



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 20, 2018

REGARDING: 1181 WEST LAKE DR, #50-22-03-204-003 (PZ18-0054)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

David Dismondy

Variance Type

Dimensional

Property Characteristics

Zoning District:	Single Family Residential
Location:	East of West Park Dr and South of W Pontiac Trail
Parcel #:	50-22-03-204-003

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 for a proposed 20 feet 10 inches side yard aggregate setback, 25 feet required; 6 feet side yard setback, 10 feet required; 24 feet 7 inches rear yard setback, 35 feet required and a lot coverage of 31%, 25% maximum allowed. Section 19.2(A). Also section 4.19 for the construction of a proposed 686 square feet addition on existing legal non-conforming garage locate in the front setback for a total of 1536 square feet, 850 allowed. Section 7.10, to allow two years to start project, one year allowed. An existing home is being demolished and the parcels combined to accommodate the addition. This property is zoned Single Family Residential (R-4).

II. STAFF COMMENTS:

Proposed new structure exceeds lot coverage restrictions on two existing non-conforming lots to be combined, an overall improvement.

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. **PZ18-0054**, 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. **PZ18-0054**, 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.



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

OCT 09 2018

CITY OF NOVI
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$260.00</u>
PROJECT NAME / SUBDIVISION Dismondy Family Addition				Meeting Date: <u>Nov. 20th 2018</u>
ADDRESS 1181 & 1185 West Lake Drive (subject to family lot combination)		LOT/SUITE/SPACE #		ZBA Case #: <u>PZ 18-0054</u>
SIDWELL # 50-22-03 -204 -003&028		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY Western Shoreline of Walled Lake (North of South Lake Drive/South of Pontiac Trail)				
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
II. APPLICANT INFORMATION				
A. APPLICANT		EMAIL ADDRESS ddismondy@gmail.com		CELL PHONE NO. 734.578.4310
NAME David Dismondy		TELEPHONE NO. 734.578.4310		
ORGANIZATION/COMPANY Homeowner		FAX NO.		
ADDRESS 1181 & 1185 West Lake Drive		CITY Novi	STATE MI	ZIP CODE 48377
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER				
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.
NAME		TELEPHONE NO.		
ORGANIZATION/COMPANY		FAX NO.		
ADDRESS		CITY	STATE	ZIP CODE
III. ZONING INFORMATION				
A. ZONING DISTRICT				
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH				
<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____				
B. VARIANCE REQUESTED (REQUESTING TWO YEARS FOR DURATION OF APPROVAL)				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:				
1. Section <u>3.1.5</u>	Variance requested	<u>19'4" aggregate side yard setback, 25' req'd</u>		
2. Section <u>3.1.5</u>	Variance requested	<u>6' side yard setback, 10' req'd</u>		
3. Section <u>3.1.5</u>	Variance requested	<u>23'9" rear yard setback, 35' req'd</u>		
4. Section <u>3.1.5</u>	Variance requested	<u>proposed lot coverage of 31%, 25% max allowed</u>		
IV. FEES AND DRAWINGS				
A. FEES				
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250				
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400				
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600				
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF				
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan		• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property		• Floor plans & elevations		
• Number & location of all on-site parking, if applicable		• Any other information relevant to the Variance application		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

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

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be 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.

C. ORDINANCE

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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date

10-9-2018

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

10-9-2018

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

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

Chairperson, Zoning Board of Appeals

Date

The purpose of this letter is to explain the nature of the project that we ask you to review and approve. Our family owns two small homes on Walled Lake located at 1181 and 1185 West Lake Drive. The two homes are next door to each other and are located on a unique peninsula that has an easement (driveway) running through the middle of it to allow for ingress/egress of our one neighbor located at the end of the peninsula on the north side of 1181. Photos and aerials are enclosed. The lots are very small. We have been successful with the Novi ZBA numerous times over the years as we have improved the properties.

Since we built our home at 1181, we have had two more children. Although we already have enough bedrooms to accommodate our family, we are in need of some more common area and entertaining space. As such, we need to expand. After a year of working with architects and the Novi Building and Assessing Departments on ideas to expand our home, we have decided to combine the 1181 and 1185 lots and create one home, rather than two. Doing so, creates the living space we need, while creating a more conforming property and improving property values in the neighborhood. While we are requesting variances to do so, the requests are actually less than what currently exists, i.e. less overall lot coverage and greater setbacks.

CITY OF NOVI, CODE OF ORDINANCES, Article 2400 Schedule of Regulations requires a 35 foot rear yard setback, a 10 foot minimum side yard setback, a 25 foot aggregate side yard setback and maximum total lot coverage of 25%.

REQUIRED REAR YARD SETBACK	35 FEET
PROPOSED REAR YARD SETBACK	23'9" FEET
VARIANCE REQUESTED	11'3" FEET
REQUIRED MINIMUM SIDE YARD SETBACK	10 FEET
PROPOSED MINIMUM SIDE YARD SETBACK	6 FEET
VARIANCE REQUESTED	4 FOOT
REQUIRED AGGREGATE SIDE YARD SETBACK	25 FEET
PROPOSED AGGREGATE SIDE YARD SETBACK	19'4 FEET
VARIANCE REQUESTED	5'8 FEET
MAXIMUM TOTAL LOT COVERAGE	25%
PROPOSED TOTAL LOT COVERAGE	31%
VARIANCE REQUESTED	6%

This latest requested addition will further improve our property and make a positive impact for the neighborhood. Our neighbors have all verbally supported this project. The addition will not impair any supply of sunlight, air, or view to adjacent properties. Thank you for your consideration.


David Dismody



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
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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.

Describe below:

Please see aerial photos enclosed. The lot is very unique lakefront on western shoreline of Walled Lake. It is small and irregular, and on a peninsula with an easement (driveway) needed for neighbor to the north's ingress/egress.

OR

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

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. **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).

Unique lakefront lot located on Western shoreline of Walled Lake on a peninsula with easement running through it to allow for ingress/egress for neighbor to the north. Not self-created. Please see enclosed aerial photos.

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 enclosed aerial photos. The location and size of the lot, along with the driveway easement, requires variances to be obtained for all improvements to the property. We have previously been to the ZBA four times for improvements over the past 15 years.

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.

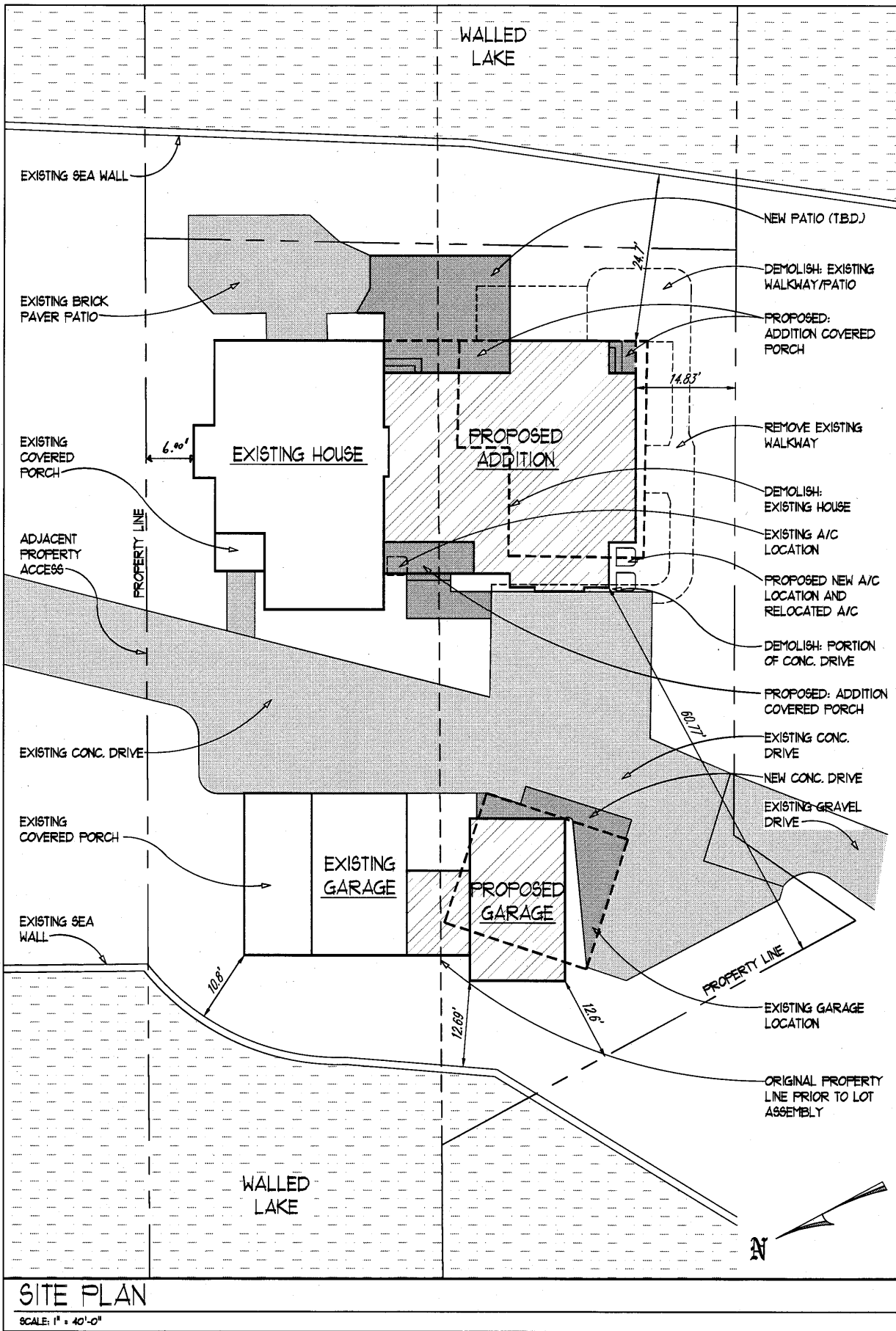
Please see enclosed aerial photos. There are many examples all around the shoreline of Walled Lake in the City of Novi where variances are needed for new, modern construction on the old, small, irregular lake lots. Our lot happens to have further challenges due to the easement needed on the peninsula to allow for ingress/egress for neighbor to the north.

Standard #5. Adverse Impact on Surrounding Area.

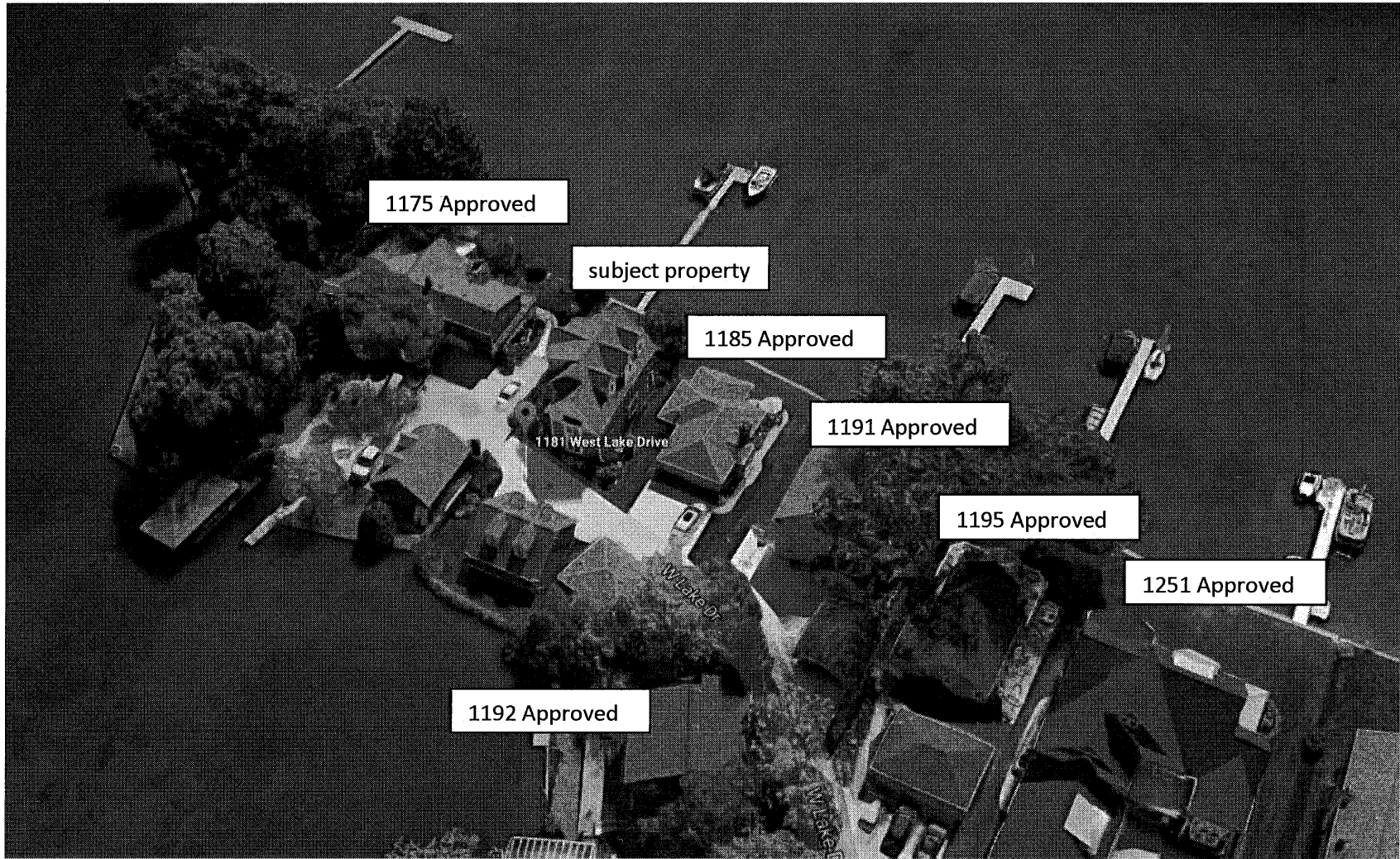
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Please see enclosed aerial photos. The requested variances will not impair any supply of sunlight, air, or view to adjacent properties. The improvements will result in the greater setbacks and less total lot coverage that what currently exists, further improving property values in the neighborhood.





November 2018: 1181 West Lake Drive Novi ZBA Request – Neighborhood Support



1175 Approved

subject property

1185 Approved

1191 Approved

1195 Approved

1251 Approved

1192 Approved

1181 West Lake Drive

September 22, 2018

To the City of Novi Zoning Board of Appeals,

I have reviewed the plans for the proposed addition at 1181 West Lake Drive with Dave and Maria Dismondy and I approve.

Sincerely,

A handwritten signature in black ink, appearing to read "Hugh Howlett", written over a horizontal line.

Hugh Howlett
1175 West Lake Drive
Novi, MI 48377

A handwritten signature in black ink, appearing to read "Lori Howlett", written over a horizontal line.

Lori Howlett
1175 West Lake Drive
Novi, MI 48377

September 22, 2018

To the City of Novi Zoning Board of Appeals,

I have reviewed the plans for the proposed addition at 1181 West Lake Drive with Dave and Maria Dismondy and I approve.

Sincerely,

A handwritten signature in black ink, appearing to read "David Boyer", is written over a horizontal line.


David Boyer
1191 West Lake Drive
Novi, MI 48377

September 22, 2018

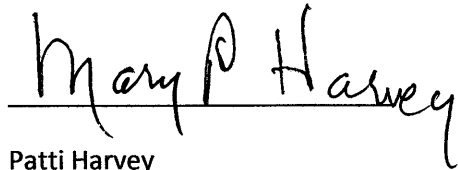
To the City of Novi Zoning Board of Appeals,

I have reviewed the plans for the proposed addition at 1181 West Lake Drive with Dave and Maria Dismondy and I approve.

Sincerely,

 10/3/18

Thomas Harvey
1195 West Lake Drive
Novi, MI 48377

 10/3/18

Patti Harvey
1195 West Lake Drive
Novi, MI 48377

September 22, 2018

To the City of Novi Zoning Board of Appeals,

I have reviewed the plans for the proposed addition at 1181 West Lake Drive with Dave and Maria Dismondy and I approve.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Curtis", is written over a horizontal line. The signature is cursive and somewhat stylized.

Roger Curtis
1192 West Lake Drive
Novi, MI 48377

September 22, 2018

To the City of Novi Zoning Board of Appeals,

I have reviewed the plans for the proposed addition at 1181 West Lake Drive with Dave and Maria Dismondy and I approve.

Sincerely,

A stylized, handwritten signature in black ink, consisting of several overlapping horizontal and vertical strokes, positioned above a horizontal line.

Brian Kosaian
1251 West Lake Drive
Novi, MI 48377

A cursive, handwritten signature in black ink, reading "Rebecca Kosaian", positioned above a horizontal line.

Rebecca Kosaian
1251 West Lake Drive
Novi, MI 48377

Addition/Renovation for the Dismondy Residence

1181 West Lake Drive, Novi, MI

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SCOPE:

1. Provide all labor, materials, equipment, and services and provide all operations required to accomplish the work as indicated and/or implied by the drawings and these general notes and specifications.

CODES, ORDINANCES, PERMITS, & TESTS:

- All construction to comply with all local codes including the local building, plumbing, mechanical, and electrical codes, ordinances and requirements.
- REFERENCE CODE: MICHIGAN RESIDENTIAL CODE (most current edition).
- Obtain and pay for all required permits, inspections, and tests.
- All in-spection fees for work not ready or in compliance with local codes to be paid for by Contractor.
- Plans, notes, and specifications are done to the reference code above as of the date originally prepared. Any use in other jurisdictions will require these documents to be reviewed and/or modified by a local design professional licensed to practice in that jurisdiction.

EXAMINATION OF EXISTING CONDITIONS:

- Before submitting proposals for the work, the Contractor shall be held to have examined the site and satisfied as to the existing conditions under which he will be obliged to operate in performance of the work. He shall inform the Owner of any probable contingencies which may influence the execution of the work with his bid. No extras will be allowed to the Contractor because of his failure to make this specified examination or neglect to include all materials and labor required in his work. Contractor to notify Architect of any hidden conditions for which an extra time or money is going to be requested prior to proceeding with the work. Failure to notify may result in denial of the extra expense.

DAMAGE TO ADJACENT WORK:

- The Contractor shall be responsible for all damage done by his work to adjacent property and shall bear the expense of repairs that are required due to his workmen.

WORKMANSHIP:

- All work executed shall be performed in a first class and safe, workmanlike manner in accordance with the latest accepted standards and practice for the work involved. The workmanship shall be subject to the approval of the Owner at all times.

GENERAL:

- The Contractor shall review and verify all dimensions on the drawings before commencing with the work. If dimensional errors occur, the Contractor shall notify the Architect before proceeding with the work. DO NOT SCALE DRAWINGS. Any Contractor that scales a drawing to determine a location for any part of the work shall take full responsibility, should that portion of the work be improperly located.
- Any errors, omissions, or conflicts between various elements on the drawings and/or in these general notes shall be brought to the attention of the Architect before proceeding with the work. Failure to do so shall result in the Contractor taking full responsibility and liability for the work as installed.
- The structure is designed to be self-supporting and stable after it is fully completed. It is the Contractor's sole responsibility to determine erection procedure and sequence, and to ensure the safety of the structure and its component parts during erection, including shoring of existing conditions and/or new work.
- Contractor to call MISS DIG prior to any underground excavations.
- Site to be kept clean and free of construction debris at all times.
- Architect is not responsible for job site safety or other conditions including means, methods, and scheduling.
- Architect's review/approval of shop drawings is for adherence to design concept only. General and sub-contractors, suppliers, and fabricators to field verify all dimensions and site conditions for compliance with shop drawing requirements prior to release for fabrication. Architect to be given 10 days minimum to review all required shop drawings and/or selections.
- When allowable for the design to be located on-site Contractor to include Architect's name/logo and phone number in similar fashions to theirs on job. When standard real estate signage is used, Architect will provide Contractor with sign to be placed in similar location to Contractor's.

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EARTHWORK:

- When a soils investigation report is available for the proposed project. Follow the recommendations of the report and any supplemental reports or addenda, unless specifically directed in writing by a competent, on-site Soils Engineer based on field observations and conditions.
- In absence of a soils investigation report, footings are designed for an assumed soil pressure of 3000 psf. If soil of this capacity is not found at the elevations indicated, footings shall be enlarged or lowered at the direction of a Soils Engineer. Verification of foundation soil bearing pressure to be done in field by a qualified testing lab. When Contractor has any concern that soil bearing capacity may not be sufficient, Contractor to arrange for soils test to be made verifying minimum soil bearing capacity or as directed to by the Owner, Architect, or Building Official.
- Fill areas shall be stripped of topsoil and filled with suitable material compacted to a minimum of 95% maximum density. Fills shall be in lifts thin enough to be compacted uniformly to this density. No fills to be made on frozen ground.
- All excavation shall be accomplished in accordance with MIOSHA standards. Excavations undertaken below the water table are to be kept in a virtually dry and workable condition by pumping as required.
- The excavation outside the foundation shall be backfilled with soil that is free of organic material, construction debris, and large rocks. The backfill shall be placed in lifts and compacted in a manner which does not damage the foundation, the waterproofing or the dampproofing material.
- Provide necessary sheeting, shoring, bracing, etc., as required during excavation and backfill work to protect sides of excavations, and the construction.

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FOUNDATIONS:

- Provide continuous 4" drain tile around perimeter of all basement areas. In areas of high ground water, provide interior 4" drain tile in similar fashion as exterior. If ground water levels are expected to be higher than the floor of any crawl space provide 4" drain tile in those areas also. The tile shall be placed on not less than 6 inches of pea stone or crushed stone and covered by at least 12" of same material. Termination/discharge of drain tile shall be in accordance with the local municipality (when allowable discharge via gravity to storm sewer or open air).
- Footings to be constructed at or below a frost penetration depth of three feet, six inches (3'-6") or deeper as required to obtain solid bearing on undisturbed soil.
- Where new footings abut existing foundations, carefully hand excavate and place bottom of new footing at the same elevation as the existing (minimum depth shall be 3'-6" below grade at exterior), unless alternative anchorage and/or under pinning detail is provided.
- At top of all foundation walls, provide 1/2" x 12" anchor bolts at 6'-0" o.c. or equivalent mechanical strap anchors (i.e., Simpson) installed per manufacturer's specifications to meet current reference code requirement.
- In crawl spaces, provide a minimum 24" x 36" access with latching door. For renovation projects, verify location with Owner prior to installation.
- Crawl space vents to be 8" x 16" aluminum with closable louvers and insect screen (where applicable).
- Provide 6 mil visqueen vapor barrier (min.) on crawl space floor.
- Brick ledges to be set in field with foundation Contractor (drainage away from house at 2% for 10 feet min.).
- All crawl spaces to provide a minimum clear height of 24" below permanent obstructions.
- All footings on sloped soil to be stepped.
- All continuous wall footings to be minimum of 10" thick and project 4" (minimum) each side of wall, UNO. Provide all footings with 2" x 4" key way.

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CONCRETE:

- All concrete work and placement shall conform to the latest recommendations of ACI.
- Minimum concrete strength to be 3000 psi at 28 days. UNO. Concrete for garage floors, exterior slabs, porches and carports, etc., shall be 3500 psi minimum with 6% ±1% entrained air. The minimum cement content of concrete mixtures for exterior porches, carport slabs and steps shall be 520 pounds of cement meeting ASTM C 150 or C 595 per cubic yard of concrete.
- All reinforcing bars, dowels, and ties shall conform to ASTM A615 Grade 60. Reinforcing steel shall be fabricated and placed in accordance with ACI 11-2013 315 latest editions. Reinforcing steel shall be continuous and shall have minimum 36 bar diameter lap. All bars to be tied.
- Welded wire fabric: ASTM A-185, size as specified on plans. Do not deviate except with written consent by the Architect.
- Slabs without welded wire fabric: crack reinforcement shall be constructed with control joints having a depth of at least one-fourth the thickness and joints shall be spaced at maximum of 20 feet in each direction and slabs not rectangular in shape shall have control joints across the slab at points of offset, if offset is in excess of 10".
- All enclosed concrete floor slabs shall be provided with approved vapor barrier (6 mil visqueen, min.) unless approved otherwise by the local Building Official, based on local conditions.
- All concrete slabs on grade to be broom finished. Interior concrete slabs to be trowel finished, UNO.
- Floors of basements and slabs on grade shall be placed over a base course not less than 4 inches in thickness that consists of clean graded sand, gravel, crushed stone, or blast-furnace slag that passes through a 2" sieve.

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MASONRY:

- All masonry work to be in accordance with the latest building code requirements for masonry structures (ACI 530/ASCE 5) and specifications for masonry structures (ACI 30.1/ASCE 6) and NCMA and BIA specifications. Masonry laid in temperatures of the outside air below 40 degrees F, shall be protected in accordance with the provisions of ACI 530/ASCE 5. Frozen materials shall not be used, nor shall frozen masonry be built upon.
- All CMU shall conform to latest editions of ASTM C90 and/or C145, Type 1, Grade N (1500 psi). All brick to meet latest editions of ASTM C216, Grade SW.
- Mortar shall be Type "S" (1800 psi) for all CMU and Type "N" (750 psi) for brick above grade; conforming to ASTM C-270.
- Concrete block walls shall have Dur-o-Wall or equivalent truss-type horizontal reinforcing installed at every other course. Horizontal wire reinforcement shall be #9 galvanized wire with ASTM A641 galvanized coating, UNO. Walls with vertical reinforcement shall have only "ladder" type reinforcement. Do not extend horizontal reinforcing through control joints.
- 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 530-92, Section 8.5.7.1.
- Grout shall be 2000 psi @ 28 days conforming to ASTM C-476, no lime shall be used.
- Brick veneer anchor straps (ties) shall be 7/8" wide x 7" long, 22 gauge galvanized, corrugated steel. Spacing to be 24" o.c. maximum horizontally and 18" o.c. maximum vertically. Provide weep holes at base of wall @ 32" o.c. maximum and as specified on plans. Base and thru-wall flashings at all horizontal obstructions and lintels to be provided and installed by the mason Contractor. Mason to take preventative methods to maintain clear airspace between sheeting and veneer. A 7/8" minimum air space shall be maintained between the anchored veneer and sheathing. Install Tyvek by DuPont, 15# felt or approved equal moisture barrier to sheathing behind brick veneer.

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MASONRY CONTINUED:

- Thru-wall and base flashings shall be equivalent to one of the following: "Perna-A-Barrier Wall Flashing" by W.R. Grace Co., or "Polyguard Thru-Wall Flashing" by Polyguard Products Inc. Flashing over punched openings shall be provided with end dams. All flashing shall be provided with weep holes @ a maximum spacing of 32" o.c. Provide plastic tube weep holes or weep holes constructed by omitting the mortar at brick head joints directly above all flashing. A minimum of two weep holes shall be provided at each opening less than 48" wide.
- Expansion joints for brick masonry shall be placed @ 30' o.c. maximum. Locations to be coordinated with Architect on-site, however, generally to be placed in relation to doors and windows subject to potential cracking, UNO.
- Control joints for concrete masonry shall be placed @ 24' o.c. maximum, UNO.
- The masonry Contractor is solely responsible for the design and installation of temporary shoring and false work required to withstand wind loads and temporary construction loads. Work performed shall be in accordance with OSHA requirements.
- 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, UNO. 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 to cover entire width of masonry veneer less 3/8".
- Pre-cast masonry lintels bearing on masonry shall have 8" minimum bearing at each end.
- Brick selection: to be field verified with a sample wall built on site, including a minimum of 100 brick laid up with specified mortar and joints.

06050

ROUGH FRAMING MATERIAL:

- Wood construction shall be governed by the latest editions of the AITC manual and NDS (National Design Standards as published by the American Forest and Paper Association).
- All wood sheathing shall be APA approved, exposure 1 plywood complying with DOC PS1, or oriented strand board (OSB) complying with APA PRP 108 or DOC PS 2, and shall be fastened in accordance with the latest APA recommendations and code requirements for the specific item being installed (most stringent).
- All wood framing and wood sheathing which rests on exterior foundation walls and are less than 8" from exposed earth shall be of approved naturally-durable or pressure treated wood.
- Sleepers and sills on a concrete or masonry slab which is in direct contact with earth shall be of approved naturally-durable or pressure treated wood.
- All structural dimensional lumber, joists, and headers are to meet the minimum properties of Hem-Fir #2 for design purposes as listed below, UNO.
BASE VALUES
Fb = 850 for single members
E = 1,900,000
Fv = 150
Fc = 405 (perpendicular to grain)
Ft = 1300 (parallel to grain)
Moisture content = 19% maximum
Douglas-Fir-Larch #2 may be used as an acceptable alternate
- All studs are to be "stud" grade or better and are to meet the minimum properties of Spruce-Pine-Fir, listed below, UNO:
BASE VALUES
Fb = 675 for single members
E = 1,200,000
Fv = 135
Fc = 425 (perpendicular to grain)
Ft = 725 (parallel to grain)
Moisture content = 19% maximum
Exterior wall studs in 10'-0" and higher walls shall be 2 x 6 #1-@2 SPP(s) grade @ 16" o.c., UNO
- Laminated Veneer Lumber (LVL), unless specified otherwise on plans, shall have the following minimum properties:
LVL BASE VALUES
Fb = 2600 psi
E = 1,900,000
Laminated veneer lumber shall be designed, fabricated, and identified in accordance with applicable APA standards. Top loaded multiple LVL members shall be properly fastened together per the manufacturer's specifications, but not less than (2) rows 16d nails per @ 12" o.c. for members 12" deep and less, (3) rows for 14" and 16" deep members and (4) rows for larger members. Side loaded multiple LVL members shall be fastened together as per the manufacturer's specifications for the specific loading condition.
- Laminated wood beams shall have the following minimum properties and shall be produced in accordance with AITC requirements, 24F-U-2013 VB (visually graded western species).
LAMINATED BEAM BASE VALUES
Fb = 2600 psi
E = 1,900,000
- Provide sufficient material for posts at concentrated loads to extend to solid bearing. Repeat posts on lower floors below upper posts (UNO). Provide solid blocking below all posts to solid bearing below.
- Connections not noted on the drawings shall be made with pre-fabricated steel hangers sized for the carried load and member size and installed in accordance with the manufacturer's specifications (i.e., a double 2" x 10" must have a Simpson U-210-2 hanger or equal, etc.). All connections in engineered wood product systems for floors and roofs to be designed and provided by system supplier.

07000

FOUNDATION WATERPROOFING & DAMPROOFING:

- Dampproofing required: where hydrostatic pressure will not occur and waterproofing is not required floors and walls for other than habitable basements shall be dampproofed (i.e., crawl spaces).
a) Floor dampproofing materials: where installed beneath the slabs, dampproofing shall consist of not less than 6-mil polyethylene with joints lapped not less than 6 inches, or other approved methods or materials. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's recommendations.
b) Wall dampproofing materials shall be installed on the exterior surface of walls, and shall extend from the top of the footing to above ground level.
c) Surface preparation of walls: prior to application of dampproofing materials on concrete walls, all holes, recesses, and removal of form ties shall be sealed with a bituminous material or other approved methods or materials. CMU walls to be parged with 5/8" minimum cement parging.
d) Wall dampproofing materials: dampproofing shall consist of a bituminous coating, 3 pounds per square yard of acrylic modified cement, or other materials approved for waterproofing.
- Waterproofing required: where high water table or other severe soil-water conditions are known to exist and at all habitable basements.
a) Floors: floors required to be waterproofed shall be of concrete, designed and constructed to withstand the hydrostatic pressures to which the floors will be subjected (see section 1 for basement floors not subject to hydrostatic pressure).
b) Floor waterproofing materials: waterproofing shall be accomplished by placing a membrane of rubberized asphalt, butyl rubber, neoprene, or not less than 6-mil polyvinyl chloride or polyethylene with joints lapped not less than 6 inches or other approved materials under the slab. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's recommendations.
c) Walls: walls required to be waterproofed shall be of concrete or masonry, exposed surfaces by one of the preservatives listed above.
d) Surface preparation of walls: prior to application of waterproofing materials on concrete or masonry walls, the walls shall be prepared as for dampproofing.
- Wall waterproofing materials: waterproofing shall be applied from the top of the footing to finished grade or to top of foundation wall for areas of brick veneer. Waterproofing shall consist of an approved elastomeric membrane system installed per manufacturer's requirements (Tuff-Dry is an approved system).
- Joints and penetrations: joints in walls and floors, joints between the wall and floor, and penetrations of the wall and floor shall be made water tight, utilizing approved methods and materials.

06100

GENERAL FRAMING (CARPENTRY):

- Anchor sill plate on moisture resistant sill sealer to foundation wall with anchors per foundation notes.
- Exterior wall studs and interior bearing wall studs shall be continuous from top of floor to underside of floor, or roof frame, above including sloped ceiling and gable end wall conditions at studs and cathedral trusses.
- Install all flush framing connections with "Simpson" or equal post caps, joist and beam hangers, framing anchors, and rafter anchors. Fill ALL nail holes with appropriate nails per manufacturer's specifications/recommendations.
- Verify tub/shower rough-in dimensions with manufacturer and G.C., prior to rough-in.
- At each wall opening using dimensional lumber headers, add one half the total number of studs displaced to each side of the opening (full height) and use one trimer stud below the header at each end, UNO (see diagram on structural sheets). For openings using LVL or other engineered products, add amount of full height studs but verify number of trimmer studs for bearing with header manufacturer's installation instructions.
- All interior partition walls to be 3 1/2", UNO.
- All window and door headers to be 6"-10" 1/4" tall, UNO.
- All dimensions are for rough lumber (stud to stud interior stud to exterior sheathing or masonry on exterior walls).
- Sheathing to cover all corners and bonds.
- Use solid blocking between joists and under header jambos over bearing wall.
- Use floor and ceiling outriggers at 16" o.c. when parallel to wall.
- Use aluminum plywood clips on roof sheathing (clips required to ensure plywood spacing use, even when not required structurally for sheathing being used).
- Frame carpenter to build any wood vents, material by lumber supplier, UNO (provide with insect screens to attic side).
- Frame carpenter to set joints in miss recessed lights (see electrical drawing).
- Ceramic tile areas to have 1/2" depressed floors. Stone floors to be depressed 2", UNO.
- Frame carpenter to install drip cap over all windows and doors in areas of siding also being installed by frame carpenter.
- Frame carpenter to install 2" x 6" collar ties at 48" o.c. minimum set approximately 1/3 down from ridge pole as required in conventional roof truss. Also install 2" x 6" T1 braces across top of ceiling joists @ 48" o.c. when ceiling joists run opposite of rafter span.
- All multiple window headers to be spaced with full structural sheathing between members and fastened with glue and 16d common nails @ 12" o.c. (1 nail for each 4" of nominal height) (2) minimum.
- All multiple LVL beams to be fastened together per manufacturer's requirements.
- Frame carpenter to set LVL beams in ceiling up 3/8" from ceiling line and adjust 1/2" to be level after LVL is loaded (where possible).
- Frame carpenter to install "Z" flashing over all horizontal wood trim with siding or plaster above, including starter board flashings as required.
- Carpenter to verify all exterior trim and wood siding is back primed prior to installing.
- Carpenter to install wind and moisture barrier in strict accordance with manufacturer's instructions.

09000

GYPSON BOARD (DRY WALL):

- Interior house walls to be 1/2" gypsum board. Ceilings to be 5/8" gypsum board.
- Shower and tub enclosure walls and ceiling to be Dura-rock unless full mad settings on tile are to be used. Verify with Contractor.
- Garage walls to be 5/8" type "X" gypsum board.
- Garage ceiling to be 5/8" type "X" gypsum board.
- Garage walls and ceiling to be taped and sanded ready for paint.
- Butt jointed sheets are to be minimized as much as possible.
- All walls and ceiling to be girded and screwed including edges except as noted below.
- Fasten ceiling on all interior partitions in truss roof locations with Simpson drywall clips. Do not mechanically fasten to roof trusses within 18" of non-load bearing partitions.
- Install and finish all gypsum board and accessories in strict compliance with the latest published recommendations of The Gypsum Association.

15000

MECHANICAL WORK:

- All HVAC and plumbing work and materials shall be in accordance with the latest edition of the local codes, ordinances and in compliance with the Energy Conservation Code and local utility company requirements. Design and installation of systems to be responsibility of Contractor. HVAC Contractor to verify locations of all supply, return air and exhaust fan vents with Architect during on site walk-through prior to installation.
- Verify location of building loads with City/Township engineering drawings.
- Verify location of water, gas, and electric meters with Architect.
- Provide 1/2" gas line with shut-off valve to all fireplaces.
- All plumbing stacks and mechanical vents shall penetrate the roof behind the main roof ridge. Offset all stacks as required in attic.

07100

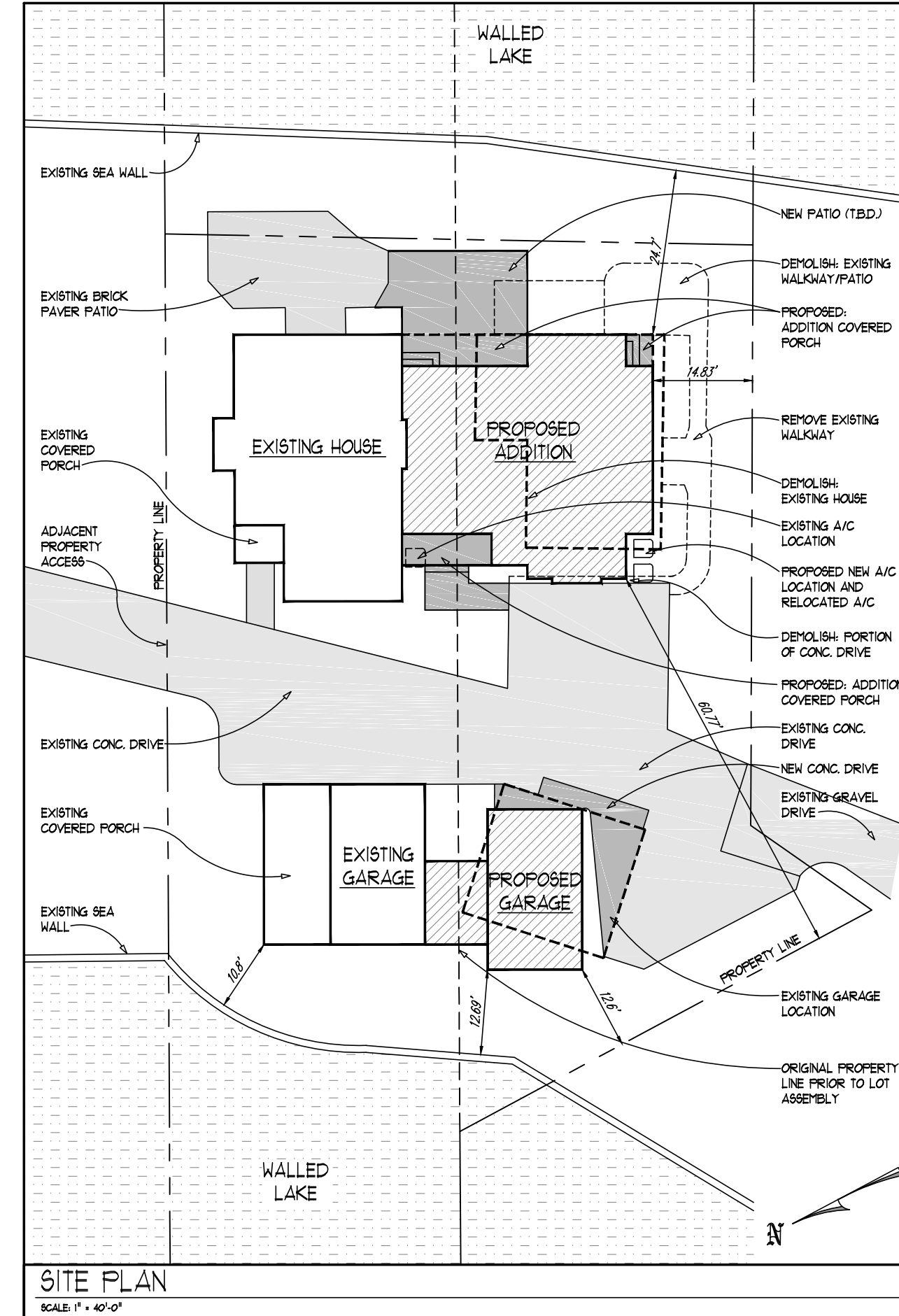
FOUNDATION WATERPROOFING & DAMPROOFING:

- Dampproofing required: where hydrostatic pressure will not occur and waterproofing is not required floors and walls for other than habitable basements shall be dampproofed (i.e., crawl spaces).
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d) Wall dampproofing materials: dampproofing shall consist of a bituminous coating, 3 pounds per square yard of acrylic modified cement, or other materials approved for waterproofing.
- Waterproofing required: where high water table or other severe soil-water conditions are known to exist and at all habitable basements.
a) Floors: floors required to be waterproofed shall be of concrete, designed and constructed to withstand the hydrostatic pressures to which the floors will be subjected (see section 1 for basement floors not subject to hydrostatic pressure).
b) Floor waterproofing materials: waterproofing shall be accomplished by placing a membrane of rubberized asphalt, butyl rubber, neoprene, or not less than 6-mil polyvinyl chloride or polyethylene with joints lapped not less than 6 inches or other approved materials under the slab. Joints in the membrane shall be lapped and sealed in accordance with the manufacturer's recommendations.
c) Walls: walls required to be waterproofed shall be of concrete or masonry, exposed surfaces by one of the preservatives listed above.
d) Surface preparation of walls: prior to application of waterproofing materials on concrete or masonry walls, the walls shall be prepared as for dampproofing.
- Wall waterproofing materials: waterproofing shall be applied from the top of the footing to finished grade or to top of foundation wall for areas of brick veneer. Waterproofing shall consist of an approved elastomeric membrane system installed per manufacturer's requirements (Tuff-Dry is an approved system).
- Joints and penetrations: joints in walls and floors, joints between the wall and floor, and penetrations of the wall and floor shall be made water tight, utilizing approved methods and materials.

07200

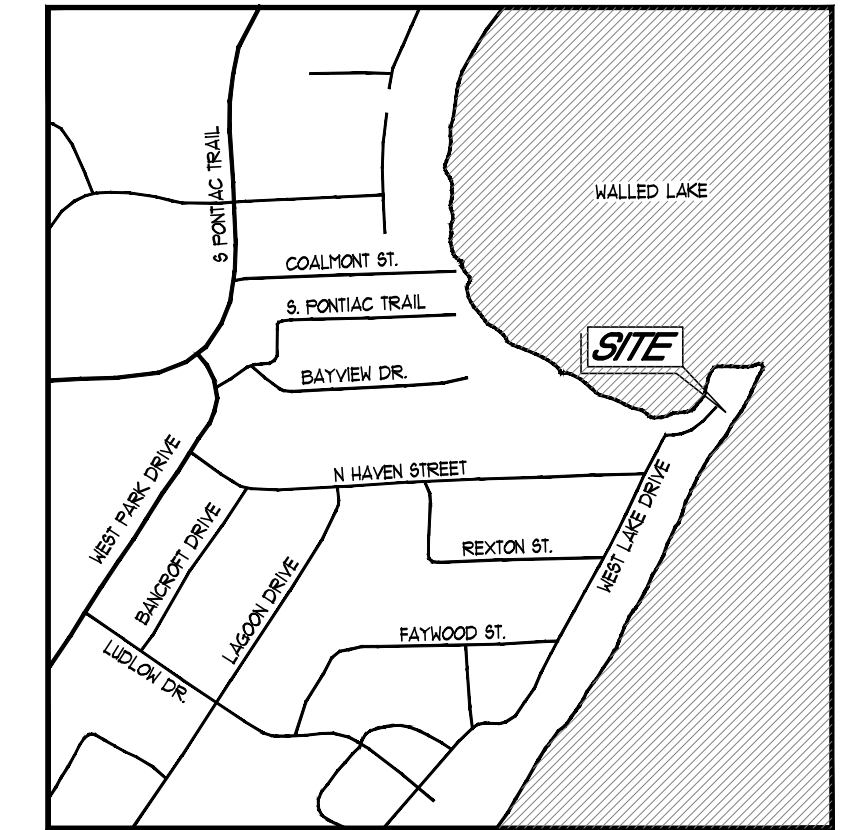
INSULATION:

- Thermal insulation to be a hybrid system (2") expanding foam insulation - Polyurethane w/ blown fiberglass batt to fill cavity to required R-value.
- Sound insulation in interior walls and floors to be R-11 fiberglass batts (no vapor barrier). All exposed walls, ceiling, and floors in the following locations:
a) All bathrooms
b) Master bedroom suite
c) All bedrooms
- Rim joints to have R-21 insulation.
- Floor over unheated space R-30 foam plus R-5 (min.) rigid insulation board sheathing.
- Walls R-25. Basement furred walls R-13.
- Ceiling R-49 (min.).
- Sloped ceilings R-30 with proper vents for positive ventilation. No ventilation at solid filled rafter spaces, or spaces with spray foam directly on roof sheathing.
- Provide 2" rigid insulation board (R-10) fully adhered to exterior of foundation wall (board must be full height of wall including 1" (R-5) above brick ledges).
- Provide 1/2" rigid insulation board (R-3.3) on all exterior walls continuous from foundation to top chord of truss of upper most floor (U.N.O.).
- Provide 2" horizontal insulation board (R-10) under all slab on grade floors in heated areas, extend 24" vertically adjacent to trench footings.



SITE INFORMATION OBTAINED FROM SURVEY BY: KEM-TEC / DATE: 12/02/2017

MODIFICATION BY: CBI DESIGN PROFESSIONALS, INC.



LOCATION MAP

NOT TO SCALE

INDEX OF SHEETS

SHEET #	SHEET TITLE
T1	FIRST SHEET / GENERAL NOTES / SITE PLAN
D1	FIRST AND SECOND FLOOR DEMOLITION PLANS
A1	FOUNDATION PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN/PARTIAL ATTIC PLAN
A5	BUILDING ELEVATIONS
A6	BUILDING ELEVATIONS
A7	BUILDING SECTIONS
A8	BUILDING SECTIONS
A9	ENLARGED DETAILS
A10	ENLARGED DETAILS
A11	DOOR AND WINDOW SCHEDULE
S1	FIRST FLOOR DECK STRUCTURAL PLAN
S2	SECOND FLOOR DECK STRUCTURAL PLAN
S3	SECOND FLOOR CEILING/PARTIAL ROOF STRUCTURAL PLAN
S4	ROOF STRUCTURAL PLAN
E1	FIRST FLOOR ELECTRICAL PLAN
E2	SECOND FLOOR ELECTRICAL PLAN

RELEASE DATE:

Permit - 9/27/2018

REVISION NUMBER:

ARCHITECTS SEAL

ROBERT G. CLARKE
ARCHITECT
1310135106

ORIGINAL SIGNATURE IN BLUE

SHEET NO.

T1

CBI DESIGN PROFESSIONALS

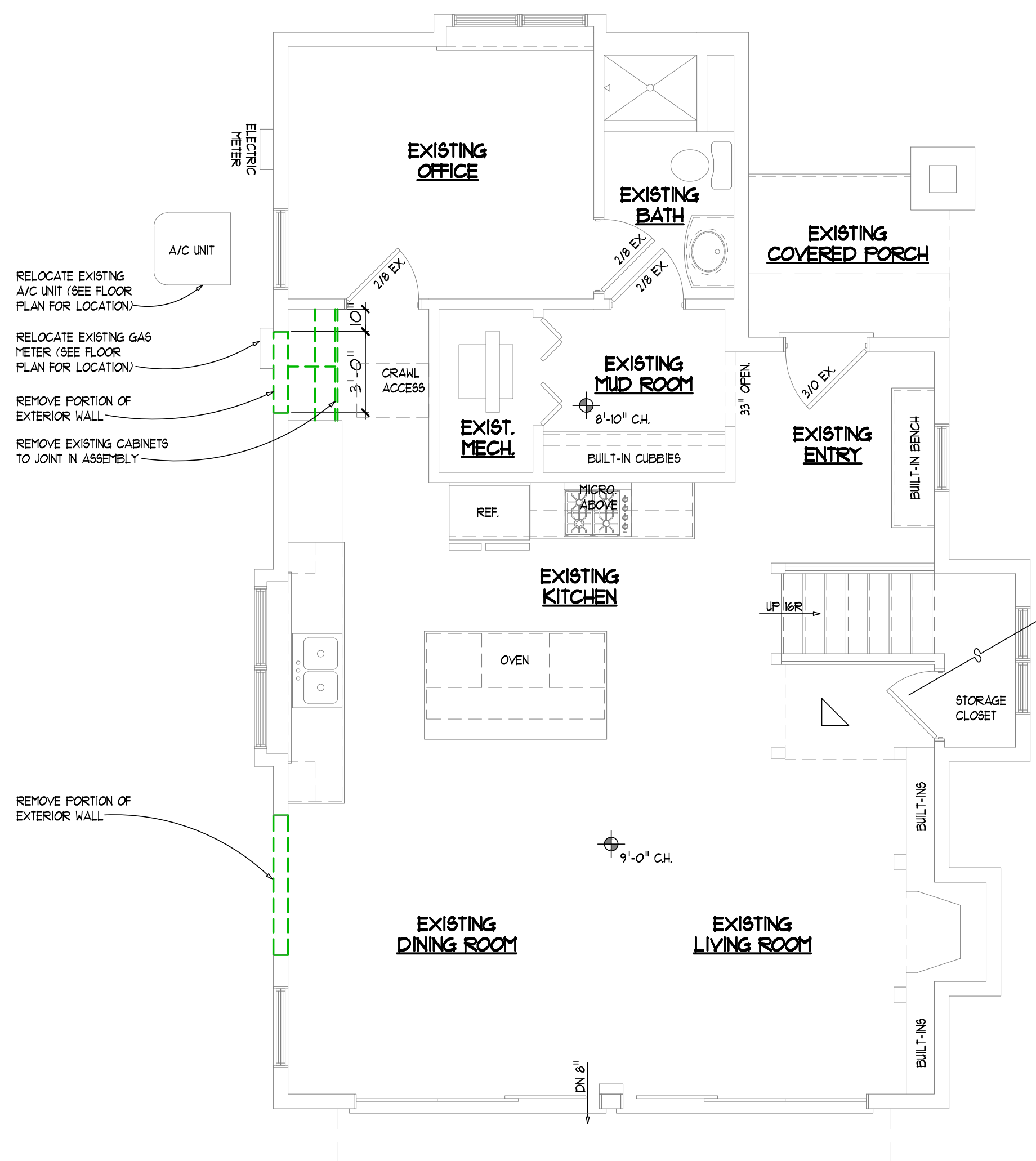
CBI Design Professionals
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www.cbidesign.net
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18008 DISMONDY

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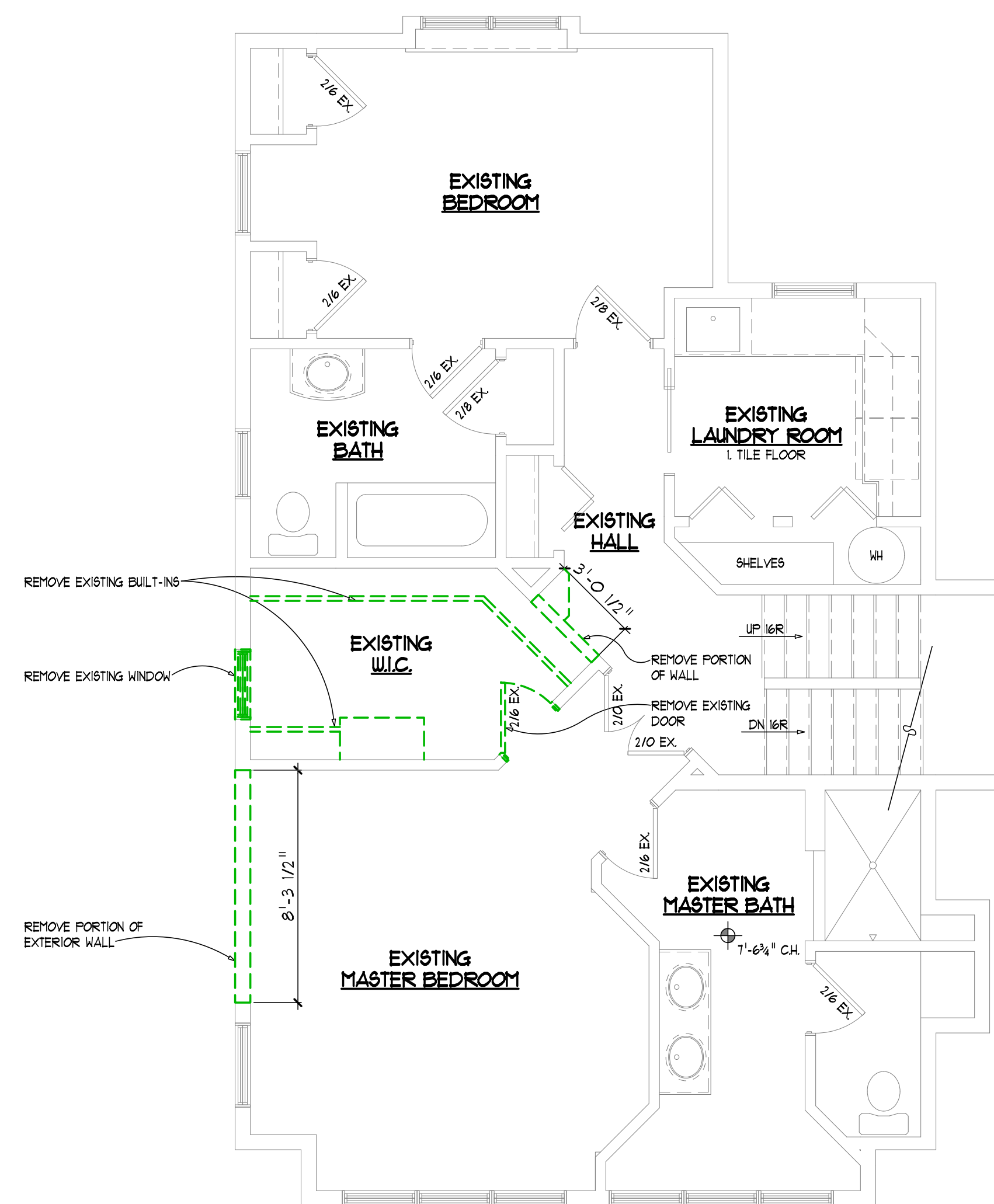
DEMOLITION:

1. Remodeled rooms noted to be "gutted" to have ceilings and walls stripped down to bear studs.
2. Strip floors in "gutted" areas down to sub-floor (existing hardwood to remain, unless noted otherwise (UNO)).
3. All debris to be removed from job site and disposed of in a legal dumpsite.
4. All work done adjacent to existing items noted to remain, shall be done so as to protect items for re-use.
5. Remove all electrical fixtures in affected areas.
6. Coordinate with Owner for storage location of removed items intended for re-use.
7. Strip interior finishes prior to temporary bracing for removal of walls.
8. All structure noted as removed, to be removed in its entirety (Architect not responsible for design or adequacy of temporary shoring used when removing existing structure).
9. Coordinate with Builder for items to be removed by specific trades as part of other sub-contracts.
10. Builder to coordinate with charity determined by Owner for donation of salvage items noted for donation. Provide Owner with receipt of same.



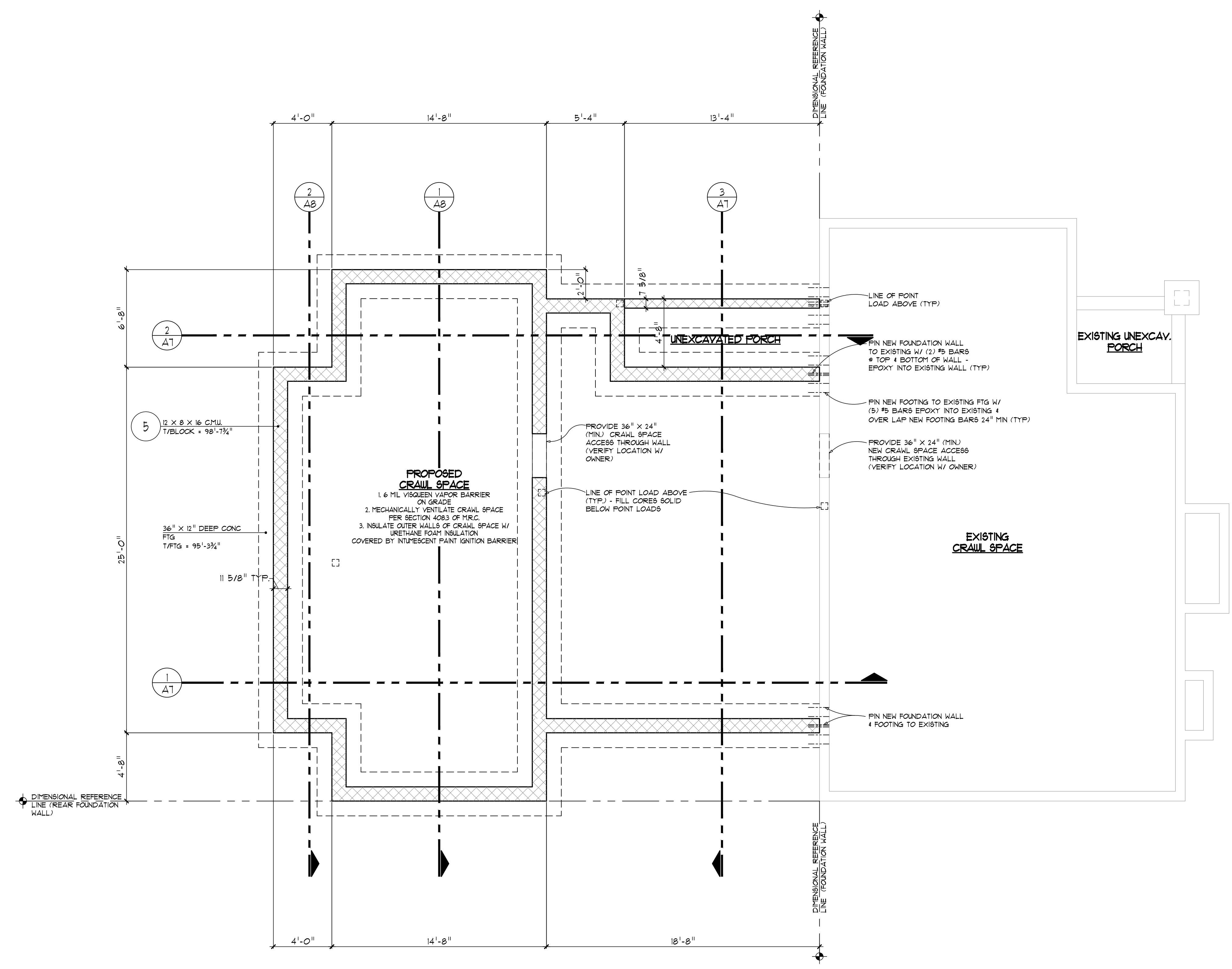
FIRST FLOOR DEMOLITION PLAN

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



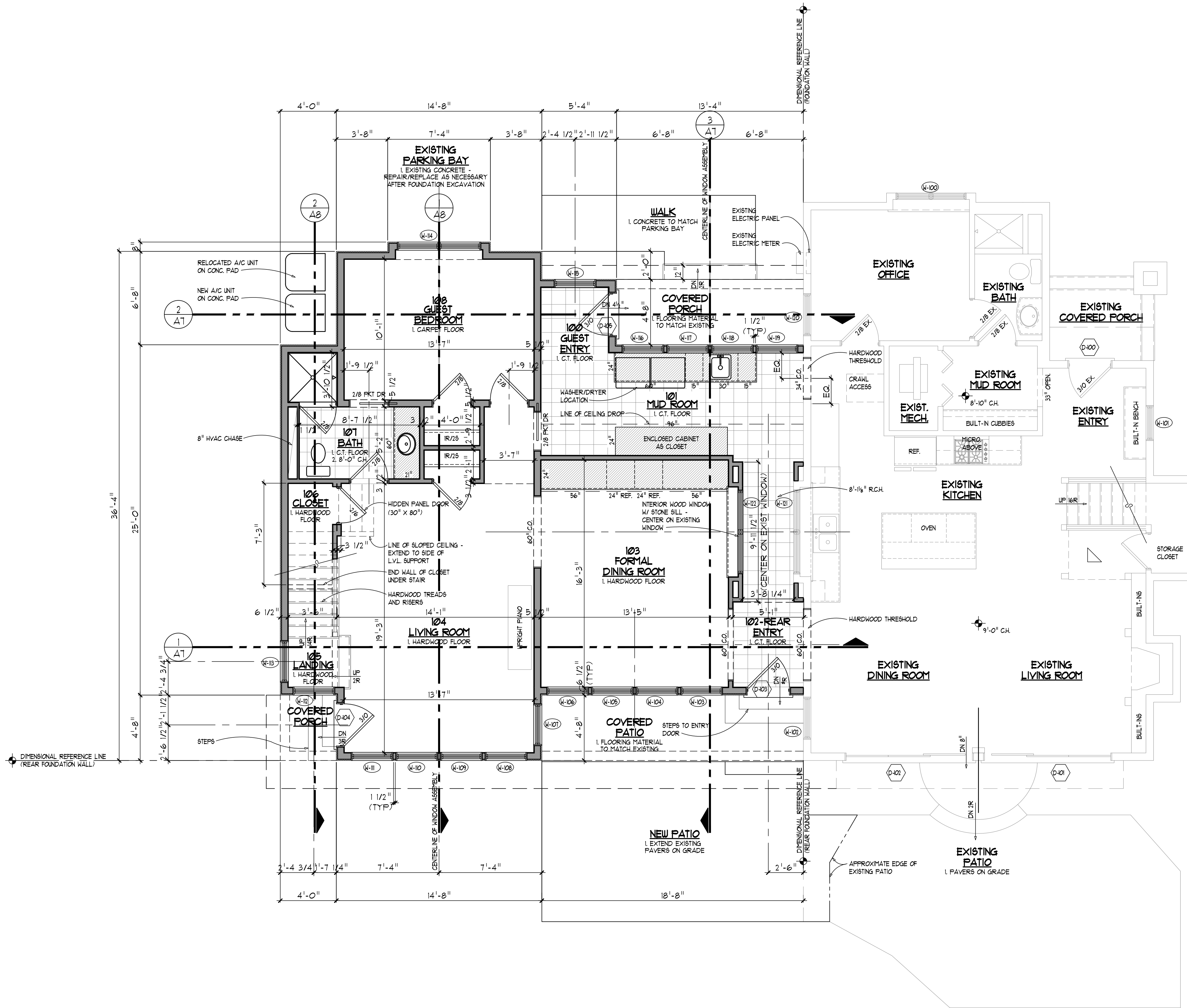
SECOND FLOOR DEMOLITION PLAN

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



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

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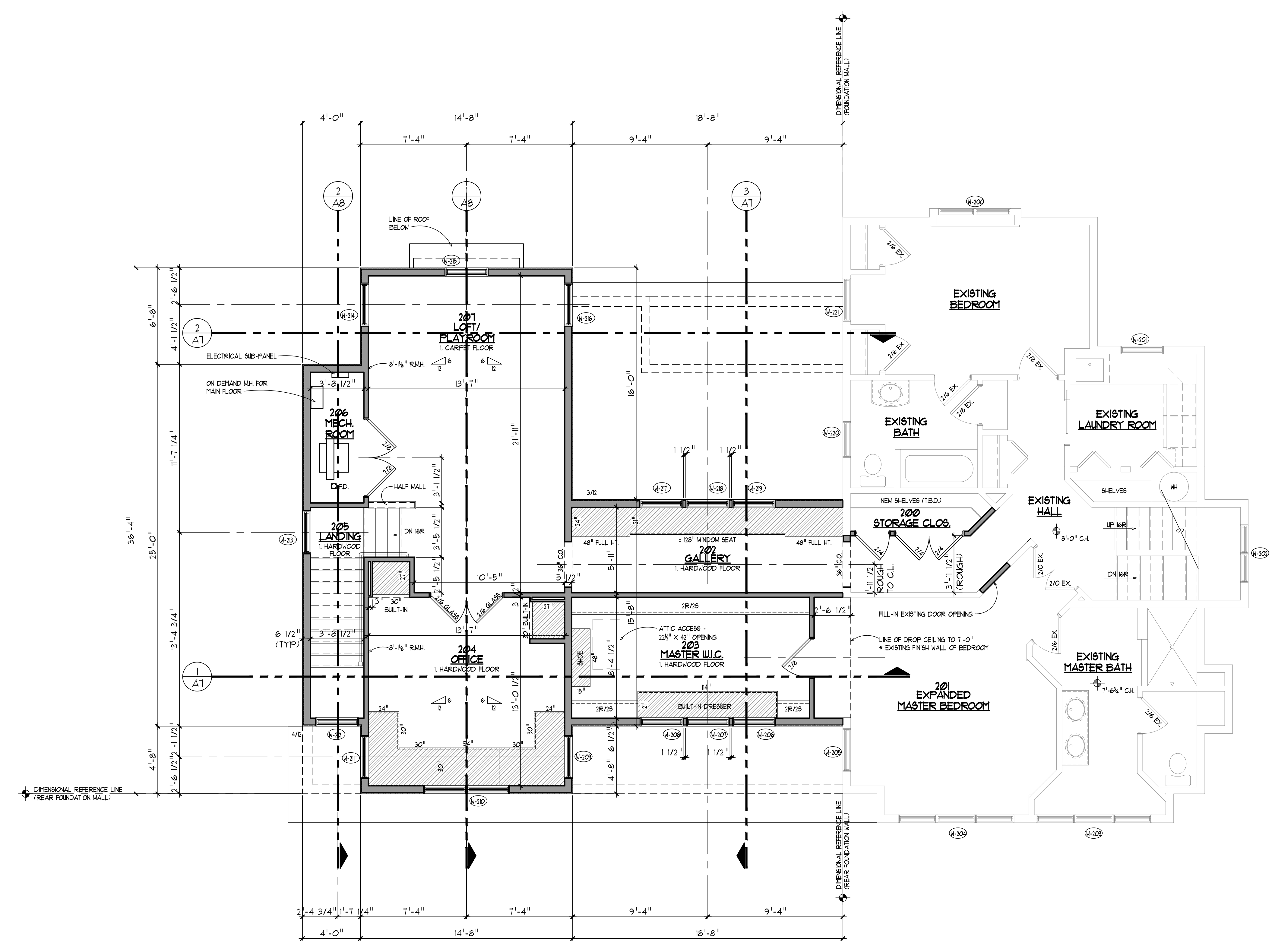


FIRST FLOOR PLAN

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



APPROXIMATE EXISTING FIRST FLOOR AREA • 953 SF
APPROXIMATE ADDITIONAL FIRST FLOOR AREA • 174 SF
APPROXIMATE TOTAL FIRST FLOOR AREA • 1,071 SF



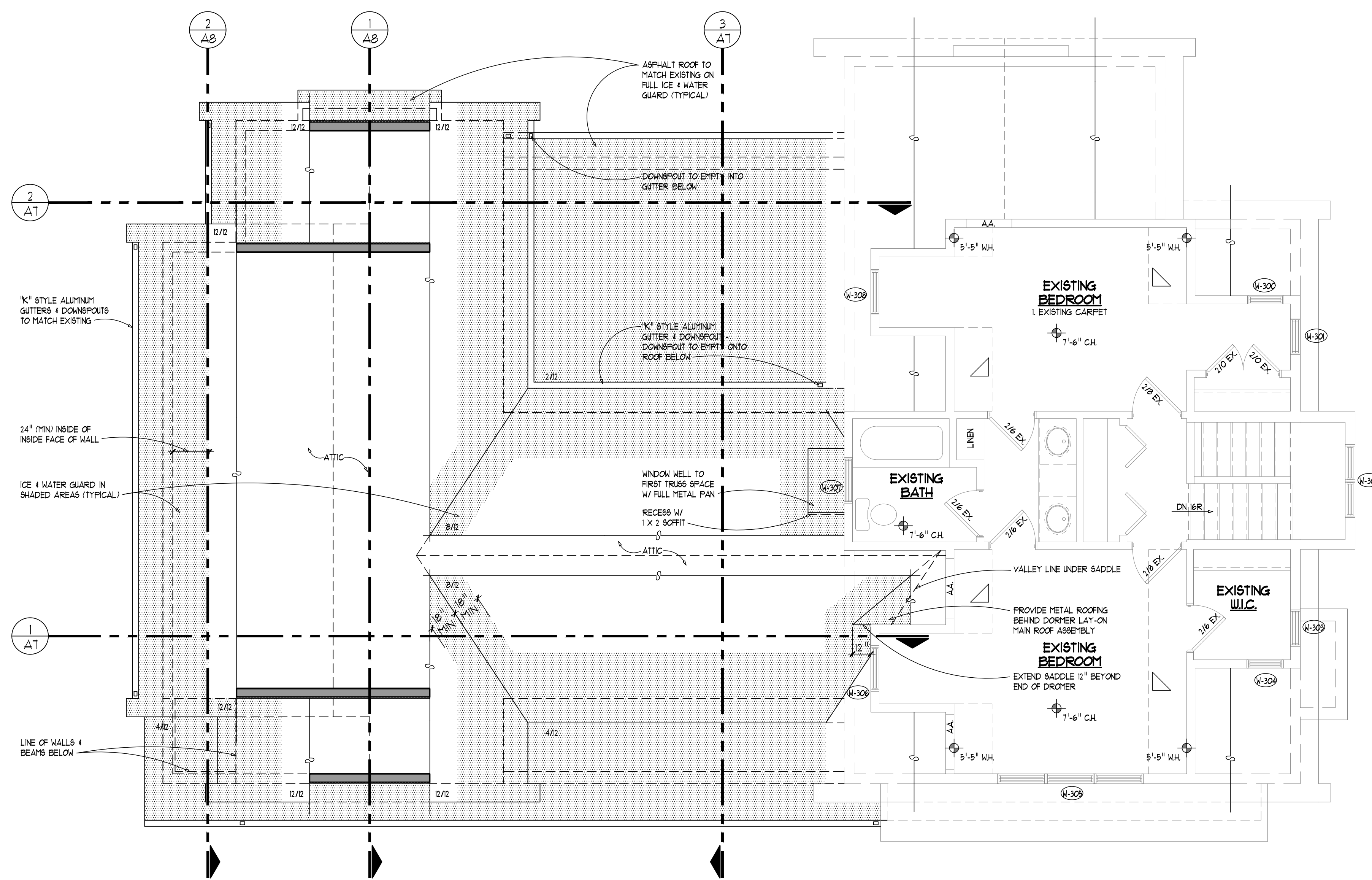
SECOND FLOOR PLAN

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



APPROXIMATE EXISTING SECOND FLOOR AREA	•	1006 SF
APPROXIMATE RENOVATED SECOND FLOOR AREA	•	78 SF
APPROXIMATE ADDITIONAL SECOND FLOOR AREA	•	856 SF
APPROXIMATE TOTAL SECOND FLOOR AREA	•	1862 SF

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PARTIAL ROOF PLAN / ATTIC FLOOR PLAN

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



07300

ASPHALT ROOFING:

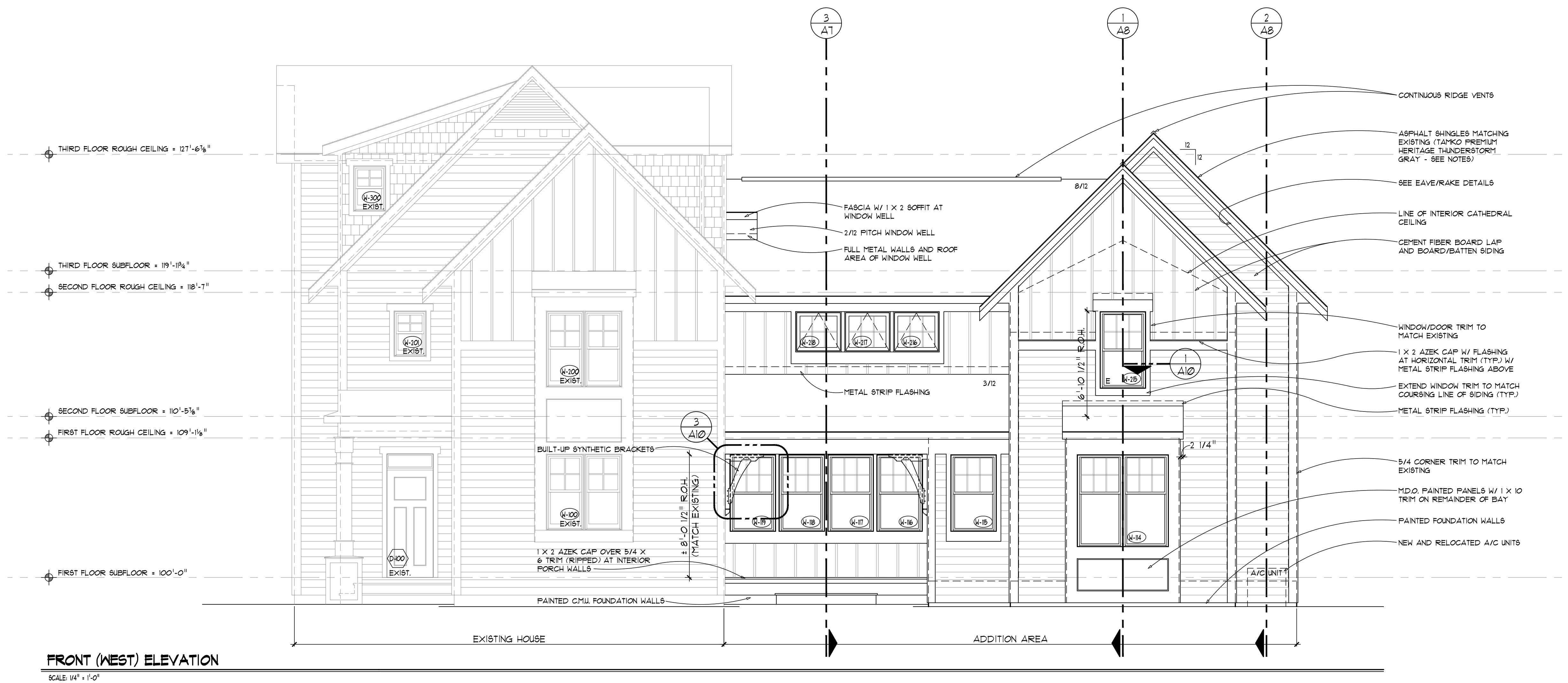
1. Provide shingles (verify selection with Owner prior to ordering). Installed in strict compliance with manufacturer's requirements, including fasteners (nails only, no staples).
2. "Ice and water guard" by W.R. Grace or approved equivalent at wall to roof intersections, chimneys, and other locations where noted.
3. Provide "ice and water guard" by W.R. Grace or approved equivalent under shingles at all eaves to 24" minimum interior wall line of exterior walls.
4. Use 15# roofing felt under all main roof shingles. Lap at 2", end lap 6".
5. Painted aluminum drip edges at all eaves (match wood trim color).
6. 20 oz. copper step flashing and counter flashing at brick (provided lead coated copper over areas which could stain stone or porous materials below).
7. Aluminum strip flashing at siding (match wood trim color).
8. Roofer to install and provide continuous ridge vents with baffles. Hold back from corners and ends 12" minimum. Shingle over all vents.
9. Decorative bay and low pitch (under 4/12) roof areas to be standing seam copper (16 oz. roll stock) over full ice and water guard or equivalent with Architect's approval.
10. All valleys to be closed.
11. Alternates to copper flashings to be approved by Architect.
12. All flashing to be installed in accordance with the Asphalt Roofing Manufacturers Association's most recent recommendations and publications.

07300

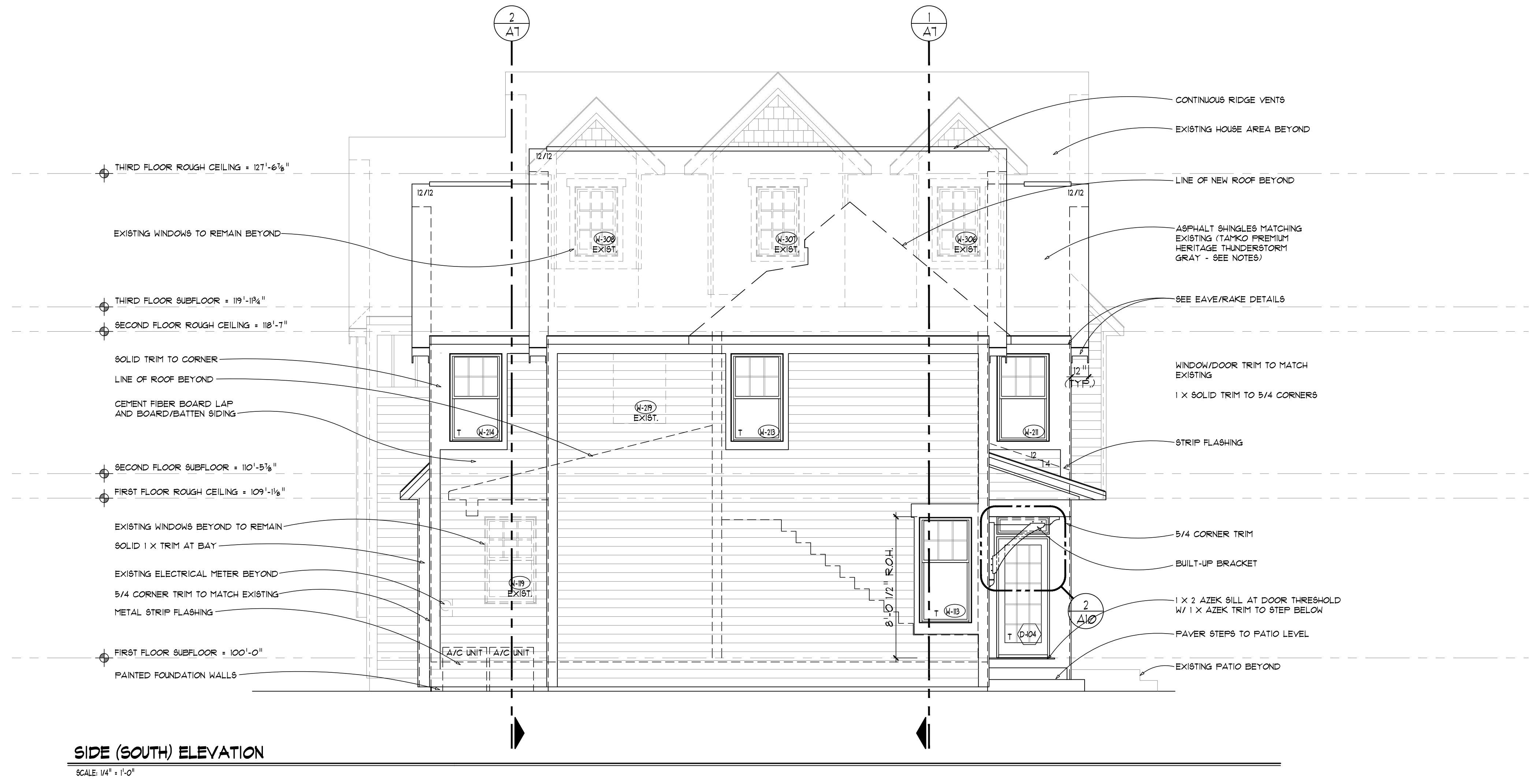
METAL ROOFING (STANDING SEAM):

1. Provide 24 gauge, or heavier, galvanized standing seam roof panels by Uni-Clad or equivalent. See roof plan for seam o.c. spacing. See Architect for specific series.
2. Panels to be finished w/ Kynar500 or higher.
3. Standing clip height is 1". Clips spaced @ 36" o.c. maximum.
4. Provide manufacturer approved self-adhering underlayment (Firestone Clad-Gard SA or R are acceptable or equal).
5. Installer to verify that roof substrate to be no more than 1/2" out of plane at any location.
6. Installer to confirm a minimum pull out force acceptable to the metal panel provider's installation instructions. Fasteners may be coated steel or stainless steel.
7. All flashings to match base metal material at 24 gauge minimum. Vertical rise on base flashing to be 8" min. or above potential water line of roof surface.

APPROXIMATE EXISTING ATTIC AREA : 644 SF
APPROXIMATE ADDITIONAL ATTIC AREA : 0 SF
APPROXIMATE TOTAL ATTIC AREA : 644 SF

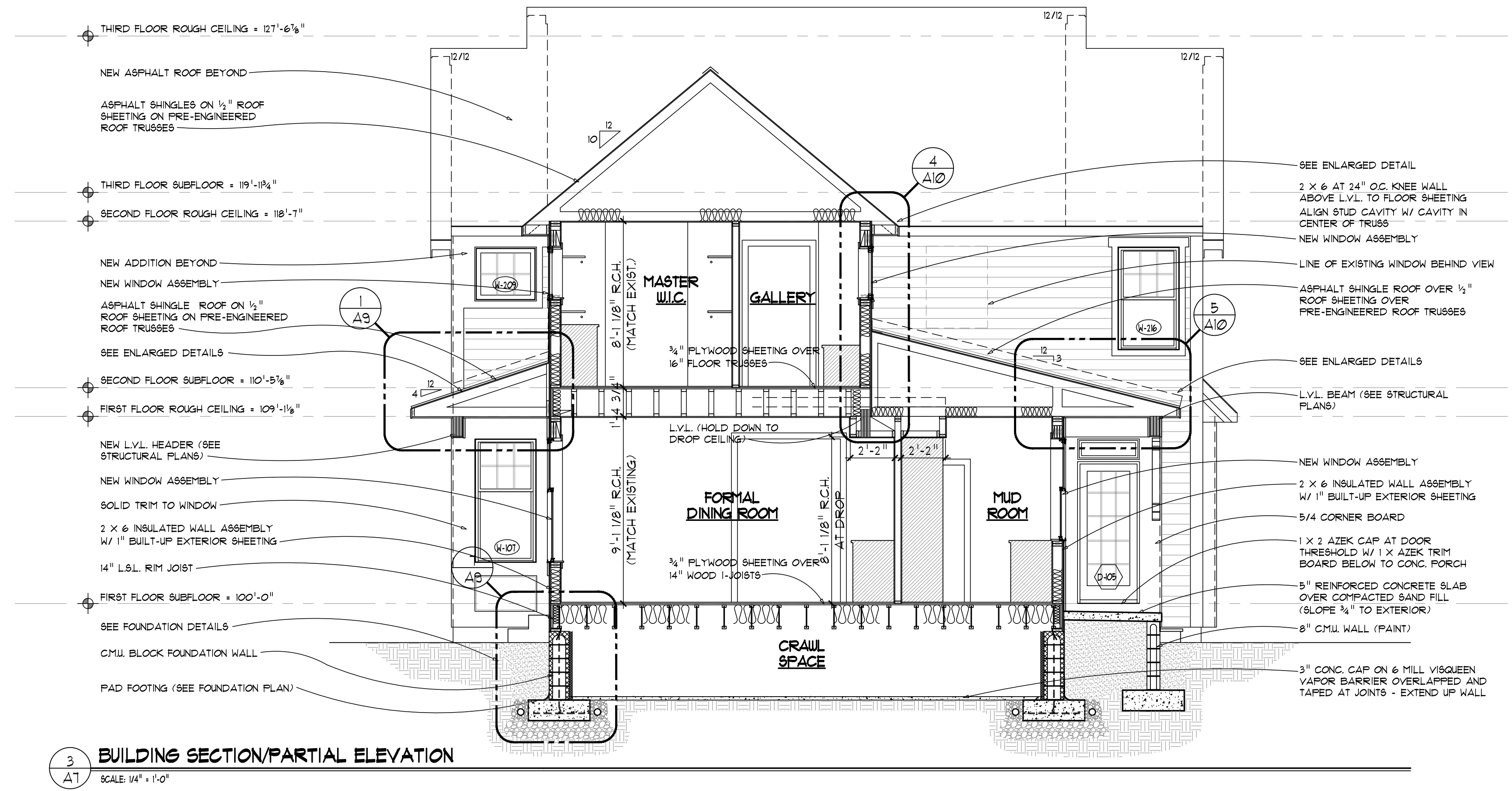
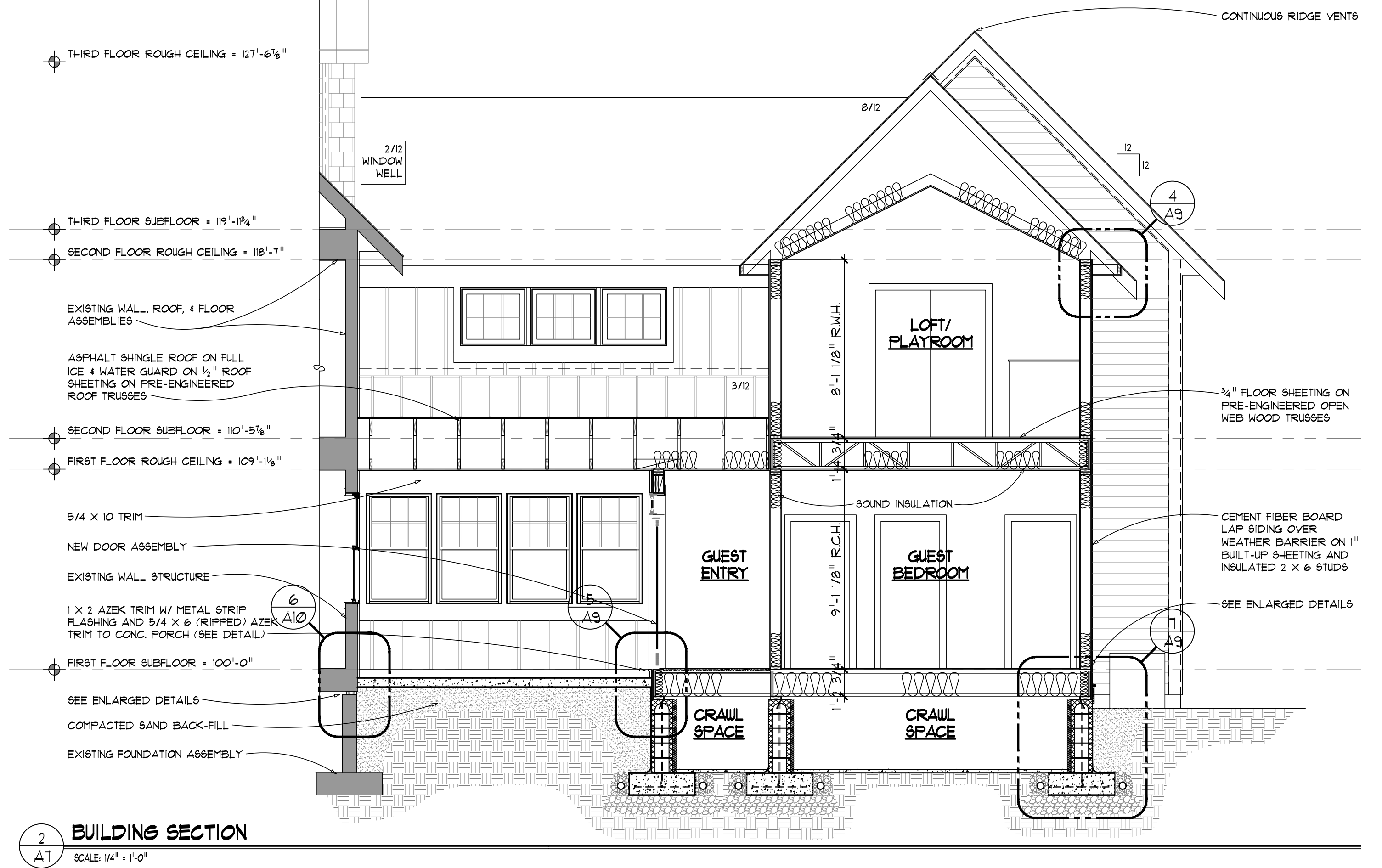
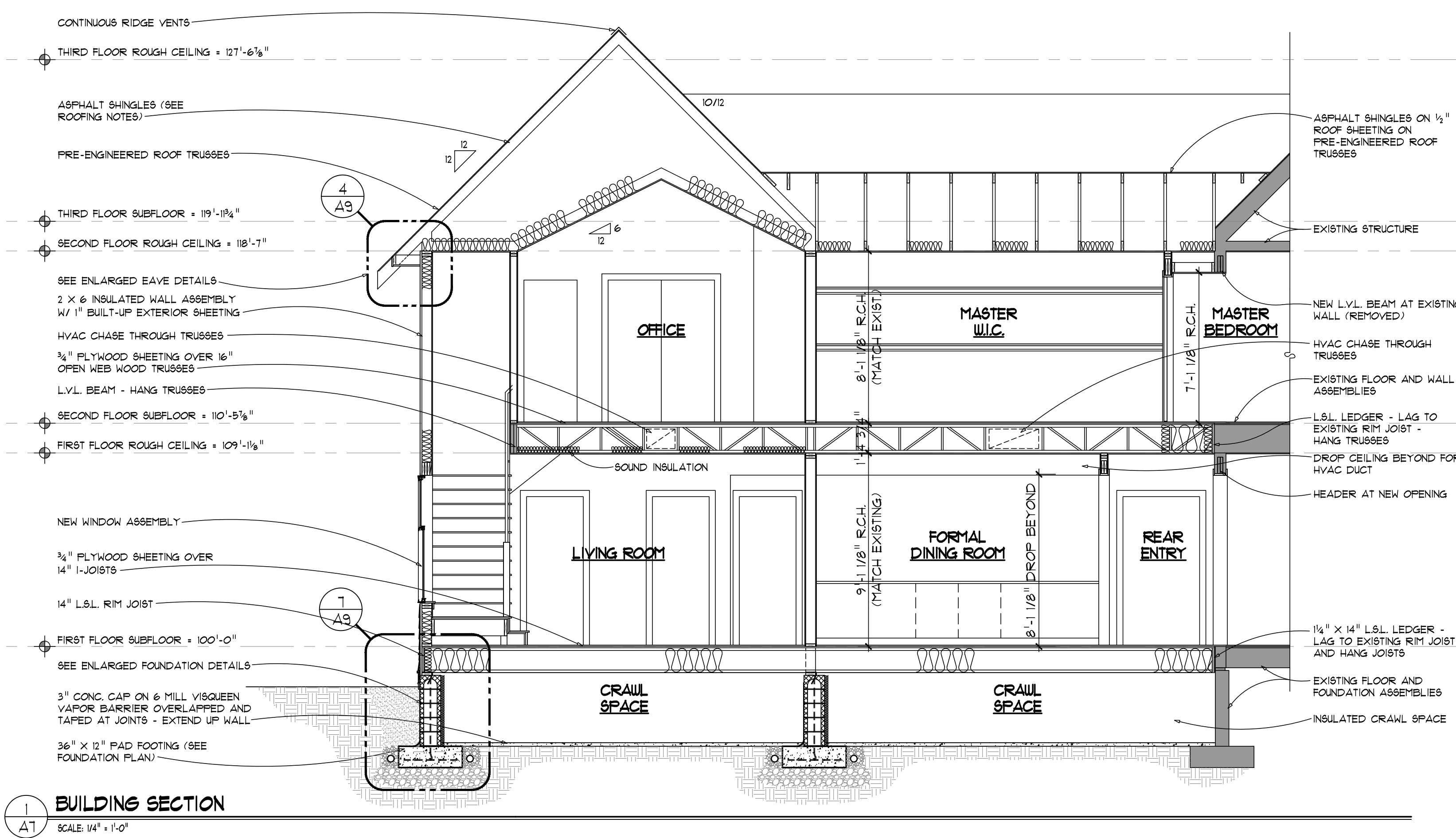


FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"

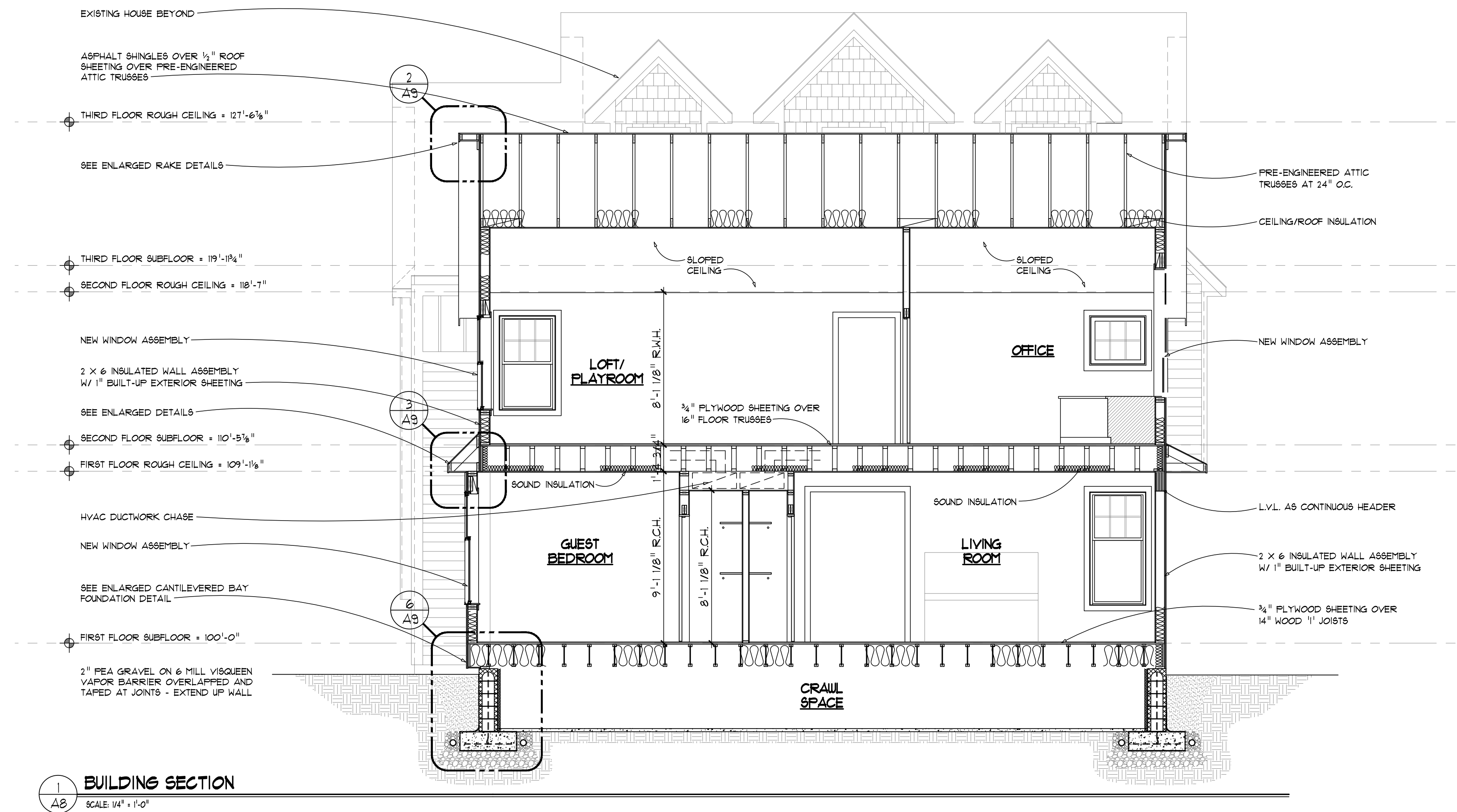


SIDE (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

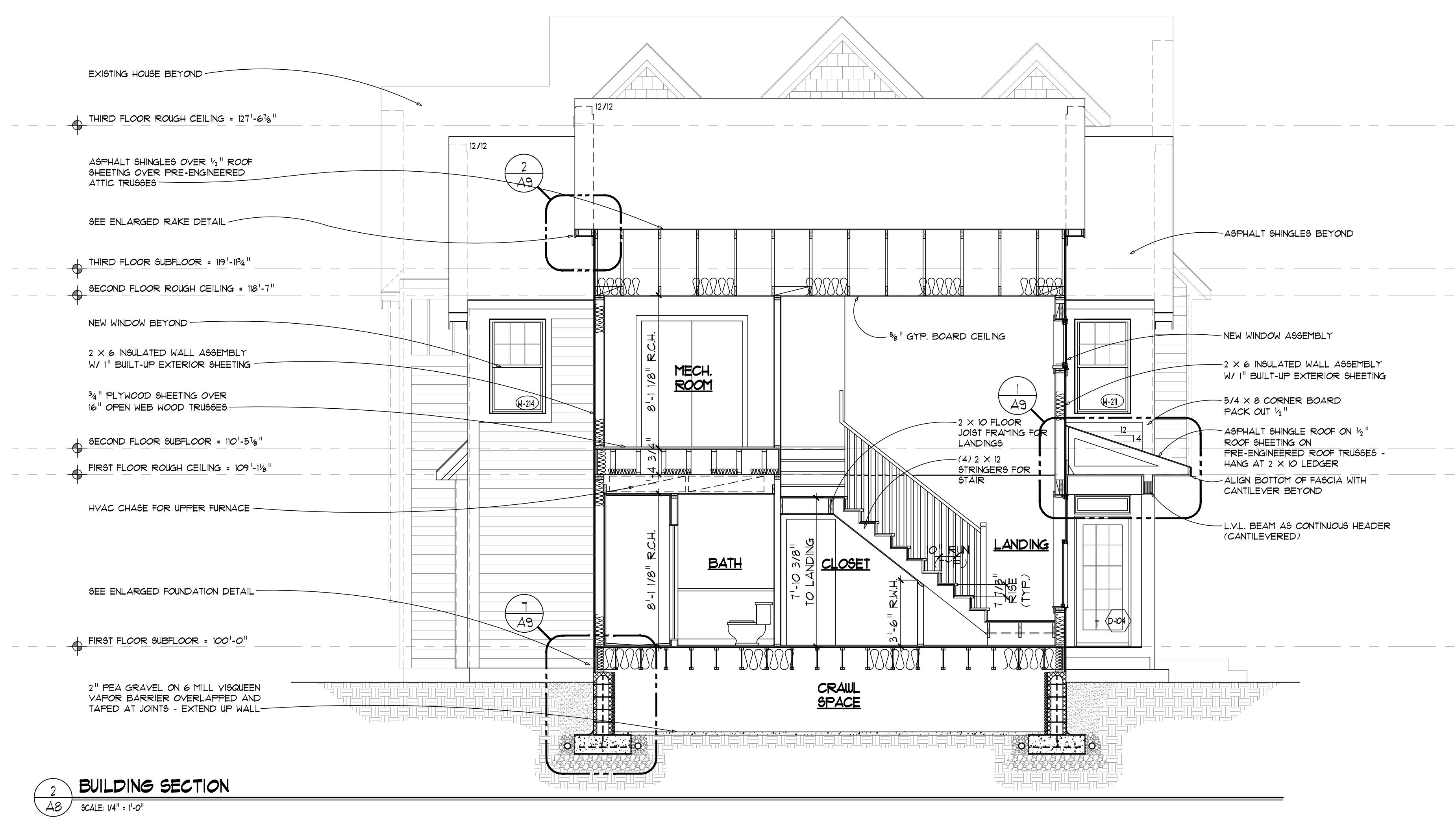
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1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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

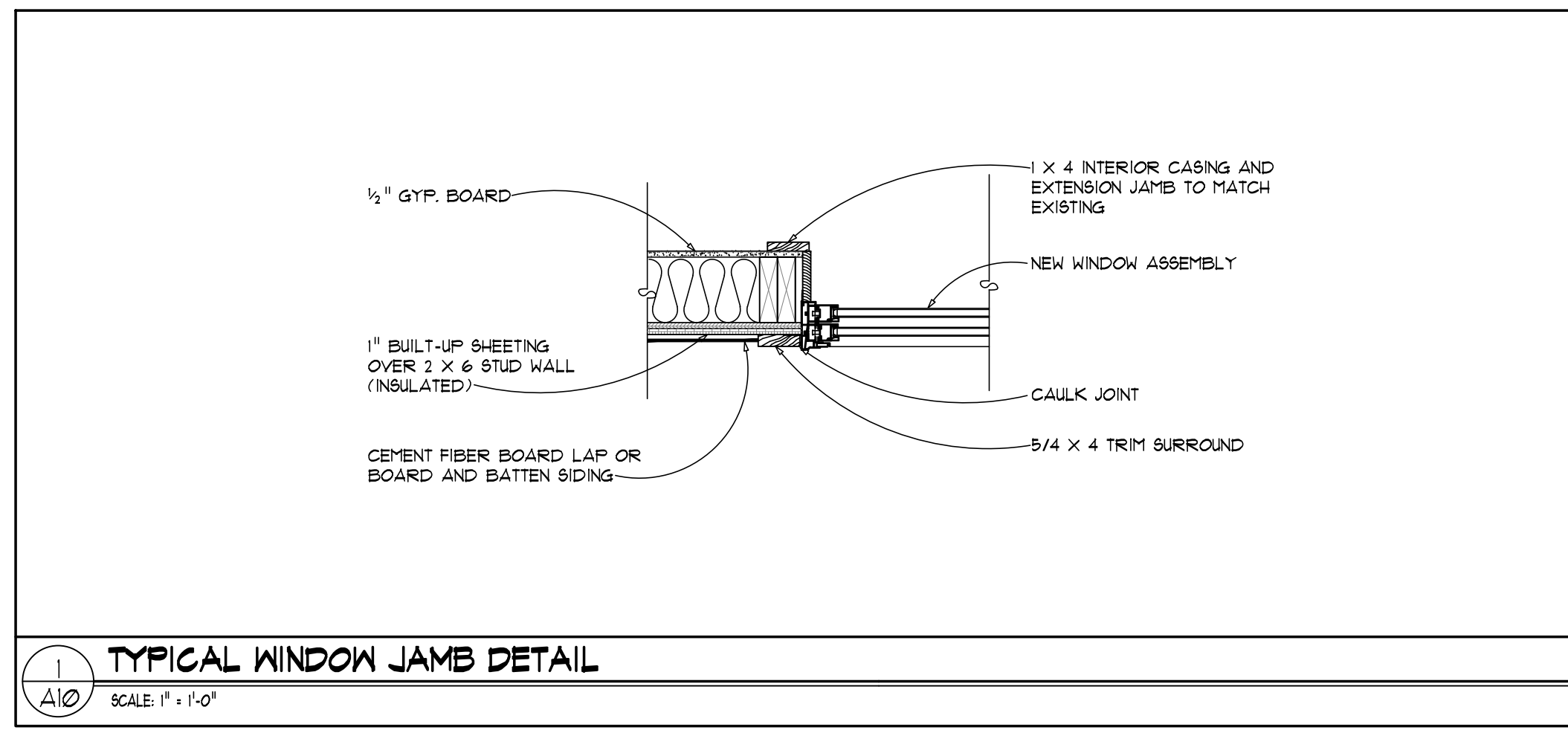
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COO BY	RGC
RELEASE DATE	

Permit: 9272018
REVISION NO.

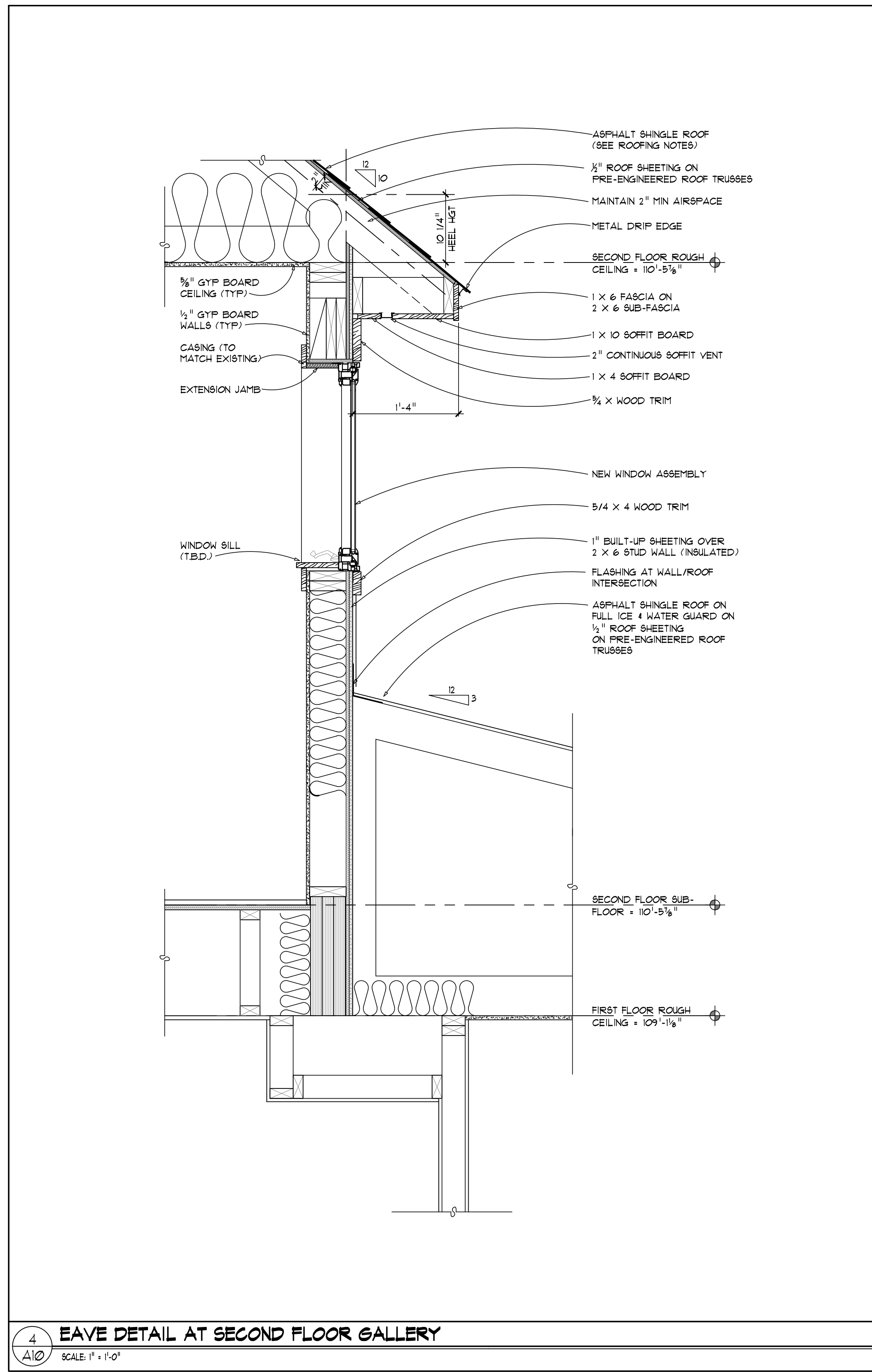
ARCHITECTS SEAL

SHEET NO.
A8

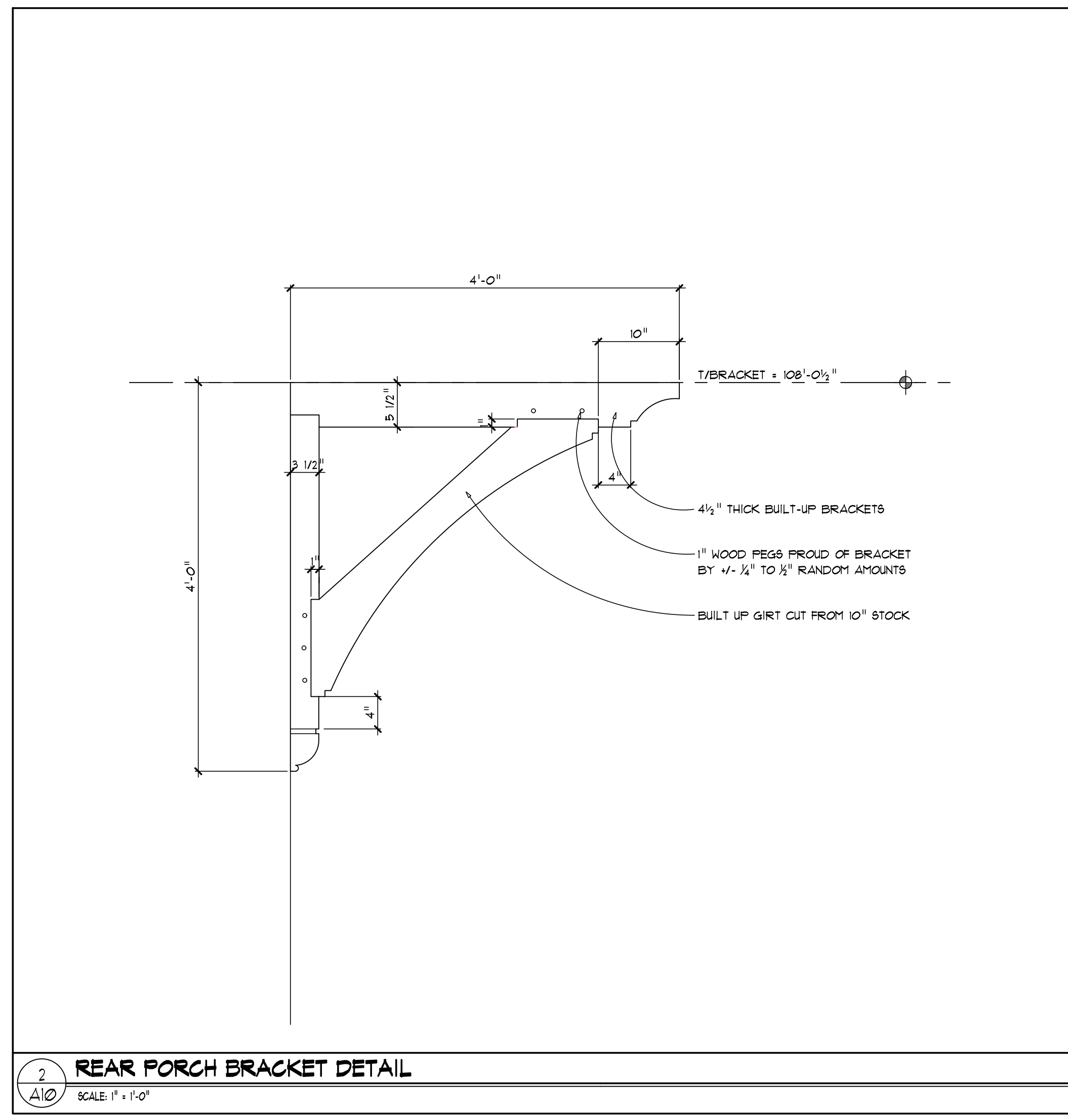
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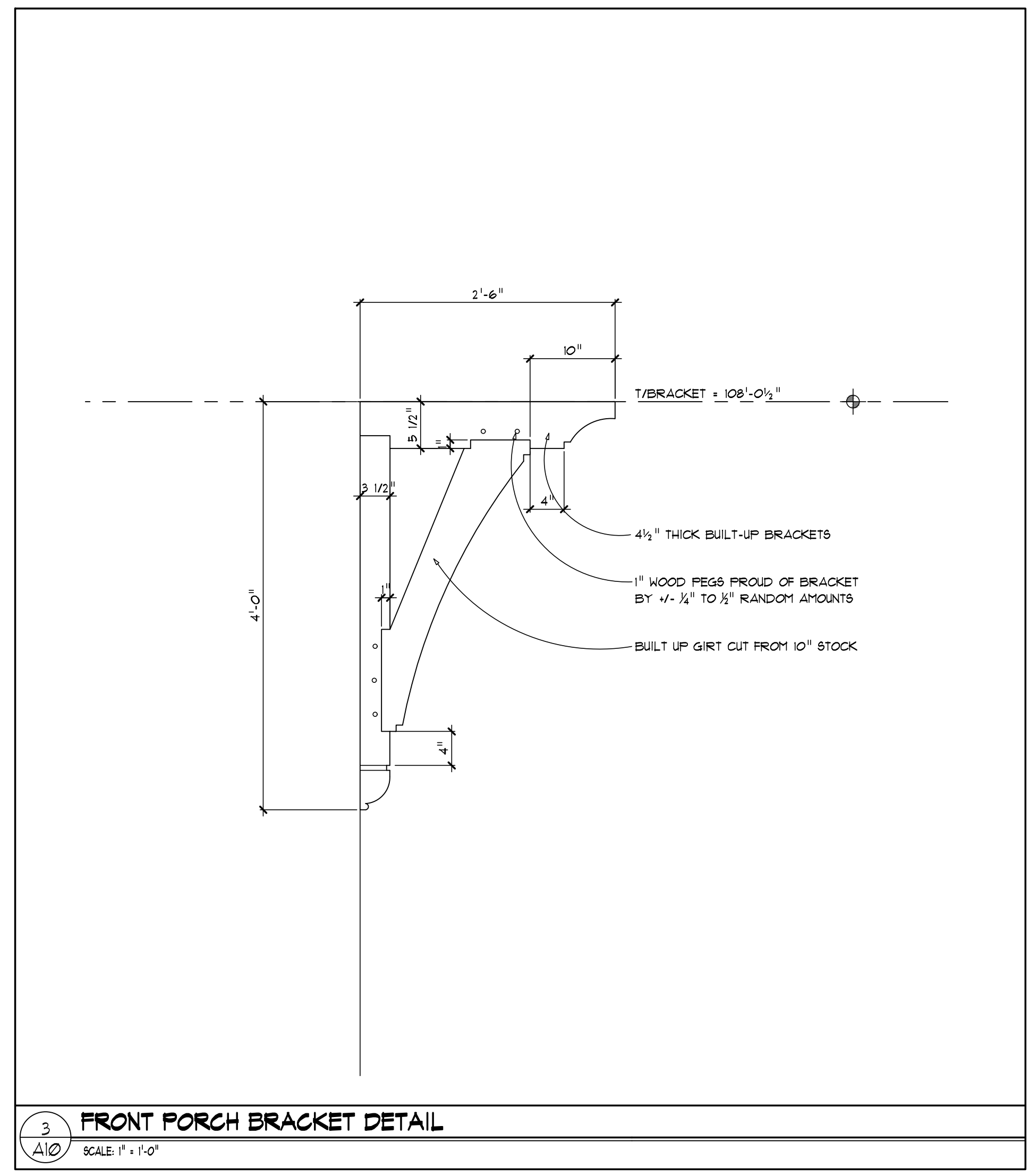
1 TYPICAL WINDOW JAMB DETAIL
SCALE: 1" = 1'-0"



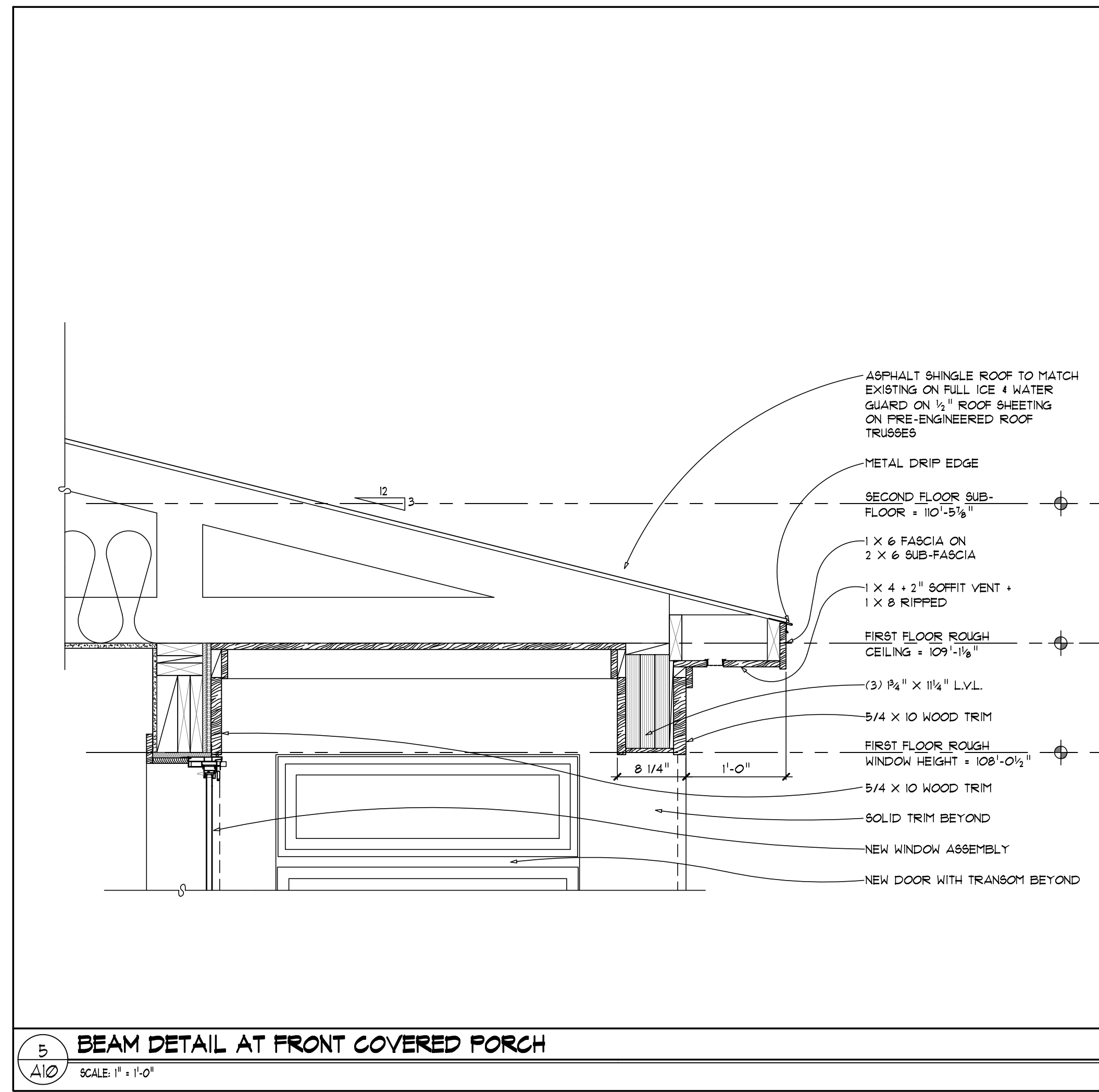
4 EAVE DETAIL AT SECOND FLOOR GALLERY
SCALE: 1" = 1'-0"



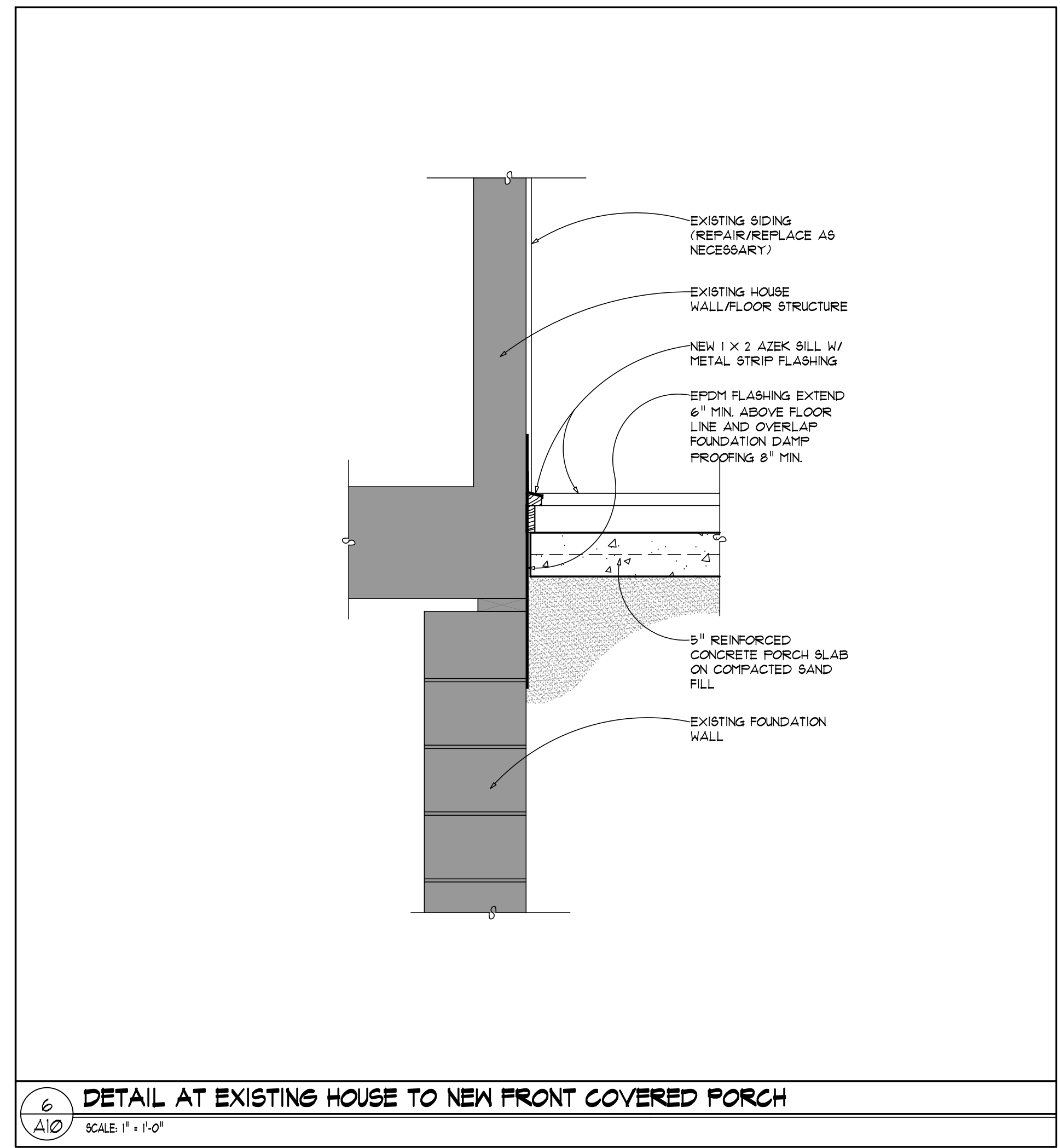
2 REAR PORCH BRACKET DETAIL
SCALE: 1" = 1'-0"



3 FRONT PORCH BRACKET DETAIL
SCALE: 1" = 1'-0"



5 BEAM DETAIL AT FRONT COVERED PORCH
SCALE: 1" = 1'-0"



6 DETAIL AT EXISTING HOUSE TO NEW FRONT COVERED PORCH
SCALE: 1" = 1'-0"

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Enlarged Details

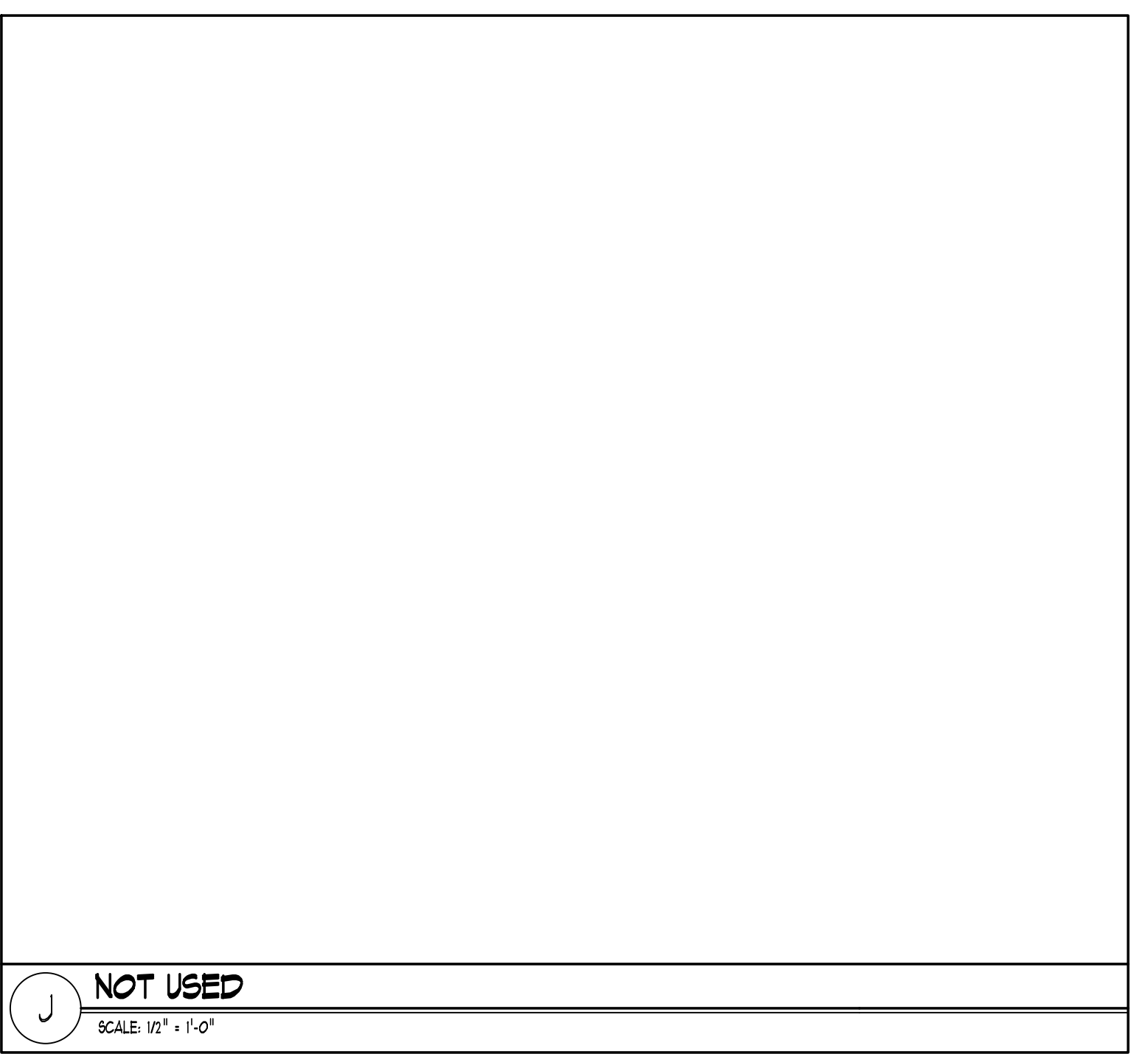
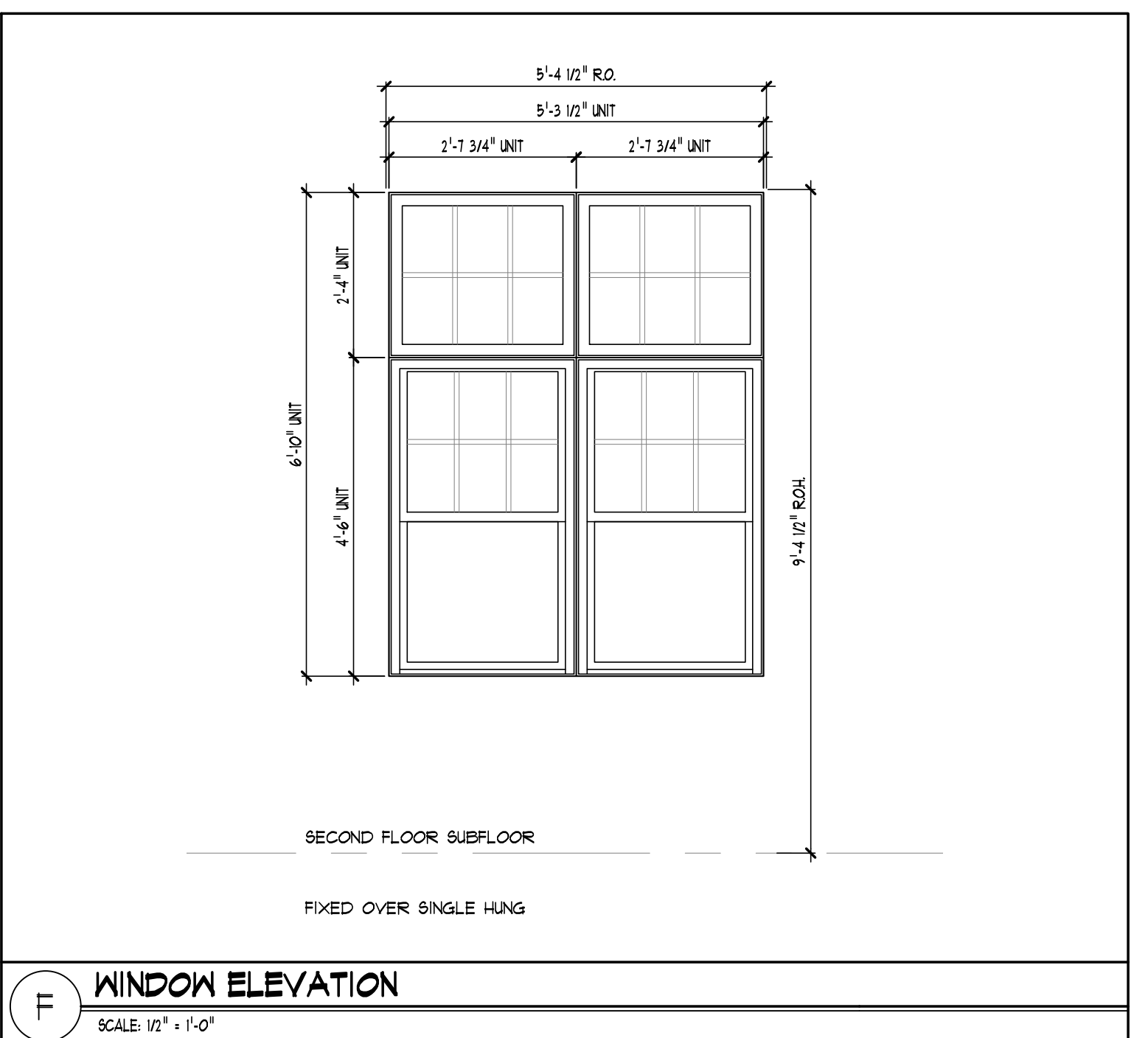
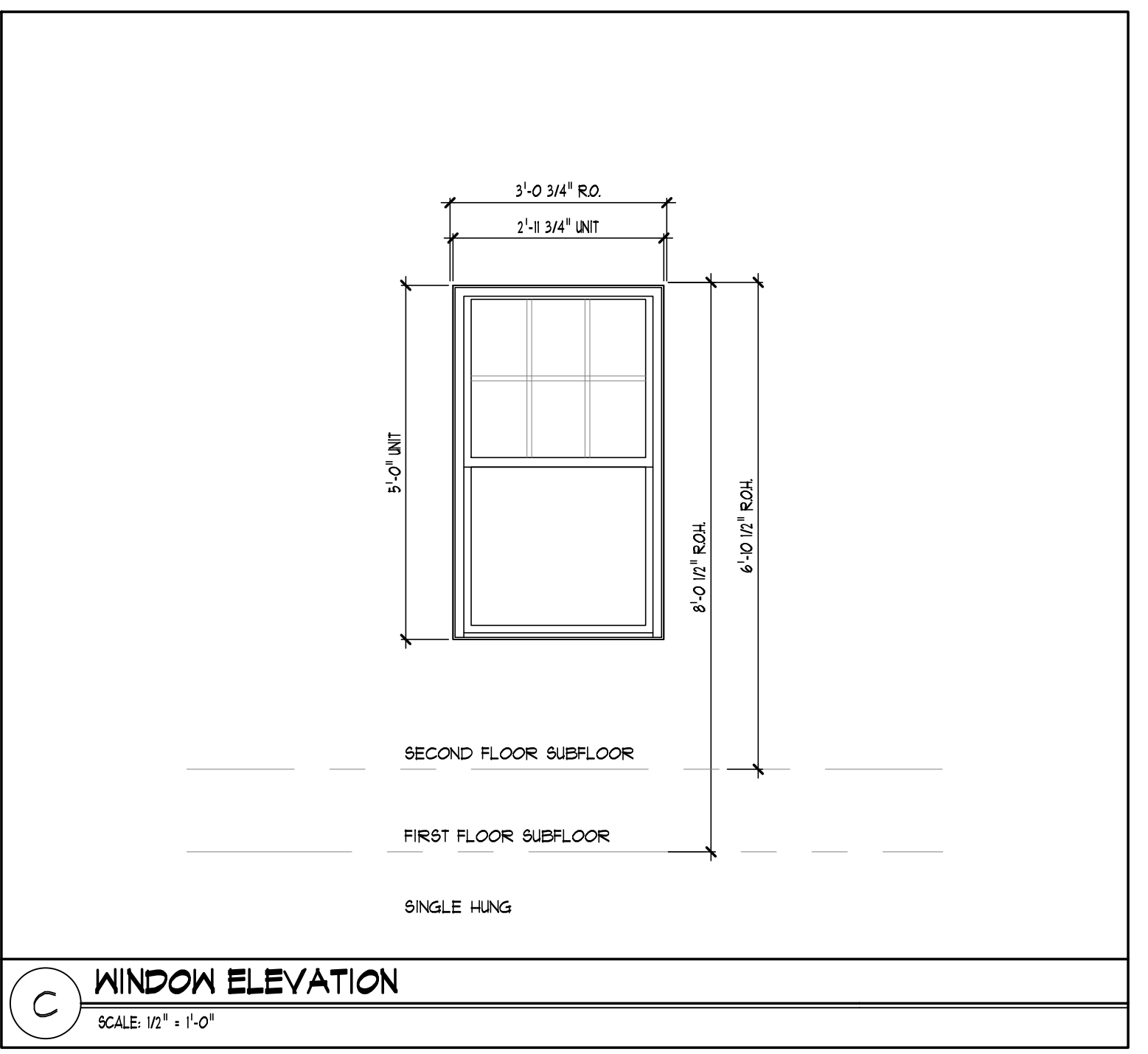
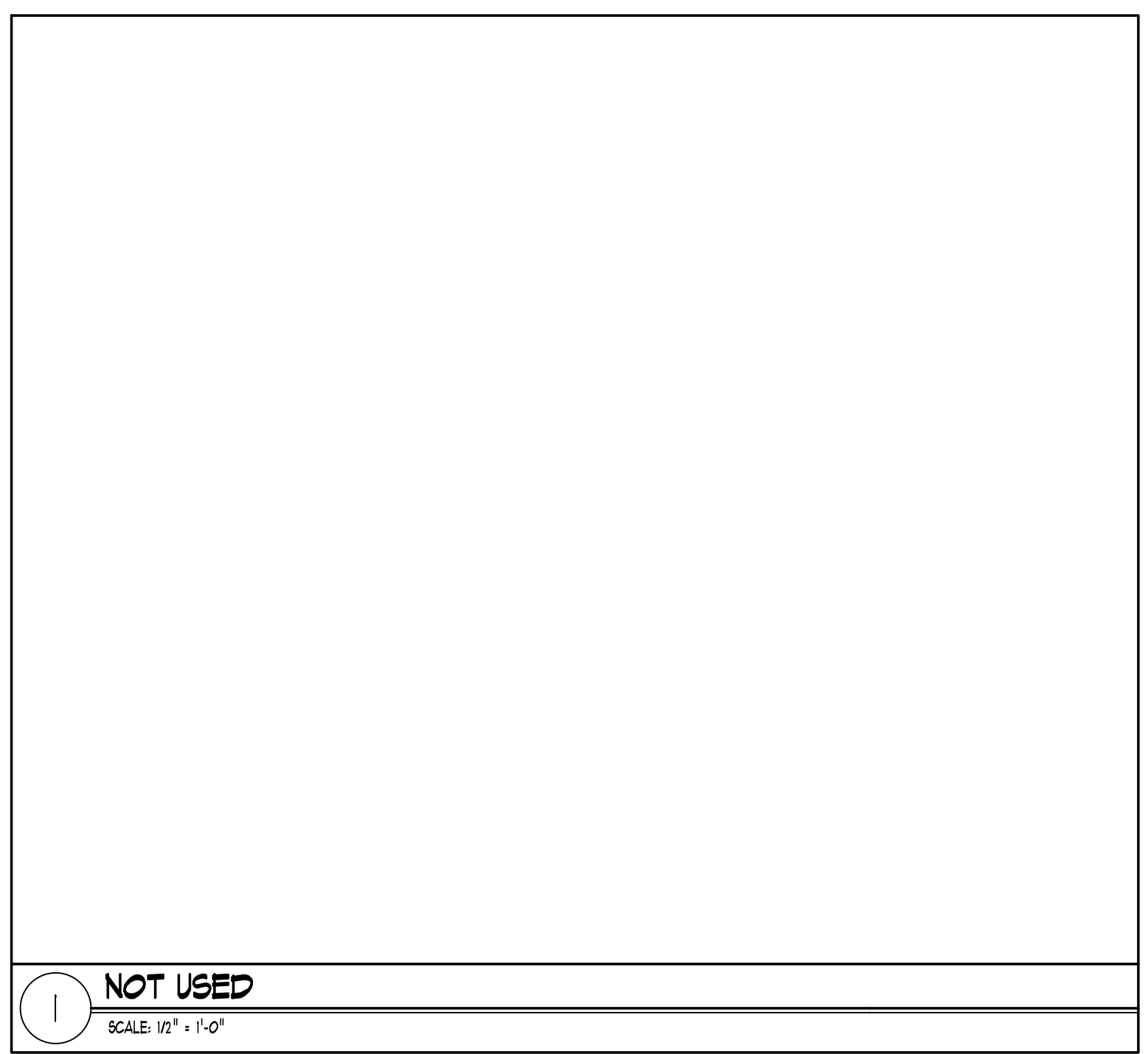
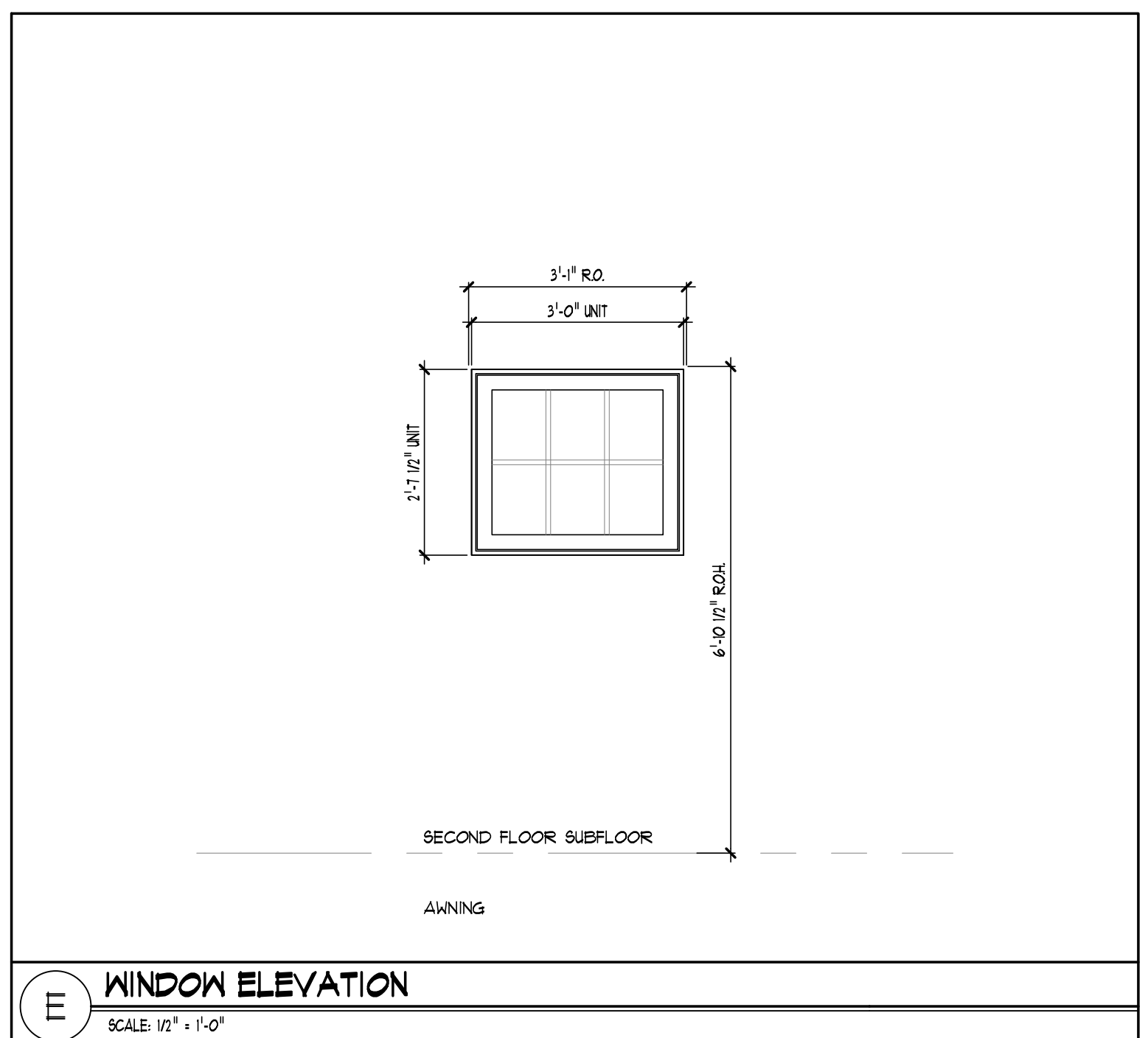
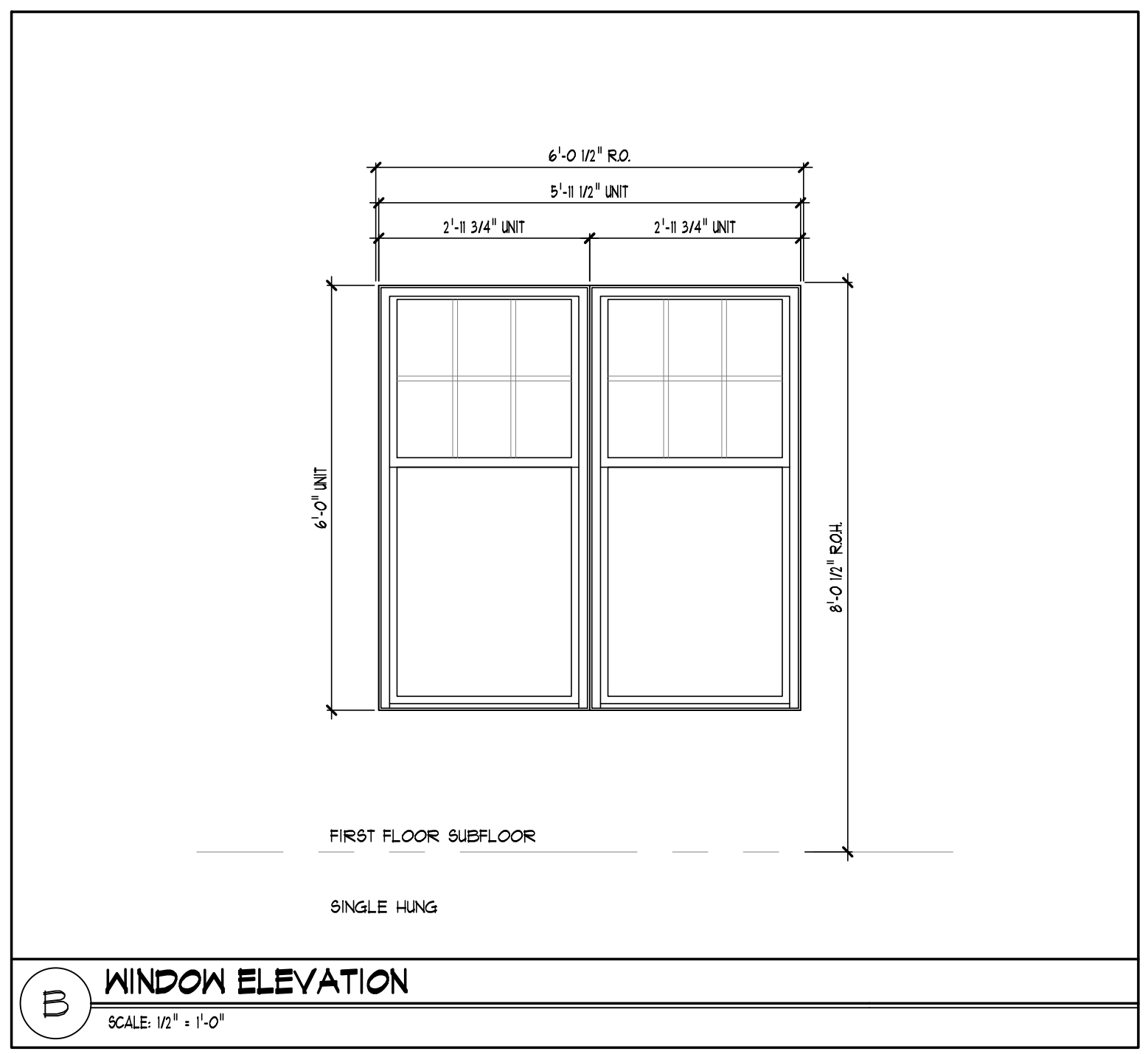
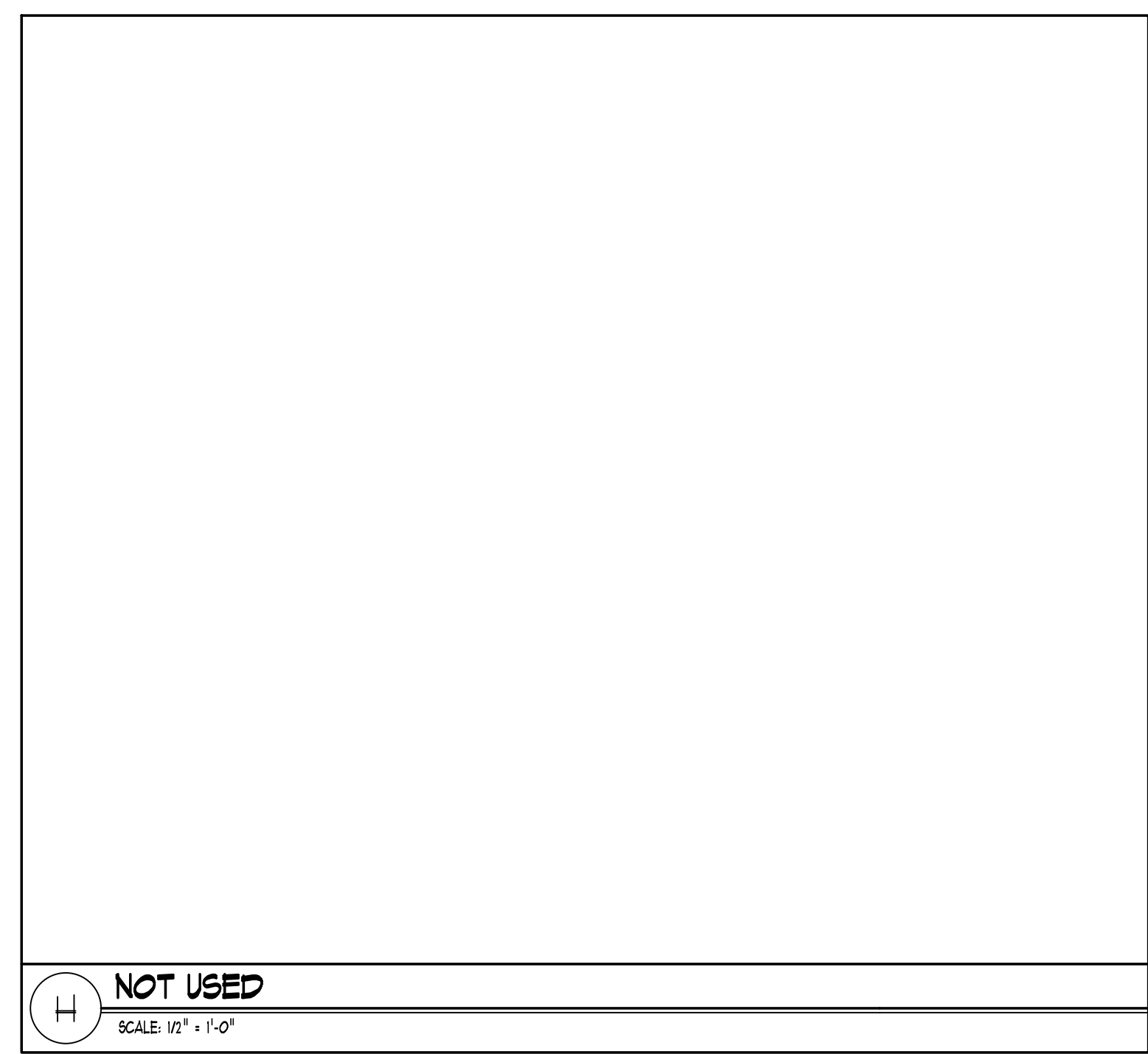
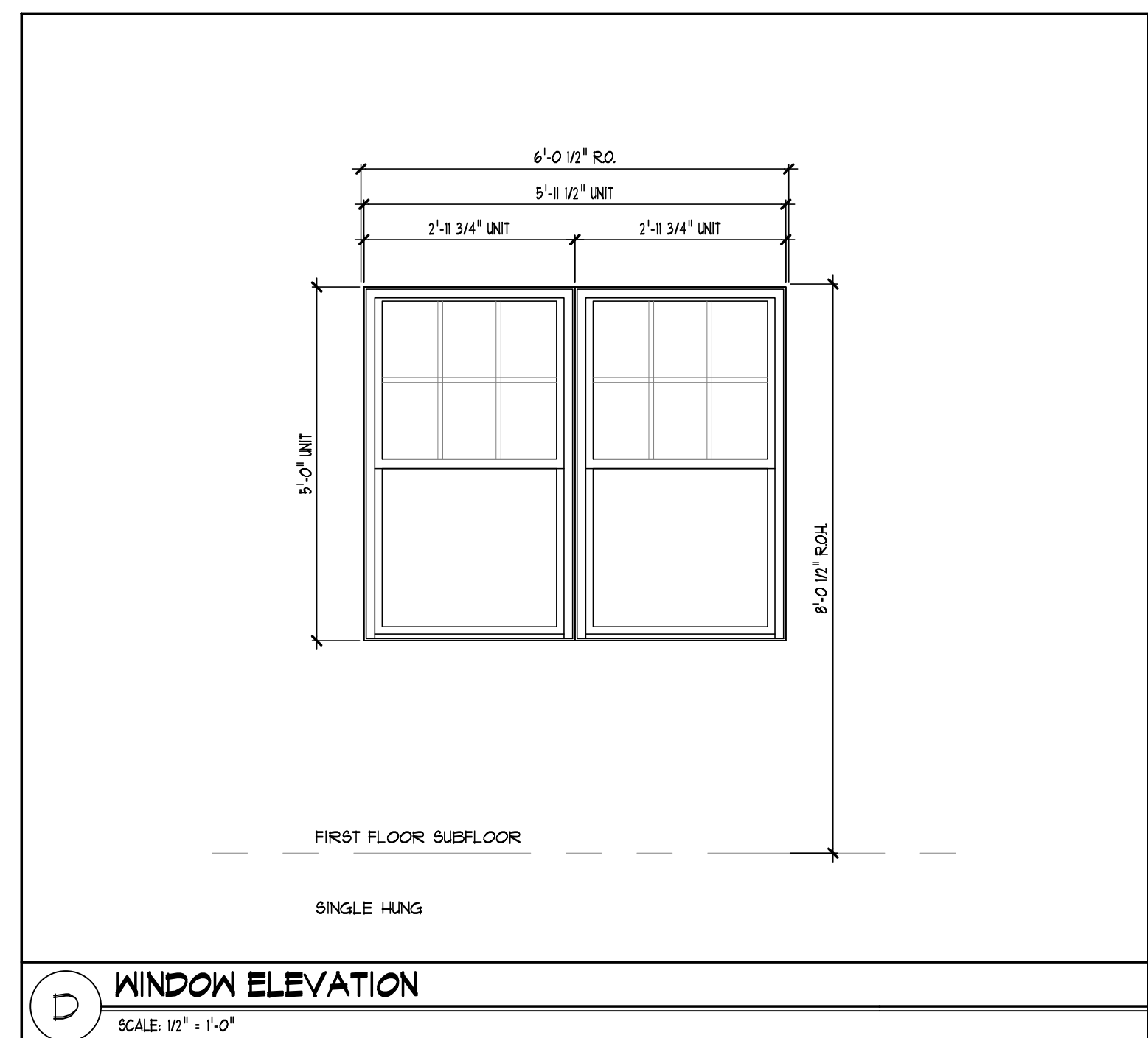
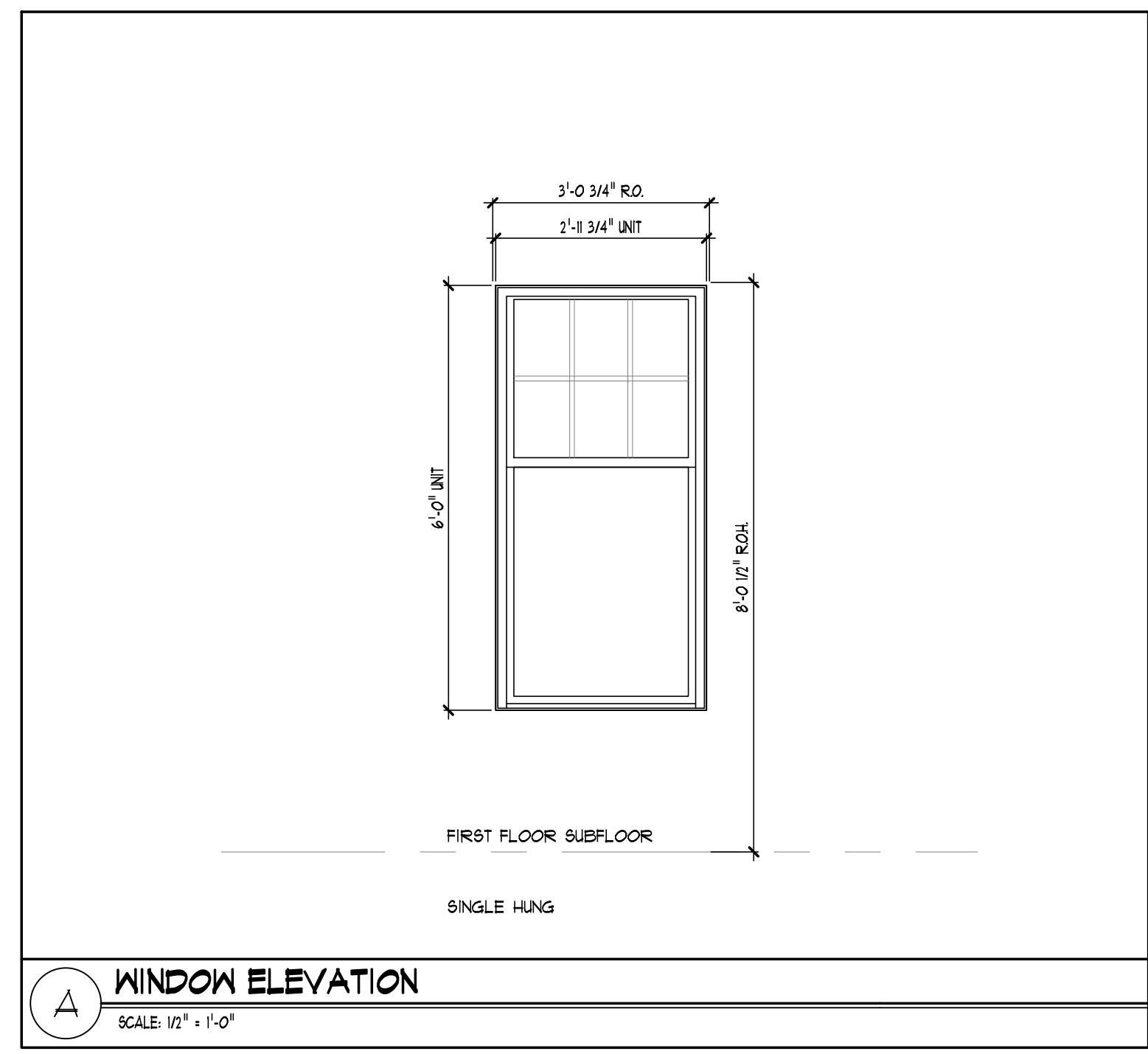
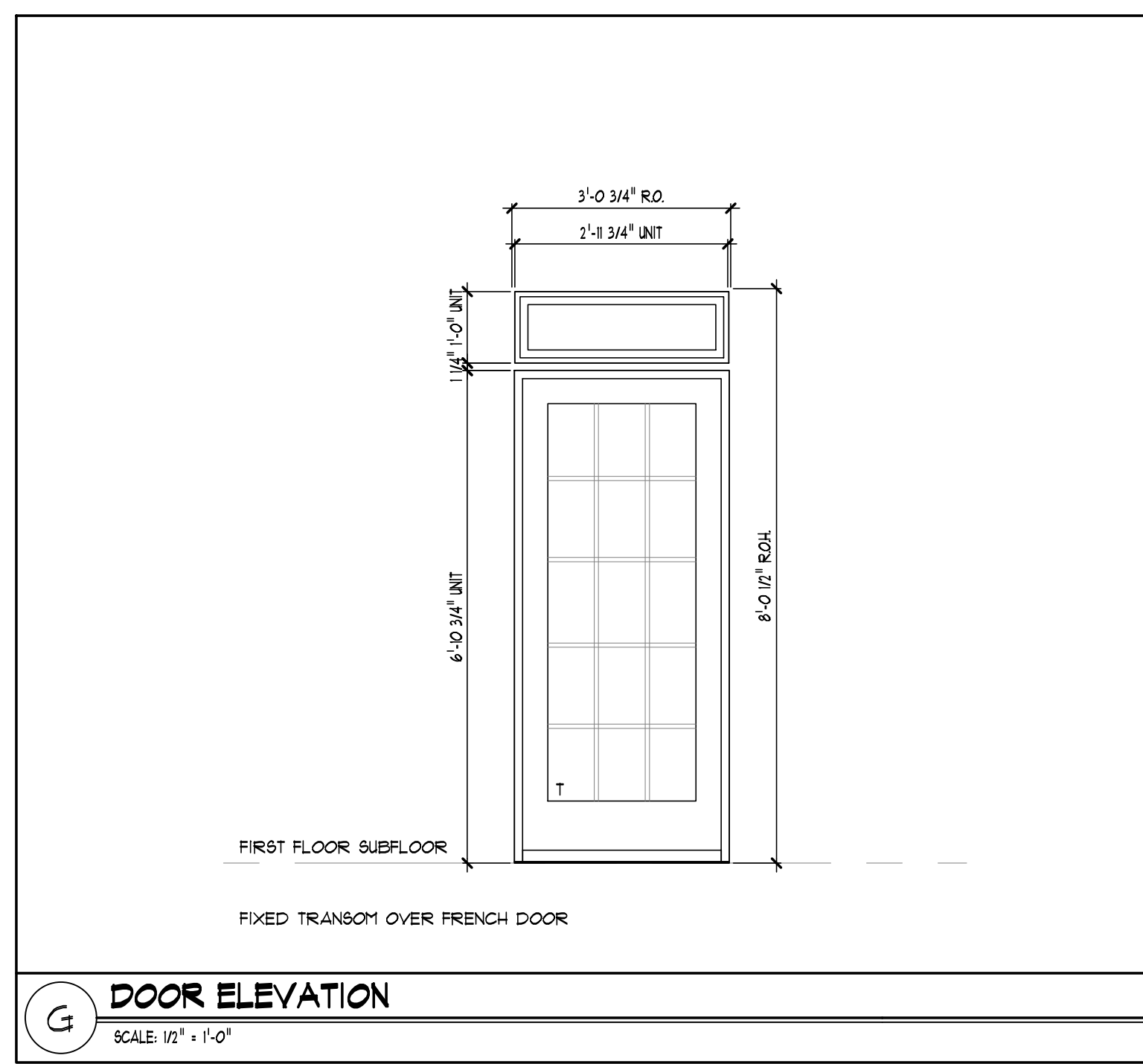
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NO.	ROOM NO.	ROOM NAME	WIDTH	HEIGHT	BRK MLD	TYPE	HEAD	JAMB	SILL	SCREEN	COMMENTS
FIRST FLOOR											
W-100		EXISTING	SEE DETAIL	SEE DETAIL							
W-103	103	FORMAL DINING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-104	103	FORMAL DINING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-105	103	FORMAL DINING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-106	103	FORMAL DINING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-107	104	LIVING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-108	104	LIVING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-109	104	LIVING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-110	104	LIVING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-111	104	LIVING ROOM	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-112	105	STAIR LANDING	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-113	105	STAIR LANDING	SEE DETAIL	SEE DETAIL		(A)	(A)	(A)	(A)	(A)	YES
W-114	108	GUEST BEDROOM	SEE DETAIL	SEE DETAIL		(B)	(B)	(B)	(B)	(B)	YES
W-115	100	GUEST ENTRY	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-116	101	MUD ROOM	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-117	101	MUD ROOM	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-118	101	MUD ROOM	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-119	101	MUD ROOM	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-120		EXISTING	SEE DETAIL	SEE DETAIL							YES
W-121		EXISTING	SEE DETAIL	SEE DETAIL							INTERIOR WINDOW (MATCH EXIST. KITCHEN WINDOW)
W-122	103	FORMAL DINING ROOM	SEE DETAIL	SEE DETAIL		(D)	(D)	(D)	(D)	(D)	YES
W-123		EXISTING	SEE DETAIL	SEE DETAIL							YES
D-103	102	REAR ENTRY	SEE DETAIL	SEE DETAIL		(G)	(G)	(G)	(G)	(G)	YES
D-104	104	LIVING ROOM	SEE DETAIL	SEE DETAIL		(G)	(G)	(G)	(G)	(G)	YES
D-105	100	GUEST ENTRY	SEE DETAIL	SEE DETAIL		(G)	(G)	(G)	(G)	(G)	YES
SECOND FLOOR											
W-200		EXISTING	SEE DETAIL	SEE DETAIL							YES
W-206	203	MASTER W.I.C.	SEE DETAIL	SEE DETAIL		(E)	(E)	(E)	(E)	(E)	YES
W-207	203	MASTER W.I.C.	SEE DETAIL	SEE DETAIL		(E)	(E)	(E)	(E)	(E)	YES
W-208	203	MASTER W.I.C.	SEE DETAIL	SEE DETAIL		(E)	(E)	(E)	(E)	(E)	YES
W-209	204	OFFICE	SEE DETAIL	SEE DETAIL		(F)	(F)	(F)	(F)	(F)	YES
W-210	204	OFFICE	SEE DETAIL	SEE DETAIL		(F)	(F)	(F)	(F)	(F)	YES
W-211	204	OFFICE	SEE DETAIL	SEE DETAIL		(F)	(F)	(F)	(F)	(F)	YES
W-212	205	STAIR WELL	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-213	205	STAIR LANDING	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-214	207	LOFT/PLAYROOM	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-215	207	LOFT/PLAYROOM	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-216	207	LOFT/PLAYROOM	SEE DETAIL	SEE DETAIL		(C)	(C)	(C)	(C)	(C)	YES
W-217	202	GALLERY	SEE DETAIL	SEE DETAIL		(E)	(E)	(E)	(E)	(E)	YES
W-218	202	GALLERY	SEE DETAIL	SEE DETAIL		(E)	(E)	(E)	(E)	(E)	YES
W-219	202	GALLERY	SEE DETAIL	SEE DETAIL		(E)	(E)	(E)	(E)	(E)	YES
W-220		EXISTING	SEE DETAIL	SEE DETAIL							YES
W-221		EXISTING	SEE DETAIL	SEE DETAIL							YES

DOOR AND WINDOW SCHEDULE

SCALE: NO SCALE

GENERAL NOTES:
 A. PROVIDE STANDARD SCREENS AT ALL OPERABLE WINDOWS
 B. WINDOWS/FRENCH DOORS DESIGN BASIS: ANDERSEN SILVER LINE V3 SINGLE HUNG/COTTAGE/TRANSOM AND ANDERSEN 200 FRENCH SWINGING DOORS
 C. SEE ARCHITECTURAL ELEVATIONS FOR WINDOW OPERATION (FLOOR PLANS FOR DOORS)
 D. ALL GLASS TO BE NORTHERN LOW 'E' W/ ARGON GAS
 E. PRIMED INTERIOR WOOD UNLESS NOTED OTHERWISE
 F. VERIFY EXTENSION JAMB DEPTHS WITH ARCHITECTURAL WALL SECTIONS
 G. VERIFY HARDWARE FINISHES WITH OWNER
 H. VERIFY EXTERIOR COLOR WITH OWNER PRIOR TO ORDERING (MATCH EXISTING WINDOWS)
 I. VERIFY RESTRICTED OPERATION ON BUILDING ELEVATIONS



CBI DESIGN PROFESSIONALS

**Proposed Addition/Renovation for
the Dismody Residence
1181 West Lake Drive, Novi, MI**

JOB NO. **18008**

DRAWN BY **LIP**

COO BY **RGC**

RELEASE DATE

Permit: 02/27/2018

REVISION NO.

ARCHITECTS SEAL

SHEET NO. **A11**

CBI Design Professionals
838 W. Long Lake, Suite 110
Bloomfield Hills, MI 48302
P: 248.645.2605
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Door and Window Schedule

06172

WOOD TRUSSES & DRAFTSTOPPING:

1. Truss design, installation, and bracing per TPI, NFOPA, and truss manufacturer's shop drawings and/or requirements. Truss supplier to provide documentation of design and layout to Contractor for municipality. Documentation shall be sealed by Engineer licensed in the State where the project is to be constructed.
 2. Installation and construction (temporary) bracing shall be in accordance with the engineered design. In the absence of specific bracing requirements, trusses shall be braced per BCS-11-03 EIAL.
- DESIGN LOADS: NOTE: Coordinate dead load criteria (i.e., hard tile, slate shingles, etc.) with Owner/General Contractor, UNO.

Roof Truss Top chord 30 psf (live load)
Bottom chord 20 psf (live load)

1st floor 50 psf Live + 15 psf Dead = 65 psf Total
L/480 Live Load Deflection Limit

2nd floor 40 psf Live + 15 psf Dead = 55 psf Total
L/480 Live Load Deflection Limit

Ceramic tile floors 50 psf Live + 25 psf Dead = 75 psf Total
L/480 Total Load Deflection Limit
(1/3" maximum at any point regardless of spans)

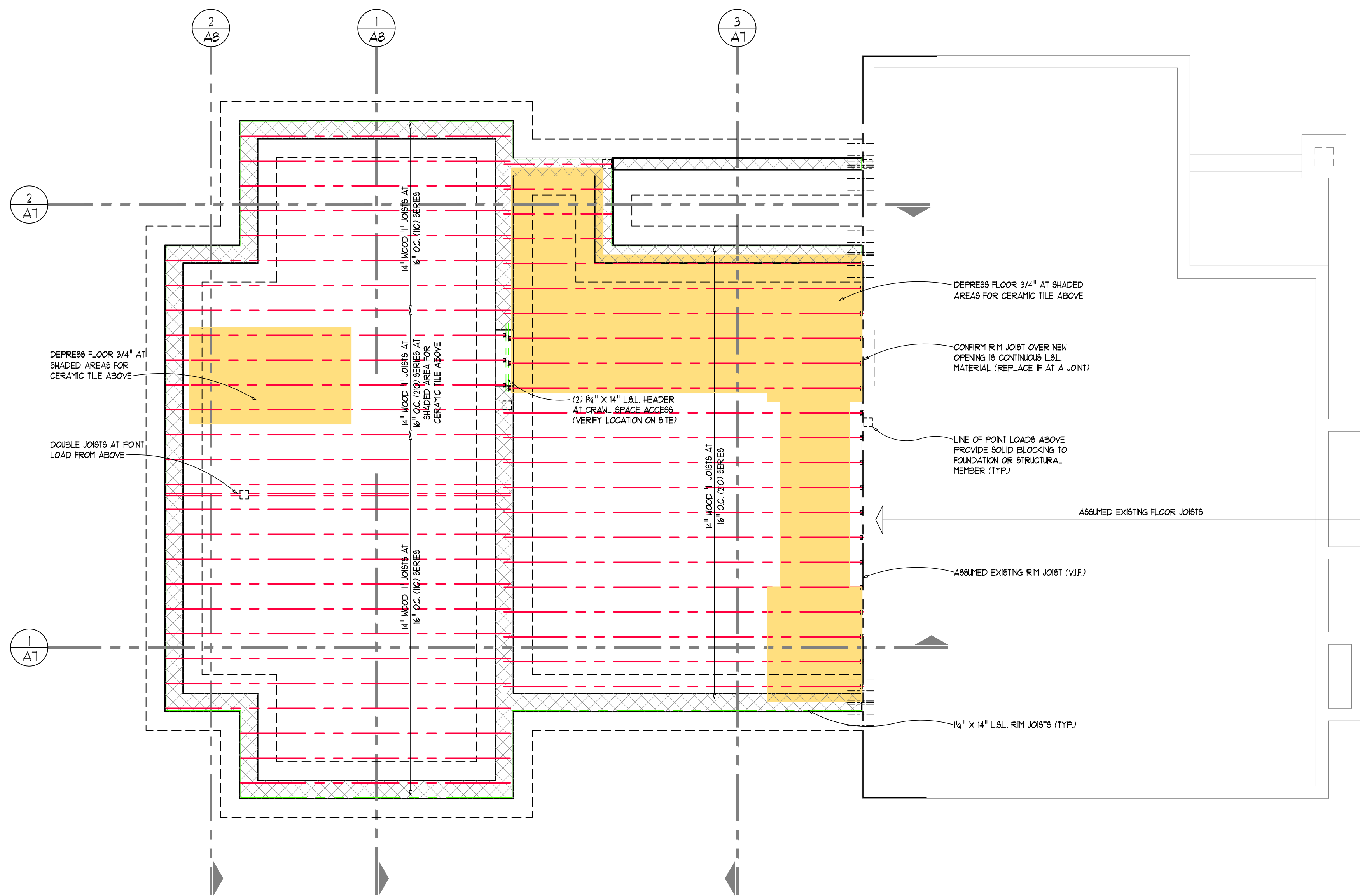
Stone floors 50 L.L. + 25 D.L. = 75 psf Total
L/720 Total Load Deflection Limit
(1/3" maximum at any point regardless of spans)

Balconies 60 psf (live load)

Decks 40 psf (live load)

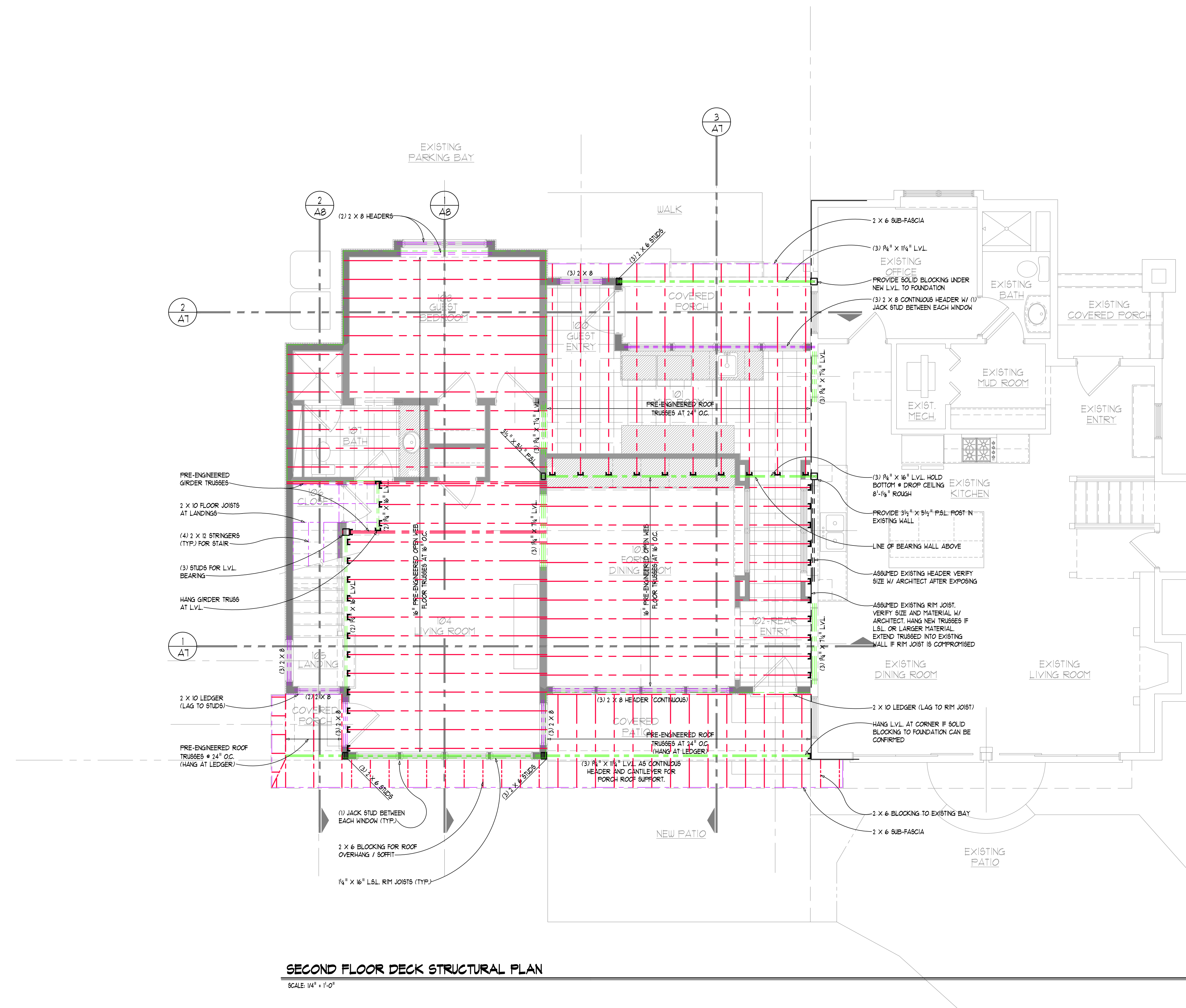
3. Provide all firststopping/draftstopping per the local code. Draftstopping shall be provided in all floor/ceiling assemblies under the following circumstances: when there is usable space above and below the concealed space of a floor/ceiling assembly.
 - a) Ceiling is suspended under the floor framing; or
 - b) Floor framing is constructed of truss-type or open-web perforated members.
 - c) The assembly is enclosed by a floor membrane above and a ceiling membrane below.

In floor/ceiling assemblies, the space between the membranes and floor shall be installed such that the area of concealed space is no more than 1000 sq. ft.
Draftstopping shall be provided parallel to the main framing members, unless approved otherwise by the building official. Draftstopping materials shall be not less than 1/2" gypsum board, 3/8" wood structural panel, 3/8" type 2-M-W particle board, or other approved materials adequately supported. The integrity of all draftstops shall be maintained.



FIRST FLOOR DECK STRUCTURAL PLAN

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



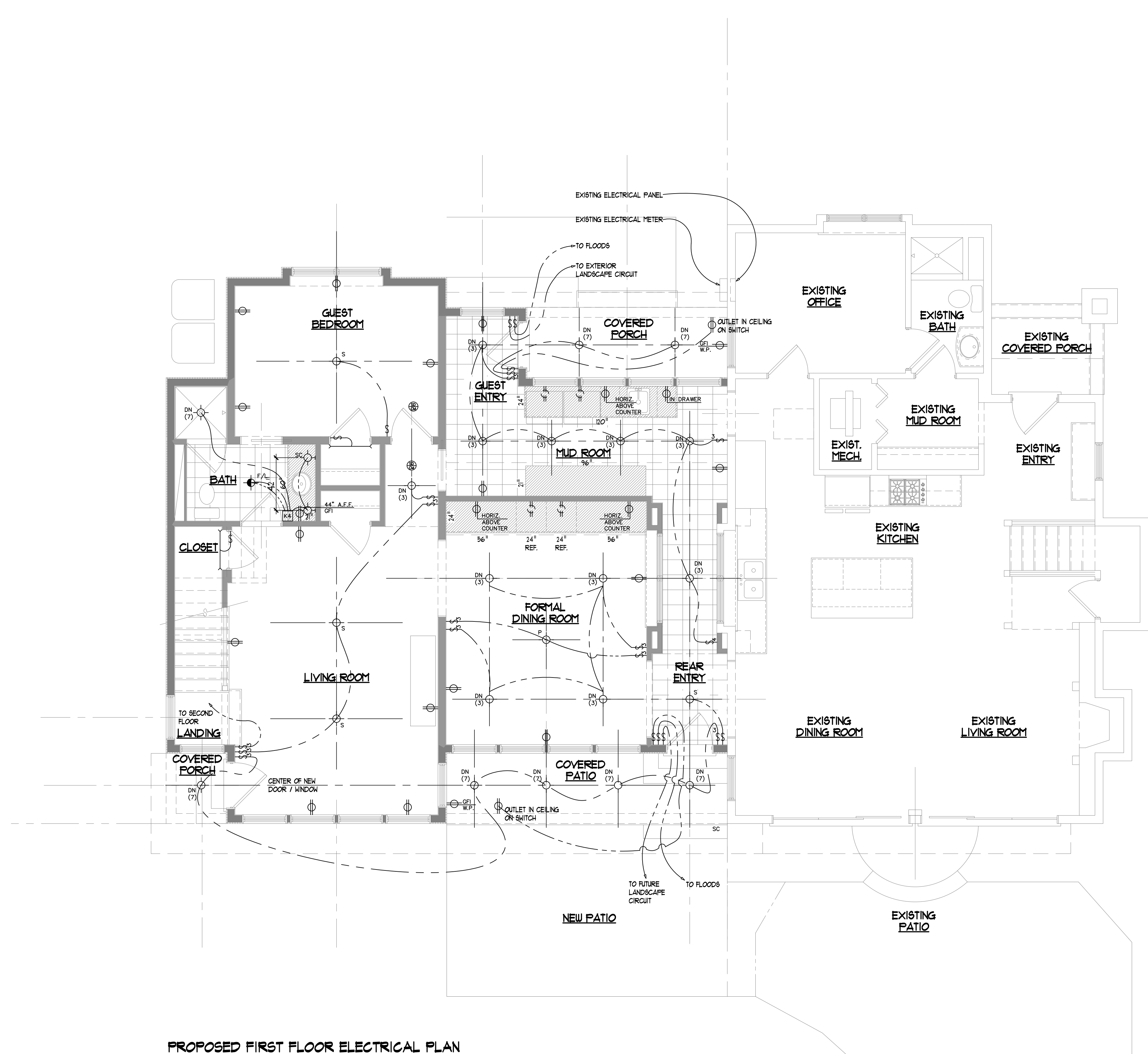
SECOND FLOOR DECK STRUCTURAL PLAN

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

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SYMBOL LEGEND

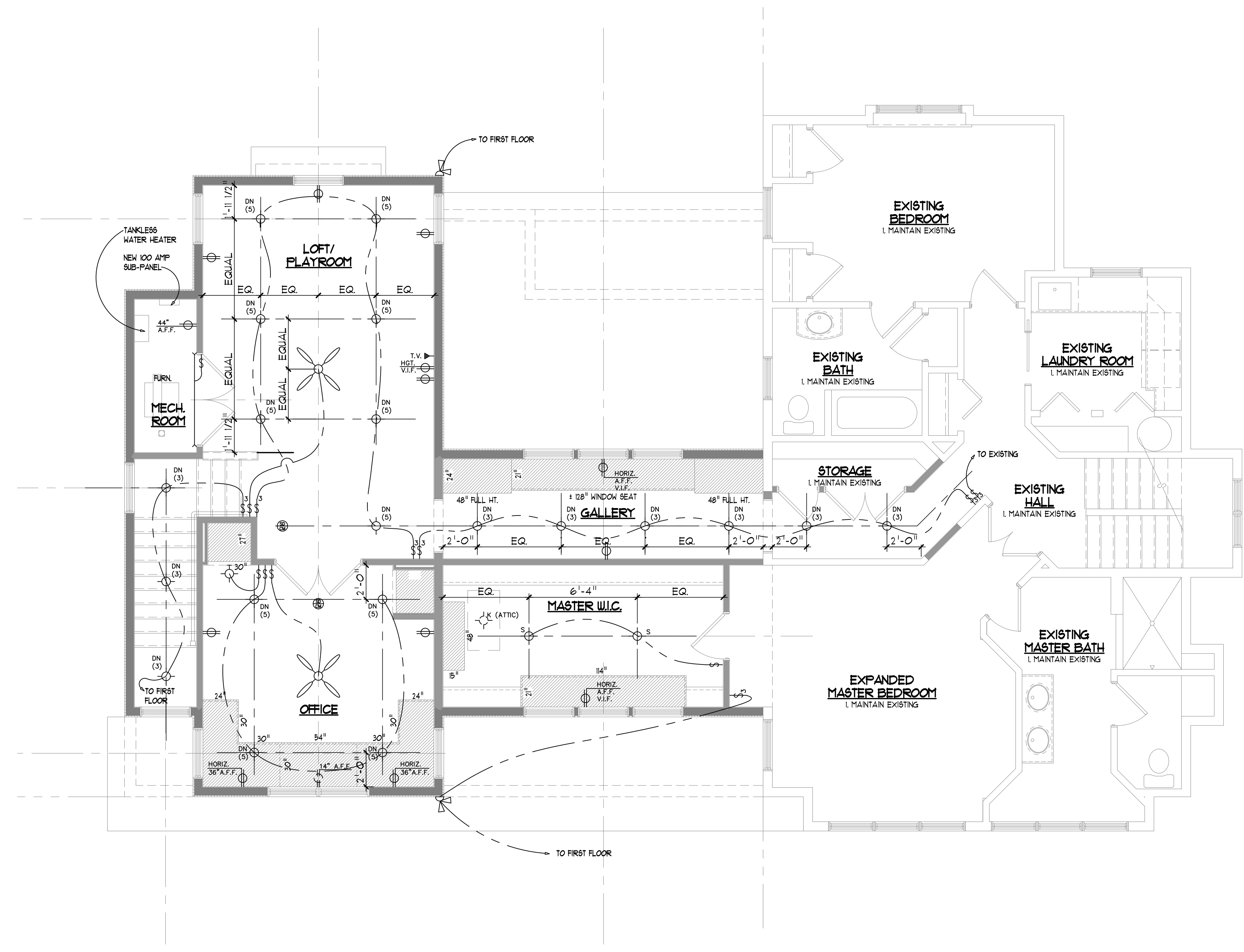
RECEPTACLES	LIGHT FIXTURES
RECEPTACLE - GENERAL (VERIFY HEIGHT AND ORIENTATION WITH INTERIOR DETAILS)	SURFACE MOUNTED LIGHT FIXTURE
RECEPTACLE - IN CABINET	WATERPROOF LIGHT FIXTURE
RECEPTACLE - FLOOR OUTLET (VERIFY LOCATION PRIOR TO CUTTING INTO FINISH FLOOR)	KEYLESS OR BARE BULB FIXTURE BY ELECTRICIAN
RECEPTACLE - RECESS CLOCK/PICTURE OUTLET (VERIFY HEIGHT WITH INTERIOR ELEVATIONS)	ROUND RECESSED DOWN LIGHT FIXTURE (LED BULBS UNLESS LOW VOLTAGE)
(APPLIANCE) RECEPTACLE - DEDICATED CIRCUIT	DN1 - PIN SPOT 1" DIAMETER (LOW VOLTAGE)
RECEPTACLE - HALF SWITCHED	DN2 - SMALL APERTURE - 2" DIAMETER (LOW VOLTAGE)
RECEPTACLE - WATERPROOF/GROUND FAULT INTERRUPTER	DN3 - SMALL APERTURE - 4" DIAMETER
RECEPTACLE - GROUND FAULT INTERRUPTER	DN4 - LARGE APERTURE - 6" DIAMETER
UNDER CABINET PLUG STRIP (GFI IN CABINET)	DN5 - SMALL APERTURE (SLOPED CEILING)
220 VOLT APPLIANCE CIRCUIT (VERIFY AMPS WITH MANUFACTURER)	DN6 - LARGE APERTURE (SLOPED CEILING)
RECEPTACLE - HORIZONTAL (VERIFY WITH INTERIOR DETAIL)	DN7 - SMALL APERTURE (MET LOCATION)
RECEPTACLE - EXISTING	DN8 - CABINET SPOT (LOW VOLTAGE)
RECEPTACLE - WHIP (VERIFY WITH INTERIOR DETAIL)	DN9 - SPECIALTY ART LIGHT/DIRECTIONAL
OTHER	
LIGHTING CONTROL KEYPAD	TRACK LIGHTING (NUMBER OF HEADS T.B.D.)
ELECTRIC EYE MOTION DETECTOR (GARAGE DOOR TYPICAL)	LINEAR STRIP LIGHT FIXTURE (BY OWNER)
TELEVISION	STRIP LED LIGHT FIXTURE (BY ELECTRICIAN)
THERMOSTAT	STRIP LED LIGHT FIXTURE WITH DIFFUSER (BY ELECTRICIAN)
GARAGE DOOR OPERATORS	FLUORESCENT LIGHT FIXTURE (1' X 4')
LOW VOLTAGE TRANSFORMER	FLUORESCENT LIGHT FIXTURE (2' X 4')
DEVICE LOCATIONS	
44" AFF TO CENTERLINE OF WALL SWITCHES U.N.O.	FAN (VERIFY WITH PLAN - REMOTE OR LOCAL)
48" AFF TO CENTERLINE OF THERMOSTATS	FAN/LIGHT COMBINATION
44" AFF TO CENTERLINE OF LIGHTING CONTROL KEYPADS	SMOKE DETECTOR/CARBON MONOXIDE COMBINATION UNIT
14" AFF TO CENTERLINE OF DUPLEXES U.N.O. (VERIFY HORIZONTAL OR VERTICAL PLACEMENTS WITH INTERIOR DETAILS)	SMOKE DETECTOR
3" AFF TO CENTERLINE OF HORIZONTAL DUPLEXES (U.N.O.)	CARBON MONOXIDE DETECTOR
SWITCHES	
SWITCH (NUMBER OF POLES ON PLAN)	DUAL HEAD FLOOD LIGHT
TIMER SWITCH	SINGLE HEAD FLOOD LIGHT
DIMMER SWITCH	CEILING MOUNT PADDLE FAN
MOTION SWITCH/SENSOR	CEILING MOUNT PADDLE FAN WITH LIGHT
PROVIDE 24" MIN ADDITIONAL WIRE (VERIFY LOCATION WITH INTERIOR DRAWINGS)	
RENOVATION NOTES:	
EXISTING FIXTURE	
EXISTING RECEPTACLE TO REMAIN	
SWITCH - EXISTING	
EXISTING FIXTURE TO REMAIN (RED)	
EXISTING FIXTURE TO REMOVE (GREEN)	



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

FOR ELECTRICAL LAYOUT ONLY

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

FOR ELECTRICAL LAYOUT
ONLY

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