



**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**  
**(248) 347-0415**

**Case No. PZ14-0037**

**Location: 25885 Strath Haven**

**Zoning District: RA, Residential Acreage District**

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of new single family homes with reduced front setbacks of 40 ft. (45 ft. required) and reduced rear setbacks of 37 ft. (50 ft. required) on existing non-conforming lots. The properties are located east of Beck Road and north of 10 Mile Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that structures constructed within the RA zoning district have a minimum front yard setback of 45 ft. and a minimum rear setback of 50 ft.

**City of Novi Staff Comments:**

The petitioner is proposing to construct new single family detached homes on existing non-conforming lot with the RA zoning district. The lot area is significantly less than the current minimum of 1 acre at just over .27 acres. The petitioner is also requesting any approval remain valid for 18 months. Staff supports consideration of the request provided that substantial justice can be provided to the other property owners in the district.

**Standards for Granting a Dimensional Variance:**

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because\_\_\_\_\_.
- The need is not self-created because\_\_\_\_\_.
- because\_\_\_\_\_.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because\_\_\_\_\_.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because\_\_\_\_\_.



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZ130048 - ACTION SUMMARY

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### PROJECT SUMMARY:

SETBACK VARIANCE FOR NEW SINGLE FAMILY HOME

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

BOSCO, PAUL & MARY  
25805 BECK ROAD  
NOVI MI 48374

#### OWNER

BOSCO, PAUL & MARY  
25805 BECK ROAD  
NOVI MI 48374

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### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 25885 STRATH HAVEN DR

**PARCEL NUMBER:** 50-22-21-101-029

**ZONING DISTRICT:** R-A

**SUBDIVISION:** PIONEER MEADOWS PH 1

**LOT/UNIT #:** 61

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### ACTION SUMMARY:

ZBA MEETING DATE: 09/10/2013

CASE NO. PZ13-0048 LOT 61 PIONEER MEADOWS SUBDIVISION

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of new single family homes with reduced front setbacks of 40 ft. (45 ft. required), reduced rear setbacks of 40 ft. (50 ft. required) and reduced aggregate side yard setbacks of 30 ft. (50 ft. required) on existing non-conforming lots. The applicant is also requesting an exception from Section 3107 which requires issuance of building permits within 12 months of approval of variances. The request is to allow the variances to remain valid for issuance of building permits within 18 months of approval date. The properties are located east of Beck Road and north of 10 Mile Road in the RA Zoning District.

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that structures constructed within the RA zoning district have a minimum front yard setback of 45 ft., a minimum rear setback of 50 ft. and an aggregate side yard setback of 50 ft.

In CASE No. PZ13-0048 Motion to approve the variance requested as there are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape and similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty. The need is not self-created due to the size and zoning of the property. The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district. The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Motion carried: 4-0

Motion maker: Gerblick



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZBA07-020 - ACTION SUMMARY

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### PROJECT SUMMARY:

Setback Variances for new single family home

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

BEECH BECK PROPERTIES LLC  
18416 BEECH DALY ROAD  
REDFORD MI 48240

#### OWNER

### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 25885 STRATH HAVEN DR

**PARCEL NUMBER:** 50-22-21-101-029      **ZONING DISTRICT:** R-A

**SUBDIVISION:** PIONEER MEADOWS PH 1

**LOT/UNIT #:** 61

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### ACTION SUMMARY:

ZBA MEETING DATE: 05/08/2007

IN CASE NO.07-020 TO GRANT THE PETITIONER'S REQUEST FOR A FIVE (5) FOOT FRONT YARD SETBACK VARIANCE, A TEN (10) FOOT REAR YARD SETBACK VARIANCE FOR THE HOUSE WITH A NINE FOOT SEVEN INCH (9' 7") REAR YARD SETBACK FOR THE BAY WINDOW, A FIVE (5) FOOT MINIMUM SIDE YARD SETBACK VARIANCE AND A FIVE (5) FOOT AGGREGATE SETBACK VARIANCE FOR THE AGGREGATE OF BOTH SIDE YARDS DUE TO THE LOT CONFIGURATION.



cityofnovi.org  
ZBA Case No.

### ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

P214-0037

ZBA meeting date

Sept

Check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

#### TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Charlene McHugh Date 7/30/14

Company (if applicable) \_\_\_\_\_

Address\* 8181 Lake Crest Dr. City Ypsilanti

State MI Zip code 48197 \*Where all case correspondence is to be mailed

Applicant's E-mail address charlenebabcockmd@gmail.com

Phone number 7342765136 Fax number 7344161905

Request is for:

Residential  Vacant property  Commercial  Signage

Address of subject ZBA case 25885 Strath Haven (5022-21-202-029) lot 61 Zip code 48375

Cross roads of property BEck and Sierra

Sidwell number 50-22- 21-101-029 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction?  Yes  No

Zoning (Please circle one)  MH  R-A  R-1  R-2  R-3  R-4  RM-1  RM-2  I-1  I-2  RC  TC  TC-1  Other

Property owner name (if other than applicant) \_\_\_\_\_

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:

- |    |         |             |                    |   |
|----|---------|-------------|--------------------|---|
| 1. | Section | <u>2400</u> | Variance requested | <u>rear setback extension of 3 feet</u> |
| 2. | Section | _____       | Variance requested | _____                                   |
| 3. | Section | _____       | Variance requested | _____                                   |
| 4. | Section | _____       | Variance requested | _____                                   |

Please submit an accurate, scaled drawing of the property showing:

- All property lines and dimensions correlated with the legal description.
- The location and dimensions of all existing and proposed structures and uses on property.
- Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- Dimensions necessary to show compliance with the regulations of this Ordinance.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Variances currently available allow for a house 40 feet deep. Please see attached house drawing which currently is 43 feet deep. We are requesting an additional 3 feet less set back in rear setback. Current variance allows rear setback of 40 feet. WE respectfully request a rear setback of 37 feet.

Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

WE also own the lot to the rear (Lot 13) , the only other lot this may affect.

There is a five (5) day hold period before work/action can be taken on variance approvals.

**SIGN CASES ONLY:**

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten (10) days** before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the actual sign. Upon approval, the mock-up sign must be removed within five (5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five (5) days of the meeting.

**City of Novi Ordinance, Section 3107. - Miscellaneous**

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

**PLEASE TAKE NOTICE:**

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

  
Applicants Signature

7/30/14  
Date

\_\_\_\_\_  
Property Owners Signature

\_\_\_\_\_  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted

\_\_\_\_\_ Denied

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date

Novi, MI

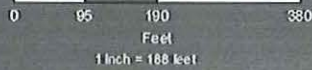
22-21-101-001;-002;-003,029



Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal



Author:  
Date: 5/1/2013



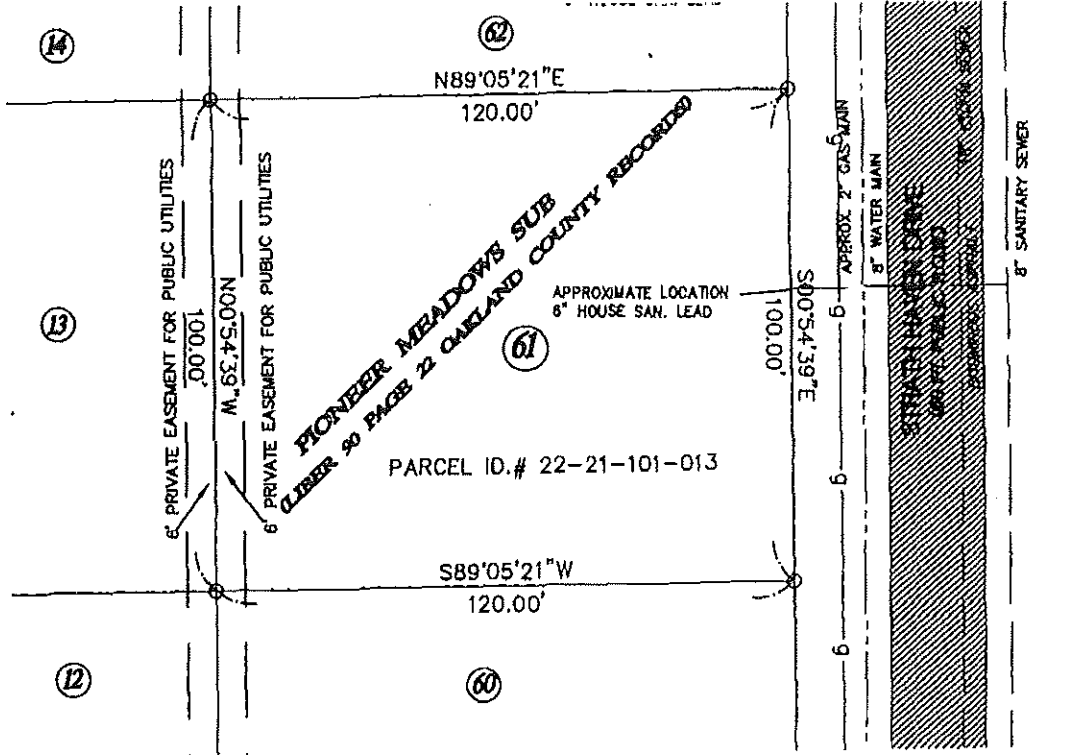
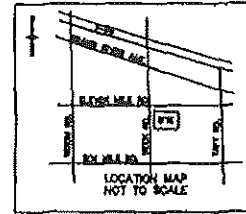
MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager for confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resource/SiteUsePolicy.asp>



CERTIFIED SURVEY

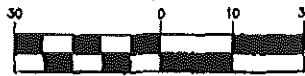
LEGAL DESCRIPTION:  
 PART OF PARCEL ID. # 22-21-101-013  
 LOT 61, PIONEER MEADOWS SUB., L. 97, P.22 O.C.R.  
 SECTION 21, T.1N., R.8E., CITY OF NOVI,  
 OAKLAND COUNTY, MICHIGAN  
 VACANT LOT, ZONED R-A  
 BEARINGS BASED ON PIONEER MEADOWS SUBDIVISION



LEGEND

- EAST CATCH BASIN
- EAST UTILITY POLE
- EAST HYDRANT
- EAST PINE TREE
- EAST SANITARY MANHOLE
- GAS LINE MARKER
- EAST GAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED FABRIC BELT FENCE
- PROPOSED SOIL EROSION CONTROL DEVICE

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

LEGEND

- FOUND IRON
- FOUND CONC. MONUMENT
- SET CAPPED IRON #24598

©2008 JCK & ASSOCIATES, INC.

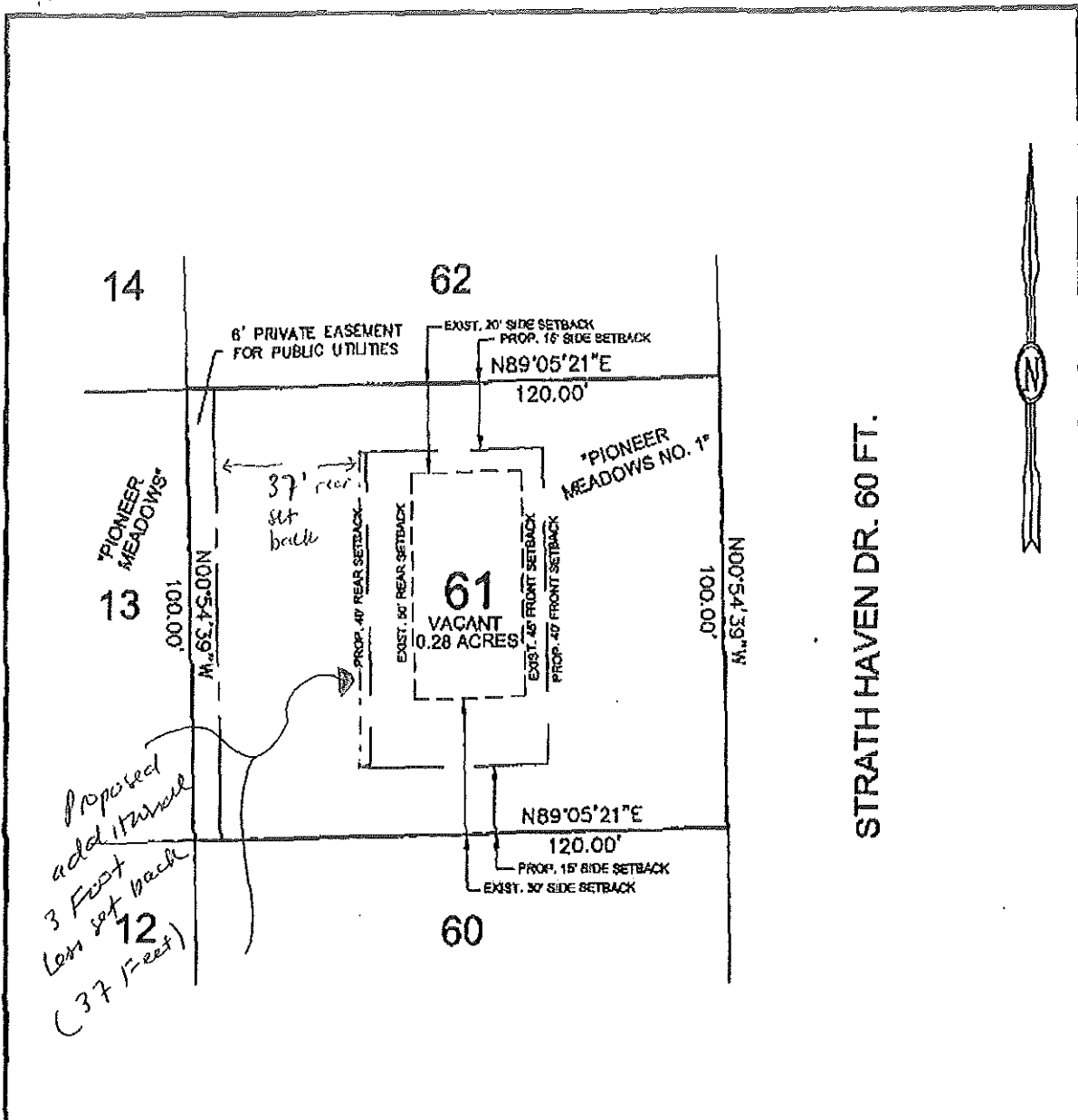
I, *Joseph C. Kappel*, Professional Surveyor No. 24698 hereby certify that I have surveyed the following described parcel of land in accordance with Act 132, P.A. 1970, that the ratio of closure is 1 IN 6800 and that such is within the present acceptable limits:

**JCK**  
 & associates, inc.  
 45650 GRAND RIVER AVE.  
 P.O. BOX 759  
 NOVI, MI. 48376  
 PHONE (248) 348-2880

CERTIFIED SURVEY  
 PART OF PARCEL ID.# 22-21-101-013  
 LOT 61, PIONEER MEADOWS SUB.  
 PART OF NW 1/4 SEC. 21, T1N. R8E.  
 CITY OF NOVI, OAKLAND CO. MI.

Date	Drawn	Checked	Job No.
5-15-06	VCR	JCK	9623





*Proposed additional  
3 Foot  
Low set back  
(37 Feet)*

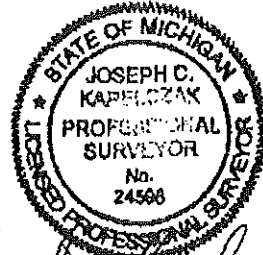
STRATH HAVEN DR. 60 FT.

LEGAL DESCRIPTION PARCEL 22-21-101-029  
 LOT 61 OF "PIONEER MEADOWS NO. 1" A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21,  
 T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 87 OF PLATS, PAGE 22  
 OAKLAND COUNTY RECORDS.

EXISTING R-A ZONING

SETBACK REQUIREMENTS

	EXISTING	PROPOSED
FRONT	45'	40'
SIDE	20' MIN - 50' AGG.	30' AGG.
REAR	50'	40'



*Joseph C. Kapelczak*

GRAPHIC SCALE

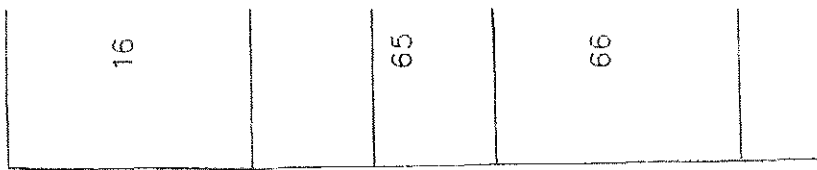


Scale 1"=80' Date 7/28/13 Job No. 18178 S.D. No. 1091	<b>PIONEER MEADOWS SUBDIVISION</b> CITY OF NOVI, MI	<b>LOT 61 SETBACK VARIANCE</b>		
			DATE	ISSUED FOR



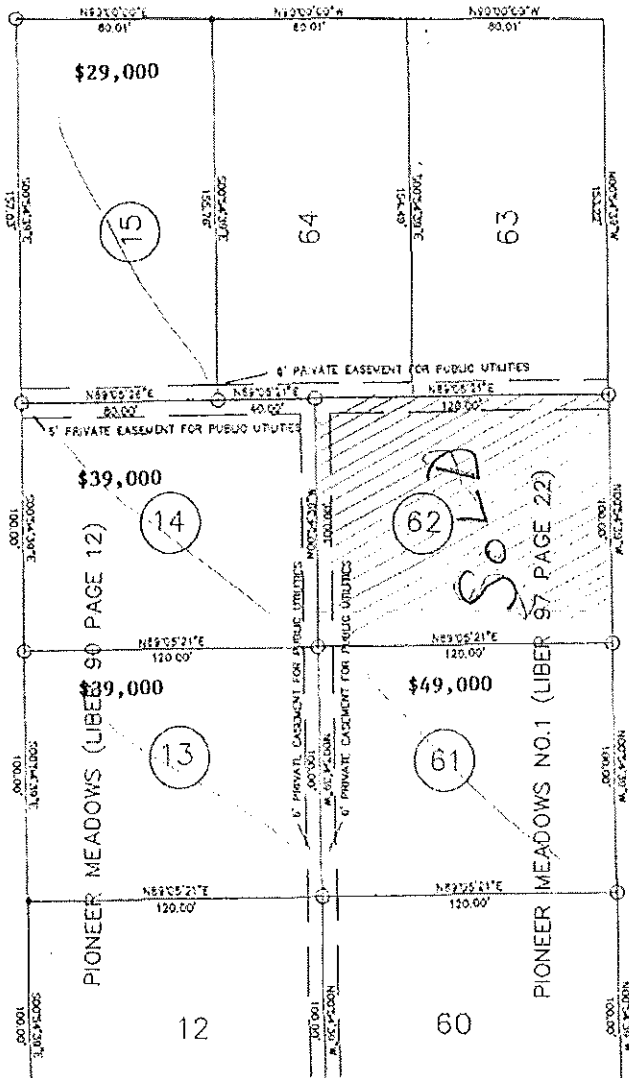
8815 RICHARDSON ROAD  
 COMMERCE TWP., MI 48390  
 PHONE: 248-383-2550  
 FAX: 248-383-1648





SIERRA DR. 60 FT.

WEST LINE OF SECTION 21  
BECK RD. (60 FT. 1/2 RIGHT-OF-WAY)  
PUBLIC STREET



STRATH HAVEN DR. 60 FT.

**LEGEND**

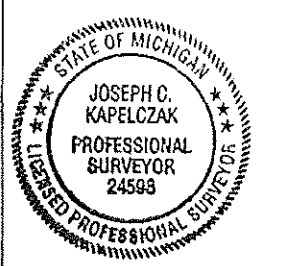
- FOUND IRON
- ⊙ FOUND CONC. MONUMENT
- SET CAPPED IRON #24598

© 2005 JCK & ASSOCIATES  
*Joseph C. Kapelczak* Professional Surveyor No. 24598 hereby certifies that I have surveyed the following described parcel of land in accordance with Act 132, P.A. 1976, that the ratio of closure is 1 BY 5000 and that such is within the present acceptable limits:

**JCK**  
 & associates, inc.  
 45650 GRAND RIVER AVE.  
 P.O. BOX 759  
 NOVI, MI 48376  
 PHONE (248) 348-2680

STAKING LOT CORNERS  
 LOT 13, 14, 15, 61 & 62  
 PIONEER MEADOWS SUB.  
 PART OF NW 1/4 SEC. 21, T1N. R8E.  
 CITY OF NOVI, OAKLAND CO. MI.

Date	Drawn	Checked	Job No.
7-26-05	VCR	JCK	9623

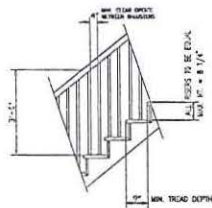


NOTE: BEDROOM DOORETS, ALL BRANCH CIRCUITS THAT SUPPLY LIGHTS, SWELLS, SHALL BE 15-AND 20-AMPERE QUALITY, INCLUDING LIGHTS, RECEPTACLES AND SWITCHES, INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A FIBERGLASS TYPE AND-HALF CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE FIBER BRANCH CIRCUIT PER M.E.C. SECTION 4302.11

NOTE: SINKS AND OTHER FIXTURES  
- SINKS AND OTHER FIXTURES AND WALLS ABOVE INTERIORS, WITH FINISHES TO BE IN PLACE, AND IN OTHER COMPARTMENTS SHALL BE FINISHED TO A FINISHING SURFACE, AND SHALL BE SUBJECT TO A TOLERANCE OF NOT LESS THAN 6 INCH ABOVE THE FLOOR PER M.E.C. SECTION 4302.2  
- FIBER-GLASS, FIRE-AND REINFORCED CONCRETE, GLASS AND OTHER MATERIALS OR REINFORCED CONCRETE SHALL BE COMPLIANT WITH ASTM C1089, CLASS C-1 FOR ALL OTHER APPLICATIONS, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKING FOR WALLS IN TUB AND SHOWER AREAS AND SHALL FINISH TO SINKER HEADS PER M.E.C. SECTION 702.4.2

NOTE: BRACKETING SHALL BE IN ACCORDANCE WITH M.E.C. 4312 - REQUIRED CLASSED ON OPEN SCALES OF CHANNEL, INCLD. FLOOR AREA, WALLS AND PARTS SHALL HAVE INTERSECTING WALLS OR CORNERHEADS, ELEVATED FROM TO NOT ALLOW PROTRUSION OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

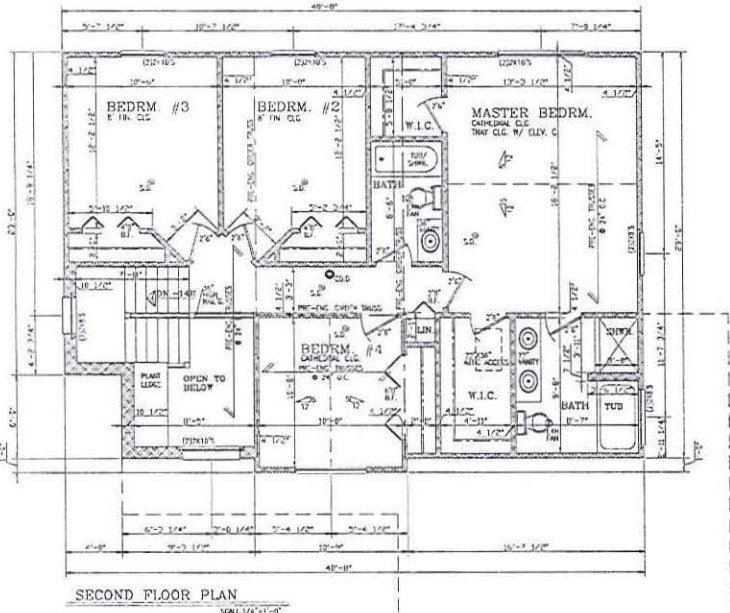
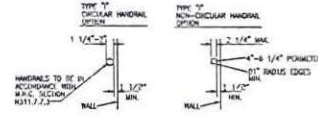
STAIR NOTED:  
ALL STAIRWAYS SHALL BE IN ACCORDANCE WITH M.E.C. SECTION 4312.  
- SINKER HEADS SHALL BE 8 1/4"  
- MINIMUM TREAD DEPTH SHALL BE 11"  
- PROFILES SHALL COMPLY WITH M.E.C. SECTION 4312.4.2  
- TREAD WIDTH SHALL BE 10" AT A POINT 12" FROM THE EDGE, THE TREADS AND RISES AND MIN. WIDTH OF ANY TREAD SHALL NOT BE LESS THAN 11"  
- MINIMUM HEADROOM SHALL NOT BE LESS THAN 80" MEAS. VERTICALLY FROM TREAD RISING UP FROM FLOOR SURFACE  
- HANDRAILS AND GROUND SHALL BE CONSTRUCTED IN ACCORDANCE WITH M.E.C. SECTIONS 4311.7.2 & 4312  
- HANDRAILS SHALL HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY



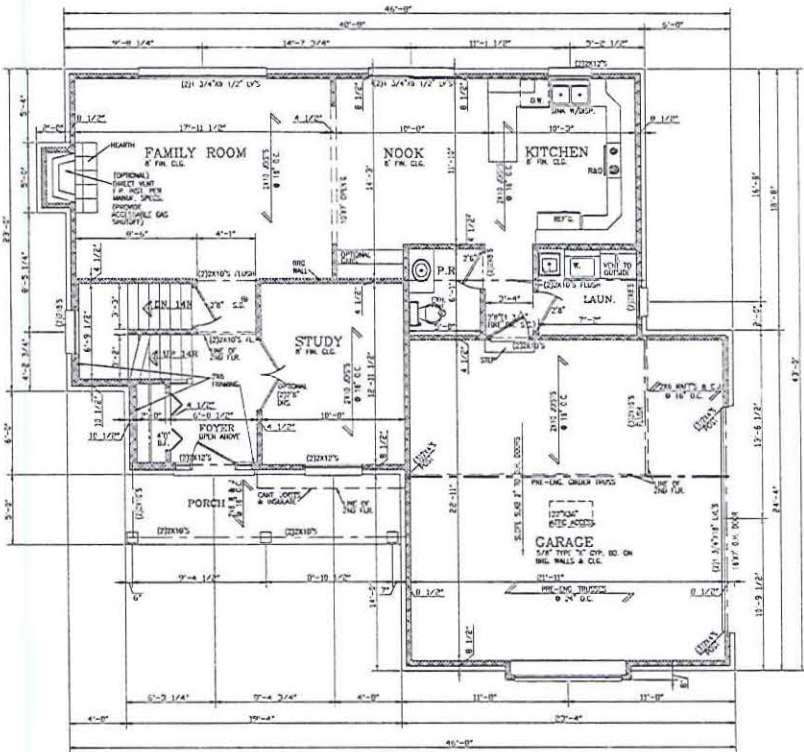
STAIRWAY & HANDRAIL DETAIL

NOTE: UNDER-SLAB PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH M.E.C. SECTION 4302.2  
ENCLOSURE ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-SLAB SURFACE AND ANY LIGHTS PROTECTED ON THE ENCLOSURE SIDE WITH 1/2" GYPSUM BOARD.

NOTE: TYPE "T" HANDRAILS WITH A POINTERS GREATER THAN 8 1/4" SHALL HAVE A GAUGED FINISH RECESS AREA ON BOTH SIDE OF THE PROFILE IN ACCORDANCE WITH M.E.C. SECTION 4311.7.3 (2).



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



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

AREA	
FIRST FLOOR	995 SQ. FT.
SECOND FLOOR	1,075 SQ. FT.
LAUN.	255 SQ. FT.
POUCH	111 SQ. FT.
GARAGE	248 SQ. FT.

DATE: 11/7/2013  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES

DIMENSIONAL DESIGN INC.

CONTRACT NO. 2013-001

The Huron 2000

Triumph Building C, LLC  
1534 West 8th St. S.W.  
Farmington, MN 55025

REVISION:

DATE: 11/7/2013  
JOB NO: 23129  
SHEET NO: 2  
TOTAL SHEETS: 3

The Huron 2000 - Garage Right Elevation - A (Atley Lot #7)

**GENERAL NOTES**

ALL CONSTRUCTION TO COMPLY WITH M.I.C. 2006, LOCAL BUILDING CODES AND COMPLIANCE, 2009 MICHIGAN UNIFORM ENERGY CODE.

ALL MANUFACTURED MATERIALS TO BE HANDED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND REQUIREMENTS UNLESS OTHERWISE NOTED BY THESE DOCUMENTS.

SOIL BEARING CAPACITY ASSUMED TO BE 2,500 P.S.F.

UNLESS NOTED OTHERWISE (H.A.D.) DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE. NOMINAL DIMENSIONS DIMENSIONS ARE USED FOR INSULATION. INTERIOR FINISHES THICKNESS TO BE 1/2" (1.16)."

CONCRETE SHALL BE 3,000 P.S.F. AT 28 DAY TESTING.

ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36.

ALL CONCRETE BLOCK TO BE TYPE N-1, MORTAR SHALL BE TYPE "S". ALL BRICK SHALL BE SF GRAY, ASTM E-718 TYPE FWS. MORTAR SHALL BE TYPE "M". METAL TEES FOR BRICK VENEER SHALL BE CORROSION RESISTANT METAL OR GALVANIZED AND SHALL BE PLACED 1/2" O.C. EACH WAY.

WOOD FRAMING TO BE DONE IN ACCORDANCE TO NATIONAL LUMBER MANUFACTURERS ASSOCIATION RECOMMENDED PRACTICE FOR WOOD FRAMING.

ALL STRUCTURAL LAMBER JOISTS AND HEADERS TO BE MIN. #12056, IN REPEITIVE 1600 UNLESS OTHERWISE NOTED. SEE 14-1000000.

ALL STUDS TO BE STUD GRADE OR BETTER, F.S. MIN. #2S.

WIND-HAM BEAMS SHALL HAVE AN 18x2400 P.S.F. AS W/AF. BY "TRUSS JOIST CORR" OR EQUIV. AND SHALL BE FACED TOGETHER PER MANUF. SPECIFICATIONS.

ALL FLOOR FRAMING CONNECTIONS, JOIST & BEAM HANGERS, POST CAPS, FRAMING AND RIVET HANGERS TO BE "TOMSON STRONG 18" OR EQUIV.

TRUSS DESIGN, INSTALLATION AND BRACING SHALL BE PER TRUSS MANUFACTURER SHOP DRAWINGS AND SPECIFICATIONS.

PROVIDE CONTINUOUS ROWS OF BRACING AT FLOOR JOISTS @ 5'-0" O.C. MAX.

ALL SHAL PLANTS SHALL BE SECURED WITH ANCHOR BOLTS OR METAL ANCHOR STRAPS SET INTO CONCRETE @ 5'-0" O.C. MAX. OR PER MANUF. SPECIFICATIONS.

ALL BUILT-UP WOOD JOISTS CONSISTING OF 2X12'S OR GREATER TO BE GLED AND SPACED TOGETHER.

DOUBLE FLOOR JOISTS UNDER ALL PARALLEL STRUCTURES.

PROVIDE SCREENED ROOF VENTILATION @ 1/300 OF THE TOTAL ENCLOSED AREA WITH 50% OF THE PROVIDED AREA IN THE UPPER 1/2 OF THE ROOF AND 50% IN THE LOWER 1/2 OF THE ROOF.

PROVIDE A 20" x 30" ATIC ACCESS TO ALL ATIC AREAS HAVING A CLEAR HEIGHT OF OVER 30".

PROVIDE EXHAUST FAN OUTLET(S) TO BE 4" RADIUS OUTLETS ADJACENT TO WATER SOURCES AS WELL AS ALL OTHER OUTLET(S) TO BE 4" RADIUS.

EXHAUST OUTLETS TO BE INTERCONNECTED.

SMOKE DETECTORS TO BE INSTALLED IN ALL LIVING UNITS IN ACCORDANCE WITH M.I.C. AND LOCAL BUILDING AUTHORITY, TO BE WIRING AND INTERCONNECTED WITH BATTERY BACK-UP.

CARBON MONOXIDE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH 9011.4.1.1. ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE NEAREST ROOM TO THE SLEEPING AREA. SHALL BE LISTED AS COMPLYING WITH UL 2004 AND SHALL BE INSTALLED IN ACCORDANCE WITH 9013 AND THE MANUF. INSTALLATION INSTRUCTIONS.

ALL GASKETS 18" OR LESS A.P.F. TO BE TEMPERED GASKETS AS WELL AS ALL GASKETS SPECIFIED BY P.A.C. SECTION 1008.4 OR LATEST EDITION, LOCATIONS TO BE MARKED BY BRONZE MANUF.

WINDOWS IN SLEEPING AREAS TO MEET M.I.C. REQUIREMENTS FOR WEATHER PER SECTION 1010 OF LATEST EDITION, PERMANENT TO VENT.

CONCRETE HANG TO BE VENEER EXTERIOR EXPOSED.

DOOR LOCKS: EXTERIOR, LIVING, BEDROOM OR BEAMS SHALL COMPLY WITH M.I.C. SECTION 1010.1, P.1010.1.

NOTICES SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE DEPTH OF THE MEMBER.

HOLE SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE JOIST OR TO ANY OTHER HOLE OF HOLE LOCATED IN THE MEMBER. THE DIAMETER OF THE HOLE IN THE JOIST SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER.

DOOR HINGERS, DOOR LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE AT A MINIMUM HEIGHT OF 48" ABOVE THE FINISHED FLOOR.

DRAFTSTOPPING SHALL COMPLY WITH M.I.C. SECTION 1011.7.

DRAFTSTOPPING MATERIAL SHALL NOT BE LESS THAN 1/2" DENSITY RATED, 3/4" PLYWOOD OR OTHER APPROVED MATERIAL ADEQUATELY SUPPORTED.

FIRESTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.

FLASHING SHALL COMPLY WITH M.I.C. SECTION 1012.1, 1012.1.

FIREBLOCKING NOTES

FIREBLOCKING SHALL COMPLY WITH M.I.C. SECTION 1012.1.

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING PURSED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:  
1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION 1002.7.

4. AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION 1010.19.

FIREBLOCKING MATERIALS SHALL COMPLY WITH M.I.C. SECTION 1012.1.1.1.

FIRESTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.

**UNFINISHED VENT AREA REQUIREMENTS**

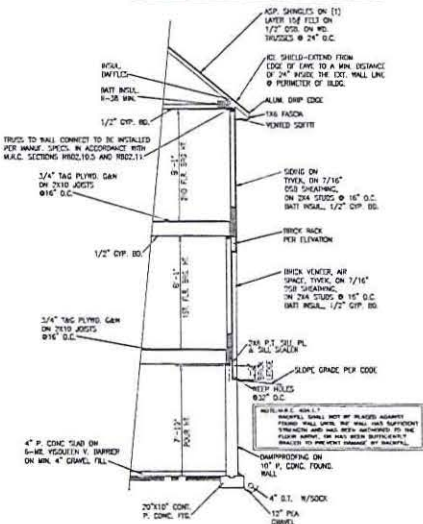
VENT AREA RATIO: 1/300  
 ATIC AREA=1431 SQ. FT.  
 VENT AREA REQUIRED=1/300 FT. x 1431=4.77 SQ. FT. x 144=688.32 IN. EACH (MIN.)

VENT AREA PROVIDED:

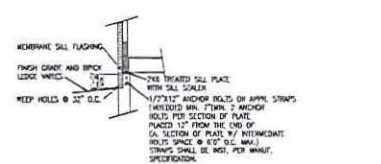
R. LOWER TYPE @ RISE @ 50 SQ. IN. PER VENT  
 TOTAL VENTING @ RISE @ 480 SQ. IN.

A. UPPER TYPE @ RISE @ 50 SQ. IN. PER VENT  
 TOTAL VENTING @ RISE @ 448 SQ. IN.

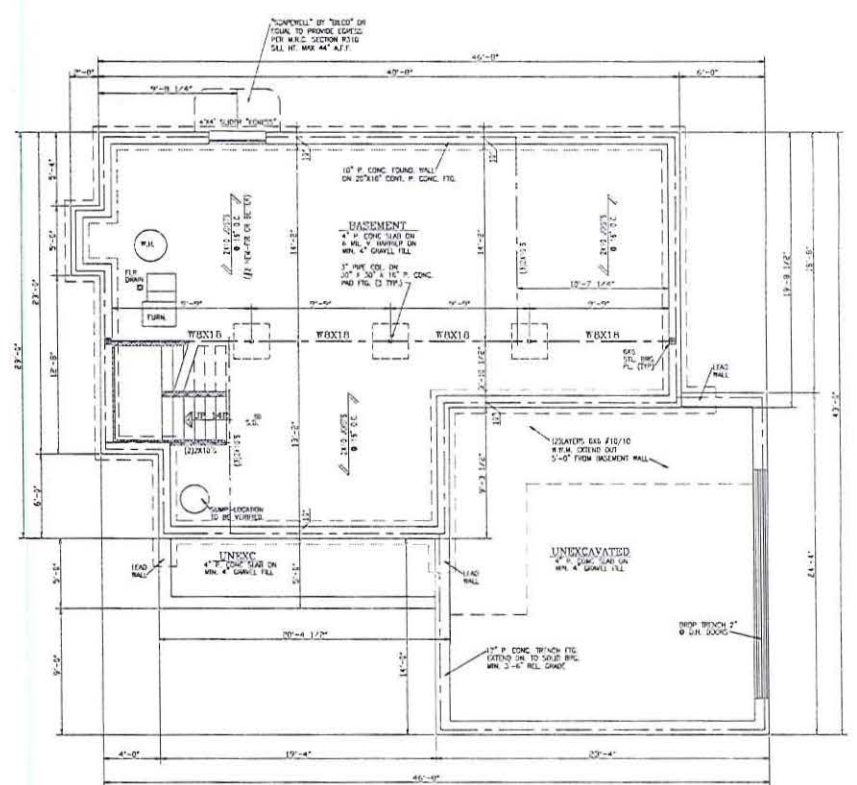
NOTE: VENT CLEARANCE OVER OR CORNER VENTS SHALL BE INSTALLED TO COMPLY WITH M.I.C. 1003.3 - INSULATION SHALL NOT BE LOCATED THE FIRST FLOOR OF AREA A MIN. OF 1-1/2" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.



TYPICAL WALL SECTION SCALE: 1/4" = 1'-0"



BRICK LEDGE DETAIL SCALE: 1/4" = 1'-0"



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

2014 MARCH 14  
 10:51 AM  
 10/17/2013

DIMENSIONAL  
 DESIGN

©2013  
 CONCEPT  
 DESIGN

The Huron 2000

Taloroph Building Co., LLC  
 P.O. Box 9, Apt. 213  
 Farmington, MI 48320

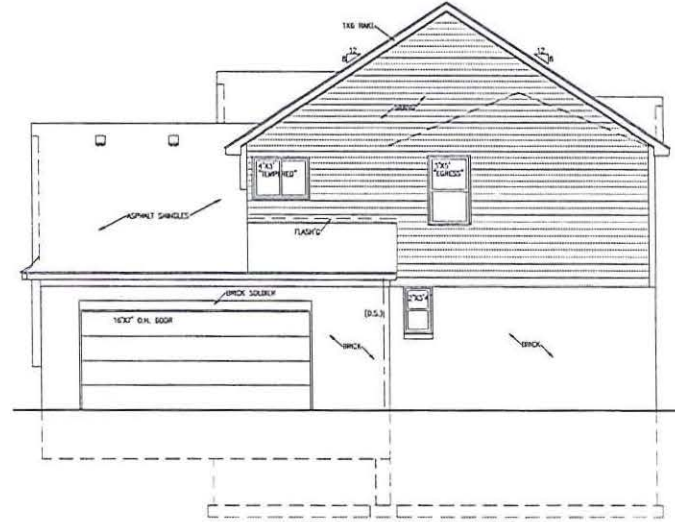
11/17/2013  
 10:51 AM  
 10/17/2013

The Huron 2000 - Garage Right  
 Elevation - A (Arley Lot #7)



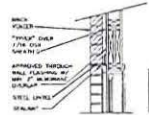
REAR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION

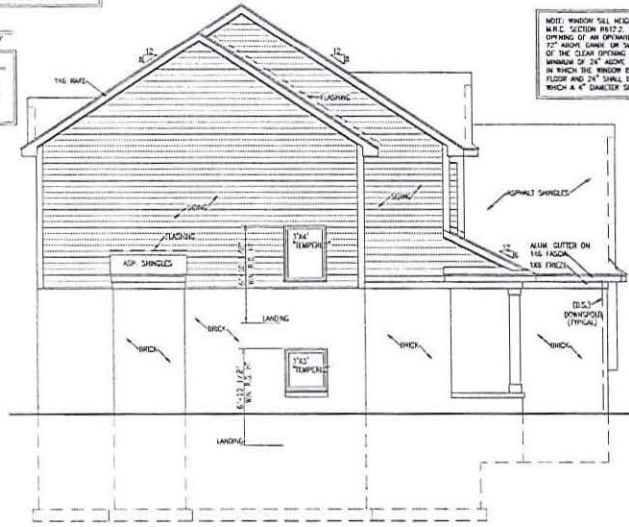
SCALE 1/4" = 1'-0"



WINDOW FLASHING

NOTE: FLASHING AND WEATHERING TO BE PROVIDED BY SUBCONTRACTOR. SEE SPEC. SECTION 051110.10 FOR DETAILS.

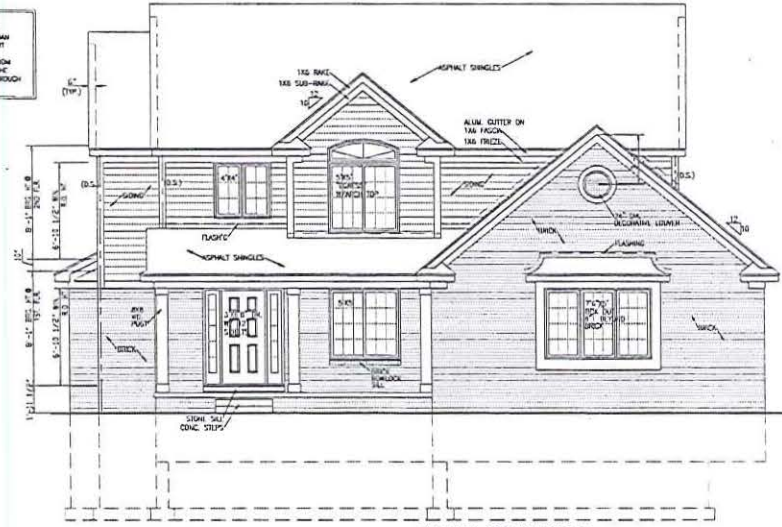
STEEL LINTEL REQUIREMENTS	
3" OPENING	- 3 1/2" x 1/4" x 8' SL ANGLE
4" OPENING	- 2 1/2" x 1/2" x 10' SL ANGLE
5" OPENING	- 2 1/2" x 1/2" x 12' SL ANGLE
6" OPENING	- 2 1/2" x 1/2" x 14' SL ANGLE
8" OPENING	- 2 1/2" x 1/2" x 18' SL ANGLE
10" OPENING	- 3" x 1/2" x 24' SL ANGLE



LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

NOTE: WINDOW SILL HEIGHTS SHALL COMPLY WITH M.I.C.C. SECTION 051212. IN DETAILING WINDOWS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12" ABOVE CORNER OR SURFACE BELOW, THE LARGEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.



FRONT ELEVATION

SCALE 1/4" = 1'-0"

The Huron 2000 - Garage Right  
Elevation - A' (Arley Lot #7)

1/28/2015  
11/1/2015

1/28/2015  
11/1/2015

1/28/2015  
11/1/2015

1/28/2015  
11/1/2015

1/28/2015  
11/1/2015

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11/1/2015

1/28/2015  
11/1/2015