

**CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, JANUARY 9, 2024
7:30 PM**

The meeting will be held in the City Commission Room at City Hall, 151 Martin St. Birmingham, MI 48009. Should you have any statement regarding any appeals, you are invited to attend the meeting in person or virtually through ZOOM:

**[https://zoom.us/j/963 4319 8370](https://zoom.us/j/96343198370) or dial: 877-853-5247 Toll-Free,
Meeting Code: 963 4319 8370**

You may also provide a written statement to the Board of Zoning Appeals, City of Birmingham, 151 Martin Street,
P.O. Box 3001, Birmingham MI, 48012-3001 prior to the hearing

1. CALL TO ORDER

2. ROLL CALL

3. ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES

a) December 12, 2023

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	631 RUFFNER	ALAN GHASSAN	23-39	DIMENSIONAL
2)	1215 CEDAR	JACK HALIFI	23-41	DIMENSIONAL
3)	172 GEORGE	GREG AERTS	24-43	DIMENSIONAL
4)	220 LAKE PARK	SCOTT SAWICA	24-44	DIMENSIONAL
5)	460 WIMBLETON	KEVIN CLEARY	24-45	DIMENSIONAL

6. CORRESPONDENCE

7. GENERAL BUSINESS

a) Election of Vice Chairperson

8. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

9. ADJOURNMENT

Title VI

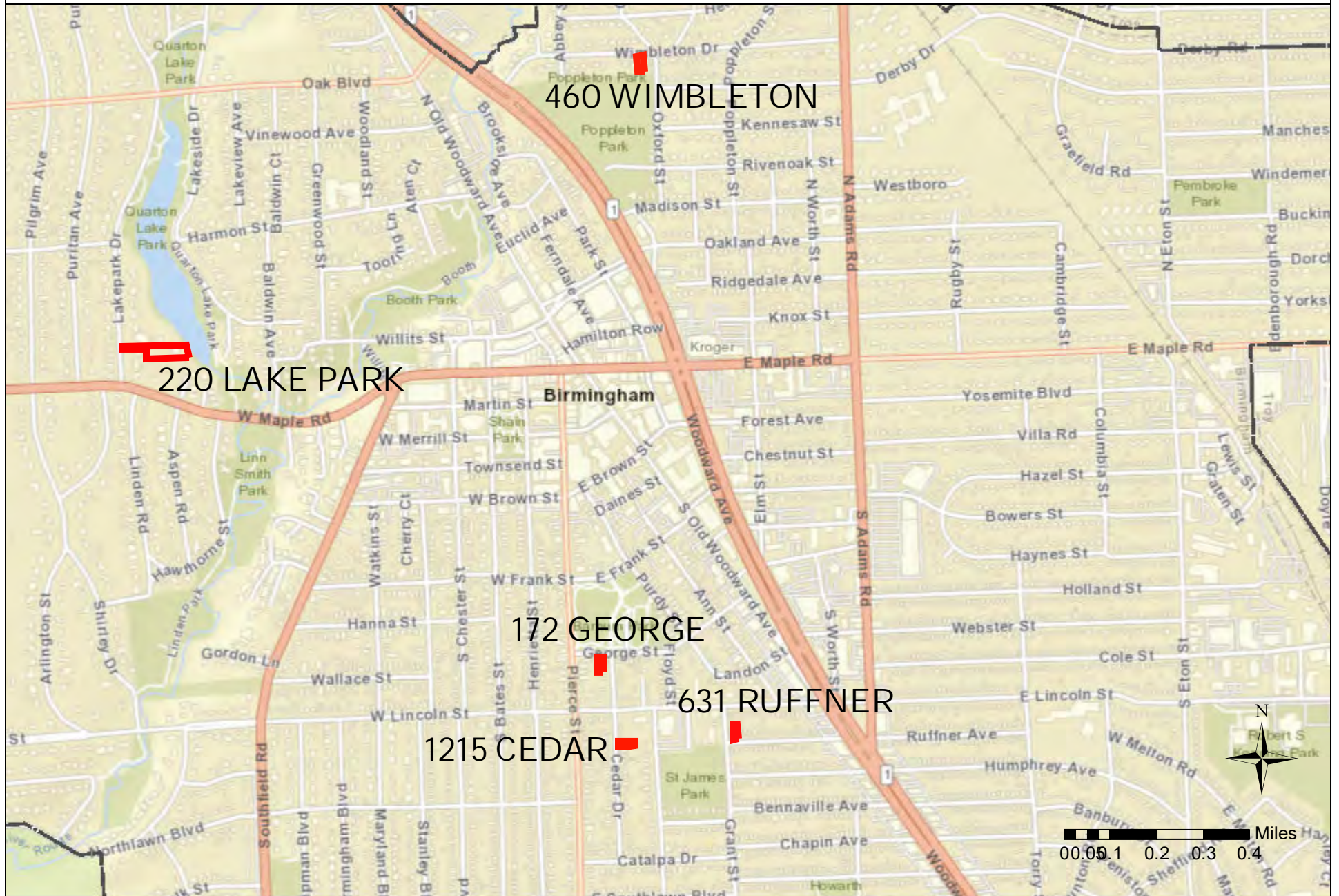
Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

The public entrance during non-business hours is through the police department at the Pierce Street entrance only. Individuals requiring assistance entering the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

La entrada pública durante horas no hábiles es a través del Departamento de policía en la entrada de la calle Pierce solamente. Las personas que requieren asistencia entrando al edificio debe solicitar ayudan a través del sistema de intercomunicación en la puerta de entrada de estacionamiento en la calle de Henrietta.

JANUARY BZA MAP



Birmingham Board Of Zoning Appeals Proceedings
Tuesday, December 12, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

1. Call To Order

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, December 12, 2023. The meeting was convened at 7:30 p.m.

2. Rollcall

Present: Chair Erik Morganroth; Board Members Kevin Hart (arrived after Appeal 23-40), John Miller, Ron Reddy, Pierre Yaldo; Alternate Board Member Carl Kona

Absent: Board Member Richard Lilley

Staff: Building Official Johnson; Assistant Building Official Morad, Assistant Building Official Zielke

Chair Morganroth welcomed those present and reviewed the meeting's procedures. He noted that the members of the Board of Zoning Appeals are appointed by the City Commission and are volunteers who serve staggered three-year terms. They are a quasi-judicial board and sit at the pleasure of the City Commission to hear appeals from petitioners who are seeking variances from the City's Zoning Ordinance. Under Michigan law, a dimensional variance requires four affirmative votes from this board, and the petitioner must show a practical difficulty. A land use variance requires five affirmative votes and the petitioner has to show a hardship. He pointed out that this board does not make up the criteria for practical difficulty or hardship. That has been established by statute and case law. Appeals are heard by the board as far as interpretations or rulings. In that type of appeal the appellant must show that the official or board demonstrated an abuse of discretion or acted in an arbitrary or capricious manner. Four affirmative votes are required to reverse an interpretation or ruling.

Chair Morganroth took rollcall of the petitioners. All petitioners were in attendance.

3. Announcements

Announcements can be found in the evening's agenda packet.

4. Approval Of The Minutes Of The BZA Meetings Of November 14, 2023

T# 12-56-23

Motion by Mr. Yaldo

Seconded by Mr. Kona to approve the minutes of the BZA meeting of November 14, 2023 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth

Nays: None

5. Appeals

T# 12-57-23

**1) 490 Berwyn
Appeal 23-40**

ABO Zielke presented the item, explaining that the owner of the property known as 490 Berwyn was requesting the following variance to construct a rear addition:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 36.53 feet. The proposed is 26.46 feet on the north side. Therefore, a variance of 10.07 feet is being requested.

Staff answered informational questions from the Board.

A representative from Kevin D. Hart Architects reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

Motion by Mr. Reddy

Seconded by Mr. Miller with regard to Appeal 23-40, A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 36.53 feet. The proposed is 26.46 feet on the north side. Therefore, a variance of 10.07 feet is being requested.

Mr. Reddy moved to approve and tied approval to the plans, noting that this was a pre-existing non-conforming structure, that the non-conformity would not be expanded, that it would pose some difficulty to the owner not to allow the addition.

Mr. Miller seconded the motion, explaining that while 10 feet may seem like a large variance, being unable to update a home built in 1929 would represent an unnecessary hardship. He said granting the variance would result in substantial justice to the neighborhood since it would allow the improvement of the older home without an increase in the pre-existing non-conformity.

Mr. Reddy concurred with Mr. Miller's comments as well.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth

Nays: None

T# 12-58-23

**2) 612 Davis
Appeal 23-37**

ABO Zielke presented the item, explaining that the owner of the property known as 612 Davis was requesting the following variance to construct a second floor addition:

A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard setback shall be less than 5.00 feet. The existing is 4.67 and the proposed is 4.67 feet with an overhang of 1.67 feet. Therefore, a variance of 0.33 feet for the addition and a 1.17 foot for the overhang is being requested.

B. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The existing and proposed is 13.49 feet on the east side. Therefore, a variance of 0.51 feet is being requested.

Staff answered informational questions from the Board.

Bert Koseck, architect, reviewed the letter describing why these variances were being sought and answered informational questions from the Board. The letter was included in the evening's agenda packet.

It was noted by a Board member that the appellant's explanation of why alternative proposals were not pursued was helpful.

Public Comment

Sam Shabrang, neighbor, voiced his support for the requested variances.

Motion by Mr. Miller

Seconded by Mr. Hart with regard to Appeal 23-37, A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard setback shall be less than 5.00 feet. The existing is 4.67 and the proposed is 4.67 feet with an overhang of 1.67 feet. Therefore, a variance of 0.33 feet for the addition and a 1.17 foot for the overhang is being requested, and B. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The existing and proposed is 13.49 feet on the east side. Therefore, a variance of 0.51 feet is being requested.

Mr. Miller moved to approve the variances, tying them to the plans as submitted, and explaining that the nonconformity was due to the relationship between the time of the ordinance's implementation and the age of the house. He stated that building over the attached garage would mitigate the undesirable look of the present garage. He

said it would do substantial justice to the neighborhood and be within the spirit of the ordinance.

Mr. Kona opined that the house's positioning on the lot amounted to a hardship.

The Chair said he liked the home's positioning on the lot because it added character. He stated that granting the variances would improve the pre-existing non-conformities and noted that the pre-existing non-conformities would not be increased.

Mr. Hart voiced support for the motion, and said the appellant's presentation should be used as a model for future appellant presentations to the Board. He stated that these plans were a positive solution to the challenges of the site, whereas a conforming improvement to the house would likely be a lot more obtrusive to the neighbors.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth, Hart

Nays: None

The Chair asked Staff to provide this presentation as an example of a complete and thorough presentation for future prospective appellants.

**3) 631 Ruffner
Appeal 23-39**

No action was taken on this appeal. It was determined that an additional variance would be required for the changing location of the front door. The appeal will return during a future meeting.

T# 12-59-23

**4) 2428 Northlawn
Appeal 23-42**

ABO Zielke presented the item, explaining that the owner of the property known as 2428 Northlawn was requesting the following variance to construct a new home:

A. Chapter 126, Article 4, Section 4.61(A)(1) of the Zoning Ordinance requires that a corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. The required is 47.25 feet on the east side. The proposed is 24.97 feet. Therefore, a variance of 22.28 feet is being requested.

Staff answered informational questions from the Board.

Kent Johnston, owner, reviewed the letter describing why this variance was being sought and answered informational questions from the Board. The letter was included in the evening's agenda packet.

Public Comment

Doug Krizanic, neighbor, offered his support for the requested variance.

Motion by Mr. Yaldo

Seconded by Mr. Kona with regard to Appeal 23-42, A. Chapter 126, Article 4, Section 4.61(A)(1) of the Zoning Ordinance requires that a corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. The required is 47.25 feet on the east side. The proposed is 24.97 feet. Therefore, a variance of 22.28 feet is being requested.

Mr. Yaldo moved to approve the variance and tied approval to the plans. He noted that the appellant had demonstrated a number of times that there were special conditions applicable to the property. He noted that some of the appellant's previous variance requests were eliminated from the present appeal. He continued that strict enforcement of the ordinance would result in an unnecessary hardship in this case, and that granting the variance would not be contrary to the spirit or intent of the ordinance.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth, Hart

Nays: None

6. Correspondence

7. Open To The Public For Matters Not On The Agenda

The Board briefly discussed the criteria for approving different types of variances. It was noted that Staff would explore the process for adding additional use variance criteria to the zoning ordinance and for distinguishing between dimensional and use variances in the zoning ordinance.

The Board briefly discussed its present vacancies and it was determined that a temporary Vice Chair would be voted on at the January meeting.

8. Adjournment

No further business being evident, the Board motioned to adjourn at 8:41 p.m.



Bruce R. Johnson, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

631 Ruffner (23-39)

Hearing date: January 9, 2024

Appeal No. 23-39: The owner of the property known as **631 Ruffner**, requests the following variances to construct an addition:

A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that the minimum total side yard setbacks of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The proposed is 13.71 feet. Therefore, a variance of 0.29 feet is being requested.

B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard setback shall be less than 5.00 feet. The existing is 4.87 and the proposed is 4.87 feet. Therefore, a variance of 0.13 feet is being requested.

C. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The existing and proposed is 10.59 feet on the west side. Therefore, a variance of 3.41 feet is being requested.

D. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The existing and proposed is 11.98 feet on the east side. Therefore, a variance of 2.02 feet is being requested.

E. Chapter 126, Article 4, Section 4.75(C) of the Zoning Ordinance requires that attached single family residential garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of a principal residential building that is setback from the front property line. The required is 35.32 feet. The existing garage is 30.32 feet in front of the furthest façade. The proposed is 19.66 feet in front of the furthest façade. Therefore, a variance of 24.66 feet is being requested.

Staff Notes: This applicant is requesting variances to construct a second floor addition on the existing non-conforming home that was constructed in 1989. This lot is adjacent to a corner lot. The existing home has the garage door facing the street and the garage is in front of the furthest front façade. See minutes from December meeting as this appeal was postponed to this meeting.

This property is zoned R3 – Single family residential.

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

631 RUFFNER MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: 11/14/2023

Received By: _____

Appeal #: _____

Type of Variance:	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Dimensional	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input checked="" type="checkbox"/> Admin Review
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I. PROPERTY INFORMATION:

Address: 631 Ruffner Ave Birmingham MI 48009	Lot Number: 1337	Sidwell Number: 08-19-36-426-047
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II. OWNER INFORMATION:

Name: Alan Ghassan			
Address: 631 Ruffner Ave Birmingham MI 48009	City: Birmingham	State: MI	Zip code: 48009
Email: * alanhassan929@hotmail.com		Phone: 248-709-7726	

III. PETITIONER INFORMATION:

Name: Alan Ghassan		Firm/Company Name:	
Address: 631 Ruffner Ave Birmingham MI 48009	City: Birmingham	State: MI	Zip code: 48009
Email: alanhassan929@hotmail.com		Phone: 248-709-7726	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$360.00** for single family residential; **\$560.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____ Date: 10/07/2023

Signature of Petitioner: _____ Date: 10/07/2023

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

- A. Appeals may be filed under the following conditions:
1. A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance.
 2. A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance.
 3. Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article Eight, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.
- B. Procedures of the Board of Zoning Appeals (BZA) are as follows:
1. Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
 2. All applications for appeal shall be submitted to the Community Development Department on or before the 12th day of the month preceding the next regular meeting. If the 12th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
 3. All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
 4. See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.
 5. In variance requests, applicants must provide a statement that clearly sets forth all special conditions that may have contributed to a practical difficulty that is preventing a reasonable use of the property.

6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
9. An appeal stays all proceedings in accordance with Act #110, Public Acts of 2006, Article VI, Section 125.3604 (3).

C. The order of hearings shall be:

1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
3. Interested parties' comments and view on the appeal.
4. Rebuttal by applicant.
5. The BZA may make a decision on the matter or request additional information.

D. Motions and Voting

1. A motion is made to either grant or deny a petitioner's request
 - a) For a motion to grant or deny a non-use variance request, the motion must receive four (4) affirmative votes to be approved.
 - b) For a motion to grant or deny a use variance request, the motion must receive five (5) affirmative votes to be approved.
 - c) For a motion to grant or deny an appeal of a decision or order by an administrative official or board, the motion must receive four (4) affirmative votes to be approved.
 2. When a motion made is to approve or deny a petitioner's request and if there is a tie vote, then the vote results in no action by the board and the petitioner shall be given an opportunity to have his or her request heard the next regularly scheduled meeting when all the members are present.
-

3. When there are less than seven (7) members of the board present for a meeting, then a petitioner requesting a use variance shall be given an opportunity at the beginning of the meeting to elect to have it heard at the next regularly scheduled meeting.
4. When there are less than six (6) members present for a meeting, then all petitioners shall be given an opportunity at the beginning of the meeting to elect to have the request heard at the next regularly scheduled meeting.

ARTICLE II - Results of an Appeal

- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration of five (5) days from the date of entry of such orders or unless the Board shall find that giving the order immediate effect is necessary for the preservation of property and/or personal rights and shall so certify on the record.
- C. Whenever any variation or modification of the Zoning Ordinance is authorized by resolution of the BZA, a Certificate of Survey must be submitted to the Community Development Department with the building permit application. A building permit must be obtained within one year of the approval date.
- D. Failure of the appellant, or his representative, to appear for his appeal hearing will result in the appeal being adjourned to the next regular meeting. If, after notice, the appellant fails to appear for the second time, it will result in an automatic withdrawal of the appeal. The appellant may reapply to the BZA.
- E. Any applicant may, with the consent of the Board, withdraw his application at any time before final action.
- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

ARTICLE III - Rehearings

- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.

A handwritten signature in dark ink, appearing to read "Gossman", is written above a horizontal line.

Signature of Applicant

Letter of Practical Difficulty or Hardship

631 Ruffner Ave

Birmingham, MI 48009

Letter of Intent for Zoning Variances Due to Practical Difficulty or Hardship:

LOT# 1337

PARCEL ID: 08-19-36-426-047

Dear Planning & Zoning Members,

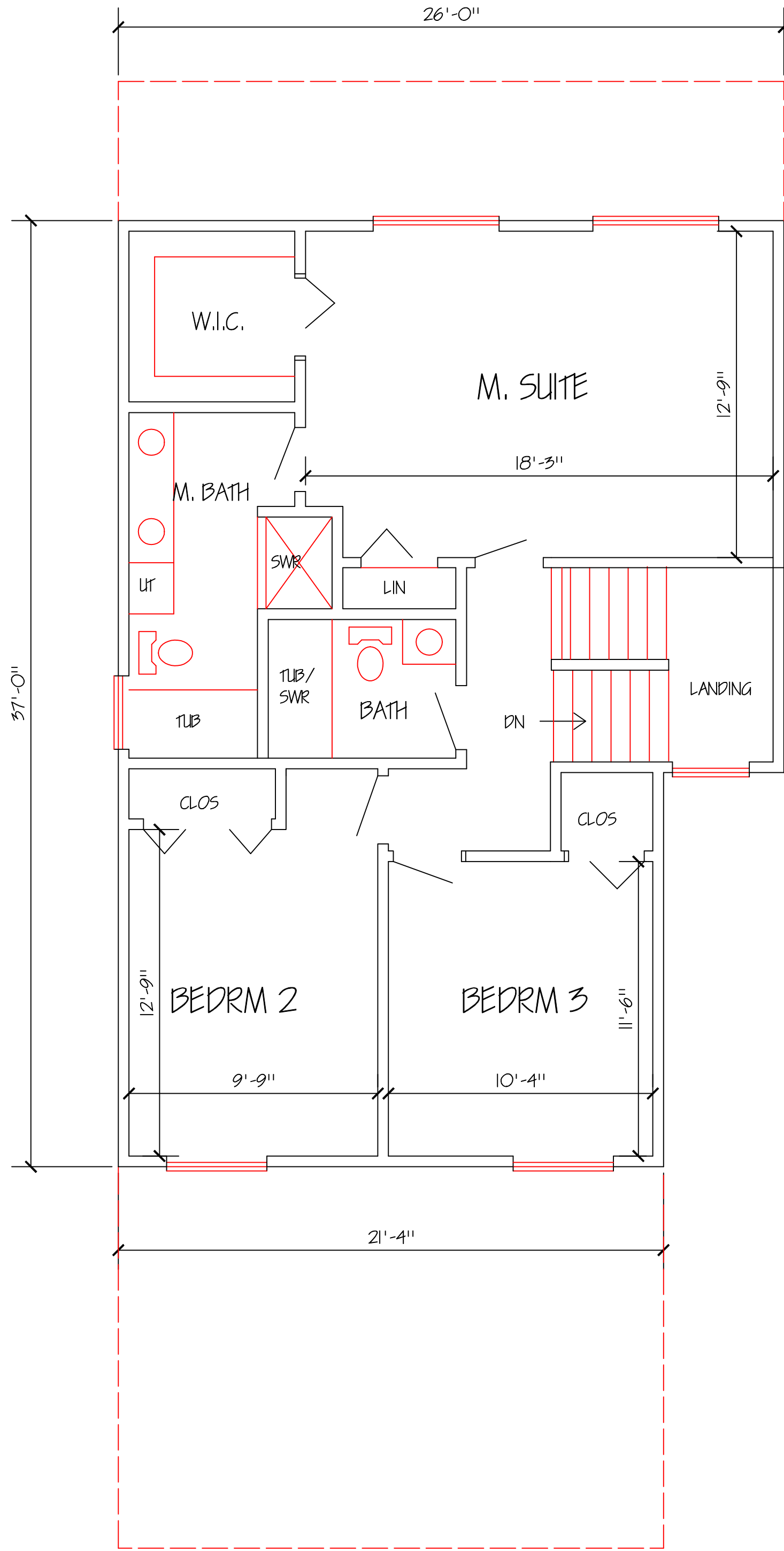
We are requesting a variance for the above address, for the reasons outlined below. The proposed relocation of the front door would allow us to expand our living space while improving the appearance and curb appeal of our home. The additional space above the garage will allow us to remain in our home as we continue to expand our family. With these modifications, we would be able to improve the exterior of our home to be modern and attractive which would better fit the aesthetic of the new homes in our community.

- 1) The granting of the variance will not have any effect on the neighboring properties
- 2) We are faced with a practical difficulty/hardship due to the former requirements which allowed our home to be built with a garage in the front. At the time it was built it was compliant with city requirements and we purchased the home as such. Now with the more recent ordinances, it is not compliant to have the front door behind the garage which poses a practical difficulty as we are trying to work with the current layout of our home while modifying it to improve the curb appeal.

Thank you for your consideration,
Sincerely,

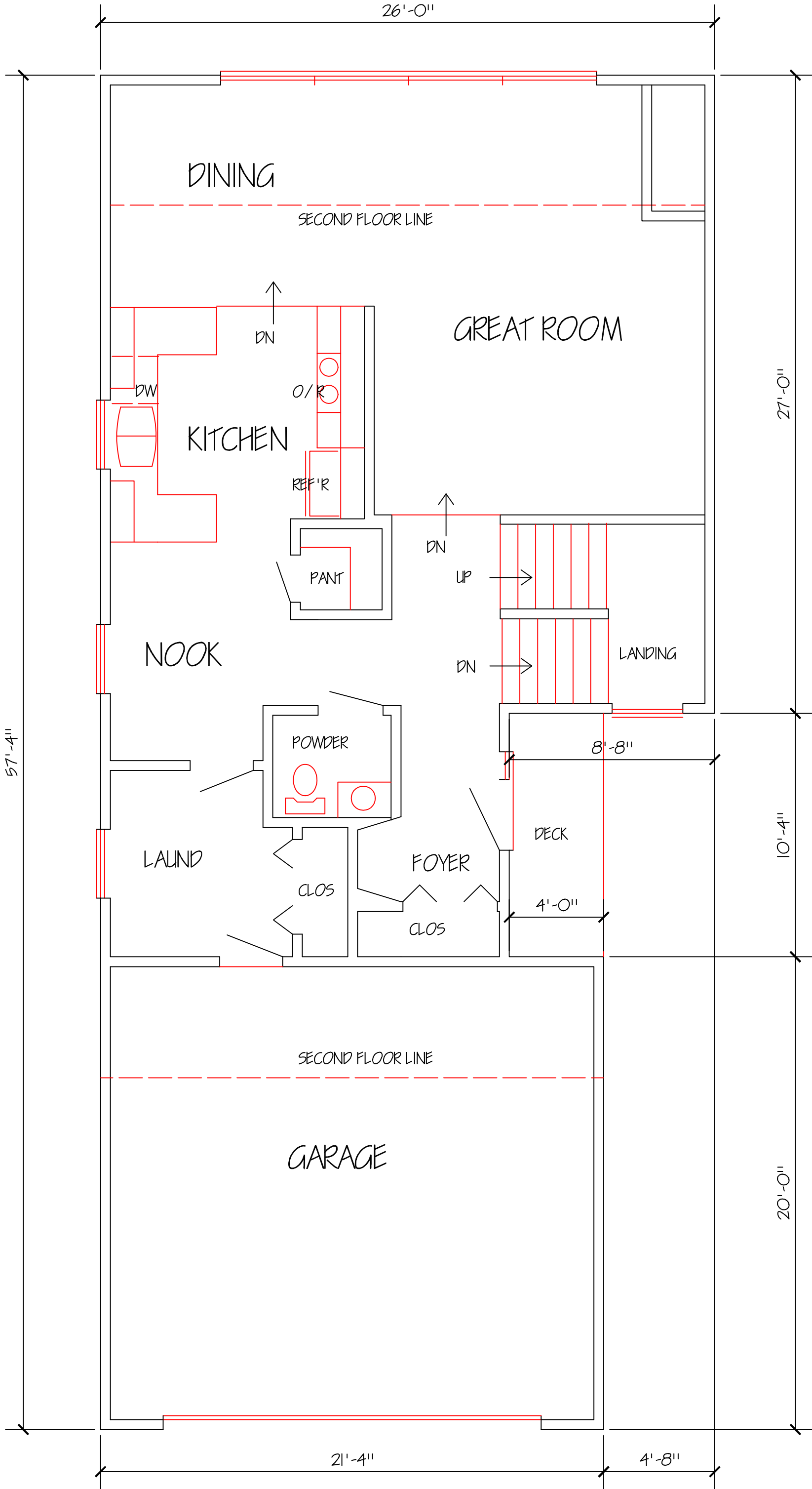


Alan Ghassan



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
883 SQ. FT.
1306 SQ. FT. LOT COVERAGE



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
887 SQ. FT.
1306 SQ. FT. LOT COVERAGE

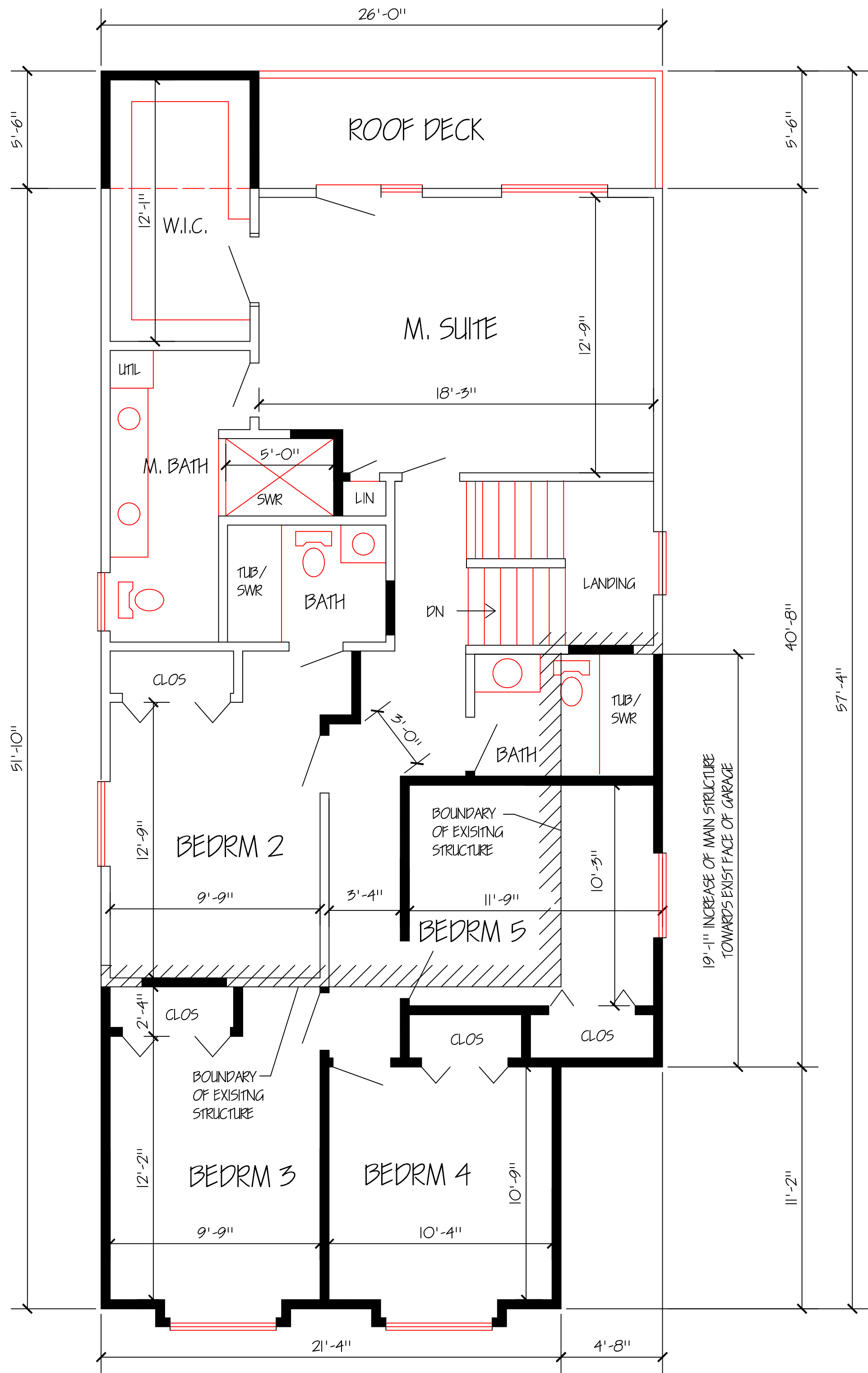
DATE:	REV'S:
9-5-2023	
9-13-2023	

CLIENT:	ALAN & SARAH GHASSAN 631 RUFFNER BIRMINGHAM, MI
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OR TRANSMITTED IN ANY FORM
WITHOUT WRITTEN PERMISSION
ROBERT KOZLOSKI

PROFESSIONAL HOME DESIGNERS	970-471-6089
ROBERT KOZLOSKI & ASSOCIATES	
7904 S FRANCIS RD.	
DEWITT, MI 48820	

PLAN NO.	
C-2362-5	
SHEET NO.:	
OF: 4	



PROPOSED SECOND FLOOR PLAN

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

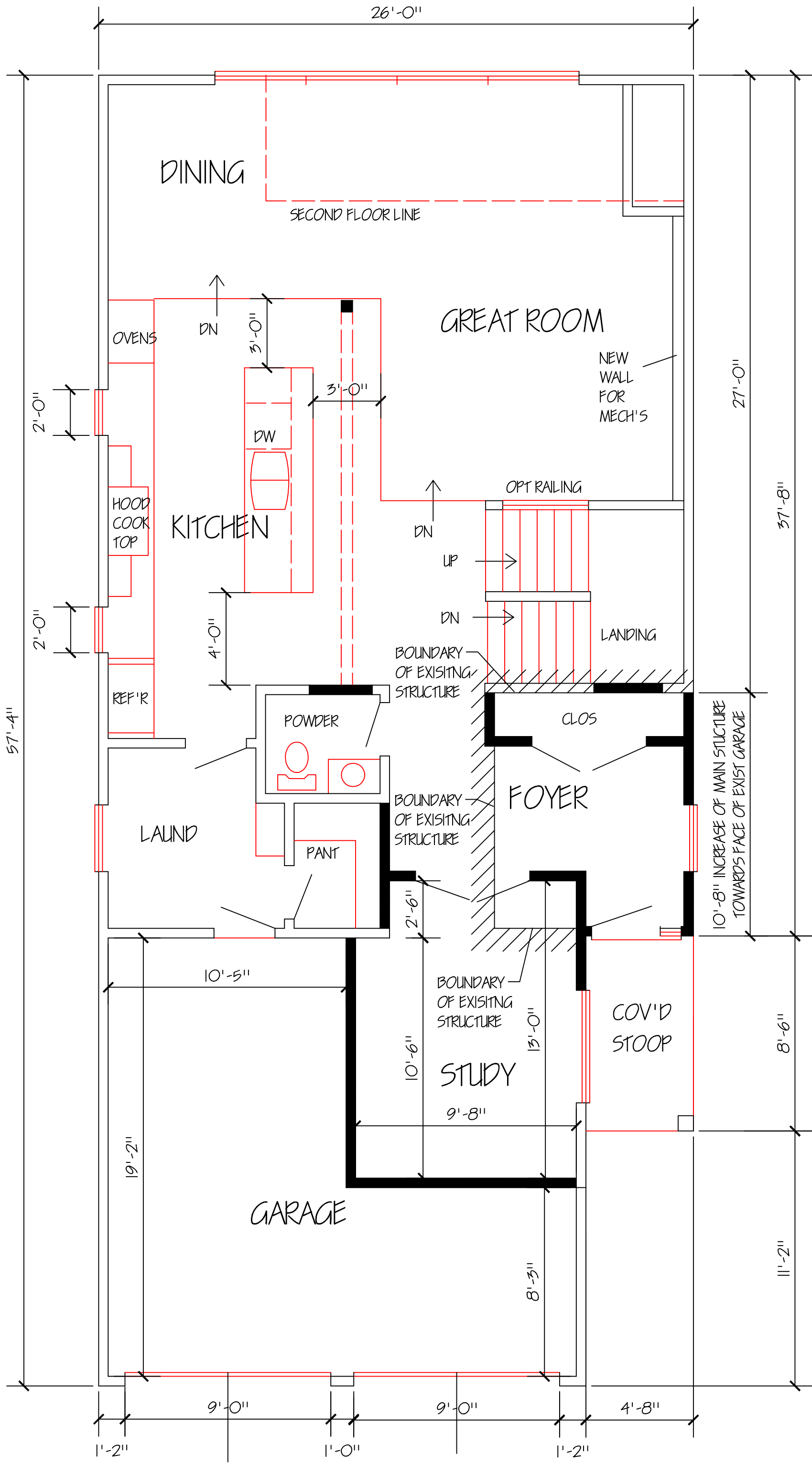
1267 SQ. FT.
1436 SQ. FT. LOT COVERAGE
1440 ALLOWED LOT COVERAGE

NOTES

ALL WORK TO BE PERFORMED PER 2015 MRC
ALL SMOKE DETECTORS TO BE HARD WIRED
TOGETHER W/ BATTERY BACKUPS
PROVIDE CARBON MONOXIDE DETECTORS AS/ sec R 315

SHADED WALLS ARE NEW
UNSHADED WALLS ARE EXISTING
DIMENSIONS ARE APPROXIMATE

BUILDER TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION
IF ANY CONFLICTING CONDITIONS ARISE IN ORDER TO EXECUTE
THE PROPOSED IMPROVEMNTS TO THE PROJECT, Robert Kozloski & Assoc. IS TO BE NOTIFIED
PRIOR TO ANY FIELD CHANGES



PROPOSED FIRST FLOOR PLAN

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

1095 SQ. FT.

DATE:	REV'S:
9-5-2023	
9-6-2023	
9-13-2023	
10-11-2023	

CLIENT:

ALAN & SARAH GHASSAN
631 RUFFNER BIRMINGHAM, MI

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PROFESSIONAL HOME DESIGNERS

970-471-6089

ROBERT KOZLOSKI & ASSOCIATES
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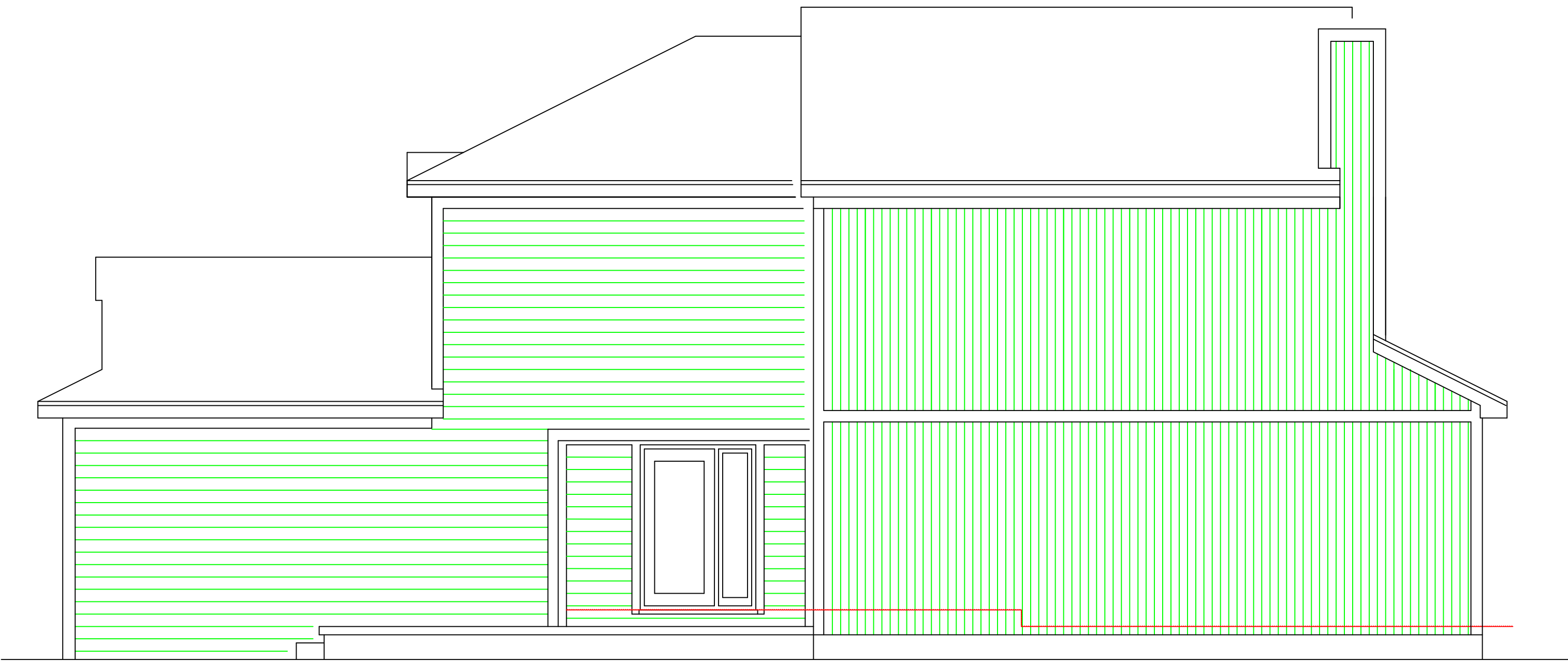
PLAN NO.
C-2362-5

SHEET NO.: 2

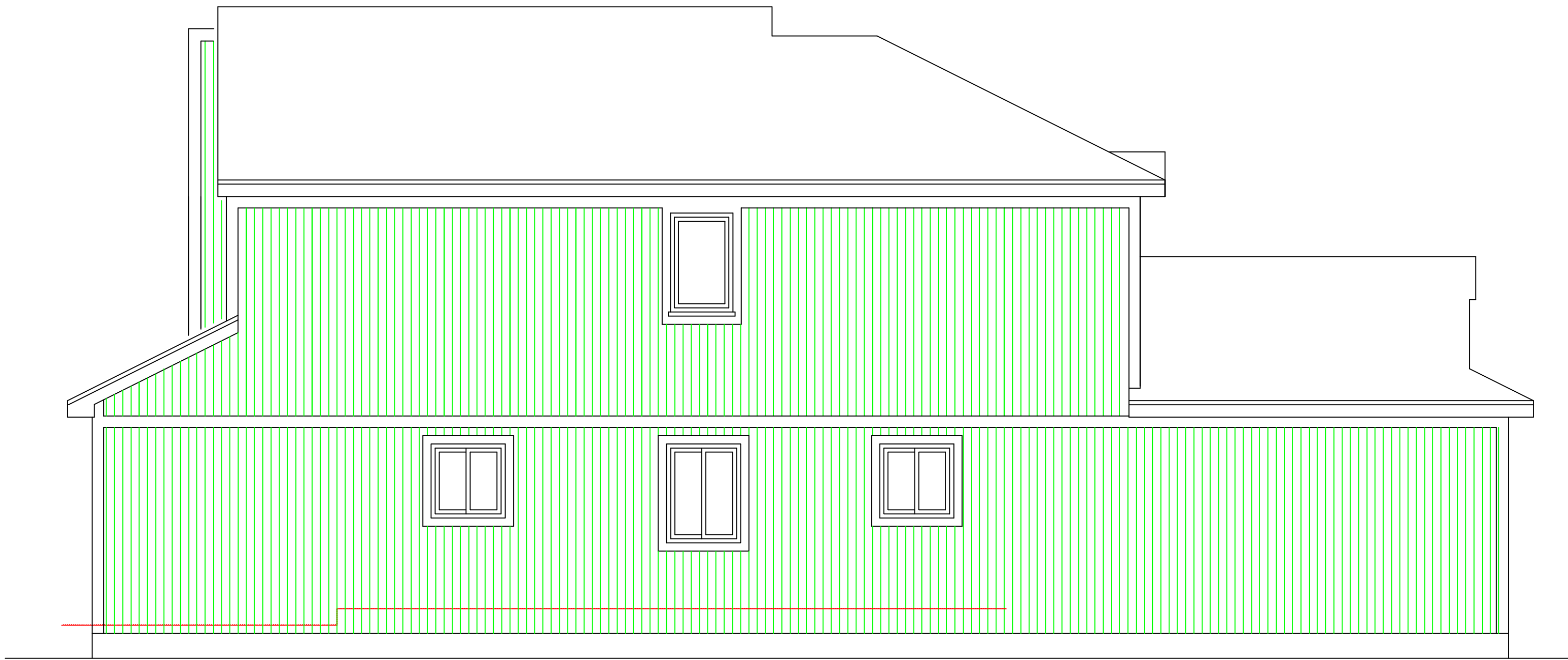
OF: 4



EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION



EXISTING FRONT ELEVATION

DATE:	REV'S:
9-5-2023	
9-6-2023	
9-25-2023	

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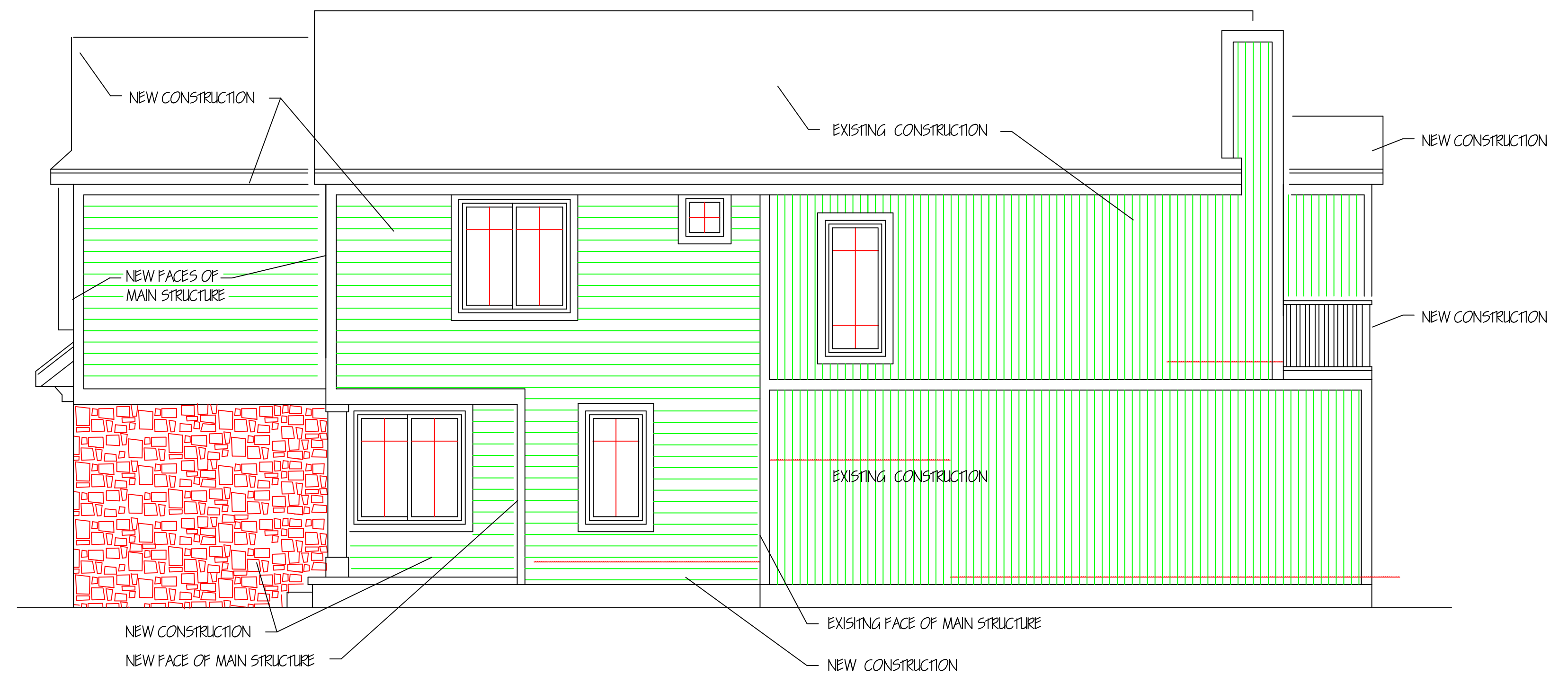
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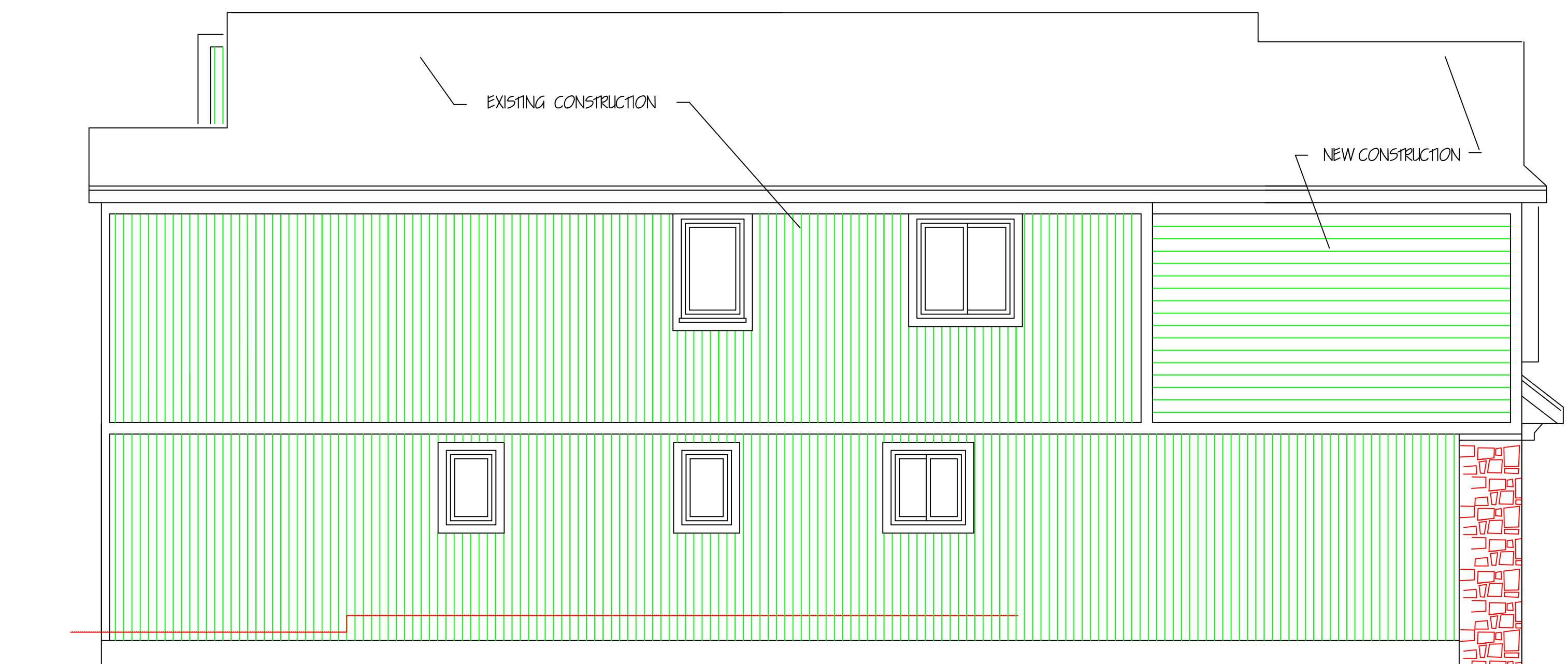
PLAN NO.
C-2362-5
SHEET NO.: 3
OF: 4



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION

DATE:	REV'S:
9-5-2023	
9-6-2023	
9-25-2023	
9-26-2023	
10-11-2023	

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PLAN NO.
C-2362-5
SHEET NO.: 4
OF: 4

CASE DESCRIPTION

1215 Cedar (23-41)

Hearing date: January 9, 2024

Appeal No. 23-41: The owner of the property known as **1215 Cedar**, requests the following variances to construct an addition:

A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that the minimum total combined side yard setbacks of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The proposed is 11.80 feet. Therefore, a variance of 2.20 feet is being requested.

B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard setback shall be less than 5.00 feet. The existing is 3.90 feet and the proposed is 3.90 feet. Therefore, a variance of 1.10 feet for the addition is being requested.

C. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The existing and proposed is 8.0 feet on the north side. Therefore, a variance of 6.00 feet is being requested.

Staff Notes: The applicant is requesting variances to construct an addition to the existing non-conforming home constructed in 1947.

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

1215 CEDAR MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	<input checked="" type="checkbox"/> Interpretation	<input type="checkbox"/> Dimensional	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input type="checkbox"/> Admin Review
I. PROPERTY INFORMATION:					
Address: 1215 CEDAR		Lot Number:		Sidwell Number: 08-19-36-402-003	
II. OWNER INFORMATION:					
Name: JACK HALUFI					
Address: 6735 HERON POINT		City: WEST BLOOMFIELD		State: MI	Zip code: 48303
Email: JACKINTHEHOUSEINC@GMAIL.COM		Phone: 248-739-9898			
III. PETITIONER INFORMATION:					
Name:		Firm/Company Name: JACK'S JOBS INC.			
Address: 8041 COMMERCE RD		City: COMMERCE		State: MI	Zip code: 48302
Email: JACKINTHEHOUSEINC@GMAIL.COM		Phone: 248-739-9898			
IV. GENERAL INFORMATION:					
<p>The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.</p> <p><i>To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted.</i></p> <p>Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.</p> <p>The BZA application fee is \$360.00 for single family residential; \$560.00 for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.</p>					
Variance Chart Example					
Requested Variances	Required	Existing	Proposed	Variance Amount	
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet	
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet	
V. REQUIRED INFORMATION CHECKLIST:					
<p>Please provide the following in your electronic submission:</p> <ul style="list-style-type: none"><input type="checkbox"/> Completed and signed application<input type="checkbox"/> Signed letter of practical difficulty and/or hardship<input type="checkbox"/> Certified survey<input type="checkbox"/> Building plans including existing and proposed floor plans and elevations<input type="checkbox"/> If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting					
VI. APPLICANT SIGNATURE					
<p>Owner hereby authorizes the petitioner designated below to act on behalf of the owner.</p> <p>By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.</p> <p>*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.</p>					
Signature of Owner: _____			Date: 11.09.2023		
Signature of Petitioner: _____			Date: _____		

Jack's Jobs Inc.

**6735 Heron Point
West Bloomfield MI 48323
Office (248)565-5563 Jack (248)739-9898
Fax (248)706-2771
jacksjobsusa@comcast.net**

Jack Halifi

Re: 1215 Cedar

Birmingham, MI

We purchased this property with the intent to upgrade the existing residence to today's comfort standard.

We started the renovation and realized that a third bedroom addition (second floor) would further enhance the house.

When adding the porch enclosure, we designed it to meet the setback requirements.

During plan review it was determined that the existing setback (side yard) did not comply with side yard requirements as they are today.

To comply, the house would have to be demolished and rebuilt to today's requirements which will create financial hardship.

The current design does not change the original footprint of the home and does not cause further side yard problems or encroachments.

Thank you

Respectfully

Jack Halifi

DESIGN CRITERIA

GENERAL

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE (MRC). ALL CONSTRUCTION SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT CODE. DIMENSIONS OF ROOFS, FLOORS, WALLS, AND CEILING PLANS SHALL BE 1/4" UNLESS OTHERWISE INDICATED.

LOAD PARAMETERS

FLOOR LIVE LOAD: 40 PSF
FLOOR DEAD LOAD: 20 PSF

ROOF SNOW LOAD: 25 PSF
ROOF DEAD LOAD: 15 PSF

ULTIMATE WIND SPEED: 115 MPH
WIND IMPORTANCE FACTOR: 1.0
BUILDING CATEGORY: II
WIND EXPOSURE: B

MINIMUM DEFLECTION CRITERIA

ROOF COMPONENTS: L/240 LIVE & L/180 TOTAL
FLOOR COMPONENTS: L/480 LIVE & L/360 TOTAL

DESIGN STRENGTHS

TJ JOISTS: BOISE CASCADE BCI 90s 2.0 SERIES OR EQUIVALENT. LVL1 TO HAVE MIN. PROPERTIES OF 6" x 2.0 AND F_y = 2800 PSI. DIMENSIONAL LUMBER: DOUGLAS FIR #1 OR EQUIV. 2" x 8" LVL. CONCRETE: MIN. 3000 PSI COMPRESSIVE STRENGTH + 28 DAYS. MASONRY: NORMAL WEIGHT F_m: 1500 PSI. SOIL BEARING CAPACITY: 2000 PSF.

*NOTE: IF OTHER IS SPECIFIED ON PLANS, PLAN NOTE OR STRICTEST GOVERNS. THE ABOVE IS NOTED FOR GENERAL PURPOSES.

GENERAL JOBSITE

JOBSITE PROTECTION AND CLEANUP

CONTRACTOR TO PROVIDE JOB SITE PROTECTION ON INTERIOR AND EXTERIOR OF PROJECT AS REQUIRED TO PROTECT ALL AREAS AS A RESULT OF CONSTRUCTION. THIS SITE PROTECTION SHALL INCLUDE DUMPSTER PADS TO PROTECT GROUND, ZIPPERED VISQUEEN OPENINGS, FLOOR PROTECTION AND COVERINGS FOR FINISHES.

THE PROJECT WILL BE KEPT IN A BROOM CLEAN CONDITION FOR DURATION OF THE PROJECT.

INTERIOR SOFFIT DEMO

IF EXISTING SOFFITS ARE BEING REMOVED AND MECHANICALS ARE UNCOVERED, THERE WILL BE AN ADDITIONAL COST TO REWORK, AS THIS IS AN UNFORESEEN CONDITION AND WAS NOT INCLUDED IN THE PROJECT.

INTERIOR DOORS

REWORK TO ADJUST OR RE-HANG INTERIOR DOORS THAT WERE INCLUDED IN PROJECT DUE TO PAINT OR CARPET CONTRACTORS IS NOT INCLUDED. IF REWORK IS NECESSARY AFTER PAINT AND CARPET INSTALLATION, AN ADDITIONAL CHARGE WILL BE ISSUED ON A CHANGE ORDER FOR LABOR COSTS.

WATER / SEWER

ANY COSTS ASSOCIATED WITH THE REPAIR OF WATER SERVICE AND/OR LINES ARE NOT INCLUDED IN THE PROJECT SCOPE. ANY COSTS ASSOCIATED WITH REPAIR AND RECONSTRUCTION OF EXISTING PRESSURE SEWER ARE NOT INCLUDED IN THE PROJECT SCOPE.

SPRINKLER SYSTEM

NOT INCLUDED IN PROJECT SCOPE. CONTRACTOR TO ALLOW A WINDOW FOR THE OWNER TO INSTALL AND/OR MODIFY NEW/EXISTING SYSTEM. OWNER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE AS A RESULT OF CONSTRUCTION.

GENERAL CONSTRUCTION

DRYWALL

INSTALL 1/2" DRYWALL ON WALLS AND CEILINGS IN LIVING AREAS AS REQUIRED.
INSTALL 5/8" TYPE X DRYWALL ON GARAGE CEILINGS AS REQUIRED.
INSTALL 1/2" DRYWALL ON GARAGE WALLS AS REQUIRED.
INSTALL GIBB BOARD IN DAMP AREAS AS REQUIRED.

GARAGE SEPARATIONS

THE GARAGE SHALL BE SEPARATED FROM THE HOME AND ITS ATTIC AREA BY 5/8" TYPE X DRYWALL AFFIED TO THE GARAGE SIDE. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY 1/2" DRYWALL.

DRAFTSTOPPING REQUIRED

WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW. DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS, 3/8" TYPE 2-MIL PARTICLE BOARD OR OTHER APPROVED MATERIALS. ADEQUATELY SUPPORTED, DRAFTSTOPPING SHALL BE INSTALLED PARALLEL TO THE FLOOR FRAMING MEMBERS UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL. THE INTEGRITY OF ALL DRAFTSTOPS SHALL BE MAINTAINED.

FIRE BLOCKING REQUIRED SHALL BE PROVIDED IN WOOD-FRAME FLOOR CONSTRUCTION AND FLOOR CEILING ASSEMBLIES IN ACCORDANCE WITH SECTION R602.8.

R602.10.4.2 CONTINUOUS SHEATHING METHODS

CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS AND SHALL MEET THE REQUIREMENTS OF SECTION R602.10.1.

R602.11.1 UPLIFT RESISTANCE

ROOF ASSEMBLIES SHALL HAVE UPLIFT RESISTANCE IN ACCORDANCE WITH SECTIONS R602.11.1.1 AND R602.11.1.2, WHERE THE UPLIFT FORCE DOES NOT EXCEED 200 POUNDS. RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1). WHERE THE BASIC WIND SPEED DOES NOT EXCEED 115 MPH, THE WIND EXPOSURE CATEGORY IS B, THE ROOF PITCH IS 5:12 OR GREATER, AND THE ROOF SPAN IS 32 FEET OR LESS, RAFTERS AND TRUSSES SPACED NOT MORE THAN 24 INCHES ON CENTER SHALL BE PERMITTED TO BE ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES IN ACCORDANCE WITH TABLE R602.3(1).

R602.11.1.1 TRUSS UPLIFT RESISTANCE

TRUSSES SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS SPECIFIED ON THE TRUSS DESIGN DRAWINGS FOR THE ULTIMATE DESIGN WIND SPEED AS DETERMINED BY FIGURE R301.2.4(A) AND LISTED IN TABLE R301.2(1) OR AS SHOWN ON THE CONSTRUCTION DOCUMENTS. UPLIFT FORCES SHALL BE DETERMINED AS SPECIFIED BY TABLE R602.11, IF APPLICABLE, OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE.

R602.11.1.2 RAFTER UPLIFT RESISTANCE

INDIVIDUAL RAFTERS SHALL BE ATTACHED TO SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF RESISTING UPLIFT FORCES AS DETERMINED BY TABLE R602.11 OR AS DETERMINED BY ACCEPTED ENGINEERING PRACTICE. CONNECTIONS FOR BEAMS USED IN A ROOF SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE ACCEPTED ENGINEERING PRACTICE.

FLASHING AND WEEP HOLES

FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH SECTION R103.7.

WEEPHOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL NOT BE LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE FLASHING.

FLASHING SHALL BE LOCATED IN THE FOLLOWING LOCATIONS:
1. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS.
2. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION.
3. UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND BILLS.
4. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
5. WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
6. AT WALL AND ROOF INTERSECTIONS.
7. AT BUILT-IN GUTTERS.

FOUNDATION AND CONCRETE

MINIMUM CONCRETE COVERINGS SHALL BE 42" BELOW FINISH GRADE UNDER FLOOR SPACE SHALL COMPLY WITH SECTION R403.

CONCRETE STRENGTH SHALL BE 3000 PSI FOR ALL FOOTINGS, THICKENED SLABS AND CONCRETE SLABS NOT EXPOSED TO THE WEATHER.

ALL REINFORCING BARS, JOISTS AND TIES SHALL CONFORM TO ASTM A615 GRADE 60.

REMOVE ALL FILL AND ORGANIC MATERIALS FROM AREAS TO RECEIVE CONCRETE SLABS.

PROVIDE BILL PLATE ANCHOR BOLTS 6" 6'0" ON CENTER AND 12" FROM END OF BILL PLATES. ANCHOR BOLTS SHALL BE 1/2" DIAMETER AND SHALL EXTEND 18" INTO GROUTED CONCRETE BLOCK OR 8" MINIMUM INTO POURED IN PLACE CONCRETE.

ALL POURED CONC. WALLS TO BE BACK-FILL WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNKS AND BE WELL BRACED UNTIL CONC. IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF BUILDING IS IN PLACE.

WOOD COLUMNS

R311.4 WOOD COLUMNS. WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESERVE-PRESERVATIVE-TREATED WOOD.

EXCEPTIONS:
1. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHERE SUPPORTED BY CONCRETE PIERS OR METAL FEDESTALS PROJECTING 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
2. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING WHEN SUPPORTED BY A CONCRETE PIER OR METAL FEDESTAL AT A HEIGHT MORE THAN 8 INCHES FROM EXPOSED EARTH AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER.
3. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL FEDESTALS PROJECTING NOT LESS THAN 1 INCH ABOVE A CONCRETE FLOOR OR 6 INCHES ABOVE EXPOSED EARTH.

FACTORY BUILT FIREPLACES

HEARTH EXTENSIONS OF APPROVED FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING OF THE FIREPLACE. THE HEARTH EXTENSION SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR AREA.

MASONRY FIREPLACES AND CHIMNEY

THE MINIMUM THICKNESS OF HEARTH EXTENSIONS SHALL BE 2 INCHES EXCEPT WHEN THE BOTTOM OF THE FIREBOX OPENING IS RAISED AT LEAST 8 INCHES ABOVE THE TOP OF THE HEARTH EXTENSION. A HEARTH EXTENSION OF NOT LESS THAN 3/8" THICK, BRICK OR CONCRETE TILE OR OTHER APPROVED NONCOMBUSTIBLE MATERIAL IS PERMITTED.

HEARTH EXTENSIONS SHALL EXTEND AT LEAST 16" IN FRONT OF AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCHES IN FRONT OF AND AT LEAST 12 INCHES BEYOND EACH SIDE OF THE FIREPLACE OPENING.

CHIMNEY TERMINATION MUST PROJECT 2'-0" ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3'-0" ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH THE ROOF.

OVERHEAD EXHAUST HOODS

A CLEARANCE OF AT LEAST 24 INCHES FOR ELECTRIC STOVE/COOKTOP AND 30 INCHES FOR GAS STOVE/COOKTOP SHALL BE MAINTAINED BETWEEN THE COOKING SURFACE AND THE COMBUSTIBLE MATERIAL OR CABINET. THE HOOD SHALL BE AT LEAST AS WIDE AS THE BROILER UNIT AND SHALL EXTEND OVER THE ENTIRE UNIT.

DRYER VENTS

THE MAXIMUM LENGTH FOR A DRYER VENT SHALL BE 25 FEET. THE MAXIMUM LENGTH OF THE DRYER VENT SHALL BE REDUCED 5 FEET FOR EVERY 90 DEGREE BEND AND 2.5 FEET FOR EVERY 45 DEGREE BEND.

ATTIC ACCESS

IN BUILDINGS WITH COMBUSTABLE CEILING OR ROOF CONSTRUCTION, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER.

THE ROUGH FRAMED OPENING SHALL NOT BE LESS THAN 22" x 30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVED AT SOME POINT ABOVE THE ACCESS OPENING.

CRAWL SPACE ACCESS

ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MINIMUM OF 18" x 24". OPENINGS THROUGH A PERIMETER WALL SHALL BE 16" x 24".

PULL-DOWN STAIR

BESSELER STAIRWAY MODEL 100

ENERGY

2015 MRC - CHAPTER 11 ENERGY EFFICIENCY

ALL INSULATION R-VALUES FOR BOND, WALL, CEILING LOCATIONS, AND UNDER SLAB WHERE REQUIRED MUST MEET COMPLIANCE.

EXISTING HVAC WILL BE UPGRADED FOR THIS RENOVATION TO MEET THE ENERGY REQUIREMENTS.

INSULATION - CLIMATE ZONE 5A (REFERENCE TABLE N102.1.1)

INSTALL R-19 FIBERGLASS BATT INSULATION PLUS R-5 CONTINUOUS INSULATION IN 2X4 EXTERIOR WALLS IN LIVING AREAS.
INSTALL R-21 FIBERGLASS BATT INSULATION IN 2X6 EXTERIOR WALLS IN LIVING AREAS.
INSTALL R-19 FIBERGLASS BATT INSULATION IN GARAGE CEILINGS OVER LIVING AREAS.
INSTALL R-38 FIBERGLASS BATT INSULATION IN CEILINGS OVER LIVING AREAS OR R-30 WHERE RAISED HEEL CONSTRUCTION IS USED (INSULATION IS FULL HEIGHT UNCOMPRESSED OVER EXTERIOR WALL TOP PLATE, COVERING 100% OF CEILING AREA).

SECTION N102 - BUILDING THERMAL ENVELOPE

N102.1 SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE). IN ADDITION TO THE REQUIREMENTS OF SECTION N102.1, INSULATION SHALL MEET THE SPECIFIC REQUIREMENTS OF SECTIONS N102.2.1 THROUGH N102.1.2.

N102.1.1 CEILING. CEILING WITH ATTIC SPACES, WHEN SECTION N102.1.1 WOULD REQUIRE R-38 IN THE CEILING, INSULATION SHALL MEET THE REQUIREMENTS OF SECTION N102.1.1.2. WHERE THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES, THIS REDUCTION SHALL NOT APPLY TO THE UFACOR. ALTERNATIVE APPROACH IN SECTION N102.1.3 AND THE TOTAL UA ALTERNATIVE IN SECTION N102.1.4.

N102.1.2 THERMALLY ISOLATED SUNROOM INSULATION. THE MINIMUM CEILING INSULATION R-VALUES SHALL BE R-24 IN ZONES 5-7. THE MINIMUM WALL R-VALUE SHALL BE R-13 IN ALL ZONES. NEW WALL OR WALLS SEPARATING A SUNROOM FROM A CONDITIONED SPACE SHALL MEET THE BUILDING THERMAL ENVELOPE REQUIREMENTS.

N102.3 PENETRATION (PRESCRIPTIVE). IN ADDITION TO THE REQUIREMENTS OF SECTION N102, PENETRATION SHALL MEET WITH SECTIONS N102.3.1 THROUGH N102.3.6.

N102.3.3 GLAZED PENETRATION FEN PUELLING UNIT MAY BE EXEMPT FROM UFACOR REQUIREMENTS IN SECTION N102.1.1. THIS EXEMPTION SHALL NOT APPLY TO THE UFACOR ALTERNATIVE APPROACH IN SECTION N102.1.1 AND THE TOTAL UA ALTERNATIVE IN SECTION N102.1.4.

N102.3.6 REPLACEMENT PENETRATION. WHERE SOME OR ALL OF AN EXISTING PENETRATION UNIT IS REPLACED WITH A NEW PENETRATION PRODUCT, INCLUDING SASH AND GLAZING, THE REPLACEMENT PENETRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR UFACOR IN TABLE N102.1.3, WHERE SOME OR ALL OF AN EXISTING PENETRATION UNIT IS REPLACED WITH A NEW PENETRATION PRODUCT, INCLUDING SASH AND GLAZING, THE REPLACEMENT PENETRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR UFACOR IN TABLE N102.1.1.

SECTION R316 FOAM PLASTIC

ALL FOAM PLASTICS OR FOAM PLASTIC CORED MATERIAL USED IN CONSTRUCTION SHALL BE COVERED WITH A THERMAL BARRIER PER CODE R316.

R316.5 SPECIFIC REQUIREMENTS

THE FOLLOWING REQUIREMENTS SHALL APPLY TO TO THESE USES OF FOAM PLASTICS UNLESS SPECIFICALLY APPROVED IN ACCORDANCE WITH SECTION R314.3.2. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED. REPAIRS OR ADDITIONS REQUIRING A PERMIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DUELLINGS.

EXCEPTIONS:
1. WORK INVOLVING THE EXTERIOR SURFACES OF DUELLINGS, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
2. INSTALLATIONS, ALTERATION, OR REPAIRS OF ELECTRICAL, PLUMBING, OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

R314.3 LOCATION: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
3. ON EACH ADDITIONAL STORY OF THE DUELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS, IN DUELLINGS OR DUELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

R308 GLAZING

PROVIDE ALL SAFETY AND TEMPERED GLAZING AS REQUIRED UNDER THIS CODE FOR ALL WINDOWS, DOORS, RAINGS, SKYLITES AND SHOWER DOORS.

GLAZING - SAFETY (R308.4 HAZARDOUS LOCATIONS)

THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS AND REQUIRE SAFETY GLAZING.

1. GLAZING IN BUILDINGS DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN UNFRAMED SLIDING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWER ENCLOSURES.
6. GLAZING ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
7. ALL GLAZING IN RAILINGS.
8. ALL GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE.
9. GLAZING IN WINDOWS MEETING ALL OF THE FOLLOWING REQUIREMENTS:
a. GLAZING WITH AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
b. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
c. GLAZING WHERE THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR.
d. GLAZING WITHIN 36" HORIZONTALLY OF ONE OR MORE WALKING SURFACES.

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A BILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EGRESS REQUIREMENTS.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET EXCEPT GRADE FLOOR OPENINGS WHICH SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

MINIMUM OPENING HEIGHT: THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

MINIMUM OPENING WIDTH: THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

OPERATIONAL CONSTRAINTS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

WINDOW UELLS: THE MINIMUM HORIZONTAL AREA OF THE WINDOW UELL SHALL BE 9 SQUARE FEET, WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES. THE AREA OF THE WINDOW UELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

STAIRS

R311.1 STAIRS AND RAILINGS

ALL STAIRS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R311. THE MAXIMUM RISER HEIGHT SHALL BE 8 1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9". ALL TREADS SHALL HAVE A NOSING AS DESCRIBED IN SECTION R311.5.3.

HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 34" AND A MAXIMUM HEIGHT OF 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR.

THE HANDRAIL SHALL HAVE A GRASPABLE SURFACE OF 1 1/4" TO 2" MAXIMUM.

BALUSTERS SHALL BE SPACED SO THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH.

GUARD RAILS AT PORCHES, BALCONIES, OR RAISED FLOOR SURFACE WITH A HEIGHT DIFFERENTIAL OF 30" OR MORE SHALL BE 36" HIGH MINIMUM.

INTERIOR GUARD RAILS SHALL BE 36" ABOVE FINISH SURFACE.

R311.1.2 HEADROOM

THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

R302.1 UNDER-STAIR PROTECTION

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH GYPSUM BOARD.

LANDINGS AND TREADS OF ALL INTERIOR STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOT-CANDLE OF ARTIFICIAL LIGHT, PER SECTION R303.1.

SMOKE & CO DETECTORS

R314 SMOKE DETECTORS

SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.

R314.2.1 NEW CONSTRUCTION: SMOKE ALARMS SHALL BE PROVIDED IN DUELLING UNITS.

R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS: WHEN ALTERATIONS, REPAIRS, OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DUELLINGS, THE INDIVIDUAL DUELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DUELLINGS.

EXCEPTIONS:
1. WORK INVOLVING THE EXTERIOR SURFACES OF DUELLINGS, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
2. INSTALLATIONS, ALTERATION, OR REPAIRS OF ELECTRICAL, PLUMBING, OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

R314.3 LOCATION: SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
3. ON EACH ADDITIONAL STORY OF THE DUELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNHABITABLE ATTICS, IN DUELLINGS OR DUELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

R314.4 INTERCONNECTION: WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DUELLING UNIT, ALL SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED. REPAIRS OR ADDITIONS REQUIRING A PERMIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DUELLINGS.

EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED.

R408.30.46

R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.

R314.3.3 EQUIPMENT REQUIREMENTS. THE REQUIRED EQUIPMENT FOR SMOKE ALARMS REQUIRED BY R314.3.2 SHALL CONSIST OF THE FOLLOWING:

1. INSTALLATION: SMOKE ALARM DEVICES SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION REQUIREMENTS, THE PROVISIONS OF THE CODE AND THE PROVISIONS OF NFPA 72 AS LISTED IN CHAPTER 44.
2. POWER SOURCE: THE EQUIPMENT SHALL BE OPERABLE BY POWER FROM 1 OF THE FOLLOWING PRIMARY SOURCES:
a. THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND THE SMOKE ALARM IS EQUIPPED WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

b. A BATTERY OPERATED SMOKE ALARM.
c. A RECHARGEABLE BATTERY OPERATED SMOKE ALARM SHALL BE AUTOMATICALLY RECHARGED BY AN AC CIRCUIT OF THE COMMERCIAL LIGHT AND POWER SYSTEM.
d. A HOUSEHOLD USE ALARM SYSTEM WITH BATTERY BACK UP LISTED AND APPROVED IN ACCORDANCE WITH THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72, AS REFERENCED IN SECTION R314.1 OF THE CODE.

3. AUDIBLE ALARM NOTIFICATION. THE ACTIVATION OF THE ALARM SIGNAL SHALL PRODUCE A SOUND THAT IS AUDIBLE IN ALL OCCUPABLE DUELLING AREAS.

4. TESTING AND MAINTENANCE. THE OWNER OF A DUELLING UNIT, IN WHICH REQ. OR OPTIONAL FIRE DETECTION OR FIRE PROTECTION SYSTEMS EQUIPMENT IS INSTALLED, SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, TESTING, AND MAINTENANCE OF THE EQUIPMENT IN ACCORDANCE WITH THE MAN. INSTRUCTIONS INCLUDED WITH THE EQUIPMENT. THE OCCUPANT OF RENTAL DUELLING UNITS SHALL BE RESPONSIBLE FOR THE PERIODIC OPERATIONAL TESTING AND PERIODIC CLEANING OF THE INSTALLED EQUIPMENT WITHIN THE RENTAL UNIT IN ACCORDANCE WITH THE TESTING INSTRUCTIONS PROVIDED IN THE MANUFACTURER'S INSTRUCTIONS FOR THE EQUIPMENT, IF THE SYSTEM FAILS, BREAKS, OR IS OUT OF SERVICE, IT SHALL BE REPAIRED AND FUNCTIONAL WITHIN 30 DAYS.

EXCEPTION: SMOKE ALARMS AND DEVICES INSTALLED IN BUILDINGS CONSTRUCTION BEFORE NOVEMBER 6, 1974, WHERE AN INSTALLATION WAS APPROVED BY THE APPROPRIATE ENFORCING AGENCY UNDER LIGHT AND POWER SYSTEM, THE DATE OF THE INSTALLATION SHALL BE CONSIDERED TO COMPLY WITH THE PROVISIONS OF THE CODE.

R315.1 CARBON MONOXIDE ALARMS

R315.2.1 NEW CONSTRUCTION: FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH STAIRWAY SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DUELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DUELLING UNITS THAT HAVE ATTACHED GARAGES.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN EXISTING DUELLINGS WHERE WORK HAS REQUIRED A BUILDING PERMIT THAT HAVE ATTACHED GARAGES OR IN EXISTING DUELLINGS WITHIN WHICH FUEL-FIRED APPLIANCES EXIST. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R315.1.

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL-2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

R315.2 ALTERATION, REPAIRS AND ADDITIONS: WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DUELLINGS, THE INDIVIDUAL DUELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DUELLINGS.

EXCEPTIONS:
1. WORK INVOLVING THE EXTERIOR SURFACES OF DUELLINGS, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, IS EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
2. INSTALLATION, ALTERATION, OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

MISCELLANEOUS

IF ANY GENERAL NOTE OR DETAIL ON THIS SHEET CONFLICTS WITH ANY NOTE OR DETAIL ON THE PLANS, THE STRICTEST SHALL GOVERN. CONTRACTOR TO CONFIRM I RESOLVE ALL CONFLICTS.

ALL WINDOW SIZES NOTED IN PLANS AND/OR ELEVATIONS REFLECT GENERIC WINDOW SIZES. CONTRACTOR TO VERIFY

ONLY THE FLOOR SYSTEM, STAIRS & STAIR WALLS TO REMAIN.
PREP FOR NEW PER PLAN.



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



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

REMOVE FRONT DECK. PREP FOR NEW CONCRETE PORCH PER PLAN.

SECOND FLOOR PLAN

Primary Bedroom
12'0" x 13'0"
CLO 10'0"

Bedroom
10'0" x 11'0"
CLO 10'0"

Kitchen
10'0" x 11'0"
CLO 10'0"

Bath
5'0" x 7'0"
CLO 6'0"

Living Rm.
12'0" x 13'0"
CLO 10'0"

Dining Rm.
10'0" x 11'0"
CLO 10'0"

Hall
5'0" x 7'0"
CLO 10'0"

Stair
5'0" x 7'0"

Notes:

- REMOVE FIREPLACE SURROUND, HEARTH, CHIMNEY. REPAIR EXTERIOR WALL & PREP FOR NEW FIREPLACE PER PLAN.
- EXIST. GAS METER TO BE MOVED TO THE SIDE OF THE HOUSE.

FIRST FLOOR DEMOLITION PLAN

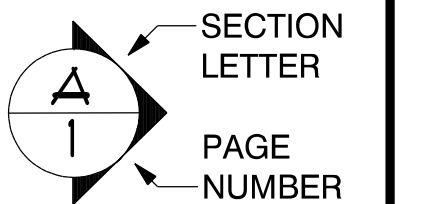
SCALE: 1/4" = 1'-0"



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

A-1

KTD
Kimberly Tomas Designs
www.kimberlytomasdesigns.com
3355 Union Lake Rd. Commerce, MI 48382
Office: 248.225.2362



JACK S RESIDENCE
1215 CEDAR DRIVE
BIRMINGHAM, MI 48009

JULY 27, 2023

REVISIONS

DATE:

Monday, November 6,
09:29 AM

[illegible]

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

2 (OR AS NEEDED) COURSES 8"x8"x6" CONCRETE MASONRY UNIT, GROUTED SOLID, ON 12" W x 4"D CONCRETE TRENCH FOOTING.

CONDITIONED CRAWL SPACE
 8" MIN. CRAWL SPACE HEIGHT - ACTUAL HEIGHT T.B.D. BY CONTRACTOR
 6" MIN. VAPOR BARRIER w/ 6" OVERLAPPING JOINTS ON 4" PEA STONE
 (1) 15 REBARs + ADDITION TEEN INTO EXIST'G FOUNDATION
 LEAD JAIL STEPPED DOWN TO EXIST'G PAD FOOTING OF BASEMENT

BASEMENT
 CONC. FLR.
 C.O. 84.25'
 (UNDERLINE OF JOIST)

BASEMENT
 CONC. FLR.
 C.O. 84.25'
 (UNDERLINE OF JOIST)
NO CHANGE

COVERED PORCH
 ABOVE UNEXCAVATED
 4" CONC. SLAB ON GRADE ON 6" MIN. VAPOR BARRIER w/ 6" OVERLAPPING JOINTS ON 4" PEA STONE BASE

CONTRACTOR TO VERIFY THAT THE EXISTING NEW BASEMENT FLOOR COMPLIES WITH R506.23 VAPOR RETARDER 2015 NYC.

R506.2.3 Vapor retarder. A 6-mil (0.006 inch; 152 µm) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:
 1. Garages, utility buildings and other unheated accessory structures.
 2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and corners.
 3. Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.

4. Where approved by the building official, based on local site conditions.

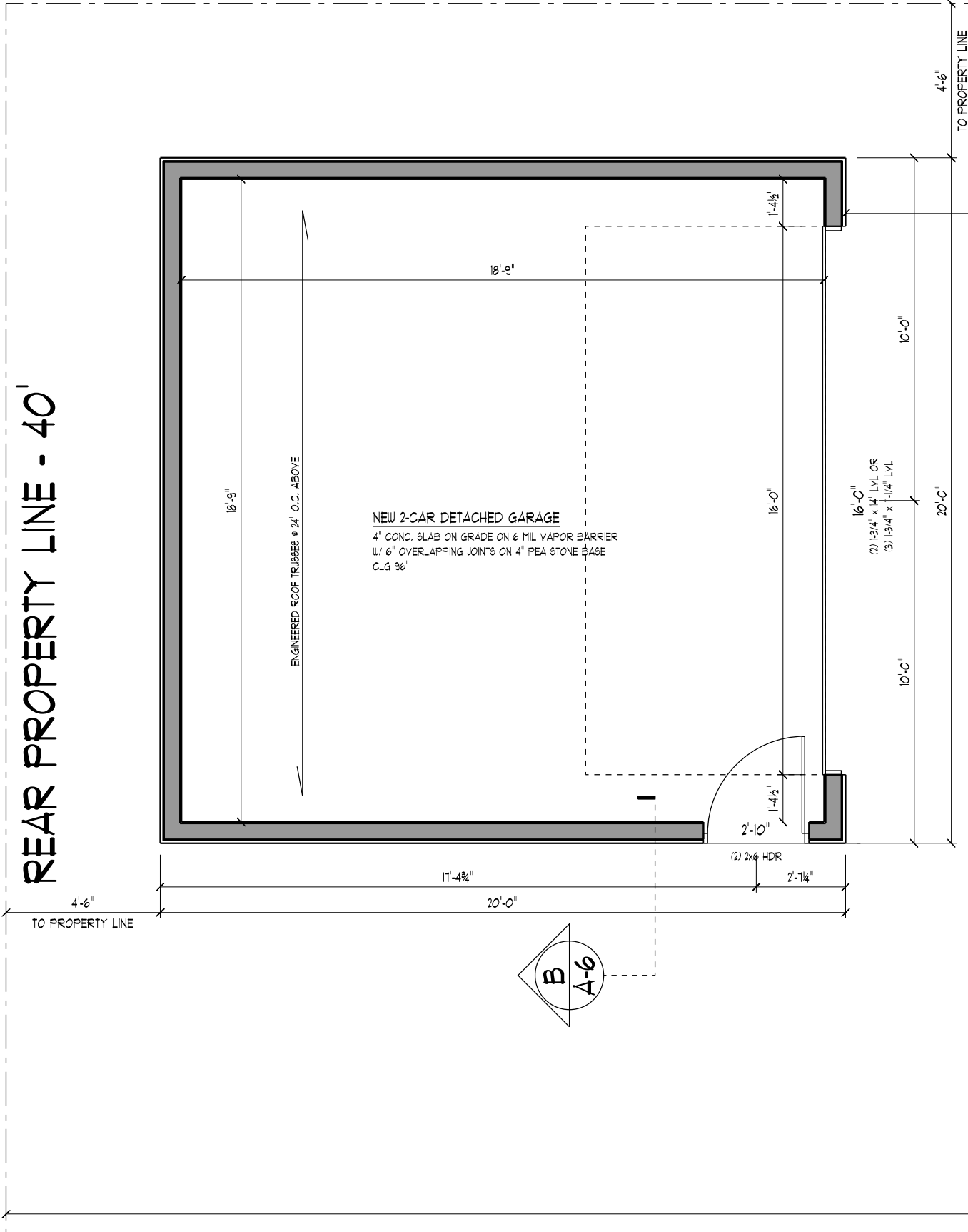
R506.2.3 Vapor retarder. A 6-mil (0.006 inch; 152 μ m) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm) shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exception: The vapor retarder is not required for the following:

1. Garages, utility buildings and other unheated accessory structures.
2. For unheated storage rooms having an area of less than 70 square feet (6.5 m²) and carports.
3. Driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
4. Where approved by the building official, based on local site conditions.

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

REAR PROPERTY LINE - 40'



RIGHT SIDE PROPERTY LINE - 140'

GARAGE TO COMPLY WITH TABLE R302.1(1) 1015 MRC		
TABLE R302.1(1) EXTERIOR WALLS		
EXTERIOR WALL ELEMENT	MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119 or UL 263 with exposure from both sides
	Not fire-resistance rated	0 hours
Projections	Fire-resistance rated	N/A
	Not fire-resistance rated	1 hour on the underside
Openings in walls	Fire-resistance rated	2.2 feet to 5.5 feet
	Not fire-resistance rated	0 hours
Penetrations	Fire-resistance rated	2.2 feet to 5.5 feet
	Not fire-resistance rated	0 hours
Penetrations	Fire-resistance rated	2.2 feet to 5.5 feet
	Not fire-resistance rated	0 hours

For SI: 1 foot = 304.8 mm.
N/A = Not Applicable.
a. Except as allowed in per Section R302.1 exceptions 3 and 4.
R 408.3054b

GROSS AREA:

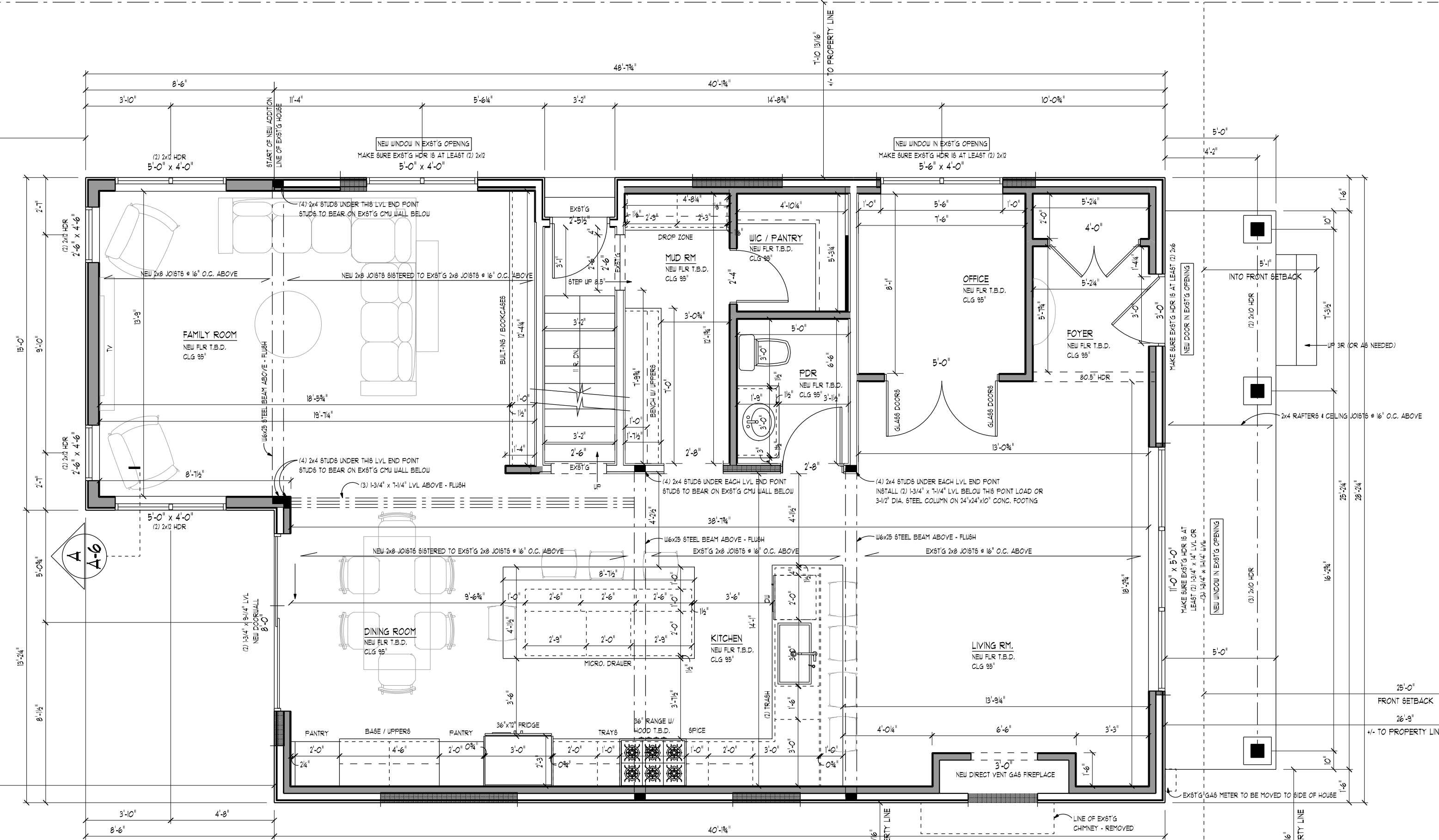
EXIST'G FIRST FLOOR (NOT INCLD. EXIST' ATRIUM): 1140 SQ.FT.
NEW FIRST FLOOR ADDITION: 128 SQ.FT.
TOTAL FIRST FLOOR: 1268 SQ.FT.
NEW GARAGE: 400 SQ.FT.

MAX. LOT COVERAGE (30% OF 5600 SQ.FT.) = 1680 SQ.FT.
NEW LOT COVERAGE: 1660 SQ.FT.

EXIST'G SECOND FLOOR: 460 SQ.FT.
NEW SECOND FLOOR ADDITION: 800 SQ.FT.
TOTAL SECOND FLOOR: 1260 SQ.FT.

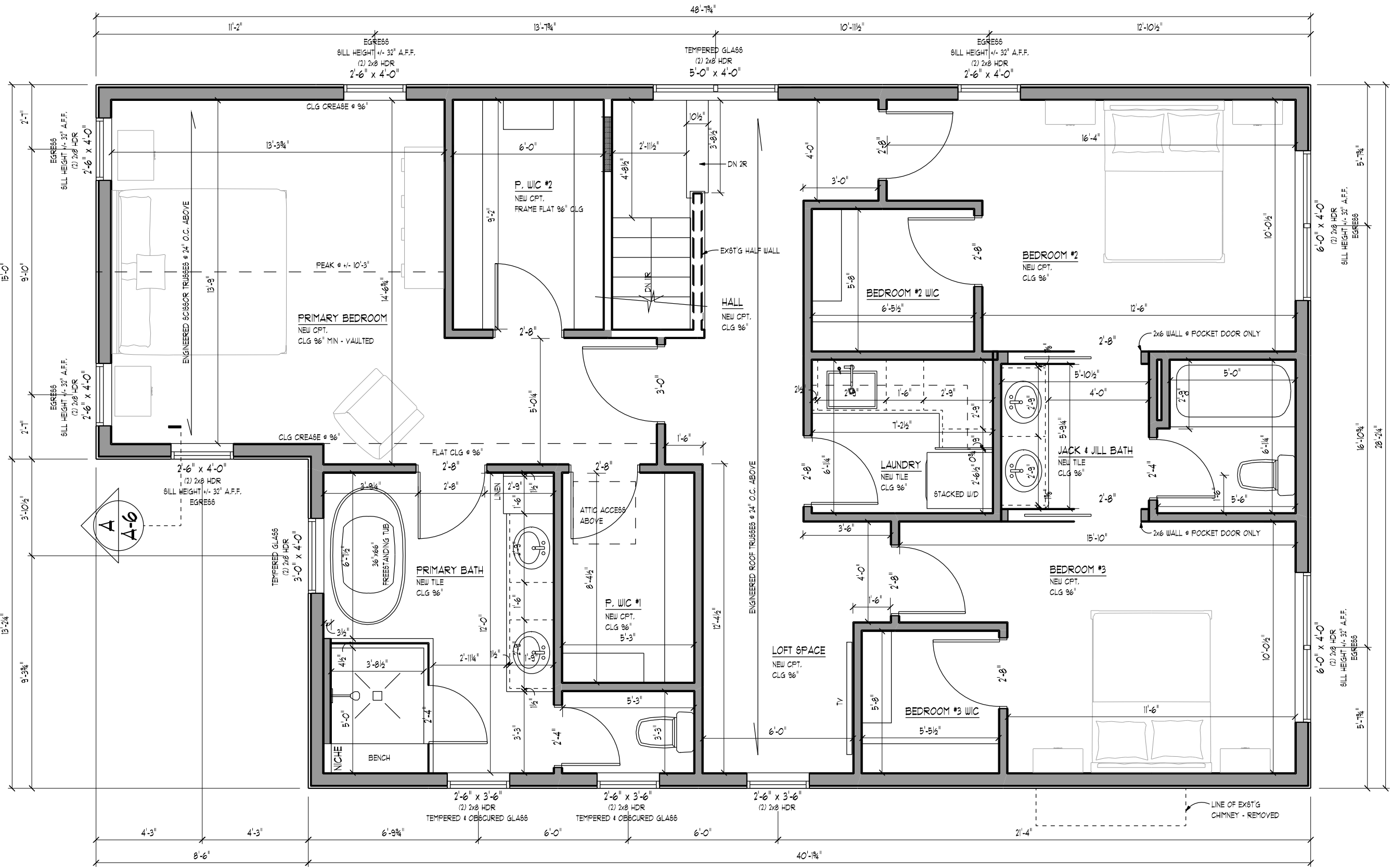
TOTAL GROSS AREA OF HOUSE: 2520 SQ.FT.

LEFT SIDE PROPERTY LINE - 140'



PROPOSED FIRST FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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

PAGE #:

A-3

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SECTION
LETTER
PAGE
NUMBER

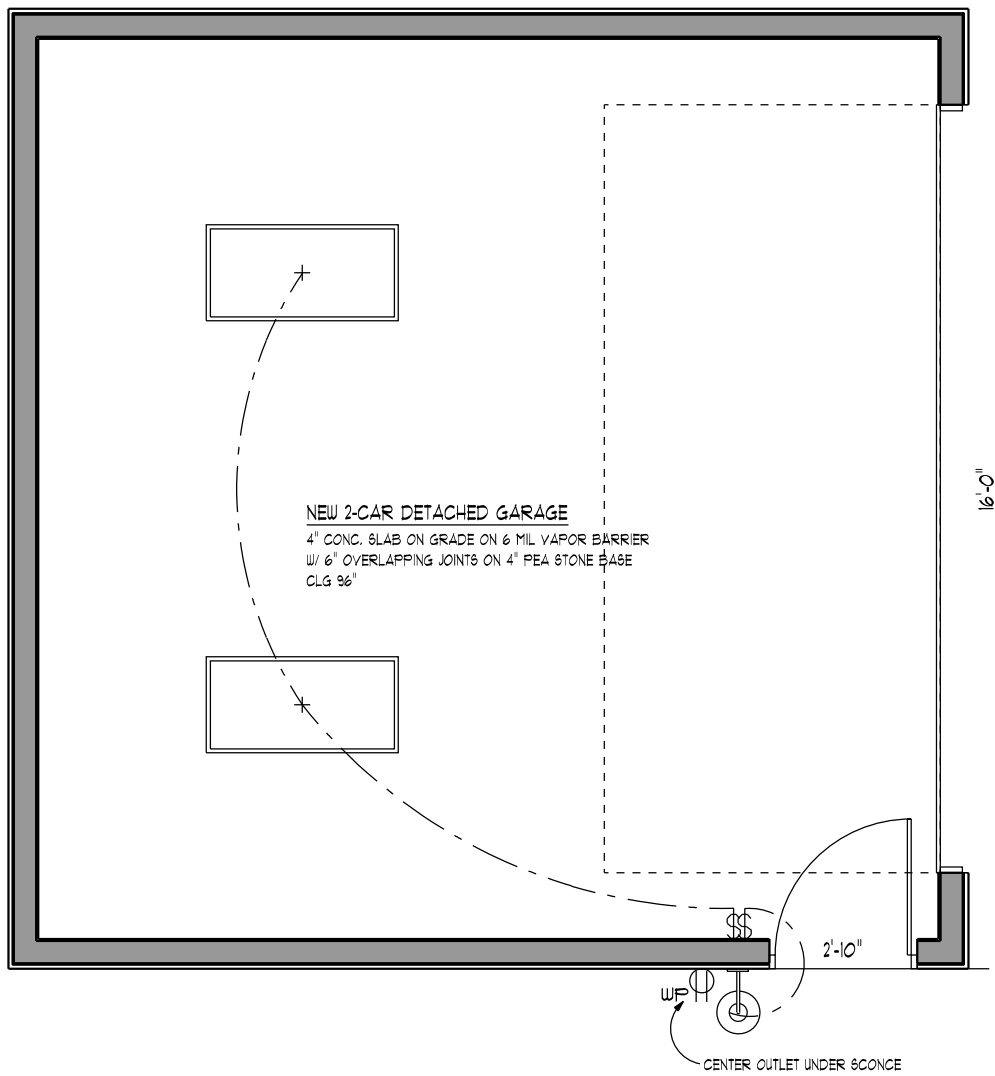
JACK'S RESIDENCE
1215 CEDAR DRIVE
BIRMINGHAM, MI 48009

JULY 27, 2023

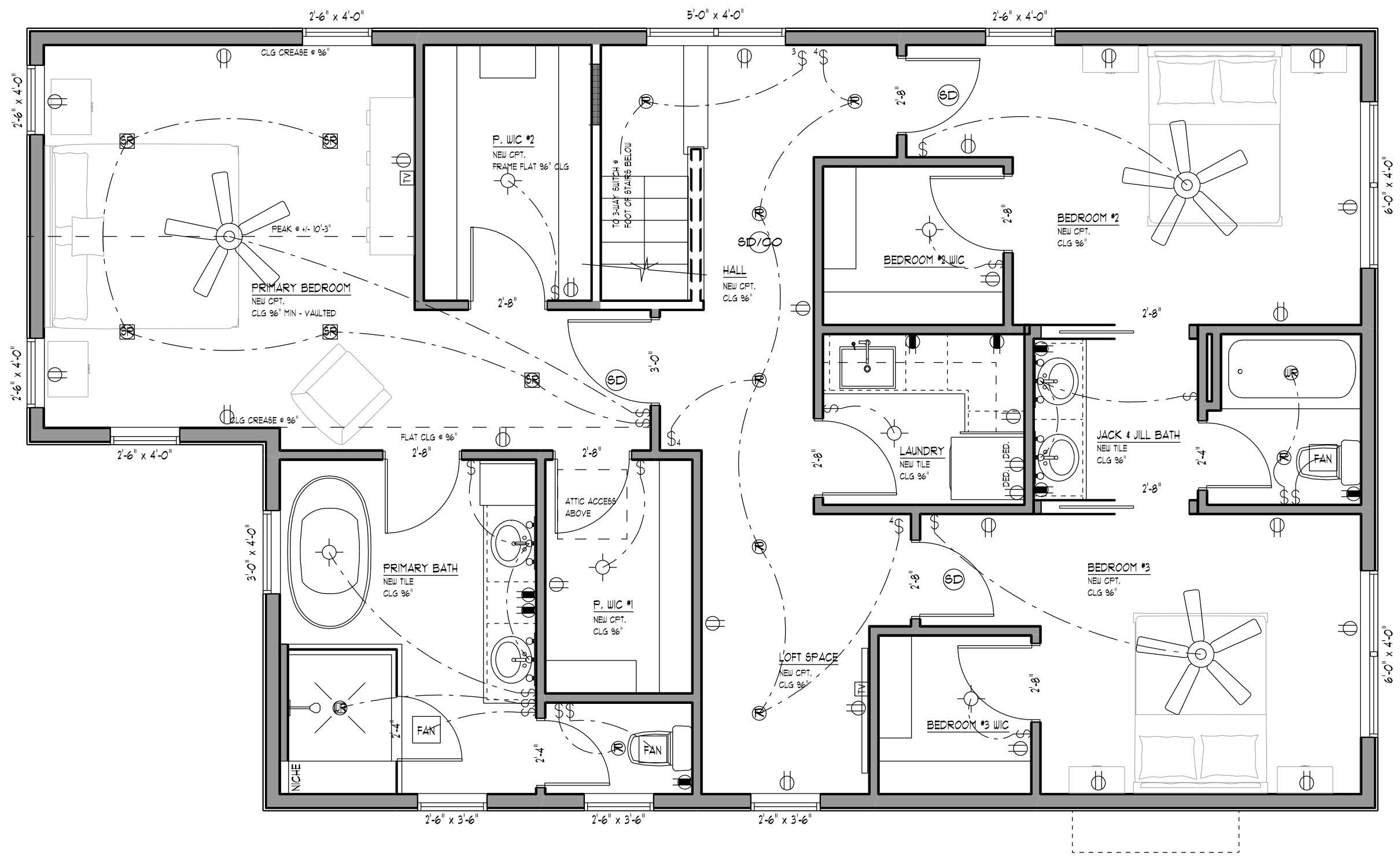
REVISIONS

DATE:
10.11.2023
- CITY REVIEW REV5

Monday, November 6,
09:30 AM



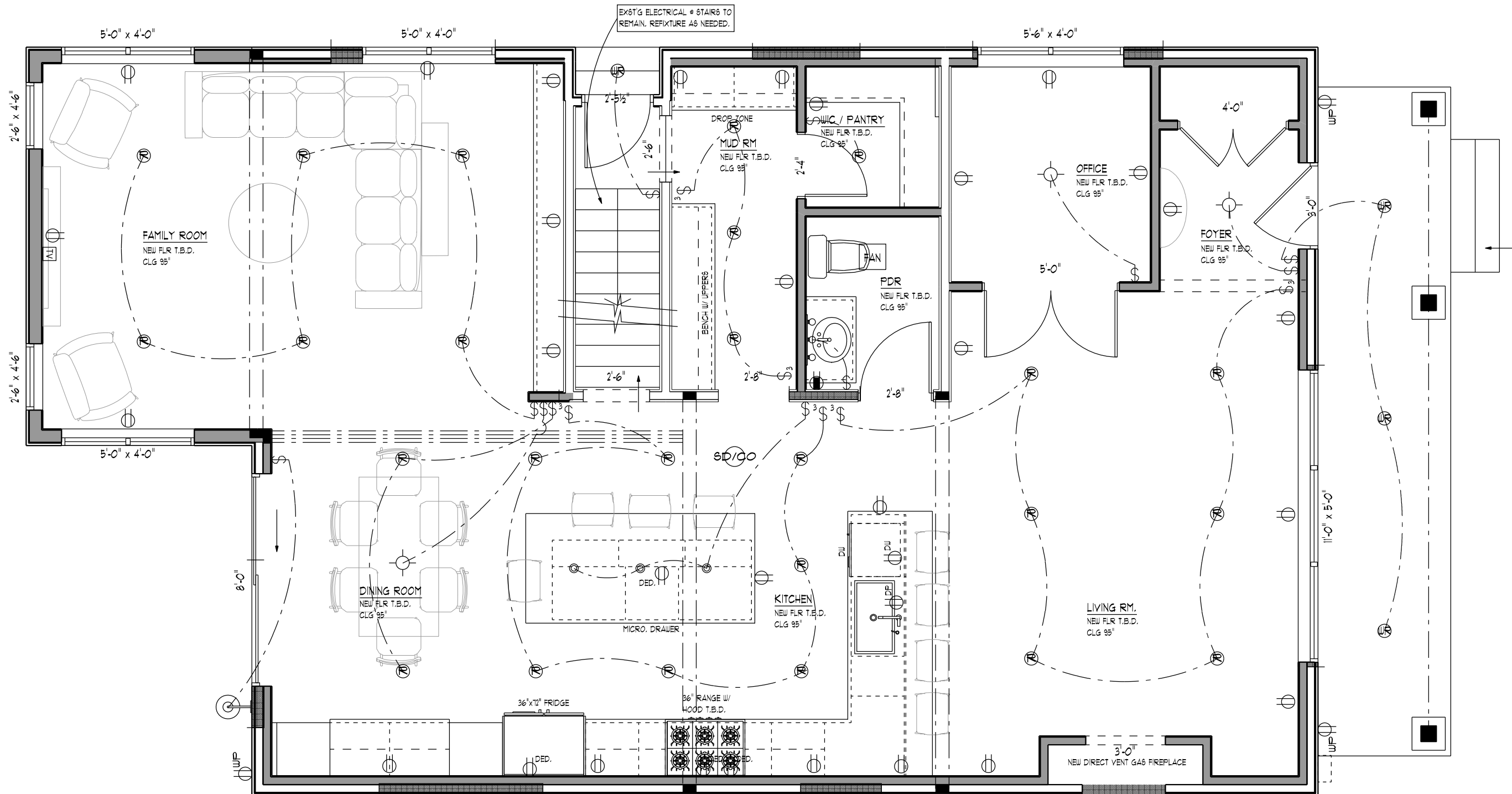
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 5' graded 0'	3	
3-way switch	1	
4-way switch	3	
Exhaust fan	3	
Smoke Detector	3	
Surface Mount Light Opening	6	
carbon smoke and carbon monoxide detector	1	
dedicated appliance outlet	2	
duplex receptacle	26	
ground fault receptacle	2	
recessed	2	
recessed stepped	5	
recessed-water	2	
single pole switch	18	
variety bar light	4	
cable tv outlet	1	



PROPOSED SECOND FLOOR ELECTRICAL PLAN

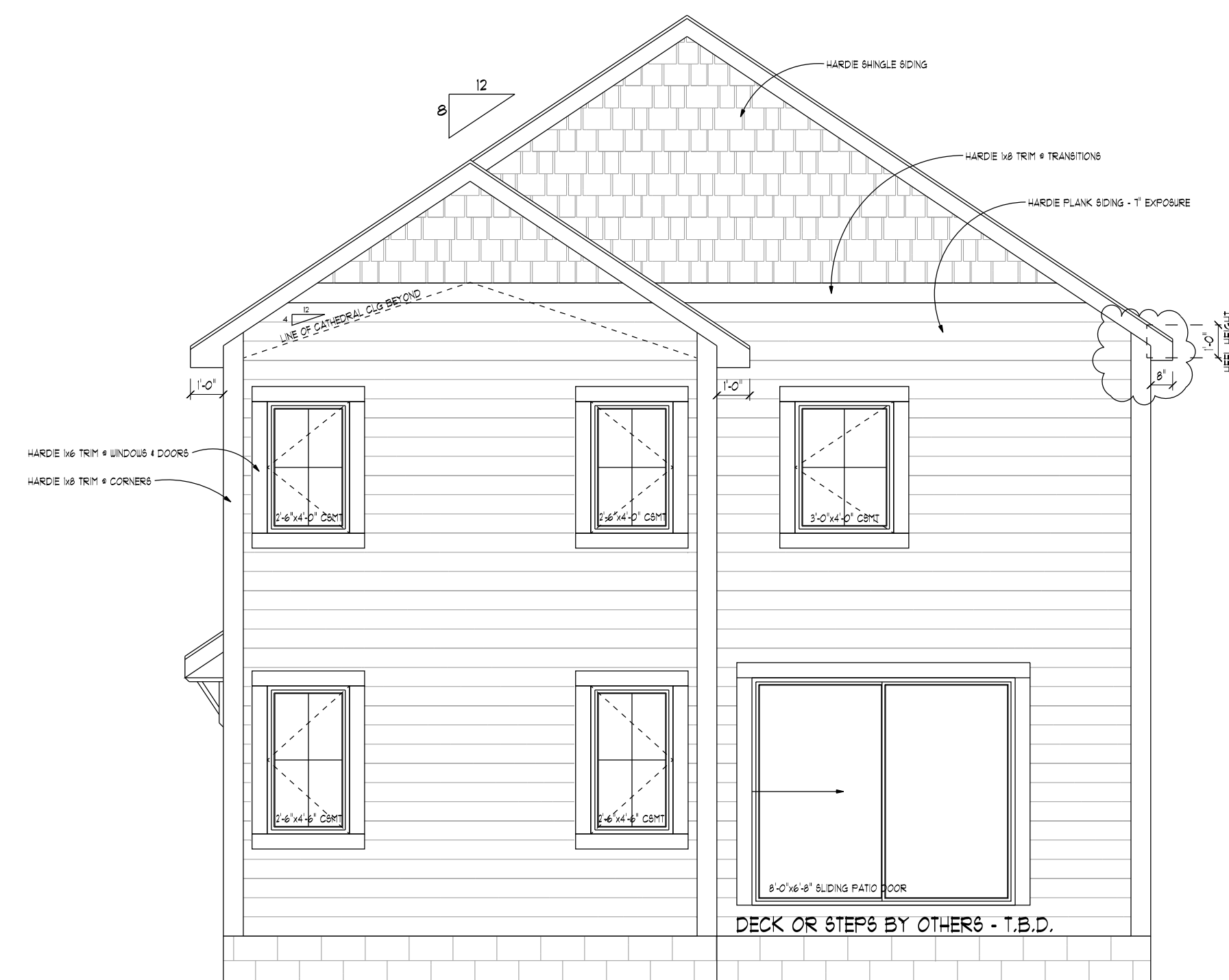
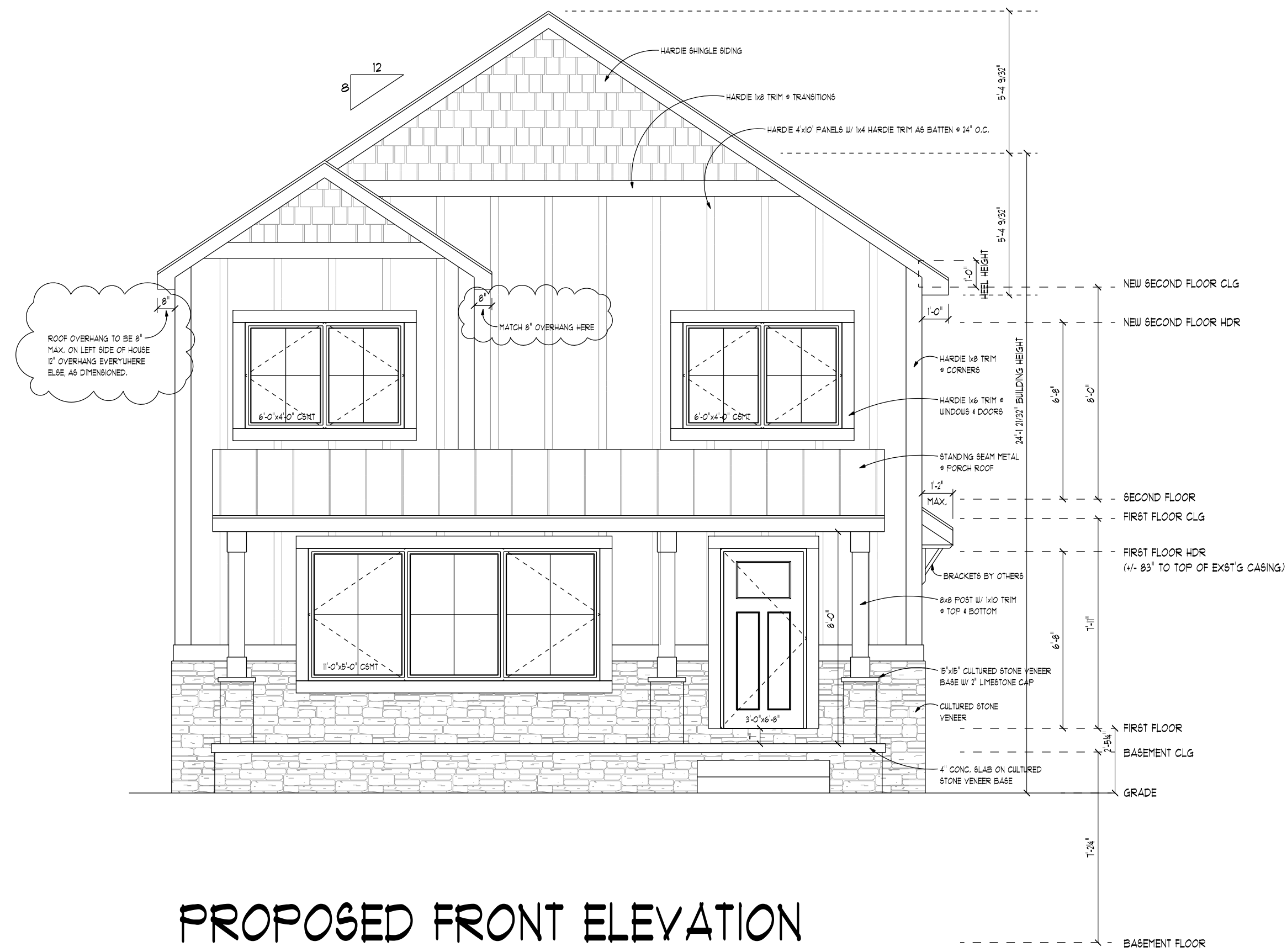
SCALE: 1/4" = 1'-0"

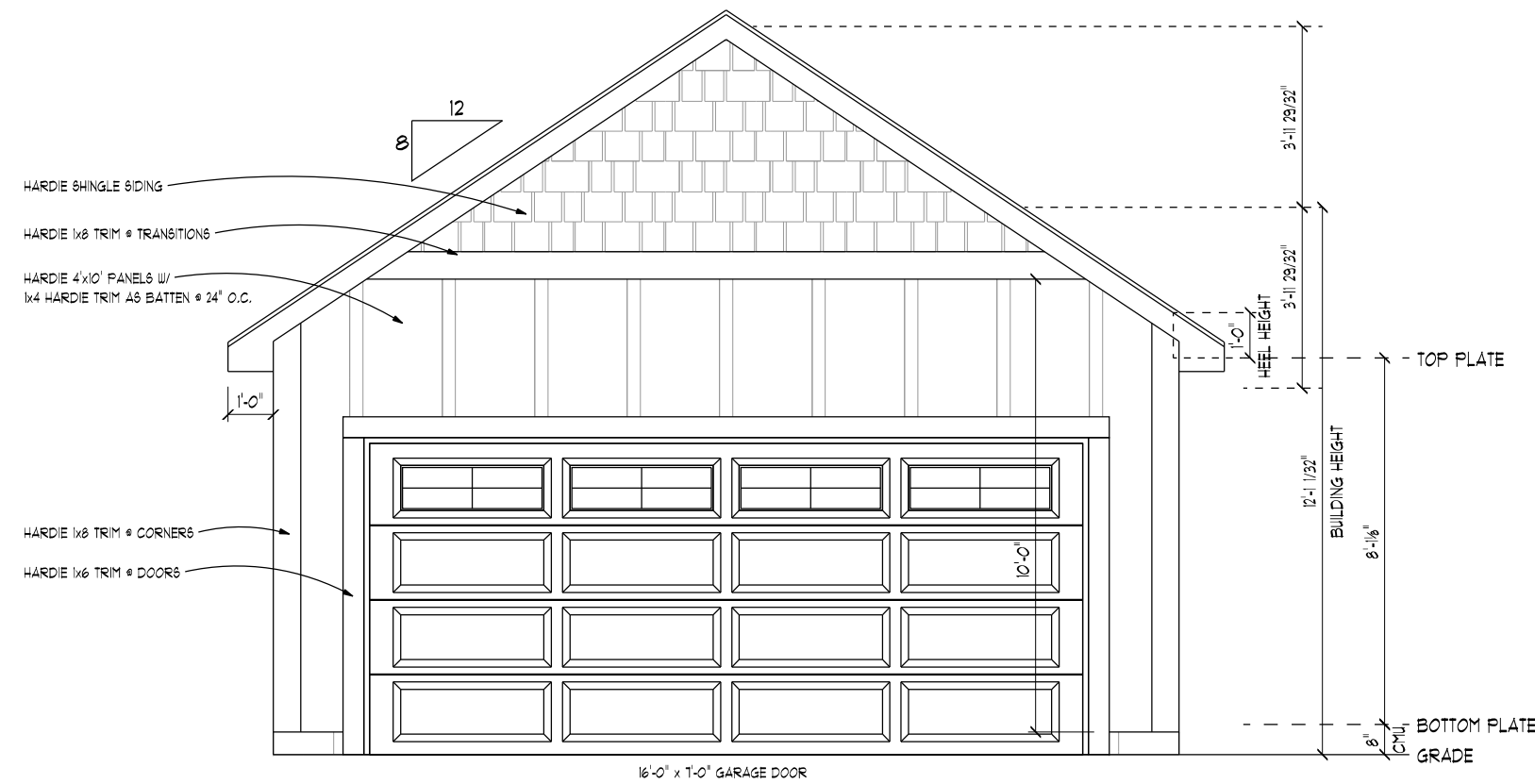
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
2'x4' surface neon LED fixture	1	
3-way switch	6	
Exhaust fan	1	
Surface Mount Light Opening	3	
carbon smoke and carbon monoxide detector	1	
dedicated appliance outlet	4	
dishwasher outlet	1	
disposal outlet	1	
duplex receptacle	26	
exterior light	1	
ground fault receptacle	1	
pendant light	3	
recessed	25	
recessed-water	4	
single pole switch	3	
variety bar light	1	
water proof duplex	4	
cable tv outlet	1	



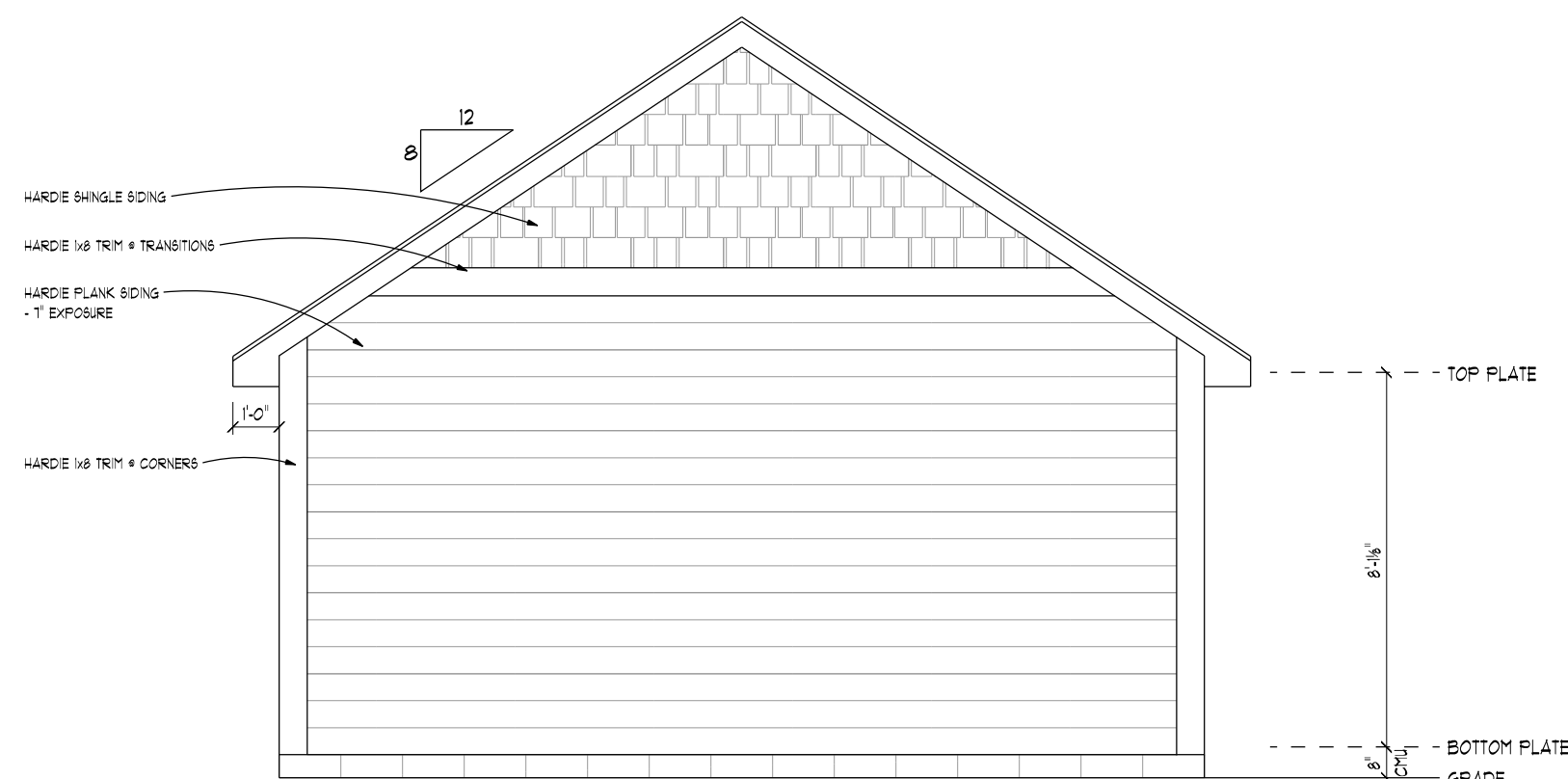
PROPOSED FIRST FLOOR ELECTRICAL PLAN

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

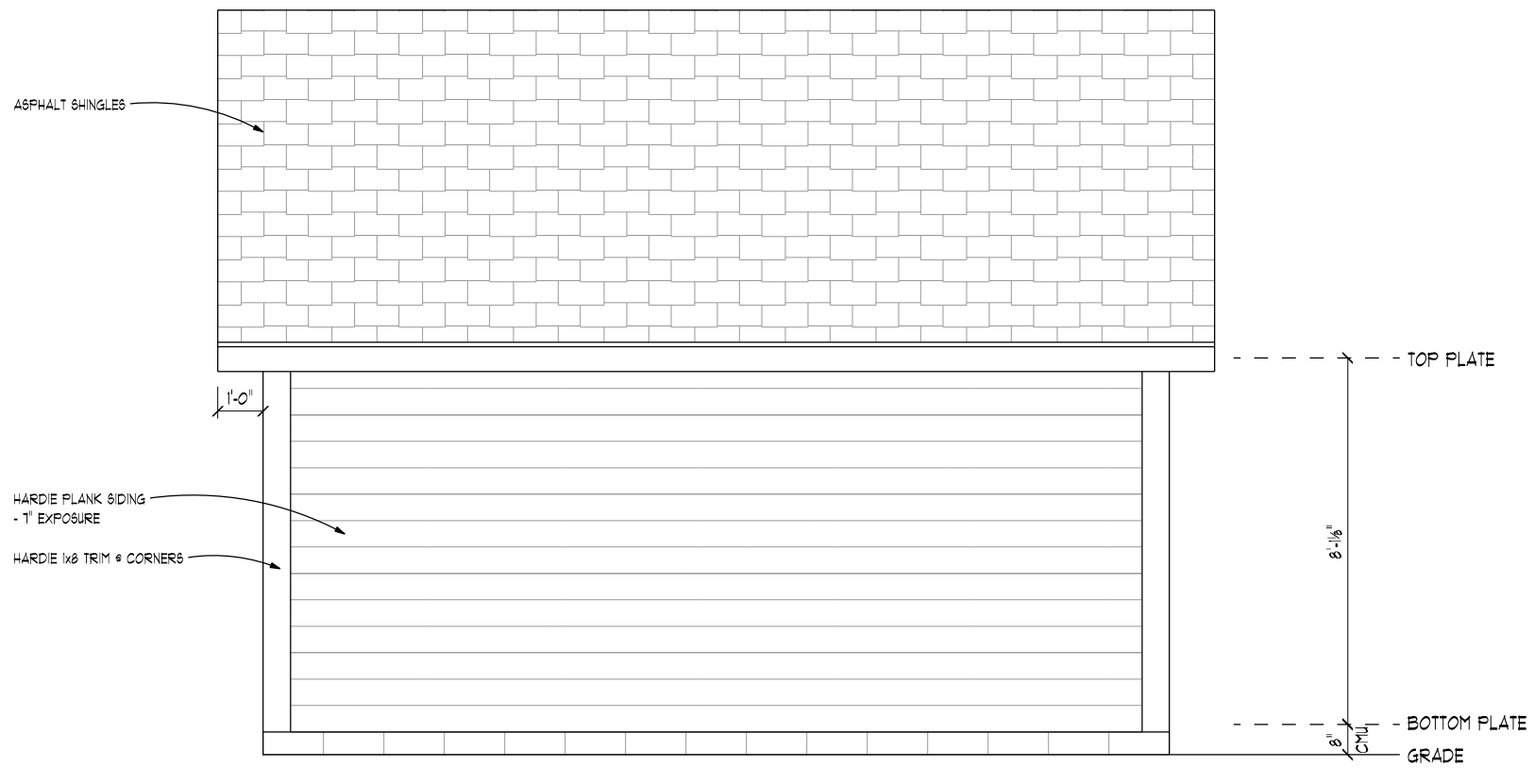




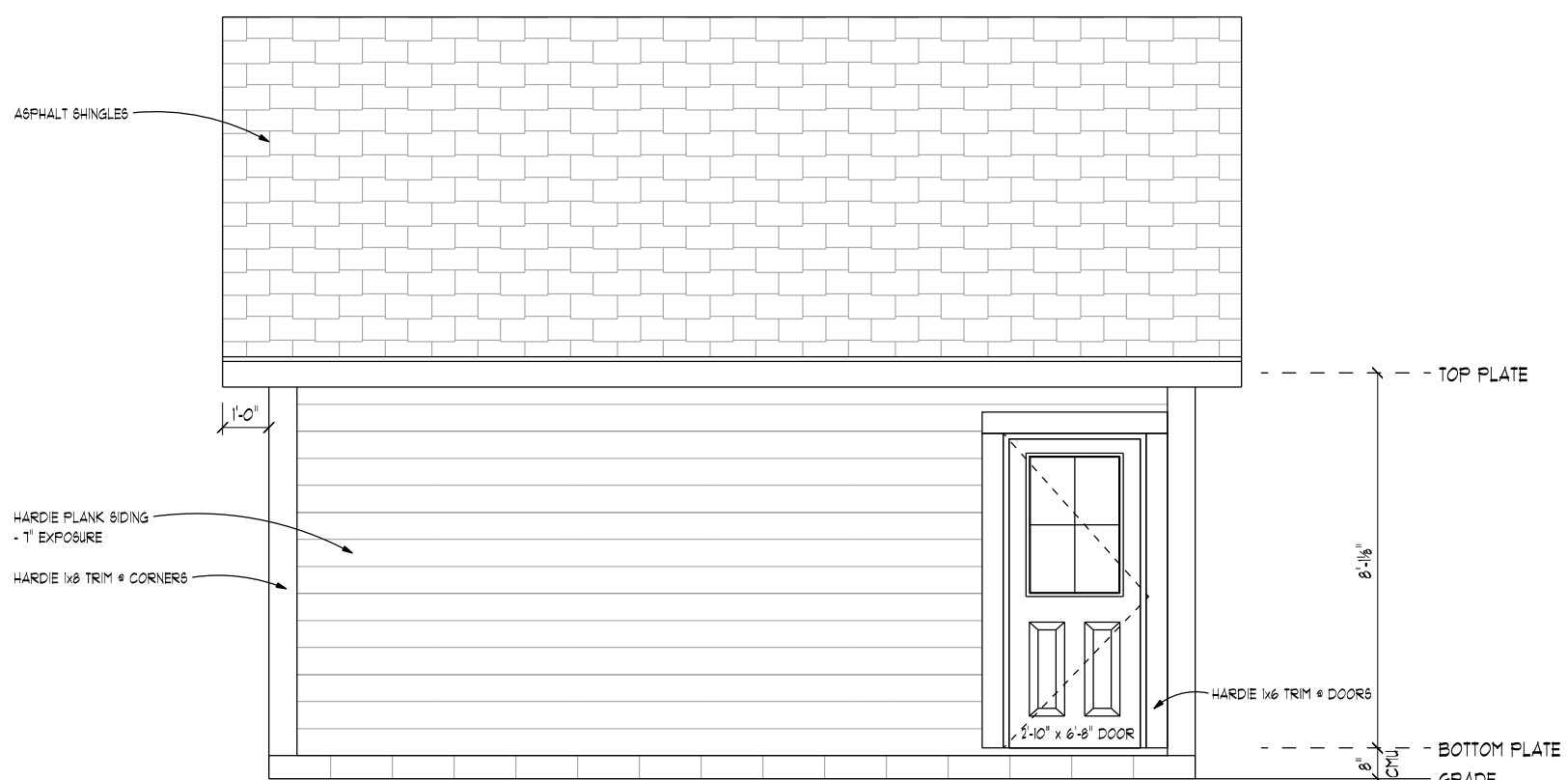
PROPOSED FRONT ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



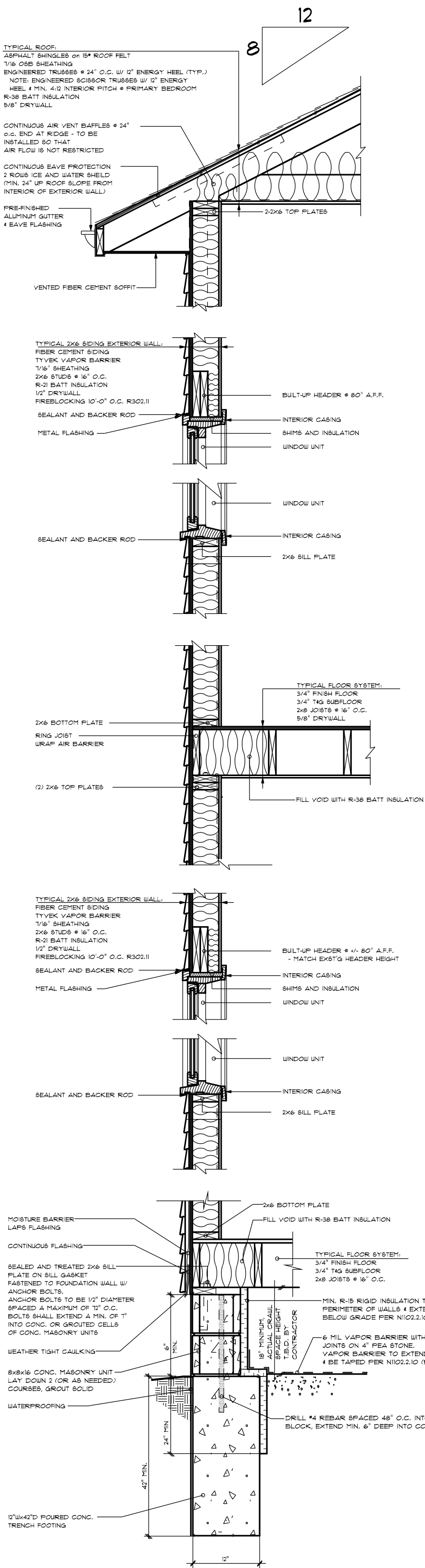
PROPOSED REAR ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



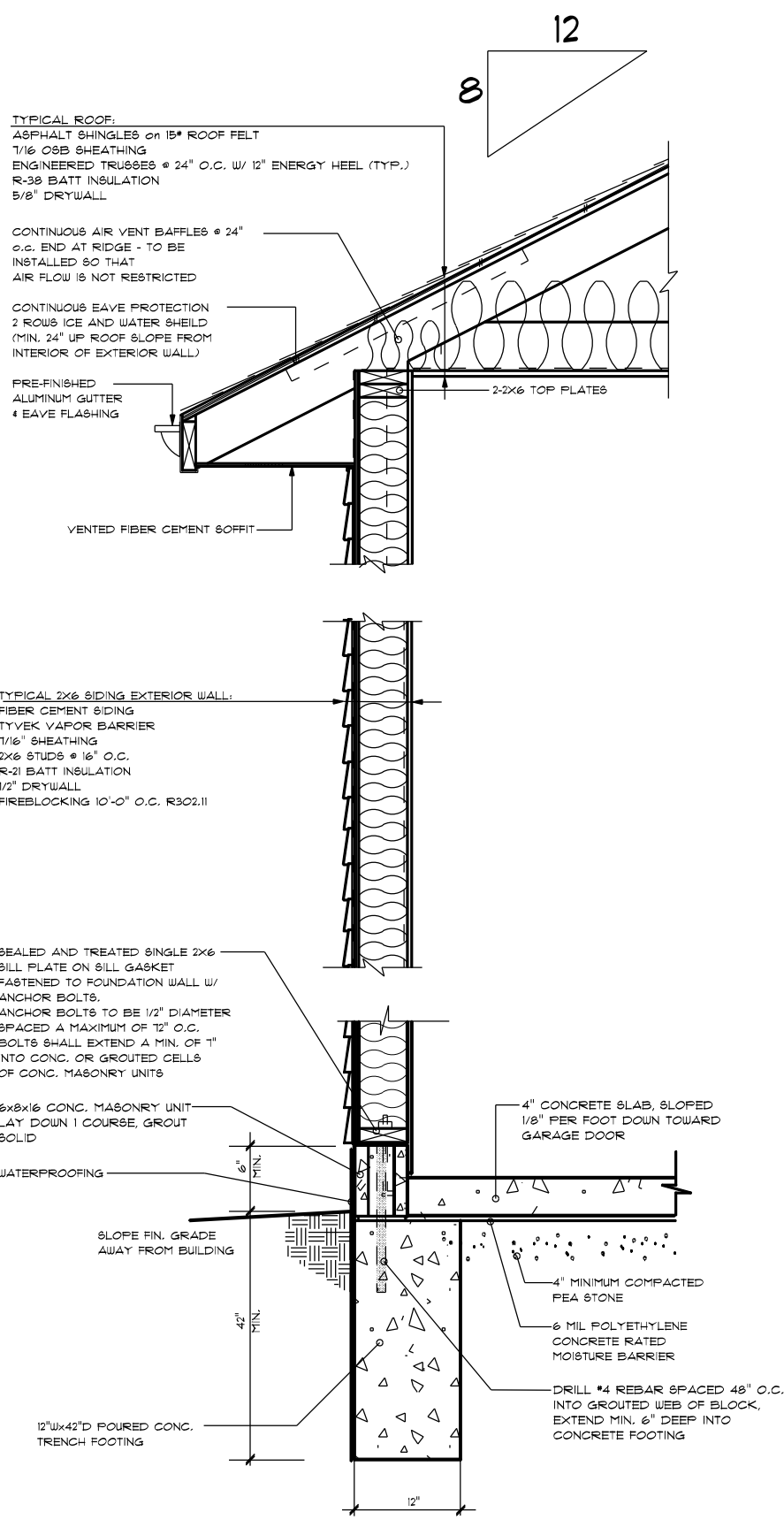
PROPOSED RIGHT SIDE ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



WALL SECTION A
NOT TO SCALE



WALL SECTION B
NOT TO SCALE

CASE DESCRIPTION

172 George (24-43)

Hearing date: January 9, 2024

Appeal No. 24-43: The owner of the property known as **172 George**, requests the following variance to construct a detached garage:

A. Chapter 126, Article 4, Section 4.03(B) of the Zoning Ordinance requires that an accessory building is not permitted to be closer to a principal building on an adjoining lot than the sum of the minimum required side setbacks as determined in Section 4.74(C). The required is 14.00 feet. The proposed is 10.00 feet. Therefore, a variance of 4.00 feet is being requested.

Staff Notes: This applicant is requesting a variance to construct the detached garage with a proposed single family home.

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

172 GEORGE MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Dimensional	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input type="checkbox"/> Admin Review
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I. PROPERTY INFORMATION:

Address: 172 GEORGE ST	Lot Number: NA	Sidwell Number: 19-36-254-019
------------------------	----------------	-------------------------------

II. OWNER INFORMATION:

Name: 1844 COLE ST LLC			
Address: 787 GREENWOOD	City: BIRMINGHAM	State: MI	Zip code: 48009
Email: greg@gaerts.com		Phone: 248.622.6263	

III. PETITIONER INFORMATION:

Name: GREGORY GAERTS	Firm/Company Name: ARCHITECT		
Address: 787 GREENWOOD ST	City: BIRMINGHAM	State: MI	Zip code: 48009
Email: greg@gaerts.com		Phone: 248.622.6263	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted.

Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$360.00** for single family residential; **\$560.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

- ☒ Completed and signed application
- ☒ Signed letter of practical difficulty and/or hardship
- ☒ Certified survey
- ☒ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____

Date: 12/11/23

Signature of Petitioner: _____

Date: 12/11/23

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

- A. Appeals may be filed under the following conditions:
1. A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance.
 2. A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance.
 3. Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article Eight, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.
- B. Procedures of the Board of Zoning Appeals (BZA) are as follows:
1. Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
 2. All applications for appeal shall be submitted to the Community Development Department on or before the 12th day of the month preceding the next regular meeting. If the 12th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
 3. All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
 4. See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.
 5. In variance requests, applicants must provide a statement that clearly sets forth all special conditions that may have contributed to a practical difficulty that is preventing a reasonable use of the property.

6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
9. An appeal stays all proceedings in accordance with Act #110, Public Acts of 2006, Article VI, Section 125.3604 (3).

C. The order of hearings shall be:

1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
3. Interested parties' comments and view on the appeal.
4. Rebuttal by applicant.
5. The BZA may make a decision on the matter or request additional information.

D. Motions and Voting

1. A motion is made to either grant or deny a petitioner's request
 - a) For a motion to grant or deny a non-use variance request, the motion must receive four (4) affirmative votes to be approved.
 - b) For a motion to grant or deny a use variance request, the motion must receive five (5) affirmative votes to be approved.
 - c) For a motion to grant or deny an appeal of a decision or order by an administrative official or board, the motion must receive four (4) affirmative votes to be approved.
2. When a motion made is to approve or deny a petitioner's request and if there is a tie vote, then the vote results in no action by the board and the petitioner shall be given an opportunity to have his or her request heard the next regularly scheduled meeting when all the members are present.

3. When there are less than seven (7) members of the board present for a meeting, then a petitioner requesting a use variance shall be given an opportunity at the beginning of the meeting to elect to have it heard at the next regularly scheduled meeting.
4. When there are less than six (6) members present for a meeting, then all petitioners shall be given an opportunity at the beginning of the meeting to elect to have the request heard at the next regularly scheduled meeting.

ARTICLE II - Results of an Appeal

- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration of five (5) days from the date of entry of such orders or unless the Board shall find that giving the order immediate effect is necessary for the preservation of property and/or personal rights and shall so certify on the record.
- C. Whenever any variation or modification of the Zoning Ordinance is authorized by resolution of the BZA, a Certificate of Survey must be submitted to the Community Development Department with the building permit application. A building permit must be obtained within one year of the approval date.
- D. Failure of the appellant, or his representative, to appear for his appeal hearing will result in the appeal being adjourned to the next regular meeting. If, after notice, the appellant fails to appear for the second time, it will result in an automatic withdrawal of the appeal. The appellant may reapply to the BZA.
- E. Any applicant may, with the consent of the Board, withdraw his application at any time before final action.
- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

ARTICLE III - Rehearings

- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.
-

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.



Signature of Applicant

LETTER OF DIFFICULTY & HARDSHIP

PROJECT: 172 GEORGE STREET, BIRMINGHAM, MI.

12.11.23

VARIANCE REQUESTED: GARAGE DISTANCE FROM NEIGHBOR'S HOME

The Subject Property is located next door to a corner lot (928 Clark). The property next to that home on the side street (984 Clark) contains a home that is 5.83 feet from the Subject Property's rear lot line. We are proposing to build a new home with a rear detached garage on the Subject Property.

There is an Ordinance requirement that a new garage must be 14 feet from any neighboring principal structure. This would require our rear garage to be 8.17 feet from our rear lot line, which would locate the garage so close to the house as to make access to the right-hand garage space not possible. We are proposing a rear garage setback of 4.17 feet, or a variance of 4 feet.

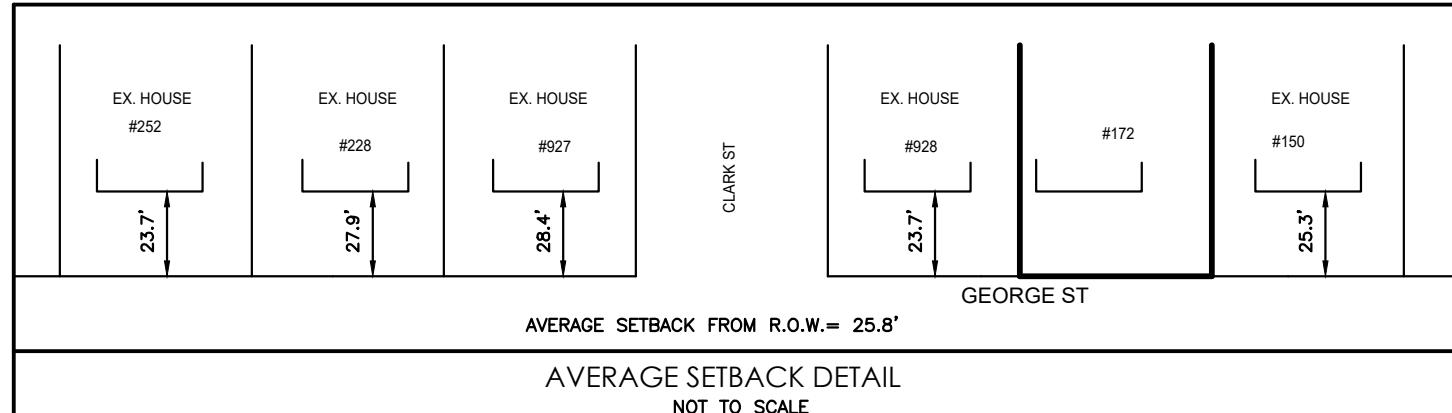
It is interesting and confusing to note that this Ordinance requirement does not apply in a reverse circumstance. Meaning, if the neighbor at 984 Clark chose to build a new home, and our garage were already there, the 14-foot separation requirement would not apply.

We pursued alternate site designs. The lot is small, only 45 x 120 feet. There is not room within ordinance restrictions to provide a garage in the front. We considered moving the garage and house to opposite sides of the lot, and found that the same rear setback restrictions would apply, plus in that case, a main house east side setback variance would also be required. Additionally, we noted that if the driveway were on the opposite side, we would have to remove a City tree; Plus, the existing curb cut and approach as already on the east side, consistent with our proposed site design.

Respectfully Submitted:



Gregory Aerts, AIA



CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING											
	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
A SOIL EROSION CONTROL MEASURE												
B HOUSE CONSTRUCTION												
C DRIVEWAY & SIDEWALK CONSTRUCTION												
D FINAL GRADING												
E PERMANENT SOIL EROSION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided.

No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities.

Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

CALL MISS DIG 72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)

CALL MISS DIG 1-800-482-7171

OR 811 (TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

AREA OF LOT = 5,400 SF.
AREA OF HOUSE, FOOTPRINT & GARAGE = 1,620 SF.
LOT COVERAGE = 30.0%

AREA OF LOT = 5,400 SF.
IMPERVIOUS AREA = 3,055 SF.
LOT COVERAGE = 56.6%

SETBACK INFORMATION
ZONING = R3
FRONT = 24.4' (AVG.)
SIDE = 5'(MIN.), 14'(TOTAL)
REAR = 30'
BUILDING TO BUILDING MIN. = 14'

PROPERTY DESCRIPTION
T2N, R10E, SEC 36 LINCOLN PIERCE SUB LOT 12 5-8-85
FR 007

CITY BENCHMARK #2: BRASS DISC LOCATED ON SE CORNER OF PIERCE & LINCOLN, ELEVATION: 767.438 (CITY DATUM)
SITE BENCHMARK: RIM ON SEWER MANHOLE, ELEVATION: 766.49 (CITY DATUM)

ADDRESS: 172 GEORGE ST PID: 19-36-254-019

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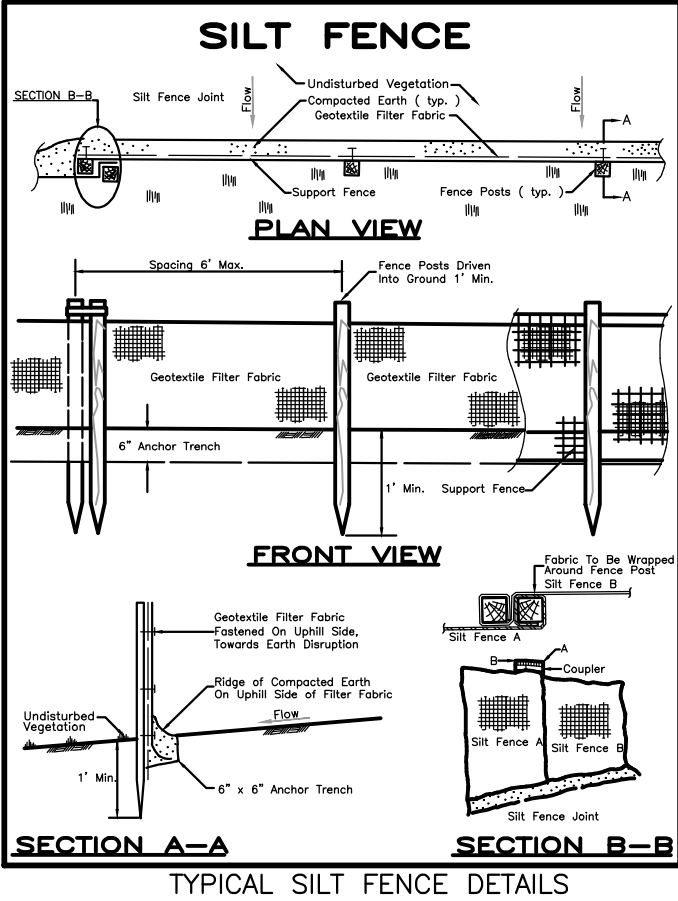
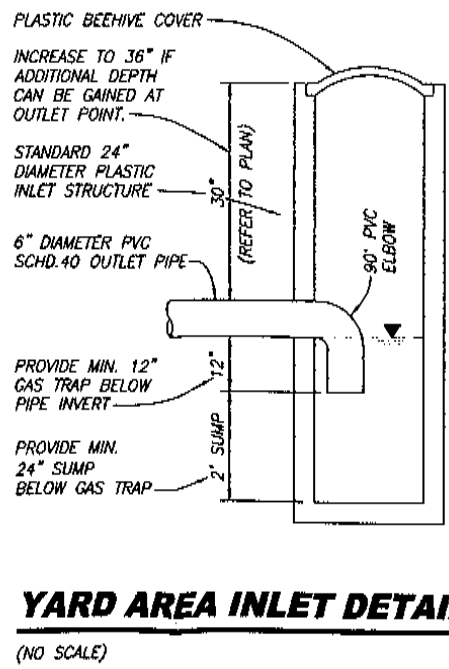
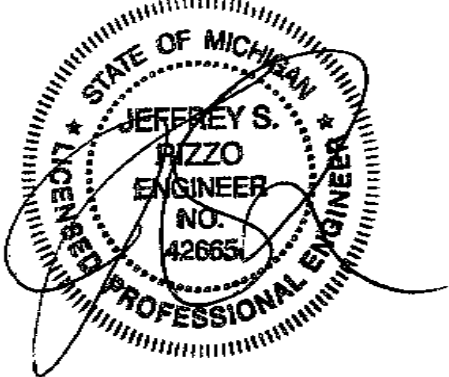
REVISIONS

11/29/23 ADD DIM BTWN P.L. & HOUSE TO SOUTH
12/15/23 PER CLIENT

SCALE: 1" = 10' FIELD: VALMS SHEET SIZE: 24 x 36 DRAWN BY: R.PERRI

TOPO-PLOT PLAN UPON 172 GEORGE ST
PART OF SECTION 36, T2N, R10E
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

CLIENT: GREGORY AERTS ARCHITECTURE, INC. DRAWING NUMBER: 23-00271.01



NOTE: ALL INTERIOR GRADES (ARCHITECTURAL) SUCH AS FINISH FLOOR, BASEMENT FLOOR, FOOTING GRADES WALL SECTIONS SHALL BE VERIFIED BY THE BUILDER AND/OR ARCHITECT PRIOR TO CONSTRUCTION. ALL TRADES MUST USE THE ARCHITECTURAL PLANS OF RECORD TO CONSTRUCT ANYTHING OTHER THAN EXTERIOR GRADES AS SHOWN ON THIS PLOT PLAN.

NOTE: SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.

NOTE: FENN AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

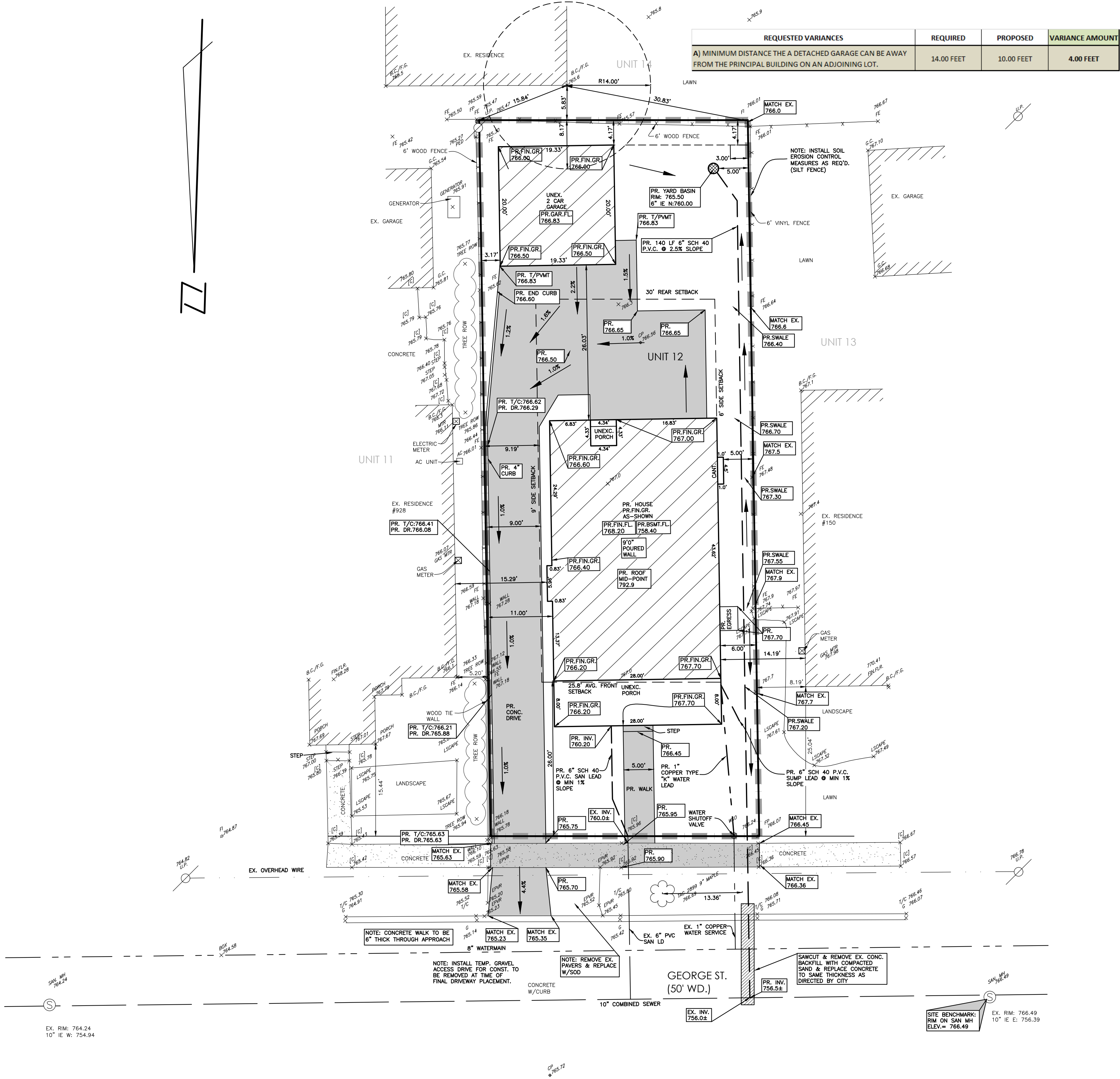
NOTE: THIS PLOT PLAN WAS PREPARED IN THE OFFICE. FIELD WORK WAS PERFORMED. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND/OR ORDINANCES.

NOTE: THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. THIS DRAWING IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES OR OTHER IMPROVEMENTS.

NOTE: ACTUAL AS-BUILT LEAD LOCATIONS MUST BE OBTAINED FROM THE CITY/TOWNSHIP.

NOTE: PROPOSED HOUSE HAS PROPOSED DROP BRICK LEDGE.

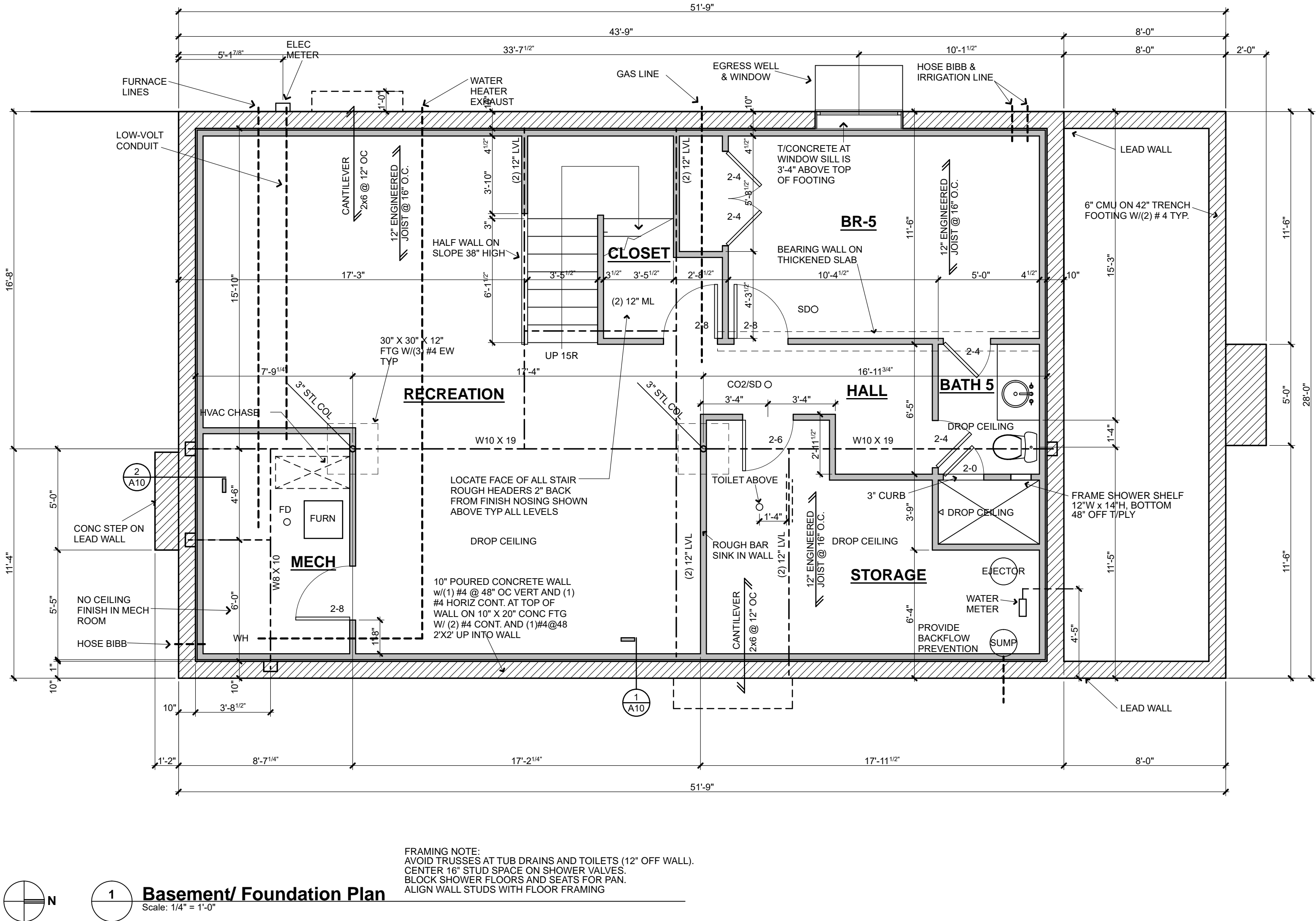
- LEGEND
- SECTION CORNER
 - FOUND IRON, MON., NAIL
 - SET IRON
 - RECORDED
 - MEASURED
 - CALCULATED
 - EXISTING DESCRIPTION
 - UTILITY POLE
 - EDGE OF WOODS
 - BOTTOM OF BERM
 - TOP OF BERM
 - EDGE OF ASPHALT
 - EDGE OF CONCRETE
 - CORRUPTED METAL PIPE INVERT
 - TOP OF WALL
 - BOTTOM OF WALL
 - EDGE OF WATER
 - BUILDING CORNER/FINISHED GRADE
 - WARNER
 - WATER SHUT OFF
 - CENTERLINE
 - SANITARY MANHOLE
 - CATCH BASIN BEEHIVE
 - TOP OF CURB
 - STORM MANHOLE
 - TOP OF BANK
 - BOTTOM OF BANK
 - CENTERLINE
 - CATCH BASIN SQUARE
 - LIGHT POLE
 - GATE VALVE/WELL
 - PROPOSED GRADE
 - EXISTING GRADE
 - PLAN PROPOSED GRADE NO LONGER APPLICABLE
 - C.B. FILTER
 - SILT FENCE
 - DOWNSPOUT



SITE BENCHMARK: RIM ON SAN MH ELEV = 766.49

EX. RIM: 766.49
10" IE E: 766.39

EX. RIM: 764.24
10" IE W: 754.94



172 GEORGE STREET

Birmingham, Michigan

SHEET INDEX

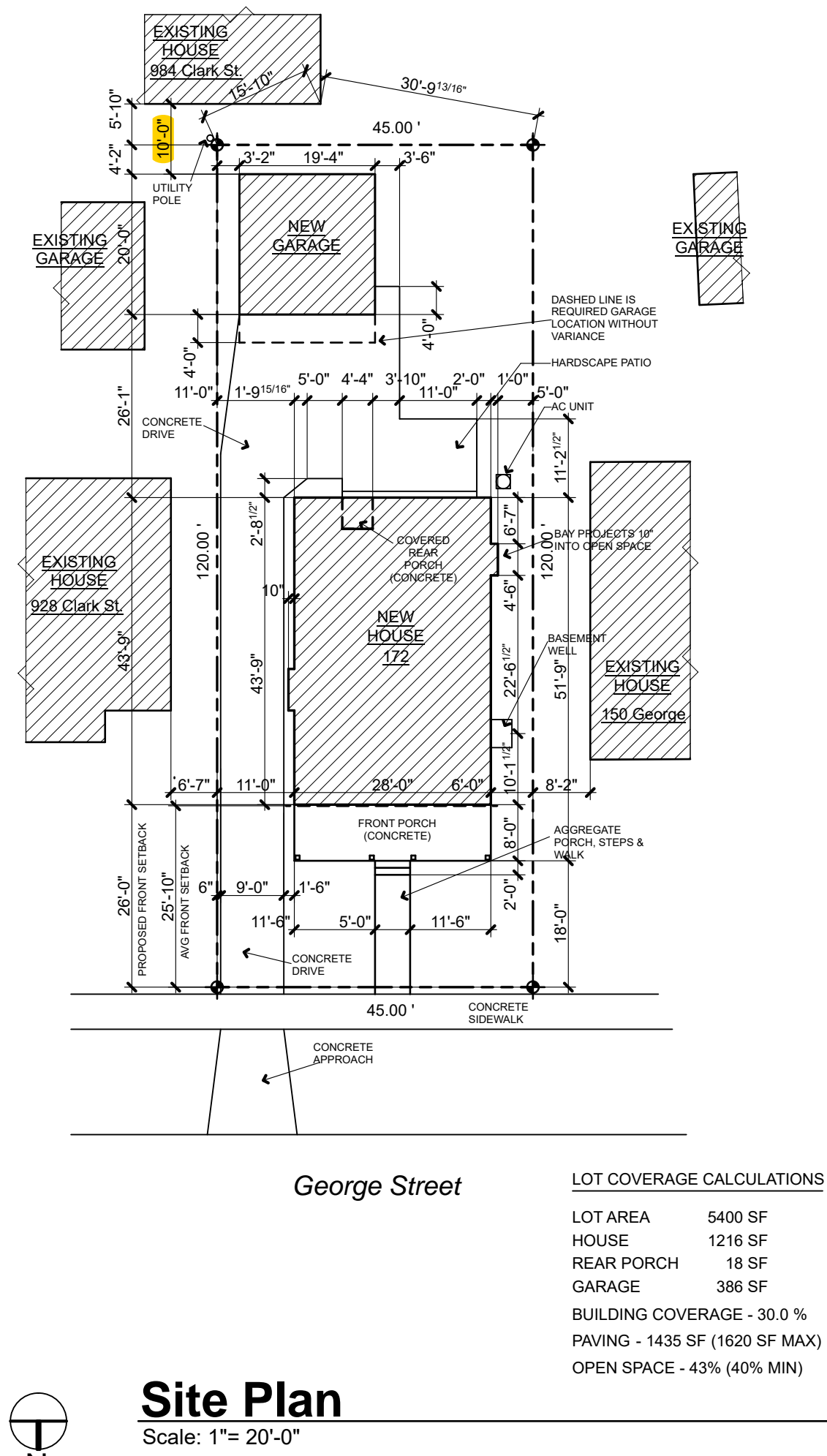
A-1	SITE PLAN, SPECIFICATIONS	A-6	ELEVATIONS
A-2	FOUNDATION PLAN	A-7	ELEVATIONS
A-3	FIRST FLOOR PLAN	A-8	ELEVATIONS
A-4	SECOND FLOOR PLAN	A-9	GARAGE PLANS & ELEVATIONS
A-5	ATTIC LEVEL PLAN	A-10	DETAILS

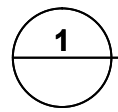
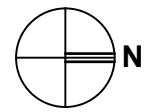
GENERAL CONSTRUCTION REQUIREMENTS:

1. THE MINIMUM CEILING HEIGHT OF ROOMS AND SPACES, EXCEPT STAIRWAYS, SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT MICHIGAN RESIDENTIAL CODE (SECTION R305). HABITABLE BASEMENTS SHALL HAVE A MINIMUM CEILING HEIGHT OF NOT LESS THAN 7'-0" MEASURED VERTICALLY FROM THE FINISHED FLOOR TO THE LOWEST CEILING PROJECTIONS. BASEMENTS WITHOUT HABITABLE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-0", EXCEPT THAT UNDER BEAMS, JOISTS AND GIRDERS, THE MINIMUM HEIGHT SHALL BE NOT LESS THAN 6'-0", PER THE REQUIREMENTS OF THE CURRENT MRC (SECTION R305.1).
2. BASEMENTS WITH HABITABLE SPACE AND EVERY BEDROOM SHALL HAVE AT LEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. OPENINGS FOR THIS PURPOSE SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW ADJACENT GRADE SHALL BE PROVIDED WITH A WINDOW WELL, PER THE REQUIREMENTS OF THE CURRENT MRC (SECTION R310.2). ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF NOT LESS THAN 5.7 SQFT, AND HAVE A MINIMUM CLEAR OPENING WIDTH OF 20" AND HEIGHT OF 24".
3. CORROSION RESISTIVE FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY VENEER ABOVE FINISHED GROUND LEVEL, ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS, PER THE REQUIREMENTS OF THE CURRENT MRC (SECTION R703.7 AND R703.8).
4. WEEPHOLES SHALL BE PROVIDED IN MASONRY VENEER WALLS AT A MINIMUM SPACING OF 33" O.C., WITH A MINIMUM DIAMETER OF 3/16". WEEPHOLES SHALL BE LOCATED ABOVE ALL FLASHING LOCATIONS.
5. MASONRY FIREPLACE HEARTH SHALL BE A MINIMUM DEPTH OF 20", IF OPENING IS GREATER THAN OR EQUAL TO 6 SQFT, AND 16", IF LESS THAN 6 SQFT. THE EXTENSIONS ON EACH SIDE SHALL BE 12" MINIMUM, IF OPENING IS GREATER THAN OR EQUAL TO 6 SQFT, AND 8", IF LESS THAN 6 SQFT. HEARTH THICKNESS SHALL NOT BE LESS THAN 4". THE MINIMUM CLEARANCE TO WOOD OR COMBUSTIBLE FRAMING ON ALL SIDES OF A MASONRY FIREPLACE AND/OR MASONRY CHIMNEY SHALL NOT BE LESS THAN 2". WOODWORK ON FRONT OF FIREPLACE SHALL COMPLY WITH THE CURRENT MRC (SECTION R1003.13). CHIMNEY TERMINATION HEIGHT SHALL EXTEND AT LEAST 2'-0" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10'-0", BUT NOT LESS THAN 3'-0" ABOVE THE POINT WHERE CHIMNEY PASSES THROUGH ROOF.
6. ALL ROOF SHEATHING SHALL BE COVER BY A MINIMUM OF (1) LAYER OF 15# ROOFING FELT, IF SLOPE IS 12% OR GREATER. IF ROOF SLOPE IS LESS THAN 12%, BUT GREATER THAN 2:12, (2) LAYER OF 15# ROOFING FELT ARE REQUIRED WITH A 1" OVERLAP. ALL OTHER ROOF FLASHING AND FASTENERS TO COMPLY WITH THE CURRENT MRC.
7. AN APPROVED ICE BARRIER SHALL BE INSTALLED FROM THE EDGE OF THE EAVE TO A POINT 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
8. ALL WATER FROM ROOFS SHALL BE COLLECTED AND DIVERTED SO AS NOT TO CREATE A HAZARD.
9. ALL INSULATION SHALL BE INSTALLED AS SPECIFIED AND IN ACCORDANCE WITH THE LATEST PUBLISHED ENERGY CODE REQUIREMENTS.
10. AN APPROVED VAPOR RETARDER IS REQUIRED AT ALL EXTERIOR WALLS CONSTRUCTED OF WOOD AND CONTAINING THERMAL INSULATION, WITH A MAXIMUM 1.0 PERM RATING.
11. FIREBLOCKING SHALL BE PROVIDED AT ALL CONCEALED SPACES AND PENETRATIONS, AS REQUIRED BY THE CURRENT MRC (R602.8).
12. DRAFTSTOPPING SHALL BE PROVIDED AT ALL CONCEALED SPACES, AS REQUIRED BY THE CURRENT MRC (SECTION R502.12).
13. THE MINIMUM GARAGE/DWELLING SEPARATION IS 12" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF THE COMMON WALL(S) AND ATTIC, WITH A 20 MIN. SOLID CORE WOOD OR INSULATED METAL DOOR THROUGH ANY SUCH SEPARATIONS.
14. NOT LESS THAN ONE EXIT DOOR SHALL BE PROVIDED FROM DWELLING UNIT. THE REQUIRED DOOR SHALL BE A SIDE HINGED EXIT DOOR, NOT LESS THAN 3'-0" WIDE AND 6'-8" TALL. THE MINIMUM WIDTH OF A HALLWAY OR EXIT ACCESS SHALL NOT BE LESS THAN 3'-0".
15. THERE SHALL BE A FLOOR OR 30" MINIMUM LANDING ON EACH SIDE OF EACH EXTERIOR DOOR, EXCEPT AT THE EXTERIOR OF SLEEPING DOORS. THE LANDING ON THE EXTERIOR SIDE OF AN EXTERIOR DOOR SHALL NOT BE MORE THAN 8" BELOW THE TOP OF THE THRESHOLD.
16. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. THE MAXIMUM RISER HEIGHT IS 8 1/4". THE MINIMUM TREAD DEPTH IS 9", EXCLUSIVE OF THE 1 1/2" MAXIMUM NOSING WHEN RISERS ARE CLOSED. THE MAXIMUM DIFFERENCE BETWEEN THE GREATEST RISER AND/OR TREAD SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
17. HANDRAILS HAVING A MINIMUM AND MAXIMUM HEIGHT OF 34" AND 38", RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF THREE OR MORE RISERS. ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ALL HANDRAILS SHALL BE GRASPABLE PER THE REQUIREMENTS OF THE CURRENT MRC (SECTION R511.5.6).
18. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. SPACING AND GUARD OPENING LIMITATIONS ARE DEFINED IN THE CURRENT MRC (SECTION R512.2).
19. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD, PER THE REQUIREMENTS OF THE 2009 MRC (SECTION R514.8).
20. APPROVED HARDWIRED SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, AND OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS. IN ADDITION, EACH ADDITIONAL STORY OF THE DWELLING INCLUDING ANY BASEMENT OR CELLAR AREA SHALL BE PROVIDED WITH A SMOKE DETECTOR, HARDWIRED. ALL DETECTORS SHALL BE WIRED TOGETHER AND SHALL BE EQUIPPED WITH A BATTERY BACKUP SYSTEM.
21. SAFETY GLAZING SHALL BE INSTALLED IN ALL LOCATIONS AS REQUIRED BY THE CURRENT MRC (SECTION R308.4).
22. ALL ATTICS SHALL BE VENTED WITH A VENT AREA OF 1/150 OF ATTIC AREA (RAVE OR UPPER VENTS ONLY) OR 1/200 OF ATTIC AREA (BOTH EAVE AND UPPER VENTS). CATHEDRAL CEILINGS SHALL BE CONTINUOUSLY VENTED (EACH SPACE OR CELL) TOP AND BOTTOM, WITH INSULATION HELD DOWN TO ALLOW AIR CIRCULATION. A MINIMUM OF 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE VENT LOCATIONS.

GENERAL STRUCTURAL REQUIREMENTS:

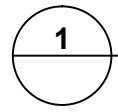
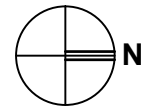
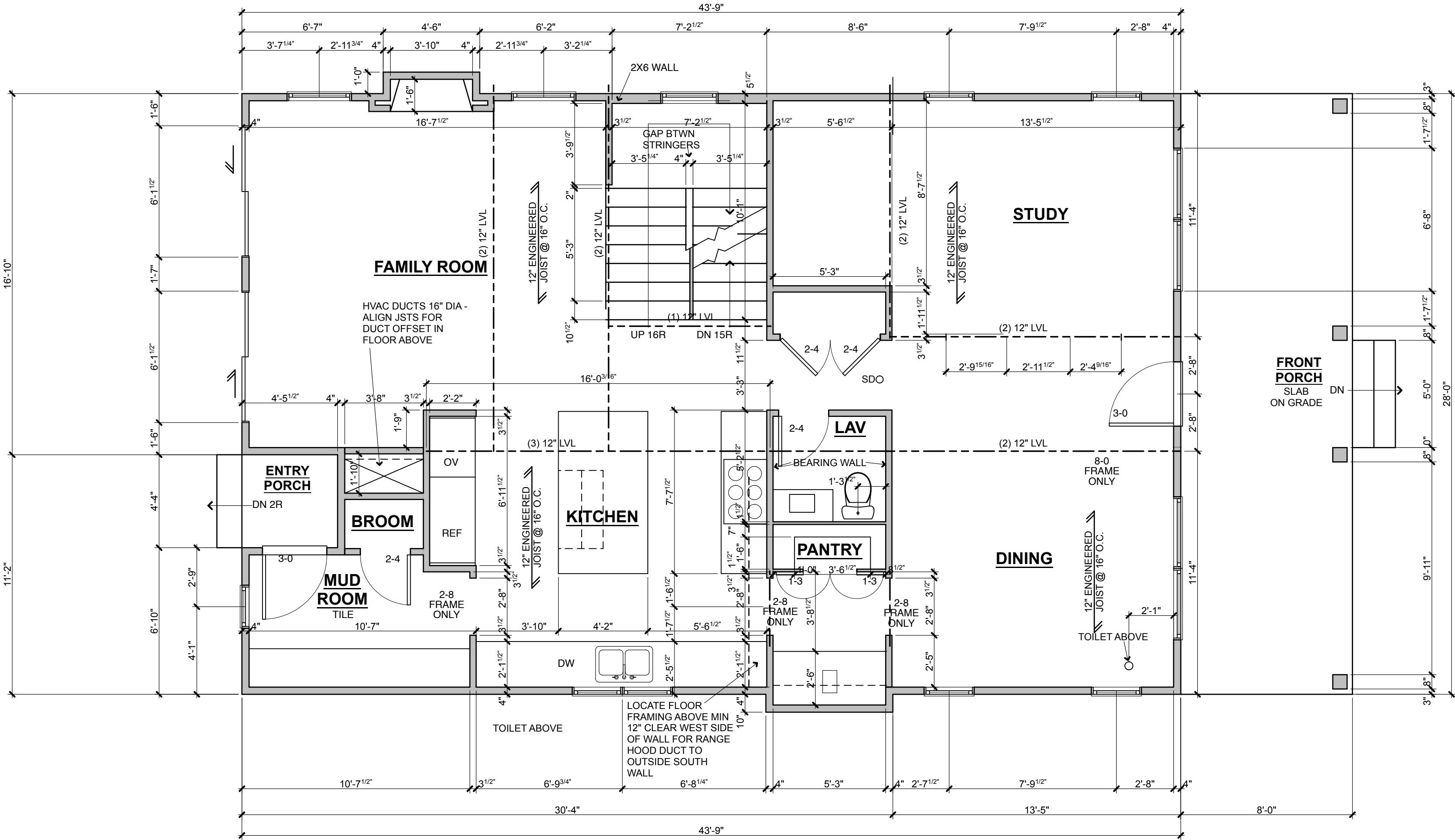
1. DESIGN LOADS ARE AS FOLLOWS, PER CURRENT MICHIGAN RESIDENTIAL CODE (TABLES R602 AND R602.1):
 - ROOF:
 - 30 PSF DL
 - 20 PSF SL
 - SECOND FLOOR:
 - 40 PSF LL (30 PSF @ BEDROOM)
 - 10 PSF DL
 - FIRST FLOOR:
 - 40 PSF LL (30 PSF @ BEDROOM)
 - 10 PSF DL
2. ALL EXTERIOR FRAME WALLS TO BE 2X4 (U.N.O.)
3. ALL INTERIOR FRAME WALLS TO BE 2X4 (U.N.O.)
4. ALL HEADERS TO BE (2) 2X10 ON (2) 2X4 COLS. EA. END - MIN. (U.N.O.)
5. ALL SILLS OR PLATES, WHICH REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND, SHALL BE PRESSURE TREATED. WOOD JOIST OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR CLOSER THAN 18" OR WOOD GIRDERS CLOSER THAN 12" TO EXPOSED GROUND IN CRAWL SPACES SHALL BE OF PRESSURE TREATED WOOD. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6" FROM THE GROUND SHALL BE OF PRESSURE TREATED WOOD.
6. WALL STUDS SHALL BE A MINIMUM OF #3, STANDARD OR STUD GRADE LUMBER. NON-BEARING WALL STUDS MAY BE UTILITY GRADE IF SPACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT MRC (TABLE R602.3). MAXIMUM STUD HEIGHT SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT MRC (TABLE R602.3.1).
7. EXTERIOR WALLS SHALL BE PROVIDED WITH APPROVED WIND BRACES AT EACH END OF A WALL AND AT LEAST EVERY 20'-0" OF WALL LENGTH, OR CONTINUOUS STRUCTURAL SHEATHING SHALL BE PROVIDED.
8. ALL CUTTING AND NOTCHING OF STRUCTURAL LUMBER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT MRC (SECTION 602.6).
9. ALL HEADERS SHALL SAFELY SUPPORT ALL SUPERIMPOSED LOADS PER THE REQUIREMENTS OF THE CURRENT MRC (SECTION 602.7).
10. ALL PRE-ENGINEERED ROOF TRUSSES, BEAMS, JOISTS, FLOOR TRUSSES, ETC. SHALL BE INSTALLED, BRACED AND CONNECTED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN DESIGN SPECIFICATIONS.
11. ALL JOIST BEAMS, RATTIES AND CEILING JOIST SHALL BE #2 HEM FIR MINIMUM U.O.N. SIZED FOR SPANS IN ACCORDANCE WITH THE CURRENT MRC, AND BEAR THE STAMP OF AN APPROVED LABELING AGENCY. ALL PLYWOOD SHEATHING SHALL BE SIZED FOR SPANS AS APPROVED BY THE GRADING AGENCY STAMP ON THE PRODUCT. PROVIDE 3/4" TAG FIR PLYWOOD FOR FLOORS U.O.N.
12. ALL MASONRY VENEER TO BE ATTACHED WITH METAL WALL TIES @ 24" O.C. MINIMUM BOTH VERTICALLY AND HORIZONTALLY.
13. ALL MASONRY VENEER SUPPORTED BY ROOF CONSTRUCTION SHALL BEAR ON A STEEL ANGLE SUPPORTED BY EITHER THE STUD WALL OR A MINIMUM OF (3) 2X6 WOOD MEMBERS, WITH A MAXIMUM SLOPE OF 7:12, PER THE REQUIREMENTS OF THE CURRENT MRC (SECTION R703.7.2).
14. ALL MASONRY VENEER SUPPORTED BY ROOF CONSTRUCTION SHALL BEAR ON A STEEL ANGLE SUPPORTED BY EITHER THE STUD WALL OR A MINIMUM OF (3) 2X6 WOOD MEMBERS, WITH A MAXIMUM SLOPE OF 7:12, PER THE REQUIREMENTS OF THE CURRENT MRC (SECTION R703.7.2).
15. PROPER SUPPORT IS REQUIRED BELOW ALL BEARING WALLS AND CONCENTRATED LOADS NOT BEARING DIRECTLY ON THE FOUNDATION. DOUBLED JOIST, LADDERS, LAMINATED BEAMS OR OTHER SUPPORTING MEMBERS MUST BE DESIGNED, SIZED AND INSTALLED TO SAFELY SUPPORT LOADS AND HAVE SUFFICIENT CAPACITY TO TRANSFER THE LOADS TO APPROVED FOUNDATIONS. SOLID BLOCKING IS REQUIRED IN THE FLOOR DECK AT ALL POINT LOADS TO TRANSFER THE LOAD TO APPROVED FOUNDATIONS.





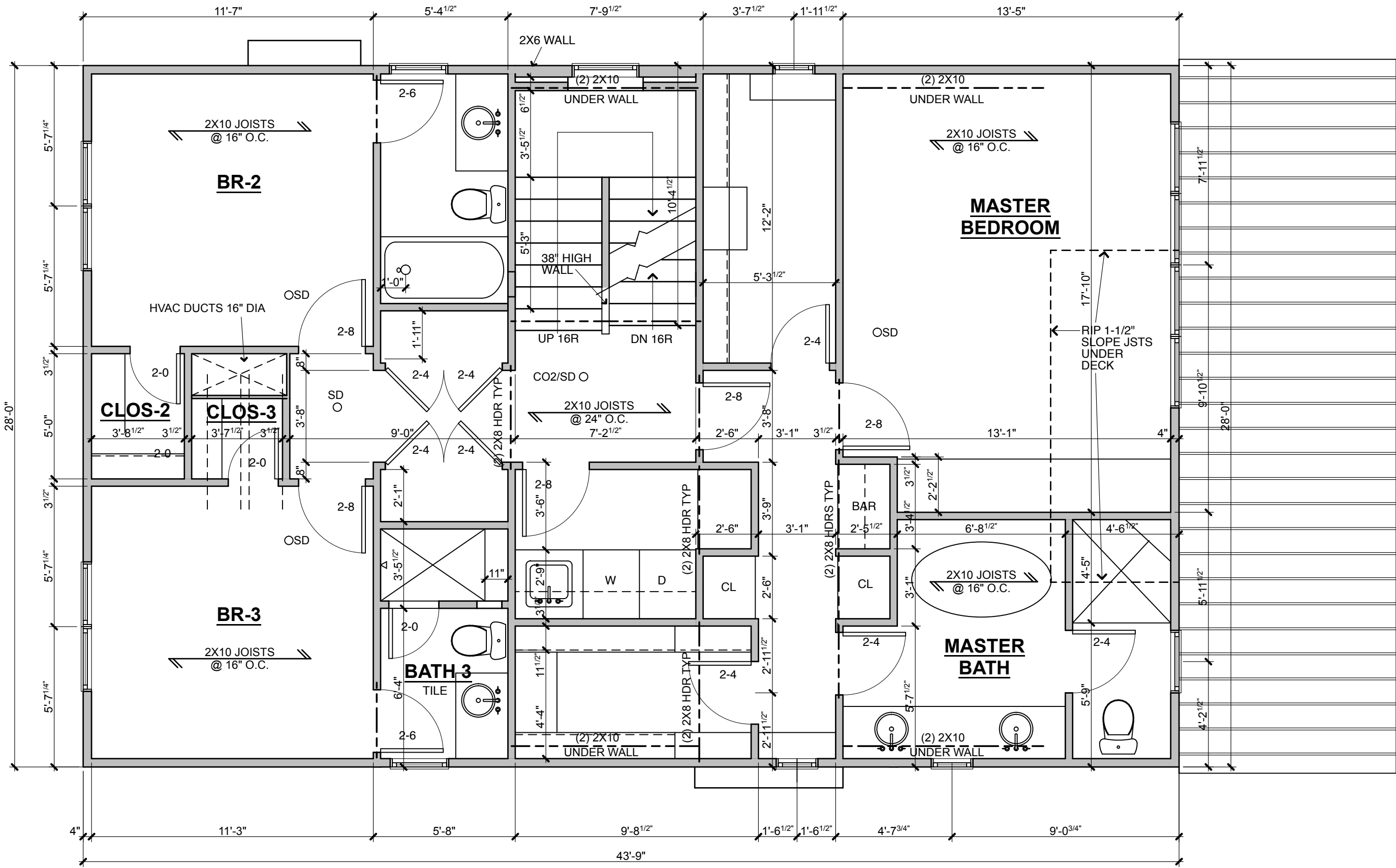
First Floor Plan

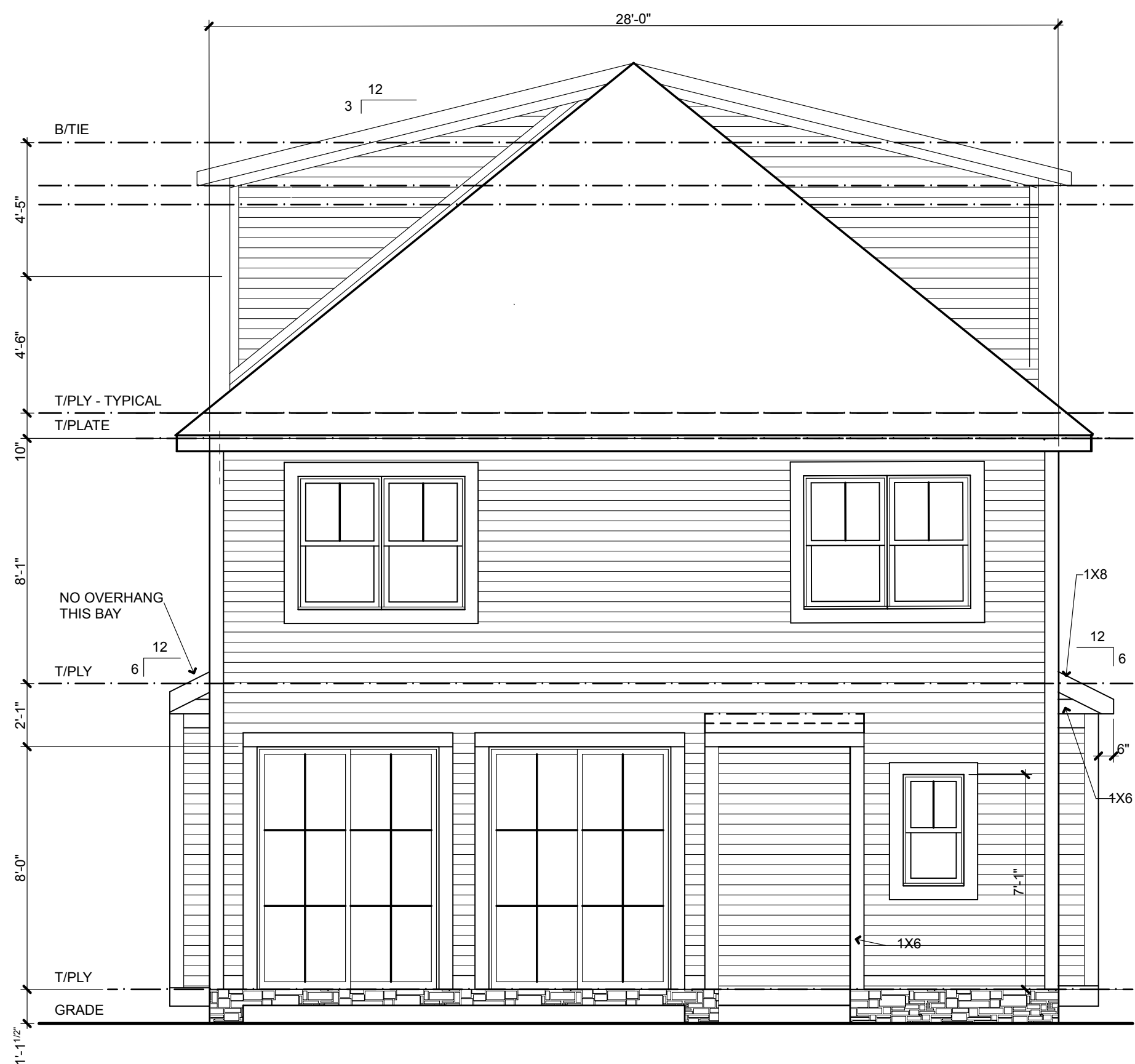
Scale: 1/4" = 1'-0"



Second Floor Plan

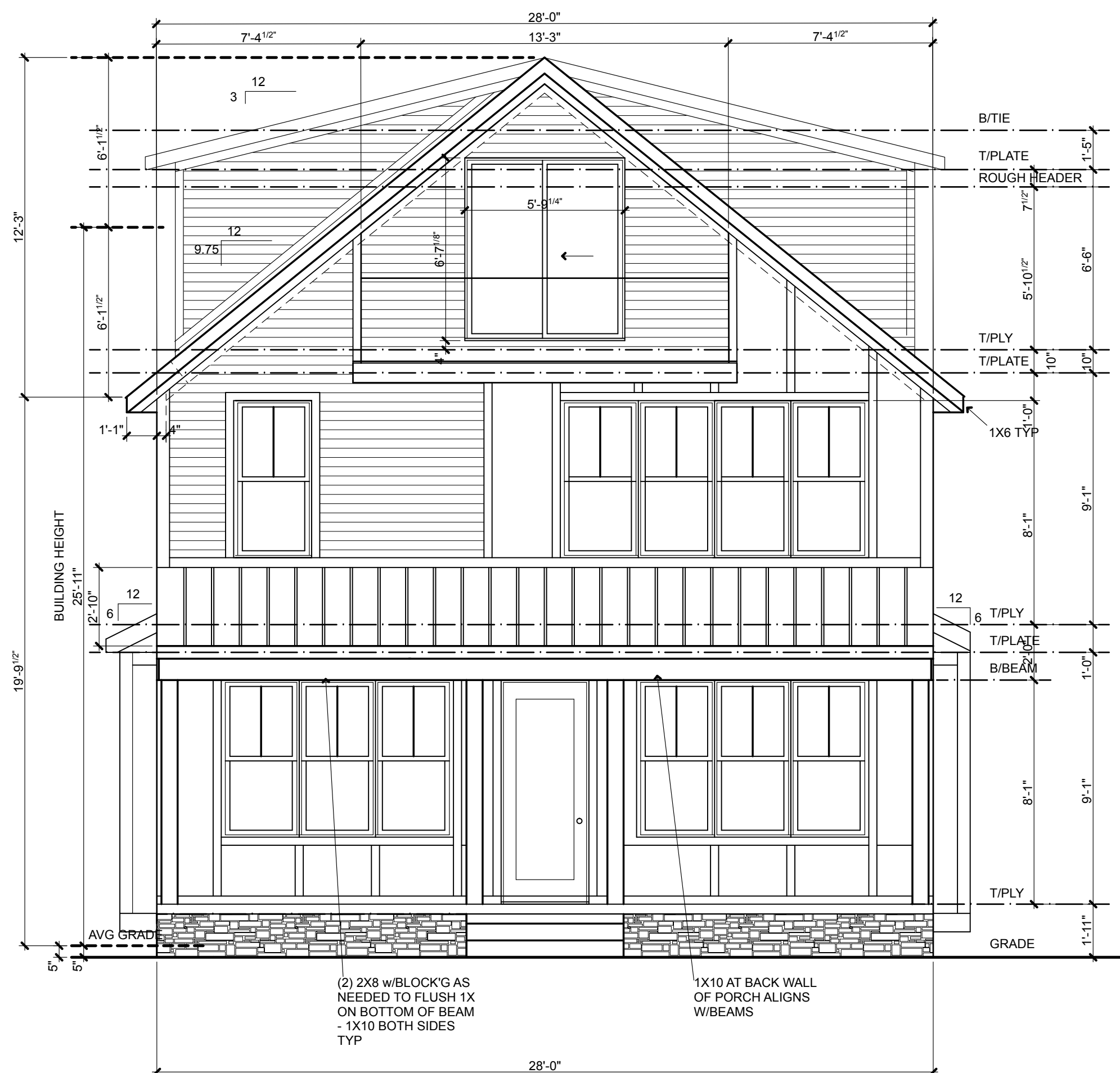
Scale: 1/4" = 1'-0"





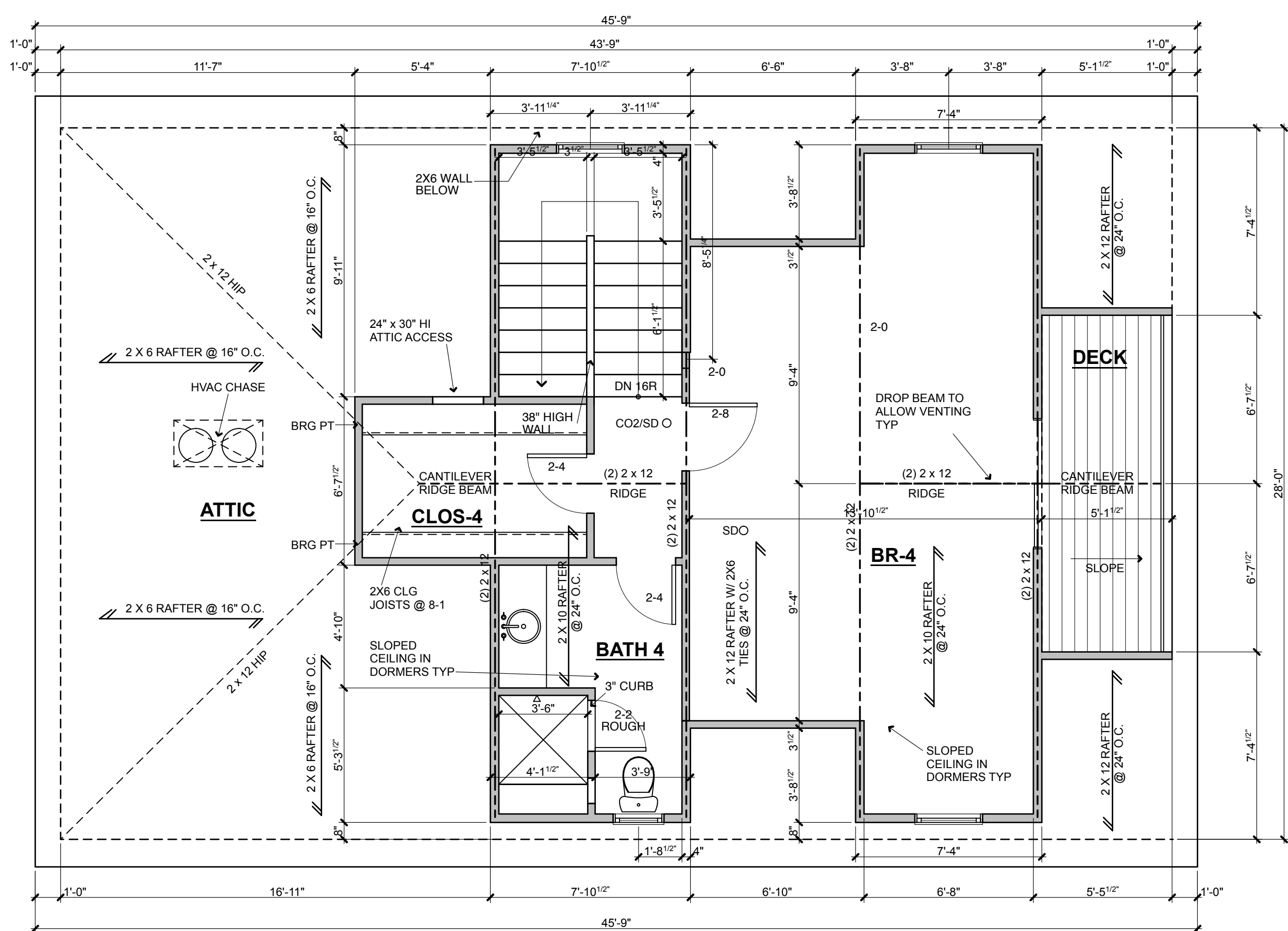
1 South Elevation
Scale: 1/4" = 1'-0"

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



2 North Elevation

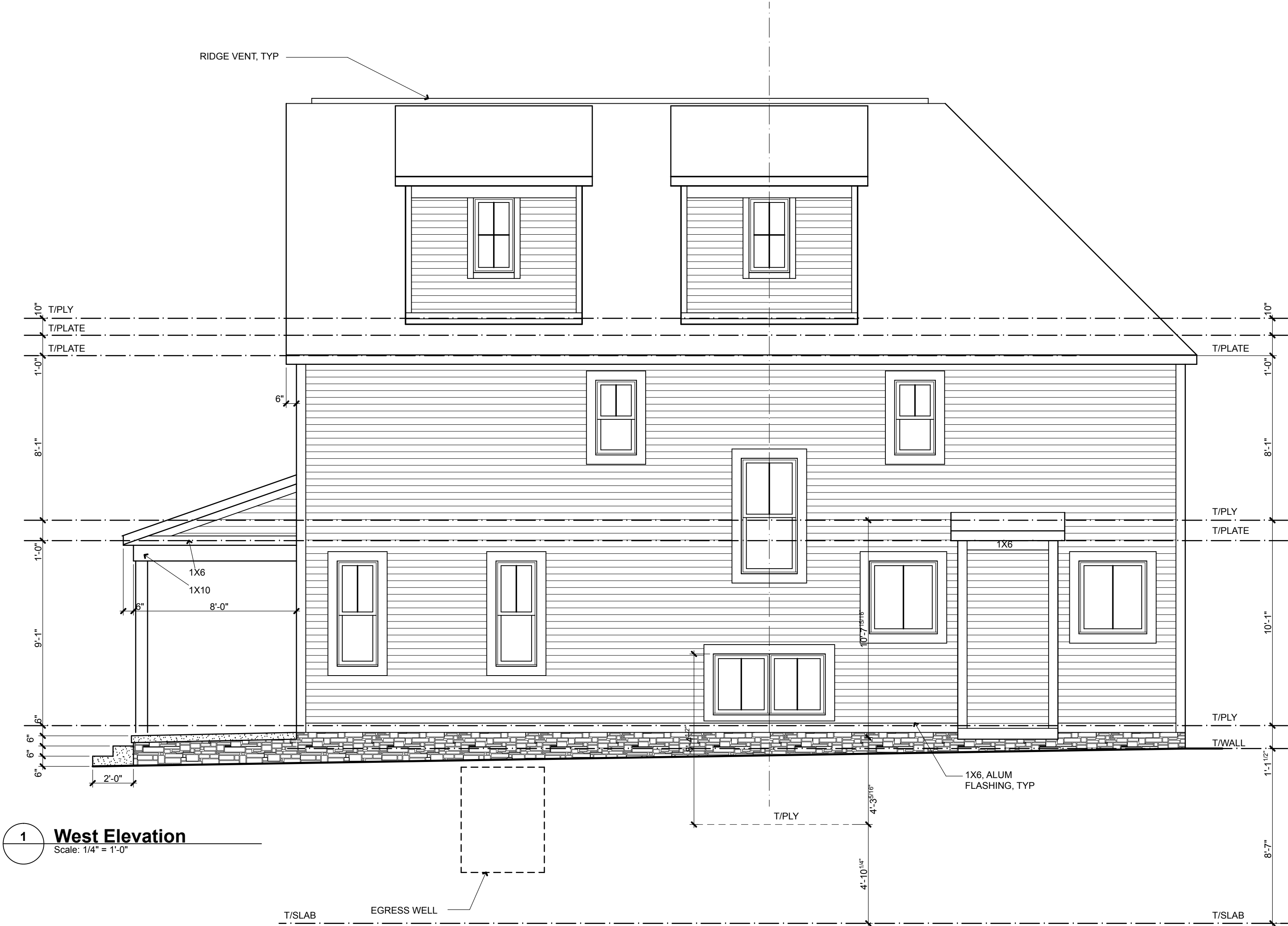
Scale: 1/4" = 1' 0"



1 Third Floor Plan

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

FRAMING NOTE:
AVOID TRUSSES AT TUB DRAINS AND TOILETS (12" OFF WALL)
CENTER 16" STUD SPACE ON SHOWER VALVES.
BLOCK SHOWER FLOORS AND SEATS FOR PAN.
ALIGN WALL STUDS WITH FLOOR FRAMING



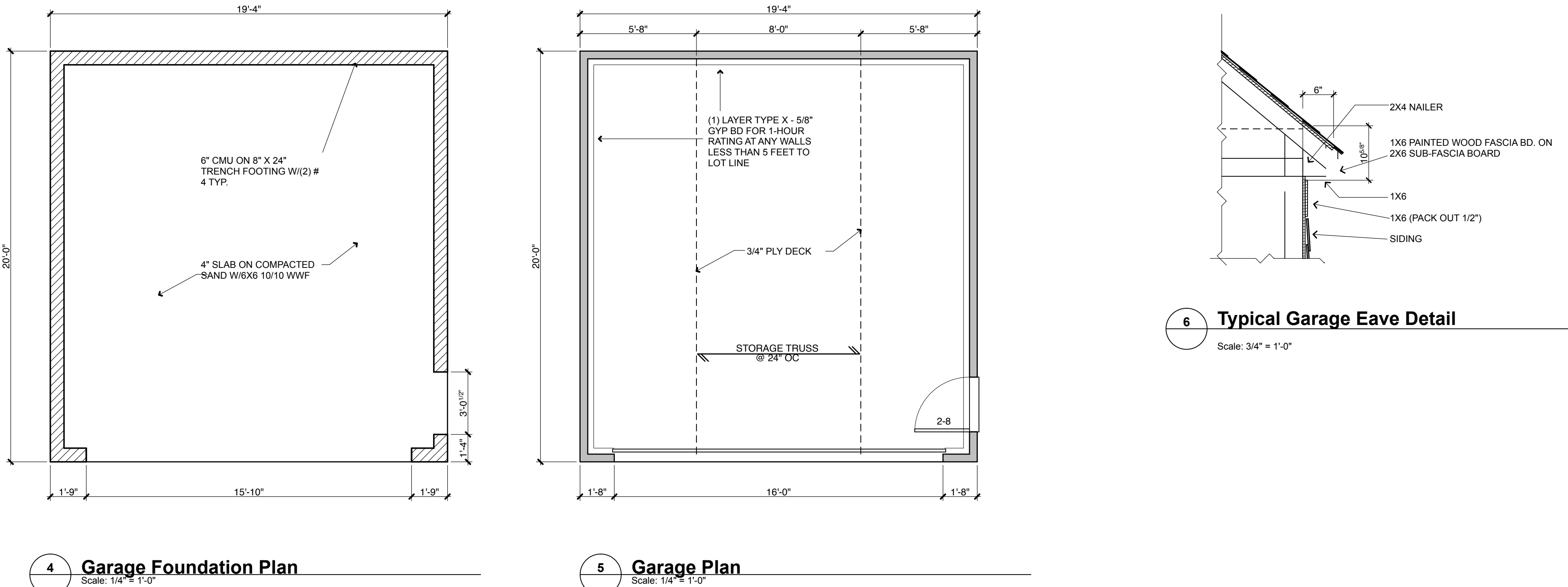
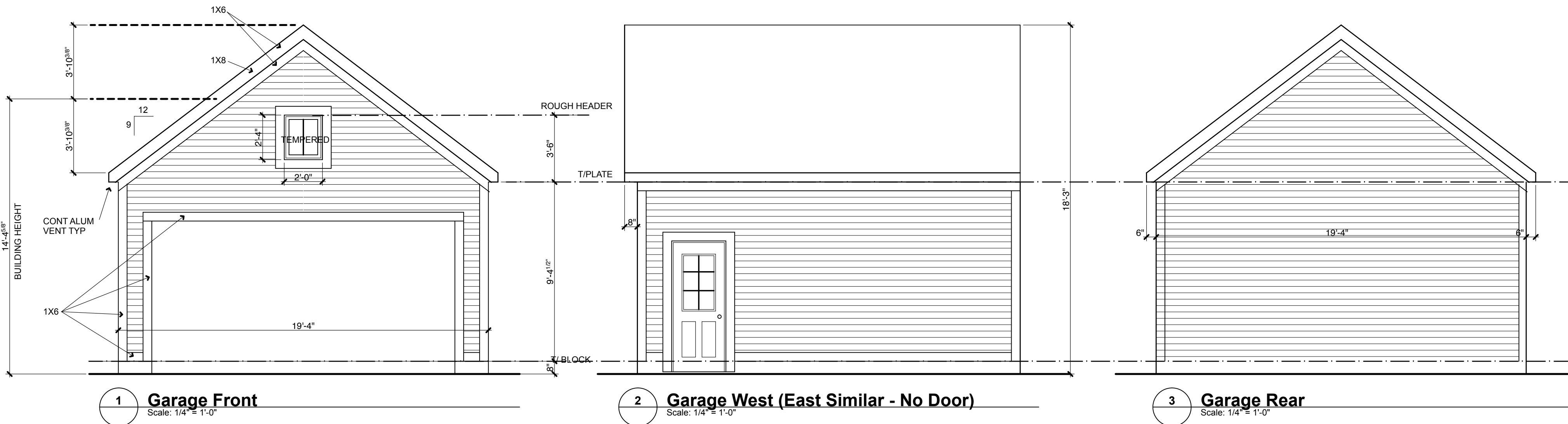
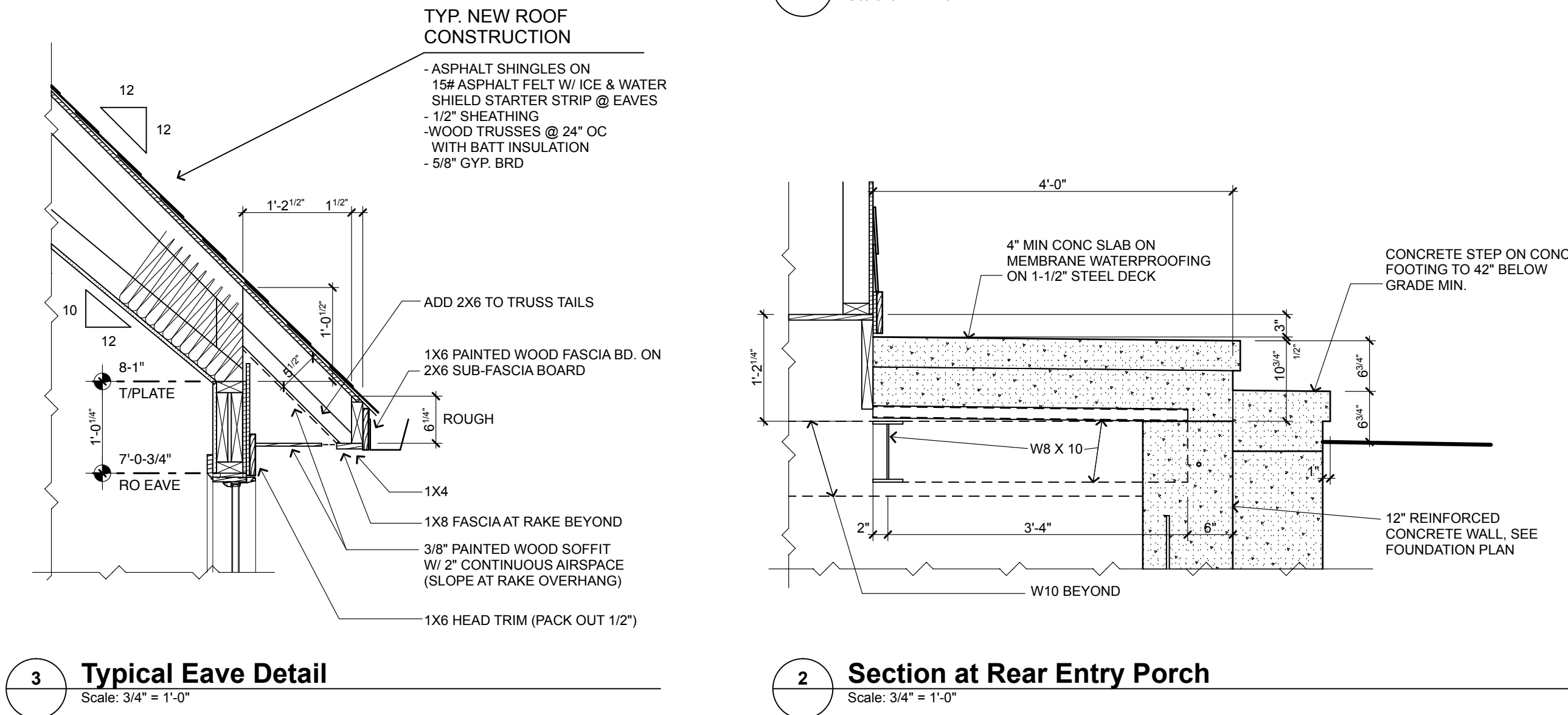
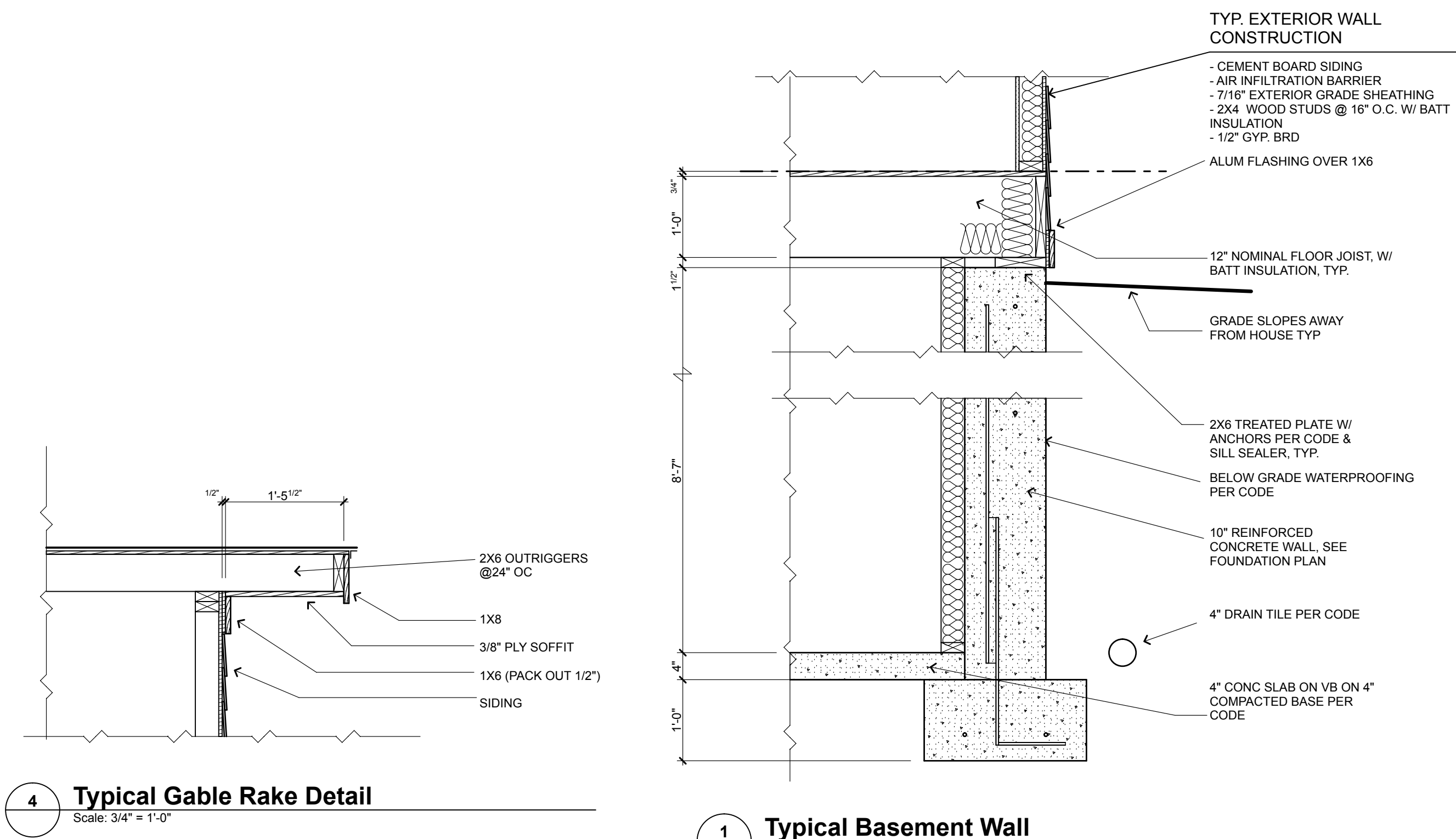
1 West Elevation

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



1 East Elevation

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



CASE DESCRIPTION

220 Lake Park (24-44)

Hearing date: January 9, 2024

Appeal No. 24-44: The owner of the property known **220 Lake Park**, requests the following variance to construct an addition with an attached garage to the front of the existing house:

A. Chapter 126, Article 4, Section 4.75(A)(1) of the Zoning Ordinance requires that private, attached, single-family residential garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of the principal building that is furthest setback from the front property line. The proposed garage is 95.00 feet in front of the furthest façade. Therefore, a variance of 100.00 feet is being requested.

Staff Notes: This appeal was in front of the board in November 2022 (see attached minutes). Due to the time limitation of obtaining the permit within a year, this applicant is seeking the same request as before.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

220 LAKE PARK MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	<input checked="" type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Dimensional	<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Sign	<input checked="" type="checkbox"/> Admin Review
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I. PROPERTY INFORMATION:

Address: <u>220 LAKE PARK</u>	Lot Number: _____	Sidwell Number: _____
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II. OWNER INFORMATION:

Name: <u>ROB MARDIGIAN</u>			
Address: <u>220 LAKE PARK</u>	City: <u>BIRMINGHAM</u>	State: <u>MI</u>	Zip code: <u>48009</u>
Email: <u>ROB@MCMDEMO.COM</u>		Phone: <u>248-566-7645</u>	

III. PETITIONER INFORMATION:

Name: <u>SCOTT SAWICKA</u>		Firm/Company Name: <u>LANDSDownS CONTRACTING</u>	
Address: <u>1123 SHADY LN</u>	City: <u>WATERFORD</u>	State: <u>MI</u>	Zip code: <u>48327</u>
Email: <u>LANDSDOWNS CONTRACTING@LIVE.COM</u>		Phone: <u>248670-0136</u>	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$360.00** for single family residential; **\$560.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner:  Date: 1-2-24

Signature of Petitioner:  Date: 1-2-24

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.

A handwritten signature in dark ink, consisting of several fluid, overlapping strokes, positioned above a horizontal line.

Signature of Applicant

Lansdowne Contracting Inc.

Your Home Improvement Contractor

1123 Shady Ln.

Waterford, MI 48327

(248) 670-0136

January 2, 2024

Re: 220 Lake Park Drive, Birmingham, MI 48009 (Property)
Request for Variances extension Relating to Garage Addition

Dear Members of the Board of Zoning Appeals

This Company Lansdowne Contracting was Awarded the contract to build the approved Variances for Robert and Lindsay Mardigian (Petitioners), the owners of the Property commonly referred to as 220 Lake Park Drive, Birmingham, MI 48009. The undersigned respectfully submits this hardship letter on behalf of Petitioners in support of extending the November 2023 approved Variances. We have already submitted and paid for plan and review prior to the expiration of the Variances, have made changes as requested by Birmingham Building Department which has pushed us over the time allowed on November 2023 approved Variances and are asking for an extension to fulfill the permit.

Thank you,

Scott Sawica
"President"



CASE DESCRIPTION

220 Lake Park (22-48)

Hearing date: November 8, 2022

Appeal No. 22-48: The owner of the property known **220 Lake Park**, requests the following variance to construct a front addition to the existing house:

- A. Chapter 126, Article 4, Section 4.75(A)(1) of the Zoning Ordinance requires that private, attached, single-family residential garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of the principal building that is furthest setback from the front property line. The proposed is the garage is 95.00 feet in front of the furthest façade. Therefore, a variance of 100.00 feet is being requested.

Staff Notes: This applicant is looking to construct an attached garage to the existing home was built in 2007. The lot is known as a flag lot and the existing home was constructed back to the rear setback and forward toward the front.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

RECEIVED

SEP 28 2022

CITY OF BIRMINGHAM

Community Development - Building Department

151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR THE BOARD OF ZONING APPEALS

Application Date: 9-28-22

Hearing Date: 11-8-22

Received By: HT

Appeal #: 22-0048

Type of Variance:	<input checked="" type="checkbox"/> Interpretation	<input type="checkbox"/> Dimensional	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input type="checkbox"/> Admin Review
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I. PROPERTY INFORMATION:

Address: 220 Lake Park Dr.	Lot Number: 330	Sidwell Number: 08-19-26-477-021
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II. OWNER INFORMATION:

Name: Robert and Lindsay Mardigian			
Address: 220 Lake Park Dr.	City: Birmingham	State: MI	Zip code: 48009
Email: rob@mcmdemo.com		Phone: 248-568-7645	

III. PETITIONER INFORMATION:

Name: Gayle McGregor, Esq.		Firm/Company Name: Williams, Williams, Rattner & Plunkett	
Address: 380 N. Old Woodward, #300	City: Birmingham	State: MI	Zip code: 48009
Email: gsm@wwrplaw.com		Phone: 248-642-0333	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. Applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is \$360.00 for single family residential; \$560.00 for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

- ☐ One original and nine copies of the signed application
- ☐ One original and nine copies of the signed letter of practical difficulty and/or hardship
- ☐ One original and nine copies of the certified survey
- ☐ 10 folded copies of site plan and building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, 10 copies of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner. By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: n on

Date: 09/26/2022

Signature of Petitioner: Gayle McGregor - WWRP

Date: 9/28/2022



Williams Williams Rattner & Plunkett, P.C.
Attorneys and Counselors

380 North Old Woodward Avenue
Suite 300
Birmingham, Michigan 48009

Tel: (248) 642-0333
Fax: (248) 642-0856

September 26, 2022

Gayle S. McGregor
gsm@wwrplaw.com

City of Birmingham
Board of Zoning Appeals
151 Martin Street
Birmingham, MI 48009

**Re: 220 Lake Park Drive, Birmingham, MI 48009 ("Property")
Request for Variances Relating to Garage Addition**

Dear Members of the Board of Zoning Appeals,

This office serves as legal counsel to Robert and Lindsay Mardigian ("Petitioners"), the owners of the Property commonly referred to as 220 Lake Park Drive, Birmingham, MI 48009. The Property is situated in the R1 zone (Single-Family Residential), per the zoning map provided on the City of Birmingham's website ([City Map \(bhamgov.org\)](http://CityMap(bhamgov.org))). The undersigned respectfully submits this hardship letter on behalf of Petitioners in support of their request for a non-use/dimensional variance from the following provision of the Birmingham Zoning Ordinance (the "Zoning Ordinance") as outlined below:

Section 4.75 SS-02(A) of the Zoning Ordinance, which provides, in part, that attached garages "must be set back a minimum of 5 feet from the portion of the front façade on the first floor of a principal residential building that is furthest set back from the front property line."

The requested variance may be summarized by the following table:

<u>Requested Variance</u>	<u>Required</u>	<u>Existing</u>	<u>Proposed</u>	<u>Variance Amount</u>
Placement of attached garage in front of façade (front yard)	5.00 feet behind façade	In basement	Attached to front façade	95.0 feet

Background

The Property is in an area zoned R1 (Single Family Residential). See enclosed GIS lot depiction at **Attachment 1**. The lot is very unique compared to typical Birmingham single-family lots (large in size, deep from front to rear, flag-shaped, one of only ten lake-front homes in Birmingham, house not visible from the public street or sidewalk). Petitioners request a non-use variance to Section 4.75 SS-02(A) of the Zoning Ordinance, as strict enforcement would result in

practical difficulties and unnecessary hardships in carrying out the strict letter of the Zoning Ordinance. The relevant Ordinance standard here is intended to prevent garages that dominate the front house elevation as viewed from the public street or sidewalk. See examples of such prohibited structures at **Attachment 2**. Petitioners' requested variance will not result in such a prohibited garage structure based on the intent of zoning ordinance. Note, the proposed building addition complies with all other aspects of the zoning ordinance. It is only the garage use, which makes up approximately 50% of the internal function of the total addition, that requires the variance. Petitioners' proposed attached garage will cover approximately 28% of the frontage with garage doors facing away from the street. See rendering enclosed as **Attachment 3**.

The existing house was under previous ownership, constructed over 13 years ago, prior to adoption of the latest garage ordinance, Section 4.75 SS-02(A), in 2017. The Petitioners are the new owners of the Property and were not involved in the design or construction of the current house. Upon taking occupancy of the home, they are finding it impossible to access the basement garage in a family car without risking the safety of their family or damaging their vehicles, making the current garage useless as a garage. Hence, the need for the requested variance is not caused by any fault of Petitioners. The need for a variance is caused by the unique flag shape of the lot and its situation on the waterfront of Quarton Lake, making a side yard and back yard garage impossible. In addition, the principal residential building located on the adjacent lot directly to the west, commonly referred to as 200 Lake Park Drive (the "Adjacent Lot") covers the entire street frontage and blocks the view of the home at 220 Lake Park. The only part of 220 Lake Park seen from the street view is the driveway entrance. See photograph enclosed as **Attachment 4**.

Standards

Section 8.01(3)(a) of the Zoning Ordinance provides that the Board of Zoning Appeals "shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter or such chapter." Section 8.01(3)(a) further provides that the Board of Zoning Appeals shall not grant a variance unless it determines that:

- i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
- ii. Literal enforcement of the chapter will result in unnecessary hardship;
- iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
- iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

Strict Application of the Zoning Ordinance Unreasonably Prevents Petitioners from Using His Property for a Permitted Use

Petitioners use their Property as a one-family dwelling, which is expressly authorized under Section 2.07(B)(1)(b) of the Zoning Ordinance. Petitioners also intend to maintain an attached garage on their Property satisfactory of the parking standards pertinent to the R1 district as set forth in Section 4.46 PK-02 of the Zoning Ordinance. Petitioners believe the existing home with the location of the garage driveway and retaining wall at the lot line is a prior nonconformity. Per Ordinance Section 6.02(A)(3), however, the proposed garage addition will not enlarge or extend the nonconformity because it does not violate any of the setbacks or other provisions of the Zoning Ordinance, except for its placement in front of the house façade for which this variance is requested.

Request for Variance:

Accessing by a typical automobile, the current basement garage is physically challenging and unsafe because of the limited 15 feet of clearance width, impossible turning radius, and slope geometry of the ramp. See enclosed photograph of the garage access at **Attachment 5**. Moreover, there is no place to situate a typical garage behind the façade or on the rear lakeside yard of the Property. See Site Plan enclosed at **Attachment 6**.

Hence, the unique characteristics of the Property render it infeasible for Petitioners to add a typical garage conforming to the prohibition of attached garages in the front yard.

Strict application of the Section 4.75 SS-02(A) would unreasonably prevent Petitioners from using their Property as a one-family dwelling with an attached garage as permitted by Article Section 4.75 SS-02(A) of the Zoning Ordinance.

Literal Enforcement of the Zoning Ordinance Will Result in Unnecessary Hardship

For the reasons stated above, literal enforcement of Section 4.75 SS-02(A) of the Zoning Ordinance on this flag-shaped lot fronting Quarton Lake, with the neighboring home to the west entirely blocking the subject's front yard from street view, would result in the imposition of unnecessary hardship upon Petitioners.

The proposed building addition complies with all other aspects of the zoning ordinance (setbacks, height, lot coverage, open space, front yard space). The proposed Mudroom, Studio, and Bathroom are all allowable uses and allowed in area of the proposed addition. It is only the

garage use, which makes up approximately 50% of the internal functions of the total addition, that requires the variance. The proposed garage will not visibly dominate the front façade of the existing home. It's width in elevation equates to 28% of the total front elevation, substantially less than the 50% allowable. The unique shape of the lot and its situation as a lakefront home, leaves no side or backyard for an attached garage behind the front facade. As the existing basement garage cannot reasonably and safely be entered with a car, Petitioners, at no fault of their own, will be unable to have a garage in which to park their family cars as required in the R1 use standards. Thus, literal enforcement of the Zoning Ordinance in this regard would result in unnecessary hardship to Petitioners.

Granting the Requested Variance Would Not Be Contrary to the Spirit and Purpose of the Zoning Ordinance, Nor Contrary to the Public Health, Safety, and Welfare

Although Section 2.05(A) (relating to the R1 zone of Birmingham) states that a district intent is not available for the zoning district, it remains nevertheless clear that granting the requested variance would not run afoul of the spirit and purpose of the Zoning Ordinance. Indeed, Section 1.04 of the Zoning Ordinance states that the Ordinance, as a whole, "is intended to guide the growth and development of the City in accordance with the goals, objectives, and strategies stated within the Birmingham Master Plan and Downtown Birmingham 2016 Plan." The Future Land Use Map included in the second draft of the Birmingham Master Plan for 2040 ([1817-MasterPlan-Draft 2-Updated.pdf \(mcka.com\)](#)) shows that Petitioners' Property, even 29 years from today, is intended to be used for single-family residential purposes. Thus, Petitioners' proposed construction of a safe, accessible, attached garage will fit comfortably within the City's intended course of progression for years to come.

Further, there has been no suggestion that Petitioners' proposed variance would, if granted, somehow harm the health, safety, and welfare of the public. To the contrary, Petitioners' current basement garage is a safety hazard and cannot be used for its intended purpose. Most importantly, Ordinance Section 4.75 SS-02(A) is intended to prevent street-facing homes with a façade made entirely of a street-facing dominantly visible attached garage. See **Attachment 3**. The present variance request is consistent with the purpose of Ordinance Section 4.75 SS-02(A) because this house is not fronted on Lake Park Drive, rather it sits behind and is visually obstructed by the property directly to the west. The garage also will be visually appealing as it will cover only 28% of the house facade and be the same handsome architectural style as the house.

It is notable that an addition to the front of the existing house would otherwise be permissible under the Ordinance standards and unquestionably satisfies public health, safety, and welfare. Use of the front addition as a garage mandates the variance.

Granting the Requested Variance Will Result in Substantial Justice to Petitioners, Owners of the Property in the Area, and to the General Public

Granting the requested variance will result in substantial justice to Petitioners, the owners of neighboring properties in the area, and the public. As stated above, the City is determined to meet the goals and objectives laid out in the Master Plan; and Petitioners' proposed garage construction not only facilitates satisfaction of the City's intended use of this Property as a single-family residence in accordance with the R1 zone use standards, but it would also bring to the neighborhood a newly constructed, aesthetically pleasing addition that may galvanize further improvements without jeopardizing the Quarton Lake waterfront or the street view from Lake Park Drive.

For these reasons, granting the requested variance will result in substantial justice to Petitioners, the owners of neighboring properties in the area, and the general public.

The Practical Difficulty is not Self-Created

The practical difficulty and unnecessary hardship experienced by these Petitioners are not self-created; they exist because of the size, shape, location, and natural features of the Property. This Property is in the R1 zone, situated on an unusual flag-shaped lot, with Quarton Lake frontage immediately to the east. There is an adjacent home sitting directly in front of the Property facing Lake Park Drive to the west. The challenges presented by the unique location fronting Quarton Lake and by the safety hazard of the pre-existing garage designed by a prior owner are the factors primarily precluding Petitioners' strict compliance with the letter of the Zoning Ordinance. The dimensional nonconformity presented in Petitioners' Application is the result of Petitioners' best efforts to limit noncompliance to the furthest extent possible while considering the special characteristics of the Property and the potential hazards of Petitioners' use of the current garage. Beyond this, the granting of the requested variance satisfies the intent of the garage standards because the garage complies with all setback requirements and will not be visible from Lake Park Drive.

Conclusion

The variance requested is consistent with the permitted uses of the R1 zone of the City of Birmingham and with the future intended use of the Property as outlined under the City's Master Plan. Further, granting the variance will provide the following relief: (1) Petitioners will be permitted to use the Property for a permitted purpose, specifically a one-family dwelling with an attached garage in which to park cars; (2) Petitioners will be relieved from unfair and unnecessary hardship that would result from literal enforcement of the Zoning Ordinance; (3) the variance

requested, if granted, would be consistent with the spirit and purpose of the Zoning Ordinance or the public health, safety, and welfare would result; and (4) substantial justice would result to Petitioners, the owners of property in the area, and the general public.

If you have any further questions or comments about the above, please do not hesitate to contact this office at your earliest convenience.

Very truly yours,
WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.

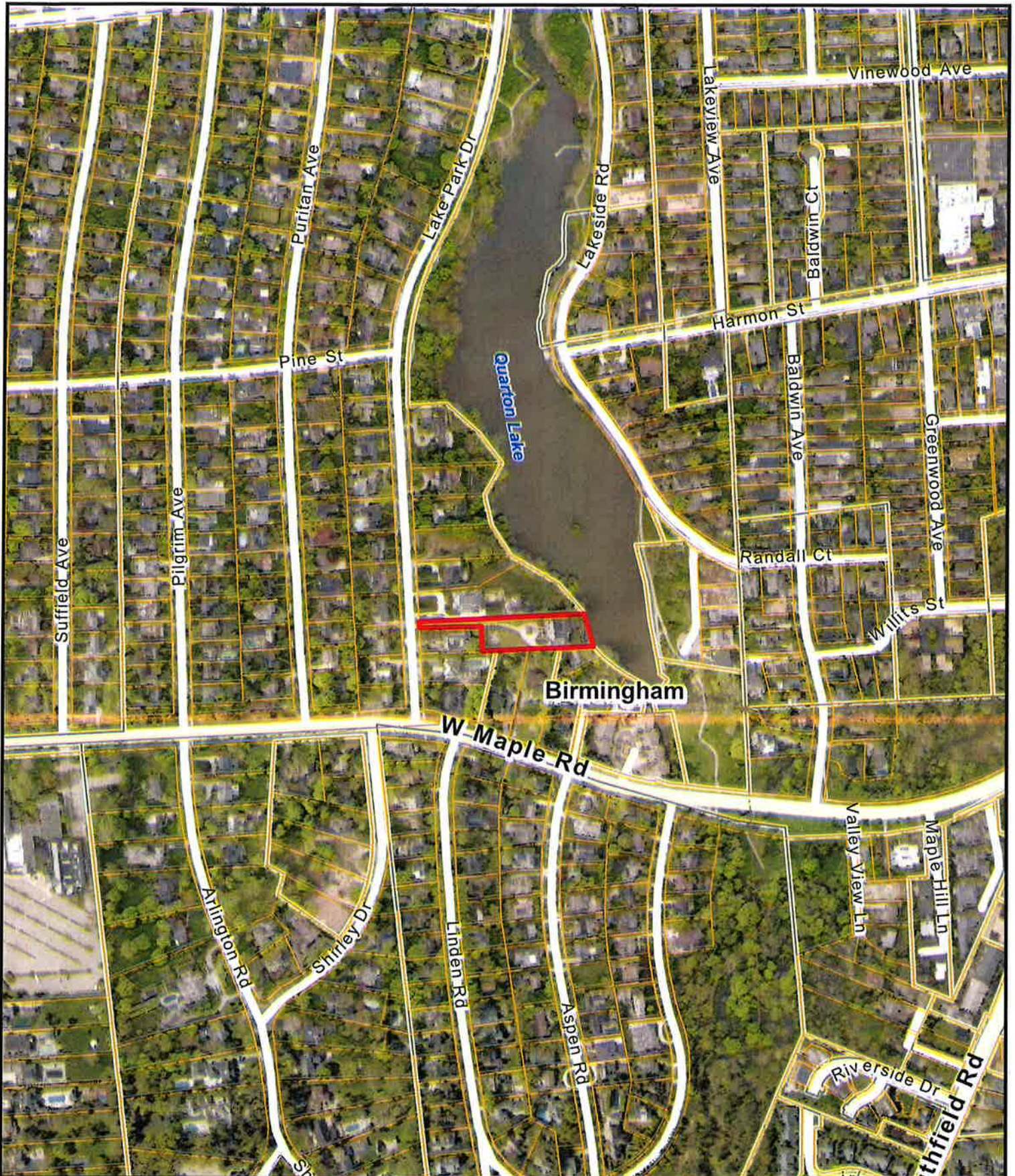


Gayle S. McGregor

cc: Robert and Lindsay Mardigian

ATTACHMENT 1

220 Lake Park



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



David Coulter
Oakland County Executive

Date Created: 9/23/2022



1 inch = 400 feet

ATTACHMENT 2

SPIRIT AND INTENT

With granting of a variance, the "spirit and intent" of the ordinance is observed. The premise of the applicable zoning ordinance was to avoid the development of "Garage Houses" where the garage function becomes dominant as viewed from the public street and sidewalk, diminishing the appearance of the house function. The existing house is unique in that it is not visible from public view, nor will the proposed garage.

HISTORY OF CHANGES TO THE ZONING ORDINANCE TO ELIMINATE "GARAGE HOUSES"

Birmingham historically has had traditional neighborhood development. Most single-family zoning districts consisted of small lots with homes constructed fronting on a street with garages, typically detached, in the rear yard. This made for attractive neighborhoods with the house and activities associated with a house to be engaged with the street.

Birmingham continued to be a very desirable place to live, existing inventory of homes became old and obsolete by current standards, homes were demolished and replaced with new. People preferred attached garages with direct access to the house and open outdoor space in the rear. The replacement of houses began primarily within Birmingham's neighborhoods with narrow lots, typically 40', 50' or 60' in wide. The only way to build an attached garage was to place the garage at the front with the primary house attached to the rear.

These developments began to adversely change the character of the neighborhoods. Birmingham's original houses, engaged with the public street and sidewalk, were now being replaced with what became known as "Garage Houses"....often with the house front door buried behind the garage completely hidden from view.

The City Commission reacted by making changes to the zoning ordinance such that the living areas of a building (the house) would always be dominant and the visibility of a garage diminished. New restrictions included attached garages be placed behind the plane of the house façade and other requirements such as limiting a garage doors to 8' in width (recently increased to 9').

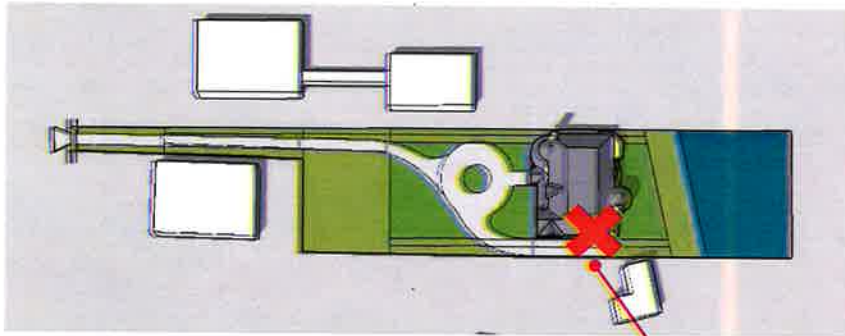


THESE ARE SOME HOMES IN BIRMINGHAM CONSIDERED "GARAGE HOUSE" – THIS IS WHY THE ZONING RESTRICTION EXIST...TO AVOID THIS TYPE OF HOUSE/GARAGE VISIBLE FROM THE STREET AND SIDEWALK

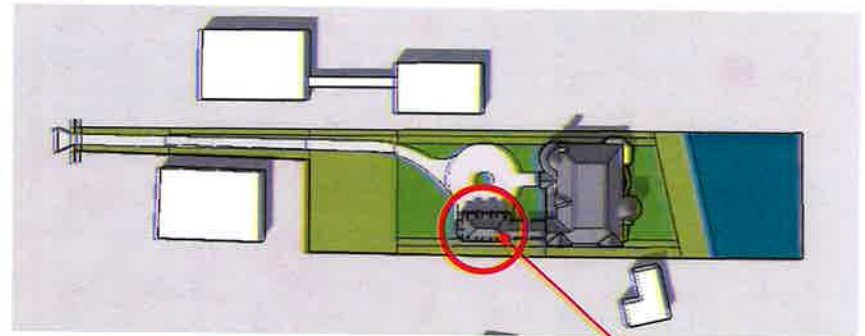
ATTACHMENT 3

THE SOLUTION – BUILD A GARAGE ADDITION

Construct a 3-car garage addition attached to and in front of the existing house. The addition would also include an expanded mudroom, storage, and second floor studio.



EXISTING



PROPOSED



Existing garage in basement

Add a Garage/Studio addition

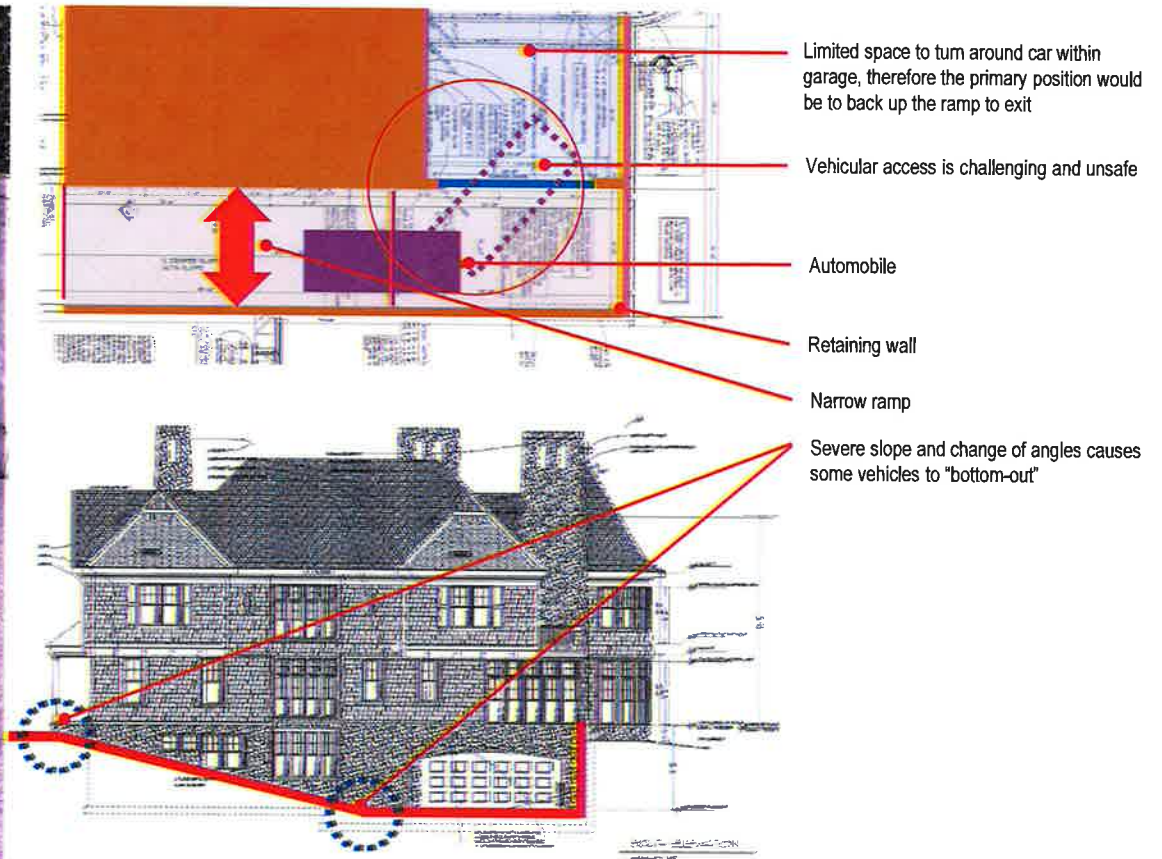
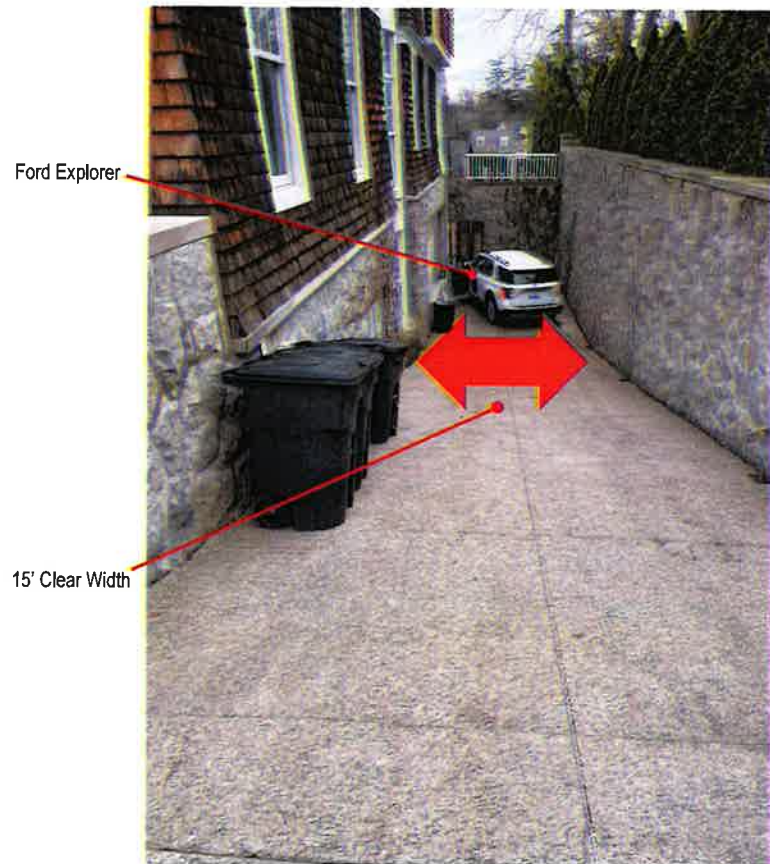
ATTACHMENT 4



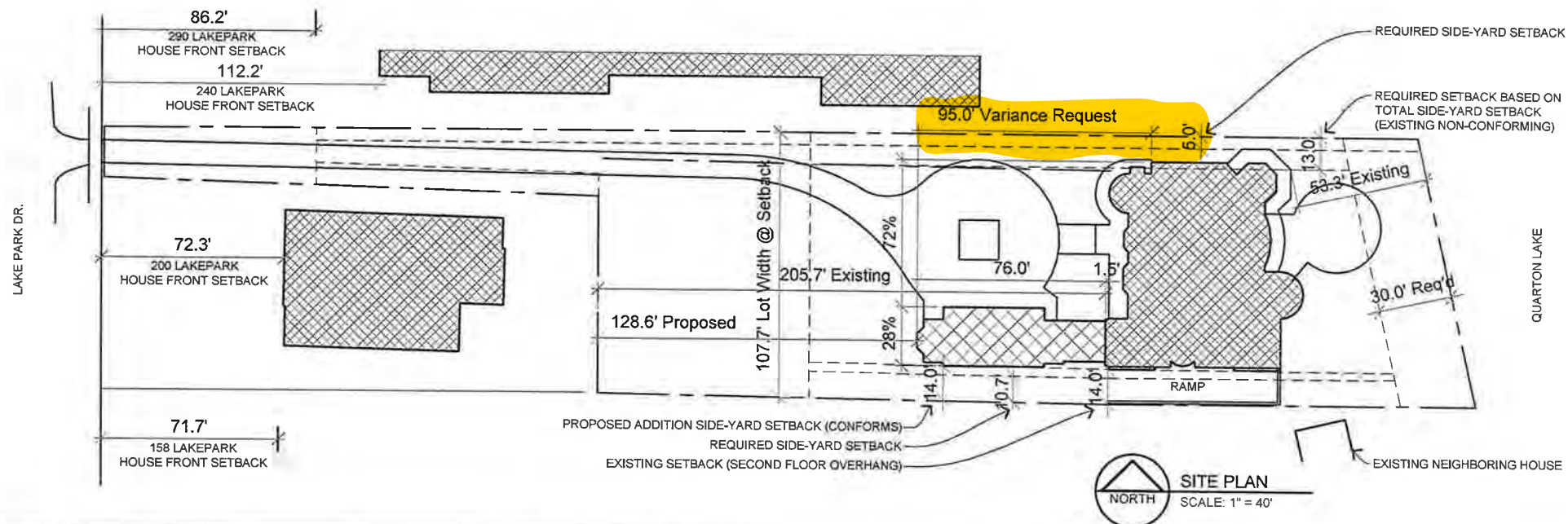
ATTACHMENT 5

THE PROBLEM – EXISTING GARAGE ACCESS IS CHALLENGING AND UNSAFE

The current garage is placed in the lower level of the house, accessible by a ramp on the south side of the house abutting the side property line. The ramp is very steep, has problematic slope changes, and is only 15' wide making it very challenging and dangerous to maneuver. Existing garage also has some non-compliant fire separation issues.



ATTACHMENT 6



ZONING DISTRICT: R-1 (SINGLE FAMILY RESIDENTIAL)

BUILDING SETBACKS

FRONT SETBACK

AVERAGE FRONT YARD SETBACK OF EXISTING HOMES 200' EITHER SIDE OF SUBJECT LOT OR 25' WHICHEVER GREATER - REFER TO SITE SURVEY

FRONT COVERED OPEN PORCH/STEPS ALLOWED 10.0' INTO REQUIRED FRONT YARD SETBACK

EXISTING HOMES TO THE NORTH (200'):

290 LAKEPARK: 86.2'

240 LAKEPARK: 112.2'

220 LAKEPARK - SUBJECT LOT NOT INCLUDED

EXISTING HOMES TO THE SOUTH (200'):

200 LAKEPARK: 72.3'

158 LAKEPARK: 71.7'

TOTAL AVERAGE: $342.4 / 4 = 85.6'$

EXISTING HOUSE: 205.7'

PROPOSED ADDITION: 128.6' (CONFORMS)

GARAGE SETBACK

REQUIRED MINIMUM: 5' BACK FROM PORTION OF FURTHEST HOUSE FRONT FACADE ON FLOOR 1
PROPOSED: 95' TO THE FRONT OF FURTHEST HOUSE FRONT FACADE ON FLOOR 1
REQUIRED VARIANCE: 95.0'

GARAGE FACADE:

REQUIRED MAXIMUM: 50% OF BUILDING FACADE
PROPOSED: 28% (COMPLIES)

SIDE YARD SETBACKS

SHORT SIDE (NORTH)

MINIMUM: 5.0'

EXISTING: 4.3' TO PORCH COLUMN (EXISTING NON-CONFORMING BY 0.7')

PROPOSED: NO CHANGE

OPPOSITE SIDE

AT LEAST 9.0' OR 10% LOT WIDTH, WHICHEVER GREATER
LOT WIDTH (AT FRONT REQUIRED SETBACK) IS 107.7', 10% IS 10.7'

REQUIREMENT THEREFORE IS 10.7'

EXISTING: 14.0' AT FLOOR 2 OVERHANG (CONFORMS)

PROPOSED ADDITION: 14.0' (CONFORMS)

TOTAL SIDE YARD SETBACK

14.0' OR 25% LOT WIDTH, WHICHEVER GREATER
LOT WIDTH (AT FRONT REQUIRED SETBACK) IS 107.7', 25% IS 26.9'

REQUIREMENT THEREFORE IS 26.9'

EXISTING: 4.3' + 14.0' = 18.3' (EXISTING NON-CONFORMING BY 8.7" ON NORTH SIDE)

PROPOSED ADDITION: NO CHANGE

REAR SETBACK

REQUIRED: 30.0'

EXISTING: 53.3'

PROPOSED: NO CHANGE

COMBINED FRONT AND REAR SETBACK

REQUIRED MINIMUM: 55.0'

EXISTING: 205.7' + 53.3' = 259.0'

PROPOSED: 132.1' + 53.3' = 185.4' (CONFORMS)

BUILDING HEIGHT

LOTS GREATER THAN 9,000 SF (LOT IS 41,760 SF)

ROOF (MAXIMUM ALLOWABLE): 30.0' TO MIDPOINT OF SLOPED ROOF

ROOF (EXISTING): 29.8'

ROOF (PROPOSED): 24.0' (CONFORMS)

EAVE (MAXIMUM ALLOWABLE): 24.0'

EAVE (PROPOSED): LESS THAN 16.1' (CONFORMS)

MAXIMUM LOT COVERAGE

MAXIMUM ALLOWABLE: 30% OF SITE AREA

41,760 SF LOT AREA x 30% = 12,528 SF

EXISTING: 5,661 SF

PROPOSED WITH ADDITION (1,528 SF): 7,182 SF (CONFORMS)

MINIMUM REQUIRED OPEN SPACE

MINIMUM REQUIRED: 40% OF SITE AREA

41,760 SF LOT AREA x 40% = 16,704 SF

PROPOSED WITH ADDITION:

6,570 LOT AREA LESS:

HOUSE(5,661 SF),

PROPOSED ADDITION(1,528 SF),

DRIVEWAY(6,001 SF),

RAMP DRIVE(968 SF),

TENNIS COURT(2,400 SF),

PATIO(1,150 SF) = 17,708 SF

41,760 SF - 17,708 SF = 24,052 SF or

57.6% (CONFORMS)

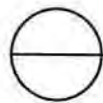
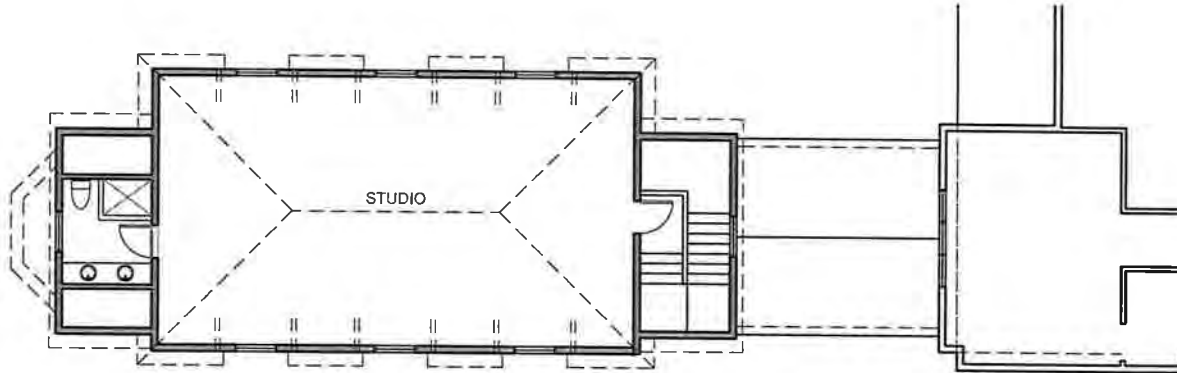
Project:
Mardigan Residence (Garage)
220 Lakepark
Birmingham, Michigan

Phase:
Design Development

Date:
September 21, 2022

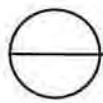
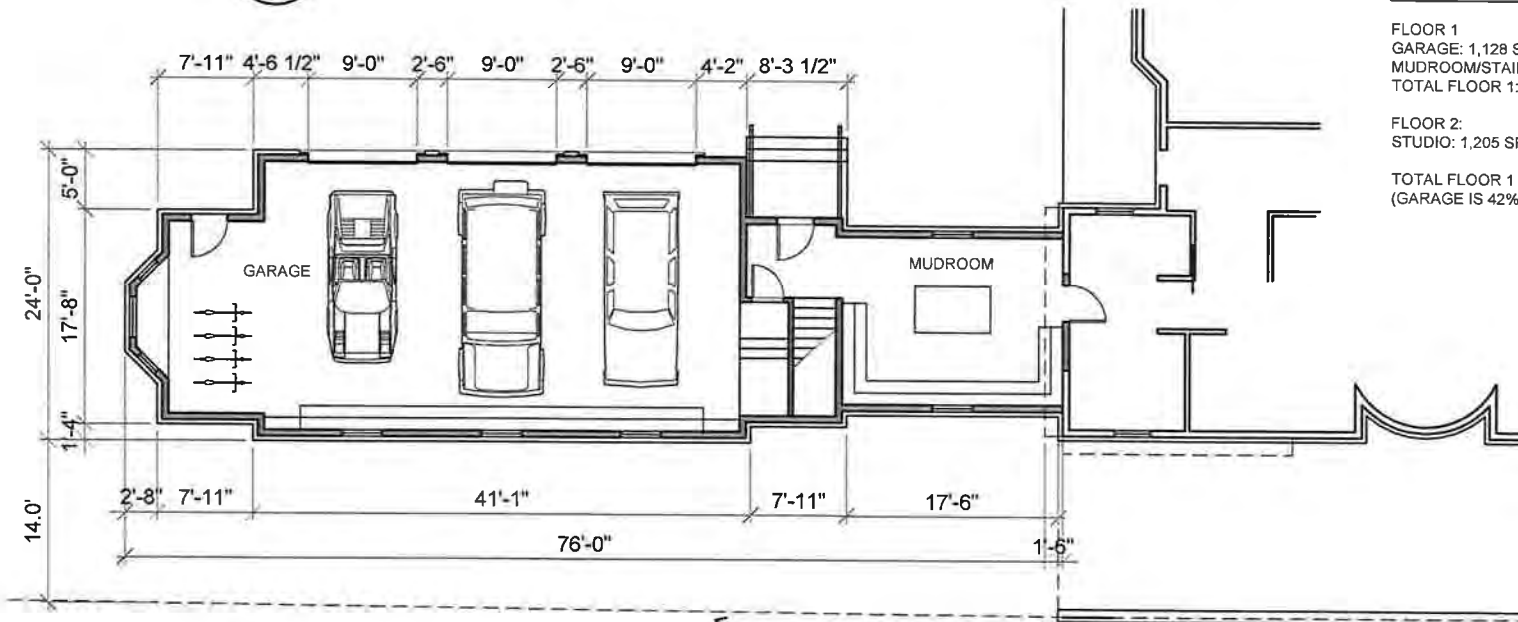
Sheet:

A.1



SECOND FLOOR PLAN

SCALE: 1" = 10'



FIRST FLOOR PLAN

SCALE: 1" = 10'

SOUTH SIDE PROPERTY LINE

EXISTING HOUSE AREA:

FLOOR 1 + FLOOR 2: +/- 10,000 SF

PROPOSED ADDITION - CARRIAGE HOUSE

FLOOR 1

GARAGE: 1,128 SF

MUDROOM/STAIR: 340 SF

TOTAL FLOOR 1: 1,468 SF

FLOOR 2:

STUDIO: 1,205 SF

TOTAL FLOOR 1 AND 2: 2,673

(GARAGE IS 42% OF TOTAL BUILDING AREA)

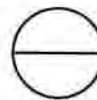
Project:
Mardigan Residence (Garage)
220 Lakepark
Birmingham, Michigan

Phase:
Design Development

Date:
September 21, 2022

Sheet:

A.2



NORTH ELEVATION

SCALE: 1" = 10'



WEST ELEVATION

SCALE: 1" = 10'



SOUTH ELEVATION

SCALE: 1" = 10'

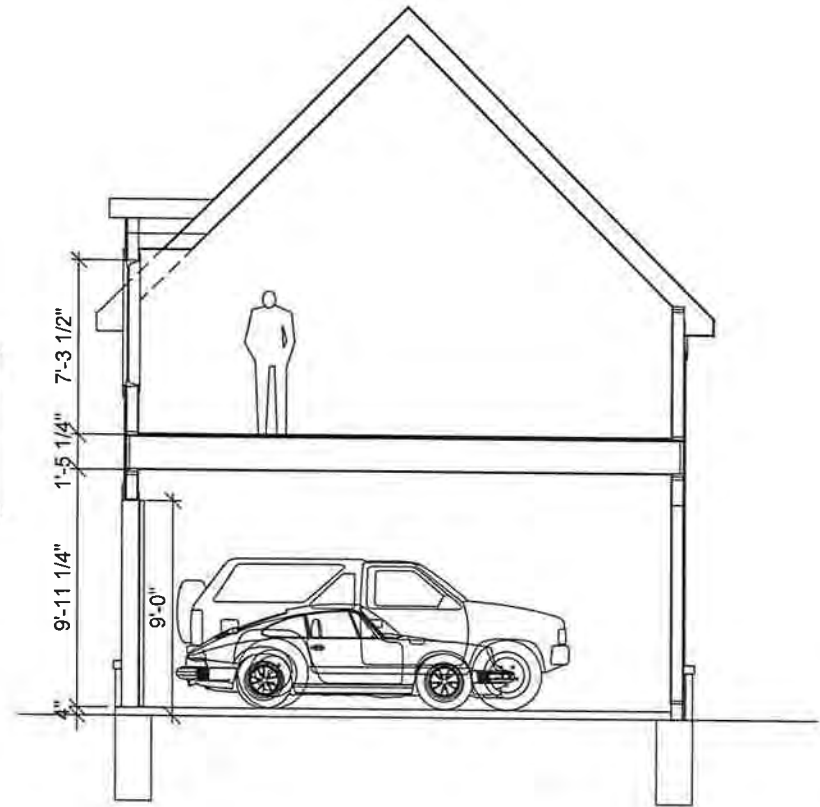
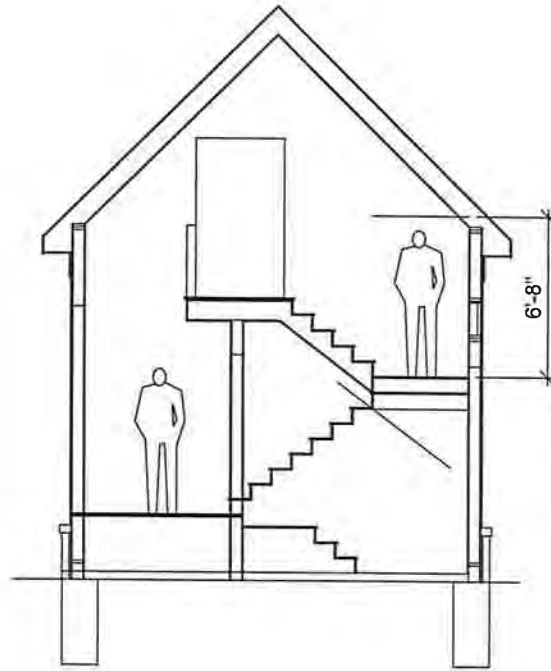
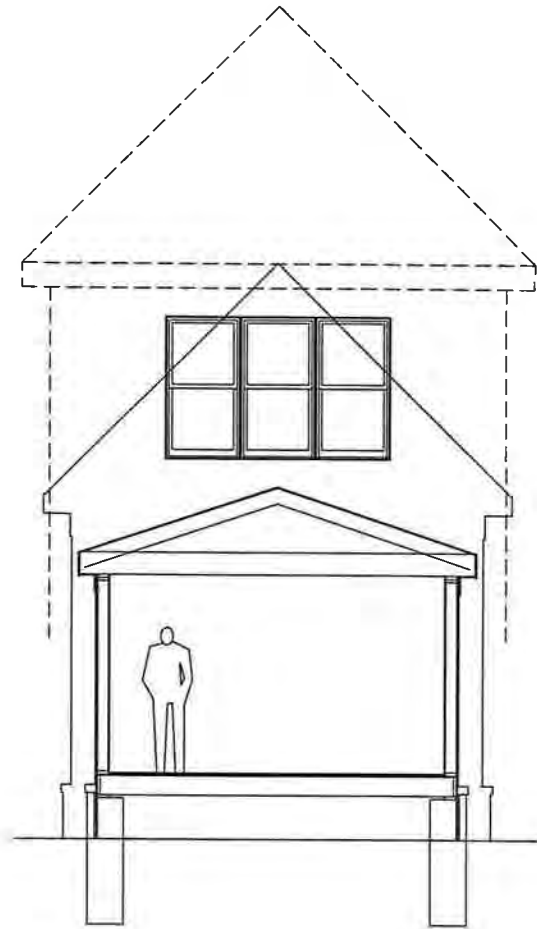
Project:
Mardigian Residence (Garage)
220 Lakepark
Birmingham, Michigan

Phase:
Design Development

Date:
September 21, 2022

Sheet:

A.3



Project:
Mardigian Residence (Garage)
220 Lakepark
Birmingham, Michigan

Phase:
Design Development

Date:
September 21, 2022

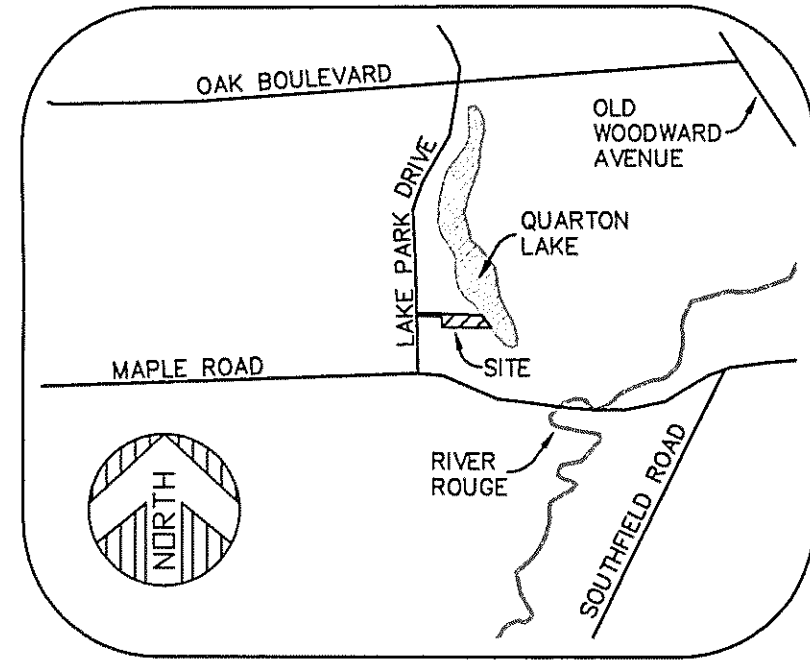
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A.4

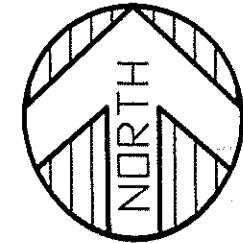
SITE PLAN AND DRAINAGE PLAN

CERTIFIED TO: VALSTONE GROUP

PART OF LOT 330, "QUARTON LAKE ESTATES SUBDIVISION" CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 6, 6A AND 6B OF OAKLAND COUNTY RECORDS.



VICINITY MAP
(NOT TO SCALE)

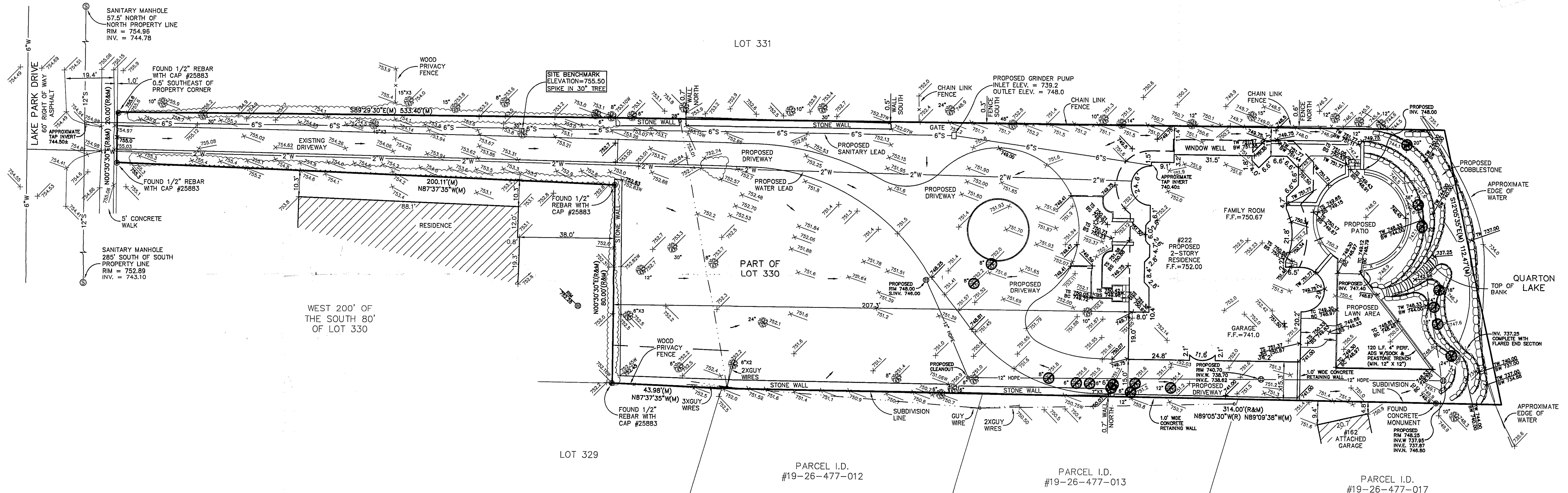
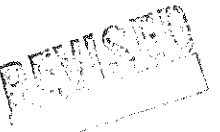
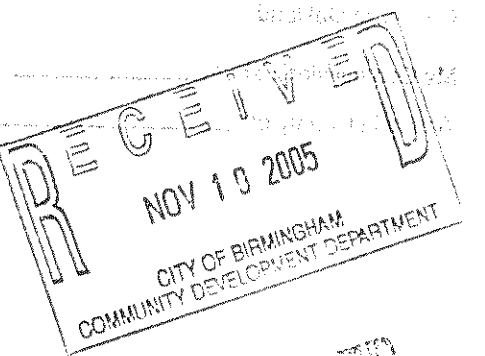


GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



LEGEND

●	FOUND MONUMENT (AS NOTED)
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
(R&M)	RECORD & MEASURED DIMENSION
× 000.00	EXISTING ELEVATION
× 000.00	PROPOSED ELEVATION
○	ROUND CATCH BASIN
⊙	LIGHT POLE
⊙	UTILITY POLE
⊙	TREE (AS NOTED)
—	PARCEL BOUNDARY LINE
—	PLATTED LOT LINE
—	BUILDING
—	FENCE (AS NOTED)
—	WALL (AS NOTED)
—	OVERHEAD UTILITY LINE
—	SHRUB LINE
TS	TOP OF STEP
BS	BOTTOM OF STEP
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL

NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND THE CITY OF BIRMINGHAM UTILITY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.
2. ALL GUTTER AND DOWN SPOUTS MUST BE CONSTRUCTED IN A MANNER THAT DIRECTS WATER FLOW TO THE REAR OF SUBJECT PROPERTY.
3. PROPOSED RETAINING WALLS AND LANDSCAPING AS SHOWN ON SURVEY ARE DESIGNED BY MICHAEL J. DUL & ASSOCIATES, INC., 212 DAINES STREET, BIRMINGHAM, MICHIGAN 48009. REFER TO CONSTRUCTION SITE PLAN FOR WALL DETAILS.
4. ZONING = R-1 SINGLE FAMILY RESIDENTIAL
5. SETBACKS
FRONT = N/A
REAR = 30.0 FEET
SIDE 1 = 10.00 FEET MIN. 10% OF (80+20) 100 FEET
SIDE 2 = 15.00 FEET MIN. 15% OF (80+20) 100 FEET
TOTAL = 25.00 FEET, 25% OF (80+20) 100 FEET
6. GRADE PLANE =
AVERAGE ELEVATION ALONG NORTH PROPERTY LINE = 751.81
AVERAGE ELEVATION ALONG SOUTH PROPERTY LINE = 751.69
(751.64+751.85)/2 = 751.75
7. PART OF LOT 330 AREA = 42,196 SQUARE FEET
8. GROUND COVERAGE AREA (PROPOSED RESIDENCE) = 4,965 SQUARE FEET
9. GROUND COVERAGE = 4,965/42,196 = 11.77%
10. OPEN SPACE = 88.23%

PROPERTY DESCRIPTION (AS FURNISHED BY CLIENT)

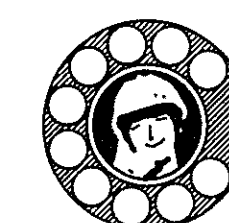
PART OF LOT 330, THAT PART BEING ALL OF LOT 330 EXCEPT THE WEST 200 FEET OF THE SOUTH 80 FEET, OF "QUARTON LAKE ESTATES SUBDIVISION" OF THE EAST 1/2 OF SECTION 26, AND PART OF THE NORTHEAST 1/4 OF SECTION 35 AND THE NORTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 6, 6A AND 6B OF OAKLAND COUNTY RECORDS.

FLOOD NOTE

ZONE A: AREA OF 100-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED. INTERPOLATED FLOOD PLAIN ELEVATION = 736.28 AND EXISTS ALONG THE FACE OF THE BANK OF QUARTON LAKE AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY - PANEL NUMBER 260168 0005 B, DATED MAY 15, 1980, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BENCHMARKS

CITY OF BIRMINGHAM BENCHMARK #22
ELEVATION = 753.78
BRASS CAP AT N.W. CORNER OF
MAPLE ROAD AND LAKE PARK.
SITE BENCHMARK - SET SPIKE IN 30"
TREE, ELEVATION = 755.50 AS SHOWN.



72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

ANTHONY T. SYTKO, JR.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976



KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS
22556 GRATIOT AVE. • EASTPOINTE, MICHIGAN 48021.
(586)772-2222 • (800)295-7222 • FAX (586)772-4048

PREPARED FOR: VALSTONE GROUP	
DATE: JULY 20, 2005	JOB #: 04-41084
SCALE: 1" = 20'	SHEET: 1 OF 1
DRW. BY: JTA	REV.: NOVEMBER 4, 2005

20 10 0 20 40 60

SCALE IN FEET $1'' = 20'$

A circular professional seal for Evan M. Priest, a Land Surveyor in the State of Michigan. The seal features a rope-like outer border. Inside, the text "STATE OF MICHIGAN" is at the top and "Licensed Land Surveyor" is at the bottom, separated by two stars. The center contains the name "EVAN M. PRIEST", the title "LAND SURVEYOR", and the license number "NO. 71259". A blue ink signature is written across the bottom of the seal.

CAD: EMP
VDATUM: N/A
COAL: 4" CO

appear to be the appellant's fault that the correct variance amount was not noted at the June 2022 meeting. He tied approval to the plans as submitted.

Mr. Yaldo seconded the motion because granting the variance did substantial justice to the owner and neighboring properties, the issue was not self-created, and it was not contrary to the spirit or intent of the ordinance.

The Chair noted he would support the motion because the property was existing non-conforming, and the variance did not add to the non-conformity. He agreed with Mr. Yaldo that the variance would do substantial justice since it did not expand the non-conformity.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Morganroth, Canvasser, Hart, Reddy, Yaldo, Lilley, Miller

Nays: None

T# 11-74-22

**2) 220 Lake Park
Appeal 22-48**

ABO Zielke presented the item, explaining that the owner of the property known as 220 Lake Park was requesting the following variance to construct a front addition to the existing house:

A. Chapter 126, Article 4, Section 4.75(A)(1) of the Zoning Ordinance requires that private, attached, single-family residential garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of the principal building that is furthest setback from the front property line. The proposed is the garage is 95.00 feet in front of the furthest façade. Therefore, a variance of 100.00 feet is being requested.

Staff answered informational questions from the Board.

Gayle McGregor, attorney for the appellant, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

The Chair noted that while the stated issue was replacing a non-functional garage, the request went beyond what would be needed to create a functional garage.

Mr. Reddy noted that a 100-foot variance request was particularly large. He said there was likely opportunity to at least partially mitigate the variance request.

Mr. Yaldo concurred with his colleagues' comments, asking whether the requested variance was the minimum required to add a functional garage.

Mr. Hart said he visited the property and that the addition would not be visible from the street as proposed. He said that given the floodplain and the drop from the front of the property to the rear, the appellant would have to seek approval from the Michigan Department of Natural Resources to add a garage in the rear of the home.

BO Johnson noted that a detached accessory structure could be built without a variance.

In reply to Board comment, Ms. McGregor stated:

- The ordinance would allow an addition of the same size and height if it were not a garage. For that reason, the appellant should be able to create a garage as part of the addition;
- While the variance requested was significant, the addition would still allow for the required distances between structures and would not enter into the required setbacks. Consequently, granting the variance would not cause the property to be inconsistent with the neighborhood or the neighboring properties;
- The norm in the neighborhood is three-vehicle attached garages;
- One of the mitigating factors was that the home cannot be viewed from the street. The addition would be in-line with the size of the home and the size of the lot;
- Granting the variance would be substantially just because none of the neighbors would be able to view the addition from the street;
- The concept drawing was not meant to be a to-scale rendering; and,
- Putting the garage in the rear of the property would change the character of the lakefront for the neighbors.

VC Canvasser said he lived in the same neighborhood as the appellants and was unsure if three-vehicle attached garages were the norm.

Motion by Mr. Miller

Seconded by Mr. Hart with regard to Appeal 22-48, A. Chapter 126, Article 4, Section 4.75(A)(1) of the Zoning Ordinance requires that private, attached, single-family residential garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of the principal building that is furthest setback from the front property line. The proposed is the garage is 95.00 feet in front of the furthest façade. Therefore, a variance of 100.00 feet is being requested.

Mr. Miller moved to approve the requested variance, stating the variance was necessary due to the unique circumstances of the property. He said the need for the variance was not self-created and said the ordinance in this matter was not applicable in any really practical sense. He said strict compliance with the ordinance would be unreasonable. He tied approval to the plans as submitted.

VC Canvasser said he would not support the motion. He stated that strict compliance with the ordinance would not be unnecessarily burdensome, since the structure could be built as long as it was detached from the home. He explained there had also been an insufficient showing of attempts to mitigate the variance request.

Mr. Yaldo noted that only 50% of the requested variance would be used as a garage, and that the non-garage space would be above the garage. He noted that the variance was not being expanded by adding non-garage space. He added that it was important that the concept drawing did not show the proposal to scale.

The Chair said he would support the motion. He said that the addition could be built without a variance, but that it would look substantially similar to the present proposal. He said it would not do substantial justice to the appellant to force them to walk to a detached structure that would otherwise largely look the same as the present proposal. He stated that the ordinance did not contemplate a lot of this size and shape where the proposed garage would be invisible from the street. He noted that the topography of the lot was also prohibitive for building a garage in the rear. He said that while he had some concern about providing a 100-foot variance, the lot was unique enough to merit his support of the motion.

Motion carried, 5-2.

ROLL CALL VOTE

Yeas: Morganroth, Hart, Yaldo, Lilley, Miller

Nays: Reddy, Canvasser

T# 11-75-22

**3) 839 Ridgedale
Appeal 22-49**

ABO Zielke presented the item, explaining that the owner of the property known as 839 Ridgedale was requesting the following variance to construct a second floor addition to an existing non-conforming home:

A. Chapter 126, Article 2.08.2 of the Zoning Ordinance requires that a minimum front yard setback is the average of homes within 200 feet each way. The required is 32.70 feet. The existing and proposed is 28.30 feet. Therefore a variance of 4.40 feet is being requested.

Staff answered informational questions from the Board.

Art Lang, architect, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

Mr. Miller noted that he had moved to approve the February 2022 variance request for this property because the proposed remodeling would mitigate an existing non-conformity.

The Chair noted that the main bedroom had a number of closets, one of which would be in the expanded dormer. While the Chair praised the aesthetics of the design, he said he did not see the practical difficulty that necessitated the expanded dormer.

CASE DESCRIPTION

460 Wimbledon (24-45)

Hearing date: January 9, 2024

Appeal No. 24-45: The owner of the property known as **460 Wimbledon**, requests the following variances to construct an addition:

A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum front yard setback is the average of homes within 200.00 feet on each direction. The required is 38.30 feet. The proposed is 35.70 feet. Therefore, a variance of 2.60 feet is being requested.

B. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum total side yard setbacks of 14.00 feet or 25% of total lot width, whichever is larger. The required is 15.00 feet. The proposed is 14.20 feet. Therefore, a variance of 0.80 feet is being requested.

Staff Notes: This applicant is requesting variances to construct an addition to the existing non-conforming home.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

460 WIMBLETON MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org
APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Dimensional	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input type="checkbox"/> Admin Review
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I. PROPERTY INFORMATION:

Address: 460 Wimbeldon	Lot Number:	Sidwell Number:
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II. OWNER INFORMATION:

Name: Patricia and Kevin Cleary			
Address: 460 Wimbeldon	City: Birmingham	State: MI	Zip code: 48009
Email:* pattyann.cleary@gmail.com kpcleary@aol.com		Phone: 248-901-9009 248-882-8101	

III. PETITIONER INFORMATION:

Name: Patricia and Kevin Cleary	Firm/Company Name:		
Address: 460 Wimbeldon	City: Birmingham	State: MI	Zip code: 48009
Email: pattyann.cleary@gmail.com kpcleary@aol.com		Phone: 248-901-9009 248-882-8101	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted.

Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$360.00** for single family residential; **\$560.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____ **Date:** 12-12-23

Signature of Petitioner: _____ **Date:** 12-12-23

**CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE**

ARTICLE I - Appeals

- A. Appeals may be filed under the following conditions:
1. A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance.
 2. A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance.
 3. Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article Eight, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.
- B. Procedures of the Board of Zoning Appeals (BZA) are as follows:
1. Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
 2. All applications for appeal shall be submitted to the Community Development Department on or before the 12th day of the month preceding the next regular meeting. If the 12th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
 3. All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
 4. See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.
 5. In variance requests, applicants must provide a statement that clearly sets forth all special conditions that may have contributed to a practical difficulty that is preventing a reasonable use of the property.

6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
9. An appeal stays all proceedings in accordance with Act #110, Public Acts of 2006, Article VI, Section 125.3604 (3).

C. The order of hearings shall be:

1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
3. Interested parties' comments and view on the appeal.
4. Rebuttal by applicant.
5. The BZA may make a decision on the matter or request additional information.

D. Motions and Voting

1. A motion is made to either grant or deny a petitioner's request
 - a) For a motion to grant or deny a non-use variance request, the motion must receive four (4) affirmative votes to be approved.
 - b) For a motion to grant or deny a use variance request, the motion must receive five (5) affirmative votes to be approved.
 - c) For a motion to grant or deny an appeal of a decision or order by an administrative official or board, the motion must receive four (4) affirmative votes to be approved.
 2. When a motion made is to approve or deny a petitioner's request and if there is a tie vote, then the vote results in no action by the board and the petitioner shall be given an opportunity to have his or her request heard the next regularly scheduled meeting when all the members are present.
-

3. When there are less than seven (7) members of the board present for a meeting, then a petitioner requesting a use variance shall be given an opportunity at the beginning of the meeting to elect to have it heard at the next regularly scheduled meeting.
4. When there are less than six (6) members present for a meeting, then all petitioners shall be given an opportunity at the beginning of the meeting to elect to have the request heard at the next regularly scheduled meeting.

ARTICLE II - Results of an Appeal


- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration of five (5) days from the date of entry of such orders or unless the Board shall find that giving the order immediate effect is necessary for the preservation of property and/or personal rights and shall so certify on the record.
- C. Whenever any variation or modification of the Zoning Ordinance is authorized by resolution of the BZA, a Certificate of Survey must be submitted to the Community Development Department with the building permit application. A building permit must be obtained within one year of the approval date.
- D. Failure of the appellant, or his representative, to appear for his appeal hearing will result in the appeal being adjourned to the next regular meeting. If, after notice, the appellant fails to appear for the second time, it will result in an automatic withdrawal of the appeal. The appellant may reapply to the BZA.
- E. Any applicant may, with the consent of the Board, withdraw his application at any time before final action.
- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

ARTICLE III - Rehearings

- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.
-

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.



Signature of Applicant

City of Birmingham
Community Development – Building Department
151 Martin Street
Birmingham, MI 48009

Dear Zoning Board Members,

We are respectfully requesting a dimensional variation from the city's variable front yard setback regulation and the 15-foot residence to residence standard for the purpose of renovating /reconstructing the easterly portion of our home.

The home as it exists now does not meet those standards but is a legal non-conforming structure. Because the home was built in 1926, current standards would not allow it to be replaced or expanded in its original location. We have attempted to improve upon an original Birmingham structure with minimal variance from current Birmingham building code.

The proposed residence would replicate the current 37.5 ft front yard setback which under the current setback standards should be 38.03 ft. No additional relief from the current condition is proposed.

Regarding the proposed side yard building separation, the current building separation at the eastern property line varies from 13.3ft to 17.0 ft. The current standard is 15'. The proposed renovation would range from 14.2 to 14.3 feet. With that it is important to note the proposal conforms with and exceeds the 9ft/15ft (min./total) side yard setback requirements.

In summary, we have strived to locate the addition within the current structures building lines to conform with the spirit of the zoning ordinance.

We respectfully request approval.

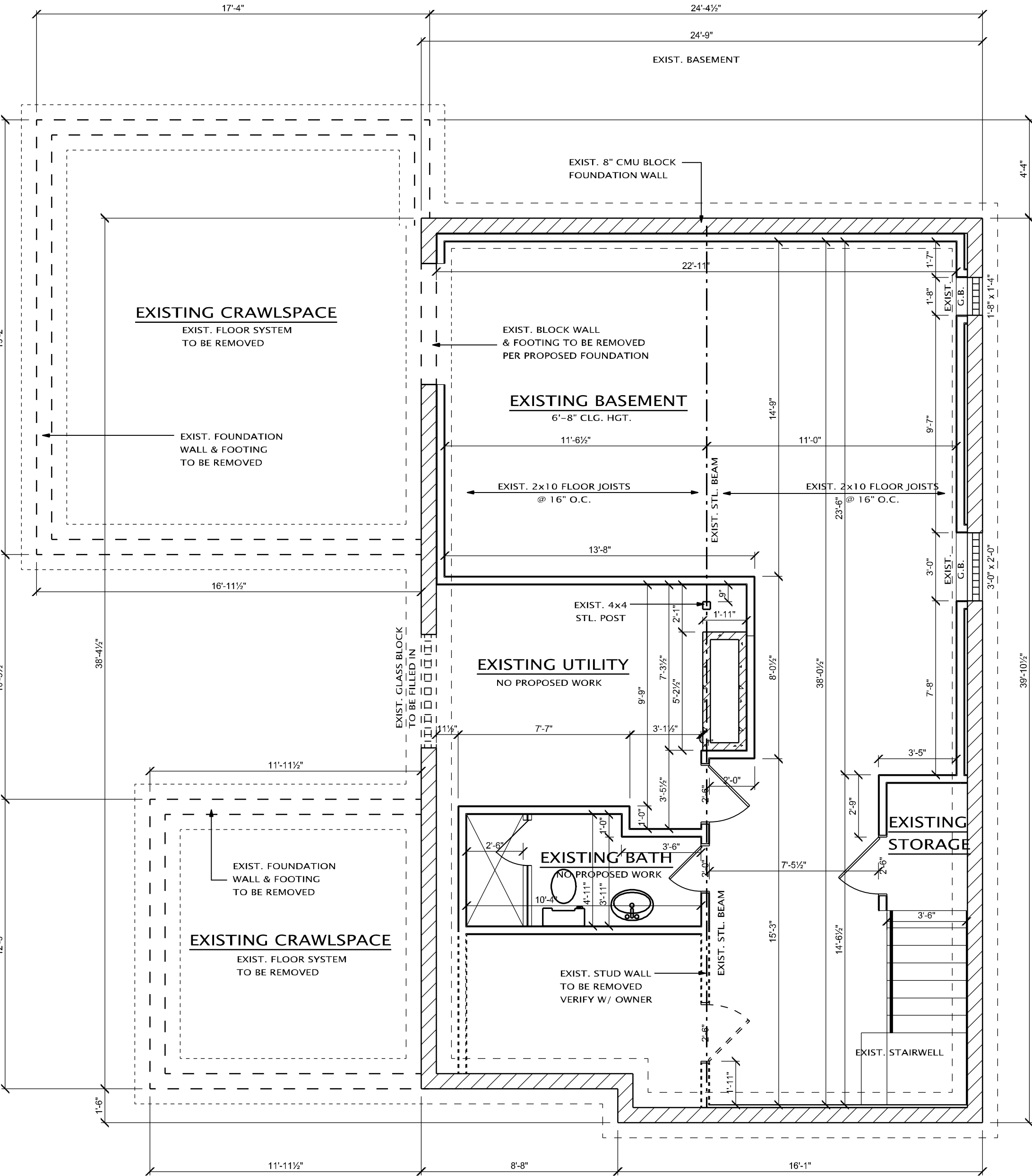
Warm Regards,

A handwritten signature in black ink, appearing to read 'Kevin Cleary', with a long horizontal flourish extending to the right.

Mr. and Mrs. Kevin Cleary

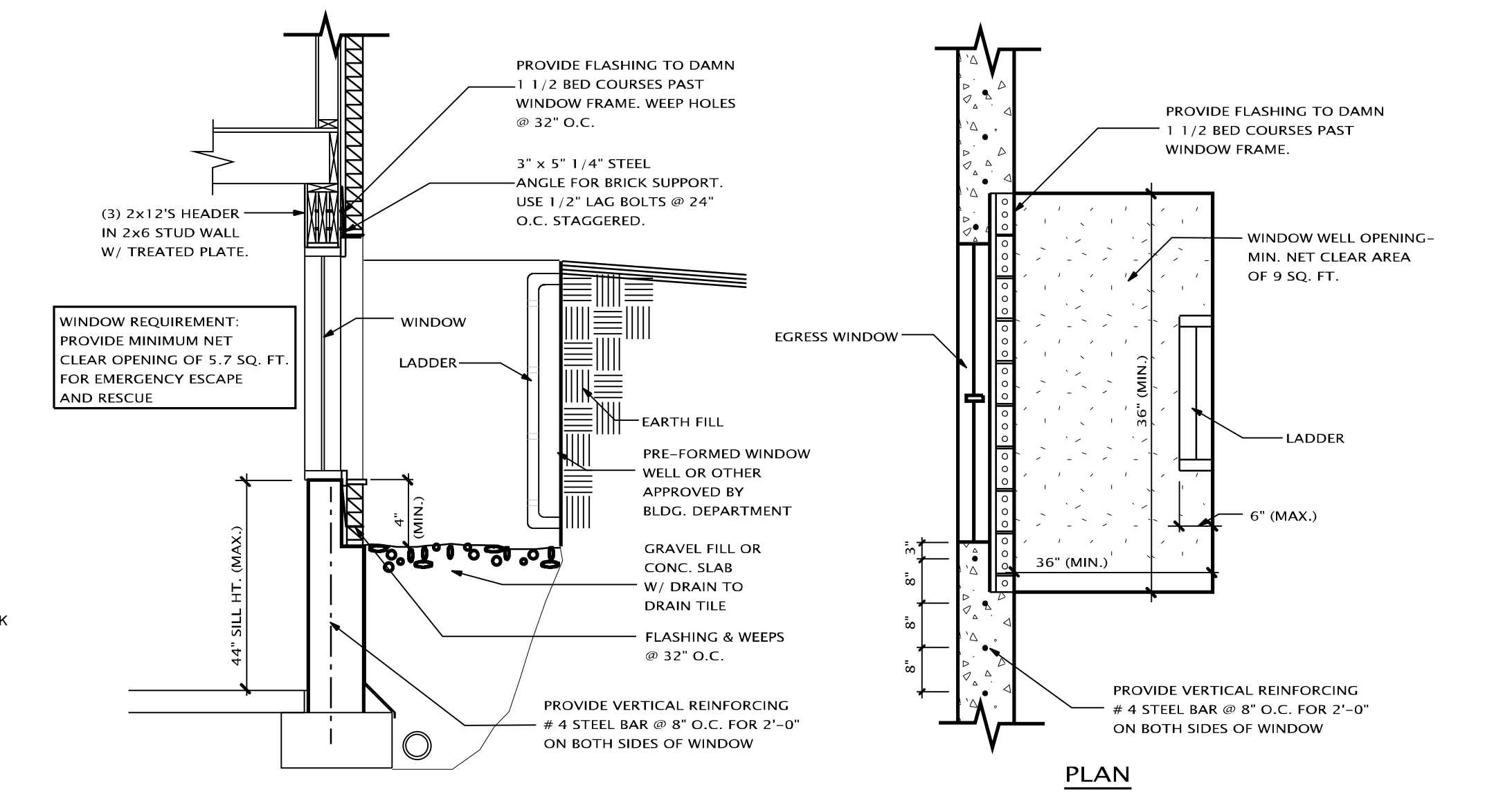
GENERAL NOTES

- ALL NOTES TO COMPLY WITH MICHIGAN RESIDENTIAL CODE 2015
(REFER TO ONLY NOTES APPLICABLE TO THE PROJECT)
- ALL WORK TO COMPLY WITH LOCAL, STATE & FEDERAL BUILDING CODES.
 - ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SANDY TYPE SOIL AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
 - ALL FLOOR JOISTS TO BE #2 OR BETTER HEM FIR W/ 1"x3" CROSS BRIDGING @ 8'-0" O.C. AT 1/3 POINTS OF SPAN.
 - ROOF TRUSS DESIGNED BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS. BRACE ROOF TRUSSES AS REQUIRED BY MANUFACTURER.
 - ROOF TRUSS FRAMING INDICATING ON DRAWINGS OR DRAWINGS IS ASSUMED LAYOUT. TRUSS MANUFACTURER SHOULD REVIEW THE DRAWING AND INDICATE TO ARCHITECT/DESIGNER PRIOR TO FABRICATION ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.
 - ALL POURED CONCRETE FOOTINGS TO BE A MINIMUM OF 3'-0" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF MUST BE VERIFIED BY SOILS ENGINEER IN THE FIELD FOR FOOTING INSPECTION.
 - ALL POURED CONCRETE WALLS WITH 7'-0" OR MORE BACKFILL TO BE REINFORCED WITH #4 BARS @ 16" O.C. VERTICALLY WITH ONE #4 BAR TOP & BOTTOM OF WALL HORIZONTALLY. FOOTING INSPECTOR TO VERIFY IN FIELD.
 - PROVIDE (2) LAYERS UNDERLAYMENT ON ALL PITCHED ROOFS 4:12 AND LOWER.
 - ALL ENGINEERED WOOD FLOOR TRUSSES TO BE #1 DENSE K.D. WITH 2" BY 6" CON. TRIANGULAR BRACING ON BOTTOM CHORD @ 8'-0" O.C. (MINIMUM 2 PER SPAN) WELL NAILED TO TRUSSES. PROVIDE DRAFT STOPPING TO THE ARCHITECT/DESIGNER PRIOR TO FABRICATION OF THE TRUSSES.
 - ALL MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURERS' SPECIFICATIONS.
 - ALL POURED CONCRETE WALLS WITH BRICK LEDGE GREATER THAN 4'-0" SHALL BE REINFORCED WITH #5 BARS 24" O.C. VERTICALLY WITH ONE #4 BAR TOP & BOTTOM OF WALL HORIZONTALLY.
 - DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE ARCHITECT/DESIGNER IMMEDIATELY FOR DIRECTION. THE BUILDING IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED, BUILDER IS TO CONTACT THE ARCHITECT/DESIGNER AND SALES COUNSELOR.
 - PROVIDE 15 POUND FELT AT UNTREATED EXPOSED LUMBER.
 - ALL BEDROOM WINDOWS TO MEET 2015 MICHIGAN RESIDENTIAL EGRESS CODES. ALL WINDOW SILLS 22" ABOVE FINISH GRADE. SHALL HAVE THE BOTTOM OF THE OPENING LOCATED A MINIMUM OF 24" ABOVE FINISH FLOOR OF THE ROOM PER MRC 2015 SEC. R6122.
 - PROVIDE FIBER REINFC. GYPSUM BACKERS, FIBER MAT REINFC. GYPSUM BACKERS OR FIBER REINFC. GYPSUM BACKERS AS BACKERS FOR TUB AND/OR SHOWER WALL TILES AND PANELS. BACKERS MUST COMPLY WITH ASTM C1288, C 1325, C1178 AND BE INSTALLED PER MANUFACTURERS' RECOMMENDATIONS.
 - WHERE HANDRAILS ARE SHOWN, HANDRAIL HEIGHTS ARE TO NOT BE LESS THAN 34" A.F.F. & MORE THAN 38" A.F.F. PER MRC 2015. GUARD RAILS ARE TO BE NOT LESS THAN 36" A.F.F. PER MRC 2015. PROVIDE HANDRAIL ON AT LEAST (1) SIDE OF EVERY STAIRWAY. HANDRAIL GRIP TO COMPLY WITH MRC 2015.
 - DO NOT DRILL KITCHEN WINDOW DOUBLERS.
 - PROVIDE A BATH FAN WHERE SHOWN ON PLAN AND VENT FAN TO EXTERIOR AS REQUIRED.
 - TYPICAL ALL HABITABLE ROOMS TO COMPLY WITH LIGHT AND VENTILATION REQUIREMENTS WITH 2015 MICHIGAN RESIDENTIAL CODES.
 - PROVIDE ELECTRICAL SMOKE DETECTORS IN ALL SLEEPING AREAS, HALLWAYS, AND MECHANICAL ROOMS ON ALL FLOOR LEVELS, INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE WIRED TOGETHER SO AS WHEN ONE SOUNDS, THEY ALL SOUND AND HAVE BATTERY BACKUP PER 2015 MICHIGAN RESIDENTIAL CODE.
 - PROVIDE ADEQUATE ROOF VENTILATION AND SOFFIT VENTILATION (MIN.) AS REQUIRED, VERIFIED BY CALCULATION 1/150 OF THE AREA VENTILATION REQUIRED.
 - TYPICALLY ALL FINS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COATING PRIOR TO BACK FILL INSPECTION.
 - PROVIDE METAL FLASHING AND COUNTER FLASHING AND STERPED FLASHING WHERE NOTED AND BRICK AND SIDING MEET.
 - PROVIDE APPROVED SEALANT WHERE REQUIRED AND AS DETAILED BY MANUFACTURER.
 - VERIFY ELECTRICAL SERVICE IN ACCOMMODATING ALL NEW WORK. VERIFY ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, DIMMERS, LIGHT LOCATION, ETC. INCLUDING CABLE AND PHONE PRE-WIRING SERVICE. TAKE INTO CONSIDERATION ALL ELECTRICAL INSTALLATION WITH OWNER AND COMPLY WITH 2014 NATIONAL ELECTRIC CODES.
 - VERIFY FIREPLACE OPTION WITH SUBDIVISION SPECS. AND WORK ORDER. ALL GAS FIREPLACES TO BE LISTED UL 217.
 - PROVIDE 2 LAYER MINERAL COATED ROLLED ROOFING AT ALL EAVES TO 24" INSIDE BUILDING. 2 LAYERS MUST BE CEMENTED TOGETHER WITH BUILDING DEPARTMENT.
 - PROVIDE 266 VOLMANZED PRESSURE TREATED SILL PLATE ON FIBERGLASS SILL SEALER WALL STRAPS 3'-0" O.C. AND NOT MORE THAN 12 INCHES FROM CORNERS.
 - PROVIDE 4" PERIF. DRAIN TILE CONT. AT BASEMENT. PROVIDE SPACE FOOTING IN 12" (MIN) PEASTONE W/ 2" BELOW DRAIN TILE. CONNECT TO SUMP AND STORM SEWER AS REQUIRED.
 - 6'-0" CLEAR HEADROOM REQUIRED ON ALL STAIRS.
 - WOOD-BURNING CHIMNEY TERMINATION MUST PROJECT 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET.
 - FIRESTOP ALL DROPS AND CHASES. ELECTRICAL, PLUMBING AND H.V.A.C.
 - PROVIDE 1/2 INCH DRYWALL ON THE GARAGE SIDE OF WALLS COMMON TO RESIDENCE AND GARAGE. APPLY 5/8" TYPE X DRYWALL TO GARAGE SIDE OF WALLS COMMON TO HABITABLE ROOMS PER MRC 2015.
 - LOWER LEVEL AREA CONSIDERED UNHABITABLE. ANY FUTURE MODERATIONS TO MODIFY LOWER LEVEL, TO A HABITABLE SPACE WILL COMPLY STRICTLY TO THE 2015 MRC. EGRESS WINDOW(S) PROVIDED AS REQUIRED IN COMPLIANCE WITH MRC 2015.
 - AREAS THAT REQUIRE TINTED GLASS:
 - A. FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
 - B. SHOWER AND BATH TUB DOORS AND ENCLOSURES (IF APPLICABLE).
 - C. PANELS WITH A GLAZED AREA IN EXCESS OF 8 SQ. FT. WITH LOWEST RIDGE LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR LEVEL.
 - D. ALL OTHER AREAS AS CODE REQUIRES PER 2009 MRC.
 - ROOF VENTILATION WHERE EAVE OR CORNICE VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
 - ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN (1) FOOT CANDLE OF LIGHT.
 - PROVIDE UNDERSTAIR PROJECTION PER MRC 2015 ENCLOSED ACCESSIBLE SPACE UNDER SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.
 - UNEXCAVATED GARAGE SLAB SHALL COMPLY WITH TABLE R402.2 4 INCH CONCRETE SLAB MIN. 3,500 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE ON 4 INCHES MIN. WELL COMPACTED SAND BASE.
 - PROVIDE NON-ABSORBENT FINISH, TO THE SURFACE OF ALL BATHING AREAS WITH WALL MOUNTED SHOWER HEADS. A MIN. 6'-0" ABOVE FINISH FLOOR.
 - PROVIDE A 1-3/8 INCH MIN. SOLID CORE FIRE-RATED DOOR BETWEEN GARAGE AND RESIDENCE MIN. 20 MINUTE FIRE-RATED.
 - BUILDER AND SUB-BRICK CONTRACTORS TO PROVIDE WEEP HOLES RESTING ON THE FLASHING SPACED 32" O.C. MAX. (24 INCHES PREFERRED) AT HEAD DETAILS OF: WINDOWS, DOORS, BASEMENT WINDOWS AND GARAGE DOORS. ALSO PROVIDE FLASHING TO FACE OF BRICK WITH MIN. 8 INCHES VERTICAL LEG AND FORM END DAMS (LAP UNDER AIRMOISTURE BARRIER).
 - FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R602.3 (1) WOOD STRUCTURAL PANELS, SUB-FLOOR, ROOF AND WALL SHEATHING TO FRAMING. BUILDING MATERIALS OF 5/16 INCHES TO 1/2 INCH USE 4D COMMON NAIL (SUB-FLOOR, WALL) AT 6 INCHES FROM EDGES. 12 INCHES INTERMEDIATE SUPPORTS AND USE 4D COMMON NAIL FOR ROOF 6 INCHES FROM EDGES 12 INCHES INTERMEDIATE.
 - BUILDER/DOWNER TO PROVIDE WATERPROOFING TO CODE SUBMIT INFORMATION ON APPROVED PRODUCTS.
 - BUILDER/TRUSS MANUFACTURER TO PROVIDE TRUSS DESIGN DRAWINGS IN COMPLIANCE WITH MRC 2015 AND SHALL INCLUDE AT MINIMUM, THE INFORMATION SPECIFIED BELOW:
 - SLOPE OR DEPTH, SPAN, AND SPACING
 - LOCATION OF ALL JOINTS
 - REQUIRED BEARING WIDTHS
 - DESIGN LOADS AS APPLICABLE
 - 4a. TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
 - 4b. TOP CHORD DEAD LOAD
 - 4c. BOTTOM CHORD LIVE LOAD
 - 4d. BOTTOM CHORD DEAD LOAD
 - 4e. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
 - 4f. CONTROLLING WIND AND EARTHQUAKE LOADS
 - ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR EACH CONDITION OF USE
 - EACH REACTION FORCE AND DIRECTION
 - JOINT CONNECTOR TYPE AND DESCRIPTION (E.G. SIZE, THICKNESS OR GAUGE) AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFACE
 - LUMBER SIZE, SPECIES, AND GRADE FOR EACH LUMBER
 - CONNECTION REQUIREMENTS FOR:
 - 9a. TRUSS TO TRUSS GIRDER
 - 9b. TRUSS PLY TO PLY
 - 9c. FIELD SPLICES
 - CALCULATED DEFLECTION RATIO AND/OR MAX. DESCRIPTION FOR LIVE AND TOTAL LOAD
 - MAX. AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONDITIONS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
 - REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.
 - TRUSS COMPANY ALL FIELD VERT. DIMENSIONS PRIOR TO FABRICATION OF TRUSSES.
 - ALL CANTILEVERED FLOORS TO BE INSULATED WITH MIN. R-30 INSULATION.
 - ALL BEARING WALLS TO HAVE A TEST LIST UNDER BEARING CAPACITY.
 - ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 & 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED ARC FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT.
 - CARBON MONOXIDE DETECTORS TO BE INSTALLED 15 FEET MAXIMUM FROM A FUEL BURNING APPLIANCE.
 - ALL POURED CONCRETE FOUNDATION WALLS TO BE POURED IN VIBRATED 20-INCH LIFTS.
 - AN AIR LEAKAGE TEST TO BE CONDUCTED PRIOR TO FINAL INSPECTION PER MUEC 2015.
 - ALL 2-STORY WALLS TO BE 2x6 CONSTRUCTION.
 - ALL INTERIOR DIMENSIONS ARE TAKEN FROM WALL SHEATHING UNLESS NOTED OTHERWISE.
 - ALL INTERIOR AND EXTERIOR FOUNDATION DIMENSIONS ARE TAKEN FROM CONCRETE U.O.C.
 - ALL WINDER TREADS TO BE 6 INCHES (MIN.) AT INTERIOR RADIUS AND 10 INCHES WIDE 12 INCHES FROM INTERIOR RADIUS.
 - ALL ATTIC SOFFITS TO BE WEATHERSTRIPPED PER MUEC 2015.
 - BOTTOMS OF OPERABLE WINDOWS 72 INCHES OR MORE ABOVE FINISHED GRADE SHALL BE NOT LESS THAN 24 INCHES ABOVE FINISHED FLOOR.
 - ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION WITH R-19 BATT INSULATION OR MATCH RESCHECK REPORT BY OTHERS.
 - ALL GARAGE WALLS TO BE 2x6 CONSTRUCTION WITH PRESSURE TREATED BOTTOM PLATE.
 - ALL WOOD THAT COMES IN CONTACT WITH GRADE OR CONCRETE TO BE PRESSURE TREATED.
 - ALL APPLIANCES TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS.
 - VERIFY ALL LOCATIONS OF MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR.
 - VENT ALL DRYERS TO EXTERIOR.



EXISTING BASEMENT FLOOR PLAN

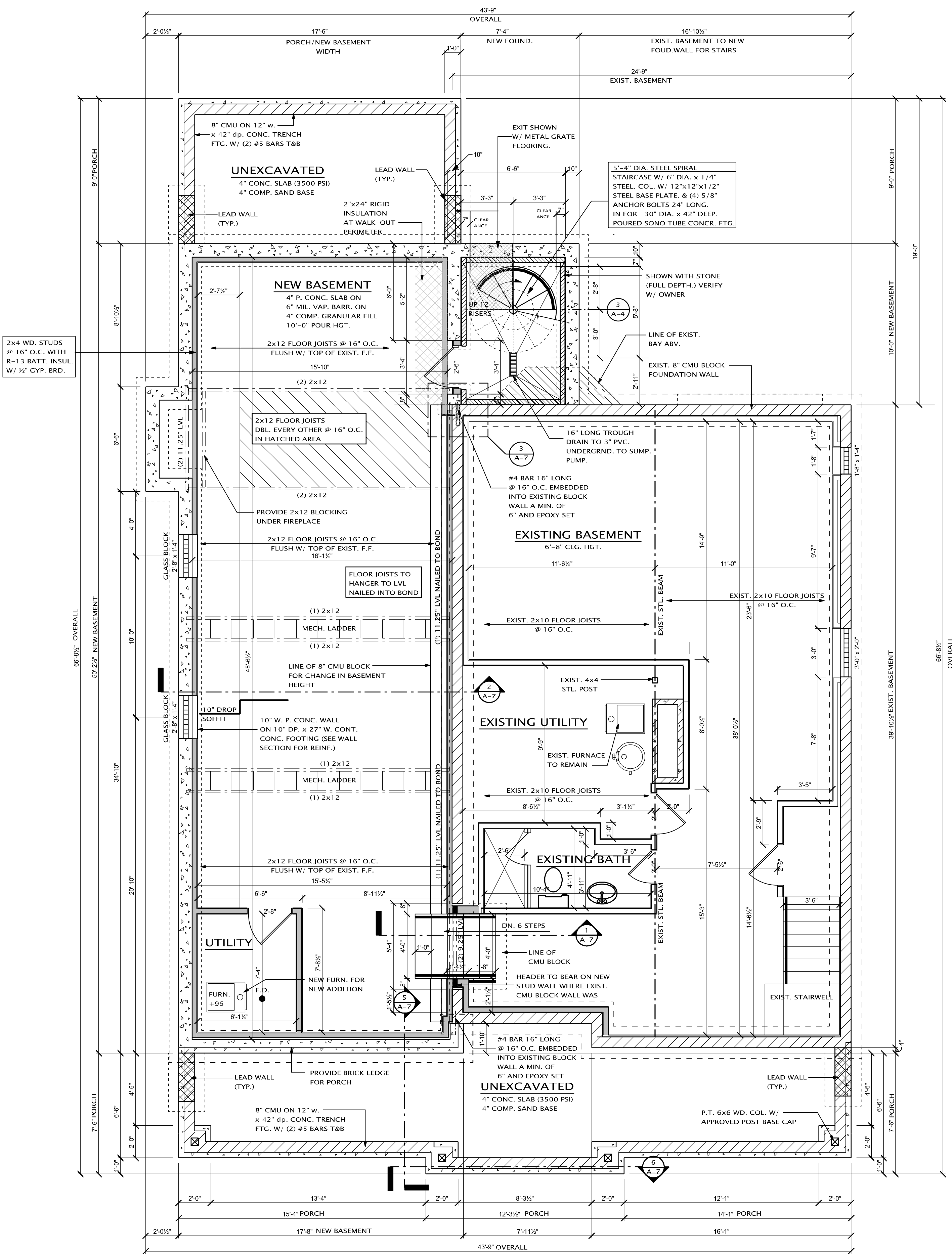
SCALE: 1/4" = 1'-0"



SECTION

BASEMENT ESCAPE OPENING DETAILS

SCALE: 1/2" = 1'-0"



PROPOSED BASEMENT PLAN

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

- ELECTRICAL BONDING NOTE**
- PROVIDE ELECTRICAL BONDING OR REINFORCEMENT STEEL TO FOUNDATIONS AND FOOTING PER NEC 2014, USE A # 4 BAR (1/2"). THE MINIMUM LENGTH OF REINFORCEMENT IS TWENTY FEET AND HAS A MINIMUM OF 2" OF CONCRETE COVER AT THE BOTTOM OF FOOTING. PROVIDE STUB NEAR ELECTRICAL SERVICE FOR GROUND CONNECTION.
- SOIL BEARING CAPACITY**
- IN THE ABSENCE OF SOILS CONFIRMATION, A WORST CASE SCENARIO OF 1,500 PSF SHALL BE ASSUMED REQUIRING. SEE CODE SECTION OF FOOTING WIDTHS

- ALL EXPOSED CONCRETE WALLS SHALL HAVE FTG. EXTENDED A MIN. OF 42" BELOW FIN. GRADE
- ALL BEARING WALLS SHALL HAVE FLOOR JOIST UNDER EACH BEARING STUD. TYP. ALL BEARING WALLS
- ALL EXT. WALL FOOTINGS SHALL GO TO 42" MIN. BELOW GRADE
- VERIFY LOCATION OF MECHANICAL EQUIPMENT W/ MECH. CONTRACTOR
- NOTE TO CARPENTER: PROVIDE BLOCKING @ 16" O.C. WHERE FLR. JSTS. RUN PARALLEL TO CONC. WALLS.
- PROVIDE 2x4 LADDER BLOCKING UNDER NON-BEARING PARTITIONS 8'-0" IN LENGTH OR LONGER THAT ARE PARALLEL W/ JOIST (TYPICAL).
- NOTE TO CARPENTER: PROVIDE SQUASH BLOCKS AT ALL POINT LOADS
- PROVIDE 4'-0" LONG R-11 BLANKET INSUL. AT PERIMETER CONC. WALLS
- ALL LUMBER THAT COMES IN CONTACT W/ CONC. TO BE TREATED
- VERIFY GRADES W/ SITE PLAN

JMP
Design + Build, Inc.
51466 ORC RD.
SHELBY TWP, MI 48315
TEL 586.731.0400
JPMCH@JMPDESIGNBUILD.COM

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JASON PROSPO
ARCHITECT
No. 130118700
MICHIGAN

PROJECT

Proposed Interior & Exterior Renovation for:
Cleary Residence
460 Wimbeldon Dr
Birmingham, MI 48009

BUILDER/CLIENT
Patty Cleary

PRELIMINARY ○
CONSTRUCTION ●
PERMIT ○

SHEET TITLE:
EXISTING & PROPOSED FOUNDATION PLAN

DATE: 01-18-2022
06-20-2022
03-23-2023
04-17-2023
09-26-2023
12-10-2023

DRAWN BY: J.G.
CHECKED BY: J.M.P.
JOB NUMBER: 22 - 107
SHEET NUMBER: A-1

GENERAL STRUCTURAL

NOTES:

(REFER ONLY TO NOTES APPLICABLE TO THE PROJECT)

DESIGN CRITERIA

BUILDING CODES USED FOR DESIGN:

2015 MICHIGAN RESIDENTIAL CODE

FLOOR LIVE & DEAD LOADS:

40 PSF LIVE LOAD
15 PSF DEAD LOAD FOR WOOD, LINOLEUM & CARPET FLOORING
25 PSF DEAD LOAD FOR THIN SET CERAMIC FLOORING
10 PSF DEAD LOAD FOR MARBLE / GRANITE FLOORING

MINIMAL DEFLECTION CRITERIA:

L/240 LIVE LOAD & L/180 TOTAL FOR ROOF COMPONENTS
L/700 LIVE LOAD & L/360 TOTAL FOR FLOOR COMPONENTS WITH RIGID FLOORING (i.e. TILE)
L/480 LIVE LOAD & L/360 TOTAL FOR FLOOR COMPONENTS WITH FLEXIBLE FLOORING (i.e. CARPET)

ROOF LIVE & SNOW LOADS:

FLAT-ROOF SNOW LOAD $P_g = 30$ PSF
FLAT-ROOF DEAD LOAD 15 PSF

WIND LOADS:

BASIC WIND SPEED 115 MPH
WIND IMPORTANCE FACTOR $I_w = 1.0$
BUILDING CATEGORY B
WIND EXPOSURE B

DESIGN STRENGTHS:

CONCRETE CLASS	STRENGTH AT 28 DAYS (PSI)	LOCATION
A	3,000	INTERIOR SLABS & WALLS
B	3,000	FOOTINGS & FOUNDATION WALLS
C	3,500	AIR-ENTRAINED EXTERIOR SLABS & WALLS

CONCRETE REINFORCEMENT: ATSM A615/A615M-01B (Fy = 60 KSI)
WELDED WIRE FABRIC: ATSM A185-01

STRUCTURAL STEEL: ATSM A36-02
ANCHOR RODS: ALTERNATIVELY - F1554-09 GR36 MAY BE USED

MASONRY: NORMAL WEIGHT
f'm = 1500 PSI

FOUNDATIONS & EARTHWORK:

-WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAVATIONS
-PROVIDE A MINIMUM OF 6 INCHES OF GRANULAR FILL BELOW ALL INTERIOR SLABS ON GRADE
-PROVIDE GRANULAR BACKFILL FOR ALL BACKFILL SHALL BE WELL DRAINED
-THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING VALUE OF SOIL
-ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT
-WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY
-BOTTOM OF EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42 INCHES (3'-6") BELOW FINAL OUTSIDE GRADE REGARDLESS OF ELEVATION SHOWN ON PLAN
-ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS OTHERWISE NOTED
-NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE FROST OR ORGANIC MATERIAL
-WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED ON BOTH SIDES, PLACE SOIL SIMULTANEOUSLY 50 AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL

CONCRETE:

-THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS
-REINFORCING STEEL SHALL BE ATSM A615 (GRADE 60)
-WELDED WIRE FABRIC SHALL CONFORM TO ATSM A185
-CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI 'RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS'
-CONCRETE COVERAGE FOR REINFORCEMENT:
FOOTINGS: SLAB ON GRADE
COLUMNS: TIES
WALLS: EXPOSED TO EARTH
OTHERWISE: 1-2"

-COMPRESSION LAP SPLICES FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MINIMUM
-TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS "B" SPLICES UNLESS NOTED OTHERWISE
-BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS OR BENDS
-CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" (+/-) 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED
-ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 x 4'-0" LONG BARS DIAGONALLY AT EACH CORNER

MASONRY:

-GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL CONSIST OF: (1) PART CEMENT, (2-1/2) PARTS FINE AGGREGATE, (2) PARTS PEA GRAVEL, FC = 3,000 PSI AT 28 DAYS, GROUT SLUMP 9" TO 10". GROUT SOLID ALL CELLS CONTAINING REINFORCING
-MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED REINFORCING
-MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT 9 GAUGE DUR-O-WALL DIA 3/10 TRUSS TYPE OR EQUAL REINFORCING LOCATED AT EVERY OTHER COURSE UNLESS NOTED OTHERWISE
-LAP ALL VERTICAL REINFORCING SPLICES 48 BAR DIAMETERS, 24" FOR #4 BARS, 30" FOR #5 BARS AND 36" FOR #6 BARS
-ANCHOR BEAMS AND LINTELS TO WALL
-MASONRY WALLS SHALL BE LAID UP AND GROUTED IN 4-FOOT LIFTS (LOW LIFT GROUTING PROCEDURE PER ACI 308.1, IF CLEANOUTS ARE PROVIDED AT EACH GROUTED CORE, WALLS MAY BE GROUTED IN 8-FOOT LIFTS FOLLOWING THE HIGH LIFT GROUTING PROCEDURE PER ACI 308.1
-THE PROCEDURE OF ACI 540.1 FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT

STRUCTURAL STEEL:

-YIELD STRESS AND TYPE OF STEEL
FOR WIDE FLANGE SHAPES: ATSM A992 WITH YIELD STRESS OF 50,000 PSI
FOR 'S' SHAPES, CHANNELS, ANGLES, BARS, PLATES AND RODS: ATSM A36
WITH YIELD STRESS OF 36,000 PSI
FOR RECTANGULAR AND SQUARE TUBULAR SHAPES: ATSM A500 WITH YIELD STRESS OF 46,000 PSI
-BOLTS: USE CARBON OR ALLOY STEEL ATSM A325, 3/4" DIAMETER OR LARGER IF REQUIRED BY CONNECTION DESIGN. ANCHOR BOLTS SHALL BE WEDGE STYLE ANCHOR, HILTI KWIK BOLT 3, NUTS CARBON STEEL MEETING ATSM A563
WASHERS: HARDENED STEEL WASHERS MEETING ATSM F436. ATSM A307 BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL LINTEL TO WOOD CONNECTIONS
ANCHOR RODS: ATSM F1554, GRADE 36

MISCELLANEOUS:

-PREFABRICATED JOISTS SHALL BE DESIGNED TO SUPPORT THEIR OWN WEIGHT PLUS THE SUPERIMPOSED DEAD AND LIVE LOADS STATED IN THE GENERAL NOTES AND 2015 MRC
-JOIST SERIES, MANUFACTURER, SPACING, BRIDGING, BLOCKING AND DETAILING SHALL BE DESIGNED BY THE FLOOR SYSTEM PROVIDER, SUCH THAT IT MEETS THE DESIGN CRITERIA HEREIN AS A MINIMUM. THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR REVIEW THE DESIGN LAYOUT AND COMPONENT CALCULATIONS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN, PRIOR TO USE IN THE STRUCTURE
-MIN LVL PROPERTIES SHALL BE: E = 2.0 x 10⁶ PSI, Fy = 2,350 PSI, Fv = 205 PSI
-MIN PSL COLUMN PROPERTIES SHALL BE: E = 2.9 x 10⁶ PSI, Fy = 2,400 PSI, Fv = 201 PSI, PARALLEL OR EQUAL
-WALLS SHALL BE BRACED ACCORDING TO R602.10 OF THE 2009 MRC
-TRUSSES SHALL BE BRACED IN ACCORDANCE WITH BSC'S OCTOBER 2006 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF THE METAL PLATE CONNECTED WOOD TRUSSES"
-ALL POINT LOADS SHALL BE CONTINUOUSLY BLOCKED THROUGHOUT THE STRUCTURE TO THE FOUNDATION OR SUPPORT BEAM
-THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE STRUCTURAL DESIGN IS BASED ON THE BUILDING IN ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBCONTRACTORS SHALL TAKE WHATEVER PRECAUTIONS MADE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PRIOR TO THE COMPLETION OF THE BUILDING.
-DO NOT SCALE DRAWINGS

WALL LEGEND

—	EXIST. 2x4 STUD WALL
- - - - -	EXIST. 2x4 STUD WALL TO BE REMOVED
—	NEW 2x4 STUD WALL W/ 1/2" GYP. BRD. BOTH SIDES
—	NEW 2x6 STUD WALL W/ 1/2" GYP. BRD. BOTH SIDES

ARCH FAULT CIRCUIT INTERRUPTER

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 & 20 AMP. OUTLETS INSTALLED IN DWELLING UNIT BEDRM. SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT E3802.1.1.

CIRCULATING HOT WATER SYSTEMS:

ALL CIRCULATING SERVICE HOT WATER PIPING SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

NOTE: EGRESS WINDOWS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESUE. EACH EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE NET CLEAR OPENING SHALL BE AT LEAST 24 INCHES IN HEIGHT AND AT LEAST 20 INCHES IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. (EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR WINDOWS SHALL BE 5 SQUARE FEET.)

SMOKE DETECTORS & CARBON MONOXIDE DETECTOR

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
-IN EACH SLEEPING ROOM
-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
-ON EACH ADDITIONAL STORY OF THE DWELING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS
ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND HAVE A BATTERY BACKUP.

CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT 1'-5'-0" FROM FUEL FIRED OR HEATED UNIT.
HARD WIRED AND BATTERY BACK-UP. BACK UP MRC 2015 SEC B 315

REPLACE ANY ROTTED WOOD AS NEC. FOR SECURE INSTALLATION OF NEW MATERIALS.

DEMO NOTES

1. VERIFY THE ARCHITECT OF ANY DISCREPANCIES OR STRUCTURAL CONCERNS DURING DEMO. PLEASE BE AWARE THAT JMP DESIGN & BUILD INC. DOES NOT HAVE EXISTING DRAWINGS OR FULL KNOWLEDGE OF EXISTING CONDITIONS IN CONCEALED SPACES.
2. ALL REMOVAL OF PLUMBING FIXTURES, LIGHTING, WINDOWS, AND DOORS SHALL BE DONE WITH CARE, DUE TO THE FACT THAT THE OWNER WILL NEED TO DECIDE WHAT HE OR SHE WOULD LIKE TO DO WITH SUCH ITEMS.
3. EXISTING MECHANICAL APPLIANCES TO REMAIN. VERIFY WITH OWNER.
4. EXISTING FLOOR JOISTS FOR TO REMAIN FOR SECOND FLOOR.

STEPS & RAILING PER CODE & GRADE CONDITIONS - PROVIDE 36" hgt. HANDRAIL IF MORE THAN (3) STEPS OR 30" A.F.F.

EXISTING FIRST FLOOR PLAN

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

EX. FIRST FLOOR: 1,466 S.F.
EX. SECOND FLOOR: 846 S.F.
TOTAL EXISTING: 2,312 S.F.

ALL INTERIOR DIMENSIONS TAKEN FROM GYP. BRD.

PROVIDE 2x4 BLOCKING @ 16" O.C. BELOW ALL NON-BEARING WALLS THAT RUN PARALLEL TO FLR. JST. AND ANY WALLS OVER 8'-0" IN HGT.

OPERABLE WINDOW NOTE:
ALL WINDOWS THAT ARE OPERABLE AND THE BOTTOM OF THE WINDOW IS 72" OR MORE ABOVE GRADE, SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

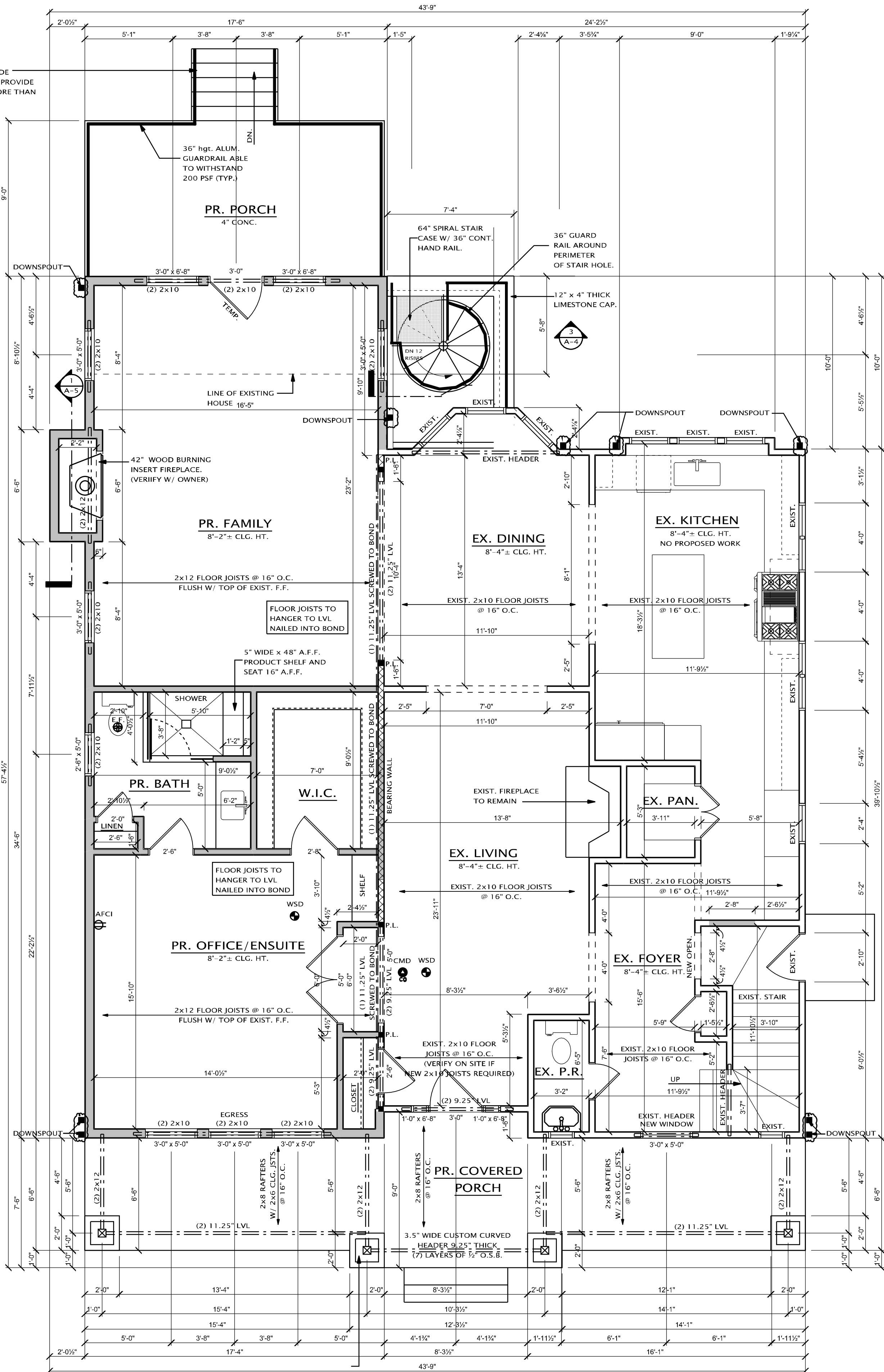
WALLS OVER 10'-0" HAVE BEEN DESIGNED FOR LATERAL WIND LOAD/SHIELD & WILL SUPPORT ALL IMPOSED LOADS

LOT COVERAGE CALCULATION

LOT SIZE: 60' x 134.45' = 8,067 SQ. FT.

ALLOWABLE COVERAGE : 30 % = 2,420.1 SQ. FT.

ACTUAL COVERAGE OF LOT: HOUSE = 1,834 SQ. FT.
GARAGE = 575 SQ. FT.
TOTAL = 2,409 SQ. FT. = 29.8%



PROPOSED FIRST FLOOR PLAN

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

PROPOSED FIRST FLOOR: 1,800 S.F.
PROPOSED SECOND FLOOR: 1,690 S.F.
TOTAL PROPOSED: 3,490 S.F.

ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION UNLESS NOTED OTHERWISE

PROVIDE TEMPERED GLASS:
1. WHEN GLASS IS 18" OR LOWER A.F.F.
2. ANY DOOR THAT HAS GLASS CONSTRUCTION
3. WITHIN 36" OF A DOOR OR SWING
4. WITHIN THE NEAR VICINITY OF TUB OR SHOWER AND LESS THAN 60" FROM FLOOR OR PLATFORM SURFACE
5. WINDOWS IN STAIR LANDINGS 60" OR LESS A.F.F.

PROVIDE ALL ATTIC ACCESS W/ WEATHER STRIPPING

ALL CONCEALED WALL SPACES SHALL BE FIRE STOPPED @ 8'-0" INTERVALS

VERIFY GRADES W/ SITE PLAN

ALL WET AREAS TO RECEIVE 1/2" DURALOCK GYP. BRD.

DATE:	DRAWN BY:
01-18-2022	J.G.
06-20-2022	
03-23-2023	
04-17-2023	
09-26-2023	J.M.P.
12-06-2023	
JOB NUMBER:	22 - 107
SHEET NUMBER:	

JMP
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JPROJ@JMPDESIGNBUILD.COM

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460 Wimbeldon Dr
Birmingham, MI 48009

BUILDER/CLIENT
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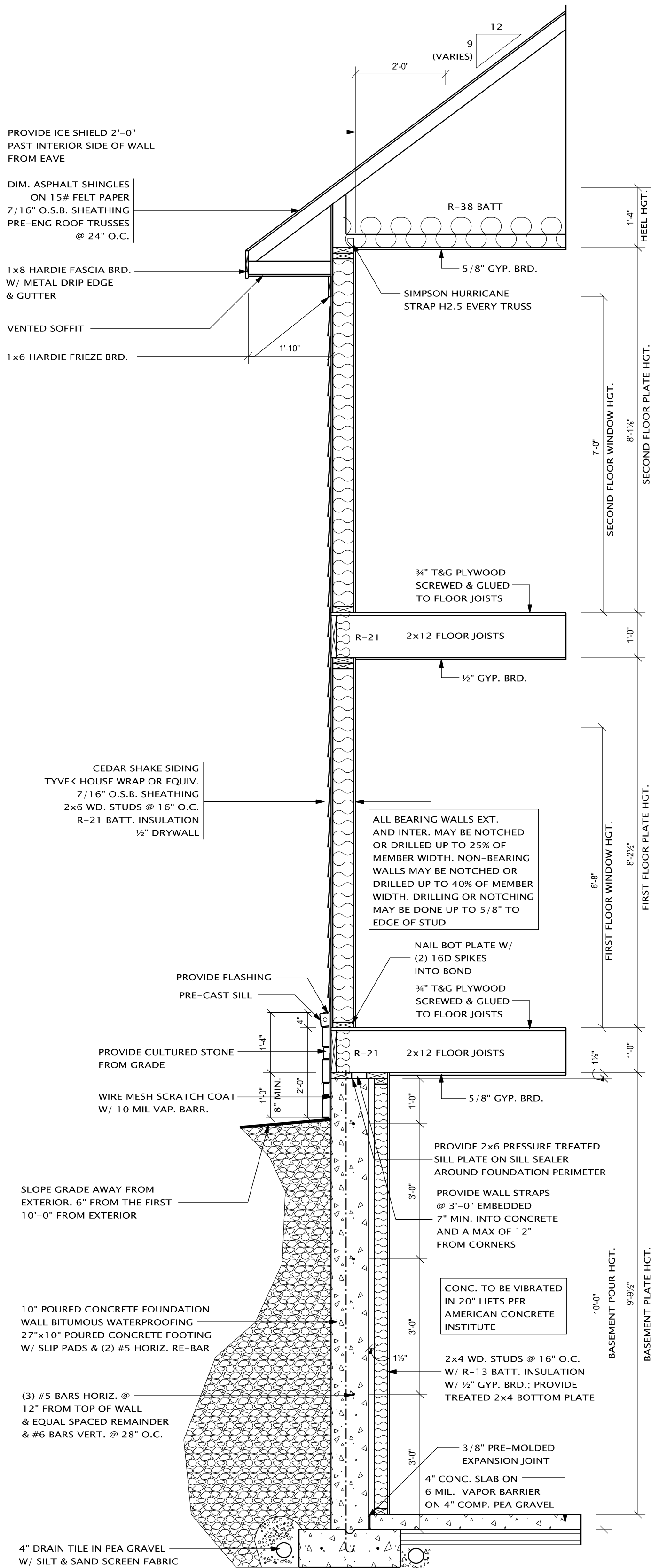
PRELIMINARY

CONSTRUCTION

PERMIT

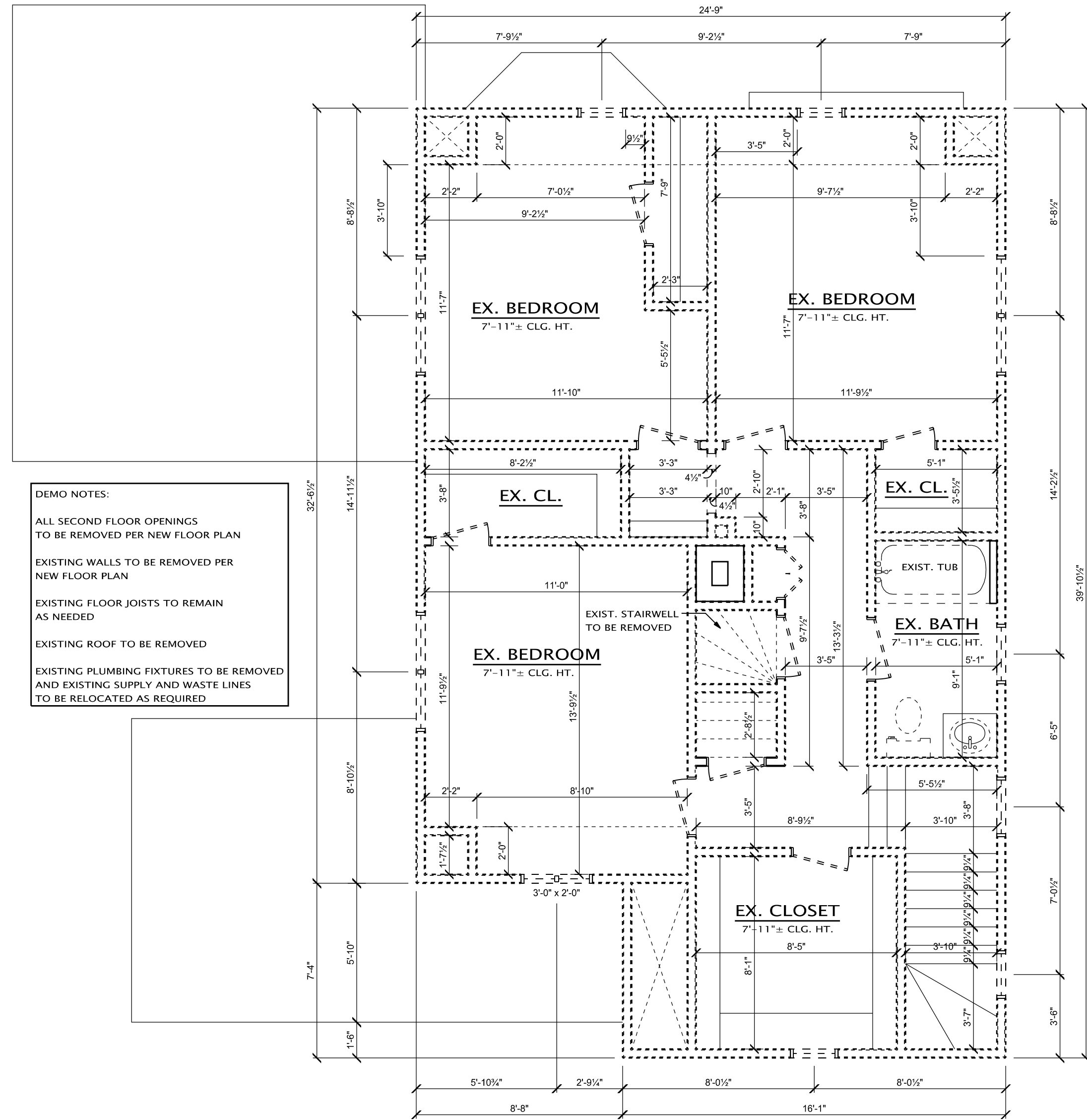
SHEET TITLE:

EXISTING & PROPOSED
FIRST FLOOR PLAN

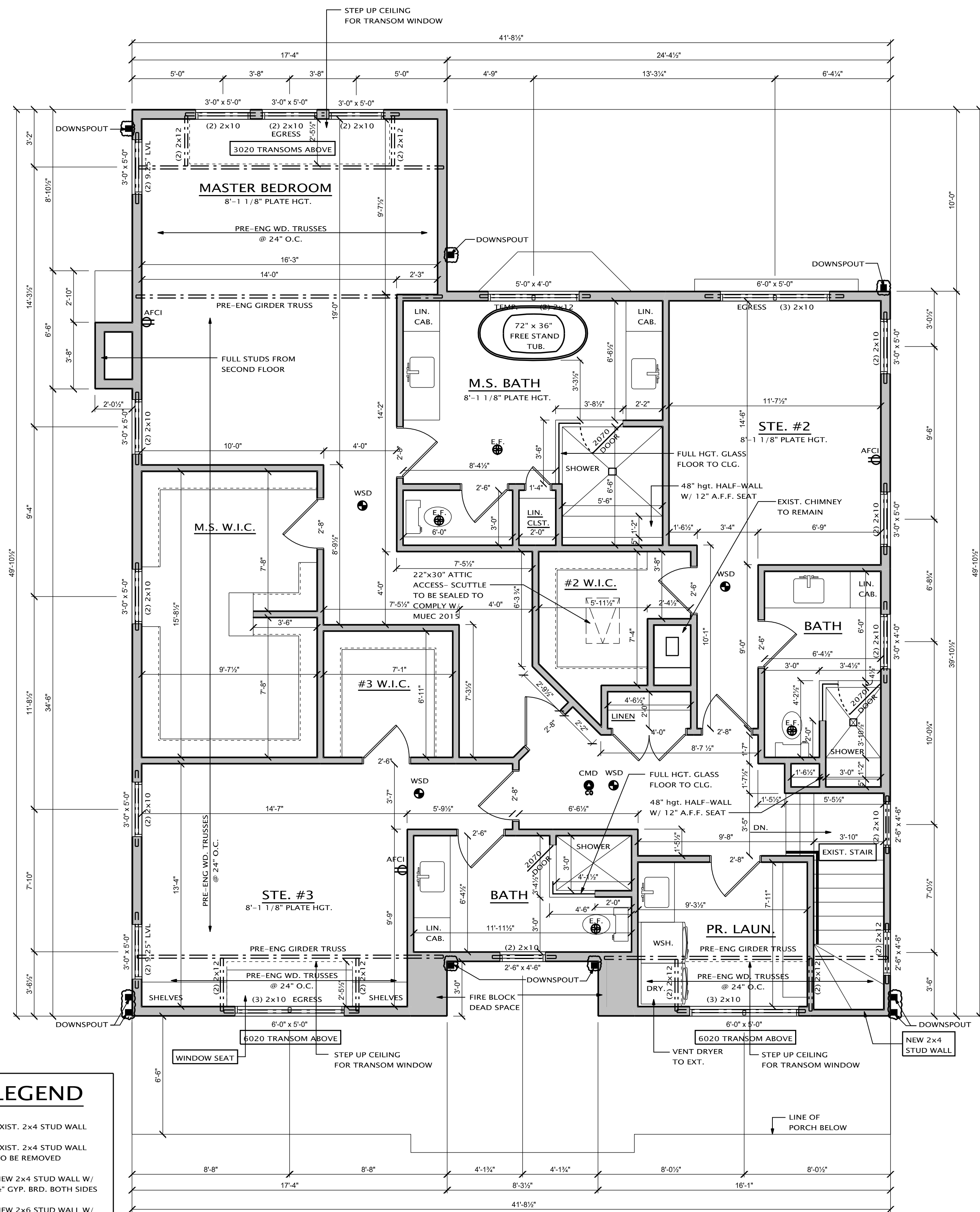
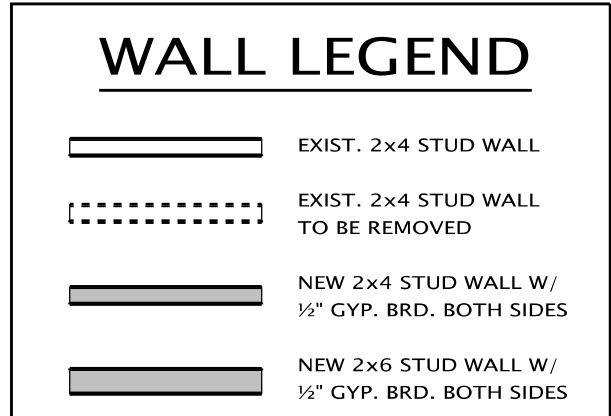


TYP. TWO-STORY SIDING WALL SECTION

SCALE: 1/2" = 1'-0"

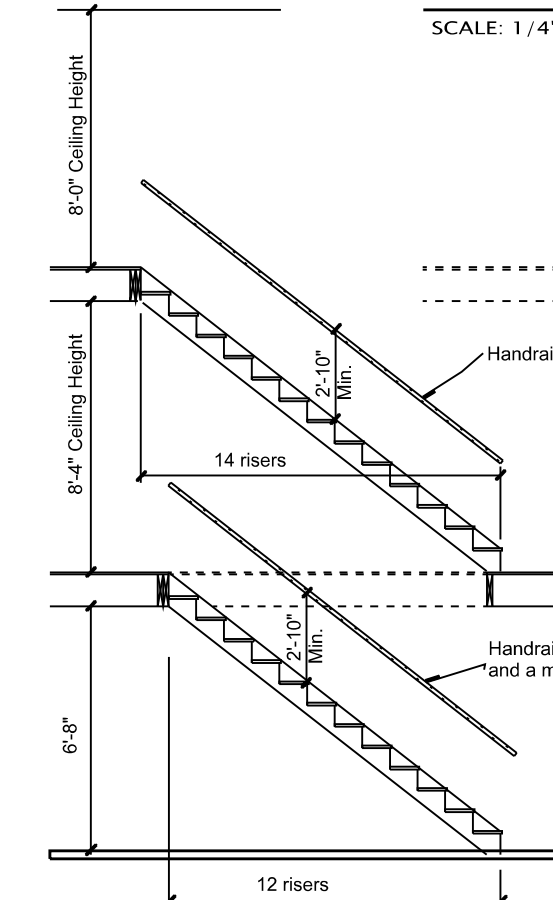


EXISTING SECOND FLOOR PLAN

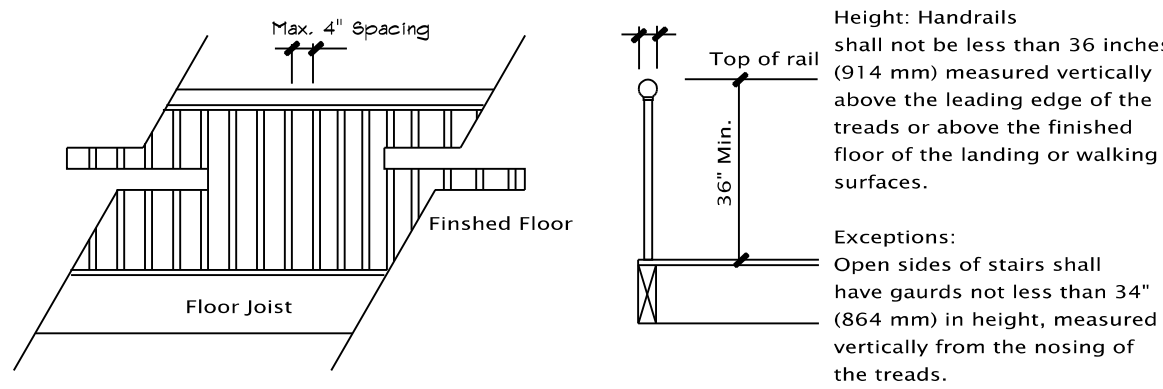


PROPOSED SECOND FLOOR PLAN

ALL EXTERIOR WALLS TO
BE 2x6 CONSTRUCTION
UNLESS NOTED OTHERWISE



TYPICAL STAIR SECTION



TYPICAL RAILING DETAIL

Type I.

All Stair shall have a circular cross section with an outside diameter of 1-1/4" (32 mm) and not greater than 2" (51 mm).

Any other shape with a perimeter of at least 4 inches (100 mm), but not greater than 6-1/4 inches (158 mm) with the largest cross-sectional dimension not exceeding 2-1/4 inches (57 mm)

Type II.

Hand rails with a perimeter greater than 6-1/4" (160 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4" (19 mm) measured vertically from the tallest portion of the profile, and achieve a depth of at least 5/16" (8 mm) within 7/8" (22 mm) below the widest portion of the profile.

WALLS OVER 10'-0" HAVE BEEN
DESIGNED FOR LATERAL WIND
LOAD/SHEAR & WILL SUPPORT
ALL IMPOSED LOADS

PROVIDE 2x4 BLOCKING @ 16" O.C.
BELOW ALL NON-BEARING WALLS
THAT RUN PARALLEL TO FLR. JST.
AND ANY WALLS OVER 8'-0" IN HGT.

PROVIDE TEMPERED GLASS:

1. WHEN GLASS IS 18" OR LOWER A.F.F.
2. ANY DOOR THAT HAS GLASS CONSTRUCTION
3. WITHIN 36" OF A DOOR OR SWING
4. WITHIN THE NEAR VICINITY OF TUB OR SHOWER AND LESS THAN 60" FROM FLOOR OR PLATFORM SURFACE
5. WINDOWS IN STAIR LANDINGS 60" OR LESS A.F.F.

ALL INTERIOR DIMENSIONS
TAKEN FROM GYP. BRD.

ALL SECOND FLOOR

DOORS TO BE 6'-8" A.F.F.

PROVIDE ALL ATTIC ACCESS
W/ WEATHER STRIPPING

ALL CONCEALED WALL SPACES SHALL
BE FIRESTOPPED @ 8'-0" INTERVALS

ALL WALLS OVER 11'-7" IN HEIGHT H.

BEEN ANALYSED FOR LATERAL WIND AND SHEAR. THE WALLS ARE STRUCT

DESIGNED WITH 7/16" O.S.B. AND USE
NAILS OR EQUIVALENT STAPLES @ 8"

TRUSS DRAWINGS AND FLOORING
SYSTEMS ARE TO BE ON SITE FOR
ROUGH INSPECTION

FILE WINDOW NOTE:
WINDOWS THAT ARE OPERABLE AND

TOM OF THE WINDOW IS
MORE ABOVE GRADE. SHALL BE

VE FINISH FLOOR TO THE BOTTOM
WINDOW.

CIRCULATING HOT

ATER SYSTEMS:

ING SERVICE HOT WATER PIPING
E AN AUTOMATIC OR READILY

MANUAL SWITCH THAT CAN TURN
WATER CIRCULATING PUMP WHEN

ARCH FAULT CIRCUIT INTERRUPTER

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 & 20 AMP. OUTLETS INSTALLED IN DWELLING UNIT BEDRM. SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT E3802.11.

NOTE: EGRESS WINDOWS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESUE. EACH EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE NET CLEAR OPENING SHALL BE AT LEAST 24 INCHES IN HEIGHT AND AT LEAST 20 INCHES IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. (EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR WINDOWS SHALL BE 5 SQUARE FEET.)

SMOKE DETECTORS & CARBON MONOXIDE DETECTOR

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS

ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AN HAVE A BATTERY BACKUP.

CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT 15'-0" FROM FUEL FIRED OR HEATED UNIT.
HARD WIRED AND BATTERY BACK-UP. BACK UP
MRC 2015 SEC R 315

FLASHING NOTE

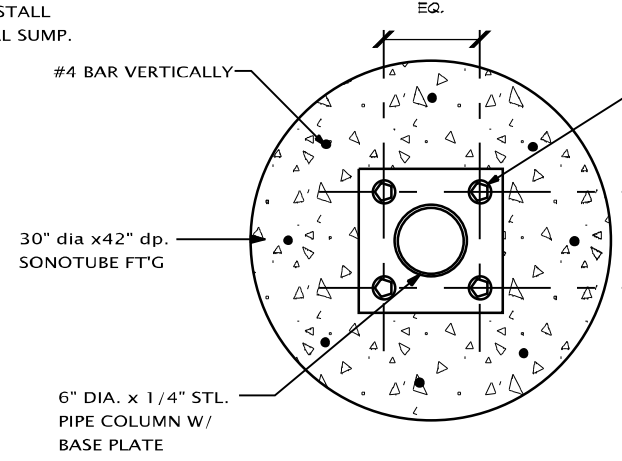
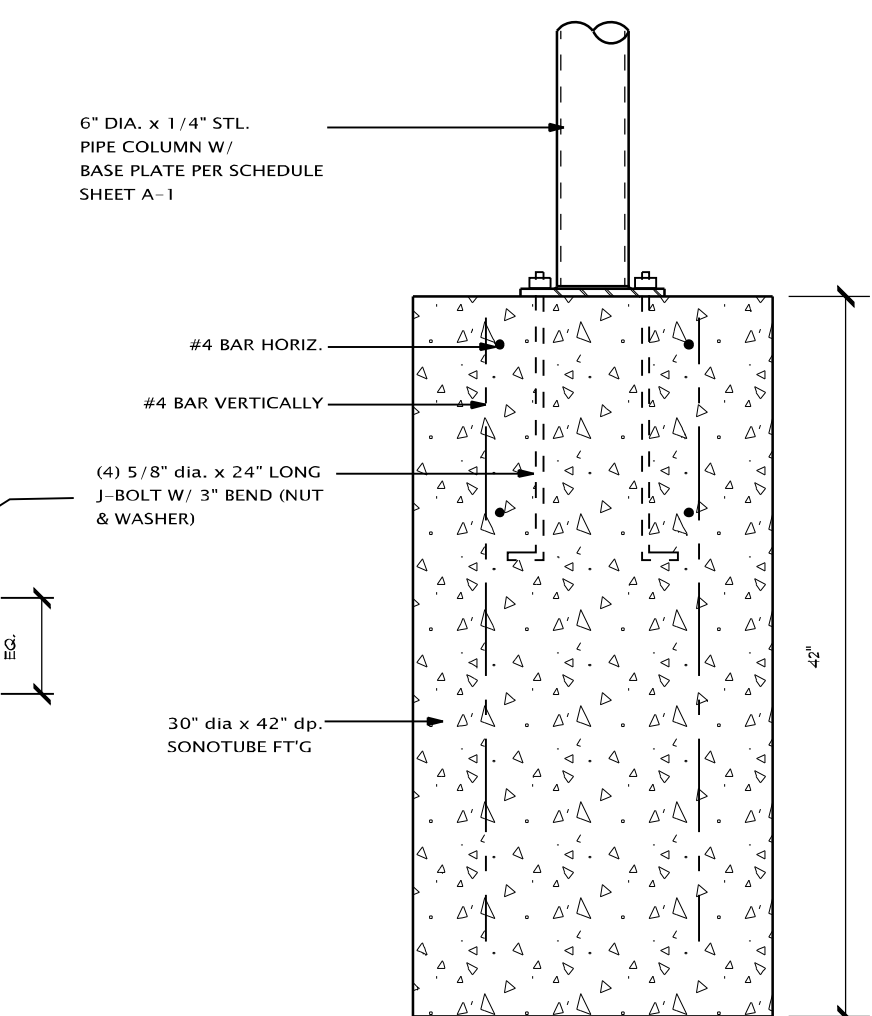
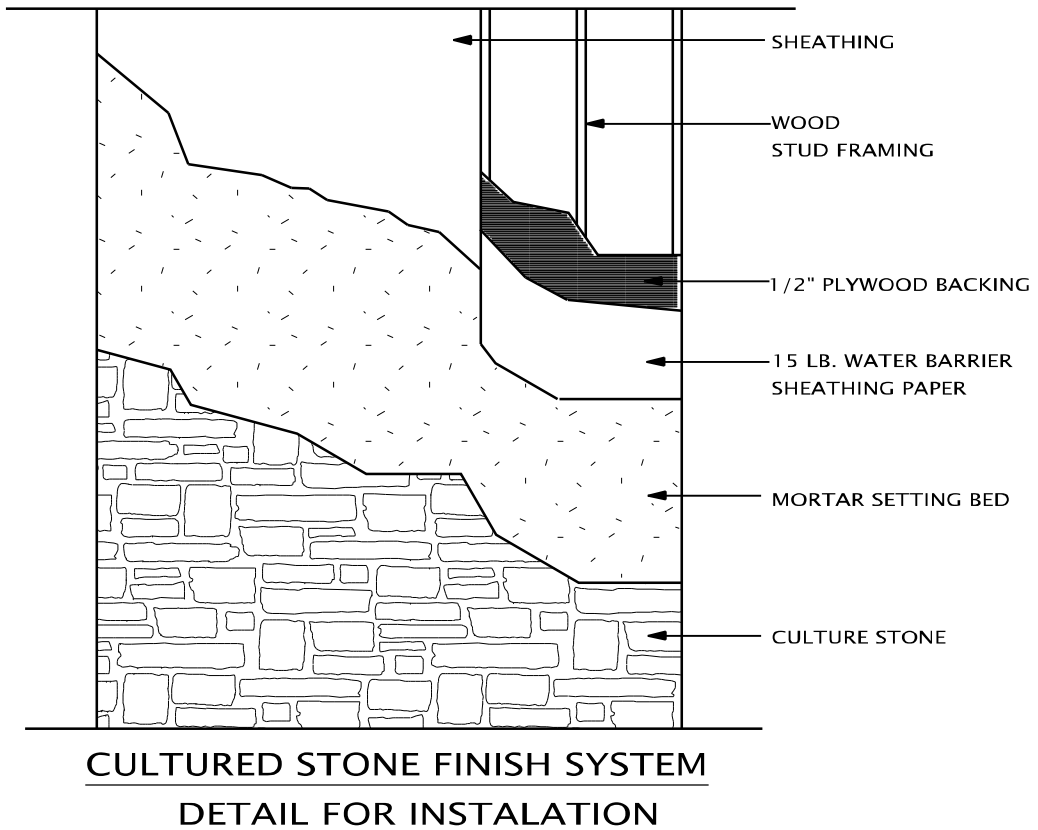
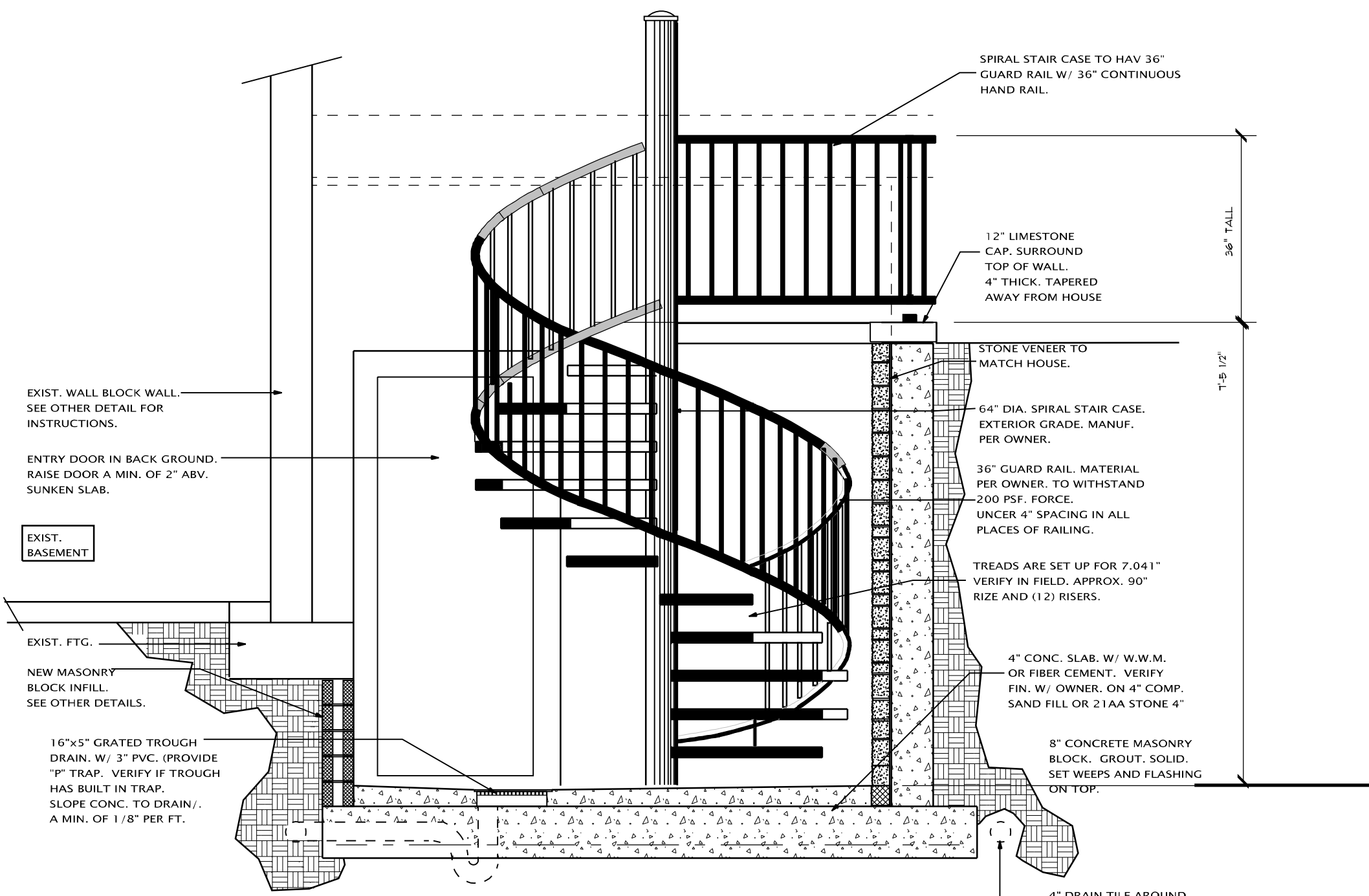
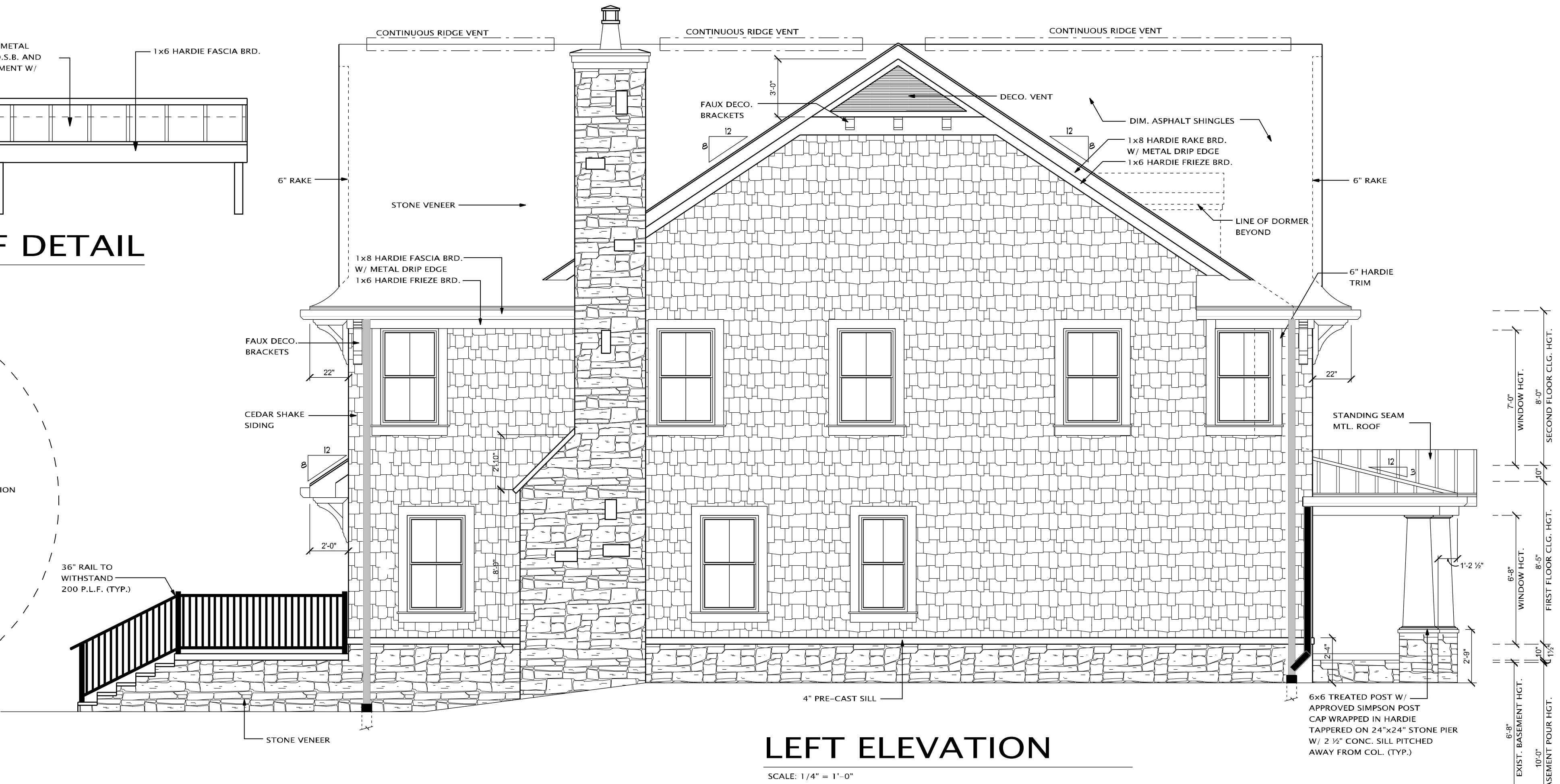
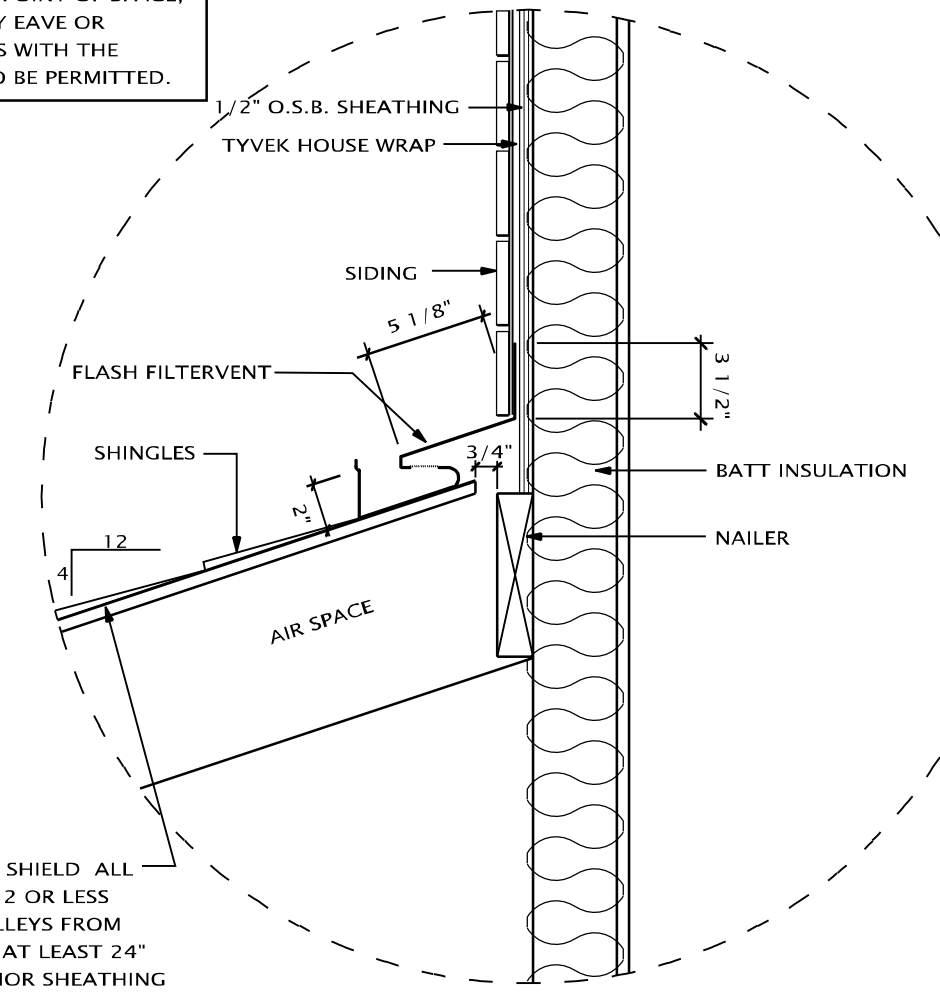
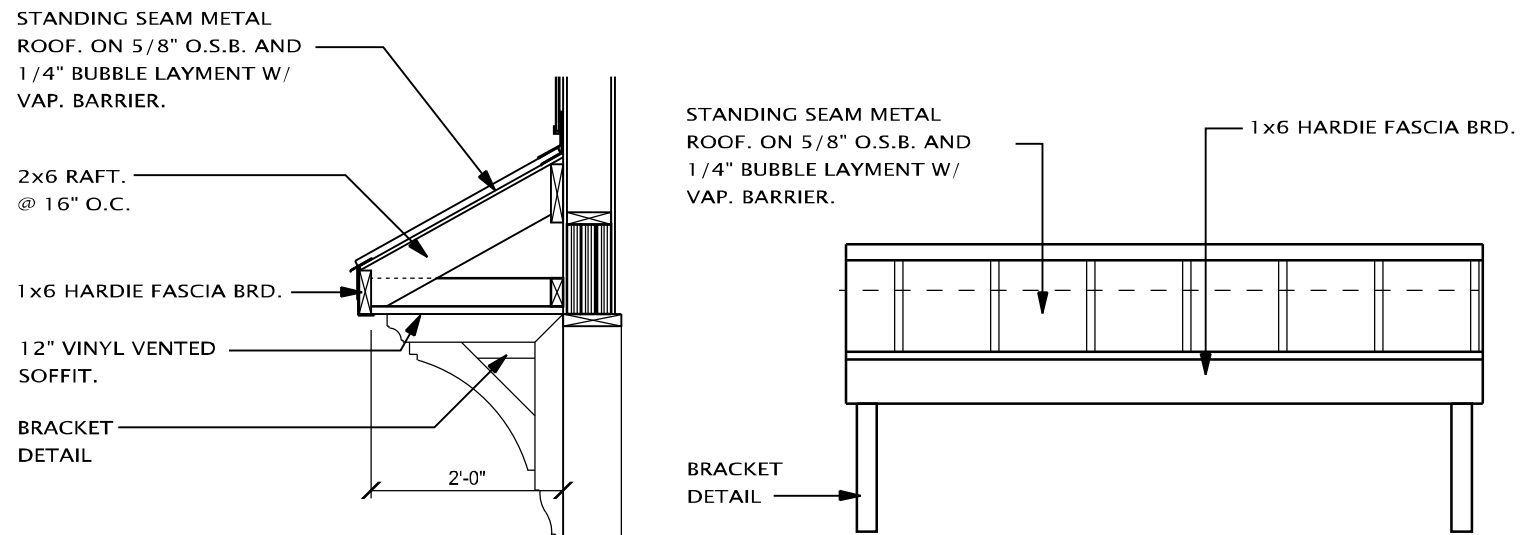
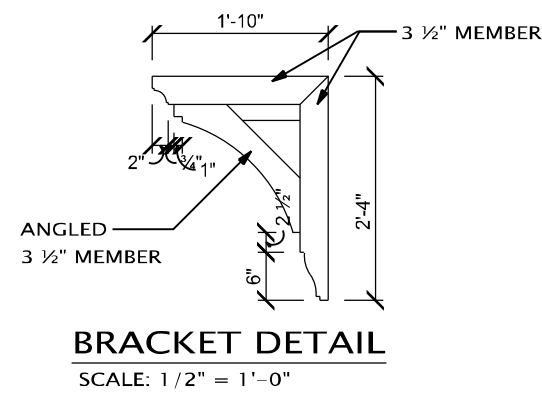
PROVIDE HEAD AND SILL FLASHING AT ALL WINDOWS/ DOORS

PROVIDE WEEP HOLES @ 32" (MAX.) SPACING @ 2nd COURSE OF PERIMETER AND ABOVE ALL OPENINGS W/ BRICK ABOVE

PROVIDE PRE-FIN. WALL FLASHING AS REQUIRED- 18" UP WALL BEHIND SIDING 8" UP WALL AT BRICK

ROOF VENTING NOTE

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE TO BE PERMITTED.



3.1 STAIRCASE FOOTING DETAIL
A-4
SCALE: 3/4" = 1'-0"



THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design & Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design & Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED



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460 Wimbleton Dr
Birmingham, MI 48009

BUILDER/CLIENT
Patty Cleary

PRELIMINARY ☐
CONSTRUCTION ☒
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SHEET TITLE:
FRONT & LEFT ELEVATIONS

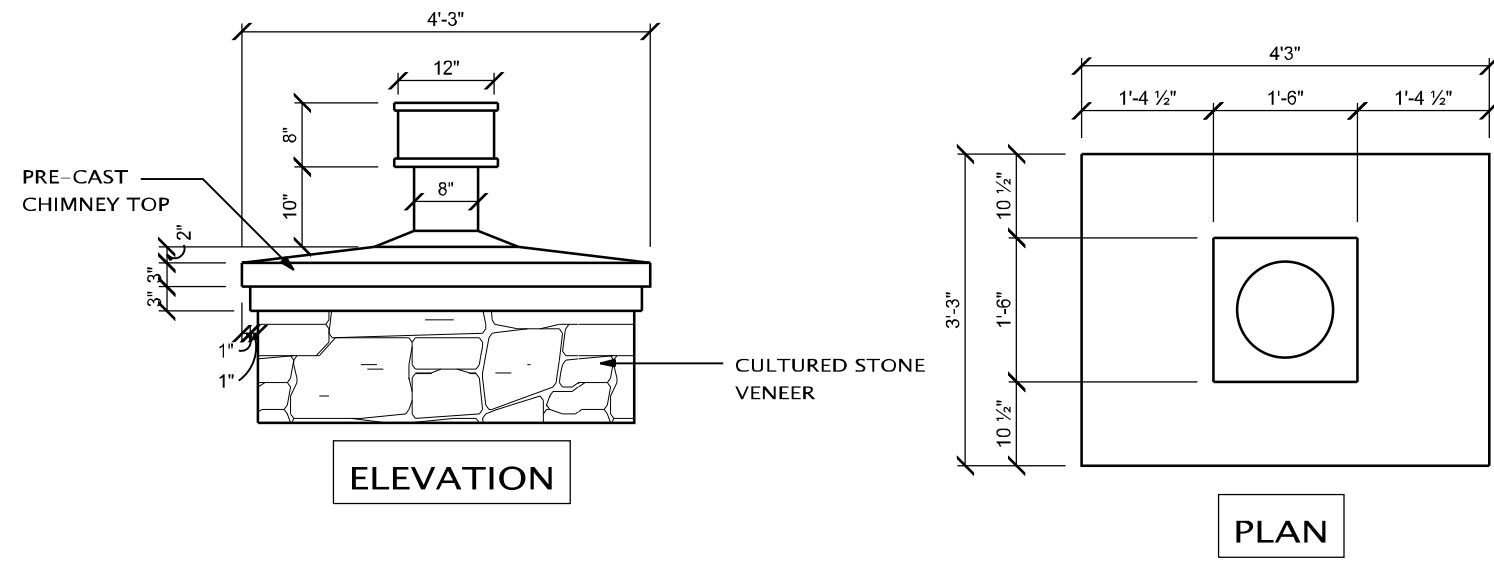
DATE: 01-18-2022
06-20-2022
03-23-2023
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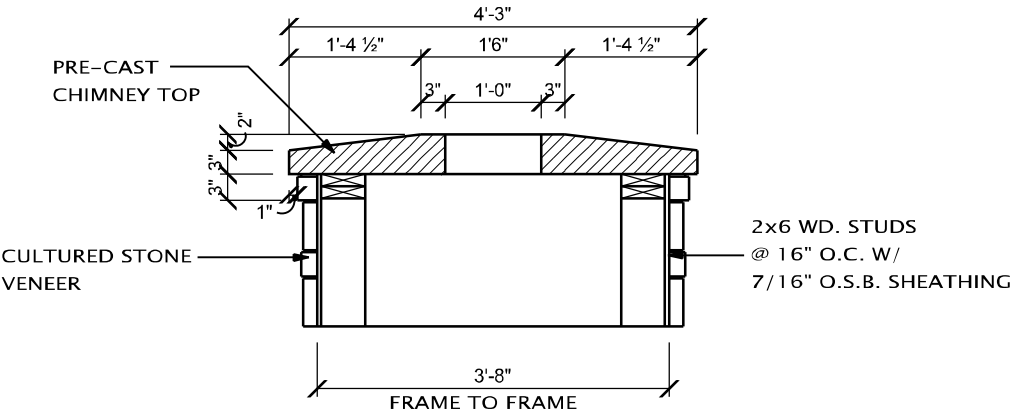
JOB NUMBER: 22 - 107

SHEET NUMBER: A-4



ELEVATION

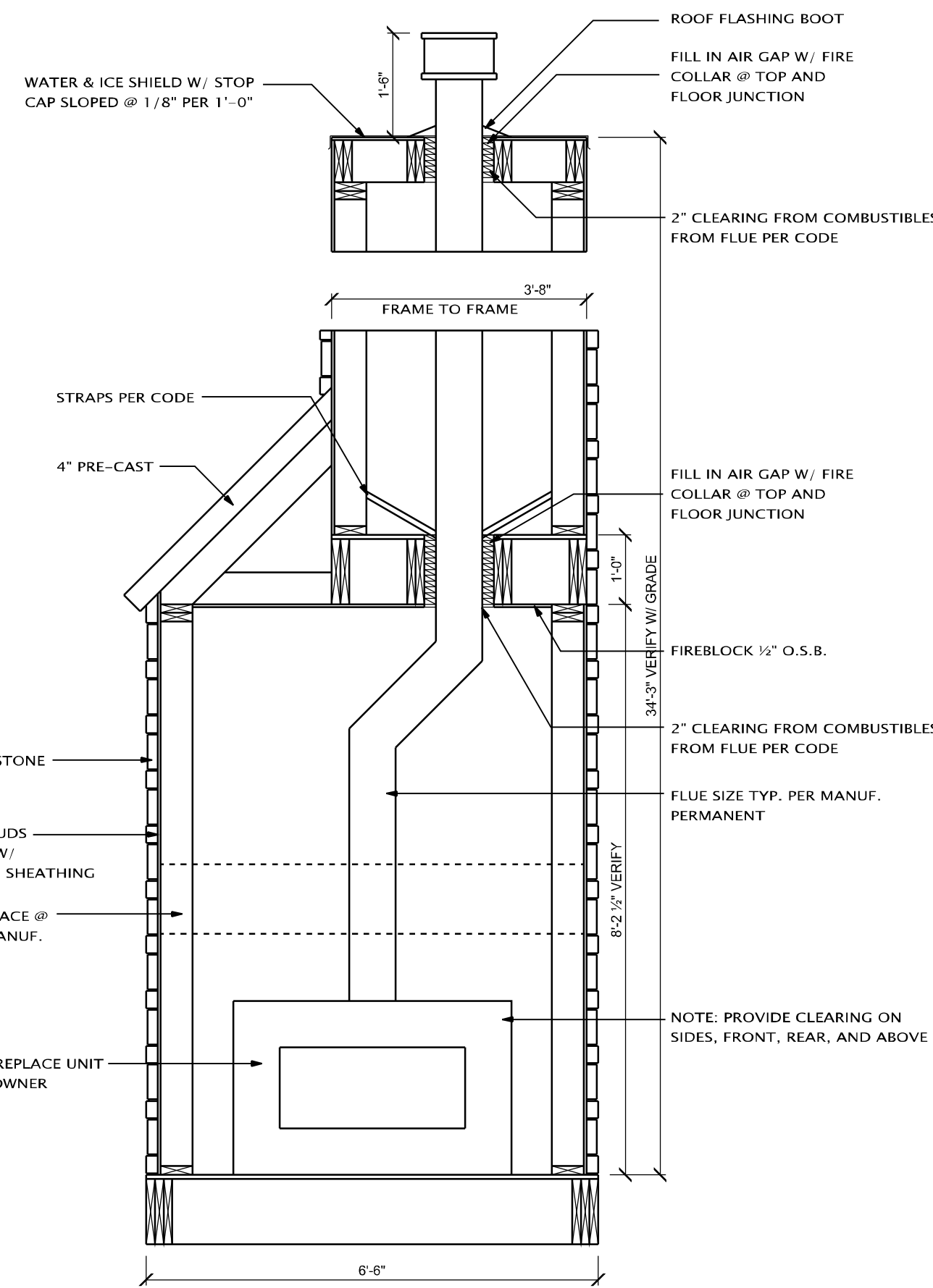
PLAN



SECTION

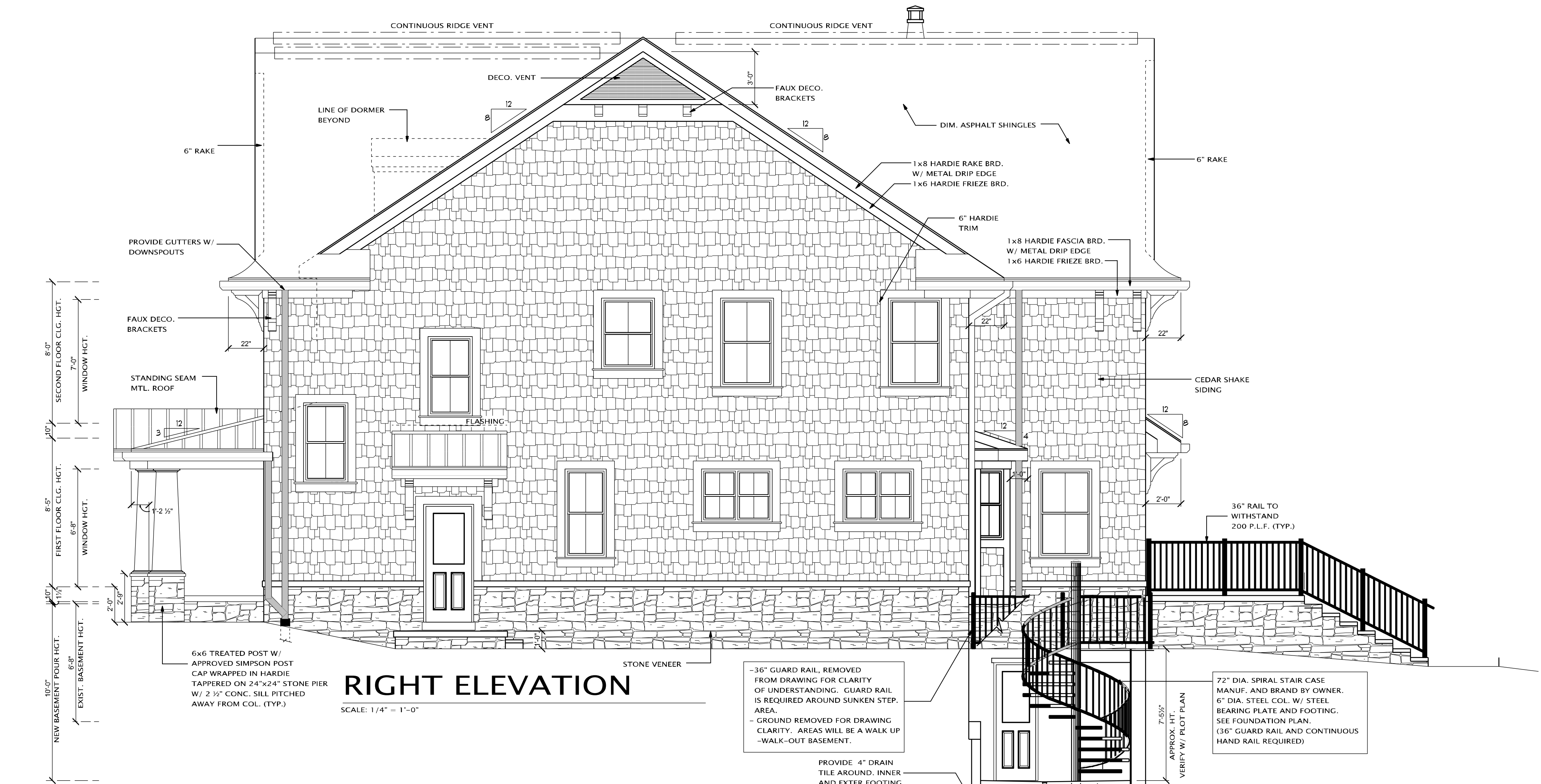
TOP OF CHIMNEY DETAIL

SCALE: 1/2" = 1'-0"



CHIMNEY SECTION

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

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



REAR ELEVATION

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

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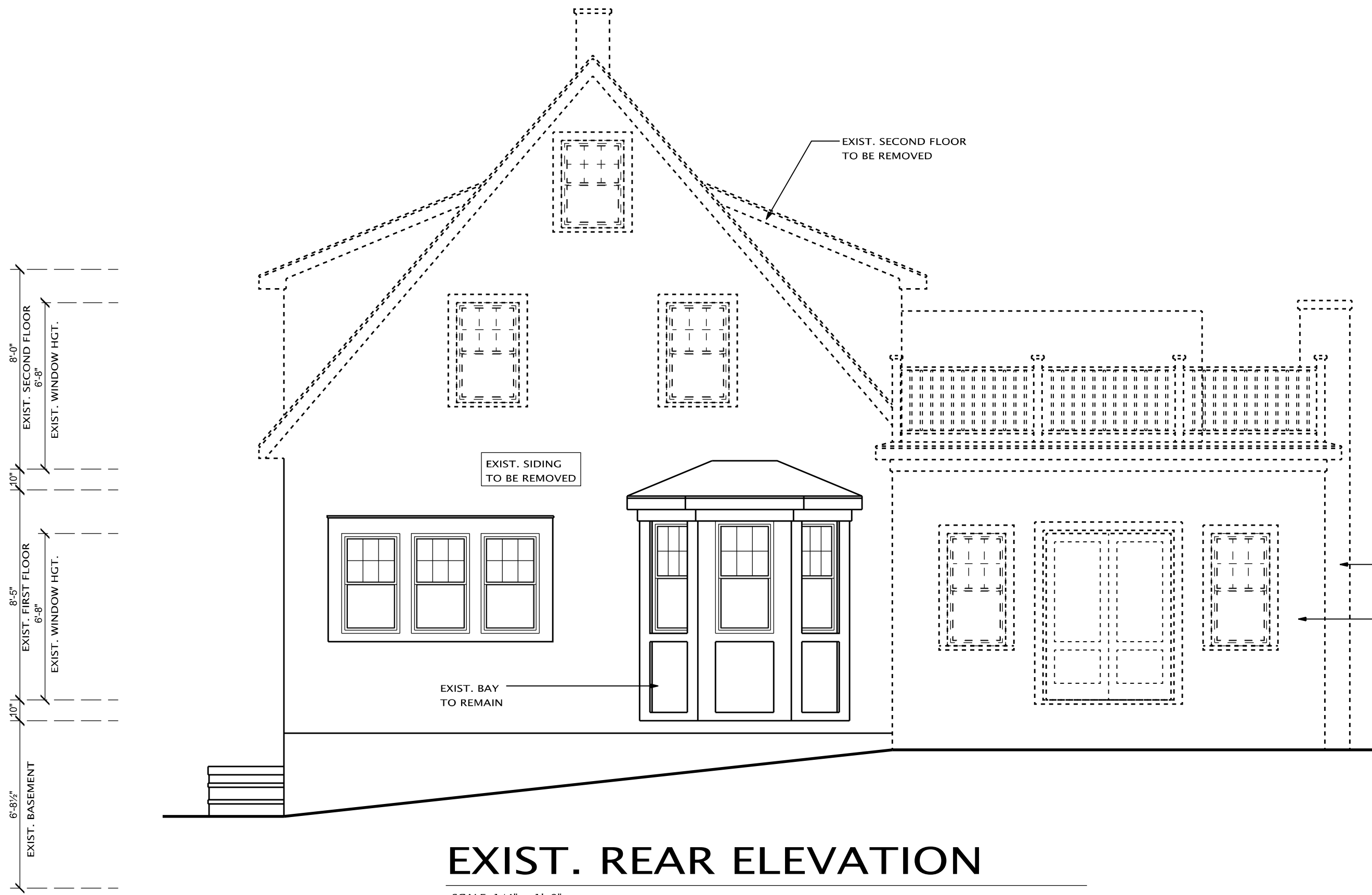
Proposed Interior & Exterior Renovation for:

Cleary Residence
460 Wimbeldon Dr
Birmingham, MI 48009

BUILDER/CLIENT
Patty Cleary

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REAR & RIGHT ELEVATIONS

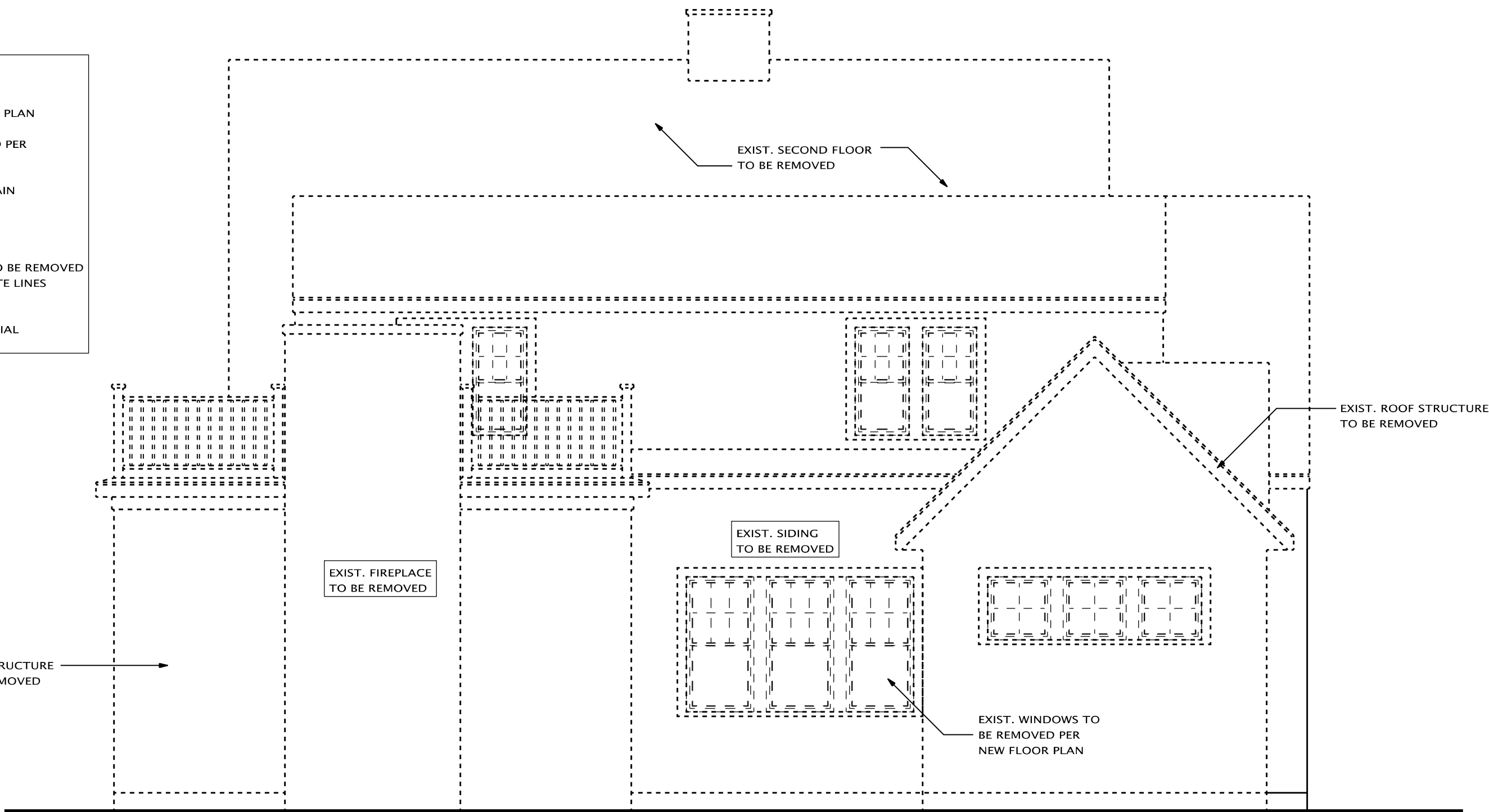
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SHEET NUMBER: A-5



EXIST. REAR ELEVATION

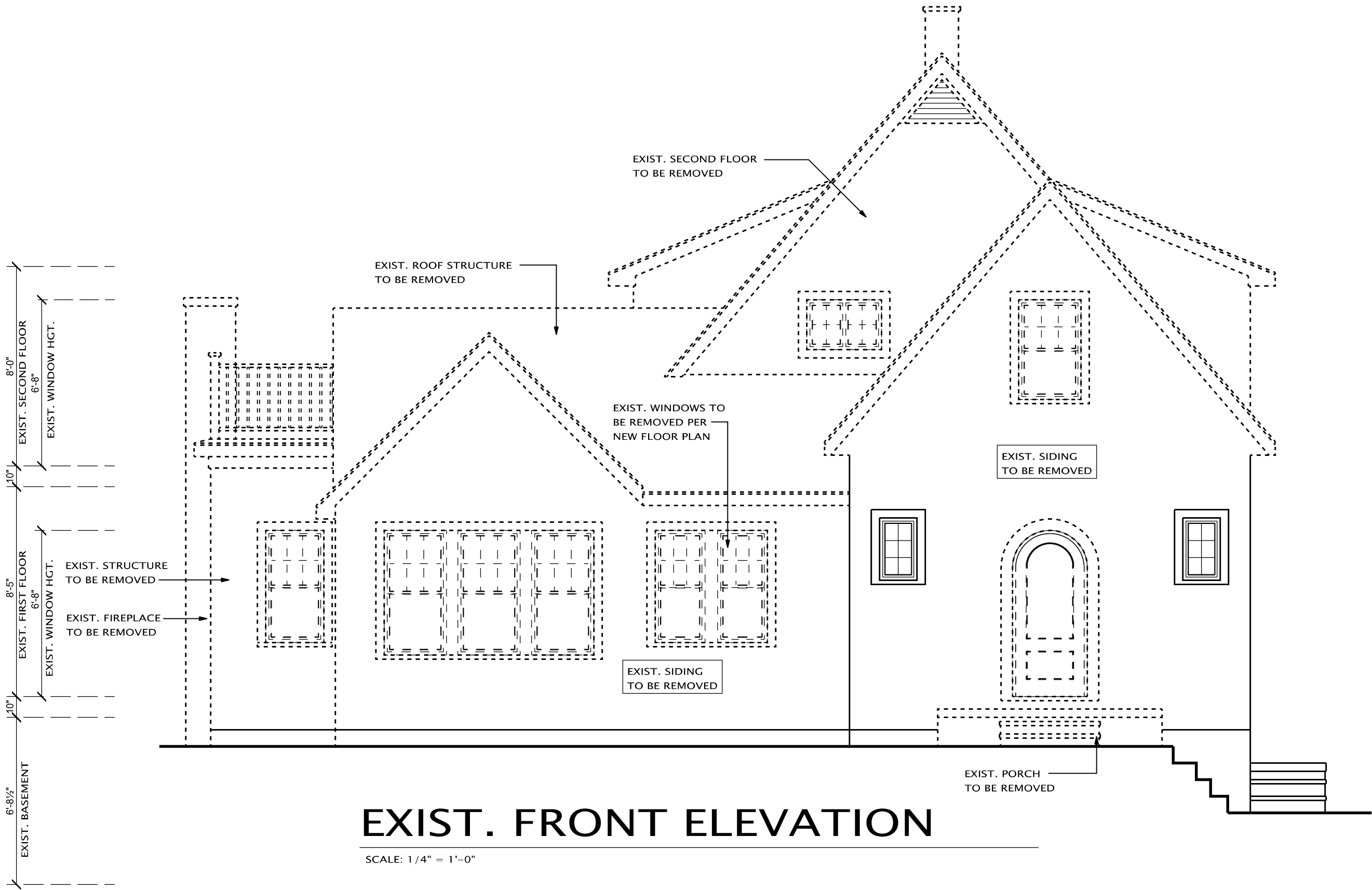
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DEMO NOTES:
ALL SECOND FLOOR OPENINGS
TO BE REMOVED PER NEW FLOOR PLAN
EXISTING WALLS TO BE REMOVED PER
NEW FLOOR PLAN
EXISTING FLOOR JOISTS TO REMAIN
AS NEEDED
EXISTING ROOF TO BE REMOVED
EXISTING PLUMBING FIXTURES TO BE REMOVED
AND EXISTING SUPPLY AND WASTE LINES
TO BE RELOCATED AS REQUIRED
EXISTING EXTERIOR WALL MATERIAL
TO BE REMOVED



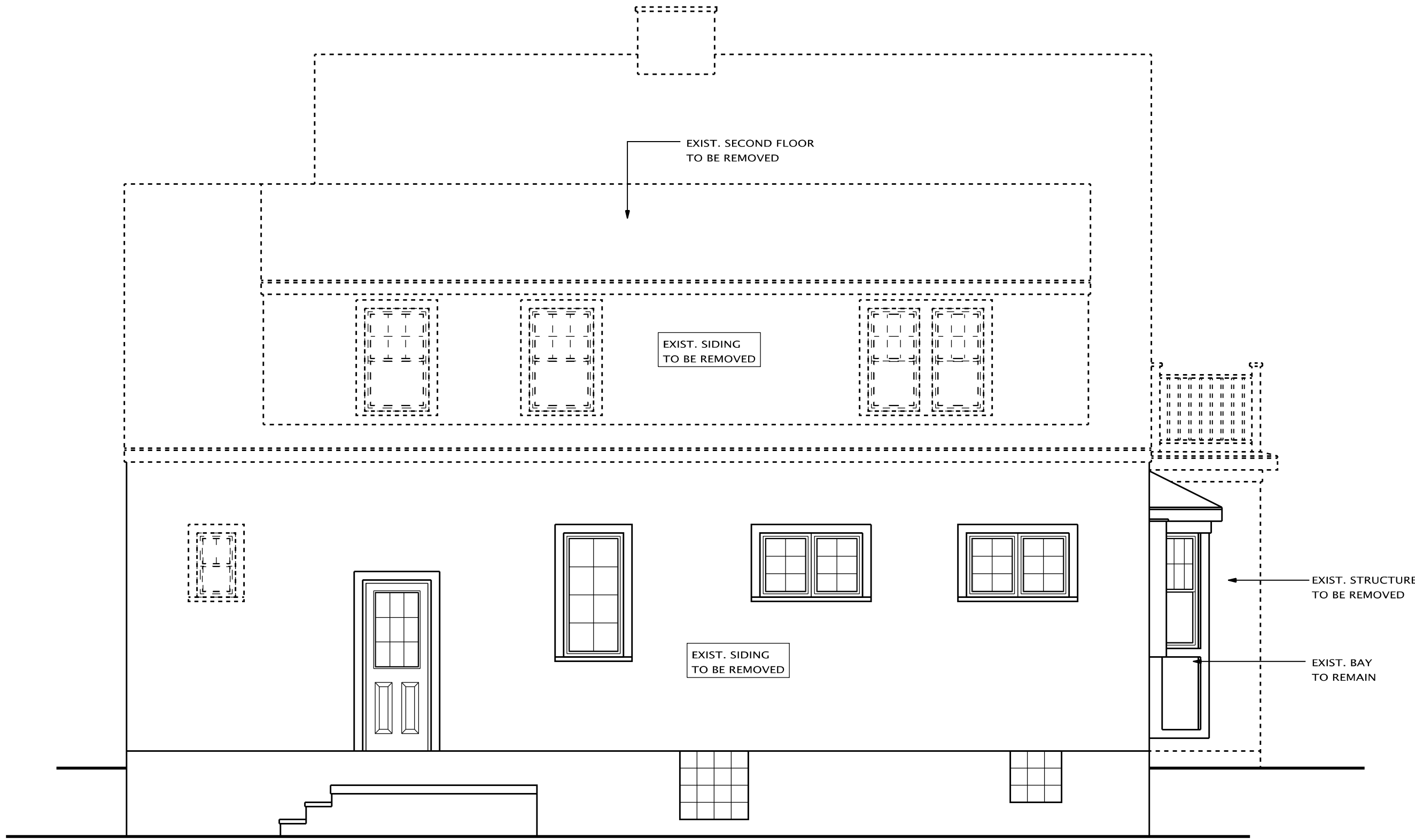
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SCALE: 1/4" = 1'-0"



EXIST. FRONT ELEVATION

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



EXIST. RIGHT ELEVATION

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

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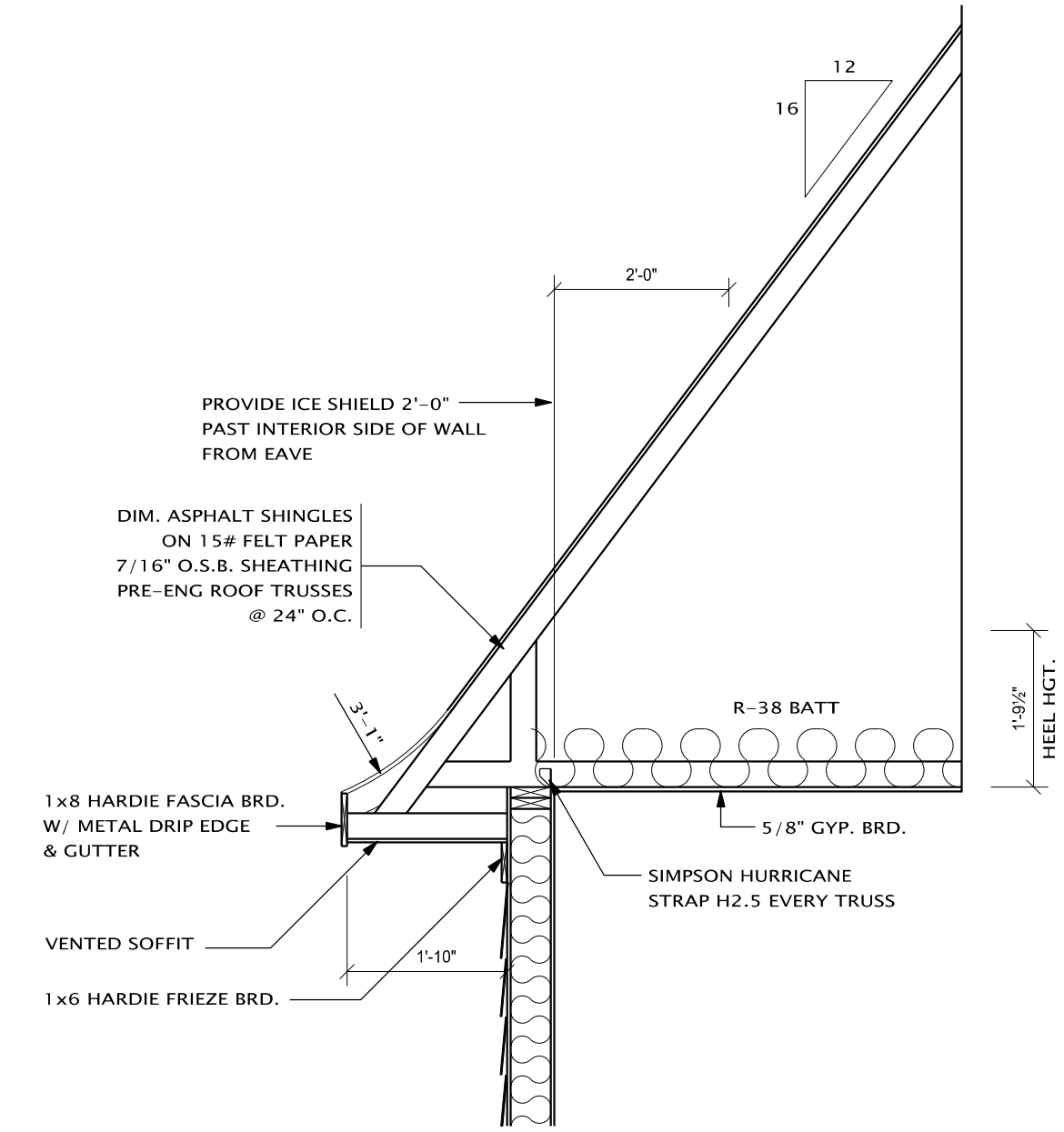
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8'-4 1/2"

10"

NEW 1'0" P. CONC.
FOUNDATION WALL

NEW 27"W. x 10"D.P.
CONC. TRENCH FTG.

#4 BAR 16" LONG
@ 16" O.C. EMBEDDED
INTO EXISTING FOUNDATION
A MIN. OF 6" AND EPOXY SET

#4 BAR 16" LONG
@ 16" O.C. EMBEDDED
INTO EXISTING BLOCK
WALL A MIN. OF
6" AND EPOXY SET

EXIST. VERIF.

EXIST. FOUNDATION
WALL FOOTING
(VERIFY SIZE IN FIELD)

A-7

10'-0"

6'-0"

5"

5"

10°

FOUNDATION WALL
Y SIZE IN FIELD)

STANDING SEAM MTL.
ON 1 5# FELT PAPER
7/16" O.S.B. SHEATHING
2x8 RAFTERS @ 16" O.C.

PROVIDE APPROVED HOLD DOWN STRAPS OR ANGLE TIES TO RESIST 175LBS. OF UPLIFT ANCHORED TO HEADER

1x8 HARDIE FASCIA BRD.
W/ METAL DRIP EDGE & GUTTER

VENTED SOFFIT

1x6 HARDIE FRIEZE BRD.
1'-2 1/2"

POST TO BE WRAPPED W/ HARDIE

6x6 TREATED WD. POST

APPROVED SIMPSON POST BASE

STONE VENER

(2) CRS. 8" CMU (GROUT REINF. CELLS SOLID) W/ #4 BAR @ EACH CORNER

SLOPE GRADE AWAY FROM EXTERIOR. 6" FROM THE FIRST 10'-0" FROM EXTERIOR

#4 VERTICAL BARS @ 3' O.C.

12" w. x 42" dp. P. CONC. TRENCH FOOTING

(1) #5 HORIZONTAL BARS @ TOP & BOTTOM

LEAD WALL

10" POURED CONCRETE FOUNDATION WALL BITUMINOUS WATERPROOFING

27"x10" POURED CONCRETE FOOTING W/ SLIP PADS & (2) #5 HORIZ. RE-BAR

(3) #5 BARS HORIZ. @ 12" FROM TOP OF WALL & EQUAL SPACE REMAINDER & #6 BARS VERT. @ 28" O.C.

4" DRAIN TILE IN PEA GRAVEL W/ SILT & SAND SCREEN FABRIC

2x10 LEDGER BRD. BOLTED W/ 3/16" R.S.S. SCREWS STAGGERED @ 16" O.C.

RAFTER HANGAR

BEAD BRD. CLG.

2x6 CLG. JSTS. @ 16" O.C.

CEDAR SHAKE SIDING TYVEK HOUSE WRAP OR EQUIV. 7/16" O.S.B. SHEATHING 2x6 WD. STUDS @ 16" O.C. R-21 BATT. INSULATION 1/2" DRYWALL

POUCH CLG. HGT. 8'-0 9/16"

CLG. JST. HANGAR

3/4" T&G PLYWOOD SCREWED & GLUED TO FLOOR JOISTS

R-21 2x12 FLOOR JOISTS

1/2" GYP. BRD.

NAIL BOT PLATE W/ (2) 16D SPIKES INTO BOND

3/4" T&G PLYWOOD SCREWED & GLUED TO FLOOR JOISTS

R-21 2x12 FLOOR JOISTS

5/8" GYP. BRD.

PROVIDE 2x6 PRESSURE TREATED SILL PLATE ON SILL SEALER AROUND FOUNDATION PERIMETER

PROVIDE WALL STRAPS @ 3'-0" EMBEDDED 7" MIN. INTO CONCRETE AND A MAX OF 12" FROM CORNERS

CONC. TO BE VIBRATED IN 20" LIFTS PER AMERICAN CONCRETE INSTITUTE

2x4 WD. STUDS @ 16" O.C. W/ R-13 BATT. INSULATION W/ 1/2" GYP. BRD.: PROVIDE TREATED 2x4 BOLTED DOWN

3/8" PRE-MOLDED EXPANSION JOINT

4" CONC. SLAB ON 6 MIL. VAPOR BARRIER ON 4" COMP. PEA GRAVEL

FIRST FLOOR WINDOW HGT. 6'-0"

FIRST FLOOR PLATE HGT. 8'-2 1/2"

BASEMENT FOUR HGT. 10'-0"

BASEMENT PLATE HGT. 9'-9 1/2"

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Cleary Residence

460 Wibleton Dr
Birmingham, MI 48009

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A-7

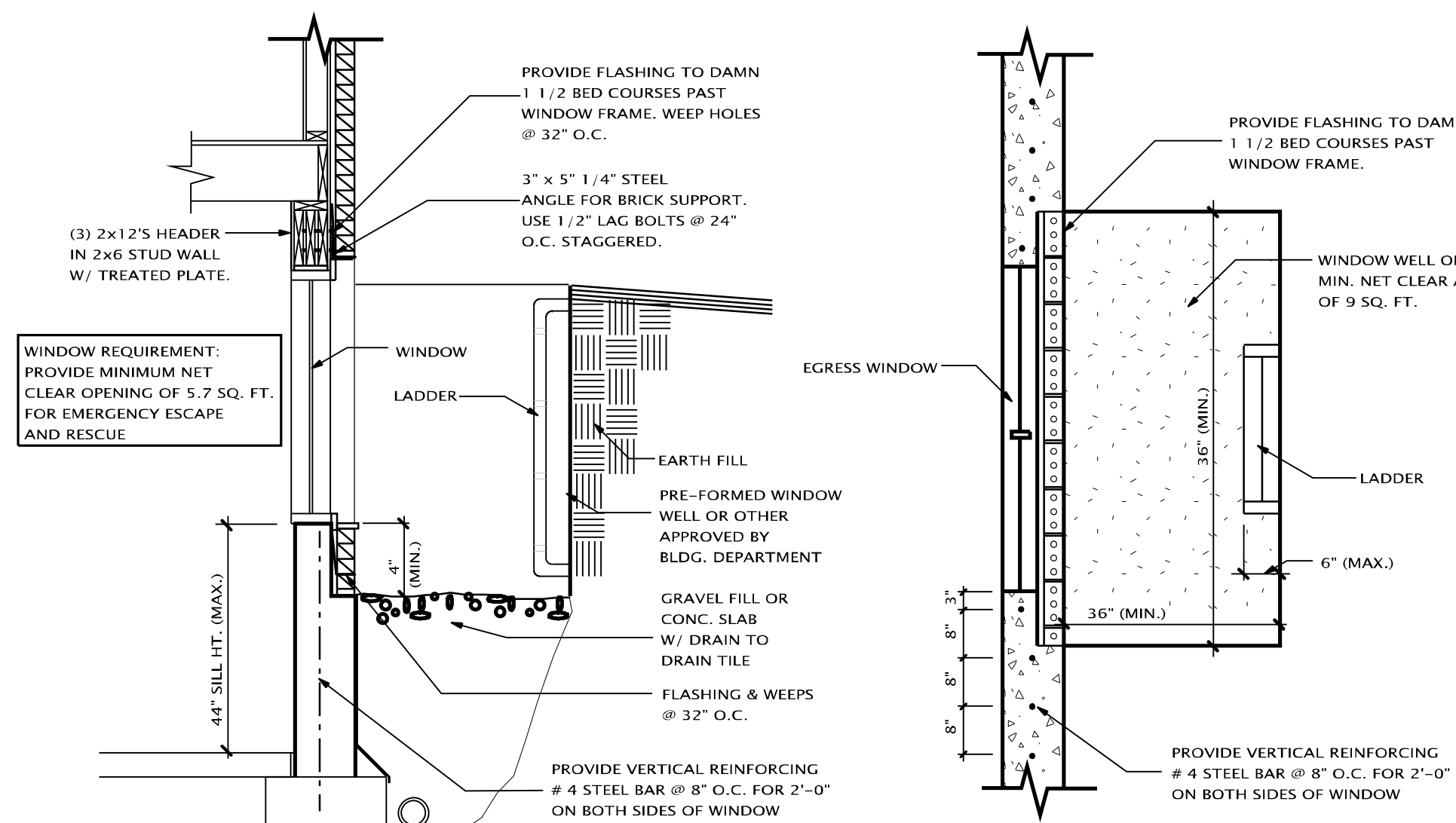
GENERAL NOTES

ALL NOTES TO COMPLY WITH MICHIGAN RESIDENTIAL CODE 2015
(REFER TO ONLY NOTES APPLICABLE TO THE PROJECT)

- ALL WORK TO COMPLY WITH LOCAL, STATE & FEDERAL BUILDING CODES.
- ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SANDY TYPE SOIL AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT IS PLACED ON THE WALL.
- ALL FLOOR JOISTS TO BE #2 OR BETTER HEM FIR W/ 1"x3" CROSS BRIDGING @ 8'-0" O.C. AT 1/3 POINTS OF SPAN.
- ROOF TRUSS DESIGNED BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS. BRACE ROOF TRUSSES AS REQUIRED BY MANUFACTURER.
- ROOF TRUSS FRAMING INDICATING ON DRAWINGS ON DRAWINGS IS ARE ASSUMED LAYOUT. TRUSS MANUFACTURER SHOULD REVIEW THE DRAWINGS AND INDICATE TO ARCHITECT/DESIGNER PRIOR TO FABRICATION ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.
- ALL POURED CONCRETE FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 2,000 PSF MUST BE VERIFIED BY SOILS ENGINEER IN THE FIELD FOR FOOTING INSPECTION.
- ALL POURED CONCRETE WALLS WITH 7'-0" OR MORE BACKFILL TO BE REINFORCED WITH #4 BARS @ 16" O.C. VERTICALLY WITH ONE #4 BAR TOP & BOTTOM OF WALL HORIZONTALLY. FOOTING INSPECTOR TO VERIFY IN FIELD.
- PROVIDE (3) LAYERS UNDERLAYMENT ON ALL PITCHED ROOFS 4:12 AND LOWER.
- ALL ENGINEERED WOOD FLOOR TRUSSES TO BE #1 DENSE K.D. WITH 2" BY 8" CON. TINNUS RIBBON BRACING ON BOTTOM CHORD 8'-0" O.C. (MINIMUM 2 PER SPAN) WELL NAILED TO TRUSSES. PROVIDE DRAFT STOPPING.
- THE ROOF TRUSS MANUFACTURER TO FURNISH SHOP DRAWING TO THE ARCHITECT/DESIGNER PRIOR TO FABRICATION OF THE TRUSSES.
- ALL MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURERS' SPECIFICATIONS.
- ALL POURED CONCRETE WALLS WITH BRICK LEDGE GREATER THAN 4'-0" SHALL BE REINFORCED WITH #5 BARS 24" O.C. VERTICALLY WITH ONE #4 BAR TOP & BOTTOM OF WALL HORIZONTALLY.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE ARCHITECT/DESIGNER IMMEDIATELY FOR DIRECTION. THE BUILDER IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED, BUILDER IS TO CONTACT THE ARCHITECT/DESIGNER AND SALES COUNSELOR.
- PROVIDE 15 POUND FELT AT UNTREATED EXPOSED LUMBER.
- ALL BEDROOM WINDOWS TO MEET 2015 MICHIGAN RESIDENTIAL EGRESS CODES. ALL WINDOW SILLS 72" ABOVE FINISH GRADE. SHUT HAVE THE BOTTOM 7" THE OPENING LOCATED A MINIMUM OF 24" ABOVE FINISH FLOOR OF THE ROOM PER MRC 2015 SEC. R6122.
- PROVIDE FIBER CEMENT, FIBER MAT REIN. CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REIN. GYPSUM BACKERS AS BACKERS FOR TUB AND/OR SHOWER WALLS, TILES AND PANELS. BACKERS MUST COMPLY WITH ASTM C1288, C 1325, C1178 AND BE INSTALLED PER MANUFACTURERS' RECOMMENDATIONS.
- WHERE HANDRAILS ARE SHOWN, HANDRAIL HEIGHTS ARE TO NOT BE LESS THAN 34" A.F.F. & MORE THAN 38" A.F.F. PER MRC 2015. GUARD RAILS ARE TO BE NOT LESS THAN 38" A.F.F. PER MRC 2015. PROVIDE HANDRAIL ON AT LEAST (1) SIDE OF EVERY STAIRWAY. HANDRAIL GRIP TO COMPLY WITH MRC 2015.
- DO NOT DRILL KITCHEN WINDOW DOUBLERS.
- PROVIDE A BATH FAN WHERE SHOWN ON PLAN AND VENT FAN TO EXTERIOR AS REQUIRED.
- TYPICAL ALL HABITABLE ROOMS TO HAVE PROPER LIGHT AND VENTILATION AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODES.
- PROVIDE ELECTRICAL, SMOKE DETECTORS IN ALL SLEEPING AREAS, HALLWAYS, AND MECHANICAL ROOMS ON ALL FLOOR LEVELS, INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE WIRED TOGETHER SO AS WHEN ONE SOUNDS, THEY ALL SOUND AND HAVE BATTERY BACKUP PER 2015 MICHIGAN RESIDENTIAL CODE.
- PROVIDE ADEQUATE ROOF VENTILATION AND SOFFIT VENTILATION (MIN.) AS REQUIRED, VERIFIED BY CALCULATION 1/150 OF THE AREA VENTILATION REQUIRED.
- TYPICALLY ALL PINS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COATING PRIOR TO BACK FILL INSPECTION.
- PROVIDE METAL FLASHING, COUNTER FLASHING AND STEPPED FLASHING WHERE NOTED AND BRICK AND SIDING MEET.
- PROVIDE APPROVED SEALANT WHERE REQUIRED AND AS DETAILED BY MANUFACTURER.
- VERIFY ELECTRICAL SERVICE IN ACCORDING TO ALL NEW WORK. VERIFY ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, DIMMERS, LIGHT LOCATION, ETC. INCLUDING CABLE AND PHONE FIRE WIRING SECURITY. TAKE INTO CONSIDERATION ALL ELECTRICAL INSTALLATION WITH OWNER AND COMPLY WITH 2014 NATIONAL ELECTRIC CODES.
- VERIFY FIREPLACE OPTION WITH SUBDIVISION SPECS. AND WORK ORDER. ALL GAS FIREPLACES TO BE LISTED UL 217.
- PROVIDE 2-LAYER MINERAL COATED ROLLED ROOFING AT ALL EAVES TO 24" INSIDE BUILDING. 2-LAYERS MUST BE CEMENTED TOGETHER VERIFY WITH BUILDING DEPARTMENT.
- PROVIDE 2x6 W/OLANZED PRESSURE TREATED SILL PLATE ON FIBERGLASS SILL SEALER WALL STRAPS AT 3'-6" O.C. AND NOT MORE THAN 12 INCHES FROM CORNERS.
- PROVIDE 4" PERI DRAIN TILE CONT. AT BASEMENT CRAWL SPACE FOOTING IN 12" (MIN) PEASTONE W/ 2" BELOW DRAIN TILE. CONNECT TO SUMP AND STORM SEWER AS REQUIRED.
- 6"x6" CLEAR HEADROOM REQUIRED ON ALL STAIRS.
- WOOD BURNING CHIMNEY TERMINATION MUST SUBJECT 2 FEET ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET.
- FIRESTOP ALL DROPS AND CHASES. ELECTRICAL, PLUMBING AND H.V.A.C.
- PROVIDE 1/2 INCH DRYWALL ON THE GARAGE SIDE OF WALLS COMMON TO RESIDENCE AND GARAGE. APPLY 5/8" TYPE X DRYWALL TO GARAGE CEILINGS AREAS BELOW HABITABLE ROOMS PER MRC 2015.
- LOWER LEVEL AREA CONSIDERED UNHABITABLE. ANY FUTURE MODIFICATIONS TO MODIFY LOWER LEVEL TO A HABITABLE SPACE WILL COMPLY STRICTLY TO THE 2015 MRC. EGRESS (WINDOWS) PROVIDED AS REQUIRED IN COMPLIANCE WITH MRC 2015.
- AREAS THAT REQUIRE THERMALLY GLASS:
 - A. FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
 - B. SHOWER AND BATHTUB DOORS AND ENCLOSURES (IF APPLICABLE).
 - C. PANELS WITH A GLAZED AREA IN EXCESS OF 8 SQ. FT. WITH LOWEST RIDGE LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR LEVEL.
- ALL OTHER AREAS AS CODE REQUIREMENTS PER 2015 MRC.
- ROOF VENTILATION WHERE EAVE OR CORNICE VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1 INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
- ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOT CANDLE OF LIGHT.
- PROVIDE UNDERSTAIR PROTECTION PER MRC 2015 ENCLOSED ACCESSIBLE SPACE UNDER SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD.
- UNEXCAVATED GARAGE SLAB SHALL COMPLY WITH TABLE R402.2 4 INCH CONCRETE SLAB MIN. 3,500 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE ON 4 INCHES MIN. WELL COMPACTED SAND BASE.
- PROVIDE NON-ABSORBENT FINISH TO THE SURFACE OF ALL BATHING AREAS WITH WALL MOUNTED SHOWER HEADS, A MIN. 6'-0" ABOVE FINISH FLOOR.
- PROVIDE A 1.38 INCH MIN. SOLID CORE FIRE RATED DOOR BETWEEN GARAGE AND RESIDENCE MIN. 20 MINUTE FIRE-RATED.
- BUILDER AND SUB-BRICK CONTRACTORS TO PROVIDE WEEP HOLES RESTING ON THE FLASHING SPACED 32" O.C. MAX. (24 INCHES PREFERRED) AT HEAD DETAILS OF: WINDOWS, DOORS, BASEMENT WINDOWS AND GARAGE DOORS. ALSO PROVIDE FLASHING TO FACE OF BRICK WITH MIN. 5 INCHES VERTICAL LED AND FORM END DAMS (A-7) UNDER AIRMOISTURE BARRIER.
- FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R602.3 (1) WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, BUILDING MATERIALS OF 5/8 INCHES TO 1/2 INCHES USE 6D COMMON NAIL (SUBFLOOR, WALL) AT 6 INCHES FROM EDGES 12 INCHES INTERMEDIATE SUPPORTS AND USE 8D COMMON NAILS FOR ROOF 6 INCHES FROM EDGES 12 INCHES INTERMEDIATE.
- BUILDER/OWNER TO PROVIDE WATERPROOFING TO CODE SUBMIT INFORMATION ON APPROVED PRODUCTS.
- BUILDER/TRUSS MANUFACTURER TO PROVIDE TRUSS DESIGN DRAWINGS IN COMPLIANCE WITH MRC 2015 AND SHALL INCLUDE AT MINIMUM, THE INFORMATION SPECIFIED BELOW:
 - 1. SLOPE OR DEPTH, SPAN, AND SPACING
 - 2. LOCATION OF ALL JOINTS
 - 3. REQUIRED BEARING WIDTHS
 - 4. DESIGN LOADS AS APPLICABLE
 - 4a. TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
 - 4b. TOP CHORD DEAD LOAD
 - 4c. BOTTOM CHORD LIVE LOAD
 - 4d. BOTTOM CHORD DEAD LOAD
 - 4e. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
 - 4f. CONTROLLING WIND AND EARTHQUAKE LOADS
- ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR EACH CONDITION OF USE.
- EACH REACTION FORCE AND DIRECTION.
- JOINT CONNECTOR TYPE AND DESCRIPTION (E.G. SIZE THICKNESS OR GAUGE) AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFERENCE.
- LUMBER SIZE, SPECIES, AND GRADE FOR EACH LUMBER.
- CONNECTION REQUIREMENTS FOR:
 - 9a. TRUSS-TO-TRUSS GIRDER
 - 9b. TRUSS PLY TO PLY
 - 9c. FIELD BRICES
11. CALCULATED DEFLECTION RATIO AND/OR MAX. DESCRIPTION FOR LIVE AND TOTAL LOAD.
12. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATION.
13. TRUSS COMPANY ALL FIELD MEMBER DIMENSIONS PRIOR TO FABRICATION OF TRUSSES.
47. ALL CANTILEVER FLOORS TO BE INSULATED WITH MIN. R-30 INSULATION.
48. ALL BEARING WALLS TO HAVE A JOIST UNDER EACH BEARING STUD.
49. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15-A-20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED ARC FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT.
50. CARBON MONOXIDE DETECTORS TO BE INSTALLED 15 FEET MAXIMUM FROM A FUEL BURNING APPLIANCE.
51. ALL POURED CONCRETE FOUNDATION WALLS TO BE POURED IN VIBRATED 20-INCH LIFTS.
52. AN AIR LEAKAGE TEST TO BE CONDUCTED PRIOR TO FINAL INSPECTION PER MUEC 2015.
53. ALL 2-STORY WALLS TO BE 2x6 CONSTRUCTION.
54. ALL INTERIOR DIMENSIONS ARE TAKEN FROM WALL SHEATHING UNLESS NOTED OTHERWISE.
55. ALL INTERIOR AND EXTERIOR FOUNDATION DIMENSIONS ARE TAKEN FROM CONCRETE U.N.O.
56. ALL WINDER TREADS TO BE 6 INCHES (MIN.) AT INTERIOR RADUS AND 10 INCHES WIDE 12 INCHES FROM INTERIOR RADUS.
57. ALL ATTIC SCUTTLERS TO BE WEATHERSTRIPPED PER MUEC 2015.
58. BOTTOMS OF OPERABLE WINDOWS 72 INCHES OR MORE ABOVE FINISHED GRADE SHALL BE NOT LESS THAN 24 INCHES ABOVE FINISHED FLOOR.
59. ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION WITH 19 BATT INSULATION OR MATCH RESCHECK REPORT BY OTHERS.
60. ALL GARAGE WALLS TO BE 2x6 CONSTRUCTION WITH PRESSURE TREATED BOTTOM PLATE.
61. ALL WOOD THAT COMES IN CONTACT WITH GRADE OR CONCRETE TO BE PRESSURE TREATED.
62. ALL APPLIANCES TO BE INSTALLED PER MANUFACTURERS' SPECIFICATIONS.
63. VERIFY ALL LOCATIONS OF MECHANICAL EQUIPMENT WITH MECHANICAL CONTRACTOR.
64. VENT ALL DRYERS TO EXTERIOR.

EXISTING BASEMENT FLOOR PLAN

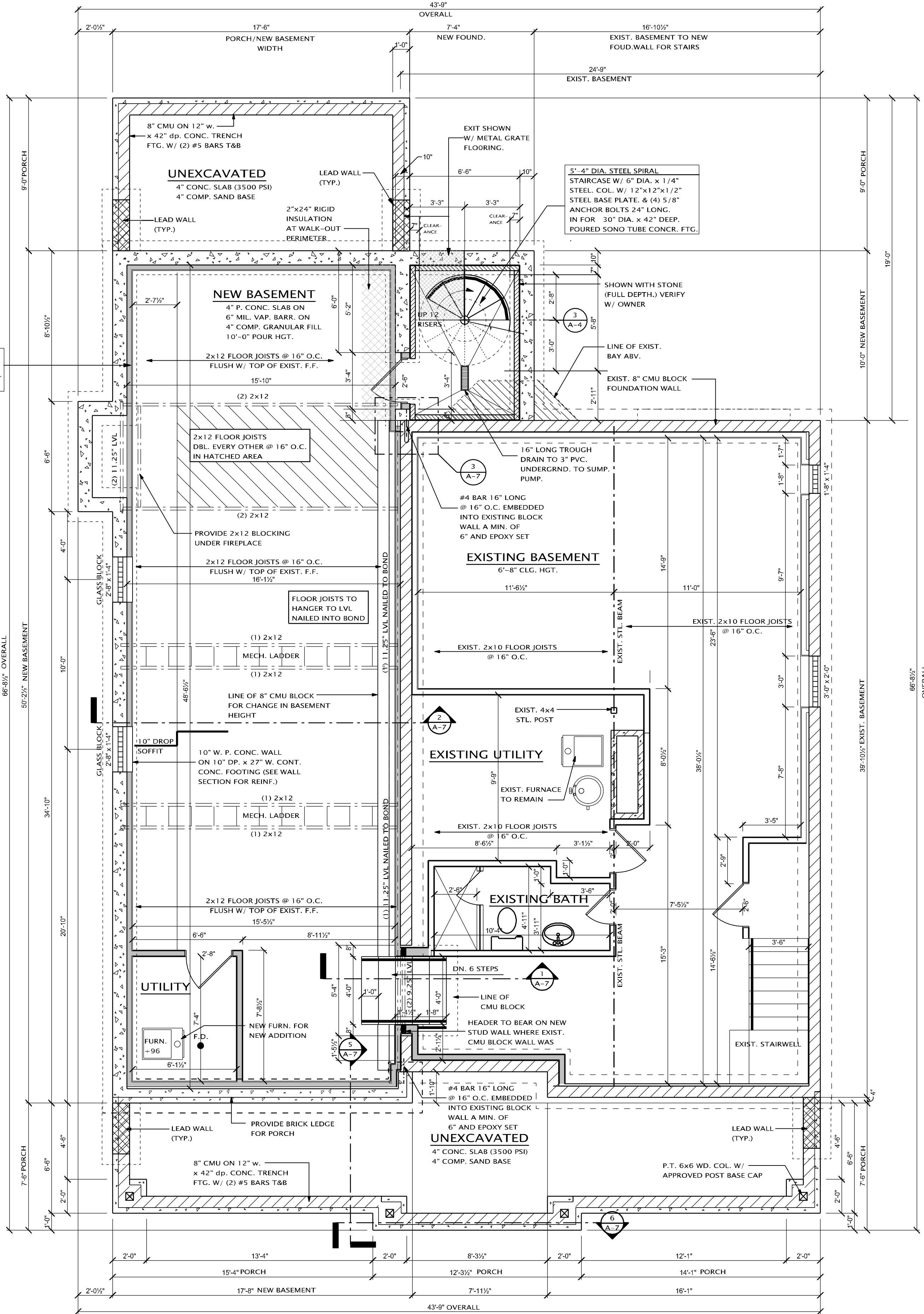
SCALE: 1/4" = 1'-0"



SECTION

BASEMENT ESCAPE OPENING DETAILS

SCALE: 1/2" = 1'-0"



PROPOSED BASEMENT PLAN

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

ELECTRICAL BONDING NOTE

PROVIDE ELECTRICAL BONDING OR REINFORCEMENT STEEL TO FOUNDATIONS AND FOOTING PER NEC 2014. USE A #4 BAR (1/2"). THE MINIMUM LENGTH OF REINFORCEMENT IS TWENTY FEET AND HAS A MINIMUM OF 2" OF CONCRETE COVER AT THE BOTTOM OF FOOTING. PROVIDE STUD NEAR ELECTRICAL SERVICE FOR GROUND CONNECTION.

SOIL BEARING CAPACITY

IN THE ABSENCE OF SOILS CONFIRMATION, A WORST CASE SCENARIO OF 1,500 PSF SHALL BE ASSUMED REQUIRING. SEE CODE SECTION OF FOOTING WIDTHS

ALL EXPOSED CONCRETE WALLS SHALL HAVE FTG. EXTENDED A MIN. OF 42" BELOW FIN. GRADE

ALL BEARING WALLS SHALL HAVE FLOOR JOIST UNDER EACH BEARING STUD. TYP. ALL BEARING WALLS

ALL EXT. WALL FOOTINGS SHALL GO TO 42" MIN. BELOW GRADE

VERIFY LOCATION OF MECHANICAL EQUIPMENT W/ MECH. CONTRACTOR

NOTE TO CARPENTER: PROVIDE SQUASH BLOCKS AT ALL POINT LOADS

NOTE TO CARPENTER: PROVIDE BLOCKING @ 16" O.C. WHERE FLR. JSTS. RUN PARALLEL TO CONC. WALLS.

PROVIDE 4'-0" LONG R-11 BLANKET INSUL. AT PERIMETER CONC. WALLS

ALL LUMBER THAT COMES IN CONTACT W/ CONC. TO BE TREATED

VERIFY GRADES W/ SITE PLAN

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BUILDER/CLIENT
Patty Cleary

PRELIMINARY ☐
CONSTRUCTION ☒
PERMIT ☐

SHEET TITLE:
EXISTING & PROPOSED FOUNDATION PLAN

DATE: 01-18-2022
06-20-2022
03-23-2023
04-17-2023
09-26-2023
12-12-2023

DRAWN BY: J.G.
CHECKED BY: J.M.P.
JOB NUMBER: 22 - 107
SHEET NUMBER: A-1

GENERAL STRUCTURAL

NOTES:

(REFER ONLY TO NOTES APPLICABLE TO THE PROJECT)

DESIGN CRITERIA

BUILDING CODES USED FOR DESIGN:

2015 MICHIGAN RESIDENTIAL CODE

FLOOR LIVE & DEAD LOADS:

40 PSF LIVE LOAD
15 PSF DEAD LOAD FOR WOOD, LINOLEUM & CARPET FLOORING
25 PSF DEAD LOAD FOR THIN SET CERAMIC FLOORING
55 PSF DEAD LOAD FOR MARBLE / GRANITE FLOORING

MINIMAL DEFLECTION CRITERIA:

L240 LIVE LOAD & L180 TOTAL FOR ROOF COMPONENTS
L700 LIVE LOAD & L360 TOTAL FOR FLOOR COMPONENTS WITH RIGID FLOORING (i.e. TILE)
L480 LIVE LOAD & L360 TOTAL FOR FLOOR COMPONENTS WITH FLEXIBLE FLOORING (i.e. CARPET)

ROOF LIVE & SNOW LOADS:

FLAT-ROOF SNOW LOAD P_s = 30 PSF
FLAT-ROOF DEAD LOAD 15 PSF

WIND LOADS:

BASIC WIND SPEED 115 MPH
WIND IMPORTANCE FACTOR I_w = 1.0
BUILDING CATEGORY WIND EXPOSURE B

DESIGN STRENGTHS:

CONCRETE CLASS STRENGTH AT 28 DAYS (PSI) LOCATION
A 3,000 INTERIOR SLABS & WALLS
B 3,000 FOOTINGS & FOUNDATION WALLS
C 3,500 AIR-ENTRAINED EXTERIOR SLABS & WALLS

CONCRETE REINFORCEMENT: ATSM A615/A615M-01B (F_y = 60 KSI)
WELDED WIRE FABRIC: ATSM A185-01

STRUCTURAL STEEL: ATSM 307-92
ANCHOR RODS: ATSM A185-01

MASONRY: NORMAL WEIGHT f_m = 1500 PSI

FOUNDATIONS & EARTHWORK:

-WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAVATIONS
-PROVIDE A MINIMUM OF 6 INCHES OF GRANULAR FILL BELOW ALL INTERIOR SLABS ON GRADE
-PROVIDE GRANULAR BACKFILL FOR BASEMENT BACKFILL. ALL BACKFILL SHALL BE WELL DRAINED
-THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2,500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING VALUE OF SOIL
-ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT
-WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 90% OF MAXIMUM DRY DENSITY
-BOTTOM OF EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42 INCHES (3'-0") BELOW FINAL OUTSIDE GRADE REGARDLESS OF ELEVATION SHOWN ON PLAN
-ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS OTHERWISE NOTED
-NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE, FROST OR ORGANIC MATERIAL
-WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED ON BOTH SIDES, PLACE SOIL SIMULTANEOUSLY 50 AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL

CONCRETE:

-THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS
-REINFORCING STEEL SHALL BE ATSM A615 (GRADE 60)
-WELDED WIRE FABRIC SHALL CONFORM TO ATSM A185
-CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS"
-CONCRETE COVERAGE FOR REINFORCEMENT:
FOOTINGS 3"
SLABS ON GRADE CENTER OF SLAB
WALLS EXPOSED TO EARTH 1-1/2"
COLUMNS 1-1/2"

-COMPRESSION LAP SPLICES FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MINIMUM
-TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS "B" SPLICES UNLESS NOTED OTHERWISE
-BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS OR BENDS
-CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" (-) 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED
-ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 x 4'-0" LONG BARS DIAGONALLY AT EACH CORNER

-ANCHOR BEAMS AND UNITS TO WALL
-MASONRY WALLS SHALL BE LAID UP AND GROUTED IN 4-FOOT LIFTS (LOW LIFT GROUTING PROCEDURE PER ACI 308.1.1 IF CLEAN CUTS ARE PROVIDED AT EACH GROUTED CORE, WALLS MAY BE GROUTED IN 8-FOOT LIFTS FOLLOWING THE HIGH LIFT GROUTING PROCEDURE PER ACI 308.1.1)
-THE PROCEDURE OF ACI 308.1.1 FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT

MASONRY:

-GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL CONSIST OF: (1) PART CEMENT, (2-1/2) PARTS FINE AGGREGATE, (2) PARTS PEA GRAVEL, PC = 3,000 PSI AT 28 DAYS, GROUT SLUMP 9" TO 10", GROUT SOLID ALL CELLS CONTAINING REINFORCING
-MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED REINFORCING
-MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STAND- DARD WEIGHT 3 GAUGE DUR-O-WALL DIA 3/10 TRUSS TYPE OR EQUAL REINFORCING LOCATED AT EVERY OTHER COURSE UNLESS NOTED OTHERWISE
-LAP ALL VERTICAL REINFORCING SPLICES 48 BAR DIAMETERS, 24" FOR #4 BARS, 30" FOR #5 BARS AND 36" FOR #6 BARS

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STRUCTURAL STEEL:

-YIELD STRESS AND TYPE OF STEEL
FOR WIDE FLANGE SHAPES: ATSM A992 WITH YIELD STRESS OF 50,000 PSI
FOR "S" SHAPES, CHANNELS, ANGLES, BARS, PLATES AND RODS: ATSM A36
WITH YIELD STRESS OF 36,000 PSI
FOR RECTANGULAR AND SQUARE TUBULAR SHAPES: ATSM A500 WITH YIELD STRESS OF 46,000 PSI
BOLTS: USE CARBON OR ALLOY STEEL ATSM A325, 3/4" DIAMETER OR LARGER IF REQUIRED BY CONNECTION DESIGN. ANCHOR BOLTS SHALL BE WEDGE STYLE ANCHOR. HILTI KWIK BOLT 3. NUTS: CARBON STEEL MEETING ATSM A563
WASHERS: HARDENED STEEL WASHERS MEETING ATSM F436, ATSM A307 BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL UNITS TO WOOD CONNECTIONS
ANCHOR RODS: ATSM F1554, GRADE 36

-ANCHOR BEAMS AND UNITS TO WALL
-MASONRY WALLS SHALL BE LAID UP AND GROUTED IN 4-FOOT LIFTS (LOW LIFT GROUTING PROCEDURE PER ACI 308.1.1 IF CLEAN CUTS ARE PROVIDED AT EACH GROUTED CORE, WALLS MAY BE GROUTED IN 8-FOOT LIFTS FOLLOWING THE HIGH LIFT GROUTING PROCEDURE PER ACI 308.1.1)
-THE PROCEDURE OF ACI 308.1.1 FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT

MISCELLANEOUS:

-PREFABRICATED JOISTS SHALL BE DESIGNED TO SUPPORT THEIR OWN WEIGHT PLUS THE SUPERIMPOSED DEAD AND LIVE LOADS STATED IN THE GENERAL NOTES AND 2015 MRC
-JOIST SERIES, MANUFACTURER, SPACING, BRIDGING, BLOCKING AND DETAILS SHALL BE DESIGNED BY THE FLOOR SYSTEM PROVIDER, SUCH THAT IT MEETS THE DESIGN CRITERIA HEREIN, AS A MINIMUM, THE CONTRACTOR SHALL SUBMIT, TO THE DESIGNER FOR REVIEW, THE DESIGN LAYOUT AND COMPONENT CALCULATIONS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN, PRIOR TO USE IN THE STRUCTURE
-MIN LVL PROPERTIES SHALL BE: E = 2.9 x 10⁶ PSI, F_y = 2,550 PSI, F_x = 285 PSI
-MIN PSI COLUMN PROPERTIES SHALL BE: 18 x 1066 PSI, F_y = 2,400 PSI TRUS JOIST PARALLAM OR EQUAL

-WALLS SHALL BE BRACED ACCORDING TO R602.10 OF THE 2009 MRC
-TRUSSES SHALL BE BRACED IN ACCORDANCE WITH BSC1 OCTOBER 2006 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF THE METAL PLATE CONNECTED WOOD TRUSSES"
-ALL POINT LOADS SHALL BE CONTINUOUSLY BLOCKED THROUGHOUT THE STRUCTURE TO THE FOUNDATION OR SUPPORT BEAM

-THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY
-THE STRUCTURAL DESIGN IS BASED ON THE BUILDING IN ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBCONTRACTORS SHALL TAKE WHATEVER PRECAUTIONS MAY BE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PRIOR TO THE COMPLETION OF THE BUILDING
-DO NOT SCALE DRAWINGS

WALL LEGEND

EXIST. 2x4 STUD WALL
EXIST. 2x4 STUD WALL TO BE REMOVED
NEW 2x4 STUD WALL W/ 1/2" CYP. BRD. BOTH SIDES
NEW 2x6 STUD WALL W/ 1/2" CYP. BRD. BOTH SIDES

ARCH FAULT CIRCUIT INTERRUPTER

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 & 20 AMP. OUTLETS INSTALLED IN DWELLING UNIT BEDRM. SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT E3802.1.1.

CIRCULATING HOT WATER SYSTEMS:

ALL CIRCULATING SERVICE HOT WATER PIPING SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE.

NOTE: EGRESS WINDOWS

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESUE. EACH EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE NET CLEAR OPENING SHALL BE AT LEAST 24 INCHES IN HEIGHT AND AT LEAST 20 INCHES IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. (EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR WINDOWS SHALL BE 5 SQUARE FEET.)

SMOKE DETECTORS & CARBON MONOXIDE DETECTOR

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
-IN EACH SLEEPING ROOM
-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS
ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND HAVE A BATTERY BACKUP.
CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT 15'-0" FROM FUEL FIRED OR HEATED UNIT.
HARD WIRED AND BATTERY BACK-UP. BACK UP MRC 2015 SEC R 315

WALLS OVER 10'-0" HAVE BEEN DESIGNED FOR LATERAL WIND LOAD/SHEAR & WILL SUPPORT ALL IMPOSED LOADS

LOT COVERAGE CALCULATION

LOT SIZE: 60' x 134.45' = 8,067 SQ.FT.
OPEN SPACE 3,767 : 8,067 SQ.FT. (46.7 %)
ALLOWABLE COVERAGE : 2,420 SQ.FT. (30.0 %)

ACTUAL COVERAGE OF LOT: HOUSE = 1,846 SQ. FT.
GARAGE = 506 SQ. FT.
TOTAL = 2,352 SQ. FT. = (29 %)

ALL INTERIOR DIMENSIONS TAKEN FROM GYP. BRD.

PROVIDE 2x4 BLOCKING @ 16" O.C. BELOW ALL NON-BEARING WALLS THAT RUN PARALLEL TO FLR. JOIST, AND ANY WALLS OVER 8'-0" IN HGT.

OPERABLE WINDOW NOTE: ALL WINDOWS THAT ARE OPERABLE AND THE BOTTOM OF THE WINDOW IS 72" OR MORE ABOVE GRADE, SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

EXISTING FIRST FLOOR PLAN

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

EX. FIRST FLOOR: 1,466 S.F.
EX. SECOND FLOOR: 846 S.F.
TOTAL EXISTING: 2,312 S.F.

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PROVIDE 2x4 BLOCKING @ 16" O.C. BELOW ALL NON-BEARING WALLS THAT RUN PARALLEL TO FLR. JOIST, AND ANY WALLS OVER 8'-0" IN HGT.

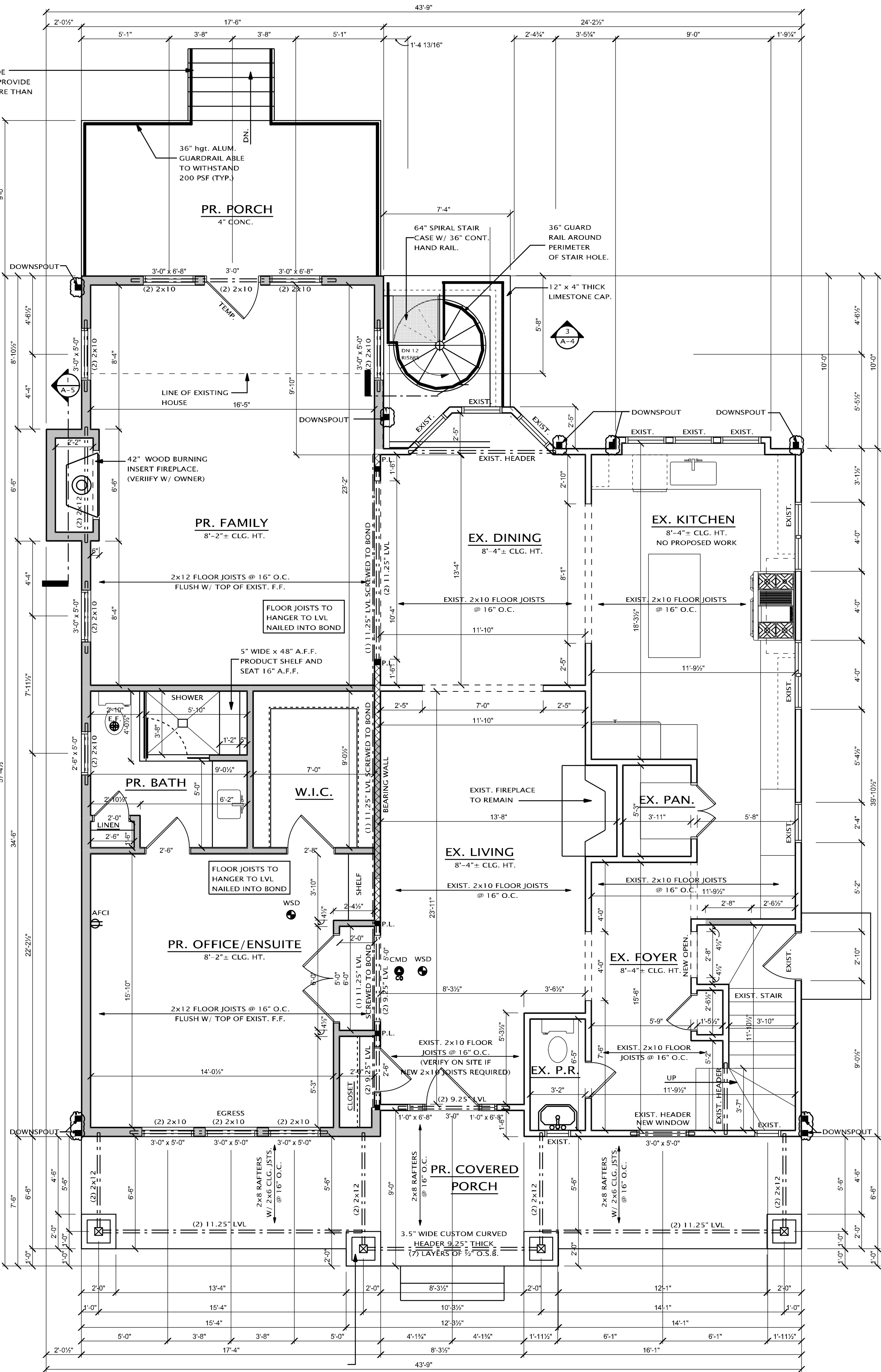
OPERABLE WINDOW NOTE: ALL WINDOWS THAT ARE OPERABLE AND THE BOTTOM OF THE WINDOW IS 72" OR MORE ABOVE GRADE, SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

STEPS & RAILING PER CODE & GRADE CONDITIONS - PROVIDE 36" hgt. HANDRAIL IF MORE THAN (3) STEPS OR 30" A.F.G.

REPLACE ANY ROTTED WOOD AS NEC. FOR SECURE INSTALLATION OF NEW MATERIALS.

DEMO NOTES

1. VERIFY THE ARCHITECT OF ANY DISCREPANCIES OR STRUCTURAL CONCERNS DURING DEMO. PLEASE BE AWARE THAT JMP DESIGN & BUILD INC. DOES NOT HAVE EXISTING DRAWINGS OR FULL KNOWLEDGE OF EXISTING CONDITIONS IN CONCEALED SPACES.
2. ALL REMOVAL OF PLUMBING FIXTURES, LIGHTING, WINDOWS, AND DOORS SHALL BE DONE WITH CARE, DUE TO THE FACT THAT THE OWNER WILL NEED TO DECIDE WHAT HE OR SHE WOULD LIKE TO DO WITH SUCH ITEMS.
3. EXISTING MECHANICAL APPLIANCES TO REMAIN. VERIFY WITH OWNER.
4. EXISTING FLOOR JOISTS FOR TO REMAIN FOR SECOND FLOOR.



PROPOSED FIRST FLOOR PLAN

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

PROPOSED FIRST FLOOR: 1,800 S.F.
PROPOSED SECOND FLOOR: 1,690 S.F.
TOTAL PROPOSED: 3,490 S.F.

ALL EXTERIOR WALLS TO BE 2x6 CONSTRUCTION UNLESS NOTED OTHERWISE

PROVIDE ALL ATTIC ACCESS W/ WEATHER STRIPPING
ALL CONCEALED WALL SPACES SHALL BE FIRST STOPPED @ 8'-0" INTERVALS
VERIFY GRADES W/ SITE PLAN
ALL WET AREAS TO RECEIVE 1/2" DURAROCK GYP. BRD.

JMP Design + Build, Inc.
51546 OND RD.
SHELBY TWP, MI 48315
TEL 586.731.0400
JMP@JMPDESIGNBUILD.COM

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ARCHITECTURAL SEAL



PROJECT

Proposed Interior & Exterior Renovation for:
Cleary Residence
460 Wimbeldon Dr
Birmingham, MI 48009

BUILDER/CLIENT
Patty Cleary

PRELIMINARY

CONSTRUCTION

PERMIT

SHEET TITLE:

EXISTING & PROPOSED FIRST FLOOR PLAN

DATE: 01-18-2022
06-20-2022
03-23-2023
04-17-2023
09-26-2023
12-12-2023

DRAWN BY: J.G.

CHECKED BY: J.M.P.

JOB NUMBER: 22 - 107

SHEET NUMBER:

A-2

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ARCHITECTURAL SEAL



PROJECT

Proposed Interior & Exterior Renovation for:

Clearly Residence
460 Wimbleton Dr
Birmingham, MI 48009

BUILDER/CLIENT
Patty Cleary

PRELIMINARY ☐
CONSTRUCTION ☒
PERMIT ☐

SHEET TITLE:
FRONT & LEFT ELEVATIONS

DATE:	DRAWN BY:
01-18-2022	J.G.
06-20-2022	
03-23-2023	
04-17-2023	CHECKED BY:
09-26-2023	J.M.P.
12-12-2023	
JOB NUMBER:	
22 - 107	

SHEET NUMBER:
A-4

FLASHING NOTE

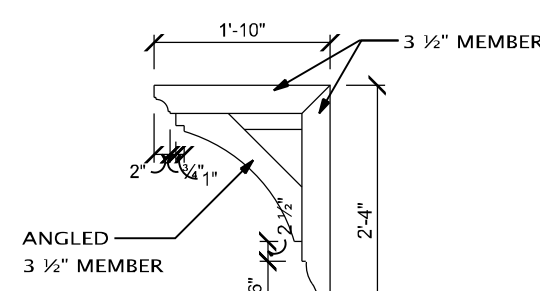
PROVIDE HEAD AND SILL FLASHING AT ALL WINDOWS/ DOORS

PROVIDE WEEP HOLES @ 32" (MAX.) SPACING @ 2nd COURSE OF PERIMETER AND ABOVE ALL OPENINGS W/ BRICK ABOVE

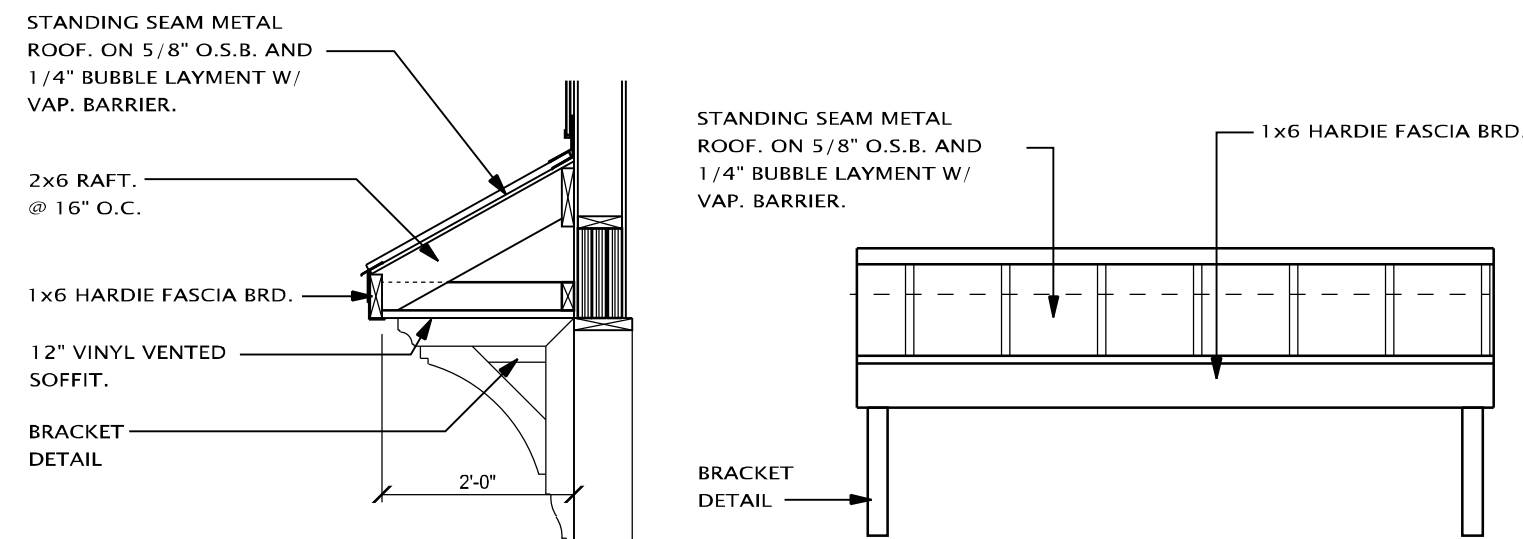
PROVIDE PRE-FIN. WALL FLASHING AS REQUIRED- 18" UP WALL BEHIND SIDING 8" UP WALL AT BRICK

ROOF VENTING NOTE

THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE TO BE PERMITTED.

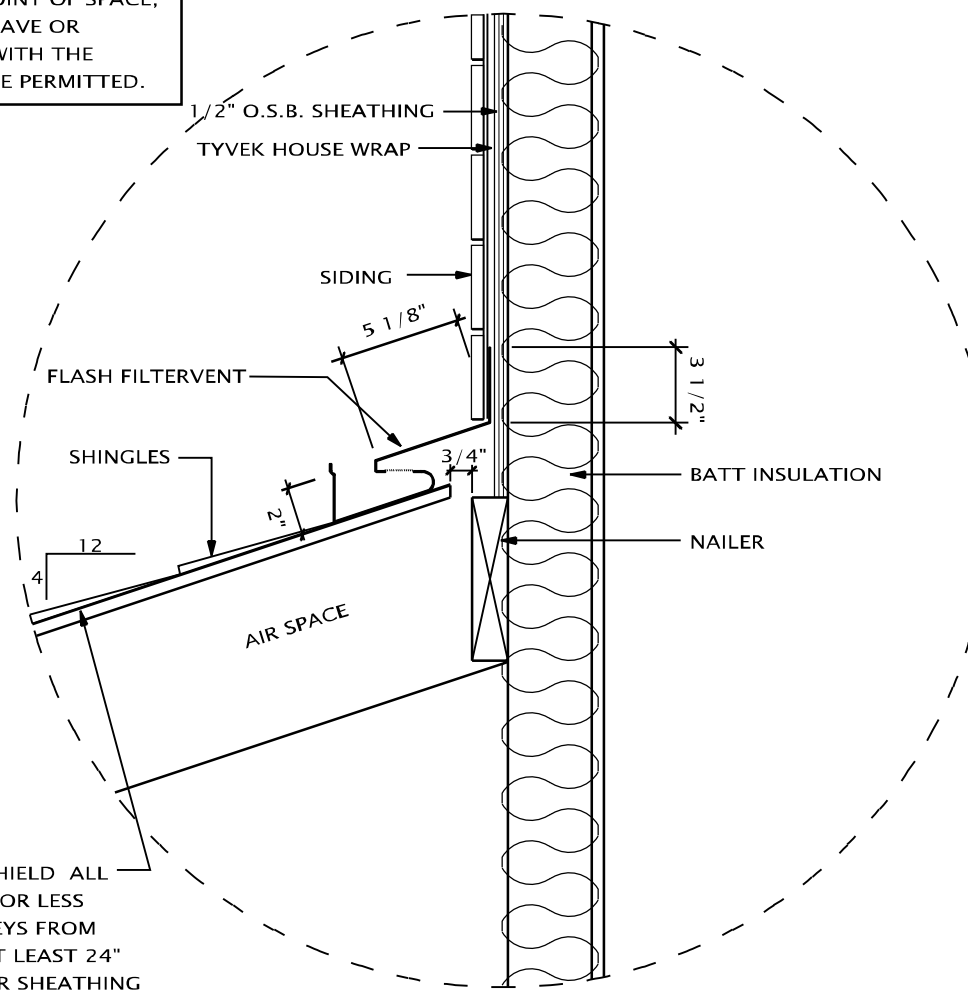


BRACKET DETAIL
SCALE: 1/2" = 1'-0"



SHED ROOF DETAIL

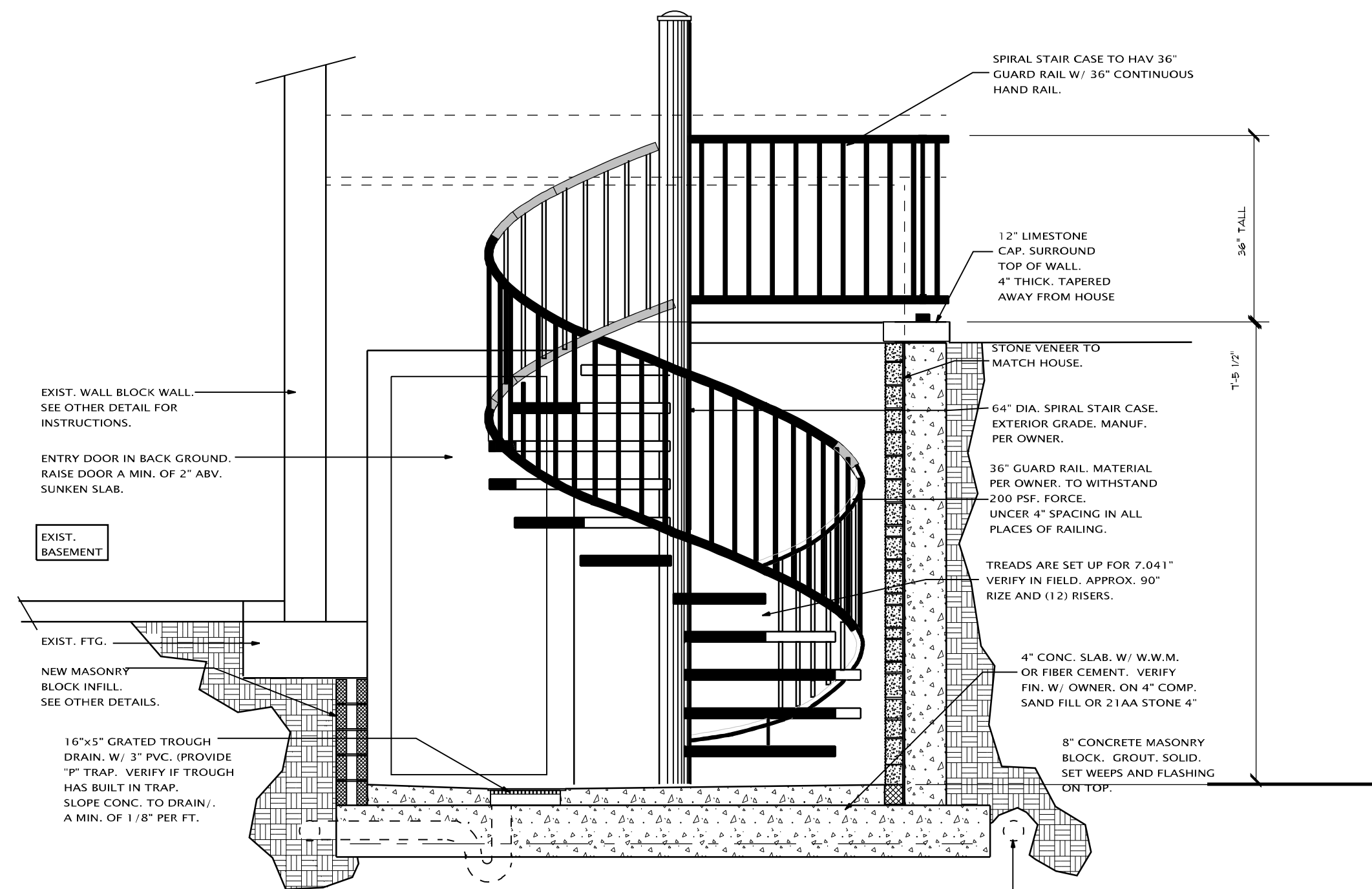
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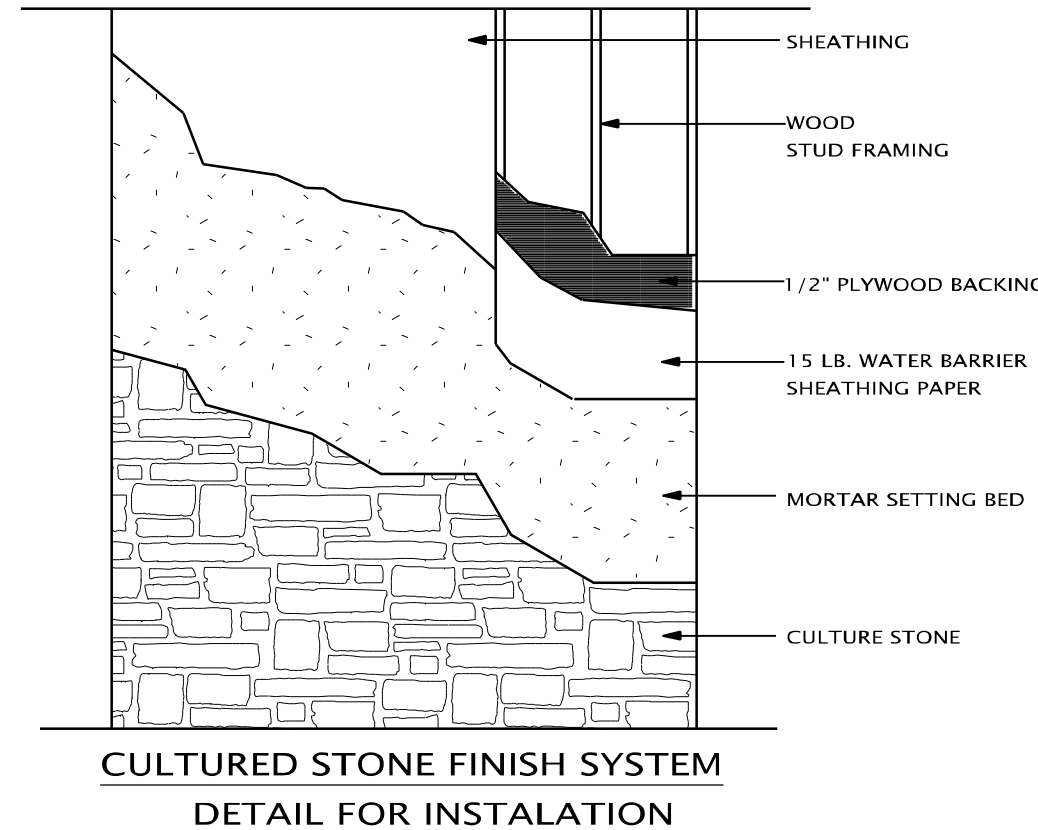
WATER & ICE SHIELD ALL AREAS @ 4/12 OR LESS AND ALL VALLEYS FROM THE EAVE IN AT LEAST 24" FROM EXTERIOR SHEATHING

FLASH FILTERVENT DETAIL

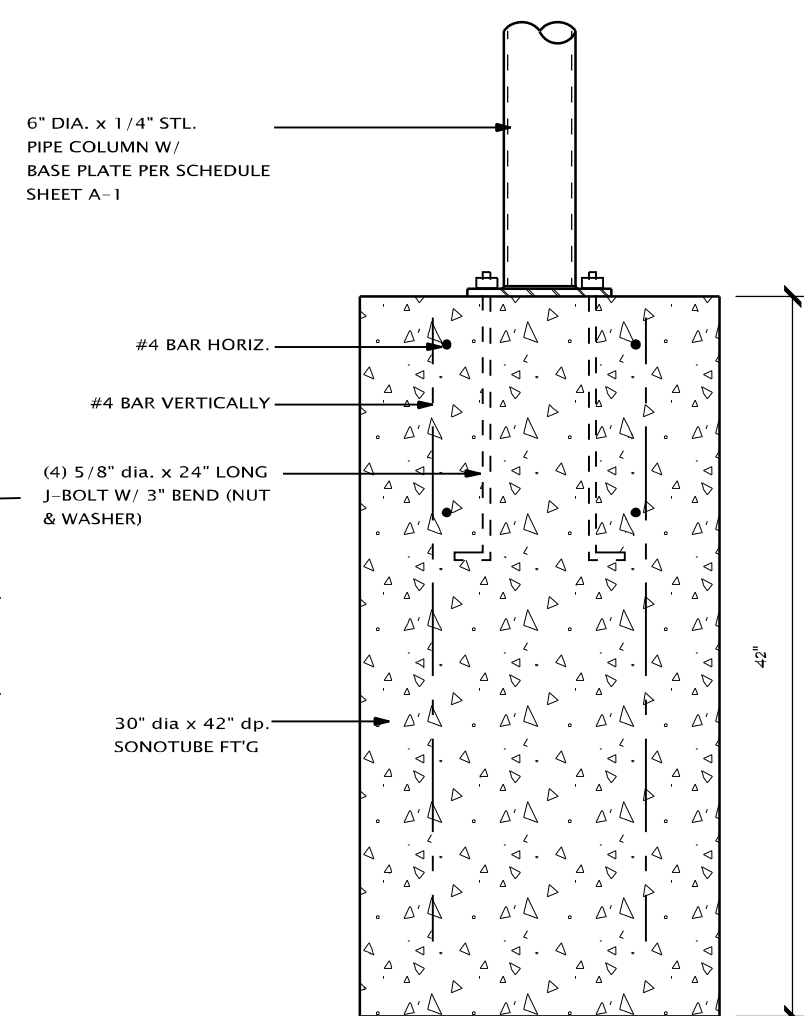
SCALE: NONE



3 A-4 SPIRAL STAIR CASE DETAILS



CULTURED STONE FINISH SYSTEM DETAIL FOR INSTALLATION

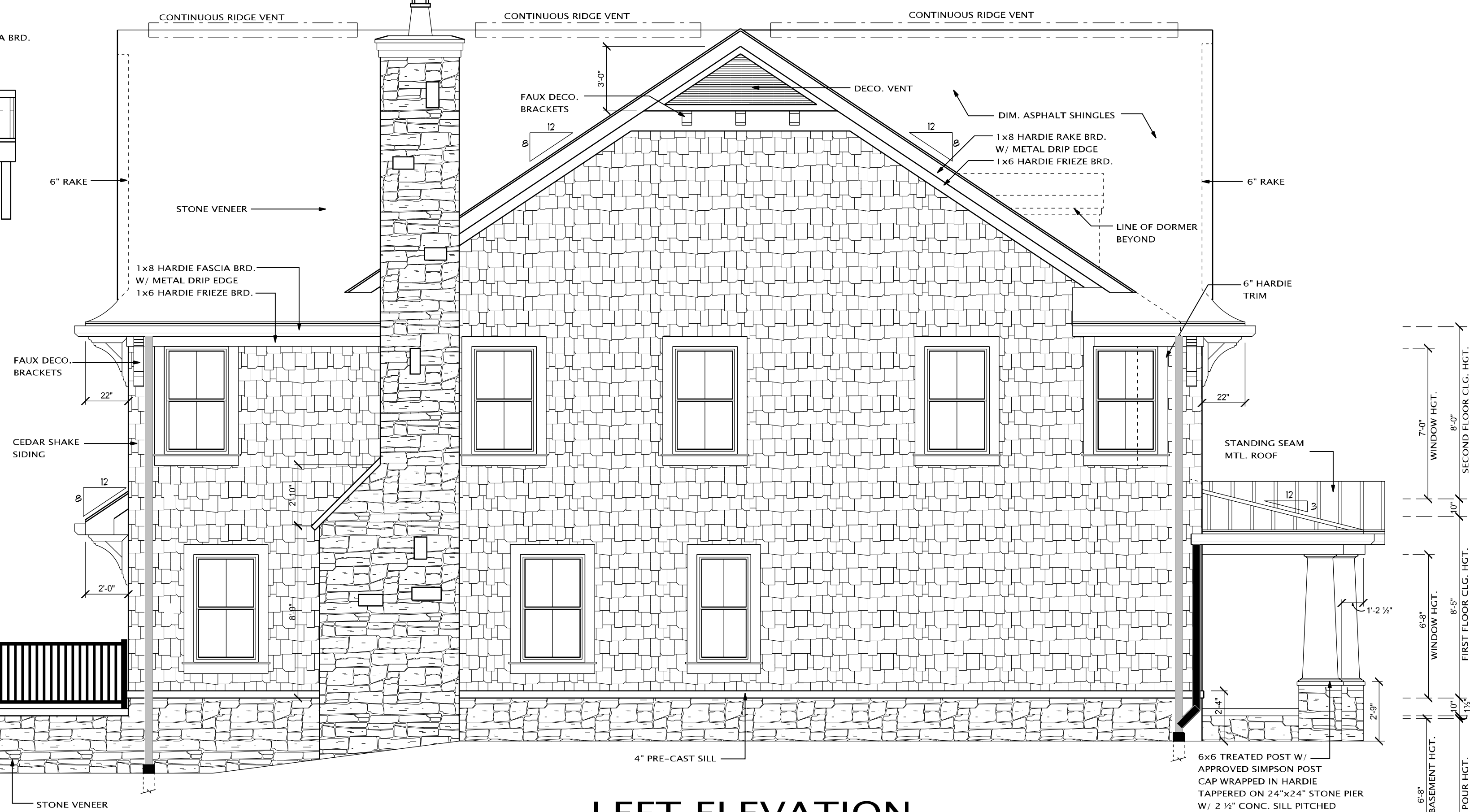


PLAN

SECTION

3.1 A-4 STAIRCASE FOOTING DETAIL

SCALE: 3/4" = 1'-0"



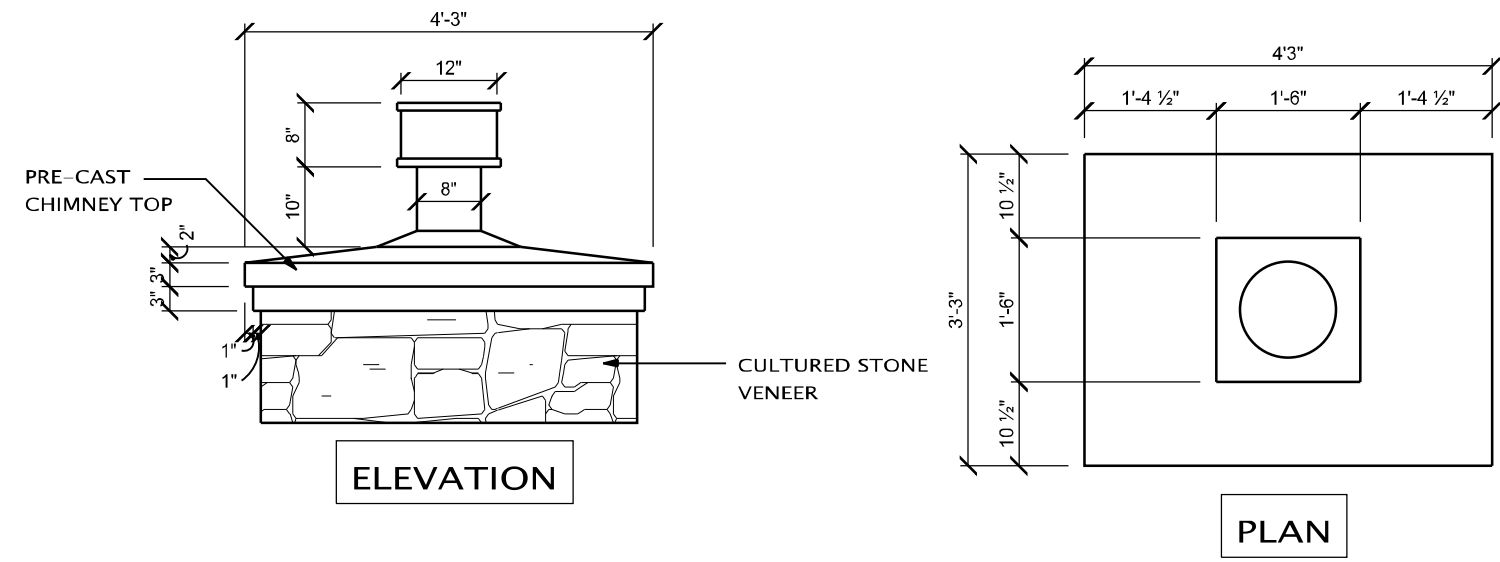
LEFT ELEVATION

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



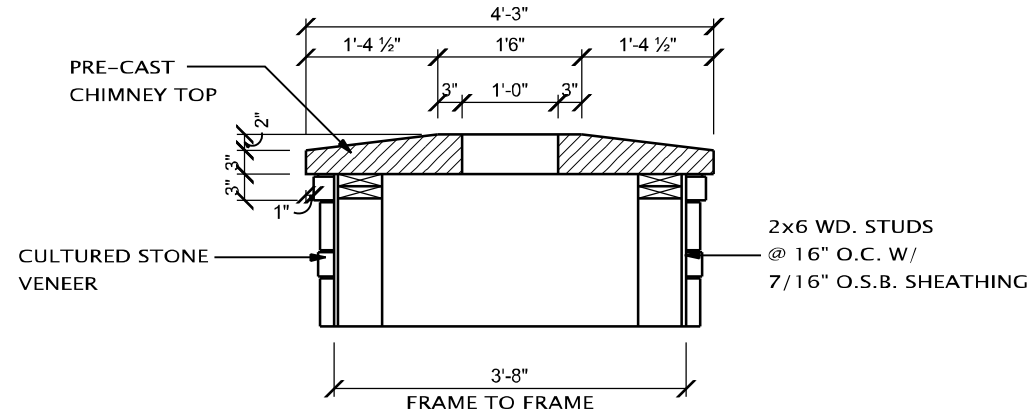
FRONT ELEVATION

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



ELEVATION

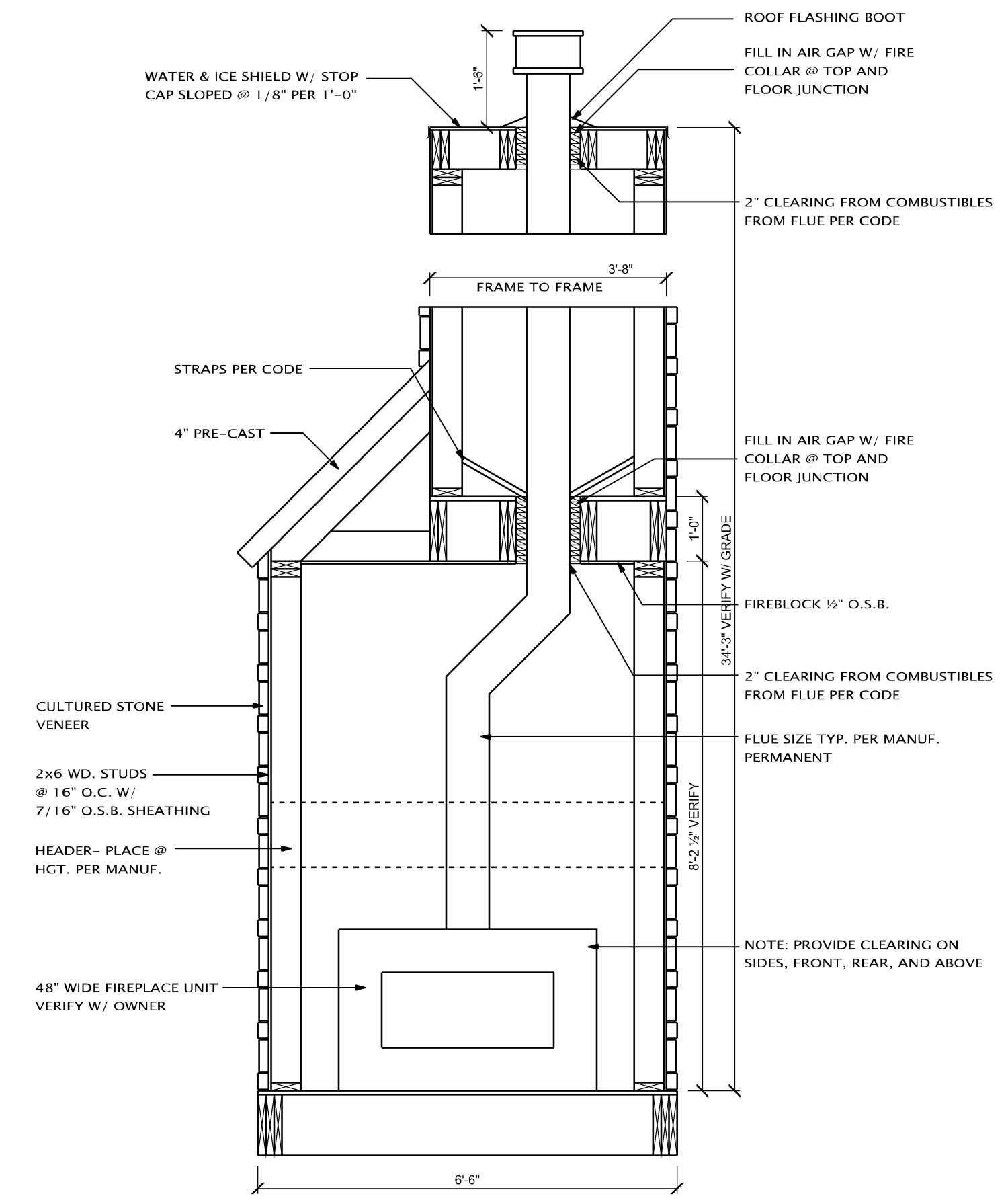
PLAN



SECTION

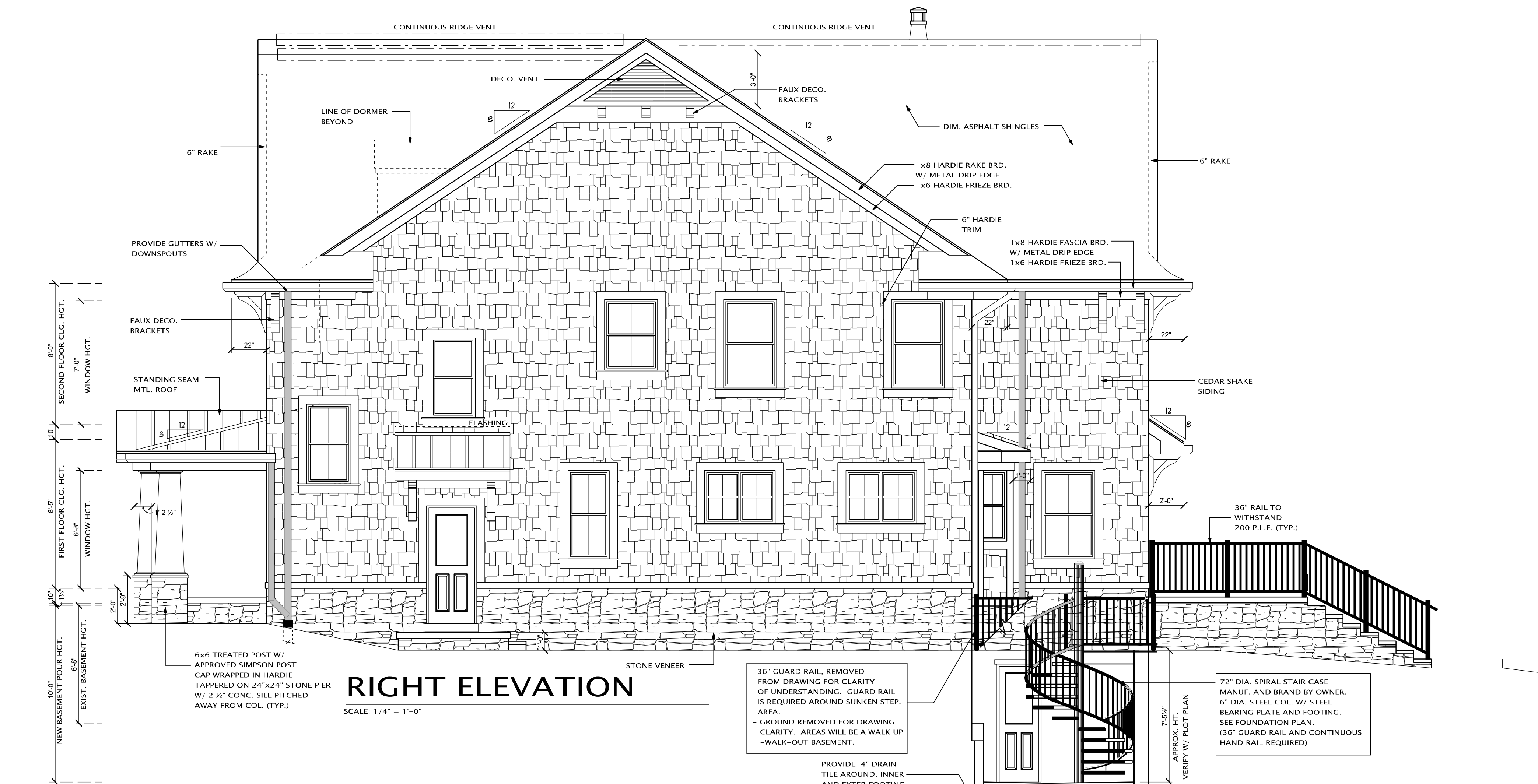
TOP OF CHIMNEY DETAIL

SCALE: 1/2" = 1'-0"



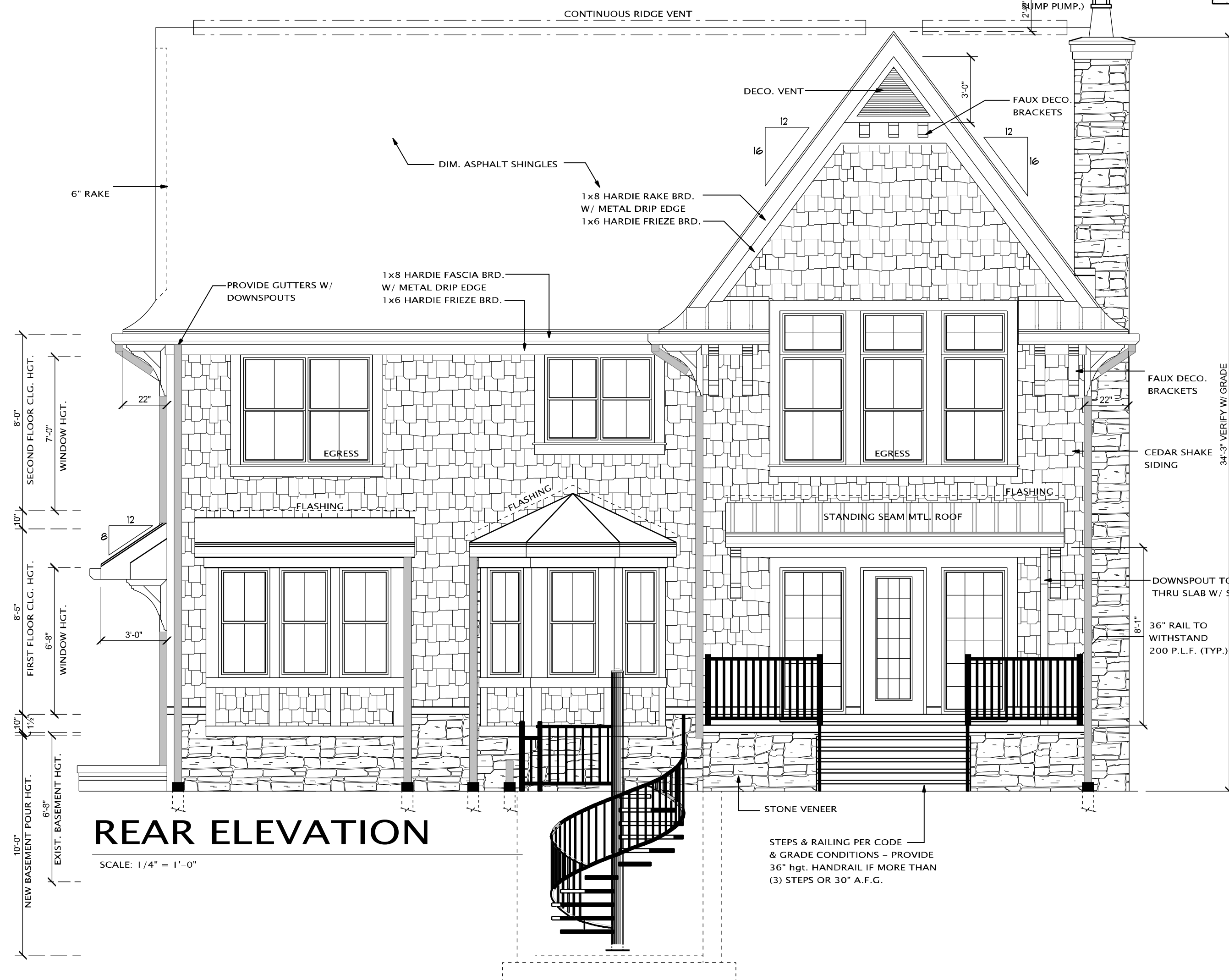
CHIMNEY SECTION

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

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



REAR ELEVATION

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

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ARCHITECTURAL SEAL



PROJECT

Proposed Interior & Exterior Renovation for:

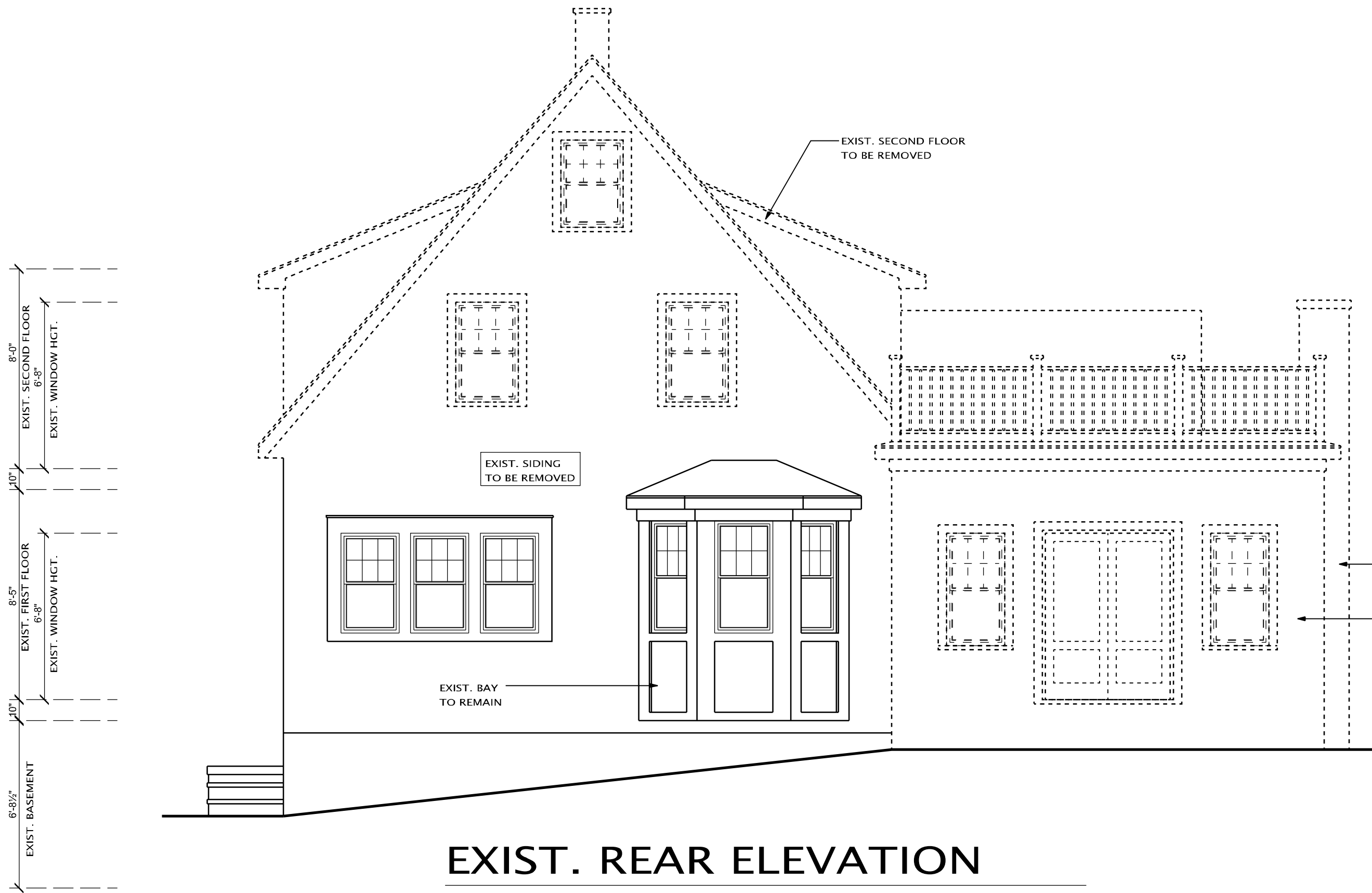
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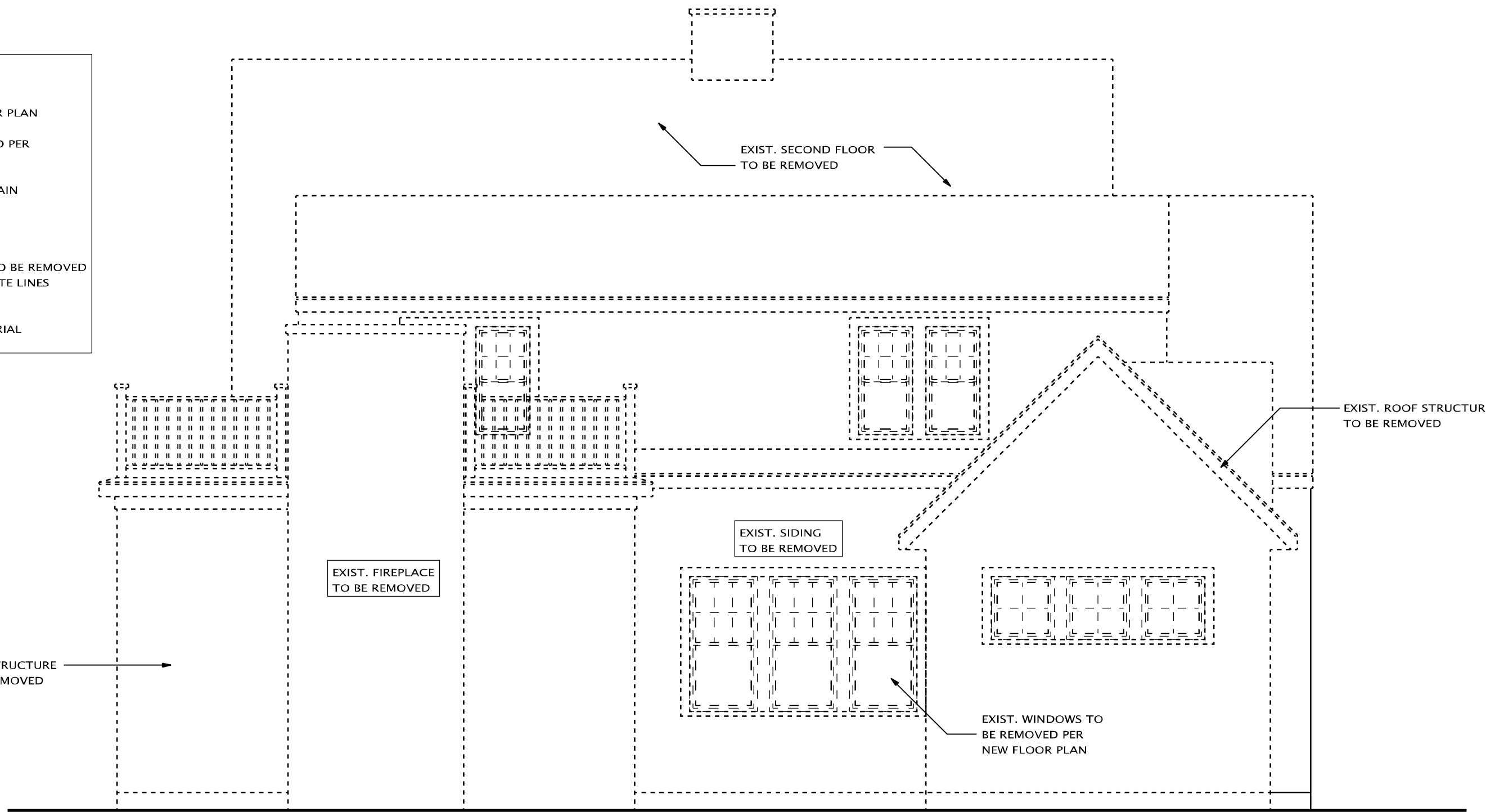
SHEET TITLE:
REAR & RIGHT ELEVATIONS

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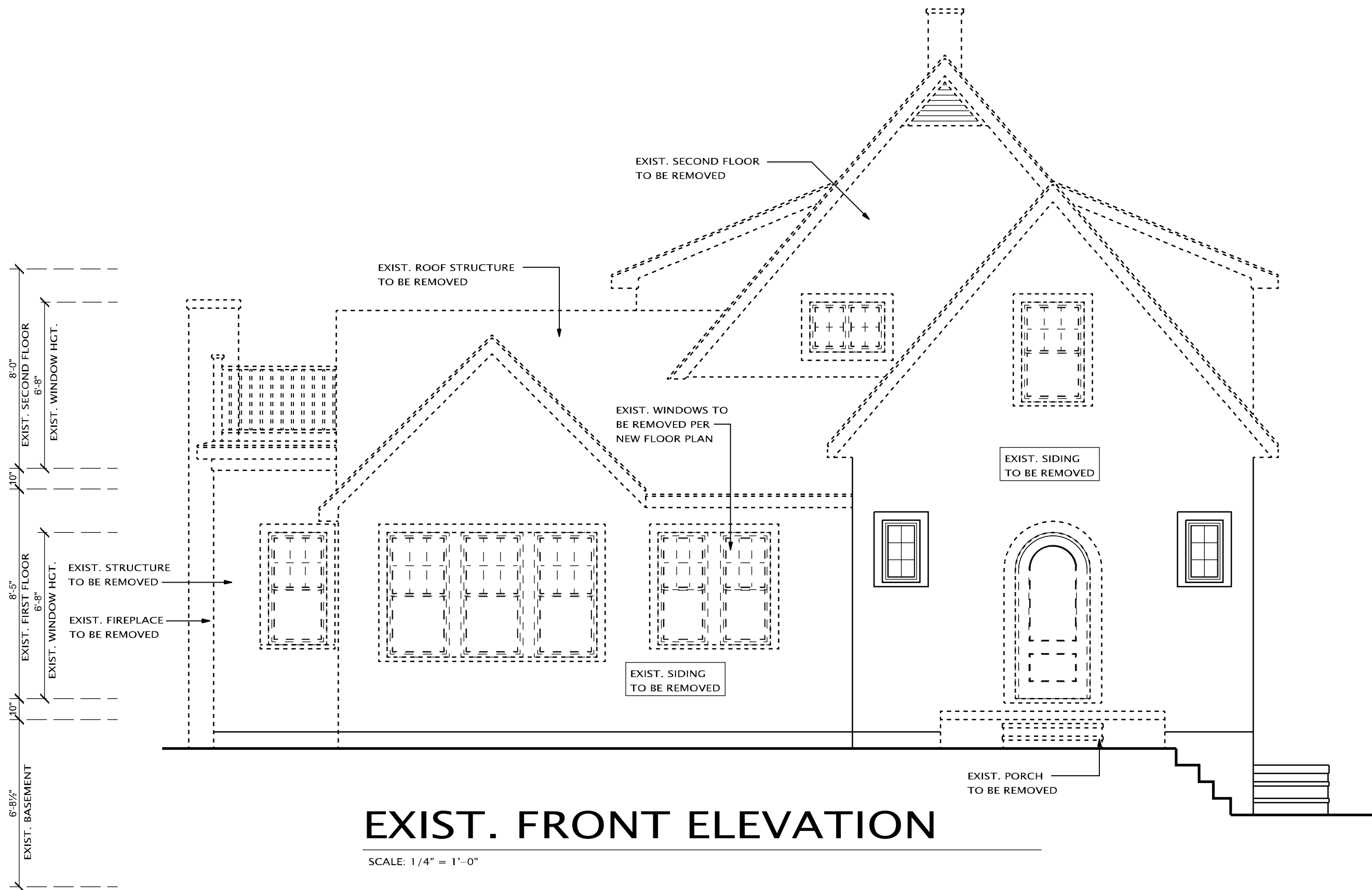
EXIST. REAR ELEVATION

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



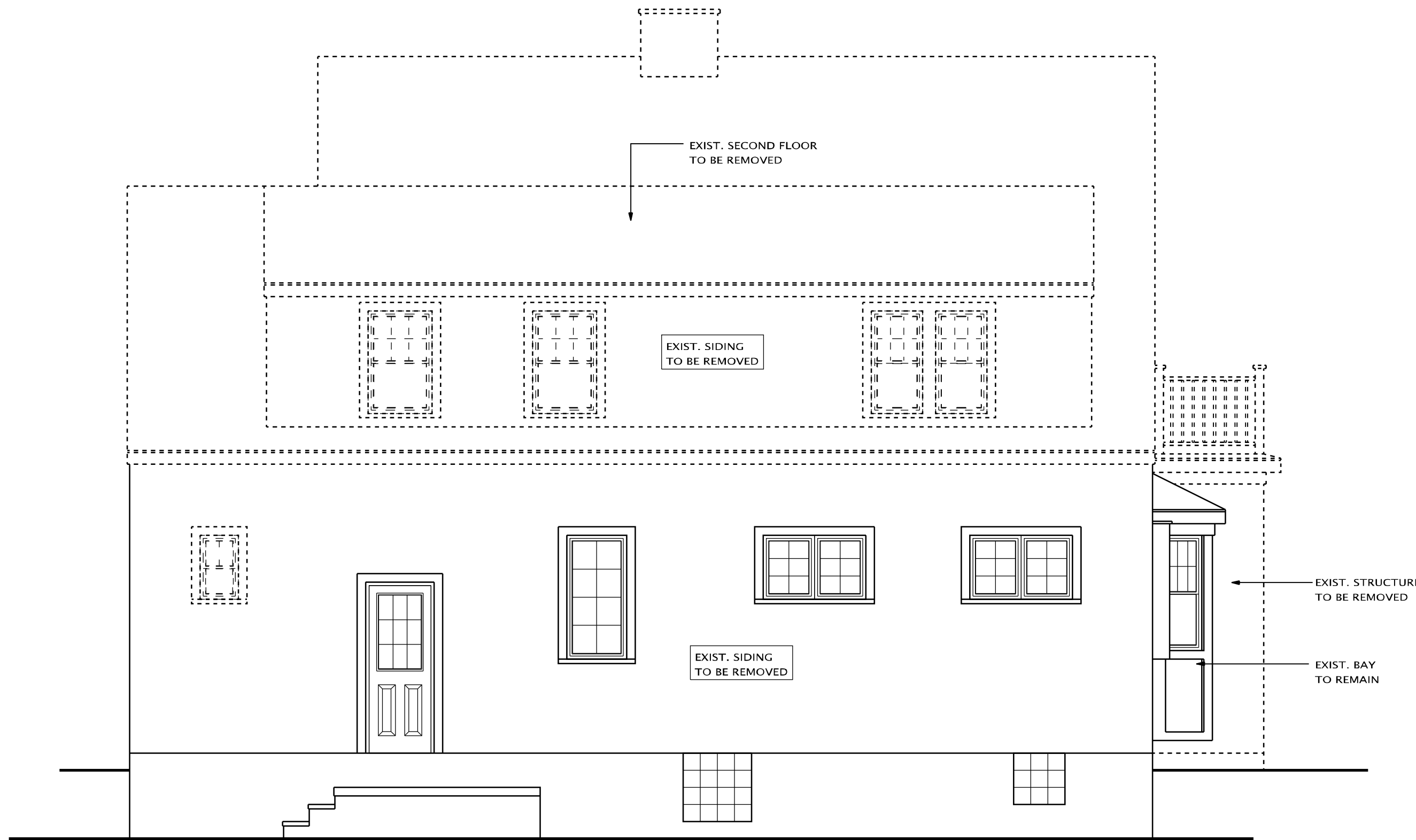
EXIST. LEFT ELEVATION

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



EXIST. FRONT ELEVATION

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



EXIST. RIGHT ELEVATION

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

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ARCHITECTURAL SEAL



PROJECT

Proposed Interior & Exterior Renovation for:
Cleary Residence
460 Wimbleton Dr
Birmingham, MI 48009

BUILDER/CLIENT

Patty Cleary

PRELIMINARY ○

CONSTRUCTION ●

PERMIT ○

SHEET TITLE:

EXISTING
ELEVATIONS

DATE:

DRAWN BY:

01-18-2022 J.C.

06-20-2022

03-23-2023

04-17-2023

09-26-2023

12-12-2023

CHECKED BY:

J.M.P.

JOB NUMBER:

22 - 107

SHEET NUMBER:

A-6

