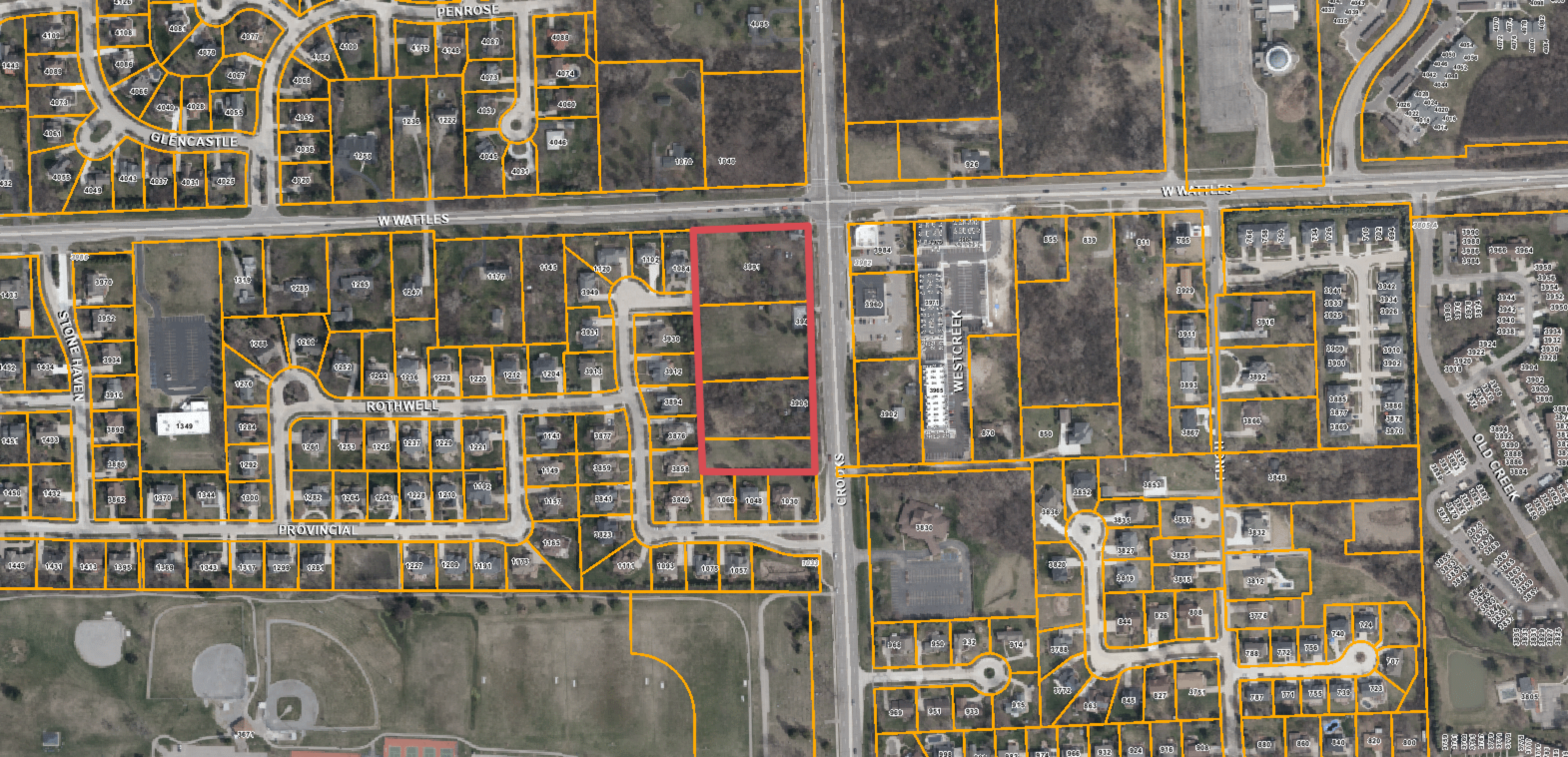
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3835

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PROVINCIAL

3823



PENROSE

GLENCASTLE

W WATTLES

W WATTLES

STONE HAVEN

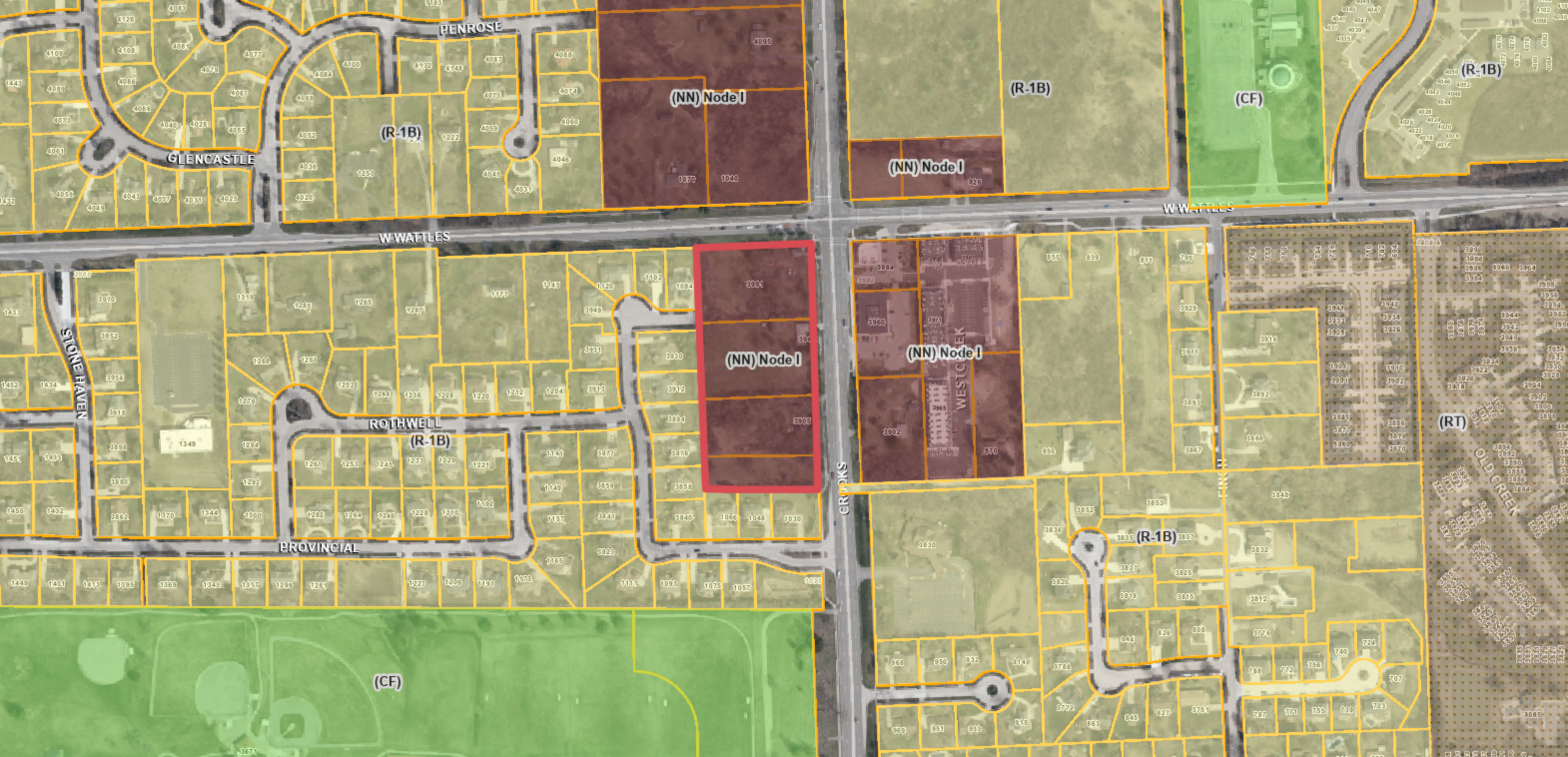
ROTHWELL

PROVINCIAL

CROOKS

WESTCREEK

OLD CREEK



PENROSE

GLENCASTLE

(R-1B)

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(NN) Node I

STONEHAVEN

ROTHWELL

(R-1B)

(RT)

PROVINCIAL

GRIVOKS

GRIVOKS

(CF)

(R-1B)

OLD CREEK



CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

# Zoning Board of Appeals Application

[planning@troymi.gov](mailto:planning@troymi.gov) | Fee: \$500.00

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:00 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE DIGITAL APPLICATION AND FEE AT LEAST **36 DAYS BEFORE THE MEETING DATE.** PRE APPLICATION MEETING WITH PLANNING DEPARTMENT REQUIRED BEFORE FILING APPLICATION.

- 1. ADDRESS OF THE SUBJECT PROPERTY: 3991 Crooks Road and adjacent parcels on the southwest corner making up the proposed project Pinnacle of Troy
- 2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-20-226-015, -016, -017, -106
- 3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 5.06.E.3.c.i Height Limit
- 4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: None
- 5. APPLICANT:
  - NAME David Donnellon
  - COMPANY J & A Architectural Engineers
  - ADDRESS 6001 N, Adams Rd,
  - CITY Bloomfield Hills STATE MI ZIP 48304
  - PHONE 248,225,1436
  - E-MAIL donnellon.architect@gmail.com
  - AFFILIATION TO THE PROPERTY OWNER: Owner's Architecture and Planning Consultant



# Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Kamal Shouhayib

COMPANY The Choice Group

ADDRESS 2265 Livernois, Suite 500

CITY Troy STATE MI ZIP 48083


TELEPHONE 248-362-4150

E-MAIL kshouhayib@aol.com


The undersigned hereby declares 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, Kamal Shouhayib (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE  DATE 3-3-25

PRINT NAME: David Donnellon

PROPERTY OWNER SIGNATURE  DATE 3-3-25

PRINT NAME: Kamal Shouhayib

Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.



## Zoning Board of Appeals Application

### PRACTICAL DIFFICULTY

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- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.





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## Zoning Board of Appeals Application

### ZONING BOARD OF APPEALS APPLICATION CHECKLIST

Please provide the following in digital format. You may e-mail them to [planning@troymi.gov](mailto:planning@troymi.gov) or submit them on flash drive.

- ✓ Completed application
- ✓ Statement of practical difficulty see page 3
- ✓ Plot plan or survey showing property lines, existing and proposed buildings, their dimensions and locations (height, length, width, as applicable). SEALED SURVEY required for lot area or dimension requests.
- ✓ Setbacks from property lines
- ✓ Elevation drawings
- ✓ Photos as necessary to accurately describe the request, including existing and proposed property conditions
- ✓ Any other information that explains the request
- ✓ Incomplete applications cannot be accepted

## ZONING BOARD OF APPEALS – OPENING STATEMENT

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At the conclusion of public comments, the Chairperson will close the Public Hearing. Once the Public Hearing is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board will then make a motion to approve, deny, or postpone the request. In order for the request to pass a minimum of four votes are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.

# **Presentation of Practical Difficulty for a Variance on Height**

## **Pinnacle of Troy**

**March 7, 2025**

Variance Request for 3991 Crooks Road and adjacent parcels:

This Application for a dimensional variance is requesting 3 additional feet of height for one-family attached 2.5-story homes in a Neighborhood Node Zoning District (NN) at the southwest corner of Crooks and Wattles.

The zoning regulation restricting the height of buildings is Section 5.06.E.3.c.i, which reads as follows:

c. Height.

- i. Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height.

Though the NN permits 2.5-story homes, a one-family attached 2.5-story home with distinctive architectural features that include roofs with steep slopes, high ceilings on the main floor of the homes and standard ceilings on the second and half-story, cannot be constructed with a ridge height limited to 30 feet or less. The regulation is easily drafted and adopted but the construction of a proportionally correct living space is not possible without 3 additional feet of height.

Uniqueness of the Property:

At this point in our consideration of this variance, the history of this site needs to be an integral part of the review of this variance request. To set aside what the City Officials have reviewed, drafted and adopted over the past 3 or 4 years for this site would be a grave injustice to the use being proposed and the need for a minor 3-foot variance to achieve the result of providing 2.5-story one-family homes comparable to the very beautiful, tall, grand, stately and expensive Stonehaven homes which is specific to this property. As architects, we have shown the owner and have attached graphic information showing the architectural characteristics of the one-family attached homes that are necessary to emulate the Stonehaven homes which has been the driving criteria for the Master Plan revisions for this property. The southwest corner of Crooks and Wattles is the only NN property that has been replanned to permit only low intensity residential and the plan recommendation has eliminated any reference to apartments, commercial and mixed-use developments on this corner of the NN as shown and discussed on page 91 and 92 of the Master Plan 2040 that was recently adopted. The consequences of this plan revision have a huge impact on what can be developed on this site and the Pinnacle of Troy satisfies the low intensity recommendation except for the need to have the ridge of the roof extend 3 additional feet.

The property owner has accepted the option to do the only remaining use for the property by virtue of the Master Plan update. The style of the one-family attached homes to match the intent of the Master Plan update is the 2.5-story type unit. The use as one-family attached and the style of the structure as a 2.5-story home is permitted by the NN zoning regulations but to understand the practical difficulty of the dimensional requirements of a 2.5-story building, one needs to understand all of the architectural characteristics of this style of building. It is clear in reading the Master Plan update for this property that every aspect of the Master Plan update does have a bearing on how this property can be used and how the buildings are designed to meet the intent of Article 8 Site Plan Review, Section 8.06. B. 1 through 4:

- B. Development shall incorporate the following recognized best architectural building design practices:
  - 1. Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.
  - 2. Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.
  - 3. Develop buildings with creativity that includes balanced compositions and forms.
  - 4. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.

The architectural features of the Pinnacle of Troy are exhibited in the homes in the surrounding neighborhood called Stonehaven. One of the distinct features of the Stonehaven homes is a height that exceeds 30-feet and actually exceeds 33-feet.

Given this correlation between the Master Plan update, the Stonehaven homes and the design of the Pinnacle of Troy homes, the height limitation on this property is the practical difficulty to achieving the intent of the Master Plan and emulating the Stonehaven homes. If the uniqueness of the site is not taken into consideration, “substantial justice” would not be done (See Section 15.04, E, 1 directive).

#### Practical Difficulty:

The review of this request for a variance is based on determining the conditions of practical difficulty as outlined in Article 15, Section 15.04, E, 2, a through e.

- a. The first Practical Difficulty that the property must exhibit reads as follows:

- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.

The exceptional characteristic of the property is the height limit for a typical one-family attached 2.5-story home which cannot be constructed in a NN District at or less than 30 feet. The practical difficulty *“is substantially more difficult than would be the case for the great majority of the properties in the same zoning district”* because has been restricted by the Master Plan update to this one use in comparison to all other properties in NN Districts. The 30-foot limit is not an issue for the other properties that have multiple residential and commercial development options.

*(See the attached documents that show the design of the homes that require the additional 3-feet of height to make the homes of the dimension necessary to construct the half story. See also zoning ordinance reference for Site Plan Review Design Standards titled “Additional Discussion of Variance, Style and Alternate Designs” attached to this presentation)*

For this property, there has to be some consensus that the height limit is a similar property characteristic to narrowness, smallness, etc. and that the design requirements of a one-family 2-story building home cannot be less than 30 for all practical purposes. The vertical dimension of the site is just too limited to allow the construction of a one-family attached 2.5-story home.

b. The second Practical Difficulty that the property must exhibit reads as follows:

b. The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.

The height constraint is specific to this property because of the manner in which the Master Plan update has cited this property as being limited to one use which is the one-family attached 2.5-story style homes. It is also specifically related to this property because of the architectural characteristics of the adjacent homes in Stonehaven as referenced in the Master Plan update, page 91, NN “F”.

c. The third Practical Difficulty that the property must exhibit reads as follows:

c. The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.

The height characteristics of the Pinnacle of Troy homes is based on the architectural characteristics of 2.5-story homes itself. The style, size, steep sloped roof, height and image are the attributes of the architecture itself and are not of a personal nature. As we have noted earlier, these attributes can also be seen in the attached materials and picture of the Stonehaven homes and the Pinnacle of Troy homes. The whole concept of the Pinnacle of Troy development is to emulate the Stonehaven homes so that similarities complement each other and enhance the character of the neighborhood.

d. The fourth Practical Difficulty that the property must exhibit reads as follows:

d. The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.

The height characteristic of a 2.5-story home is the essence of the architecture. The ridge of the home extends naturally to 33 feet based on the typical dimensions floor to floor and the proportions of length and width of the home. Originally, the Pinnacle of Troy homes would have been able to be built without a variance based on the Neighborhood Node regulations when they were first adopted. The Neighborhood Node for height was changed more recently and the added constraint was adopted causing the Pinnacle of Troy homes not to be compliant. Not only are they not compliant, the characteristics of a one-family 2.5-story home is not able to be built less than 33 feet in height.

e. The fifth Practical Difficulty that the property must exhibit reads as follows:

e. The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion of public streets, or increase the danger of fire or endanger the public safety or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, moral or welfare of the inhabitants of the City because the Pinnacle homes are slightly less than the height and area of the homes in the adjacent neighborhood.

#### Variance Request Summary:

This long and in-depth analysis of the practical difficulties associated with this property can be summarized in a few simple statements. First, a one-family 2.5-story home of the style being presented for this property cannot meet the height limit of 30 feet in any Neighborhood Node Zoning District. Code compliant regulations and style of this home cannot be approved because it will always exceed 30 feet no matter how the reasonable proportions of the length and width and height of the spaces in this style of home are configured around each other. The regulation adopted in Section 5.06.E.3.c.i, is a conundrum for this building style. The regulation permits 2.5-story homes but a 2.5-story home cannot be achieved in 30 feet of height. Second, the zoning regulations permit buildings that are 2.5-stories tall. Finally, this property is the only Neighborhood Node property that has been limited to the one use as a one-family home and it

is the property owner's right to choose a 2.5-story home design by virtue of this zoning regulation. The question may be asked, how is it that this property is limited to one use? The answer is the Master Plan 2040 has limited the use of this property to this one use. Given the time expended by city officials to amend the Master Plan, it has to be abundantly clear that a 150-unit apartment development or a 40,000 square foot shopping plaza or a mixed-use proposal would be contrary to the Master Plan and would not be looked upon favorably by the Planning Commission and the surrounding neighbors would oppose such uses.

The practical difficulty related to the height regulation for this property, therefore, justifies a variance. The only question is how much of a variance. The owner, his architects, engineers, construction managers and real estate consultants have discussed this problem many times over the last year and the solution is 3 feet.

We respectfully ask that the Members of the Zoning Board of Appeal find that the particle difficulties associated with the exceptional characteristics of this property be granted a 3-foot variance so that "*substantial justice can be done*" (Section 15.04.E1.).

## **Additional Discussion of Variance, Style and Alternate Designs**

### A. Typical One-family Attached 2.5-story Homes

This application for a dimensional variance on height is being presented to allow for the substantial enjoyment of the use of the property by its residents consistent with the characteristics permitted by the zoning district classification in which it is located. In the case of the Neighborhood Node at the southwest corner of Crooks and Wattles, a half-story under the roof is permitted yet it is not possible to construct due to the height constraint uniquely applicable to this property in this Neighborhood Node District.

In order to actually construct a half-story under the roof, the home needs to have a steep slope roof. The roof is designed and designated by its pitch. In this case, the pitch needs to be designed with a slope equivalent to an 8-foot height to a 12-foot run, designated as 8/12, as shown on the section below. The 8/12 pitch is the common roof pitch for the Stonehaven luxury homes in the neighboring development.

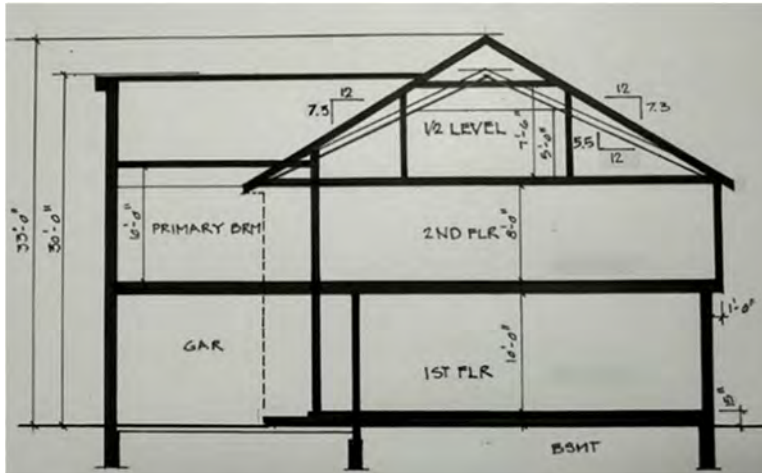
If the pitch were to be 4/12, or even 6/12, there would not be enough space to establish the head room for the half-story room under the roof.

Traditional 2.5-story homes are not designed with shallow pitches. The Pinnacle of Troy homes are being designed to be 2.5 story homes with the 8/12 pitch roof. The goal is to meet the new needs of new city residents and provide an image that is appropriate to and similar to the surrounding neighborhood which is a reference to Article 8, Section 8.06. B. 1 through 4 that reads as follows:

- B. Development shall incorporate the following recognized best architectural building design practices:
  1. Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.
  2. Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.
  3. Develop buildings with creativity that includes balanced compositions and forms.
  4. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.

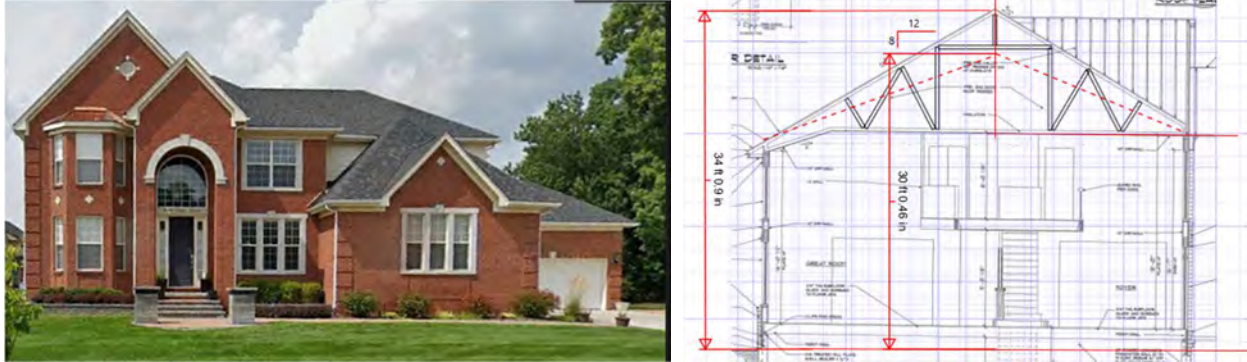


The neighbors' homes have 8/12 roof pitches and are 33 feet in height and generally exceed 34 feet. The following graphic shows how the half-story fits under the roof of the Pinnacle of Troy homes and how a lower pitched roof does not allow for the half-story because of lack of ceiling height.



## B. Stonehaven Homes and the Master Plan Intent Regarding Compatibility:

Since this property is the subject of review in the Master Plan 2040, it is very pertinent that this review makes comparisons to the neighbors' homes. It is important to share the images, details and intent of these references. The Stonehaven homes are similar to the following:



The Stonehaven homes are luxury homes many of which exceed 3,400 square feet in area and exceed 34 feet in height, have brick facades and siding and have recently sold for over a million dollars. The Pinnacle of Troy homes are about 3,000 square feet in area with the half-story room, are 33 feet to the ridge, have brick facades and similar siding and are to be sold at a value of about \$900,000.

The Master Plan has called for this property to be single-family residential again with the opportunity to be one-family attached homes as the most intense use instead of apartments, commercial or a mixed-use development. In order to meet the intent of the Master Plan even as one-family attached homes, the Pinnacle of Troy homes need to emulate the Stonehaven homes in all of its architectural style and details.

The only way to achieve the size, style, image and value of the Stonehaven homes is to create a half-story room for more space. In order to create a half-story room, the pitch of the roof has to be steep and it will automatically exceed the 30-foot limit by 3 feet. With these design features, the Pinnacle of Troy homes will meet the intent of the Master Plan 2040, have luxury features that the public is requesting and satisfy everyone's desire to have a transitional planning use between Crooks and Wattles on this property that is compatible with the neighbors, which is the basis for a variance request.

### C. Alternate Design and Construction Options for Clarification Purposes:

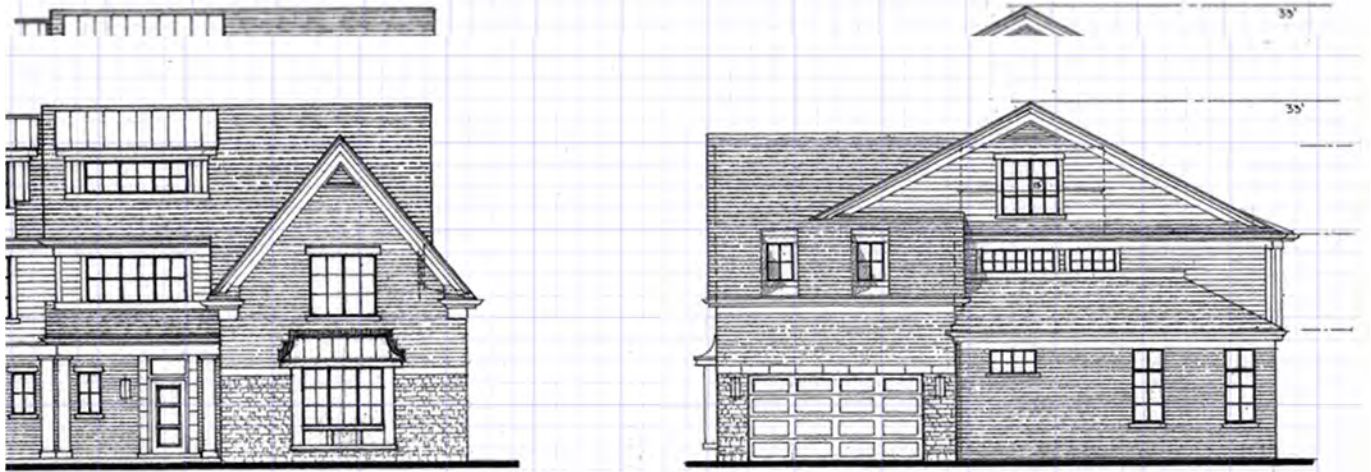
There have been a series of questions that imply that there may be other ways to comply with the height limit. They include:

1. Can the pitch of the roof just be changed to a lower pitch? What occurs when the slope of the roof pitch is lowered to 5/12 or 4/12, the ridge of the home comes into compliance but it is no longer possible to create a half-story room under the roof with a code compliant ceiling height.
2. Can the ceilings on each floor just be lowered to 7'-6"? Low ceilings are not defined as luxury. Ceilings in the homes these days are actually being raised to 10 feet on the main floor to give a more open, airy, luxury feel.
3. Can the home be set into the ground and make the first floor a half-story? The idea of any home being placed half into the ground is not an acceptable image of any home let alone luxury homes.
4. Can the whole house be made smaller? Smaller homes would not be consistent with the Stonehaven homes and would greatly reduce the area of the homes, diminish its value and not be in keeping with the surrounding neighborhood.

In order to substantially enjoy the character of the homes that emulate those of Stonehaven, the homes need to be comparable in size, style, roof pitch, height and value. The additional limiting factor related to the height not exceeding 30 feet is the practical difficulty keeping the design of the Pinnacle of Troy homes from meeting the intent of the Master Plan 2040.

#### D. Physical Depiction of The Requested Variance:

A visual depiction of the request for a 3-foot variance of the Pinnacle home as compared to a Stonehaven home is as follows:



The actual area of the variance of the Pinnacle of Troy homes is a small triangular area at the ridge of the home or the difference in the ridge height between 30 feet and 33 feet or 3 feet as shown below where the sliver of the ridge has been set apart from the rest of the home.

When compared to the Stonehaven homes where the ridge is even a foot taller than the Pinnacle of Troy homes, the area that exceeds 30 feet is approximately the same. This comparison is based on the fact that the Stonehaven home's main ridge and the gable end ridge facing the street are actually at the same height as seen in the section of the Stonehaven home above and implied in the pictures below.

The Pinnacle of Troy Homes



The Stonehaven Homes

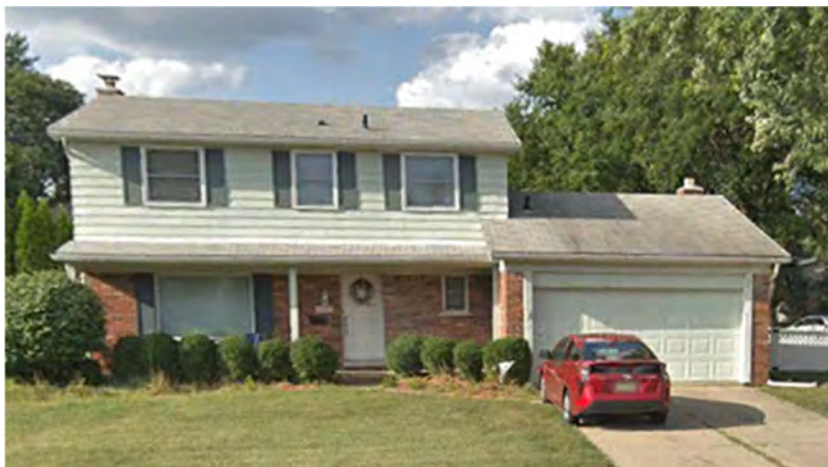


E. Physical Characteristics of the Enclave Homes and the Mount Vernon Homes:

When the Master Plan was being updated, everyone thought the Enclave development was a good example of one-family attached. These homes are only two-story high and they actually are higher than the homes in the adjacent neighborhood as seen below. The Pinnacle of Troy homes are designed to come close to the height of the homes in the adjacent neighborhood that are actually taller than 33 feet.



The Enclave homes are 2-story at 30' to 32' in height



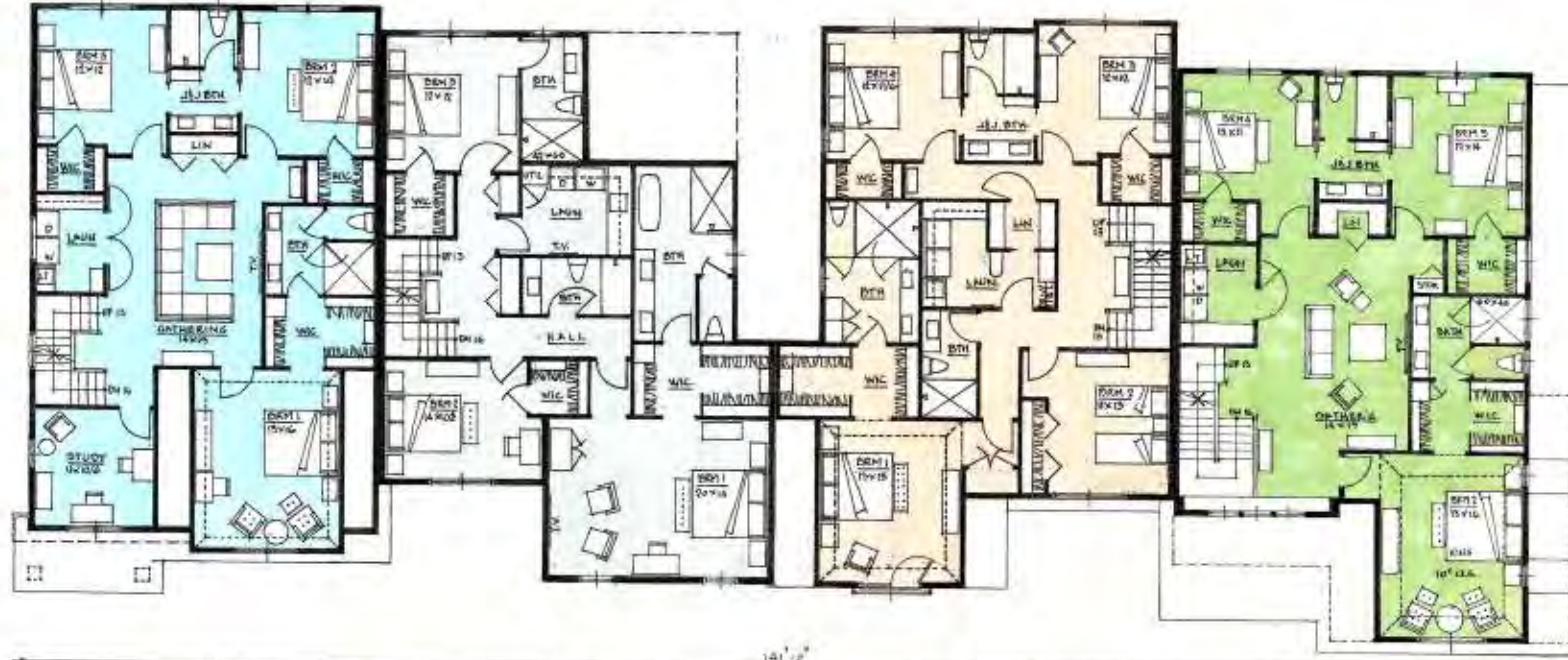
Mt. Vernon colonial homes are 2-story at 24' in height







THIRD FLOOR LOFT PLAN



2ND FLOOR PLANS



1ST FLOOR PLANS

REVISIONS:	DATE:
CONSTRUCTION:	<input type="checkbox"/>
FINAL:	<input type="checkbox"/>
RECORD:	<input type="checkbox"/>
PRELIMINARY:	<input checked="" type="checkbox"/>
DRAWN BY:	P.G.B.
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DO NOT SCALE DRAWINGS  
USE DIMENSIONS INDICATED

**Arcides, inc.**  
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 Troy, MI 48064 248-252-6475  
 David Domestica, Arch 248-225-1406  
**J&A**  
 ARCHITECTURAL  
 ENGINEERING

**PROPOSED RESIDENTIAL DEVELOPMENT**  
 S.W. CORNER CROOKS AND WATTLES  
 Troy, Michigan  
**CHOICE GROUP**  
 Troy, Michigan

DRAWING TITLE:  
**FLOOR PLANS**  
 SCALE: 1/8" = 1'-0"  
 BLDG'S. 2 & 4

PROJECT NUMBER:  
 21012  
 SHEET NUMBER:  
**A-2**

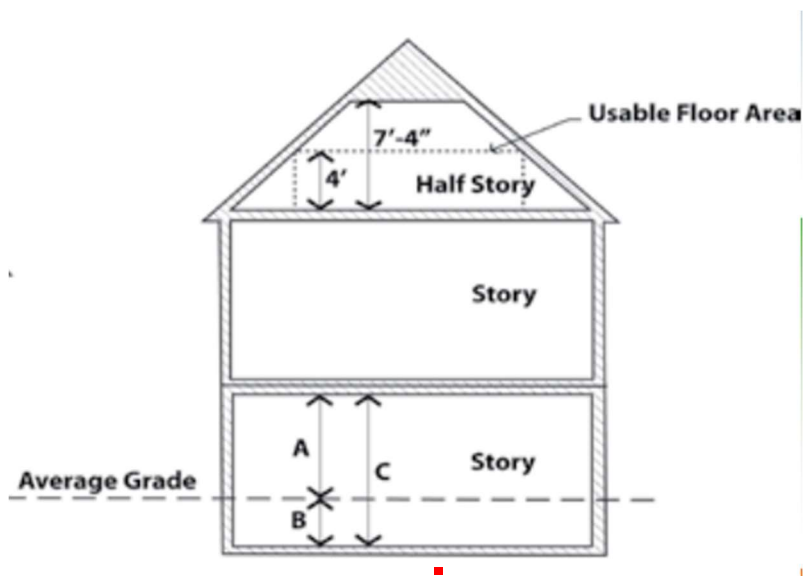


# PINNACLE OF TROY VERIFICATION OF HALF-STORY

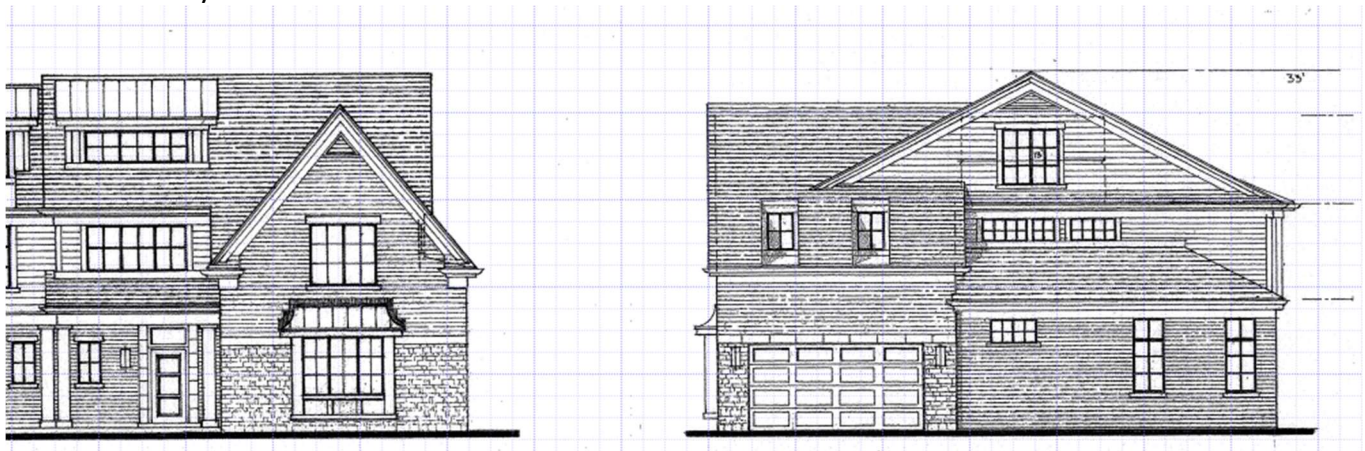
Definition of half-story:

STORY, HALF: An uppermost story lying under a sloping roof, the usable floor area of which, at a height of four feet above the floor, does not exceed two-thirds (2/3) of the floor area in the story directly below and the height above at least two hundred (200) square feet of floor space is seven feet four inches (7'4"). When the usable floor area of such a story, at a height of four (4) feet above the floor, does exceed two-thirds (2/3) of the floor area of the story directly below, it shall be counted as a full story.

Graphic Representation of half-story under the roof:

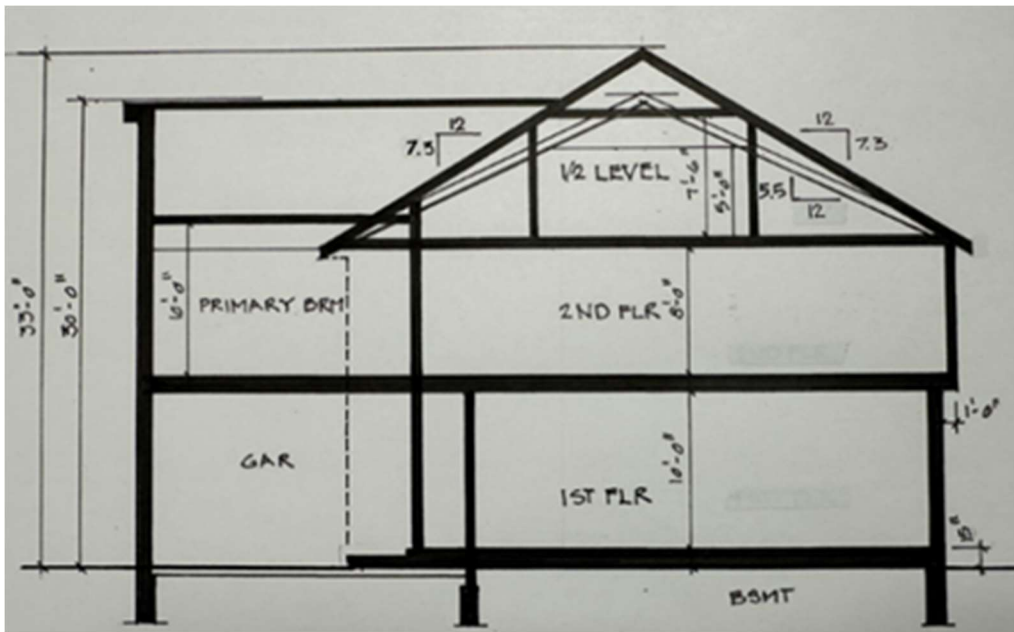


Pinnacle of Troy Elevations





Pinnacle of Troy Section



The area of the half-story is 500 square feet. The average area of the floor just below is 1,500 square feet. The area of the half-story is 1/3 of the area of the floor below. This area is less than 2/3 of the area of the floor below as regulated in the definition of half-story.



Mr. Brent Savidant  
Community Development Director  
Planning Department, City of Troy  
Troy, MI

Dear Mr. Savidant:

We are the residents of Stonehaven Woods East subdivision and our new neighbors, Choice Development, are the owners of the property at the southwest corner of Crooks and Wattles. Choice Development was kind enough to invite us to their office to review their proposed project, the Pinnacle of Troy. They have shown us why they have a need to request a 3' variance on height of the homes in the Pinnacle of Troy project. We discussed the whole project with regard to the use of the property as a low-density single family attached development that has been designed in keeping with the style, character, livable area, exterior materials, height, assessed value, etc. of our homes. We find these attributes to be consistent with our homes. In particular, the homes in our subdivision vary in height to the ridge from 30' to 38'. Hence the proposed height of homes in Pinnacle of Troy of 33', which we understand is 3' higher than the maximum height regulation of the zoning ordinance for the Neighborhood Node, will be similar to many homes in our subdivision. We also understand that if this variance of 3' at the ridge of the home is not granted, then these design elements would have to be modified and the final image and characteristics of their homes would not be in keeping with the image and characteristics of our homes.

Our homes are very large and beautiful and we want to maintain the image and the value of our neighborhood. Any other use or type of living units that are less than what is being proposed would diminish the value of our homes and we find that unacceptable. Please take into consideration whatever is acceptable to the Zoning Board of Appeals in this situation to grant this minor height variance. We would also request you to kindly share our concerns with the Planning Commission because we know that this Neighborhood Node and this property has been the topic of many planning discussions. We find this plan to be the best option for this property.

Looking forward to receiving your kind consideration of this request. Please feel free to contact me at the number given below.

Thanks,

Anand Sinha  
President, Board of Directors, Stone Haven Woods East Association  
3949, Fadi Drive, Troy MI 48084  
(248) 872-3057

**The following pages, provided by the City, are from the February 11, 2025 Planning Commission meeting.**

DATE: February 6, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Proposed Pinnacle of Troy, Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, & -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District.

The petitioner David Donnellon submitted the above referenced Preliminary Site Plan application for a attached residential development featuring 36 units in 12 buildings. The subject site is 5.38 acres in area. The Planning Commission is authorized to approve this Preliminary Site Plan.

The applicant seeks a height variance for the units from the Zoning Board of Appeals. Therefore the Planning Commission may discuss the item and provide feedback but may not take action on this item at the February 11 meeting.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Traffic Impact Study, prepared by Colliers dated June 2, 2024
4. Traffic memo prepared by OHM Advisors, dated June 18, 2024
5. Preliminary Site Plan Application.

Chair Perakis opened the floor for public comment. Acknowledging there was no one present to speak, Chair Perakis closed the floor for public comment.

**Resolution # PC-2025-02-011**

Moved by: Lambert  
 Support by: Krent

**RESOLVED**, That Preliminary Site Plan Approval, pursuant to Article 8 of the Zoning Ordinance, as requested for the proposed Slick City Action Park: Troy indoor commercial recreation facility, East side of Crooks, North of Maple (1820 Crooks and 1749 Northwood), Section 28, approximately 3.02 acres in size, Currently Zoned MR (Maple Road) and IB (Integrated Industrial and Business), be granted, subject to the following conditions:

1. Consolidate lots.
2. Obtain a parking easement with the neighboring site to the south prior to Final Approval.
3. Add two more landscape islands in the lot, one to be located on the south side of the building to enhance pedestrian safety.
4. City staff to work with the petitioner to enhance pedestrian safety on the south side of the building.

Discussion on the motion on the floor.

Mr. Savidant said he would consult with the City Engineer and engineering staff on site improvements that would provide the best safety for pedestrian traffic on the south side of the building.

Vote on the motion on the floor.

Yes: Faison, Hutson, Krent, Lambert, Malalahalli, Perakis, Tagle  
 Absent: Fox  
 Recused: Buechner

**MOTION CARRIED**

Mr. Buechner returned to the meeting at 7:36 p.m.

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0014) – Proposed Pinnacle of Troy, Southwest corner of Crooks and Wattles (3991 Crooks; PIN 88-20-20-226-015, -016, -017, and -106), Section 20, Currently Zoned NN (Neighborhood Node “I”) District

Mr. Carlisle reviewed the Preliminary Site Plan application for Pinnacle of Troy. He stated the applicant is before the Board this evening for feedback only. Mr. Carlisle said the applicant is seeking a building height variance from the Zoning Board of Appeals (ZBA). He said the application would come back for Planning Commission consideration when a decision is made by the ZBA.

- Internal vehicular movement, as relates to:
  - End residential units provide privacy desired by some homeowners.
  - Consideration to reconfigure site layout and provide vehicular loop around buildings.
  - Consideration to eliminate t-turnarounds and reduce setback on west property line to accommodate more green space and enhance corner entrance.
- Outdoor amenities; percentage of green space required.
- Price point of homes: \$750,000 to \$1 million.
- City preference for interconnectivity between residential developments.

Mr. Savidant said he would ask OHM to attend the next meeting should the item come back before the Planning Commission for consideration.

Chair Perakis opened the floor for public comment.

- Anand Sinha, 3949 Fadi Drive; voiced support for development, said character of neighborhood is a good fit for Stonehaven residents.
- Zhenfeng Liu, 3930 Fadi Drive; in support of no pedestrian or vehicular connection to Stonehaven.
- Fabrice Smielauskas, 4607 Lehigh Drive; voice support for development; addressed Master Plan, density, outdoor amenities and traffic.
- Jim Musial, 4160 Glencastle; addressed concern with survival of landscaping on Wattles because of existing DTE easement.
- Kamal Shouhayib, 2884 Vineyards; addressed Choice Development's accomplished reputation of residential developments.
- Karen Wilson, Real Estate One; addressed site layout, preference of homeowners to reside in end residential units for the privacy they provide.
- Daniel Raubinger, 4083 Penrose; addressed the arborvitae screening and street presence of the development.
- Paul Bertin, ArciDes Inc., no address given; addressed building height.

Chair Perakis closed the floor for public comment.

## 7. PLANNING COMMISSION ANNUAL REPORT – 2024

It was the direction of the Board to submit the 2024 Annual Report to the City Council once a few typographical errors were corrected.

### OTHER ITEMS

## 8. PUBLIC COMMENT – For Items on the Agenda

There was no one present who wished to speak.



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 6, 2025

## Consideration of a Preliminary Site Plan For City of Troy, Michigan

<b>Applicant:</b>	David Donnellon
<b>Project Name:</b>	Pinnacle of Troy
<b>Location:</b>	SW Corner of Crooks & Wattles
<b>Plan Date:</b>	January 21, 2025
<b>Zoning:</b>	NN, Neighborhood Nodes ("F")
<b>Action Requested:</b>	No action

### SITE DESCRIPTION

An application has been submitted to construct a new one-family attached/multiple-family development at the southwest corner of Wattles and Crooks Roads. The 5.38 acre site is largely undeveloped, with the exception of three (3) single family homes facing Crooks Road. The applicant proposes to develop a total of thirty-six (36) units, split between twelve (12) buildings. Each building has between two (2) to four (4) units. Each unit is 2.5 stories with a minimum of three (3) bedrooms. The site has one (1) access point off Crooks Road and contains three (3) internal dead-end streets. As part of the project, the applicant seeks a height variance from the Zoning Board of Appeals (ZBA).

The site includes four (4) parcels, each zoned NN, Neighborhood Nodes (F), Site Type B, in which attached residential is a permitted use.

Please note that the applicant is seeking a height variance (more discussion below). Planning Commission is asked to review the site plan, but shall not grant preliminary site plan approval until a variance decision is reached by the ZBA.



Site Location:



Proposed Use of Subject Site:

One-family attached/Multiple-family residential.

Current Zoning:

The property is currently zoned NN, Neighborhood Nodes (F) Form Based District, Site Type B, Street Type A.

Surrounding Property Details:

Direction	Zoning	Use
North	NN, Neighborhood Nodes (F)	Undeveloped land
South	R1-B, One Family Residential	Single family residential
East	NN, Neighborhood Nodes (F)	7-Eleven

		Cucina Lab Torino Italian Restaurant Troy Dental Studio Undeveloped land
West	R1-B, One Family Residential	Single family residential

**MASTER PLAN**

Development in the Neighborhood Nodes has been a frequent topic of conversation amongst the Planning Commission, City Officials, and the general public. The City of Troy 2040 Master Plan, recently adopted in May 2024, outlines specific intentions for each of the Neighborhood Nodes. Page 91 of the Master Plan states the following regarding the southwest corner of Neighborhood Node (F), where the subject site is located:

*“Due to the existing traffic patterns along both Crooks and Wattles, incorporation of a park use, or low intensity and scale residential, including the expansion of the Stonehaven subdivision into the southwest corner of this node, utilizing the already existing entrances from Crooks and Wattles would be appropriate. If a continuation of Stonehaven is not possible, any future development of this corner shall limit access to Crooks and Wattles, to not increase existing traffic conflicts. The City may consider rezoning the southwest corner to a one-family attached or single-family zoned designation.”*

**Items to be Addressed:** Planning Commission to discuss the project’s compatibility with the City’s vision for the subject site, as described in the 2040 Master Plan.

**NATURAL FEATURES**

**Topography/Wetlands/Drain:** The subject site is largely undeveloped, although there are three (3) existing single-family homes located on the 5.38 acres. The site’s elevation declines from north to south, with elevations reaching as high as 744 feet above sea level in the northwest corner, and as low as 731 feet in the southeast corner. The site is not located in a floodplain and contains no wetlands.

**Woodlands:** The applicant is removing 75 regulated trees, which total 929 inches. They are preserving 17 regulated trees, which total 190 inches. A list of existing trees has been provided on Sheet T-1.1.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	481 inches	481 inches
Woodland	488 inches	244 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	13 inches	26 inches
Woodland	177 inches	354 inches
<b>Total</b>	<b>345 inches required for replacement.</b>	

**(725 inch replacement - 380 inch credit)**

In a previous review dated November 26, 2024, we raised concerns over the vast number of replacement trees proposed between the sidewalks on Wattles and Crooks and the building frontages. Our concerns pertained to the likelihood that these trees will survive the harsh environmental conditions (salt, oil, etc) experienced on a major intersection.

In a memo dated January 20, 2025, the applicant responded by stating: “Extra care will be taken to provide evergreens with an anti-desiccant spray to protect evergreens from winter damage and reduce water loss. Evergreens can also be wrapped in burlap in the winter months to protect against sunscald and frost cracks, per ANSI, American Nursery Stock Standard, best practices.”

One of the intents of the form-based districts is to create a pedestrian friendly area and an engaging experience from the road. The Planning Commission should consider if a row of arborvitae that screens the fronts of the buildings from Wattles and Crooks meets the intent of the form-based districts.



Row of arborvitae between building and ROW

**Items to be Addressed:** Does the use of arborvitae meet the intent of the form-based district.

**AREA, WIDTH, HEIGHT, SETBACKS**

The proposed site is regulated by the standards of Building Form C:

	Required	Provided	Compliance
Front (Wattles)	10-foot build-to line	15 feet	Needs relief from Planning Commission. See Discussion Below
Front (Crooks)	10-foot build-to line	14 feet	Needs relief from Planning Commission. See Discussion Below
Side (West)	N/A, building may be placed up to property line	30 feet	Complies
Rear (South)	30 feet minimum	30 feet	Complies

Building Height (Neighborhood Nodes)	2.5 stories, 30 feet	33 feet	Does Not Comply. See Discussion Below
Open Space	15%	34.6%	Complies
Parking	Parking behind or to side of building	Parking in garages, driveways, and on internal roads	Complies

Front Setbacks:

Due to its location at the southwest corner of Wattles and Crooks Roads, the subject site is considered to have two (2) front yards. Both yards are required to have a 10-foot front setback, which the applicant has exceeded by proposing fourteen (14) along Crooks and fifteen (15) feet along Wattles.

Building Form C permits the Planning Commission to adjust the building line to a maximum of thirty (30) feet beyond the property line for projects incorporating a permanent front yard, enclosed space that shall incorporate a permanent wall or landscaping area along the required building line. The applicant is proposing a patio with landscaping, including the screening noted above.

Building Height:

The applicant is aware that the proposed building height of thirty-three (33) feet exceeds the amount permitted by three (3) feet. The applicant is also aware that building height in the Neighborhood Nodes has been a particularly sensitive subject for the Planning Commission and community at large. They have chosen to seek a building height variance from the City's Zoning Board of Appeals (ZBA).

The applicant is informed of the process to follow for a project that requires both site plan and variance approval, as outlined in Section 15.06. The steps for this process are as follows:

*The Planning Commission shall review the site plan, including site layout and other design features, but shall not grant Preliminary Site Plan Approval nor make a recommendation on the variance. The Planning Commission shall then transmit the site plan and the minutes related to said site plan to the Zoning Board of Appeals. The Zoning Board of Appeals shall transmit its decision related to the application to the Planning Commission. The Planning Commission shall then take action on the site plan.*

**Items to be Addressed:** 1). Planning Commission consideration of increased front setbacks; and 2). Planning Commission shall review the site plan, but shall not grant preliminary site plan approval until a variance decision is reached by the ZBA.

## SITE LAYOUT

The proposed development includes thirty-six (36) residential units, split between twelve (12) buildings. Each building contains two (2) to four (4) units. The site has one (1) point of access via Crooks Road, and there are three (3) internal dead-end streets on site. A 5-foot wide sidewalk system is provided throughout, connecting to the existing sidewalk along Wattles and Crooks Roads.

While all units face the internal roads, those units along Wattles and Crooks are designed to have additional doors and walkways facing the thoroughfares. An outdoor amenity area is located in the site's southeast corner; however, this area is located above an underground detention system, and therefore no permanent structures may be erected there.

The number of units on site has led to a particularly tight layout. In previous reviews, we raised concerns regarding the close proximity of turnarounds and guest parking spaces to neighboring units. Similarly, we raised concerns over the tightly packed planting areas and lack of outdoor amenities. Over time, the applicant has addressed some of our concerns, although the layout remains tightly packed.

**Items to be Addressed:** None.

## PARKING

	Required	Provided	Compliance
<u>Multi-Family Residential:</u> 2 spaces per each dwelling unit	36 units*2= 72 spaces	90 spaces total (72 unit spaces + 18 guest spaces)	Exceeds Amount Permitted. See Discussion Below

### Excess Parking:

The amount of parking proposed by the applicant exceeds the required number by more than 20%. We recognize that excessive parking reduces aesthetic standards and contributes to high and unnecessary rates of stormwater runoff. For these reasons, the City requires applicants to receive approval when exceeding parking requirements by more than 20%.

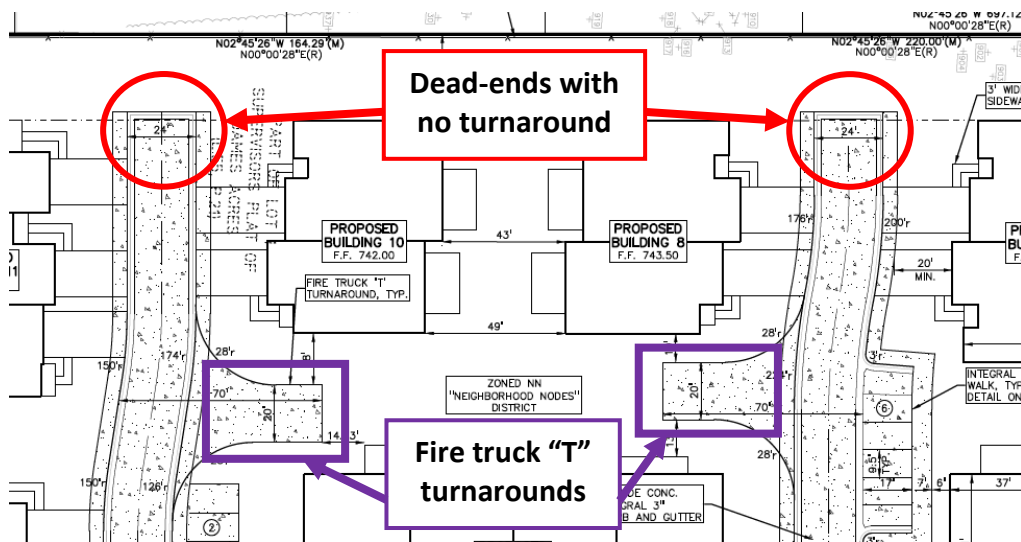
In a previous review, we informed the applicant that parking would need to be reduced or documented evidence justifying the parking need would be required to receive approval from the Planning Commission. Since then, five (5) spaces have been removed from the site plan; however, parking still exceeds 20%, and no evidence-based justification has been provided. It appears that the applicant intends to discuss this with the Planning Commission without documented evidence.

**Items to be Addressed:** Reduce parking or provide documented evidence justifying the need for excess parking.

## TRAFFIC and CIRCULATION

### Vehicular Traffic:

The subject site has one (1) point of access via Crooks Road. Within the site, there is one (1) main drive that provides access to three (3) separate dead-end streets. Although two-way traffic is utilized throughout the site, we have concerns with the awkward navigation of the dead-end streets. No turnaround is provided where these streets end; instead, each street ends with just grass. See the image below.



In order to shift direction where the street ends, a driver will be required to reverse until they can either turn around in someone’s driveway or reverse until they reach the “T” turnaround provided for the Fire Department halfway down the street. In either case, the driver might find themselves reversing towards an approaching vehicle.

In a previous review, we asked the applicant to clarify how trash vehicles or delivery trucks would navigate the ends of these roads. In a response memo dated January 20, 2025, the applicant stated: “The vehicular maneuvering space at the end of dead-end driveway meets the National Fire Department Standards for “T” turnarounds and has been accepted by the Troy Fire Department.” “All trash and delivery vehicles will use the code compliant turn around space to maneuver in and out of this area.”

We have also asked the applicant to shift the truck “T” turnarounds north to the dead end. This would provide additional buffer from the Stonehaven subdivision and allow for a turnaround at the end of the dead ends. In addition, we have concerns that the proposed locations will be used for guest parking and may not remain clear for fire access.

Pedestrian Access:

A 5-foot wide sidewalk system is provided throughout the site, which connects to the existing sidewalk along Wattles and Crooks Roads. Five (5) crosswalks are provided to allow for direct pedestrian access across each internal street. Units abutting Wattles and Crooks Roads have a personal 3-foot wide sidewalk connecting them to the sidewalk system along these main roads.

**Items to be Addressed:** Planning Commission to discuss the layout and proposed street design.

**LANDSCAPING**

A landscaping plan has been provided on Sheet L-1.0. The following table discusses the development’s compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
<u>Greenbelt Landscaping:</u> One (1) deciduous tree for every thirty (30) lineal feet, or fraction thereof, of frontage abutting a public road right-of-way.	Wattles: (332/30)= 11 trees  Crooks: (712/30)= 24 trees	Wattles: 11 trees  Crooks: 24 trees	Complies
<u>Site Landscaping:</u> A minimum of 20% of the site area shall be comprised of landscape material.	20%	41.4%	Complies
<u>Screening Between Uses:</u> South/Single-family: One (1) large evergreen tree per ten (10) lineal feet  West/Single-family: One (1) large evergreen tree per ten (10) lineal feet	South: (337 LF/10)= 34 large trees  West: (697 LF/10)= 70 large trees	South: 34 large trees  West: 70 large trees	South: Complies  West: Complies
<u>Parking Lot Trees:</u> One (1) tree for every eight (8) spaces	23 spaces/8= 3 trees	3 trees	Complies

Proposed Fence:

As mentioned, the subject site abuts single-family residential homes to the south and west. In addition to the landscape screening provided along these property lines, the applicant proposes to construct a 5-foot tall black aluminum decorative fence.

Mechanical Equipment:

Details provided on Sheet L-1.3 indicate that landscape screening will be provided around transformers once their location is finalized. Sheet L-1.3 states “See plan for plant type, quantity and layout. Note: utilities may be located adjacent to bldg units.”

Trash Enclosure:

There will be no dumpsters on site. Each residential unit will receive personal trash containers that will be collected on the dedicated trash day.

Stormwater Management:

An underground detention area is shown in the site’s southeast corner. We refer to the City Engineer for review.

Outdoor Amenities:

One (1) outdoor amenity area is shown at the southeast corner of the site. The applicant states that benches and a bike rack will be placed in this area, plus any additional amenities chosen at the discretion of the homeowners. However, due to the underground detention system directly below, no amenities requiring foundations are permitted in this area. The applicant states that residents may utilize the nearby Boulan Park for recreation amenities that are not provided directly on site.

***Items to be Addressed:*** Planning Commission to discuss amenity areas.

**LIGHTING**

A photometric plan has been provided. All lighting levels are compliant with ordinance standards. One (1) pole light is proposed near the access point off Crooks.

All other lights on site are wall-mounted lights located on the building facades. Because they are not downward directed, the design of these fixtures qualifies them as ‘decorative lighting.’ Decorative fixtures may be approved when it can be proven that there will be no off-site glare through the use of low wattage lamps and the proposed fixtures will be more consistent with the character of the site.

***Items to be Addressed:*** Planning Commission consideration of decorative lighting.

**FLOOR PLAN AND ELEVATIONS**

Floor Plans:

The applicant proposes a total of thirty-six (36) units, split between twelve (12) buildings. Four (4) different floor plans are provided on Sheet A-2 and each unit will match one of these floor plans. Each unit is 2.5 stories. Technically, each unit has a basement, two (2) full stories, and a half-story “loft area” at the top.



Each unit comes with a 2-car garage in the front of the home and an outdoor patio in the back. Each unit contains five (5) restrooms, and either three (3) or four (4) bedrooms, depending on the model. The third level/loft area shows a restroom, reading nook, play area, possible bunk beds, and walk-in closet. The applicant has conveyed that the layout of the loft will be decided by the homeowner. Similarly, the area of each home will be based upon the buyer's preference; although, the average area of each home should fall between 2,600 and 3,200 square feet.

Elevations:

The overall building height is thirty-three (33) feet. As previously mentioned, the applicant seeks a dimensional variance for a building height greater than thirty (30) feet.

Transparency:

Transparency calculations were provided by the applicant in a memo dated January 20, 2025. Transparency requirements and compliance are outlined in the table below.

Elevation	Façade Area	Required	Provided	Compliance
Crooks	352 SF	176 SF (50%)	216 SF (61.3%)	Complies
Wattles	385 SF	192.5 SF (50%)	207 SF (53.8%)	Complies

Building Materials:

Primary building materials include brick, estate stone, and vinyl siding. The roof features Landmark Pro shingles and MBCI Double-Lok roof panels. Other materials include glass windows, black window frames, and gunmetal garage doors. The brick is a deep red color, with the remaining materials being a mix of black, dark gray, and light gray. Premium colors are used for some materials, such as the Landmark Pro shingles.

***Items to be Addressed:*** Provide 3D colored renderings of site and surrounding area, as required by Section 8.05.

**DESIGN STANDARDS AND SITE PLAN REVIEW STANDARDS**

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility with existing commercial districts and provide a transition between land uses.*
  - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
  - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
  - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
  - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
  - b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
  - c. *Develop buildings with creativity that includes balanced compositions and forms.*
  - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
  - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
  - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
  
3. *Enhance the character, environment and safety for pedestrians and motorists.*
  - a. *Provide elements that define the street and the pedestrian realm.*
  - b. *Create a connection between the public right of way and ground floor activities.*
  - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
  - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
  - e. *Improve safety for pedestrians through site design measures.*

**Items to be Addressed:** None.

## SUMMARY

Please note that the applicant is seeking a height variance. The Planning Commission is asked to review the site plan, but shall not grant preliminary site plan approval until a variance decision is reached by the ZBA.

The following items should be addressed by the applicant:

1. *Reduce parking or provide documented evidence justifying the need for excess parking.*
2. *Provide 3D colored renderings of site and surrounding area, as required by Section 8.05.*

At the upcoming meeting, the following items shall be addressed by the Planning Commission:

1. *Planning Commission to discuss the project's compatibility with the City's vision for the subject site, as described in the 2040 Master Plan.*

Pinnacle of Troy, SPR  
February 6, 2025

2. *Planning Commission to discuss if the use of arborvitae meet the intent of the form-based district.*
3. *Planning Commission to consider increased front setbacks.*
4. *Planning Commission to discuss the proposed layout and street design.*
5. *Planning Commission to discuss amenity areas.*
6. *Planning Commission to consider decorative lighting.*

Respectfully,

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
Benjamin R. Carlisle, AICP, LEED AP  
President

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
Shania Kot  
Community Planner

B. 363 W. BIG BEAVER, JOHN MARUSICH, MARUSICH ARCHITECTRUE FOR FRANK SIMON, 363 BIG BEAVER LLC – A variance request to allow a residential apartment tower addition be set back zero feet from the rear property line, where the Zoning Ordinance requires a 40 foot set back.

ZONING ORDINANCE SECTION: Table 5.03 B 6, BB Zoning district

546

W BIG BEAVER

75

363

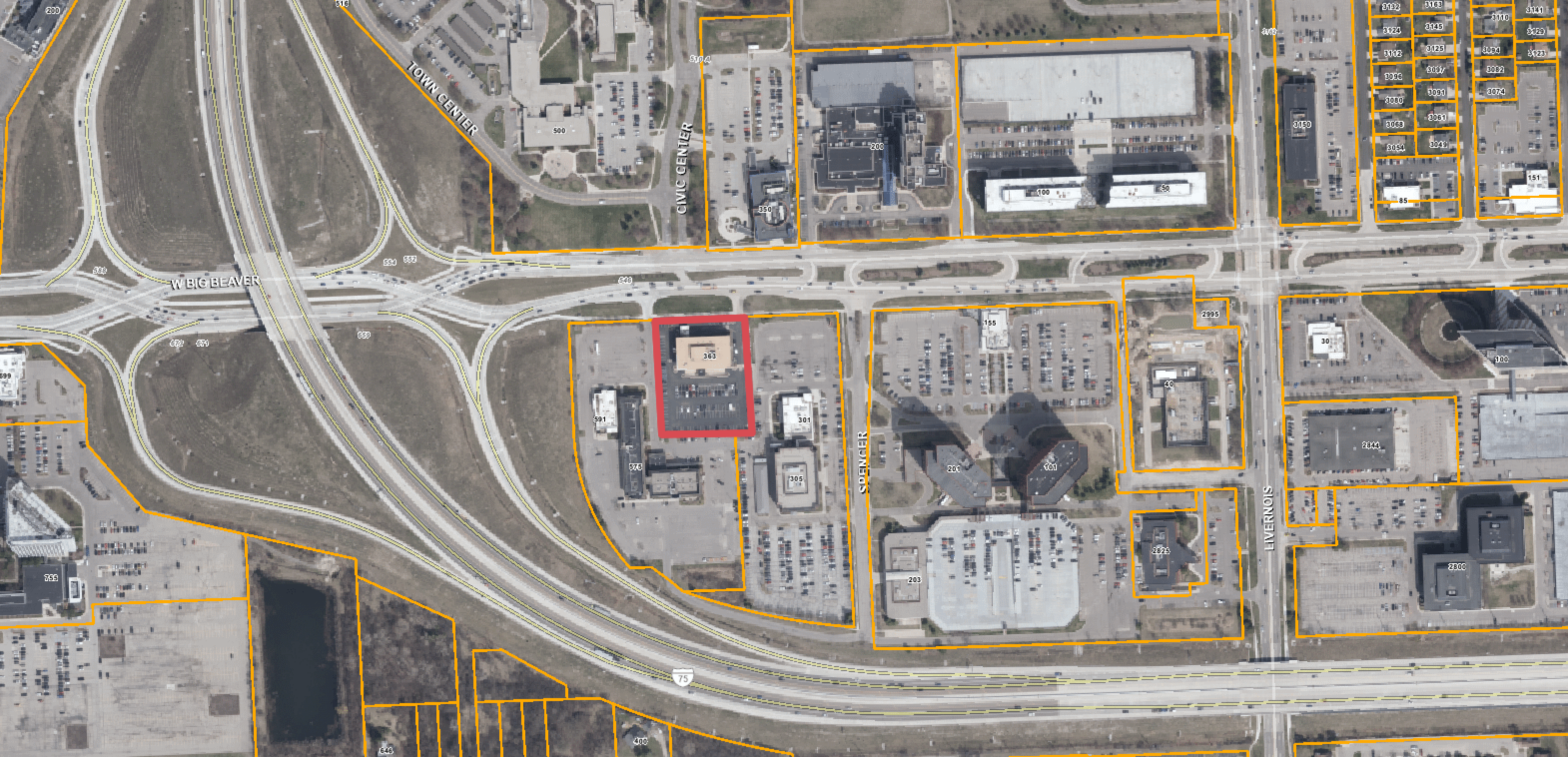
591

301

SPENCER

575





W BIG BEAVER

TOWN CENTER

CIVIC CENTER

SPENCER

LIVRNOIS

75

363

500

200

350

300

350

3100

3023

3103

3034

3022

3074

3080

3031

3041

3063

3051

3041

3054

3041

351

359

359

391

370

301

305

200

301

203

2825

2995

30

2844

400

2800

646

400



ZONING BOARD OF APPEALS APPLICATION  
5 POINTS OF PRACTICAL DIFFICULTY (03/10/2025)

ANSWERS TO a) and e):

The exceptional characteristic of this site that makes this site different from other sites is that our site backs up to another commercial property in the rear. The impact of the 40-foot setback is not as impactful, functionally and visually, as it would be if the site backed up to residential.

The 10-foot rear greenbelt plus 20-foot rear parking (total of 30 feet) is part of a restrictive easement, and the use is exclusive to the 363 project. The existing 20-foot access lane is a part of a shared easement between the 363 owner/developer and the hotel owner only.

**In conclusion, the cumulative impact of these easements is in excess of the required 40-foot setback in the portion of the building that we are requesting the variance. We request this consideration to have merit to approve the variance.**

The currently existing hotel is not expanding, it is being renovated. The restaurant is proposed to be demolished for added Hotel Parking Only.

All parking easements in the rear (south) are a part of 363 project use and calculation.

66% of rear setback is in zoning nonconformance. To assist in softening the impact of the facade of the parking structure we installed a green wall. (Please see drawing / sheet ST-1.1 & A-13)

33% of the rear setback is in zoning conformance.

The 363 Project does not back up to residential, only to the hotel property.

The hotel owner is also a personal friend of the 363 property owner/developer and is a land owner/business partner with the Big Beaver Hotel owner in an Ann Arbor hotel development.

The hotel owner is supportive of the setback variance.

We do not require the 40-foot setback for loading zone or trash truck overhead dump. We have 14-foot clear 1<sup>st</sup> floor parking. These functions are adequately performed on site.

ANSWERS TO:

- b) The appeal of the setback is related to the premises for which the variance is sought.
- c) The characteristics of the site / variance are not of personal nature.
- d) The characteristics of the site have not been created by previous owner.





363 BIG BEAVER MXD – ZBA PACKAGE 03/10/2025

NOTE:

The whole drawing & rendering package is included in this document. However, the next 4 pages are the focus of this presentation.



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

OFFICE: (248) 792-2949  
CELL: (313) 482-0645

www.marusicharchitecture.com  
john.marusicharchitecture@gmail.com

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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY

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PARKING ANALYSIS REV.	03/18/2024
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S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

SHEET CONTENTS

BLOWUP OF REAR SETBACK (ZBA)

SEAL



11/12/2024

SHEET #

ST-1.1

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2024

PROPERTY LINE

PROPERTY LINE

LINE OF PARKING DECK ABOVE (BLUE)

PROPERTY LINE (RED-DASHED)

AREA OF REQUESTED VARIANCE

40' REAR SETBACK PER CODE

40' REAR SETBACK PER CODE

50'

40'

PROPERTY LINE (RED-DASHED)

42' IN SETBACK CONFORMANCE

20' ACCESS EASEMENT

178'-7 1/2" ZBA VARIANCE REQUESTED

267'-7 1/2"

47' IN SETBACK CONFORMANCE

EASEMENT PARCEL 3  
30' WD. INGRESS, EGRESS & PARKING EASEMENT  
(L.8653, P.03)  
"EXHIBIT C"

EASEMENT PARCEL 4  
20' WD. INGRESS, EGRESS & PARKING EASEMENT  
(L.8653, P.03)  
"EXHIBIT D"

2/3 (66%) OF REAR FRONTAGE IS IN NON-CONFORMANCE TO ZONING CODE  
1/3 (33%) IS IN CONFORMANCE TO ZONING CODE

SHARED EASEMENT PARKING = 25 SPACES

EASEMENT FOR 25 PARKING SPACES  
(L.34698, P.730)

EXISTING DRURY INN HOTEL

BLOWUP OF REAR SETBACK (ZBA)  
SCALE: 1" = 10' - 0"

AREA OF EXISTING DRIVE AISLE EASEMENT

AREA OF EXISTING EXCLUSIVE EASEMENT

AREA OF REQUESTED VARIANCE

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2024



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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

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S.P.A. PLAN PACKAGE 2.2	11/12/2024

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SHEET CONTENTS

BLOWUP OF REAR SETBACK 2 (ZBA)

SEAL



11/12/2024

SHEET # ST-1.2

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2024

PROPERTY LINE

PROPERTY LINE

LINE OF PARKING DECK ABOVE

AREA OF REQUESTED VARIANCE

REAR SETBACK PER CODE

REAR SETBACK PER CODE

PROPERTY LINE

IN SETBACK CONFORMANCE

ZBA VARIANCE REQUESTED

IN SETBACK CONFORMANCE

EASEMENT PARCEL 3  
30' WD. INGRESS, EGRESS  
& PARKING EASEMENT  
(L.8653, P.03)  
"EXHIBIT C"

EASEMENT PARCEL 4  
20' WD. INGRESS, EGRESS  
& PARKING EASEMENT  
(L.8653, P.03)  
"EXHIBIT D"

EASEMENT FOR 25  
PARKING SPACES  
(L.34698, P.730)

2/3 (66%) OF REAR FRONTAGE IS IN  
NON-CONFORMANCE TO ZONING CODE  
1/3 (33%) IS IN CONFORMANCE TO ZONING CODE

EXISTING DRURY INN HOTEL

BLOWUP OF REAR SETBACK 2 (ZBA)  
SCALE: 1" = 10' - 0"

AREA OF EXISTING DRIVE AISLE EASEMENT

AREA OF EXISTING EXCLUSIVE EASEMENT

AREA OF REQUESTED VARIANCE

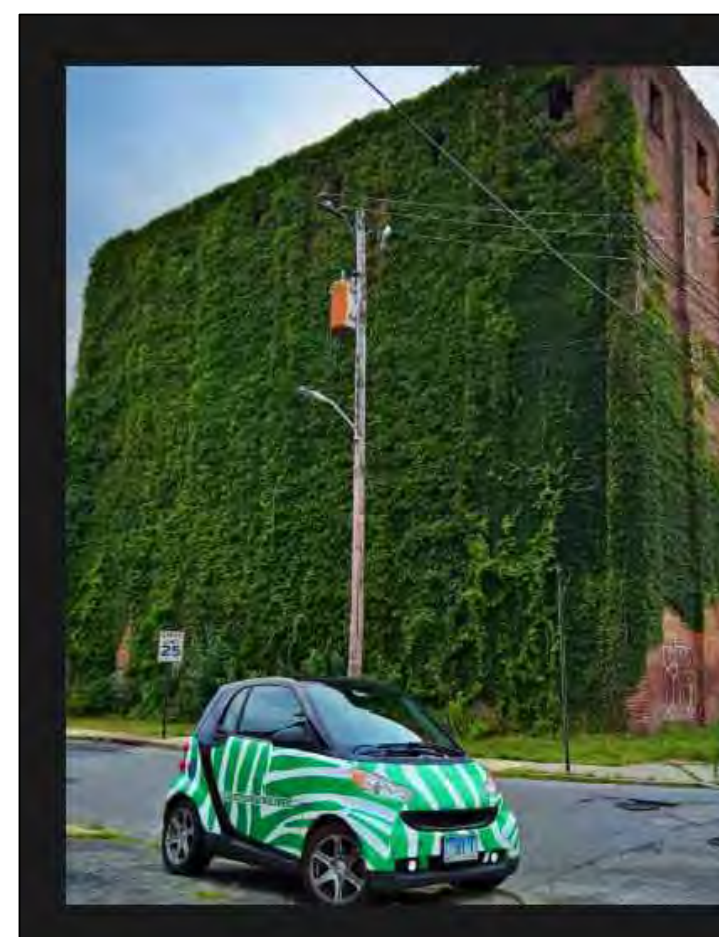
OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2024



### GREEN WALL DETAIL

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



#### An Extensive Green Wall (Type 1)

Consists of a self-climber that goes up a structure on its own, as simple as that. This is possible for less than \$100 and in around 2 years the plants cover 120-180sf of wall. Because there are choices, it can be a mix evergreen climbers or a summer green climber with flowers and fruits. Especially birds like to nest in these types of Green Walls. Surely, this increases diversity on all levels and over all levels of a structure. A preference for native-only plants in this type of Green Wall can be challenging. Because with urban heat island and climate extremes, a mix of plants can adjust accordingly. At a later time, self climbing Green Walls offer a structure for vines that needs to grab on something. A naturally trellis without ropes, wires.

#### Extensive Green Walls (Type 2)

Require a structure to grab onto. Of course, such a structure is also design element until it is covered by the vegetation. Thus, design options are unlimited from simple ropes, wires, meshes, and ornamental trellises. Overall an inexpensive solution where diversity and appearance literally grow overtime.

In contrast to other solutions Extensive Green Walls (Type 1 and 2) have the highest ecological and economical benefits. The key benefits of these types of Green Walls are the low installation and maintenance costs. They are affordable for all building owners and the longevity is as long as the structure will last.

## VERTICAL GREENERY TYPES

GROUND-BASED		WALL/STRUCTURE-BASED		
EXTENSIVE 1	EXTENSIVE 2	SEMI-INTENSIVE	INTENSIVE 1	INTENSIVE 2

Text and pictures: [www.greenrooftechnology.com](http://www.greenrooftechnology.com)  
Jorg Breuning

**COSTS**

\$10/sf \$160/sf

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S.P.A. PLAN PACKAGE 2.2	11/12/2024

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SHEET CONTENTS  
**GREEN WALL DETAIL**

SEAL

DATE: 11/12/2024  
SHEET # **A-13**

OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: \_\_\_/\_\_\_/2024



# 363 BIG BEAVER MXD

363 W BIG BEAVER RD  
TROY, MI. 48084

DRAWING INDEX	
DRAWING #	DRAWING TITLE
	COVER SHEET
	APPLICATION
	TOPOGRAPHY / SURVEY
ST-1	SITE PLAN
L-1	LANDSCAPE PLAN (GROUND LEVEL - FRONT)
L-2	LANDSCAPE PLAN (GROUND LEVEL - REAR)
L-3	LANDSCAPE PLAN (TOP OF DECK)
L-4	LANDSCAPE AREA DIAGRAM
L-5	TREE INVENTORY PLAN
L-6	PLANT LIST & DETAILS
A-1	LEVEL 1 - GROUND LEVEL PLAN (PARKING / LOBBY)
A-2	LEVEL 2 - PARKING DECK PLAN
A-3	LEVEL 3 - RESIDENTIAL FLOOR PLAN
A-4	LEVEL 4 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 4 & 6)
A-5A	LEVEL 5 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 5 & 7)
A-5B	RESIDENTIAL UNIT FLOOR PLANS
A-6A	BUILDING ELEVATIONS (1 OF 2)
A-6B	BUILDING ELEVATIONS (2 OF 2)
A-7	PRELIMINARY GRADING PLAN (DEFERRED SUBMITTAL)
A-8	TREE INVENTORY PLAN (NOT USED: SEE SHEET L-5)
A-9A	LIGHTING PLAN (GROUND LEVEL)
A-9B	LIGHTING PLAN (TOP OF DECK)
A-10	ROOF PLAN - CONDENSER UNIT LAYOUT
A-11	BUILDING SECTIONS
A-12A	PARKING ANALYSIS (1 OF 6)
A-12B	PARKING ANALYSIS (2 OF 6)
A-12C	PARKING ANALYSIS (3 OF 6)
A-12D	PARKING ANALYSIS (4 OF 6)
A-12E	PARKING ANALYSIS (5 OF 6)
A-12F	PARKING ANALYSIS (6 OF 6)
A-13	GREEN WALL DETAIL

BUILDING FORM F REQUIRED SETBACKS	
PROPERTY EDGE	DISTANCE
FRONT SETBACK	10' MIN
REAR SETBACK	40' MIN
SIDE SETBACK	0' MIN

NOTES:
Per section 903.2.8 2015 Michigan Building Code, an automatic sprinkler system is required for occupancies with a group R fire area.
CIVIL ENGINEERING PLANS: <b>DEFERRED SUBMITTAL</b>

SITE PLAN APPLICATION PACKAGE  
(DC: 11/12/2024)  
REVISED: 01/13/2025  
ZBA PACKAGE: 03/10/2025

PROJECT DESCRIPTION
A 100 UNIT DEVELOPMENT OF A 5 STORY RESIDENTIAL APARTMENT TOWER OVER TOP OF 2 LEVELS OF PARKING BELOW (7 STORIES TOTAL).

BUILDING CODE REVIEW	
CLASSIFICATION OF WORK : NEW CONSTRUCTION	
BUILDING	2015 MICHIGAN BUILDING CODE (R2 STRUCTURE)
ENERGY	2015 MICHIGAN ENERGY CODE- ASHRAE 90.1.2007
FIRE	2015 INTERNATIONAL FIRE CODE
PLUMBING	2018 MICHIGAN PLUMBING CODE
MECHANICAL	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL	2017 NATIONAL ELECTRIC CODE

BUILDING INFORMATION	
USE CLASSIFICATION	R2
CONSTRUCTION CLASSIFICATION	TYPE : VA (APT.) & TYPE 1(PARKING STRUCTURE)
GROSS BUILDING AREA	152,231 S.F.
REQUIRED EXITS PER SEC. 1006	2015 MICHIGAN BUILDING CODE
SPRINKLER SYSTEM REQUIRED	2015 MICHIGAN BUILDING CODE

LANDSCAPE AREA BREAKDOWN	
ROOF GREEN SPACE AREA:	14,484 S.F.
TOP OF COMMUNITY ROOM GREEN SPACE AREA:	1,948 S.F.
TOP OF DECK GREEN SPACE AREA:	7,253 S.F.
GROUND LEVEL GREEN SPACE AREA:	5,459 S.F.
<b>TOTAL GREEN SPACE AREA:</b>	<b>29,144 S.F.</b>
15% MIN. GREEN AREA REQUIRED	
29,144 / 90,711 = 32.1% GREEN AREA PROVIDED	

SITE INFORMATION
ZONED BBA (BIG BEAVER DISTRICT TYPE A) SITE AREA = 90,711 S.F. = 2.082 ACRES EXISTING OFFICE BUILDING AREA = 52,095 S.F (12,133 S.F. GROUND) EXISTING OFFICE BUILDING COVERAGE = 13.3%
ZONED BBA (BIG BEAVER DISTRICT TYPE A) SITE AREA = 90,711 S.F. = 2.082 ACRES NEW BUILDING AREA (PARKING DECK AREA) = 46,161 S.F. NEW BUILDING COVERAGE (PARKING DECK) = 50.8%

**LEGAL DESCRIPTION**  
REAL PROPERTY IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:  
PARCEL 1:  
LOTS 101 AND 102, EXCEPT THE NORTH 60 FEET DEED TO CITY OF TROY IN LIBER 8016, PAGE 44, BEAVER PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 28, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS.

**EASEMENT PARCEL 2.**  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN LIBER 8653, PAGE 3, OAKLAND COUNTY RECORDS AND DESCRIBED AS: PART OF VACATED MINER STREET (50 FEET WIDE) OF BEAVER PARK SUBDIVISION OF WEST 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 28, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS. ALSO DESCRIBED AS: BEGINNING AT A POINT WHICH IS NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 870.00 FEET AND SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 102.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF BIG BEAVER ROAD (204 FEET WIDE) NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 33.00 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 60.00 FEET ALONG THE EAST LINE OF SAID VACATED MINER STREET; THENCE SOUTH 87 DEGREES 50 MINUTES 28 SECONDS WEST, 33.00 FEET; THENCE NORTH 02 DEGREES 53 MINUTES 44 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING.

**EASEMENT PARCEL 3.**  
ALSO, TOGETHER WITH AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS RECORDED IN LIBER 8653, PAGE 3, OAKLAND COUNTY RECORDS AND DESCRIBED AS: PART OF LOT 100, BEAVER PARK SUBDIVISION OF WEST PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 28, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS. ALSO DESCRIBED AS: BEGINNING AT A POINT WHICH IS NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST 903.00 FEET AND SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 468.00 FEET AND NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 10.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 02 DEGREES 53 MINUTES 44 SECONDS WEST, 30.00 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 210.00 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 30.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 28 SECONDS WEST, 210.00 FEET TO THE POINT OF BEGINNING.

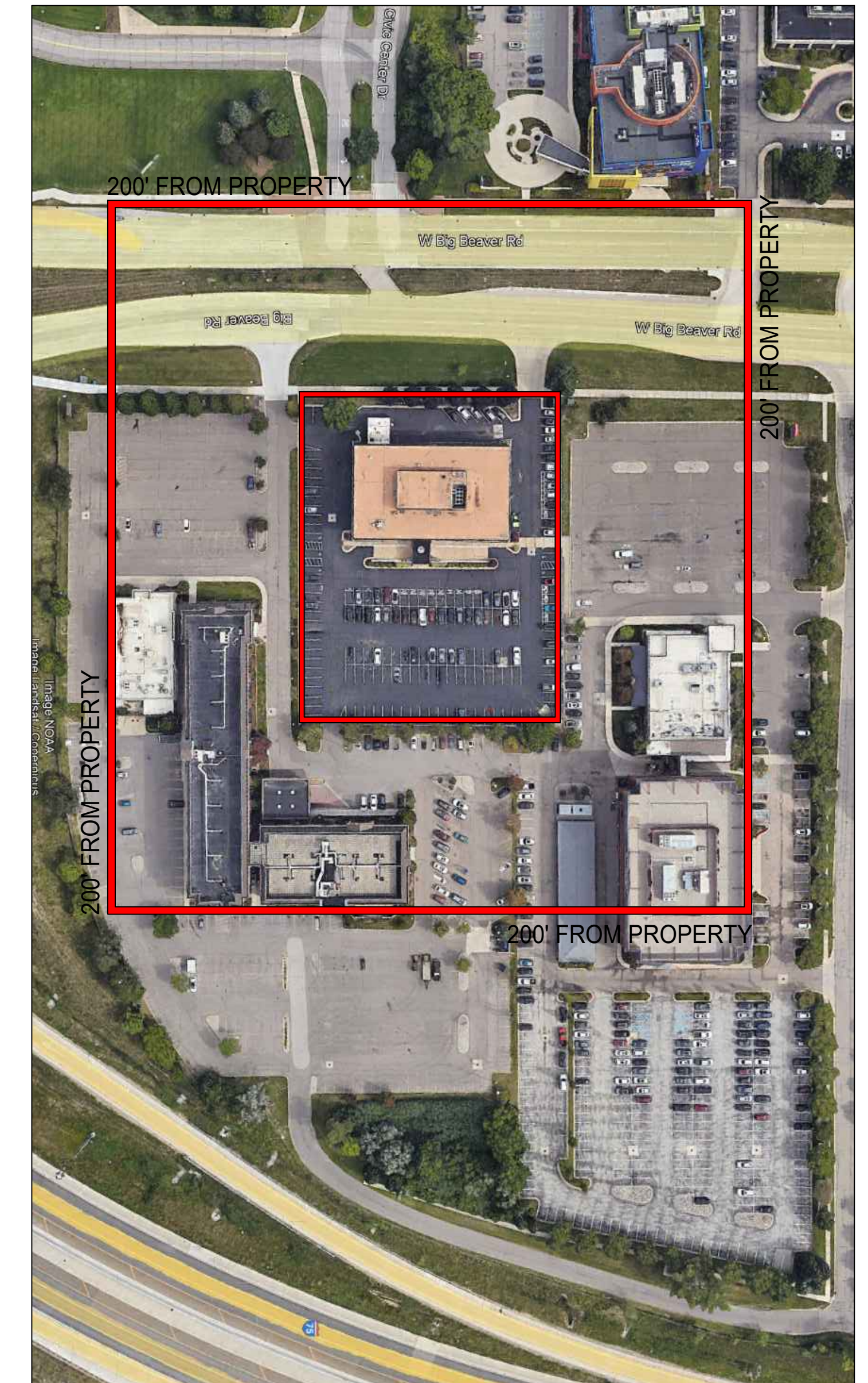
**EASEMENT PARCEL 4.**  
ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS RECORDED IN LIBER 8653, PAGE 3, OAKLAND COUNTY RECORDS AND DESCRIBED AS: PART OF LOT 100, BEAVER PARK SUBDIVISION OF WEST PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 28, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS. ALSO DESCRIBED AS: BEGINNING AT A POINT WHICH IS NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST 903.00 FEET AND SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 468.00 FEET AND NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 10.00 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 28; THENCE NORTH 87 DEGREES 50 MINUTES 28 SECONDS EAST, 210.00 FEET; THENCE SOUTH 02 DEGREES 53 MINUTES 44 SECONDS EAST, 20.00 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 28 SECONDS WEST, 210.00 FEET; THENCE NORTH 02 DEGREES 53 MINUTES 44 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING.

PIN: 20-28-203-030

PROPERTY ID # 88-20-28-203-030



36880 WOODWARD AVENUE, BLOOMFIELD HILLS, MI. 48304  
CELL: 313-482-0645  
EMAIL: JOHN.MARUSICHARCHITECTURE@GMAIL.COM



VICINITY MAP



11/12/2024



### SCREENING DETAIL

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

NOTES:  
ARBORVITAE HEIGHT: 5 TO 6 FT  
ARBORVITAE SPACING: 1'-9"  
FENCE HEIGHT: 6'-0"



### SITE INFORMATION

SITE ADDRESS: 363 BIG BEAVER RD, TROY MI, 48084  
PROPERTY ID #: 88-20-28-203-030  
CURRENT ZONING / USE: BIG BEAVER DISTRICT  
PROPOSED ZONING: BIG BEAVER DISTRICT  
ADJACENT ZONING: BIG BEAVER DISTRICT  
SITE TYPE: BB-B (MEDIUM SITE)  
STREET TYPE: BB-A PRIMARY CORRIDOR  
SETBACKS (FORM F): FRONT / 10' - SIDE / 0' - REAR / 40'

### BUILDING HEIGHT (BUILDING FORM F)

ITEM	BUILDING FORM F MINIMUM HT.	MAXIMUM HT. (N/A)	PROVIDED
GROUND LEVEL	14' - 0"		16' - 0"
TOP OF DECK			26' - 0"
ROOF	55' - 0" (5 STORIES)		81' - 0" (7 STORIES)
PARAPET			83' - 8"

### BUILDING USE INFORMATION

LEVEL	USE	USE GROUP
Ground Level	LOBBY & BUILDING SERVICES & PARKING	S-2
Level 2	PARKING	R-2
Level 3	RESIDENTIAL APARTMENTS & AMENITIES	S-2
Level 4	RESIDENTIAL APARTMENTS	R-2
Level 5	RESIDENTIAL APARTMENTS	R-2
Level 6	RESIDENTIAL APARTMENTS	R-2
Level 7	RESIDENTIAL APARTMENTS	R-2

### PARKING INFORMATION

EXISTING OFFICE	REQUIRED	PROVIDED
OFFICE 3,437 S.F. (BANK) OFFICE (BANK - 0 interior ATM's) (1 SPACE PER 200 S.F.)	18 SPACES	
OFFICE (GENERAL) 30,648 S.F. GENERAL OFFICE (1 SPACE PER 300 S.F.)	103 SPACES	
OFFICE (MEDICAL) 8,563 S.F. (MEDICAL) OFFICE (1 SPACE PER 200 S.F.)	43 SPACES	
OFFICE SUBTOTAL: 164 SPACES		
RESIDENTIAL (110 UNITS)		
APARTMENTS 20 APARTMENTS X 1 SPACE (EFFICIENCY APARTMENTS)	20 SPACES	
70 APARTMENTS X 2 SPACES (1 BEDROOM APARTMENTS)	140 SPACES	
20 APARTMENTS X 2 SPACES (2 BEDROOM APARTMENTS)	40 SPACES	
APARTMENTS SUBTOTAL: 200 SPACES		
TOTAL	364 SPACES	233 SPACES

(SEE ATTACHED SHARED PARKING AGREEMENT FROM FLEIS & VANDENBRINK)

BARRIER FREE PARKING SPACES REQUIRED: (238 / 25) = 9.5 = 10 SPACES  
BARRIER FREE PARKING SPACES PROVIDED:  
- GROUND LEVEL: 08 SPACES  
- PARKING DECK: 04 SPACES  
TOTAL BARRIER FREE SPACES PROVIDED = 12 SPACES

### SQUARE FOOT AREA INFORMATION

	GROSS SF	NET SF
7TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
6TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
5TH LEVEL - APARTMENTS	20,184 GSF	16,534 NSF
4TH LEVEL - APARTMENTS / TOP OF COM. BLDG	20,350 GSF	16,534 NSF
3RD LEVEL - APARTMENTS / TOP OF DECK + COM. BLDG	22,474 GSF	16,534 NSF
2ND LEVEL - PARKING DECK	45,765 GSF	
1ST LEVEL - PARKING / LOBBY	3,090 GSF	
TOTAL AREA	152,231 GSF	82,670 NSF

PARKING LOCATION BREAKDOWN	
GROUND LEVEL	= 109 SPACES
DECK LEVEL	= 83 SPACES
EXCLUSIVE PARKING EASEMENT	= 16 SPACES
NON-EXCLUSIVE SHARED PARKING EASEMENT	= 25 SPACES
TOTAL	= 233 SPACES



36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100  
OFFICE: (248) 792-2949  
CELL: (313) 482-0645

www.marusicharchitecture.com  
john.marusicharchitecture@gmail.com

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OWNER  
**FRANK SIMON**

PROJECT NAME  
**363 BIG BEAVER TOWER**

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

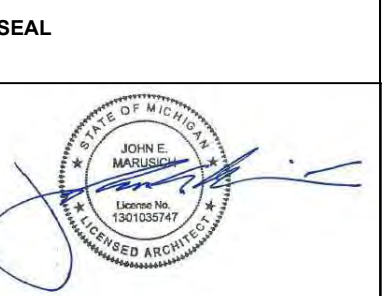
ISSUE DATE # 11/29/2023

REVISION HISTORY	
OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
PARKING ANALYSIS REV.	03/18/2024
S.P.A. DRAFT PACKAGE	03/23/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS (MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

DRAWN BY: DC

CHECKED BY: JM

SHEET CONTENTS  
**SITE PLAN**



DATE: 11/29/2023

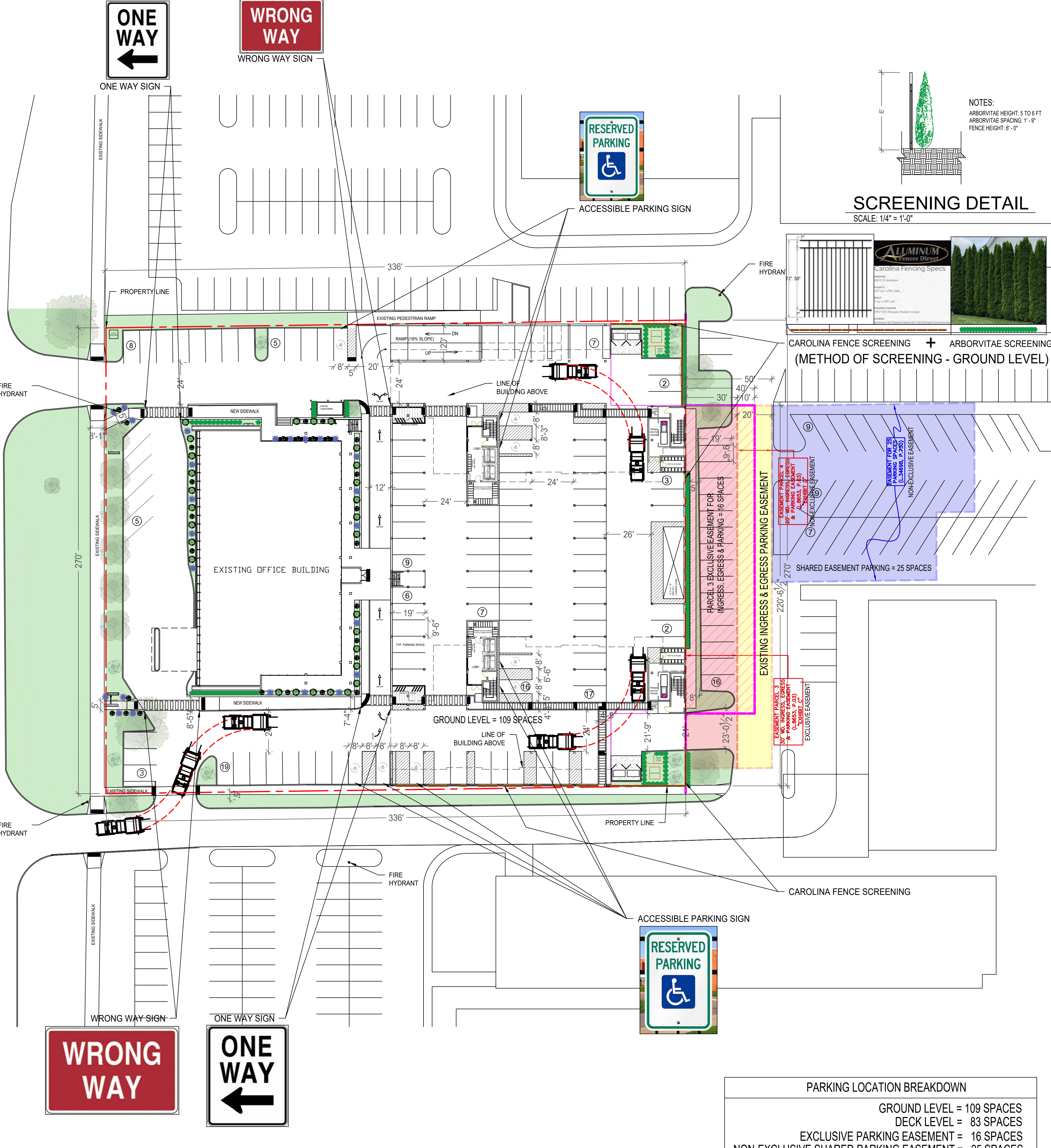
OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: \_\_\_/\_\_\_/2024

SHEET # **ST-1**

**SITE PLAN**  
SCALE: 1" = 30' - 0"



BIG BAEVER ROAD





MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100  
OFFICE: (248) 792-2949  
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OWNER

FRANK SIMON

PROJECT NAME

363 BIG BEAVER TOWER

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

REVISION HISTORY

OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
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S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

DRAWN BY: DC

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SHEET CONTENTS

BLOWUP OF REAR SETBACK (ZBA)

SEAL



11/12/2024

SHEET # ST-1.1

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2024

PROPERTY LINE

PROPERTY LINE

LINE OF PARKING DECK ABOVE (BLUE)

AREA OF REQUESTED VARIANCE

PROPERTY LINE (RED-DASHED)

ZBA VARIANCE REQUESTED

EASEMENT PARCEL 3  
30' WD. INGRESS, EGRESS  
& PARKING EASEMENT  
(L.8653, P.03)  
"EXHIBIT C"

EASEMENT PARCEL 4  
20' WD. INGRESS, EGRESS  
& PARKING EASEMENT  
(L.8653, P.03)  
"EXHIBIT D"

EASEMENT FOR 25  
PARKING SPACES  
(L.34698, P.730)

2/3 (66%) OF REAR FRONTAGE IS IN  
NON-CONFORMANCE TO ZONING CODE  
1/3 (33%) IS IN CONFORMANCE TO ZONING CODE

SHARED EASEMENT PARKING = 25 SPACES

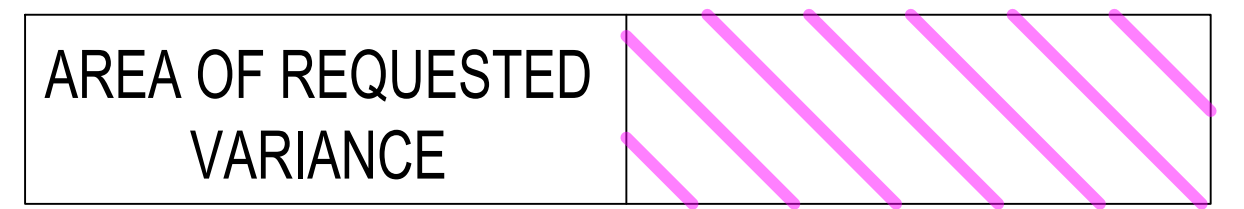
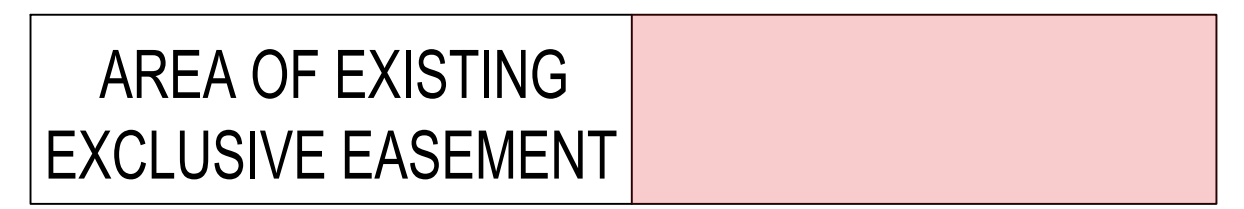
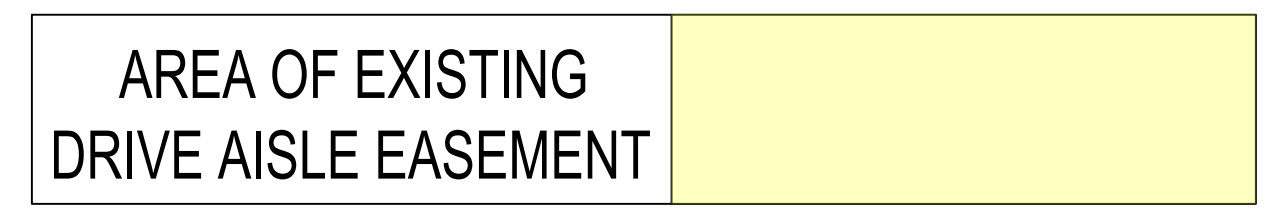
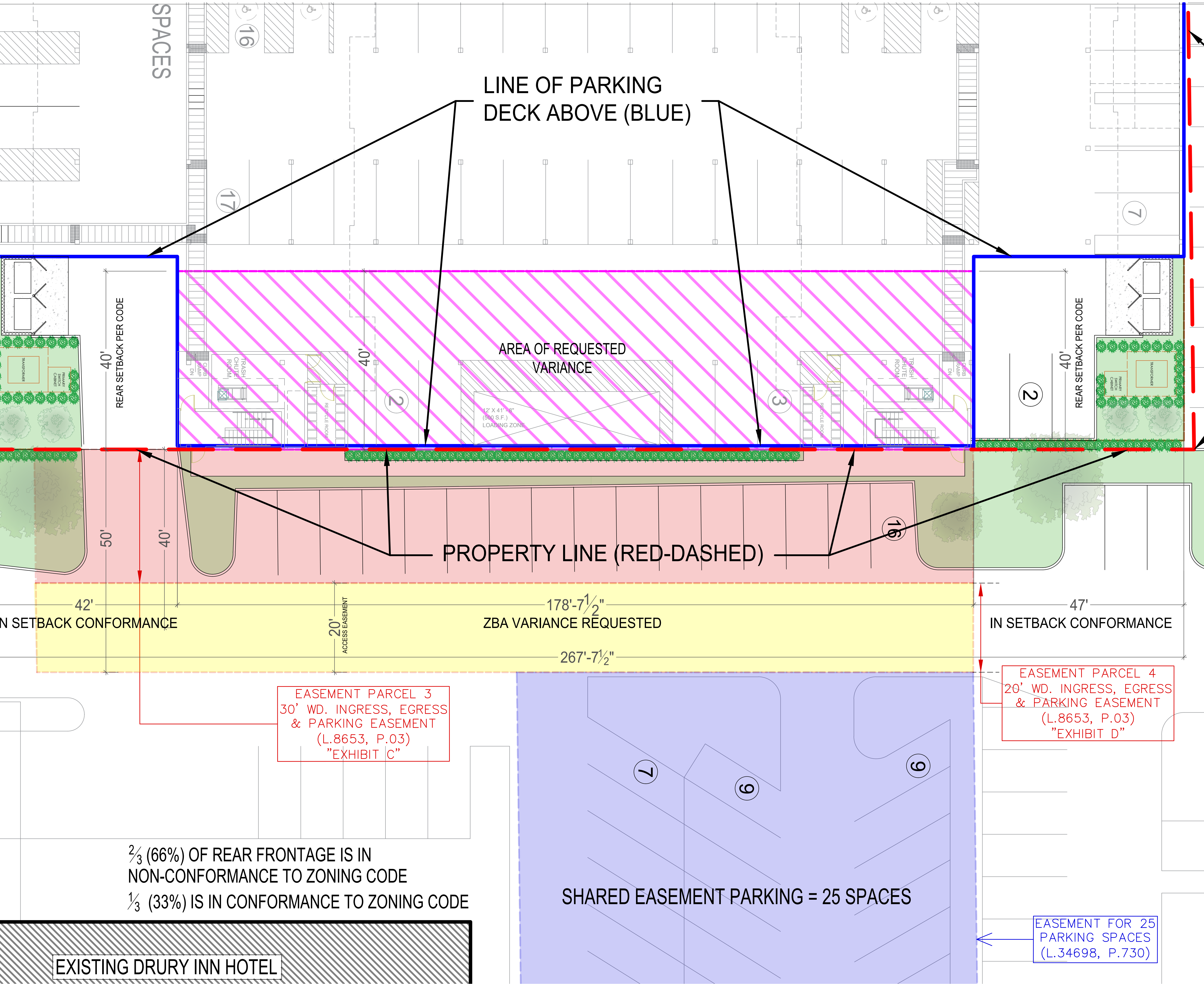
EXISTING DRURY INN HOTEL

BLOWUP OF REAR SETBACK (ZBA)  
SCALE: 1" = 10' - 0"

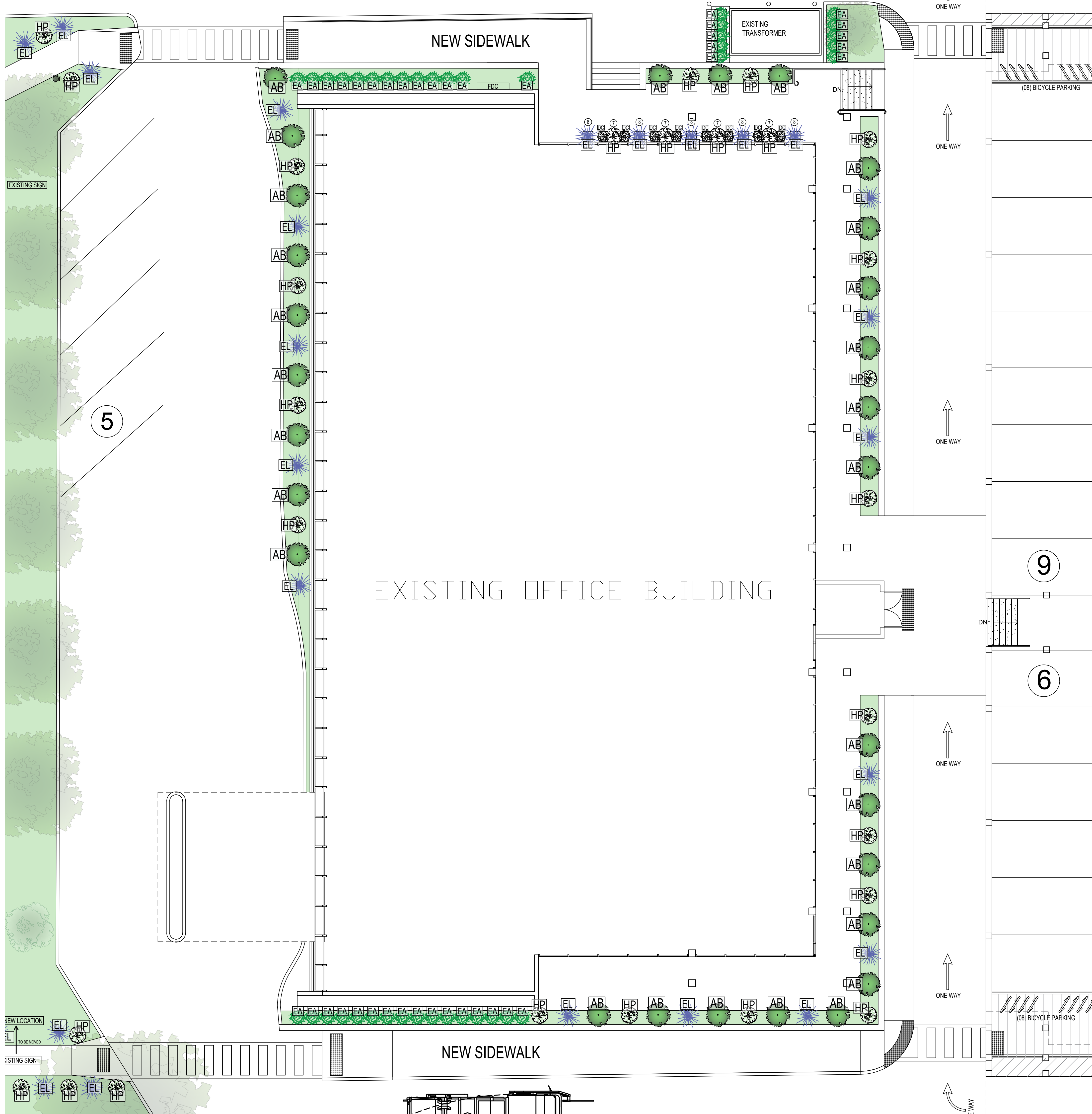
AREA OF EXISTING DRIVE AISLE EASEMENT


AREA OF EXISTING EXCLUSIVE EASEMENT

AREA OF REQUESTED VARIANCE









- 

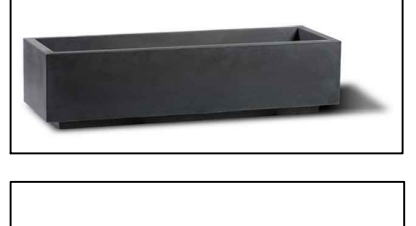
**1 BIKE RACK** QUANTITY (16)

LOOP BIKE RACK  
SURFACE MOUNT  
POWDER COAT SILVER  
MANUFACTURER: LANDSCAPE FORMS  
PHONE: (800) 430-6209 / (269) 381-0396
- 


**2 BENCH** QUANTITY (14)

35 SIT BACKED BENCH (72")  
SURFACE MOUNT (SS COLLECTION)  
POWDER COAT SILVER  
MANUFACTURER: LANDSCAPE FORMS  
PHONE: (800) 430-6209 / (269) 381-0396
- 

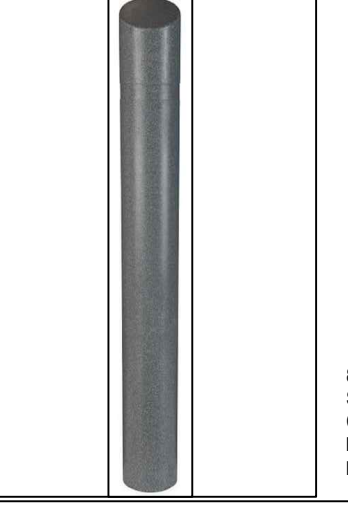
**3 TRASH RECEPTACLE** QUANTITY (06)

35 PITCH LITTER RECEPTACLE  
SURFACE MOUNT / SIDE OPENING (SS COLLECTION)  
POWDER COAT SILVER  
MANUFACTURER: LANDSCAPE FORMS  
PHONE: (800) 430-6209 / (269) 381-0396
- 

**7 PLANTER 1** QUANTITY (14)

ASP-60 PLANTER  
SURFACE PLACEMENT  
COLOR: ASH WHITE  
APPROX. WEIGHT: 600 LBS  
MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN  
PHONE: (800) 430-6209 / FAX: (269) 381-0396
- 

**8 PLANTER 2** QUANTITY (25)

ASP-30 PLANTER  
SURFACE PLACEMENT  
COLOR: ASH WHITE  
APPROX. WEIGHT: 330 LBS  
MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN  
PHONE: (800) 430-6209 / FAX: (269) 381-0396
- 

**10 DECORATIVE BOLLARD COVER** QUANTITY (25)

8" DECORATIVE SLANT TOP BOLLARD COVER  
SURFACE MOUNT  
COLOR: GRAY  
MANUFACTURER: BOLLARD COVER USA  
PHONE: (800) 352-6609

**NOTES:**

- SEE SHEET L-6 FOR PLANT MATERIAL LIST AND DETAILS
- ALL DISEASED, DAMAGED, OR DEAD MATERIALS SHALL BE REPLACED IN ACCORDANCE TO THE STANDARDS WITHIN THE TROY ZONING ORDINANCE.

**EXISTING TREES:**

1. Paving, or other site improvements, shall not encroach upon the dripline of the existing tree(s) to be preserved.
2. If existing plant material is labeled "To Remain" on site plans by the applicant or required by the City, protective techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed during construction. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used provided such techniques are approved by the City.
3. In the event that healthy trees which are used to meet the minimum requirements of this Ordinance or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the City, the applicant shall replace them with trees which are either equivalent in size or replace the total diameter at breast height (d.b.h.) of the trees which have been removed.

**INSTALLATION, MAINTENANCE, & COMPLETION:**

1. All landscaping required by this Ordinance shall be planted before obtaining a certificate of occupancy or the appropriate financial surety as required in Article 3, Administration and Enforcement.
2. All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
3. Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply.
4. Failure to install and maintain approved landscaping shall be considered a violation of this Ordinance.

**LANDSCAPE PLAN (GROUND LEVEL - FRONT)**

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



Patrick S. Conroy

P.O. Box 542  
Laketon, Michigan 48361-0542  
P: 248.802.8082

**Patrick S. Conroy AND ASSOCIATES**

Landscape Architecture & Construction  
Site Planning Golf Course Architecture  
Construction Management

**LANDSCAPE PLAN (GROUND LEVEL-FRONT)**

ISSUED FOR	DATE	ISSUED FOR	DATE
CLIENT REVIEW	12-03-2024	MUNICIPAL REVIEW	12-04-2024

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**PROJECT**  
363 BIG BEAVER TOWER  
TROY, MI 48084

**CLIENT**  
MARUSICH ARCHITECTURE  
36680 WOODWARD AVE., STE. 100  
BLOOMFIELD HILLS, MI 48304

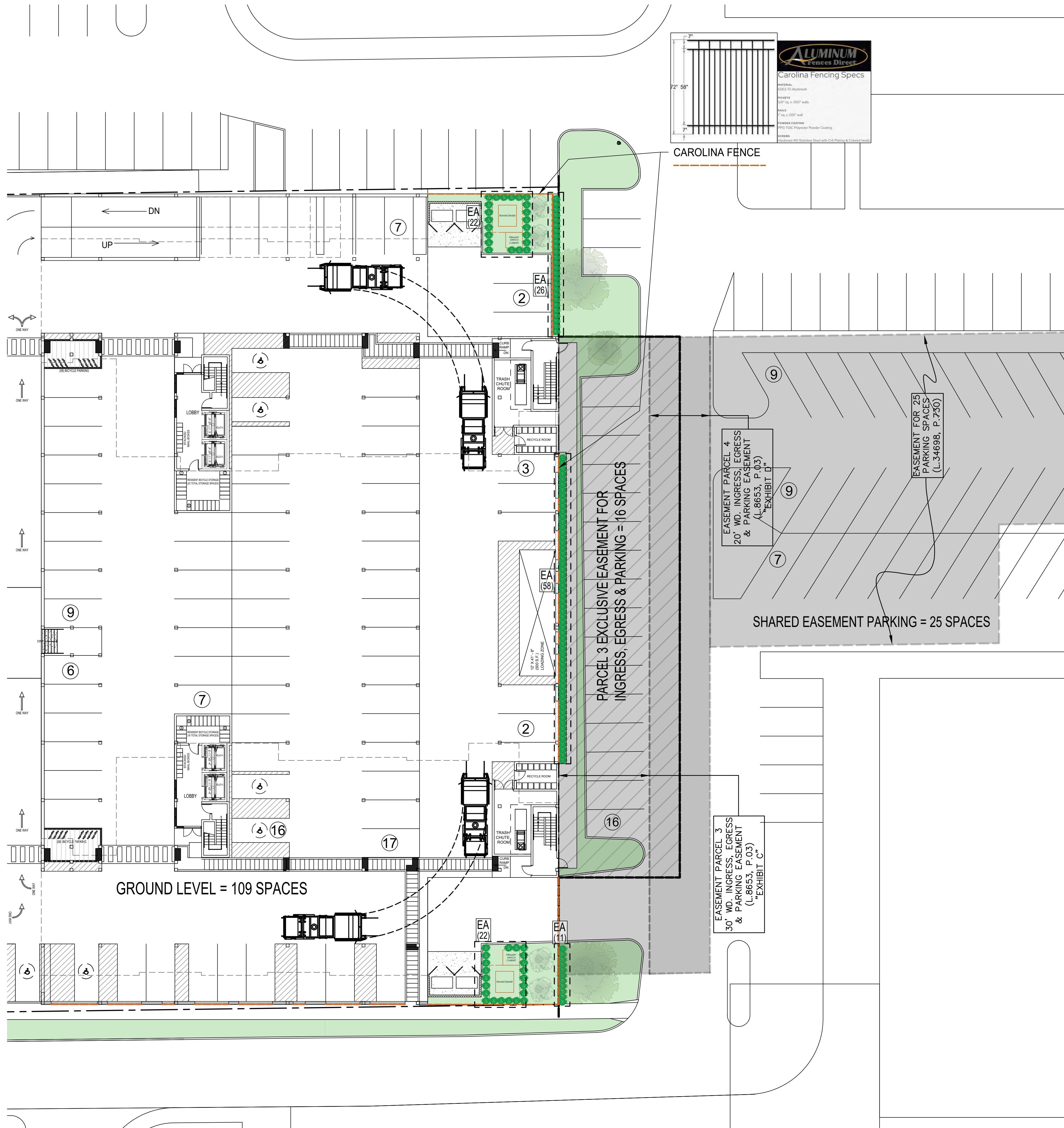
**DRAWN BY**  
LKM

**DRAWING DATE**  
11-22-2024

**PROJECT No.**  
24-117

**SHEET No.**  
L - 1

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**1 BIKE RACK** QUANTITY (16)  
 LOOP BIKE RACK  
 SURFACE MOUNT  
 POWDER COAT: SILVER  
 MANUFACTURER: LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396

**2 BENCH** QUANTITY (14)  
 35 SIT BACKED BENCH (72")  
 SURFACE MOUNT (35 COLLECTION)  
 POWDER COAT: SILVER  
 MANUFACTURER: LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396

**3 TRASH RECEPTACLE** QUANTITY (06)  
 35 PITCH LITTER RECEPTACLE  
 SURFACE MOUNT / SIDE OPENING (35 COLLECTION)  
 POWDER COAT: SILVER  
 MANUFACTURER: LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396

**7 PLANTER 1** QUANTITY (14)  
 ASP-60 PLANTER  
 SURFACE PLACEMENT  
 COLOR: ASH WHITE  
 APPROX. WEIGHT: 800 LBS  
 MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN  
 PHONE: (800) 430-6209 / FAX: (269) 381-0396

**8 PLANTER 2** QUANTITY (25)  
 ASP-20 PLANTER  
 SURFACE PLACEMENT  
 COLOR: ASH WHITE  
 APPROX. WEIGHT: 130 LBS  
 MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN  
 PHONE: (800) 430-6209 / FAX: (269) 381-0396

**10 DECORATIVE BOLLARD COVER** QUANTITY (25)  
 8" DECORATIVE SLANT TOP BOLLARD COVER  
 SURFACE MOUNT  
 COLOR: GRAY  
 MANUFACTURER: BOLLARD COVER USA  
 PHONE: (800) 352-8609

**NOTES:**

- SEE SHEET L-6 FOR PLANT MATERIAL LIST AND DETAILS.
- ALL DISEASED, DAMAGED, OR DEAD MATERIALS SHALL BE REPLACED IN ACCORDANCE TO THE STANDARDS WITHIN THE TROY ZONING ORDINANCE.

**EXISTING TREES:**

- Paving, or other site improvements, shall not encroach upon the dripline of the existing tree(s) to be preserved.
- If existing plant material is labeled "To Remain" on site plans by the applicant or required by the City, protective techniques, such as, but not limited to, fencing or barriers placed at the dripline around the perimeter of the plant material shall be installed during construction. No vehicle or other construction equipment shall be parked or stored within the dripline of any plant material intended to be saved. Other protective techniques may be used provided such techniques are approved by the City.
- In the event that healthy trees which are used to meet the minimum requirements of this Ordinance or those labeled to remain are cut down, destroyed, damaged, or excavated at the dripline, as determined by the City, the applicant shall replace them with trees which are either equivalent in size or replace the total diameter at breast height (d.b.h.) of the trees which have been removed.

**INSTALLATION, MAINTENANCE, & COMPLETION:**

- All landscaping required by this Ordinance shall be planted before obtaining a certificate of occupancy or the appropriate financial surety as required in Article 3, Administration and Enforcement.
- All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedures.
- Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris. All unhealthy and dead material shall be replaced within one (1) year of damage or death or the next appropriate planting period, whichever comes first. All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply.
- Failure to install and maintain approved landscaping shall be considered a violation of this Ordinance.

**LANDSCAPE PLAN (GROUND LEVEL - REAR)**



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**PATRICK S. CONROY AND ASSOCIATES**  
 Landscape Architecture & Construction Management  
 Site Planning Golf Course Architecture

**363 BIG BEAVER TOWER**  
**TROY, MI 48084**

CLIENT: MARUSICH ARCHITECTURE  
 36880 WOODWARD AVE., STE. 100  
 BLOOMFIELD HILLS, MI 48304

PROJECT NO. 24-117  
 SHEET NO. L-2

ISSUED FOR: MUNICIPAL REVIEW  
 DATE: 12-03-2024  
 DATE: 12-04-2024

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**LANDSCAPE PLAN (TOP OF DECK)**

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



- 1 BIKE RACK** QUANTITY (16)  
LOOP BIKE RACK  
 SURFACE MOUNT  
 POWDER COAT: SILVER  
 MANUFACTURER: LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396
- 2 BENCH** QUANTITY (14)  
35 SIT BACKED BENCH (72")  
 SURFACE MOUNT (35 COLLECTION)  
 POWDER COAT: SILVER  
 MANUFACTURER: LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396
- 3 TRASH RECEPTACLE** QUANTITY (06)  
35 PITCH LITTER RECEPTACLE  
 SURFACE MOUNT (SIDE OPENING (35 COLLECTION)  
 POWDER COAT: SILVER  
 MANUFACTURER: LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396
- 4 OUTDOOR TABLE** QUANTITY (10)  
ROUND CATENA TABLE W / ROUND BASE  
 SURFACE MOUNT  
 POWDER COAT: SILVER  
 MANUFACTURER: LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396
- 5 OUTDOOR CHAIR** QUANTITY (32)  
CATENA OUTDOOR CHAIR  
 POWDER COAT: SILVER  
 MANUFACTURER: LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396
- 6 SUN SHADE** QUANTITY (10)  
OCEAN MASTER CLASSIC - TABLE PARASOL SHADE  
 SURFACE MOUNT  
 FINISH: BRUSHED ALUMINUM  
 MANUFACTURER: TUCCO / LANDSCAPE FORMS  
 PHONE: (800) 430-6209 / (269) 381-0396
- 7 PLANTER 1** QUANTITY (14)  
ASP-40 PLANTER  
 SURFACE PLACEMENT  
 COLOR: ASH WHITE  
 APPROX. HEIGHT: 800 LBS  
 MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN  
 PHONE: (800) 430-6209 / FAX: (269) 381-0396
- 8 PLANTER 2** QUANTITY (25)  
ASP-20 PLANTER  
 SURFACE PLACEMENT  
 COLOR: ASH WHITE  
 APPROX. HEIGHT: 530 LBS  
 MANUFACTURER: LANDSCAPE FORMS / KORNEYGAY DESIGN  
 PHONE: (800) 430-6209 / FAX: (269) 381-0396
- 9 PERGOLA W / CANOPY** QUANTITY (04)  
PERGOLA WITH CANOPY  
 SURFACE ANCHOR MOUNTED  
 FINISH: BRUSHED ALUMINUM  
 APPROX. HEIGHT: 96 LBS  
 MANUFACTURER: PURPLE LEAF GARDEN  
 EMAIL: purpleleafservice@gmail.com

**NOTES:**

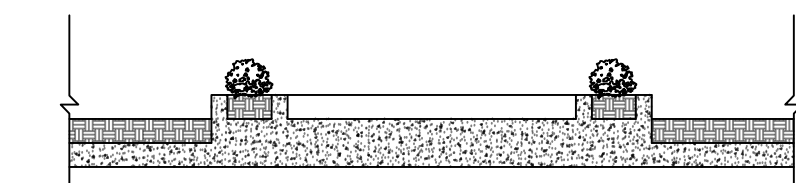
- SEE SHEET L-6 FOR PLANT MATERIAL LIST AND DETAILS.
- ALL DISEASED, DAMAGED, OR DEAD MATERIALS SHALL BE REPLACED IN ACCORDANCE TO THE STANDARDS WITHIN THE TROY ZONING ORDINANCE.

**EXISTING TREES:**

1. Paving, or other site improvements, shall not encroach upon the dripline of the existing tree(s) to be preserved.
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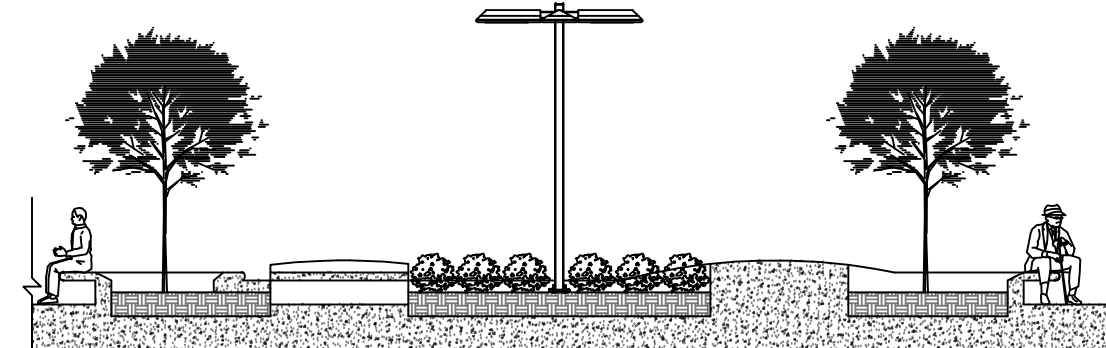
**INSTALLATION, MAINTENANCE, & COMPLETION:**

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4. Failure to install and maintain approved landscaping shall be considered a violation of this Ordinance.



**PLANTER SECTION A**

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



**PLANTER SECTION B**

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



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LANDSCAPE PLAN (TOP OF DECK)	
SHEET TITLE	DATE
ISSUED FOR	DATE
CLIENT REVIEW	12-03-2024
MUNICIPAL REVIEW	12-04-2024

**363 BIG BEAVER TOWER**  
**TROY, MI 48084**

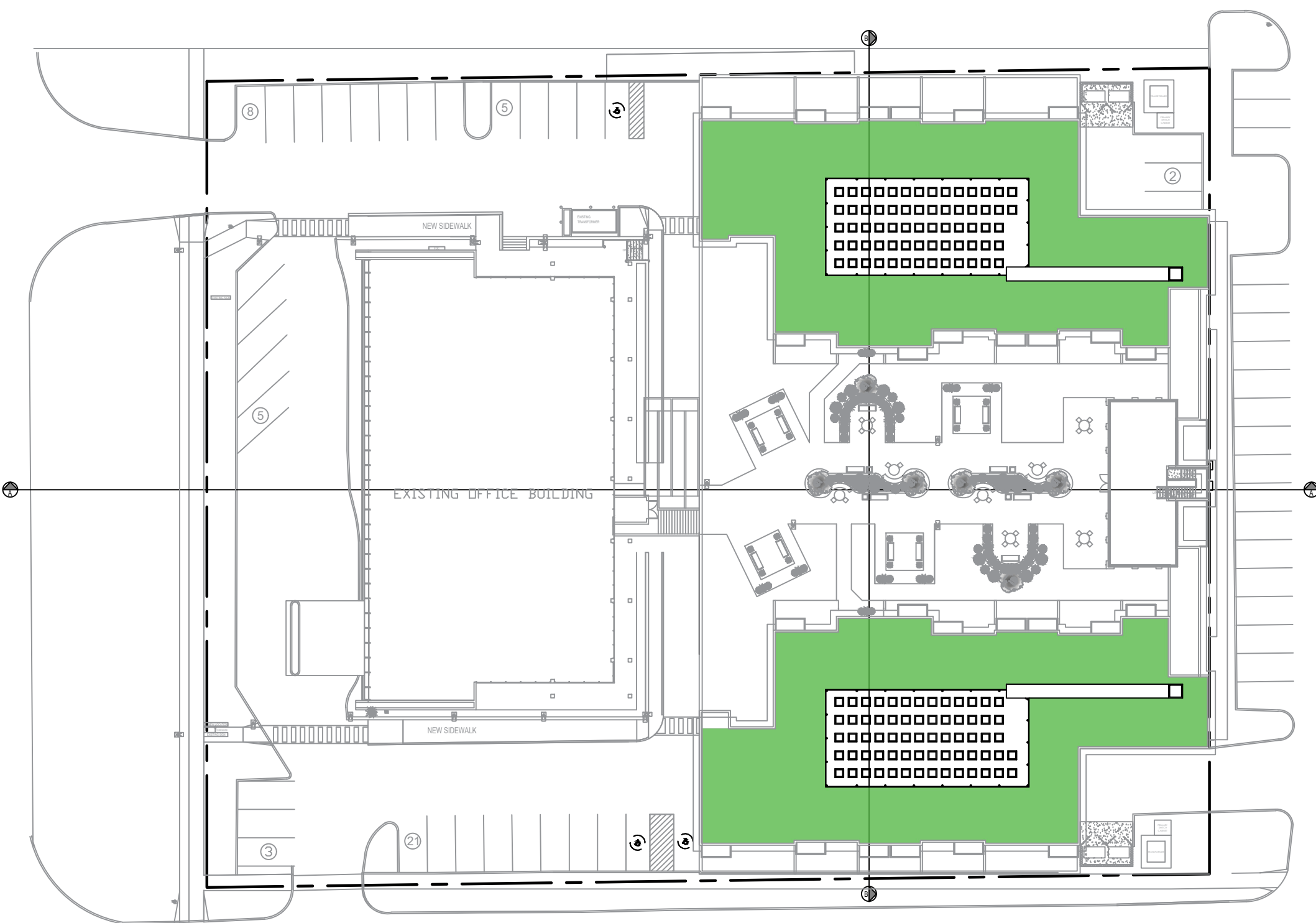
CLIENT  
**MARUSICH ARCHITECTURE**  
 36880 WOODWARD AVE., STE. 100  
 BLOOMFIELD HILLS, MI 48304

DRAWN BY  
**LKM**

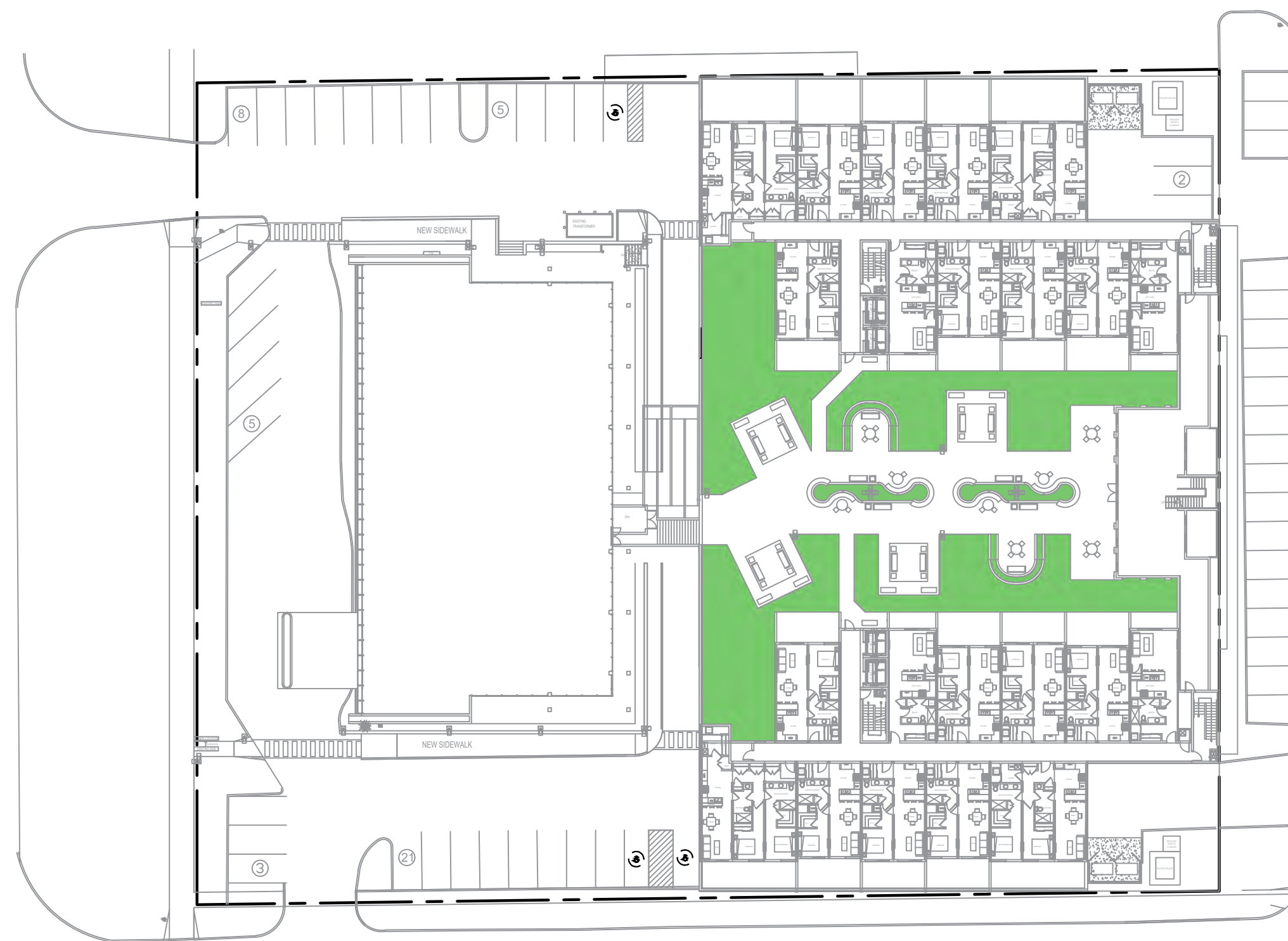
DRAWING DATE  
**11-22-2024**

PROJECT No.  
**24-117**

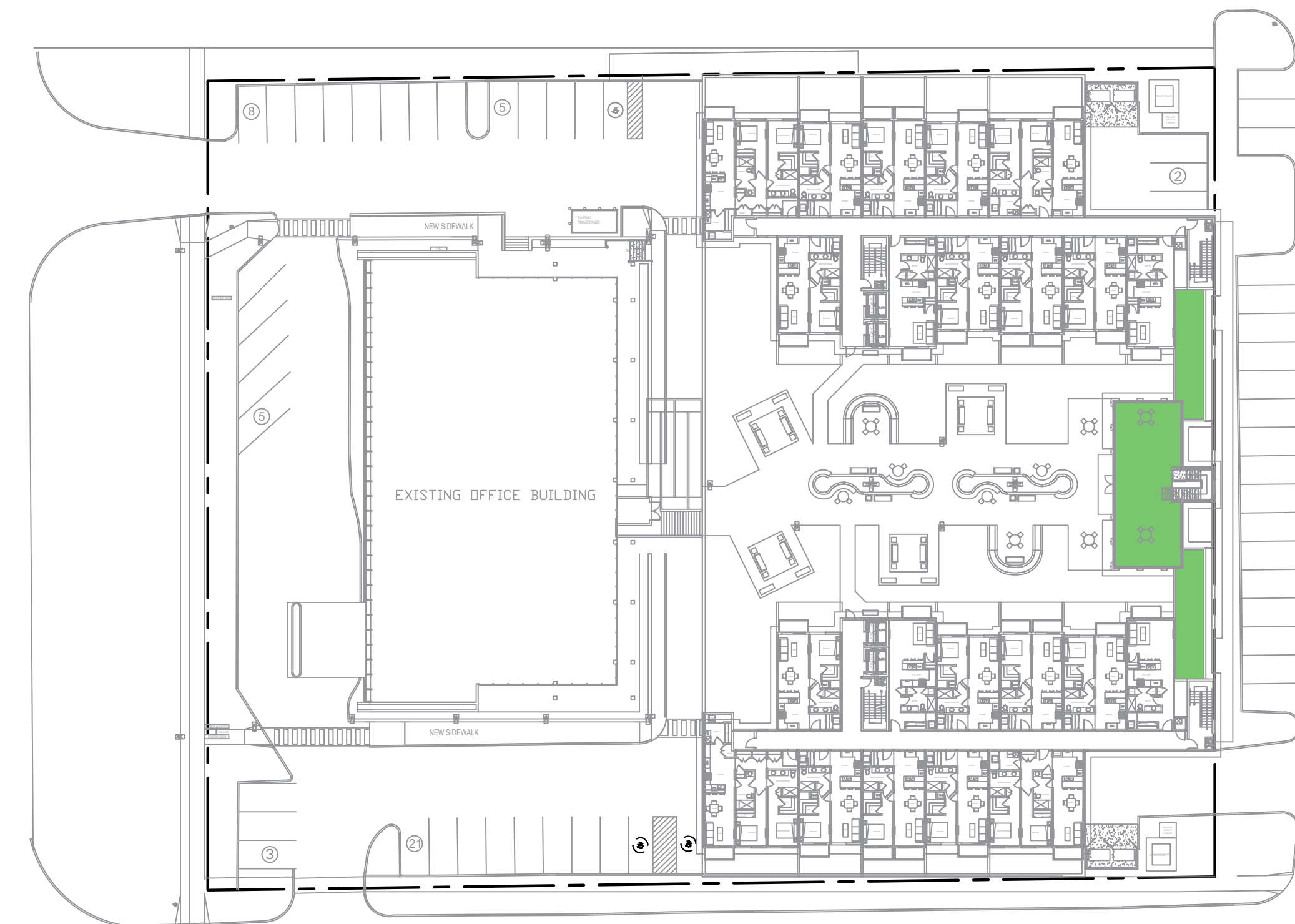
SHEET No.  
**L - 3**



ROOF LANDSCAPE / GREEN AREA: 14,484 S.F.



LEVEL 3 (TOP OF DECK) LANDSCAPE / GREEN AREA: 7,253 S.F.



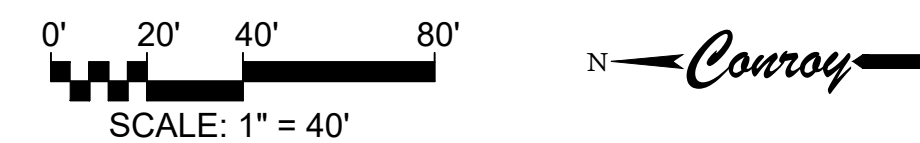
LEVEL 4 (TOP OF COMMUNITY ROOM) LANDSCAPE / GREEN AREA: 1,948 S.F.



GROUND LEVEL LANDSCAPE / GREEN AREA: 5,459 S.F.

LANDSCAPE AREA BREAKDOWN	
ROOF GREEN SPACE AREA:	14,484 S.F.
TOP OF COMMUNITY ROOM GREEN SPACE AREA:	1,948 S.F.
TOP OF DECK GREEN SPACE AREA:	7,253 S.F.
GROUND LEVEL GREEN SPACE AREA:	5,459 S.F.
<b>TOTAL GREEN SPACE AREA:</b>	<b>29,144 S.F.</b>
20% MIN. GREEN AREA REQUIRED	
29,144 / 90,711 = 32.1% GREEN AREA PROVIDED	

LANDSCAPE AREA DIAGRAM  
SCALE: 1:40



Patrick S. Conroy

SHEET TITLE LANDSCAPE AREA DIAGRAM

ISSUED FOR	DATE	ISSUED FOR	DATE
CLIENT REVIEW	12-03-2024	MUNICIPAL REVIEW	12-04-2024

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PROJECT  
**363 BIG BEAVER TOWER  
TROY, MI 48084**

CLIENT  
MARUSICH ARCHITECTURE  
36880 WOODWARD AVE., STE. 100  
BLOOMFIELD HILLS, MI 48304

DRAWN BY  
LKM

DRAWING DATE  
11-22-2024

PROJECT No.  
**24-117**

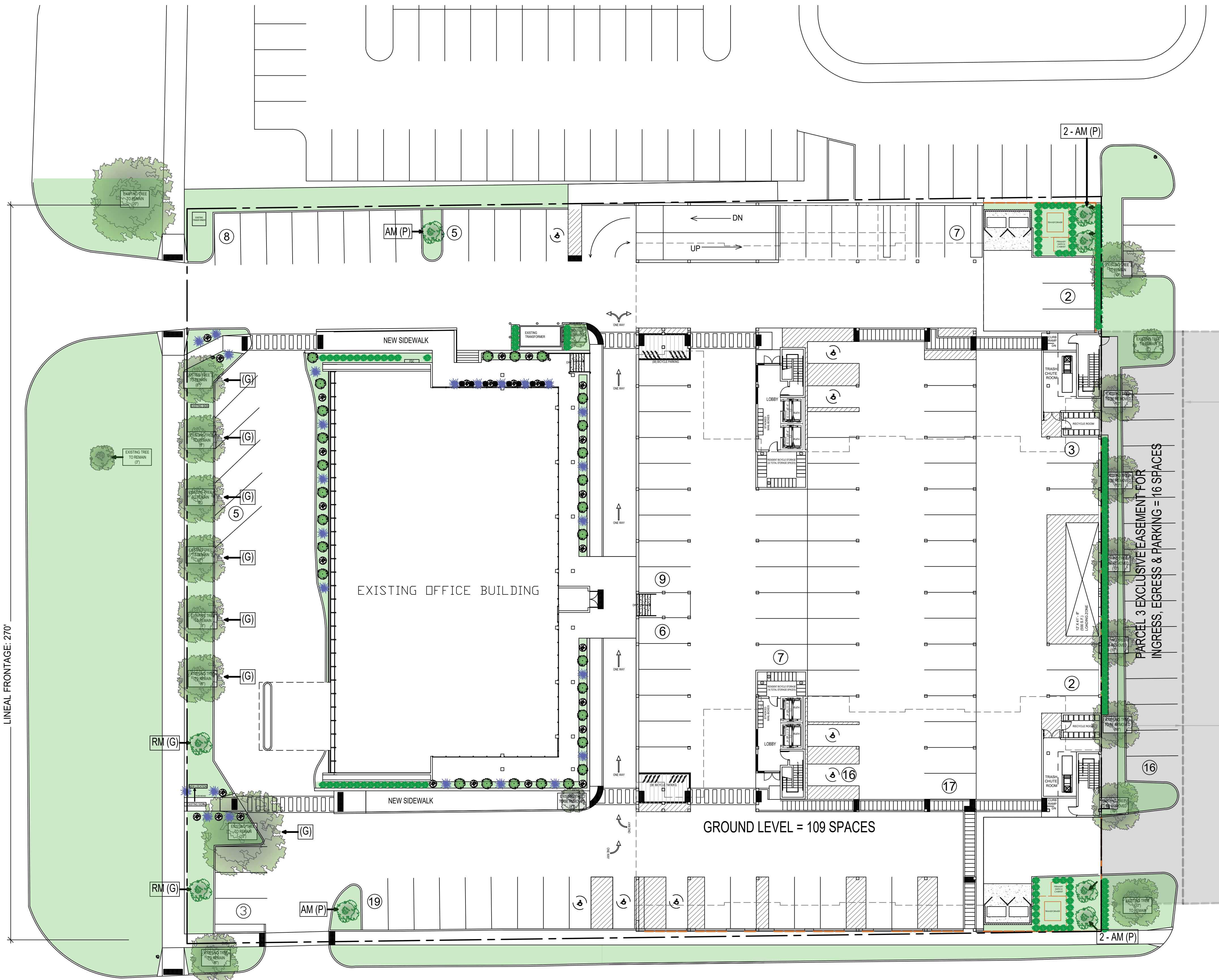
SHEET No.  
**L - 4**

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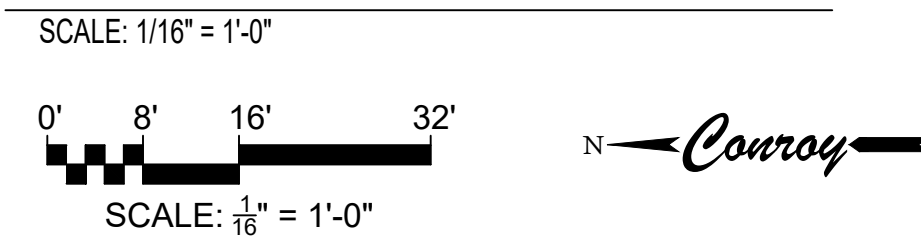
BIG BEAVER ROAD

LINEAL FRONTAGE: 270'



<b>BIG BEAVER GREENBELT LANDSCAPING REQUIREMENTS (G)</b>
BIG BEAVER LINEAL FRONTAGE: 270' - 0"
REQUIRED TREES: 1 TREE PER 30' LINEAL FEET
270' / 30' = 09 REQUIRED TREES
7 EXISTING TREES WITHIN GREENBELT
+2 NEW TREES
PROVIDED GREENBELT TREES: 09

**TREE INVENTORY PLAN**



<b>PARKING LOT LANDSCAPING REQUIREMENTS (P)</b>
PARKING SPACES OUTSIDE OF NEW BUILDING ENVELOPE= 31 PARKING SPACES
REQUIRED TREES: 1 TREE PER 8 PARKING SPACES 31 / 8 = 04 REQUIRED TREES
PROVIDED PARKING LOT TREES: 06

EXISTING TREE INFORMATION					
SIZE	QTY.	SPECIES	CONDITION	LOCATION	ACTION
3" TREE	01	RED MAPLE	HEALTHY	FRONT (NORTH)	TO REMAIN
3" TREE	01	DWARF RED MAPLE	HEALTHY	SIDE (EAST)	TO REMAIN
3" TREE	01	DWARF RED MAPLE	HEALTHY	SIDE (WEST)	TO BE REMOVED
8" TREE	08	RED MAPLE	HEALTHY	FRONT (NORTH)	TO REMAIN
8" TREE	01	RED MAPLE	HEALTHY	REAR (SOUTH-EAST)	TO REMAIN
10" TREE	06	RED MAPLE	HEALTHY	REAR (SOUTH)	TO BE REMOVED
10" TREE	01	RED MAPLE	HEALTHY	REAR (SOUTH-WEST)	TO REMAIN
15" TREE	01	RED MAPLE	HEALTHY	FRONT (NORTH)	TO REMAIN
20" TREE	01	RED MAPLE	HEALTHY	FRONT (NORTH)	TO REMAIN

NEW TREE INFORMATION					
SIZE	QTY.	SPECIES	CONDITION	LOCATION	ACTION
2.5" TREE	01	AM-(P) ARMSTRONG MAPLE	NEW / HEALTHY	SIDE (EAST)	TO BE PLANTED IN PARKING ISLAND
2.5" TREE	01	AM-(P) ARMSTRONG MAPLE	NEW / HEALTHY	SIDE (WEST)	TO BE PLANTED IN PARKING ISLAND
2.5" TREE	02	RM-(G) RED SUNSET MAPLE	NEW / HEALTHY	FRONT (NORTH)	TO BE PLANTED IN FRONT GREEN BELT
2.5" TREE	04	AM-(P) ARMSTRONG MAPLE	NEW / HEALTHY	REAR (SOUTH)	TO BE PLANTED IN REAR CORNERS
2.5" TREE	06	SB NEW SERVICEBERRY	NEW / HEALTHY	REAR (SOUTH)	TO BE PLANTED IN DECK PLANTERS

TO BE REMOVED (TOTAL):	07
TO REMAIN (TOTAL):	14
TREES ADDED TO TOP OF DECK:	06
TREES ADDED TO PARKING ISLANDS:	06
TREES ADDED TO BIG BEAVER GREENBELT:	02
TOTAL EXISTING TREES:	21
TOTAL PROPOSED TREES (INCLUDING THE EXISTING TREES TO REMAIN):	28



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Site Planning Golf Course Architecture  
Construction Management

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SHEET TITLE		ISSUED FOR	DATE
TREE INVENTORY PLAN		CLIENT REVIEW	12-03-2024
		MUNICIPAL REVIEW	12-04-2024

PROJECT	363 BIG BEAVER TOWER TROY, MI 48084
CLIENT	MARUSICH ARCHITECTURE 36880 WOODWARD AVE., STE. 100 BLOOMFIELD HILLS, MI 48304
DRAWN BY	LKM
DRAWING DATE	11-22-2024
PROJECT No.	24-117
SHEET No.	L - 5

**GENERAL NOTES**

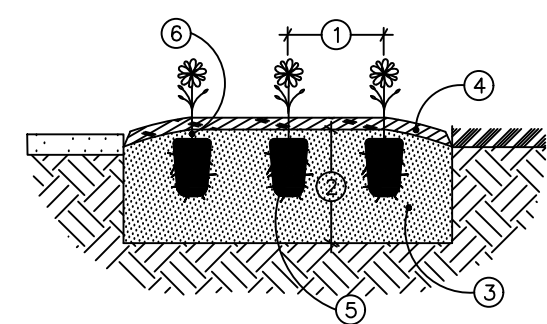
- ALL LANDSCAPE INSTALLATION SHALL CONFORM TO THE LANDSCAPE REQUIREMENTS AS OUTLINED IN THE ORDINANCES FOR TROY, MICHIGAN.
- ALL PLANT MATERIAL TO BE INSTALLED PER PLANTING DETAILS & SPECIFICATIONS.
- ALL LAWN AREA (AS INDICATED) ARE TO BE SODDED/SEEDED AS NOTED WITH A MINIMUM 4" OF TOPSOIL.
- ALL LAWN AND LANDSCAPE AREAS (AS INDICATED) WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION TO BE DESIGNED BY LANDSCAPE CONTRACTOR.
- ALL EDGING (AS INDICATED) TO BE AS SPECIFIED ON DRAWINGS & DETAILS, INSTALL PER MANUFACTURERS SPECIFICATIONS.
- SIZE AND QUALITY OF LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IN WRITING OF ANY PROPOSED CHANGE IN PLANT MATERIAL AND OR LOCATION. LANDSCAPE ARCHITECT TO APPROVAL ALL SUBSTITUTIONS AND OR CHANGES IN WRITING, PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THE DOES NOT MEET THE OWNER, LANDSCAPE ARCHITECT, OR INDUSTRY STANDARDS.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. ALL CONSTRUCTION AND PLANT MATERIAL LOCATIONS MAY BE ADJUSTED ON SITE IF NECESSARY.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SAFETY PATHS, SIDEWALKS, CURBS, PARKING STALLS & FIRE DEPARTMENT CONNECTIONS (HYDRANTS):

DECIDUOUS TREES - 5 LF.  
ORNAMENTAL & CONIFEROUS TREES - 10 LF.  
SHRUBBERY LESS THAN 12" HT. x 12" WD. (AT MATURITY) - 2 LF.

- NO DECIDUOUS OR CONIFEROUS TREES ARE TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UNDERGROUND UTILITY LINES AS SHOWN ON THE OVERALL SITE LANDSCAPE PLAN. REFER TO CIVIL ENGINEERING PLANS FOR EXACT LOCATIONS AND DETAILS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE THE WORK IS ACCEPTED IN WRITING BY CONROY & ASSOCIATES, INC. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD PLANTS, AND ALL PLANTS NOT IN VIGOROUS THRIVING CONDITIONS, AS DETERMINED BY CONROY & ASSOCIATES, INC., DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT MATERIAL SHALL CONFORM TO THE ORIGINAL SPECIFICATION.
- REPLACEMENT SHALL BE WITHIN THIRTY (30) DAYS UNLESS AN EXTENDED TIME PERIOD IS NECESSARY DUE TO WEATHER IN WHICH CASE A WRITTEN REQUEST SHALL BE SUBMITTED AND REVIEWED BY THE VILLAGE MANAGER PRIOR TO ITS POTENTIAL AUTHORIZATION.

**PLANTING TREES & SHRUBS**

- DIG PLANT POCKET MINIMUM 24" WIDER THAN BALL.
- DIG PLANT POCKET FOR SHRUBS A MINIMUM OF 6" WIDER THAN BALL OR CONTAINER.
- LOOSEN SOIL ON SIDES OF POCKET TO BREAK GLAZING CAUSED BY DIGGING. THOROUGHLY COMPACT SUBGRADE.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING BED OR POCKET PRIOR TO INSTALLATION.
- COMPLETELY REMOVE ALL CONTAINERS AT THE TIME OF PLANTING.
- ALL UNSUITABLE SOIL TO BE REMOVED FROM SITE.
- ALL HEIGHTS SHOWN ON DETAILS ARE BEFORE PRUNING.
- ALL DEPTHS SHOWN ON DETAILS ARE BEFORE SETTLING.
- SET 7/8 OF BALL IN POCKET, EXPOSING 1/8 OF BALL AT GRADE MINIMUM.
- BACKFILL PREPARED SOIL TO 1/3 THE DEPTH & COMPACT THOROUGHLY, BACKFILL SECOND 1/3 & COMPACT THOROUGHLY, FINISH BACKFILL & COMPACT THOROUGHLY.
- LOOSEN & REMOVE ALL LACING FROM BALL.
- BACKFILL WITH PREPARED SOIL.
- COVER PLANT POCKET AREA & ALL PLANTING BEDS WITH A MINIMUM 3" DEPTH SHREDDED BARK MULCH. LEAVE 3" RING EXPOSED AT BASE OF ALL INDIVIDUAL TREES. MULCH TO BE NATURAL IN COLOR.
- ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF EIGHT TO TWELVE INCHES (8"-12") AND BACKFILLED TO GRADE WITH PLANTING MIX OF 50% TOPSOIL, 50% EXISTING SOIL. SOIL MIXED WELL.
- ALL ANNUAL & PERENNIAL BEDS ARE TO BE EXCAVATED TO A DEPTH OF 6" & REPLACED WITH A PLANTING MIX CONSISTING OF 50% SANDY TOPSOIL & 50% LEAF COMPOST.
- ALL PLANTS ARE TO BE PLUMB PRIOR TO STAKING. STAKING IS NOT TO BE USED TO STRAIGHTEN LEANING MATERIAL.
- ALL STAKING & GUYING MATERIAL TO BE REMOVED BY LANDSCAPE CONTRACTOR ONE (1) YEAR AFTER INSTALLATION.



- INSTALLATION NOTES:**
- SEE DRAWING FOR PLANT SPACING.
  - EXCAVATE BED TO A MINIMUM 6" DEPTH. BACKFILL WITH PREPARED PLANTING MIX.
  - PLANTING MIX TO CONSIST OF 50% TOPSOIL & 50% LEAF COMPOST.
  - SHREDDED BARK MULCH, 1" DEPTH. MULCH TO BE NATURAL IN COLOR.
  - REMOVE ALL CONTAINERS. IF ROOTBOUND, DISRUPT ROOT PLUG TO LOOSEN ROOT MASS.
  - PLANT THE PERENNIAL OR GROUND COVER PLANT THROUGH THE MULCH INTO THE PLANTING MIX ASSURING THAT PLANTING MIX COVERS ENTIRE ROOT MASS OF PLANT.

**PERENNIAL & GROUND COVER PLANTING DETAIL**

NOT TO SCALE

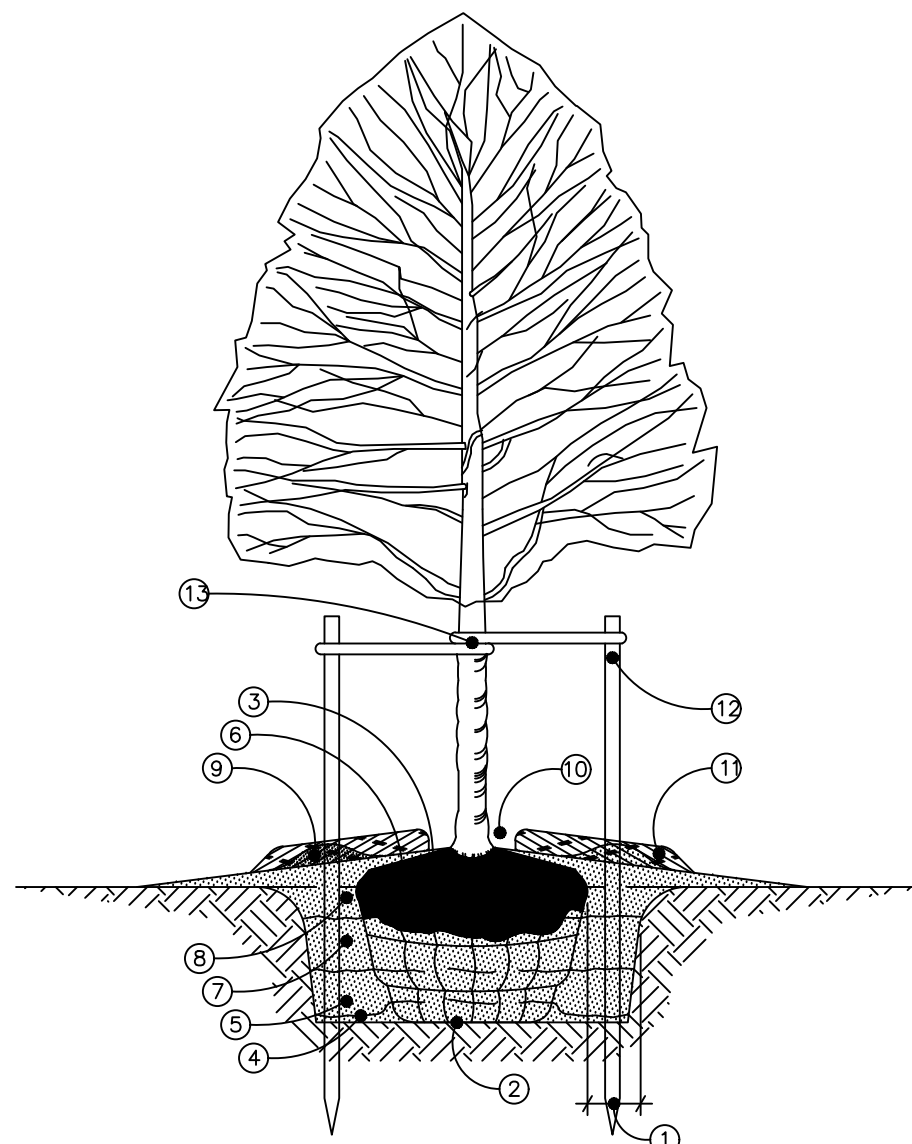
**PLANT MATERIAL LIST**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
6	AM	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5" CAL.	B&B	MATCHED SPECIMENS
2	RM	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2.5" CAL.	B&B	MATCHED SPECIMENS
6	SB	AMELANCHIER LAEVIS 'CUMULUS'	CUMULUS SERVICEBERRY	2.5" CAL.	B&B	SINGLE STEM, MATCHED SPECIMENS
177	EA	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6' HT.	B&B	MATCHED SPECIMENS
32	TM	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	18-24"	CON'T	MATCHED SPECIMENS
8	GY	DIERVILLA X. KODIAK ORANGE	KODIAK ORANGE BUSH HONEYSUCKLE	2-3'	CON'T	MATCHED SPECIMENS
36	AB	ILEX VERTICILLATA 'WINTER RED'	WINTER RED HOLLY	2-3'	CON'T	MATCHED SPECIMENS
47	HP	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	RUBY SLIPPERS OAKLEAF HYDRANGEA	2-3'	CON'T	MATCHED SPECIMENS
49	EL	PEROVSKIA A. 'BLUE JEAN BABY'	BLUE JEAN BABY RUSSIAN SAGE	2 GAL.	CON'T	
24	DC	ASCLEPIUS TUBEROSA	BUTTERFLY WEED	2 GAL.	CON'T	

NOTE: 50% OF TOTAL PLANTINGS ARE TO CONSIST OF NATIVE SPECIES ACCORDING TO STANDARDS SET FORTH IN SECTION 13.02.A.7

**INSTALLATION NOTES:**

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD NOT EXTEND BEYOND PLANT POCKET.
- MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USED TO GUY TREES. TWO (2) GUYS PER TREE.



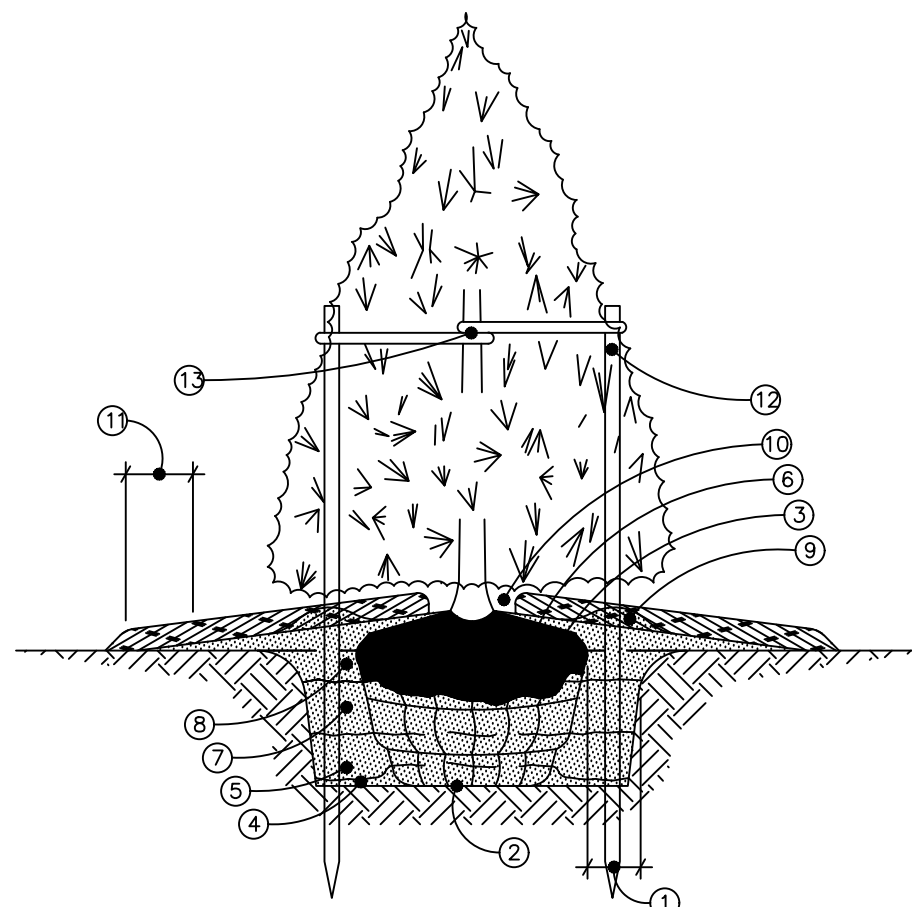
**DECIDUOUS TREE PLANTING DETAIL**

TREE 3" CAL. & UNDER

NOT TO SCALE

**INSTALLATION NOTES:**

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF THE ROOT SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN TREE. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/3 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE TOP WIRE LOOPS, OR BEND DOWN UNTIL THEY TOUCH SIDE OF BALL. REMOVE EXCESS BURLAP.
- BACKFILL PLANT POCKET SECOND 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT.
- BACKFILL PLANT POCKET LAST 1/3 WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING TREE IS STILL STRAIGHT. SLOPE GRADE AWAY FROM TREE.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 2-3" RING EXPOSED AT BASE OF TRUNK.
- MULCH RINGS TO BE CONSISTENT WITH PLANT TYPE/SIZE THROUGHOUT PROJECT & SHOULD EXTEND 6" BEYOND LOWEST BRANCH OF EVERGREEN TREES.
- MINIMUM 2"x2"x60" HARDWOOD STAKES TO EXTEND INTO UNDISTURBED SOIL UNDER PLANT POCKET. STAKE LOCATIONS PER TREE TO BE CONSISTENT THROUGHOUT PROJECT.
- 1" WIDE BELT LIKE NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL, NO WIRE OR HOSE TO BE USED TO GUY TREES. TWO (2) GUYS PER TREE.



**EVERGREEN TREE PLANTING DETAIL**

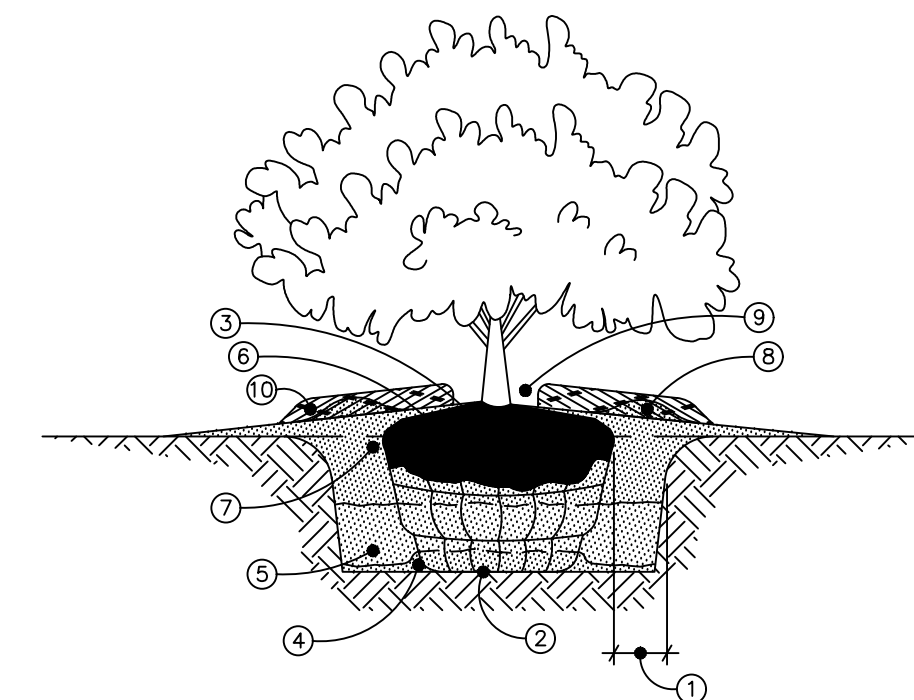
TREE 8" HT. & UNDER

NOT TO SCALE

**INSTALLATION NOTES:**

**INSTALLATION NOTES:**

- DIG PLANT POCKET 6" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE ALL TWINE FROM TOP OF ROOTBALL. EXAMINE TRUNK COLLAR & REMOVE EXCESS SOIL FROM TOP OF ROOTBALL DOWN TO THE UPPER LEVEL OF SYSTEM. SET ROOTBALL WITH TOP 1/8 OF BALL ABOVE FINISH GRADE.
- PLACE BACKFILL UNDER & ALONGSIDE BASE OF BALL TO STRAIGHTEN SHRUB. THOROUGHLY COMPACT TO FILL ALL VOIDS.
- BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- BEFORE CONTINUING WITH BACKFILL, REMOVE EXCESS BURLAP. IF APPLICABLE, REMOVE TOP WIRE LOOPS, OR BEND LOOPS DOWN UNTIL THEY TOUCH SIDE OF BALL.
- BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF TRUNK.
- IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANT POCKET.

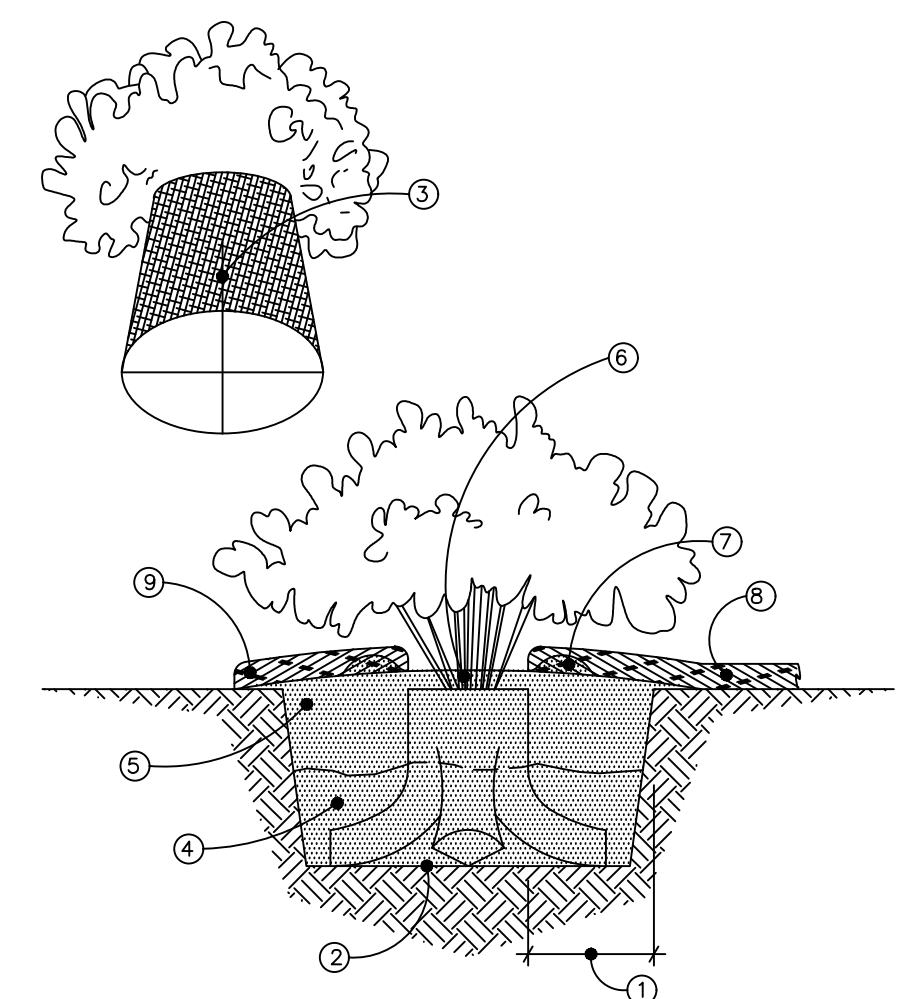


**BALLED & BURLAPED SHRUB PLANTING DETAIL**

NOT TO SCALE

**INSTALLATION NOTES:**

- DIG PLANT POCKET 12" WIDER THAN EDGE OF ROOTBALL.
- THOROUGHLY COMPACT BOTTOM OF PLANT POCKET.
- REMOVE PLANT FROM CONTAINER AND EXAMINE ROOTMASS. IF ROOTMASS IS LOOSE, INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. IF A ROOTBOUND CONDITIONS EXISTS, DISRUPT THE ROOTMASS BY CUTTING THROUGH BOTTOM HALF OF ROOTMASS. ROTATE ROOTMASS 90° AND CUT AGAIN, FORMING FOUR (4) LOBES. SPREAD THE FOUR LOBES DISRUPTING ROOTMASS AND INTEGRATE PLANT ROOTS & POTTING MEDIA WITH PLANTING MIX. PLACE PLANT IN POCKET SLIGHTLY ABOVE GRADE.
- BACKFILL PLANT POCKET 1/2 WITH PLANTING MIX CONSISTING OF 50% TOPSOIL & 50% NATIVE SOIL, ASSURING SHRUB IS STRAIGHT.
- BACK FILL REMAINING 1/2 OF PLANT POCKET WITH PLANTING MIX & COMPACT THOROUGHLY, ASSURING SHRUB IS STILL STRAIGHT.
- SPREAD 1" OF PLANTING MIX OVER TOP OF CONTAINER ROOTBALL. SLOPE GRADE AWAY FROM SHRUB.
- IF PLANTED IN NON-IRRIGATED AREAS, FORM A SAUCER WITH SOIL AT OUTSIDE EDGE OF ROOTBALL.
- SHREDDED BARK MULCH, 3" DEPTH. MULCH TO BE NATURAL IN COLOR. LEAVE 1-2" RING EXPOSED AT BASE OF PLANT.
- IF NOT PLANTED WITHIN A LANDSCAPE BED, MULCH RINGS TO BE CONSISTENT IN SIZE WITH PLANT TYPE/SIZE THROUGHOUT PROJECT AND SHOULD NOT EXTEND BEYOND PLANT POCKET.



**CONTAINER SHRUB PLANTING DETAIL**

POT BOUND SHRUBS

NOT TO SCALE

P.O. Box 542  
Lake Orion, Michigan 48361-0542  
P: 248.802.8062

**Conroy** ASSOCIATES  
LANDSCAPE ARCHITECTURE & CONSTRUCTION  
Site Planning Golf Course Architecture Construction Management

**PLANT LIST AND DETAILS**

SHEET TITLE	ISSUED FOR	DATE
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PROJECT: **363 BIG BEAVER TOWER**  
TROY, MI 48064

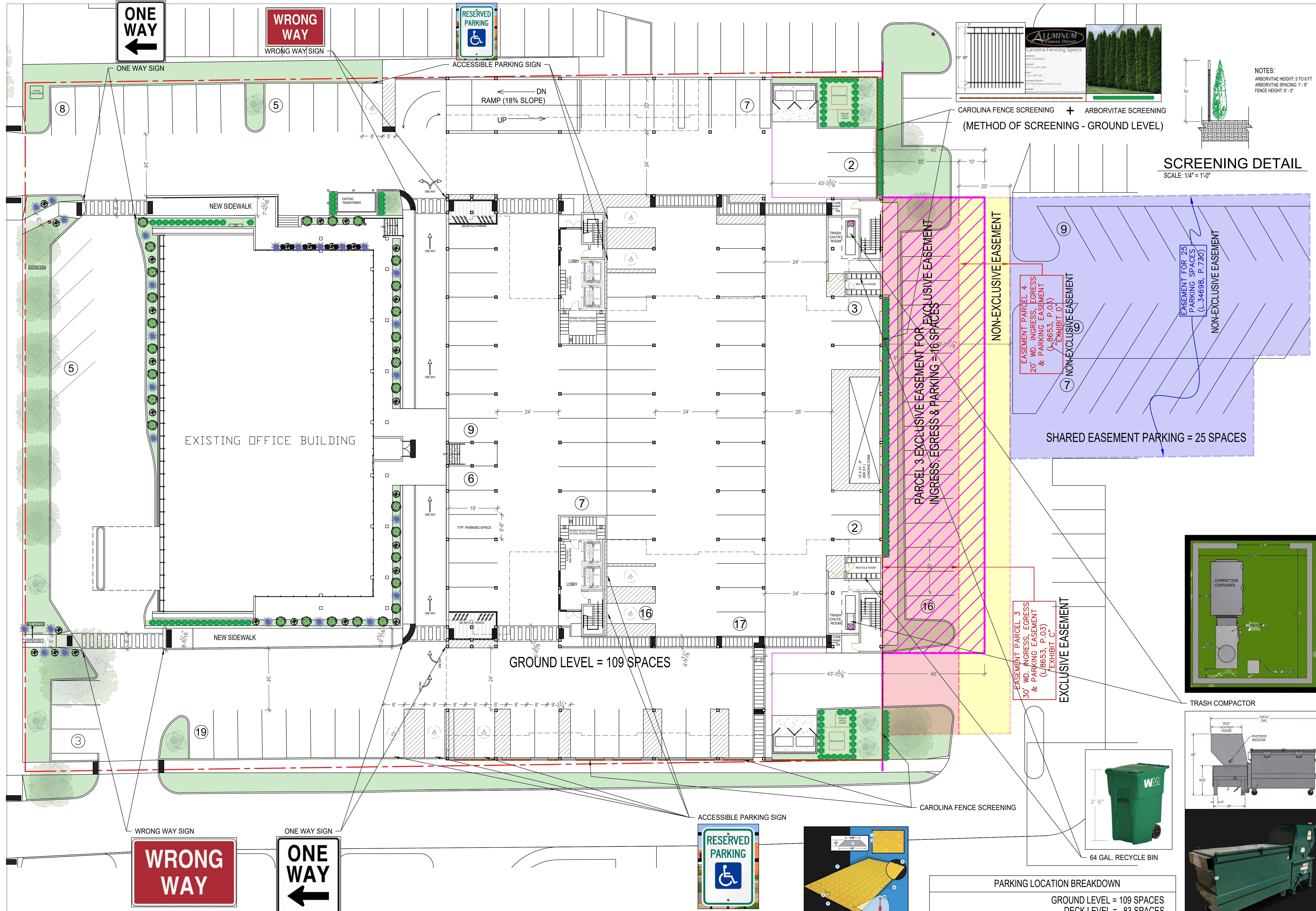
CLIENT: **MARUSICH ARCHITECTURE**  
36880 WOODWARD AVE., STE. 100  
BLOOMFIELD HILLS, MI 48304

DRAWN BY: **LKM**

PROJECT No: **24-117**

DRAWING DATE: **11-22-2024**

SHEET No: **L - 6**



NOTES:  
 ARBORVITAE HEIGHT: 5 TO 6 FT  
 ARBORVITAE SPACING: 1' - 9"  
 FENCE HEIGHT: 6' - 10"

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

**MARUSICH ARCHITECTURE**  
 36880 WOODWARD AVENUE  
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**OWNER**  
 FRANK SIMON

**PROJECT NAME**  
 363 BIG BEAVER TOWER  
 ADDRESS  
 363 Big Beaver Rd  
 Troy, MI 48064

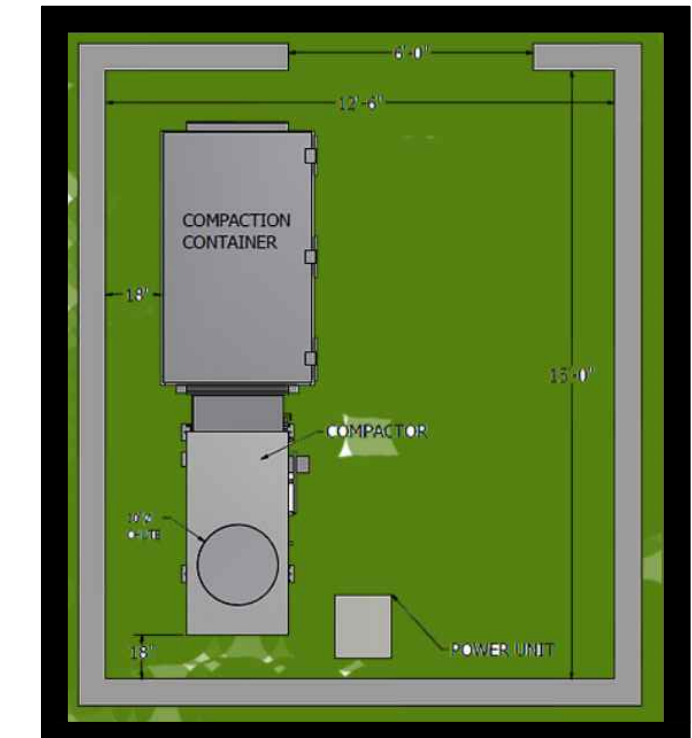
**PROJECT #** 23 - 82  
**ISSUE DATE #** 11/29/2023

**REVISION HISTORY**

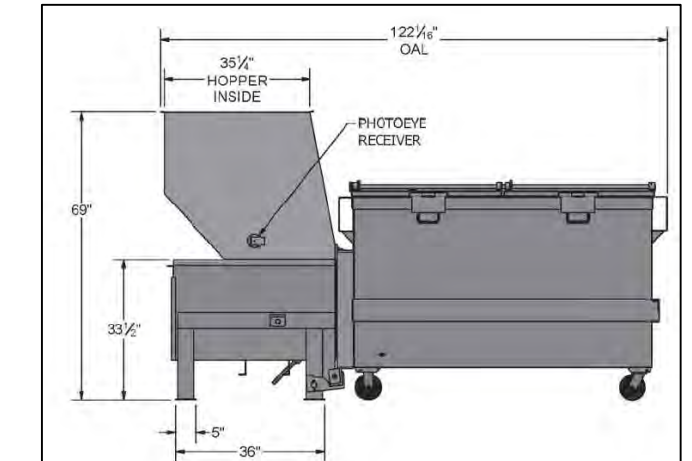
OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
S.P.A. DRAFT PACKAGE	03/23/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 21	08/20/2024
S.P.A. PLAN PACKAGE 22	08/30/2024
S.P.A. PLAN PACKAGE 22	11/12/2024

**DRAWN BY:** DC  
**CHECKED BY:** JM

**SHEET CONTENTS**  
 LEVEL 1 - GROUND LEVEL PLAN (PARKING / LOBBY)  
 SEAL  
 DATE: 11/12/2024  
 SHEET # A-1



TRASH COMPACTOR



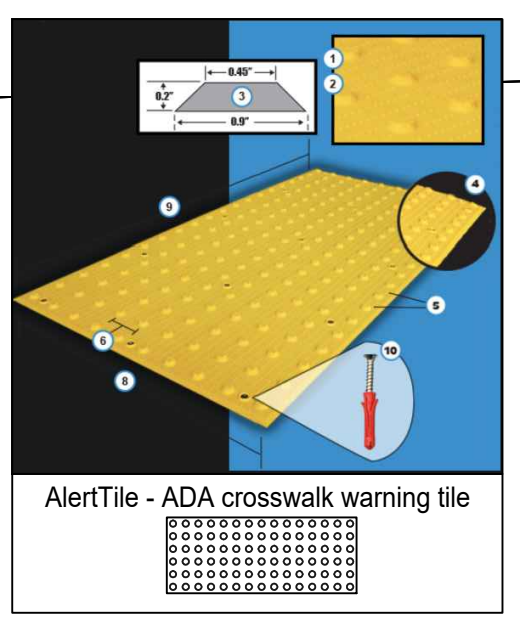
64 GAL. RECYCLE BIN



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

**PARKING LOCATION BREAKDOWN**

GROUND LEVEL = 109 SPACES
DECK LEVEL = 83 SPACES
EXCLUSIVE PARKING EASEMENT = 16 SPACES
NON-EXCLUSIVE SHARED PARKING EASEMENT = 25 SPACES
<b>TOTAL = 233 SPACES</b>



AlertTile - ADA crosswalk warning tile



**MARUSICH ARCHITECTURE**

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SUITE 100

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**OWNER**

**FRANK SIMON**

**PROJECT NAME**

**363 BIG BEAVER TOWER**

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

**REVISION HISTORY**

OWNER REVIEW	01/26/2024
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REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

**SHEET CONTENTS**

**LEVEL 2 - PARKING DECK PLAN**

**SEAL**



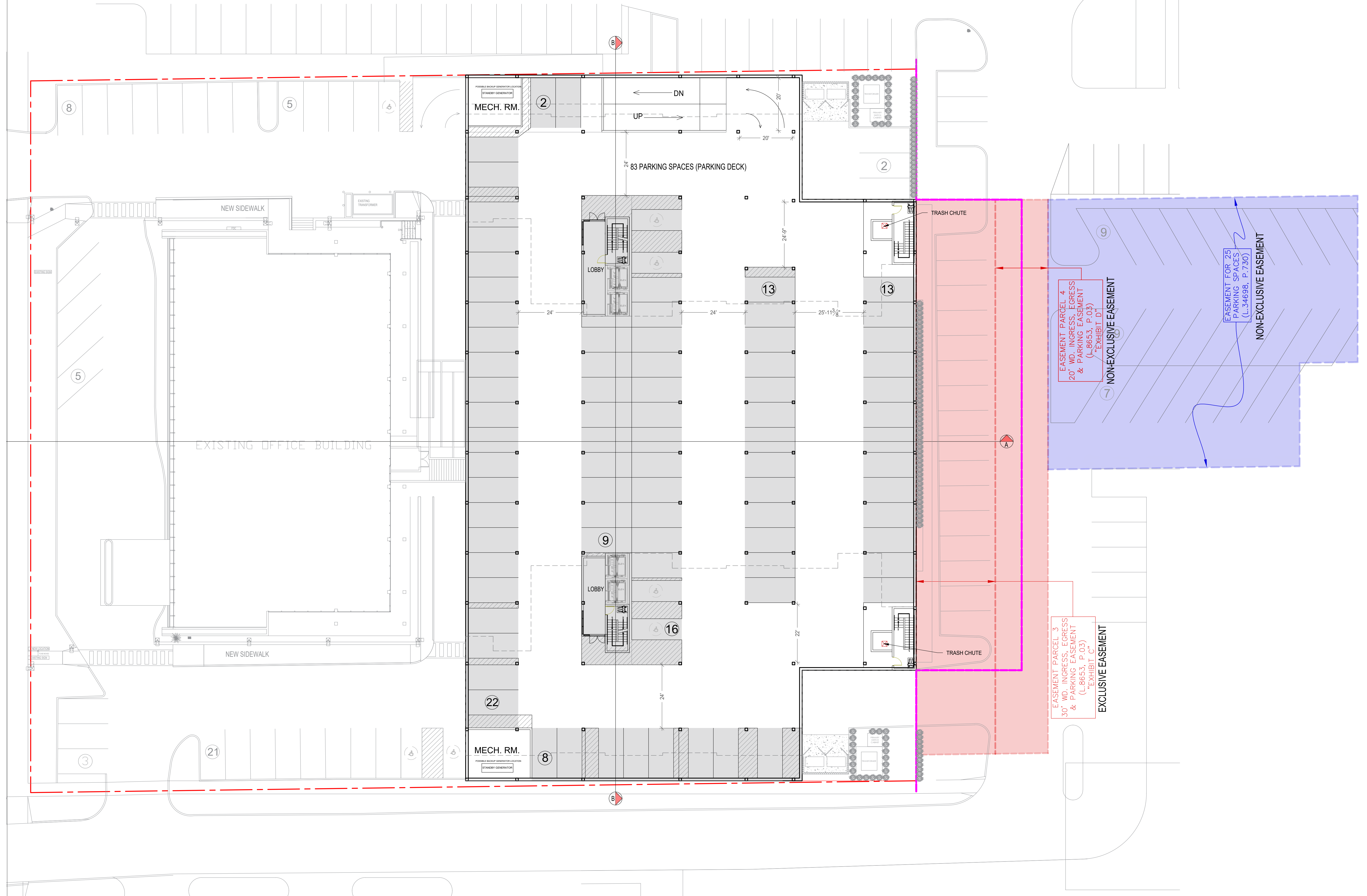
11/12/2024

**SHEET #**

**A-2**

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2024



**LEVEL 2 - PARKING DECK PLAN**  
SCALE: 1/16" = 1'-0"  
NORTH

PARKING LOCATION BREAKDOWN	
GROUND LEVEL	= 109 SPACES
DECK LEVEL	= 83 SPACES
EXCLUSIVE PARKING EASEMENT	= 16 SPACES
NON-EXCLUSIVE SHARED PARKING EASEMENT	= 25 SPACES
<b>TOTAL</b>	<b>= 233 SPACES</b>



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**OWNER**

**FRANK SIMON**

**PROJECT NAME**

**363 BIG BEAVER TOWER**

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

**REVISION HISTORY**

REVISION	DATE
OWNER REVIEW	01/26/2024
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S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

DRAWN BY: DC

CHECKED BY: JM

**SHEET CONTENTS**

**LEVEL 3 - RESIDENTIAL FLOOR PLAN**

**SEAL**



11/12/2024

**SHEET #**

**A-3**



**LEGEND**

	COMMON AREA (1,825 S.F.)		EFFICIENCY UNIT (602 S.F.)		1 BEDROOM UNIT A (678 S.F.)		2 BEDROOM UNIT B1 (1,141 S.F.)
	1 BEDROOM UNIT B (698 S.F.)		2 BEDROOM UNIT A (1,058 S.F.)		2 BEDROOM UNIT B2 (1,185 S.F.)		

TOTAL UNIT S.F. PER FLOOR - BOTH BUILDINGS (16,534 S.F.)

TOTAL NET S.F. - BOTH BUILDINGS (82,670 S.F.)

TOTAL GROSS S.F. PER FLOOR - BOTH BUILDINGS (20,175 S.F.)

TOTAL RESIDENTIAL GROSS AREA - BOTH BUILDINGS (100,875 S.F.)

**LEVEL 3 - RESIDENTIAL FLOOR PLAN**

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

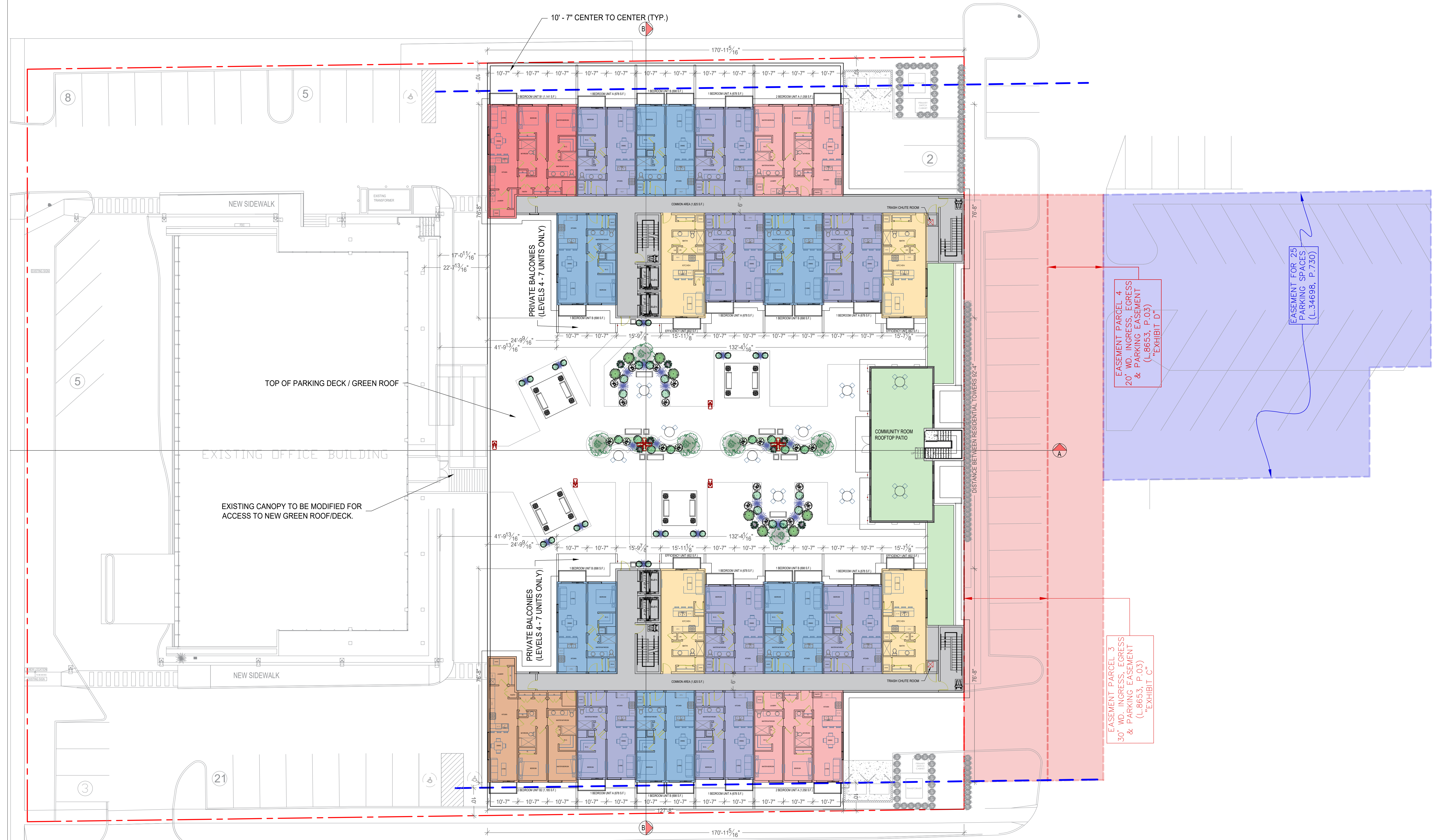


OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024

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REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

SHEET CONTENTS  
LEVEL 4 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 4 & 6)



LEGEND

COMMON AREA (1,825 S.F.)	EFFICIENCY UNIT (602 S.F.)	1 BEDROOM UNIT A (678 S.F.)	2 BEDROOM UNIT B1 (1,141 S.F.)
1 BEDROOM UNIT B (698 S.F.)	2 BEDROOM UNIT A (1,058 S.F.)	2 BEDROOM UNIT B2 (1,185 S.F.)	

TOTAL UNIT S.F. PER FLOOR - BOTH BUILDINGS (16,534 S.F.)      TOTAL NET S.F. - BOTH BUILDINGS (82,670 S.F.)  
TOTAL GROSS S.F. PER FLOOR - BOTH BUILDINGS (20,175 S.F.)      TOTAL RESIDENTIAL GROSS AREA - BOTH BUILDINGS (100,875 S.F.)

LEVEL 4 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 4 & 6)  
SCALE: 1/16" = 1'-0"  
NORTH

REVISION HISTORY	
OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
PARKING ANALYSIS REV.	03/18/2024
S.P.A. DRAFT PACKAGE	03/23/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS (MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

**SHEET CONTENTS**  
**LEVEL 5 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 5 & 7)**  
**FLOORS 5 & 7**



**LEGEND**

	COMMON AREA (1,825 S.F.)		EFFICIENCY UNIT (602 S.F.)		1 BEDROOM UNIT A (678 S.F.)		2 BEDROOM UNIT B1 (1,141 S.F.)
	1 BEDROOM UNIT B (698 S.F.)		2 BEDROOM UNIT A (1,058 S.F.)		2 BEDROOM UNIT B2 (1,185 S.F.)		

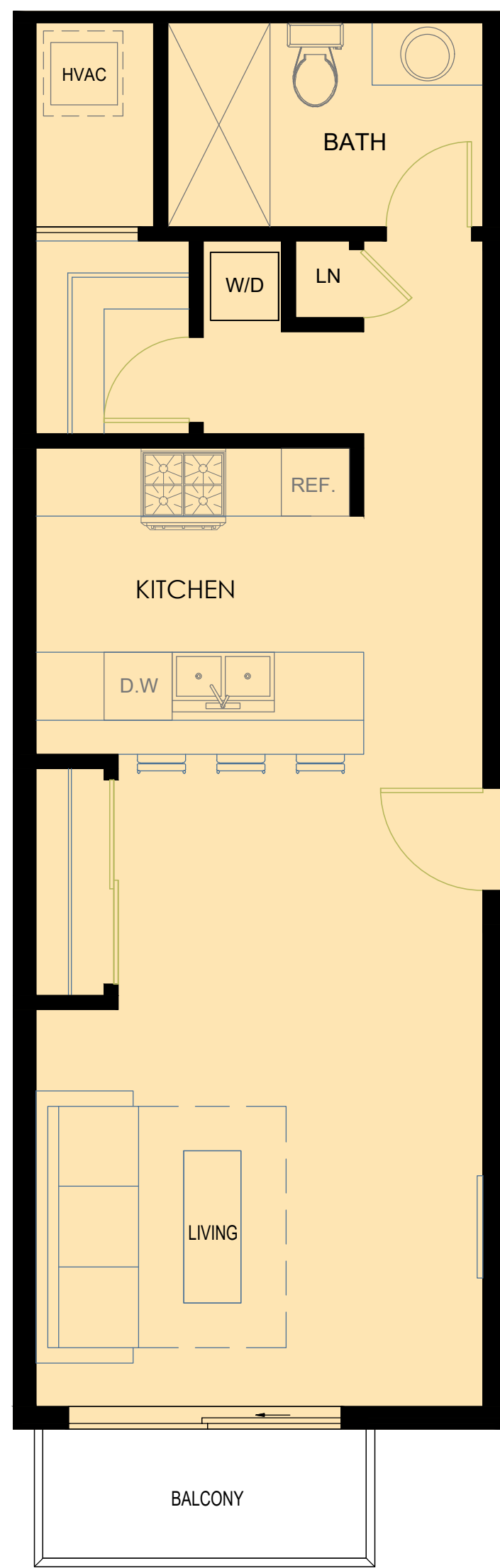
TOTAL UNIT S.F. PER FLOOR - BOTH BUILDINGS (16,534 S.F.)

TOTAL GROSS S.F. PER FLOOR - BOTH BUILDINGS (20,175 S.F.)

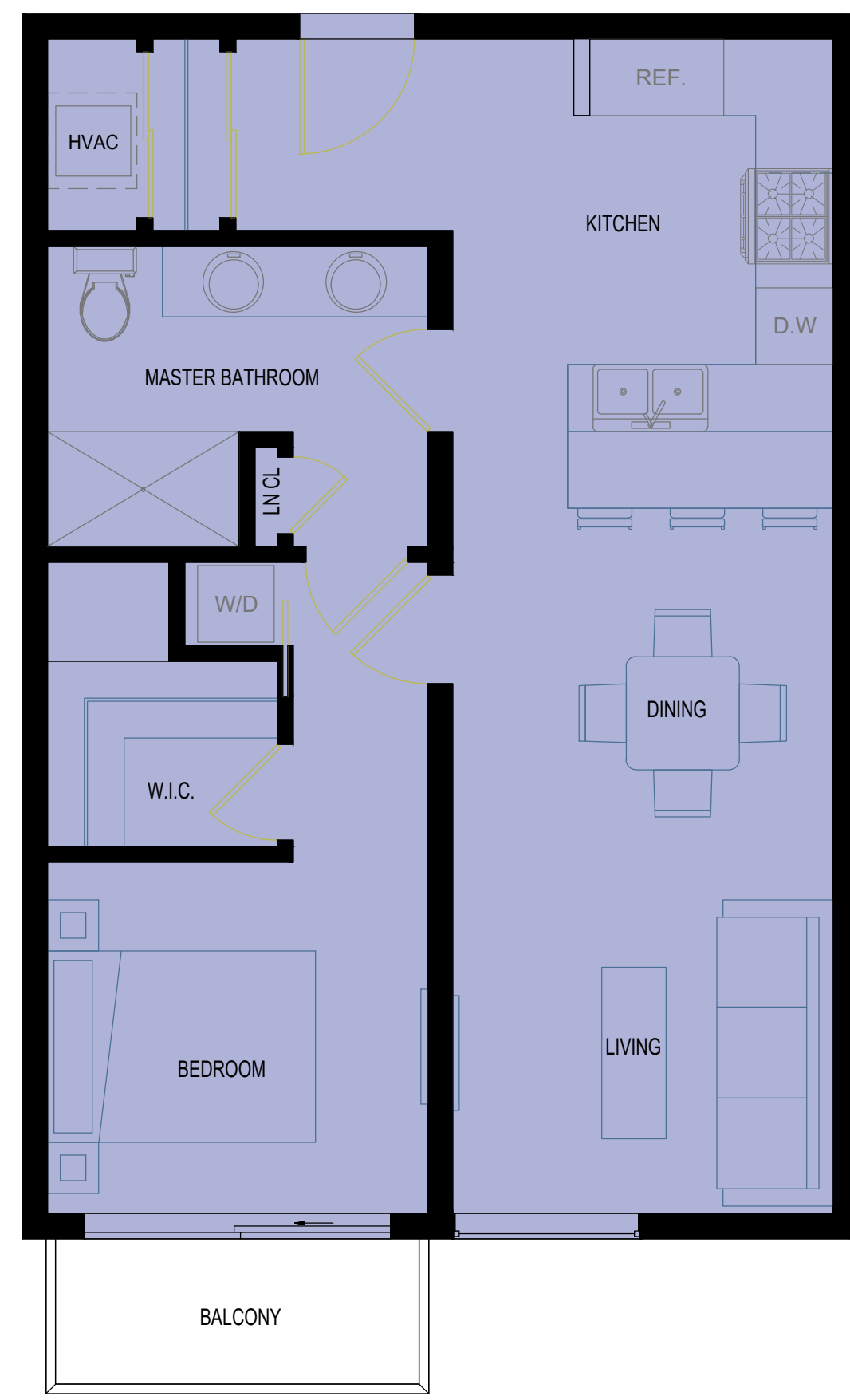
TOTAL NET S.F. - BOTH BUILDINGS (82,670 S.F.)

TOTAL RESIDENTIAL GROSS AREA - BOTH BUILDINGS (100,875 S.F.)

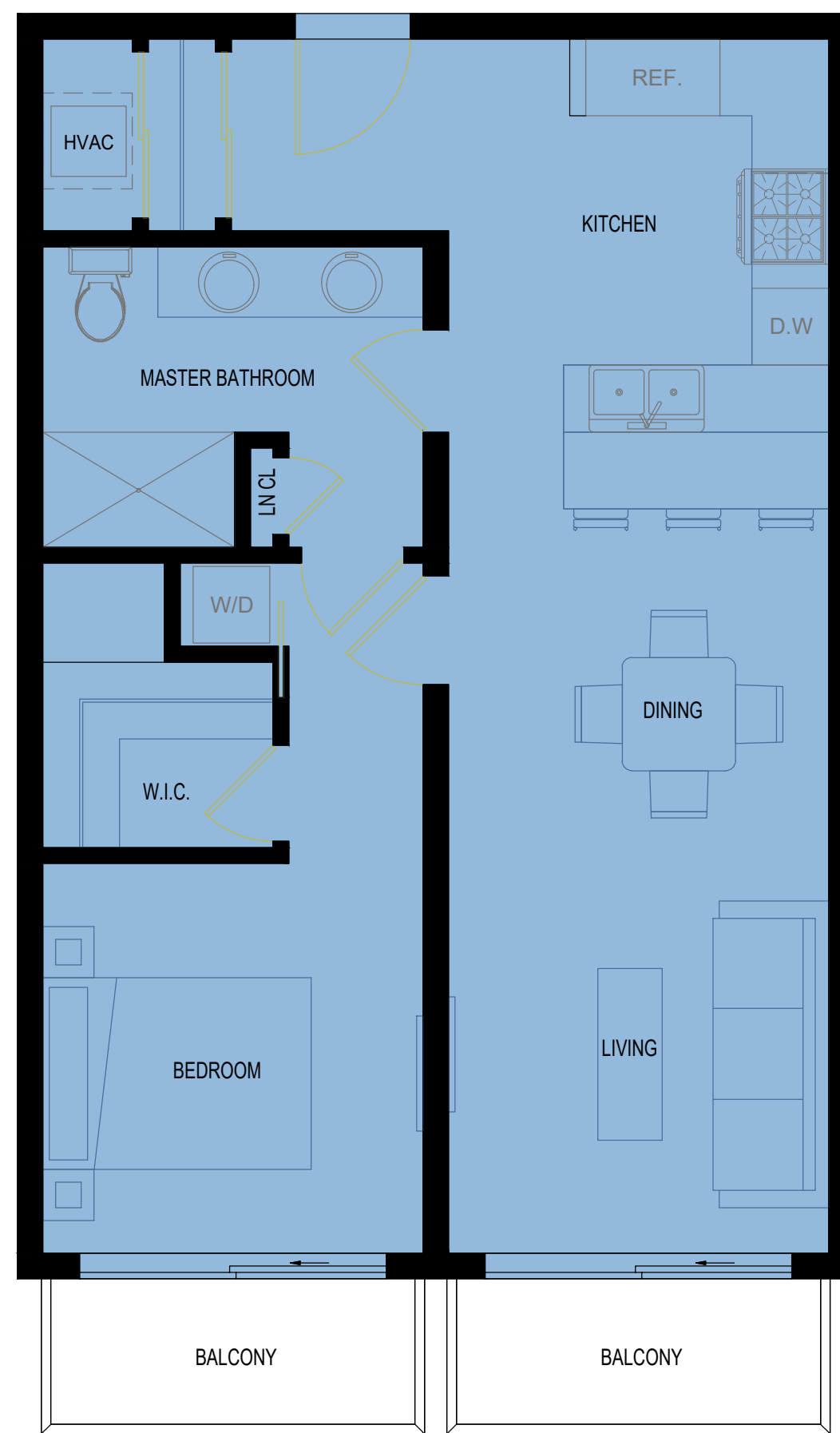
**LEVEL 5 - RESIDENTIAL FLOOR PLAN (TYP. FLOORS 5 & 7)**  
SCALE: 1/16" = 1'-0"  
NORTH



**EFFICIENCY UNIT (602 S.F.)**  
SCALE: 1/4" = 1'-0"



**1 BEDROOM UNIT A (677 S.F.)**  
SCALE: 1/4" = 1'-0"



**1 BEDROOM UNIT B (698 S.F.)**  
SCALE: 1/4" = 1'-0"



**2 BEDROOM UNIT B1 (1,141 S.F.)**  
SCALE: 1/4" = 1'-0"



**2 BEDROOM UNIT B2 (1,185 S.F.)**  
SCALE: 1/4" = 1'-0"



**2 BEDROOM UNIT A (1,058 S.F.)**  
SCALE: 1/4" = 1'-0"

**LEGEND**

- EFFICIENCY UNIT (602 S.F.)
- 1 BEDROOM UNIT B (698 S.F.)
- 1 BEDROOM UNIT A (677 S.F.)
- 2 BEDROOM UNIT A (1,058 S.F.)
- 2 BEDROOM UNIT B1 (1,141 S.F.)
- 2 BEDROOM UNIT B2 (1,185 S.F.)



**MARUSICH ARCHITECTURE**

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johnm.marusicharchitecture@gmail.com

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**OWNER**

**FRANK SIMON**

**PROJECT NAME**

**363 BIG BEAVER TOWER**

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

**REVISION HISTORY**

REVISION	DATE
OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
PARKING ANALYSIS REV.	03/18/2024
S.P.A. DRAFT PACKAGE	03/23/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
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REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

**SHEET CONTENTS**

**RESIDENTIAL UNIT FLOOR PLANS**

**SEAL**



11/12/2024

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

SHEET #

**A-5B**

DATE: \_\_/\_\_/2024



MARUSICH ARCHITECTURE

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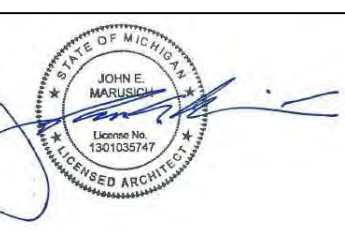
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**SHEET CONTENTS**  
BUILDING ELEVATIONS  
(NORTH & SOUTH)

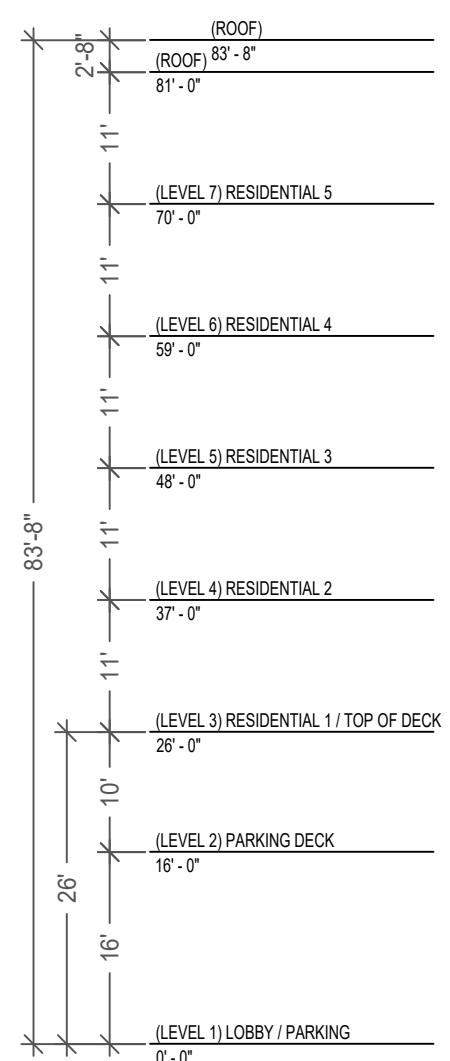
**SEAL**



11/12/2024

SHEET #  
A-6A

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DATE: \_\_\_/\_\_\_/2024



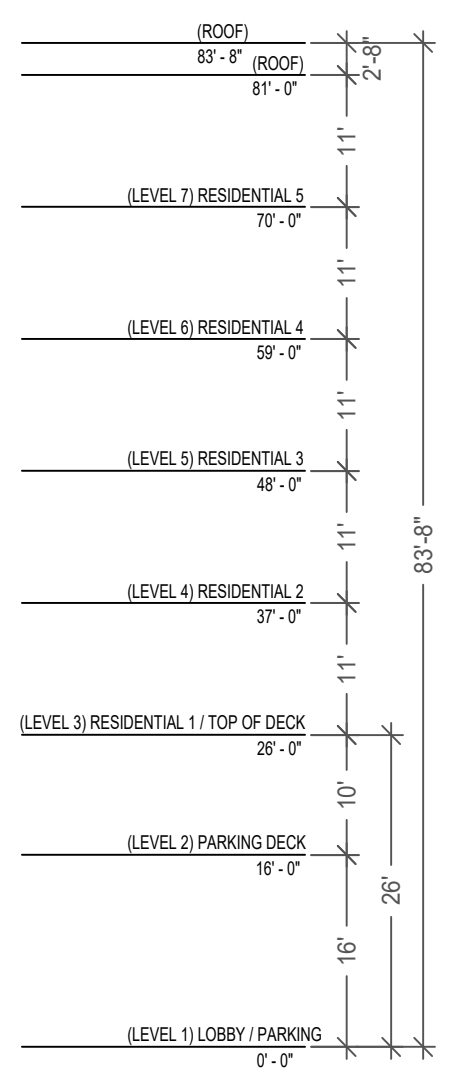
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- NICHIHA CEMENT BOARD PANEL MIRAIA GLACIER
- NICHIHA CEMENT BOARD PANEL TUFFBLOCK PEWTER
- BLACK POWDER COATED RAILING WITH GLASS PANEL
- BALCONY - NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- NICHIHA CEMENT BOARD PANEL VINTAGEWOOD SPRUCE
- ALPOLIC METAL COMPOSITE SLATE BLACK
- NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- PARKING DECK PRE-CAST CONCRETE

**NORTH ELEVATION**

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



- NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
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- NICHIHA CEMENT BOARD PANEL TUFFBLOCK PEWTER
- NICHIHA CEMENT BOARD PANEL MIRAIA GLACIER
- BLACK POWDER COATED RAILING WITH GLASS PANEL
- BALCONY - NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- OPERABLE LOWER TRANSOM WINDOW (PELLA)
- FIXED FRAME WINDOW (PELLA)
- NICHIHA CEMENT BOARD PANEL VINTAGEWOOD SPRUCE
- PARKING DECK PRE-CAST CONCRETE
- NICHIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- GREENWALL



**SOUTH ELEVATION**

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



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BUILDING ELEVATIONS (EAST & WEST)

SEAL



11/12/2024

SHEET # A-6B

OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: \_\_/\_\_/2024

- RAPET COPING - NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- FIXED FRAME WINDOW (PELLA)
- OPERABLE LOWER TRANSOM WINDOW (PELLA)
- 8' X 8' SLIDING GLASS DOOR (PELLA)
- NICHIIHA CEMENT BOARD PANEL MIRAIA GLACIER
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK PEWTER
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- BLACK POWDER COATED RAILING WITH GLASS PANEL
- BALCONY - NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- ALPOLIC METAL COMPOSITE SLATE BLACK
- NICHIIHA CEMENT BOARD PANEL VINTAGEWOOD SPRUCE
- PARKING DECK PRE-CAST CONCRETE
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL



EAST ELEVATION

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



NICHIIHA TUFFBLOCK STEEL



NICHIIHA TUFFBLOCK PEWTER



NICHIIHA MIRAIA GLACIER



NICHIIHA VINTAGEWOOD SPRUCE



ALPOLIC METAL COMPOSITE SLATE BLACK



WEST ELEVATION

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

- PARAPET COPING - NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- 8' X 8' SLIDING GLASS DOOR (PELLA)
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK PEWTER
- NICHIIHA CEMENT BOARD PANEL MIRAIA GLACIER
- BLACK POWDER COATED RAILING WITH GLASS PANEL
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL
- BALCONY - NICHIIHA CEMENT BOARD TUFFBLOCK STEEL GRAY
- OPERABLE LOWER TRANSOM WINDOW (PELLA)
- FIXED FRAME WINDOW (PELLA)
- ALPOLIC METAL COMPOSITE SLATE BLACK
- NICHIIHA CEMENT BOARD PANEL VINTAGEWOOD SPRUCE
- PARKING DECK PRE-CAST CONCRETE
- NICHIIHA CEMENT BOARD PANEL TUFFBLOCK STEEL

W BIG BEAVER RD

W BIG BEAVER RD

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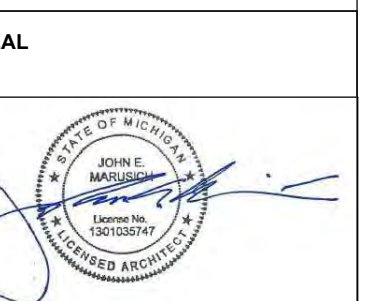
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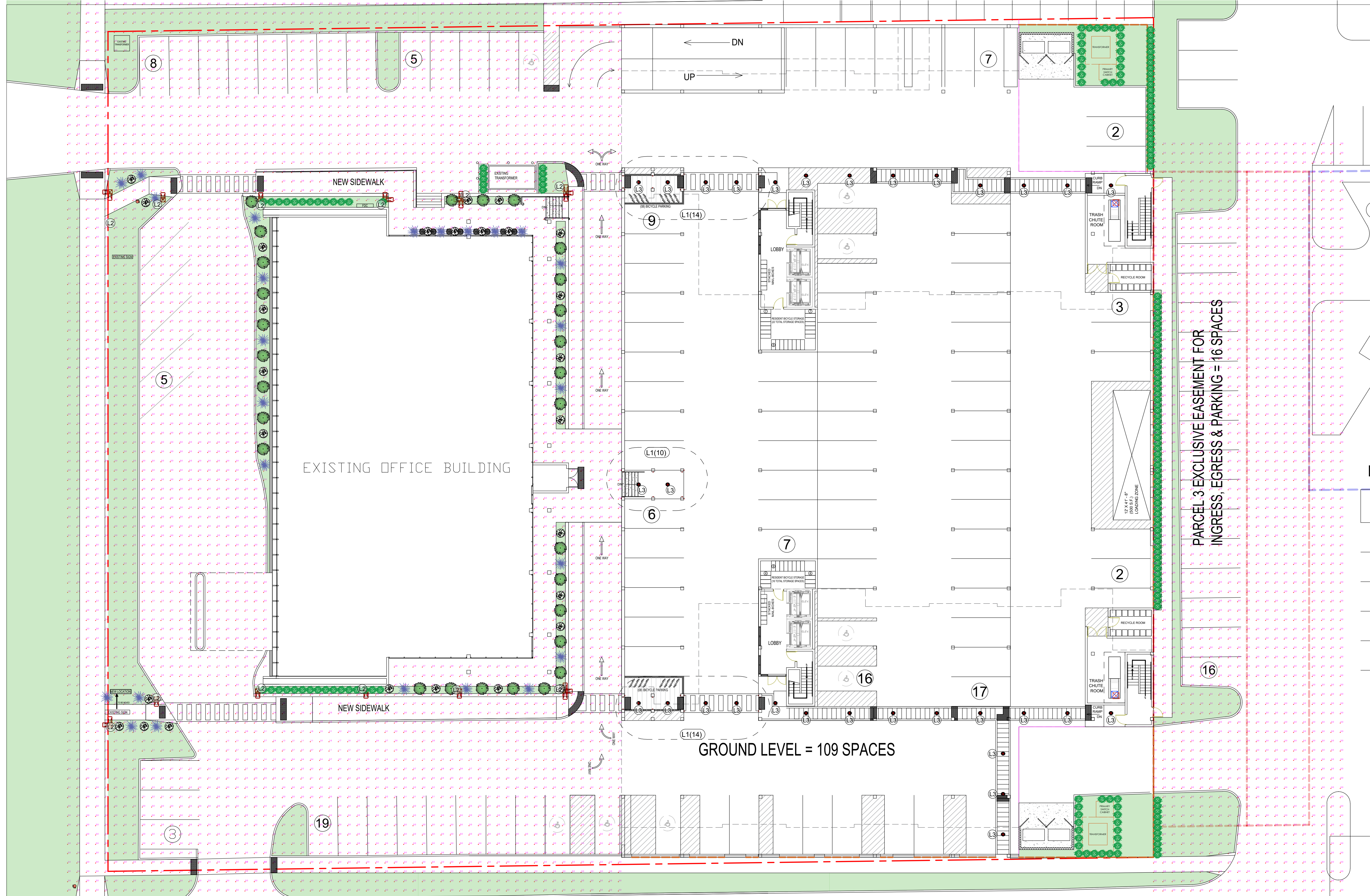
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**SHEET CONTENTS**  
**LIGHTING PLAN (GROUND LEVEL)**



DATE: 11/2/2024

SHEET # **A-9A**



**L3 RECESSED CAN LIGHT (GROUND LEVEL)**

**PROGRESS LIGHTING**

**P8061 SERIES** SMD LED New Construction And Retrofit - New Location Load - P8061-28-30K

Manufacturer: Progress Lighting

Part Number: P8061-28-30K

Finish: Matte Black

Color Temperature: 3000K

Power: 28W

Dimensions: 8 1/2" Dia

Mounting Height: 12'-0"

Quantity: 31

**P8061 SERIES** SMD LED New Construction And Retrofit - New Location Load - P8061-28-30K

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Part Number: P8061-28-30K

Finish: Matte Black

Color Temperature: 3000K

Power: 28W

Dimensions: 8 1/2" Dia

Mounting Height: 12'-0"

Quantity: 31

**L4 SHIELDED PATIO (TOP OF DECK) & BALCONY SCONCE LIGHTING**

**WEDGE LED** Architectural Wall Sconce

Manufacturer: Wedge Lighting

Part Number: WLED-10

Finish: Matte Black

Color Temperature: 3000K

Power: 10W

Dimensions: 8" x 12"

Mounting Height: 8'-0"

Quantity: 133

**WEDGE LED Family Overview**

Model	Power	Color Temp	Finish	Mounting Height
WLED-10	10W	3000K	Matte Black	8'-0"
WLED-15	15W	3000K	Matte Black	8'-0"
WLED-20	20W	3000K	Matte Black	8'-0"
WLED-25	25W	3000K	Matte Black	8'-0"
WLED-30	30W	3000K	Matte Black	8'-0"

**EXAMPLE: WEDGE LED P20 30K BCBW V1000T SIM FEM COB20**

**LIGHTING PLAN (GROUND LEVEL)**  
SCALE: 1/16" = 1'-0"  
NORTH

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURERS LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

**LIGHT FIXTURE SCHEDULE**

LABEL	Symbol	QTY	Manufacturer	Description	Lamp	Wattage	Mounting Height
L1	□	48	NOVUS DECOR	Vertical linear Outdoor wall sconce	LED	19W	7' - 0"
L2	+	18	LITHONIA LIGHTING	Pole Lighting	LED	90W	12' - 0"
L3	●	31	PROGRESS LIGHTING	Recessed can-light	LED	10W	12' - 0"
L4	⊠	133	LITHONIA LIGHTING	Shielded wall sconce	LED	10W	8' - 0"

- General Note**
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
  2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 6' - 0"
  3. THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. TO BE VERIFIED IN FIELD BY OTHERS.

**L1 VERTICAL LINEAR WALL SCONCE**

**NOVUS**

Armor Outdoor Wall Sconce  
By Novus Decor

Product ID: AN2000  
Finish: Matte Black  
Material: Aluminum  
Warranty: 5 Year  
Rating: UL, CCC, CE, PSE (Water Resistant)  
Origin: China

Dimensions:  
11.8 inch Option: WxH 21" Height 11.8", Depth 3.13"  
21.8 inch Option: WxH 21" Height 21.8", Depth 3.13"  
31.8 inch Option: WxH 21" Height 31.8", Depth 3.13"  
41.8 inch Option: WxH 21" Height 41.8", Depth 3.13"  
51.8 inch Option: WxH 21" Height 51.8", Depth 3.13"  
61.8 inch Option: WxH 21" Height 61.8", Depth 3.13"  
71.8 inch Option: WxH 21" Height 71.8", Depth 3.13"  
81.8 inch Option: WxH 21" Height 81.8", Depth 3.13"  
91.8 inch Option: WxH 21" Height 91.8", Depth 3.13"

Lighting:  
11.8 inch Option: 9 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K  
21.8 inch Option: 18 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K  
31.8 inch Option: 28 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K  
41.8 inch Option: 38 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K  
51.8 inch Option: 48 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K  
61.8 inch Option: 58 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K  
71.8 inch Option: 68 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K  
81.8 inch Option: 78 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K  
91.8 inch Option: 88 Watt 120 Volt Integrated LED  
Color Temp: Warm White 3000K/ Cool White 5000K

Product L14: 18W Novus Decor (available for light fixture schedule only)

**L2 POLE LIGHTING (TO BE SHIELDED & DOWNCAST)**

**D Series Size 0** LED Area Luminaire

Manufacturer: Luminaire

Part Number: D Series Size 0

Finish: Matte Black

Color Temperature: 3000K

Power: 90W

Dimensions: 12" Dia

Mounting Height: 12'-0"

Quantity: 18

**EXAMPLE: D Series Size 0 LED Area Luminaire**

Model	Power	Color Temp	Finish	Mounting Height
D Series Size 0	90W	3000K	Matte Black	12'-0"

**Lighting Schedule**

Label	Symbol	QTY	Manufacturer	Description	Lamp	Wattage	Mounting Height
L1	□	48	NOVUS DECOR	Vertical linear Outdoor wall sconce	LED	19W	7' - 0"
L2	+	18	LITHONIA LIGHTING	Pole Lighting	LED	90W	12' - 0"
L3	●	31	PROGRESS LIGHTING	Recessed can-light	LED	10W	12' - 0"
L4	⊠	133	LITHONIA LIGHTING	Shielded wall sconce	LED	10W	8' - 0"

**Area Luminaire - EPA**

Model	Power	Color Temp	Finish	Mounting Height
D Series Size 0	90W	3000K	Matte Black	12'-0"

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: 11/2/2024

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DRAWN BY: DC

CHECKED BY: JM

SHEET CONTENTS

**LIGHTING PLAN (TOP OF DECK)**

11/12/2024  
SEAL  
OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
SHEET # **A-9B**

**L3 RECESSED CAN LIGHT (GROUND LEVEL)**

**PROGRESS LIGHTING**

**P8061 SERIES** SMD LED New Construction/Recessed - New Location Item - P8061-28-30K

**Specifications:**  
Type: Recessed  
Voltage: 120V  
Wattage: 10W  
Beam Angle: 60°  
Color Temp: 3000K  
Finish: Matte Black

**Performance:**  
Lumens: 1100  
lm/W: 110  
CCT: 3000K  
CRI: 90

**Dimensions:**  
Cutout Diameter: 4.125"  
Mounting Hole: 4.5"  
Depth: 1.5"

**Notes:**  
1. See schedule for mounting height.  
2. See schedule for luminaire wattage.  
3. See schedule for luminaire beam angle.

**L4 SHIELDED PATIO (TOP OF DECK) & BALCONY SCONCE LIGHTING**

**WEDGE LED Architectural Wall Sconce**

**Specifications:**  
Depth: 1.5"  
Height: 1.5"  
Width: 6"  
Mounting: Surface

**Notes:**  
1. See schedule for mounting height.  
2. See schedule for luminaire wattage.

**L1 VERTICAL LINEAR WALL SCONCE**

**NOVUS**

**Product Above:** 11.8" x 1.8" x 1.8" (Depth 1.31")

**Notes:**  
1. See schedule for mounting height.  
2. See schedule for luminaire wattage.

**L2 POLE LIGHTING (TO BE SHIELDED & DOWNCAST)**

**D-Series Size 0 LED Area Luminaire**

**Specifications:**  
Depth: 1.5"  
Height: 1.5"  
Width: 6"  
Mounting: Surface

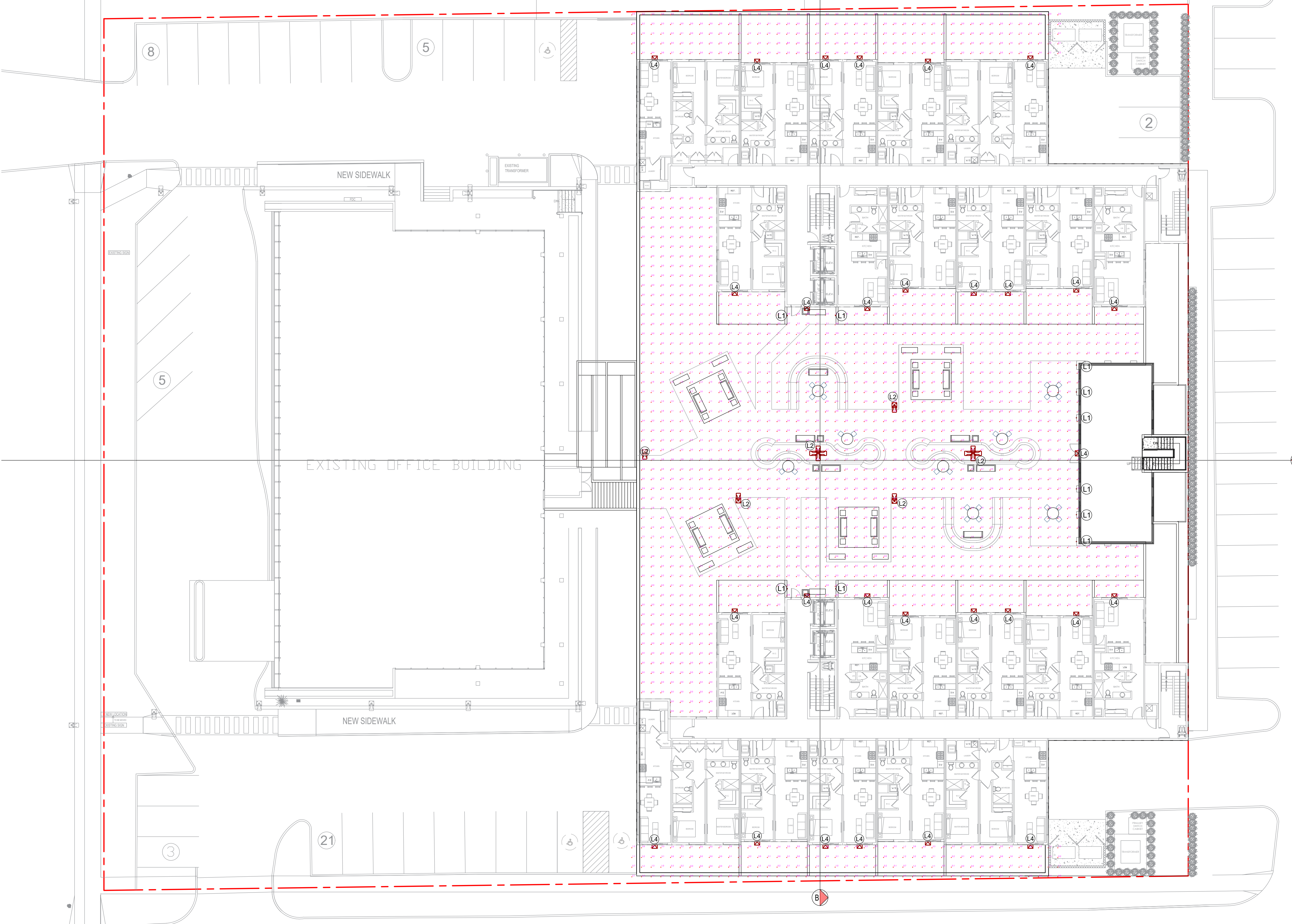
**Notes:**  
1. See schedule for mounting height.  
2. See schedule for luminaire wattage.

**LIGHT FIXTURE SCHEDULE**

LABEL	Symbol	QTY	Manufacturer	Description	Lamp	Wattage	Mounting Height
L1	□	48	NOVUS DECOR	Vertical linear Outdoor wall sconce	LED	19W	7' - 0"
L2	+	18	LITHONIA LIGHTING	Pole Lighting	LED	90W	12' - 0"
L3	●	31	PROGRESS LIGHTING	Recessed can-light	LED	10W	12' - 0"
L4	⊠	133	LITHONIA LIGHTING	Shielded wall sconce	LED	10W	8' - 0"

**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 6' - 0"
- THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. TO BE VERIFIED IN FIELD BY OTHERS.



**LIGHTING PLAN (TOP OF DECK)**  
SCALE: 1/16" = 1'-0"  
NORTH

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURERS LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.







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**OWNER**

**FRANK SIMON**

**PROJECT NAME**

**363 BIG BEAVER TOWER**

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

**REVISION HISTORY**

OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
PARKING ANALYSIS REV.	03/18/2024
S.P.A. DRAFT PACKAGE	03/23/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/16/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

**BUILDING SECTIONS**

**SEAL**



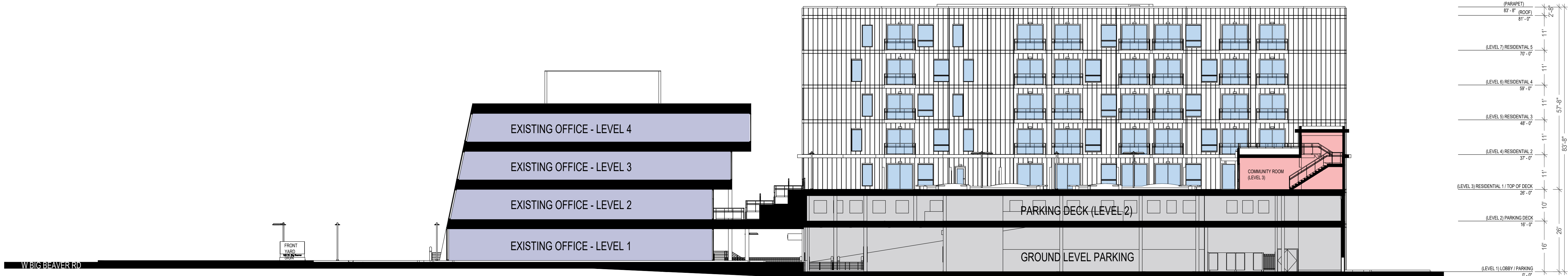
11/12/2024

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2024

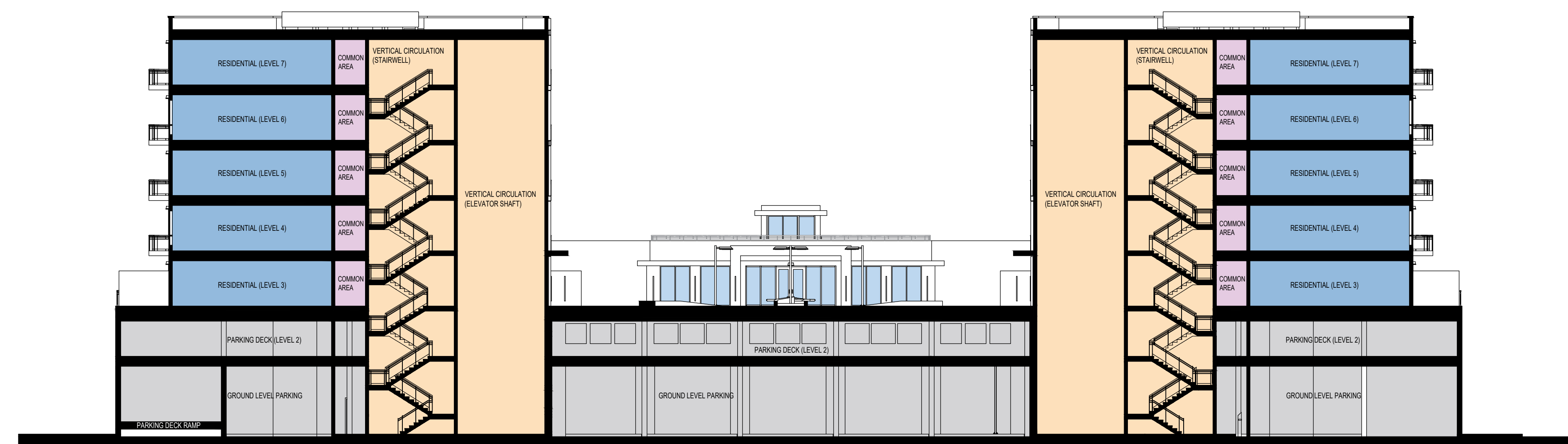
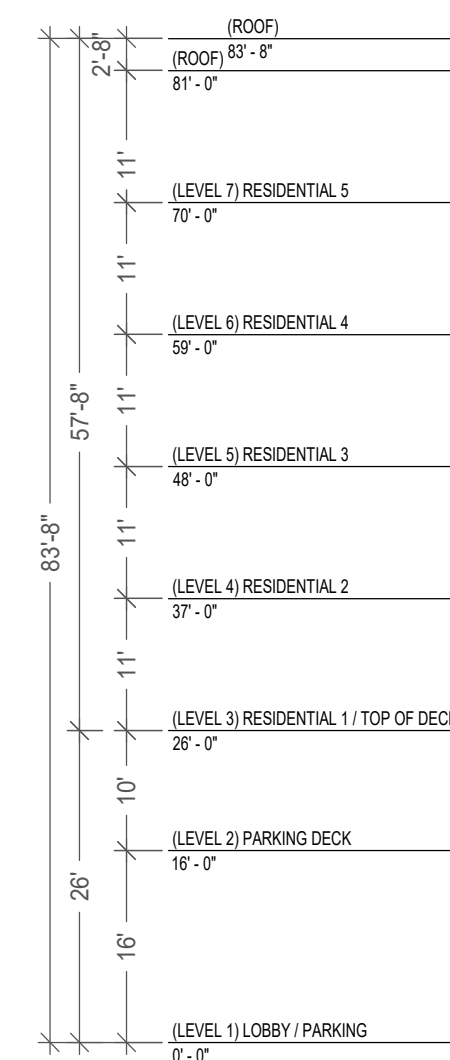
SHEET #

**A-11**



**BUILDING SECTION A**

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



**BUILDING SECTION B**

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

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_/\_\_/2024

SHEET #

**A-11**



**MARUSICH ARCHITECTURE**

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S.P.A. PLAN PACKAGE	04/18/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

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**SEAL**

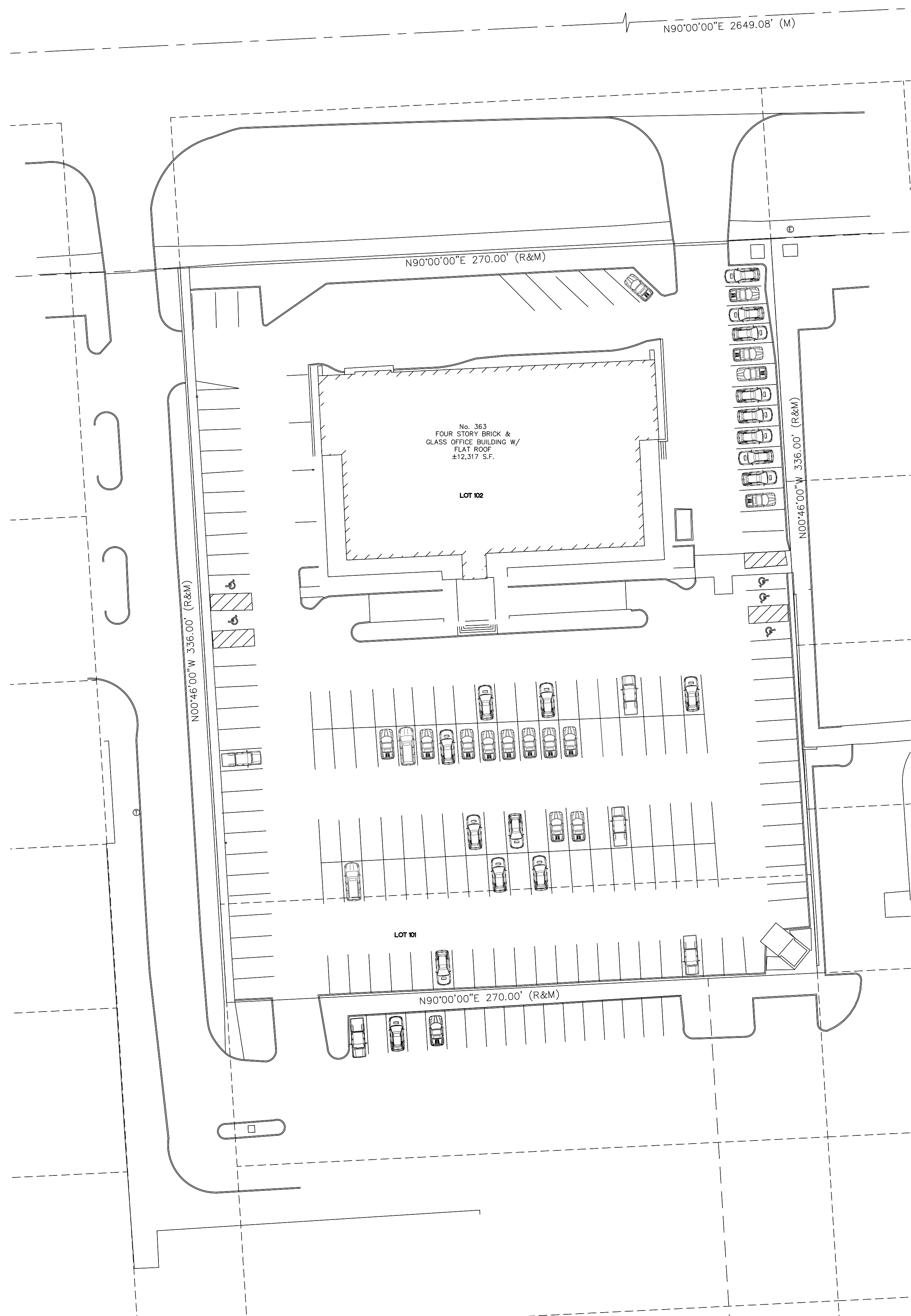


11/12/2024

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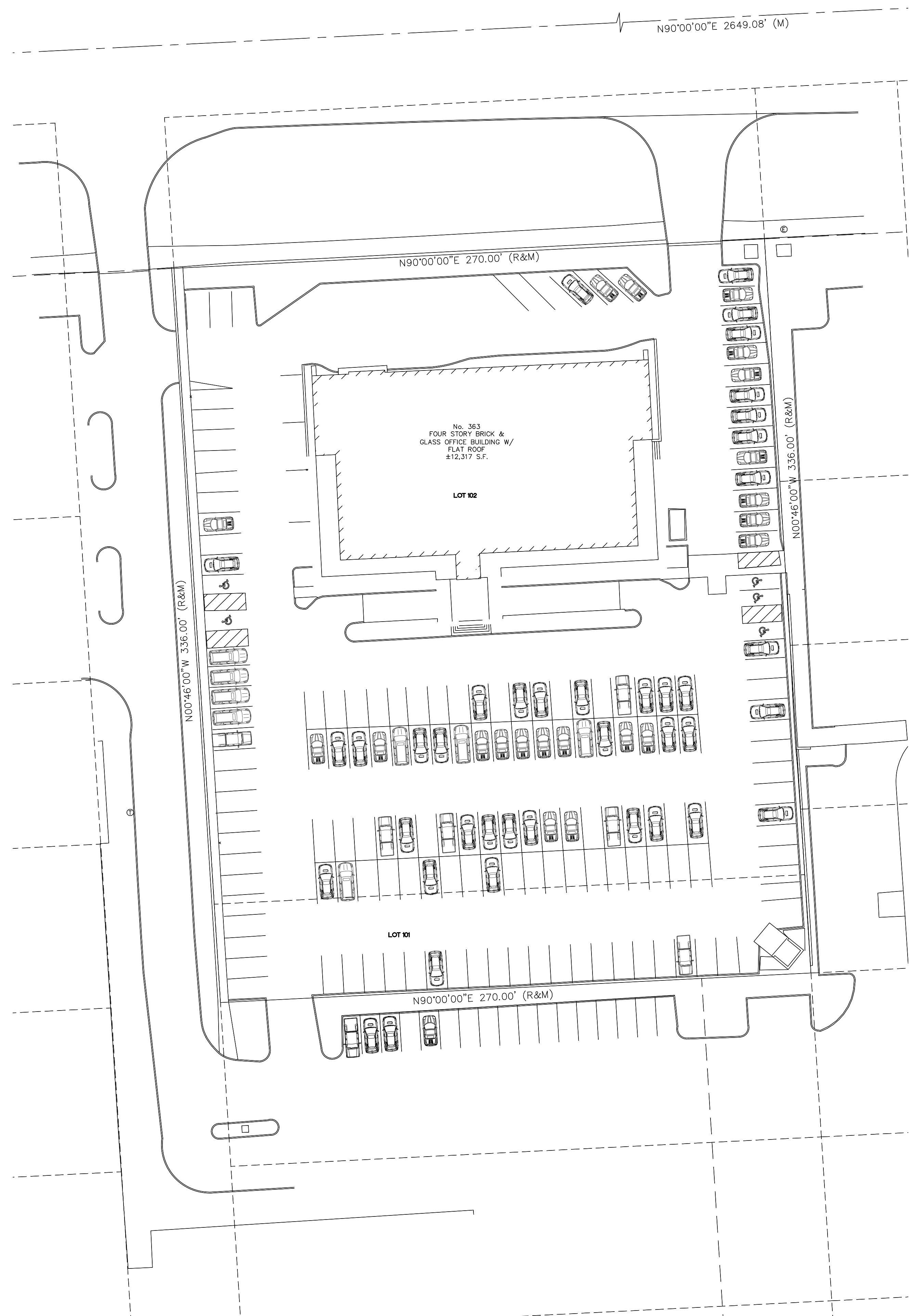
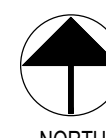
SHEET #  
**A-12A**

DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164    OCCUPIED SPACES EXCL. OVERFLOW: 38    % OCCUPIED EXCL. OVERFLOW: 23  
TOTAL SPACES INCL. OVERFLOW: 181    OCCUPIED SPACES INCL. OVERFLOW: 41    % OCCUPIED INCL. OVERFLOW: 23

**ACTUAL PARKING CONDITIONS - 8:30 AM**    ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024    8:33-8:39 AM  
SCALE: 1" = 30'-0"



TOTAL SPACES EXCL. OVERFLOW: 164    OCCUPIED SPACES EXCL. OVERFLOW: 73    % OCCUPIED EXCL. OVERFLOW: 45  
TOTAL SPACES INCL. OVERFLOW: 181    OCCUPIED SPACES INCL. OVERFLOW: 77    % OCCUPIED INCL. OVERFLOW: 43

**ACTUAL PARKING CONDITIONS - 9:30 AM**    ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024    9:39-9:46 AM  
SCALE: 1" = 30'-0"





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ADDRESS  
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Troy, MI 48064

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ISSUE DATE # 11/29/2023

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OWNER REVIEW	01/28/2024
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S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

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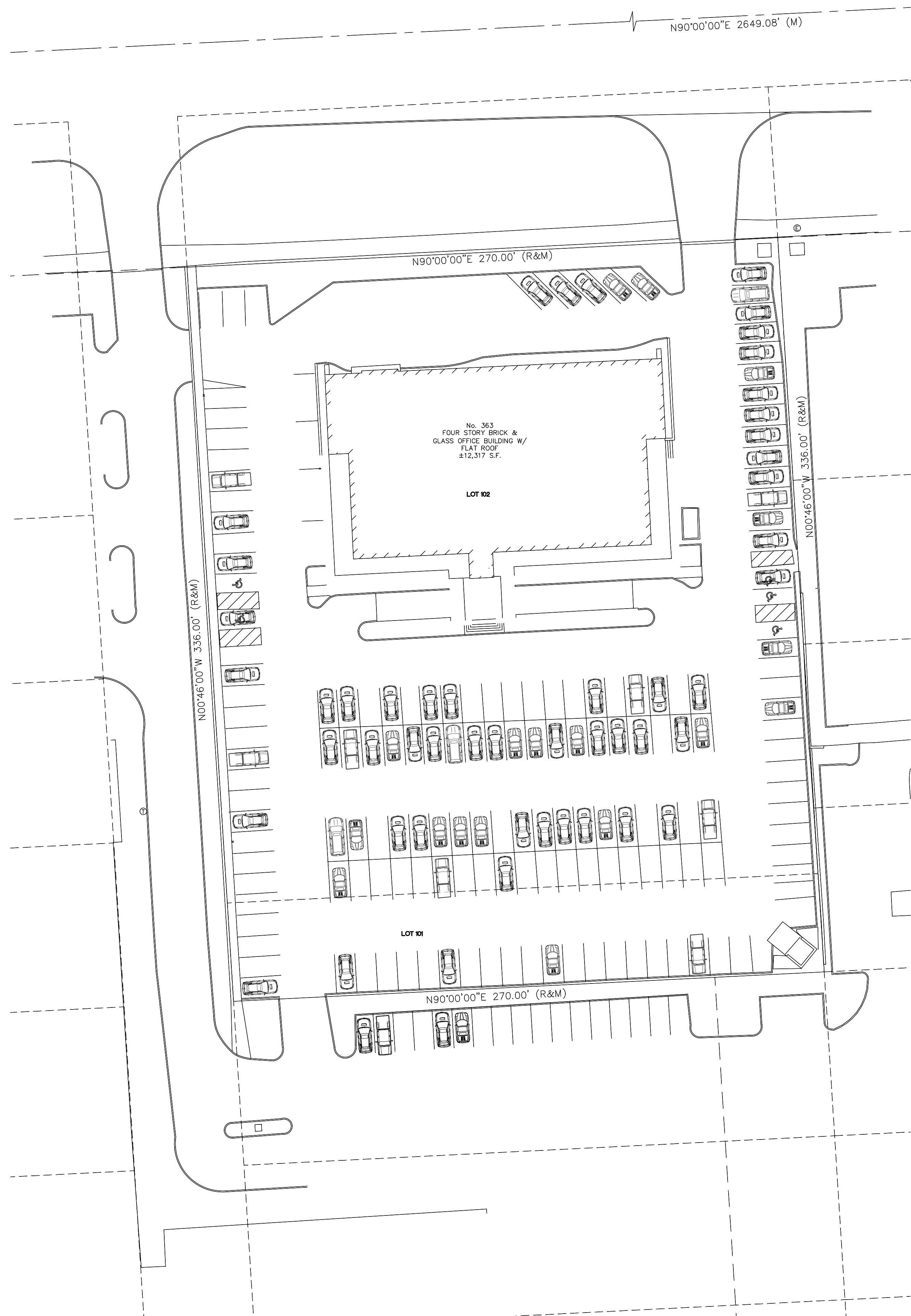
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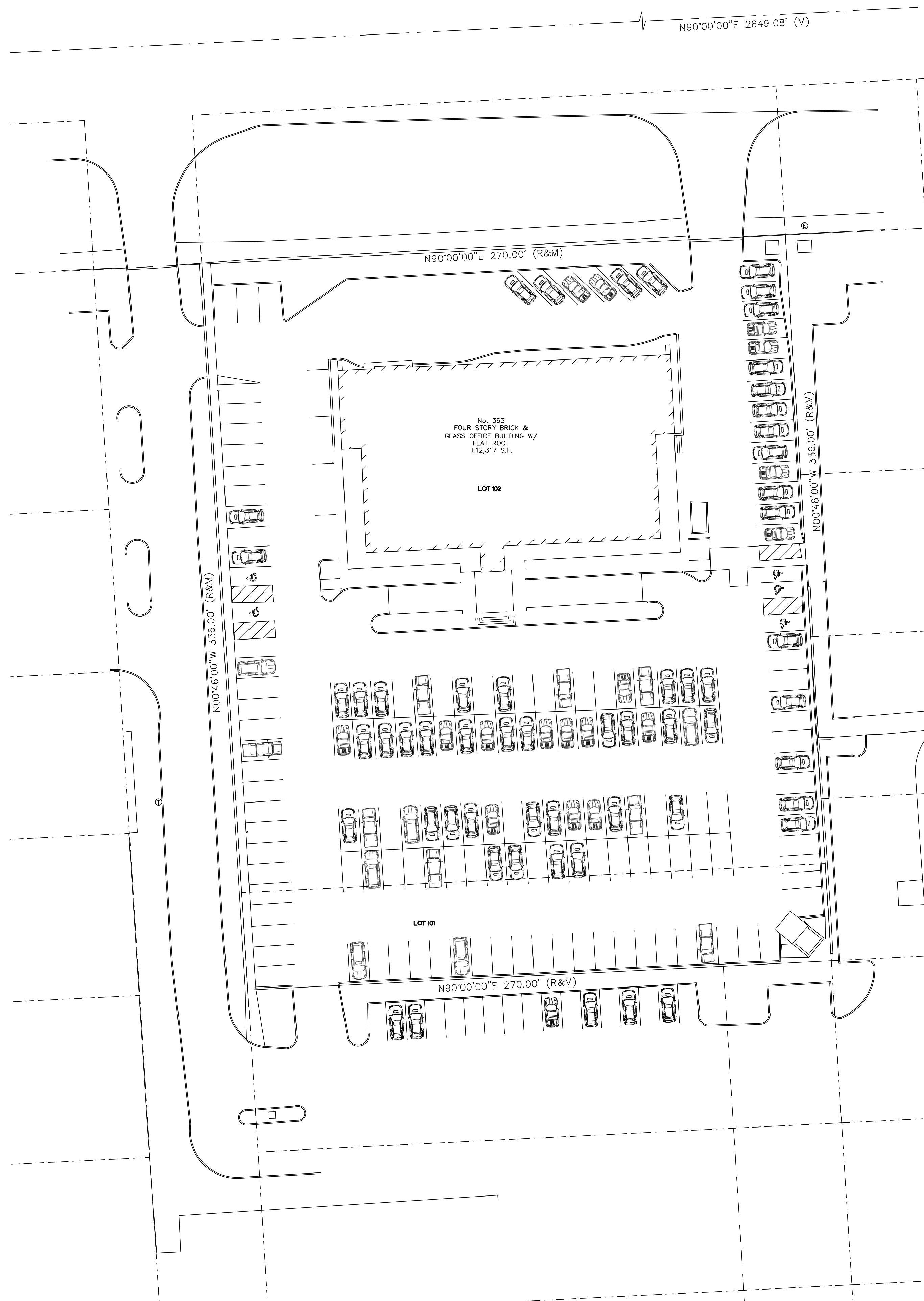
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DATE: / / 2024



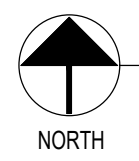
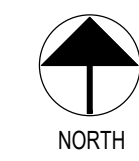
TOTAL SPACES EXCL. OVERFLOW: 164    OCCUPIED SPACES EXCL. OVERFLOW: 79    % OCCUPIED EXCL. OVERFLOW: 51  
TOTAL SPACES INCL. OVERFLOW: 181    OCCUPIED SPACES INCL. OVERFLOW: 83    % OCCUPIED INCL. OVERFLOW: 49

**ACTUAL PARKING CONDITIONS - 10:30 AM**    ACTUAL OBSERVED DATE/TIME: TUES., 04.09.2024 10:32-10:37 AM  
SCALE: 1" = 30'-0"



TOTAL SPACES EXCL. OVERFLOW: 164    OCCUPIED SPACES EXCL. OVERFLOW: 83    % OCCUPIED EXCL. OVERFLOW: 51  
TOTAL SPACES INCL. OVERFLOW: 181    OCCUPIED SPACES INCL. OVERFLOW: 89    % OCCUPIED INCL. OVERFLOW: 49

**ACTUAL PARKING CONDITIONS - 11:30 AM**    ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 11:10-11:14 AM  
SCALE: 1" = 30'-0"





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**OWNER**

**FRANK SIMON**

**PROJECT NAME**

**363 BIG BEAVER TOWER**

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/28/2023

**REVISION HISTORY**

OWNER REVIEW	01/28/2024
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REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
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S.P.A. PLAN PACKAGE 2.2	11/12/2024

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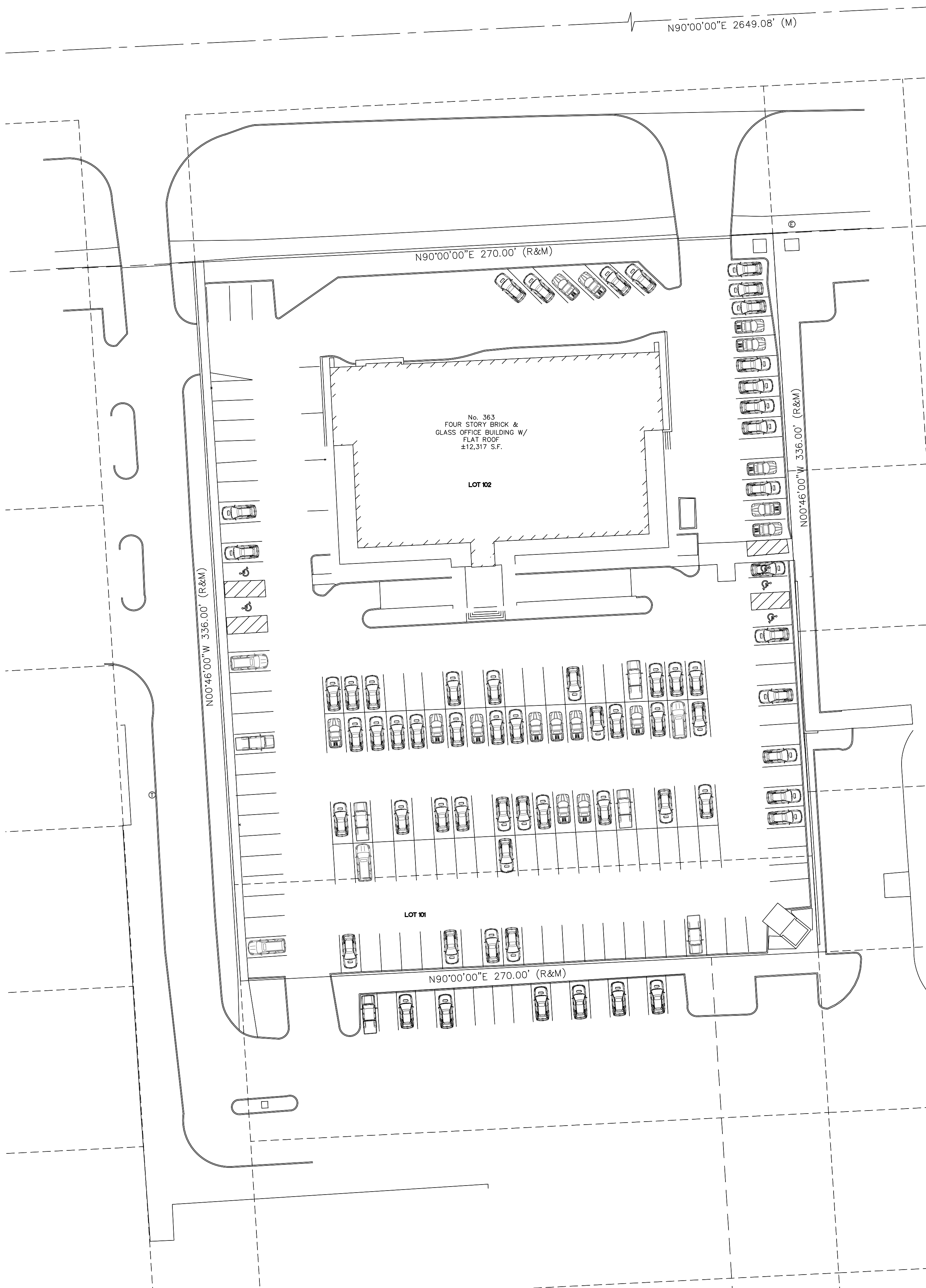
11/12/2024

SHEET #

**A-12C**

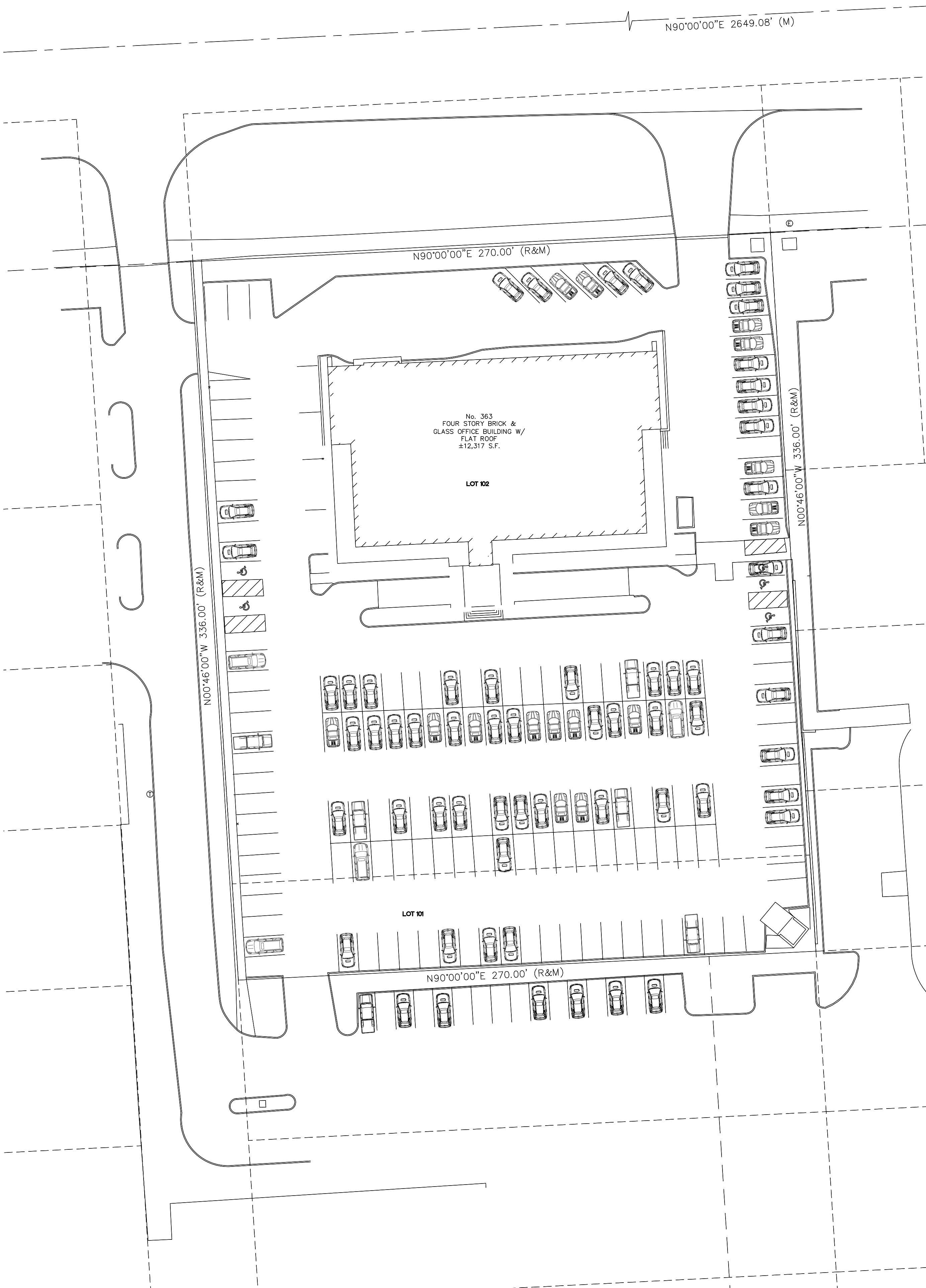
OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164    OCCUPIED SPACES EXCL. OVERFLOW: 80    % OCCUPIED EXCL. OVERFLOW: 49  
TOTAL SPACES INCL. OVERFLOW: 181    OCCUPIED SPACES INCL. OVERFLOW: 86    % OCCUPIED INCL. OVERFLOW: 48

**ACTUAL PARKING CONDITIONS - 12:30 PM**  
SCALE: 1" = 30'-0"  
ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 12:29-12:31 PM



TOTAL SPACES EXCL. OVERFLOW: 164    OCCUPIED SPACES EXCL. OVERFLOW: 79    % OCCUPIED EXCL. OVERFLOW: 48  
TOTAL SPACES INCL. OVERFLOW: 181    OCCUPIED SPACES INCL. OVERFLOW: 86    % OCCUPIED INCL. OVERFLOW: 48

**ACTUAL PARKING CONDITIONS - 1:30 PM**  
SCALE: 1" = 30'-0"  
ACTUAL OBSERVED DATE/TIME: THUR., 04.04.2024 1:26-1:31 PM





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363 BIG BEAVER TOWER

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**ISSUE DATE #**

11/29/2023

**REVISION HISTORY**

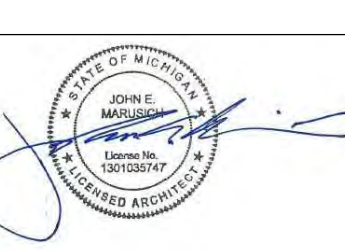
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**SEAL**



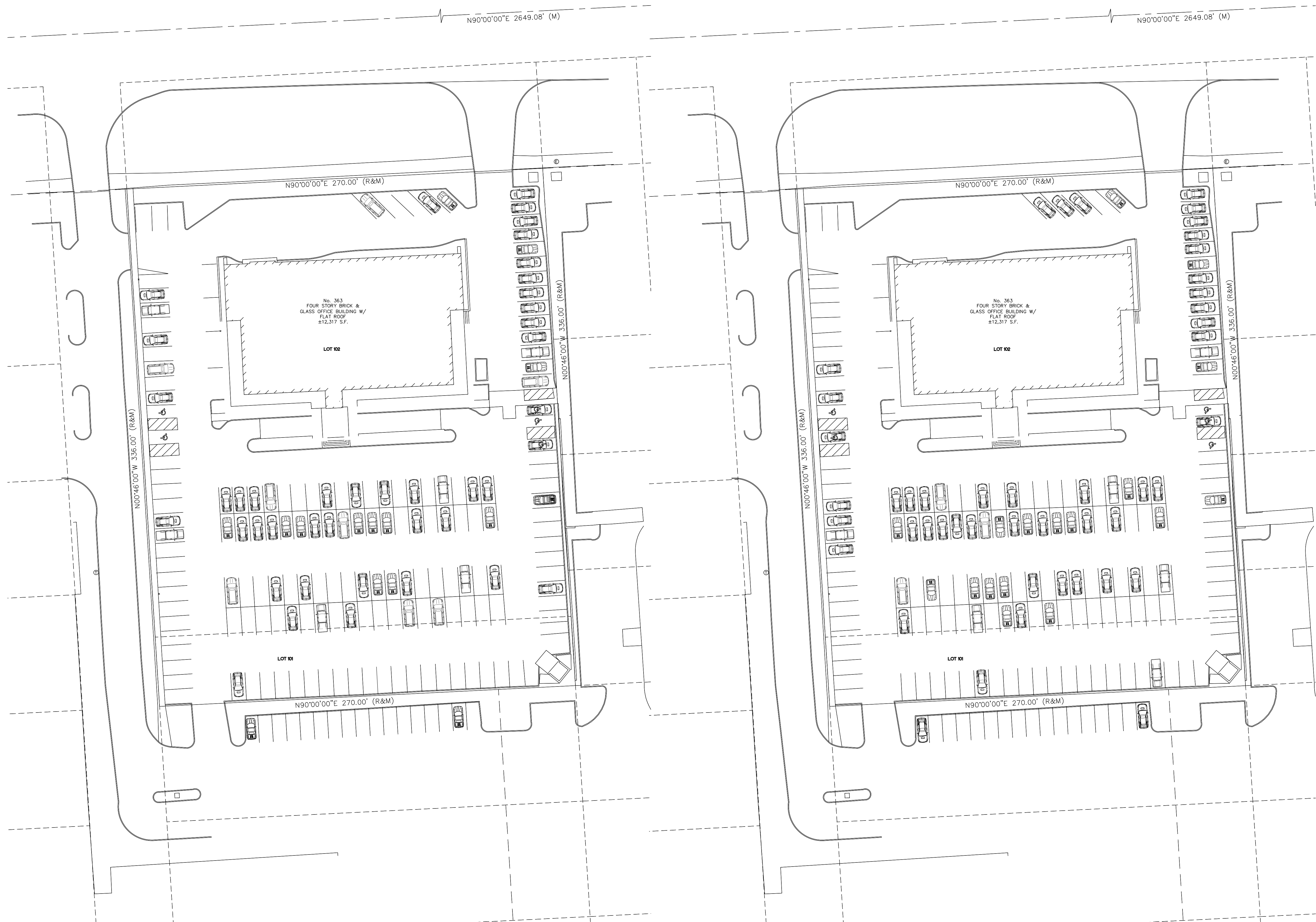
11/12/2024

**SHEET #**

A-12D

**OWNER / OWNER'S AGENT APPROVED & ACCEPTED**

DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164    OCCUPIED SPACES EXCL. OVERFLOW: 69    % OCCUPIED EXCL. OVERFLOW: 42  
 TOTAL SPACES INCL. OVERFLOW: 181    OCCUPIED SPACES INCL. OVERFLOW: 71    % OCCUPIED INCL. OVERFLOW: 39

**ACTUAL PARKING CONDITIONS - 2:30 PM**    ACTUAL OBSERVED DATE/TIME: WED., 04.10.2024    2:29-2:33 PM  
 SCALE: 1" = 30'-0"



TOTAL SPACES EXCL. OVERFLOW: 164    OCCUPIED SPACES EXCL. OVERFLOW: 71    % OCCUPIED EXCL. OVERFLOW: 43  
 TOTAL SPACES INCL. OVERFLOW: 181    OCCUPIED SPACES INCL. OVERFLOW: 73    % OCCUPIED INCL. OVERFLOW: 40

**ACTUAL PARKING CONDITIONS - 3:30 PM**    ACTUAL OBSERVED DATE/TIME: TUES., 04.09.2024    3:30-3:33 PM  
 SCALE: 1" = 30'-0"





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**OWNER**

**FRANK SIMON**

**PROJECT NAME**

**363 BIG BEAVER TOWER**

ADDRESS  
363 Big Beaver Rd  
Troy, MI 48064

PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

**REVISION HISTORY**

OWNER REVIEW	01/26/2024
OWNER REVIEW	02/19/2024
OWNER REVIEW	03/04/2024
PARKING REQ. ANALYSIS	03/13/2024
PARKING ANALYSIS REV.	03/18/2024
S.P.A. DRAFT PACKAGE	03/22/2024
S.P.A. DRAFT PACKAGE	04/10/2024
S.P.A. PLAN PACKAGE	04/18/2024
REVISED PLANS	05/31/2024
REVISED PLANS(MEETING)	06/04/2024
S.P.A. PLAN PACKAGE 2	06/20/2024
S.P.A. PLAN PACKAGE 2.1	08/30/2024
S.P.A. PLAN PACKAGE 2.2	11/12/2024

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CHECKED BY: JM

**PARKING ANALYSIS  
(5 OF 6)**

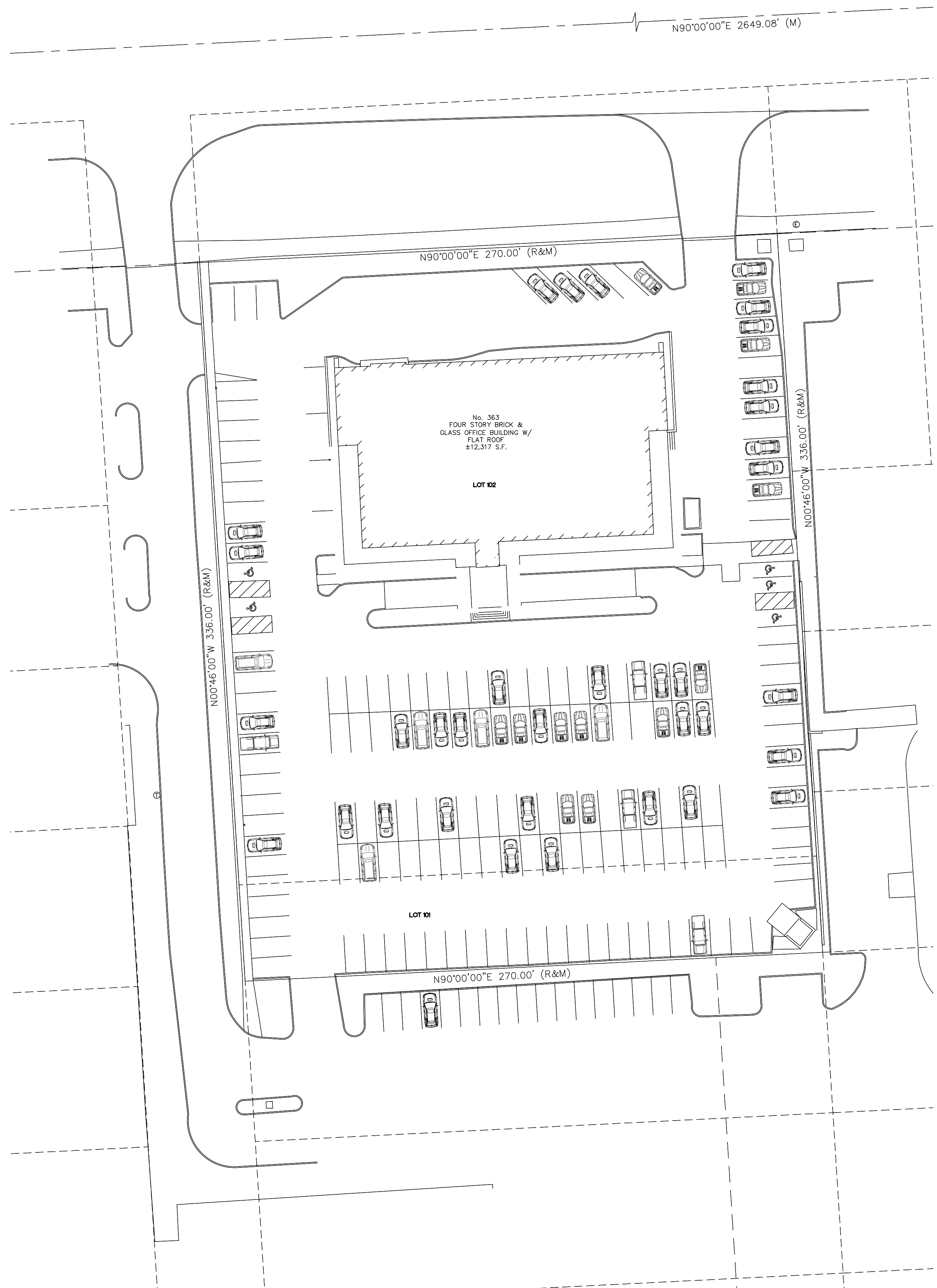
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11/12/2024

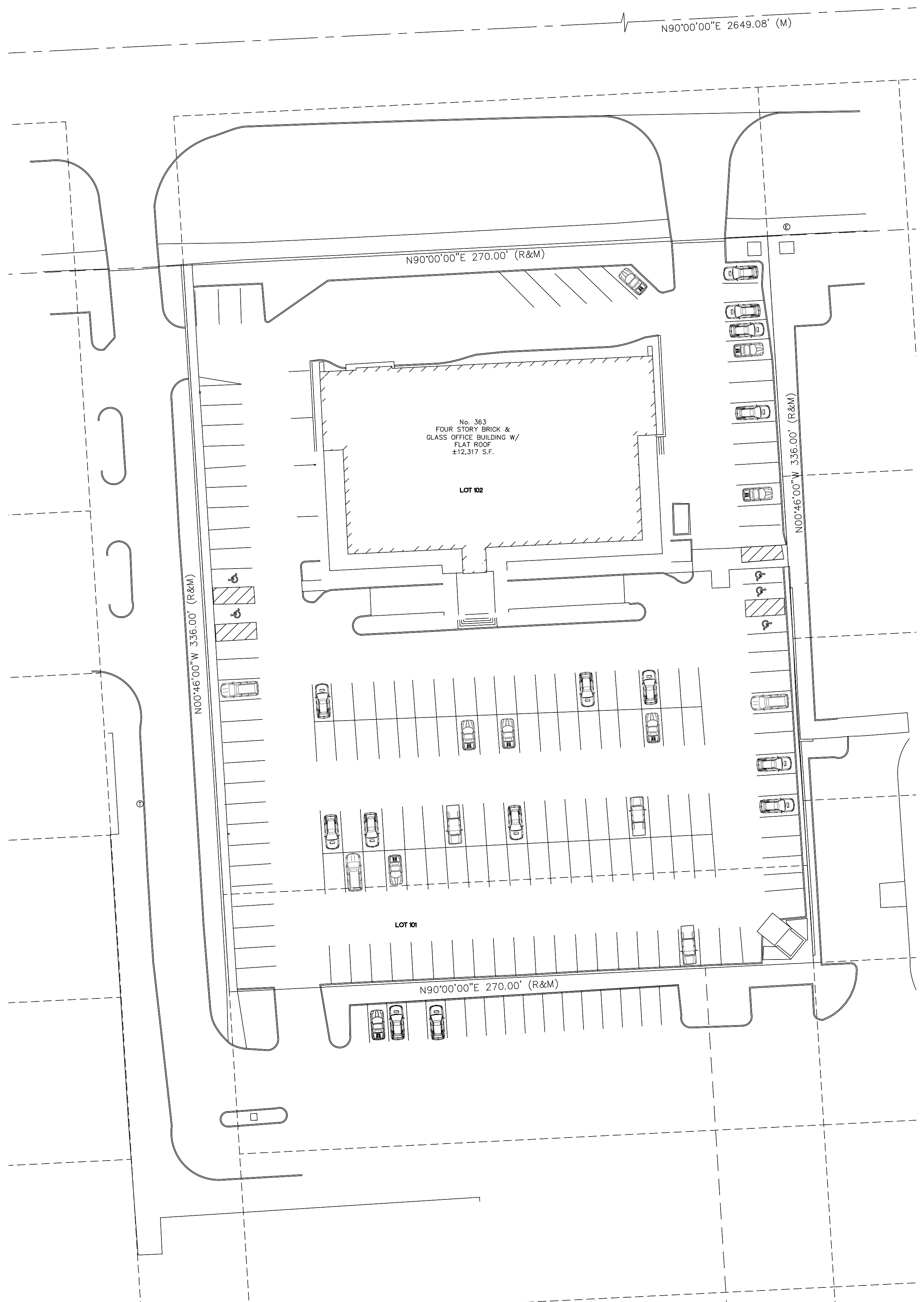
SHEET #  
**A-12E**

OWNER / OWNER'S AGENT APPROVED & ACCEPTED  
DATE: / / 2024



TOTAL SPACES EXCL. OVERFLOW: 164 OCCUPIED SPACES EXCL. OVERFLOW: 56 % OCCUPIED EXCL. OVERFLOW: 34  
TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 59 % OCCUPIED INCL. OVERFLOW: 33

**ACTUAL PARKING CONDITIONS - 4:30 PM**  
SCALE: 1" = 30'-0"  
ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 4:20-4:23 PM



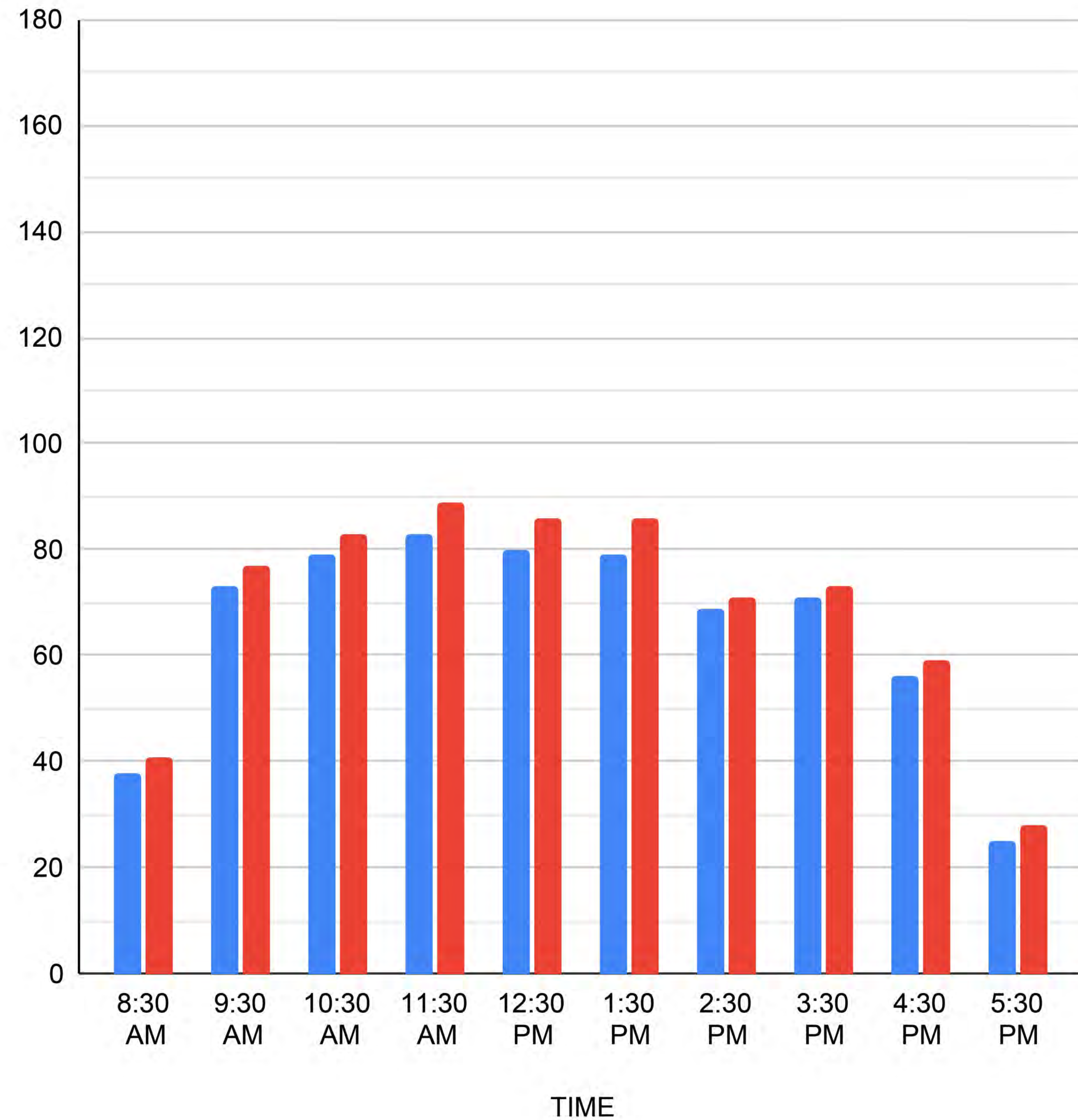
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TOTAL SPACES INCL. OVERFLOW: 181 OCCUPIED SPACES INCL. OVERFLOW: 28 % OCCUPIED INCL. OVERFLOW: 15

**ACTUAL PARKING CONDITIONS - 5:30 PM**  
SCALE: 1" = 30'-0"  
ACTUAL OBSERVED DATE/TIME: TUES., 04.02.2024 5:20-5:22 PM



# TOTAL OCCUPIED EXCL. OVERFLOW and TOTAL OCCUPIED INCL. OVERFLOW

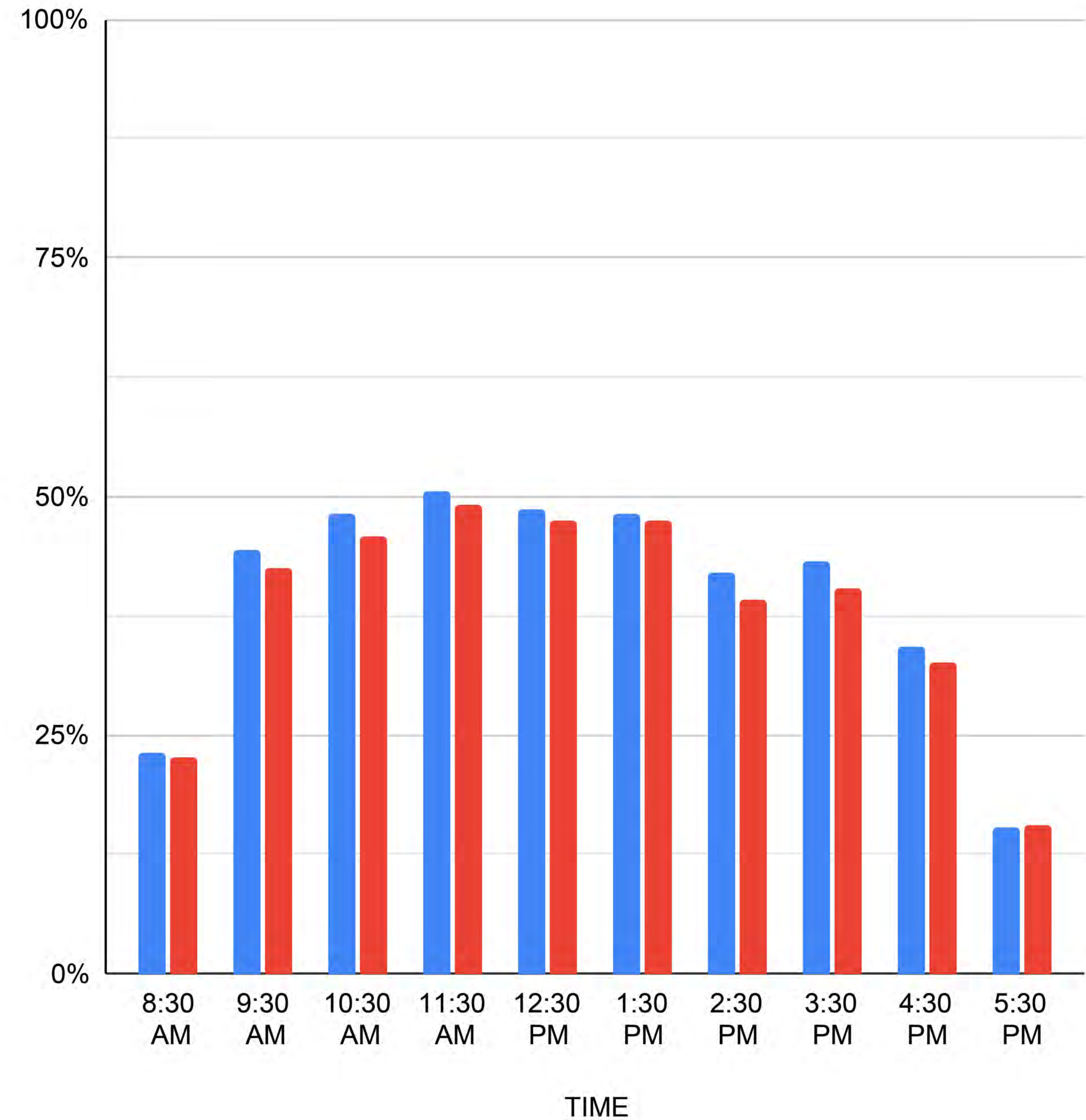
- TOTAL OCCUPIED EXCL. OVERFLOW
- TOTAL OCCUPIED INCL. OVERFLOW



TOTAL SPACES EXCL. OVERFLOW: 164  
 TOTAL SPACES INCL. OVERFLOW: 181

# % OF SPACES OCCUPIED (EXCL OVERFLOW) and % OF SPACES OCCUPIED (INCL OVERFLOW)

- % OF SPACES OCCUPIED (EXCL OVERFLOW)
- % OF SPACES OCCUPIED (INCL OVERFLOW)



**MARUSICH ARCHITECTURE**

36880 WOODWARD AVENUE  
 BLOOMFIELD HILLS, MI 48304  
 SUITE 100

OFFICE: (248) 792-2949  
 CELL: (313) 482-0645

www.marusicharchitecture.com  
 johnm.marusicharchitecture@gmail.com

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**FRANK SIMON**

**PROJECT NAME**  
**363 BIG BEAVER TOWER**

**ADDRESS**  
 363 Big Beaver Rd  
 Troy, MI 48064

**PROJECT #** 23 - 82

**ISSUE DATE #** 11/28/2023

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**CHECKED BY:** JM

**SHEET CONTENTS**  
**PARKING ANALYSIS**  
**(6 OF 6)**



11/12/2024

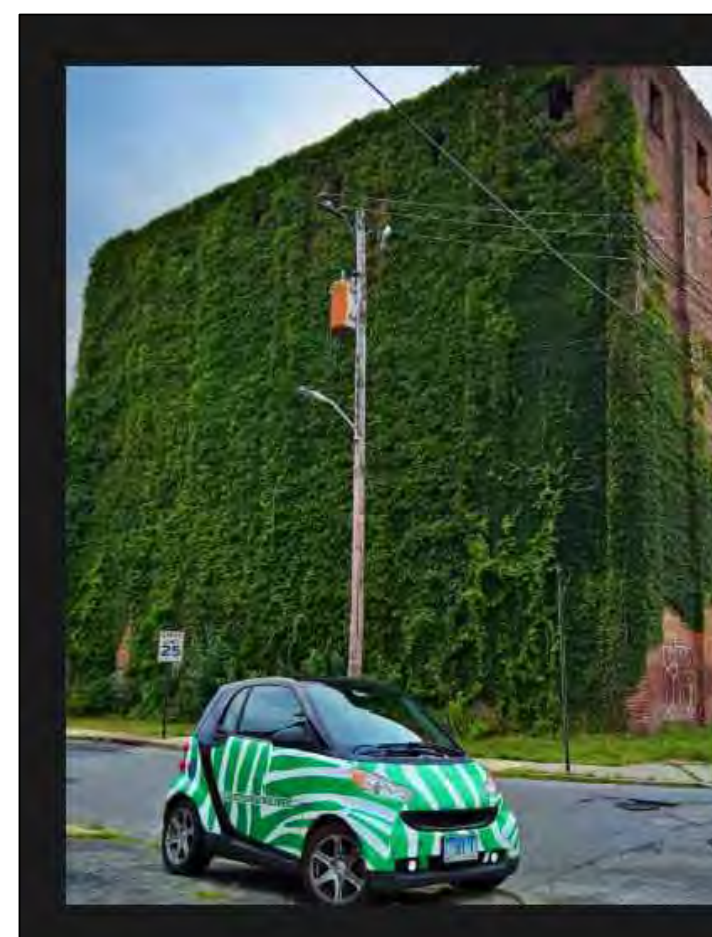
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 DATE: \_\_\_/\_\_\_/2024  
 SHEET #  
**A-12F**





## GREEN WALL DETAIL

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



### An Extensive Green Wall (Type 1)

Consists of a self-climber that goes up a structure on its own, as simple as that. This is possible for less than \$100 and in around 2 years the plants cover 120-180sf of wall. Because there are choices, it can be a mix evergreen climbers or a summer green climber with flowers and fruits. Especially birds like to nest in these types of Green Walls. Surely, this increases diversity on all levels and over all levels of a structure. A preference for native-only plants in this type of Green Wall can be challenging. Because with urban heat island and climate extremes, a mix of plants can adjust accordingly. At a later time, self climbing Green Walls offer a structure for vines that needs to grab on something. A naturally trellis without ropes, wires.

### Extensive Green Walls (Type 2)

Require a structure to grab onto. Of course, such a structure is also design element until it is covered by the vegetation. Thus, design options are unlimited from simple ropes, wires, meshes, and ornamental trellises. Overall an inexpensive solution where diversity and appearance literally grow overtime.

In contrast to other solutions Extensive Green Walls (Type 1 and 2) have the highest ecological and economical benefits. The key benefits of these types of Green Walls are the low installation and maintenance costs. They are affordable for all building owners and the longevity is as long as the structure will last.

## VERTICAL GREENERY TYPES

GROUND-BASED		WALL/STRUCTURE-BASED		
EXTENSIVE 1	EXTENSIVE 2	SEMI-INTENSIVE	INTENSIVE 1	INTENSIVE 2

Text and pictures: [www.greenrooftechnology.com](http://www.greenrooftechnology.com)  
Jorg Breuning

**COSTS**

\$10/sf \$160/sf

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ADDRESS  
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PROJECT # 23 - 82

ISSUE DATE # 11/29/2023

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S.P.A. PLAN PACKAGE	04/16/2024
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S.P.A. PLAN PACKAGE 2.2	11/12/2024

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SHEET CONTENTS

**GREEN WALL DETAIL**

SEAL



11/12/2024

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

SHEET #

DATE: \_\_/\_\_/2024

**A-13**



363 EAST

ONE WAY  
→



363 EAST



363 EAST



363 EAST

WRONG WAY

WRONG WAY

363 E.

ONE WAY



53 EAST

2A 8d



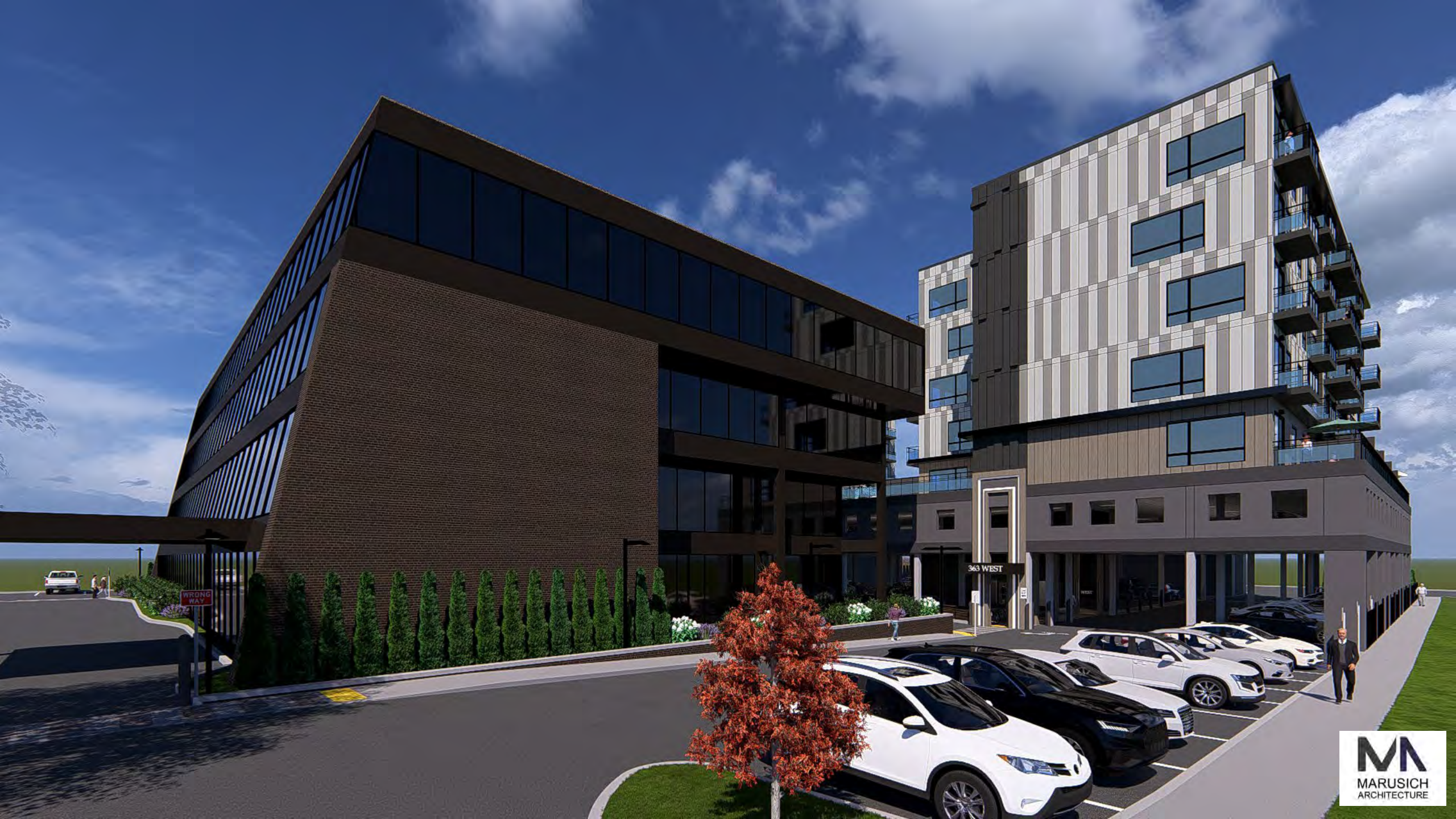
363 EAST



  
SUPERIOR  
NATIONAL BANK  
 Infusion  
ASSOCIATES  
 MY FOREVER SMILE  
DENTISTRY & ORTHODONTICS  
Nexus  
Behavioral Health  
363

353 WEST







363 WEST

ONE WAY  
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363 WEST





363 WEST





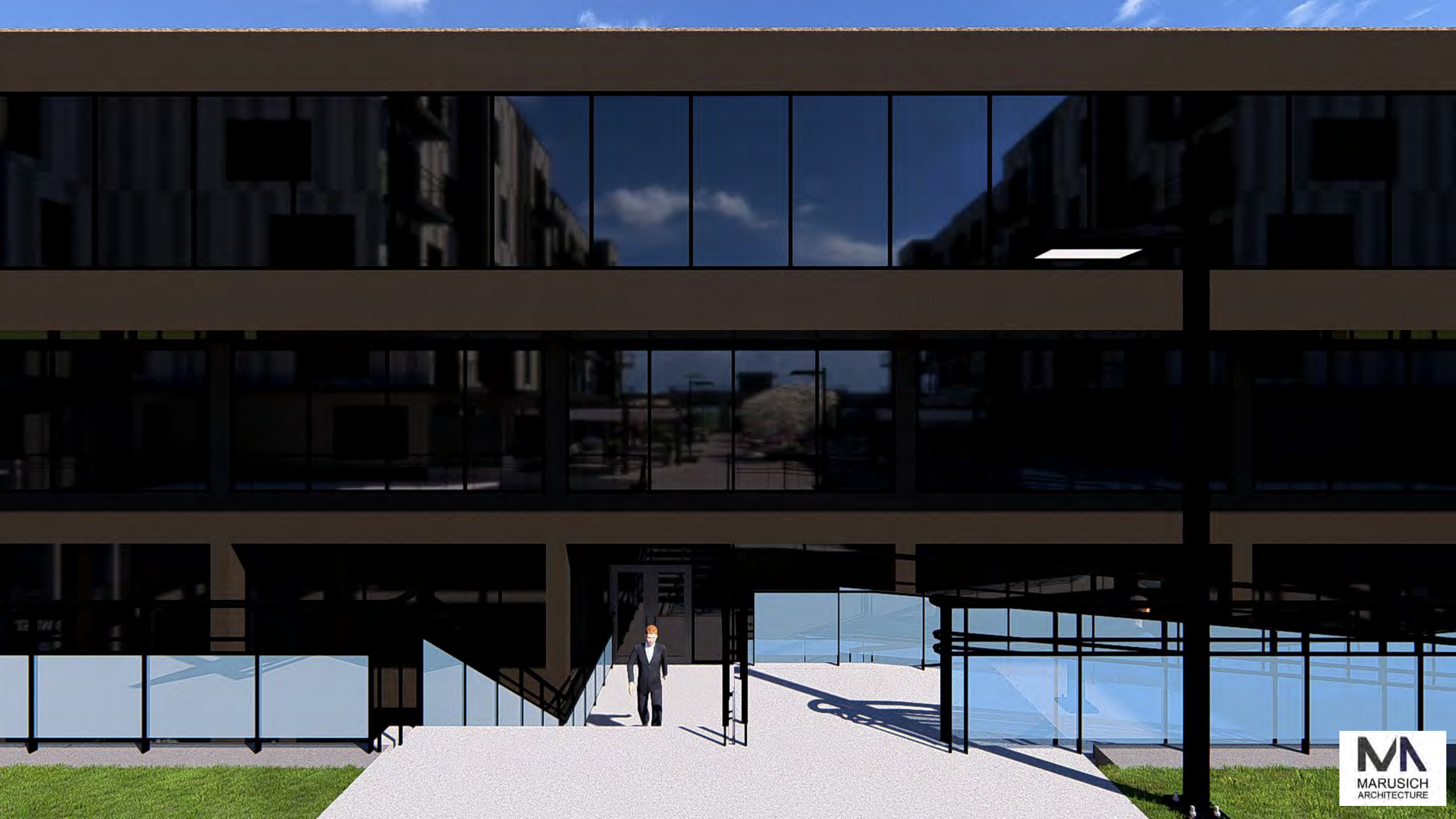


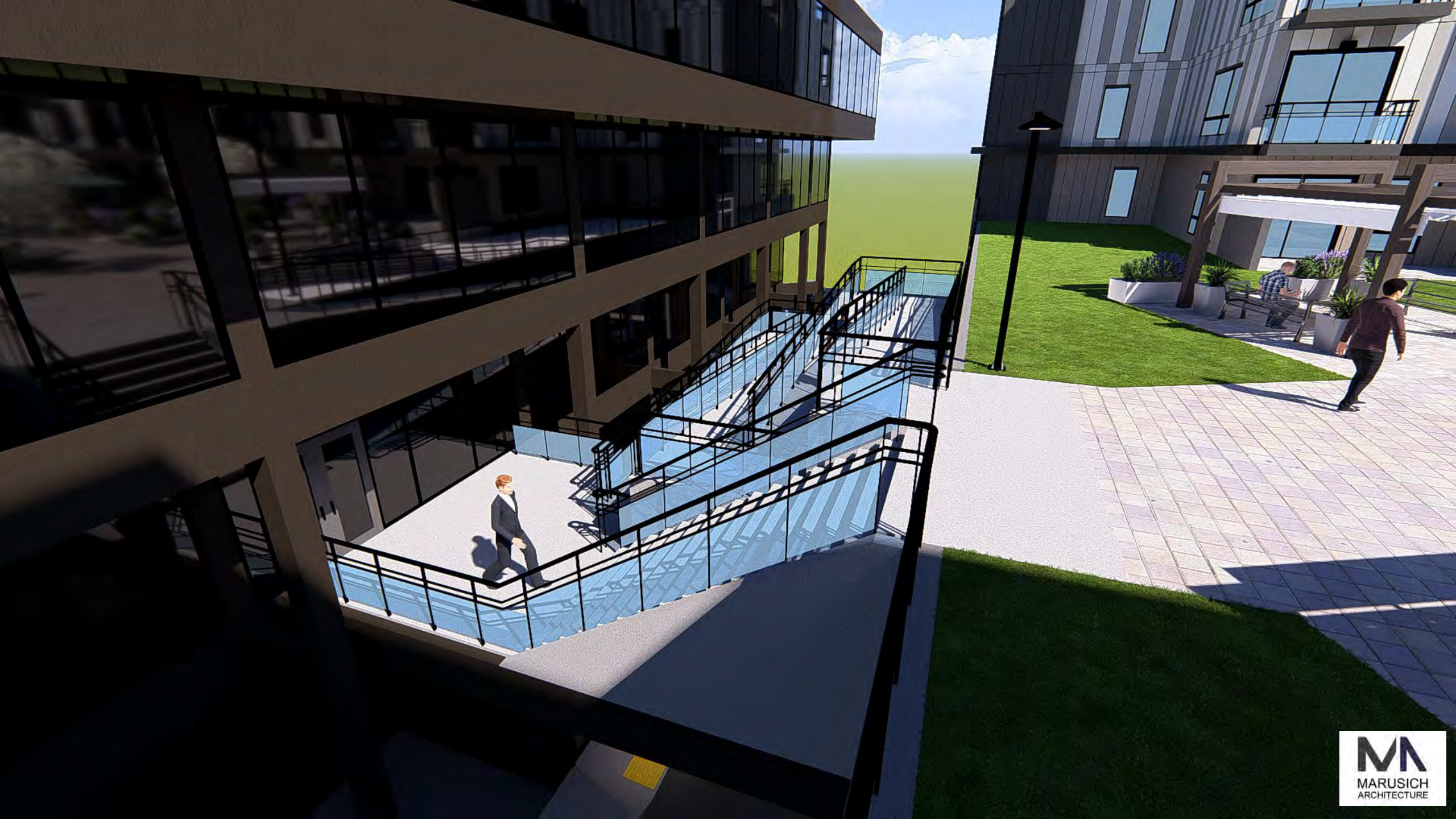


































**The following pages, provided by the City, are from the January 28, 2025 Planning Commission meeting.**



DATE: January 23, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0011) – Proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, Currently zoned BB (Big Beaver) Zoning District.

The petitioner Marusich Architecture submitted the above referenced Preliminary Site Plan application for Big Beaver Mixed Use Development. The applicant proposes to retain the existing 4-story office building at the north end of the site and construct a new residential apartment tower to the south of the office, connected by a roof deck. The new building will contain 110 units, comprised of 20 efficiency units, 70 one-bedroom units and 20 two-bedroom units. The building includes a 2-story parking deck, with two 5-story residential towers above, totaling 7 stories.

The Planning Commission is authorized to approve Preliminary Site Plans HOWEVER the applicant also seeks a rear-yard setback variance from the Zoning Board of Appeals. Therefore, the Planning Commission will hear this item but take no action until the Zoning Board of Appeals considers the variance application.

The attached report prepared by Carlisle/Wortman Associates, Inc. (CWA), the City's Planning Consultant, summarizes the project. CWA prepared the report with input from various City departments including Planning, Engineering, Public Works and Fire. City Management supports the findings of fact contained in the report and the recommendations included therein.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman Associates, Inc.
3. Preliminary Site Plan
4. Shared Parking Study



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: May 20, 2024  
July 23, 2024  
November 26, 2024  
January 10, 2025  
January 22, 2025

**Preliminary Site Plan**  
**For**  
**City of Troy, Michigan**

**Applicant:** Marusich Architecture  
**Project Name:** 363 Big Beaver MXD  
**Location:** 363 W Big Beaver Rd  
**Plan Date:** January 16, 2025  
**Zoning:** BB, Big Beaver  
**Action Requested:** Preliminary Site Plan Approval

**PROJECT AND SITE DESCRIPTION**

An application has been submitted for a mixed-use development on the south side of Big Beaver, situated north and east of I-75. The proposed mix of uses at this site include office space, multiple family residential, and outdoor gathering space. The applicant proposes to retain an existing 4-story office building at the north end of the site and construct a new residential building. The residential apartment tower contains 110 units, including 20 efficiency units, 70 one-bedroom units and 20 two-bedroom units. The building includes a 2-story parking deck, with two 5-story residential towers above, totaling 7 stories. The two 5-story residential towers are connected by a roof deck above the two-story parking deck.

The existing office building is 52,095 square feet with a building footprint of 12,133 square feet. The proposed apartment tower 146,217 gross square feet. The entire site is 2.08 acres and is

zoned BB, Big Beaver Form Based District. Office uses are permitted in this district and residential uses are permitted on upper stories of buildings fronting a public right of way.

Site Location:



Size of Subject Site:

2.08 acres.

Proposed Uses of Subject Site:

7-story apartment tower with five (5) levels of residential apartments over top of two (2) levels of parking below.

Current Zoning:

The property is currently zoned BB, Big Beaver Form Based District.

Surrounding Property Details:

Direction	Zoning	Use
North	BB, Big Beaver	None directly north City of Troy (NW) Children’s Hospital of Troy (NE)
South	BB, Big Beaver	Drury Inn & Suites
East	BB, Big Beaver	Fogo de Chao Brazilian Steakhouse
West	BB, Big Beaver	Drury Inn & Suites

**NATURAL FEATURES**

A tree inventory provided on Sheet A-8 shows that there are twenty-one (21) existing red maple trees on site. Of those, just one (1) tree qualifies as a Landmark tree. The tree plan states that seven (7) trees shall be removed, fourteen (14) shall remain, and eight (8) new red maples and six (6) new serviceberries will be planted.

Replacement Details		
Protected Tree	Inches Removed	Replacement Required
Landmark	0 inches	0 inches
Woodland	0 inches	0 inches
Preservation/Mitigation	Inches Preserved	Credit
Landmark	20 inches	20 inches
Woodland	0 inches	0 inches
<b>Total</b>	<b>0 inches required for replacement.</b>	

*Items to be Addressed: None.*

**AREA, WIDTH, HEIGHT, SETBACKS**

The site is regulated by dimensional standards of Building Form F:

	Required / Maximum	Provided	Compliance
Front (Big Beaver)	10-foot build-to-line	Greater than 10 feet	Existing non-conformity
Side (east, west)	N/A, building may be placed up to property line	East: 0 feet West: 0 feet	Complies
Rear (south)	40 feet minimum	0 feet	Does Not Comply
Building Height	5 stories, 55 feet Minimum	7 stories, 83 feet 8 inches	Complies

Open Space	15%	20.9%	Complies
Parking Location	Surface parking shall be located in a rear yard or side yard; parking for residential tenants may be provided in integrated garages or below-grade parking.	Surface parking in front yard and integrated garage	Existing non-conformity

Front Setback:

We note that this existing front setback does not conform with the 10-foot build to line requirement. This is an existing legal non-conformity.

Rear Setback:

The proposed rear setback of zero (0) feet does not comply with the minimum rear setback requirement of forty (40) feet. The applicant has chosen to present the site plan to the Planning Commission as-is, with the intention to seek a rear setback variance from the Zoning Board of Appeals.

Parking Location:

Standards for Building Form F state that surface parking shall be located in a rear or side yard. The applicant’s proposal is to retain the existing front yard surface parking. However, similar to building placement, this is an existing legal non-conformity.

**Items to be Addressed:** Applicant to seek a rear setback variance through the Zoning Board of Appeals.

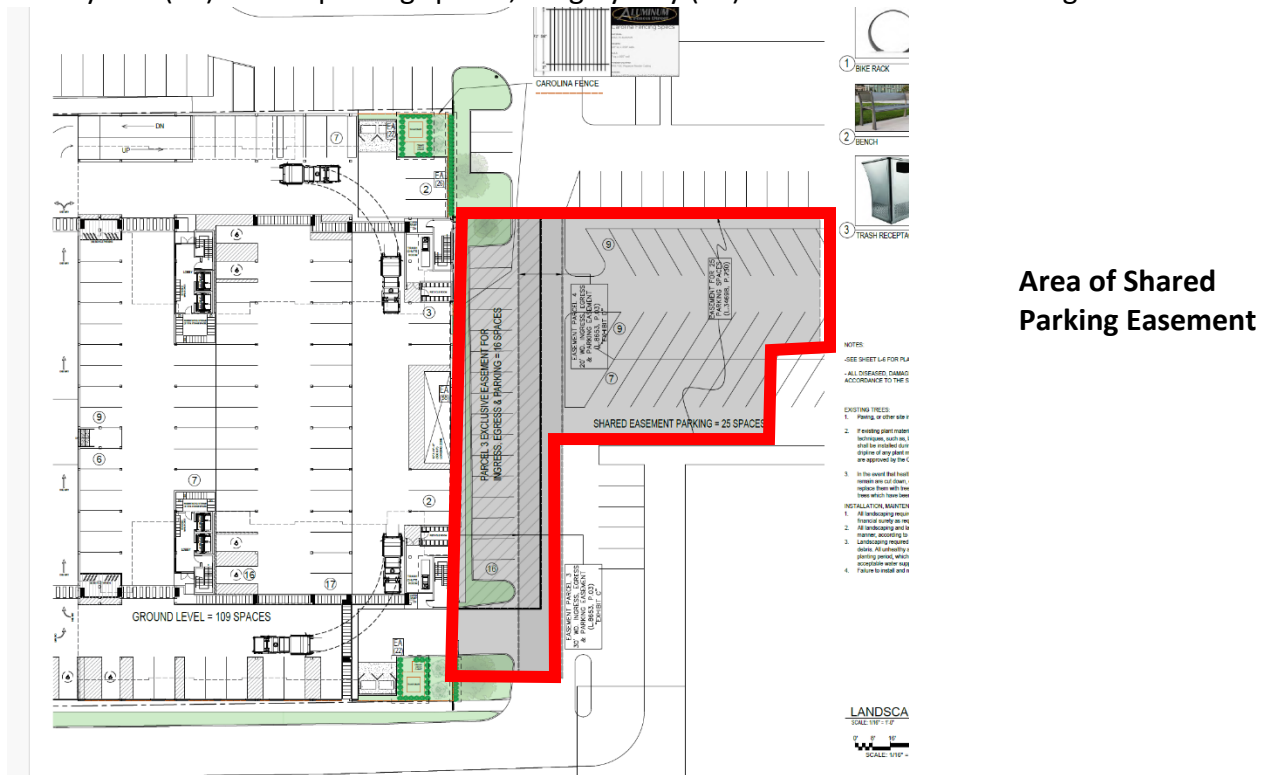
**PARKING**

	Required	Provided	Compliance
<b>MIXED USE</b>			
<u>Bank:</u> 1 space per 250 SF	<u>Bank:</u> 14 spaces		
<u>General Office:</u> 1 space per 300 SF	<u>General Office:</u> 102 spaces	233 Spaces	Seeking shared parking relief through the Planning Commission.
<u>Medical:</u> 1 space per 200 SF	<u>Medical:</u> 43 spaces	(192 on site and 41 shared offsite)	
<u>Multi-family Residential:</u> 1 space per efficiency unit 2 spaces per dwelling unit	<u>Residential:</u> 20 efficiency*1= 20 + 90 dwelling units*2= 180	(126 spaces deficient)	See Discussion Below
	<b>359 Total Spaces Required</b>		

Barrier Free	8 spaces	14	Complies
Bicycle	2 spaces	Bike Racks	Complies

**Parking and Access Easement:**

As part of the site plan, the applicant notes two (2) separate parking and access easements on the adjacent parcel to the south. Legal descriptions indicate that the shared easements shall be used for ingress, egress, and parking only. The “parcel 3” easement contains sixteen (16) shared parking spaces directly abutting the south end of the building. The “parcel 4” easement contains twenty-five (25) shared parking spaces, roughly fifty (50) feet south of the building.



**Parking Study:**

A parking study was performed by Fleis and Vandenbrink on April 15, 2024. The Fleis and Vandenbrink parking study stated that “the proposed parking supply on site will accommodate the projected parking demand for the existing and proposed uses.” In a memo dated May 14, 2024, OHM accepted the conclusions of the parking study.

Since those initial reviews, the applicant has added ten (10) units on site and lost eight (8) additional parking spaces. In light of these changes, OHM reviewed parking on January 17, 2025 and raised the following items:

1. How are the parking requirements going to be met during construction? Ample parking must be supplied at all times including during construction. This includes parking dedicated for construction workers, equipment, etc. The parking study and calculations need to evaluate the interim period.
2. Since this development proposes to use a portion of the parking lot on the adjacent lot, the 575 Big Beaver site should also be evaluated to ensure there is adequate parking provided there as well.
3. There needs to be some policy and/or wayfinding that tells people from the 363 Big Beaver site where they are allowed to park on the 575 Big Beaver site.

Loading Space:

A loading space is provided near the southern end of the ground level.

***Items to be Addressed:*** Applicant to address parking concerns raised by OHM.

## ACCESS AND CIRCULATION

Vehicular Access:

The subject site has one (1) direct access point off Big Beaver and a couple of indirect access points. The direct access point off Big Beaver is located in the northeast corner of the site. The subject site is also indirectly accessible from the site directly to the west (Drury Inn & Suites), as one can enter the Drury Inn parking lot via Big Beaver and immediately turn left (east) onto the subject site.

Lastly, roughly 300 feet east of the subject site, Spencer Street runs south from Big Beaver and then curves west until it enters the Drury Inn & Suites parking lot from the rear. Technically someone could take this route via Spencer Street and then enter the subject site from the south or west sides.

Pedestrian Access:

Existing sidewalk runs along Big Beaver to the north and along the far west end of the subject site. The applicant proposes two (2) new pathways which will connect directly to the existing sidewalk along Big Beaver. These new sidewalks are proposed on the east and west sides of the office building, and crosswalks shall connect these sidewalks to Big Beaver in the north and to the residential building in the south.

***Items to be Addressed:*** None.

**LANDSCAPING**

A landscaping plan has been provided on Sheets ST-2A and ST-2B. The following table discusses the development’s compliance with the landscape requirements set forth in Section 13.02.

	Required	Provided	Compliance
<b>Greenbelt</b>			
Big Beaver: 1 tree per every 30 lineal feet	270 LF/30= 9 trees	9 trees	Complies
<b>Parking Lot Trees</b>			
1 tree per every 8 parking spaces	N/A	6 trees on top of parking deck	Complies
<b>Tree Replacement</b>			
Woodland: for trees with DBH 6 inches or larger, 50% of the original DBH removed  Landmark: 100% of original DBH removed	83 inches removed	105 inches credit	Complies
<b>Overall Site Landscaping</b>			
A minimum of 15% of the site area shall be comprised of landscape material.	15%	32.1%	Complies

Trash Enclosure:

Trash compactor rooms are internal to the residential building. Six (6) standard size trash receptacles are provided throughout the Level 3 open space area.

Mechanical Equipment:

Two (2) transformers are shown near the southeast and southwest corners of the building. The applicant proposes to screen the transformers with ten (10) arborvitae each. Other mechanical equipment is shown interior to the residential building.

**Items to be Addressed: None.**

**PHOTOMETRICS**

Photometric plans provided by the applicant show lighting levels at-grade, within the ground level parking deck, and on top of the parking deck where there is outdoor gathering space. All lighting levels are compliant with ordinance standards. Four (4) types of light fixtures are proposed throughout the site and three (3) are fully compliant with fixture design standards.



There is one (1) decorative light fixture proposed which does not meet the fully shielded, downward directed lens requirement. Thirty-eight (38) of these fixtures are within the ground level parking deck and fourteen (14) are on top of the parking deck. An image of the decorative lighting (called Novus Décor Armor Outdoor Wall Sconce) is provided below.

***Image: Novus Décor Armor Outdoor Wall Sconce***



Source: <https://www.novus-decor.com/collections/wall-lights/products/armor-black-outdoor-wall-sconce>

Section 13.05(C)(1)(b) states that: “Decorative or historic light fixtures may be approved as an alternative to shielded fixtures when it can be shown that there will be no off-site glare through the use of low wattage lamps and the proposed fixtures will be more consistent with the character of the site.” We find that the proposed location of these lights will not cause off-site glare and note that these lights are dimmable if necessary.

***Items to be Addressed:*** Planning Commission consideration of decorative light fixture.

## FLOOR PLAN AND ELEVATIONS

### Residential Overview:

The residential component of this development is a new 7-story building with two (2) towers at either end. Levels 1 and 2 are parking decks which extend across the entire building. Level 3 (the roof of the parking deck) is where the two (2) residential towers begin. The first tower is on the eastern end of the building and the second tower is on the western end. A large, outdoor gathering space is proposed on Level 3 between the two (2) towers on top of the parking deck roof.

There are a total of 110 residential units (20 efficiency units, 70 one-bedroom units, and 20 two-bedroom units). Units are available in the following sizes:

- Efficiency: 602 square feet
- One-bedroom: 677 or 698 square feet
- Two-bedroom: 1,058, 1,141 or 1,185 square feet

#### Floor Plans:

##### **Level 1- Parking Deck and Lobby**

- First level of the parking deck
- Both vehicle and bicycle parking spaces are provided
- Contains one (1) lobby, four (4) elevators, two (2) recycle rooms, two (2) trash chutes, two (2) trash compacter rooms, two (2) mechanical rooms, two (2) sets of stacked mailboxes, and several staircases
- Elevators and other amenities are duplicated to provide such amenities near each tower for convenience

##### **Level 2- Parking Deck**

- Level 2 is the second floor of the parking deck
- Contains vehicle parking, two (2) lobbies, four (4) elevators, two (2) trash chutes, three (3) mechanical rooms, and several staircases

##### **Level 3- Residential & Outdoor space**

- East tower: 11 units
- West tower: 11 units
  - Each unit is accessed via an internal common area
  - Units on this level include a private patio
- Outdoor open space with chairs, tables, and creative landscaping elements
- Community room (amenities not provided)
- “Green roof”

##### **Levels 4, 5, 6, & 7- Residential**

- East tower: 11 units
- West tower: 11 units
  - Each unit is accessed via an internal common area
  - Units on Levels 4, 5, 6, & 7 have a private balcony
- Level 4 features a rooftop patio on the community room

#### Elevations:

Overall building height is 83 feet 8 inches (7 stories). The top of the parking deck is 26 feet in height.

#### Building Materials:

Concrete is the main material used for the parking deck levels. External building materials for the residential towers include Nichiha brand cement board panels, Pella brand fixed frame windows, Pella operable lower transom windows, parapet coping, and metal entry overhang. Materials for the private balconies include Nichiha TuffBlock cement boards, Pella sliding glass doors, black powder coated railings, and glass panels.

Colored renderings show that the building exterior will be a mixture of light gray, dark gray, brown, light brown and black.

#### Screening of Parking Deck:

The parking deck will be screened with a combination of Carolina fence and arborvitae screening. While screening is desirable, it is unclear where there will be openings for pedestrian access from the shared parking areas. We ask the applicant to ensure a pedestrian accessible route to enter the parking deck from the shared parking areas.

***Items to be Addressed:*** *Ensure a pedestrian accessible route to enter the parking deck from the shared parking areas.*

## DESIGN STANDARDS AND SITE PLAN REVIEW STANDARDS

The Big Beaver Node design standards as well as Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

Section 5.04.E. outlines Design Standards:

1. *Building Orientation and Entrance*
2. *Ground Story Activation*
3. *Transitional Features*
4. *Site Access, Parking, and Loading*

Please see Section 5.04.E for standard details.

Section 8.06 outlines Site Plan Review Design Standards.

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
  - a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
  - b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
  - c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
  - a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
  - b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
  - c. *Develop buildings with creativity that includes balanced compositions and forms.*
  - d. *Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
  - e. *For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
  - f. *Include community amenities that add value to the development such as patio/seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*
  
3. *Enhance the character, environment and safety for pedestrians and motorists.*
  - a. *Provide elements that define the street and the pedestrian realm.*
  - b. *Create a connection between the public right of way and ground floor activities.*
  - c. *Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
  - d. *Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
  - e. *Improve safety for pedestrians through site design measures.*

## SUMMARY

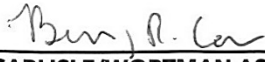
Overall, we strongly support the project as an adaptive reuse of an existing oversized parking lot. However, the following items should be discussed by the applicant and Planning Commission:

1. *Applicant to address parking concerns raised by OHM.*
2. *Ensure a pedestrian accessible route to enter the parking deck from the shared parking areas.*
3. *Planning Commission evaluation of shared parking proposal.*
4. *Planning Commission consideration of decorative light fixture.*

The Planning Commission is asked to consider the application. However, no action shall be taken until and if the applicant obtains a variance from the Zoning Board of Appeals.

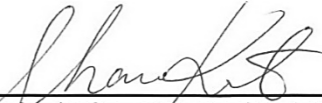
363 Big Beaver MXD  
January 22, 2025

Sincerely,



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



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**CARLISLE/WORTMAN ASSOC., INC.**  
**Shara Kot**  
**Community Planner**

4. PUBLIC COMMENT – For Items Not on the Agenda

Dante Melotti, Jr., 1097 Kirks Blvd, Troy; addressed Big Beaver corridor vision, encouraged more prominent landscaping to screen parked cars and continuity of landscaping for entire corridor.

**PRELIMINARY SITE PLAN APPROVALS**

5. PRELIMINARY SITE PLAN REVIEW (SP JPLN2024-0011) – Proposed Big Beaver Mixed Use Development, South side of Big Beaver, East of I-75 (363 W Big Beaver), Section 28, Currently Zoned BB (Big Beaver) Zoning District

Mr. Carlisle reviewed the Preliminary Site Plan application for a mixed use development that retains an existing 4-story office building and proposes the construction of two towers for residential apartment units. He said the applicant is looking for feedback only this evening. Mr. Carlisle addressed the site layout, building design, parking deck, bridge connection between existing office and new apartments, access and circulation, parking, unique landscaping, and elevations.

Mr. Carlisle stated the applicant is seeking a variance from the Zoning Board of Appeals (ZBA) for the 40-foot required rear yard setback. He said the application would come back before the Planning Commission for consideration should the variance be granted by the ZBA.

Mr. Carlisle shared support of the proposed project because the applicant is reusing an existing office building and an oversized parking lot. He asked the Planning Commission to discuss with the applicant the proposed shared parking, parking concerns raised by OHM (City Traffic Consultant), pedestrian accessibility from the parking deck to residential units and use of decorative light fixtures throughout the parking deck.

Board members and the administration discussed:

- Legal nonconformity of the building.
- Pedestrian connection to/from parking deck and residential units.
- Shared parking and number of parking spaces deficient.
- Relationship of project with neighboring properties on site.

Project Architect John Marusich clarified ownership of the subject property. He said the owner intends to keep the bank and existing drive-through, has moved his personal office on site, and has a good relationship with neighboring properties.

Mr. Marusich narrated a question and answer session during a video presentation of the proposed project.

Some comments during discussion related to the following:

- Decorative lighting fixtures.
- Generous green space, unique landscaping, third level terrace amenities.
- Building identity, primary entrance, and apartment towers in relation to street presence.
- Rental units.
- Pedestrian circulation to/from parking to residential units; safety, convenience, signage.
- Design approach of parking deck.
- Concerns identified in OHM memorandum.
- Urban style of living.
- ZBA variance request.

In summary, the applicant was asked to consider:

- Provide three dimensional (3D) rendering to show context of elevation from surrounding buildings.
- Design changes to east elevation.
- Improve pedestrian/vehicular movement and address pedestrian safety; i.e., crosswalk, signage, lighting.
- Address comments identified in OHM memorandum.
- Consider softer design approach of parking deck; color scheme.

6. PRELIMINARY SITE PLAN REVIEW (SP JPLN2025-0006) – Proposed Slick City Action Park: Troy, East side of Crooks, North of Maple (1820 Crooks and 1749 Northwood), Section 28, Currently Zoned MR (Maple Road) District and IB (Integrated Industrial and Business) District

Mr. Buechner recused himself because he is the applicant. Mr. Buechner exited the meeting at 8:20 p.m.

Mr. Carlisle reviewed the Preliminary Site Plan application for Slick City Action Park. He addressed parking lot improvements, parking lot trees, and parking along the south neighboring property line. He said the applicant is requesting consideration for a parking waiver and the use of transparency alternatives.

Mr. Carlisle shared overall support for the development because the applicant is repurposing an existing building and providing a desired use in the community. Mr. Carlisle asked the Planning Commission in its deliberation to consider a parking waiver, location of parking lot trees and the use of transparency alternatives.

Mr. Carlisle said any approval of the application should be subject to the conditions as identified in his report dated January 22, 2025.

Present were Project Architect Stephen Auger and Tim Honoway of Ronnisch Construction Group.