



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: 22556 Montebello Ct, Parcel #50-22-27-453-037 (PZ18-0046)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Scott Pernia

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Single Family Residential
Location:	West of Novi Road and North of Nine Mile Road
Parcel #:	50-22-27-453-037

Request

The applicant is requesting a variance from the City of Novi Code of Ordinance Section 4.19.1.E.i. to allow an additional 635 square feet for a proposed 1411 square foot accessory building (attached garage) with 611 square feet of attic storage space, 850 square feet allowed by code. This property is zoned Single Family Residential (R-3).

II. STAFF COMMENTS:

Lot size is significantly larger than a typical R-3. Existing lot is 29,000 square feet. No previous variances.

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. **PZ18-0046**, 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. **PZ18-0046**, 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

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____	
PROJECT NAME / SUBDIVISION PERNIA RESIDENCE / MONTEBELLO ESTATES				Meeting Date: _____	
ADDRESS 22556 MONTEBELLO CT. (MONTEBELLO ESTATES LOT 26 + EAST 1/2 OF LOT 27)		LOT/SIUTE/SPACE # 33 (1/k/a 26 + east half of 27)		ZBA Case #: PZ _____	
SIDWELL # 50-22-27 - 453 - 037		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY NINE MILE RD & N CENTER ST					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input 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 SCOTT.PERNIA@GMAIL.COM		CELL PHONE NO. (734) 536-9813	
NAME SCOTT PERNIA		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS 5463 NAVAJO TRAIL		CITY PINCKNEY		STATE MI	ZIP CODE 48169
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 checked="" type="checkbox"/> R-3 <input 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					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>4.19.1.E.i</u>		Variance requested <u>additional 635SF for accessory building (attached garage) with 611SF of attic storage</u>			
2. Section _____		Variance requested _____			
3. Section _____		Variance requested _____			
4. Section _____		Variance requested _____			
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input checked="" 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					
<ul style="list-style-type: none"> • 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 			<ul style="list-style-type: none"> • 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 		



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)~~ 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

Scott Perina
Applicant Signature

8/28/18
Date

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

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



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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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:

Lot is significantly larger than is typical for the R-3 district; it exceeds the minimum size requirement of the R-1 district where an accessory structure larger than the proposed size (i.e. up to 1,500 s.f.) would be permitted.

OR

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

Significant (~30 ft.) slope/ elevation change exists between the northeast and the south/ southwest areas of the parcel. Large protected woodland trees are located on the eastern and southern areas of the parcel. The parcel abuts the Miller Creek watercourse and surface water runoff from the lot drains directly into it.

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:**

N/A

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).

The lot's extreme slope/ elevation change, large trees, and adjacent watercourse are natural occurrences that restrict the options for site development. They constrain the possibilities for home and garage orientation, structure depth, and the grade/ elevation changes between the basement, garage, and main level floors.

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.

- Prevent development of barrier-free home access with reasonable enclosed vehicle parking accommodations; the single-story design, elevator, garage entry access ramp, and garage circulation space are all design elements required accessibility.
- Bound the maximum usable size of the garage to 2-½ cars which is significantly undersized for the scale of the proposed home and for a garage compatible with the new construction market for this type of home.
- Result in a higher risk of property damage or personal injury due to debris or ice/ snow falling from large woodland trees overhanging the driveway than is typical in the R-3 district.
- Increase environmental risk from accidental vehicle spills migrating to Miller Creek.

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.

Less of a variance would prevent the development of barrier-free access with adequate accommodation for modern vehicles, increase risk of injury due to falling debris, raise the risk of accidental environmental impact associated with storing vehicles on the driveway, and result in a garage that is not in scale with the home.

To minimize the variance, the depth of the north half of the garage is reduced to minimize garage size instead of maintaining the depth of the south half of the garage throughout the entire space. The main level, garage, and basement grades are adjusted to minimize the main level/ garage floor elevation change and garage floor area required for barrier-free access.

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.

The garage is fully integrated with the home design to be compatible with the setting and surrounding homes. The attached side-entry layout and partially recessing the garage structure into the home blends the boundary of the garage and home with the design intent of making it impossible to discern the garage footprint from the exterior. Increasing the value of this home by addressing the practical difficulties of the property with a design that blends in with the topography should have a positive impact on the value of surrounding homes.

The Home Owner's Association/ Architectural Control Committee confirms that the proposed home is compatible with the community and supports the variance request.

Montebello Estates
Homeowners Association

45380 West 10 Mile Rd #135
Novi, MI 48375

August 27, 2018

Re: ZBA Variance Request Approval for 22556 Montebello Ct

To whom it may concern,

The Montebello Estates Homeowners' Association is pleased to confirm that the 3,536 sq. ft. main level residence, designed by McCotter Architecture and Design, with issue/ revision noted as "ZBA submit 8/24/18" is architecturally aligned with the plan for the Montebello Estates community and is compatible with the size and design of neighboring homes. The Montebello Estates Homeowners' Association confirms that the owner, Scott Pernia, has permission to pursue the accessory structure size variance noted on the plans. Montebello Estates Homeowners' Association reserves the right to re-review final construction drawings subsequent to the results of the City of Novi variance process for final architectural approval.

Sincerely,

A handwritten signature in black ink that reads "Claudio Rossi". The signature is written in a cursive, flowing style.

Claudio Rossi
President

Michael Wylie
43775 Nine Mile Rd.
Northville, MI 48167

26 August 2018

City of Novi Zoning Board of Appeals
45175 Ten Mile Rd
Novi, MI 48375

RE: Support for Dimensional Variance Request at 22556 Montebello Court

To City of Novi Zoning Board of Appeals:

I reside directly across from 22556 Montebello Ct. at 43775 Nine Mile Rd. Along with my residence, I own two adjacent vacant parcels which are also situated directly across Nine Mile Rd. from 22556 Montebello Ct.

As a now frequent user of the public pathway which runs through Montebello Estates along Nine Mile Rd. and Thornton Creek, I appreciate that the City of Novi worked to improve community access to this area without disturbing the natural setting immediately along Nine Mile Rd.

I reviewed Mr. Pernia's home plan and variance request. I fully appreciate the hardships faced with respect to the severe topography and trees on the lot as well as a need for barrier-free home access. I also appreciate his proactive stewardship of the Miller and Thornton Creek watercourses. I was happy to see a home design that addresses the unique challenges of the property in a visually appealing manner with no visual cues of an accessory structure variance being required.

As both the home and driveway are unique in terms of their high visibility from Miller Creek and the public pathway along Nine Mile Rd. and Thornton Creek, I see the minimization of exterior clutter (vehicle or other) as a particularly significant added benefit of Mr. Pernia's proposal. Keeping the Nine Mile Rd. corridor and the park area in Montebello Estates free of clutter accentuates the area's unique rural feel which has a positive impact on home values.

The structure proposed by Mr. Pernia is significantly less noticeable and offers more positive benefit to the community than those resulting from approved dimensional variances of similar magnitudes in the area. I strongly support this variance request, and I look forward to its approval from the City of Novi Zoning Board of Appeals.

Sincerely,



Michael Wylie
(734) 646-2528

GENERAL NOTES AND SPEC'S CONTINUED

- PAINT:**
1. PAINT PRODUCTS SHALL BE SHEWAN WILLIAMS OR EQUAL.
 2. PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.
 3. BLOCK FILLS AND PRIMERS FOR EACH COATING SYSTEM SHALL BE FROM SAME MANUFACTURER AS FINISH COATS.
 4. PROVIDE MANUFACTURER'S BEST-QUALITY PAINT MATERIAL, OF COATINGS TYPES SPECIFIED THAT ARE FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED.
 5. STORE AND DISPOSE OF SOLVENT BASED MATERIAL, AND MATERIAL USED WITH SOLVENT-BASED MATERIALS IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS AND LOCAL AUTHORITY JURISDICTION.
 6. ENSURE THAT MOISTURE RETAINING SUBSTRATES TO RECEIVE FINISHES HAVE MOISTURE CONTENT WITHIN TOLERANCES ALLOWED BY COATING SYSTEMS.
 7. DO NOT START WORK UNTIL SURFACES TO BE FINISHED ARE IN PROPER CONDITION TO PRODUCE FINISHED SURFACES OF UNIFORM APPEARANCE.
 8. REMOVE HARDWARE, LIGHTING FIXTURES AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED. MARK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINTING IS COMPLETE.
 9. DO NOT PAINT PRE-FINISHED ITEMS, ITEMS WITH AN INTEGRAL FINISH, OPERATING PARTS, AND LABELS, UNLESS OTHERWISE INDICATED.
 10. THINKER ADDITION SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS. DO NOT USE KEROSENE OR OTHER ORGANIC SOLVENTS TO THIN WATER-BASED PAINTS. WHERE PAINT IS TO BE SPRAYED, THIN ACCORDING TO MANUFACTURER'S CURRENT SPECIFICATIONS.
 11. PAINT EXPOSED SURFACES, (INDX) UNLESS OTHERWISE INDICATED. PAINT THE BACK SIDE OF ACCESS PANELS.
 12. APPLY COATINGS BY BRUSH, ROLLER, SPRAY OR OTHER APPLICATORS ACCORDING TO COATING MANUFACTURER'S WRITTEN INSTRUCTIONS. USE BRUSHES ONLY FOR EXTERIOR PAINTING AND WHERE THE USE OF OTHER APPLICATORS IS NOT PRACTICAL. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILINGS.
 13. APPLY PRIMERED (OPAQUE) FINISHES TO COMPLETELY COVER SURFACES PROVIDING A SMOOTH, UNIFORM SURFACE OF UNIFORM APPEARANCE.
 14. APPLY TRANSPARENT (CLEAR) FINISHES USING MULTIPLE COATS TO PROVIDE A GLASS-SMOOTH SURFACE FREE OF BLEN LUSTER.
 15. PROVIDE A FINISH FREE OF THIN, BRUSH MARKS, ROLLER MARKS, BRUSH PEEL, CLOUDINESS, COLOR IRREGULARITY, OR OTHER APPLICATION IMPERFECTIONS.
 16. PROVIDE COATS WITH ONE QUART OF EACH COLOR AND TYPE OF FINISH COAT PAINT USED ON PROJECT, IN CONTAINERS, PROPERLY LABELED AND SEALED.

- PLUMBING NOTES:**
1. THESE DRAWINGS ARE DIAGRAMMATIC DEVELOPED FOR DESIGN/BUILD AND ARE FOR REFERENCE ONLY. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL SYSTEM, REQUIRED SUBMITTALS, AND ENGINEERING. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS REQUIRED TO PROVIDE COMPLETE OPERABLE SYSTEMS REGARDLESS IF NOTED ON PLANS OR NOT.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND FEELS ALL WORK SHALL COMPLY WITH THE LATEST MICHIGAN, FEDERAL, AND LOCAL CODES, AND OSHA REGS.
 3. FUTURE CONNECTIONS SHALL BE CHANGES TO 1/2" DIA. OR 3/4" DIA. FLEXIBLE PIPING. ALL WATER SUPPLY CONNECTIONS SHALL BE PROVIDED WITH WHEEL HANDLE STOPS OR VALVES WITH ESDRUGATIONS, BRASSMATT OR TRISA OR EQUAL.
 4. DOMESTIC WATER PIPING ABOVE GRADE SHALL BE TYPE "L" OR TYPE "M" COPPER 1/2" OR 3/4" COPPER 1/2" OR 3/4" COPPER PIPING AND APPROVED FITTINGS AND FITTINGS SHALL BE TYPE "X" COPPER 1/2" OR 3/4" COPPER PIPING AND APPROVED FITTINGS. TYPE "X" COPPER PIPING SHALL BE TYPE "X" COPPER 1/2" OR 3/4" COPPER PIPING AND APPROVED FITTINGS. TYPE "X" COPPER PIPING SHALL BE TYPE "X" COPPER 1/2" OR 3/4" COPPER PIPING AND APPROVED FITTINGS. TYPE "X" COPPER PIPING SHALL BE TYPE "X" COPPER 1/2" OR 3/4" COPPER PIPING AND APPROVED FITTINGS.
 5. ALL SANITARY PIPING SHALL BE CAST IRON ANS AND 1/2" OR 3/4" FITTINGS OR SCHEDULE 40 OR 40 PIPING W/ SWEAT WELDED JOINTS. NON-FERROUS FITTINGS SHALL BE NIPROFLEX BLEVE WITH STAINLESS STEEL SHIELD CONFORMING TO ASPI 301 AND ASPI 304.
 6. PROVIDE FLOOR DRAINAGE WHERE SHOWN ON PLAN W/ DEEP SEAL TRAPS AND POLISHED NICKEL ALLOY STRAINER.
 7. PROVIDE BURM 2100 SERIES "SHOCKTROLS" WITH STABILIZED 10-0 STAINLESS STEEL CASING AND PRESSURE CHARGED BELLFLOW FOR BOTH HOT AND COLD WATER.
 8. NATURAL OR LP GAS PIPING SHALL BE BLACK STEEL PIPE WITH SCREENED JOINTS OR BUNA CHLORINATED STAINLESS STEEL WITH YELLOW PVC PROTECTIVE COVERING. SUPPORT ALL PIPING AS PROVIDED BY CODE.
 9. PROVIDE ALL PIPING WITH PROPER HANGERS AND HANGING CONNECTIONS TO ALL EQUIPMENT. PRESURE TEST ALL PIPING PRIOR TO PUTTING INTO USE. COORDINATE REQUIREMENTS WITH LOCAL GAS COMPANY PRIOR TO INSTALLATION.
 10. WORK SHALL BE COORDINATED WITH THAT OF OTHER TRADES.
 11. ALL NEW WATER PIPING SHALL BE INSTALLED TIGHT TO STRUCTURE, ADEQUATELY SUPPORTED, PROTECTED AND PROPERLY FITTED TO ALLOW FOR DRAINAGE.
 12. USE PIPE HANGERS WHERE REQUIRED WITH SADDLES TO AVOID GRUBBING INSULATION. ON PIPING 1/2" OR SMALLER SPACING HANGERS AT 2'-0" O.C. FOR PIPES 1 1/2" OR LARGER SPACING HANGERS AT 4'-0" O.C.
 13. COORDINATE ROUTING OF PIPING WITH OTHERS. LINE UP WORK TRUE TO OR AT A RIGHT ANGLE TO ADJACENT SURFACES AND IN A NORMALWISE MANNER. SUPPORT ALL INTERIOR PIPING FROM BUILDING STRUCTURE BY MEANS OF A HANGER OR INSERTS TO MAINTAIN FITCH OF LINE, PREVENT VIBRATION, AND SECURE PIPING PLACE.
 14. ALL WATER PIPING SHALL BE HYDROSTATICALLY TESTED FOR 2 HOURS AT 150 PSIG BEFORE COVERING. ALL HOT AND COLD WATER PIPING SHALL BE TESTED WITH A MINIMUM OF 1/2" DIAMETER INSULATION AND WITHIN BUILDING INSULATION.
 15. FLUSH AND STERILIZE WATER DISTRIBUTION SYSTEM PRIOR TO BEING PLACED INTO SERVICE.
 16. SHOWER VALVE SHALL BE COMBINATION PRESSURE BALANCED THERMOSTATIC MIXING TYPE. PROVIDE CLEARANCE AT EACH END OF EACH VERTICAL PIPING. PROVIDE ADEQUATE CLEARANCE CHANGES IN DIRECTION OVER 45 DEGREES. CLEANOUT SHALL BE PROVIDED WITH HEX PLUGS IN CONCEALED LOCATIONS AND RECESSED PLUGS WITH COVER PLATES IN EXPOSED LOCATIONS.
 17. VENT LINES SHALL BE UP TO ALL STAIRS AND TERMINATE 12" ABOVE THE ROOF LINE.

- MECHANICAL NOTES:**
1. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE FOR REFERENCE ONLY. ALL ENGINEERING, SUBMITTALS, PERMITS, LICENSES, FEES, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR AS INDICATED AND/OR REQUIRED TO PROVIDE COMPLETE AND OPERABLE SYSTEMS AS OUTLINED.
 3. WORK SHALL BE IN FULL COMPLIANCE WITH THE LATEST MICHIGAN, FEDERAL, AND LOCAL CODES, AND OSHA.
 4. ALL DUCTWORK AND FITTINGS SHALL BE MINIMUM 20 GAUGE GALVANIZED OR ALUMINUM CONSTRUCTION IN ACCORDANCE WITH SHAGNAC DUCT CONSTRUCTION STANDARDS. ANY SIZE, TOP OR BOTTOM OF A FITTING, OR LENGTH OF DUCTWORK 12" OR PIPER SHALL BE 20 GAUGE TO CONTROL DUCT BANGING.
 5. ALL DUCT WORK IN UNCONDITIONED SPACES SHALL BE INSULATED WITH 1 1/2" MINIMUM THICKNESS OF SHAGNAC AND MEETS MINIMUM INSULATION STANDARDS. INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 50 OR LESS.
 6. ALL HORIZONTAL AND VERTICAL SUPPLY AND RETURN DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST ISSUE OF SHAGNAC AND ADDRESS MINIMUM INSTALLATION STANDARDS.
 7. ALL DUCT CONNECTIONS SHALL BE SEALED WITH DUCT MASTIC.
 8. PROVIDE VOLUME CONTROL DAMPERS WHERE INDICATED AND AT ALL TAKEOFF, BOTH SUPPLY AND RETURN SYSTEMS, AND MAJOR DUCT RUNS.
 9. SUPPLY AND RETURN BRANCH DUCTS MAY BE INSULATED FLEX DUCT IF THE RUN IS LESS THAN FIVE FEET IN LENGTH. ANY LENGTHS OVER FIVE FEET SHALL BE RIGID DUCTWORK. FLEX DUCT WHERE INSTALLED SHALL HAVE NO ANGULAR BENDS.
 10. PROVIDE TURNING VANES IN ALL RECTANGULAR ELBOWS CONFORMING TO SHAGNAC DUCT CONSTRUCTION STANDARDS.
 11. DIFFUSERS SHALL BE ALL ALUMINUM OR PAINTED STEEL, EACH EQUIPPED WITH OPPOSING BLADE DAMPER.
 12. RETURN AIR GRILLES SHALL BE ALL ALUMINUM OR PAINTED STEEL CONSTRUCTION.
 13. PAINT WALL CAVITIES BEHIND RETURN AIR GRILLES BLACK.
 14. PROVIDE VIBRATION ISOLATION DEVICES AND FLEXIBLE DUCT CONNECTIONS AT ALL EQUIPMENT.
 15. CONDENSATE DRAINAGE FROM AIR HANDLING UNITS SHALL BE TRAPPED AND RUN TO FLOOR DRAIN OR SUMP CROCK.
 16. PROVIDE PROGRAMMABLE THERMOSTATS SHALL CAPABLE OF MAINTAINING TWO SEPARATE PROGRAMS AND FOUR TEMPERATURE SETTINGS EACH DAY. THERMOSTATS SHALL BE LOCATED BY FIELD COORDINATED WITH OWNER TO AVOID INTERFERENCE WITH WALL MOUNTED WORK.

- ELECTRICAL:**
1. ALL ENGINEERING, SUBMITTALS, PERMITS, AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 2. WORK SHALL BE IN FULL COMPLIANCE WITH THE LATEST MICHIGAN, FEDERAL, AND LOCAL CODES, AND OSHA.
 3. COORDINATE AND VERIFY ROOM-IN-LOCATIONS, FINAL CONNECTIONS, MOUNTING HEIGHTS, VOLTAGE, CURRENT, AND PHASE REQUIREMENTS, PRIOR TO INSTALLATION OF ALL MOTORS, PANELS, EQUIPMENT, ETC. PROVIDED BY OTHERS.
 4. COORDINATE NETWORK/VOLTAJE CONTROLS SERVICE INSTALLATION. PROVIDE ALL CONDUITS, OUTLETS, PULL STRINGS, BACKBOARDS, ETC. AS REQUIRED.
 5. PANELS, CABINETS, CONDUIT SYSTEMS, STARTERS, ETC. SHALL BE GROUNDED IN ACCORDANCE WITH N.E.C. AND LOCAL CODES.
 6. MATERIALS SHALL BE NEW AND BEAR THE U.L. LABEL OR LISTING, WHEREVER STANDARDS HAVE BEEN ESTABLISHED.
 7. FEEDERS SHALL BE TYPE THWY OR THWN; BRANCH CIRCUIT WIRING SHALL BE TYPE THWY OR THWN/THN; #12 MINIMUM. ALL WIRE SHALL BE COPPER, HAVING 600 VOLT INSULATION.
 8. ALL OUTLET WIRING LONGER THAN 100' SHALL BE GROUNDED ON THE SIZE MIN - VERIFY VOLTAGE DROP COMPLIES WITH THE REQUIREMENTS OF THE N.E.C.
 9. SWITCHES SHALL BE 15A 120V 20A 1 1/2" OR 2" POLAR AND 4 WAY AS REQUIRED.
 10. RECEPTACLE OUTLETS SHALL BE PROVIDED IN ACCORDANCE IV SECTIONS E901 I E902 OF THE 2015 MFC.
 11. RECEPTABLES SHALL BE DUPLEX GROUNDS TYPE 15A 120V. OUTLETS IN KITCHENS, BATHROOMS, GARAGES, STORAGE ROOMS, AND EXTERIOR OPERATING PANELS, RECEPTABLES SHALL BE 20A 120V DUPLEX GROUNDED TYPE. SPECIAL PURPOSE RECEPTABLES 20A 40A 50A 120V OR ETC SHALL BE SPECIFICATION GRADE.
 12. LIGHTING OUTLETS SHALL BE PROVIDED IN ACCORDANCE IV SECTION E903 OF THE MFC. INSTALL DIMMERS ON SWITCHES AS DIRECTED BY OWNER.
 13. VERIFY ALL LIGHTING FIXTURES AND SWITCH LOCATIONS IV OWNER PRIOR TO INSTALLATION.
 14. SINGLE PHASE MOTOR STARTERS SHALL BE MANUAL TOGGLE SWITCH WITH THERMAL OVERLOADS, FUSE INDICATED WITH PILOT LIGHT ALLEN BRADLEY MAKE OR EQUAL.
 15. DISCONNECTS SHALL BE HEAVY DUTY TYPE FUSED IN A NEMA 1 ENCLOSURE. DISCONNECTS INSTALLED OUTDOORS SHALL BE IN A NEMA 3R ENCLOSURE.
 16. ALL FUSES SHALL BE DUAL ELEMENT THE RATED 300,000 A.I.C. RATED.
 17. SHOWING ALUMINUM AND CABLES WHERE DETECTED SHALL BE PROVIDED IN ACCORDANCE IV SECTION 314 AND 315 THE 2015 MFC.
 18. MINIMUM SIZE CONDUIT SHALL BE 1/2" THUMBALL (BUT) CONDUIT INSTALLED ON OR UNDER FLOOR SHALL BE 3/4" MINIMUM. CONDUIT INSTALLED IN FINISHED AREAS SHALL BE CONCEALED.
 19. PROVIDE MINIMUM 8" OF CLEARANCE FROM WITHIN EACH BATHROOM VENTED THROUGH ROOF OR WALL WITHIN 2'-0" DUCT. PROVIDE SWITCHING ON FANS FUTURE AND HUMIDISTAT CONTROLS.
 20. OUTLETS TO BE INSTALLED AT 18" A.F.F. AND AT 42" A.F.F. AT COUNTERS AND

LEGAL DESCRIPTION

T1N, R5E, SEC 21 OAKLAND COUNTY GONDONMUM PLAN NO 2172
 MONTEBELLO ESTATES UNIT 28 LSEER BOND00 PHASE 242-111 FROM OH 029
 1 021 SPLIT/COMBINED ON 09/24/2011 FROM 90-22-27-489-026
 90-22-27-489-021, 90-22-27-489-022
 COMMONLY KNOWN AS: 22956 MONTEBELLO CT
 TAX ID: 9022-27-489-031

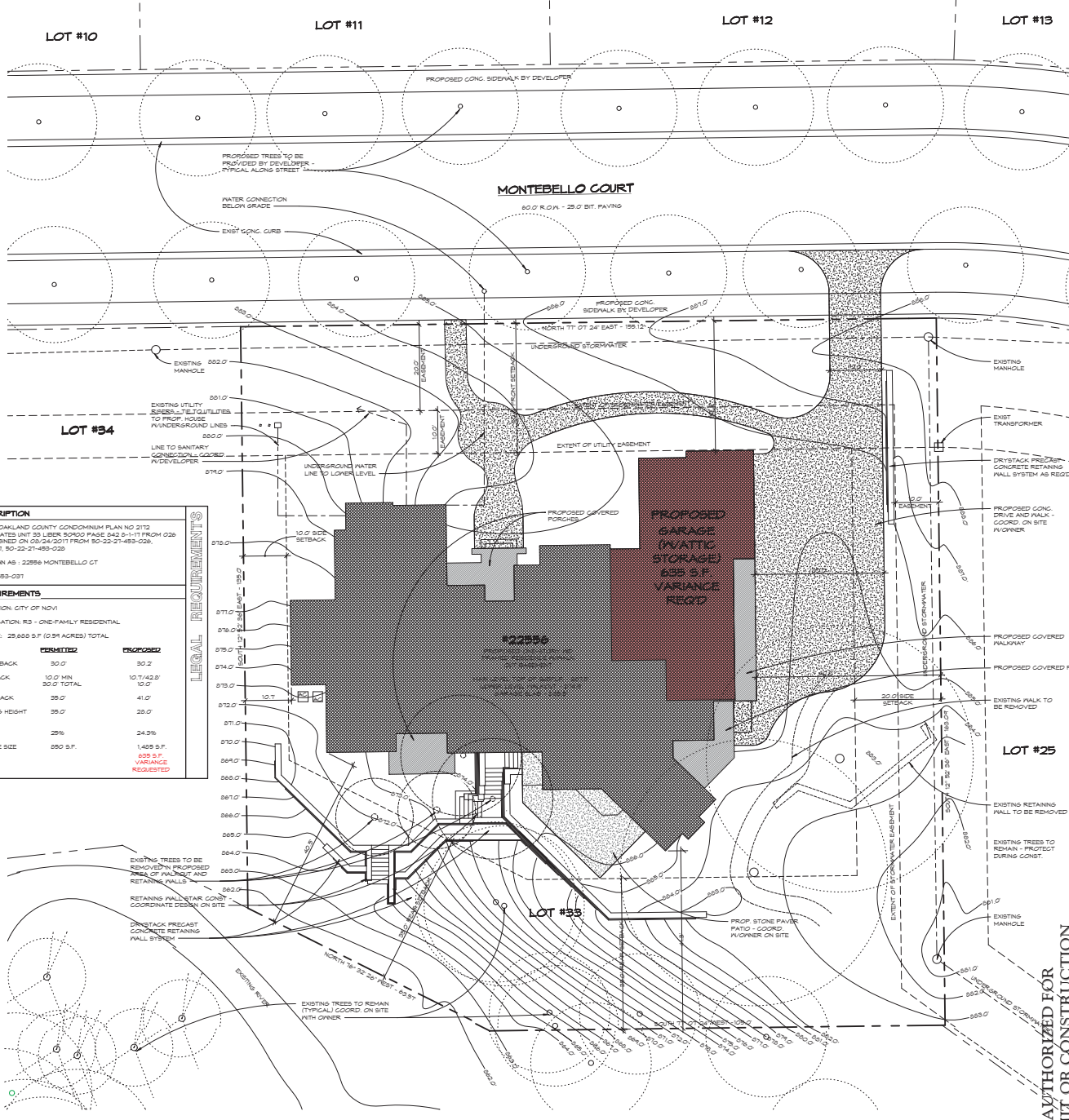
ZONING REQUIREMENTS

ZONING JURISDICTION CITY OF NOVI
 ZONING CLASSIFICATION R3 - ONE-FAMILY RESIDENTIAL
 EXISTING LOT SIZE: 29,560 S.F. (0.99 ACRES) TOTAL

REGULATION	PERMITTED	PROPOSED
FRONT YARD SETBACK	30.0'	30.2'
SIDE YARD SETBACK	10.0' MIN 30.0' TOTAL	10.7' (42.8') 10.0'
REAR YARD SETBACK	35.0'	41.0'
MAXIMUM BUILDING HEIGHT	35.0'	28.0'
LOT COVERAGE BUILDING	25%	24.3%
MAXIMUM GARAGE SIZE	850 S.F.	1,409 S.F. 659 S.F. VARIANCE REQUESTED

LEGAL REQUIREMENTS

10.0' DECK SETBACK
 10.0' SIDE YARD SETBACK
 30.0' FRONT YARD SETBACK
 30.0' REAR YARD SETBACK
 30.0' SIDE YARD SETBACK
 10.0' MIN SIDE YARD SETBACK
 30.0' TOTAL SIDE YARD SETBACK
 35.0' REAR YARD SETBACK
 35.0' MAXIMUM BUILDING HEIGHT
 25% LOT COVERAGE BUILDING
 25% MAXIMUM GARAGE SIZE



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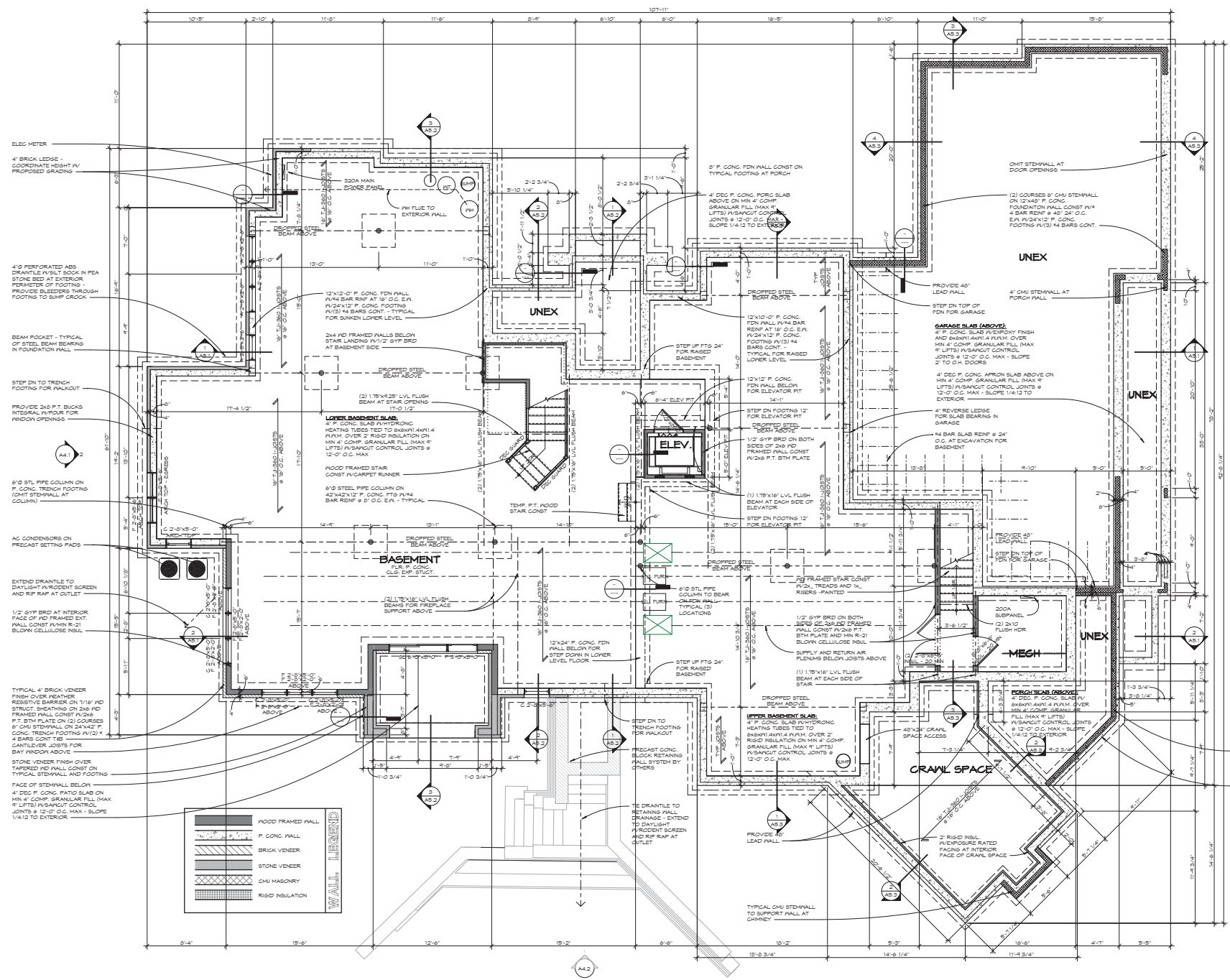
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 PLOT PLAN
 SCALE: 1" = 10'-0"

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- 1. USE MIN (2) BEARING STUDS FOR BEAMS AND GRIDDERS UNLESS NOTED OTHERWISE.**
2. USE HANGERS AT ALL FLUSH JOIST TO BEAM AND BEAM TO BEAM CONNECTION.
3. PROVIDE HANGERS, ANCHORS, STRAPS, AND CONNECTIONS FOR CONTINUOUS LOAD PATH AND WIND UPLIFT RESISTANCE.
4. PROVIDE TOP FLANGE HANGERS OR HIGH CAPACITY FACE MOUNT HANGERS FOR ALL JOIST TO BEAM CONNECTIONS.
5. CONNECTIONS NOT NOTED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED STEEL HANGERS BEING TO MEMBER SIZE AND CARRIED LOAD AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (I.E. A DOUBLE 2X10 MUST HAVE A SHIMSPON 1/4" X 2" HANGERS OR EQUAL ETC.).
6. INSTALL SOLID BLOCKING DOWN TO FOUNDATION FROM ALL POINT LOADS INCLUDING SQUARE BLOCKS.
7. HEADERS NOT LABELED SHALL BE (2) 2X12 MIN.
8. CONTINUOUS SHEET EXTERIOR FACE OF WALL WITH MIN 1/8" APA RATED SHEATHING NEEDED WITH 2X6 GOMMON WALLS AT 6" O.C. AT PANEL EDGES AND AT 12" O.C. AT PANEL INTERIORS.
9. AT SPLICES IN DOUBLE TOP PLATE, LAP 24" MINIMUM AND NAIL WITH (3) 16D BARRERS IN LAP AREA. NAIL AT 24" O.C. FOR REMAINDER OF LENGTH. LAP CORNERS AND INTERSECTIONS AND FACE WALL WITH (2) 10D BOX NAILS 12" AT EACH WALL CORNER AND 12" TO TOTAL NUMBER OF STUDS DISPLACED TO EACH SIDE OF THE OPENING (FULL HEIGHT) AND USE ONE TRIMMER STUD BELOW THE HEADER AT EACH END (NO).
10. FINAL ENGINEERING AND LOCATIONS OF COLUMNS SUPPORTING LOADS FROM GROSS TRUSSES SHALL BE DESIGNED BY ARCHITECT BASED UPON FINAL LOADINGS PREPARED BY TRUSS MANUFACTURER.
11. POSTS AT CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING. REPEAT POSTS ON LOWER FLOORS BELOW UPPER POSTS (NO).
12. POSTS AT CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING. REPEAT POSTS ON LOWER FLOORS BELOW UPPER POSTS (NO).
13. NOTING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.
14. PROVIDE BLOCKING (MIN 2X4) BETWEEN JOISTS @ 16" O.C. FOR WALLS ABOVE LOCATED PARALLEL TO JOISTS.
15. PROVIDE JOIST BLOCKING THE SAME SIZE AS THE MAIN JOIST FRAMING) AT NO MORE THAN 16" O.C. AT ALL FOUNDATION AND BEARING WALLS PARALLEL TO THE MAIN JOIST SPAN DIRECTION. THE BLOCKING SHALL BE INSTALLED IN THE FIRST JOIST SPACE BELOW AND SECURED TO THE TOP WALL PLATE. ALL JOIST BLOCKING SHALL BE GULLED TO THE FLOOR DECK AND SECURED WITH A MINIMUM OF (4) 10D NAILS THROUGH THE FLOOR DECK INTO EACH BLOCKING PIECE.

- 1. FOUNDATION WALLS SHALL BE ALLOWED TO CURE PROPERLY IN ACCORDANCE WITH THE SUPPLIER'S RECOMMENDATIONS.**
2. BASEMENT WALLS ARE DESIGNED TO SPAN VERTICALLY FROM THE BASEMENT SLAB TO THE FLOOR DECK. THEREFORE, THE BASEMENT WALLS SHALL NOT BE BACKFILLED UNTIL THE BASEMENT SLAB AND FIRST FLOOR DECK ARE COMPLETED.
3. FOUNDATION WALLS SHALL NOT BE CONSTRUCTED DURING FRESH WEATHER UNLESS PROPERLY PROTECTED AND WATERED ACCORDANCE WITH THE MOST RECENT ACI RECOMMENDATION FOR COLD WEATHER WORK.
4. NO MODIFICATIONS TO THE FOUNDATION WALL DESIGN (SUCH AS ADDING A BLOCK TO THE TOP) SHALL BE ALLOWED WITHOUT PRIOR CONSENT FROM THE ARCHITECT.
5. ALL FOUNDATION BACKFILL MATERIALS SHALL CONSIST OF GRANULAR FILL GRANULAR FILL SHALL BE A MINIMUM OF MORE THAN 30 POUNDS PER CUBIC FOOT OF EQUIVALENT FLUID PRESSURE ON THE WALL. CONSULT WITH A CIVIL ENGINEER FOR PROPER FILL MATERIALS TO MEET THESE REQUIREMENTS.
6. ANCHOR BOLTS SHALL BE INSTALLED IN THE CENTER OF FOOT PLATES IN DRILLED HOLES 1/8" LARGER IN DIAMETER THAN BOLTS. BOLTS SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE WALL TOP AND SHALL EXTEND A MINIMUM 1' ABOVE THE TOP OF THE FOOT PLATE TO ALLOW FOR WALKER AND NUT.

- PENETRATION MINIM. U-FACTOR - 0.35**
WALL INSULATION
 R-21 PERFORMANCE (BLOWN IN CELLULOSE)
CEILING INSULATION
 R-24 PERFORMANCE (BLOWN IN CELLULOSE IN TYPICAL ATTICS - CLOSED CELL EXPANDING FOAM IN NON-VENTILATED ROOF AREAS)
FLOOR BOND
 R-10 (BLOWN IN CELLULOSE) - PROVIDE RATED VAPOR RETARDER (VAPOR RESISTANCE RATINGS IN AREAS VAPOR RESISTANCE STRUCTURE)
FLOOR SLAB
 R-10 (2" RIGID INSULATION)
FOUNDATION WALLS
 R-10 (2" RIGID INSULATION) - TAPE BEAMS
UPPER LEVEL FLOORS ABOVE GARAGE
 R-30 PERFORMANCE (BLOWN CELLULOSE)

STRUCTURAL NOTES/SPECIFICATIONS

FOUNDATION NOTES

INSULATION SPEC.

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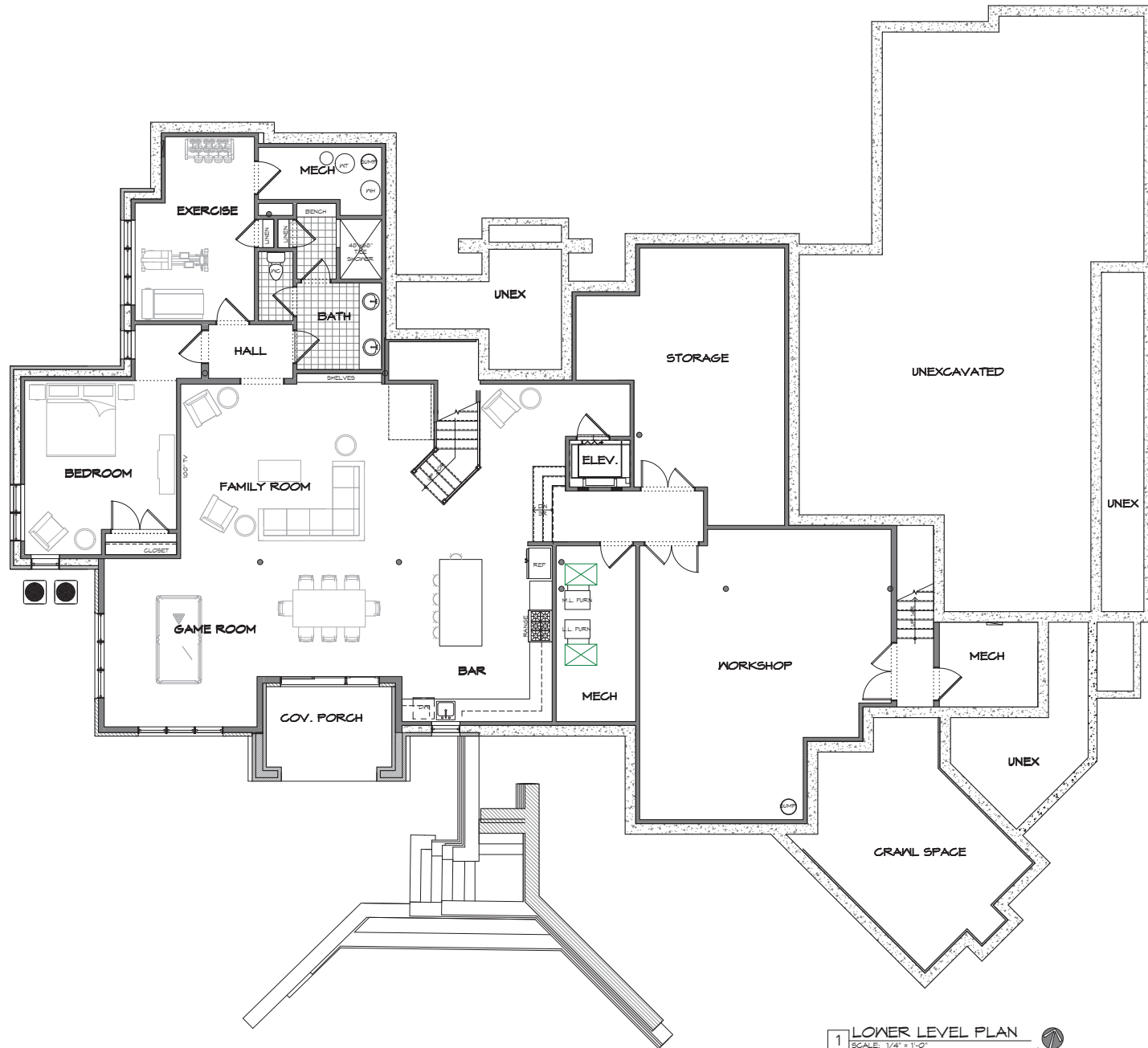
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1 FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"
 NOTES:
 1. DIMENSIONS ARE TO FACE OF CONCRETE/CMU OR CENTER OF OPENING/COLUMN UNLESS NOTED OTHERWISE.
 2. DROP FLOOR JOISTS 3/4" IN AREAS OF TILE FLOORING (PROVIDE 3/4" P.T. BEAM PLATE ON FOUNDATION BULL THAT CAN BE OMITTED IN TILE AREAS)

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 FOUNDATION PLAN
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1 LOWER LEVEL PLAN
 SCALE: 1/4" = 1'-0"
 LOWER LEVEL BUILD-OUT SHOWN FOR REFERENCE
 PERMITTED ONLY. NO FINISHED AREAS TO BE CONSTRUCTED
 IN LOWER LEVEL AT TIME OF INITIAL CONSTRUCTION

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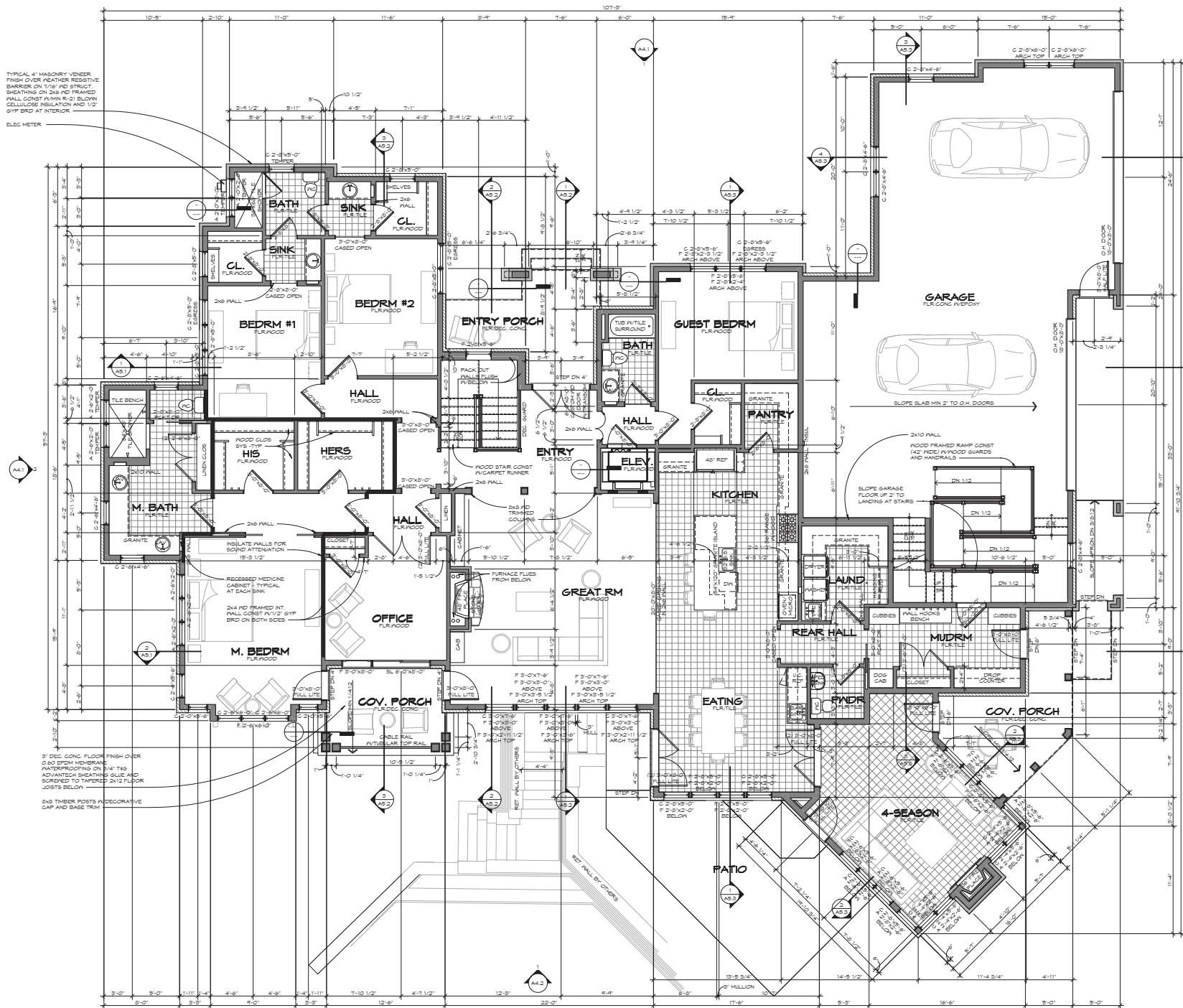
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LOWER LEVEL
 BUILD-OUT
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TYPICAL 4" MASONRY VENEER
FINISH OVER WEATHER RESISTIVE
BARRIER ON 1/8" RD STRUCT.
SHEATHING ON 2x6 NO FRAMED
WALL. CONST. MIN. R-2 BLOWN
CELLULOSE INSULATION AND 1/2"
GYPSUM AT INTERIOR.

ELEG. METER

- DOOR NOTES**
- INTERIOR DOORS SHALL BE 2-PANEL SOLID CORE ARCH TOP MOOD.
 - EXTERIOR FRENCH DOORS SHALL BE MARVIN ULTIMATE TO MATCH WINDOWS AND
 - INTERIOR DOOR HEIGHTS SHALL BE AS NOTED ON PLANS.
 - INTERIOR DOOR HARDWARE SHALL BE LEVER STYLE SELECTED BY OWNER.
 - TEMPER ALL UNITS REQUIRED BY CODE-2015 MICHIGAN RESIDENTIAL CODE.
 - INSTALL AND FINISH ALL DOORS PER MANUFACTURERS RECOMMENDATIONS.
 - EXTERIOR ENTRY DOOR SHALL BE CUSTOM MOOD DOOR WITH MULTI POINT HARDWARE TO BE SELECTED BY OWNER.
 - EXTERIOR SERVICE DOORS SHALL BE FIBERGLASS STANDED TO MATCH ENTRY DOOR.
 - GARAGE DOORS TO BE GLYPH 2" INSULATED STEEL DOOR (GALLERY SERIES) POLYURETHANE GRAN OAK PAINTE FINISH AND 1/2" HP ELECTRIC OPERATORS.

- INSULATION SPEC.**
- FENESTRATION MINUM U-FACTOR - 0.35
- WALL INSULATION
R-21 PERFORMANCE (BLOWN IN CELLULOSE)
- CEILING INSULATION
R-44 PERFORMANCE (BLOWN IN CELLULOSE IN TYPICAL ATTIC - CLOSED CELL EXPANDING FOAM IN NON VENTILATED ROOF AREAS)
- FLOOR BOND
R-21 (BLOWN IN CELLULOSE) - PROVIDE RATED VAPOR RETARDER (VAPOR EXPOSURE RATINGS IN AREAS AVOIDED STRUCTURE)
- FLOOR SLAB
R-10 (2" RIGID INSULATION)
- FOUNDATION WALLS
R-10 (2" RIGID INSULATION) - TAPE SEAMS
- UPPER LEVEL FLOORS ABOVE GARAGE
R-20 PERFORMANCE (BLOWN CELLULOSE)

WALL LEGEND

	WOOD FRAMED WALL
	P. CONC. WALL
	BRICK VENEER
	STONE VENEER
	CMU MASONRY
	RIGID INSULATION

- WINDOW NOTES**
- WINDOWS SHALL BE MARVIN ULTIMATE OR EQUAL - BRONZE ALUM GLAZ. MOOD (COLOR TO BE COPIED BY OWNER) - GLAZING SHALL BE LOW E ARGON GAS - PROVIDE FIBERGLASS INSET BURENS FOR ALL OPERABLE UNITS - SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF OPERABLE/FIXED UNITS & SWING DIRECTION - PROVIDE JAMB EXTENSIONS WHERE APPLICABLE - HARDWARE SHALL BE WHITE
 - TEMPER FOR ALL UNITS REQUIRED BY CODE-2015 MICHIGAN RESIDENTIAL CODE
 - TEMPER AT LEAST ONE EXPRESS WINDOW IN EACH SLEEPING ROOM IN ACCORDANCE IV SECTION R310 OF THE 2015 IRC
 - INSTALL AND FINISH ALL WINDOWS PER MANUFACTURERS RECOMMENDATIONS
 - WINDOWS COPIES ARE AS FOLLOWS: A-WINDOWS, G-CASEMENTS, D-DOUBLE HUNG, F-FIXED, G-SLIDING, H-FIXED SCREEN PANEL, I-TRANSOM (WIDTH X HEIGHT)
 - ALL FINAL SELECTIONS OF WINDOW AND HARDWARE SPECS TO BE VERIFIED BY OWNER PRIOR TO ORDERING
 - WINDOWS SHALL BE 1/2" SLIT AT TOP AND HAVE AND 1 1/2" AT BOTTOM UNCL. REFER TO EXTERIOR ELEVATIONS FOR PATTERNS
 - WINDOW DIMENSIONS SHOWN ARE NOMINAL DIMENSIONS - COORDINATE FINAL WINDOW SIZES WITH 3" OF SHOWN DIMENSIONS

3" DEG. CONC. FLOOR FINISH OVER
0.60 EPIPH MEMBRANE
PARTICULARS ON 1/4" T&G
ADVANTECH SHEATHING GUE AND
SCAND TO TAMPED 2x12 FLOOR
JOISTS BELOW

2x6 TIMBER POSTS IN
CAP AND BASE TRM
DECORATIVE

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

NOTES:
1) WALL DIMENSIONS ARE TO FACE OF STUD OR EXT. SHEATHING OR CENTER OF OPENING UNO
2) RECESS SUB-FLOOR 3/4" FOR MUSET BASE IN TILE AREAS - TYPICAL

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MAIN LEVEL FLOOR PLAN
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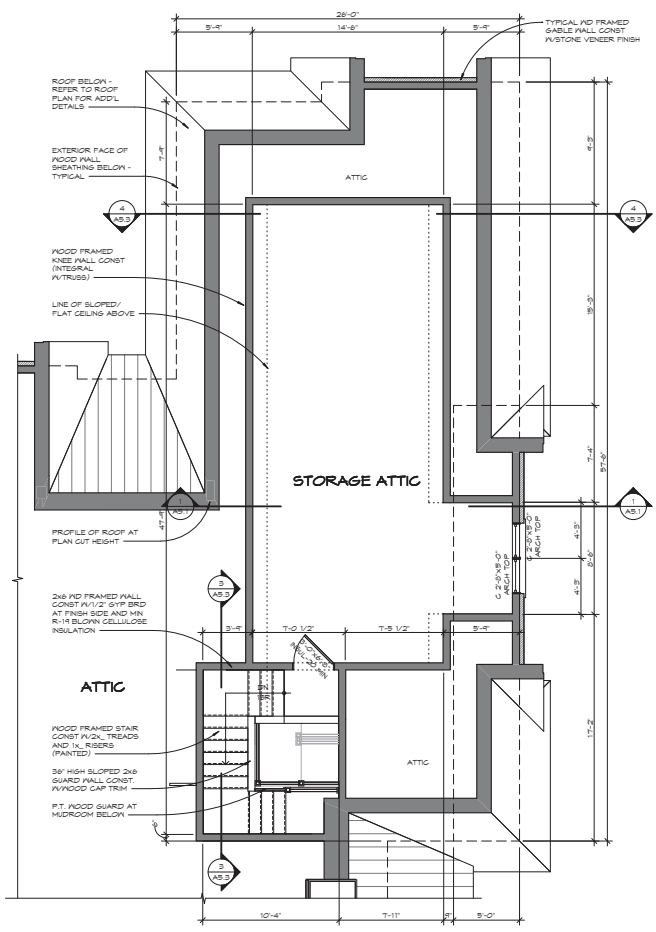
INSULATION SPEC.	
FENESTRATION MINUM U-FACTOR - 0.35	
WALL INSULATION	R-21 PERFORMANCE (BLOWN IN CELLULOSE)
CEILING INSULATION	R-41 PERFORMANCE (BLOWN IN CELLULOSE IN TYPICAL ATTIC) - GUSSET CELL EXPANDING FOAM IN NON VENTILATED ROOF AREAS
FLOOR BOND	R-21 (BLOWN IN CELLULOSE) - PROVIDE RATED VAPOR RETARDER IN EXPOSURE RATINGS IN AREAS IN EXPOSED STRUCTURE
FLOOR SLAB	R-10 (2" RIGID INSULATION)
FOUNDATION WALLS	R-10 (2" RIGID INSULATION) - TAPE SEAMS
UPPER LEVEL FLOORS ABOVE GARAGE	R-30 PERFORMANCE (BLOWN CELLULOSE)

- DOOR NOTES**
1. INTERIOR DOORS SHALL BE 2-PANEL SOLID CORE ARCHED TOP DOOR - ALL DOORS SHALL BE PAINT GRADE
 2. EXTERIOR FRENCH DOORS SHALL BE MARVIN ULTIMATE TO MATCH FINISHES AND
 3. INTERIOR DOOR HEIGHTS SHALL BE AS NOTED ON PLANS
 4. INTERIOR DOOR HARDWARE SHALL BE LEVER STYLE SELECTED BY OWNER
 5. TEMPER ALL UNITS REQUIRED BY CODE-2018 MICHIGAN RESIDENTIAL CODE
 6. INSTALL AND FLASH ALL DOORS PER MANUFACTURERS RECOMMENDATIONS
 7. EXTERIOR ENTRY DOOR SHALL BE CUSTOM WOOD DOOR WITH MULTI POINT HARDWARE TO BE SELECTED BY OWNER
 8. EXTERIOR SERVICE DOORS SHALL BE FIBERGLASS STAINED TO MATCH ENTRY DOOR
 9. GARAGE DOORS TO BE GLUPAY 2" INSULATED STEEL DOOR (GALLERY SERIES) MULTIGRAN OAK PAINT FINISH AND 1/2 HP ELECTRIC OPERATORS

- WINDOW NOTES**
1. WINDOWS SHALL BE MARVIN ULTIMATE OR EQUAL
 - BRONZE ALUM CLAD WOOD (COLOR TO BE COORDINATED BY OWNER)
 - GLAZING SHALL BE LOW E IVARGON GAS
 - PROVIDE FIBERGLASS INSET SCREENS FOR ALL OPERABLE UNITS
 - SEE EXTERIOR ELEVATIONS FOR LOCATIONS OF OPERABLE/FIXED UNITS & SPRING DIRECTION
 - HARDWARE SHALL BE WHITE
 - PROVIDE JAMB EXTENSIONS WHERE APPLICABLE
 2. TEMPER ALL UNITS REQUIRED BY CODE-2018 MICHIGAN RESIDENTIAL CODE
 3. PROVIDE AT LEAST ONE EGRESS WINDOW IN EACH SLEEPING ROOM IN ACCORDANCE IV SECTION R310 OF THE 2018 MRC
 4. INSTALL AND FLASH ALL WINDOWS PER MANUFACTURERS RECOMMENDATIONS
 5. WINDOW COVERS ARE AS FOLLOWS: AWNING, C-CASEMENTS, DH-DOUBLE HANG, F-FIXED, G-SLIDING, SC-FIXED SCREEN PANEL, TR-TRANSOM (WIDTH X HEIGHT)
 6. ALL FINAL SELECTIONS OF WINDOW AND HARDWARE SPECS TO BE VERIFIED BY OWNER PRIOR TO ORDERING
 7. MULLIONS SHALL BE 1/2" SOLS AT WINDOWS AND 1 1/2" AT DOORS UNCL. REFER TO EXTERIOR ELEVATIONS FOR PATTERNS
 8. WINDOW DIMENSIONS SHOWN ARE NOMINAL DIMENSIONS - COORDINATE FINAL WINDOW SIZES WITH 3" OF SHOWN DIMENSIONS

WALL LEGEND

	WOOD FRAMED WALL
	P. CONC. WALL
	BRICK VENEER
	STONE VENEER
	CMU MASONRY
	RIGID INSULATION



1 STORAGE ATTIC PLAN
SCALE: 1/4" = 1'-0"

NOTES:
1. WALL DIMENSIONS ARE TO FACE OF STUD OR EXT. SHEATHING OR CENTER OF OPENING UNCL

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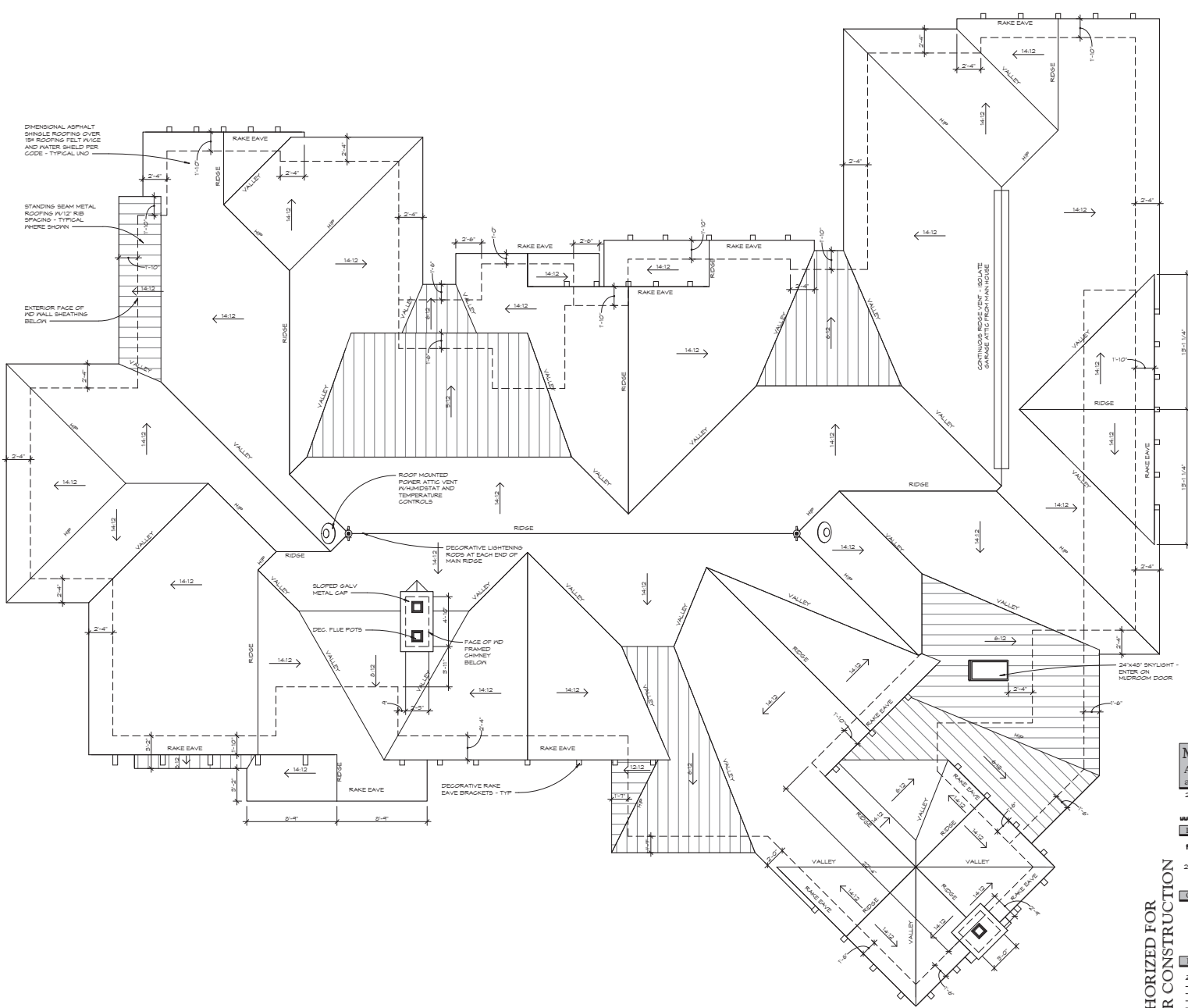
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STORAGE ATTIC PLAN

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ROOFING NOTES

GENERAL NOTES:
 1. COVER WITH SHEET METAL ALL SHEATHING HOLES OVER 1" IN DIAMETER, CRACKS OVER 1/2" IN WIDTH, LOOSE NUTS, AND EXCESSIVELY RESINOUS AREAS.
 2. INSTALL METAL DRAIN EDGES TIGHT TO FASCIA BOARDS AND LAP JOINTS MIN 2" NAIL DRAIN EDGE AT TOP OF FLANGE.
 3. FLASHING SHALL BE APPROVED CORROSION RESISTIVE FLASHING INSTALLED AT ALL ROOF AND WALL INTERSECTIONS AS WELL AS THE LOCATIONS SPECIFIED IN THE 2018 IRC.
 4. PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH SECTION R802 OF THE 2018 IRC.
 5. PAINT ALL ROOF PENETRATIONS IN COLOR TO MATCH ADJACENT ROOFING.

ICE AND WEATHER SHIELD:
 1. APPLY ICE AND WEATHER SHIELD ON ALL EAVES TO A DISTANCE AT LEAST 24" HORIZONTALLY BEYOND THE INTERIOR FACE OF THE EXTERIOR WALL. INSTALL MINIMUM 20" WIDE AT ALL VALLEYS. AT WALLS AND ROOF PENETRATIONS APPLY ICE AND WEATHER SHIELD A MIN 12" ONTO THE ROOF IN ALL DIRECTIONS AND 4" UP WALL WHERE WALL WHERE POSSIBLE. LAP ALL ENDS MIN 4".
 2. ICE AND WEATHER SHIELD SHALL BE A GOLD APPLIED SELF-ADHERING MEMBRANE COMPOSED OF A HIGH DENSITY, CROSS LAMINATED POLYETHYLENE FILM COATING ON ONE LAYER OF RUBBERIZED ASPHALT ADHESIVE SLICER GUARD BY ECOSTAR 3. 30# ROOFING UNDERLAYMENT SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM D4864 TYPE 1.

SOFFITS:
 1. ALL SOFFITS SHALL BE MINIMUM 3/4" R.S. CELESTINOUS SOFFIT MATERIAL.
 2. EAVE VENTS SHALL BE 2" CONTINUOUS ALUMINUM VENTING (OHT VENTING AT RAKE EAVES).

METAL ROOFING:
 1. FINISH ROOFING SHALL BE HIGH TEE STYLE STANDING SEAM 24 GAUGE SHEET STEEL ROOFING 1/2" RIB SPACING AND MINOR 500 FINISH.
 2. PROVIDE ROOF ASSEMBLIES WHICH COMPLY WITH THE REQUIREMENTS IN UL 580 FOR CLASS 90 WIND UPLIFT RESISTANCE.
 3. FLASHING AND ACCESSORIES SHALL BE THE MANUFACTURER'S STANDARD FLASHING AND TRIM PROFILES, FACTORY FORMED METAL OF THE SAME GAUGE AND FINISH AS THE PANELS. FABRICATED AS RECOMMENDED IN THE SHIMON ARCHITECTURAL SHEET METAL MANUAL.
 4. INSTALL UNDERLAYMENT OF 30# ROOF FELT. APPLY SLIP SHEET OVER UNDERLAYMENT BEFORE INSTALLING METAL ROOFING.
 5. ROOF PANELS SHALL BE OF SUFFICIENT LENGTH TO MINIMIZE HORIZONTAL JOINTS.
 6. ANCHOR PANELS SECURELY IN PLACE WITH CONCEALED FASTENERS WITH PROVISIONS FOR THERMAL AND STRUCTURAL MOVEMENT.
 7. FIELD CUTTINGS BY TORCH IS NOT PERMITTED. REMOVE ALL DRILL SWINGS AND CLEAN EXPOSED SURFACES OF ALL DIRT THAT RESULTS FROM PANEL INSTALLATION AND THAT WILL NOT BE NATURALLY FLUSHED.
 8. INSTALL GASKETS, JOINT FILLERS, AND ELASTOMERIC SEALANTS WHERE REQUIRED FOR WEATHERPROOF PERFORMANCE OF METAL ROOF PANEL ASSEMBLY. PROVIDE TYPES OF GASKETS, FILLERS, AND SEALANTS RECOMMENDED BY METAL ROOF MANUFACTURER.
 9. SEPARATE METALS FROM INCOMPATIBLE METALS OR CORROSIVE SUBSTRATES BY COATING CONCEALED SURFACES OR APPLYING ISOLATION TAPE AT THE POINT OF CONTACT. FACTORY APPLIED BAKED FINISH AND/OR 90# GALVANIZED COATING SHALL BE CONSIDERED ADEQUATE PROTECTION BETWEEN STEEL AND ALUMINUM.

ASPHALT SHINGLES:
 1. FINISH ROOFING SHALL BE 30 YEAR DIMENSIONAL SHINGLE ON 15# FELT 1/2" ICE & WATER SHIELD AS REQD BY CODE.
 2. 15# RISE SHINGLES SHALL BE PROVIDED BY SAME MANUFACTURER AND COLOR/FINISH TO MATCH.
 3. INSTALL SHINGLES AND FLASHING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTION AND THE IRMSA ROOFING AND WATERPROOFING MANUAL.
 4. VALLEYS SHALL BE ROYAL OR CLOSED OUT STYLE.

LOW SLOPE MEMBRANE ROOFING:
 1. ROOFING PRODUCTS AND ACCESSORIES SHALL BE MANUFACTURED BY VERSIGARD 0.060" THICK EPDM MEMBRANE OR EQUAL.
 2. ROOFING MEMBRANE SHALL BE VERSIGARD 0.060" THICK EPDM MEMBRANE OR EQUAL.
 3. MEMBRANE SHALL BE FULLY ADHERED AT ALL LOCATIONS.
 4. CLEAN AND PRIME SPRUCE AREAS, APPLY 3" PLCE TAPE AND FINISH ROLL SIDE AND END LAPS OF OVERLAPPING SHEETS. SEAL EXPOSED EDGES OF SHEET TERMINATIONS.
 5. INSTALL SHEET FLASHING AND PREFORMED FLASHING ACCESSORIES AND ADHERE TO SUBSTRATE.
 6. PROTECT ROOFING FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.

GUTTERS:
 1. GUTTERS SHALL BE CONTINUOUS PREFORMED HALF-ROUND COPPER WITH MATCHING BRACKETS AND DOWNSPOUTS.
 2. GUTTERS AND DOWNSPOUTS NOT SHOWN ON DRAWINGS FOR CLARITY.
 3. COORDINATE DOWNSPOUT LOCATIONS IN FIELD WITH ARCHITECT.

1 ROOF PLAN
 SCALE: 1/4" = 1'-0"
 NOTES:
 1. GUTTERS NOT SHOWN FOR CLARITY. COORDINATE DOWNSPOUT LOCATION ON SITE WITH OWNER.

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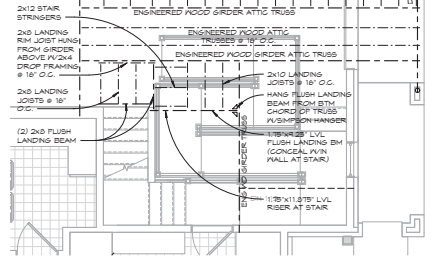
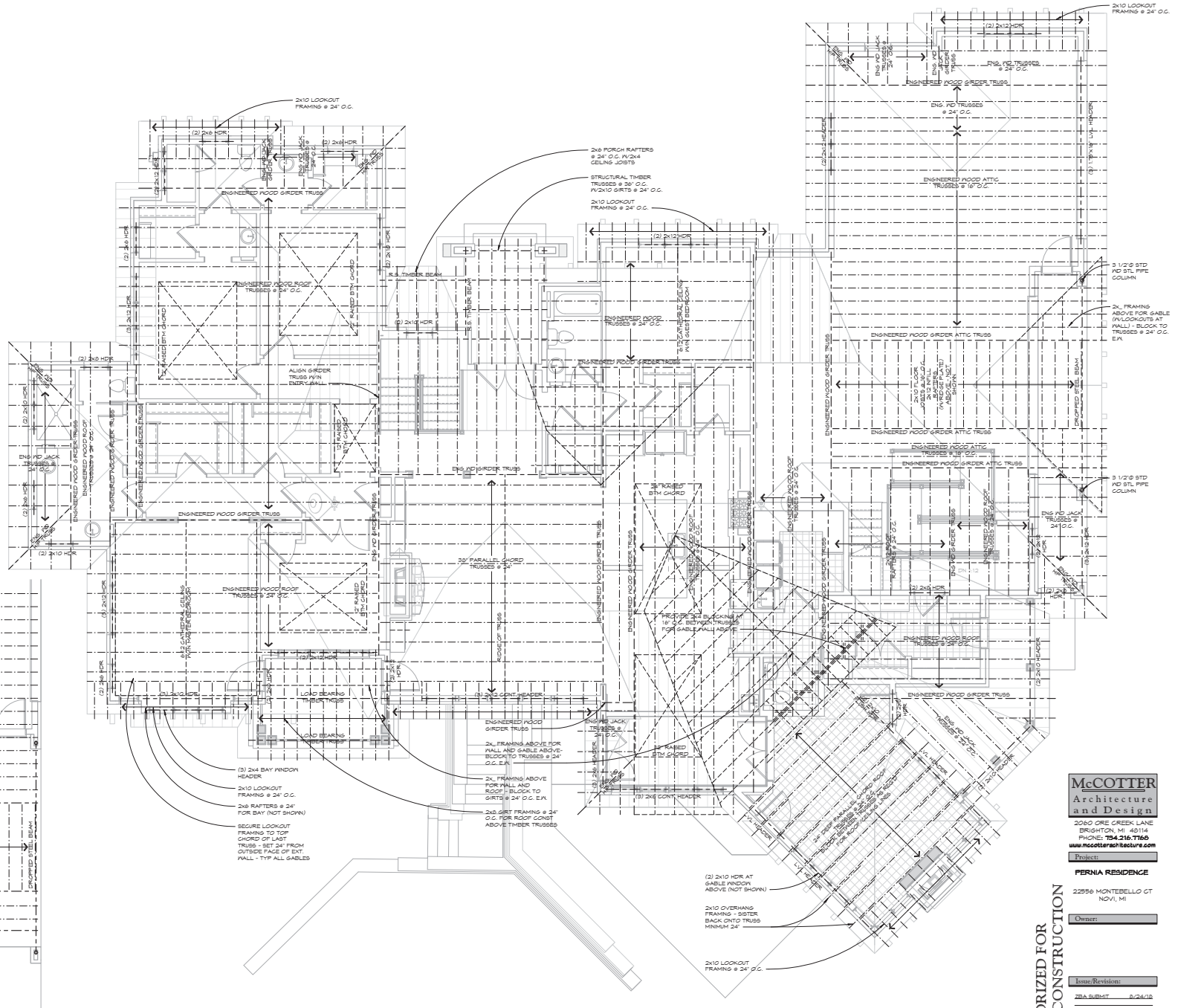
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ROOF PLAN
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- STRUCTURAL NOTES SPECIFICATIONS**
1. USE MIN (2) BEARING STUDS FOR BEAMS AND GRIDERS UNLESS NOTED OTHERWISE.
 2. USE HANGERS AT ALL FLUSH JOIST TO BEAM AND BEAM TO BEAM CONNECTIONS.
 3. PROVIDE HANGERS, ANCHORS, STRAPS, AND CONNECTIONS FOR CONTINUOUS LOAD PATH AND WIND UPLIFT RESISTANCE.
 4. PROVIDE TOP FLANGE HANGERS OR HIGH CAPACITY FACE MOUNT HANGERS AT FLUSH BEAM CONNECTIONS.
 5. CONNECTIONS NOT NOTED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED STEEL HANGERS SIZED FOR MEMBER SIZE AND CARRIED LOAD AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (I.E. A DOUBLE 2X10 MUST HAVE A SIMPSON U-310-3 HANGER OR EQUAL, ETC.).
 6. INSTALL SOLID BLOCKING DOWN TO FOUNDATION FROM ALL POINT LOADS INCLUDING SQUASH BLOCKS.
 7. HEADERS NOT LABELED SHALL BE (2) 2X10 MIN.
 8. CONTINUOUSLY SHEET EXTERIOR FACE OF WALL WITH MIN 1/8" APA RATED SHEATHING NAILLED WITH 20 COMMON NAILS AT 8" O.C. AT PANEL EDGES AND AT 12" O.C. AT PANEL INTERIOR.
 9. AT BRICES IN DOUBLE TOP PLATE, LAP 24" MINIMUM AND NAIL WITH (3) 16D SINKERS IN LAPPED AREA. NAIL AT 24" O.C. FOR REMAINDER OF LENGTH. LAP CORNERS AND INTERSECTIONS AND FACE NAIL WITH (2) 10D BOX NAILS.
 10. AT EACH WALL OPENING, ADD 1/2 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 (AND).
 11. FINAL ENGINEERING AND LOCATIONS OF COLUMNS SUPPORTING LOADS FROM GIRDER TRUSSES SHALL BE DESIGNED BY ARCHITECT BASED UPON FINAL LOADS PREPARED BY TRUSS MANUFACTURER.
 12. POSTS AT CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING. REPEAT POSTS ON LOWER FLOORS BELOW UPPER POSTS (AND). BLOCK SOLID BELOW ALL POSTS TO SOLID BEARING BELOW.
 13. NOTCHING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT.
 14. PROVIDE BLOCKING (MIN 2X4) BETWEEN JOISTS @ 16" O.C. FOR WALLS ABOVE LOCATED PARALLEL TO JOISTS.
 15. PROVIDE JOIST BLOCKING (MIN 2X4) BETWEEN MAIN JOIST FRAMING) AT NO MORE THAN 16" O.C. AT ALL FOUNDATION AND BEARING WALLS PARALLEL TO THE MAIN JOIST SPAN DIRECTION. THE BLOCKING SHALL BE INSTALLED IN THE PREFERRED JOIST SPAN DIRECTION AND SECURED TO THE TOP WALL PLATE. ALL JOIST BLOCKING SHALL BE SIZED TO THE FLOOR DECK AND SECURED WITH A MINIMUM OF (4) 10D NAILS THROUGH THE FLOOR DECK INTO EACH BLOCKING PIECE.



2 STORAGE ATTIC FRAMING
SCALE: 1/4" = 1'-0"

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

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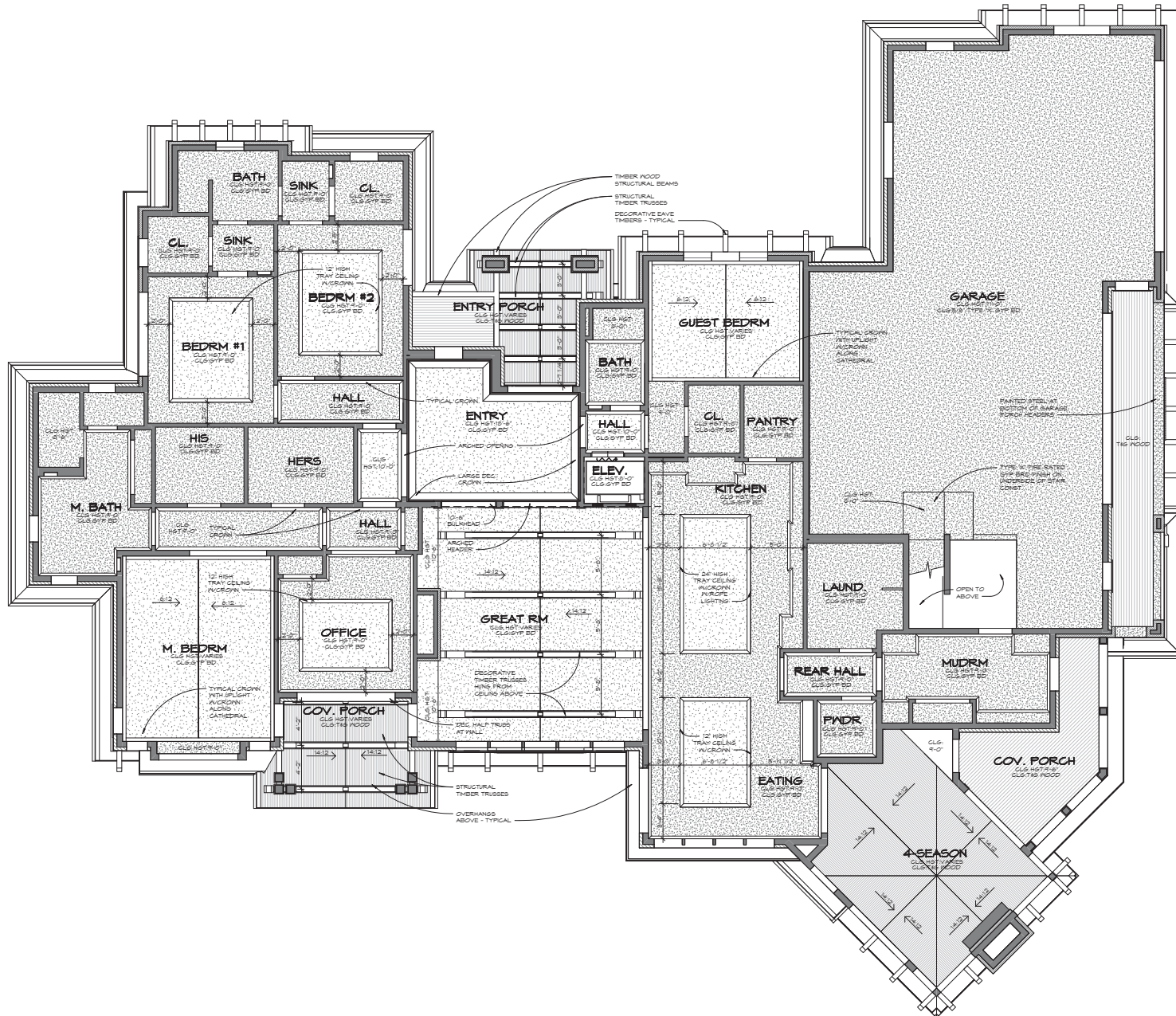
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**STORAGE FLOOR
AND ROOF
FRAMING PLANS**
A2.1
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1 MAIN LEVEL REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"
 NOTES:
 1. ALL DIMENSIONS ARE TO FACE OF FINISH UND

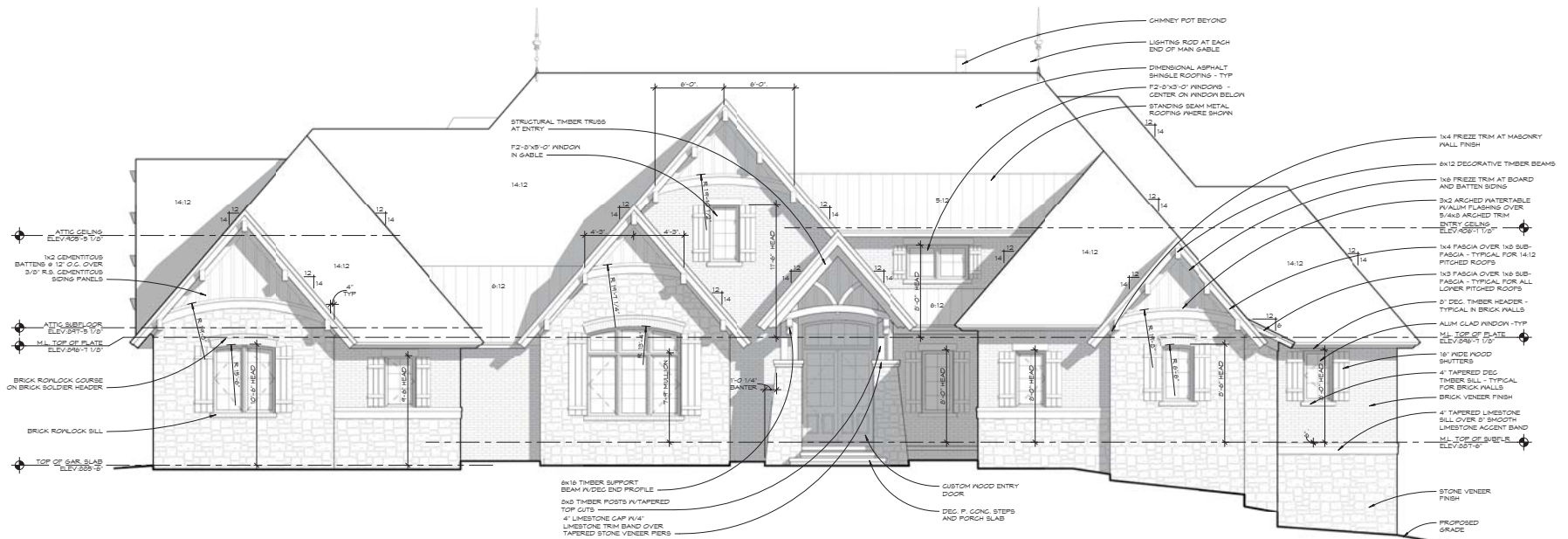
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MAIN LEVEL CEILING PLAN
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1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"
 GUTTERS NOT SHOWN FOR CLARITY



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

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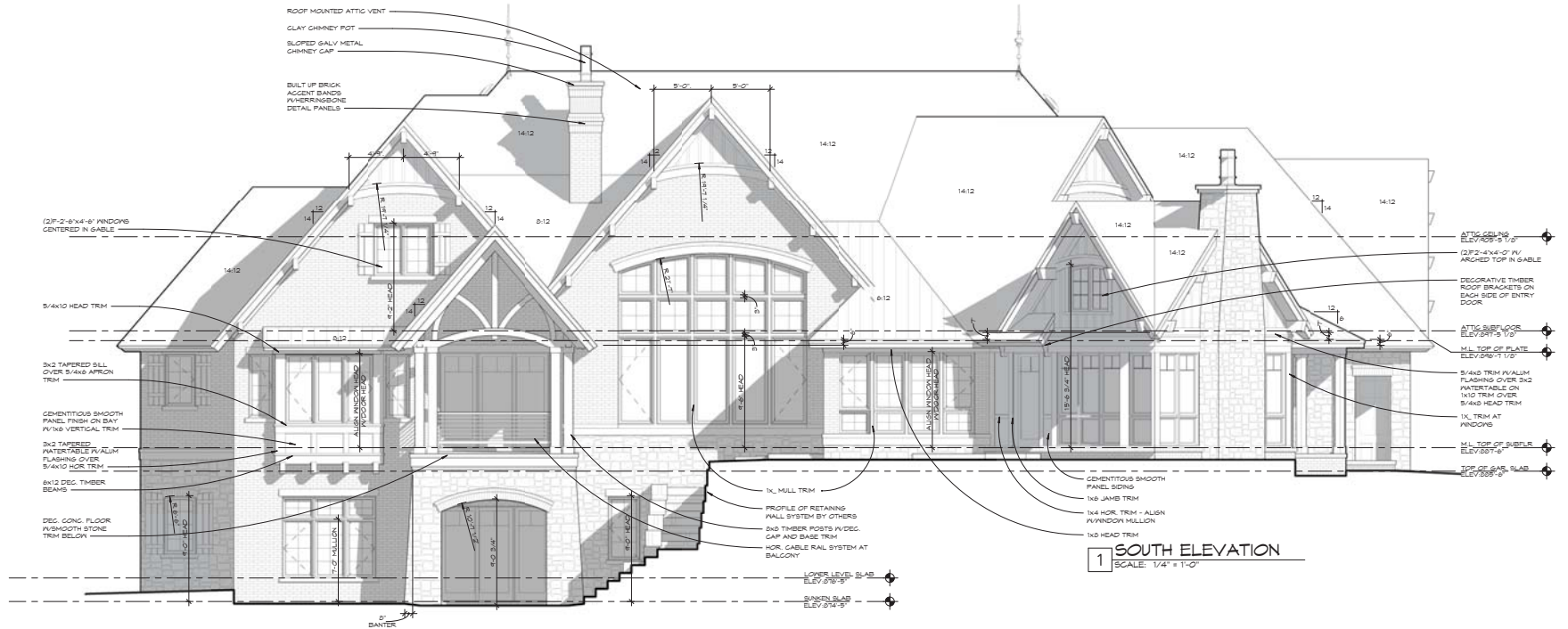
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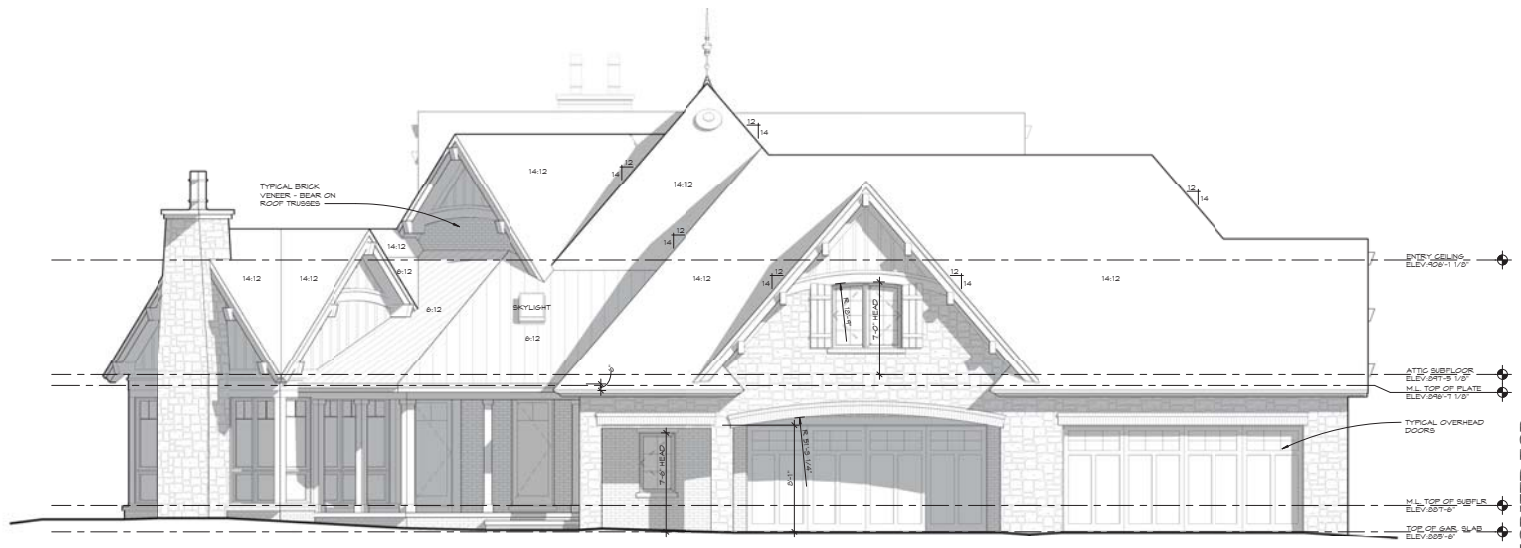
EXTERIOR ELEVATIONS

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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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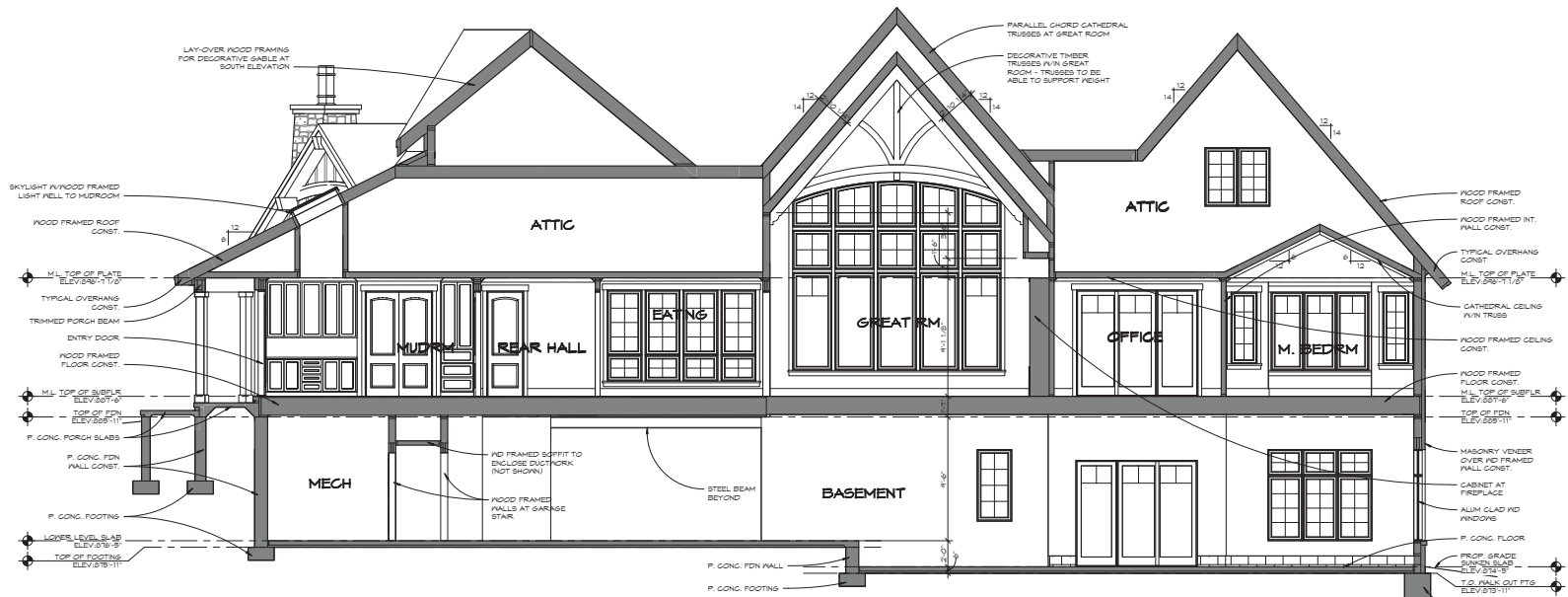
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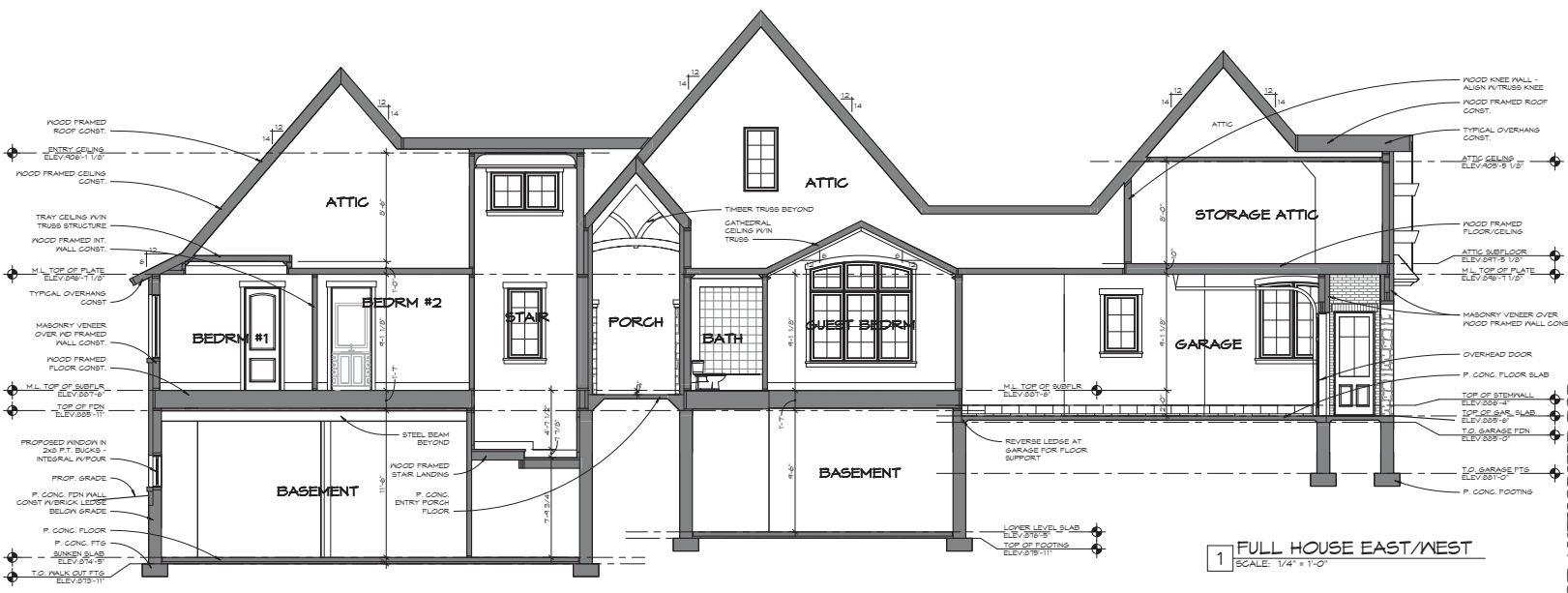
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EXTERIOR
ELEVATIONS
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2 EAST WEST LIVING ROOM
SCALE: 1/4" = 1'-0"



1 FULL HOUSE EAST/WEST
SCALE: 1/4" = 1'-0"

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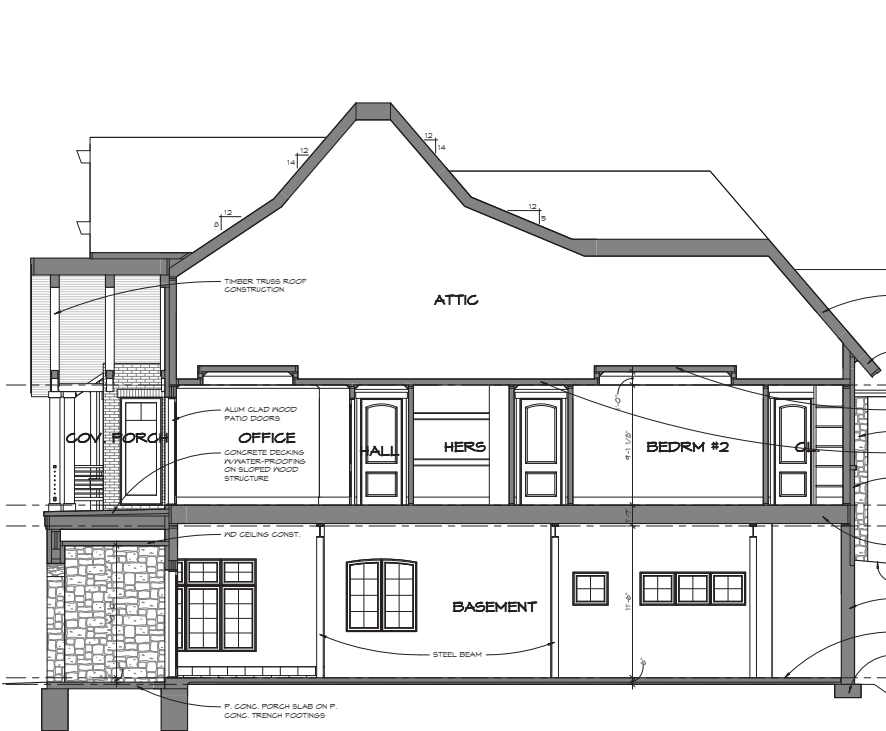
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BUILDING SECTIONS

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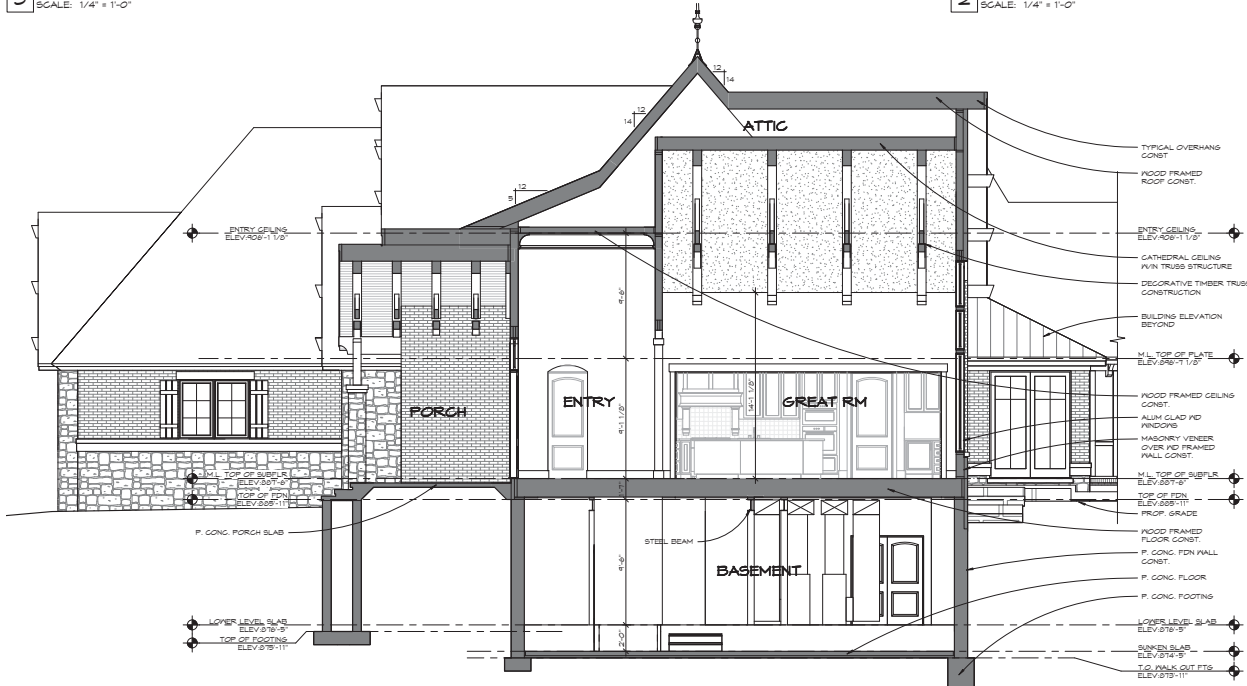
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3 BEDROOMS NORTH/SOUTH
SCALE: 1/4" = 1'-0"



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



1 LIVING ROOM/ENTRY
SCALE: 1/4" = 1'-0"

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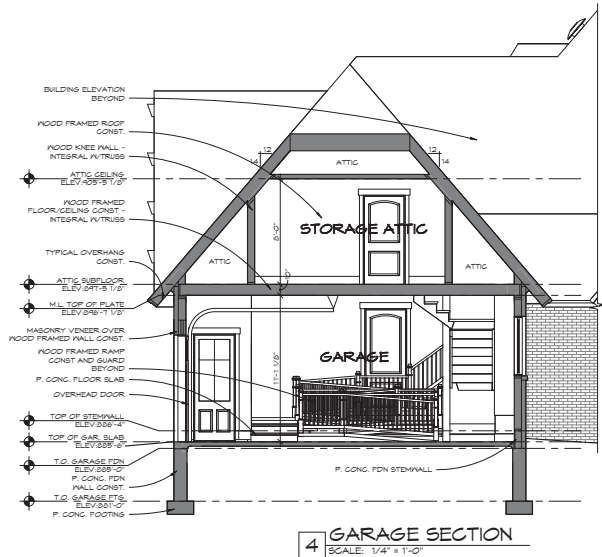
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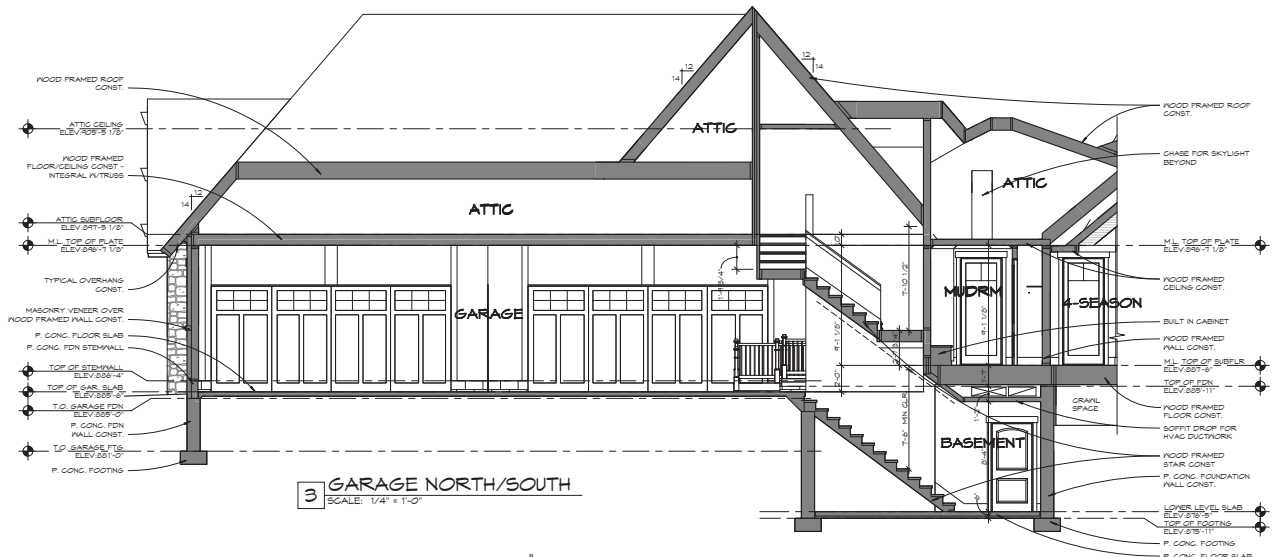
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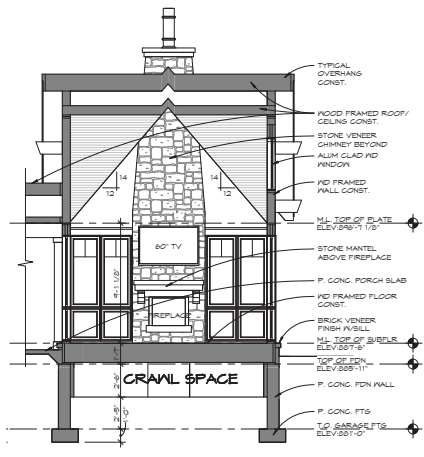
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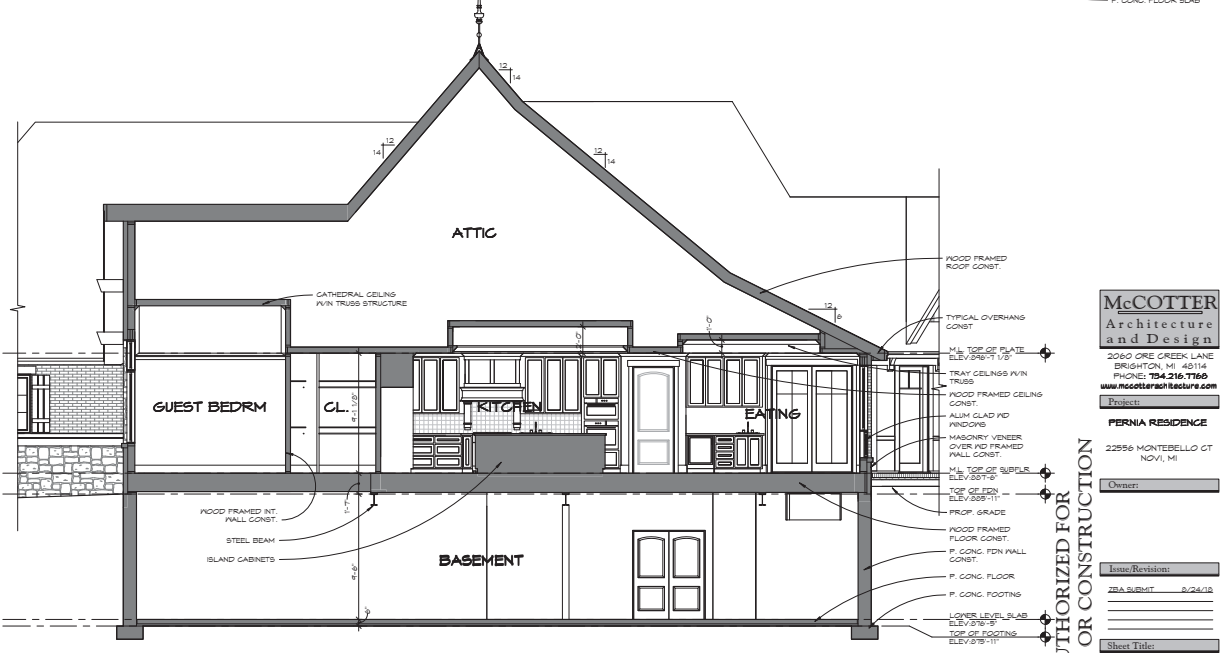
4 GARAGE SECTION
SCALE: 1/4" = 1'-0"



3 GARAGE NORTH/SOUTH
SCALE: 1/4" = 1'-0"



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



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

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BUILDING SECTIONS

A5.3

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