

GENOA TOWNSHIP APPLICATION FOR VARIANCE

2911 DORR RD. BRIGHTON, MI 48116
(810) 227-5225 FAX (810) 227-3420

Case # 14-07 Meeting Date: 4/15/14
 PAID Variance Application Fee
\$125.00 for residential - \$300.00 for commercial/industrial
 Copy of paperwork to Assessing Department

- **Article 23** of the Genoa Township Zoning Ordinance describes the Variance procedure and the duties of the Zoning Board of Appeals. (Please see attached)

Applicant/Owner: PB DEVELOPMENT LLC
Property Address: 4252 & 4260 Highcrest Phone: 248-207-9040
Present Zoning: LRR Tax Code: 11-22-302-209

The applicant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of their property because the following peculiar or unusual conditions are present which justify variance.

1. Variance Requested: FRONT YARD AND VARIANCES PER PLANS

2. Intended property modifications: CONSTRUCTION OF NEW RES ON 2 LOTS

This variance is requested because of the following reasons:

- a. Unusual topography/shape of land (explain) LAKE FRONT PROPERTY CONSISTENT WITH SURROUNDING PROPERTIES AND PRIOR VARIANCE
- b. Other (explain) REAPPLICATION WITH SMALLER MAJOR RES FOOTPRINT FROM PRIOR APPROVED

Variance Application Requires the Following:

- Plot Plan Drawings showing setbacks and elevations of proposed buildings showing all other pertinent information.
- Waterfront properties must indicate setback from water for adjacent homes
- Property must be staked showing all proposed improvements 5 days before the meeting and remain in place until after the meeting
- Petitioner (or a Representative) must be present at the meeting

Date: March 20, 2014

Signature: 

Any Variance not acted upon within 12 months from the date of approval is invalid and must receive a renewal from the ZBA.

After the decision is made regarding your variance approval contact Ron at the township office to discuss what your next step is.

Charter Township of Genoa
ZONING BOARD OF APPEALS
April 15, 2014
CASE #14-07

PROPERTY LOCATION: 4252, 4260 Highcrest

PETITIONER: PB Development LLC, 4252 & 4260 Highcrest, Brighton, 48116

ZONING: LRR (Lake Resort Residential)

WELL AND SEPTIC INFO: Sewer available, well

PETITIONERS REQUEST: Grant a variance which was granted in January 2013 (2' Shoreline Setback, 10' Front Yard Setback)

CODE REFERENCE: Table 3.04.02

STAFF COMMENTS: See Attached Staff Report

	Front	One Side	Other Side	Rear	Height	Shoreline
Setbacks for Zoning	35	5	10	N/A	25	75
Setbacks Requested	25	N/A	N/A	N/A	N/A	73
Variance Amount	10	N/A	N/A	N/A	N/A	2



MEMORANDUM

TO: Genoa Township Zoning Board of Appeals
FROM: Ron Akers, Zoning Official
DATE: April 11, 2014
RE: ZBA 14-07

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

STAFF REPORT

File Number: ZBA#14-07

Site Address: 4252 & 4260 Highcrest

Parcel Number: 4711-22-302-209

Parcel Size: 0.48 Acres

Applicant: PB Development, LLC, 4252 & 4260 Highcrest, Brighton, MI 48116.

Property Owner: Same as Owner

Information Submitted: Application, site plan, elevations

Request: Dimensional Variances

Project Description: Applicant is requesting a variance from Table 3.04.02 shoreline setbacks and a front yard setback variance to construct a new single family residence.

Zoning and Existing Use: LRR (Lakeshore Resort Residential), Vacant

Other:

Public hearing was published in the Livingston County Press and Argus on Sunday March 30, 2014 and 300 foot mailings were sent to any real property within 300 feet of the property lines in accordance with the Michigan Zoning Enabling Act.

Summary

The applicant is requesting a shoreline setback variance and a front yard setback variance in order to construct a new single family home. This request was approved at the January 2013 Zoning Board of Appeals meeting and was deemed null and void because the applicant did not apply for a land use permit within twelve (12) months. The applicant has made one minor change to the request. This change is due to the applicant intending to build a smaller house. The front yard setback variance was decreased from a 15' variance, 20' setback from the road to a 10' variance 25' setback from the road. As the change in the variance request is less impactful than the previous request, I simply recommend that the Zoning Board of Appeals reapprove this variance. You can find the previous motion in the attached minutes from January 2013.

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

MANAGER

Michael C. Archinal

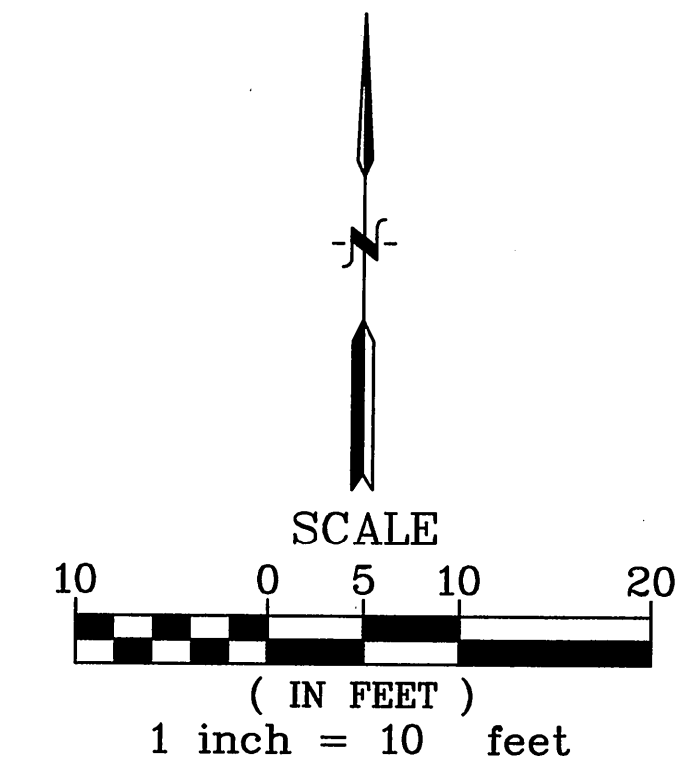
TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell



- LEGEND**
- PROPERTY LINE
 - - - EX. EASEMENT LINE
 - - - BUILDING SETBACK
 - EX. SIGN
 - EX. MISC. FIXTURE, AS LABELED
 - EX. CURB
 - EX. EDGE OF PAVEMENT
 - EX. SANITARY SEWER
 - EX. MANHOLE
 - EX. STORM SEWER
 - EX. CATCHBASIN
 - EX. YARD BASIN
 - EX. WATER MAIN
 - EX. HYDRANT
 - GAS
 - EX. GAS LINE
 - EX. U/G UTILITY LINE
 - EX. UTILITY POLE
 - EX. 1' CONTOUR
 - EX. 5' CONTOUR
 - PROP. 2' CONC. CURB
 - PROP. EDGE OF PAVEMENT
 - PROP. EASEMENT LINE
 - PROP. SANITARY SEWER
 - PROP. SANITARY MANHOLE
 - PROP. WATER MAIN
 - PROP. WATER SHUTOFF
 - PROP. STORM SEWER
 - PROP. CATCHBASIN
 - PROP. STORM MANHOLE
 - PROP. CLEANOUT
 - PROP. UNDERDRAIN
 - PROP. LIGHT POLES
 - PROP. SIGNS
 - PROP. SPOT ELEV.
 - T/W TOP OF WALK
 - T/P TOP OF PAVEMENT
 - T/C TOP OF CONCRETE
 - B/C BACK OF CURB
 - T/WALL TOP OF WALL
 - B/WALL BOTTOM OF WALL
 - PROP. 1' CONTOUR
 - PROP. 5' CONTOUR
 - DRAINAGE FLOW ARROW
 - △#2 SOIL BORING W/ IDENTIFIER

PRELIMINARY



DESIGN INC
 (810) 227-9533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: JMB	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: LAH						
CHECK: JMB						

PLOT PLAN

**LOTS 102 AND 103
 CROOKED LAKE HIGHLANDS SUBDIVISION
 SECTION 28, GENOA TOWNSHIP**

CLIENT:
 BLAIR BOWMAN
 4252 HIGHCREST DR.
 BRIGHTON, MICHIGAN

SCALE: 1"=10'
 PROJECT No.: 9142348
 DWG NAME: 2348-PP
 ISSUED: MAR 20 2014

PP

TABLE OF CONTENTS	
SHEET #	DESCRIPTION
A1	COVER SHEET
A2	ARCHITECTURAL SITE PLAN
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A5	FINISHED LOWER LEVEL & ELECTRICAL PLAN
A6	FRONT AND LEFT ELEVATIONS
A7	RIGHT AND REAR ELEVATIONS
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E1	FIRST FLOOR ELECTRICAL PLAN
E2	SECOND FLOOR ELECTRICAL PLAN
C1	CABANA PLAN



BOWMAN RESIDENCE


BRIGHTON, MI.

HABITABLE SPACE SECTION R202	
HABITABLE SPACE, A SPACE IN A BUILDING FOR LIVING, SLEEPING, EATING OR COOKING, BATHROOMS, TOILET ROOMS, CLOSETS, HALLS, STORAGE OR UTILITY SPACES AND SIMILAR AREAS ARE NOT CONSIDERED HABITABLE SPACES.	

TOTAL HABITABLE SQUARE FOOTAGE	
1ST FLOOR :	1,182 SF.
2ND FLOOR:	460 SF.
TOTAL HABITABLE SPACE:	1,642 SF.

TOTAL HEATED SQUARE FOOTAGE	
1ST FLOOR :	2,103 SF.
2ND FLOOR:	924 SF.
TOTAL HEATED:	3,027 SF.
FIN. LOWER LEVEL:	2,020 SF.

VanBrouck & Associates, Inc.
Residential Design Group
5517 Arbor Bay Dr.
Brighton, MI 48116
Ph: (734) 604-2409
Fax: (810) 844-0699



ENGINEERED BY:
MAYERICK CONSULTING ENGINEERS, INC.
P.H. 517-668-9642
FAX: 517-668-0021
SCOTT LIDGARD, P.E.

BOWMAN RESIDENCE
4252 HIGHCREST
BRIGHTON, MI

MICHIGAN
RESIDENTIAL
CODE 1028

JOB #13-117-B
2-18-14
2-20-14
3-18-14

BL. OUT: C.T.
WD: C.T.
CHKD BY: J.V.

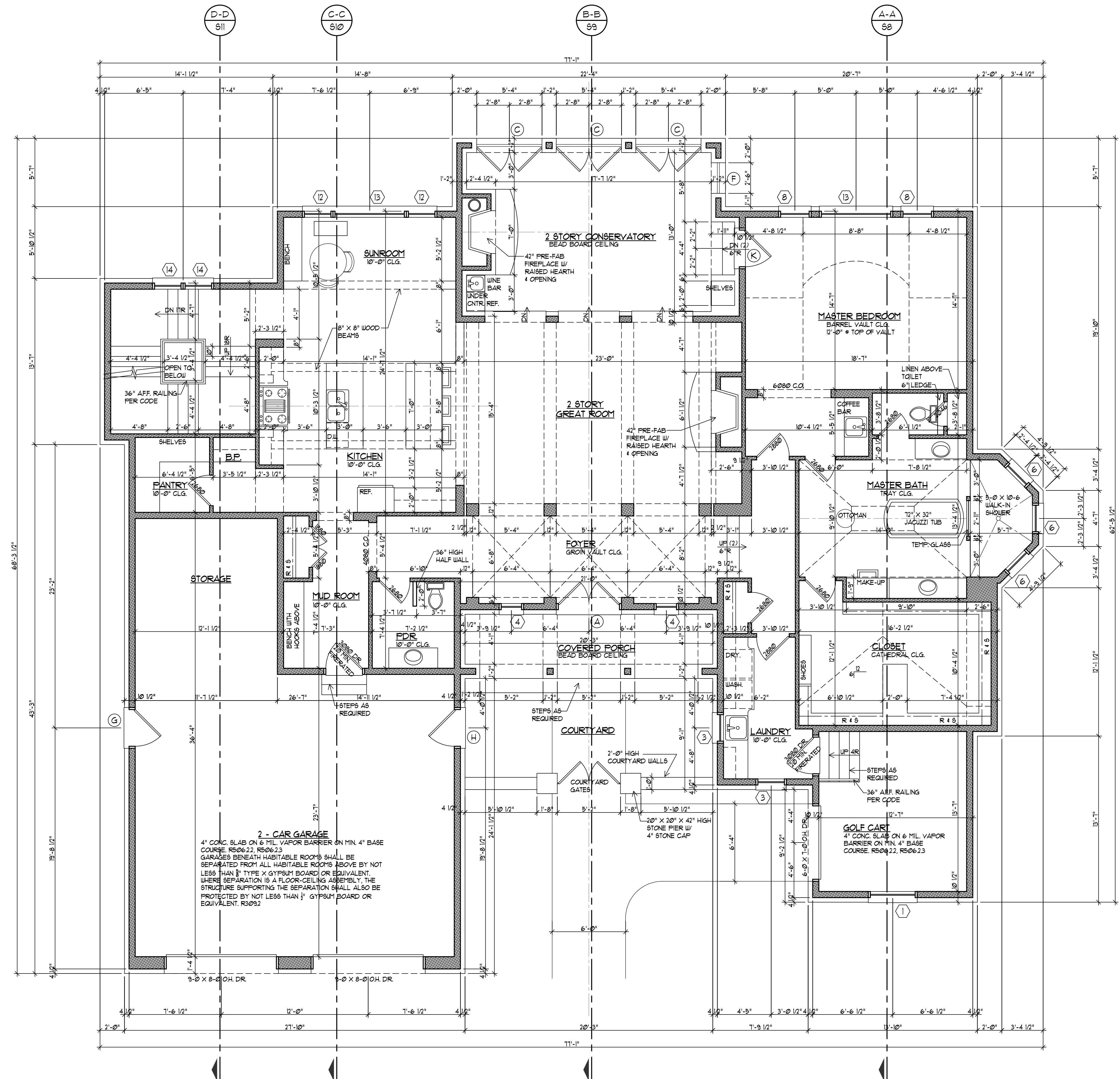
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ASSOC., INC.

SHEET #
A1
OF 22 SHEETS



WINDOW SCHEDULE		
ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.		
SIZE	DESCRIPTION	
1	4060	4'-0" X 6'-0" ARCH TOP FIXED PICTURE WINDOW - T.G.
2	5020 UNIT	(2) 2'-6" X 2'-0" CONTINUOUS ARCH TOP TRANSOMS - FIX.
3	2636	2'-6" X 3'-6" CASEMENT
4	2050	2'-0" X 5'-0" ARCH TOP CASEMENT - FIXED
5	2446	2'-4" X 4'-6" ARCH TOP CASEMENT - FIXED
6	2616	2'-6" X 2'-6" TRANSOM - FIXED - TEMPERED GLASS
7	6050	6'-0" X 5'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
8	2860	2'-8" X 6'-0" CASEMENT - EGRESS @ BEDROOM
9	6026	6'-0" X 2'-6" ARCH TOP TRANSOM - FIXED
10	2620	2'-6" X 8'-0" ARCH TOP CASEMENT - FIXED
11	5420	5'-4" X 8'-0" ARCH TOP PICTURE WINDOW - FIXED - T.G.
12	2660	2'-6" X 6'-0" CASEMENT
13	6060	6'-0" X 6'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
14	2650	2'-6" X 5'-0" CSMT. - EGRESS @ BDRM, TEMP. GL. @ STAIR
15	3040	3'-0" X 4'-0" CASEMENT

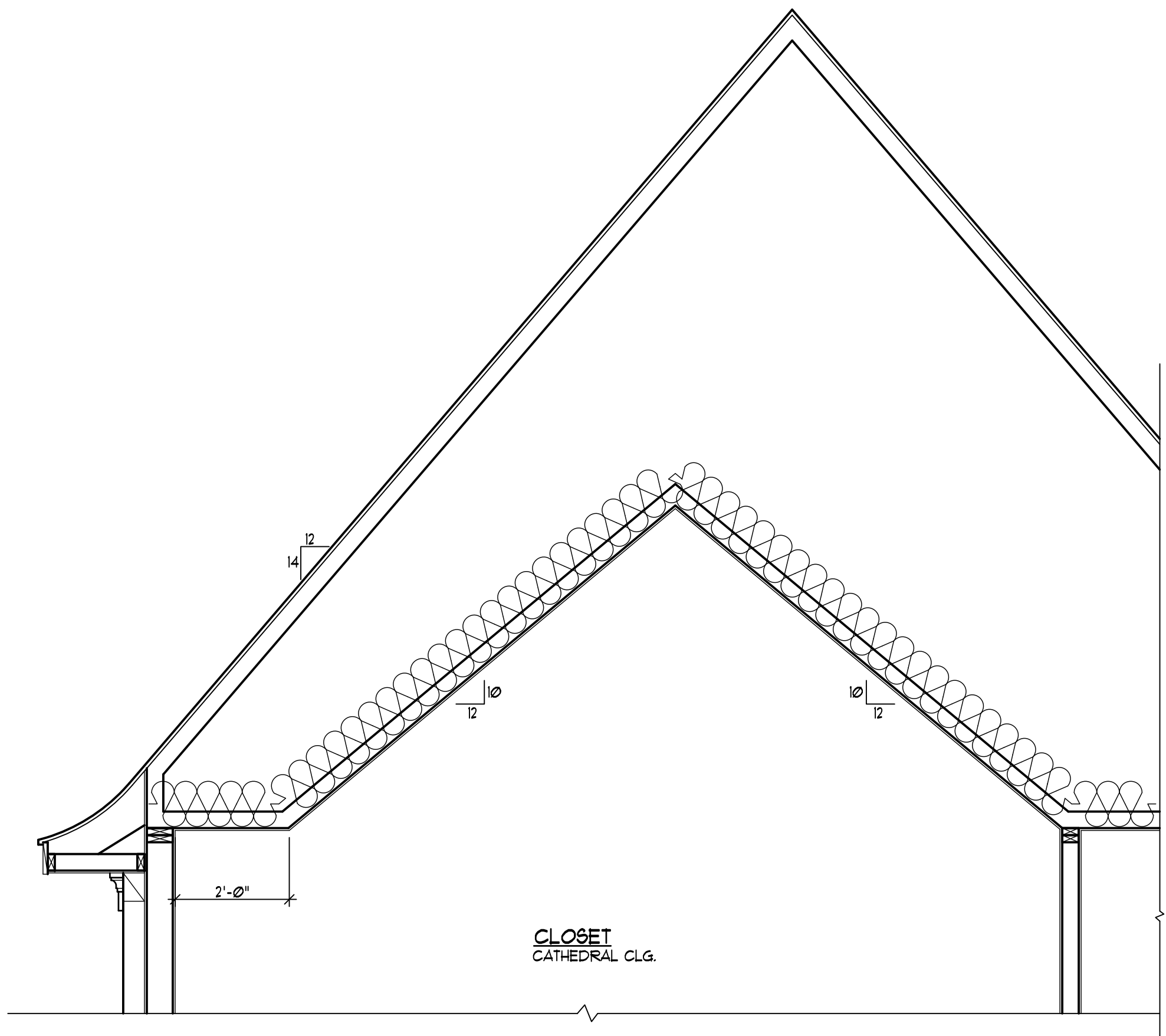
EXTERIOR DOOR SCHEDULE		
ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.		
SIZE	DESCRIPTION	
A	5020 UNIT	(2) 2'-6" X 8'-0" SOLID CORE CONTINUOUS ARCH TOP FRENCH DOORS W/ FULL LITE GLASS TEMPERED GLASS
B	5070 UNIT	(2) 2'-6" X 7'-0" SOLID CORE FRENCH DOORS W/ FULL LITE GLASS - TEMP. GLASS
C	5420 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS
D	5420 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS (FIXED)
E	6020	6'-0" X 8'-0" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
F	2620	2'-6" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS - FIXED
G	3020	3'-0" X 8'-0" SOLID CORE SERVICE DOOR
H	3020	3'-0" X 8'-0" S.C. ARCH TOP SERVICE DOOR
J	6068	6'-0" X 6'-8" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
K	3020	3'-0" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS
L	3070	3'-0" X 7'-0" S.C. ARCH TOP SERVICE DOOR
M	6070	(4) 2'-0" X 7'-0" SOLID CORE WOOD LOUVERED BI-FOLD DOORS



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
DIMENSIONS ARE FROM STUD TO STUD
EXTERIOR WALLS INCLUDE SHEATHING

WALL LEGEND

3 1/2"	INTERIOR WALLS 2X4 STUD @ 16" O.C.
10 1/2"	EXTERIOR WALLS 2X6 STUD @ 16" O.C. 1/2" SHEATHING HOUSE WRAP AIRSPACE 4" STONE/ BRICK



MASTER WALK IN CLOSET CEILING PROFILE
SCALE: 1/2" = 1'-0"

VanBrouck & Associates, Inc.
Residential Design Group
5517 Arbor Bay Dr.
Brighton, MI 48116
Ph: (734) 604-2409
Fax: (810) 844-0699

van brouck
AND ASSOCIATES

ENGINEERED BY:
MAYERICK CONSULTING ENGINEERS, INC.
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100
P.O. BOX 100

BOWMAN RESIDENCE
4232 HIGHCREST
BRIGHTON, MI

2-18-14
2-18-14
2-18-14

BLOUT: C.T.
WD: C.T.
CHKD BY: J.V.

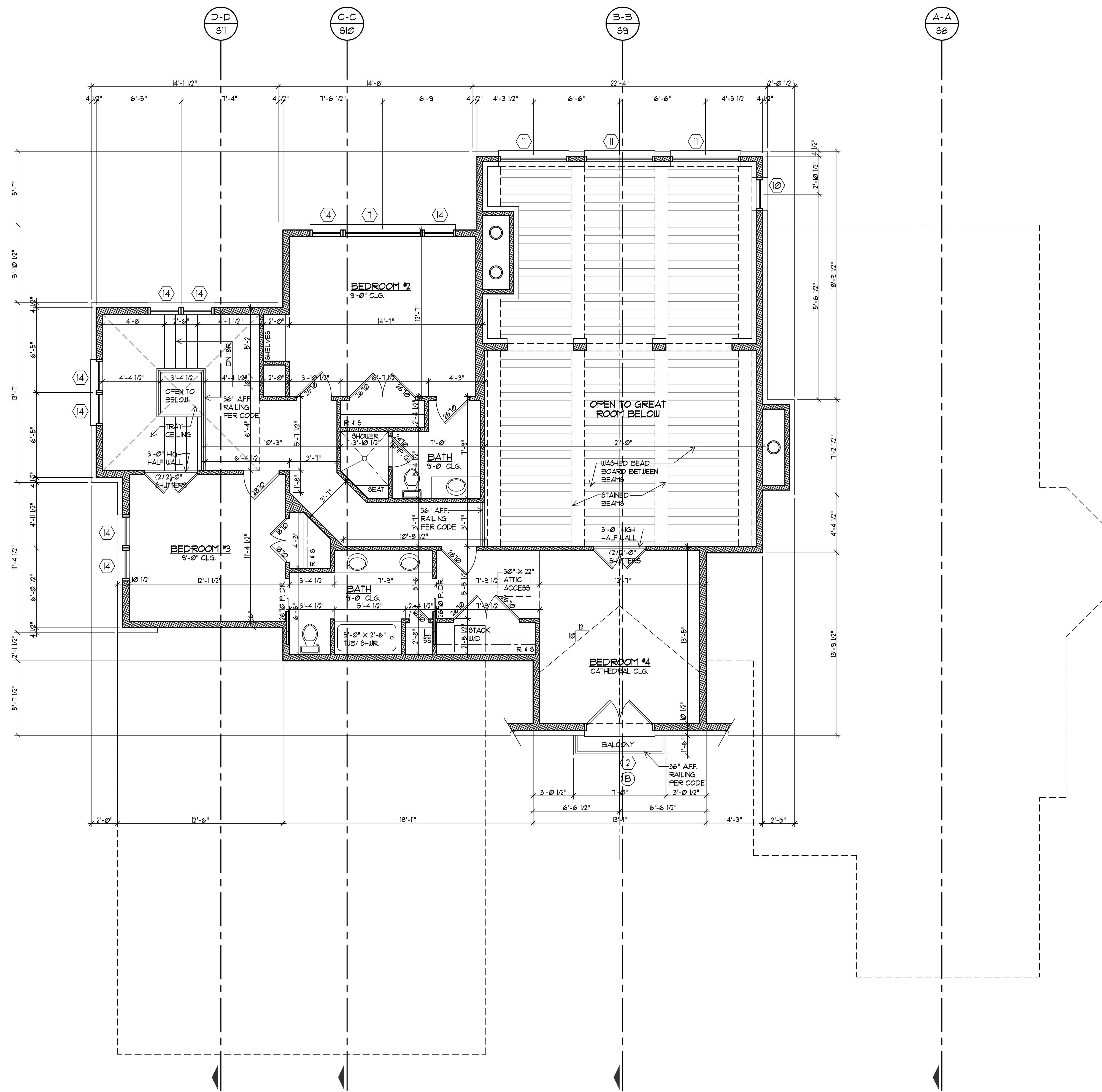
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SHEET #
A3
OF 22 SHEETS

van brouck
AND ASSOCIATES

WINDOW SCHEDULE		
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NO.	SIZE	DESCRIPTION
1	4060	4'-0" X 6'-0" ARCH TOP FIXED PICTURE WINDOW - T.G.
2	5020 UNIT	(2) 2'-6" X 2'-0" CONTINUOUS ARCH TOP TRANSOMS - FIX.
3	2636	2'-6" X 3'-6" CASEMENT
4	2050	2'-0" X 5'-0" ARCH TOP CASEMENT - FIXED
5	2446	2'-4" X 4'-6" ARCH TOP CASEMENT - FIXED
6	2616	2'-6" X 2'-6" TRANSOM - FIXED - TEMPERED GLASS
7	6050	6'-0" X 5'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
8	2860	2'-8" X 6'-0" CASEMENT - EGRESS @ BEDROOM
9	6026	6'-0" X 2'-6" ARCH TOP TRANSOM - FIXED
10	2620	2'-6" X 8'-0" ARCH TOP CASEMENT - FIXED
11	5480	5'-4" X 8'-0" ARCH TOP PICTURE WINDOW - FIXED - T.G.
12	2660	2'-6" X 6'-0" CASEMENT
13	6060	6'-0" X 6'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
14	2650	2'-6" X 5'-0" CMT. - EGRESS @ BDRM, TEMP. GL., @ STAIR
15	3040	3'-0" X 4'-0" CASEMENT

EXTERIOR DOOR SCHEDULE		
ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.		
NO.	SIZE	DESCRIPTION
A	5000 UNIT	(2) 2'-6" X 8'-0" SOLID CORE CONTINUOUS ARCH TOP FRENCH DOORS W/ FULL LITE GLASS TEMPERED GLASS
B	5070 UNIT	(2) 2'-6" X 7'-0" SOLID CORE FRENCH DOORS W/ FULL LITE GLASS - TEMP. GLASS
C	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS
D	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS (FIXED)
E	6080	6'-0" X 8'-0" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
F	2680	2'-6" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS - FIXED
G	3080	3'-0" X 8'-0" SOLID CORE SERVICE DOOR
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SECOND FLOOR PLAN

DIMENSIONS ARE FROM STUD TO STUD
EXTERIOR WALLS INCLUDE SHEATHING

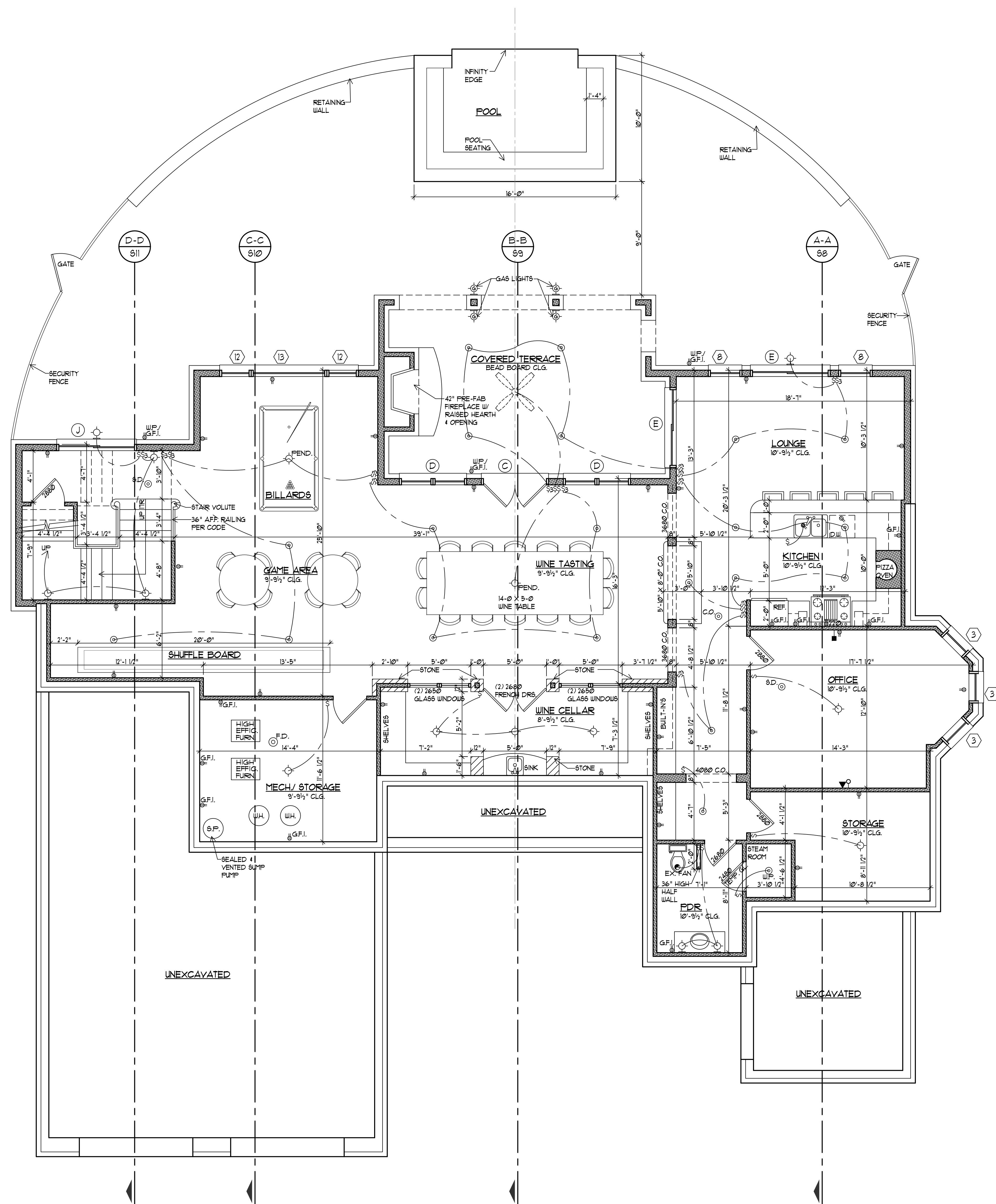
WALL LEGEND	
3 1/2"	INTERIOR WALLS 2x4 STUD @ 16" O.C.
10 1/2"	EXTERIOR WALLS 2x6 STUD @ 16" O.C. 1/4" SHEATHING HOUSE WRAP AIRSPACE 4" STONE/BRICK

WINDOW SCHEDULE		
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A	5020 UNIT	(2) 2'-6" X 8'-0" SOLID CORE CONTINUOUS ARCH TOP FRENCH DOORS W/ FULL LITE GLASS TEMPERED GLASS
B	5010 UNIT	(2) 2'-6" X 1'-0" SOLID CORE FRENCH DOORS W/ FULL LITE GLASS - TEMP. GLASS
C	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS
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ELECTRICAL LEGEND	
	CEILING FAN
	CEILING LIGHT - SURFACE
	PENDANT HANGING LIGHT
	PIN LIGHT
	EYEBALL LIGHT
	WALL LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT
	FLOOD LIGHT
	ELECTRICAL OUTLET
	ELECTRICAL FLOOR OUTLET
	1/2 HOT ELECTRICAL OUTLET
	220 VOLT ELECTRICAL OUTLET
	ELECTRICAL OUTLET - GROUND FAULT INTERRUPT
	ELECTRICAL OUTLET - WEATHER PROOF GROUND FAULT INTERRUPT
	SWITCH
	EXHAUST FAN
	SMOKE DETECTOR W/ BATTERY BACKUP
	CARBON MONOXIDE
	TELEPHONE
	HIGH SPEED MODEM CONNECTION
	TELEVISION

NOTE: IN COMPLIANCE WITH R313:
A SMOKE DETECTOR IS REQUIRED IN IMMEDIATE VICINITY OF BEDROOMS, IN ALL BEDROOMS AND ON EVERY STORY INCLUDING BASEMENTS, WHERE MORE THAN ONE DETECTOR IS REQUIRED, THEY SHOULD BE WIRED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS. IN ADDITION TO PRIMARY POWER SOURCE SMOKE DETECTORS SHALL RECEIVE BACK-UP POWER FROM A BATTERY.



**FINISHED LOWER LEVEL
& ELECTRICAL PLAN**

DIMENSIONS ARE FROM STUD TO STUD
EXTERIOR WALLS INCLUDE SHEATHING
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	INTERIOR WALLS 2x4 STUD @ 16" O.C.
	EXTERIOR WALLS 2x6 STUD @ 16" O.C. 1/2" SHEATHING HOUSE WRAP AIRSPACE 4" STONE/BRICK

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van brouck
AND ASSOCIATES

ENGINEERED BY:
MAYERICK CONSULTING ENGINEERS, INC.
P.O. BOX 100
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BOWMAN RESIDENCE
4252 HIGHCREST
BRIGHTON, MI

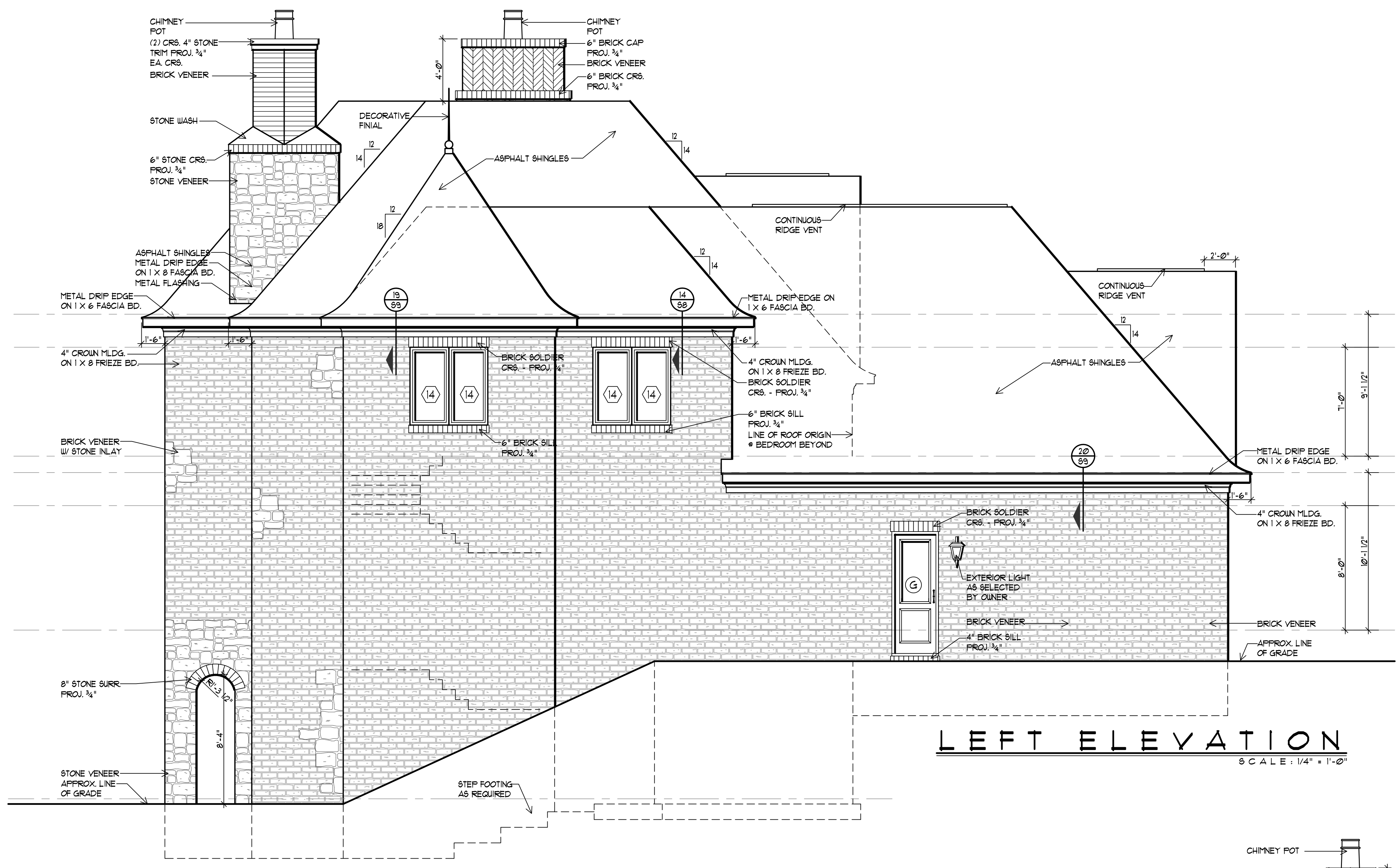
MICHIGAN
RESIDENTIAL
CODE 1208
JOB #13-117-B
2-18-14
2-18-14
2-18-14

BLOUT, C.T.
WD: C.T.
CHKD BY: J.V.

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ASSOC., INC.

SHEET #
A5
OF 22 SHEETS

van brouck
AND ASSOCIATES



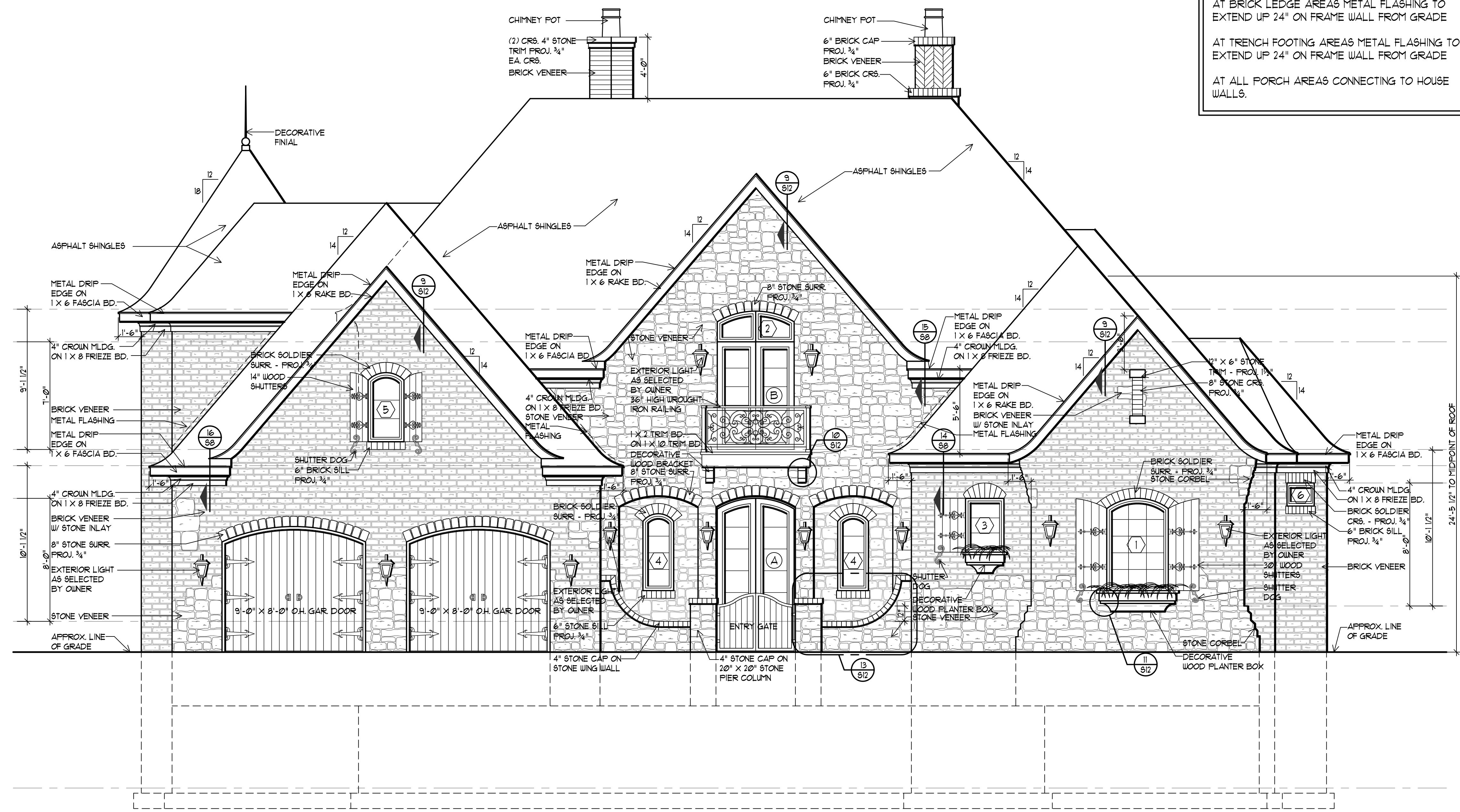
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE:
 GUTTERS & DOWN SPOUTS TO BE INSTALLED AS REQUIRED.
 CONTINUOUS RIDGE VENTS TO BE USED. PROVIDE ADDITIONAL VENTING AS NEEDED.
 ALL WINDOWS IN WHICH THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR SHALL BE TEMPERED SAFETY GLASS, R308.4
 (WINDOW COMPANY / MANUFACTURER TO VERIFY ALL TEMPERED LOCATIONS)

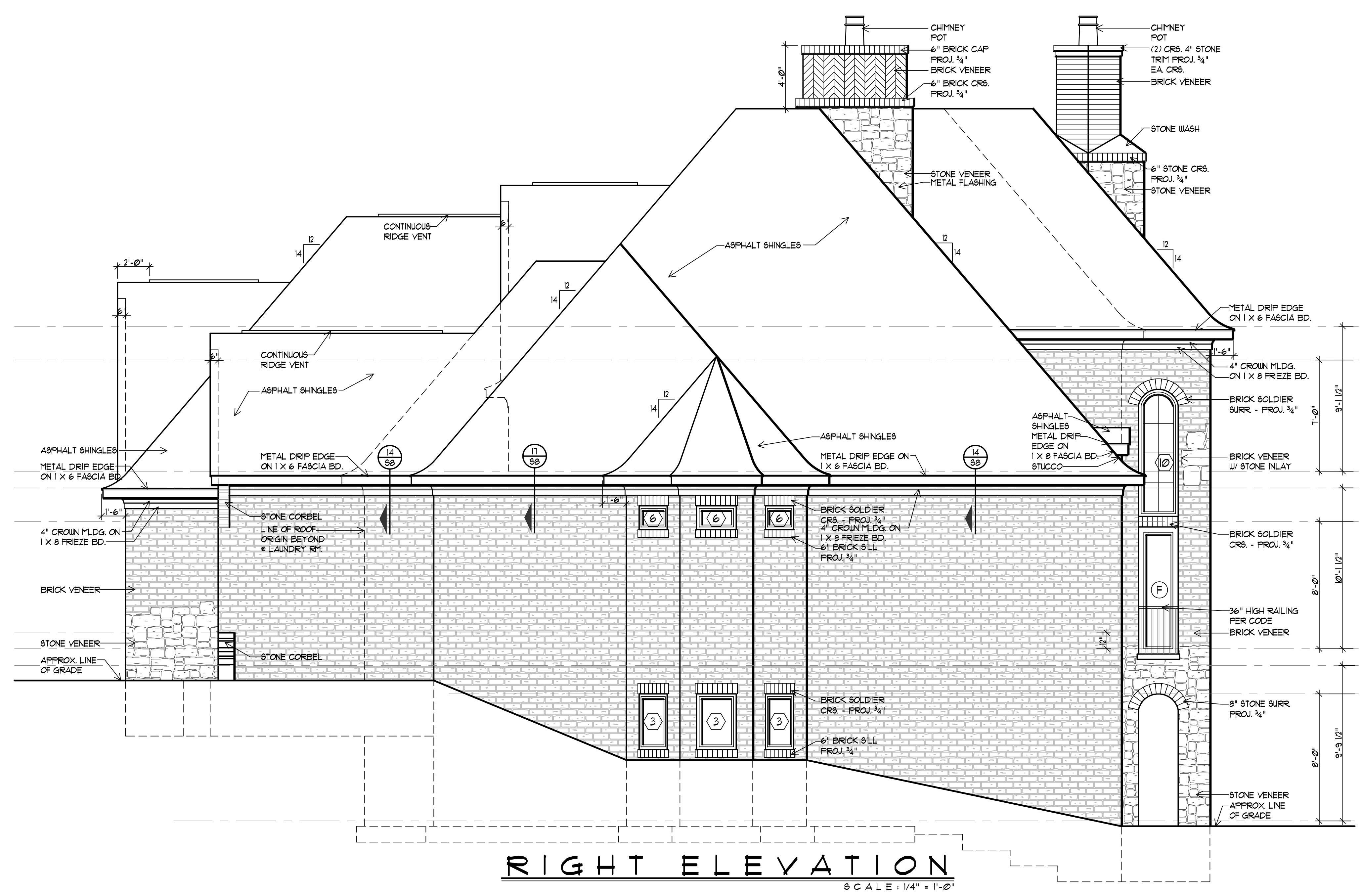
NOTE:
 PROVIDE METAL FLASHING AS REQUIRED:
 AT BRICK LEDGE AREAS METAL FLASHING TO EXTEND UP 24" ON FRAME WALL FROM GRADE
 AT TRENCH FOOTING AREAS METAL FLASHING TO EXTEND UP 24" ON FRAME WALL FROM GRADE
 AT ALL PORCH AREAS CONNECTING TO HOUSE WALLS.

WINDOW SCHEDULE		
ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.		
NO.	SIZE	DESCRIPTION
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7	6050	6'-0" X 5'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
8	2860	2'-8" X 6'-0" CASEMENT - EGRESS @ BEDROOM
9	6026	6'-0" X 2'-6" ARCH TOP TRANSOM - FIXED
10	2680	2'-6" X 8'-0" ARCH TOP CASEMENT - FIXED
11	5480	5'-4" X 8'-0" ARCH TOP PICTURE WINDOW - FIXED - T.G.
12	2660	2'-6" X 6'-0" CASEMENT
13	6060	6'-0" X 6'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
14	2650	2'-6" X 5'-0" CSMT. - EGRESS @ BDRY, TEMP. GL., @ STAIR
15	3040	3'-0" X 4'-0" CASEMENT

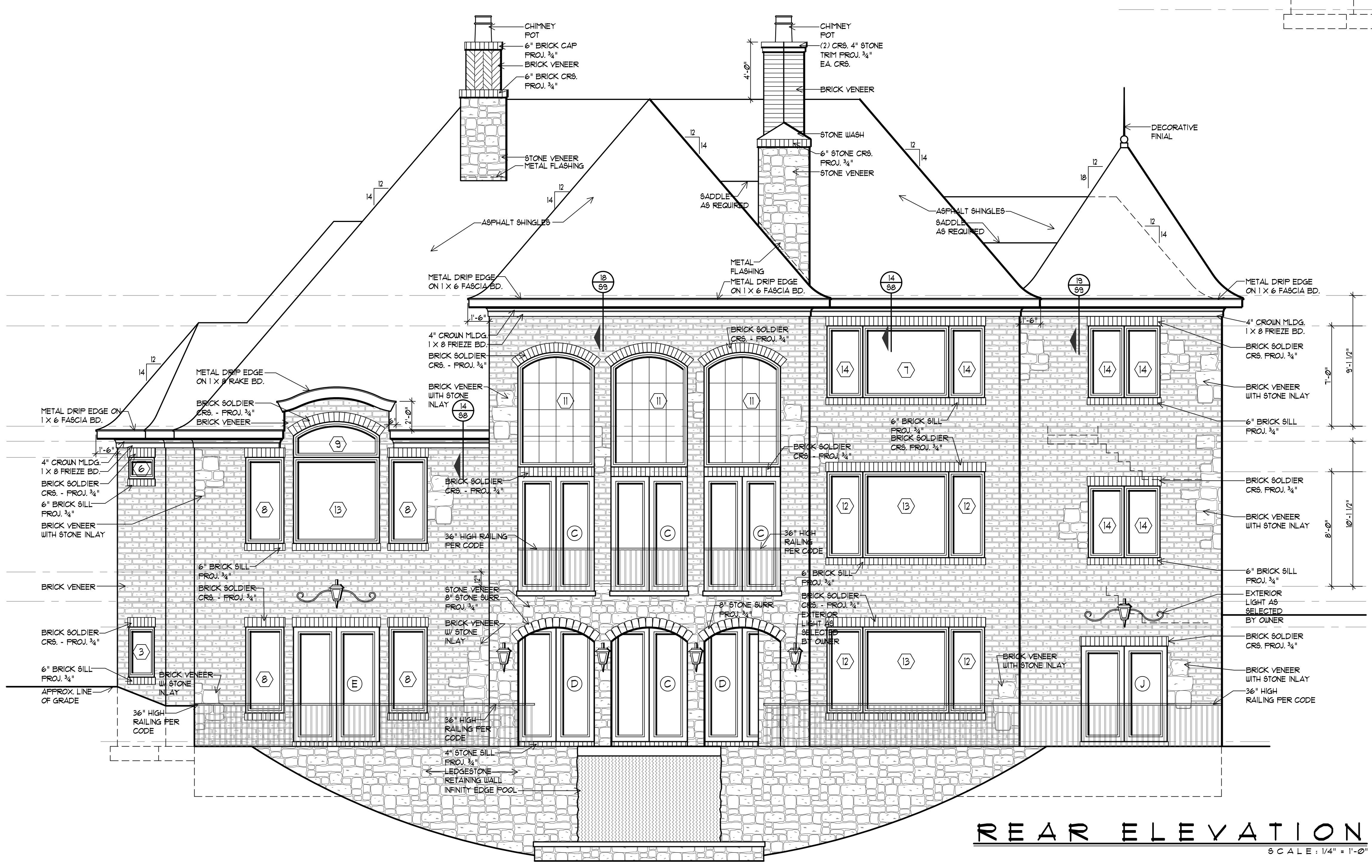
EXTERIOR DOOR SCHEDULE		
ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.		
NO.	SIZE	DESCRIPTION
A	5080 UNIT	(2) 2'-6" X 8'-0" SOLID CORE CONTINUOUS ARCH TOP FRENCH DOORS W/ FULL LITE GLASS TEMPERED GLASS
B	5070 UNIT	(2) 2'-6" X 7'-0" SOLID CORE FRENCH DOORS W/ FULL LITE GLASS - TEMP. GLASS
C	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS
D	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS (FIXED)
E	6080	6'-0" X 8'-0" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
F	2680	2'-6" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS - FIXED
G	3080	3'-0" X 8'-0" SOLID CORE SERVICE DOOR
H	3080	3'-0" X 8'-0" S.C. ARCH TOP SERVICE DOOR
J	6068	6'-0" X 6'-8" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
K	3080	3'-0" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS
L	3070	3'-0" X 7'-0" S.C. ARCH TOP SERVICE DOOR
M	6070	(4) 2'-0" X 7'-0" SOLID CORE WOOD LOUVERED BI-FOLD DOORS



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



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



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

WINDOW SCHEDULE
 ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.

NO.	SIZE	DESCRIPTION
1	4060	4'-0" X 6'-0" ARCH TOP FIXED PICTURE WINDOW - T.G.
2	5020 UNIT	(2) 2'-6" X 2'-0" CONTINUOUS ARCH TOP TRANSOMS - FIX.
3	2636	2'-6" X 3'-6" CASEMENT
4	2050	2'-0" X 5'-0" ARCH TOP CASEMENT - FIXED
5	2446	2'-4" X 4'-6" ARCH TOP CASEMENT - FIXED
6	2616	2'-6" X 2'-6" TRANSOM - FIXED - TEMPERED GLASS
7	6050	6'-0" X 5'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
8	2860	2'-8" X 6'-0" CASEMENT - EGRESS @ BEDROOM
9	6026	6'-0" X 2'-6" ARCH TOP TRANSOM - FIXED
10	2680	2'-6" X 8'-0" ARCH TOP CASEMENT - FIXED
11	5480	5'-4" X 8'-0" ARCH TOP PICTURE WINDOW - FIXED - T.G.
12	2660	2'-6" X 6'-0" CASEMENT
13	6060	6'-0" X 6'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
14	2650	2'-6" X 5'-0" CASEMENT - EGRESS @ BDRM, TEMP. GL. @ STAIR
15	3040	3'-0" X 4'-0" CASEMENT

NOTE:
 GUTTERS & DOWN SPOUTS TO BE INSTALLED AS REQUIRED.

CONTINUOUS RIDGE VENTS TO BE USED, PROVIDE ADDITIONAL VENTING AS NEEDED.

ALL WINDOWS IN WHICH THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR SHALL BE TEMPERED SAFETY GLASS, R308.4

(WINDOW COMPANY / MANUFACTURER TO VERIFY ALL TEMPERED LOCATIONS)

NOTE:
 PROVIDE METAL FLASHING AS REQUIRED:

AT BRICK LEDGE AREAS METAL FLASHING TO EXTEND UP 24" ON FRAME WALL FROM GRADE

AT TRENCH FOOTING AREAS METAL FLASHING TO EXTEND UP 24" ON FRAME WALL FROM GRADE

AT ALL PORCH AREAS CONNECTING TO HOUSE WALLS.

EXTERIOR DOOR SCHEDULE
 ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.

NO.	SIZE	DESCRIPTION
A	5080 UNIT	(2) 2'-6" X 8'-0" SOLID CORE CONTINUOUS ARCH TOP FRENCH DOORS W/ FULL LITE GLASS TEMPERED GLASS
B	5070 UNIT	(2) 2'-6" X 7'-0" SOLID CORE FRENCH DOORS W/ FULL LITE GLASS - TEMP. GLASS
C	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS
D	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS (FIXED)
E	6080	6'-0" X 8'-0" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
F	2680	2'-6" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS - FIXED
G	3080	3'-0" X 8'-0" SOLID CORE SERVICE DOOR
H	3080	3'-0" X 8'-0" S.C. ARCH TOP SERVICE DOOR
J	6068	6'-0" X 6'-8" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
K	3080	3'-0" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS
L	3070	3'-0" X 7'-0" S.C. ARCH TOP SERVICE DOOR
M	6070	(4) 2'-0" X 7'-0" SOLID CORE WOOD LOUVERED BI-FOLD DOORS

GENERAL NOTES - MICHIGAN RESIDENTIAL CODE - 2009

Consult Design Office for meaning of any symbol or abbreviation not defined. The Design Office shall determine governing jurisdiction if a conflict should occur between various contract documents. Although every precaution has been taken in the preparation of these drawings, the Design Office cannot guarantee against human error and omission. Therefore, the contractor should verify and use figured dimensions only. Do not scale drawings for construction. Any conflicts or questions that arise due to these drawings should be brought to the attention of the Design Office prior to construction.

The contractor shall verify all dimensions, elevations, materials, and conditions at the job site and shall notify the Design Office of any discrepancies, omissions, and / or conflicts arising before proceeding with the work.

All work shall be performed in a thoroughly first class and workmanlike manner by mechanics skilled in their respective trades, and shall conform to the standards of recognized trade associations. The contractor shall visit the site and check all existing conditions prior to commencing his work. The contractor shall be responsible for the coordination of work by all trades involved in the project.

The contractor shall secure and pay for all necessary permits and fees required in the performance of his work.

Unless noted otherwise, (UNO) Dimensions are from finish face to finish face. Nominal thickness dimensions are used for masonry. Interior frame partition thickness to be 4-1/2" (2 X 4 wood stud UNO).

Steel shall be domestic ASTM-36.

Dimensional framing lumber shall be No.1 Douglas Fir-Larch (North) surfaced dry or No.2 Hem-Fir (North) surfaced dry or No.3 Southern Pine kiln dried. Minimum extreme fiber bending stress of 1200 P.S.I.

Structural Laminated Wood Beams (GLU-LAM'S) shall be 24F Southern Pine with extreme fiber bending stress of 2400 P.S.I.

MICRO-LAM OR LAMINATED VENEER LUMBER Beams shall have a minimum extreme fiber bending stress of 2600 P.S.I. and minimum E = 2,200,000 P.S.I.

Interior finishes shall be determined by owner or his representative.

EXHAUST FANS, PROVIDE FANS AT ALL BATHROOMS AND LAUNDRY ROOM.

IRRIGATE TREES DESIGN DATA. As an alternative to the submission of trees design drawings, the trees design data sheet may be provided to the building official as part of the construction documents at the time of application. True design drawings shall be submitted to the building official prior to tree installation as required by Section R620.3.

R620.3 Live load. The minimum uniformly distributed live load shall be as provide in Table R620.3.

Attics without storage (b) 10 pounds per square foot. Table R620.3

Attics with limited storage (b) (g) 10 pounds per square foot. Table R620.3

b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42 inches, or where there are two or more adjacent trusses with the same cut configuration capable of containing a rectangle 42 inches high by 2 feet wide, or greater, located within the plane of the truss. For attics without storage, this live load need not be assumed to act concurrently with any other live load requirements.

g. For attics with limited storage and constructed with trusses, this live load need be applied only to those portions of the bottom chord where there are two or more adjacent trusses with the same cut configuration capable of containing a rectangle 42 inches high or greater, by 2 feet wide or greater, located within the plane of the truss. The rectangle shall fit between the top of the bottom chord and the bottom of any other truss member provided that each of the following criteria is met:

1. The attic area is accessible by a pull-down stairway or framed opening in accordance with Section R601.1, and

2. The truss has a bottom chord depth less than 21.2.

h. Attic spaces served by a fixed stair shall be designed to support the minimum live load specified for sleeping rooms.

R601.1 Light required minimum glazing area of not less than 8% of the floor area of habitable rooms.

R601.2 Ventilation required minimum operable area to the outdoors shall be 4% of the floor area being ventilated.

R601.3 Minimum ceiling height: T-0'

R601.4 Bathroom and shower spaces. Bathroom and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonporous surface. Such wall surfaces shall extend to a height of not less than 3 feet above the floor.

R608 GLAZING. All windows in which the bottom edge is less than 18" above the floor shall be tempered safety glass as specified in section R608.

R608.4 Hazardous Locations. Safety glazing in doors and adjacent to doors shall be the same safety glazing as fixed panels more than 8 square feet with the lowest edge less than 18" to floor. Safety glass in walls enclosing bathtubs, showers and airlocks.

R608.6 Safety glazing in skylights, roofs and sloped glazing. Skylights and sloped glazing shall comply with the following tables: R608.6.1 through R608.6.5.

EMERGENCY ESCAPE AND RESCUE OPENINGS

R601.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be provided in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 3103.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R602.2.

R601.2 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. Exception: Grade floor openings shall have a minimum net clear opening of 5.0 square feet.

R601.3 Minimum opening height. The minimum net clear opening height shall be 24".

R601.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R601.5 Window wells. The minimum horizontal area of the window well shall be 9 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Exception: The ladder or steps required by Section R602.1 shall be permitted to encroach a maximum of 6" into the required dimensions of the window well.

R601.6 Ladder and steps. Window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps usable with the window in the fully opened position. Ladders or steps required by this section shall not be required to comply with Sections R314 and R314.1. Ladders or steps shall have an inside width of at least 17", shall project at least 3" from the wall and shall be spaced not more than 18" on center vertically for the full height of the window well.

R601.7 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R601.1. Bulkhead enclosures shall also comply with Section R310.2.

R601.8 Bars, grilles, covers and screens. Bars, grilles, covers and screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening complies with R601.1 to R601.3, and such devices shall be releasable or removable from the inside of the room without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

STAIRWAYS, RAILS

R101.1.1 RAILINGS. Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height.

R101.3.1 RAILING TREADS AND RISERS. The maximum riser height shall be 8 1/4" and the minimum tread depth shall be 9".

R101.5.2 HEADROOM. The minimum headroom in all parts of the stairway shall not be less than 6'-8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R101.5.3 HANDRAILS. The width of the tread at a point not more than 12" from the side where the treads are narrower is not less than 10" and the minimum width of any tread is not less than 6".

R101.6 Handrails. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

R101.6.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slopes, shall be not less than 34 inches and not more than 38 inches.

R101.6.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in metal posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch between the wall and the handrail.

R101.6.3 Circular stairways, spiral stairways, winders and bulkhead enclosure stairways shall comply with all requirements of Section R315 except as specified in sections R315.1 and R315.2.

R310.1.1 SPINAL STAIRS. The minimum width shall be 36" with each tread having a 1 1/2 inch width at 12" from the narrow edge.

R310.1.2 GUARDS REQUIRED. Porches, balconies or raised floor surfaces located more than 30" above the floor or grade below shall have guards not less than 36" in height. Open sides of stairs with a total rise of more than 30" above the floor or grade below shall have guards not less than 34" in height, measured vertically from the nosing of the treads.

R310.2 GUARD OPENING LIMITATIONS. Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental columns that do not allow passage of a sphere 4" in diameter.

- * Horizontal Reinforcement: "H" for 12" Walls * "B" OC, or 4 # 12" OC.
* Bars placed w/ 18" Projection into Foundation Wall for 12-inch Walls (* 6 # 16" OC.)
* Continuous Rebar * Bottom Third of Footing for 12-inch Walls (* Rebar)

Table with 12 columns for wall height and 12 rows for backfill height. Shows required reinforcement for different wall heights and backfill heights.

R303 SMOKE ALARMS

R303.1 LOCATION. Single- and multiple- station smoke alarms shall be installed in the following locations:
1. In each sleeping room.
2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. When more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

R303.2 FIRMER INSTALLATION. In new construction, the required smoke alarms shall interrupt their primary power from the building wiring when such wiring is severed from a commercial source, and when primary power is reactivated, shall receive power from a battery.

401.4 Geotechnical evaluation. In lieu of a complete geotechnical evaluation, the load-bearing values in Table R404.1(4) shall be assumed. Soil bearing pressure assume to be 3200 P.S.F. If poorer soil conditions are found, the Design Office shall be notified prior to footing construction.

401.5 Concrete shall be 3000 p.s.i. at 28 days testing. Concrete shall have a minimum specified compressive strength as shown in Table R402.1.

R401.1 Footings. R401.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings. Foundation or other approved structural systems which shall be of sufficient design to accommodate all loads according to section R401.2 and to transmit the resulting loads to the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

HOLLOW AND SOLID UNREINFORCED MASONRY AND FLANK CONCRETE.
TABLE R404.1(1) Maximum depth of unbraced fill for a 10' poured concrete wall, or fully grouted masonry wall is 8 feet.
TABLE R404.1(1) Maximum depth of unbraced fill for a 10' masonry - hollow - ungrouted wall is 5 feet.

R406.1 Except where required by Section R406.2 to be waterproofed, foundation walls that retain earth and enclose interior spaces and floors below grade shall be waterproofed from the top of the footing to the finished grade.

SOIL/DRAINAGE.
Special drainage system shall be provided under all basement floors consisting of:
1. A 2" thick base course consisting of clean graded sand/ gravel, crushed stone or crushed blain - furnace slag pitting a 2" sieve shall be placed on the prepared subgrade when the slab is below grade. EXCEPTION: A base course is not required when the concrete slab is installed on well - drained or sand - and gravel mixture soils classified as group C according to the unified soil classification system in accordance with TABLE R409.1.

R409.1 Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drains may be gravel or crushed stone drains, perforated pipe or other approved systems and shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

Slump Comp. Provide sealed 4 vented pump.
R409.2 Footings. In compliance with section 406.4881 Ventilation. The under-floor space between the bottom of the floor joists and the earth under any building (except space ventilated by a basement or cellar) shall be provided with ventilation openings through the exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot for each 100 square feet of under-floor space area. One such ventilating opening shall be within 3 feet of each corner of said building.

WALL CONSTRUCTION.
Foundation wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section. The wood sole plate at exterior walls on nonhollow sides and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12" nor less than seven bolt diameters from each end of the plate section. Anchor bolts shall also be located within 12" from the ends of each plate section. Bolts shall be at least 1/2" in diameter and shall extend a minimum of 1" into masonry or concrete. Interior bearing wall sole plates on nonhollow side foundations shall be positively anchored with approved fasteners. A nut and washer shall be placed on each bolt to the plate. Bolts and sole plates shall be protected against decay and termites where required by Sections R619 and R320. Cold-formed steel framing systems shall be fastened to the wood sill plate or anchored directly to the foundation as required in Section R605.1 or R605.1.1.

Exception: Under anchor straps spaced as required to provide equivalent anchorage to 1/2-inch diameter anchor bolts.

R408.4 Access to crawl spaces minimum size 18" x 24".

R607.6 Bearing. The ends of each joist, beam or girder shall not have less than 15 inches of bearing on wood or metal and not less than 3 inches of masonry or concrete except where supported on a 1-inch-by-15-inch ribbed strip and nailed to the adjacent wall or by the use of approved joist hangers.

R607.6.1 Floor systems. Joists framing from opposite sides over a bearing support shall lap a minimum of 3 inches and shall be nailed together with a minimum three lath face nails. A wood or metal splice with strength equal to or greater than that provided by the nailed lap is permitted.

R607.6.2 Joist framing. Joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips not less than nominal 2 inches by 2 inches.

R607.6.3 Drilling and notching. Structural floor members shall not be cut, bored or notched in excess of the limitations specified in this section. See Figure R602.1.1.

R607.6.4 Saw lathes. Notches in solid lumber (joists, rafters and beams) shall not exceed one-sixth of the depth of the member; shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member. The tension side of members 4 inches or greater in nominal height shall not be notched. The diameter of holes bored or cut into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2" to the top or bottom of the member, or to any other hole located in the member. Where the member is notched, the hole shall not be closer than 4 inches to the notch.

R607.6.5 Engineered wood products. Cuts, notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or I-joists are not permitted unless the effects of such penetrations are specifically considered in the design of the member.

R608.2.3 VAPOR BARRIER. A 6 mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the exterior walls and interior floors and over the prepared subgrade where no base course exists. Exception: The vapor retarder may be omitted:
1. From detached garages, utility buildings and other unheated structures.
2. From exterior walls and other exterior walls not likely to be enclosed and heated at a later date.
3. Where approved by the building official, based on local site conditions.

All walls 14'-0" and beyond in height and supporting a roof only to be continuous 2" x 6 studs. Refer to table R602.1(3).

R607.6. Drilling and notching - studs. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 15 percent (15%) of its depth. Studs in nonbearing partitions may be notched to a depth not to exceed 40 percent of a single stud width. Any stud may be bored or drilled, provided that the diameter of the resulting hole is no greater than 40 percent of the stud width and that the hole is no closer than 8" to the edge of the stud, and the hole is not located in the same section as a cut or notch. See Figures R62.6.1(a) and R62.6.1(b).

Exception: Approved stud notches may be used when installed in accordance with the manufacturer's recommendation.

R607.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load bearing wall, the required cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized nail tie not less than 0.054 inch thick (1/2 gauge) and 15 inches wide shall be fastened to each plate area and to each side of the opening with not less than one nail on each side at each side of the opening (see Figure R602.1.1).

Exception: When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

R607.10 WALL BRACING. All exterior walls shall braced in accordance with this section. In addition, interior braced wall lines shall be provided in accordance with section R602.10.1.

R607.10.1 BRACED WALL LINES. Braced wall lines shall consist of brace wall panel construction methods in accordance with Section R602.10.3. The amount and location of bracing shall be in accordance with Table 607.10.1 and the amount of bracing shall be the greater of that required by either design category on the design wind speed. Braced wall panels shall begin no more than 12.5 feet from each end of a braced wall line. Braced wall panels that are counted as part of a braced wall line shall be in line, except that offsets out-of-plane of up to 4 feet shall be permitted provided that the total out-of-plane offset dimension in any braced wall line is not more than 8 feet.

R607.10.3 BRACED WALL PANEL CONSTRUCTION METHODS. The construction of braced wall panels shall be in accordance with the following method:
6. Continuously sheathed with wood structural panels - min. 7/8" thickness per Section R602.1(3)

R607.10.6 Alternate braced wall panels. Alternate braced wall lines constructed in accordance with one of the following provisions shall be permitted to replace each 4 feet of braced wall panel as required by Section R602.10.4, as noted on the plans. Refer to structural needs for special or alternate wall bracing systems.

R101.4.2 Gypsum Backers Gypsum board utilized as the base or backer board for adhesive application of ceramic tile or other nonporous finish. The gypsum board shall conform to ASTM C 639 or G 178. Water-resistant gypsum backing board shall be permitted to be used on ceilings where framing spacing does not exceed 12" on center for 1/2" thick or 16" for 5/8" thick gypsum board. Water-resistant gypsum board shall not be installed over a vapor retarder in a shower or tub compartment. All cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.

Table with 4 columns: Size of Angle (N/A, B), Roof Only Above, One Story Above, Two Stories Above. Shows required reinforcement for different roof types and story counts.

- a. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION
b. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS, MEETING STRUCTURAL DESIGN REQUIREMENTS, MAY BE USED.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING THAT WATERPROOFING, FLASHINGS, AND MEMBRANES ARE INSTALLED EVERYWHERE REQUIRED AND NEEDED TO ENSURE THAT THERE IS NO WATER PENETRATION INTO THE HOUSE, WHETHER OR NOT DETAILED, DRAWN, OR SPECIFIED ON THE DRAWINGS. FURTHER, CONTRACTOR SHALL ENSURE THAT WATER RUNOFF IS DIRECTED AWAY FROM THE HOUSE IN ALL CASES, AND IS DIVERTED TO AN APPROVED POINT OF COLLECTION OR PROPER RUNOFF. AREAS SUCH AS PORCHES, DECKS, BALCONIES, ETC. SHALL SLOPE AWAY FROM THE HOUSE, AND IN NO WAY SHALL WATER BE DIRECTED TOWARD THE HOUSE OR LEFT STANDING.

LIMITATIONS OF LIABILITY.
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HABITABLE SPACE.
"HABITABLE SPACE" means space in a building used for living, sleeping, sitting or cooking. Habitable space does not include a heater or utility room or a crawl space, a basement, an attic, a garage, an open porch, a balcony, a terrace, a court, a deck, a bathroom, a toilet room, a closet, a hallway, a storage space, and other similar spaces not used for living, sleeping, sitting or cooking. ICL 339.20(2)(7)(c)

FLASHING INSPECTION will be required prior to installing the full wall of brick.

APPROVED FLASHING. Approved flashing shall be installed beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shell angles and lintels when finished grounds are designed in accordance with SECTION R101.1.1 of the code. See Section R101.9 of the code for additional requirements.

WEEDPROOFING. Weedproofs shall be provided in the outside edge of masonry walls at a maximum spacing of 33" on center. Weepholes shall be not less than 3/16" in diameter. Weepholes shall be located immediately above and directly on the flashing.

FLASHING. Approved corrosion - resistant flashing shall be applied single-fashion in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish. Approved corrosion-resistant flashings shall be installed at all of the following locations:
1. Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistant barrier for subsequent drainage.
2. At the intersection of chimney or other masonry construction with frame or stucco walls, with projecting jills on both sides under soffit coping.
3. Under and at the ends of masonry wood or metal copings and sills.
4. Continuously above all projecting wood trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood - frame construction.
6. At all wall and roof intersections.
7. At built-in gutters.

ROOF VENTILATION. Minimum area. The total net free ventilation area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300 provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the same side of the ceiling.

ACCESS TO ATTIC MINIMUM 2' x 30'.

SEPARATION REQUIRED. The garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Where the separation is a floor - ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2-inch gypsum board or equivalent. Garages located less than 3 feet from a dwelling unit on the same lot shall be protected with not less than 1/2-inch gypsum board applied to the interior side of exterior walls that are within the area. Openings in these areas shall be regulated by Section R609.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit.

UNDERLATHMENT APPLICATION. For roof slopes from 2 units vertical in 12 units horizontal (17-percent slope) up to 4 units vertical in 12 units horizontal (33-percent slope) underlath shall be two layers. For roof slopes 4 units vertical in 12 units horizontal (33-percent slope) or greater, underlath shall be one layer. See 909.2.2 for more details.

ICE BARRIER. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R602.1(1) an ice barrier that consists of at least two layers of underlathing covered together or a self-adhering polymer-modified bitumen sheet, shall be used in lieu of normal underlath and extend from the lowest edge of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.

FOOTING AND FOUNDATIONS. Footings for masonry fireplaces and their chimneys shall be constructed of concrete or solid masonry at least 12 inches thick and shall extend at least 8 inches beyond the face of the foundation or support wall on all sides. Footings shall be founded on natural undisturbed earth or engineered fill below frost depth. In areas not subjected to heaving, footings shall be at least 12 inches below finished grade.

FIREBOX DIMENSIONS. The firebox of a concrete or masonry fireplace shall have a minimum depth of 20". The throat shall not be less than 8 inches above the fireplace opening. The throat opening shall not be less than 4 inches deep. The cross-sectional area of the passageway above the firebox, including the throat, damper and smoke chamber, shall not be less than the cross-sectional area of the firebox.

HEARTH AND HEARTH EXTENSION. Masonry fireplace hearths and hearth extensions shall be constructed of concrete or masonry supported by noncombustible materials, and reinforced to carry their own weight and all imposed loads. No combustible material shall remain against the underside of hearth and hearth extensions after construction.

HEARTH THICKNESS. The minimum thickness of fireplace hearth shall be 4 inches.

HEARTH EXTENSION THICKNESS. The minimum thickness of hearth extensions shall be 2 inches. Exception: Where the bottom of the firebox opening is raised at least 8 inches above the top of the hearth extension, a hearth extension of not less than 3/8" thick brick, concrete, stone, tile or other approved noncombustible material is permitted.

HEARTH EXTENSION DIMENSIONS. Hearth extensions shall extend at least 16" in front of and at least 8" beyond each side of the fireplace opening. Where the fireplace opening is 6 square feet or larger, the hearth extension shall extend at least 20" in front of and at least 12" beyond each side of the fireplace opening. See R602.10 for more details.

FIREPLACE CLEARANCE. All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2 inches from the front faces and sides of masonry fireplaces and not less than 4 inches above the top of faces of masonry fireplaces. The air space shall not be filled, except to provide the blocking in accordance with section R602.10.

GROUND FAULT CIRCUIT INTERRUPTERS. All exterior electrical outlets and interior outlets adjacent to water sources.

BEDROOM OUTLETS. ALL BRANCH CIRCUITS THAT SUPPLY DEDICATED VOLTS SINGLE PHASE 50 AMPERE OUTLETS INSTALLED IN BEDROOMS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FULL CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH.

WALL INSULATION. If R-21 wall requirement is in effect at time of construction, then use 1" rigid insulation over structural sheathing, in addition to R-13 insulation.

GENERAL. The contractor shall be responsible for the compliance with, and proper execution of, all applicable local and state building codes, whether or not noted, drawn or specified on the drawings. The contractor shall review all drawings and documents prior to construction and verify all dimensions and details for consistency and compatibility with other contractors' and suppliers' drawings and existing conditions before commencing any work.

The contractor shall inform VanBrock & Associates (VBA) and structural engineer in writing of any discrepancies and/or omissions noted on the drawings or in the specifications. Upon receipt of such information VBA and/or engineer will provide additional instructions. Any such discrepancy, omission, or variation not reported shall be the responsibility of the contractor, and corrective work shall be performed as directed by VBA and/or engineer.

During construction the contractor shall mark-up a record copy of the drawings and structural drawings, detailing all modifications made during construction as a result of field conditions and/or construction procedures not anticipated at the time of design.

The contractor is responsible for all costs associated with the correction of deficiencies, as determined by VBA and / or engineer. In cases of discrepancies on drawings and structural drawings, the more stringent requirements shall govern.

Engineering services presented on these drawings are for permanent structural only. The contractor is responsible for all temporary bracing required for structural stability and for construction loading until the project is completed.

The contractor is responsible for overall safety on the job site during construction and shall ensure temporary guard and safety rails are installed everywhere openings in the house are present, and all stairways, balconies, etc.

WATERPROOFING FLASHING MEMBRANES. Contractor shall supervise the installation of all waterproofing, flashings, and membranes, and ensure and warrant that all waterproofing, flashings, and membranes are installed properly. Water-tight testing of all roof membranes and deck membranes shall be performed during construction to ensure that the integrity of the material has not been compromised by any punctures, cuts or penetration. Contractor shall also take all membranes are watertight immediately prior to covering with finish materials, and/or penetration.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING THAT WATERPROOFING, FLASHINGS, AND MEMBRANES ARE INSTALLED EVERYWHERE REQUIRED AND NEEDED TO ENSURE THAT THERE IS NO WATER PENETRATION INTO THE HOUSE, WHETHER OR NOT DETAILED, DRAWN, OR SPECIFIED ON THE DRAWINGS. FURTHER, CONTRACTOR SHALL ENSURE THAT WATER RUNOFF IS DIRECTED AWAY FROM THE HOUSE IN ALL CASES, AND IS DIVERTED TO AN APPROVED POINT OF COLLECTION OR PROPER RUNOFF. AREAS SUCH AS PORCHES, DECKS, BALCONIES, ETC. SHALL SLOPE AWAY FROM THE HOUSE, AND IN NO WAY SHALL WATER BE DIRECTED TOWARD THE HOUSE OR LEFT STANDING.

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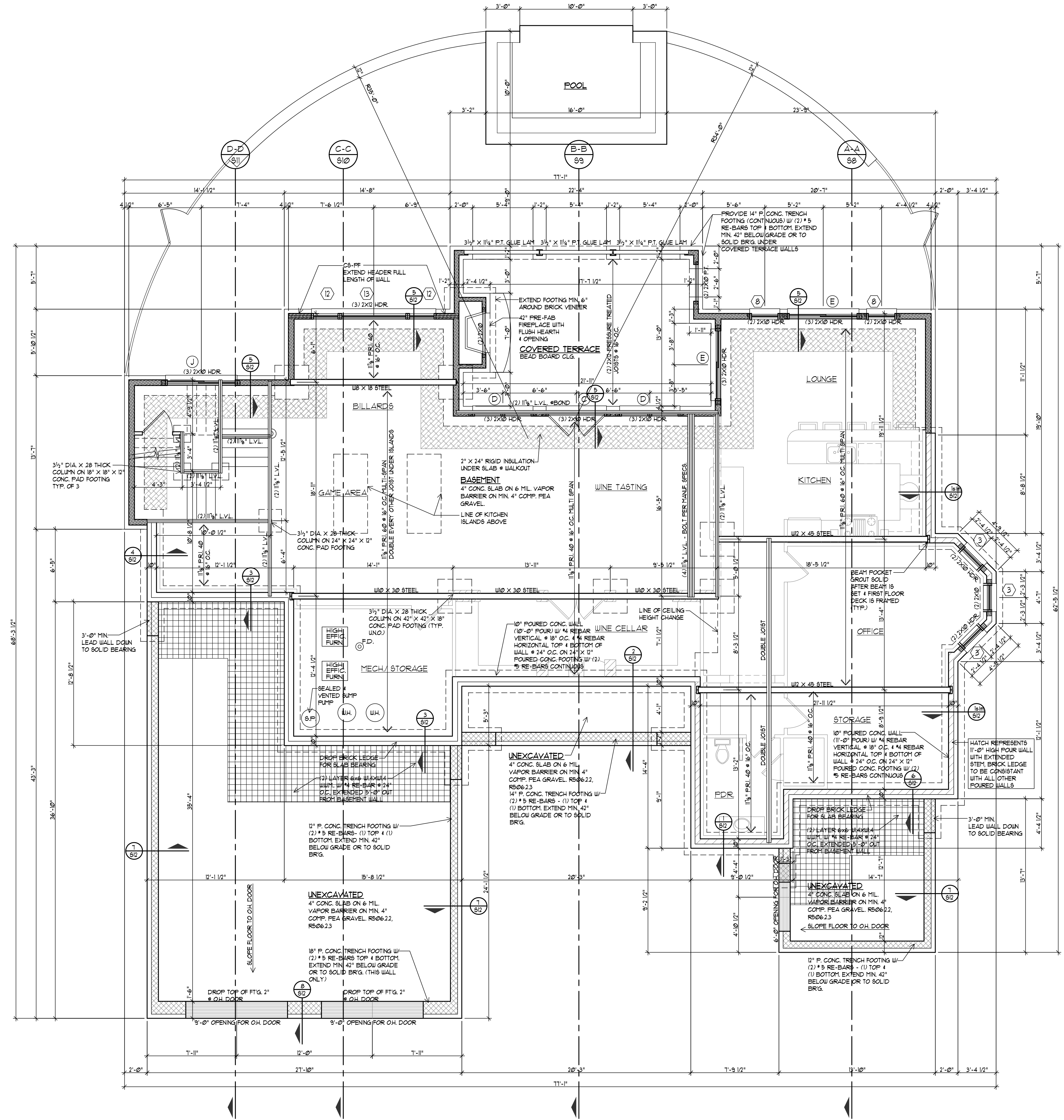
HABITABLE SPACE.
"HABITABLE SPACE" means space in a building used for living, sleeping, sitting or cooking. Habitable space does not include a heater or utility room or a crawl space, a basement, an attic, a garage, an open porch, a balcony, a terrace, a court, a deck, a bathroom, a toilet room, a closet, a hallway, a storage space, and other similar spaces not used for living, sleeping, sitting or cooking. ICL 339.20(2)(7)(c)

LIMITATIONS OF LIABILITY.
All of the design, drawings

WINDOW SCHEDULE		
ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.		
NO.	SIZE	DESCRIPTION
1	4060	4'-0" X 6'-0" ARCH TOP FIXED PICTURE WINDOW - T.G.
2	5020 UNIT	(2) 2'-6" X 2'-0" CONTINUOUS ARCH TOP TRANSOMS - FIX.
3	2636	2'-6" X 3'-6" CASEMENT
4	2050	2'-0" X 5'-0" ARCH TOP CASEMENT - FIXED
5	2446	2'-4" X 4'-6" ARCH TOP CASEMENT - FIXED
6	2616	2'-6" X 2'-6" TRANSOM - FIXED - TEMPERED GLASS
7	6050	6'-0" X 5'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
8	2860	2'-8" X 6'-0" CASEMENT - EGRESS @ BEDROOM
9	6026	6'-0" X 2'-6" ARCH TOP TRANSOM - FIXED
10	2680	2'-6" X 8'-0" ARCH TOP CASEMENT - FIXED
11	5480	5'-4" X 8'-0" ARCH TOP PICTURE WINDOW - FIXED - T.G.
12	2660	2'-6" X 6'-0" CASEMENT
13	6060	6'-0" X 6'-0" PICTURE WINDOW - FIXED - TEMP. GLASS
14	2650	2'-6" X 5'-0" CSM. - EGRESS @ BDRM TEMP. GL. @ STAIR
15	3040	3'-0" X 4'-0" CASEMENT

EXTERIOR DOOR SCHEDULE		
ALL WINDOWS & DOORS TO BE GENERIC WINDOWS U.N.O.		
NO.	SIZE	DESCRIPTION
A	5080 UNIT	(2) 2'-6" X 8'-0" SOLID CORE CONTINUOUS ARCH TOP FRENCH DOORS W/ FULL LITE GLASS TEMPERED GLASS
B	5070 UNIT	(2) 2'-6" X 7'-0" SOLID CORE FRENCH DOORS W/ FULL LITE GLASS - TEMP. GLASS
C	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS
D	5480 UNIT	(2) 2'-8" X 8'-0" SOLID CORE FRENCH DOORS WITH FULL LITE GLASS - TEMP. GLASS (FIXED)
E	6080	6'-0" X 8'-0" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
F	2880	2'-6" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS - FIXED
G	3080	3'-0" X 8'-0" SOLID CORE SERVICE DOOR
H	3080	3'-0" X 8'-0" S.C. ARCH TOP SERVICE DOOR
J	6068	6'-0" X 6'-0" SLIDING GLASS DOOR W/ FULL LITE WINDOW - TEMP. GLASS
K	3080	3'-0" X 8'-0" S.C. FRENCH DOOR W/ FULL LITE WINDOW - TEMP. GLASS
L	3070	3'-0" X 7'-0" S.C. ARCH TOP SERVICE DOOR
M	6070	(4) 2'-0" X 7'-0" SOLID CORE WOOD LOUVERED BI-FOLD DOORS

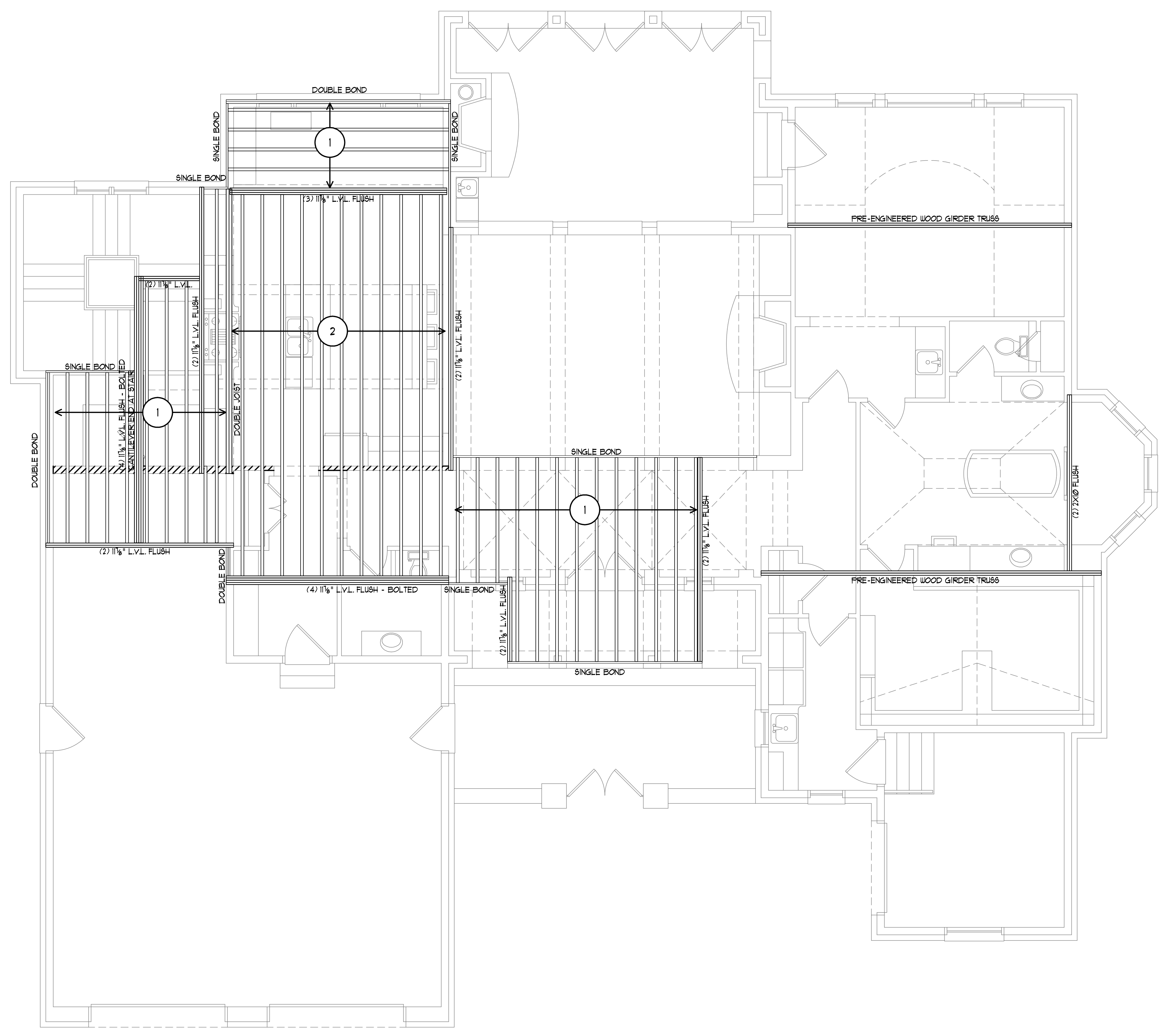
FIRST FLOOR FRAMING NOTES:
 - ALL FIRST FLOOR FRAMING TO BE
 - 1 1/4" PRL 40 @ 16" O.C. UNO, VERIFY SERIES W/ FLOOR JOIST MANUFACTURER
 - INSTALL A MINIMUM OF (2) STUDS UNDER ALL LOAD BEARING HEADERS UNO.
 - INSTALL EXTRA JOIST UNDER ALL PARALLEL PARTITION WALLS OVER 5'-0" IN LENGTH
 - ALL POINT LOADS FROM THE 1ST FLOOR MUST BE TRANSFERRED DOWN THROUGH TO THE FOUNDATION WITH EQUAL NUMBER OF SOLID SQUASH BLOCK MATERIALS



FOUNDATION PLAN AND FIRST FLOOR STRUCTURE PLAN

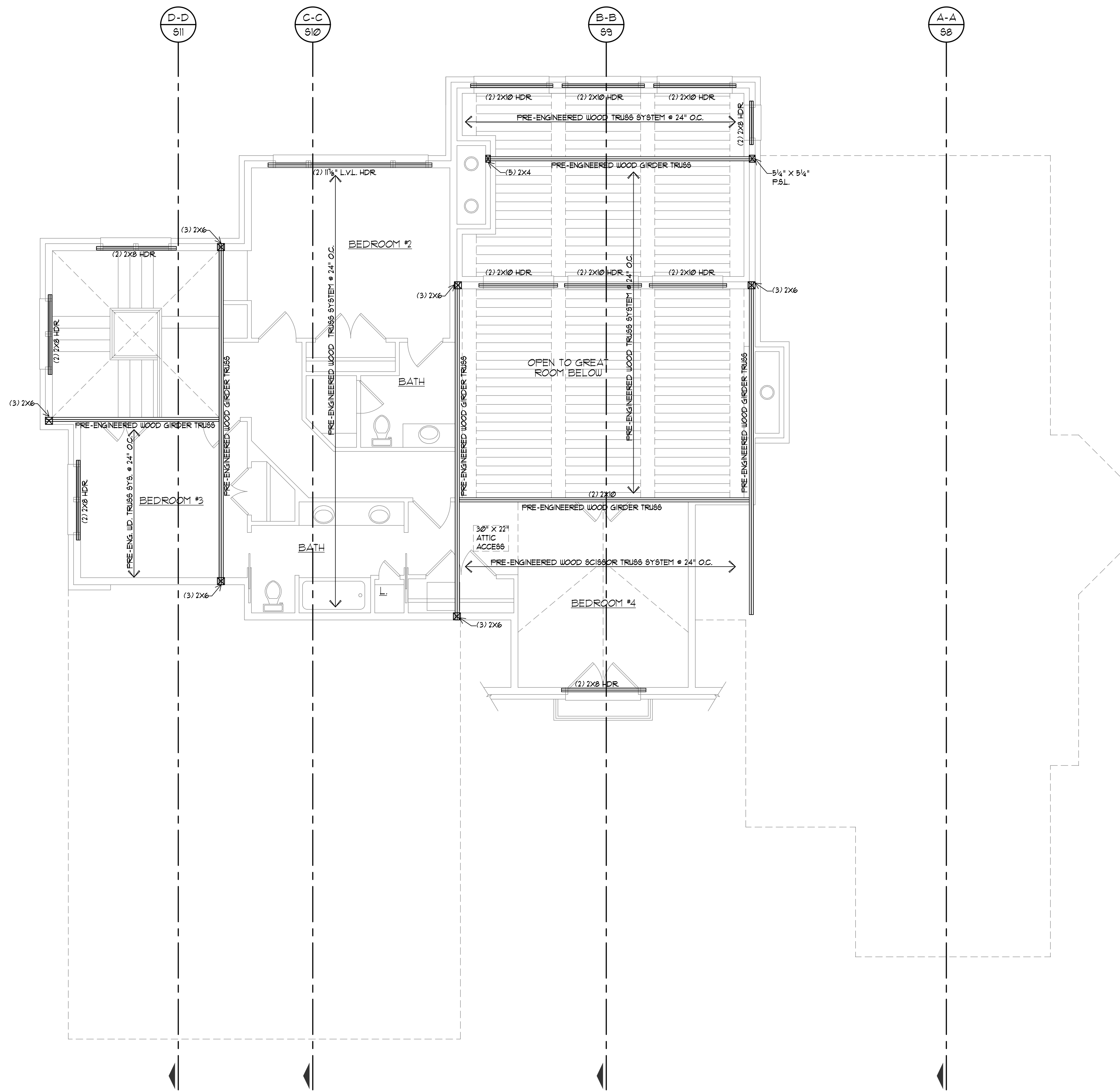
NOTE:
FLOOR JOIST MANUFACTURER TO DESIGN & VERIFY ALL JOISTS AND SPANS

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



**SECOND FLOOR
FRAMING PLAN**
SCALE: 1/4" = 1'-0"

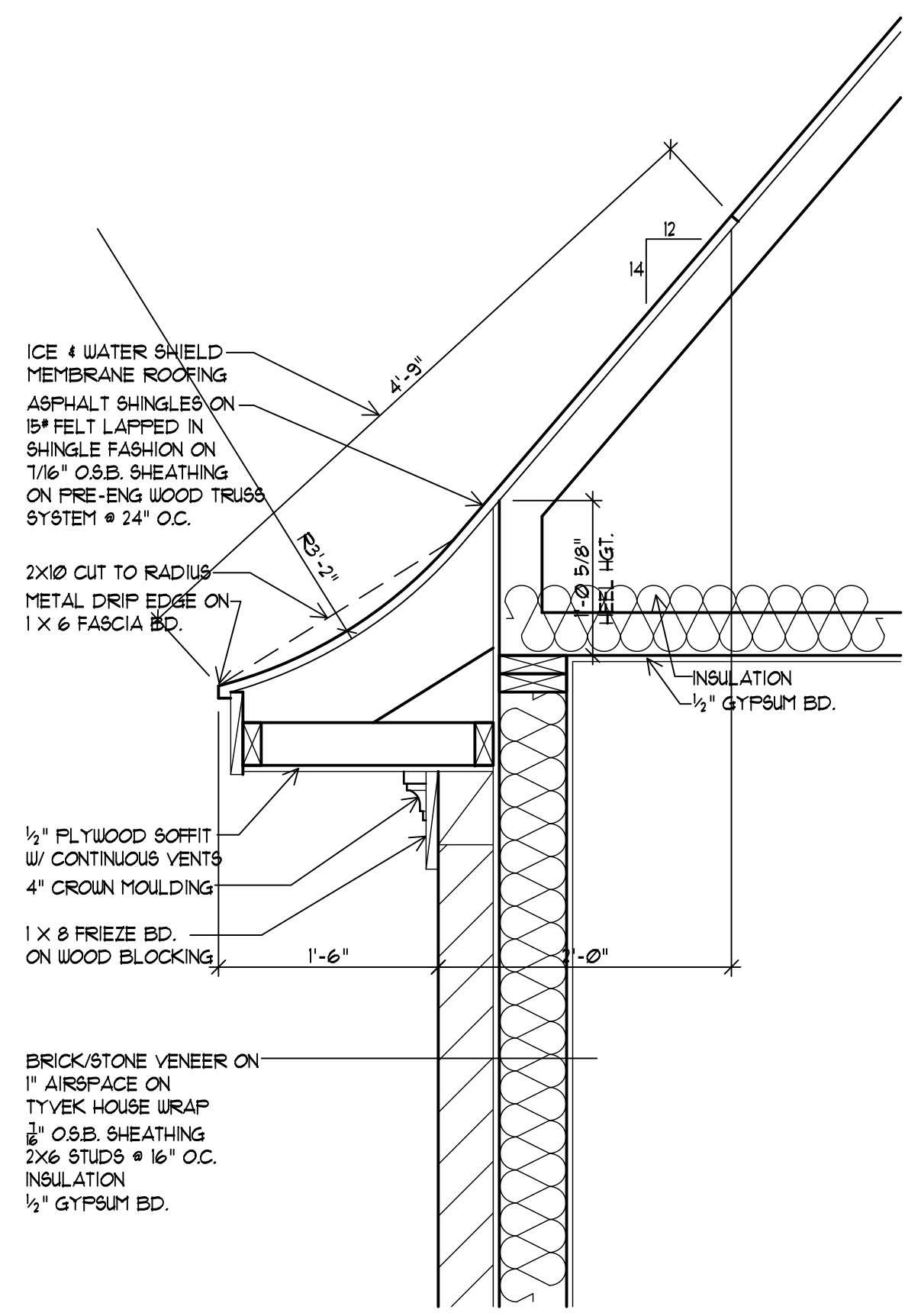
JOIST DESIGNATION	
1	1 1/8" PRL 40 FLOOR JOIST @ 16" O.C.
2	1 1/8" PRL 40 FLOOR JOIST @ 16" O.C. MULTI-SPAN



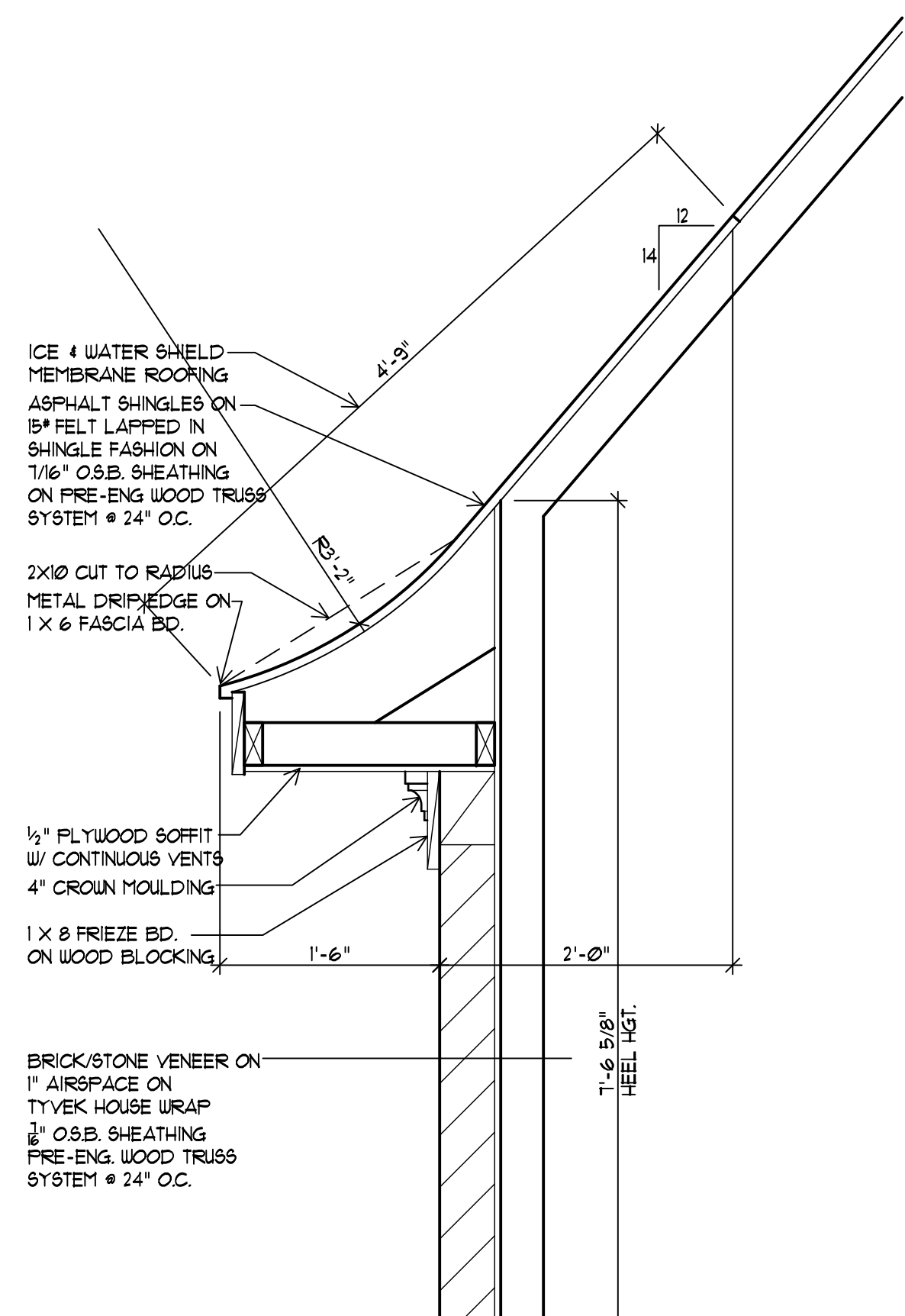
**SECOND FLOOR CEILING
STRUCTURE PLAN**

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

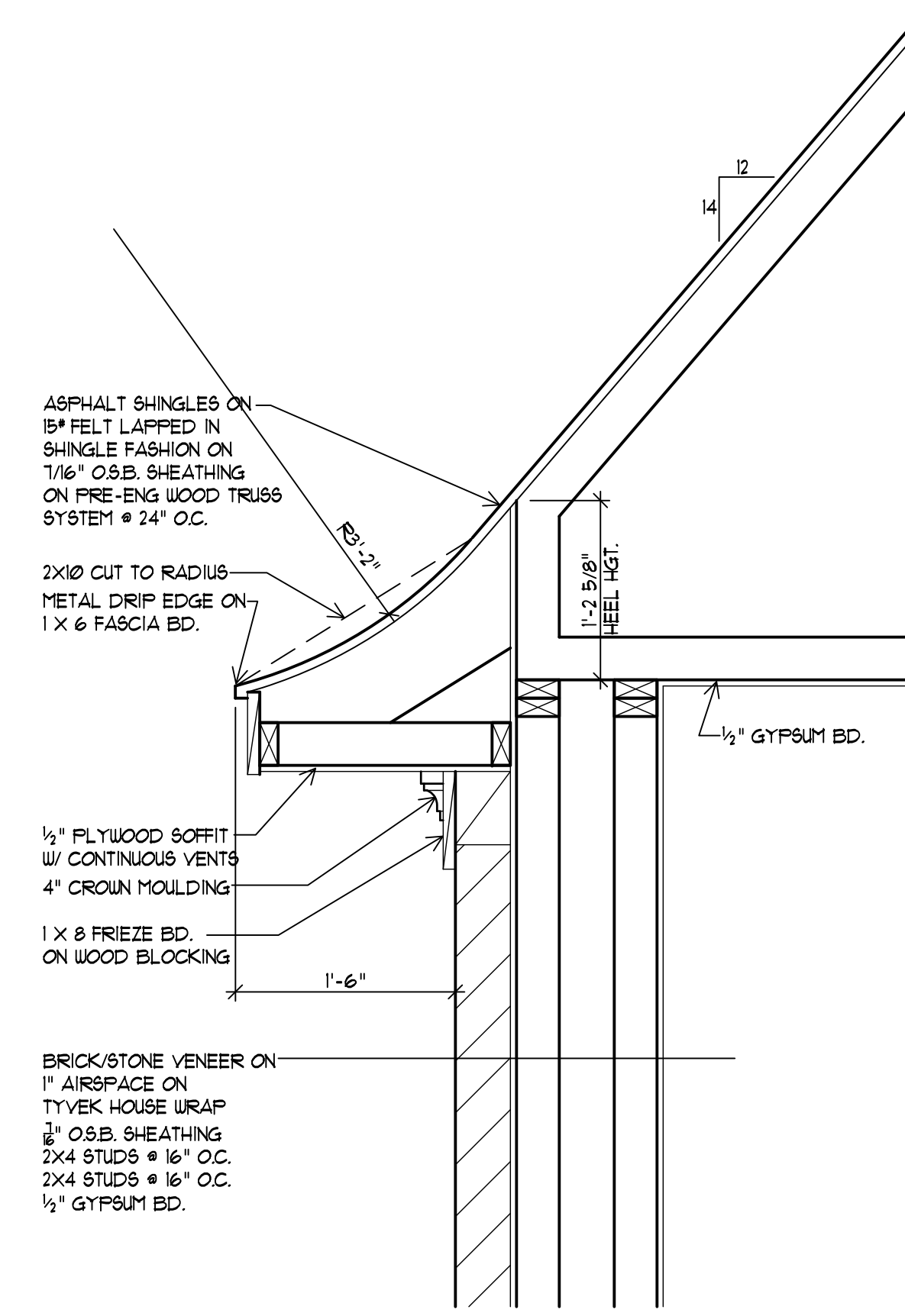
- SECOND FLOOR CEILING FRAMING NOTES:**
- ALL 2ND FLOOR LOAD BEARING HEADERS TO BE (2) 2X10'S UNO.
 - INSTALL A MINIMUM OF (2) STUDS UNDER ALL LOAD BEARING HEADERS UNO.
 - ALL 2ND FLOOR INTERIOR WALLS TO BE 2X4 @ 16" O.C. UNO.
 - ALL 2ND FLOOR EXTERIOR WALLS TO BE 2X6 @ 16" O.C. UNO.



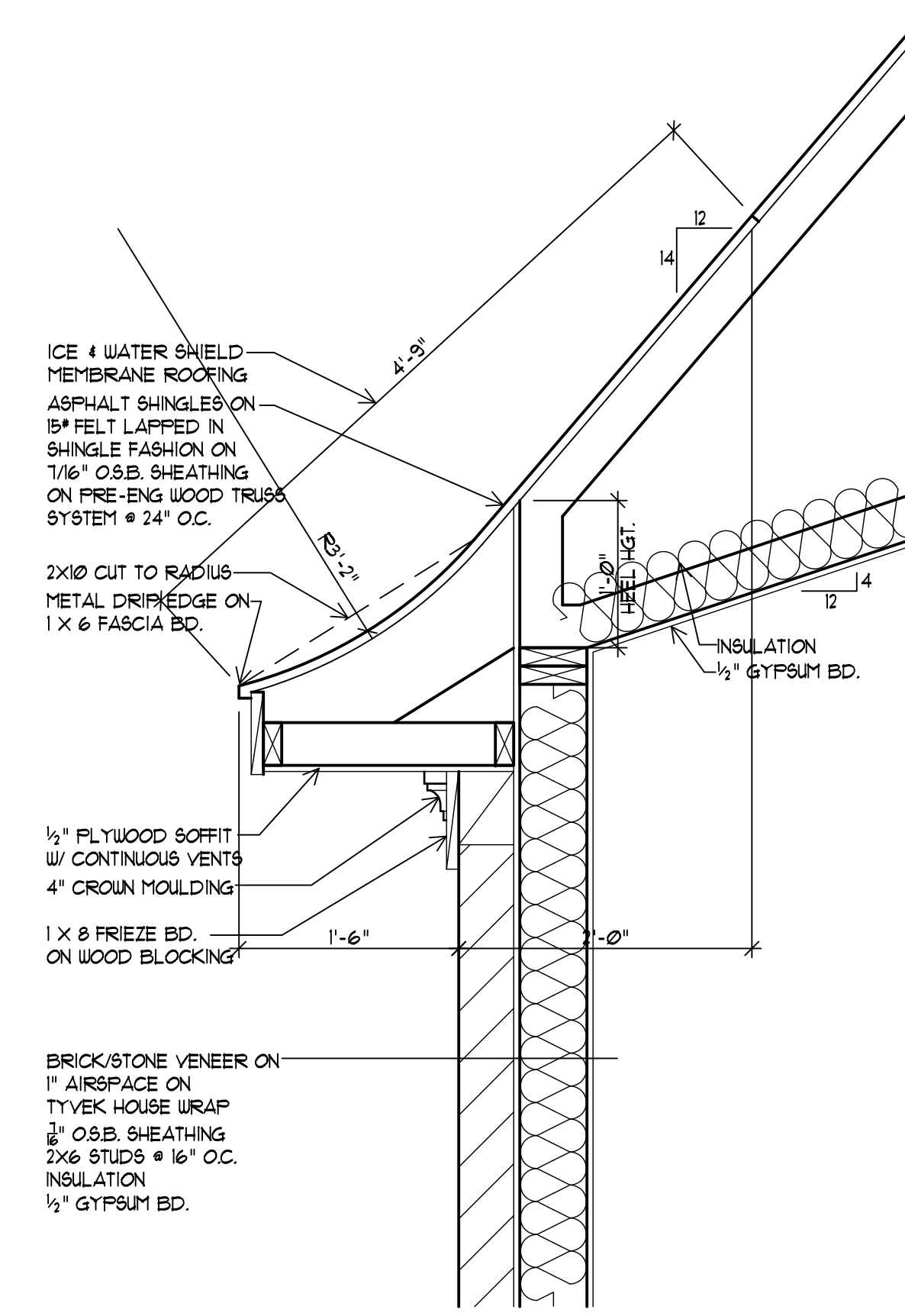
14 CORNICE DETAIL
SCALE: 1" = 1'-0"



15 CORNICE DETAIL
SCALE: 1" = 1'-0"



16 CORNICE DETAIL
SCALE: 1" = 1'-0"

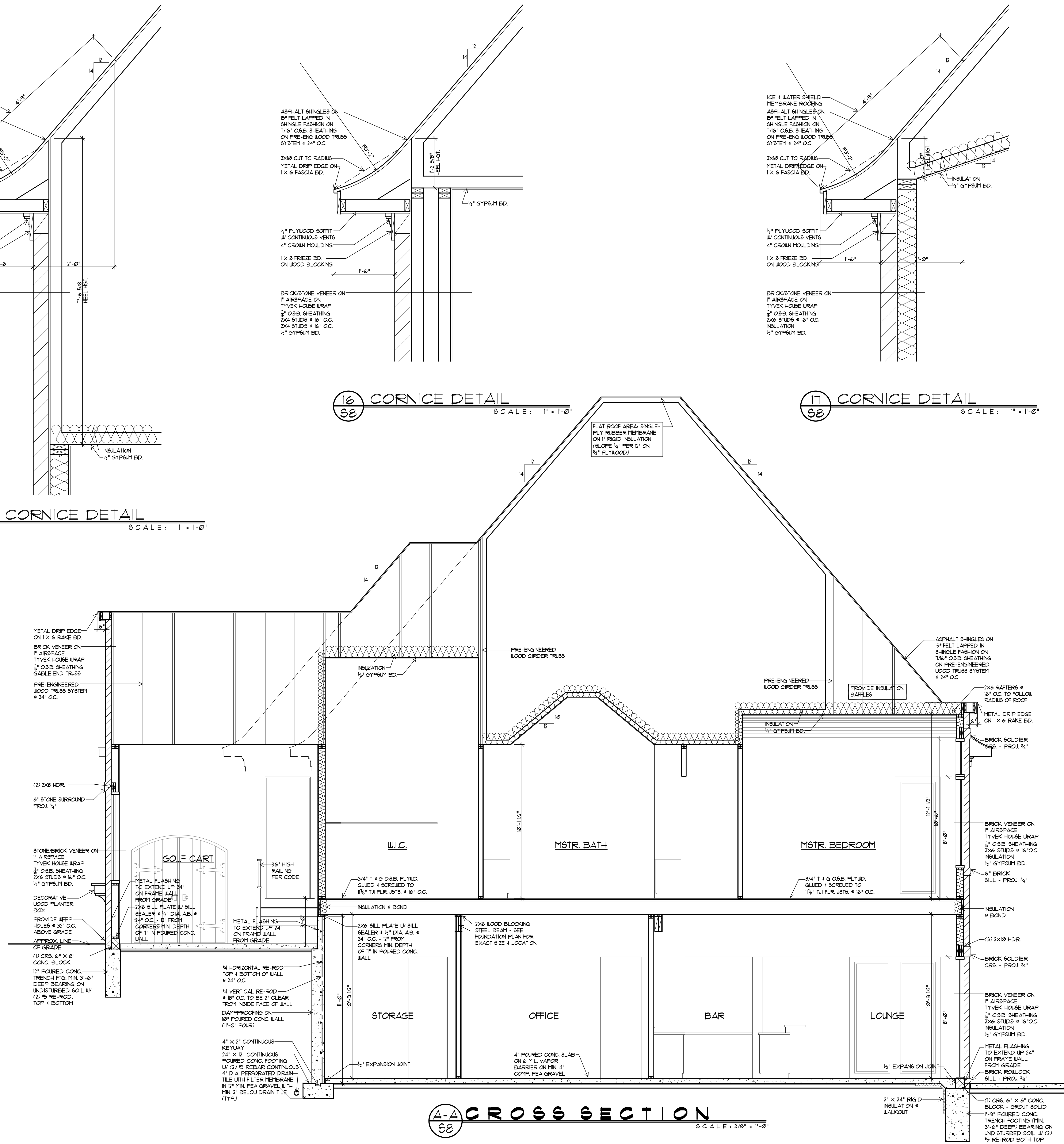


17 CORNICE DETAIL
SCALE: 1" = 1'-0"

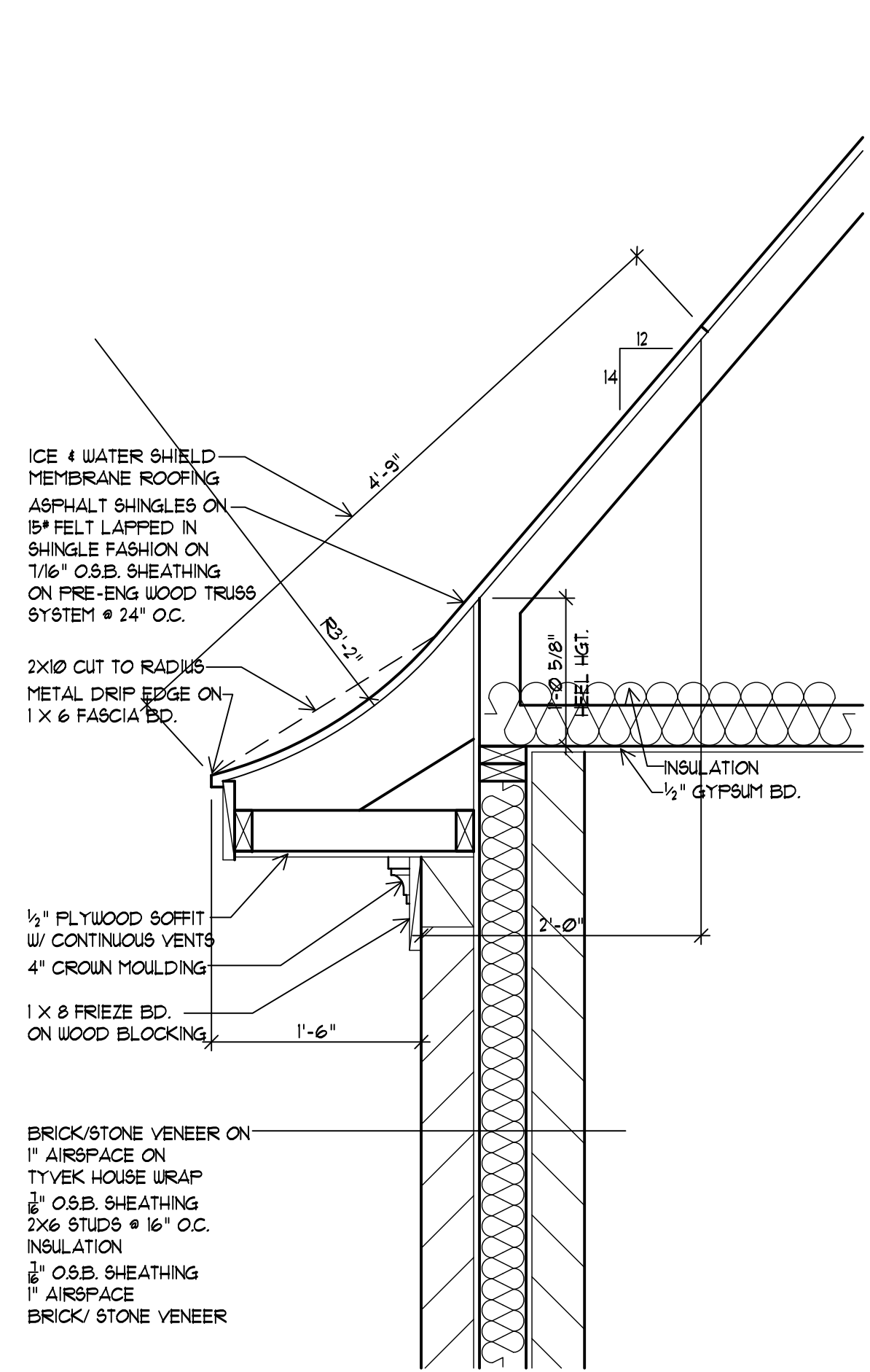
NOTE: TRUSS MANUFACTURER TO VERIFY ALL HEEL HEIGHTS

TRUSS NOTE:
PER SECTION R807.04 ALTERATIONS TO TRUSSES:
ANY ALTERATIONS RESULTING IN THE ADDITION OF LOAD THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
TRUSS MANUFACTURER TO PROVIDE CALCULATIONS FOR ADDITIONAL TRUSS LOAD.

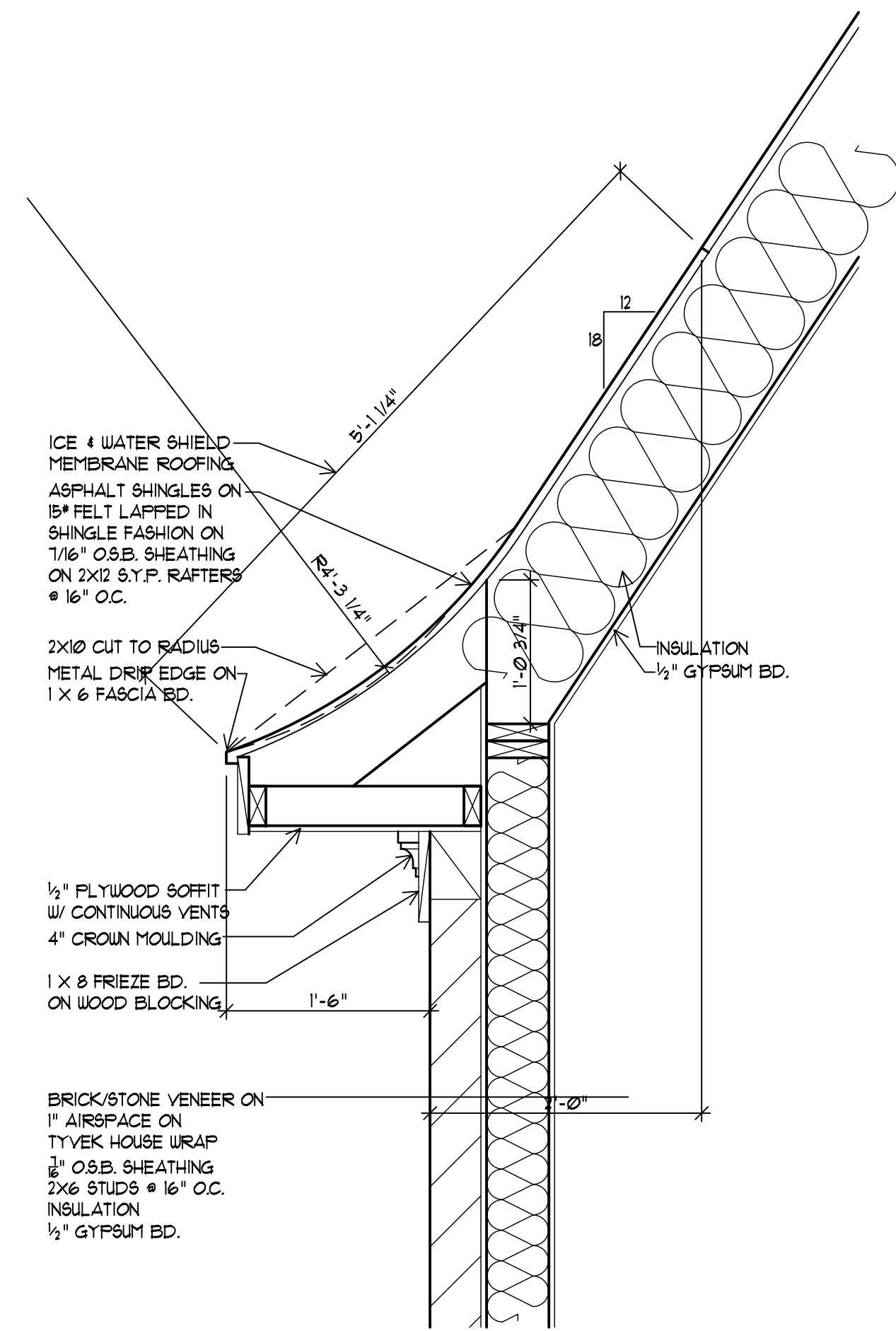
NOTE:
PROVIDE METAL FLASHING AS REQUIRED:
AT BRICK LEDGE AREAS METAL FLASHING TO EXTEND UP 24" ON FRAME WALL FROM GRADE
AT TRENCH FOOTING AREAS METAL FLASHING TO EXTEND UP 24" ON FRAME WALL FROM GRADE
AT ALL PORCH AREAS CONNECTING TO HOUSE WALLS.



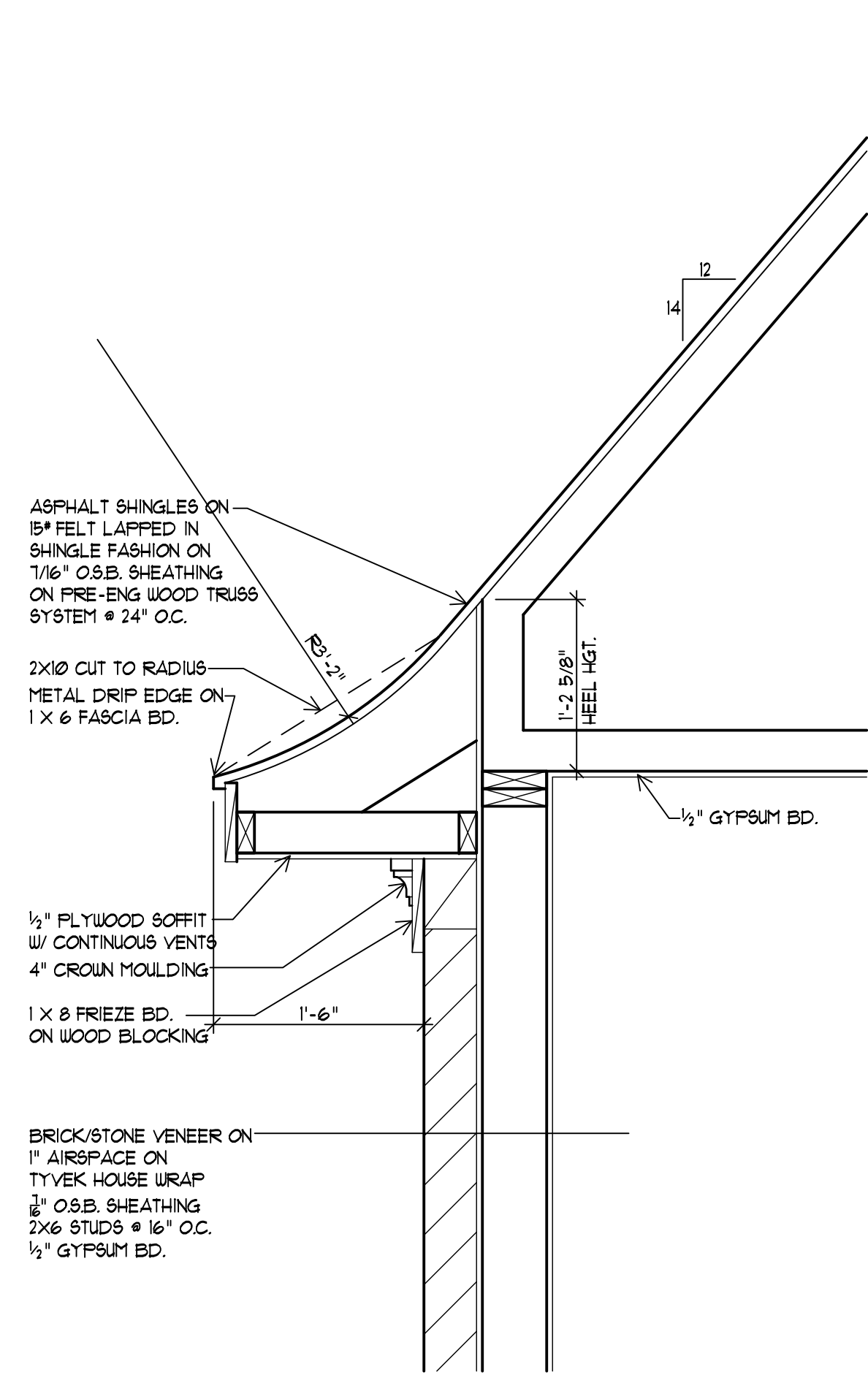
A-A CROSS SECTION
SCALE: 3/8" = 1'-0"



18 CORNICE DETAIL
SCALE: 1" = 1'-0"



19 CORNICE DETAIL
SCALE: 1" = 1'-0"

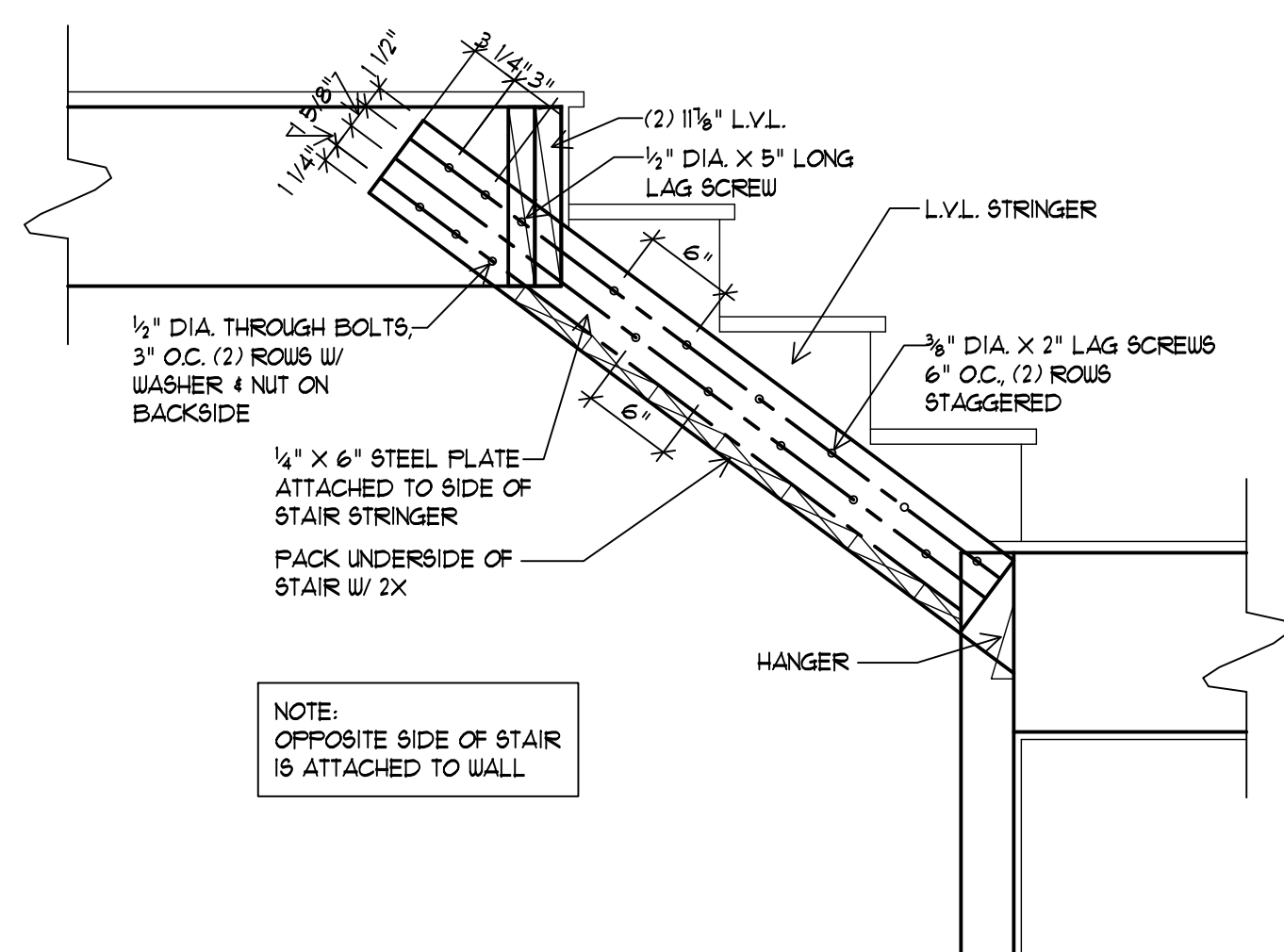


20 CORNICE DETAIL
SCALE: 1" = 1'-0"

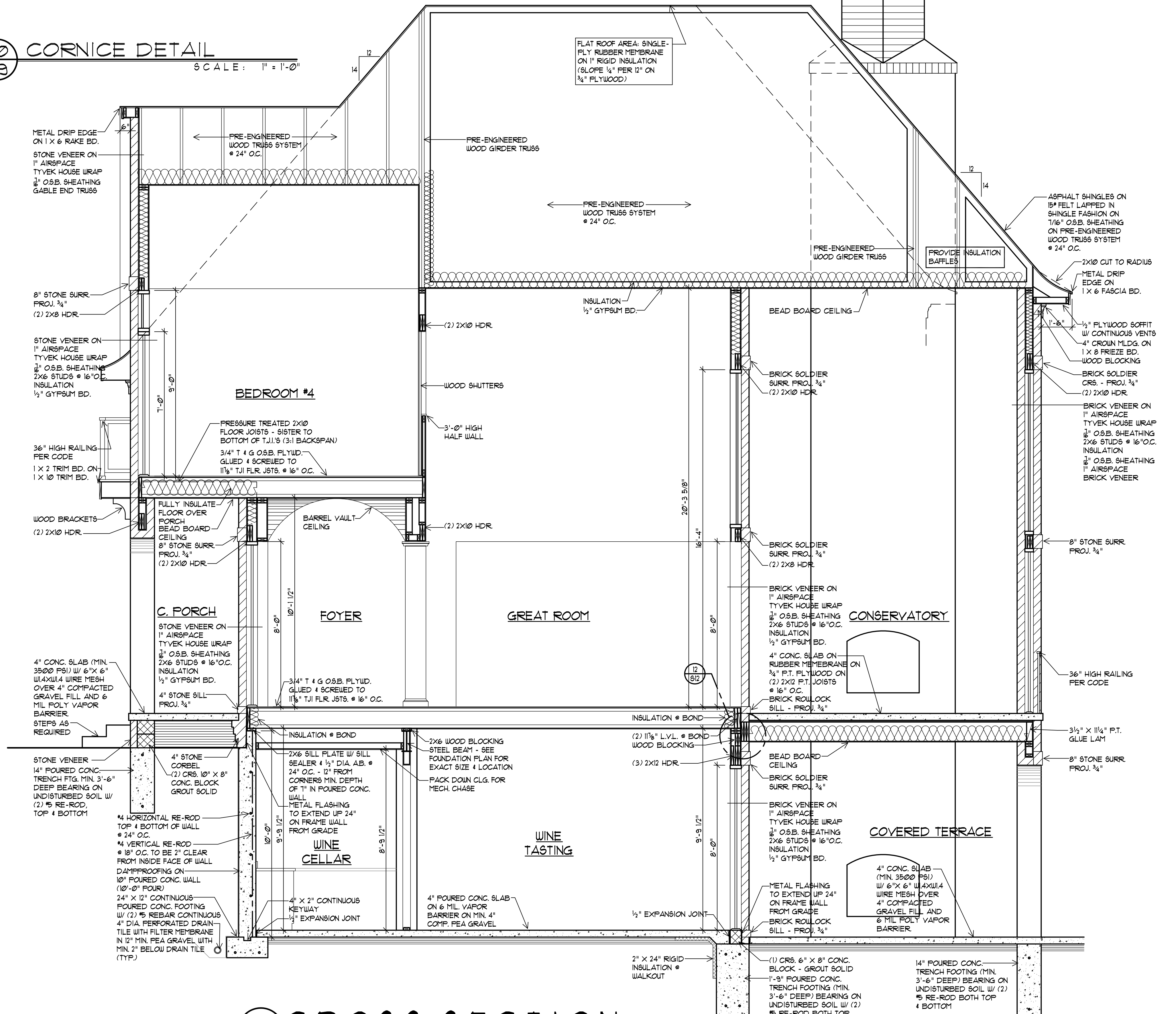
NOTE: TRUSS MANUFACTURER TO VERIFY ALL HEEL HEIGHTS

TRUSS NOTE:
PER SECTION R802.10.4 ALTERATIONS TO TRUSSES: ANY ALTERATIONS RESULTING IN THE ADDITION OF LOAD THAT EXCEEDS THE DESIGN LOAD FOR THE TRUSS SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
TRUSS MANUFACTURER TO PROVIDE CALCULATIONS FOR ADDITIONAL TRUSS LOAD.

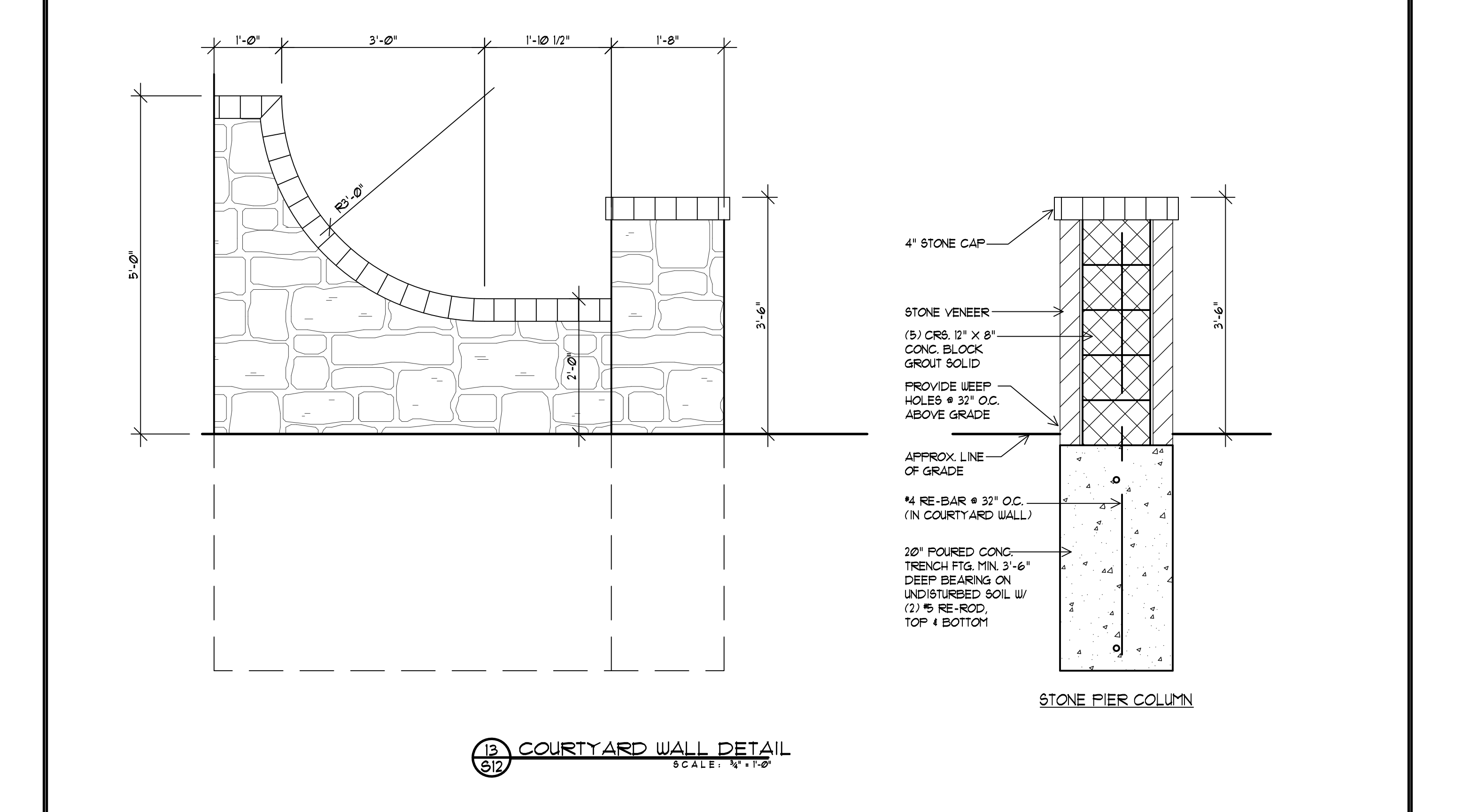
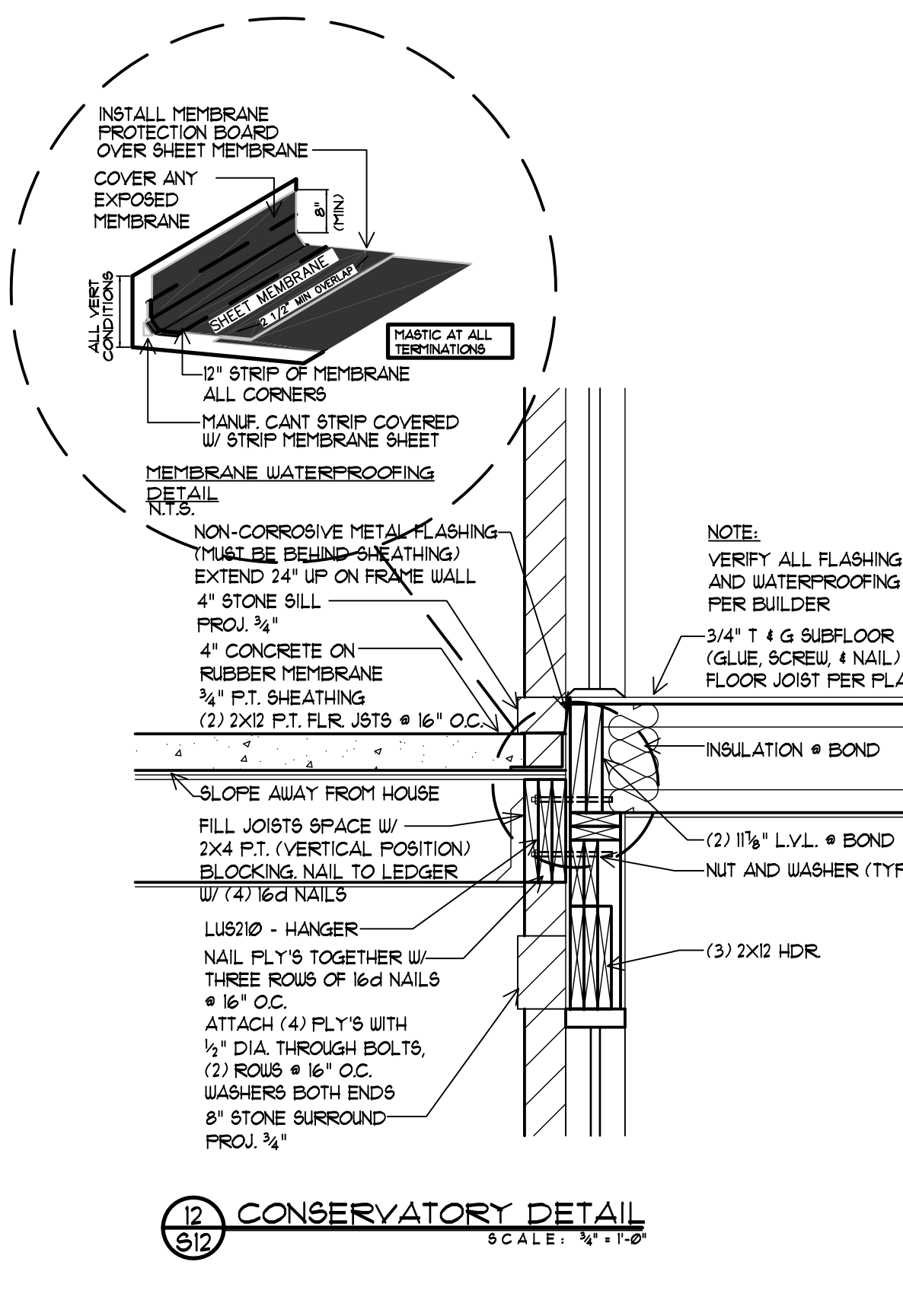
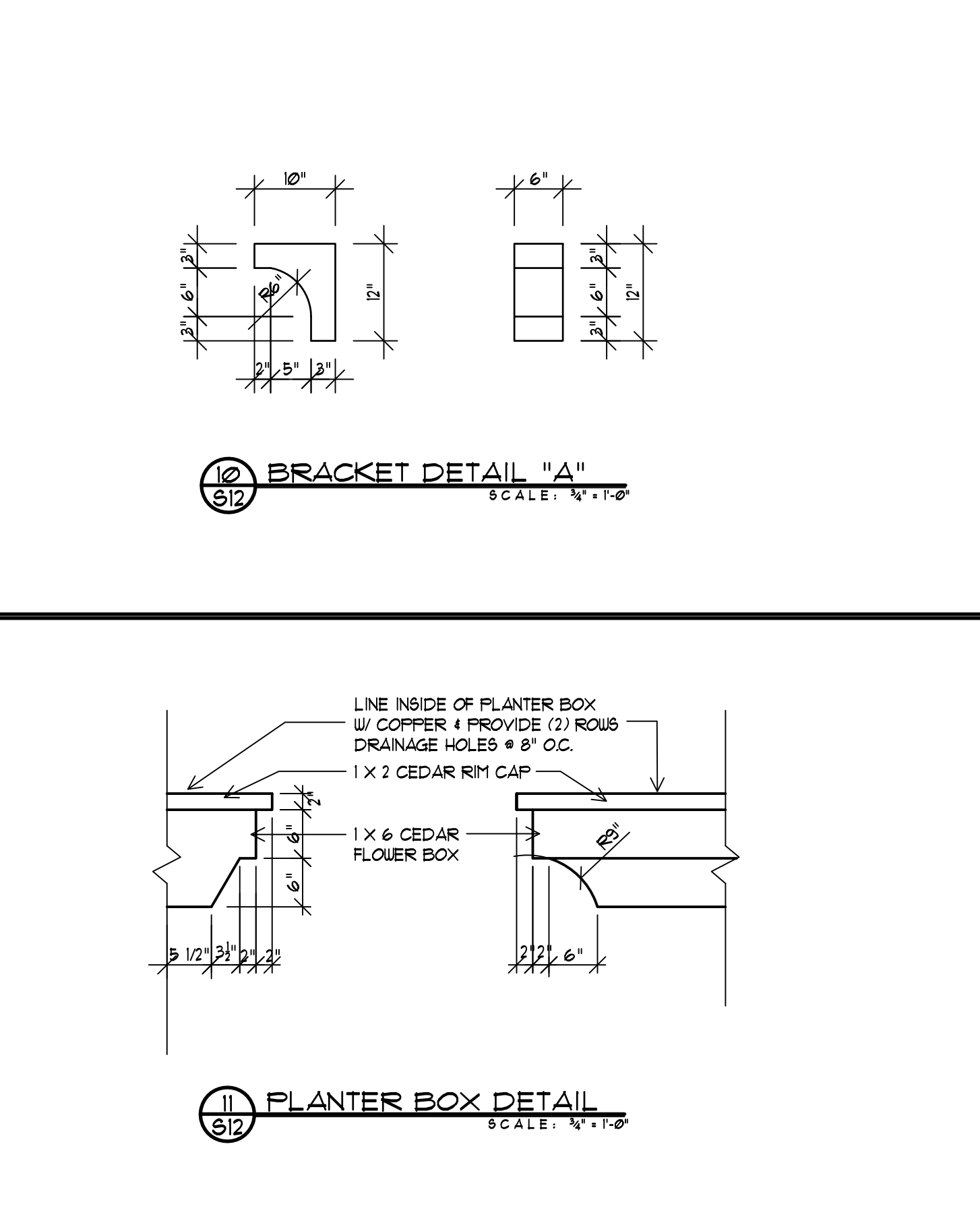
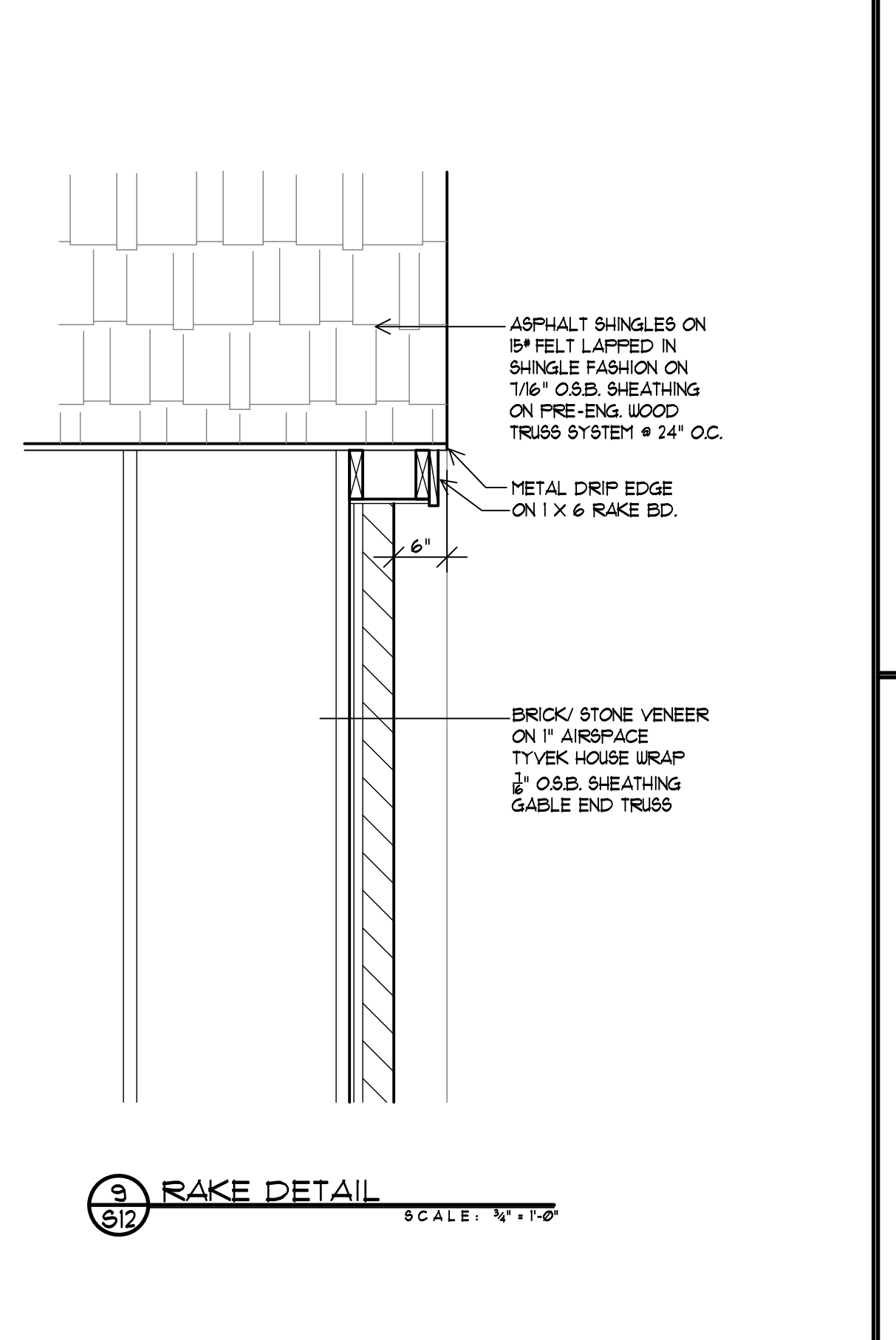
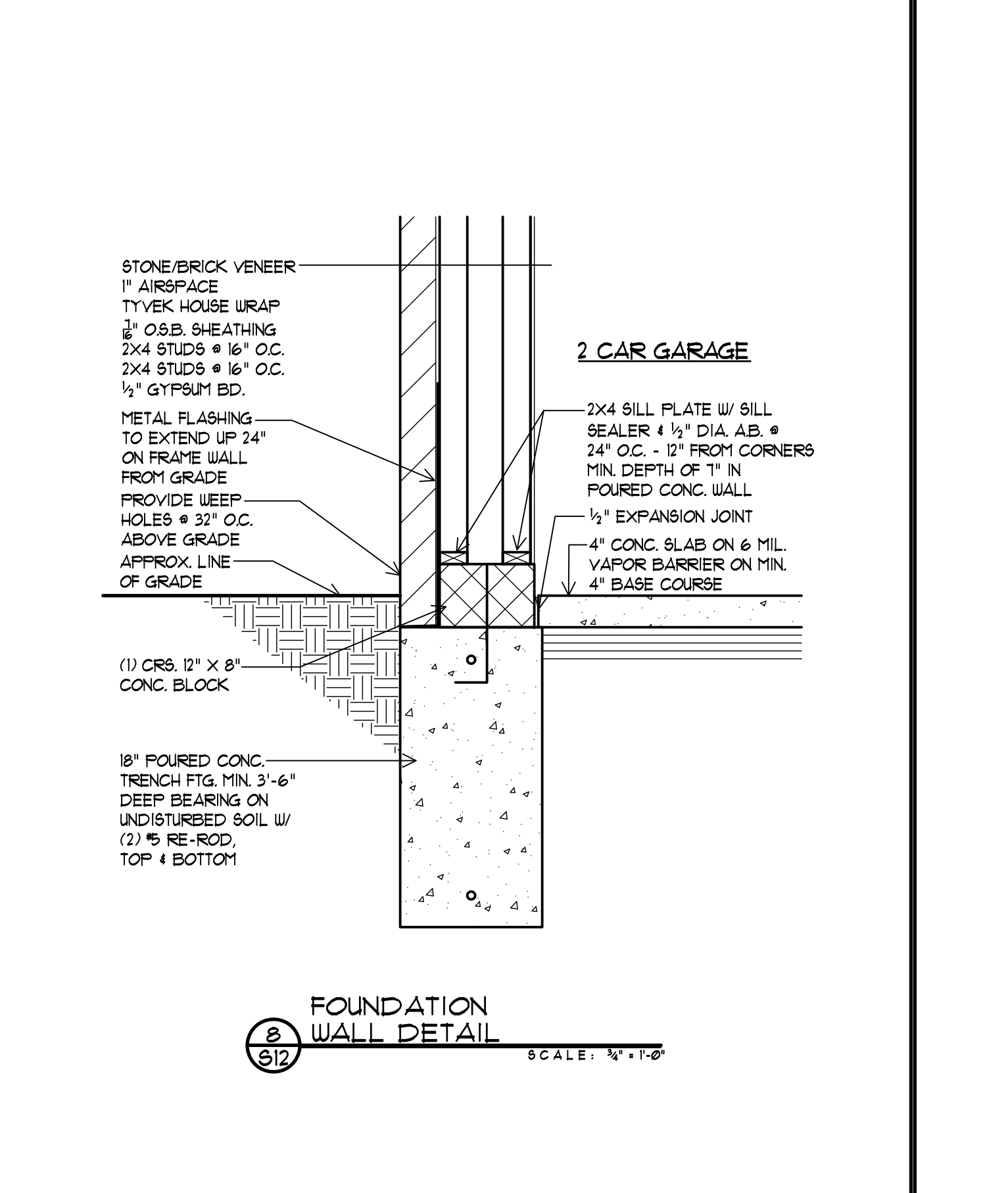
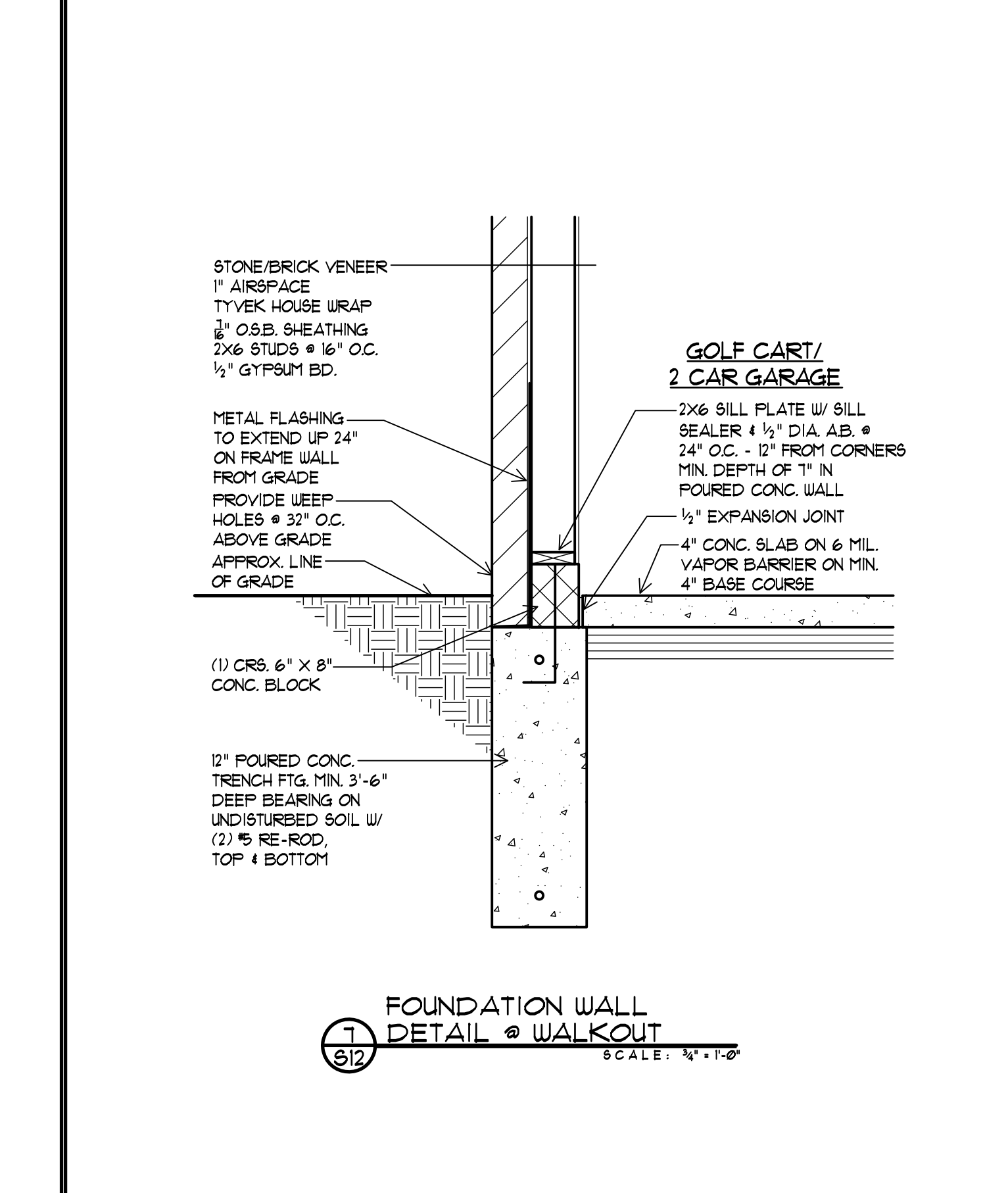
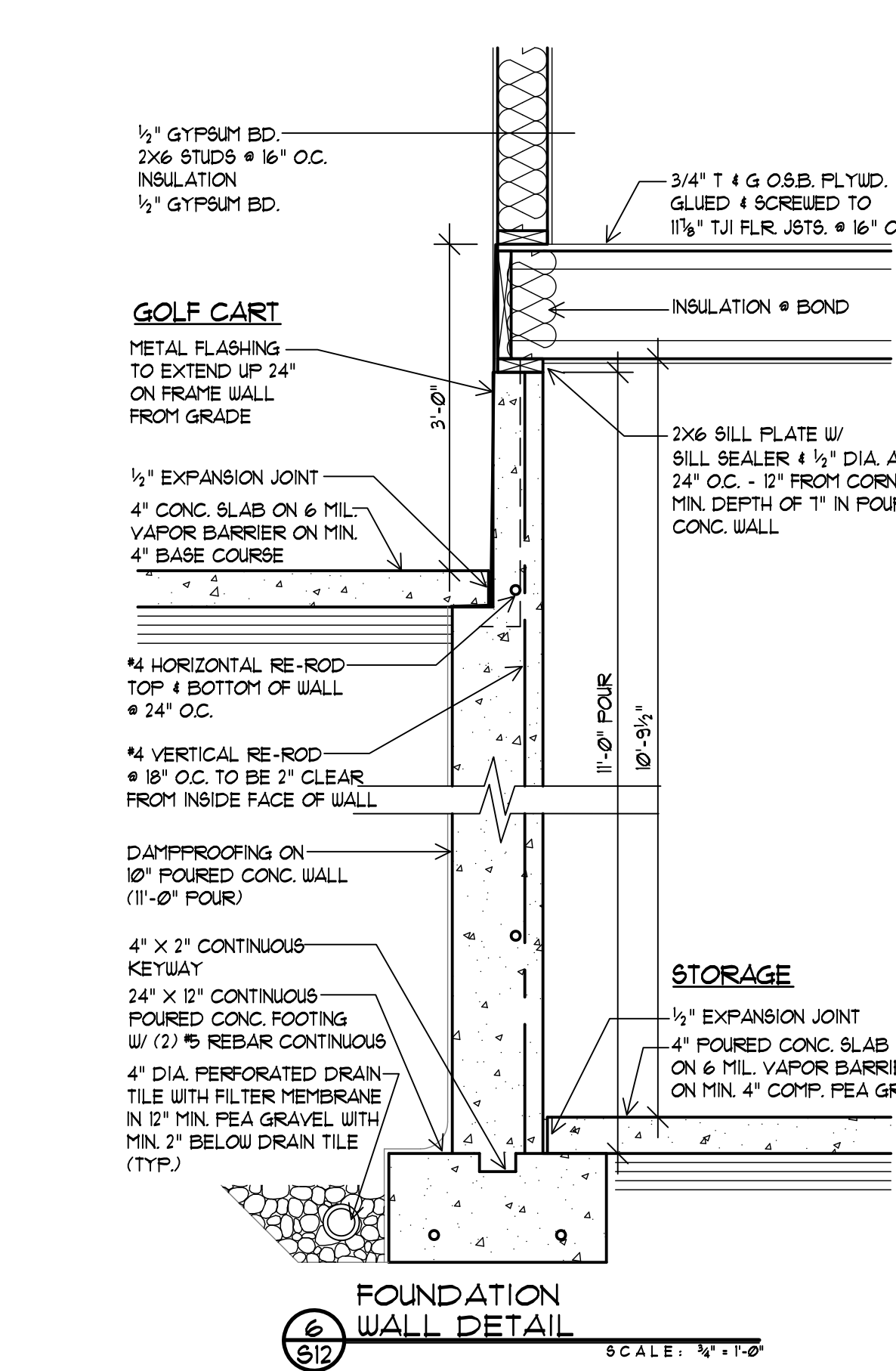
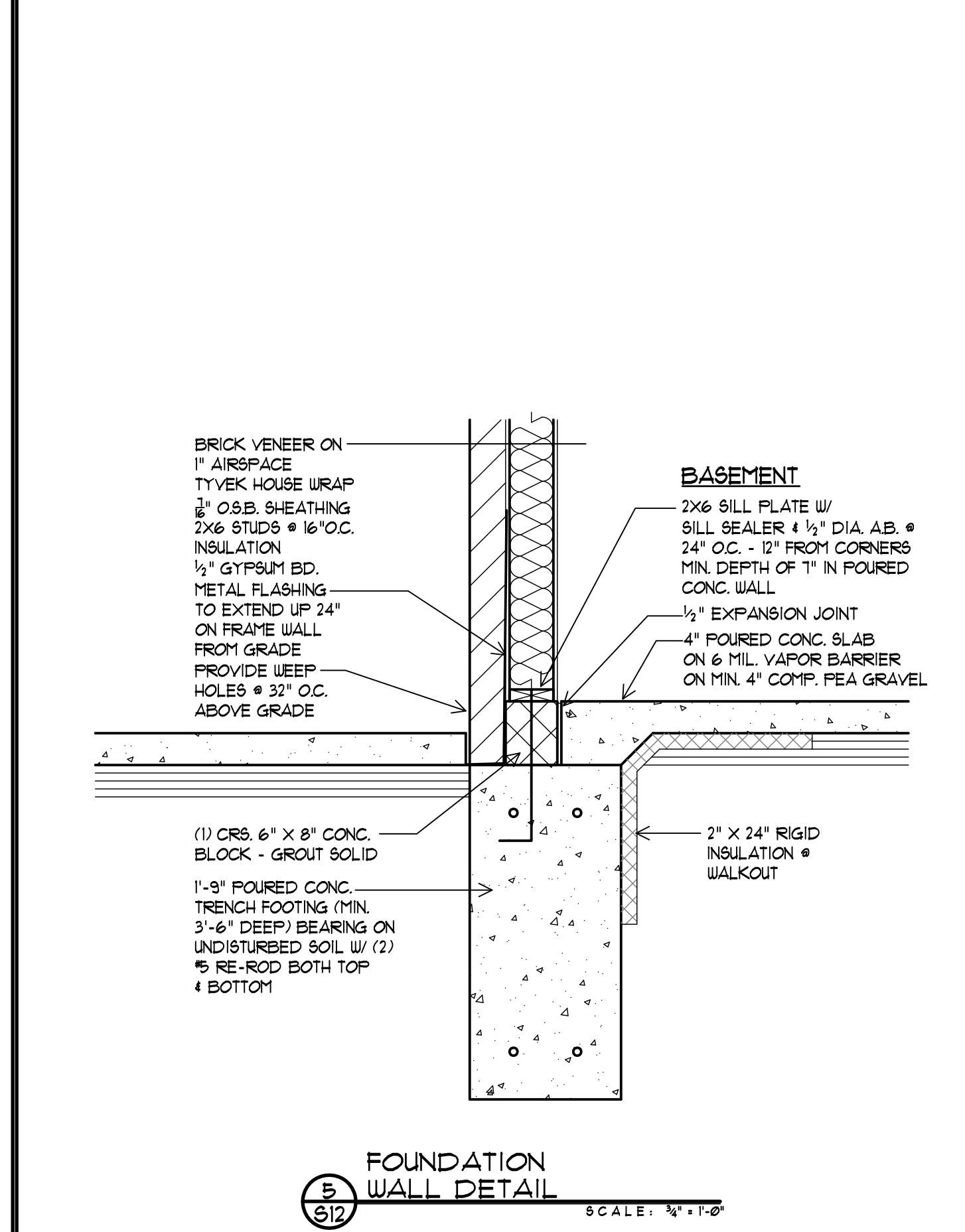
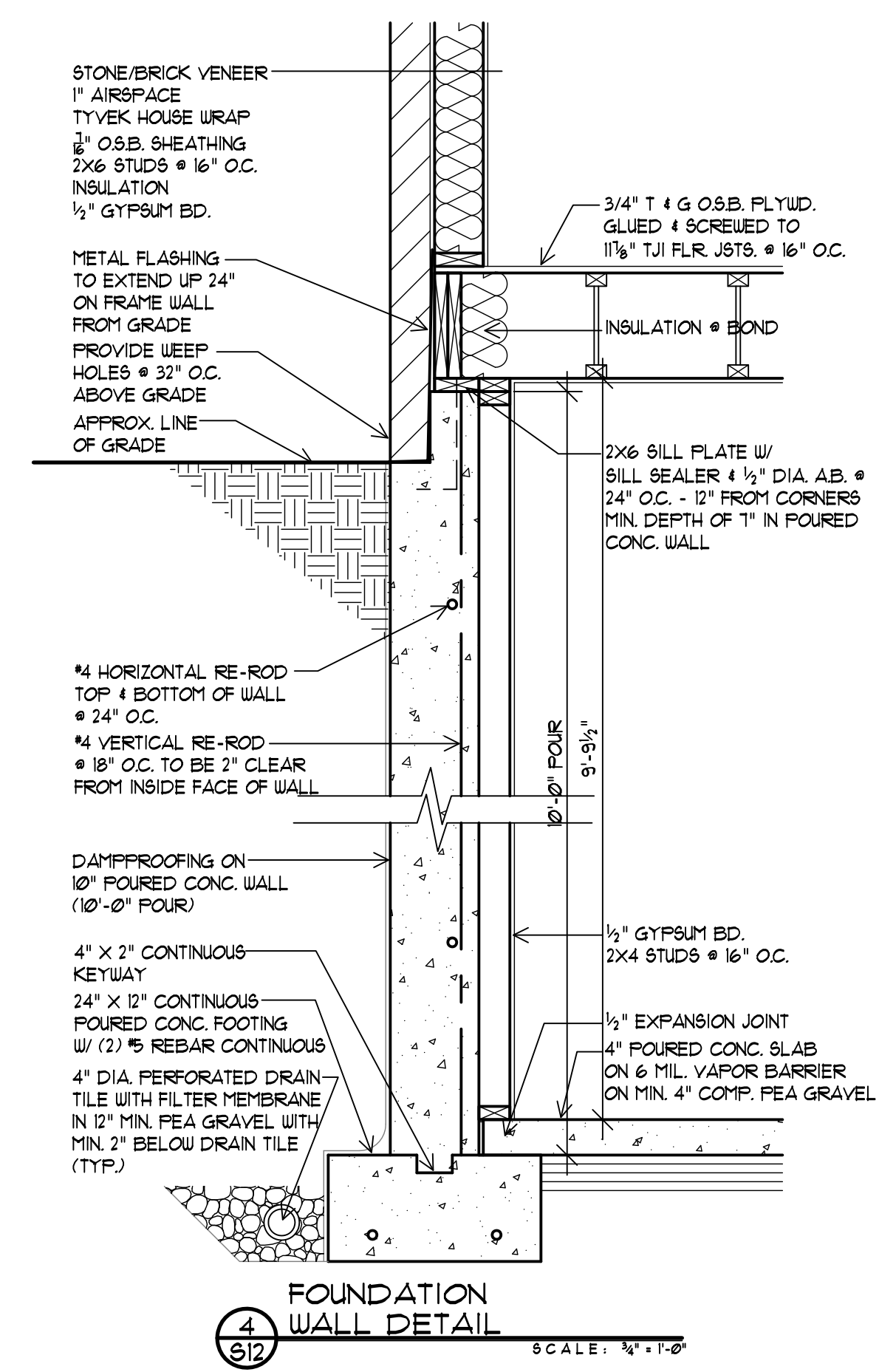
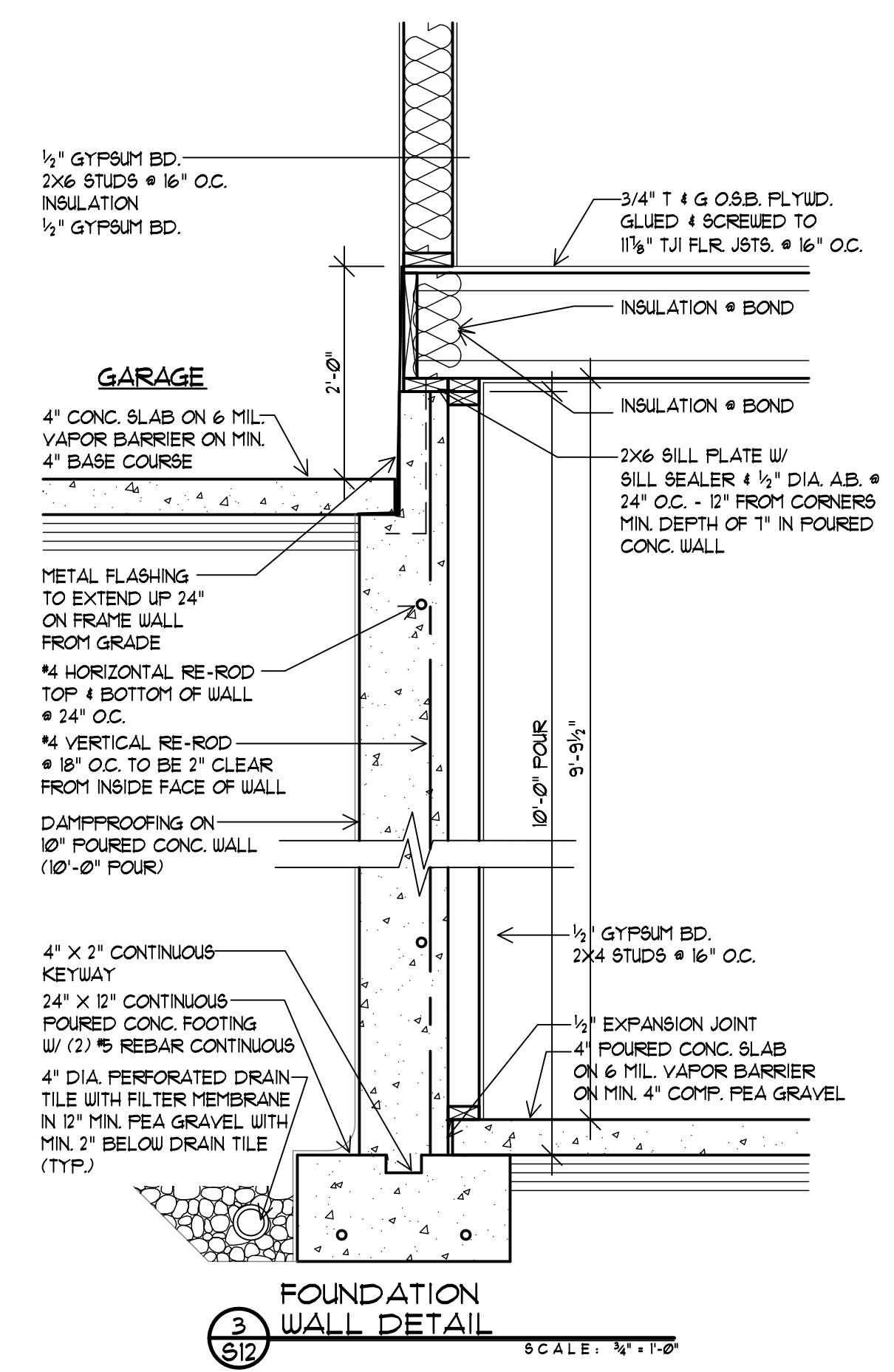
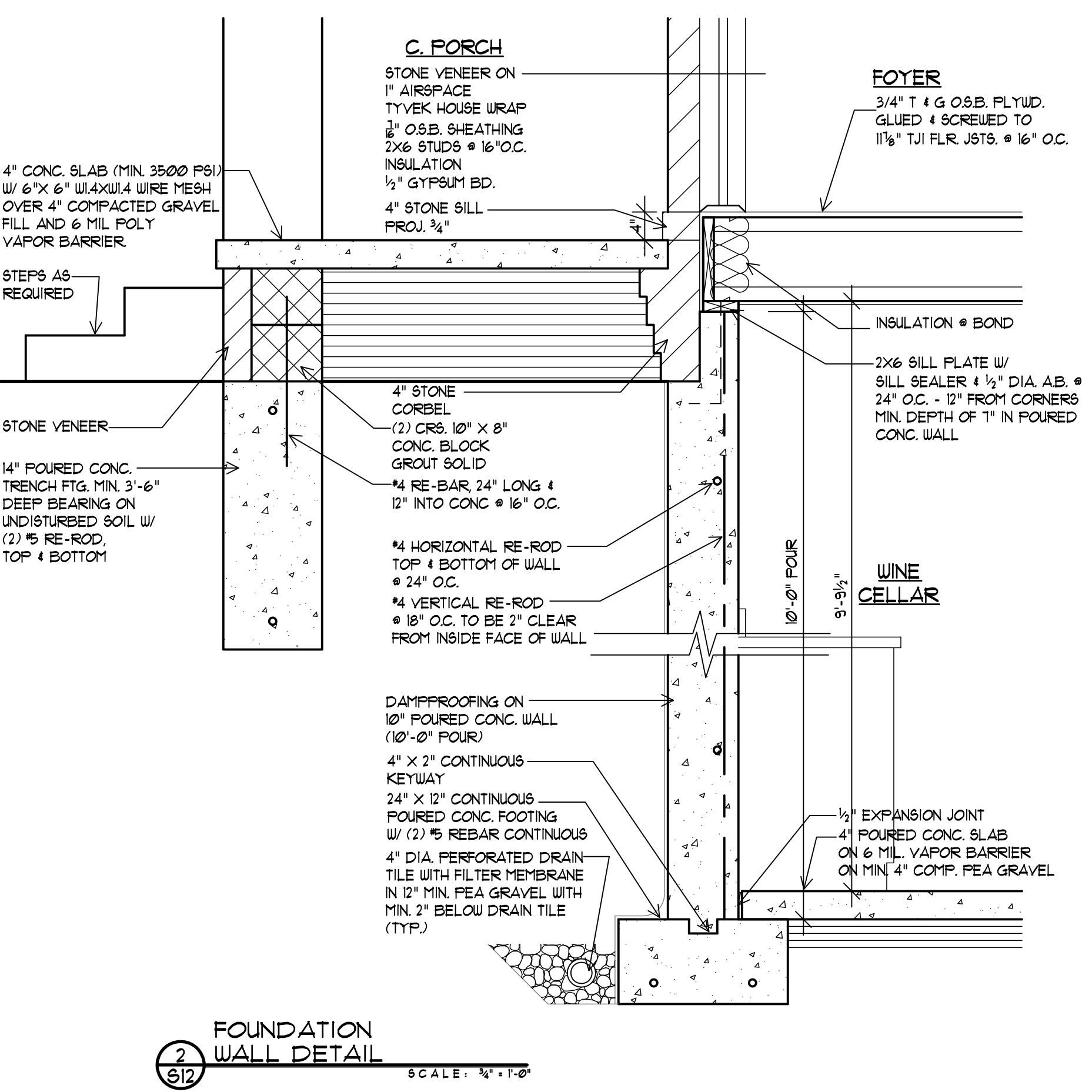
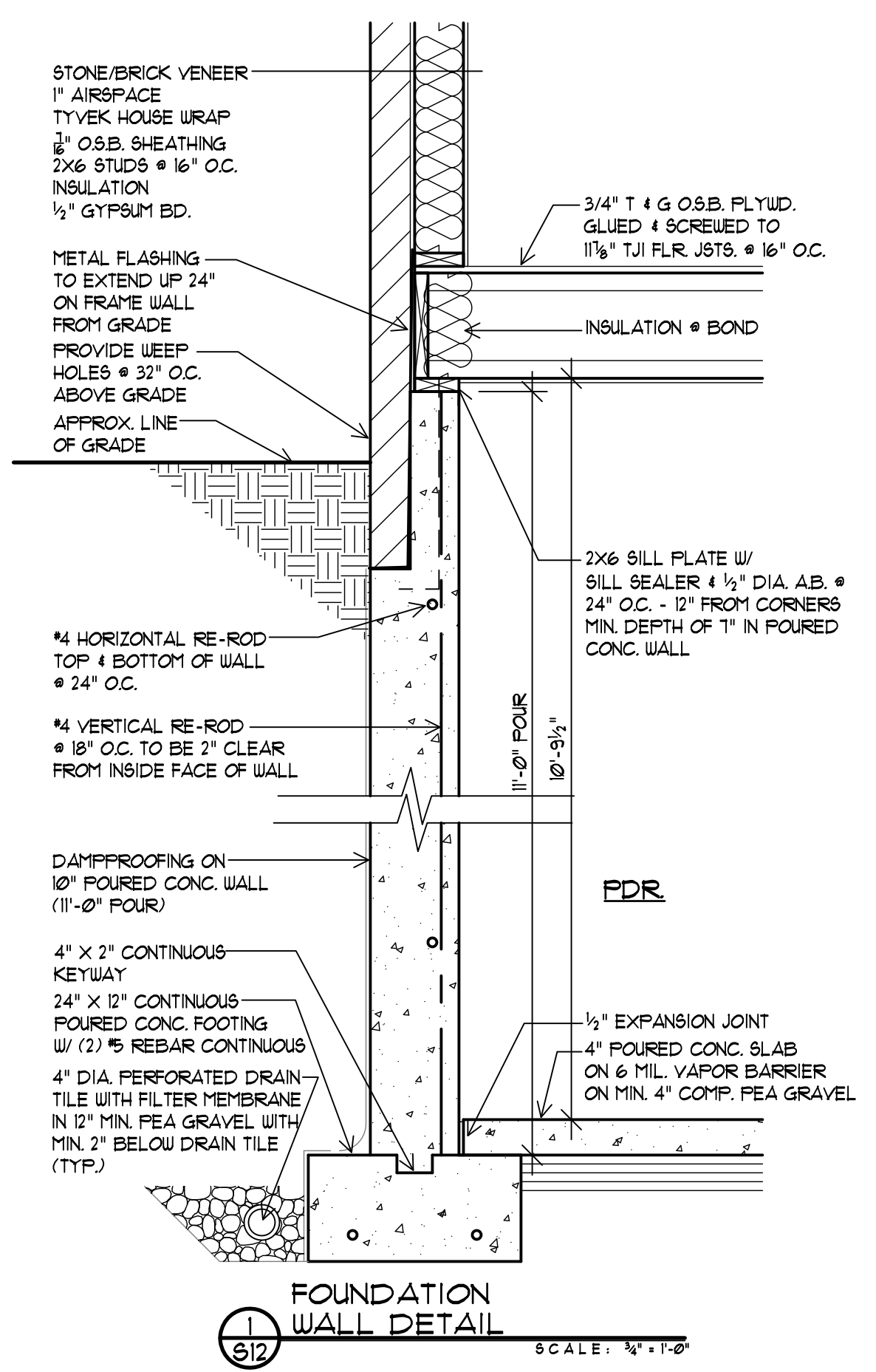
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AT ALL PORCH AREAS CONNECTING TO HOUSE WALLS.

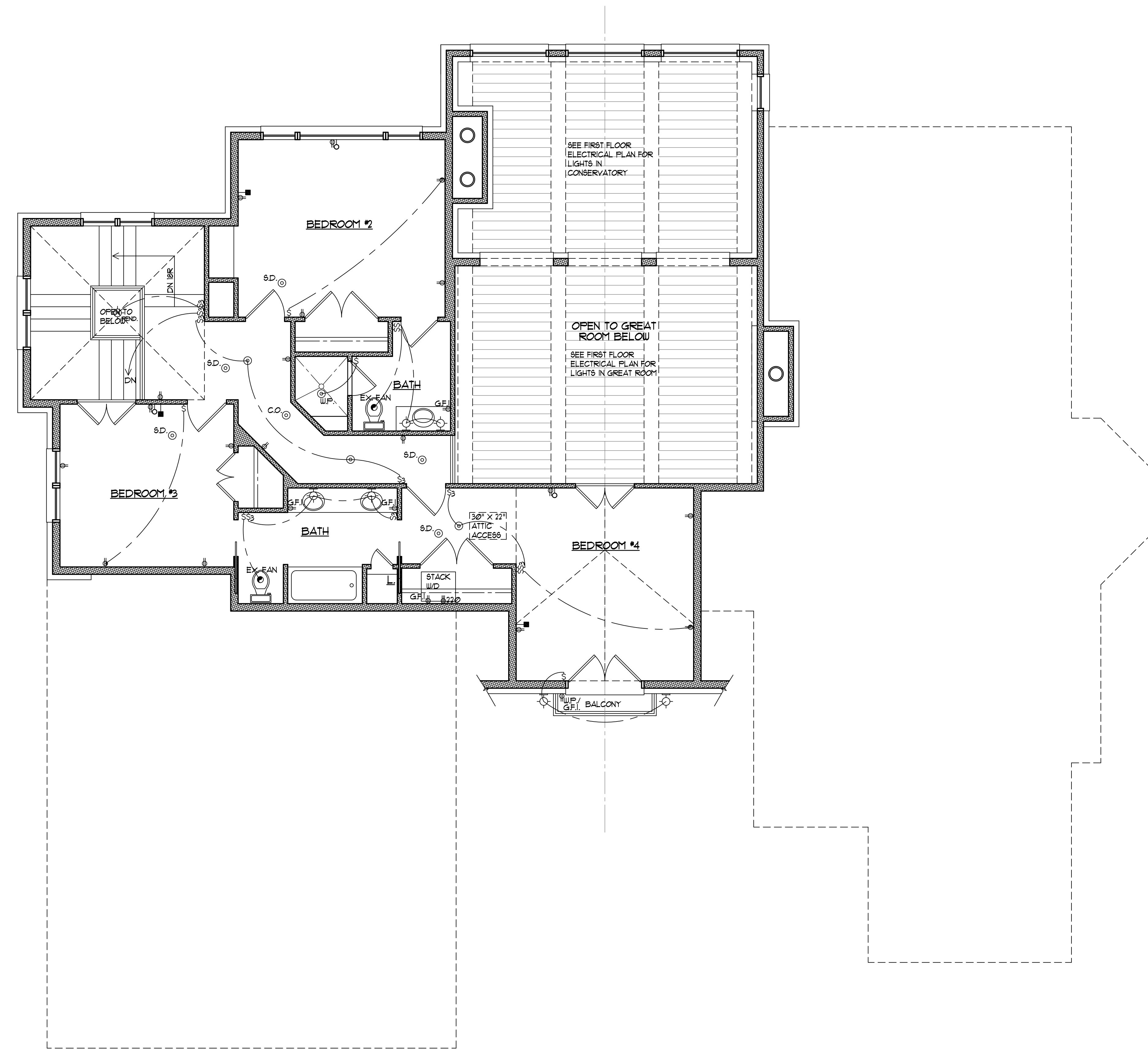


21 STAIR GUSSET DETAIL
SCALE: 1" = 1'-0"



B-B CROSS SECTION
SCALE: 3/8" = 1'-0"





ELECTRICAL LEGEND

	CEILING FAN
	CEILING LIGHT - SURFACE
	PENDENT HANGING LIGHT
	PIN LIGHT
	EYEBALL LIGHT
	WALL LIGHT
	RECESSED LIGHT
	FLUORESCENT LIGHT
	FLOOD LIGHT
	ELECTRICAL OUTLET
	ELECTRICAL FLOOR OUTLET
	1/2 HOT ELECTRICAL OUTLET
	220 VOLT ELECTRICAL OUTLET
	ELECTRICAL OUTLET - GROUND FAULT INTERRUPT
	ELECTRICAL OUTLET - WEATHER PROOF GROUND FAULT INTERRUPT
	SWITCH
	EXHAUST FAN
	SMOKE DETECTOR W/ BATTERY BACKUP
	CARBON MONOXIDE
	TELEPHONE
	HIGH SPEED MODEM CONNECTION
	TELEVISION

NOTE: IN COMPLIANCE WITH R313:
 A SMOKE DETECTOR IS REQUIRED IN IMMEDIATE VICINITY OF BEDROOMS. IN ALL BEDROOMS AND ON EVERY STORY INCLUDING BASEMENTS, WHERE MORE THAN ONE DETECTOR IS REQUIRED, THEY SHOULD BE WIRED IN A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS. IN ADDITION TO PRIMARY POWER SOURCE SMOKE DETECTORS SHALL RECEIVE BACK-UP POWER FROM A BATTERY.

SECOND FLOOR ELECTRICAL PLAN

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

4252 & 4260 Highcrest



1 inch = 60 feet

* All Measurements are Approximate,
Parcel Boundaries are Approximate.
This is not a survey
Source: Livingston County GIS Department
Please note that parcel boundaries are not exact.



**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
JANUARY 15, 2013
6:30 p.m.**

MINUTES

Chairman Dhaenens called the regular meeting of the Zoning Board of Appeals to order at 6:30pm at the Genoa Charter Township Hall. The Pledge of Allegiance was then said. The members and staff of the Zoning Board of Appeals were then introduced. The board members in attendance were as follows: Chris Grajek, Marianne McCreary, Barbara Figurski, Jean Ledford and Jeff Dhaenens. Also present was Township staff member Adam VanTassell and 8 persons in the audience.

Moved by Ledford, supported by Grajek, to approve the agenda with the moving of Item #1 to Item #5. **Motion carried unanimously.**

13-01...A request by Christian and Damian Karch, 5400 Brady Road, Sec. 31, for a variance to construct a detached accessory structure in the front yard.

Christian and Damian Karch were present for the petitioner.

A call to the public was made with the following response: Ryan Dechnowicz, 5512 Brady Road, stated that he finds it completely unacceptable and he is not in favor of the variance. Mr. Dechnowicz supplied pictures to the Board.

Moved by Grajek, supported by McCreary, to deny case #13-01, 5400 Brady Road, for variance to construct a detached accessory structure in the front yard due to there being ample room on the lot. There is no practical difficulty. **Motion carried unanimously.**

13-02...A request by Champion Buick GMC, 7885 W. Grand River, Sec. 13, for a front yard variance to construct an addition to an existing non-conforming building.

Stan Shafer, Shafer Construction, was present for the petitioner.

A call to the public was made with no response.

Moved by Figurski, supported by Ledford, to approve case# 13-02, 7885 W. Grand River, for a front yard variance of 13.7 feet with a Grand River side setback of 56.3 feet. The Finding of fact is the building was non-conforming after the Zoning Ordinance changed.

13-03...A request by Genoa Charter Township, 2911 Dorr Road, Sec. 14, for a sign variance.

Adam VanTassell, Genoa Township Ordinance Officer, was present for the petitioner.

A call to the public was made with following response: Todd Smith (Township Trustee) 1132 Chemung Drive, stated that part of the branding process was with the Latson Interchange. The Township wants to retain businesses and improve home values. MDOT will not let the Township put their name on exit ramp sign. Only if you are a City can you identify yourself on a sign. In order to identify City can be put on the sign. Joe Agius, 5228 Washakie Trail, stated that he has a variance for a sign at this meeting also and wanted to make sure the he is on the same playing field as this sign variance.

Moved by Grajek, supported by Figurski to approve case# 13-03, 2911 Dorr Road for an 8 foot variance with a 14 foot height and a 257 foot area variance amount for a sign area of 329 feet. The finding of fact is the configuration of the property and the ability to not be able to place a sign on the exit ramp. Motion carried unanimously.

13-04...A request by Blair Bowman, 4252 Highcrest, Sec. 22, for a front yard and waterfront variance to construct a new home.

Blair Bowman was present for the petitioner.

A call to the public was made with the following response: John Booker- 4268 Highcrest, stated that there is an overflow to the lake. The Road Commission placed broken concrete in the sink hole that Ms. McCreary brought to the petitioners attention. He does not have any objections to the variance. Mike Jane-4276 Highcrest, welcomed Mr. Blaire to the community and that the property has been a blight and this will be a great addition to the neighborhood.

Moved by McCreary, supported by Figurski, to approve case# 13-04, 4252 Highcrest, for a front yard variance of 15 feet with a setback of 20 feet and a waterfront variance of 2 feet with a setback of 73 feet. The finding of fact is the typography and conditions of the lot. The motion carried as follows: Ayes- Ledford, Dhaenens, McCreary and Figurski. Nays- Grajek.

12-27...A request by Joe Aguis, Section 27, 5311 Brighton Road, for a sign variance.

Joe Agius was present for the petitioner.

A call to the public was made with no response.

Moved by McCreary, supported by Ledford, to approve case#12-27, 5311 Brighton Road, for a 1 foot variance for a 7 foot tall sign. The finding of fact of the sight distance and visibility from the road. Motion carried unanimously.

Moved by Grajek, Supported by Ledford, to approve the December 12, 2012 Zoning Board of Appeals minutes with corrections. **Motion carried unanimously.**

Moved by Figurski, Supported by Grajek, to adjourn the Zoning Board of Appeals meeting at 7:35 p.m. **Motion carried unanimously.**

Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

04/11/2014 12:13 PM

Parcel:	4711-22-302-209	Current Class:	402.402 RESIDENTIAL-VACANT
Owner's Name:	PB DEVELOPMENT LLC	Previous Class:	402.402 RESIDENTIAL-VACANT
Property Address:	HIGHCREST BRIGHTON, MI 48116	Gov. Unit:	4711 GENOA CHARTER TOWNSHIP
		MAP #	13FILES
		School:	47010 BRIGHTON
		Neighborhood:	4306 4306 TRI LAKES LAKE FRONT
Liber/Page:	2012R-010027	Created:	12/28/2012
Split:	12/28/2012	Active:	Active
Public Impr.:	None		
Topography:	None		

Mailing Address:

PB DEVELOPMENT LLC
BLAIR BOWMAN LIVING TRUST
46100 GRAND RIVER
NOVI MI 48374

Most Recent Sale Information

None Found

Most Recent Permit Information

Permit W12-076 on 05/22/2012 for \$0 category DEMO.

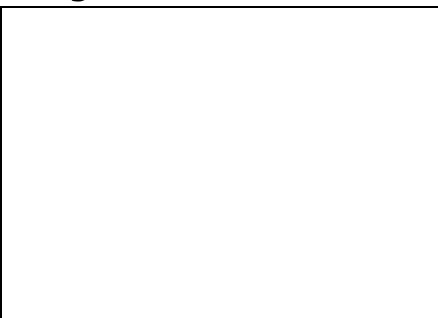
Physical Property Characteristics

2014 S.E.V.:	135,800	2014 Taxable:	125,374	Lot Dimensions:	
2013 S.E.V.:	123,400	2013 Taxable:	123,400	Acreage:	0.48
Zoning:	LRR	Land Value:	271,541	Frontage:	102.0
PRE:	0.000	Land Impr. Value:	0	Average Depth:	205.0

Improvement Data

None

Image



Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
Property Address		Class: 402 RESIDENTIAL-VA		Zoning: LRR	Building Permit(s)	Date	Number	Status				
HIGHCREST		School: BRIGHTON			DEMO	05/22/2012	W12-076	NO START				
Owner's Name/Address		P.R.E. 0%										
PB DEVELOPMENT LLC BLAIR BOWMAN LIVING TRUST 46100 GRAND RIVER NOVI MI 48374		MAP #: 13FILES										
Tax Description		2014 Est TCV 271,541		Land Value Estimates for Land Table 00083.TRI LAKES LAKE FRONT								
SEC 22 T2N R5E CROOKED LAKE HIGHLANDS SUB. LOT 102, EXC BEG SE COR, TH N 10 FT, TH WLY 72.5 FT TO A PT 8 FT N OF S LOT LINE, TH WLY 33.5 FT TO S LOT LINE, TH ELY TO POB. AND ALSO SEC 22 T2N R5E CROOKED LAKE HIGHLANDS SUB. LOT 103 & PT LOT 102 DESC AS: BEG SE COR LOT 102, TH N 10 FT, TH WLY 72.5 FT TO A PT 8 FT N OF S LOT LINE, TH WLY 33.5 FT TO S LOT LINE, TH ELY TO POB. SPLIT/COMBINED ON 12/28/2012 FROM 4711-22-302-183, 4711-22-302-182;		Improved	X	Vacant	* Factors *							
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Split/Comb. on 12/28/2012 completed 12/28/2012 Duffy COMBINATION ; Parent Parcel(s): 4711-22-302-183, 4711-22-302-182; Child Parcel(s): 4711-22-302-209; -----		Dirt Road		LAKE FRONT	102.00	205.00	1.0000	1.2101	2200	100		271,541
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Genoa, County of Livingston, Michigan		Gravel Road		102 Actual Front Feet, 0.48 Total Acres Total Est. Land Value = 271,541								
		Paved Road										
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		Level		2014	135,800	0	135,800			125,374C		
		Rolling		2013	123,400	0	123,400			123,400S		
		Low		2012	0	0	0			0		
		High		2011	0	0	0			0		
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Who	When	What								

*** Information herein deemed reliable but not guaranteed***

**GENOA CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
FEBRUARY 18, 2014
6:30 P.M.**

MINUTES

Call to Order:

Pledge of Allegiance:

Introduction:

Approval of Agenda: **Moved** by Ledford, supported by Figurski to approve the agenda with the addition of an item added to member discussion regarding zoning within lakefront communities. **Motion passed.**

Call to the Public: (Please Note: The Board will not begin any new business after 10:00 p.m.)

14-02...A request by Larry and Christa White, Section 28, 4489 Oak Pointe Drive, for a variance from the maximum allowable building height to construct a new single family residence.

Mr. Dennis Disner, Arcadia Design and Mr. Larry White were present for the petitioner.

Mr. Disner stated that the house is lesser in height and in overall mass than the current home. The owners are trying to be sensitive to not over power the sight of the neighbors. The property is part of the LRR zoning district, however this lot is not typical in that zoning.

It was discussed by the Board that if the structure met the ordinance for a copula it would not have required a variance.

A call to the public was made with Joe Perri- 3962 Highcrest- I think this would be a welcome addition to the community and there is substantial justice. They are very being reasonable. Mr. Disner read into record a letter that was signed by Mr. and Mrs. Price-4495 Oak Pointe Drive, Mr. and Mrs. Rachner of 4514 Lakeshore Ct. and Charles Fort of the Oak Pointe County Club stating the following "Larry and Christa White have been in contact to make them aware of their height restriction variance request and have reviewed the same documents as the ZBA. As described in the drawing, its seems they intend to build a home of less height than they actually could under the ordinance. This recognizes the true intent of the height restriction, and appreciate their sensitivity in developing this proposal. They would like to voice their support for this request."

Moved by McCreary, supported by Grajek, to approve case#14-02, 4489 Oak Pointe Drive, Mr. and Mrs. White for a 5 foot roof height variance with a 30 foot allowed height. Conditioned

upon the owner producing an easement with the Golf Course to cross their property to install a sewer line and the home is to be guttered with downspouts.

The practical difficulty is the uniqueness of the property itself not being part of the Oak Pointe PUD when it was created. There is not a public safety hazard to the neighborhood and it is substantial justice in regards to the neighbor next door. **Motion passes as follows: Ayes- Ledford, Grajek, and McCreary. Nays- Figurski and Dhaenens.**

14-03...A request by Michael and Gail McLean, Section 21, Parcel ID# 4711-21-401-015, on Homestead Drive, for a variance from the required front yard setback to construct a new single family residence.

Mr. Dennis Disner, Arcadia Designs and Mr. and Mrs. McLean were present for the petitioner.

Mr. Disner stated that the lot exists just at the end of Homestead Drive. The proposed home would be 1339 sq.ft. on the main level with a 2 car attached garage. They are looking for help on the front yard setback. It is a 35 foot setback requirement with an 8 foot variance to construct a 2 garage attached garage. It is important to get two cars in the garage and the cars off the road. The owners are sensitive to the two neighbors regarding the waterfront setback.

Dhaenens questioned if the neighbor would be taking down the fence that is along the property line. If it is not taken down then the petitioner would require a 5 foot side yard variance.

A call to the public was made with the following response: Don Davis- 3907 Homestead stated that he is here to support the variance and that he is going to be taking down the landscape trellis as soon as the weather breaks. Tom Rafferty- 4344 Highcrest- thinks this a welcome addition to the area. There is plenty of room to park down there. Caroline Kerr –Siem- she is going to be looking at this structure and she is not against the variance. Scott Thomas- 4291 Homestead stated that he is in support of the variance. Joe Perri- 3962 Highcrest- thinks this will be a wonderful addition and they are being very reasonable.

Moved by Grajek, supported by Ledford to approve case#14-03, parcel 4711-21-401-015, for Mr. and Mrs. McLean for an 8 foot variance with a resulting setback of 27 feet. Conditioned upon the landscaping trellis is removed before issuance of land use permit and the new structure is guttered with downspouts.

The practical difficulty is the narrowness and typography of the lot and there is not a public safety hazard to the neighborhood and it is substantial justice in regards to the neighborhood. **Motion passed.**

Moved by Figurski supported by McCreary to approve the January 14, 2014 Zoning Board of Appeals minutes. **Motion passed.**

Township Board Representative Report: Ledford stated that at the February 3, 2014 Board of Trustees meeting, a request to hold an old car show in the Home Depot Parking lot was heard. The Zoning Ordinance did not have anything specific in regards to this request however it does state that they are not allowed car sales. The applicant would like to have the car show on Wednesday nights. Also at the last board meeting the subject came up for salary raises. Ledford stated that ZBA and Planning Commission members should be included. The salaries will be discussed at the March 17th, 2014 Board of Trustees Meeting.

Planning Commission Representative Report: Figurski reported that the January and February Planning Commission meetings were canceled.

Ron- permits have been slow for this time of the year. I have been working on issues with commercial properties that had lingering site plan compliance issues. There is some interest in the March meeting however there are not applications turned in as of today.

Member Discussion: Discussion was held in regards to updating the Zoning Ordinance for lakefront parcels and parcels in the Lakeshore Resort Residential (LRR) zoning. It was stated that the Planning Commission needs to look at the setbacks from the waterfront and the road side. The majority of variances that are brought before the ZBA are due to the narrowness of the lots. The biggest concern with waterfront properties is parking. Akers recommended an annual report be created describing the variances there were approved for the year. Discussion was held regarding roof height and having the same setback for the front and the rear and waterfront property line.

Moved by Figurski, supported by Grajek to adjourn the Zoning Board of Appeals meeting at 8:02 p.m. **Motion passed.**

2013 ZBA Cases

JANUARY

Variance: 1

Case: 13-01

Applicant Name: Christian and Damian Karch

Address: 5400 Brady Road

Type of Variance: Construction of a detached accessory building in front yard

Lakefront: No

Decision: Denied

Why? Conditions? Ample room on the lot; no practical difficulty.

Variance: 2

Case: 13-02

Applicant Name: Champion Buick GMC

Address: 7885 W. Grand River

Type of Variance: Front yard variance to construct an addition to a non-conforming building

Lakefront: No

Decision: Approved

Why? Conditions? Variance of 13.7 feet with a Grand River side setback of 56.3 feet granted. The finding of fact is the building was non-conforming after the Zoning Ordinance changed.

Variance: 3

Case: 13-03

Applicant Name: Genoa Charter Township

Address: 2911 Dorr Road

Type of Variance: Sign

Lakefront: No

Decision: Approved

Why? Conditions? An 8-foot variance with a 14 foot height and a 257 foot area variance amount for a sign area of 329 feet. The finding of fact is the configuration of the property and the ability to not be able to place a sign on the exit ramp.

Variance: 4

Case: 13-04

Applicant Name: Blair Bowman

Address: 4252 Highcrest

Type of Variance: Front yard and waterfront

Lakefront: Yes

Decision: Approved

Why? Conditions? Front yard variance of 15 feet with a setback of 20 feet and a waterfront variance of 2 feet with a setback of 73 feet. The finding of fact is the topography and conditions of the lot.

Variance: 5

Case: 12-27

Applicant Name: Joe Aguis

Address: 5311 Brighton Road

Type of Variance: Sign variance

Lakefront: No

Decision: Approved

Why? Conditions? A 1-foot variance for a 7-foot-tall sign. The finding of fact is the sight distance and visibility from the road.

FEBRUARY

Variance: 6

Case: 13-06

Applicant Name: Angela Nieves-Valentine

Address: 3837 E. Coon Lake Road

Type of Variance: Height variance for a fence

Lakefront: No

Decision: Variance not needed

Why? Conditions? The ZBA interprets the fence is built in the side yard.

MARCH

Variance: 7

Case: 13-05

Applicant Name: Brett Gierak

Address: 921 Sunrise Park

Type of Variance: Side and rear yard variance for an addition

Lakefront: Yes

Decision: Approved

Why? Conditions? The finding of fact is the lack of zoning predated the construction of the house. The practical difficulty is due to the location of the utility lines and the sewer line.

Variance: 8

Case: 13-07

Applicant Name: Charles Horan

Address: 1828 Hughes Road

Type of Variance: Front, waterfront and side yard variance to construct a garage addition and a second story addition.

Lakefront: Yes

Decision: Approved

Why? Conditions? Allowed to construct a second story that will match the existing footprint with a 4-foot-4-inch side yard extension. Conditions: Must remove the garage from the plans and the addition must have gutters and downspouts. The finding of the fact is the narrowness of the lot and pre-existing house where it is built in regards to the current zoning.

April

Variance: 9

Case: 13-08

Applicant Name: Champion Buick

Address: 7885 W. Grand River

Type of Variance: Sign

Lakefront: No

Decision: Approved

Why? Conditions? Additional sign allowed with the square footage being less than two allowed per the Township Ordinance. The practical difficulty is it will improve the visibility and sign distance of the site.

Conditioned upon the following:

1. The drawings provided indicate that the "Champion" and "Certified Service" signs will be channel letters and the "Buick GMC" sign will be a unibody sign. The letters themselves will be black or white in color.
2. The plans indicate that the signs require circuits and will be lit.
3. The wall signs will be allowed to project up to 1-foot beyond the face of the wall.

Variance: 10

Case: 13-10

Applicant Name: Jeff Gontarski

Address: 4401 Filbert

Type of Variance: Front yard variance to build a new home

Lakefront: No

Decision: Approved

Why? Conditions? Front yard variance of 25 feet with a setback of 10 feet approved. Conditioned upon the home being guttered. The practical difficulty is the topography of the land.

Variance: 11

Case: 13-11

Applicant Name: Art Van Furniture

Address: 4101 E. Grand River
Type of Variance: Sign
Lakefront: No
Decision: Denied
Why? Conditions? No practical difficulty.

MAY

Variance: 12
Case: 13-09
Applicant Name: Leo and Karen Mancini
Address: 4057 Homestead Road
Type of Variance: Two side yard variances to construct an attached garage
Lakefront: Yes
Decision: Approved
Why? Conditions? Given a 5-foot-6-inch variance on both sides with a 4-foot-6-inch setback on both sides. Conditioned upon the garage being guttered. The practical difficulty is the narrowness of the lot.

Variance: 13
Case: 13-12
Applicant Name: Robert Morrison
Address: 3699 Nixon Road
Type of Variance: Pole barn on a vacant lot
Lakefront: No
Decision: Denied
Why? Conditions? No practical difficulty.

JUNE

Variance: 14
Case: 13-13
Applicant Name: Curt Brown
Address: 4010 Homestead
Type of Variance: Front yard variance and a waterfront variances to replace an existing garage
Lakefront: Yes
Decision: Approved
Why? Conditions? Given a 25-foot shoreline variance with a 15-foot setback, front yard variance of 27 feet with an 8-foot setback, an accessory building size variance of 442 feet from the 900 feet allowed and an accessory building height variance of 6-foot-6-inches from the 14 feet allowed. Conditioned upon the structure being guttered and having downspouts and any grading issues should be addressed and satisfactorily dealt with by

the petitioner. The practical difficulty is the topography of the lot and the difficulty to construct on the lot.

Variance: 15

Case: 13-15

Applicant Name: Ronald Socia

Address: 3950 Highcrest Drive

Type of Variance: Home improvements/modernization to non-conforming structures in excess of 10% of its replacement value.

Lakefront: Yes

Decision: Approved

Why? Conditions? Can make improvements and modifications on the interior and exterior of the home to a nonconforming structure. Conditioned upon the structures including gutters and downspouts, no improvements shall be made to increase the footprint or height of the structures and the structure shall not be used as rentals. The practical difficulty is the uniqueness of the property.

Variance: 16

Case: 13-16

Applicant Name: Janine and James Exline

Address: 4009 Highcrest Drive

Type of Variance: Side yard

Lakefront: Yes

Decision: Approved

Why? Conditions? Given a 2.25-foot side yard setback with a 2.75-foot variance and an 8.15-foot setback on the west side with a 1.85-foot variance. Conditioned upon the structure including gutters and downspouts. The practical difficulty is the narrowness of the lot and the continuing narrowness toward the road side.

JULY

Variance: 17

Case: 13-17

Applicant Name: Thomas and Diana Fleming

Address: 4049 Homestead

Type of Variance: Side yard

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a side yard setback variance of 5 feet and a waterfront setback variance of 16.5 feet for the construction of a new home. Conditions placed on the approval are that the structure is to have gutters and downspouts installed and that any

grading and drainage issues should be addressed and satisfactorily dealt with by the petitioner. The practical difficulty is the topography and narrowness of the lot.

Variance: 18

Case: 13-18

Applicant Name: Mary Dean and Jeff Barringer

Address: 5359 Wildwood Drive

Type of Variance: Front yard setback variance and a water front setback variance for the construction of a single family home

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a 19.9 foot front yard setback variance and a 17.7-foot waterfront setback variance for the construction of a new home. Based on the practical difficulty of a small building envelope and the narrowness of the platted subdivision. Conditioned upon the structure having gutters and downspouts, grading or drainage issues should be addressed and satisfactorily dealt with by the petitioner. If there is damage to the fence and arborvitae plants, they are to be replaced by the expense of the petitioner.

AUGUST

Variance: 19

Case: 13-19

Applicant Name: Bob Maxey Ford

Address: 2798 E. Grand River

Type of Variance: Front yard setback and parking lot.

Lakefront: No

Decision: Approved

Why? Conditions? Approved a front yard setback variance of 5 feet and parking lot variance of 7 feet on the rear property line based on the following finding of facts:

1. Strict compliance with the front yard setback requirement would limit the ability of the property owner to construct an addition which maintains a consistent front building line with the existing main building;
2. The area within the rear lot line parking lot setback is already developed as a parking area and the proposed 6-foot masonry screening wall will adequately mitigate the impact the proposed changes to the site plan will have on the adjacent residential properties;
3. The need for the variance is not self-created;
4. According to the Planner's Report, the proposed variance will not impair public safety or welfare;
5. There will be little if any impact on the surrounding neighborhood. The front yard variance will provide for a consistent appearance on the Grand River corridor and the proposed 6-foot masonry screening wall will mitigate the impacts of the extended parking lot.

Variance: 20

Case: 13-20

Applicant Name: Zion Restoration

Address: 6518 Catalpa

Type of Variance: Side yard for an addition

Lakefront: No

Decision: Approved

Why? Conditions? Approved a 14-foot side yard variance due to the addition having little impact on the adjacent properties. The addition will be the same distance from the side property line as the attached garage.

The hardship is the property is zoned LDR (Low Density Residential) and was created under less strict zoning requirements. The lot size and building were made non-conforming by the current zoning requirements. The pie shaped lot has limitations. The variance is not self-created.

Conditioned upon the home and garage being guttered.

Variance: 21

Case: 13-21

Applicant Name: Thomas and Donna Phelps

Address: 4470 Clifford Road

Type of Variance: Side yard setback and deck extension

Lakefront: Yes

Decision: Approved

Why? Conditions? Approved a 2-foot side yard variance and a 3-foot variance from the rear distance line.

The Finding of Fact is the side yard variance will comply with the current building and is not self-created. The proposed deck will reduce the non-conformity of the deck.

SEPTEMBER

Variance: 22

Case: 13-23

Applicant Name: Charles Denning

Address: Parcel ID 4711-10-301-029 on East Grand River

Type of Variance: Add a carport to property without a principle building

Lakefront: No

Decision: Denied

Why? Conditions? ZBA based decision on the finding of fact that there is no allowance for additional structures on properties without principle buildings.

Variance: 23

Case: 13-24

Applicant Name: Bob Maxey Ford

Address: 2798 E. Grand River

Type of Variance: To increase allowable wall sign square footage from 150 square feet to 169 square feet and to install two (2) additional wall signs which will exceed the maximum number of allowable wall signs by three (3) for a total of five (5) wall signs on the building.

Lakefront: No

Decision: Approved

Why? Conditions? Approved a variance of 19 square feet of allowable wall sign area and for two additional wall signs with the finding of fact that the length of the building and the speed of traffic on Grand River Avenue requires additional signage to safely guide traffic in and out of the property.

Variance: 24

Case: 13-25

Applicant Name: Jane and Randy Evans

Address: 4444 Glen Eagles Court

Type of Variance: Variance from the deck setback requirement between condominium units to extend an existing deck.

Lakefront: No

Decision: Approved

Why? Conditions? Given a 4-foot variance to extend a deck which is located between two condominium units based on the findings of fact that the condominium was built in 1996 and at the time did not meet the standard set forth in Section 11.04.02(b), the need for the variance was not self-created by the applicant, the layout and design of the building created a need for the variance. Granting this variance will make the property consistent with other properties in the area.

OCTOBER

Variance: 25

Case: 13-27

Applicant Name: Robert Socia

Address: 3950 Highcrest

Type of Variance: Wanted modification of the variance granted on June 18, 2013 in order to remove the condition that limits the applicant's ability to increase the height of the structure.

Lakefront: Yes

Decision: Denied

Why? Conditions? ZBA denied request due to the existing condition stipulated in prior approval on June 18, 2013 for case #13-15 which limited the applicant's ability to increase the height of the structure.

NOVEMBER

Variance: 26

Case: 13-26

Applicant Name: Oren and Jill Lane

Address: 623 Sunrise Park

Type of Variance: Both side yard setbacks, the front yard setback, the shoreline setback, and the maximum building height.

Lakefront: Yes

Decision: Approved

Why? Conditions? Given a front yard variance of 25 feet with a 10-foot setback, 3-foot variance on both sides with 7-foot setback on both sides, 2-foot height variance and a 4-foot waterfront variance. Conditioned upon the new home having gutters with downspouts. The finding of fact is the narrowness of the lot; the variances are not self-created and the topography of the lot.

DECEMBER

Variance: 27

Case: 13-28

Applicant Name: Steve Gronow

Address: 3800 Chilson Road

Type of Variance: Maximum allowable size of a detached accessory building

Lakefront: No

Decision: Denied

Why? Conditions? No finding of practical difficulty

Variance: 28

Case: 13-29

Applicant Name: Steve Schenck

Address: 4072 E. Grand River; other street addresses at this property include: 4050, 4072, 4080, 4084, 4092, 4096, 4104, 4116, 4128, 4132, 4140, 4144, 4148, and 4160.

Type of Variance: Temporary sign and exceed time sign is allowed and number of time sit is used.

Lakefront: No

Decision: Approved

Why? Conditions? The finding of fact is that the location of this is a busy location where traffic is very fast. So those passing cannot see the services advertised. It's a seasonal business and therefore, very limited. This does not injure or affect the safety or welfare of the public or neighborhood.