CITY OF PLYMOUTH
ZONING BOARD OF APPEALS MEETING
WEDNESDAY, MAY 5, 2016
7:00 PM
AGENDA

1. Meeting called to order at _____p.m.

2. ROLL CALL: Joshua Birk, Kara Giummo, Dan Mooney, Gloria Poirier, and Mike Devine

   ALTERNATES: Ed Krol, Scott Silvers

3. APPROVAL OF MINUTES:
   Regular Meeting – April 7, 2016

4. APPROVAL OF THE AGENDA

5. OLD BUSINESS:
   None.

6. NEW BUSINESS:

   1. Z 16-04 — 169 Adams
      Non-Use Variance Requested
      Front Yard Setback
      Zoned: R-1, Single-Family Residential
      Applicant: John Garrison

   2. Z 16-05 — 605 Jener
      Non-Use Variance Requested
      Rear Yard Setback
      Zoned: R-1, Single-Family Residential
      Applicant: Ronald Adelman

   3. Z 16-06 — 1071 Beech
      Non-Use Variance Requested
      Garage to exceed 50 % of the front façade of home
      Zoned: R-1, Single-Family Residential
      Applicant: Dylan and Kathryn Propst

4. Z 16-07 305 Pacific
Non-Use Variance Requested
Rear Yard Setback and 10 ft. required between house & garage
Zoned: R-1, Single-Family Residential
Applicant: William Cowdin

5. Z 16-08 623 Herald
Non-Use Variance Requested
Front Yard Setback
Zoned: R-1, Single-Family Residential
Applicant: Matt Thurber

7. REPORTS AND CORRESPONDENCE:

8. COMMISSIONER COMMENTS

9. MOTION TO ADJOURN

City of Plymouth
2016 Goals

The City Commission met on January 4th to conduct a formal goals setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions and Administration members.

* Resolve Last Issues Regarding Dissolution of Plymouth Community Fire Department Agreement (Primarily Pension issues)

* Work Collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality Arts & Recreation Complex.

* Developing a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.

* Develop funding plan for future capital improvements

* Work collaboratively with the DDA, community leaders, and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.

ZONING BOARD OF APPEALS
MEETING NOTICE
CITY OF PLYMOUTH, MICHIGAN
(734) 453-1234

A regular meeting of the Zoning Board of Appeals will be held on Thursday, May 5, 2016 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

1. Z 16-04 169 Adams
   Non-Use Variance Requested
   Front Yard Setback
   Zoned: R-1, Single-Family Residential
   Applicant: John Garrison

2. Z 16-05 605 Jener
   Non-Use Variance Requested
   Rear Yard Setback
   Zoned: R-1, Single-Family Residential
   Applicant: Ronald Adelman

3. Z 16-06 1071 Beech
   Non-Use Variance Requested
   Garage to exceed 50 % of the front façade of home
   Zoned: R-1, Single-Family Residential
   Applicant: Dylan and Kathryn Propst

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   Rear Yard Setback and 10 ft. required between house & garage
   Zoned: R-1, Single-Family Residential
   Applicant: William Cowdin

5. Z 16-08 623 Herald
   Non-Use Variance Requested
   Front Yard Setback
   Zoned: R-1, Single-Family Residential
   Applicant: Matt Thurber

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 206

Published: Sunday, April 24, 2016

CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
ZONING BOARD OF APPEALS - REGULAR MEETING MINUTES
Thursday, April 7, 2016

1. - Meeting called to order at 7:00 P.M. by Chairman Devine

2. - ROLL CALL

MEMBERS PRESENT: Kara Giummo, Dan Mooney, Gloria Poirier, Josh Birk, and Mike Devine

ALTERNATES PRESENT: Scott Silvers, Ed Krol

OTHERS PRESENT: John Buzuvis, Comm. Dev. Director

3. - APPROVAL OF MINUTES
A motion was made by Comm. Giummo, supported by Comm. Birk to approve the regular minutes of March 3, 2016 as presented.
MOTION CARRIED UNANIMOUSLY.

4. - APPROVAL OF THE AGENDA:
A motion was made by Comm. Poirier and supported by Comm. Giummo to approve the agenda.
MOTION CARRIED UNANIMOUSLY.

5. – Old Business:
NONE

6. – New Business:
Z16-02 758 N. Holbrook
Non-Use Variance Requested
Side Yard Setbacks
Zoned: RT-1, Two Family Residential
Applicant: Dewayne White

Dewayne White, applicant, presented his case. He stated that he wished to tear down the existing home and build two single family homes. Mr. White said that by ordinance he must provide two ten foot side yard setbacks. He said that he is allowed to build single-family homes but the setback prevents him from reasonably doing so. Mr. White said that this construction would be stable for the community and there are 5 single family homes across the street from the proposed development.

Public Comment
Ed Krol, 1108 Beech, asked if it would be the same home on both properties. He asked if the lot split had been approved by the city. He asked about the trees that are on the property

line. He was in favor of the development.
Mark Oppat, 253 Blanche, discussed the proposed front porches and believed that many of the homes that were built on Holbrook do not fit the character of Old Village.
Scott Silvers, 883 Sutherland, Planning Commission Liaison, discussed front porches and spoke of the Planning Commission's revision to the ordinance.

Board Discussion
The board discussed the lot split and how single family residential is allowed under the RT-1.
Chairman Devine believed single family residential was the highest and best use for the property. He asked about the impact on the apartment building to the south.
Comm. Mooney spoke about the Old Village area and complying with the setbacks of R-1.
Comm. Birk agreed with the shift towards single-family residential, but wondering if permitting this change to the zoning was in the purview of the ZBA.
The board discussed the porch and walkability.

Motion
A motion was made by Comm. Mooney, supported by Comm. Poirier, to approve Z16-02, 758 N. Holbrook, as presented based on finding of fact that the underlying zoning district allows single family residential and the proposed development complies with the setbacks of the R-1 district.

YES	Birk, Giummo, Mooney, Poirier, Devine
NO	None

MOTION APPROVED UNANIMOUSLY

Z16-03 1240 Fairground
Non-Use Variance Requested
Front Yard Setbacks
Zoned: R-1, Single Family Residential
Applicant: Marie Everitt

Marie Everitt, applicant, presented her case. She said that because her house is on a cul-de-sac a usable porch is impossible to construct without a variance. Ms. Everitt said the ordinance prevents them from putting a porch with a usable depth. She explained that the variance would do substantial justice to the rest of the street by encouraging social interaction and walkability. The intent of the project is to keep in character with the neighborhood. She explained that the unique circumstances are the curved lot and where the house sits.

Public Comment
Joseph Donnahee, 1245 Fairground, letter in support of the project.
Shaun Taft, 1205 Fairground, spoke in support of the project and having a usable front porch.

Board Discussion
Comm. Giummo said the curve creates a hardship.
Chairman Devine agreed and said the tight radius makes it an odd shaped lot. He believes the size of the porch contributes to the emphasis on walkability.

Motion
A motion was made by Comm. Poirier, supported by Comm. Giummo, to approve Z16-03, 1240 Fairground, as presented for a two foot variance for the front porch based on finding of fact that the property is irregular and the curved property line is unique and that the

proposed portion of the addition that requires a variance is a covered porch that enhances the walkability of that street.

YES Birk, Giummo, Mooney, Poirier, Devine
NO None
MOTION APPROVED UNANIMOUSLY

7. Reports and Correspondence:
NONE

A motion was made by Comm. Mooney, supported by Comm. Poirier, to adjourn. MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 7:38 p.m.

Respectfully Submitted,

Greta Bolhuis,
Community Development Coordinator

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232 Fax 734-455-1824
Website: www.ci.plymouth.mi.us

TO: Zoning Board of Appeals Commissioners

FROM: Greta Bolhuis, Community Development Coordinator

DATE: April 6, 2016

RE: 169 Adams, Non-Use Variance Request

John Garrison, applicant, seeks a dimensional variance for the front yard setback to allow for a new front porch to be constructed. The property is zoned R-1, Single Family Residential.

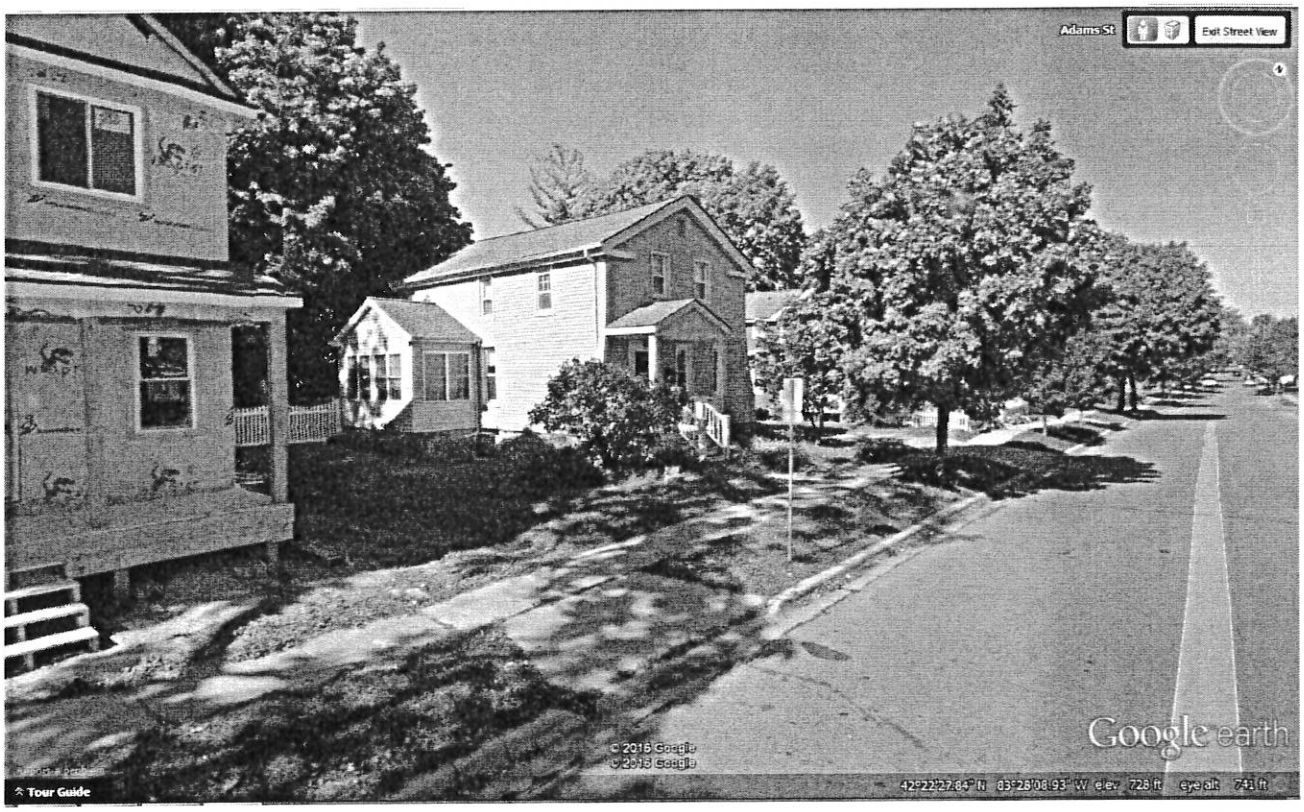
Section 78-190 of the Zoning Ordinance requires that the front yard setback for properties zoned R-1 must be 25 feet or 90% of the average of all properties within 200 feet. The current porch is 5 feet 4 inches deep by 10 feet 4 inches wide and the current setback is 11 feet 1 inch. The proposed dimensions of the porch are 30 feet wide by 6 feet deep with a deeper entry area that encroaches 2 feet more into the front yard setback.

The completed front yard setback worksheet allows a front yard setback of 19.94 feet. The proposed front yard setback is 9 feet. The applicant is requesting a variance of 10.94 feet to construct a covered porch in the front yard setback. No other variances are required.

For your information the Planning Commission is holding a public hearing on May 11 to consider an ordinance revision for front porches. The revision, if adopted, will allow incentive porches for existing homes subject to the provisions of Section 78-53 (11) of the Zoning Ordinance.

I will be glad to answer any questions regarding this agenda item.

169 Adams St
Google earth
Tour Guide
1999
Imagery Date: 4/11/2015 42°22'25.78" N 83°28'05.83" W elev 733 ft eye alt 946 ft


Adams St
Exit Street View
Google earth
© 2016 Google
© 2016 Google
Tour Guide
42°22'27.84" N 83°28'08.93" W elev 728 ft eye alt 741 ft

ZBA APPLICATION – DIMENSIONAL (NON-USE) VARIANCE

Z16-04 169 Adams
Front Yard Setback
ZBA Mtg 5/5/16

RECEIVED
APR 10 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

DIMENSIONAL – Common regulations subject to dimensional (non-use) variances, height or parking regulations, lot coverage, bulk or landscaping requirements, shape, small size, wetland, creek, natural features, big trees or slopes.

Address of Property: 169 Adams, Plymouth, MI 48170

Deerwood Construction Co., LLC — Applicant Name
Lisa Vindatelli — Property Owner

406 Marlin Avenue — Address
Royal Oak — City
MI — State
48067 — Zip

JTG48137@yahoo.com — Email
(810)523-9274 — Phone

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: build a new front porch to a distance of 17' from roadway

Description of Property

Current zoning classification: Residential

Is it a corner or interior lot? Interior Size and area of lot: 7626 sq.ft. 68.5' x 131'

Total sq. footage of existing main buildings: 1844 accessory structures: 279.25

Current use of buildings on premises: Private Residence

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 16.4%

Height and area of existing main and/or accessory structures: garage 13', house 26'

Description of Proposed Structures

Height of proposed structure: 14'

Dimensions and area of structure or addition to be constructed: 188 sq.ft. (35 sq.ft. existing)

Percentage of lot coverage of all buildings including proposed: 18%

Front yard setback after completion (measured from lot line): ~~17~~ 9'

Back yard setback after completion (measured from lot line): 36'3" (GARAGE)

Side yard setback after completion (measured from lot line): 13' (south), 25' (north)

☐ A scaled drawing or boundary survey depicting the above information.

NOTE: The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of $250.00 by **4:00 PM** on the third Tuesday of the month. Visit the City's website for submittal deadlines and meeting dates: www.ci.plymouth.mi.us. Twelve (12) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are needed at submittal.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? The existing structure, like neighboring structures, was built closer than typical to the street.

2. What effect will the variance have on neighboring properties? There will be no effect because the variance will bring the property into aesthetic conformity with neighborhood standards

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? The practical difficulty was caused by the original builder, but not the current homeowner

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The specific conditions of the lot and existing structure make it so the property is not capable of substantial improvement to meet neighborhood norms without a variance

Article and Section of the Zoning Ordinance that is being appealed or variance requested:

Sec 78-190

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Signature of Property Owner Lisa A Vendittelli Signature of Applicant JOHN T. GARRISON

Subscribed and sworn before me this 4TH day of APRIL, 2016

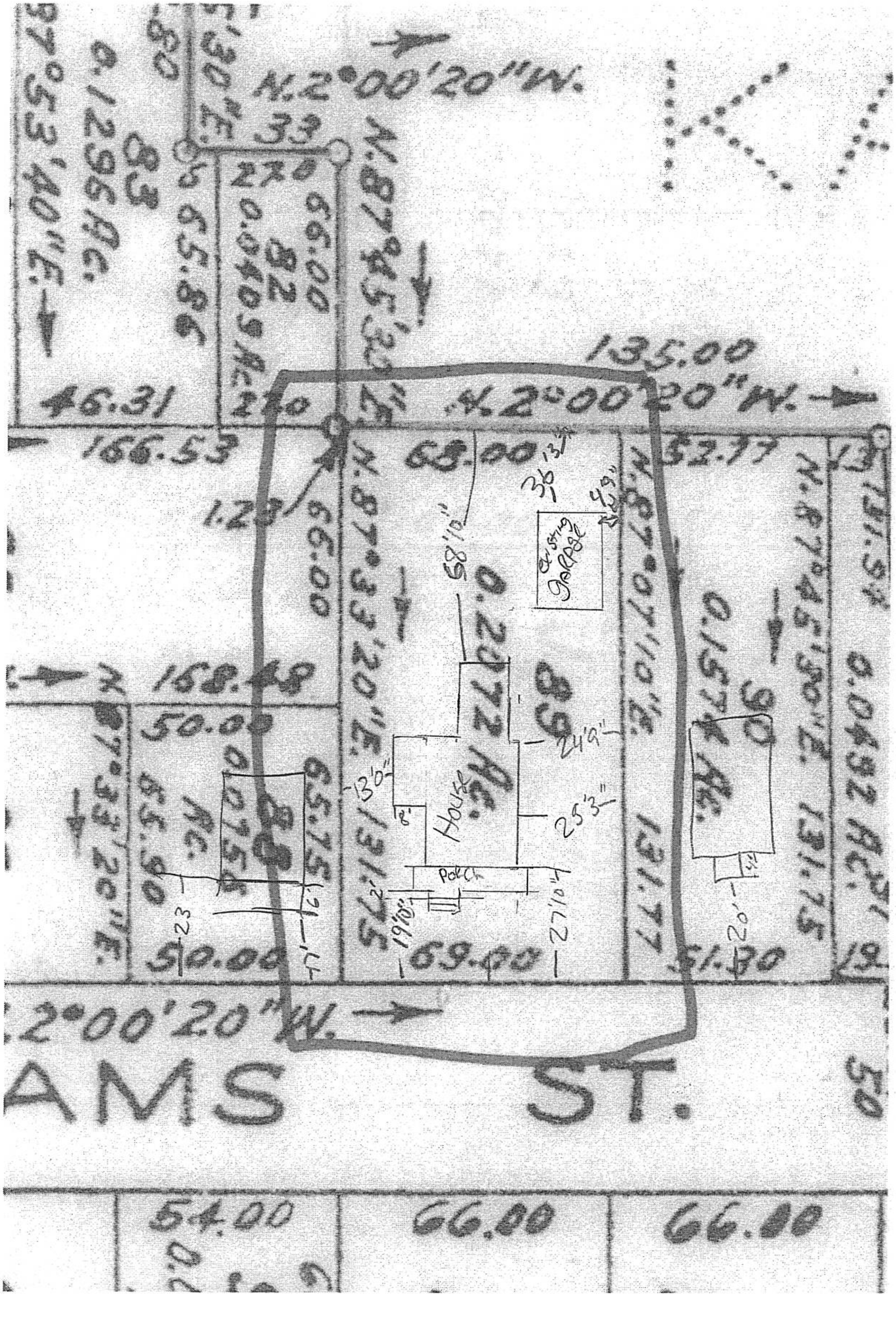
Mary T. Kavanagh
Notary Public MARY T. KAVANAGH

MARY T KAVANAGH
Notary Public - Michigan
Wayne County
My Commission Expires Apr 8, 2022
Acting in the County of _____

My Commission expires 4/08/2022

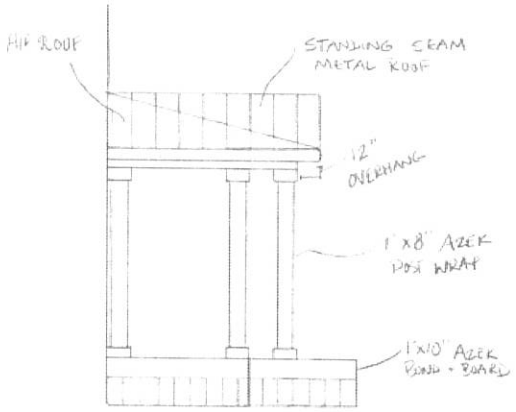
NOTE: The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

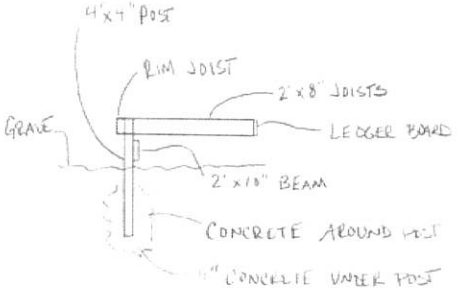
169 ADAMS STREET
PLYMOUTH MICHIGAN.



FRONT 169 ADAMS ST. PLYMOUTH, MI

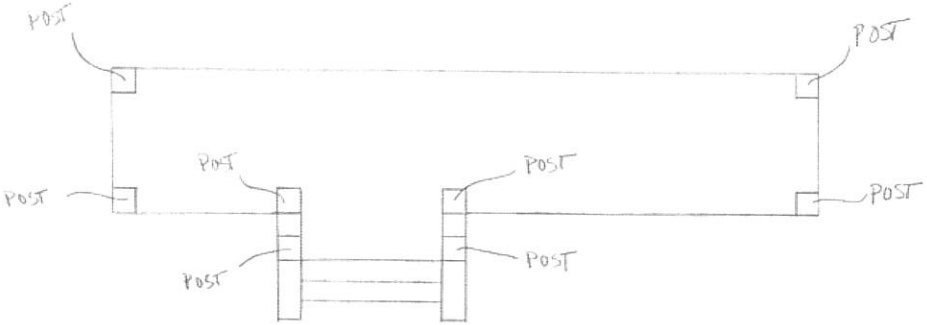
SIDE 169 ADAMS ST. PLYMOUTH, MI



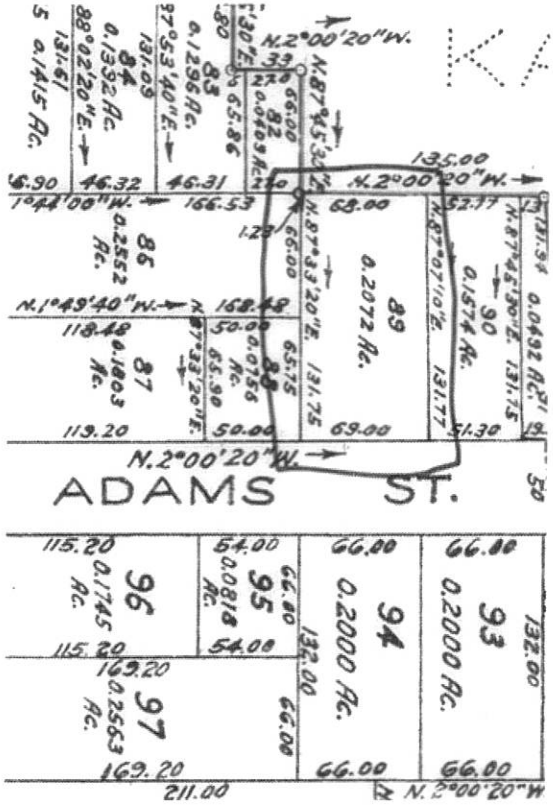


1/4" = 1'

FOOTPRINT 169 ADAMS ST. PLYMOUTH, MI



1/4" = 1'


N.2°00'20"W.
135.00
N.2°00'20"W.
1°44'00"W.
166.53
68.00
N.1°49'40"W.
168.48
118.48
50.00
119.20
50.00
69.00
51.30
N.2°00'20"W.
ADAMS ST.
115.20
54.00
66.00
66.00
96
0.1745 Ac.
95
0.0818 Ac.
94
0.2000 Ac.
93
0.2000 Ac.
132.00
115.20
54.00
169.20
97
0.2563 Ac.
169.20
66.00
66.00
66.00
211.00
N.2°00'20"W

FRONT YARD SETBACK WORKSHEET

		CORNER						
House Address:	House Address:	House Address: 708 CHURCH	House Address: 151 ADAMS	Your House Address: 169 ADAMS	House Address: 187 ADAMS	House Address: 211 ADAMS	House Address: 215 ADAMS	House Address: 235 ADAMS
		9'9"	5'8"	DO NOT INCLUDE SETBACK	12'3"	34'4"	32'	39'
	1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE				1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE			
SIDEWALK		SIDEWALK		SIDEWALK		SIDEWALK		SIDEWALK

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

**Front yard property begins one foot in from the sidewalk.

*** If there is a porch on the home:
Covered porch: measure to the porch.
Uncovered porch: measure to the house foundation

****There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

PROPOSED FRONT YARD SETBACK: 9 FT

Total sum of neighboring front yard setbacks = 132.96

Total number of homes used = 6

Sum of setbacks divided by homes used = 22.16

Then multiply this number by .90

The allowed front yard setback for your property = 19.944

Excerpt from the City of Plymouth Ordinance: The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.** The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.

FRONT YARD SETBACK WORKSHEET

House Address:	House Address:	House Address: 708 CHURCH (CORNER)	House Address: 151 ADAMS	Your House Address: 169 ADAMS	House Address: 187 ADAMS	House Address: 211 ADAMS	House Address: 215 ADAMS	House Address: 235 ADAMS
		9'9"	5'8"	DO NOT INCLUDE SETBACK	12'3"	34'4"	32'	39'

1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE — 1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE

SIDEWALK — SIDEWALK — SIDEWALK — SIDEWALK — SIDEWALK

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

**Front yard property begins one foot in from the sidewalk.

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Covered porch: measure to the porch.
Uncovered porch: measure to the house foundation

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PROPOSED FRONT YARD SETBACK: 9'-7

Total sum of neighboring front yard setbacks = 132.96

Total number of homes used = 6

Sum of setbacks divided by homes used = 22.16

Then multiply this number by .90

The allowed front yard setback for your property = 19.944

Excerpt from the City of Plymouth Ordinance: The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.** The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.

NO
PARKING
AT ANY
TIME

157

157

VISITOR
PARKING

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232 Fax 734-455-1824
Website: www.ci.plymouth.mi.us

TO: Zoning Board of Appeals Commissioners

FROM: Greta Bolhuis, Community Development Coordinator

DATE: April 25, 2016

RE: 605 Jener, Non-Use Variance Request

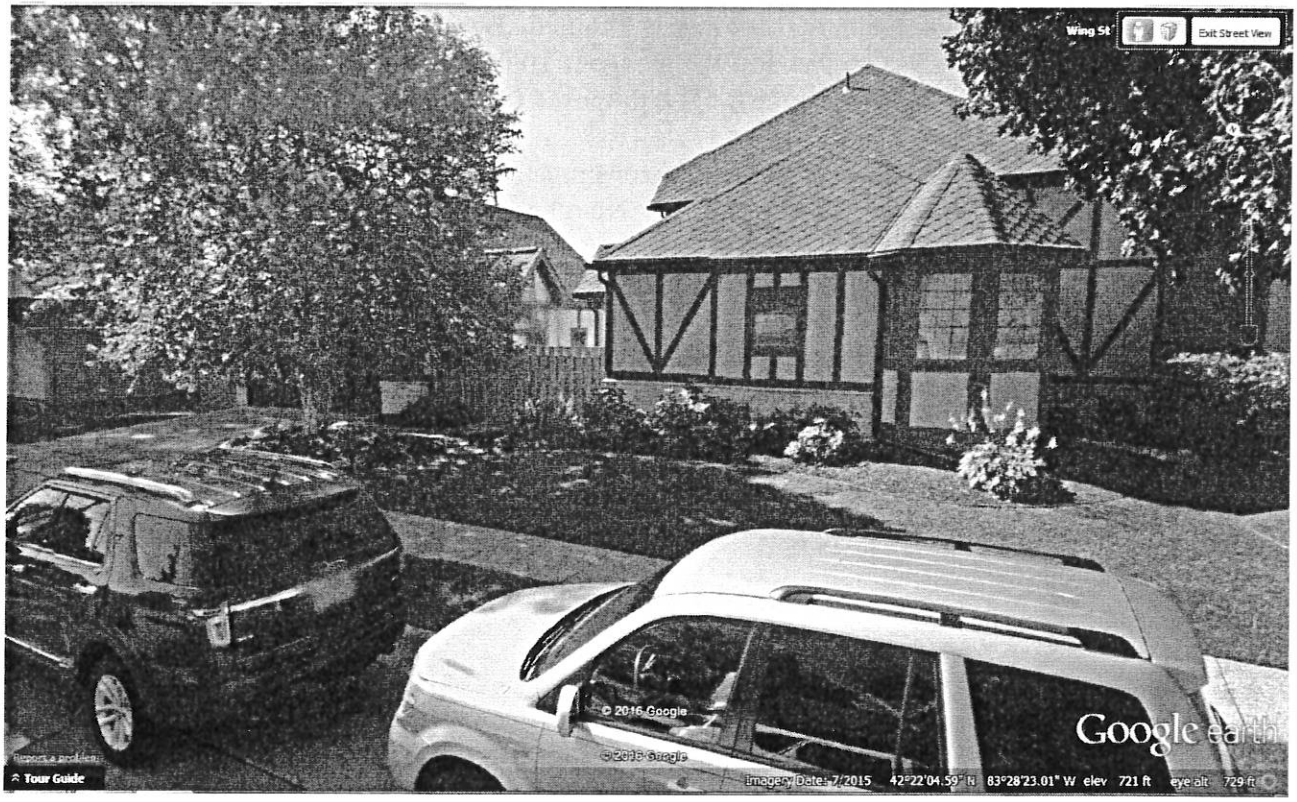
Ronald and Vanessa Adelman, owners and applicants, seek a dimensional variance for the rear yard setback to allow for an open air covered walkway between the detached garage and primary structure. The property is zoned R-1, Single Family Residential.

Section 78-190 of the Zoning Ordinance requires that the rear yard setback for properties zoned R-1 must be 35 feet. The applicants propose connecting the overhang of the detached garage and the overhang of the house to create a covered, unenclosed walkway. Additional information was requested of the application to accurately determine the proposed rear yard setback. At the time of this writing that information had not been submitted. Based on the information available we believe the current rear yard setback of the garage is 10 feet (9 feet for the vacated alley and 1 foot as required by Section 78-260 (6)). The proposed rear yard setback is 10 feet.

This project requires a variance of 25 feet to construct a covered, unenclosed walkway between the house and garage in the rear yard setback. No other variances are required.

I will be glad to answer any questions regarding this agenda item.

605 Jener Pl
Google earth
Tour Guide
1998
Imagery Date: 4/11/2015 42°22'03.81" N 83°28'19.59" W elev 721 ft eye alt 1113 ft


Wing St
Exit Street View
© 2016 Google
Google earth
Report a problem
Tour Guide
Imagery Date: 7/2015 42°22'04.59" N 83°28'23.01" W elev 721 ft eye alt 729 ft

RECEIVED
APR 13 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

ZBA APPLICATION – DIMENSIONAL (NON-USE) VARIANCE

Type of Variance Request: DIMENSIONAL – Common regulations subjec variance requests: setbacks, signs, height or parking regulations, lot covera restrictions. Uniqueness: odd shape, small size, wetland, creek, natural fea

Z16-05 605 Jener
Rear Yard Setback
ZBA Mtg 5/5/16

Address of Property: 605 Jener

Ronald Adelman — Applicant Name
Ronald & Vanessa Adelman — Property Owner

605 Jener — Address
Plymouth — City
MI — State
48170 — Zip

vanessaadelman@yahoo.com — Email
7346742901 — Phone

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: connect 6' overhang off side door to 6' overhang off garage side door - this will allow for an open-air covered walkway from house to garage to provide some protection from the elements when carrying small children, groceries, etc into house

Description of Property

Current zoning classification: residential

Is it a corner or interior lot? corner Size and area of lot: 77x124 | lot 108+109+1/2 adj vacant alley corner wing & Jener

Total sq. footage of existing main buildings: 3000 SF accessory structures: (garage): 768 SF

Current use of buildings on premises: residence, garage

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 28% per last survey

Height and area of existing main and/or accessory structures: 2 story house / 2 story garage

Description of Proposed Structures

Height of proposed structure: 14 feet

Dimensions and area of structure or addition to be constructed: 6 1/2' length, 14' high, 9' under open

Percentage of lot coverage of all buildings including proposed: no change

Front yard setback after completion (measured from lot line): _____

Back yard setback after completion (measured from lot line): _____

Side yard setback after completion (measured from lot line): _____

☒ A scaled drawing or boundary survey depicting the above information.

NOTE: The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of $250.00 by **4:00 PM** on the third Tuesday of the month. Visit the City's website for submittal deadlines and meeting dates: www.ci.plymouth.mi.us. Twelve (12) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are needed at submittal.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? Ordinance states that corner lots cannot have walkway covered between buildings. Numerous properties in the city have covered walkway (including corner lots)
2. What effect will the variance have on neighboring properties? none
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? Yes. Structural
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Owner would like a covered passage way from garage to home, to allow safe passage for young children.

Article and Section of the Zoning Ordinance that is being appealed or variance requested:

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 13 day of APRIL, 20 16

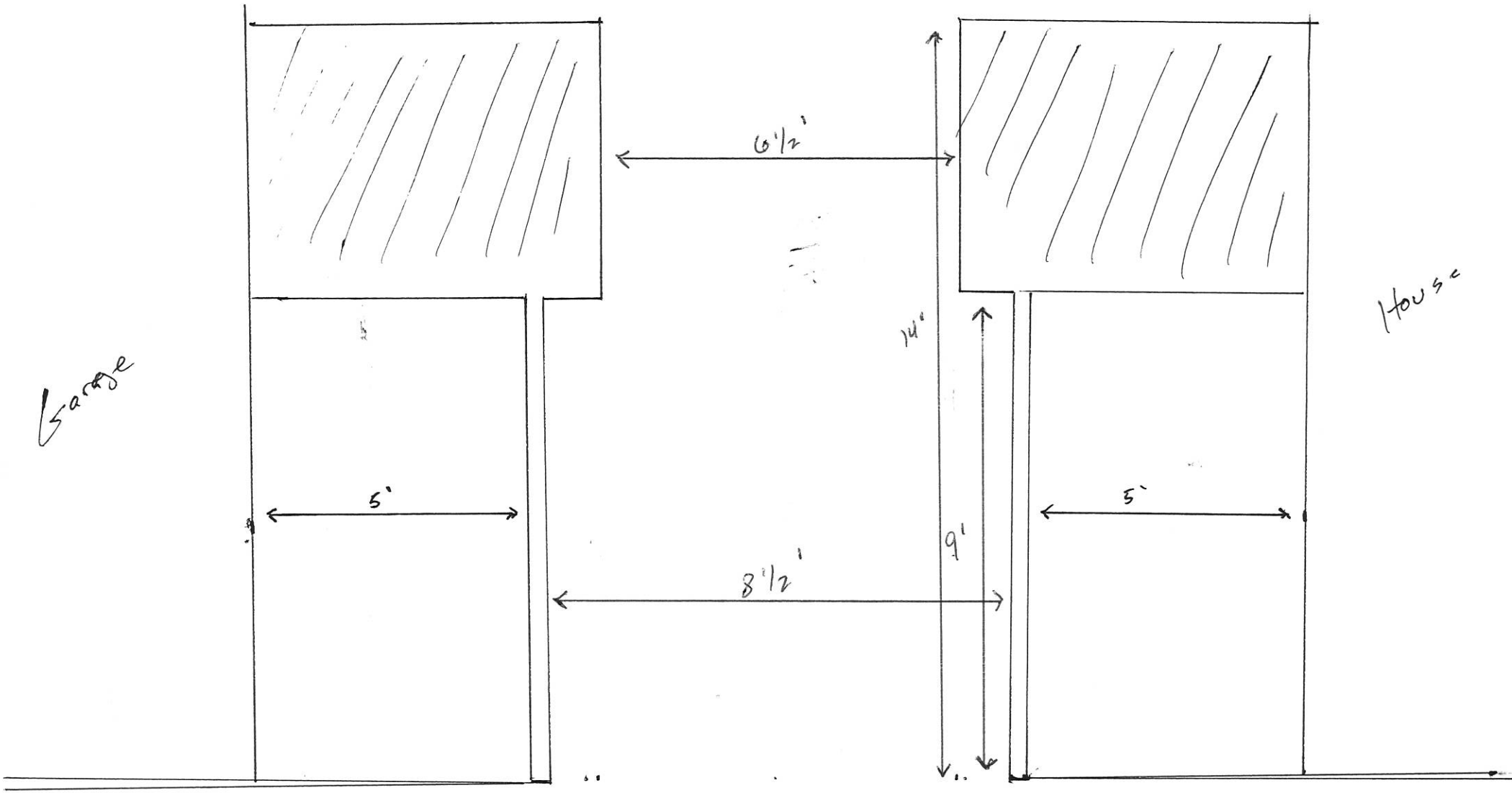
Sandra A Coram
Notary Public

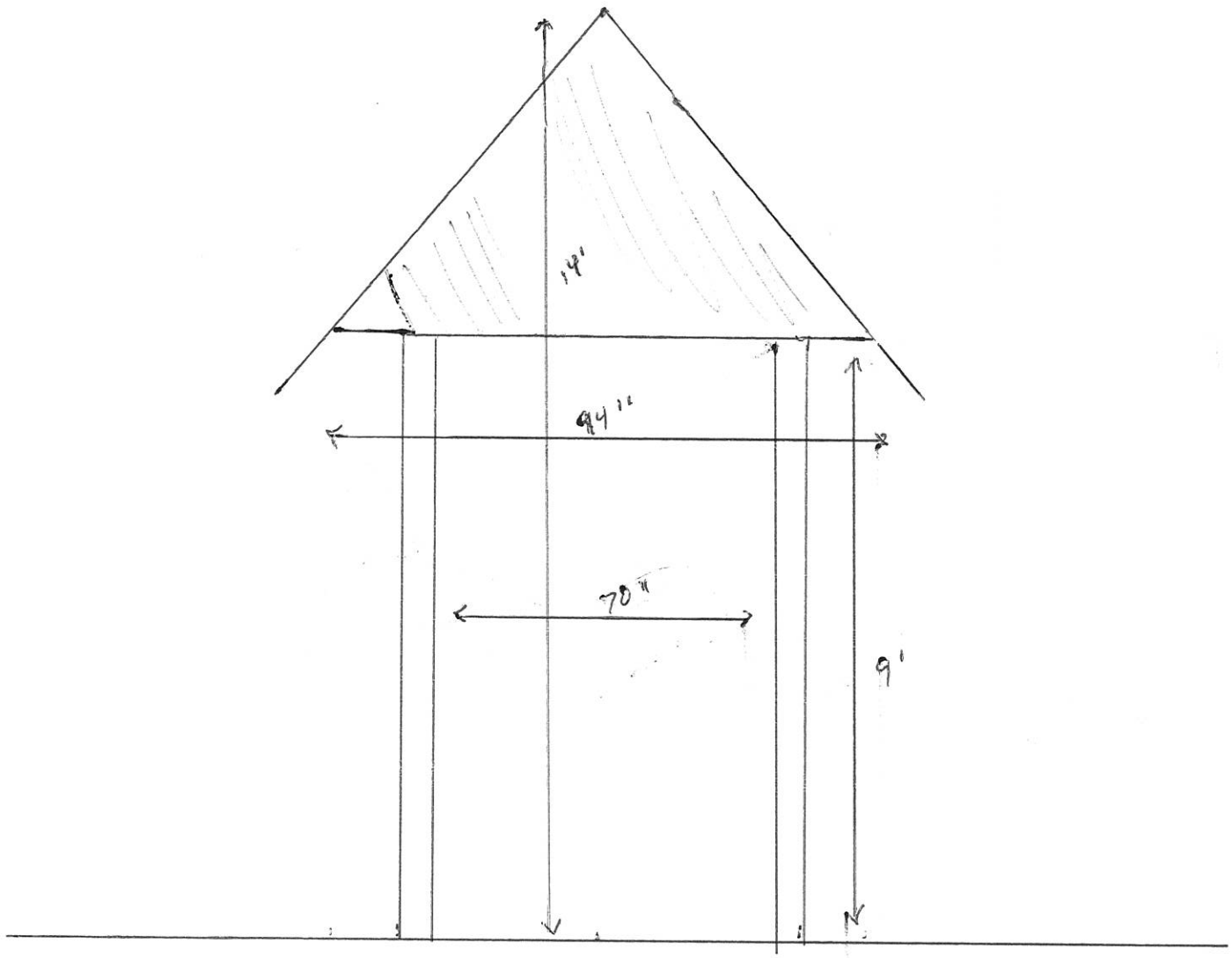
My Commission expires

SANDRA A CORAM
Notary Public - Michigan
Wayne County
My Commission Expires Nov 11, 2017
Acting in the County of WAYNE

NOTE: The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

- Plan proposes a connection of overhangs.




14'
94"
70"
9'

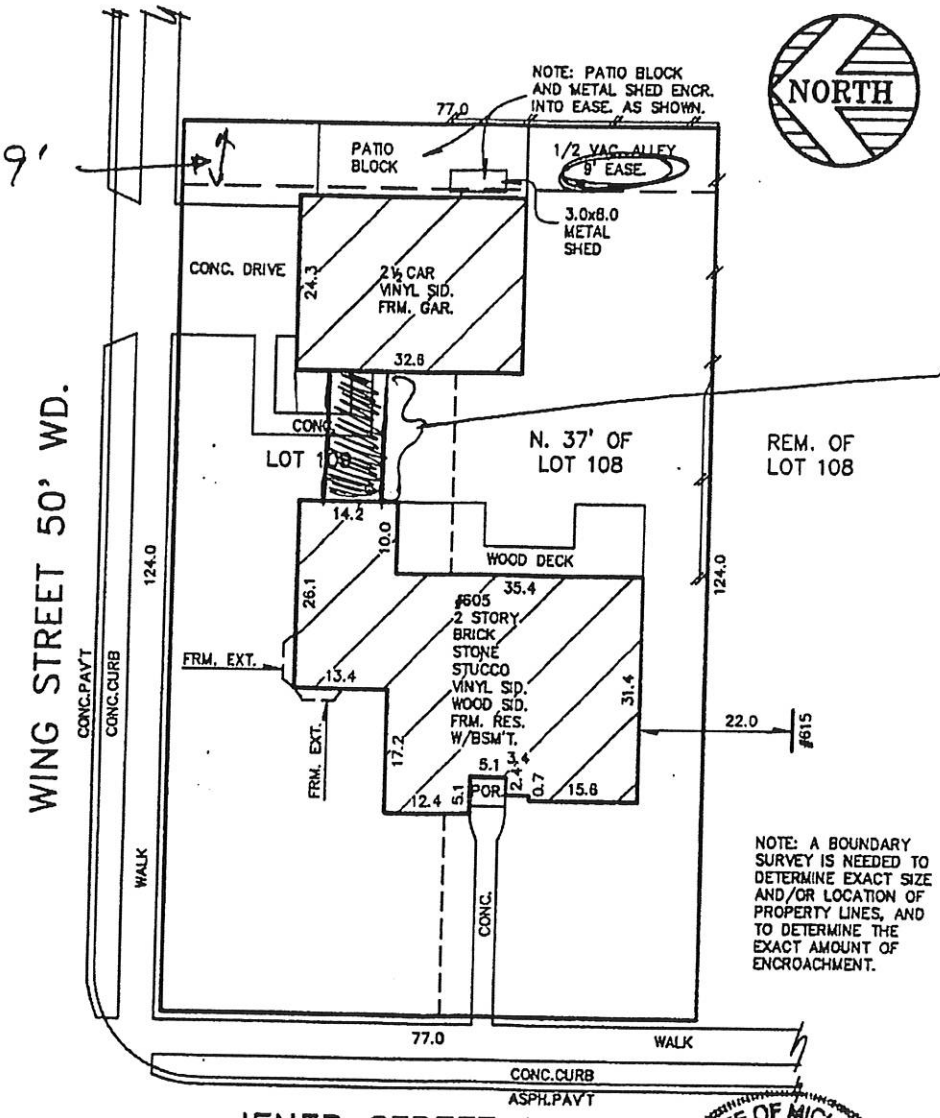
MORTGAGE SURVEY

Certified to: COMMUNITY FINANCIAL MEMBERS FEDERAL CREDIT UNION

Applicant: RONALD P. ADELMAN AND VANESSA R. ADELMAN

Property Description:

(The North 37 feet of Lot 108 and all of Lot 109), including 1/2 of the vacated alley at the rear thereof; NASH'S PLYMOUTH SUB., a part of the E. 1/2 of the S.E. 1/4 of Sec. 27, T.1 S., R.8 E., Village of Plymouth (now City of Plymouth), Wayne County, Michigan, as recorded in Liber 43 of Plats, Page 55 of Wayne County Records.



Proposed addition is a roof only covered walkway between structures

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

STATE OF MICHIGAN
MARCUS E. ZUHLKE JR.
SURVEYOR
NO 17641
LICENSED LAND SURVEYOR

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

Marcus E. Zuhlke Jr.

JOB NO: 08-08312 SCALE: 1"=20'

DATE: 10/23/08 DR BY: JAL

KEM-TEC Professional Engineers & Surveyors

Eastpointe (800) 295.7222 FAX: (586) 772.4048
Detroit (313) 758.0677 FAX: (586) 772.4048
Ann Arbor (734) 994.0888 FAX: (734) 994.0687
Grand Blanc (888) 694.0001 FAX: (810) 694.9955

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232 Fax 734-455-1824
Website: www.ci.plymouth.mi.us

TO: Zoning Board of Appeals Commissioners

FROM: Greta Bolhuis, Community Development Coordinator

DATE: April 25, 2016

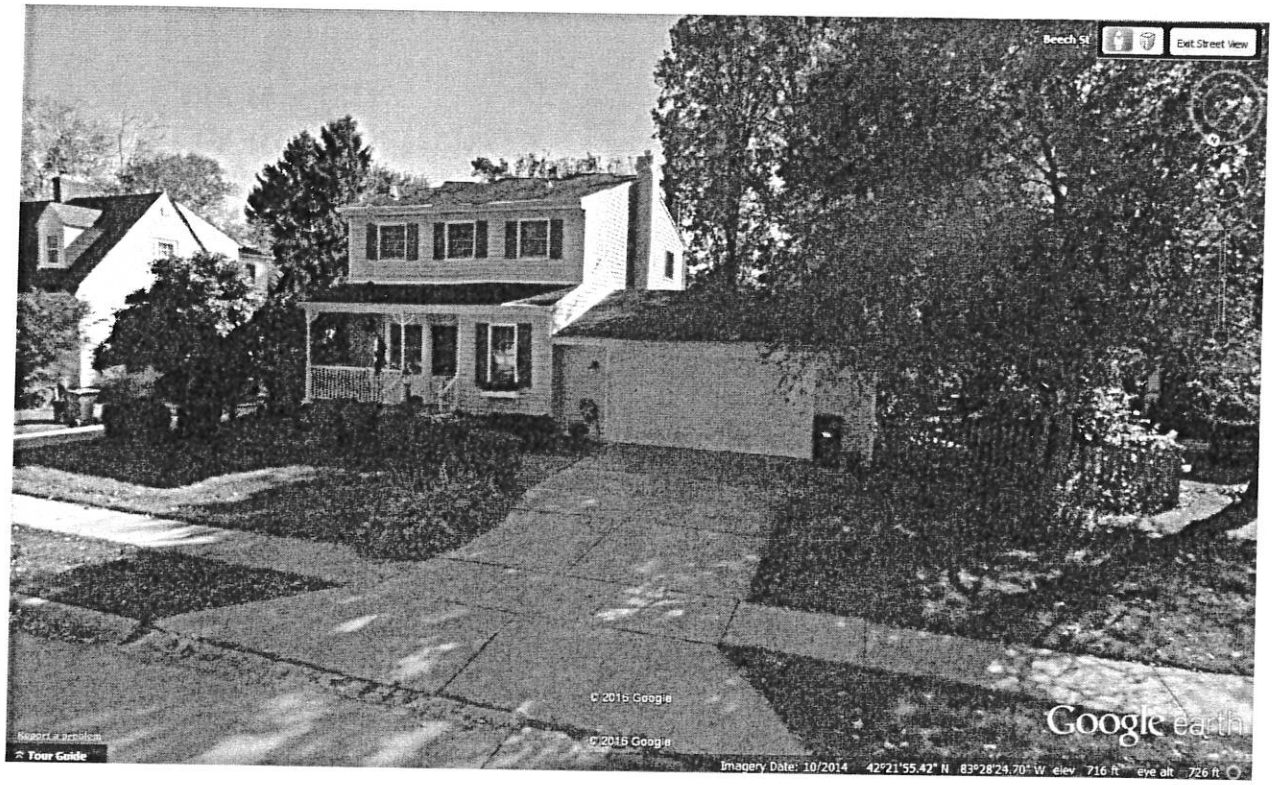
RE: 1071 Beech, Non-Use Variance Request

Dylan and Kathryn Propst, owners and applicants, seek a dimensional variance to add an additional stall onto their existing 2 car garage, making it a 3 car garage. The property is zoned R-1, Single Family Residential.

Section 78-53 (9) of the Zoning Ordinance requires that an attached garage shall not exceed 50 percent of the width of the entire front façade of the residential dwelling. The applicants propose adding an additional garage stall that is 10.5 feet wide and 20.8 feet deep. The total width of the proposed attached garage is 34.3 feet. The width of the non-garage portion of the front façade is 25.3 feet. The current garage is 23.75 feet wide which is 47% of the front façade of the house. The proposed garage is 57.5% of the front façade.

This project requires a variance of 9 feet or approximately 7.5% to construct a three car attached garage. No other variances are required.

I will be glad to answer any questions regarding this agenda item.


Beech St
Exit Street View
© 2015 Google
© 2015 Google
Google earth
Tour Guide
Imagery Date: 10/2014 42°21'55.42" N 83°28'24.70" W elev 716 ft eye alt 726 ft

1071 Beech St
Google earth
Tour Guide
1999
Imagery Date: 4/11/2015 42°21'55.30" N 83°28'21.78" W elev 717 ft eye alt 1089 ft

RECEIVED
APR 19 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

ZBA APPLICATION – DIMENSIONAL (NON-USE) VARIANCE

Z16-06 1071 Beech
Garage to exceed 50% of the front façade of home
ZBA Mtg 5/5/16

Type of Variance Request: DIMENSIONAL – Common regulations subj
variance requests: setbacks, signs, height or parking regulations, lot cove
restrictions. Uniqueness: odd shape, small size, wetland, creek, natural f

Address of Property: 1071 Beech Street

Dylan and Kathryn Propst — Applicant Name
Dylan and Kathryn Propst — Property Owner

1071 Beech Street — Address
Plymouth — City
MI — State
48170 — Zip

dylan.propst@gmail.com, kdavenpo@gmail.com — Email
(616) 403-1917
(248) 425-0244 — Phone

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: erect an attached third stall garage to an already attached two car garage

Description of Property

Current zoning classification: residential

Is it a corner or interior lot? interior Size and area of lot: 80ft x 115ft (9200 sqfeet)

Total sq. footage of existing main buildings: 2,093 sqfeet (house + garage) accessory structures: 163.8 sqfeet (shed)

Current use of buildings on premises: primary residence

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 20.1% (current) 27.7% (proposed)

Height and area of existing main and/or accessory structures: 26 1/2 feet tall, 1855 sqfeet

Description of Proposed Structures

Height of proposed structure: 26 1/2 feet tall

Dimensions and area of structure or addition to be constructed: 1,422.3 sqfeet

Percentage of lot coverage of all buildings including proposed: 27.7%

Front yard setback after completion (measured from lot line): 21.5 feet

Back yard setback after completion (measured from lot line): 51.2 feet

Side yard setback after completion (measured from lot line): 11.4 feet (east) 8.2 feet (west)

☒ A scaled drawing or boundary survey depicting the above information.

NOTE: The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of $250.00 by **4:00 PM** on the third Tuesday of the month. Visit the City's website for submittal deadlines and meeting dates: www.ci.plymouth.mi.us. Twelve (12) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are needed at submittal.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

(Please see attached doc)

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? _____

2. What effect will the variance have on neighboring properties? _____

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? _____

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? _____

Article and Section of the Zoning Ordinance that is being appealed or variance requested:

Article 4, Section 78-43 Paragraphs 9a & 9b

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Signature of Property Owner Signature of Applicant

Subscribed and sworn before me this 19th day of April, 2016

WILLIAM YOUNG
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires July 10, 2022
Acting in the County of Wayne

Notary Public

My Commission expires 7/10/2022

NOTE: The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article IV Sec. 78-43 Single Family Dwellings Unit Standards Paragraph 9a and 9b Variation Answers

- What are the practical difficulties preventing compliance with ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the city?
  - The house project is second renovation of an original 1932 build. Current house layout does not allow for a practical change to increase linear house frontage or change to a side or rear entrance. Variance will align house with similar properties in the neighborhood built or currently being built prior to new code passing.
- What effect will the variance have on neighboring properties?
  - The variance will have minimal to no effect on neighboring properties. Proposed garage side set back is over 8 ft from west property line and is over 4 ft from current front house façade.
- Is the practical difficulty which prevents you from complying with the ordinance self imposed? How did the practical difficulty come about?
  - The issue is not self imposed. Home owner has been caught with a dwelling code change after completion of architectural design and builder quotations were completed.
- Why do the ordinance restrictions unreasonably prevent the owner from using the property for permitted purpose?
  - The ordinance will restrict the ability of the homeowners to keep all vehicles out of the street and driveway, reducing the opportunity to increase neighborhood walkability and further comply with section 11b of Sec. 78-43

1071 Beech St, Plymouth, MI
Code Variance of Article IV Sec. 78-43. - Single Family Dwellings Unit Standards Paragraph 9a and 9b

Sec. 78-43. - Single Family Dwellings Unit Standards Paragraph 9a and 9b

Code Definition		Home Owner Response
8. Attached garages that face the street are allowed on lots that are 60 feet wide or greater.	→	8. Our lot is an 80 foot lot and is not in violation of ordinance
9. The total width of a garage attached to a single family dwelling shall:		9. See a. and b. below
a. Not exceed 50 percent of the width of the entire front façade of the residential dwelling; and	→	a. Requesting a variance for garage to exceed 50% of the residential linear frontage
b. Is a minimum of 22 feet wide, measured from the exterior of the garage walls.	→	b. Existing garage is 25 ft wide, requesting variance of additional 10 feet 1 inch
10. Attached garages shall not protrude more than six feet in front of the front façade or covered porch of the living area for the residential dwelling.	→	10. Existing garage is set back from the front façade by ~2 feet. New garage variance is further set back to reduce garage

Sec. 78-43. - Single Family Dwellings Unit Standards Paragraph 9a and 9b

Code Definition	Home Owner Response
11. New single family homes are encouraged to positively contribute toward neighborhood enhancement and the walkability of the city. Walkability is the extent to which walking is readily available as a safe, connected, accessible and pleasant mode of transport. One way to accomplish walkability is to locate garages at the rear of a lot. Garages at the rear of a lot (whether attached to the home or as a free-standing detached garage) help to support walkability by:	11. Home owners have worked extensively with an architect who has helped to contribute to numerous Plymouth downtown rebuilds and remodels. The home is a remodel with a preexisting front entrance two stall garage. A remodel within the existing footprint does not allow for a rear entrance or rear garage
a. Minimizing the width of the driveway at the front of the house, allowing more space in the front yard for trees and vegetation, and more space along the street for street trees;	a. Home owner and builder have identified existing mature vegetation to keep during renovation on property frontage. Variance will not limit opportunities for street trees
b. Minimizing the potential of parked cars left in front of the garage door to block the sidewalk;	b. 3rd stall will help guarantee that 3rd car will not reside in driveway or street allowing children opportunities to safely ride bikes and cozy coupes, draw with chalk, and play in front of house
c. Allowing space on the home's front façade for windows and other human-scaled architectural elements; and	c. Home owners worked with architect and builder to increase front façade by adding gables with dental, brackets and shake, increasing front windows, adding windows to the garage doors, and emphasizing the front porch with craftsman posts
d. Allowing space on the home's front façade for a porch, where residents can interact with neighbors on the sidewalk and observe activities on the street.	d. Home owners renovation will change side entrance to front entrance to make a more neighbor friendly approachable entry way. New front gable also emphasizes porch

Home Owner Additional Notes and Considerations

- Home owner has discussed and presented renovation and variance with all available* neighbors on Beech street between Harvey and Mckinley. All neighbors have expressed satisfaction with the variance and have all stated that they will not object (See letter)
- Home owners and architect design began in September of 2014 and finished initial design in April of 2015. Original Builder quotes were provided in May 2015, with redesign and re-quoting finishing by August of 2015. Building contract was signed in November of 2015 less than 2 months after City Ordinance Code Sec 78-43 9 a,b were added to the code, which was passed a year after architectural drawings and design had started
- Lot coverage of new renovation with variance is less than 28% that is significantly below the maximum lot coverage of 35%, which will increase vegetation of overall property and neighborhood.
- 3 Stall garages currently exist on Beech Street and throughout neighborhood, which ensures that variance does not create architectural variation, and promotes reasonable compatibility of the character of neighboring dwelling units
- East Side set back is 11.4 Feet and proposed west side set back is 8.2 feet.
- Proposed additional garage location is shaded and difficult to grow grass or vegetation (see next slide). Garage details will help with overall aesthetic of neighborhood, including provisions for trashcans within the residence

* Neighbors at 1055 and 1032 are under construction and not occupied. Home owners do not have a way to contact new owners. Ed Krol was unable to discuss variances due to position on voting board

Home Owner Additional Notes and Considerations (proposed location)

- What are the practical difficulties preventing compliance with ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the city?
  - The house project is second renovation of an original 1932 build. Current house layout does not allow for a practical change to increase linear house frontage or change to a side or rear entrance. Variance will align house with similar properties in the neighborhood built or currently being built prior to new code passing.
- What effect will the variance have on neighboring properties?
  - The variance will have minimal to no effect on neighboring properties. Proposed garage side set back is over 8 ft from west property line and is over 4 ft from current front house façade.
- Is the practical difficulty which prevents you from complying with the ordinance self imposed? How did the practical difficulty come about?
  - The issue is not self imposed. Home owner has been caught with a dwelling code change after completion of architectural design and builder quotations were completed.
- Why do the ordinance restrictions unreasonably prevent the owner from using the property for permitted purpose?
  - The ordinance will restrict the ability of the homeowners to keep all vehicles out of the street and driveway, reducing the opportunity to increase neighborhood walkability and further comply with section 11b of Sec. 78-43

April 18, 2016

To Whom It May Concern:

Dylan and Kathryn Propst of 1071 Beech Street, Plymouth, MI, request a variance to erect an attached third-stall to their existing two-stall garage. This addition is part of a larger renovation of the existing home, which will greatly improve the appearance of the home and add character & charm to an already lovely Plymouth street. The owners have worked with an architect since August of 2014 and have gone to great lengths to maintain the historic appeal of the street as well as be mindful of the community as a whole. The property meets the dimension (80ft X 115ft) requirement and lot coverage requirement (proposed combined home and garage cover less than 30% of lot). However, a variance is needed due to a recent ordinance change that dictates that an attached garage must not exceed 50% ratio of home to garage facing street.

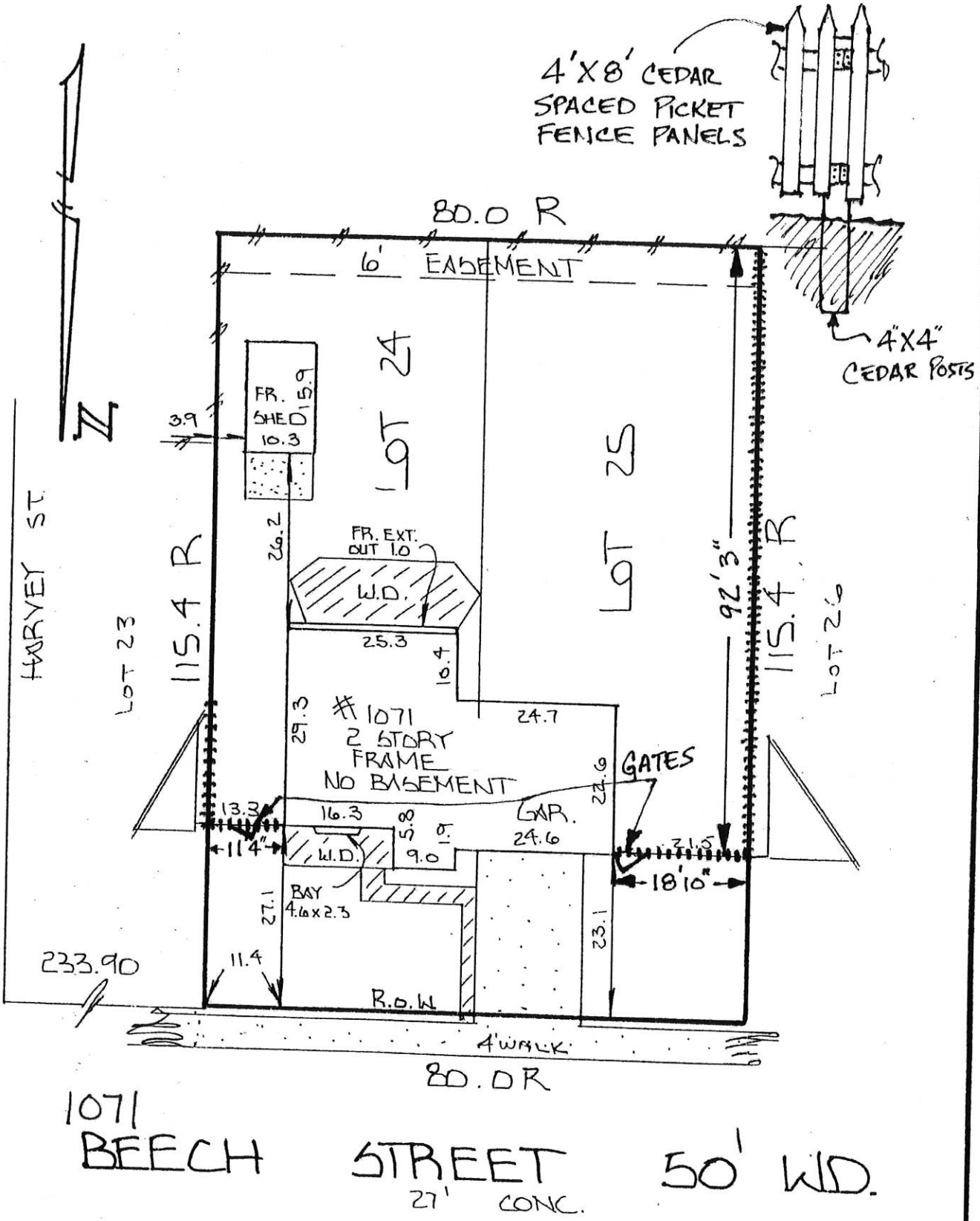
Homeowners have discussed overall house addition/remodel and specifically third stall addition with almost all neighbors on street (1055 Beech and 1032 Beech—currently not owner occupied and are also being renovated. 1004 Beech was not home. Ed & Barbara Krol of 1108 Beech were not approached so as not to create a conflict of interest since Ed is on the Zoning Board of Appeals). Homeowners personally asked permission of each neighbor to erect said third stall garage. Each neighbor approached was very supportive and gave approval for third stall garage. Only one said they would not challenge it. No neighbors said they were against it.

Spoke with the following homeowners:
774 S. Harvey
1064 Beech
1128 Beech
1101 Beech
1117 Beech
1137 Beech
1159 Beech
765 McKinley
1156 Beech
1048 Beech

Standard Federal Bank
Savings/Financial Services

Standard Federal

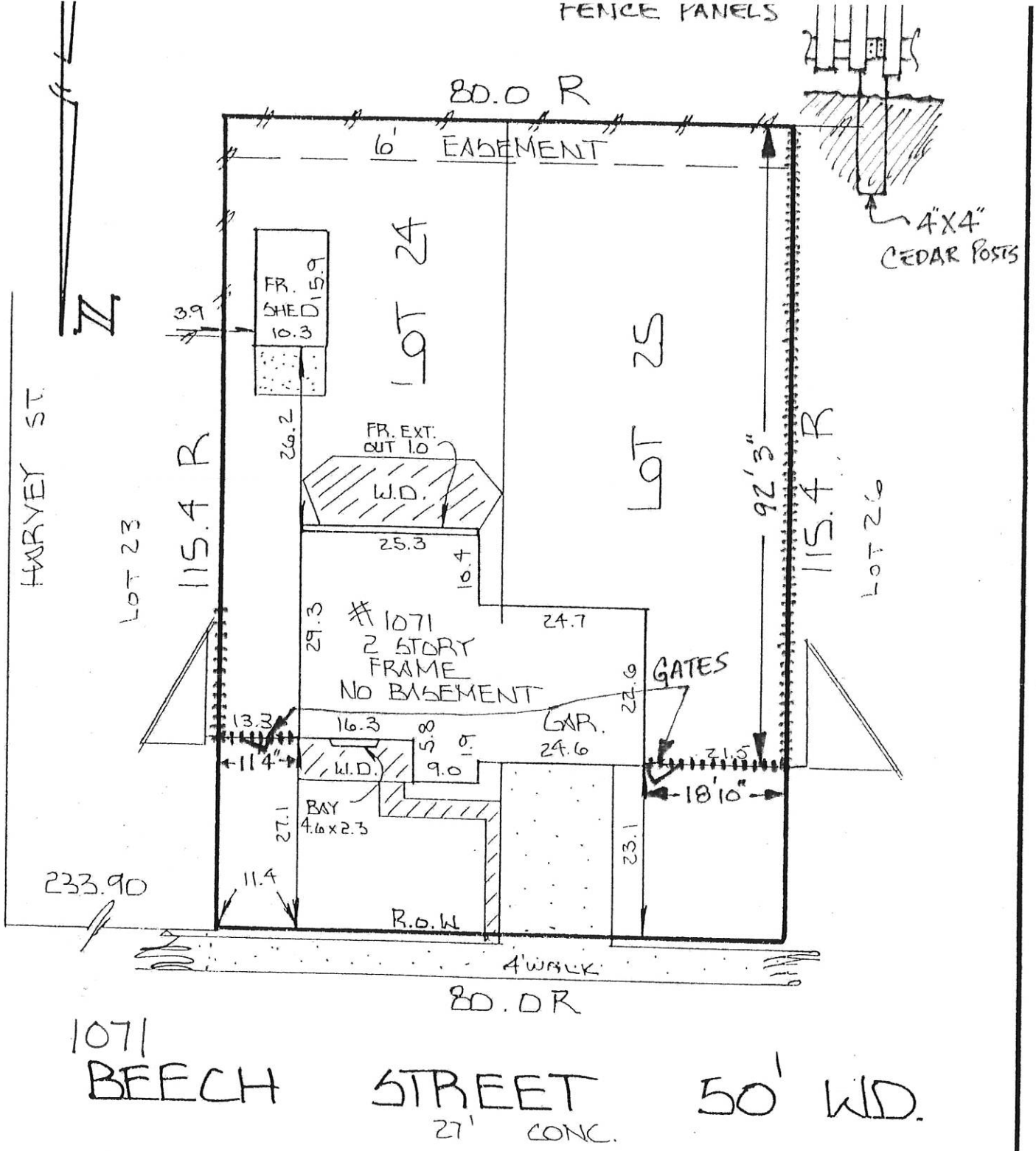
Description Lots 24 and 25, William Eckman's Subdivision, part of East ½ of Northeast ¼ of Section 34, Town 1 South, Range 8 East, Village of Plymouth (now City), Wayne County, Michigan. Recorded in Liber 62, Page 28 Plats W.C.R.



LY & LINCOLN ASSOCIATES, INC. 459 E. Cady, Northville, MI 48167

MORTGAGE CERTIFICATE

We hereby certify to Standard Federal Bank
a mortgage lender, and certify to all Title Insurance Companies for the purpose of a mortgage loan to be made by said lender to David H. Mclean, Jr. and Marsha A. Mclean #7056474



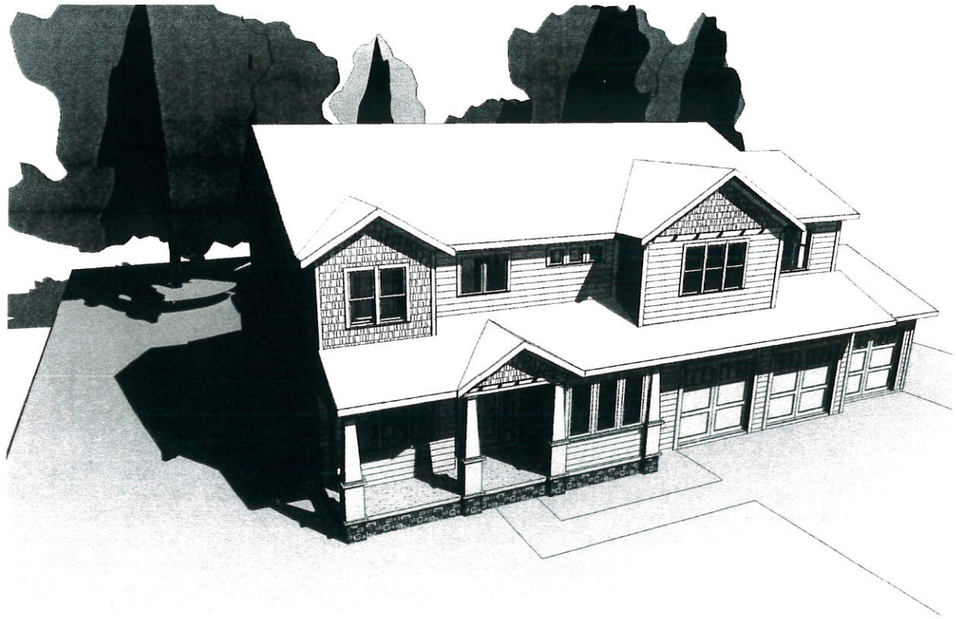
MORTGAGE CERTIFICATE

We hereby certify to Standard Federal Bank a mortgage lender, and certify to all Title Insurance Companies for the purpose of a mortgage loan to be made by said lender to David H. Mclean, Jr. and Marsha A. Mclean #7056474 that we have measured the property herein described: that there are located entirely thereon building(s) and improvement(s) and that said building(s) and improvement(s) are within the property lines and that there are no existing encroachments upon the land and property described, except as shown. LEGAL DESCRIPTION PROVIDED BY OTHERS.

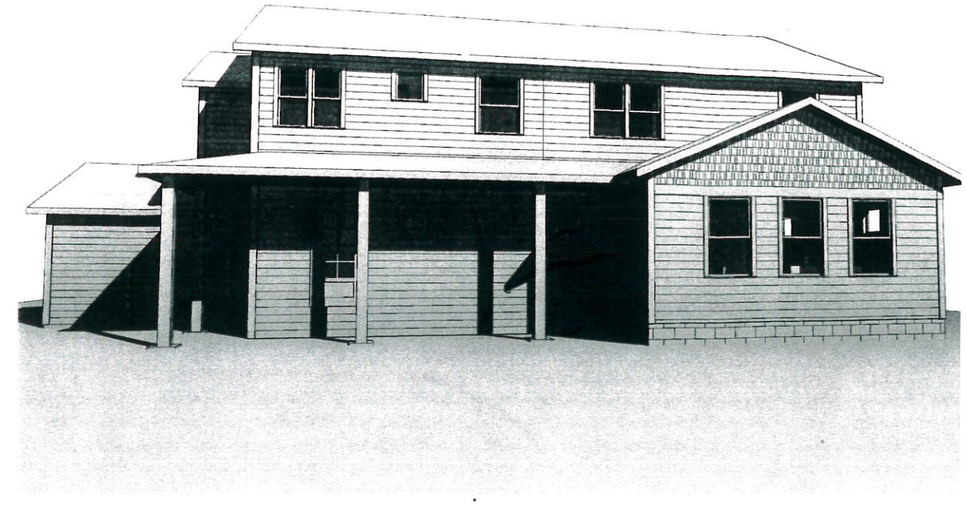
NOTE This mortgage certificate was prepared specifically for IDENTIFICATION PURPOSES for the sole use of the mortgagee and Title Insurance Companies disclosed hereon. Nothing herein shall be construed to give any rights or benefits to the present or future land owners or occupants. This certificate is not intended nor represented to be a land boundary or property line survey and is not to be used to establish property lines, easements, public right-of-way, building lines, conformity or non-conformity to State, County or local ordinances and/or codes, etc. No boundary markers were set. NOTE

Job No. 12-91-275 Scale 1" = 20' Date: December 31, 1991 Final:

McNEELY & LINCOLN ASSOCIATES, INC. 459 E. Cady, Northville, MI 48167

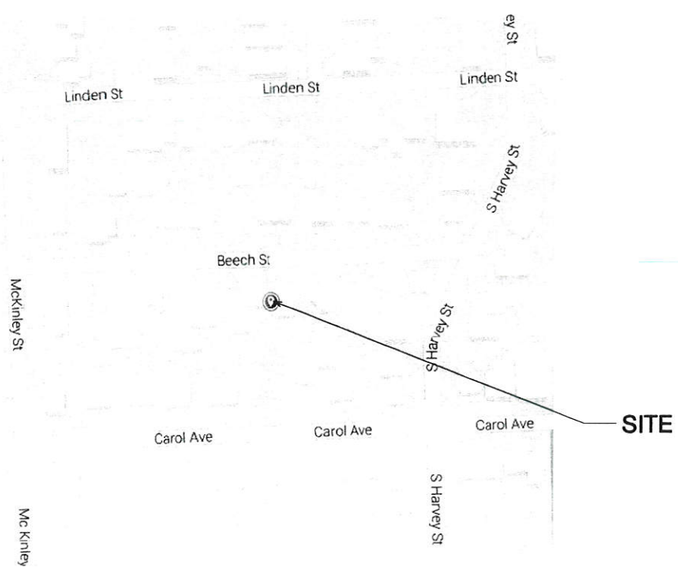


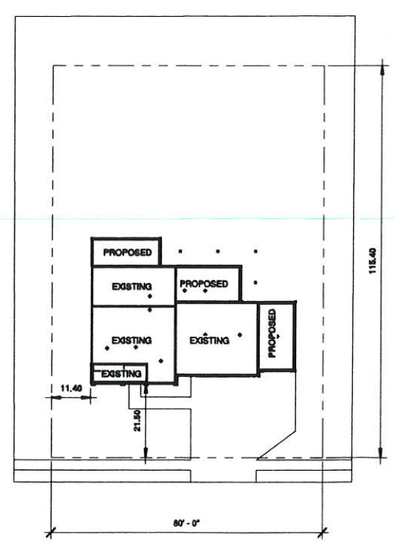
1 Front Perspective



2 Rear Perspective 2

Propst Renovation @ 1071 Beech St





3 Site
1" = 20'-0"

GENERAL NOTES

All contractors shall verify and coordinate all dimensions on drawings as well as review and coordinate plans with exterior building elevations, sections, and details prior to commencing with work.

If dimensional errors or conflicts occurr between plans, building elevations, sections and details, it should be brought to the attention of the architect of record before proceeding with work.

Contractors who fail to verify, review and coordinate the work shall take full responsibility should that portion of the work being improperly located and/or constructed.

Do not scale drawings.

All work shall conform to 2009 Michigan residential code.

Exterior dimensions are measured from exterior of sheathing and/or to exterior of brick.
Windows and doors are dimensioned to centers.

Interior dimensions are measured from face of stud walls to face of stud walls.
Interior doors and cased openings are to be centered on rooms or 4" off walls, unless noted otherwise.

Foundation dimensions are measured from face of masonry to face of masonry.

Zoned:	Single Family Residential
Use Group:	Single Family Dwelling
Construction Type:	Light Frame Wood
Construction Review Under: Code	Michigan 2009 Residential

Construction Notes:

1.	Draft Stopping:	Mich. Res. Code Sec. R502.12
2.	Floor Live Load Sleeping Areas:	30 PSF
3.	Floor Live Load Other Areas:	40 PSF
4.	Roof Snow Load:	30 PSF
5.	Wind Load:	90 MPH
6.	Soil Capacity:	3000 PSF

Sheet List

Sheet Name	Sheet Number	Sheet Issue Date	Designed By	Approved By
Cover Page	A-001	04/18/15	N.T.	Approver
Foundation	A-100	04/18/15	N.T.	Approver
First Floor Plan	A-101	04/18/15	N.T.	Approver
Second Floor Plan	A-102	04/18/15	N.T.	Approver
Elevations	A-103	04/18/15	N.T.	Approver
Sections & Details	A-104	04/18/15	N.T.	Approver
Specifications & 3D	A-105	04/18/15	N.T.	Approver
Electrical Plan	E-100	04/18/15	N.T.	Approver

Area Schedule (Renovation...

Area	Level
525 SF	First Floor (Finish)
783 SF	Second Floor (Finish)

1308 SF

Area Schedule (Gross Building)

Area	Level
772 SF	First Floor (Finish)
728 SF	Second Floor (Finish)

1500 SF

RECEIVED
APR 19 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

Turnwood Group llc

turnwoodgroup.com

Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date

D & K Propst

Addition/Renovation

1071 Beech, Plymouth, MI

Cover Page

4/27/2015 10:28:07 PM

Project number	--
Date	4/25/15
Drawn by	NT
Checked by	DKP

A-001

Scale 1" = 20'-0"

DIVISION 3 - CONCRETE

All concrete shall have a minimum 28 day compressive strength as noted:

a. Slab on grade 3000 psi
b. Supported slabs 3000 psi
c. Exterior concrete 4000psi

All exterior concrete to be air entrained 5 % +/- 1%
All reinforcing shall conform to ASTM A-615 Grade 60

Welded wire fabric shall be furnished in flat sheets and shall conform to ASTM A-185 and have a minimum side and end lap of 8".

All reinforcement to be fabricated and erected according to the ACI Standards: "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT," ACI 315 - latest edition and "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES," ACI 315R - latest edition.

Splices shall comply with the requirements of ACI 318.

Locate all sleeves, openings and embedded items, etc. as indicated on the drawings. The concrete contractor shall check with other trades to make sure the sleeves, openings and embedded items that are to be provided and set by them are in place prior to placing of concrete in the area involved.

All slabs on grade shall be placed on vapor barrier on 4" clean sand.

DIVISION 4 - MASONRY:

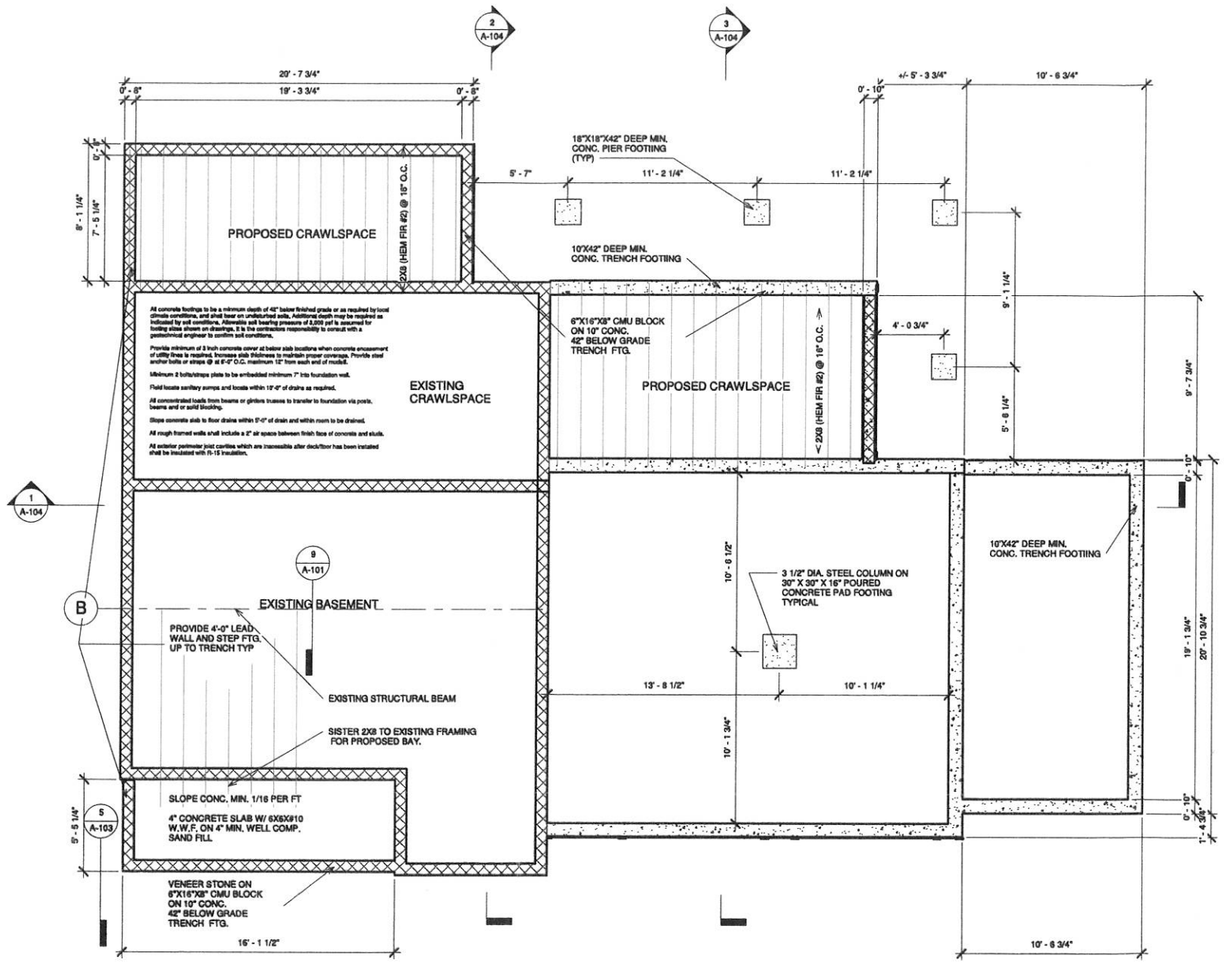
Comply with recommendations of National Concrete Masonry Association.

Concrete masonry units: ASTM C 90, Grade N-1

Use type S mortar for load bearing masonry and masonry in contact with earth. Type N mortar for non load bearing.

Parge block, if required, in areas indicated.

Simulated stone to be installed precisely per manufacturer's instructions. Match existing.



1 Foundation
1/4" = 1'-0"

Turnwood Group llc

turnwoodgroup.com

Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date

D & K Propst

Addition/Renovation

1071 Beech, Plymouth, MI

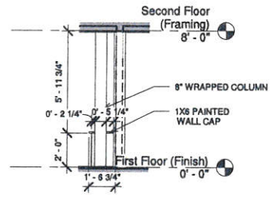
Foundation

4/27/2015 10:28:07 PM

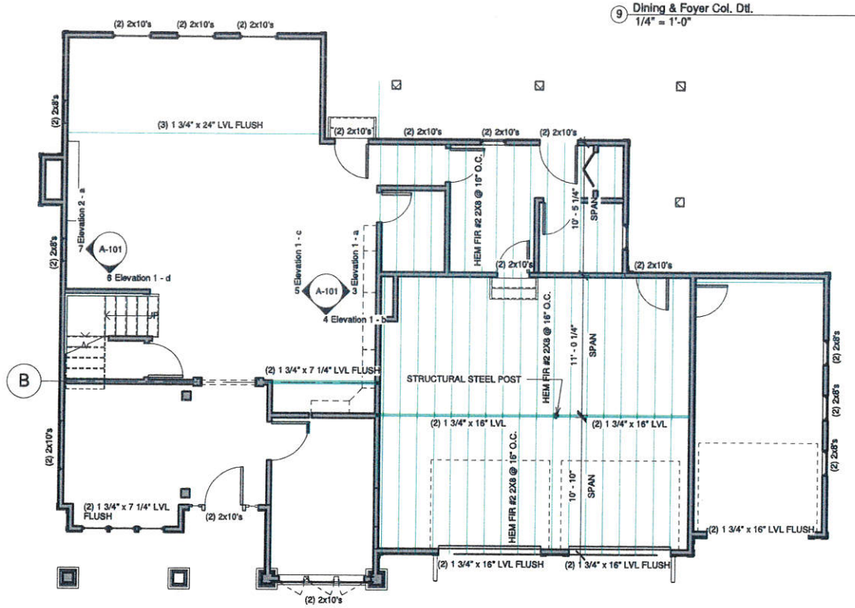
Project number	--
Date	4/25/15
Drawn by	NT
Checked by	DKP

A-100

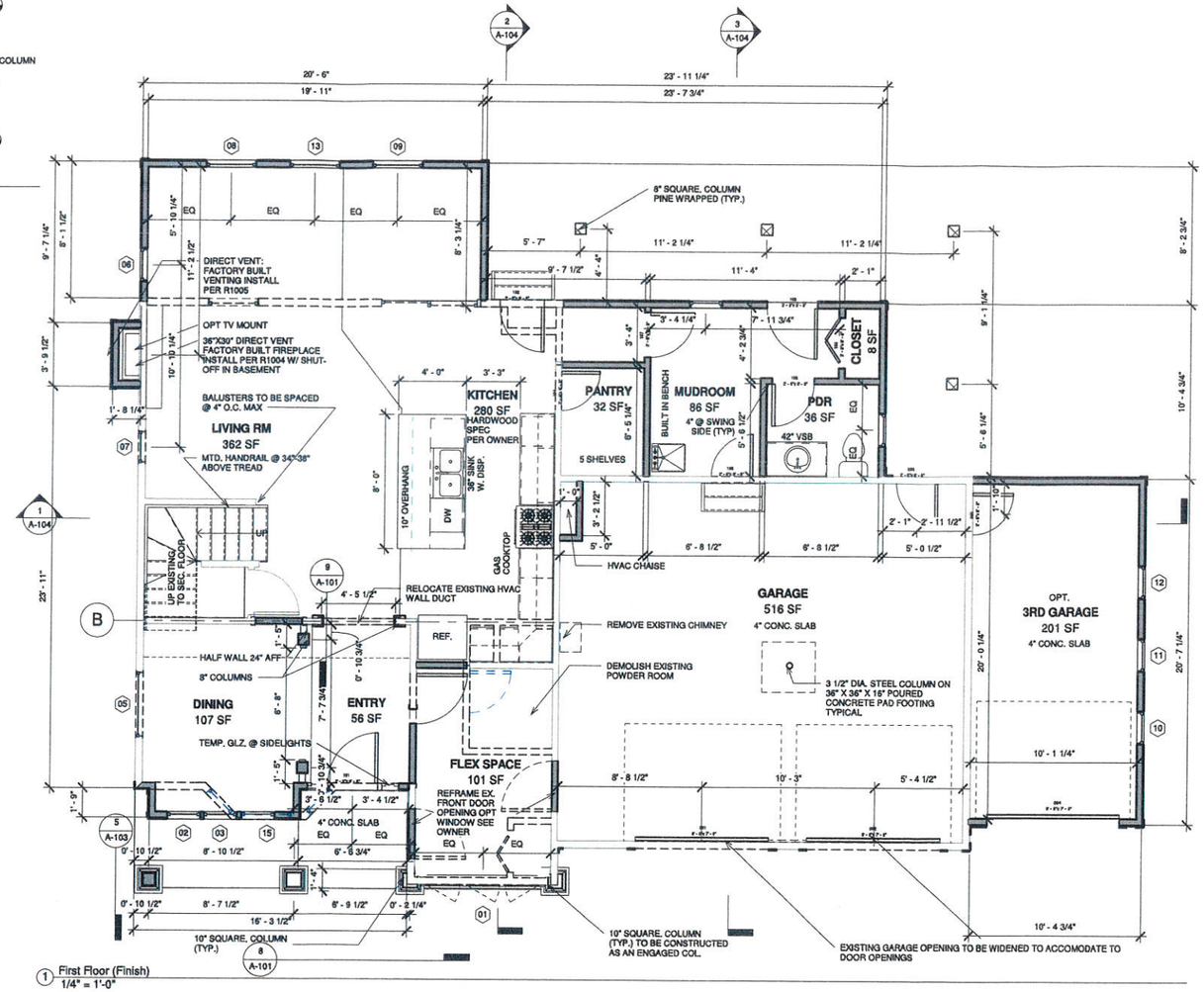
Scale 1/4" = 1'-0"



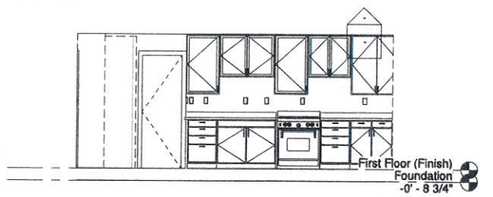
9 Dining & Foyer Col. Dtl.
1/4" = 1'-0"



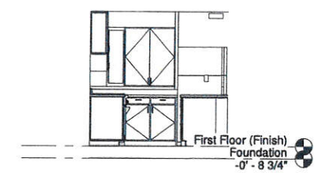
2 Second Floor (Framing)
3/16" = 1'-0"



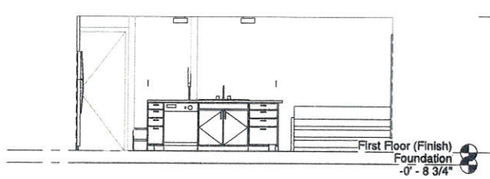
1 First Floor (Finish)
1/4" = 1'-0"



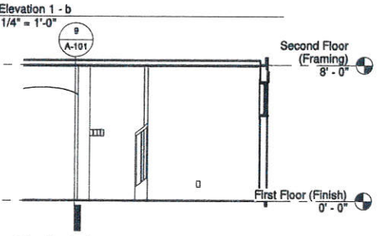
3 Elevation 1 - a
1/4" = 1'-0"



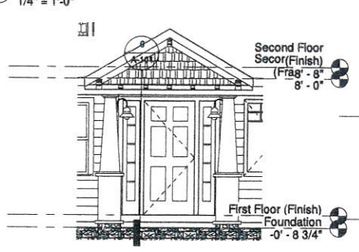
4 Elevation 1 - b
1/4" = 1'-0"



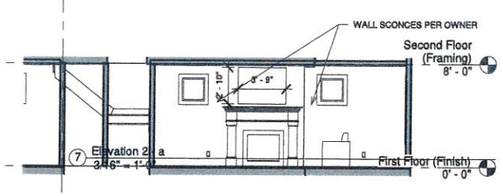
5 Elevation 1 - c
1/4" = 1'-0"



6 Elevation 1 - d
1/4" = 1'-0"



8 Section 4
1/4" = 1'-0"



7 Elevation 2 - a
3/16" = 1'-0"

Window Schedule

Mark	Rough Opening Width	Rough Opening Height	Type	Manufacturer	Material	Finish	Head Height	Sill Height	Comments	Level	From Room: Name
01	6' - 5 3/4"	4' - 6"	Craftsman_Triple_Casement_Window_7668	PER CLIENT	VINYL	WHITE	7' - 6"	2' - 0"		Foundation	FLEX SPACE
02	2' - 6"	4' - 6"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	2' - 0"		Foundation	DINING
03	2' - 6"	4' - 6"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	2' - 0"		Foundation	DINING
04	2' - 6"	4' - 6"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	2' - 0"		Foundation	DINING
05	4' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		First Floor (Finish)	DINING
06	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		First Floor (Finish)	LIVING RM
07	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		First Floor (Finish)	LIVING RM
08	2' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	4' - 0"		First Floor (Finish)	LIVING RM
09	2' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	4' - 0"		First Floor (Finish)	LIVING RM
10	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 0"	4' - 0"		First Floor (Finish)	KITCHEN
11	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 0"	4' - 0"		First Floor (Finish)	3RD GARAGE
12	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 0"	4' - 0"		First Floor (Finish)	3RD GARAGE
13	2' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		First Floor (Finish)	3RD GARAGE
14	2' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	6' - 0"	3' - 0"		First Floor (Finish)	LIVING RM
15	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		First Floor (Finish)	LIVING RM
16	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		First Floor (Finish)	DINING
17	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		First Floor (Finish)	DINING
18	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 7"	4' - 7"		First Floor (Finish)	
19	4' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 10"	4' - 10"		First Floor (Finish)	MUDROOM
20	4' - 0"	3' - 0"	Casement Old with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	4' - 0"		First Floor (Finish)	PDR
21	1' - 8"	1' - 4"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		Second Floor (Finish)	BED 3
22	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	Bath
23	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	BED 2
24	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	BED 2
25	4' - 0"	4' - 0"	Casement Old with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	HALL
26	1' - 4"	1' - 4"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		Second Floor (Finish)	BED 4
27	1' - 4"	1' - 4"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		Second Floor (Finish)	Bath
28	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	Bath
29	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	Bath
30	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	M Bath
31	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	M Bath
32	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	M Bath
33	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	M Bath
34	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	Laundry
35	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	Laundry
36	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	Playroom
37	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	Playroom
38	2' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	Playroom
39	2' - 0"	3' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	BED 4
40	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	M Bath
41	2' - 6"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		Second Floor (Finish)	M BED

Grand total: 41

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Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date

D & K Propst

Addition/Renovation

1071 Beech,
Plymouth, MI

4/27/2015 10:28:08 PM

First Floor Plan

Project number	--
Date	4/25/15
Drawn by	NT
Checked by	DKP

A-101

Scale: As indicated

DIVISION 6 - WOOD & PLASTICS

ROUGH CARPENTRY:

Provide lumber complying with Product Standard PS 20 "American Softwood Lumber Standard."

Provide plywood complying with Product Standard PS 1-74(ANSI) A199.1 for Construction and Industrial Plywood.

Note: OSB may be used in place of plywood. Use waterproof material in areas exposed to moisture during construction.

Provide seasoned dimensioned lumber with 19% maximum moisture content at time of dressing and complying with the dry size requirements of PS 20. Mark lumber "S-Dry."

Lumber for rafters, studs, and blocking shall be Douglas Fir #2 dense or Southern Pine #2, or better, with an allowable bending stress of 1450 psi.

Engineered Lumber shall be installed precisely according to supplier and/or manufacturer's requirements. Use Simpson connectors where indicated on the drawings.

Nailing for plywood as follows:
10d nails at 6" o.c. at diaphragm boundary and along end supporting members, unless noted otherwise.

10d nails at 12" o.c. along intermediate framing members.

For all roof and floor framing members and walls studs, provide one line of bridging for each 8' (or less) of span.

Architectural woodwork shall conform to AWI premium grade except as otherwise specified.

Particle Board shall be 42-pound density, Type 1-B-2 perCS 236-669 with filler and sanded surface, fire retardant treated.

All plywood shall be 5-ply minimum unless otherwise noted.
Trusses shall be designed by a Professional Engineer for the loads indicated.

Rough Hardware items, such as spikes, nails, bolts, toggle bolts, anchor bolts, wood screws, straps and clips shall be provided as necessary for installation of specified work, of suitable type and of sufficient size and length to draw the work firmly together.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

Vapor Barriers: under slabs on grade, 6 mil. polyethylene film, Visqueen or similar.

Infiltration barrier shall be Tyvek by Dupont or equal.

Siding shall be pattern and size per owner. Install per manufacturer including all trim, channels, flashing.

Blanket insulation shall be kraft-faced by CertainTeed or equal.

Provide metal flashing at roof wall intersections with 4 inch min. vertical at wall.

Gutters shall be aluminum with profile to match existing.

Shingles to be selected by owner. Underlayment to meet ASTM D 4869, Type 1. Lap 2" horizontally, 4" end laps staggered.

Provide ice dam protection to 24" inside interior wall line. Bituthene or WinterGuard.

Sealant: exterior: two part urethane. Tremco "Dymeric" or Pecora "Dynatrol II", interior: one part acrylic polymer, Tremco "Mono".

DIVISION 8 - DOORS AND WINDOWS

Interior/Exterior doors. See drawings for locations. Coordinate with owner with respect to type of doors prior to submitting bid. Exterior doors to be insulated. Door at entry from Garage to house shall be solid core for fire resistance.

Hardware: coordinate with owner with respect to manufacturer, finish and function prior to submitting bid.

Windows show general location and type. Sizes given refer to overall frame size. Windows shall match existing Wallside windows. Install precisely per manufacturer. Color, finish, glass type, hardware, and available options per owner and supplier. Coordinate.

DIVISION 9 - FINISHES

Gypsum Wall Board: USG or equal, install by gluing and screwing, tape, spackle and sand all joints.

Walls: 1 layer 1/2" except where 5/8" type "X" is called for at garage walls.

Ceilings: 1 layer 1/2" @ framing occurring @ 16" o.c. excepted as noted.
1 layer 5/8" type "X" @ framing occurring @ > 16" o.c. at garage ceiling.

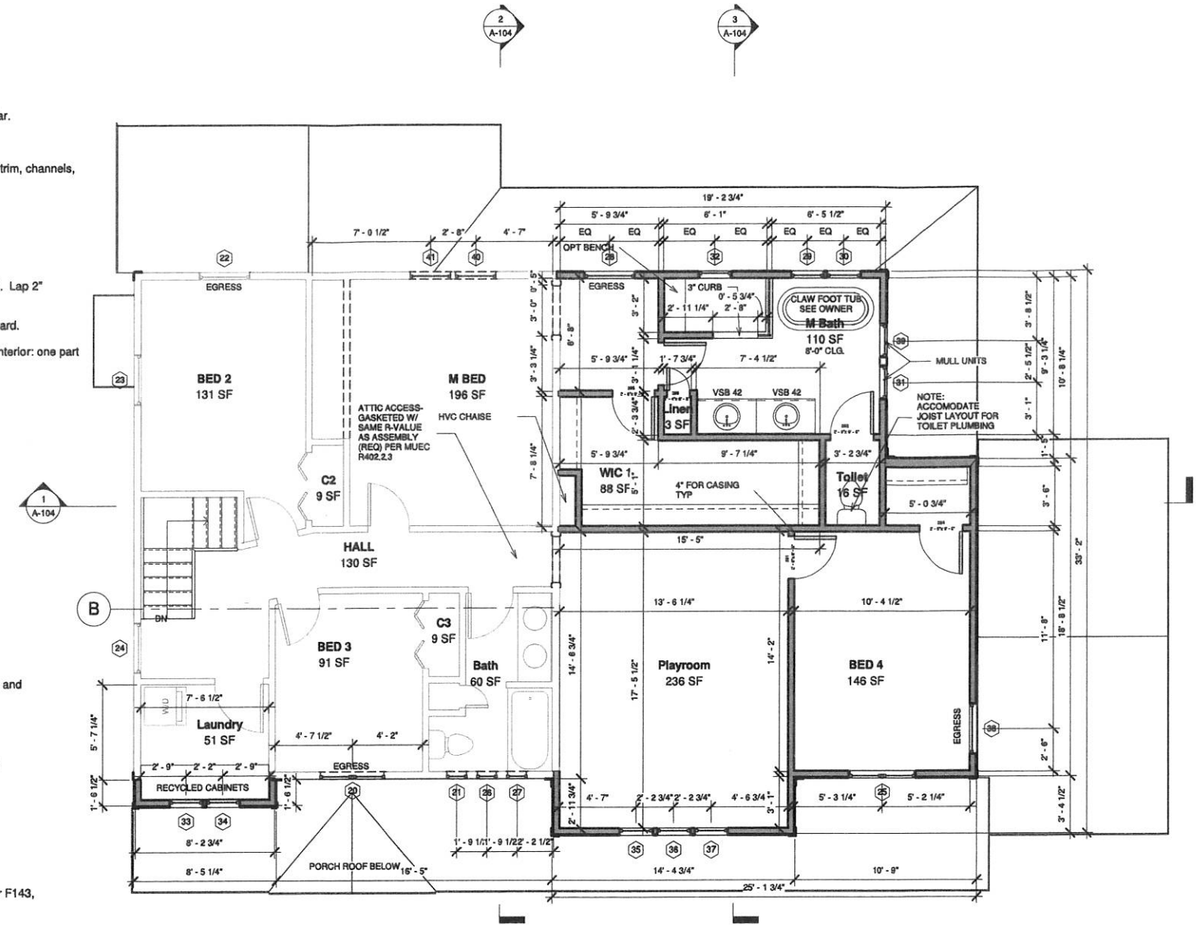
Install waterproof gypsum board at all all damp and wet locations.

Finishes per owner, coordinate. Install per manufacturer.

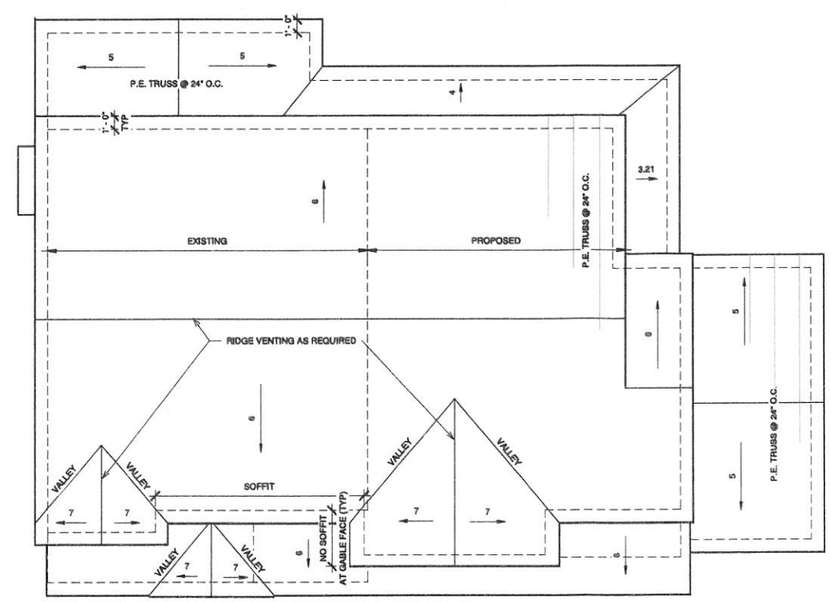
Paint products: Sherwin Williams or approved equal.
Flooring: To be determined by homeowner.

Tile: Ceramic as selected by owner in areas as per owner, coordinate. Thin set installation on plywood subfloor per Tile Council of America specification F141 or F143, Latest Edition.

Hardwood flooring: Install per manufacturer. Finish and stain per owner.



1 Second Floor (Finish)
1/4" = 1'-0"



2 Roof Plan
3/16" = 1'-0"

Door Schedule

Door Number	Door Size	Manufacturer	Fire Rating	Finish Comments	From Room: Name	Level	Phase Created
001	96" x 96"	PER OWNER	Complies with SPM Standard 12-7A-1	PAINTED	GARAGE	Foundation	New Construction
002	96" x 96"	PER OWNER	Complies with SPM Standard 12-7A-1	PAINTED	GARAGE	Foundation	New Construction
003	30" x 80"	PER OWNER	Complies with SPM Standard 12-7A-1	PAINTED	GARAGE	Foundation	New Construction
004	96" x 96"	PER OWNER	Complies with SPM Standard 12-7A-1	PAINTED	3RD GARAGE	Foundation	New Construction
005	30" x 80"	PER OWNER		PAINTED	GARAGE	Foundation	New Construction
101	36" x 80"	PER OWNER		PAINTED	ENTRY	First Floor (Finish)	New Construction
102	30" x 80"	PER OWNER		PAINTED	KITCHEN	First Floor (Finish)	New Construction
103	36" x 80"	PER OWNER		PAINTED	MUDROOM	First Floor (Finish)	New Construction
104	28" x 80"	PER OWNER		PAINTED	PANTRY	First Floor (Finish)	New Construction
105	30" x 80"	PER OWNER		PAINTED	CLOSET	First Floor (Finish)	New Construction
106	30" x 80"	PER OWNER		PAINTED	MUDROOM	First Floor (Finish)	New Construction
107	30" x 80"	PER OWNER		PAINTED	KITCHEN	First Floor (Finish)	New Construction
108	30" x 80"	PER OWNER		PAINTED	GARAGE	First Floor (Finish)	New Construction
109	36" x 80"	PER OWNER		PAINTED	ENTRY	First Floor (Finish)	New Construction
110	30" x 80"	PER OWNER		PAINTED	FLEX SPACE	First Floor (Finish)	New Construction
201	30" x 80"	PER OWNER		PAINTED	BED 4	Second Floor (Finish)	New Construction
202	30" x 80"	PER OWNER		PAINTED	M Bath	Second Floor (Finish)	New Construction
203	30" x 80"	PER OWNER		PAINTED	M Bath	Second Floor (Finish)	New Construction
204	30" x 80"	PER OWNER		PAINTED	BED 4	Second Floor (Finish)	New Construction
205	30" x 80"	PER OWNER		PAINTED	WIC 1	Second Floor (Finish)	New Construction
206	18" x 80"	PER OWNER		PAINTED	Linen	Second Floor (Finish)	New Construction

Window Schedule

Mark	Rough Opening: Width	Rough Opening: Height	Type	Manufacturer	Material	Finish	Head Height	Sill Height	Comments	Level	From Room: Name
01	6' - 8 3/4"	4' - 6"	Craftsman_Triple_Casement_Window_7065	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Foundation	FLEX SPACE
02	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Foundation	DINING
03	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Foundation	DINING
04	2' - 6"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Foundation	DINING
05	4' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		First Floor (Finish)	DINING
06	3' - 0"	3' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		First Floor (Finish)	LIVING RM
07	3' - 0"	3' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		First Floor (Finish)	LIVING RM
08	3' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		First Floor (Finish)	LIVING RM
09	3' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		First Floor (Finish)	KITCHEN
10	2' - 0"	4' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 3"	4' - 3"		First Floor (Finish)	3RD GARAGE
11	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 3"	4' - 3"		First Floor (Finish)	3RD GARAGE
12	2' - 0"	4' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 3"	4' - 3"		First Floor (Finish)	3RD GARAGE
13	3' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	2' - 0"		First Floor (Finish)	LIVING RM
14	3' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	6' - 0"	3' - 0"		First Floor (Finish)	LIVING RM
15	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		First Floor (Finish)	DINING
16	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		First Floor (Finish)	DINING
17	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		First Floor (Finish)	
18	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 7"	4' - 7"		First Floor (Finish)	MUDROOM
19	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 10"	4' - 10"		First Floor (Finish)	POR
20	4' - 0"	3' - 0"	Casement Dbl with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	4' - 0"		Second Floor (Finish)	BED 3
21	1' - 4"	1' - 4"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 8"		Second Floor (Finish)	Bath
22	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	BED 2
23	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	BED 2
24	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	HALL
25	4' - 0"	4' - 0"	Casement Dbl with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	BED 4
26	1' - 4"	1' - 4"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 8"		Second Floor (Finish)	Bath
27	1' - 4"	1' - 4"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 8"		Second Floor (Finish)	Bath
28	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	
29	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	M Bath
30	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	M Bath
31	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		Second Floor (Finish)	M Bath
32	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		Second Floor (Finish)	M Bath
33	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	Laundry
34	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	Laundry
35	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	Playroom
36	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	Playroom
37	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	Playroom
38	3' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	BED 4
39	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	5' - 0"		Second Floor (Finish)	M Bath
40	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	M BED
41	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 0"	3' - 0"		Second Floor (Finish)	M BED

Grand total: 41

Turnwood Group llc

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Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date

D & K Propst

Addition/Renovation

1071 Beech,
Plymouth, MI

Second Floor Plan

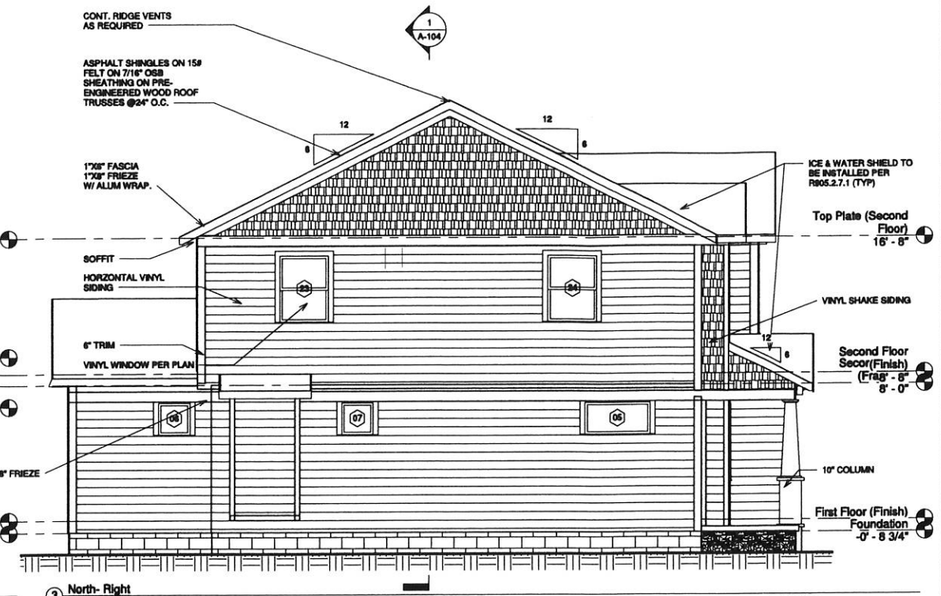
4/27/2015 10:28:09 PM

Project number	--
Date	4/25/15
Drawn by	NT
Checked by	DKP

A-102

Scale As Indicated

① East- Front
1/4" = 1'-0"



③ North- Right
1/4" = 1'-0"

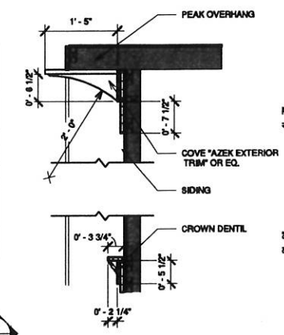
Z Window Schedule

Mark	Rough Opening Width	Rough Opening Height	Type	Manufacturer	Material	Finish	Head Height	Sill Height	Comments	Level	From Room: Name
01	6' - 8 3/4"	4' - 6"	Craftsman_Triple_Casement_Window_7000	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Foundation	FLEX SPACE
02	3' - 0"	4' - 6"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Foundation	DINING
03	3' - 0"	4' - 6"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Foundation	DINING
04	3' - 0"	4' - 6"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Foundation	DINING
05	4' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	DINING
06	3' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	LIVING RM
07	3' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	LIVING RM
08	3' - 0"	2' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	LIVING RM
09	3' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	KITCHEN
10	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 3"	4' - 3"		First Floor (Finish)	3RD GARAGE
11	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 3"	4' - 3"		First Floor (Finish)	3RD GARAGE
12	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 3"	4' - 3"		First Floor (Finish)	3RD GARAGE
13	3' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	LIVING RM
14	3' - 0"	3' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	6' - 6"	3' - 0"		First Floor (Finish)	LIVING RM
15	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	DINING
16	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	DINING
17	2' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		First Floor (Finish)	
18	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 3"	4' - 3"		First Floor (Finish)	MUDROOM
19	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	6' - 10"	4' - 10"		First Floor (Finish)	FOR
20	4' - 0"	2' - 0"	Casement Old with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	4' - 0"		Second Floor (Finish)	BED 3
21	1' - 6"	1' - 6"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	5' - 0"		Second Floor (Finish)	Bath

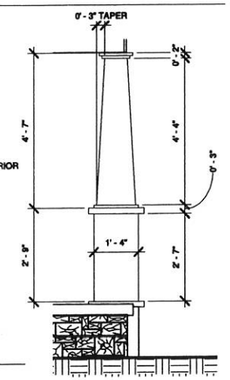
Z Window Schedule

Mark	Rough Opening Width	Rough Opening Height	Type	Manufacturer	Material	Finish	Head Height	Sill Height	Comments	Level	From Room: Name
22	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	BED 2
23	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	BED 2
24	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	HALL
25	4' - 0"	4' - 0"	Casement Old with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	BED 4
26	1' - 6"	1' - 6"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	5' - 0"		Second Floor (Finish)	Bath
27	1' - 6"	1' - 6"	Casement with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	5' - 0"		Second Floor (Finish)	Bath
28	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	
29	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	M Bath
30	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	M Bath
31	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	5' - 0"		Second Floor (Finish)	M Bath
32	2' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	5' - 0"		Second Floor (Finish)	M Bath
33	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	Laundry
34	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	Laundry
35	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	Playroom
36	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	Playroom
37	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	Playroom
38	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	BED 1
39	3' - 0"	2' - 0"	Fixed with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	5' - 0"		Second Floor (Finish)	M Bath
40	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	M BED
41	3' - 0"	4' - 0"	Double Hung with Trim	PER CLIENT	VINYL	WHITE	7' - 6"	3' - 0"		Second Floor (Finish)	M BED

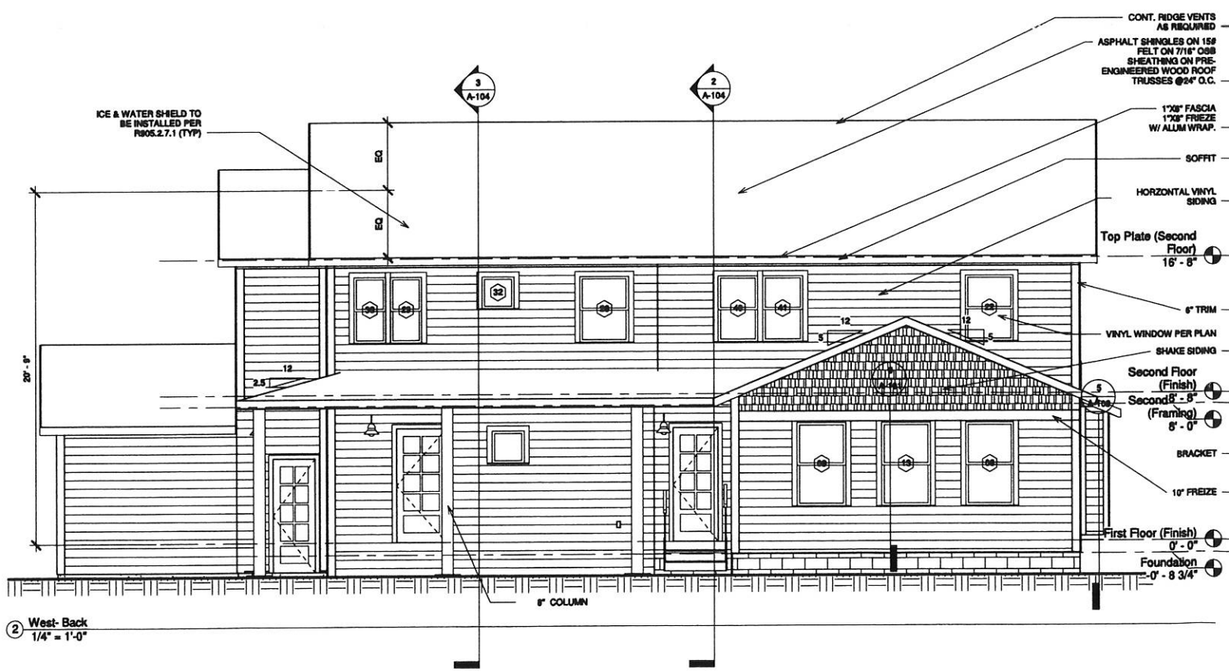
Grand total: 41



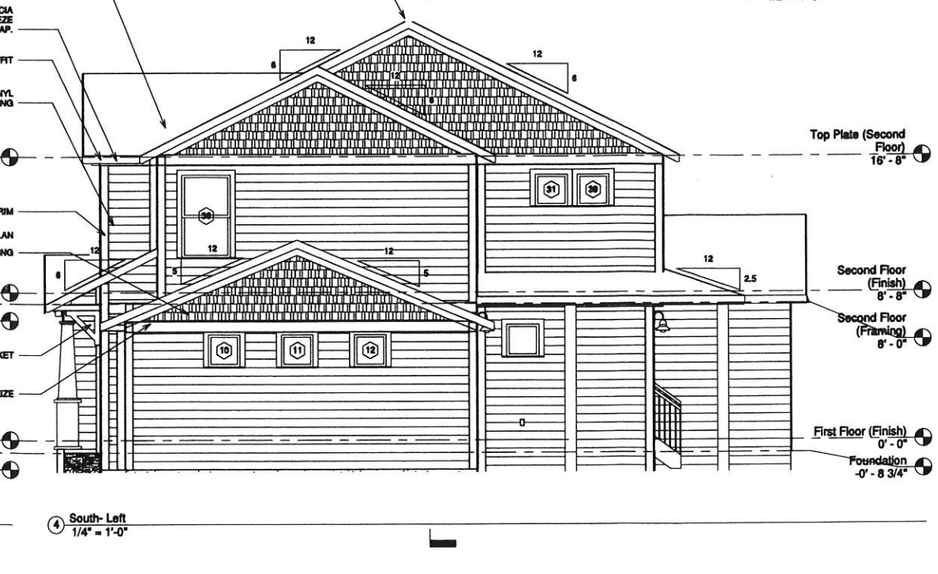
1 A-104
Crown & Cove Detail
3/4" = 1'-0"



5 Tapered Column Detail
1/2" = 1'-0"



② West- Back
1/4" = 1'-0"



④ South- Left
1/4" = 1'-0"

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No.	Description	Date

D & K Propst

Addition/Renovation

1071 Beech, Plymouth, MI

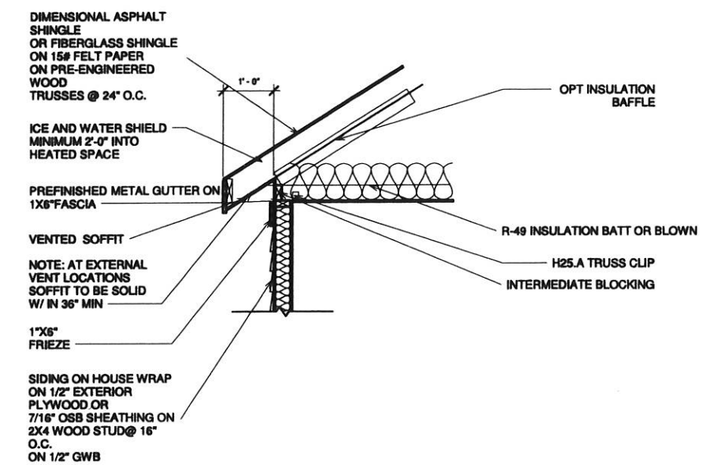
Elevations

4/27/2015 10:28:10 PM

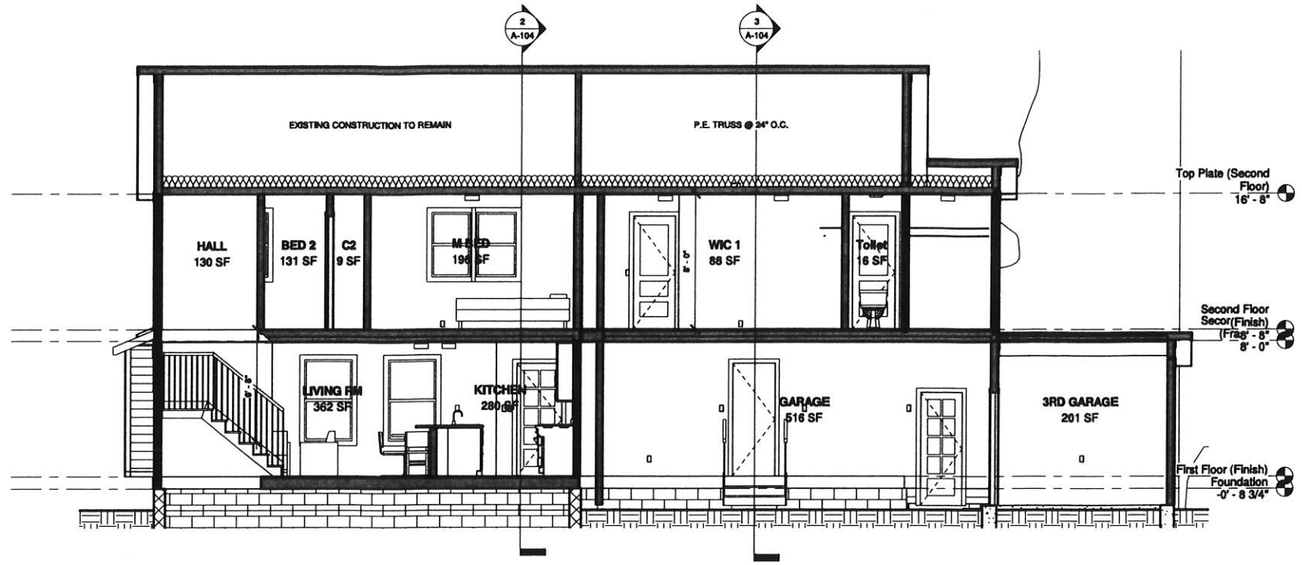
Project number	--
Date	4/25/15
Drawn by	NT
Checked by	DKP

A-103

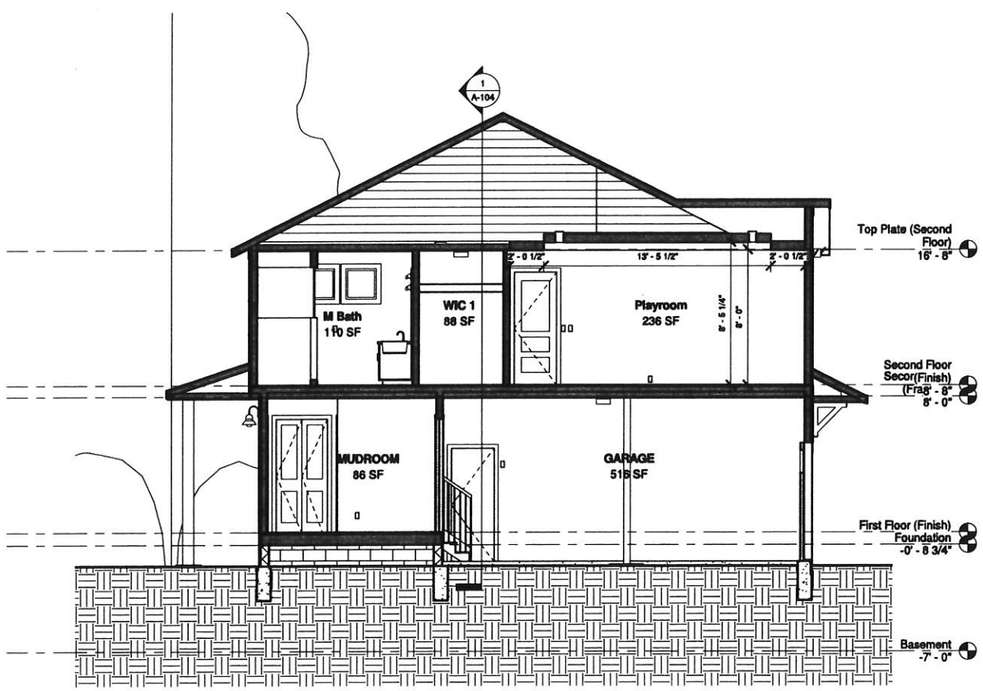
Scale As indicated



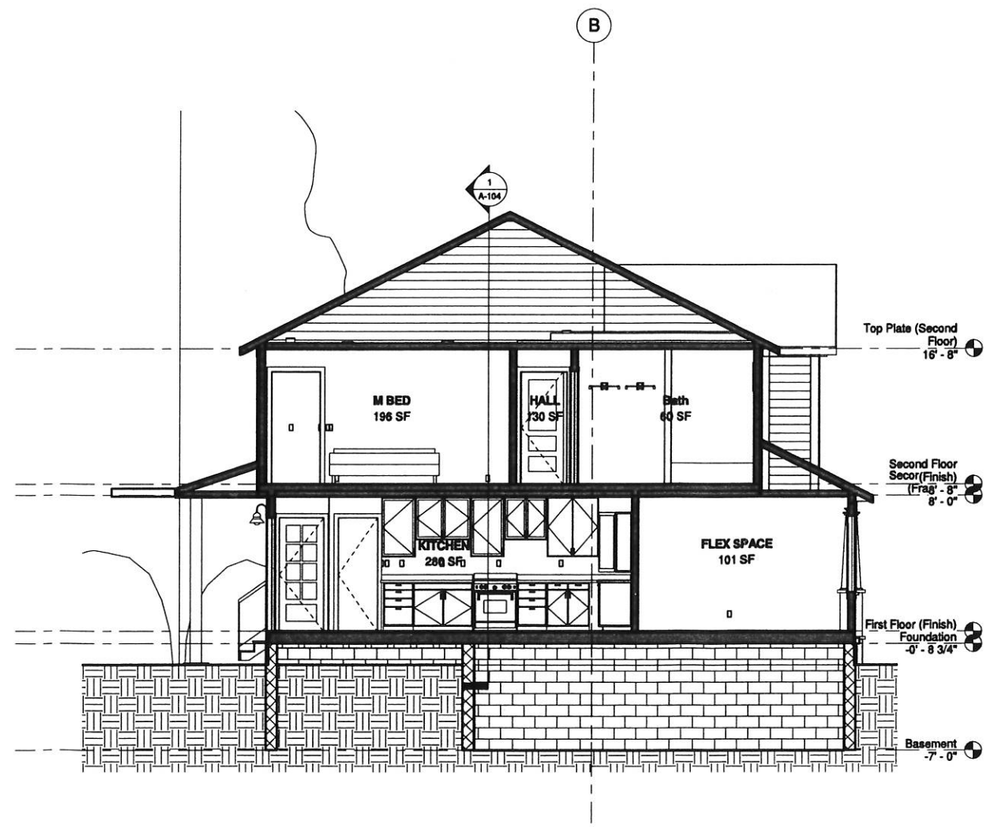
Roof Overhang Section
3/4" = 1'-0"



1 Section 1
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

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No.	Description	Date

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Addition/Renovation

1071 Beech,
Plymouth, MI

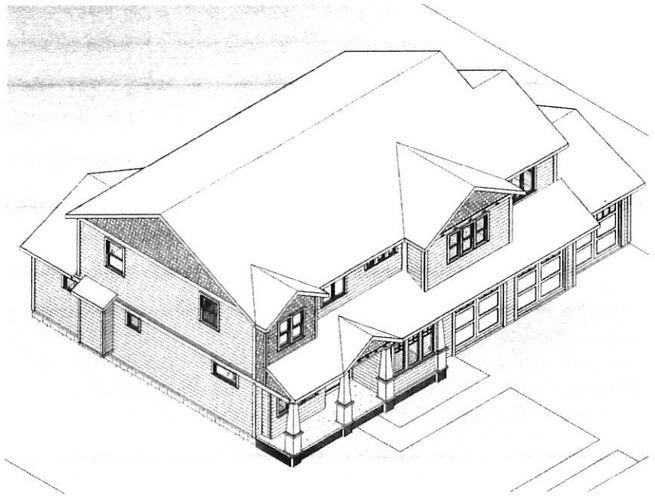
Sections & Details

4/27/2015 10:28:12 PM

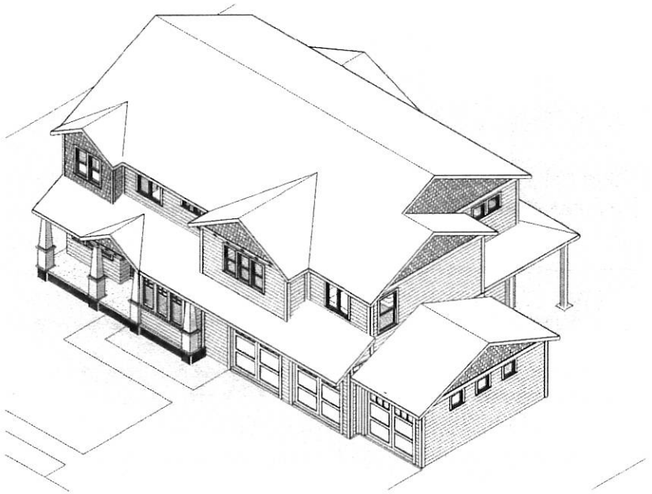
Project number	--
Date	4/25/15
Drawn by	NT
Checked by	DKP

A-104

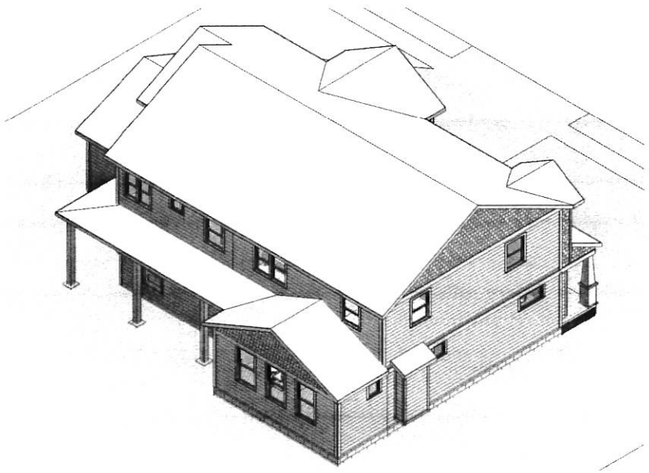
Scale: As indicated



1 FRONT LEFT ISO



2 FRONT RIGHT ISO



3 REAR ISO

DIVISION 1 - GENERAL CONDITIONS

1. All work shall be performed in accordance with all applicable national, state, and local codes, regulations.

2. Contractor shall verify all conditions and dimensions at site before beginning construction. Any discrepancies shall be reported to Contractor, for justification and/or correction before proceeding with work. Contractor shall assume responsibility for errors that are not reported.

3. All dimensions shall be read or calculated and never scaled.

4. All footings to be below frost line and must rest on undisturbed soil, capable of handling the building load. Minimum 1,500 psf capacity assumed. Verify in field.

5. Contractor shall insure compatibility of the building with all site requirements.

6. Contractor to obtain and pay for all permits.

7. Field verify all dimensions before fabricating items such as cabinets and windows.

8. Protect house from effects of weather during construction.

9. Remove all rubbish and excavated material from the site.

10. Contractor to provide one year written guarantee from date of final acceptance for materials and workmanship.

11. Existing conditions were not directly observable are assumed to follow conventional methods of construction.
If serious discrepancies exist when work is uncovered, report conditions to Architect.

12. All variations and additions to original contract to be by change order only.

DIVISION 2 - SITE:

Cleaning: remove trees and vegetation from building site as required. Consult with owner prior to removing any tree.

Grading: remove topsoil from building site as required and stockpile for re-use.

Tree protection: protect existing trees to remain close to construction and staging site with substantial barricade 6 feet from trunk. Avoid grade changes within the drip edge of the tree and do not store anything within drip edge of tree.
Coordinate site work with Landscape Architect and/or owner.

DIVISION 3 - CONCRETE

All concrete shall have a minimum 28 day compressive strength as noted:

a. Slab on grade 3000 psi
b. Supported slabs 3000 psi
c. Exterior concrete 4000 psi

All exterior concrete to be air entrained 5 % +/- 1%
All reinforcing shall conform to ASTM A-615 Grade 60

Welded wire fabric shall be furnished in flat sheets and shall conform to ASTM A-185 and have a minimum side and end lap of 8".

All reinforcement to be fabricated and erected according to the ACI Standards: "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT," ACI 315 - latest edition and "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES," ACI 315R - latest edition.

Splices shall comply with the requirements of ACI 318.

Locate all sleeves, openings and embedded items, etc. as indicated on the drawings. The concrete contractor shall check with other trades to make sure the sleeves, openings and embedded items that are to be provided and set by them are in place prior to placing of concrete in the area involved.

All slabs on grade shall be placed on vapor barrier on 4" clean
DIVISION 4 - MASONRY:

Comply with recommendations of National Concrete Masonry Association.

Concrete masonry units: ASTM C 90, Grade N-1

Use type S mortar for load bearing masonry and masonry in contact with earth. Type N mortar for non load bearing.

Parge block, if required, in areas indicated.

Simulated stone to be installed precisely per manufacturer's instructions. Match existing.

DIVISION 6 - WOOD & PLASTICS

ROUGH CARPENTRY:

Provide lumber complying with Product Standard PS 20 "American Softwood Lumber Standard."

Provide plywood complying with Product Standard PS 1-74(ANSI) A199.1 for Construction and Industrial Plywood.

Note: OSB may be used in place of plywood. Use waterproof material in areas exposed to moisture during construction.

Provide seasoned dimensioned lumber with 19% maximum moisture content at time of dressing and complying with the dry size requirements of PS 20. Mark lumber "S-Dry."

Lumber for rafters, studs, and blocking shall be Douglas Fir #2 dense or Southern Pine #2, or better, with an allowable bending stress of 1450 psi.

Engineered Lumber shall be installed precisely according to supplier and/or manufacturer's requirements. Use Simpson connectors where indicated on the drawings.

Nailing for plywood as follows:
10d nails at 6" o.c. at diaphragm boundary and along end supporting members, unless noted otherwise.

10d nails at 12" o.c. along intermediate framing members.

For all roof and floor framing members and walls studs, provide one line of bridging for each 8' (or less) of span.

Architectural woodwork shall conform to AWI premium grade except as otherwise specified.

Particle Board shall be 42-pound density, Type 1-B-2 perCS 236-669 with filler and sanded surface, fire retardant treated.

All plywood shall be 5-ply minimum unless otherwise noted.
Trusses shall be designed by a Professional Engineer for the loads indicated.

Rough Hardware items, such as spikes, nails, bolts, toggle bolts, anchor bolts, wood screws, straps and clips shall be provided as necessary for installation of specified work, of suitable type and of sufficient size and length to draw the work firmly together.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

Vapor Barriers: under slabs on grade, 6 mil. polyethylene film, Visqueen or similar.

Infiltration barrier shall be Tyvek by Dupont or equal.

Siding shall be pattern and size per owner. Install per manufacturer including all trim, channels, flashing.

Blanket insulation shall be kraft-faced by CertainTeed or equal.

Provide metal flashing at roof wall intersections with 4 inch min. vertical at wall.

Gutters shall be aluminum with profile to match existing.

Shingles to be selected by owner. Underlayment to meet ASTM D 4869, Type 1. Lap 2" horizontally, 4" end laps staggered.

Provide ice dam protection to 24" inside interior wall line. Bituthene or WinterGuard.

Sealant: exterior: two part urethane. Tremco "Dymeric" or Pecora "Dynatrol II", interior: one part acrylic polymer, Tremco "Mono".

DIVISION 8 - DOORS AND WINDOWS

Interior/Exterior doors. See drawings for locations. Coordinate with owner with respect to type of doors prior to submitting bid. Exterior doors to be insulated. Door at entry from Garage to house shall be solid core for fire resistance.

Hardware: coordinate with owner with respect to manufacturer, finish and function prior to submitting bid.

Windows show general location and type. Sizes given refer to overall frame size. Windows shall match existing Wallside windows. Install precisely per manufacturer. Color, finish, glass type, hardware, and available options per owner and supplier. Coordinate.

DIVISION 9 - FINISHES

Gypsum Wall Board: USG or equal, install by gluing and screwing, tape, spackle and sand all joints.

Walls: 1 layer 1/2" except where 5/8" type "X" is called for at garage walls.

Ceilings: 1 layer 1/2" @ framing occurring @ 16" o.c. excepted as noted.
1 layer 5/8" type "X" @ framing occurring @ > 16" o.c. at garage ceiling.

Install waterproof gypsum board at all all damp and wet locations.

Finishes per owner, coordinate. Install per manufacturer.

Paint products: Sherwin Williams or approved equal.
Flooring:

Tile: Ceramic as selected by owner in areas as per owner, coordinate. Thin set installation on plywood subfloor per Tile Council of America specification F141 or F143, Latest Edition.

Hardwood flooring: Install per manufacturer. Finish and stain per owner.

Division 15 – MECHANICAL
Plumbing fixtures to be as selected by Owner. Coordinate with fixture supplier /manufacturer for all rough location requirements.
Water piping to be type "L" copper
Waste piping to be schedule 40, PVC plastic
Vents to be PVC plastic or glav. steel
Gas piping to be schedule 40, black steel.
Underground PVC, schedule 80 or s.w.c.i.
Verify all utility locations with cabinets and fixtures.
Provide cleanouts as required and at the base of all stacks.
Provide a fixture stop in all water supplies to plumbing fixtures.
Insulate all hot and cold water lines above grade with ¾" glass fiber pipe insulation with vapor barrier.
Heating/Cooling Unit: Size new unit and ductwork to maintain an inside temperature of 72 degrees F when the outside temperature is -10 degrees F. and inside temperature of 75 degrees inside when exterior temperature is 95 degrees F. Controls to be accessible. Install unit and all supporting equipment as per manufacturer. Rework existing Heating/Cooling unit to relocate condensing unit.

DIVISION 16 - ELECTRICAL

Examine exist. electrical service and advise if sufficient to handle increase load prior to bid.

Lighting: Drawings show general fixture type, provide an allowance. Coordinate with owner on specific manufacturer and style.

All wiring shall conform to the N.E.C., Latest Edition, and local code requirements.

Branch circuit breakers shall be minimum 20 A. circuit.

Fuse all motors and motor assemblies in accordance with the N.E.C., Latest Edition.

Maintain a maximum voltage drop of 5% throughout the entire system.

Verify all lighting and plug locations per drawings.

Color and type of switches, duplex and switch plates per owner, coordinate.

Provide all telephone, alarm, intercom, cable tv, and sound system wiring as required, coordinate with Owner.

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No.	Description	Date

D & K Propst

Addition/Renovation

1071 Beech,
Plymouth, MI

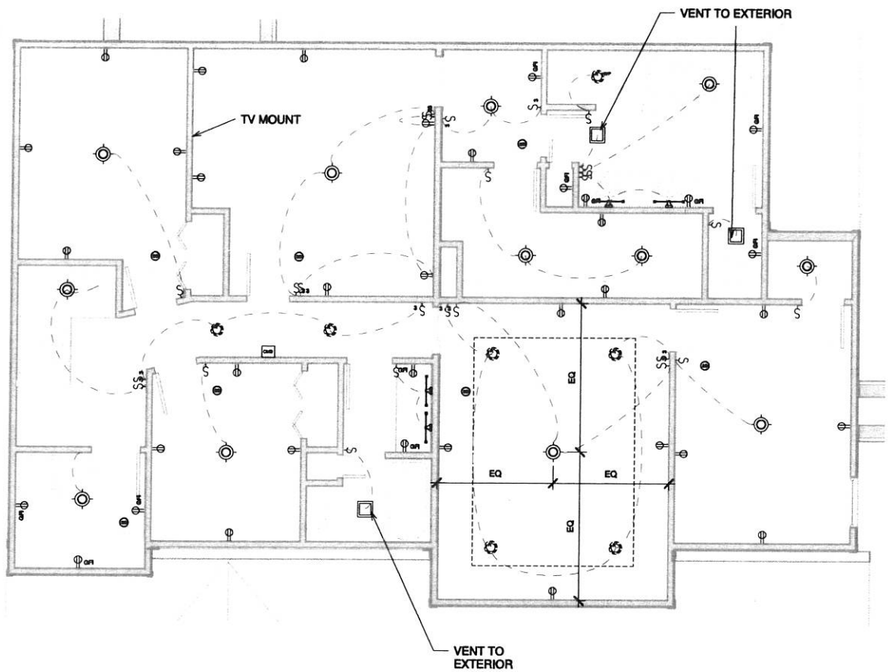
Specifications & 3D

4/27/2015 10:28:19 PM

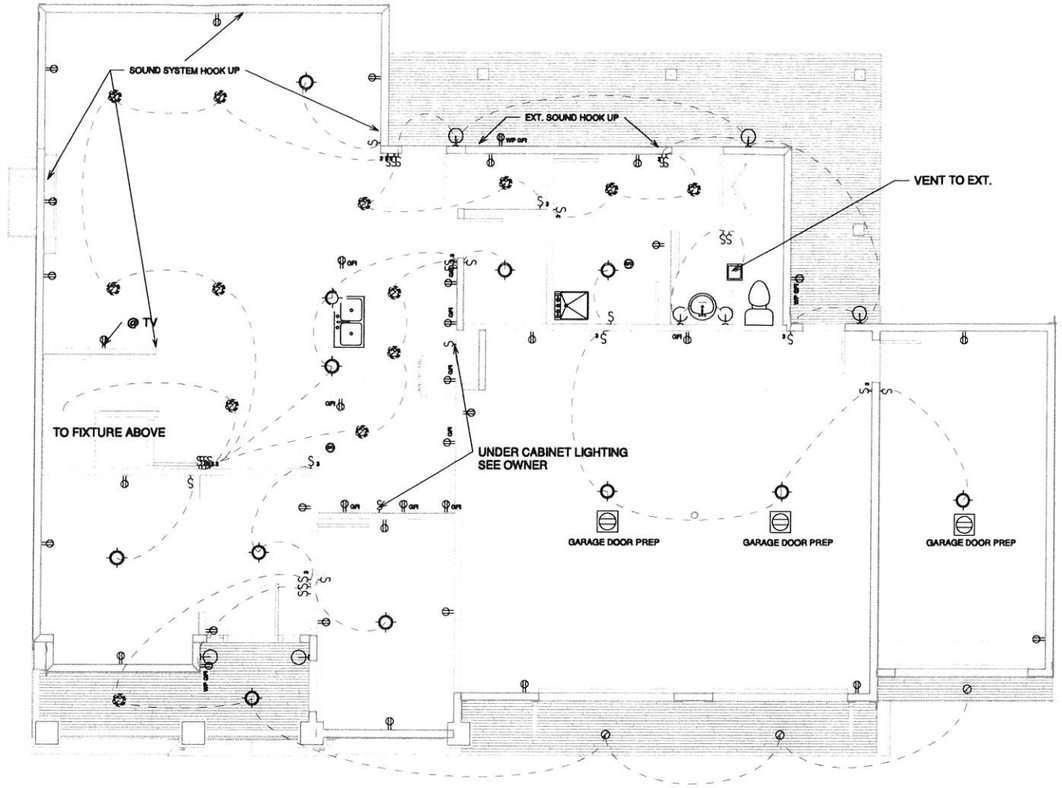
Project number	--
Date	4/25/15
Drawn by	NT
Checked by	DKP

A-105

Scale



② Second Floor Electrical
1/4" = 1'-0"



① First Floor (Finish)
1/4" = 1'-0"

Lighting Fixture Schedule

Family and Type	Lamp	Type Comments	Room: Name	Room: Level	MATERIAL Cost
Brown_Model_HD495_fan_light_combo_7040: Brown_Model_HD495_fan_light_combo_7040			M Bath	Second Floor (Finish)	141.00
Brown_Model_HD495_fan_light_combo_7040: Brown_Model_HD495_fan_light_combo_7040					141.00
Brown_Model_HD495_fan_light_combo_7040: Brown_Model_HD495_fan_light_combo_7040					141.00
Brown_Model_HD495_fan_light_combo_7040: Brown_Model_HD495_fan_light_combo_7040					141.00
141.00: 4					564.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		KITCHEN	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		KITCHEN	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		PANTRY	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		MUDROOM	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		DINING	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		ENTRY	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		FLEX SPACE	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		GARAGE	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		GARAGE	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		3RD GARAGE	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		KITCHEN	First Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		BED 2	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		Laundry	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		BED 3	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		BED 4	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2				15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		VAC 1	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		VAC 1	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2				15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		HALL	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		M BED	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2				15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		M Bath	Second Floor (Finish)	15.00
Ceiling Light - Flat Round CV: 100W - 120V	T-2		Playroom	Second Floor (Finish)	15.00
15.00: 24					360.00
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		KITCHEN	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		KITCHEN	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		KITCHEN	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		LIVING RM	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		LIVING RM	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		LIVING RM	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		LIVING RM	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		LIVING RM	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		KITCHEN	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		KITCHEN	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		MUDROOM	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		MUDROOM	First Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		Playroom	Second Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		M Bath	Second Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		HALL	Second Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		HALL	Second Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		Playroom	Second Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		Playroom	Second Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2		Playroom	Second Floor (Finish)	10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2				10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2				10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2				10.40
Downlight - Recessed Conc 6" Incandescent - 120V	T-2				10.40
10.40: 28					291.24
Vanity_Wall_Picture_2001: Vanity_Wall_Picture_2001	A-10		M Bath	Second Floor (Finish)	64.00
Vanity_Wall_Picture_2001: Vanity_Wall_Picture_2001	A-10		M Bath	Second Floor (Finish)	64.00
Vanity_Wall_Picture_2001: Vanity_Wall_Picture_2001	A-10		M Bath	Second Floor (Finish)	64.00
Vanity_Wall_Picture_2001: Vanity_Wall_Picture_2001	A-10		M Bath	Second Floor (Finish)	64.00
Vanity_Wall_Picture_2001: Vanity_Wall_Picture_2001	A-10		Bath	Second Floor (Finish)	64.00
Vanity_Wall_Picture_2001: Vanity_Wall_Picture_2001	A-10		Bath	Second Floor (Finish)	64.00
64.00: 6					384.00
Wall Lamp - Bracket: 100W - 120V	A-10		POR	First Floor (Finish)	
Wall Lamp - Bracket: 100W - 120V	A-10		POR	First Floor (Finish)	
: 2					0.00
Wall Lamp - Bracket: 100W - 120V	A-10				72.00
Wall Lamp - Bracket: 100W - 120V	A-10				72.00
Wall Lamp - Bracket: 100W - 120V	A-10				72.00
Wall Lamp - Bracket: 100W - 120V	A-10				72.00
Wall Lamp - Bracket: 100W - 120V	A-10				72.00
72.00: 5					360.00
Grand total: 94					1956.24

GENERAL NOTES

CONTRACTOR TO PROVIDE ALL CUTOFFS AND HOOKUPS

HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS

ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACE , A/C UNITS., ELECTRICAL PANELS, SANITARY SUMPS, DRAIN TILE SUMPS AND WATER HEATERS) AS SUBJECT TO RELOCATION DUE TO SITE CONDITIONS AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

ALL SMOKE DETECTORS TO BE 110V WITH BATTERY BACK UPS, WIRED IN A SERIES AND INTERCONNECTED TO ALL OTHERS , MINIMUM ONE DETECTOR PER FLOOR AND ONE PER SLEEPING ROOM WITHIN 15'-0"

CARBON MONOXIDE DETECTORS TO BE COMBINED WITH SMOKE

SMOKE DETECTORS TO BE LOCALLY CERTIFIED AS REQUIRED BY THE NFPA AND SHALL MEET THE REQUIREMENTS OF ALL LOCAL AND GOVERNMENT CODE.

PROVIDE AND INSTALL G.F.I AS REQUIRED PER THE NATIONAL ELECTRIC CODE AND THE REQUIREMENTS OF ALL LOCAL GOVERNING CODES.

PROVIDE ARC-FAULT PROTECTION OF BRANCH CIRCUITS AND BEDROOM OUTLETS PER SECTION E3902.11 OF THE 2009 MICHIGAN RESIDENTIAL CODE.

CMC	WALL MOUNTED CARBON MONOXIDE DETECTOR
	CEILING MOUNTED VENTILATION FAN

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING SURFACE MOUNTED	220	220 V OUTLET _ RANGE & DRYER
PULL	CEILING LIGHT W/ PULL CHAIN	GFI	GROUND FAULT INTERUPTER
	CEILING SURFACE PENDANT (66" A.F.F)	WP	WEATHERPROOF OUTLET
	SMOKE & CARBON MONOXIDE DETECTOR (Integrated Unit)		TELEPHONE/DATA
	SMOKE DETECTOR		CABLE/TELEVISION
	WALL MOUNTED VANITY FIXTURE	$3	THREE WAY SWITCH
PANEL	ELECTRICAL PANEL	$	SINGLE POLE SWITCH
	DUPLEX OUTLET (12" A.F.F., 42" A.F.F. COUNTER TOPS	$4	4 WAY SWITCH
	CEILING MOUNTED OUTLET		RECESSED LIGHT FIXTURE (NOTED W/ R)

ELECTRICAL
1/4" = 1'-0"

Turnwood Group llc

turnwoodgroup.com

Consultant
Address
Address
Phone
Fax
e-mail

No.	Description	Date

D & K Propst

Addition/Renovation

1071 Beech,
Plymouth, MI

Electrical Plan

4/27/2015 10:28:19 PM

Project number	–
Date	4/25/15
Drawn by	NT
Checked by	DKP

E-100

Scale 1/4" = 1'-0"

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232 Fax 734-455-1824
Website: www.ci.plymouth.mi.us

TO: Zoning Board of Appeals Commissioners

FROM: Greta Bolhuis, Community Development Coordinator

DATE: April 6, 2016

RE: 305 Pacific, Non-Use Variance Request

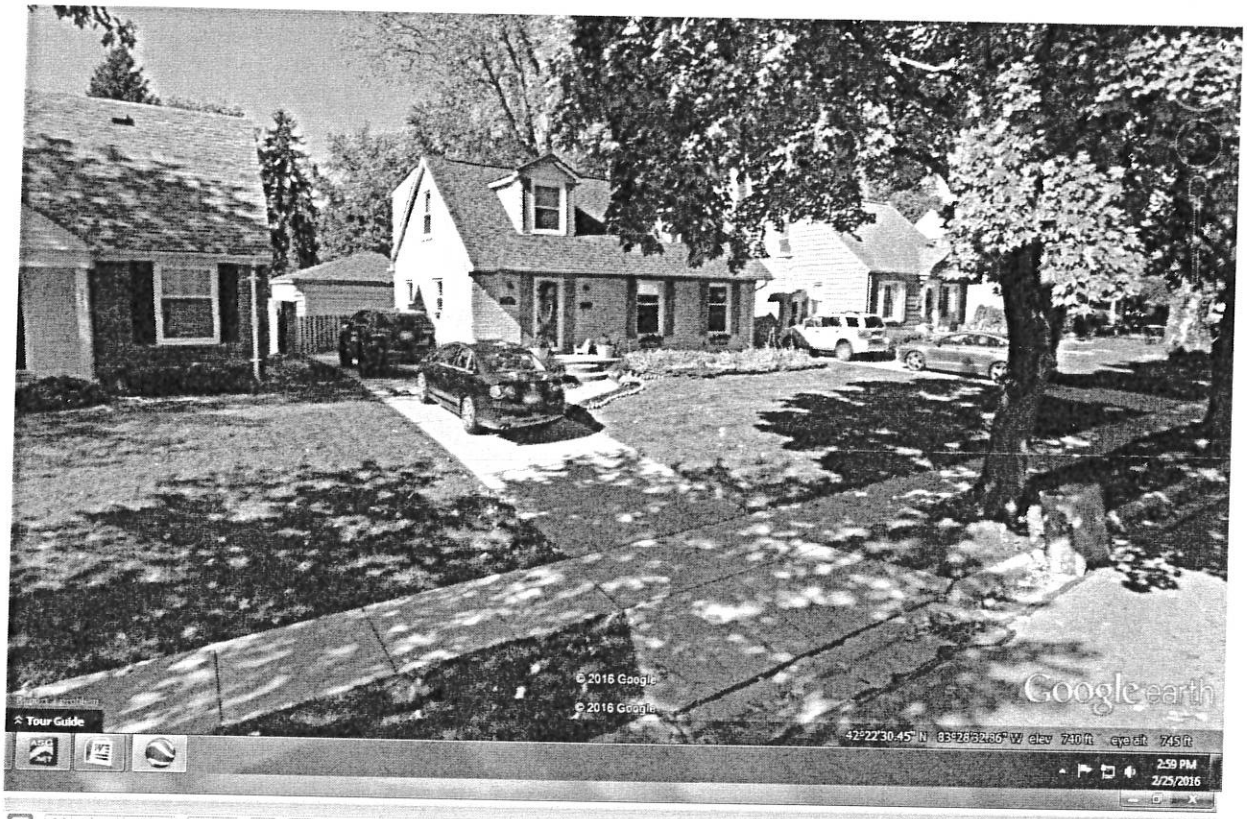
Brad and Tarah Woodberg, owners and applicants, seek dimensional variances for the rear yard setback and for the distance between the garage and the main structure. The property is zoned R-1, Single Family Residential.

Section 78-190 of the Zoning Ordinance requires that the rear yard setback for properties zoned R-1 must be 35 feet. The applicants propose a rear addition that is 8 feet deep by 13.7 feet wide. The proposed rear yard setback is 33 feet 1 inch.

Section 78-260 (12) of the Zoning Ordinance requires that detached accessory structures must be located a minimum of ten feet from the principle structure on site. The proposed addition would be a distance of 8 feet 1 inch from the garage.

This project requires a variance of 1 foot 11 inches feet for the rear yard setback to construct an addition and a variance of 1 foot 11 inches for the distance between the garage and the house. No other variances are required.

I will be glad to answer any questions regarding this agenda item.


© 2016 Google
© 2016 Google
Google earth
Tour Guide
42°22'30.45" N 83°28'32.86" W elev 710 ft eye alt 745 ft
2:59 PM
2/25/2016

Sign in
305 Pacific St
Google earth
Tour Guide
1999
Imagery Date: 4/11/2015 42°22'30.56" N 83°28'33.28" W elev 739 ft eye alt 1111 ft
2:58 PM
2/25/2016

View of the backyard showing tree and mechanical/electrical equipment.

Letters of support for the previous variance request were re-submitted. The neighbors in support of the variance request were from the following addresses:
333 Pacific
315 Pacific
295 Pacific
272 Pacific
242 Pacific

Hard copies of the letters of support are available in the Community Development Department.

Z16-07 305 Pacific
Rear Yard Setback & 10 ft. req. between house & garage
ZBA Mtg 5/5/16

RECEIVED
APR 19 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

– DIMENSIONAL (NON-USE) VARIANCE

IENSIONAL – Common regulations subject to dimensional (non-use) ıs, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

Address of Property: 305 Pacific

William Cowan — Applicant Name
Brad & Tarah Woodberg — Property Owner

305 Pacific — Address
Plymouth — City
MI 48170 — State Zip

bradmatic@gmail.com — Email
517-285-4311 — Phone

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Encroach 2' on rear yard into 10' clearance to existing garage. Also need a 2' variance for rear yard in general to make 33'1" instead of 35' as required.

Description of Property

Current zoning classification: R-1

Is it a corner or interior lot? Interior Size and area of lot: 100 x 58 / 5800 sq'

Total sq. footage of existing main buildings: 1,300 accessory structures: 572

Current use of buildings on premises: Primary Residence & garage

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 23.7%

Height and area of existing main and/or accessory structures: 21'/1300 sq' / 13'/572 sq'

Description of Proposed Structures

Height of proposed structure: 28'8" Home / 21'2" Garage (15' mid span)

Dimensions and area of structure or addition to be constructed: 112 sq' (8 x 14) 1st / 144 sq' (8 x 18) 2nd

Percentage of lot coverage of all buildings including proposed: 30.18

Front yard setback after completion (measured from lot line): 29'10"

Back yard setback after completion (measured from lot line): 33'1"

Side yard setback after completion (measured from lot line): 12' south / 10' north

☑ A scaled drawing or boundary survey depicting the above information.

NOTE: The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of $250.00 by **4:00 PM** on the third Tuesday of the month. Visit the City's website for submittal deadlines and meeting dates: www.ci.plymouth.mi.us. Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are needed at submittal.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? See attached

2. What effect will the variance have on neighboring properties? See attached

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? See attached

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? See attached

Article and Section of the Zoning Ordinance that is being appealed or variance requested:

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 19th day of APRIL, 2016

Sandra A Coram
Notary Public

My Commission expires

SANDRA A CORAM
Notary Public - Michigan
Wayne County
My Commission Expires Nov 11, 2017
Acting in the County of WAYNE

NOTE: The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

1. What are the hardships preventing compliance?

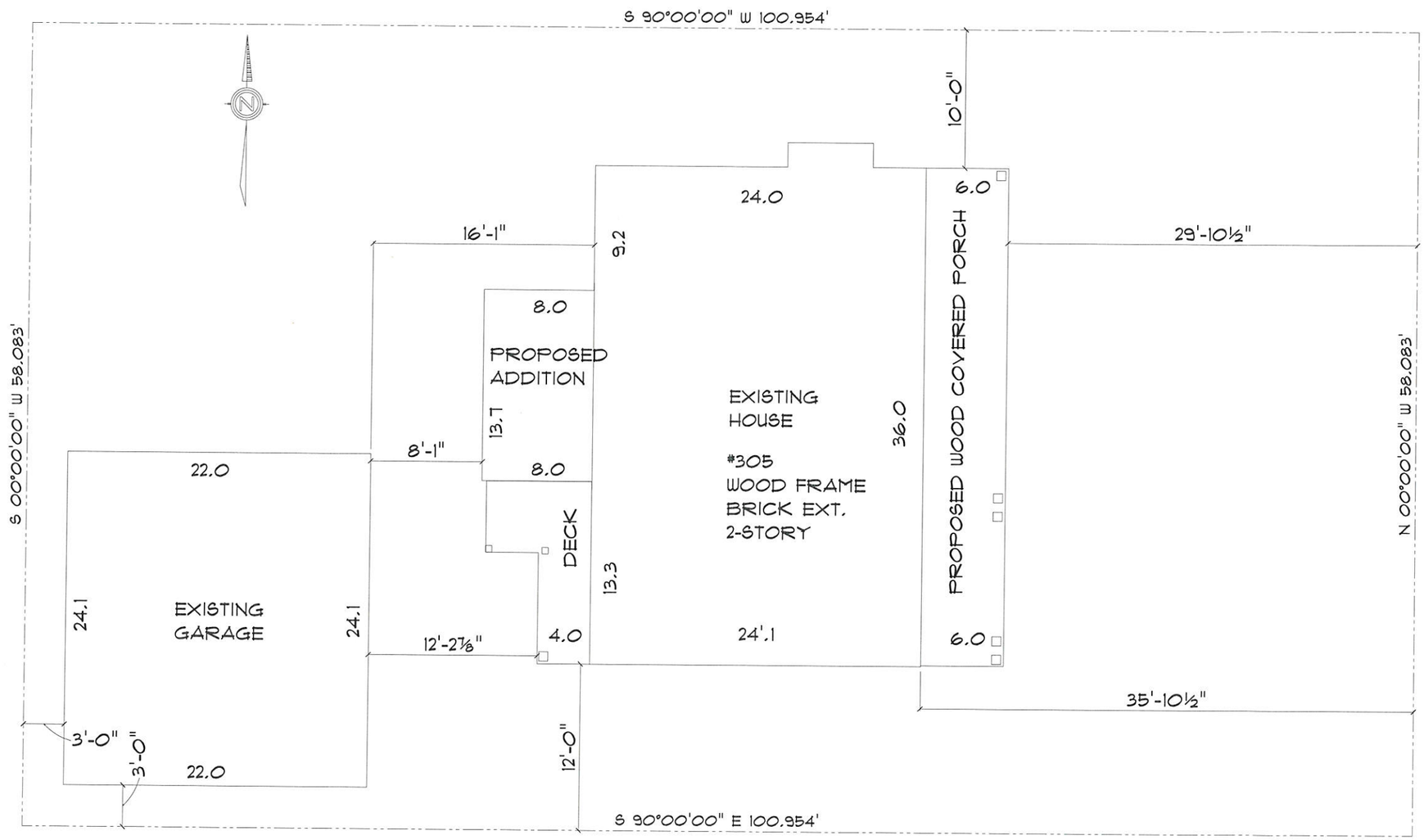
    a. The existing home is sitting 41'1" from the rear lot line and the 22' x 24' 2 car garage is sitting 16' 1" from the rear of the house. The garage is placed 3' off the rear and side lot lines. This is an interior small 100' x 58' lot with the existing home placed 35' 10 ½" from the front lot line. In looking as similar properties, most have additional clearances to the lot line and from the home to the garage. This is not the case here.

2. What effect will the variance have on neighboring properties?

    a. The home and garage are surrounded by an 8' privacy fence, which also encloses the entire back yard. Both side neighbors approve of our plans to expand our home and have letters on file supporting it. The lot behind is vacant and to the best of our knowledge is unbuildable in its current conditions. Building on the rear of the house with the proposed 8' x 19' addition will not be readily noticeable by anyone but us and the two neighbors who are in approval.

3. Is this hardship self imposed?

    a. We are in much need of additional living space for our growing family. We currently have two young children with more an inherent possibility. I also work from home and will be moving my home office to the garage to make room in the home for my family. The current house is a 2 bedroom bungalow with a small guest room on the 1st floor. We are proposing a very modest increase in square footage on the 1st floor of 112 sq' (an 8' x 14' additional on the back) to house an expanded kitchen and larger living area. The 2nd floor will now have 4 bedrooms, 2 bathrooms and a small laundry room. This is all housed within the current footprint plus an 8' x 19' addition on the back over the kitchen addition. This encroaches 2' into the required 10' clearance to the existing garage, as well as 2' into the 35' rear yard setback. Additionally, the 2' encroachment only "overlaps" the garage by a small fraction of the addition (12 of the 14' on the 1st floor is outside overlap).



RECEIVED
APR 20 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

WOODBERG RESIDENCE
305 PACIFIC
PLYMOUTH, MI

COWDIN DESIGN & BUILD
PHONE: 734-414-1500
CDB #COWDINDESIGNBUILD.BOM

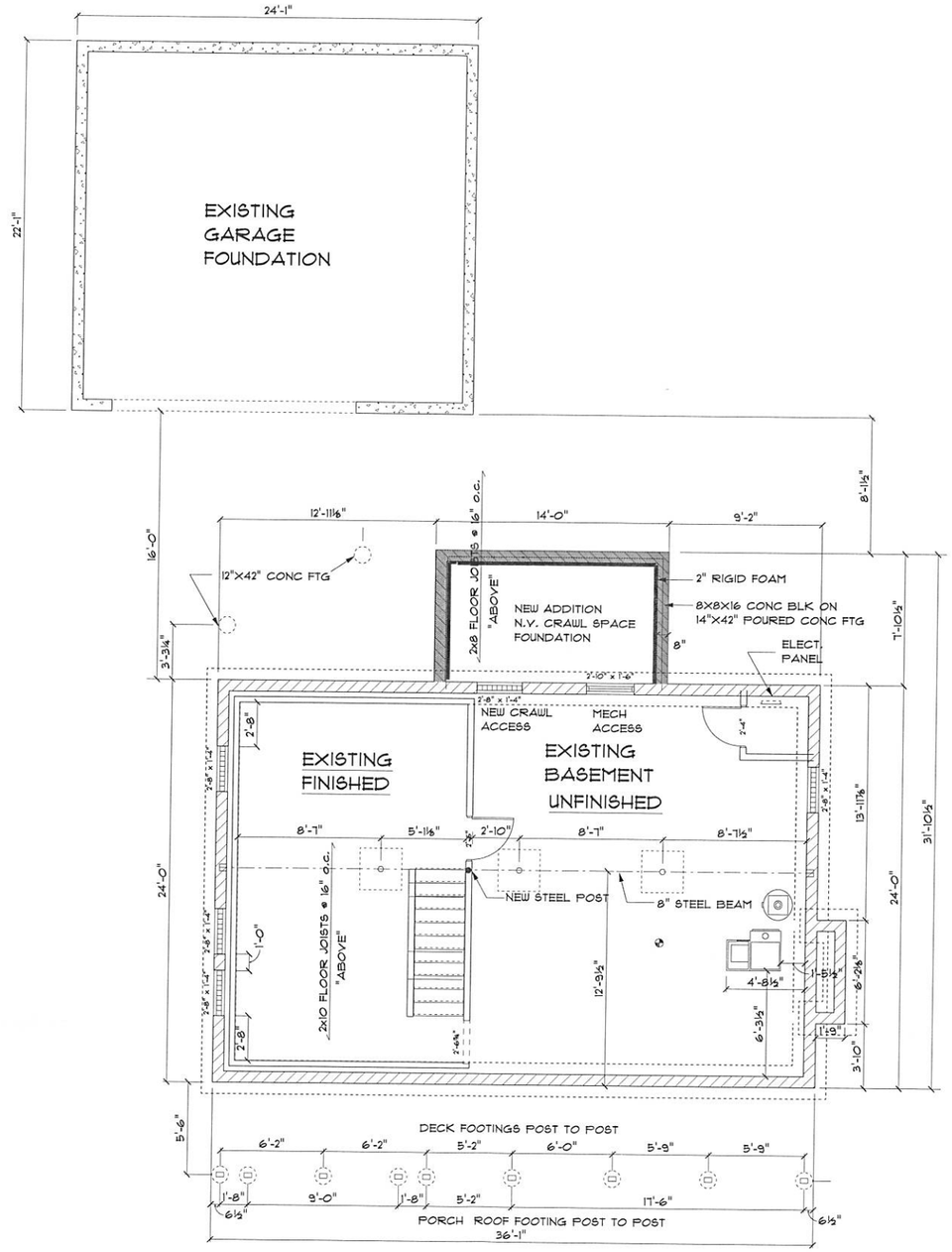
DISTINCTIVE DESIGN
PHONE: 734-516-0001
djbart76@yahoo.com

SITE PLAN

SCALE: 1/4" = 1 ft.
DRAWN BY: Darryl Bartlett
DATE: 4-8-2016

APPROVED:
CHECKED BY:

PAGE: 1



PROPOSED FOUNDATION PLAN

WOODBERG RESIDENCE
305 PACIFIC
PLYMOUTH MICHIGAN

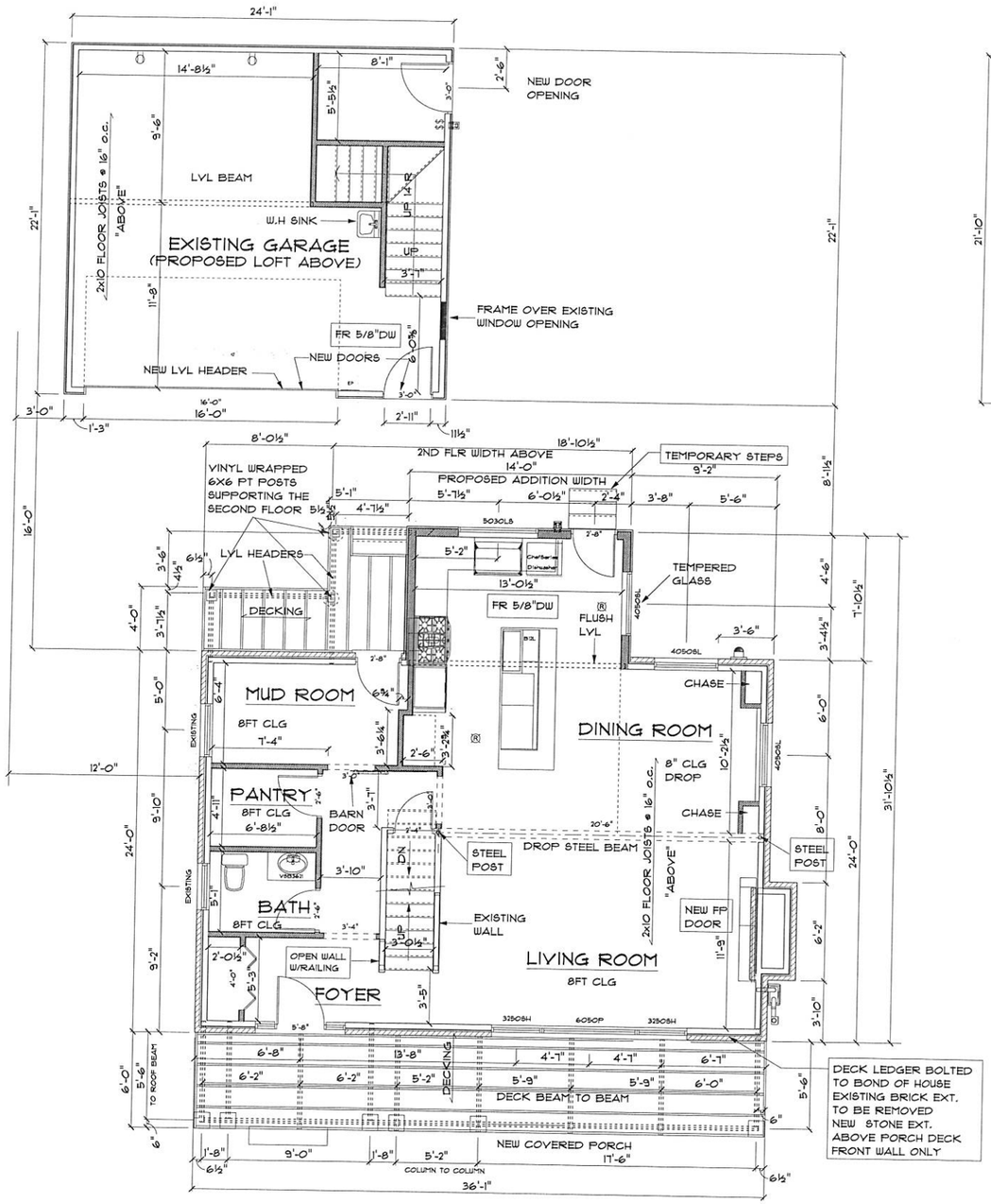
DISTINCTIVE DESIGN
PHONE: 734-516-0001
djbart76@yahoo.com

COWDIN DESIGN & BUILD
PHONE: 734-414-1500
CDB@COWDINDESIGNBUILD.COM

SCALE: 1/4" = 1 ft.
DRAWN BY: Darryl Bartlett
DATE: 4-8-2016

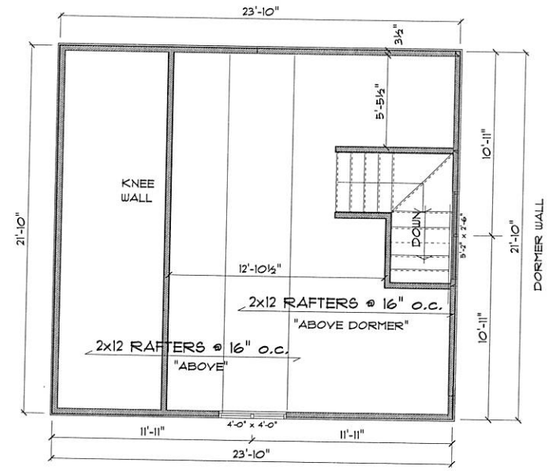
FOUNDATION PLANS
APPROVED:
CHECKED BY:

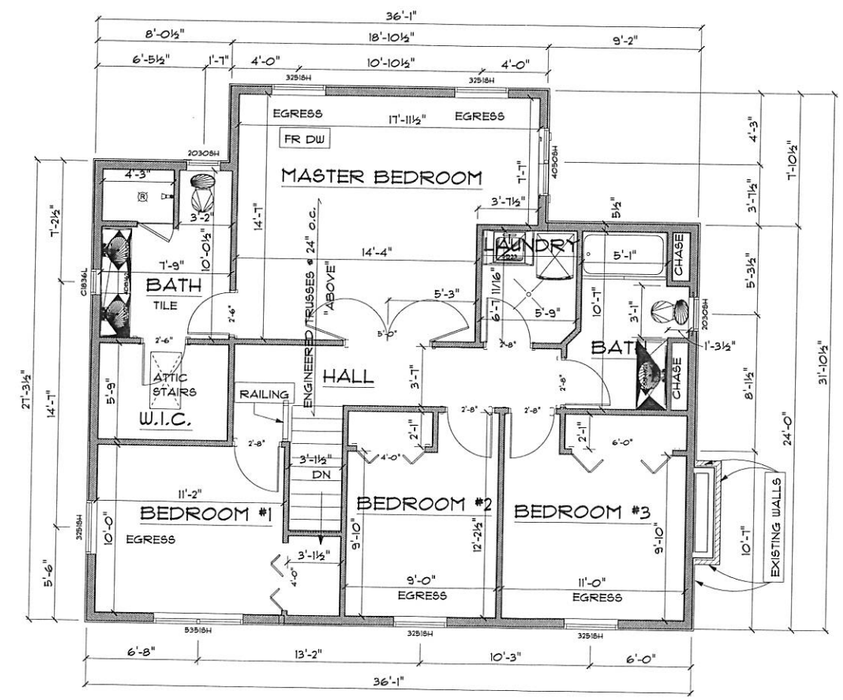
PAGE: 2



PROPOSED MAIN FLOOR PLAN

LIVING AREA 1291 sq ft





PROPOSED SECOND FLOOR PLAN

PAGE: 4

APPROVED:

CHECKED BY:

MAIN AND SECOND FLOOR PLANS

SCALE: 1/4" = 1 ft.

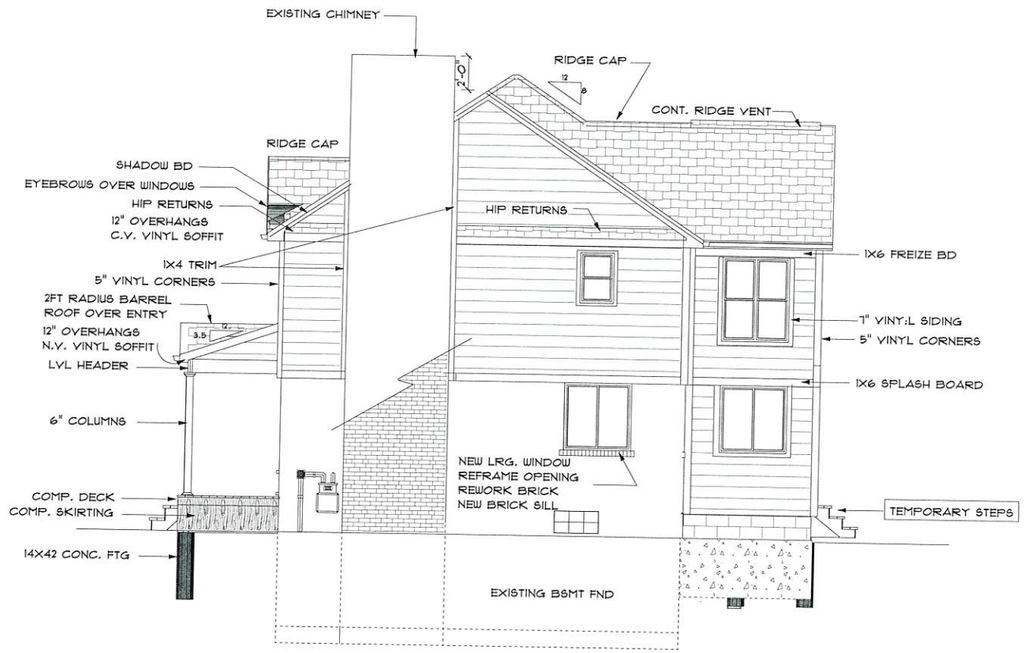
DRAWN BY: Darryl Bartlett

DATE: 4-8-2016

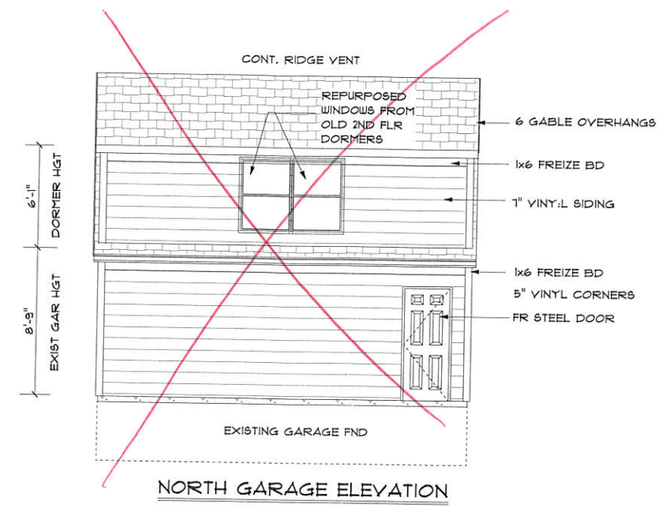
DISTINCTIVE DESIGN
PHONE: 734-516-0001
djbart76@yahoo.com

COWDIN DESIGN & BUILD
PHONE: 734-414-1500
CDB@COWDINDESIGNBUILD.COM

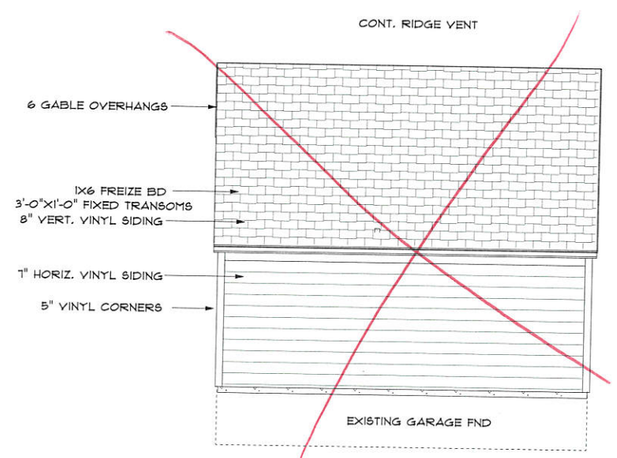
WOODBERG RESIDENCE
305 PACIFIC
PLYMOUTH MICHIGAN



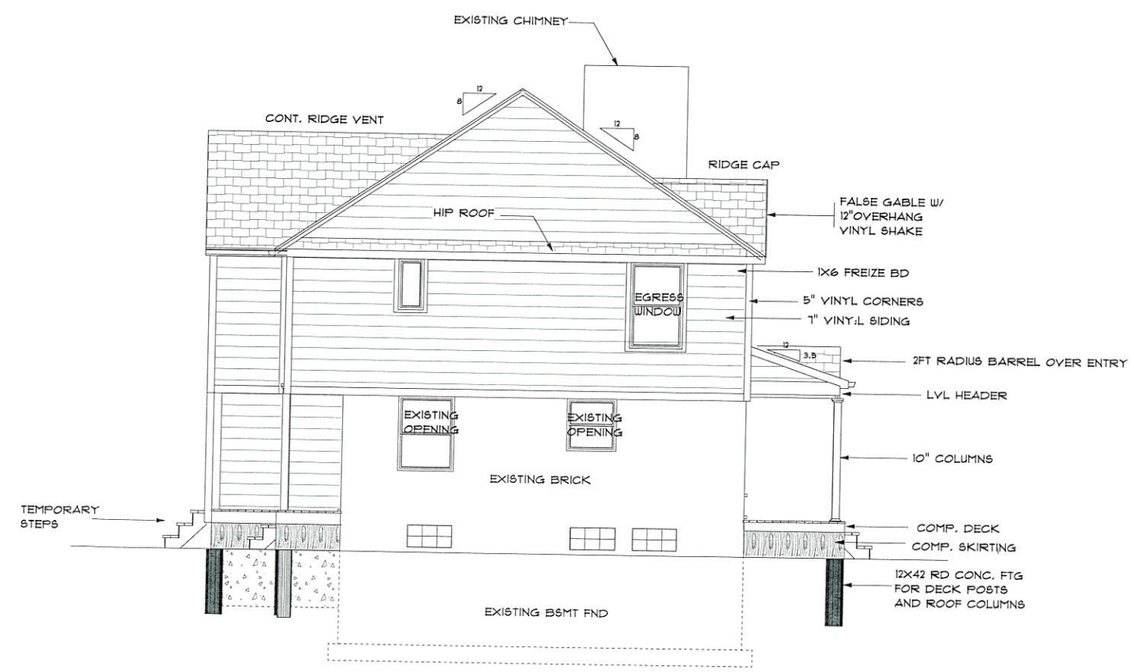
NORTH ELEVATION



NORTH GARAGE ELEVATION



SOUTH GARAGE ELEVATION



SOUTH ELEVATION

PAGE: 5

APPROVED:

CHECKED BY:

EXISTING FLOOR PLANS

SCALE: 1/4" = 1 ft.

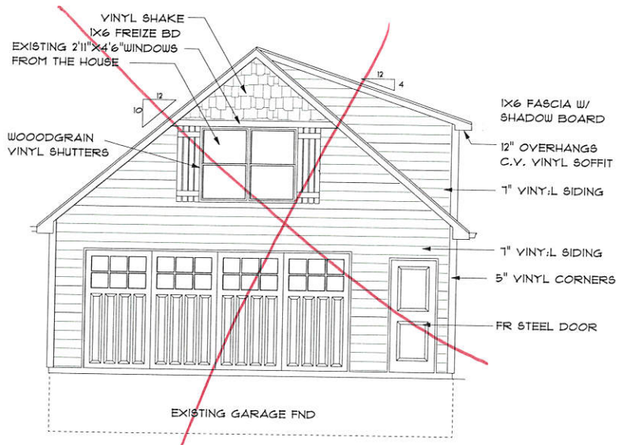
DRAWN BY: Darryl Bartlett

DATE: 4-8-2016

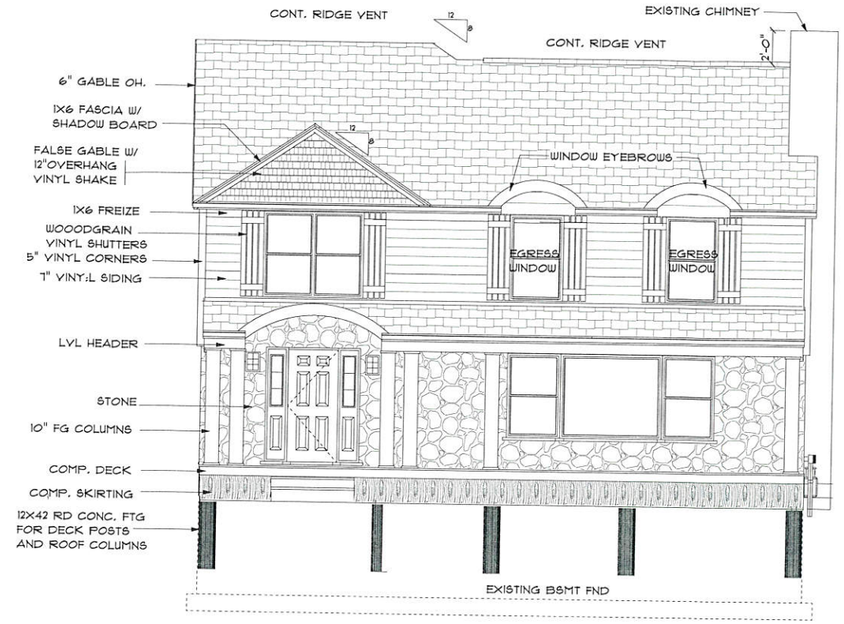
DISTINCTIVE DESIGN
PHONE: 734-516-0001
djbart76@yahoo.com

COWDIN DESIGN & BUILD
PHONE: 734-414-1500
BILL@COWDINDESIGNBUILD.COM

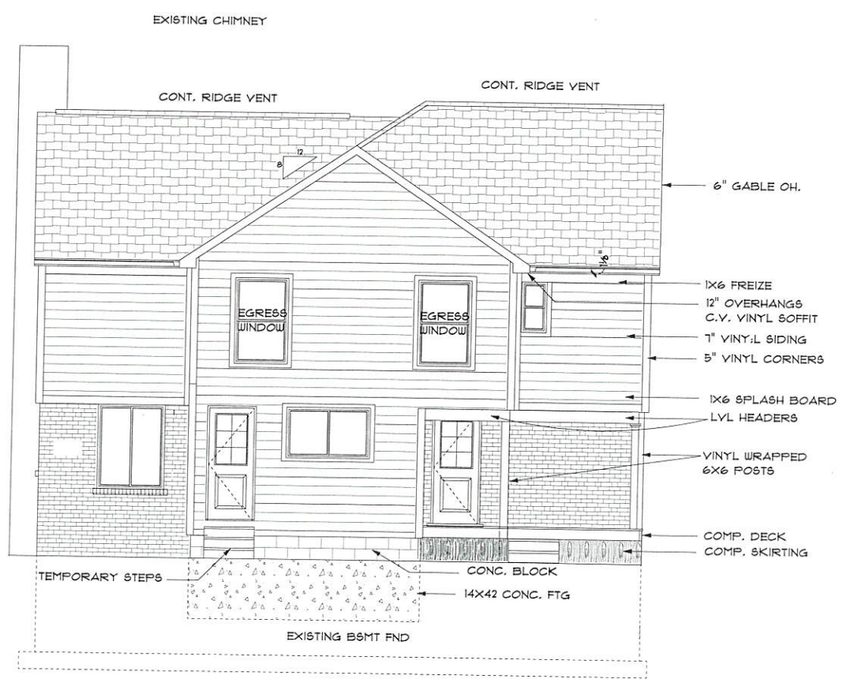
WOODBERG RESIDENCE
305 PACIFIC
PLYMOUTH MICHIGAN



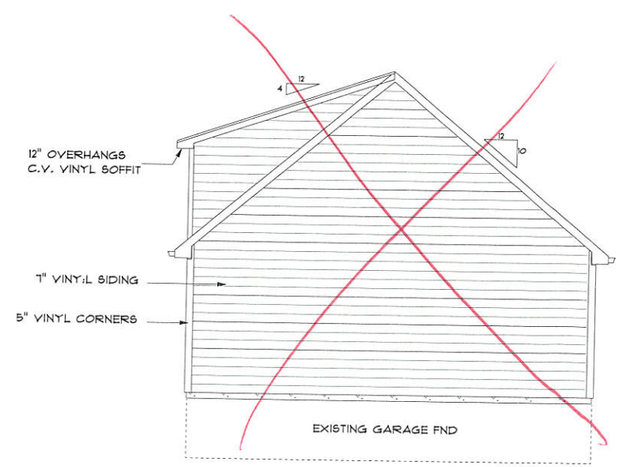
GARAGE EAST ELEVATION



EAST ELEVATION



WEST ELEVATION



GARAGE WEST ELEVATION

PAGE: 6

APPROVED:

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EAST & WEST ELEVATIONS

SCALE: 1/4" = 1 ft.

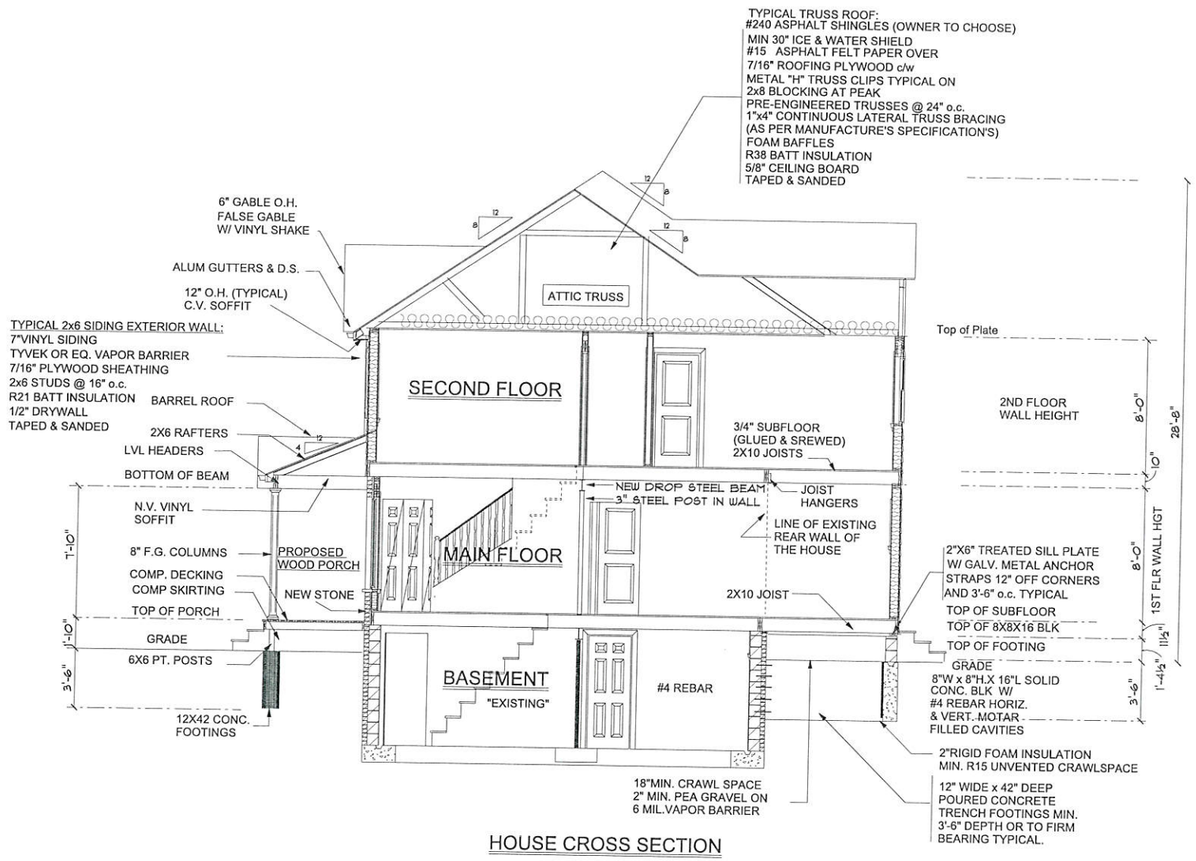
DRAWN BY: Darryl Bartlett

DATE: 4-9-2016

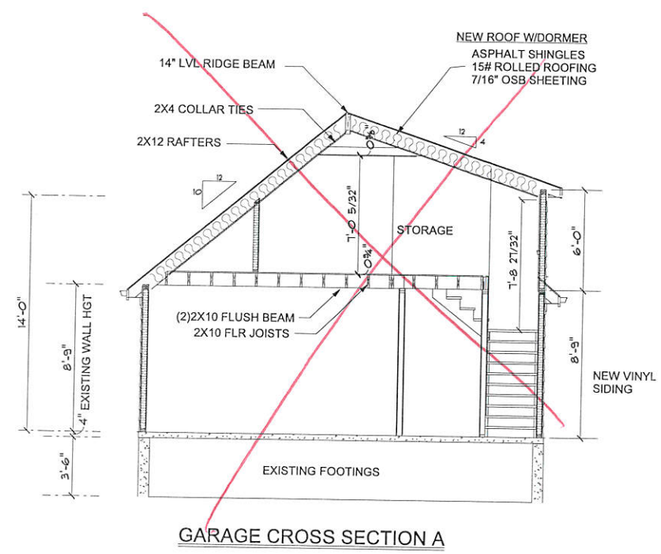
DISTINCTIVE DESIGN
PHONE: 734-516-0001
djbart9@yahoo.com

COWDIN DESIGN & BUILD
PHONE: 734-414-1500
CDB@COWDINDESIGNBUILD.COM

WOODBERG RESIDENCE
305 PACIFIC
PLYMOUTH MICHIGAN



HOUSE CROSS SECTION



GARAGE CROSS SECTION A

PAGE: 7

APPROVED:

CHECKED BY:

CROSS SECTIONS

SCALE: 1/4" = 1 ft.

DRAWN BY: Darryl Bartlett

DATE: 4-8-2016

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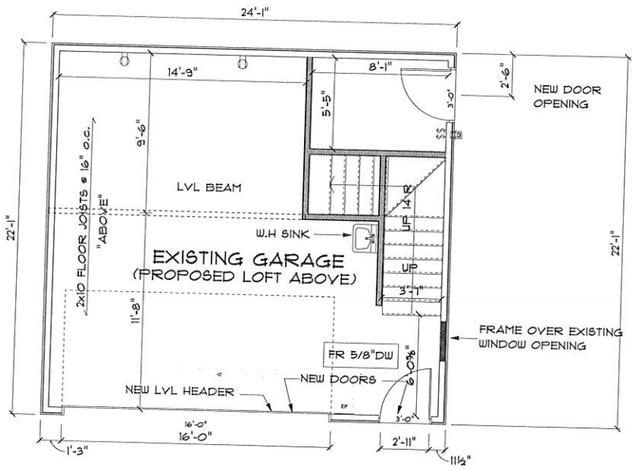
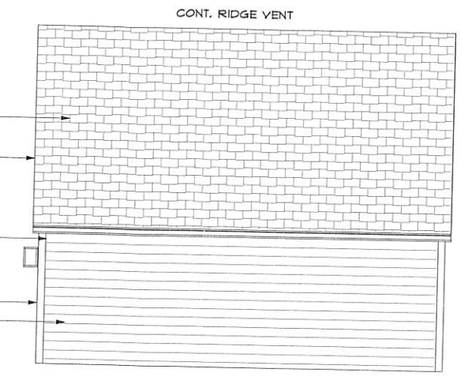
PHONE: 734-516-0001
djbart76@yahoo.com

COWDIN DESIGN & BUILD
PHONE: 734-414-1500
BILL@COWDINDESIGNBUILD.COM

WOODBERG RESIDENCE
305 PACIFIC
PLYMOUTH MICHIGAN



EAST ELEVATION



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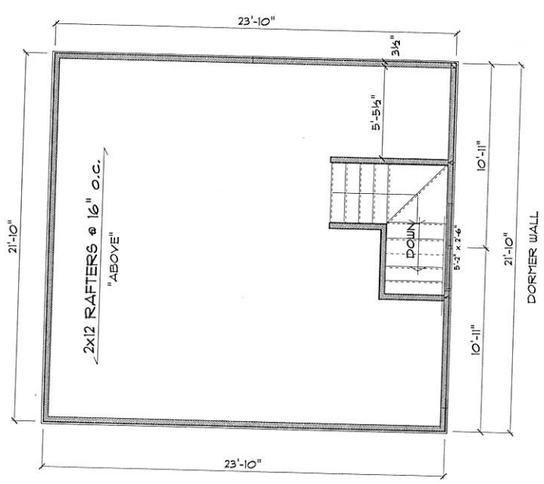
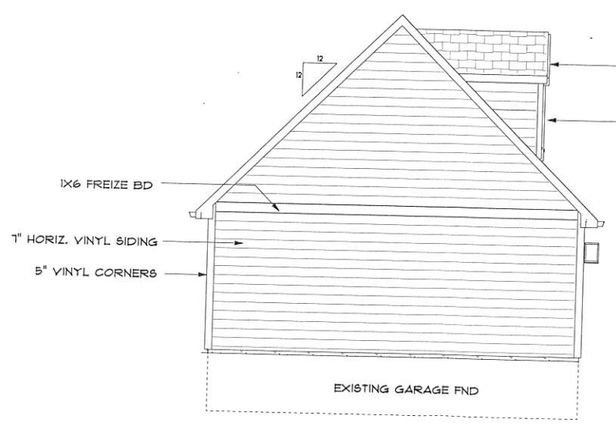
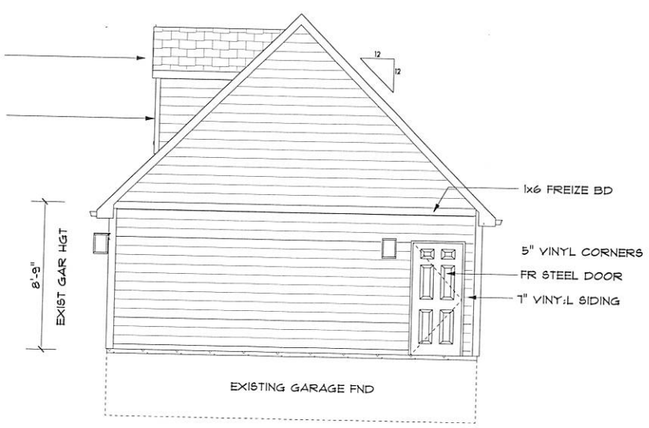




SOUTH GARAGE ELEVATION



NORTH GARAGE ELEVATION

PAGE: 9

APPROVED:

CHECKED BY:

GARAGE PLANS AND ELEVATIONS

SCALE: 1/4" = 1 ft.

DRAWN BY: Darryl Bartlett

DATE: 4-20-2016

DISTINCTIVE DESIGN
PHONE: 734-516-0001
djbart76@yahoo.com

COWDIN DESIGN & BUILD
PHONE: 734-414-1500
CDB@COWDINDESIGNBUILD.COM

WOODBERG RESIDENCE
305 PACIFIC
PLYMOUTH MICHIGAN

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232 Fax 734-455-1824
Website: www.ci.plymouth.mi.us

TO: Zoning Board of Appeals Commissioners

FROM: Greta Bolhuis, Community Development Coordinator

DATE: April 25, 2016

RE: 623 Herald, Non-Use Variance Request

Matt Thurber, applicant, seeks a dimensional variance for the front yard setback to construct a covered front porch. The property is zoned R-1, Single Family Residential.

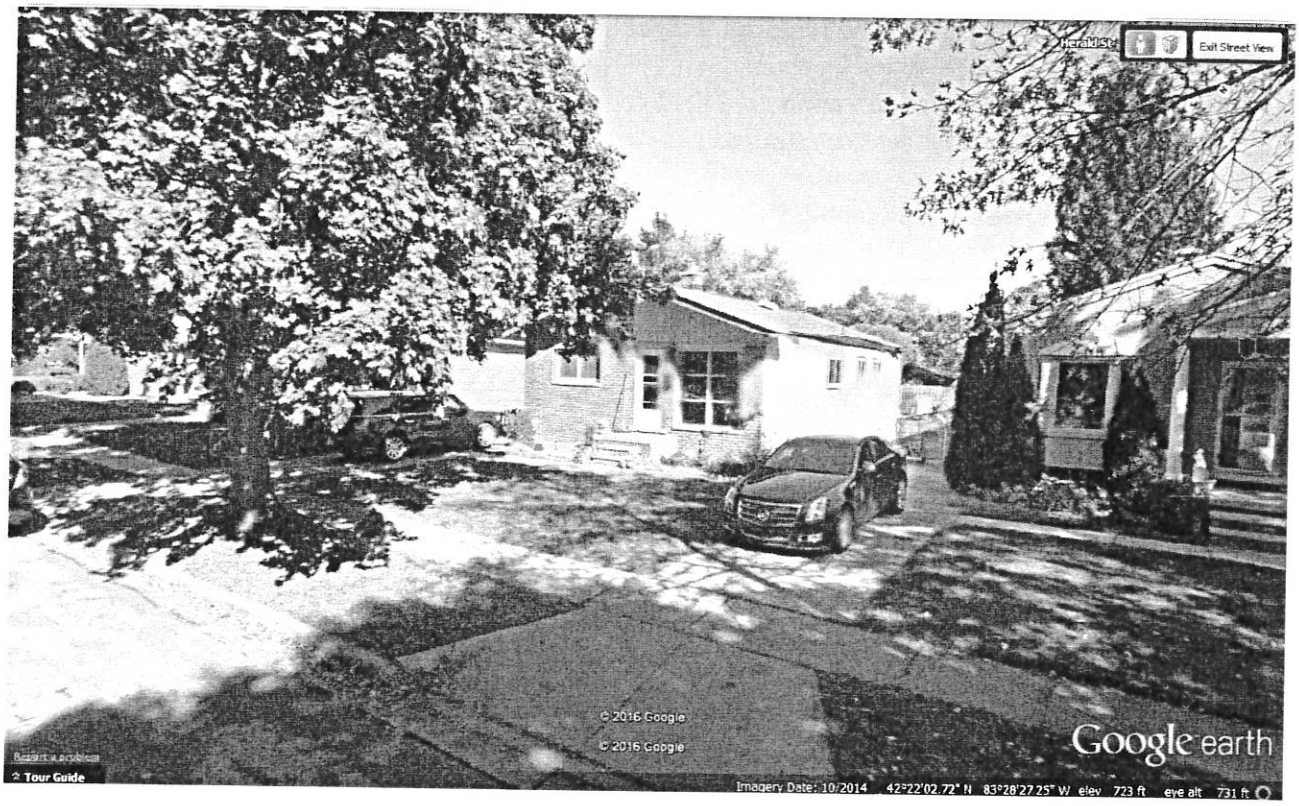
Section 78-190 of the Zoning Ordinance requires that the front yard setback must be 25 feet or 90% of the average of all properties within 200 feet. The current porch is 5 feet wide by 4 feet deep and the current setback is 21feet. The proposed dimensions of the porch are 26 feet wide by 5.3 feet deep. It should be noted that in order to qualify for the "incentive porch" the minimum depth of the porch is required to be 6 feet, per Section 78-53 (11). The proposed front yard setback is 19.67 feet. The required setback is 23.8 feet.

The applicant is requesting a variance of 4.13 feet to construct a covered porch in the front yard setback. No other variances are required.

For your information the Planning Commission is holding a public hearing on May 11 to consider an ordinance revision for front porches. The revision, if adopted, will allow incentive porches for existing homes subject to the provisions of Section 78-53 (11) of the Zoning Ordinance.

I will be glad to answer any questions regarding this agenda item.

623 Herald St
Google earth
Tour Guide
1999
Imagery Date: 4/11/2015 42°22'02.56" N 83°28'23.71" W elev 720 ft eye alt 1149 ft


Herald St
Exit Street View
© 2016 Google
© 2016 Google
Google earth
Report a problem
Tour Guide
Imagery Date: 10/2014 42°22'02.72" N 83°28'27.25" W elev 723 ft eye alt 731 ft

Z16-08 623 Herald
Front Yard Setback
ZBA Mtg 5/5/16

ZBA APPLICATION – DIMENSIONAL (NON-USE) VARIANCE

RECEIVED
APR 26 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

IMENSIONAL – Common regulations subject to dimensional (non-use)
igns, height or parking regulations, lot coverage, bulk or landscaping
l shape, small size, wetland, creek, natural features, big trees or slopes.

Address of Property: 623 Herald

Matt Thurber — Applicant Name
Evergreen Development LLC — Property Owner

641 S. Harvey — Address
Plymouth — City
MI — State
48170 — Zip

matththurber@aol.com — Email
248866 5131 — Phone

Article and Section of the Zoning Ordinance that is being appealed or variance requested:

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:
front setback yard variance

Description of Property

Current zoning classification: single family
Is it a corner or interior lot? interior Size and area of lot: 40 x 124
Total sq. footage of existing main buildings: 900 ~~x~~ accessory structures:
Current use of buildings on premises: single family
Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 21%
Height and area of existing main and/or accessory structures: 16'

Description of Proposed Structures

Height of proposed structure: 16'
Dimensions and area of structure or addition to be constructed: 5.6 x 29'
Percentage of lot coverage of all buildings including proposed: 21%
Front yard setback after completion (measured from lot line): 19.67
Back yard setback after completion (measured from lot line): 57'
Side yard setback after completion (measured from lot line): 6 & 7.55'

☐ A scaled drawing or boundary survey depicting the above information.

NOTE: The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of $250.00 by **4:00 PM** on the third Tuesday of the month. Visit the City's website for submittal deadlines and meeting dates: www.ci.plymouth.mi.us. Twelve (12) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are needed at submittal.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? Can not add a useable front porch without going into front yard setback 4 feet

2. What effect will the variance have on neighboring properties? will enhance walkability of neighborhood by adding a front porch

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? not self imposed existing house is 1' behind front setback. Can not add porch w/o variance

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? can not add front porch to existing structure in front yard setback under current ordinance

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 20th day of April, 2016

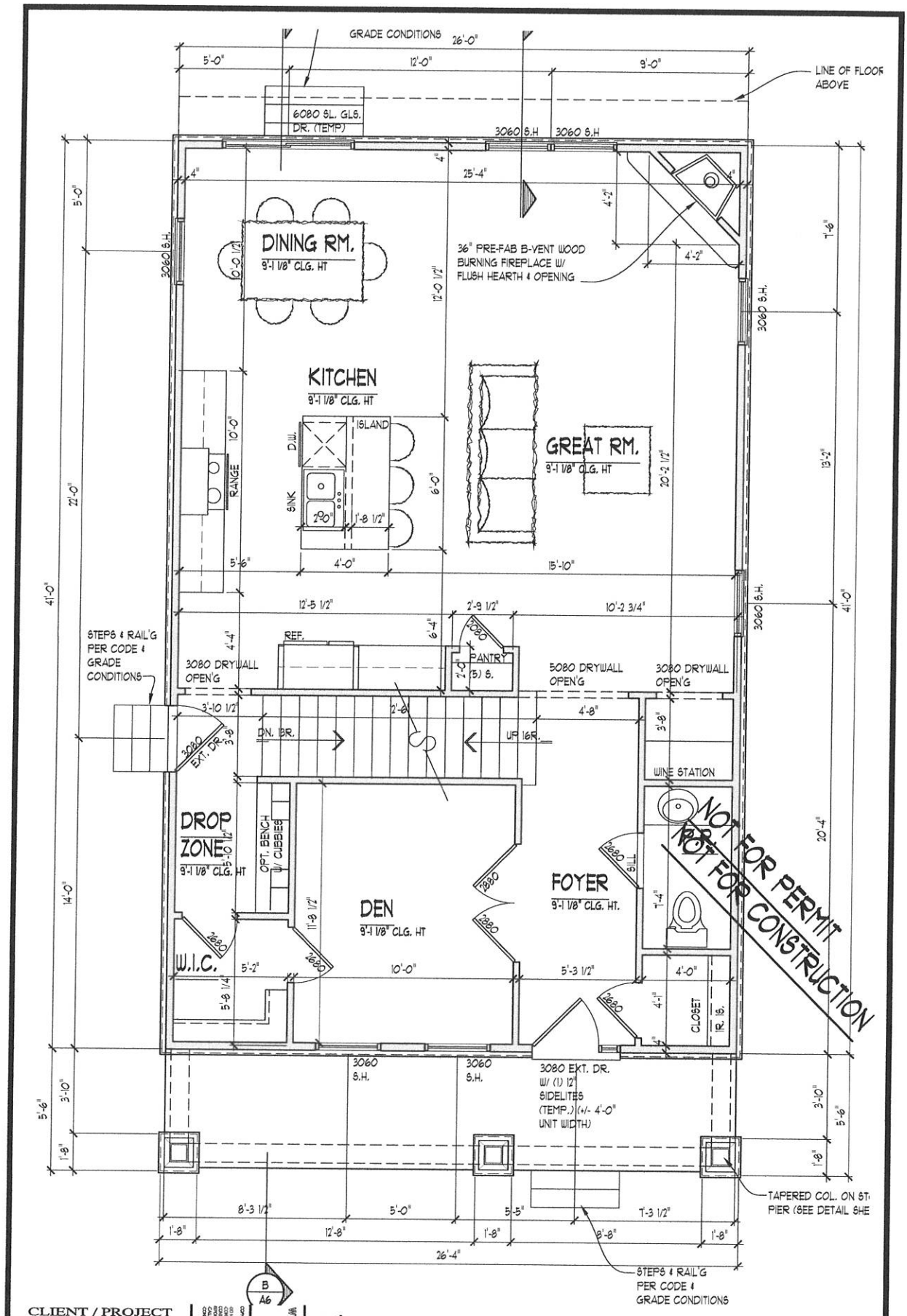
MARGARET J ZAREMBA
Notary Public - Michigan
Wayne County
My Commission Expires Jun 11, 2017
Acting in the County of _____

Notary Public

My Commission expires 6-11-17

NOTE: The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Proposed Elevation for Herald St.



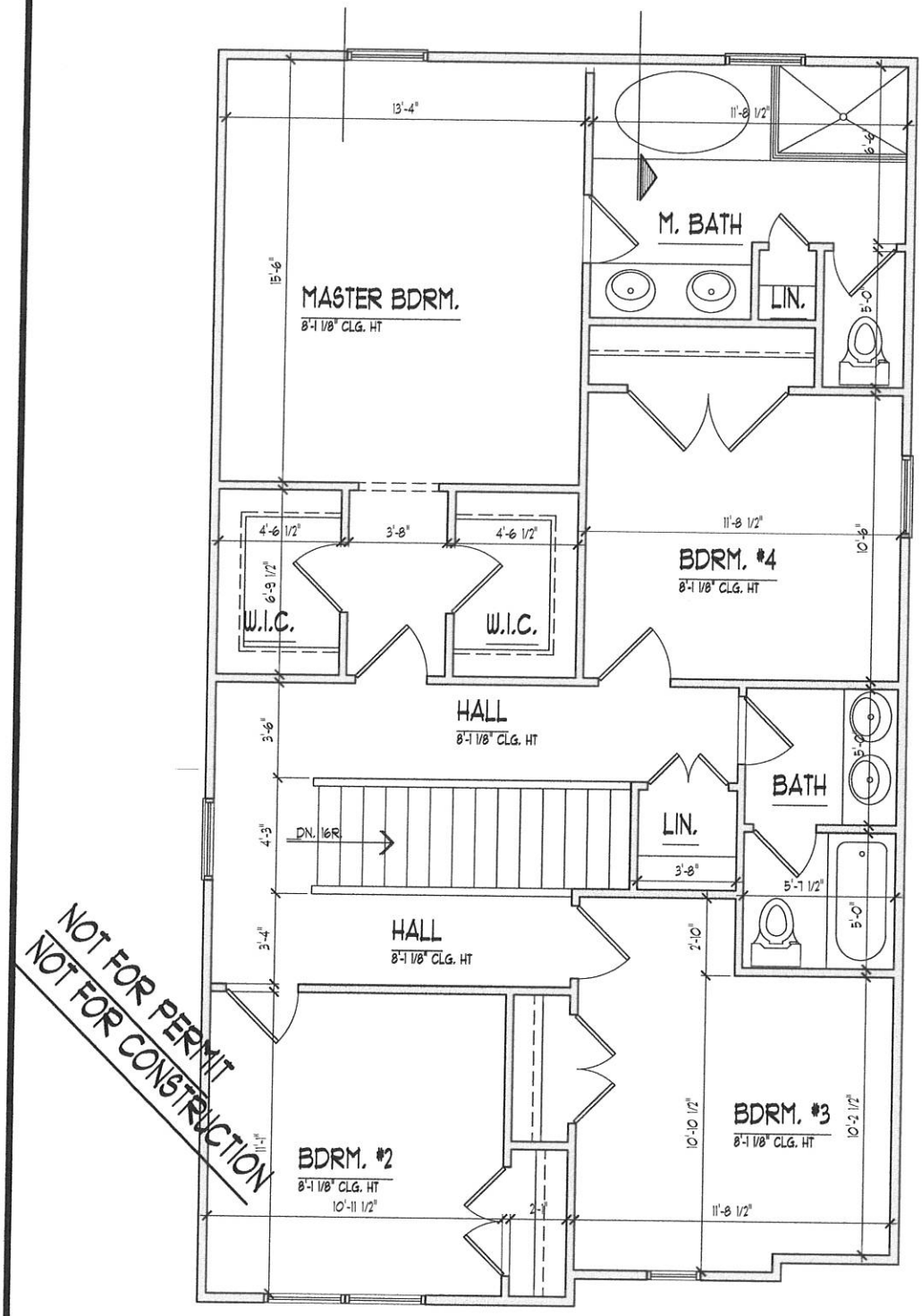
FIRST FLOOR PLAN

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

CLIENT / PROJECT

EVERGREEN HOMES
634 HERALD STREET
PLYMOUTH, MI

TK DESIGN & ASSOCIATES
WWW.TKHOMEDESIGN.COM
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961



CLIENT / PROJECT

EVERGREEN HOMES
634 HERALD STREET
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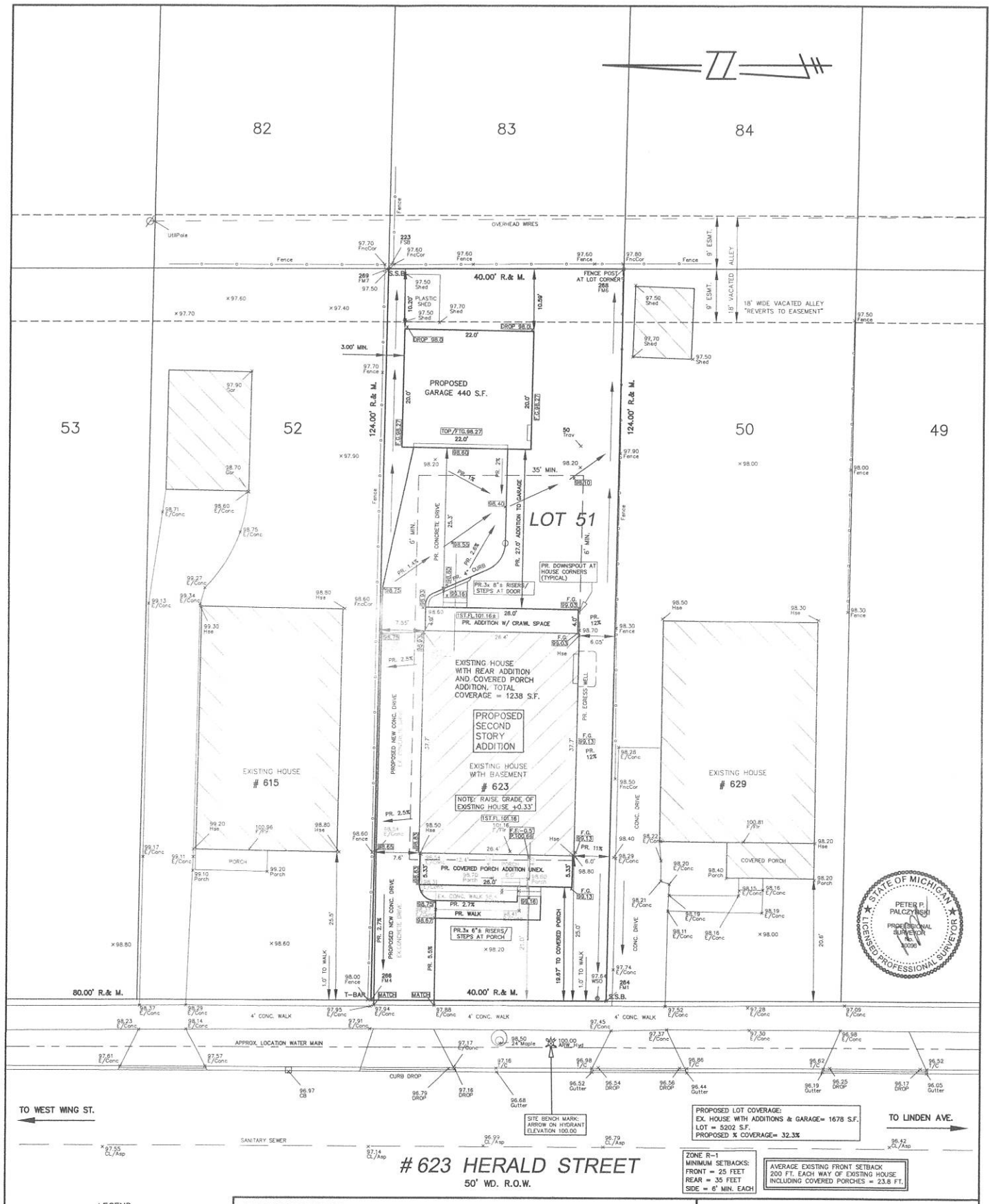
26030 PONTIAC TRAIL
SOUTH LYON, MI 48178
PHONE: (248)-446-1960
FAX: (248)-446-1961

SECOND FLOOR PLAN

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



623 HERALD STREET

50' WD. R.O.W.

LEGEND

0.00 = EXISTING ELEVATION
00.0 = PROPOSED GRADE
→ = DRAINAGE
(0.00) = AS-BUILT GRADE
F.G. = FINISH GRADE
DROP = DROP FINISH GRADE

R. = RECORD DISTANCE
M. = MEASURE DISTANCE
SSB = SET STEEL BAR
T-BAR = FOUND T BAR

LEGAL DESCRIPTION:

LOT 51 AND 1/2 OF THE ADJACENT VACATED ALLEY OF "NASH'S PLYMOUTH SUBDIVISION", A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 43 OF PLATS ON PAGE 55, WAYNE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SOIL EROSION SEQUENCE OF OPERATIONS:
1. PERSON(S) RESPONSIBLE FOR SOIL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE EVERGREEN DEVELOPMENT LLC (248-866-5131)
2. ALL CATCH BASINS AND INLETS SHALL BE PROTECTED WITH PEA STONE INLET FILTER DEVICES.
3. MAINTAIN SOIL EROSION CONTROL MEASURES AT ALL TIMES UNTIL FINAL LANDSCAPING AND PAVING ARE COMPLETED AND ACCEPTED BY THE (TWP.).
4. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

NOTE: IT IS THE CLIENTS RESPONSIBILITY TO REVIEW THIS DRAWING FOR ALL HOUSE PLAN DATA, INCLUDING (BUT NOT LIMITED TO) ELEVATION, HOUSE AND BASEMENT SIZES, CANTILEVERS, ETC., AND, THE HOUSE LOCATION AND ORIENTATION ON THE PARCEL. ANY DISCREPANCIES NOT BROUGHT TO OUR ATTENTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT.
* FOUNDATION DIMENSIONS SHOWN SHOULD BE USED FOR BASEMENT EXCAVATION PURPOSES ONLY. FOUNDATION CONTRACTOR SHALL USE THE ARCHITECTURAL FOUNDATION PLAN DIMENSIONS FOR LAYOUT AND CONSTRUCTION OF FOUNDATIONS.

PLOT PLAN

CLIENT: EVERGREEN DEVELOPMENT LLC
P.O. BAX 125
LASSALLE, MI. 48154
248-866-5131

DATE: 4-1-16
JOB NO.: 16-02-25
SCALE: 1"=10"

ambit land surveyors, inc.
691 WING STREET
Plymouth, MI. 48170
ph. 800.221.5263
ph. 734.455.5501
fax 877.837.5267
www.ambitsurveyors.com

DRAWN BY: GW
CHECK: P3
SHEET: 1/1