



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: November 9, 2021

REGARDING: 21575 Equestrian Trail, Parcel # 50-22-32-401-089 (PZ21-0068)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Thomas Sebold & Associates

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Residential Acreage
Location:	West of Beck Road and North of Eight Mile Road
Parcel #:	50-22-32-401-089

Request

The applicant is requesting variances from The City of Novi Zoning Ordinance Section 3.1.2 for a rear yard setback of 19.93 feet (35 feet minimum required, variance of 15.07 feet). These variances would accommodate the building of a new home addition. This property is zoned Residential Acreage (RA).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ21-0068**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.
- (c) Petitioner did not create the condition because _____.

_____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.

_____.

(e) The relief if consistent with the spirit and intent of the ordinance because

_____.

_____.

(f) The variance granted is subject to:

1. _____.

2. _____.

3. _____.

4. _____.

2. I move that we **deny** the variance in Case No. **PZ21-0068**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development, City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION _____

ADDRESS: 21575 EQUESTRIAN TR. LOT/SITE/SPACE #: 81

SIDWELL # _____ May be obtain from Assessing Department (248) 347-0485

CROSS ROADS OF PROPERTY: W of Beck N off 8 Mile

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? YES NO

REQUEST IS FOR: RESIDENTIAL COMMERCIAL VACANT PROPERTY SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? YES NO

II. APPLICANT INFORMATION

A. APPLICANT

EMAIL ADDRESS: JEFFP@tsage.com CELL PHONE NO.: 248-521-2445

NAME: Thomas Sebold & Associates TELEPHONE NO.: 248-642-7711

ORGANIZATION/COMPANY: GC FAX NO. _____

ADDRESS: 35990 Woodward Ave. CITY: Novi STATE: MI ZIP CODE: 48304

B. PROPERTY OWNER CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER

Identify the person or organization that owns the subject property: _____ EMAIL ADDRESS: glehmkuhl@linpacelogsitics.com CELL PHONE NO.: 949-285-6370

NAME: GREG LEHMKUL - OWNER TELEPHONE NO.: 248 802 8093

ORGANIZATION/COMPANY: LINPACE LOGISTICS FAX NO. _____

ADDRESS: 21575 EQUESTRIAN TR. CITY: Novi STATE: MI ZIP CODE: 48167

III. ZONING INFORMATION

A. ZONING DISTRICT

R-1 R-2 R-3 R-4 RM-1 RM-2

I-1 I-2 RC TC TC-1 OTHER _____

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section 3.1.2 Variance requested _____

2. Section _____ Variance requested _____

3. Section _____ Variance requested _____

4. Section _____ Variance requested _____

Back Yard Req
35'
Proposed 19:93
Variance Request 15:07
Reduction

IV. FEES AND DRAWINGS

A. FEES

Single Family Residential (Existing) \$200 (With Violation) \$250 Single Family Residential (New) \$300 (With Violation) \$400 Signs \$100

Multiple/Commercial/Industrial \$300 (With Violation) \$400 Signs \$100

House Moves \$300 Special Meetings (At discretion of Board) \$500

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF

- Dimensioned Drawings and Plans
- Site/Plot Plan
- Existing or proposed buildings or addition on the property
- Number & location of all on-site parking, if applicable
- Existing & proposed distance to adjacent property lines
- Location of existing & proposed signs, if applicable
- Floor plans & elevations
- Any other information relevant to the Variance application



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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

SEE ATTACHED RESPONSE ON EXHIBIT 1

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

PLEASE SEE ATTACHED EXHIBIT 1

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

PLEASE SEE ATTACHED EXHIBIT 1

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

PLEASE SEE ATTACHED EXHIBIT 1

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

PLEASE SEE ATTACHED EXHIBIT 1

EXHIBIT 1
RESPONSE TO REVIEW STANDARDS DIMENSIONAL VARIANCE

Standard #1. Circumstances or Physical Conditions.

a. Shape of Lot - Applicable

The existing house has a garage that is in a liner direction and situated on the front yard setback. This orientation pushed the main body of the existing house back toward the rear yard. The proposed addition is located on the rear yard (North) side and due to the unusual, shaped lot the proposed addition requires a variance on the rear setback.

Standard #2. Not Self-Created.

The shape of the existing property lot lines and the positioning of the existing house on the lot pushes the main body of the house toward the rear setback line. Any proposed addition on the rear side of the house encroaches on the rear setback. In addition, the family has no first-floor bedroom needs to provide shelter for elderly parents who can no longer traverse the stairs.

Standard #3. Strict Compliance.

The existing home is in an upscale gated neighborhood with several residences that are major contributors in the local community. When the existing home was built in 2013 the kitchen, dining room, and living room were undersized to meet the requirements of the occupants who entertain and welcome for business development and community growth. The homeowner is the CEO of Lineage Logistics (in Novi) and made the decision to move its global corporate headquarters there from CA. Lineage is the largest food cold storage distributor in the world with an enterprise value of >\$30B and over 20,000 employees in 20 countries. The Novi office started with 60 employees 3 years ago and has grown to over 400. He requires the additional space to host employee events, charity events, and Board Meetings.

Standard #4. Minimum Variance Necessary.

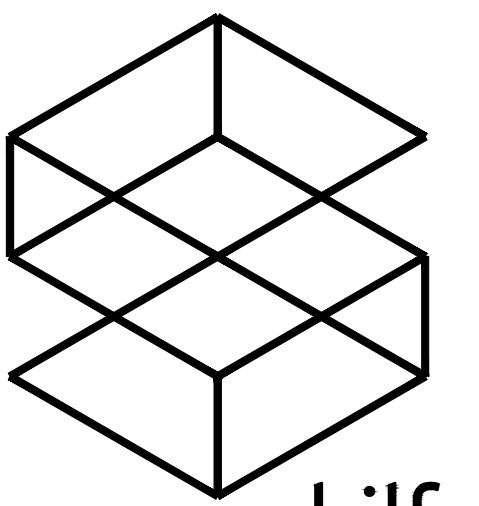
The kitchen / dining room in the existing house is undersized for the types of homes and the architectural style in the neighborhood. A dimensional variance requested is required to provide adequate space in those main home functions. The addition is the minimum needed to host the events referenced in #3 and no house his elderly parents referenced in #2. The addition will elevate property values in the neighborhood and be virtually unnoticeable from the street or to his direct neighbors.

Standard #5. Adverse Impact on Surrounding Area.

The proposed addition is located at the rear / backyard side of the existing residence. The property size is just under 1 acre, pie shaped and adjacent to undeveloped forest land. The proposed addition is not visible from the front yard and the existing and new landscape will be similar in nature as to provide privacy for the homeowners. The addition is the minimum needed to host the events referenced in #3 and no house his elderly parents referenced in #2. The addition will elevate property values in the neighborhood and be virtually unnoticeable from the street or to his direct neighbors.

Lehmkuhl Residence

21575 Equestrian Trail
Nothville, Michigan 48167



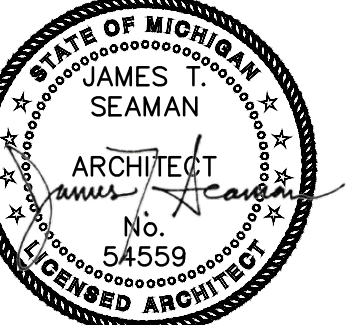
1930 Hilton Road
Farmdale, Michigan 48220
Suite 200
Phone: 248-761-6402

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PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Nothville, Michigan 48167

COVER DRAWING INDEX & GENERAL NOTES

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 IBC.

GENERAL NOTE SHEET

ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT 2015 MICHIGAN RESIDENTIAL CODE, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL COMPLY.

GENERAL:

MATERIALS OR CONSTRUCTION PROCEDURES WITH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/OR DURING OCCUPANCY SHALL NOT BE USED IN THIS PROJECT.

ALL TRADES SHALL CONFORM WITH ALL THE APPLICABLE FEDERAL, STATE & LOCAL CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.

ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT MICHIGAN RESIDENTIAL CODE, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.

THESE NOTES ARE FOR GENERAL REFERENCE ONLY. WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND CURRENT CODES THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

GENERAL CONTRACTOR TO VERIFY ALL FINISH MATERIALS WITH OWNER PRIOR TO FABRICATION. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS & TO COORDINATE ALL FINISH MATERIAL DIMENSIONS AND THICKNESS PRIOR TO FABRICATION AND TO MAKE THE NECESSARY ADJUSTMENTS AS REQUESTED TO ARCHIVE DESIGN INTENT.

DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR DIRECTION. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION.

ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING CAPACITY OF 3000 P.S.F. IS ASSUMED FOR FOOTING SIZES SHOWN ON DRAWING. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 3000 P.S.F. AT EACH JOB SITE IS RESPONSIBILITY OF CONTRACTOR. ALL SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS AND SPAS MUST BE SECURED THROUGH THE USE OF A 4 HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. (2006 MRC-R 104.1 & 2006 MBC-CHAPTER 33)

SOILS:
A SOILS INVESTIGATION BY A QUALIFIED AND LICENSED SOILS ENGINEER MUST BE PROVIDED AT EACH BUILDING LOCATION PRIOR TO CONSTRUCTION. IN ADDITION TO OTHER PERTINENT INFORMATION, EACH REPORT SHALL INCLUDE THE FOLLOWING:

A) ALLOWABLE SOIL BEARING CAPACITY AND RECOMMENDATIONS FOR IMPROVEMENT IF REQUIRED.
B) WATER DRAINAGE AND HYDROSTATIC PRESSURE ANALYSIS INCLUDING RECOMMENDATIONS FOR RELIEF OF ANY ADVERSE CONDITIONS.

ROOFING:
CONFLICT BETWEEN THE SOILS INVESTIGATION AND INFORMATION ON THE CONSTRUCTION SPECIFICATIONS SHALL BE RESOLVED BY THE ARCHITECT. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MICHIGAN RESIDENTIAL CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SINGLE LAYER UNDERLAYMENT IS REQUIRED ON ALL OTHER ROOF SLOPES. ASPHALT SHINGLES SHALL BE SECURED TO THE ROOF WITH HOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE, OR NOT LESS THAN TWO FASTENERS PER INDIVIDUAL SHINGLE. SHINGLE HEADLAP SHALL NOT BE LESS THAN 2 INCHES (51MM). INSTALLATION AT VALLEYS, USE "CUT VALLEY" METHOD.

ROOF PENETRATIONS:
ALL PLUMBING, MECHANICAL VENT STACKS AND FURNACE FLUES SHALL BE OFFSET TO REAR ROOF LINES. FLASHING AT ALL PENETRATIONS AS REQUIRED.

ATTIC ACCESS:
A READILY ACCESSIBLE OPENING NOT LESS THAN 22" X 30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30".

STAIRS:
REFERENCE (MRC, 2006 R311.5)
ALL STAIRS SHALL CONFORM TO CODE FOR ALLOWABLE RISER HEIGHT AND TREAD DEPTH. (MINIMUM 9" TREADS AND MAXIMUM 1/4" RISERS IN SINGLE FAMILY DWELLINGS.)

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. (MRC, 2006 R311.5.6.3)

HANDRAIL TO HAVE A DIAMETER SIZE OF 1 1/2" MIN. 2" MAX.(MRC.R311.5.6.3)

ALL HANDRAILS SHALL BE LOCATED AT A HEIGHT OF 34" MIN. AND 38" MAX ABOVE NOSE OF TREAD. THE SIZE AND SHAPE OF HANDRAILS SHALL CONFORM TO CURRENT CODE REQUIREMENTS.

PROVIDE UNDERSTAIR PROTECTION AS REQUIRED PER MRC, 2003 R311.2.2

GLAZED RAIL:
GLAZERS SHALL BE SPACED SO THAT A SPHERE WITH A DIAMETER OF 4 INCHES CANNOT PASS THROUGH THE OPENING.

TOP OF RAILINGS SHALL BE A MINIMUM OF 36" HIGH ABOVE FINISHED FLOOR OR NOSE OF STAIR TREAD. THE SPACE BELOW A GUARD RAIL SHALL BE CONSTRUCTED SUCH THAT A SPHERE WITH A DIAMETER OF 6 INCHES SHALL NOT BE ABLE TO PASS THROUGH ANY OPENING.

DOORS:
ALL DOORS HEIGHTS TO BE VERIFIED BY OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.

DOORS BETWEEN HOUSE AND GARAGE TO BE SOLID CORE FIRE RATED STEEL DOOR WITH AUTOMATIC CLOSER.

WINDOWS AND GLAZING:
A MINIMUM OF ONE (1) WINDOW IN EACH SLEEPING AREA SHALL MEET EMERGENCY EGRESS REQUIREMENTS. WINDOW CONTRACTOR SHALL PROVIDE EGRESS HARDWARE NECESSARY TO ALLOW WINDOWS TO MEET APPLICABLE EGRESS REQUIREMENTS. OWNER & CONTRACTOR TO VERIFY THAT EGRESS WINDOWS MEET THE CODE REQUIREMENT. ADJUSTS WINDOW SIZE AS REQUIRED TO MEET CODE REQUIREMENTS. WINDOW SUPPLIER MUST SUBMIT WINDOW SHOP DRAWINGS FOR APPROVAL. OWNER TO VERIFY ALL OPERABLE WINDOWS. PROVIDE FLASHING AT ALL WINDOW HEAD, JAMB, AND SILL CONDITIONS.

FIXED GLASS SIZES SHOWN ARE FOR REFERENCE ONLY. GLAZING CONTRACTOR SHALL FIELD MEASURE ALL ROUGH OPENINGS FOR FIXED GLASS PRIOR TO FABRICATION.

OPERATING SASH ARE SHOWN FOR BASIC SIZING ONLY. FINAL SIZE FOR ROUGH OPENING AND GLAZING SHALL BE PER SELECTED WINDOW MANUFACTURERS STANDARDS.

PROVIDE THE APPROPRIATE SAFETY GLASS (IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES) FOR ALL HAZARDOUS LOCATIONS LISTED BELOW:

- A) GLAZING IN INGRESS AND EGRESS DOORS EXCEPT WIRED GLASS IN REQUIRED FIRE DOORS AND JALOUSIES.
- B) GLAZING IN FIXED SLIDING PANELS OF SLIDING TYPE DOORS (PATIO AND MALL TYPE).
- C) GLAZING IN STORM DOORS.
- D) GLAZING IN ALL UNFRAMED SWINGING DOORS.
- E) GLAZING IN SHOWER AND BATH TUB DOORS AND ENCLOSURES.
- F) GLAZING, OPERABLE OR IMPROBABLE, ADJACENT TO A DOOR IN ALL BUILDINGS AND WITHIN THE SAME PLANE AS THE DOOR NEAREST VERTICAL EDGE IS WITHIN TWELVE (12) INCHES OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN SIXTY (60) INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- G) GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF NINE (9) SQUARE FEET WITH LOWEST EDGE LESS THAN EIGHTEEN (18) INCHES ABOVE THE FINISHED FLOOR OR WALKING SURFACE WITHIN THIRTY-SIX (36) INCHES OF SUCH GLAZING. IN LIEU OF SAFETY GLAZING SUCH GLAZED PANELS MAY BE PROTECTED WITH A HORIZONTAL MEMBER NOT LESS THAN ONE AND ONE HALF (1 1/2) INCHES IN WIDTH WHEN LOCATED BETWEEN TWENTY-FOUR (24) AND THIRTY-SIX (36) INCHES ABOVE THE WALKING SURFACES.

MICHIGAN UNIFORM ENERGY CODE:

2015 MICHIGAN UNIFORM ENERGY CODE REQUIREMENTS:
ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT 2015 MICHIGAN UNIFORM ENERGY CODE ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL COMPLY. GENERAL CONTRACTOR TO PROVIDE ALL REQUIRED DOCUMENTATION SHOWING COMPLIANCE TO THE CITY AS REQUESTED.

ALL FIREPLACES DOORS MUST COMPLY WITH THE 2009 IBC SECTION 401.2

TABLE 402.1.1 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	WOOD		MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL		SLAB R-VALUE AND DEPTH	CHWAL SPACE WALL R-VALUE
			CEILING R-VALUE	FRAME WALL R-VALUE			R-VALUE	R-VALUE		
5A	0.32	0.55	38	13/17	30	10/13	10	2FT	15/19	
6A	0.32	0.55	49	15/20	30	15/19	10	4FT	15/19	
7	0.32	0.55	49	19/21	38	15/19	10	4FT	15/19	

TABLE 402.1.3 EQUIVALENT U-FACTORS

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CHWAL SPACE WALL U-FACTOR
5A	0.32	0.55	0.030	0.057	0.082	0.033	0.059	0.055
6A	0.32	0.55	0.026	0.057	0.060	0.033	0.050	0.055
7	0.32	0.55	0.026	0.057	0.057	0.028	0.050	0.055

INSULATION:
PROVIDE 2" WIDE RIGID INSULATION AT ALL PERIMETER SLAB ON GRADE CONDITIONS. SEE DRAWINGS FOR THICKNESS.

PROVIDE EITHER SPRAY FOAM, BATT OR CELLULOSE INSULATION, VERIFY VAPOR BARRIER AS REQUIRED FOR BATT AND CELLULOSE

PROVIDE MINIMUM 6" BATT INSULATION AT ALL BOND CONDITIONS (R=21)

PROVIDE MINIMUM 3 1/2" BATT INSULATION AROUND ALL SKYLIGHT SHAFTS (R=21)

PROVIDE MINIMUM (R-20) FOR EXTERIOR WALLS

PROVIDE MINIMUM (R-38) FOR CEILING

FLOOR OVER UNCONDITIONED SPACES (R=21)

THERMAL BATT AND BLANKET INSULATION SHALL HAVE A KRAFT FACED VAPOR BARRIER.

INSULATION SHALL BE INSTALLED IN SUCH A MANNER AS TO ALLOW FREE AIR FLOW FROM THE SOFFIT TO THE ROOF SPACE.

VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED.

GYPSUM BOARD:
THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE.

GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8"-INCH TYPE X GYPSUM BD. OR EQUIVALENT.

SMOKE DETECTORS:
EACH SLEEPING AREA SHALL BE PROVIDED WITH A MINIMUM OF ONE (1) SMOKE DETECTOR (LOCAL FIRE DEPARTMENT APPROVED AND UNDERWRITERS LABORATORIES LISTED AND LABELED) INSTALLED ADJACENT TO THE SLEEPING AREA. THE SMOKE DETECTOR SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

AT LEAST ONE ALARM SHALL BE PROVIDED AT EACH FLOOR.

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

WHERE WORK REQUIRING A BUILDING PERMIT OCCURS IN EXISTING DWELLINGS THAT HAVE ATTACHED GARAGES OR IN EXISTING DWELLING (WHERE REQUIRED) IN EXISTING DWELLINGS WITHIN WHICH FUEL FIRED APPLIANCES EXIST, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R315.1 (ALARM REQUIREMENTS) 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.

BEARING WALLS:
PROVIDE 2 X 4 SOLID BLOCKING AT 16" O.C. ON 2 X 4 LEADER BOARDS BETWEEN HEADER JOISTS (SEE DRAWINGS FOR SIZE OF MEMBER) UNDER ALL IN-LINE BEARING PARTITIONS FROM FLOOR ABOVE.

FIREBLOCKING - PROVIDE FIREBLOCKING AS REQUIRED PER (MRC, 2003 - R602.8) FIRE STOPPING AND SEALING PER 2015 MRC R602.8

PROVIDE SOLID BLOCKING AT ALL POINT LOAD CONDITIONS CONTINUOUS TO SOLID BEARING AT HEADERS OR FOUNDATION.

PROVIDE SOLID BLOCKING AT ALL BEARING WALLS PERPENDICULAR TO FRAMING DIRECTION **WALL FRAMING:**

DRAFTSTOPPING REQUIRED - (MRC - R502.12) 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 1,000 SQUARE FEET (92.9M²). 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.

EXTERIOR WOOD FRAMED WALLS OVER 9'-0" IN HEIGHT SHALL BE OF MINIMUM 2 X 6 CONSTRUCTION. ALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF FRAMING ABOVE.

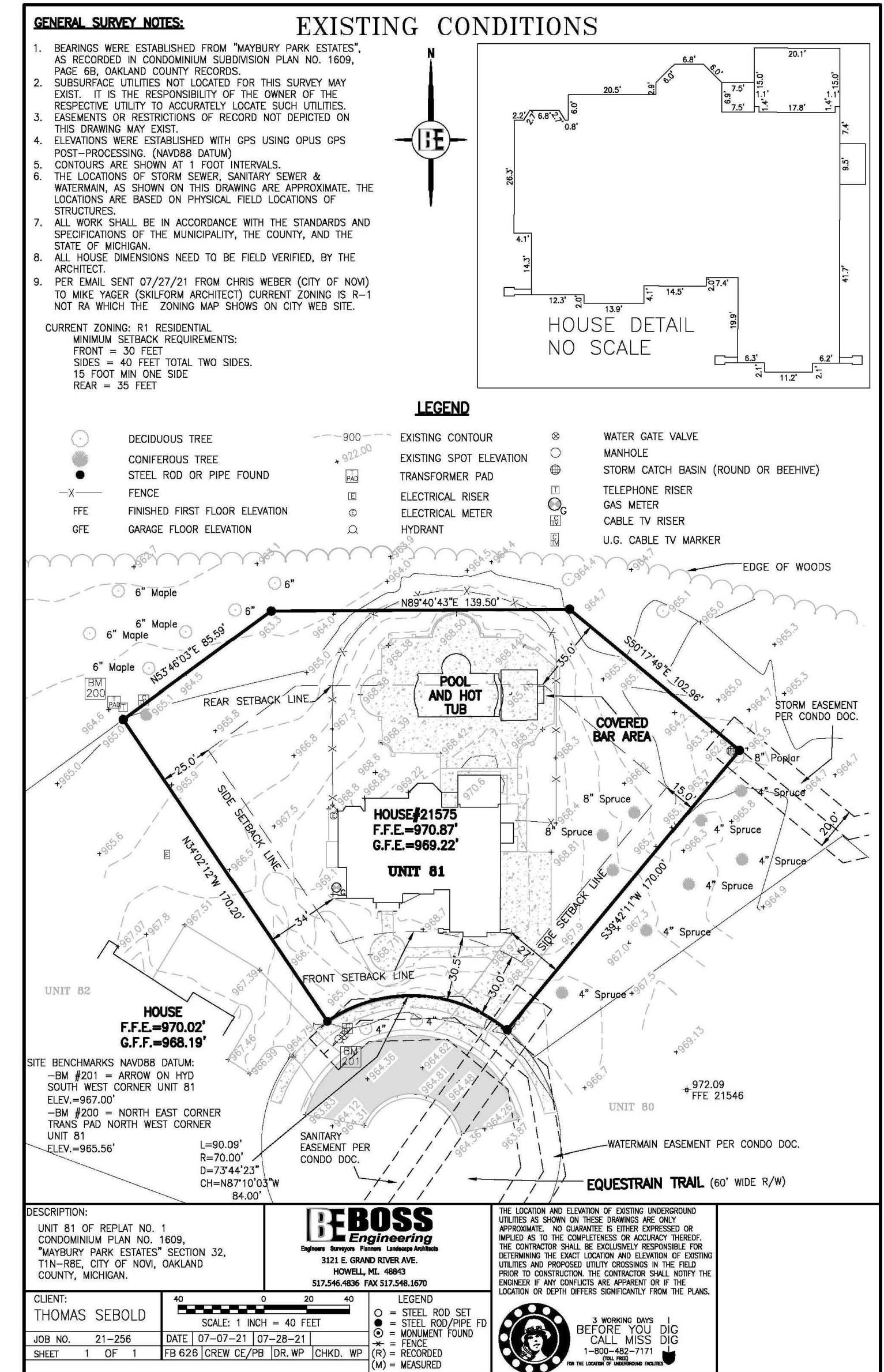
ALL STRUCTURAL MULLIONS TO HAVE MINIMUM DOUBLE STUD CONSTRUCTION CONTINUOUS FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF FRAMING ABOVE. WINDOW TRANSOM HEADERS SHALL SPAN BETWEEN CONTINUOUS STUDS WITH FLUSH HANGER BRACKETS AS REQUIRED.

PROVIDE CONTINUOUS STUDS TO UNDERSIDE OF ROOF FRAMING AT ALL SLOPED CEILING CONDITIONS. (BALLOON CONSTRUCTION)

LOWER LEVEL (BASEMENT) EXTERIOR FRAME WALLS SHALL BE MINIMUM 2 X 6 FRAMING AT 16" O.C. WITH PRESSURE TREATED BASE PLATE. INTERIOR LOWER LEVEL BEARING WALLS SHALL BE 2 X 6 FRAMING AT 16" O.C.

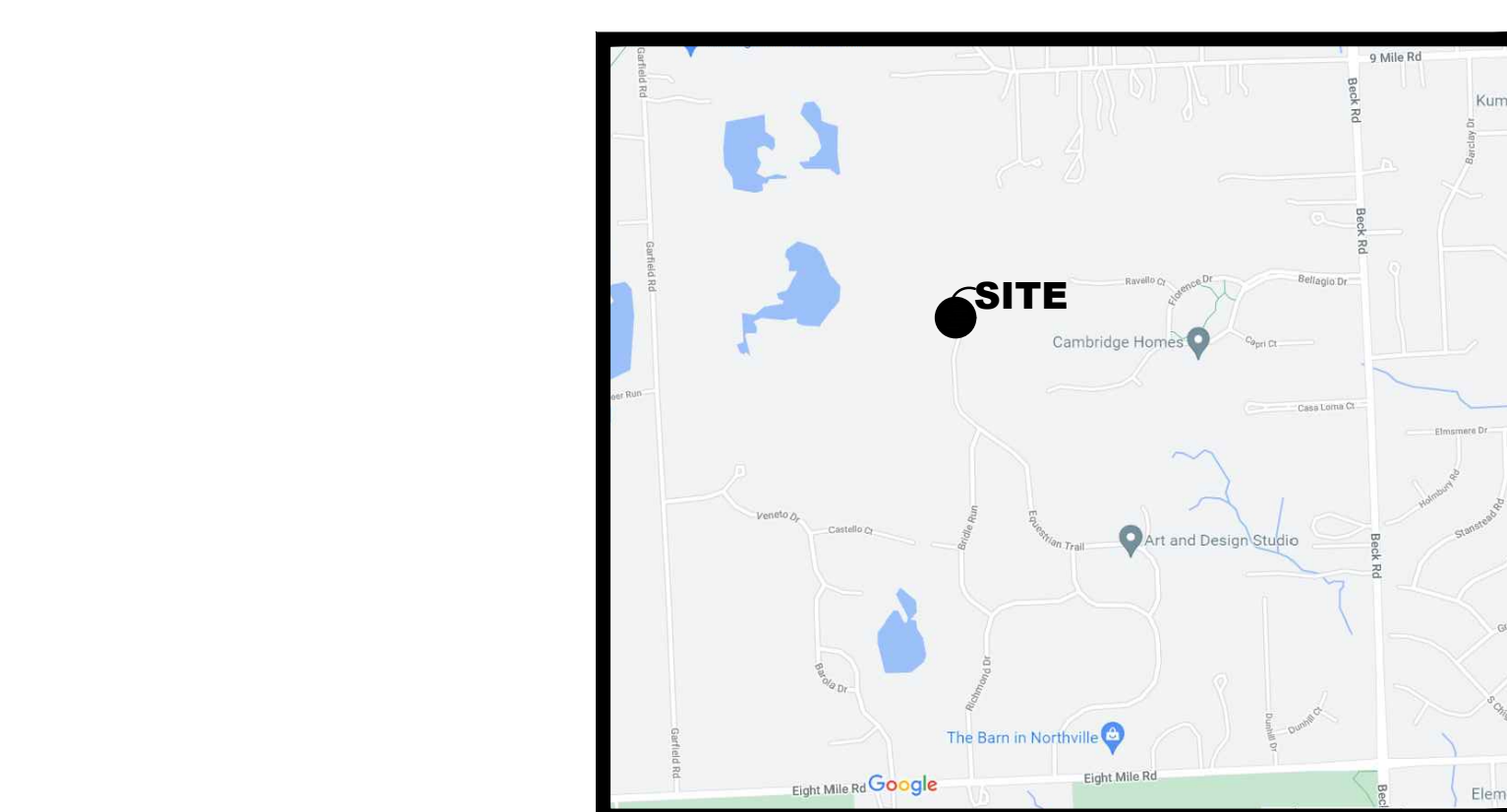
WALL SHEATHING:

STRUCTURAL GRADE FOR LATERAL LOADINGS. WHEN NON-STRUCTURAL SHEATHING IS USED PROVIDE LET-IN DIAGONAL WIND BRACING OR OTHER TYPE OF BRACING AT ALL EXTERIOR CORNERS OF STRUCTURE.



INDEX OF DRAWINGS

NO.	DATE	DESCRIPTION	DATE
●	09.10.2021	COVER SHEET / DRAWING INDEX / ARCHITECTURAL GENERAL NOTES	CURRENT DATE
●		ARCHITECTURAL DRAWINGS	
●	AS-1	ARCHITECTURAL SITE PLAN	09.10.2021
●	A-1	LOWER LEVEL FLOOR PLAN	09.10.2021
●	A-2	MAIN LEVEL FLOOR PLAN	09.10.2021
●	A-3	UPPER LEVEL FLOOR PLAN	09.10.2021
●	A-4	NOT USED	
●	A-5	EXTERIOR ELEVATIONS	09.10.2021
●	A-6	EXTERIOR ELEVATIONS	09.10.2021
●	A-7	BUILDING SECTION & WALL SECTION	09.10.2021
●	S-0	STRUCTURAL DRAWINGS	
●	S-1	STRUCTURAL NOTES & CALCULATIONS	09.10.2021
●	S-2	FOUNDATION PLAN	09.10.2021
●	S-3	MAIN LEVEL FRAMING PLAN	09.10.2021
●	S-3	UPPER LEVEL FRAMING PLAN	09.10.2021
●	S-4	ROOF FRAMING PLAN	09.10.2021



NOTE: ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK. ELEVATION 100'-0" REFER TO SURVEY PLAN FOR CORRESPONDING USGS ELEVATION (000.000) CONTRACTOR TO FINALIZE FINISH FLOOR ELEVATION.

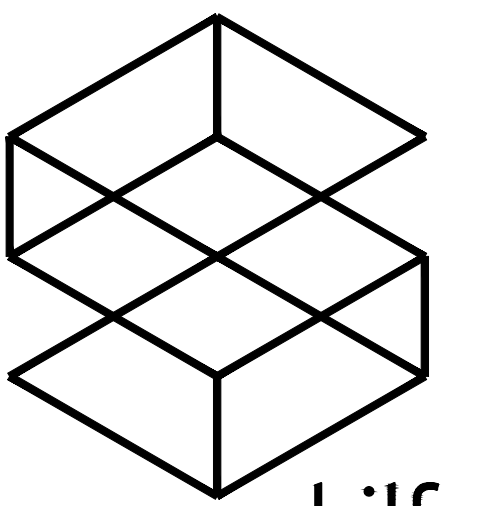
NOTE: DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT FOR MISSING DIMENSION.

NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS & ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES.

CODE: DESIGNED IN ACCORDANCE WITH MICHIGAN RESIDENTIAL CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE STATE ELECTRICAL CODE.

- DATE:
- 06.02.2021: SITE TEST FIT
 - 07.15.2021: FLOOR PLAN DESIGN DEVELOPMENT REVIEW
 - 07.28.2021: FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
 - 08.25.2021: REVISED FLOOR PLAN
 - 09.10.2021: PERMIT SET

DRAWING SHEET: COVER



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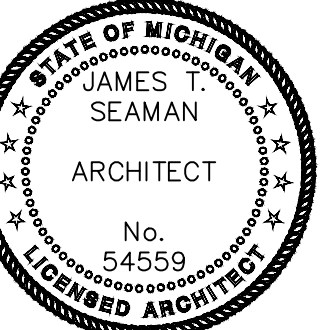
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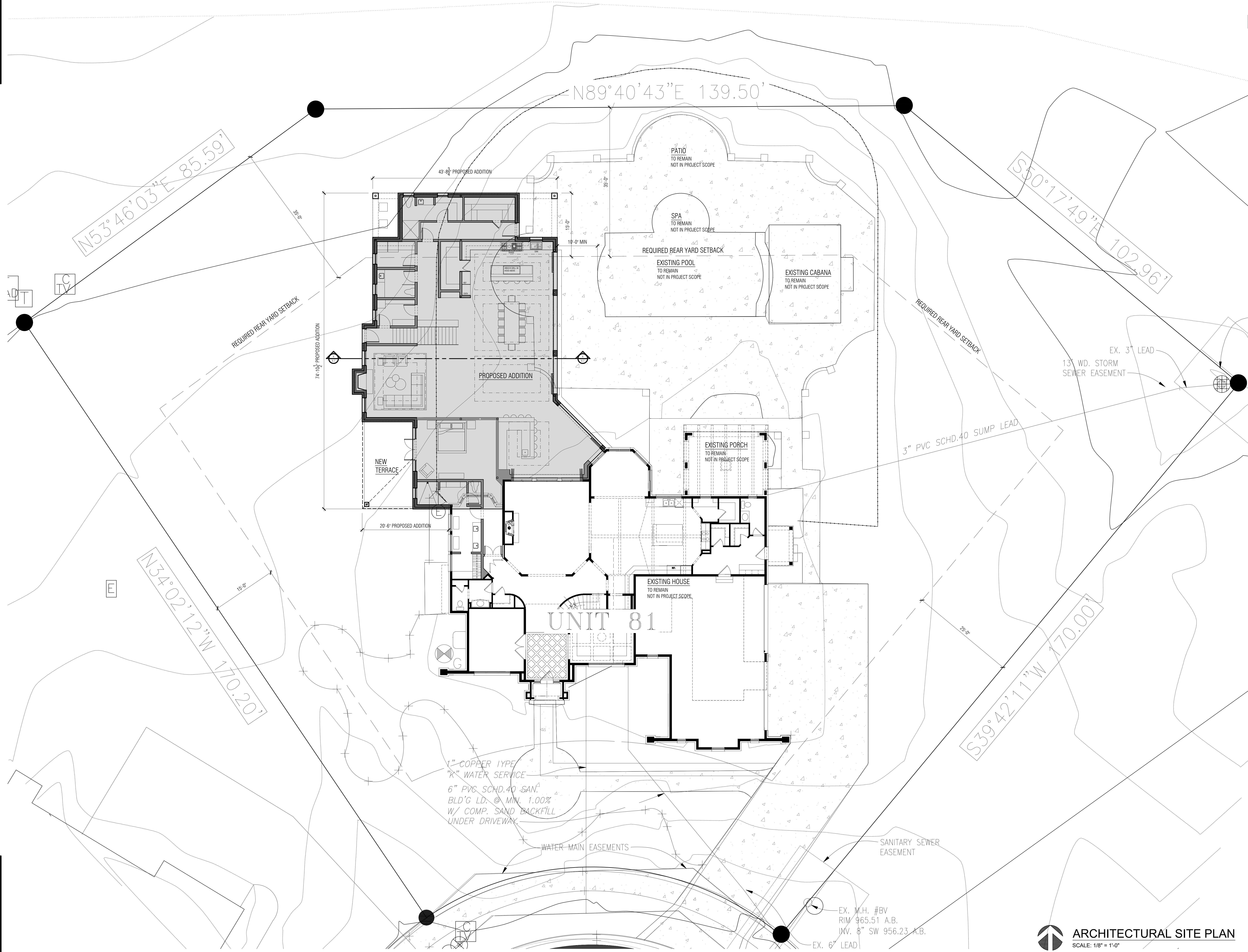
PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

SHEET TITLE:
**ARCHITECTURAL
SITE PLAN**

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 MIBC.



SQUARE FOOTAGE	
EXISTING MAIN LEVEL FOOTPRINT	= 4,097
PROPOSED MAIN LEVEL FINISH	= 3,023
TOTAL MAIN LEVEL FOOTPRINT	= 7,120

EXISTING LOT SIZE	= 36,766
PROPOSED LOT COVERAGE	= 19%
MAXIMUM ALLOWABLE LOT COVERAGE	= 25%

NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEVATION 100'-0" REFER TO SURVEY PLAN FOR CORRESPONDING USGS ELEVATION (000,000) CONTRACTOR TO FINALIZE FINISH FLOOR ELEVATION

NOTE:
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DATE:	DESCRIPTION:
06.07.2021	SITE TEST FIT
07.15.2021	FLOOR PLAN DESIGN DEVELOPMENT REVIEW
07.28.2021	FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
08.25.2021	REVISED FLOOR PLAN
09.10.2021	PERMIT SET

DRAWING SHEET:
AS-1



ARCHITECTURAL SITE PLAN

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

EX. W.H. #BV
RIM 965.51 A.B.
INV. 8" SW 956.23 A.B.
EX. 6" LEAD

1" COPPER TYPE
"K" WATER SERVICE
6" PVC SCHD.40 SAN.
BLD'G LD. @ MIN. 1.00%
W/ COMP. SAND BACKFILL
UNDER DRIVEWAY

WATER MAIN EASEMENTS

SANITARY SEWER
EASEMENT

UNIT 81

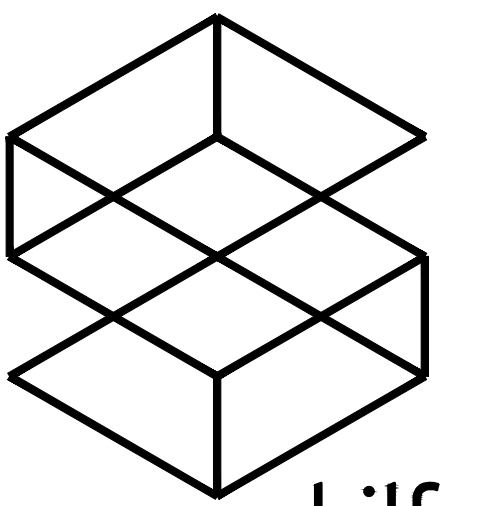
N89°40'43"E 139.50'

N53°46'03"E 85.59'

S50°17'49"E 102.96'

N34°02'12"W 170.20'

S39°42'11"W 170.00'



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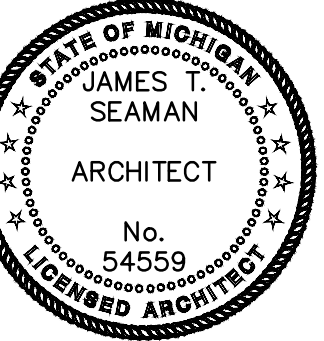
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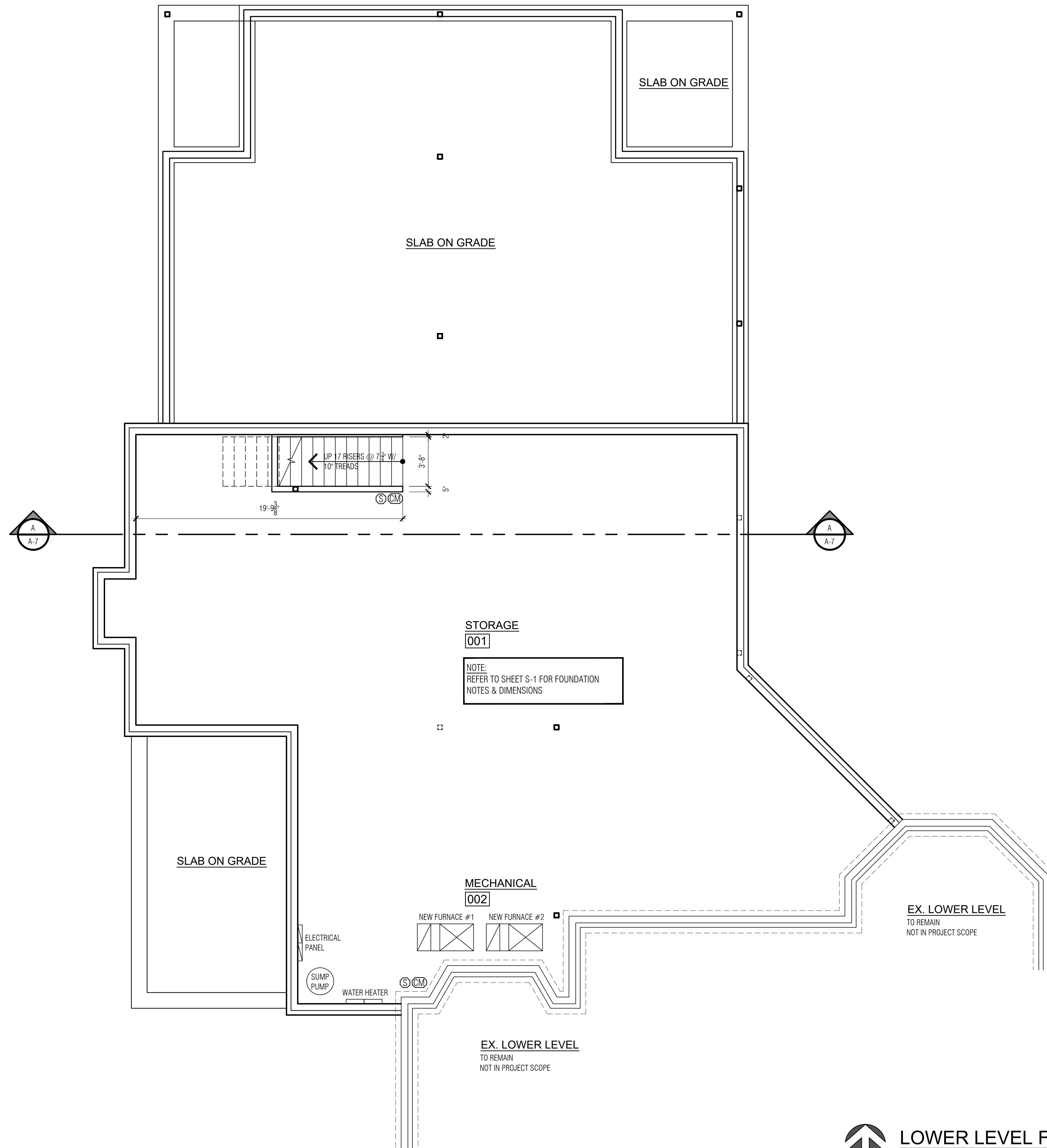
PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

SHEET TITLE:
**LOWER LEVEL
FLOOR PLAN**

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS &
SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM
BUILDING CODES AND FIRE SAFETY STANDARDS AS
DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN
ACCORDANCE WITH THE 2015 MIBC.



NOTE:
REFER TO SHEET S-1 FOR FOUNDATION
NOTES & DIMENSIONS

NOTE:
ALL INTERIOR WALLS ARE 2 x 4; PROVIDE
SOUND INSULATION IN ALL BEDROOM &
BATHROOM WALLS

NOTE:
CARBON MONOXIDE DETECTOR (CM) WIRED
W/ BACK-UP BATTERY

NOTE:
SMOKE DETECTOR (S) IN ALL BEDROOMS
HARD WIRED WITH BACK-UP BATTERY

NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED
FROM MAIN LEVEL FINISH FLOOR BENCH MARK
ELEVATION 100'-0" REFER TO SURVEY PLAN FOR
CORRESPONDING USGS ELEVATION (000,000)
CONTRACTOR TO FINALIZE FINISH FLOOR ELEVATION

NOTE:
DO NOT SCALE DRAWINGS. CONTRACTOR TO
NOTIFY ARCHITECT FOR MISSING DIMENSION

NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSION,
HEIGHTS & ELEVATIONS AND MUST NOTIFY
ARCHITECT OF ANY DISCREPANCIES

CODE:
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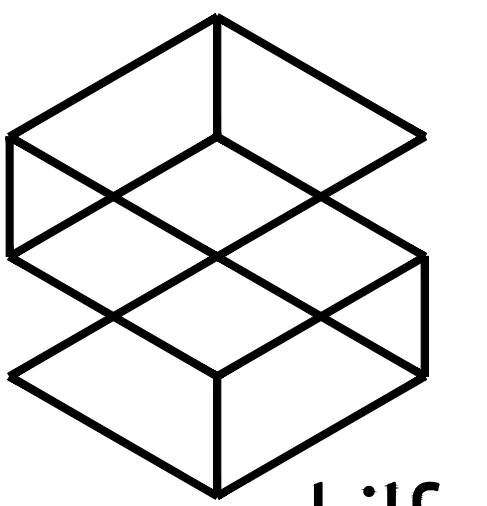
DATE:
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07.28.2021: FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
08.25.2021: REVISED FLOOR PLAN
09.10.2021: PERMIT SET

DRAWING SHEET:



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

A-1



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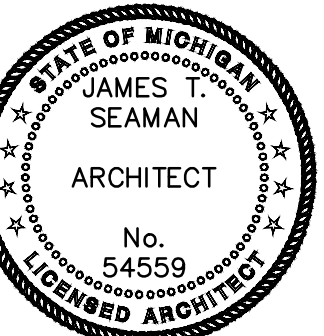
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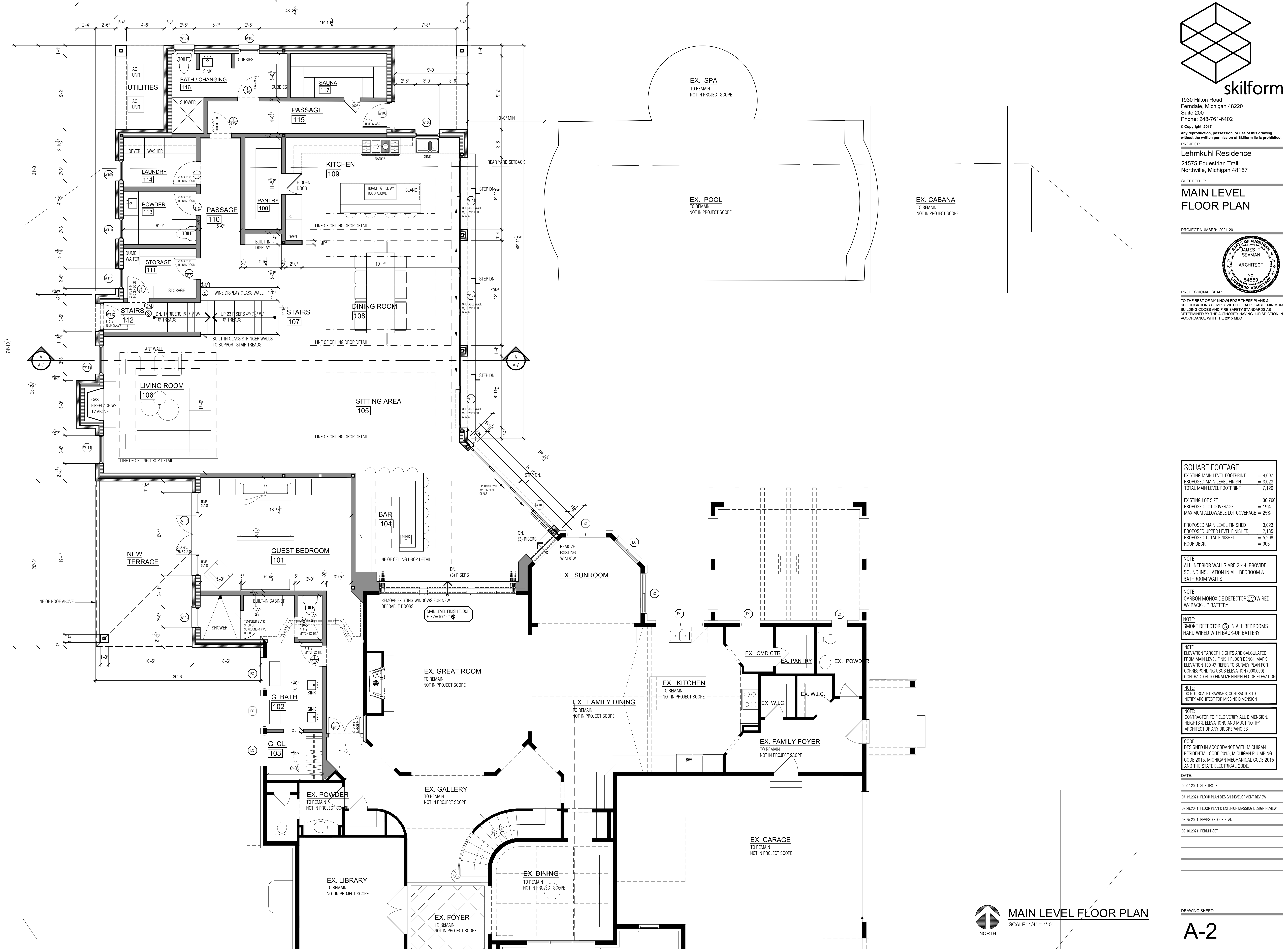
PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

SHEET TITLE:
MAIN LEVEL FLOOR PLAN

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 MIBC.



SQUARE FOOTAGE	
EXISTING MAIN LEVEL FOOTPRINT	= 4,097
PROPOSED MAIN LEVEL FINISH	= 3,023
TOTAL MAIN LEVEL FOOTPRINT	= 7,120
EXISTING LOT SIZE	= 36,766
PROPOSED LOT COVERAGE	= 19%
MAXIMUM ALLOWABLE LOT COVERAGE	= 25%
PROPOSED MAIN LEVEL FINISHED	= 3,023
PROPOSED UPPER LEVEL FINISHED	= 2,185
PROPOSED TOTAL FINISHED	= 5,208
ROOF DECK	= 906

NOTE:
ALL INTERIOR WALLS ARE 2 x 4; PROVIDE SOUND INSULATION IN ALL BEDROOM & BATHROOM WALLS

NOTE:
CARBON MONOXIDE DETECTOR (CM) WIRED W/ BACK-UP BATTERY

NOTE:
SMOKE DETECTOR (S) IN ALL BEDROOMS HARD WIRED WITH BACK-UP BATTERY

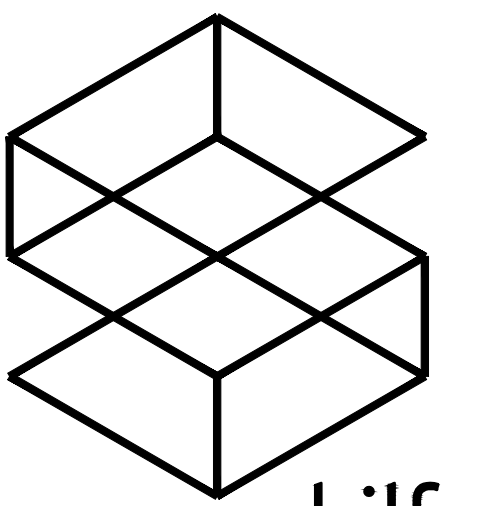
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NOTE:
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NOTE:
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07.28.2021:	FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
08.25.2021:	REVISED FLOOR PLAN
09.10.2021:	PERMIT SET



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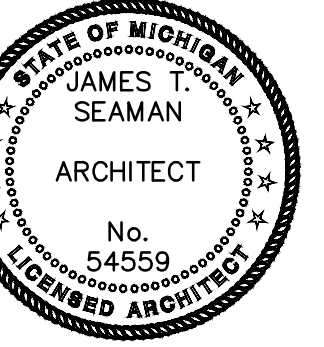
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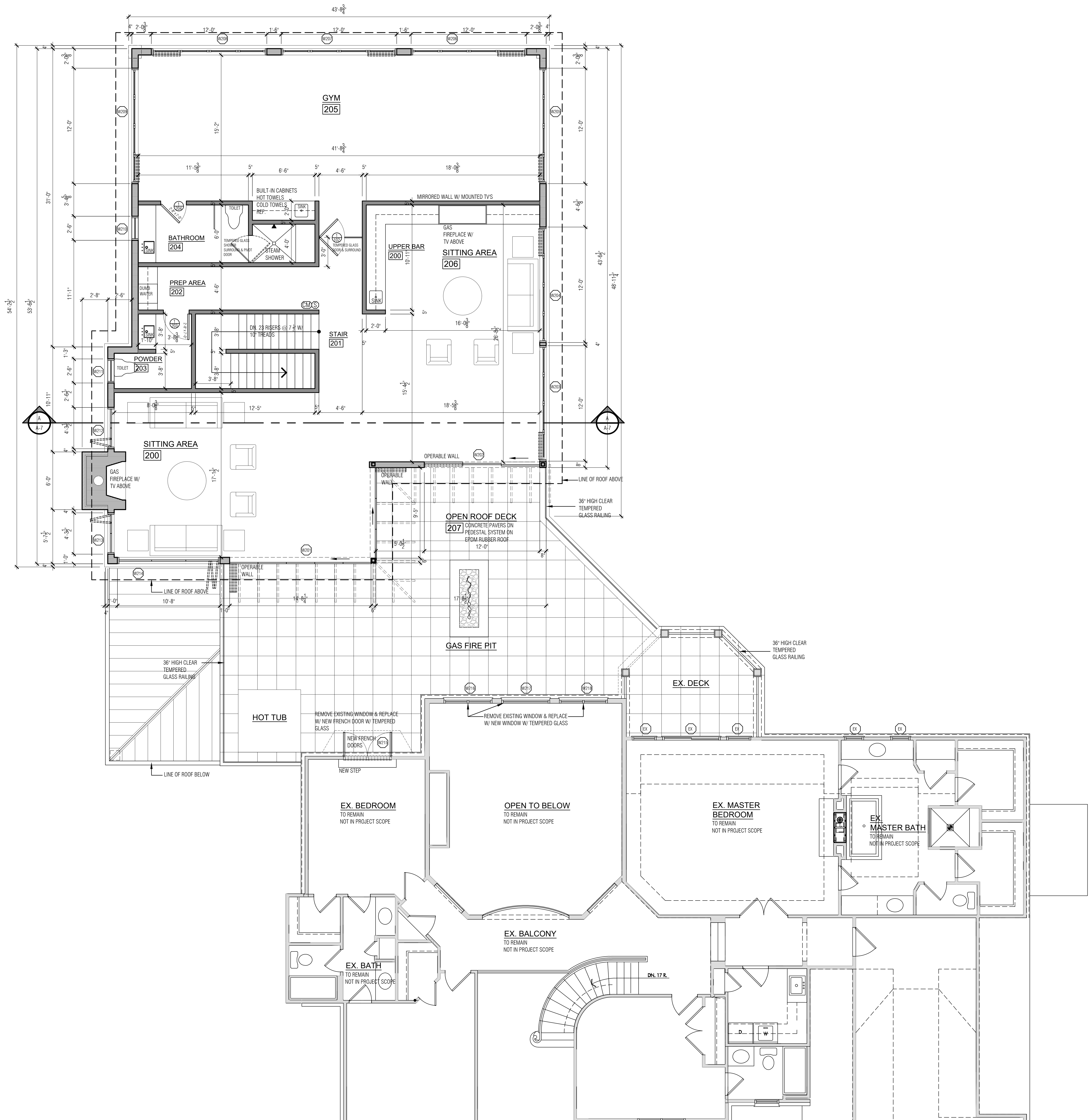
PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

SHEET TITLE:
UPPER LEVEL FLOOR PLAN

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
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SQUARE FOOTAGE	
PROPOSED UPPER LEVEL FINISHED	= 2,185
PROPOSED ROOF DECK	= 906

NOTE:
ALL INTERIOR WALLS ARE 2 x 4; PROVIDE SOUND INSULATION IN ALL BEDROOM & BATHROOM WALLS

NOTE:
CARBON MONOXIDE DETECTOR (CM) WIRED W/ BACK-UP BATTERY

NOTE:
SMOKE DETECTOR (S) IN ALL BEDROOMS HARD WIRED WITH BACK-UP BATTERY

NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEVATION 100'-0" REFER TO SURVEY PLAN FOR CORRESPONDING USGS ELEVATION (000,000) CONTRACTOR TO FINALIZE FINISH FLOOR ELEVATION

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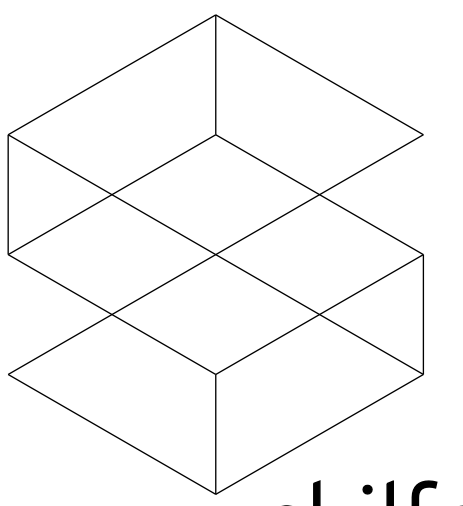
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08.25.2021: REVISED FLOOR PLAN
09.10.2021: PERMIT SET

DRAWING SHEET:

A-3



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



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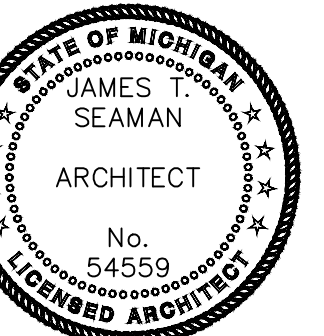
PROJECT:

Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

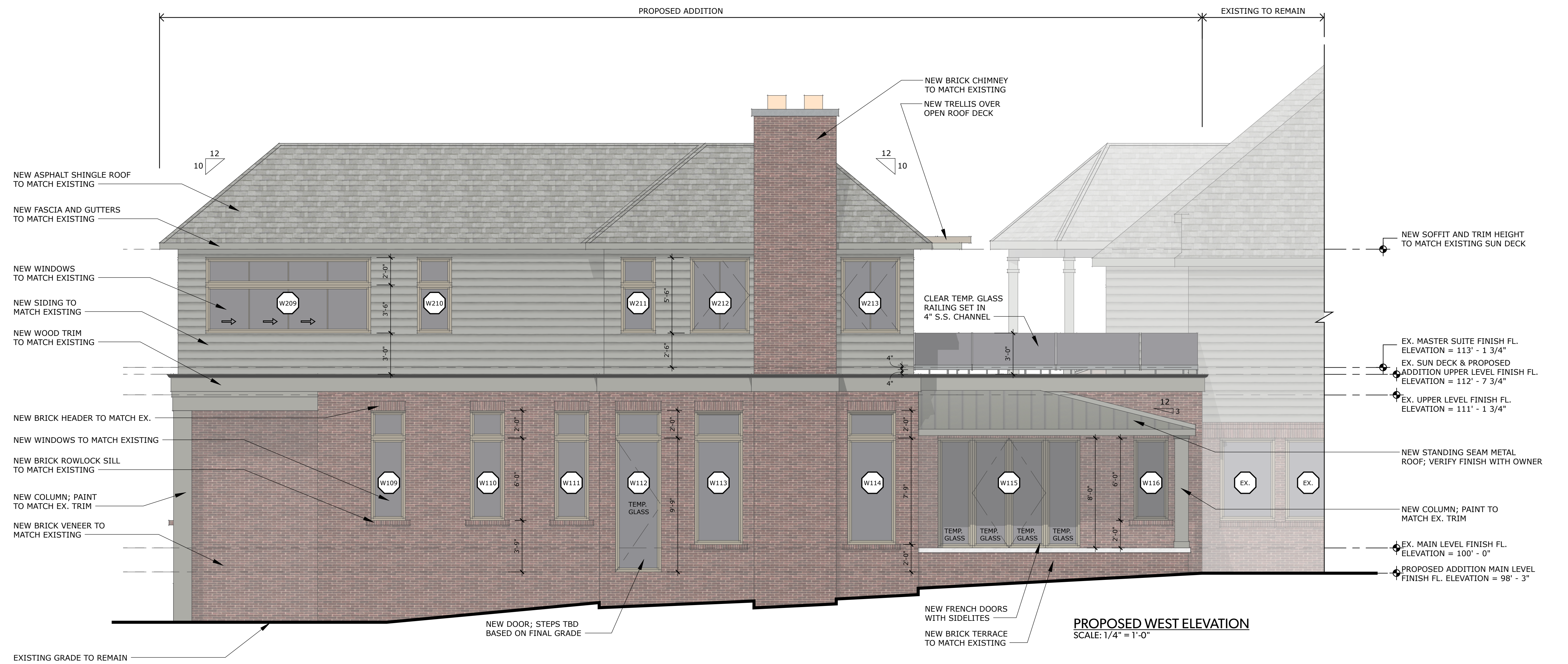
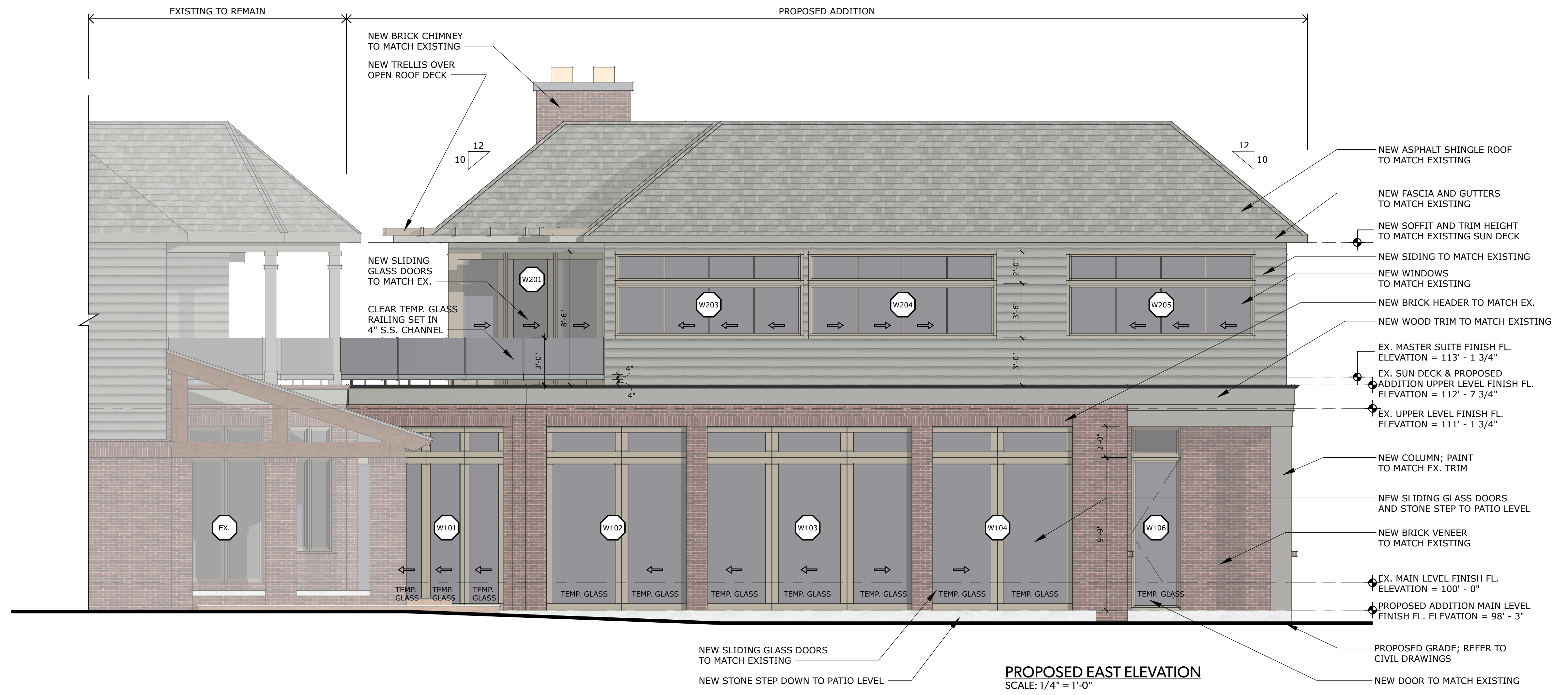
SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 MBC



NOTE:
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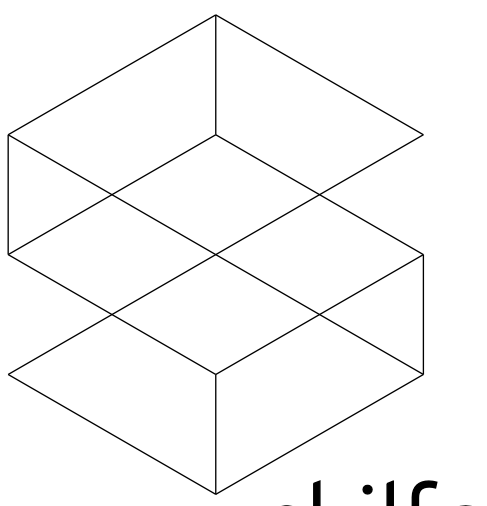
NOTE:
DO NOT SCALE DRAWINGS; CONTRACTOR TO NOTIFY ARCHITECT OF MISSING DIMENSIONS

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DATE:

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08.25.2021: REVISED FLOOR PLAN



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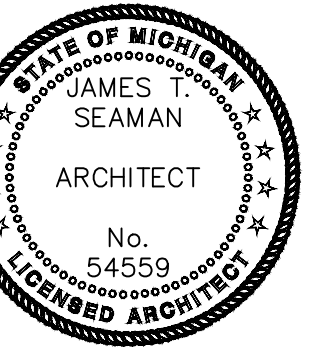
PROJECT:

Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

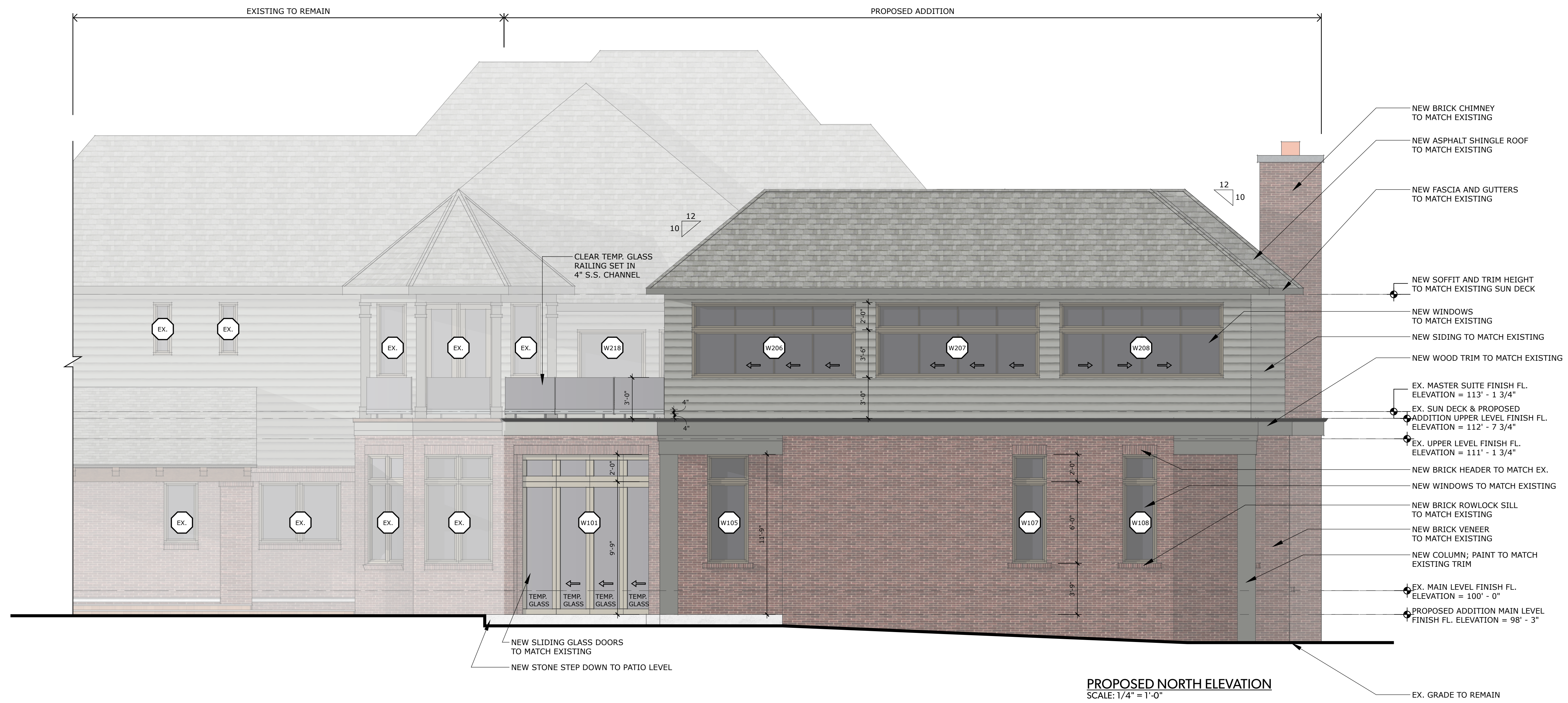
SHEET TITLE:

PROPOSED
EXTERIOR
ELEVATIONS

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS &
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NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED
FROM MAIN LEVEL FINISH FLOOR BENCH MARK
ELEVATION 100'-0\"/>

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08.25.2021: REVISED FLOOR PLAN

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

STRUCTURAL DESIGN LOADS:

BUILDING CLASSIFICATION II

FLOOR LOADS:

LIVE LOAD	40 PSF	ALL LIVING AREAS
-----------	--------	------------------

DEAD LOAD	10 PSF	CARPETING AND HARDWOOD
	40 PSF	STONE TILE

ROOF LOADS:

LIVE LOAD	35 PSF	GROUND SNOW LOAD
	N/A	DRIFT SURCHARGE
	N/A	RAIN AND PONDING

DEAD LOAD	25 PSF	TOP CHORD SLATE SHINGLE
	10 PSF	BOTTOM CHORD

WIND LOADS:

BASIC WIND SPEED = 115 MPH,
I = 1.0
EXPOSURE D
TYPICAL WIND DESIGN PRESSURE = 30 PSF
COMPONENTS AND CLADDING PRESSURE = 42 PSF
V = 25 KIPS (BASE SHEAR FOR COMPARISON)

EARTHQUAKE LOADS

SDS = .07 SD1 = .02
SEISMIC BUILDING CLASS = GROUP I
SEISMIC DESIGN CATEGORY = A
SITE CLASS D (AVERAGE SOIL IN TOP 100')
BASIC STRUCTURAL SYSTEM = WOOD FRAMED SHEAR WALLS
R = 2
Cs = .03
V = 8 KIPS
WIND GOVERNS LATERAL DESIGNS

DEFLECTION REQUIREMENTS:

ROOF: L/480 OF THE SPAN UNDER A TOTAL ROOF DESIGN LOAD
FLOOR: L/600 OF THE SPAN UNDER A TOTAL FLOOR DESIGN LOAD
FLOOR: L/720 OF THE SPAN UNDER A TOTAL STONE FLOOR DESIGN LOAD

SOIL BEARING REQUIREMENTS:

1. Soil borings shall be completed by to construction to determine soil bearing capacities and water levels for foundation excavation.
2. All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.

2. Foundations bearing on existing soils are designed for a minimum allowable soil bearing capacity of 3000 PSF, u.n.o. The allowable soil bearing capacity must be verified by a registered soils engineer prior to the start of construction and is the responsibility of the owner or contractor.

3. Notify the Engineer/Architect if the allowable soil bearing capacity is less than 3000 PSF so that the foundations can be redesigned for the new allowable bearing capacity.

TEMPORARY CONSTRUCTION SHORING:

1. Paul Hannenberg + Associates, Inc., assumes no responsibility for the design or proper installation of temporary building bracing and shoring or the means and methods required to complete this project. The contractor and his engineer are responsible for the design and proper installation of both temporary shoring and bracing required for a safe and structurally sound project. The structural members indicated on these drawings are not self-bracing and shall be considered unstable until attached to the completed structure as indicated by these drawings and specifications. The contractor is responsible for all damages incurred due to improper shoring or bracing during the construction project. Acceptance of the construction project by the contractor is proof of acceptance of the above mentioned items.

CONCRETE SPECIFICATIONS:

1. Concrete work shall conform to the requirements of ACI 301, "Specifications for Structural Concrete for Buildings", except as modified by supplemental requirements.

2. Concrete shall have a minimum of 3000 PSI, 28 day compressive strength, unless noted otherwise (u.n.o.), (517 lbs. of cement per cubic yard minimum (5.5 sacks) & a water/cement ratio not to exceed 6 gallons per sack). Foundation walls shall have 4% air entrainment. Exterior concrete slabs shall have a minimum of 4000 PSI, 28 day compressive strength, and 4% air entrainment.

3. The use of additives such as Fly Ash or Calcium Chloride is not allowed without prior review from the Engineer.

4. The concrete contractor shall submit the design mix of each type for review by the Engineer and Architect prior to placement.

REINFORCING STEEL SPECIFICATIONS:

1. Reinforcing bars, dowels, and ties shall conform with ASTM-615 GRADE 60 requirements and shall be free of rust, dirt and mud.

2. Welded wire fabric shall conform with ASTM A-185 and be positioned at the mid height of slabs, u.n.o.

3. Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary, without delaying the concrete placement.

4. Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24", u.n.o.

5. Welding of reinforcing steel is not allowed.

MASONRY SPECIFICATIONS:

1. Masonry work shall be in accordance with A.C.I. 530, and Specifications for Masonry Structures A.C.I. 530.1. Concrete masonry units shall conform to ASTM C-90, Grade N, Type 1 for hollow concrete masonry units, and ASTM C145, Grade N, Type 1 for solid concrete masonry units. Brick shall meet the latest revisions of ASTM C216, Grade SW.

2. Mortar shall conform to ASTM C270, Type M or S, minimum compressive strength $F_c = 1800$ PSI at 28 days.

3. Concrete masonry units shall have a minimum prism strength of 1500 PSI.

4. Expansion joints for brick masonry shall be placed at 20' to 30' o.c. maximum.

5. Control joints for concrete masonry shall be placed at 24' o.c. maximum, unless noted otherwise (u.n.o.).

6. Concrete block walls shall have "Dur-O-Wal" or equivalent truss-type horizontal reinforcing installed at every other course. Horizontal wire reinforcement shall be # 9 ga. wire with ASTM A641 Galvanized coating unless noted otherwise. Walls with vertical reinforcement shall have only "Ladder" type reinforcement. Do not extend horizontal reinforcing through control joints.

7. Install vertical reinforcing (as noted on plans) in the center of block cores and grout in maximum of four foot heights. Reinforcing steel shall be ASTM 615 Grade 60. Lap and tie bar splices shall be placed in accordance with ACI 530, Section 8.5.7.1.

8. Brick work shall have proper ties to the structure, flashing, weepholes, etc., in accordance with the most recent specifications of the Brick Institute of America and the MRC 2015, R702.1 and R703.

9. The masonry contractor is solely responsible for the design and installation of temporary shoring and falsework required to withstand wind loads and temporary construction loads. Work performed shall be in accordance with OSHA requirements.

10. Steel beams bearing on masonry walls shall have a 7 1/2" x 7 1/2" x 3/8" bearing plate with two 1/2" diameter x 6" long headed studs, u.n.o. The top three courses of block below the bearing shall be grouted solid. Steel lintels supporting masonry from the bottom flange shall have a continuous 5/16" steel plate welded to the bottom flange as required.

11. Precast masonry lintels bearing on masonry shall have 8" minimum bearing at each end.

SPECIAL INSPECTIONS NOTE:

A part of the guidelines of procedures set forth in the 2015 Michigan Building Code, special inspections and verifications of materials, connections and installation will be required. These inspections will be required to provide periodic monitoring of the construction process as detailed in Section 1704 of the Michigan Building Code. It is the contractor's responsibility to verify which inspections will be required by the local building official, prior to construction.

STRUCTURAL STEEL SPECIFICATIONS:

1. Structural steel shapes, plates, bars, etc., are to be ASTM A-992 (unless noted otherwise) designed and constructed per the latest edition of AISC "Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings", and the latest edition of the AISC "Manual of Steel Construction".

2. Steel pipe columns shall be ASTM A-501, Fy=36 ksi. Structural tubing shall be ASTM A500, Grade B, Fy=46 ksi.

3. Welded connections shall conform with the latest AWS D1.1 "Specifications for Welding in Building Construction", and shall utilize E70XX electrodes unless noted otherwise.

4. Bolted connections shall utilize ASTM A-325 bolts tightened to a "snug tight" condition (unless noted otherwise).

5. The steel fabricator shall submit shop drawings for review by the Engineer and Architect prior to fabrication. Allow 10 working days minimum for each stage of the review process. Two copies of the approved shop drawings shall be submitted to the Building Official. One shall be retained for site records and the other shall be provided to the Builder to be retained at the site for inspection purposes.

6. The steel erector is solely responsible for the design and installation of temporary guys, braces, falsework, cribbing and other elements required for the safe and proper installation of all building elements until the structure is permanently braced. The fabricator and erector shall perform all work in accordance with OSHA requirements.

7. The Design Engineer is not responsible for job site safety nor other job site conditions.

8. Verify the exact size and location of floor and roof openings with mechanical contractor, if required.

9. Verify existing dimensions and conditions in field prior to construction.

WOOD SPECIFICATIONS:

1. Wood Construction shall be governed by the latest additions of the AITC Manual and the NDS (National Design Standards as published by the American Forest & Paper Association)

2. Laminated Veneer Lumber (LVL) shall have the following minimum properties: $F_b = 2600$ psi $F_v = 285$ psi $E = 1,900,000$ psi $F_{cp} = 750$ psi, unless noted otherwise.

3. Laminated Wood Beams (Glu-Lams) shall be visually graded western species 24F-V8 AITC designation with the following structural properties: $F_b = 2400$ PSI, $F_v = 165$ PSI, $E = 1,800,000$ PSI.

4. Studs shall be SPF/STUD (WWPA) or better grade, u.n.o., at moisture content (MC) 19% maximum.

5. Structural dimension lumber such as headers and joists shall be a minimum of #2 HEM FIR at MC 19% maximum.

6. At each wall opening add one half the total number of studs displaced to each side of the opening (full height) and use one trimmer stud below the header at each end (u.n.o.)

7. Posts at concentrated loads shall extend to solid bearing. Repeat posts on lower floors below upper posts (u.n.o.). Block solid below all posts to solid bearing below. Carry all multiple studs down to foundation or supporting steel.

8. Notching and drilling of structural members is prohibited without prior written consent of the Engineer.

9. Connections not noted on the drawings shall be made with prefabricated steel hangers sized for the carried load and member size and installed in accordance with the manufacturer's specifications (i.e. A double 2x10 must have a Simpson U-210-2 hanger (or equal) etc.)

10. All exterior wall and roof sheathing shall be APA plywood "rated sheathing". Exposure 1, with proper span index and installed per APA installation guide requirements (nailing, spacing, blocking, storage, handling and protection, etc.)

11. Pressure Preservative Treatment: All lumber in contact with concrete or masonry or less than 8" above grade shall be pressure treated with the approved treatment meeting minimum local code saturation requirements.

12. All fasteners in contact with preservative treated wood shall be of hot dipped zinc coated galvanized steel, stainless steel, or copper. A minimum of ASTM A 653, type G185 zinc coated galvanized steel or equivalent.

13. Where not noted on the structural sheets, all wood to wood connections shall meet the minimum guidelines for connections as set forth in Table 2304.9.1 Fastening Schedule in the 2015 Michigan Building Code.

WOOD TRUSS SPECIFICATIONS:

DESIGN INFORMATION

1. Designs shall conform with the latest versions of (NDS), "National Design Specification for Wood Construction" by the American Forest & Paper Association, and "National Design Standard for Metal Plate Connected Wood Truss Construction" by the American National Standards Institute (ANSI) and the Truss Plate Institute (T.P.I.) and the local code jurisdictions.

2. Trusses shall be spaced as indicated on the plans unless the designer determines that different spacing is required to meet the deflection requirements.

3. Maximum deflection of floor trusses shall be limited to L/720 for total load beneath floors supporting natural stone. All other floor trusses shall meet L/600 total load criteria. Maximum deflection of roof trusses shall be limited to L/480 for Total load and L/600 for Live Load, u.n.o.

MINIMUM DESIGN LOADS: SEE STRUCTURAL DESIGN LOADS

ROOF TOP CHORD DEAD 25 PSF
ROOF BOTTOM CHORD DEAD 10 PSF

FLOOR TOP CHORD DEAD VARIES
FLOOR BOTTOM CHORD DEAD 5 PSF

SHOP DRAWINGS

The following information shall appear on all Truss shop drawings:

A. Design criteria, including load information accounting for snow build-up where applicable.

B. Connector Plate manufacturer, gage, size and location at each truss joint.

C. The lumber grade and size of all members.

All required structural lateral bracing (size, connection and location).

Complete truss layouts (framing plans) shall be prepared by the Truss Fabricator. Layouts shall indicate truss type and spacing. Required truss hanger connections shall be indicated on the layouts. Hangers and holdowns for all truss/girder, truss/wall, and truss/beam connections must be specified as well as other pertinent connections and details. The truss layouts shall be submitted to the Architect/Engineer for review prior to fabrication.

The Truss Fabricator shall submit final Truss Shop Drawings to the Architect/Engineer for review prior to fabrication. The shop drawings shall be sealed by a Registered Professional Engineer Licensed in the State in which the trusses will be used.

HANDLING and ERECTION SPECIFICATIONS:

1. Handling and Erection of the trusses are not the responsibility of Paul Hannenberg + Associates, Inc. or the Architect. Trusses are to be handled with particular care during fabrication, bundling, loading, delivery, unloading and installation in order to avoid damage and weakening of the trusses.

2. Temporary and permanent bracing for holding the trusses in a straight and plumb position is always required and shall be designed and installed by the Erecting Contractor. Temporary bracing, during installation, includes cross bracing between the trusses to prevent toppling or "dominoing" of the trusses.

3. Permanent bracing shall be installed in accordance with the latest edition of the "National Design Standard", as published by the American Forest & Paper Association and H.I.B.-91 and D.S.B.-85 as published by the Truss Plate Institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the Truss Fabricator and T.P.I.. Contact T.P.I. at (608) 833-5900 for further information. Top chords of trusses must be continuously braced by roof sheathing unless otherwise noted on truss shop drawings. Bottom chords must be braced at intervals not to exceed 10' o.c. or as noted on the truss fabricators drawings.

4. Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time.

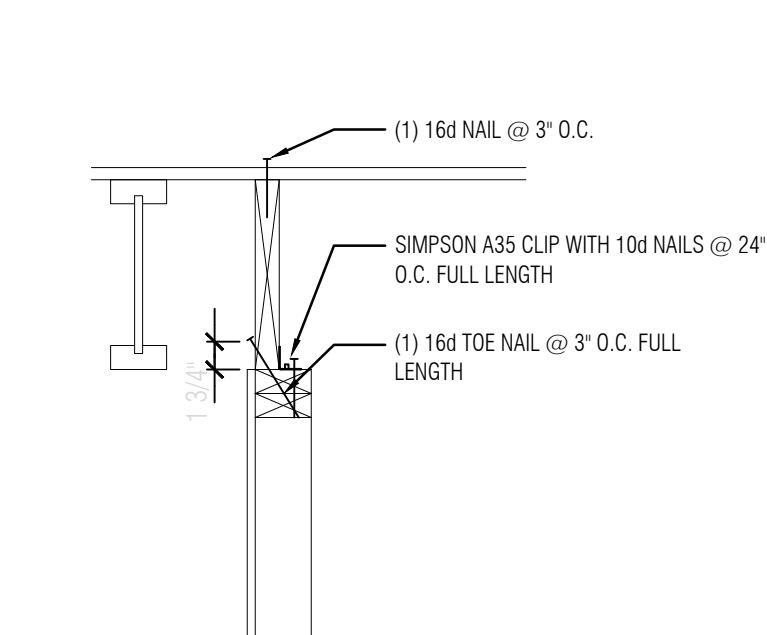
5. No loads shall be applied to the trusses until all fastening and required bracing is installed.

The supervision of the truss erecting shall be under the direct control of person(s) experienced in the installation and proper bracing of wood trusses. Improper installation and bracing of trusses can lead to collapse and possible injuries to workers.

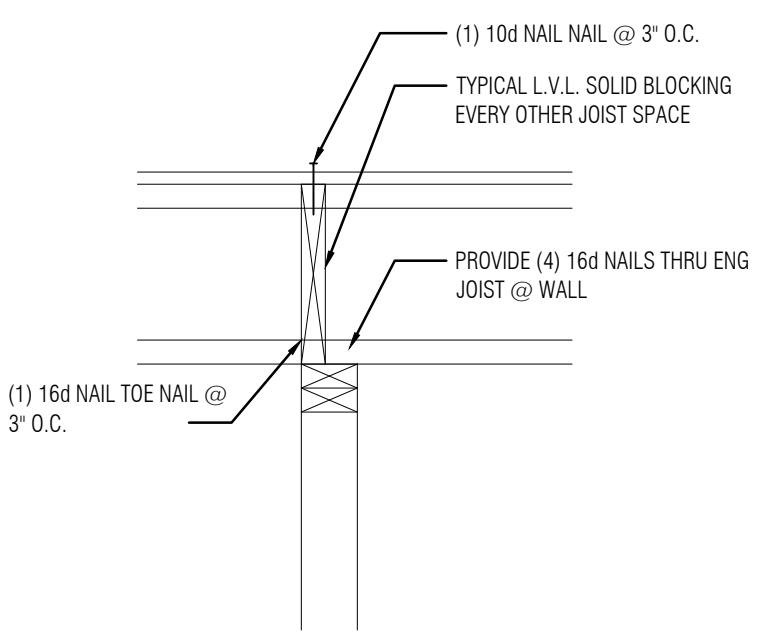
Field modifications or cutting of pre-engineered roof trusses is strictly prohibited without expressed prior written consent and details from a Licensed Professional Structural Engineer experienced in wood truss design and modifications.

PERMANENT TRUSS BRACING NOTE:

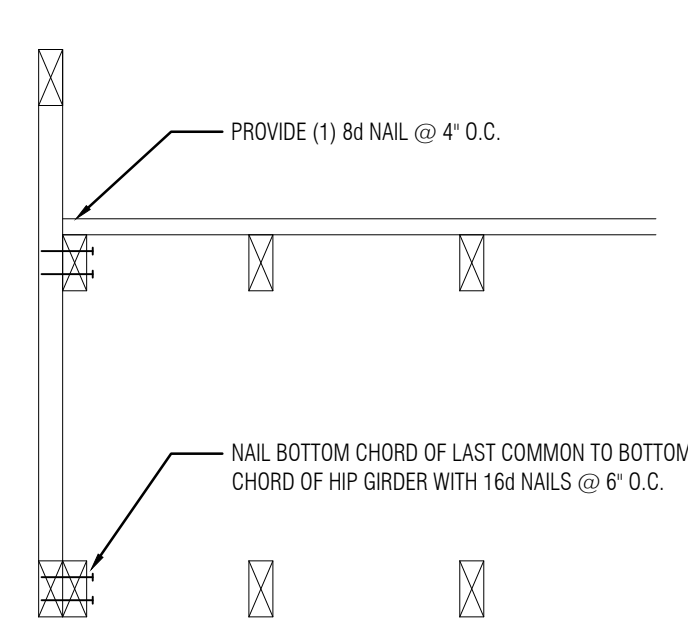
A permanent truss bracing plan will be required detailing the locations of the long term bracing requirements for the stability of the truss framing system. This bracing can not be detailed or specified until the truss shop drawings are completed and forwarded to Paul Hannenberg + Associates, Inc. At that time a permanent bracing plan can be completed and forwarded to the rough carpenter for installation.



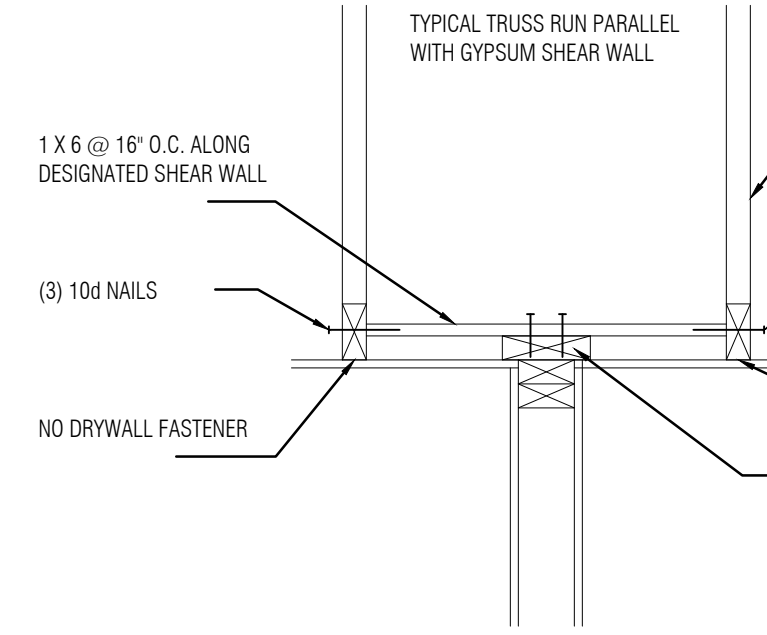
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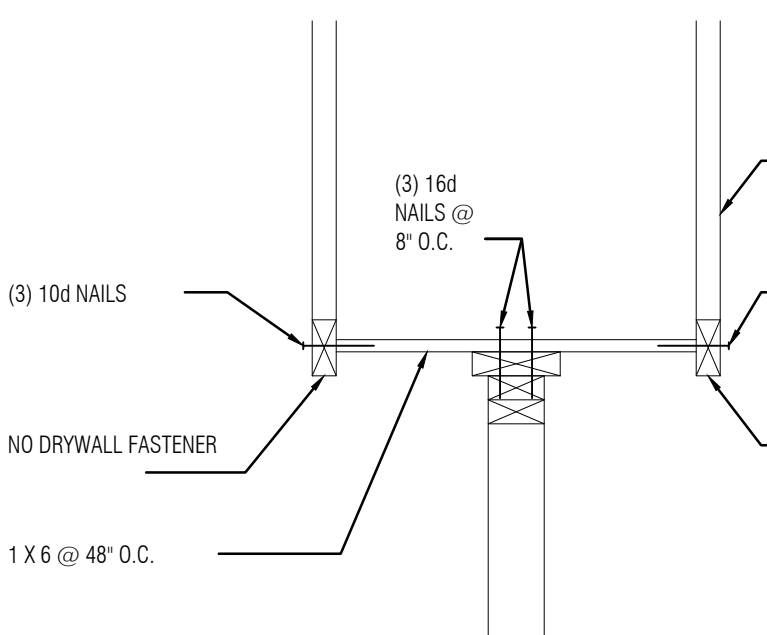
DETAIL B-B
SCALE 1"=1'-0"



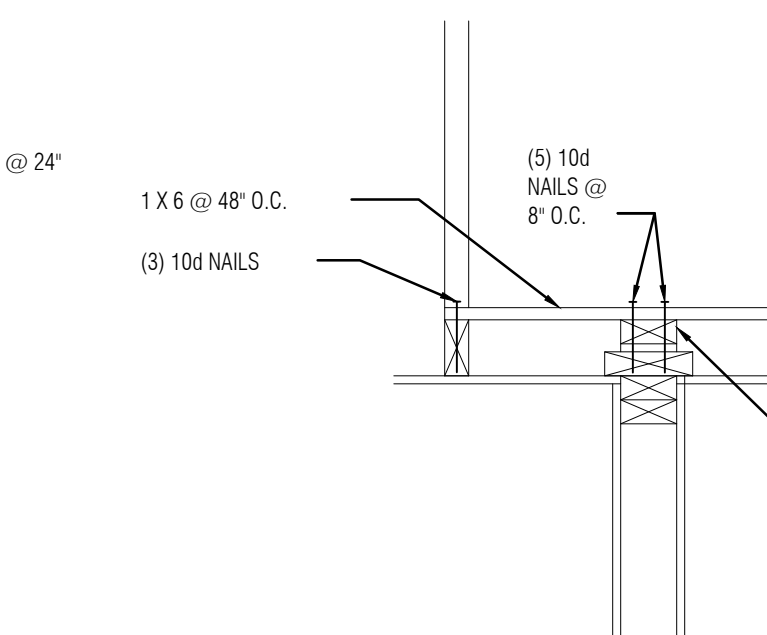
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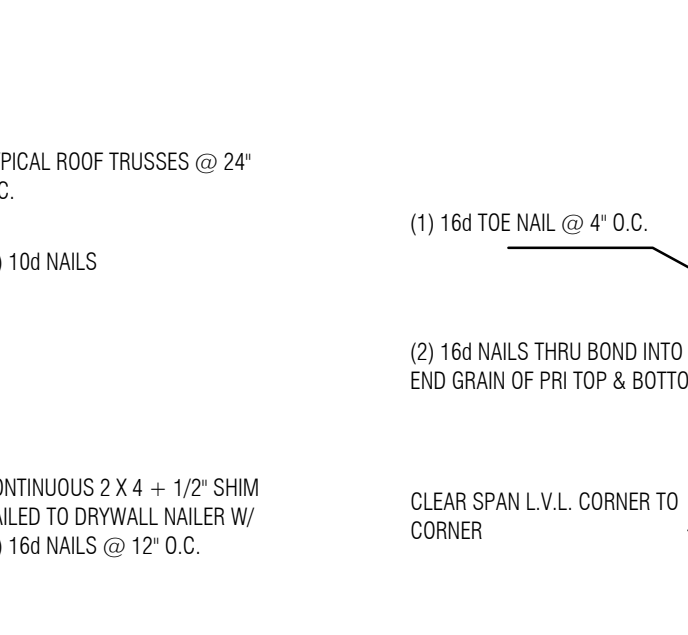
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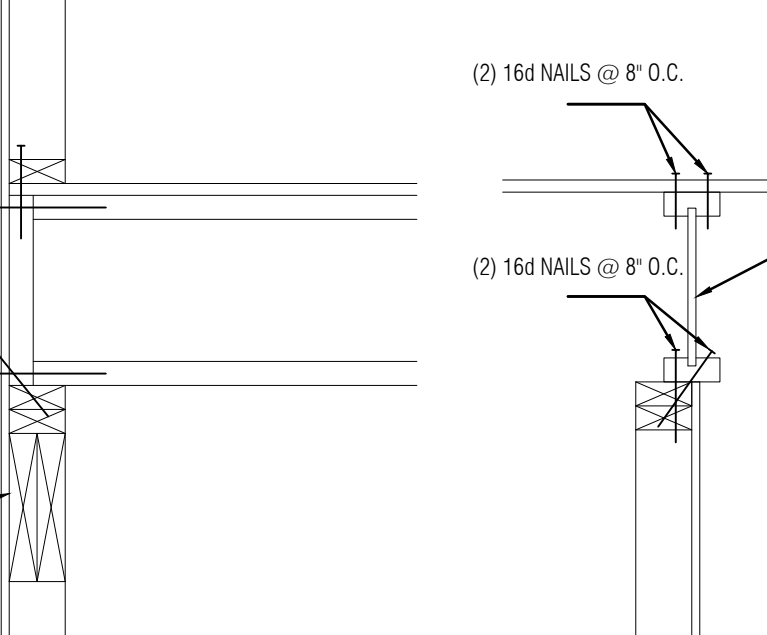
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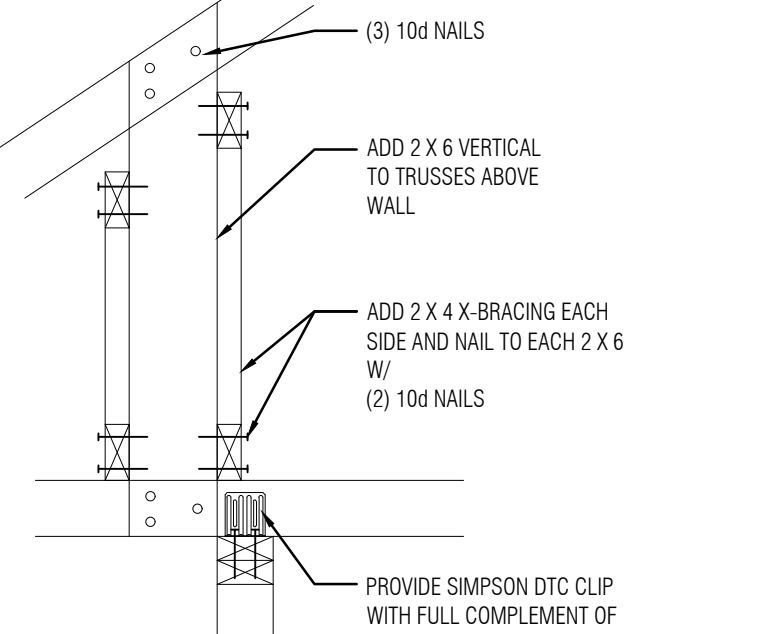
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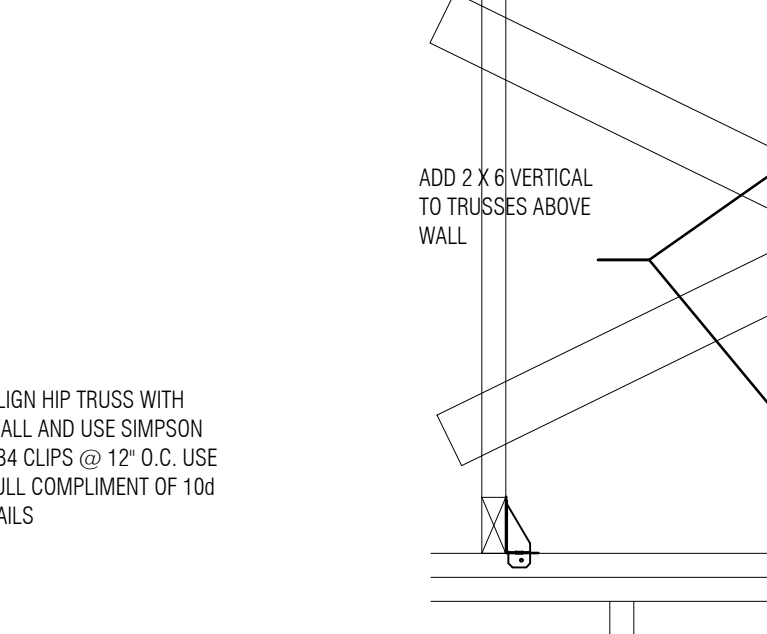
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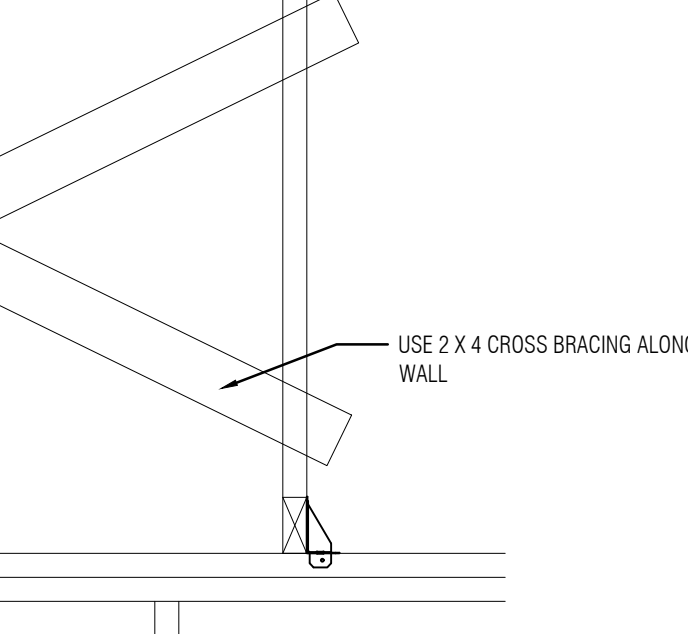
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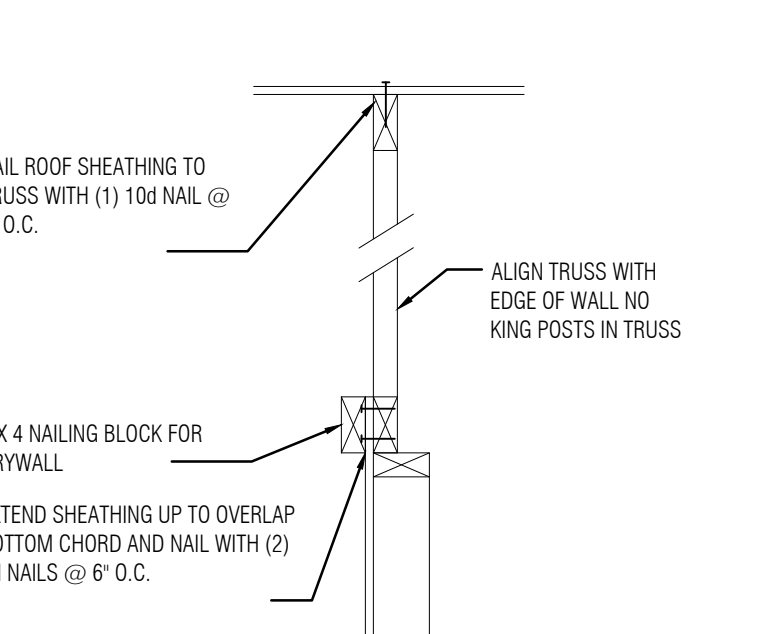
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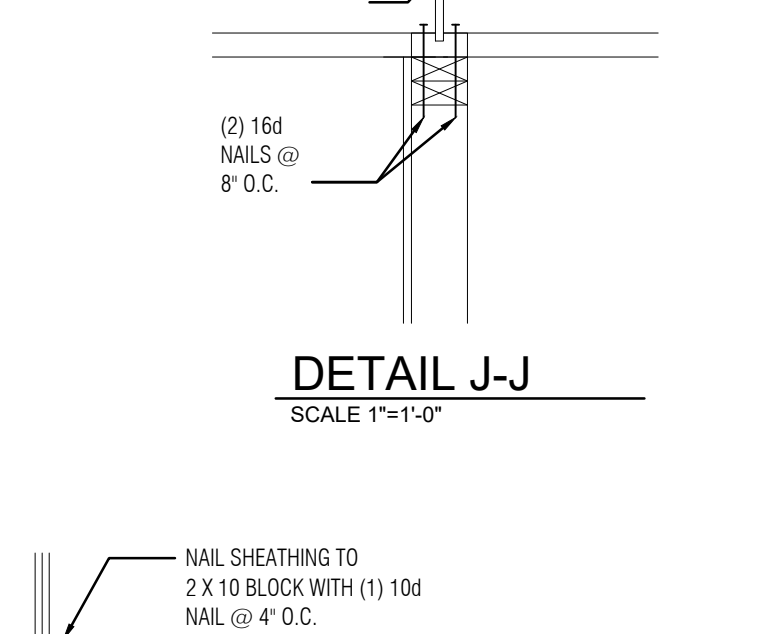
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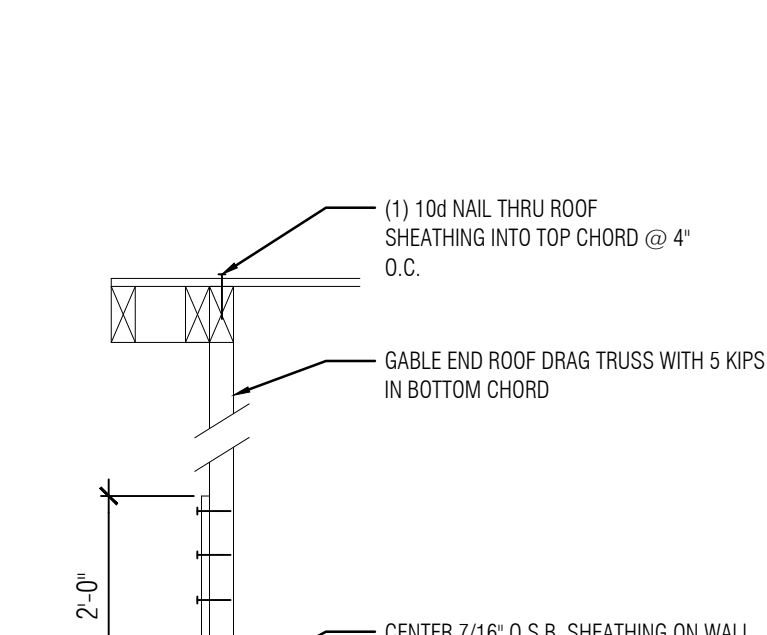
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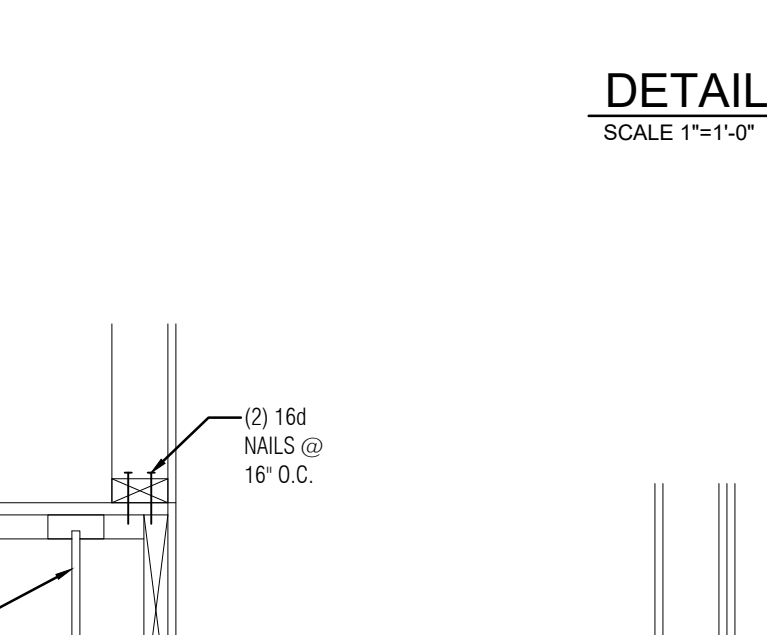
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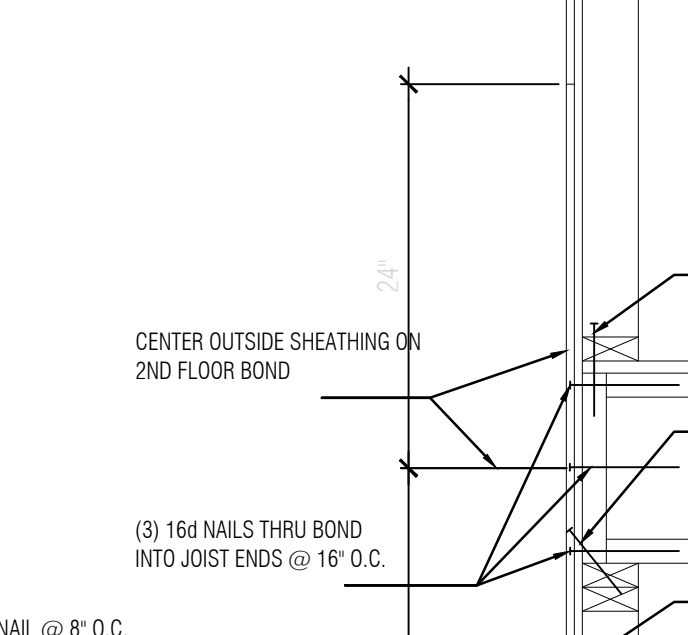
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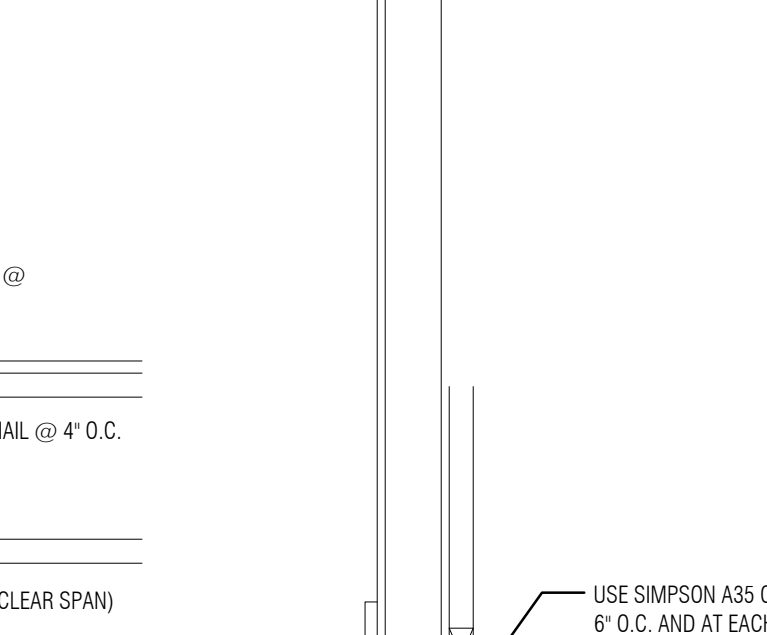
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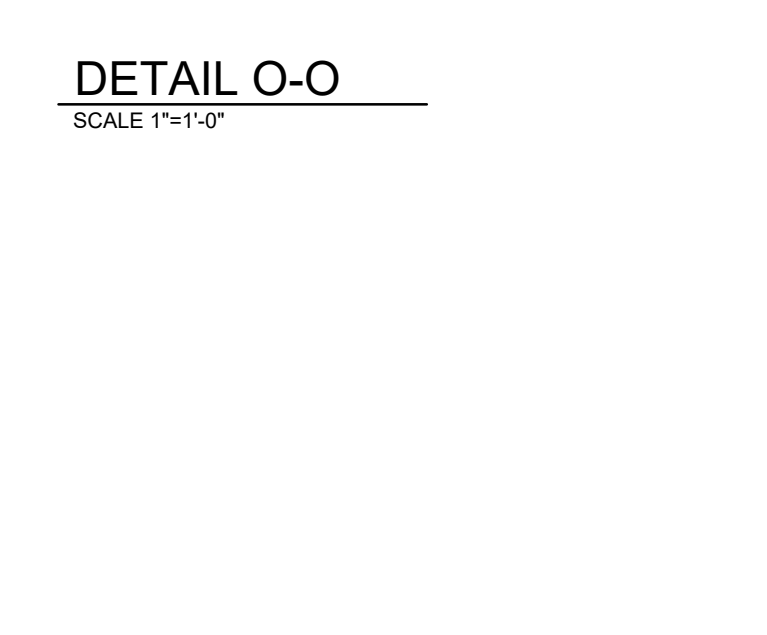
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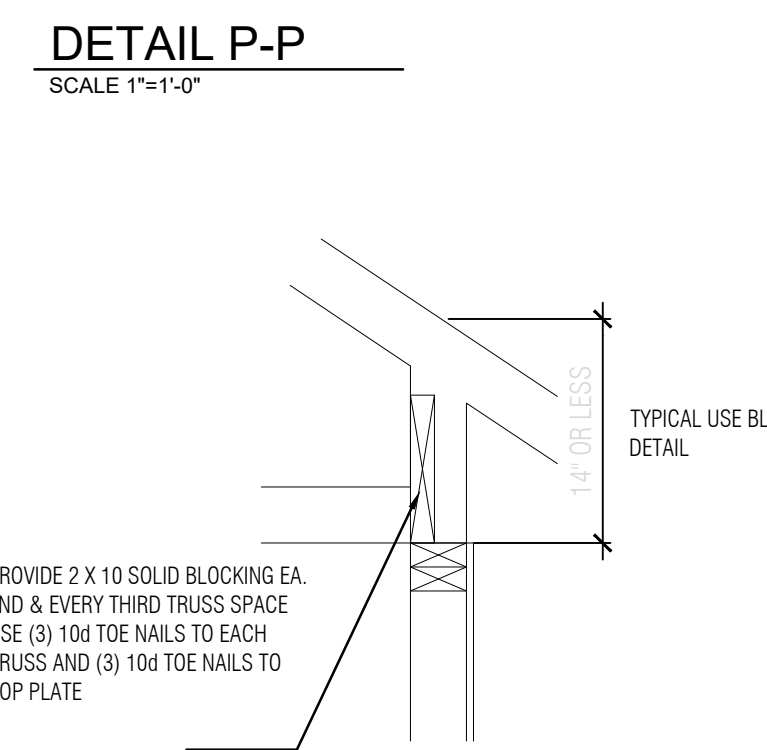
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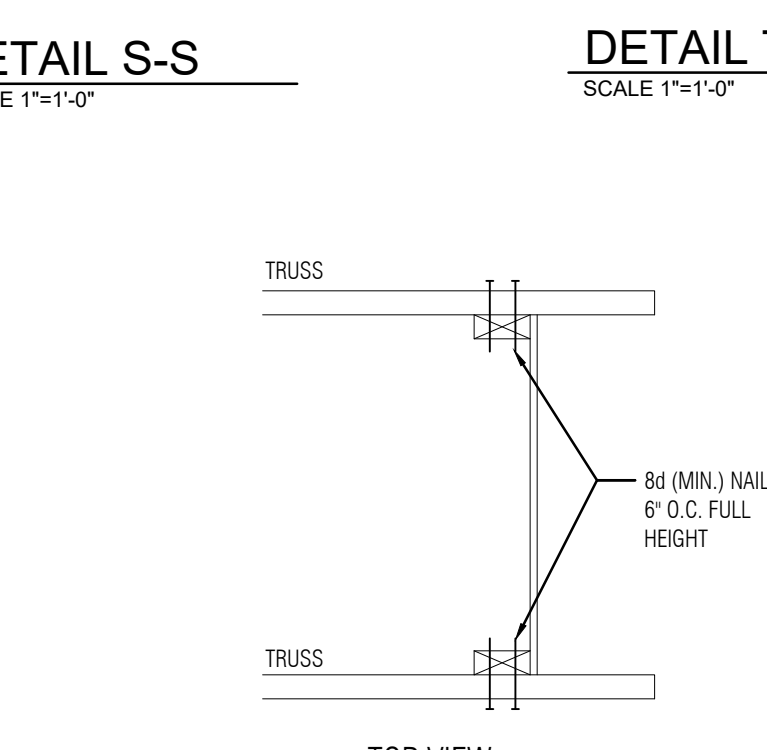
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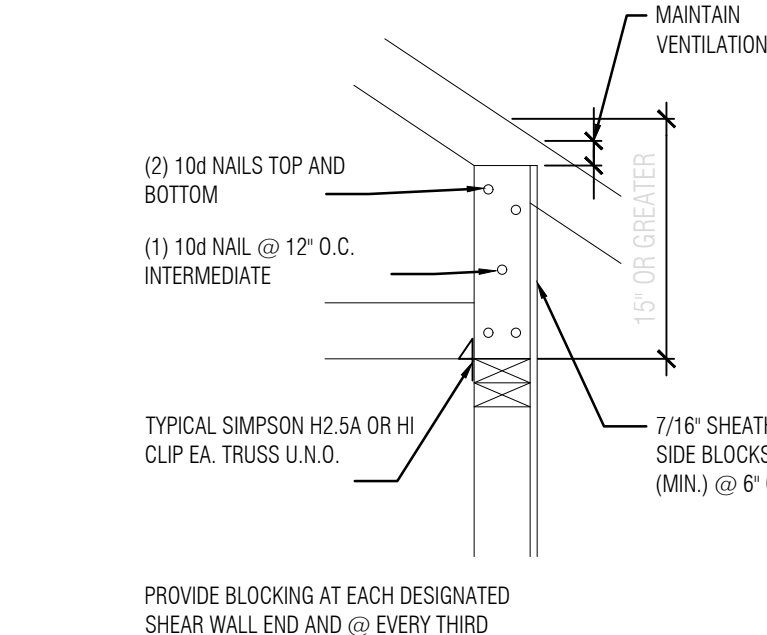
DETAIL R-R
SCALE 1"=1'-0"



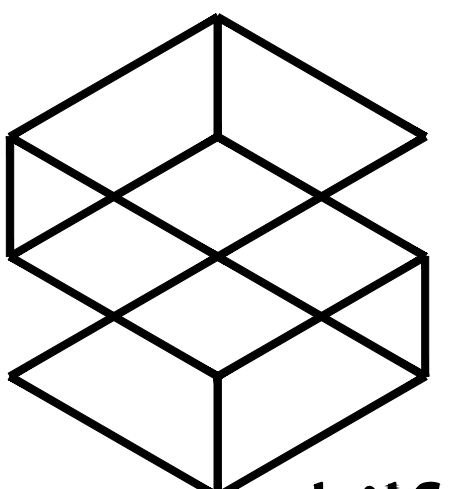
TYPICAL TRUSS HEAL DETAIL
SCALE 1"=1'-0"



TOP VIEW



TYPICAL TRUSS HEEL DETAIL
SCALE 1"=1'-0"



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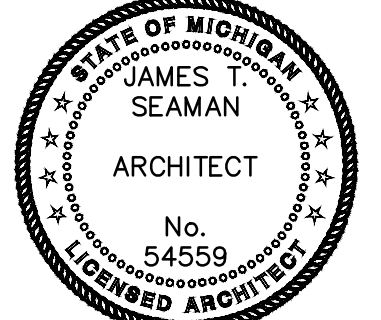
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PROJECT:

Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

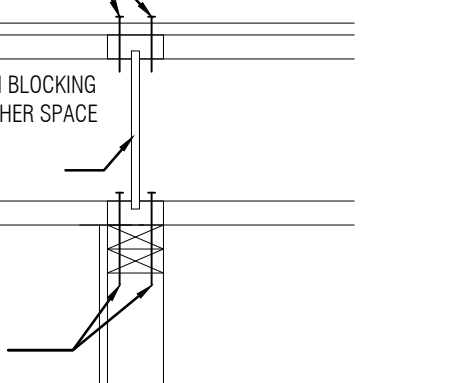
SHEET TITLE:

STRUCTURAL GENERAL NOTES & SPECIFICATIONS

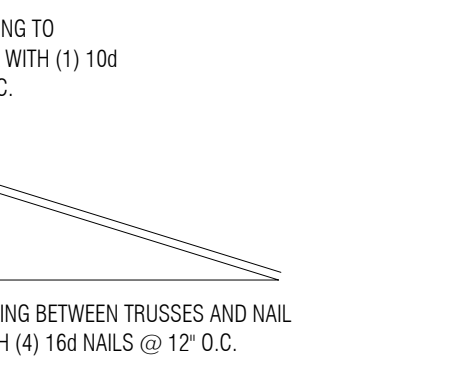
PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 MBC.



DETAIL J-J
SCALE 1"=1'-0"



DETAIL K-K
SCALE 1"=1'-0"

NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEVATION 100'-0" REFER TO SURVEY PLAN FOR CORRESPONDING USGS ELEVATION (000,000) CONTRACTOR TO FINALIZE FINISH FLOOR ELEVATION

NOTE:
DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT FOR MISSING DIMENSION

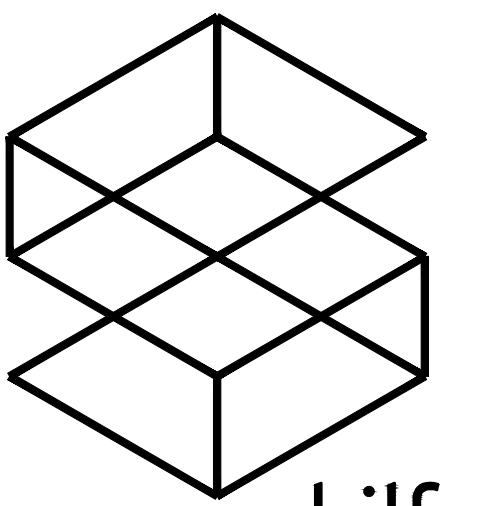
NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS & ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN RESIDENTIAL CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE STATE ELECTRICAL CODE.

DATE:
06.07.2021: SITE TEST FIT
07.15.2021: FLOOR PLAN DESIGN DEVELOPMENT REVIEW
07.28.2021: FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
08.25.2021: REVISED FLOOR PLAN
09.10.2021: PERMIT SET

DRAWING SHEET:

S-0



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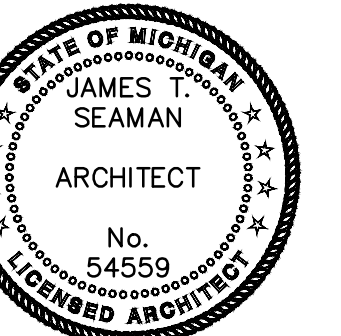
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PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

SHEET TITLE:
FOUNDATION PLAN

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 MISC.

NOTE LEGEND:

FLOOR SYSTEM:

(NOTE: F-7)
1" CONCRETE SLAB W/
5 X 6 W/ 4 X 11 4 W/ 4 W/ 4 ML VAPOR BARRIER ON
2" X 4" PERIMETER RIGID INSULATION ON
4" MIN. FES STONE

FOUNDATION SYSTEM:

(NOTE: S-1)
2" RIGID INSULATION ON POLYURETHANE WATERPROOFING
TUFF & DRY OR EQUAL ON POURED CONCRETE
WALL (SEE PLAN FOR THICKNESS) W/ #5 REIN. BAR
CONT. @ TOP & BOTTOM W/ #5 REIN. BARS HORIZ.
@ 12" O.C. & #5 REIN. BARS VERT. @ 12" O.C. @
INSIDE FACE OF WALL (UNLESS OTHERWISE NOTED)
W/ 1/2" DIA. ANCHOR BOLTS @ 32" O.C. @ TOP OF
WALL MIN. 12" FROM CORNERS
(SEE MISC SECTION R403.1.6)
7 X 4 STUD FLUPPING W/ BATT INSULATION W/
1/2" GYP BOARD PAINTED (SEE PLAN FOR LOCATION)

(NOTE: S-2)
2" RIGID INSULATION ON POLYURETHANE WATERPROOFING
TUFF & DRY OR EQUAL ON
6" ON TOP OF WALL
1/2" COURSES OF 6" X 8" X 16" CMU WALL W/
#5 VERTICAL BARS 48" LONG @ 12" O.C. IN GROUT FILLED
CORES W/ 1/2" DIA. ANCHOR BOLTS @ 24" O.C.
@ TOP OF WALL MAX. 12" FROM PLATE ENDS ON

FOOTING:

(NOTE: S-3)
24" X 12" POURED CONCRETE SPREAD FOOTING
W/ (1) #4 REIN. BOTTOM BARS CONTINUOUS &
#4 DOWELS 2" X 3" @ 24" O.C.

(NOTE: S-4)
14" X 4" POURED CONTINUOUS CONC.
TRENCH FOOTING
W/ (2) #5 BARS CONT. TOP & BOTTOM

FOOTING SCHEDULE

FOOTING (F-A)
7'-0" X 4'-0" CONCRETE PAD W/
#5 BOTTOM BARS @ 12" O.C.

FOOTING (F-B)
3'-6" X 3'-6" X 42" CONCRETE PAD W/
#5 BOTTOM BARS @ 12" O.C.

NOTE
ELEVATION TARGET HEIGHTS ARE CALCULATED
FROM MAIN LEVEL FINISH FLOOR BENCH MARK
ELEVATION 100'-0" REFER TO SURVEY PLAN FOR
CORRESPONDING USGS ELEVATION (000 000)
CONTRACTOR TO FINALIZE FINISH FLOOR ELEVATION

NOTE
DO NOT SCALE DRAWINGS. CONTRACTOR TO
NOTIFY ARCHITECT FOR MISSING DIMENSION

NOTE
CONTRACTOR TO FIELD VERIFY ALL DIMENSION,
HEIGHTS & ELEVATIONS AND MUST NOTIFY
ARCHITECT OF ANY DISCREPANCIES

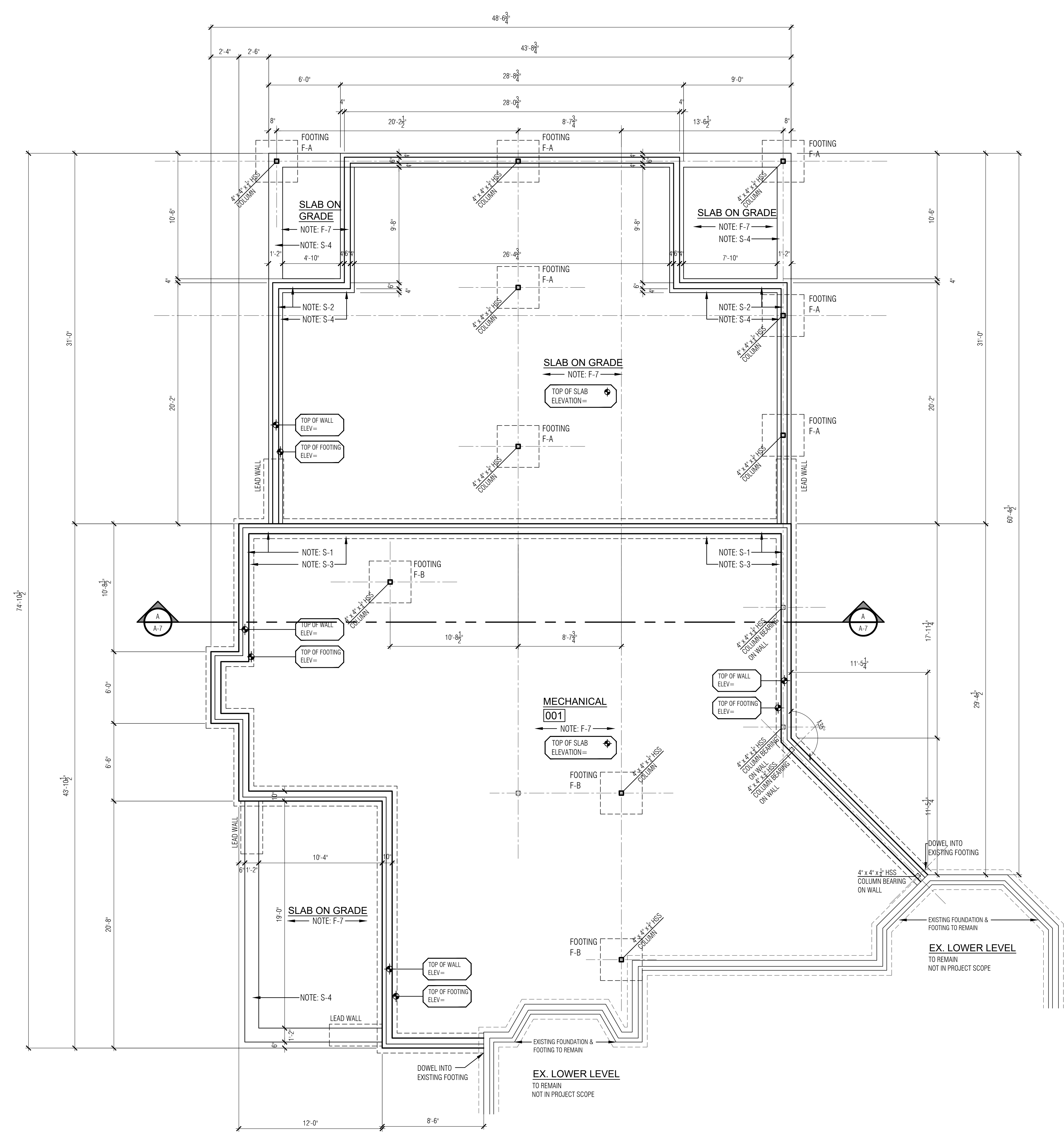
CODE
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RESIDENTIAL CODE 2015, MICHIGAN PLUMBING
CODE 2015, MICHIGAN MECHANICAL CODE 2015
AND THE STATE ELECTRICAL CODE.

DATE:

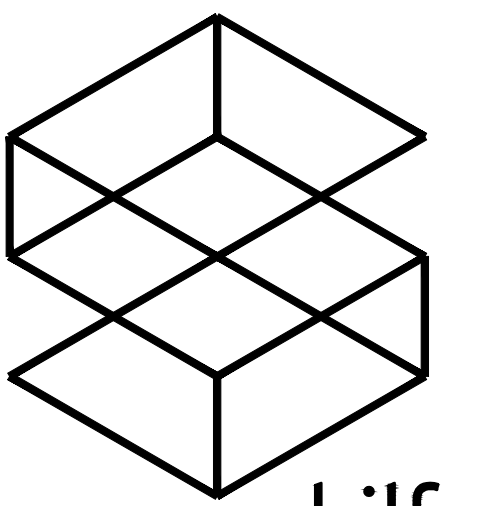
- 06.07.2021: SITE TEST FIT
- 07.15.2021: FLOOR PLAN DESIGN DEVELOPMENT REVIEW
- 07.28.2021: FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
- 08.25.2021: REVISED FLOOR PLAN
- 09.10.2021: PERMIT SET

DRAWING SHEET:

S-1



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



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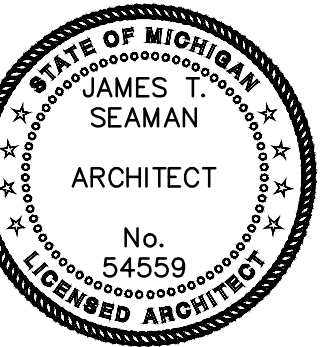
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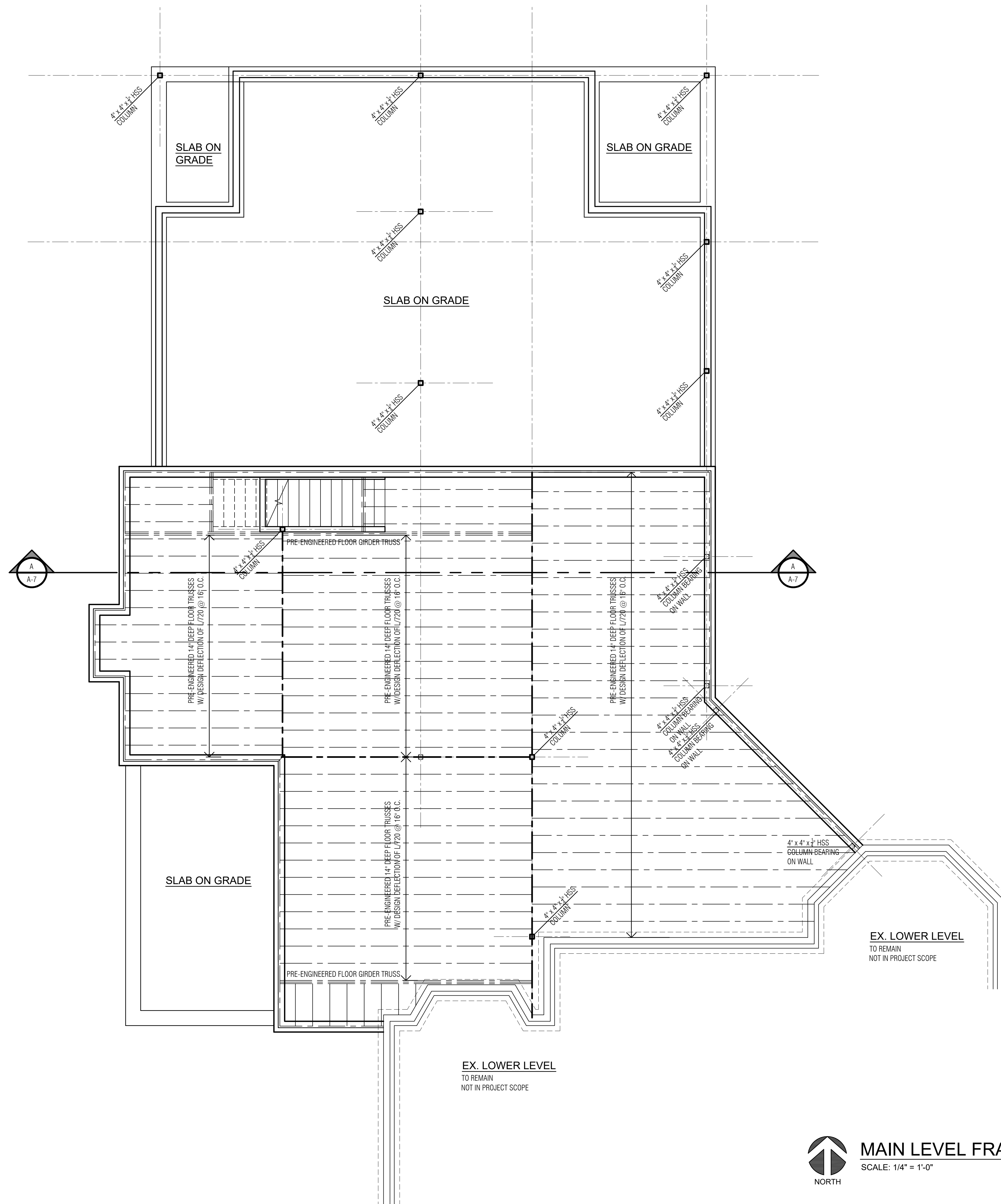
PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

SHEET TITLE:
**MAIN LEVEL
FRAMING PLAN**

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 MIBC.



NOTE:
ALL WOOD STRUCTURAL FRAMING MEMBERS (RAFTERS, JOIST & TRUSSES) TO BE ANCHORED W/ SIMPSON CLIP OR STRAP ANCHOR

NOTE:
PROVIDE DRAFTSTOPPING IN REQUIRED LOCATIONS PER MRC 2015 R502.12

NOTE:
PROVIDE FIRE STOPPING AND SEALING PER MRC 2015 R602.8

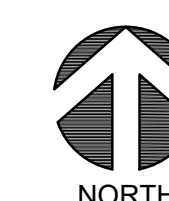
NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEVATION 100'-0" REFER TO SURVEY PLAN FOR CORRESPONDING USGS ELEVATION (000,000) CONTRACTOR TO FINALIZE FINISH FLOOR ELEVATION

NOTE:
DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT FOR MISSING DIMENSION

NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS & ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES

CODE:
DESIGNED IN ACCORDANCE WITH MICHIGAN RESIDENTIAL CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE STATE ELECTRICAL CODE.

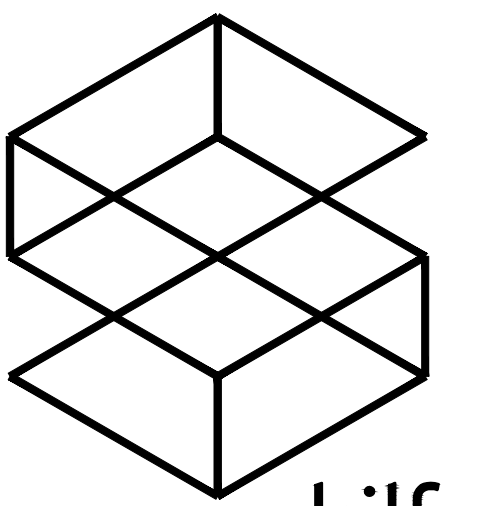
DATE:	DESCRIPTION:
06.07.2021:	SITE TEST FIT
07.15.2021:	FLOOR PLAN DESIGN DEVELOPMENT REVIEW
07.28.2021:	FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
08.25.2021:	REVISED FLOOR PLAN
09.10.2021:	PERMIT SET



MAIN LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

DRAWING SHEET:

S-2



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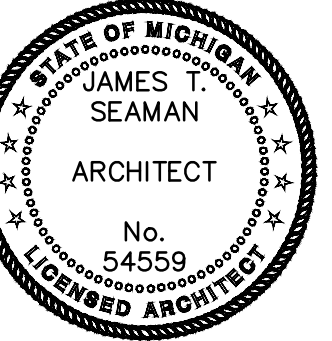
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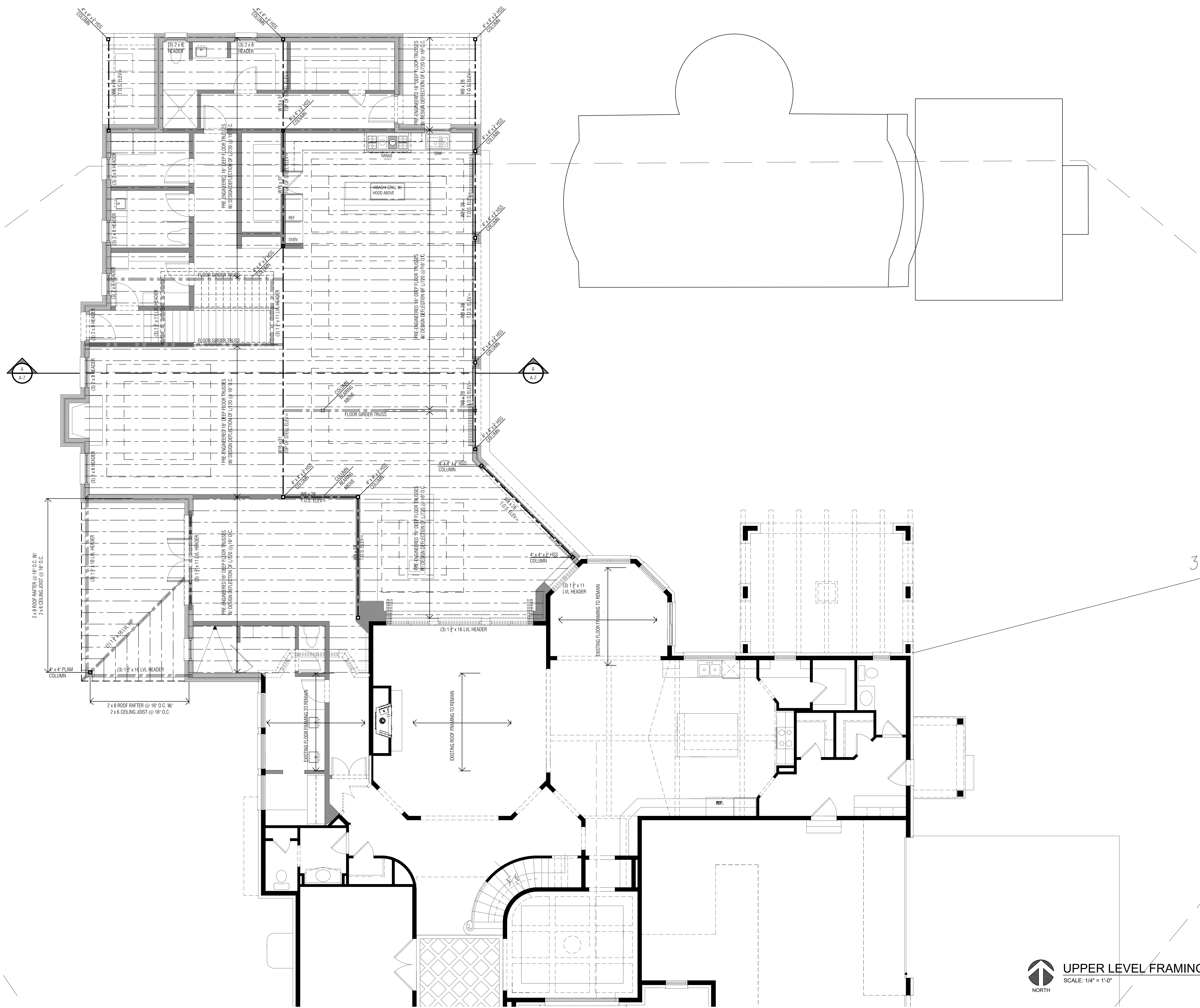
PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

SHEET TITLE:
**UPPER LEVEL
FRAMING PLAN**

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 MIBC.



NOTE #3
ALL WOOD STRUCTURAL FRAMING MEMBERS (RAFTERS, JOIST & TRUSSES) TO BE ANCHORED W/ SIMPSON CLIP OR STRAP ANCHOR

NOTE #2
PROVIDE DRAFTSTOPPING IN REQUIRED LOCATIONS PER MRC 2015 R502.12

NOTE #1
PROVIDE FIRE STOPPING AND SEALING PER MRC 2015 R602.8

NOTE
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEVATION 100'-0" REFER TO SURVEY PLAN FOR CORRESPONDING USGS ELEVATION (000,000) CONTRACTOR TO FINALIZE FINISH FLOOR ELEVATION

NOTE
DO NOT SCALE DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT FOR MISSING DIMENSION

NOTE
CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS & ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES

CODE
DESIGNED IN ACCORDANCE WITH MICHIGAN RESIDENTIAL CODE 2015, MICHIGAN PLUMBING CODE 2015, MICHIGAN MECHANICAL CODE 2015 AND THE STATE ELECTRICAL CODE.

DATE:

06.07.2021:	SITE TEST FIT
07.15.2021:	FLOOR PLAN DESIGN DEVELOPMENT REVIEW
07.28.2021:	FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
08.25.2021:	REVISED FLOOR PLAN
09.10.2021:	PERMIT SET
11.18.2020:	REVISED DECK STEEL

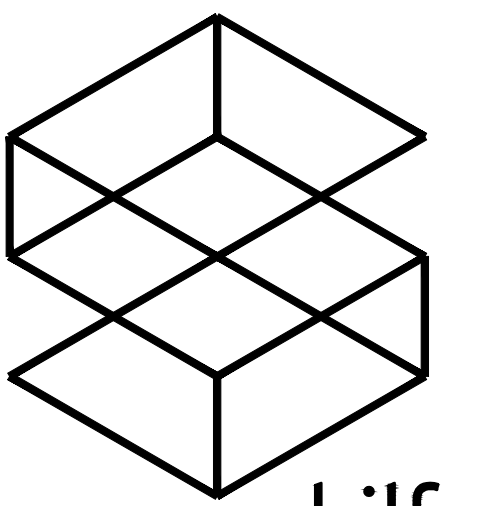


UPPER LEVEL FRAMING PLAN

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

DRAWING SHEET:

S-3



skiform

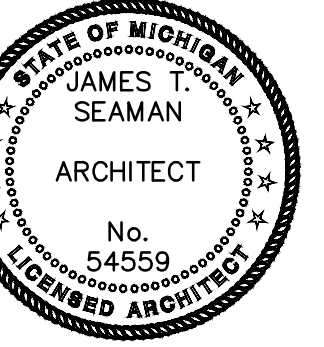
1930 Hilton Road
Ferndale, Michigan 48220
Suite 200
Phone: 248-761-6402

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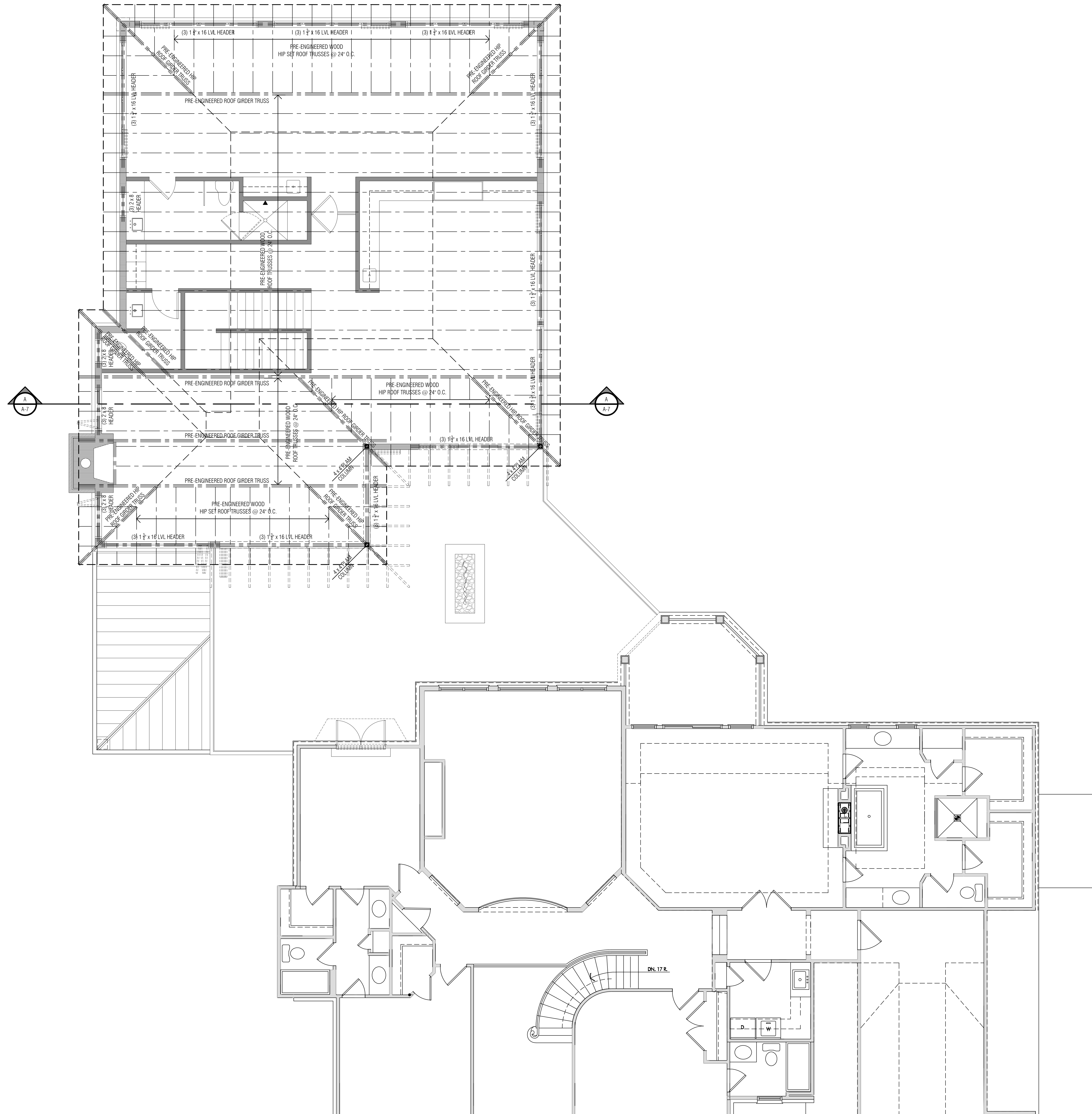
PROJECT:
Lehmkuhl Residence
21575 Equestrian Trail
Northville, Michigan 48167

SHEET TITLE:
ROOF FRAMING PLAN

PROJECT NUMBER: 2021-20



PROFESSIONAL SEAL:
TO THE BEST OF MY KNOWLEDGE THESE PLANS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE SAFETY STANDARDS AS DETERMINED BY THE AUTHORITY HAVING JURISDICTION IN ACCORDANCE WITH THE 2015 MIBC.



NOTE #3
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PROVIDE DRAFTSTOPPING IN REQUIRED LOCATIONS PER MRC 2015 R502.12

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CODE
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DATE:
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07.28.2021: FLOOR PLAN & EXTERIOR MASSING DESIGN REVIEW
08.25.2021: REVISED FLOOR PLAN
09.10.2021: PERMIT SET



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

DRAWING SHEET:
S-4



15755 Northline Rd.
Southgate, MI 48195
Phone: 734.285.4442
www.ksmanagementservices.com

Greg & Leslie Lehmkuhl
21575 Equestrian Trail
Northville, MI 48167

October 04, 2021
Reference: 21575 Equestrian Trail
Maybury Park Estates

Dear Greg Lehmkuhl,

Your Request for an Architectural Modification on your property at 21575 Equestrian Trail has been approved by Maybury Park Estates. Specifically, you have approval to proceed with the following request as submitted: - .

Please note that Maybury Park Estates reserves the right to make a final inspection to ensure that your project is compliant with the Architectural Design Standards applicable to your community. You have 60 days from the date of this letter to complete your modification. If not completed within 60 days from the date of this approval, you will have to resubmit your request.

Thank you for adhering to the architectural guidelines of the community. We appreciate your patience while this information was being reviewed.

Sincerely,

Lora Wright

KS Management, Inc.

On behalf of Maybury Park Estates Community Association



21191

21165

2092

Bridle Rd

Google

















LOT

81

CORNER





Attn: City of Novi – Zoning Board Appeals
45175 Ten Mile Road
Novi, Michigan 48375

September 30, 2021

Mr. Joel Schembri
21546 Equestrian Trl.
Northville, Mi 48167

Mr. Robert Herdoiza
21553 Equestrian Trl.
Northville, Mi 48167

To whom it may concern:

Our neighbor at 21575 Equestrian Trail has shared plans to expand their home based on Skilform's permit set of drawings dated 9/10/21 and Boss Engineering Site Plan dated 9/22/21. Please allow this letter to serve as an acknowledgment of our full support in favor of this project. Another item to quickly note, not only will the expansion increase property value in the neighborhood, it will not disturb surrounding neighbor properties, nor will the development be visible from the street.

In closing, we reiterate that we fully support the expansion as mentioned above at 21575 Equestrian Trail.

Sincerely,

Joel Schembri



Robert Herdoiza

