



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: October 13, 2015

REGARDING: SZOSTEK (CASE NO. PZ15-0036)

BY: Thomas M. Walsh, Building Official

I. GENERAL INFORMATION:

Applicant

Ryan & Lindsay Szostek

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: R-4, One Family Residential
Site Location: 1310 East Lake Drive, west of Novi Road and south of 14 Mile Road
Parcel #: 50-22-02-151-033

Request

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.5(d) to allow construction of a new second floor living area addition with an attic (living area) addition over the existing footing on an existing nonconforming lakefront parcel: 1) a variance of 4.83 feet in the required south side yard setback (10 feet required, 5.17 feet proposed); and 2) a variance from Section 4.19.1G of 5.0 feet for the required separation distance from detached accessory building (10.0 feet required, 5.0 feet proposed).



II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
Subject Property	R-4, One Family Residential	Shore Acres Subdivision	Single Residential
North	R-4, One Family Residential	Shore Acres Subdivision	Single Residential
South	R-4, One Family Residential	Shore Acres Subdivision	Single Residential
East	RM-1, Low Rise Multiple-Family District	Shore Acres Subdivision	Single Residential
West	*****	Walled Lake	*****

III. STAFF COMMENTS:

Existing Condition

The subject property consists of two- (2) lots located on the west side of East Lake Drive within Shore Acres Subdivision. The parcel has approximately 60.0 feet of frontage on East Lake Drive and approximately 153.0 feet deep as measured along south side yard lot line. The total lot area of the parcel is approximately 6,600.0 square feet. The existing residence is located 36.4 feet from the front yard lot line, 5.17 feet from the south side yard lot line, 34.41 feet from the north side yard lot line, and 70.15 feet from the rear (lake side) yard lot line.

The existing detached garage is located 6.69 feet from the north side yard lot line, 5.0 feet from the existing house, and 38.67 feet from the front (street side) yard lot line.

Proposed Changes

The applicant is proposing to construct a new second floor living area addition with an attic (living area) addition over the existing footing on an existing nonconforming lakefront parcel. As proposed, the second floor addition measure 20.45' x 46.5' for a total floor area of 951.0 square feet with a attic area of 426.0 square feet.

The addition would result in a setback of 5.17 feet from the south side yard lot line, 34.41 feet from the north side yard setback, 70.15 feet from the rear (lake side) yard lot line, and 36.4 feet from the front (street side) yard lot line. **This requires a variance of 4.83 feet in the required north side yard setback.**

IV. DEVELOPMENT STANDARDS:

The table below summarizes the zoning district development standards for the subject parcels.

Lot Size		Minimum Setback			
Area	Width	Front	Sides	Aggregate Side	Rear
R-4 10,000 sq. ft.	80 ft.	30 ft.	10 ft. (one side)	25 ft. (total of two side)	35 ft.

1. Building Height (Section 3.1.5(d)). The maximum height of the building is 35 feet. The addition(s) is proposed to be 25.3 feet, two-story.
2. Lot Coverage (Section 3.1.5(d)). The percentage of lot coverage including the existing residence and the proposed addition would result in 23.6 percent.

V. USE STANDARDS:

Required Separation Distance (Section 4.19.1G). A detached accessory building shall not be located closer than ten (10) feet to any main building and shall not be located closer than six (6) feet to any interior side lot or rear lot line. As proposed the existing detached garage is located 5.0 feet from the existing house and the proposed addition. ***This requires a variance of 5.0 feet for the required separation distance from detached accessory building.***

VI. RECOMMENDATION:

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

1. Grant I move that we **grant** the variance(s) in **Case No.PZ15-0036**, sought by _____,for _____ because the Petitioner has established that _____ causes a practical difficulty relating to the property, including some or all of the following criteria:

(a) Petitioner has established that the property is unique because _____, or that the physical condition of the property creates the need for a variance because _____.

And, the condition is not a personal or economic hardship.

(b) The need for the variance is not self-created, **because** _____.

(c) Strict compliance with dimensional regulations of the Zoning Ordinance, including _____, will (either):

1. unreasonably prevent Petitioner from using the property for the permitted purpose as a _____, because _____, and/or,
2. will make it unnecessarily burdensome to comply with the regulation because _____.

(d) Petitioner has established that variance is the minimum variance necessary because a lesser variance would not _____.

(e) The requested variance will not cause adverse impact on surrounding property, property values, or the enjoyment of property in the neighborhood or zoning district, because _____.

(f) The variance granted is subject to the conditions that:

1. _____,
2. _____,
3. _____,
4. _____.

2. Deny I move that we **deny** the variance in **Case No.PZ15-0036**, sought by _____, for _____ because the Petitioner has **not** established a practical difficulty because:

(a) Petitioner has shown no unique circumstance or physical condition of the property because petitioner can reasonably comply with the ordinance by_____.

(b) The difficulty described by the Petitioner is a personal or economic difficulty only in that Petitioner stated _____.

(c) The need for the variance is self-created because Petitioner _____.

(d) Conforming to the ordinance would not (either):

1. be unnecessarily burdensome because _____, or,

2. unreasonably prevent petitioner from using the property for _____, because_____.

(e) A lesser variance consisting of _____would do substantial justice to Petitioner and surrounding property owner's because_____.

(f) The proposed variance would have adverse impact on surrounding property because _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0415



Thomas M. Walsh
Building Official
City of Novi



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 Novi, MI 48375
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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

SEP 08 2015

CITY OF NOVI
 COMMUNITY DEVELOPMENT

Application Fee: \$200-
 Meeting Date: 10-13-15
 ZBA Case #: PZ 15-0036

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>SZOSTEK</u>			
ADDRESS <u>1310 EAST LAKE DR</u>		LOT/SIUTE/SPACE #	
SIDWELL # <u>50-22-02-151-033</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>W. LAKE & E. LAKE BDR.</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?		REQUESTS FOR:	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<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 type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS	CELL PHONE NO.
NAME <u>RYAN + LINDSAY</u>		<u>Lindsay.szostek@gmail.com</u>	<u>231 740 5317</u>
ORGANIZATION/COMPANY		TELEPHONE NO.	
ADDRESS <u>1310 EAST LAKE DR</u>		CITY <u>NOVI</u>	STATE <u>MI</u>
			ZIP CODE <u>48377</u>
B. PROPERTY OWNER <input 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 <u>RYAN + LINDSAY SZOSTEK</u>			<u>231 740 5317</u>
ORGANIZATION/COMPANY		TELEPHONE NO.	
ADDRESS <u>1310 EAST LAKE DR</u>		CITY <u>NOVI</u>	STATE <u>MI</u>
			ZIP CODE <u>48377</u>
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 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 _____ Variance requested _____			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
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			
<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 	

FUTURE HOMES + DESIGN
MATT JESHURUN (248) 766-4663
MAJESHURUN@GMAIL.COM

Copy on emails in addition to owner re: zba case



cityofnovi.org

Community Development Department

45175 Ten Mile Road
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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

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

Standard #1. Circumstances or Physical Conditions.

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

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable Applicable If applicable, describe below:

SOUTH SIDE OF HOME IS 5' OFF PROPERTY LINE.
RAISING ROOF 6' WITH NEW SIDE WALLS ON ALL SIDES

and/or

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

Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable Applicable If applicable, describe below:

SEE 1A

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).

HOME OWNER NEEDS MORE SPACE IN ATTIC - CAN'T DO SO WITHOUT VARIANCE

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.

ONLY 5' OFF PROPERTY LINE ON SOUTH SIDE OF HOME

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.

YES, USING EXISTING FOOTPRINT

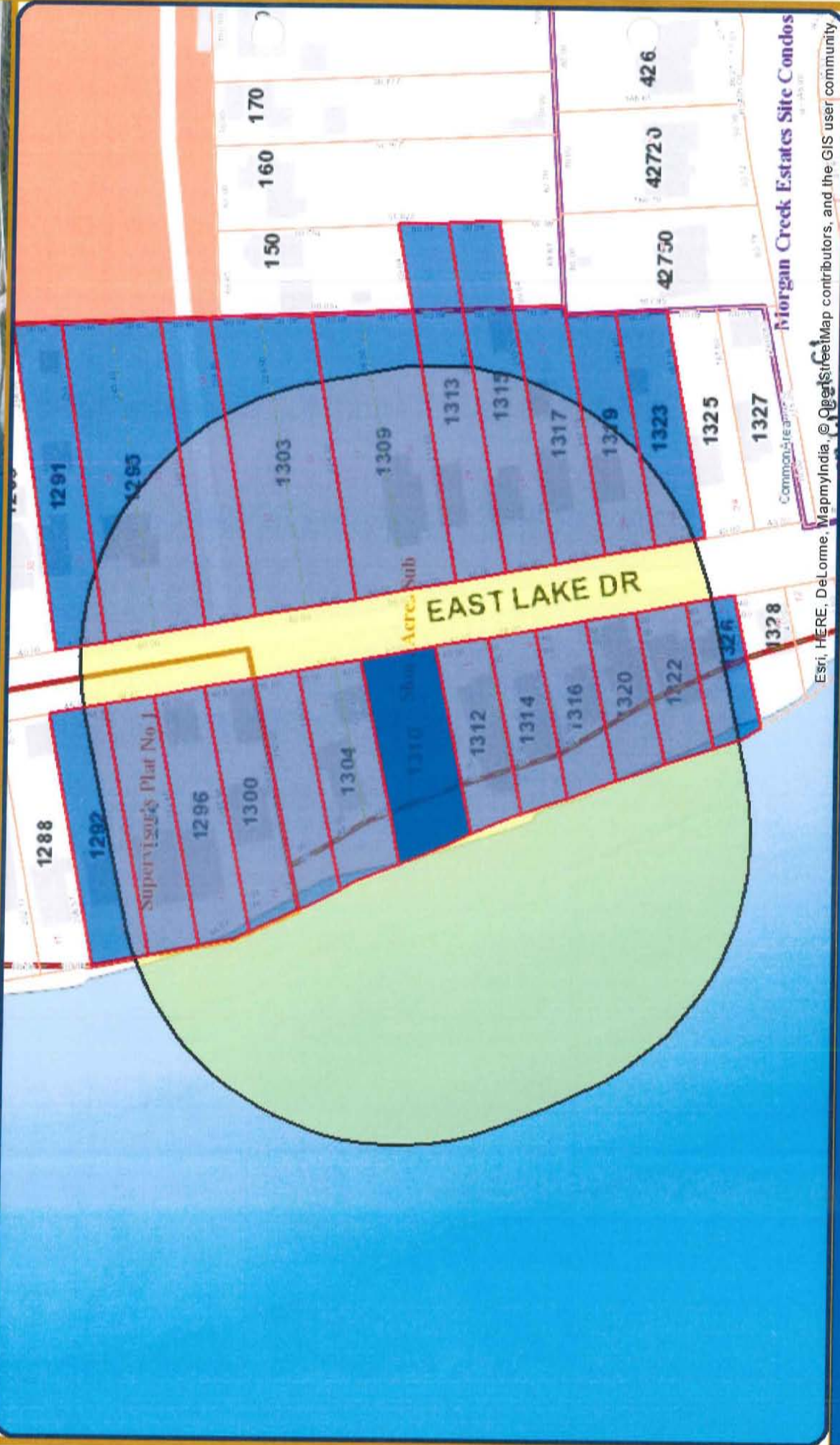
Standard #5. Adverse Impact on Surrounding Area.

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.

VARIANCE WILL NOT INCREASE FOOTPRINT OF HOME. ADDITION WILL INCREASE HOME VALUE, AND THEREFORE INCREASE SURROUNDING PROPERTIES

PZ15-0036

1310 East Lake Drive



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

MAP INTERPRETATION NOTICE

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

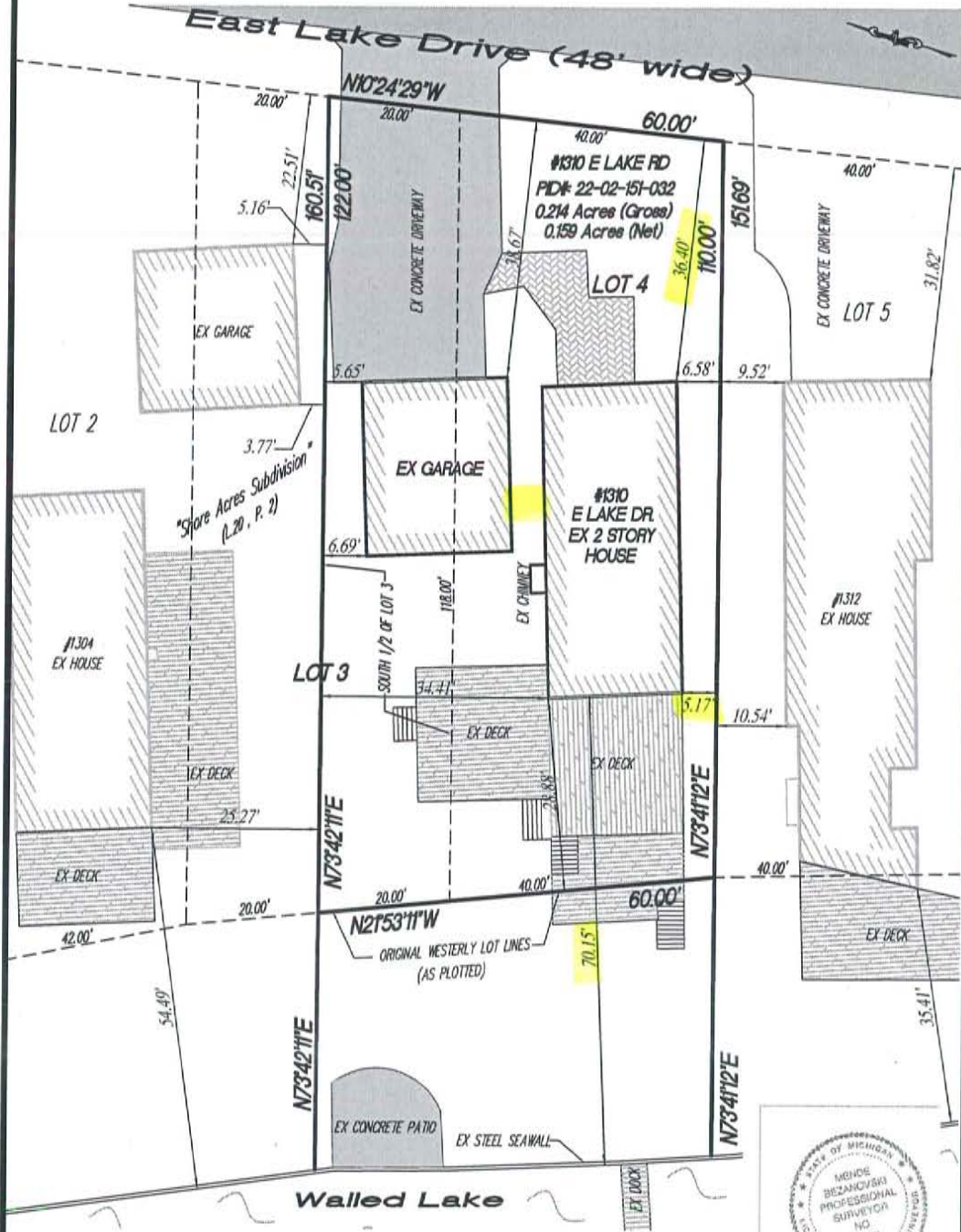
Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 9/16/2015

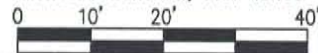


ARCHITECTURAL SURVEY



Note:
 Please see page 2 for a property legal description.
 All bearings as shown herein are in relation to: "TRUE NORTH"

Mende Bezanovski, P.S. 49430



<p>36636 North Pointe Dr. New Baltimore, MI, 48047 TEL (586) 822-4964, FAX: (586) 591-5930 info@ab-sb-landsurvey.com; www.ab-sb-landsurvey.com</p>	SCALE: 1" = 20'	PAGE: 1 OF 2
	JOB NUMBER: 2015-08-06-184-MJ	DRAWN: MB
	FIELD: MB	CHECKED: MB
	REVISIONS:	DATE: 08-31-2015
	CLIENT: Mr. & Mrs. Szostek	
ADDRESS: 1310 East Lake Drive Novi, MI, 48377		TEL: FAX:

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GENERAL NOTES:

GENERAL CONDITIONS

- IF ANY GENERAL NOTE CONFLICTS WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL APPLY.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE SAFETY AND STABILITY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING THE CONSTRUCTION PROCESS. THIS INCLUDES, BUT IS NOT LIMITED TO, PROVIDING AND MAINTAINING TEMPORARY BRACING, SHORING, GUYS OR TIEDOWNS AND ALL NECESSARY SAFETY AND FIRE-FIGHTING EQUIPMENT. TEMPORARY ELEMENTS SHALL REMAIN IN PLACE UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE AND COMPLETED.

EXISTING CONDITIONS

- SITE VERIFY BEFORE BEGINNING CONSTRUCTION ALL NEW AND EXISTING DIMENSIONS, MEMBER SIZES, MATERIALS AND CONDITIONS SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARE FOUND, NOTIFY THE ARCHITECT OR ENGINEER IN WRITING, BEFORE PROCEEDING WITH THE WORK.

FOUNDATIONS

- FOUNDATIONS SHALL BEAR ON SOLID, UNDISTURBED SOIL OR ENGINEERED FILL OF 3000 PSI BARE BEARING CAPACITY. REFER TO PROJECT SOIL REPORT IF ONE IS AVAILABLE, BUT SITE VERIFY SOIL CAPACITY AND CONDITIONS WITH SOILS TESTING PRIOR TO BEGINNING WORK.
- PROVIDE NECESSARY SHEETING, SHORING, BRACING, SAFETY EQUIPMENT, ETC. AS REQUIRED DURING THE EXCAVATION WORK TO PROTECT THE SIDES OF THE EXCAVATIONS, ADJACENT CONSTRUCTION AND PERSONNEL.

CONCRETE

- MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS TO BE 3000 PSI. UNO. USE 4000 PSI CONCRETE WITH 6% +/- ENTRAINED AIR WHEREVER CONCRETE IS EXPOSED TO EFFECTS OF WEATHER.
- ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ACI 308 BUILDING CODE REQUIREMENTS.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCING STEEL SHALL BE CONTINUOUS UNO. AND HAVE ANCHORAGE AND LAPS PER ACI CLASS C SPLICES, WITH MINIMUM LAPS OF 36 BAR DIAMETERS. FABRICATION AND PLACEMENT SHALL BE IN ACCORDANCE WITH ACI 308. HOOK TOP BARS AT DISCONTINUOUS ENDS.
- REINFORCING STEEL IN FOOTINGS, GRADE BEAMS AND WALLS SHALL BE CONTINUOUS AT CORNERS AND INTERSECTIONS, USING THE SAME SIZE AND SPACING AS THE HORIZONTAL STEEL.
- SLAB-ON-GRADE SHALL BE A MINIMUM 4" THICK ON COMPACTED SAND FILL REINFORCED WITH 6x6 W4 X W4 AT MID-DEPTH OR HIGHER OR AS SHOWN ON DRAWINGS.

MASONRY

- ALL MASONRY WORK IS TO BE DONE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530 / ASCE 5) AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530) / ASCE 5 AND NCMA-1.
- ALL BLOCK SHALL CONFORM TO ASTM C90, TYPE I, FI + 1800 P.S.I.
- MORTAR SHALL BE TYPE M (1800 P.S.I.) PER ASTM C-270.
- PROVIDE HORIZONTAL WIRE-TYPE REINFORCEMENT WITH #3 GAUGE SIDE AND CROSS WIRES IN EVERY SECOND COURSE (16" O.C.) IN ALL MASONRY WALLS. WALLS WITH VERTICAL REINFORCING STEEL SHALL HAVE "LADDER" TYPE REINFORCEMENT.
- ALL REINFORCING BARS SHALL BE ASTM A615, GRADE 60. SPLICE LENGTH TO BE PER ACI CLASS C SPLICES, WITH MINIMUM 36 BAR DIAMETERS.
- STRUCTURAL MEMBERS BEARING ON MASONRY SHALL EXTEND A MINIMUM OF 8" ONTO 3 COURSES HIGH BY 2'-8" WIDE OF GROUTED BLOCK MEMBER SHALL BEAR ON MINIMUM 12" X 6" X 8" BEARING PLATE AND BE CONNECTED WITH (2) 3/4" DIA. ANCHOR BOLTS.
- EXCEPT WHERE OTHERWISE SHOWN OR NOTED, PROVIDE (1) ANGLE 4X1/2 X 5/16, L.L.V. FOR EACH 4" OF MASONRY FOR SPANS UP TO A 9'-0" SPAN. DOUBLE ANGLE LINTELS SHALL BE WELDED TOGETHER WITH A MINIMUM 2" LONG WELD, 8" ON CENTER.
- ALL MASONRY BELOW GRADE OR FLOOR LINE SHALL BE GROUTED SOLID.
- MASONRY GROUT SHALL CONFORM TO ASTM C 416, WITH PEA GRAVEL AGGREGATE, STRENGTH TO MATCH BLOCK, AND A MINIMUM STRENGTH OF 2800 PSI.

STRUCTURAL STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 OR ASTM A572, GRADE 50; STEEL TUBING ASTM A500, GRADE B; PIPE ASTM A86, GRADE B.
- WELDED CONNECTIONS ARE TO BE MADE IN ACCORDANCE WITH, AND BY WELDERS QUALIFIED UNDER THE AISC CODE, USING E70XX ELECTRODES.
- BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 OR A490 BOLTS, INSTALLED IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS.
- FABRICATOR IS TO DESIGN BEAM END CONNECTIONS FOR THE REACTIONS SHOWN ON THE DRAWINGS OR FOR ONE-HALF THE TOTAL UNIFORM LOAD SHOWN IN THE AISC MANUAL BEAM LOAD TABLES.
- THE DESIGN, CONFIGURATION AND ERECTION SAFETY OF ALL STRUCTURAL STEEL CONNECTIONS ARE THE RESPONSIBILITY OF THE STEEL FABRICATOR. REVIEW AND ACCEPTANCE OF THE STRUCTURAL STEEL SHOP DRAWINGS BY THE ENGINEER, IF PERFORMED, SHALL CONSTITUTE APPROVAL OF THE DETAILED CONNECTIONS ONLY.
- TEMPORARY ERECTION SEATS SHALL BE PROVIDED BY THE FABRICATOR WHEREVER REQUIRED, AND AS RECOMMENDED ON PAGE 3-99 OF THE AISC PUBLICATION "ENGINEERING FOR STEEL CONSTRUCTION".
- THE STEEL FRAME IS NON SELF-SUPPORTING PER THE AISC CODE OF STANDARD PRACTICE, SECTIONS 1.3.3 AND 1.3.5. ERECTION, BRACING, SHORING, ETC. SHALL CONFORM TO SECTION 1.3. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES, MATERIALS AND SEQUENCE.

WOOD

- WOOD DESIGN AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH BOCA CODE REQUIREMENTS, NATIONAL DESIGN SPECIFICATION, AND NATIONAL FOREST PRODUCTS STANDARDS AND SPECIFICATION.
- ALL LUMBER SHALL HAVE THE MINIMUM DESIGN STRENGTHS, UNLESS NOTED OTHERWISE:
F_b = 1000 PSI (1100 PSI REPETITIVE USE)
F_v = 125 PSI
E = 1,200,000 PSI
- PROVIDE MULTIPLE STUDS AT BEARING POINTS FOR HEADERS, MINIMUM 2-2X6 AT EXTERIOR WALLS.
- GLUED LAMINATED WOOD BEAMS ARE TO BE 22F-V1 OR AS APPROVED. FABRICATION AND ERECTION PER AITC.
- TRUSS SUPPLIER SHALL SUPPLY SHOP DRAWINGS AND CALCULATIONS SEALED BY A MICHIGAN-REGISTERED ENGINEER. SHOP DRAWINGS SHALL INCLUDE ERECTION PLANS AND DETAILS SHOWING ALL CONNECTIONS AND WOOD BEAMS AND HEADERS. LIVE LOAD ON ROOF TRUSSES SHALL BE 30 PSF EXCEPT AT DRAFT CONDITIONS, WHERE BOCA PROVISIONS SHALL APPLY. FRAMING SHALL CONFORM TO THAT SHOWN ON THE DRAWINGS. IF CHANGES ARE TO BE MADE, THE ARCHITECT SHALL BE NOTIFIED, IN WRITING, BEFOREHAND.
- TRUSS TOP AND BOTTOM CHORDS SHALL BE BRACED AS REQUIRED BY THE DESIGN SHOP DRAWINGS SHALL SHOW ALL NEEDED BRACINGS.
- DESIGN OF TRUSSES AND CONNECTIONS SHALL BE PER THE TRUSS PLATE INSTITUTE (TRI) SPECIFICATION. SUPPLIER SHALL FURNISH CALCULATIONS AND PLAN AND DETAIL DRAWINGS OF TRUSSES.
- WOOD COLUMNS ARE TO TERMINATE AT THEIR BOTTOMS ON SOLID BEARING ON STEEL, MASONRY OR CONCRETE UNLESS SHOWN OTHERWISE.

DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE ARCHITECT IMMEDIATELY FOR DIRECTION.

ALL POURED CONC. FTGS TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE AND SHALL BEAR ON UNDISTURBED VIRGIN SOIL. A MINIMUM BEARING OF 3000 P.S.F. IS ASSUMED FOR THE FOOTINGS SHOWN.

ALL POURED CONC WALLS TO BE BACKFILLED WITH A SUITABLE MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNKS AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF BUILDING IS IN PLACE.

ALL POURED CONC WALLS OF 1'-0" OR MORE TO BE REINFORCED WITH #5 BARS 32" O.C. VERTICALLY WITH ONE #4 BAR AT TOP & BOTTOM OF WALL HORIZONTALLY. ALTERNATE #5 BARS 24" O.C. WITH ONE #4 BAR TOP & BOTTOM OF WALL HORIZONTALLY.

ALL HEADERS AND FLOOR JOISTS TO BE #2 OR BETTER HEM FIR WITH X CROSS BRIDGINGS. ALL 2X12 RO BE #2 OR BETTER DOUG. FIR.

ALL MICRO LAM ARE BY MANUFACTURER AND JOINED TOGETHER PER MANUFACTURER SPECIFICATIONS.

ALL WINDOW NUMBERS REFER TO C AND C WINDOWS

ROOF TRUSS DESIGN BY TRUSS MANUFACTURER. BRACING PER TRUSS MANUFACTURER'S SPECS.

ONLY JOIST HANGERS- NO JOIST ANGLES

ALL STAIRWAY, STAIRWAY GUARDS, AND HANDRAILS TO COMPLY WITH ALL CURRENT CODE REQUIREMENTS

ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES AND WEEPHOLES PER CURRENT CODES

ALL HANDRAILS, GUARDRAILS, BALUSTERS, HEADROOM, RISERS AND TREADS TO MEET CURRENT CODES

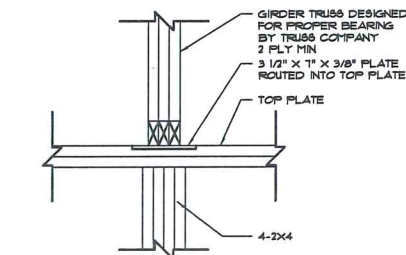
ALL EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR, HAVE A NET CLEAR OPENING OF 5.7 SQ.FT. HAVE A MIN CLEAR HEIGHT OF 24" AND A MIN CLEAR OPENING WIDTH OF 20"

DESIGN LOAD CRITERIA

FLOOR

CARPETING/WOOD 3/4" MAX	LIVE LOAD = 40 P.S.F. (1260)
	DEAD LOAD = 15 P.S.F.
	TOTAL LOAD = 55 P.S.F. (1240)

CERAMIC TILE	LIVE LOAD = 40 P.S.F. (1400)
	DEAD LOAD = 25 P.S.F.
	TOTAL LOAD = 65 P.S.F. (1260)



SECTION GIRDER TRUSS BEARING

NOTE:
EXHAUST FAN TO BE INSTALLED IN ALL BATHROOMS AND LAUNDRY ROOM. ALL FANS ARE TO BE VENTED TO EXTERIOR OF HOUSE.

WATER RESISTANT GYPSUM BACKER BOARD IS TO BE USED AS SUBSTRAIGHT IN ALL TUB AND SHOWER SURROUNDS. ALL WATER RESISTANT GYP BOARD SHALL COMPLY WITH ASTM C6 STD'S.

NOTE:
VERIFY DEPTH, SPACING LAYOUT AND ANY SPECIAL CONDITIONS WITH TRUSS MANUFACTURER.

NOTE:
PROVIDE SMOKE DETECTORS HARD WIRED W/ BATT. BU IN ALL EXISTING SLEEPING AREAS.

PROPOSED RENOVATION FOR:

SZOSTEK RESIDENCE
 1310 E. LAKE DRIVE
 NOVI, MICHIGAN
 RYAN SZOSTEK--OWNER

PEGASUS GROUP, INC.



6091 MAYBEE
 CLARKSTON, MI 48346
 (248)318-2666 FX(248)623-1516

JOB # 00090815

PROJECT TITLE:
**PROPOSED RENOVATION TO:
 SZOSTEK RESIDENCE
 1310 E. LAKE DRIVE
 NOVI, MICHIGAN**

CONSULTANTS

REV. 00-00-15

SCALE 1/4"=1'-0"

WKG DWGS

CHECK SET

FINAL

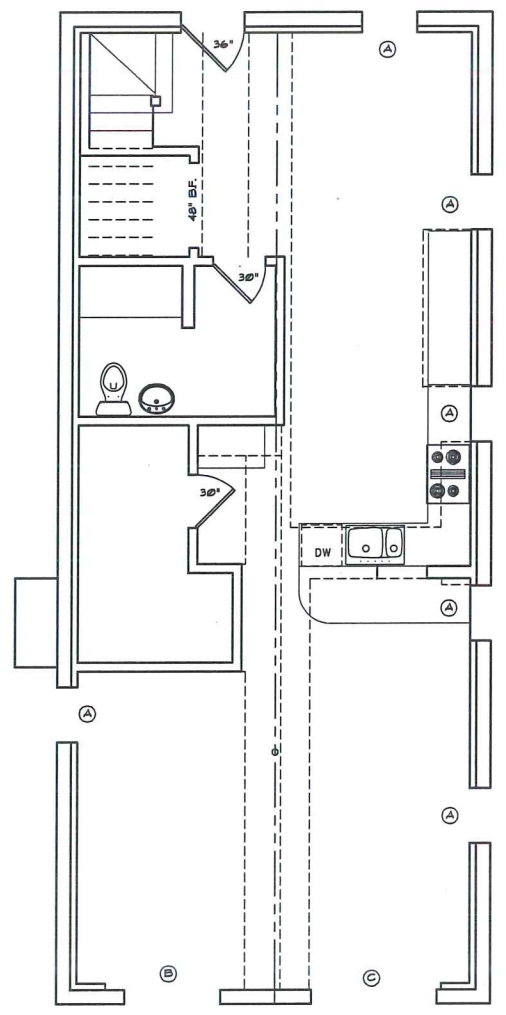
DATE 09-08-15

SHEET NUMBER

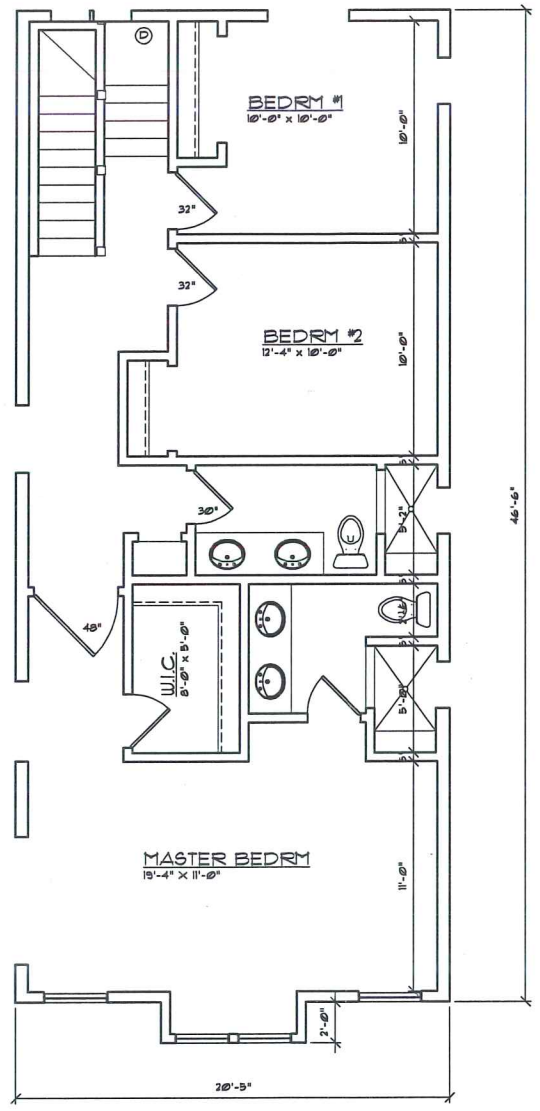
COVER

PZ15-0036

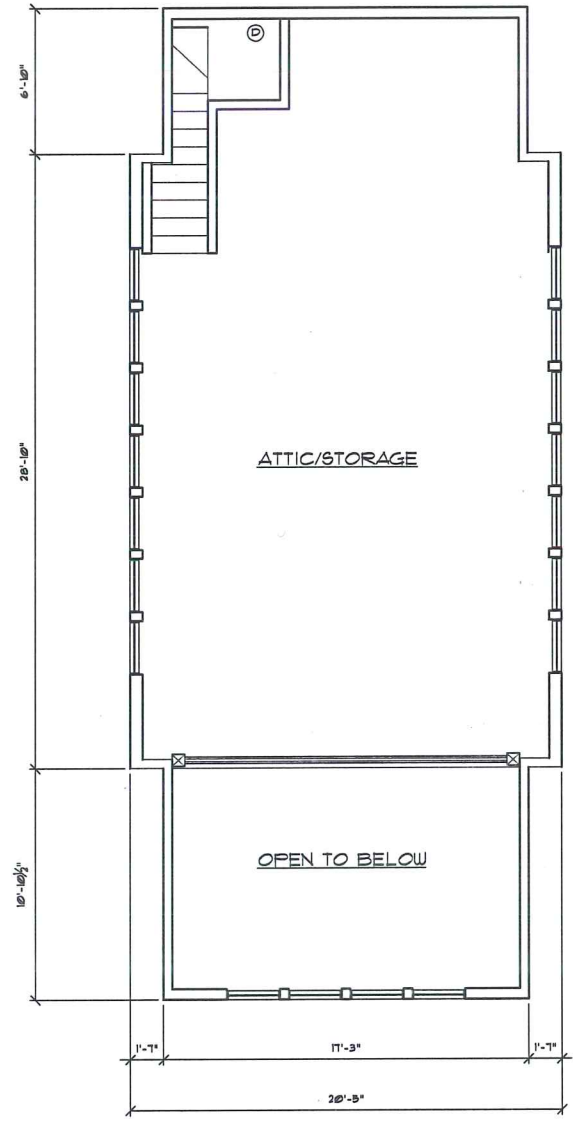
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NORTH
EXISTING FIRST FLOOR PLAN
 SCALE-----1/4"=1'-0"



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



NORTH
PROPOSED ATTIC PLAN
 SCALE-----1/4"=1'-0" 1329 SQ/FT

KEY	
EXISTING WALLS TO REMAIN	
WALLS TO BE REMOVED	
NEW WALLS	



PEGASUS
 GROUP, INC.

6091 MAYBEE
 CLARKSTON, MI 48346
 (248)318-2666 FX(248)623-1516

JOB # 00090815

PROJECT TITLE:
**PROPOSED RENOVATION TO:
 SZOSTEK RESIDENCE
 1310 E. LAKE DRIVE
 NOVI, MICHIGAN**

CONSULTANTS

REV. 00-00-15

SCALE 1/4"=1'-0"

WKG DWGS

CHECK SET


FINAL


DATE 09-08-15


SHEET NUMBER
A1 OF 2

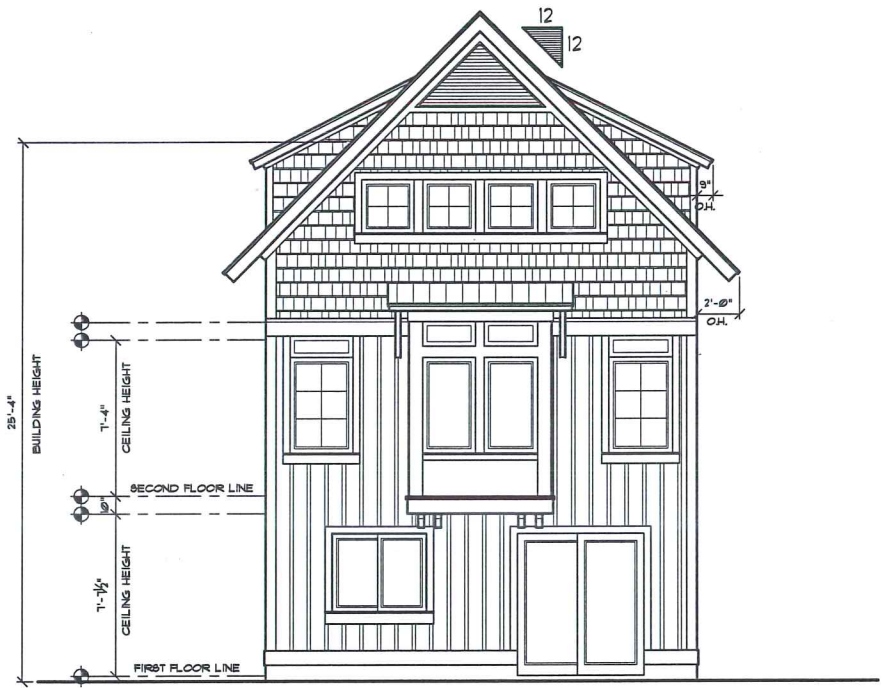
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KEY

EXISTING WALLS TO REMAIN 

WALLS TO BE REMOVED 

NEW WALLS 



LAKE SIDE ELEVATION
SCALE-----1/4"=1'-0"

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WKG DWGS

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FINAL

DATE 09-08-15

SHEET NUMBER

A2 OF 2