



## ZONING BOARD OF APPEALS MEETING

LOCATION: TOWNSHIP ANNEX, 7527 HIGHLAND ROAD, WHITE LAKE, MICHIGAN 48383  
THURSDAY, JANUARY 26, 2023 – 7:00 PM

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*White Lake Township | 7525 Highland Rd | White Lake, MI 48383 | Phone: (248) 698-3300 | www.whitelaketwp.com*

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### AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. [Zoning Board of Appeals Regular Meeting of December 8, 2022](#)
6. CONTINUING BUSINESS
  - A. [Applicant: David and Jeanine Scalpone / Sterling Mintzer](#)  
[11071 Beryl Drive](#)  
[White Lake, MI 48386](#)  
[Location: 11071 Beryl Drive](#)  
[White Lake, MI 48386 identified as 12-33-278-010](#)  
[Request: The applicant requests to construct a single-family house and accessory building \(garage\), requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback, Side-Yard Setback, and Maximum Lot Coverage. A variance from Article 5.7.A, Accessory Buildings or Structures in Residential Districts is required for the setback between the principal building and accessory building.](#)
7. NEW BUSINESS
  - A. [Applicant: Ralph Josephson](#)  
[7960 Barnsbury Avenue](#)  
[West Bloomfield, MI 48324](#)  
[Location: 3700 Jackson Boulevard](#)  
[White Lake, MI 48386 identified as 12-07-158-013](#)  
[Request: The applicant requests to allow a single-family house to encroach into a required side yard, requiring a variance from Article 3.1.5.E, R1-C Single Family Residential Side-Yard Setback.](#)
  - B. [Applicant: David Mazurkiewicz](#)  
[424 Sunset Street](#)  
[White Lake, MI 48383](#)  
[Location: 424 Sunset Street](#)  
[White Lake, MI 48383 identified as 12-21-377-003](#)  
[Request: The applicant requests to allow a single-family house to encroach into a required side yard, requiring a variance from Article 3.1.2.F, SF Suburban Farms Side-Yard Setback.](#)
8. OTHER BUSINESS
  - A. [Election of Officers](#)
9. NEXT MEETING DATE: February 23, 2023
10. ADJOURNMENT



**Procedures for accommodations for persons with disabilities:** The Township will follow its normal procedures for individuals with disabilities needing accommodations for effective participation in this meeting. **Please contact the Township Clerk's office at (248) 698-3300 X-164 at least two days in advance of the meeting.** An attempt will be made to make reasonable accommodations.

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
DECEMBER 8, 2022**

**CALL TO ORDER**

Chairperson Spencer called the meeting to order at 7:03 P.M. She then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

Clif Seiber,  
Nik Schillack, Vice-Chairperson  
Jo Spencer, Chairperson  
Kathleen Aseltyne  
Anthony Madaffer

**Absent:**

Michael Powell, Township Board Liaison  
Debby Dehart, Planning Commission Liaison

**Others:**

Justin Quagliata, Staff Planner  
Nick Spencer, Building Official  
Hannah Micallef, Recording Secretary

20 members of the public present

**APPROVAL OF AGENDA**

**MOTION by Aseltyne, support by Schillack to approve the agenda as presented. The motion CARRIED with a voice vote: (5 yes votes)**

**APPROVAL OF MINUTES**

a. Zoning Board of Appeals Regular Meeting of October 27, 2022

**MOTION by Madaffer, support by Seiber to approve the regular meeting minutes of October 27, 2022 as presented. The motion CARRIED with a voice vote: (5 yes votes).**

## NEW BUSINESS

- A. Applicant: David and Jeanine Scalpone / Sterling Mintzer  
11071 Beryl Drive  
White Lake, MI 48386  
Location: **11071 Beryl Drive**  
White Lake, MI 48386 identified as 12-33-278-010  
Request: The applicant requests to construct a single-family house and accessory building (garage), requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front Yard Setback, Side-Yard Setback, and Maximum Lot Coverage. A variance from Article 5.7.A, Accessory Buildings or Structures in Residential Districts is required for the setback between the principal building and accessory building.

Chairperson Spencer noted for the record that 28 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 3 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Schillack asked staff when the house and garage were demolished. Staff Planner Quagliata said the buildings were demolished sometime mid to late October 2022. Member Schillack asked staff if a permit was necessary to demolish a house within the Township. Staff Planner Quagliata confirmed, and added a homeowner was not allowed to demolish their own house. Member Schillack asked staff if any of the items from the demolition permit checklist were performed. Staff Planner Quagliata said no.

Member Aselyne asked staff why the case ended up before the ZBA again. Staff Planner Quagliata said the variances approved in January 2022 were no longer valid as the building the variances were approved for was no longer in existence.

Member Seiber asked staff if the proposed house was moved closer to the lake side of the lot, would the side yard setback variance for the garage be eliminated. Staff Planner Quagliata confirmed, and added the applicant would have to receive a front yard variance in that proposed scenario.

Richard Linnell, 2804 Orchard Lake Road, was present to speak on behalf of the applicants. He said the applicants met with architects and builders after receiving their variance approvals in January 2022. The applicants were told the floor joists needed replacement. The applicants were under the impression if they did not expand the footprint of their new house, they would not need further variances. He said his clients did not think about the need for a demolition permit. The floor joists and walls were removed during the demolition. At that time, the applicants realized they went beyond the limits of their variances and would have to come before the ZBA again.

Member Schillack asked Mr. Linnell if the builder performed the demolition. Sterling Mintzer, 4683 Ravinewood Drive, builder, said he hired a company to demolish the house. Member Schillack asked Mr. Mintzer why a demolition permit was not obtained. Mr. Mintzer stated the building plans showed only the foundation remaining, and thought the Township knew he needed a demolition permit based on the plans submitted. He proceeded with the demolition based on that assumption.

David Scalpone, 11071 Beryl Drive, stated Mr. Mintzer was going from the plans submitted in June 2022. Chairperson Spencer said the permit submitted in June 2022 specified enlarging and altering a structure, not building a new structure entirely. She added by the elimination of the former buildings, a new house could be built on the property without needing variances.

Staff Planner Quagliata stated the plans included in the ZBA packet were confusing as the new plans refer to what the applicant would like to build if variances were granted this evening, not the former plans referencing the former structure.

Member Seiber asked the builder to confirm the depth of the garage. Mr. Scalpone said he was not sure what the proposed depth was. Member Seiber asked the applicant why the former driveway was not removed on the plans as the proposed garage would be side entry. Mr. Scalpone said the former driveway could be removed and greenery added in its place. Member Seiber asked the applicant what the plan was for the proposed driveway. Mr. Minzter said the proposed driveway would be poured concrete. Mr. Seiber asked Mr. Scalpone his intention for the proposed garage's second floor. Mr. Scalpone said the second floor would be used for storage only.

Member Schillack stated the Township did not require the applicant to demolish the pre-existing house, and the applicant went ahead with demolition on their own.

Chairperson Spencer opened the public hearing at 7:45 P.M. She read a petition in favor of the request into the record.

Tracey Snyder, 1121 Brittney Lane, spoke in favor of the applicant's request.

Matt Sprader, 10070 Elizabeth Lake Road, suggested demolition permits should be included with building permits.

Julie Gable, 11217 Sugden, spoke in favor of the applicant's request.

Mary Earley, 5929 Pine Ridge Court, said she was at the January 2022 meeting and felt the applicant's problem was self-created.

Andrew Deloney, 2165 Arapahoe, spoke in favor of the applicant's request.

Dan Kiehl, 6103 Rosewood Parkway, spoke in favor of the applicant's request.

Lisa Zielaskowski, 860 Artdale, spoke in favor of the applicant's request.

Chairperson Spencer closed the public hearing at 8:02 P.M.

Member Seiber said the proposed plan was made in a good faith effort to reduce as many variance requests as possible. He said if the house was moved closer to the lake, the side yard setback variance for the garage would be eliminated.

Member Aseltyne asked the applicants why the garage was detached from the house. Ms. Scalpone said the garage walls were moved after action from the January 2022 ZBA meeting. The garage wall was required by the ZBA to be moved to increase the setback from the side yard property line from two feet to six feet.

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
  - Chairperson Spencer said she did not see a practical difficulty in regards to the lot.
  - Member Seiber said the lot was undersized for its zoning classification.
  - Chairperson Spencer said a house could be built on the lot without variances.
  - Member Schillack said he did see the building envelope presented itself, but understood why the applicant wanted the side entry garage.
- B. Unique Situation
  - Chairperson Spencer did not see a unique situation and the lot was not exceptional or extraordinary and the lot was similar to others in the area.
  - Member Seiber said the lot was unique based on what it was zoned for, and the lot was nowhere close to its zoning classification size requirements.
- C. Not Self-Created
  - Chairperson Spencer said there was a self-created problem. By the applicant removing the buildings, the problem was self-created.
  - Member Seiber said anything an applicant proposed would be self-created. He said what the ZBA needed to weigh was what was reasonable in relation to a self-created problem.
- D. Substantial Justice
  - Chairperson Spencer said a house could be built on the property without needing variances and substantial justice would be done.
- E. Minimum Variance Necessary
  - Chairperson Spencer said no variances were necessary to build on the property.
  - Member Seiber said the applicants' new proposal was an improvement over their former approved variances.

Member Schillack said he would like for a demolition permit to be completed post-construction if variances were approved.

**Member Schillack MOVED to postpone the appeal of David and Jeanine Scalpone / Sterling Mintzer to January 26, 2023 for Parcel Number 12-33-278-010, identified as 11071 Beryl Drive, to consider comments stated during this hearing, and prior to the January 26, 2023 ZBA meeting, the applicant will submit a demolition permit application to the Building Department including all the necessary attachments.**

**Member Aseltyne SUPPORTED, and the motion CARRIED with a roll call vote: (4 yes votes) (Schillack/yes, Aseltyne/yes, Spencer/yes, Madaffer/yes, Seiber/no).**

The ZBA called for a recess at 8:38 P.M. The ZBA returned from recess at 8:42 P.M.

**OTHER BUSINESS**

- A. Applicant: Andrew Bienkowski and Rachel Menard  
2230 Wiggen Lane  
White Lake, MI 48386  
Location: **2230 Wiggen Lane**  
White Lake, MI 48386 identified as 12-14-231-003  
Request: The applicant requests an extension of the approval period for variances granted on May 26, 2022.

Staff Planner Quagliata gave a report.

Rachel Menard and Andrew Bienkowski, 2230 Wiggen Lane, were present to speak on their case. Due to labor and supply shortages, they were unable to obtain a contract with a builder. A builder had been contracted recently and the applicants were ready to move forward.

**Member Seiber MOVED to approve the extension of the approval period for six months for variances granted on May 26, 2022, as requested by Andrew Bienkowski and Rachel Menard for Parcel Number 12-14-231-003, identified as 2330 Wiggen Lane.**

**Member Schillack SUPPORTED, and the motion CARRIED with a voice vote: (5 yes votes). (Seiber/yes, Schillack/yes, Spencer/yes, Aseltyne/yes, Madaffer/yes).**

**ADJOURNMENT**

**MOTION by Member Aseltyne, supported Member Schillack by to adjourn at 8:48 P.M. The motion CARRIED with a voice vote: (5 yes votes).**

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** January 26, 2023

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**Agenda item:** 6a

**Appeal Date:** January 26, 2023 (Postponed from December 8, 2022)

**Applicant:** David and Jeanine Scalpone / Sterling Mintzer

**Address:** 11071 Beryl Drive  
White Lake, MI 48386

**Zoning:** R1-D Single Family Residential

**Location:** 11071 Beryl Drive  
White Lake, MI 48386



### **Property Description**

The 0.158-acre (6,911 square feet) parcel identified as 11071 Beryl Drive is located on Bogie Lake and zoned R1-D (Single Family Residential). The submitted plot plan shows a proposed grinder pump and connection to the public sanitary sewer system. A new private well is proposed for potable water.

### **Applicant's Proposal**

David and Jeanine Scalpone / Sterling Mintzer, the applicants, are proposing to construct a two-story house and a single-story garage with attic space.

### **Planner's Report**

The following changes were made to the plot plan since the last meeting:

- 10 feet of separation is now provided between the house and garage, eliminating the required variance from the accessory building-to-principal building setback and the required variance from the side yard setback for the garage. The house was shifted 2.5 feet towards the lake to eliminate these variances.

As required by the Board, the applicants obtained a post-construction demolition permit.

The requested variances are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Request</b>	<b>Result</b>
1	Article 3.1.6.E	Front yard setback	30 feet	19.3 feet	10.7 feet (garage)
2	Article 3.1.6.E	Side yard setback	10 feet	1.8 feet	8.2 feet (house – east side)
3	Article 3.1.6.E	Maximum lot coverage	20% (1,382.2 square feet)	6.4% (443.8 square feet)	26.4% (1,826 square feet)

## Zoning Board of Appeals Options:

**Approval:** I move to approve the variances requested by David and Jeanine Scalpone / Sterling Mintzer from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-33-278-010, identified as 11071 Beryl Drive, in order to construct a two-story house and a detached single-story garage. Variances from Article 3.1.6.E are granted to allow: the house to encroach 1.8 feet into the required setback from the east side lot line; to allow the garage to encroach 19.3 feet into the required setback from the front lot line; and to exceed the allowed lot coverage by 6.4 percent. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- In no event shall the projection of any roof overhang be closer than five (5) feet to the east and west side lot lines.
- No mechanical units, including HVAC system or generator, shall be placed in the side yard setbacks or the front yard. The plot plan shall be revised to show the proposed location of mechanical units.
- A foundation certificate shall be required prior to the backfill inspection by the Building Department.
- An as-built survey shall be required to verify the approved setbacks and lot coverage.

**Denial:** I move to deny the variances requested by David and Jeanine Scalpone / Sterling Mintzer for Parcel Number 12-33-278-010, identified as 11071 Beryl Drive, due to the following reason(s):

**Postpone:** I move to postpone the appeal of David and Jeanine Scalpone / Sterling Mintzer *to a date certain or other triggering mechanism* for Parcel Number 12-33-278-010, identified as 11071 Beryl Drive, to consider comments stated during this hearing.

## Attachments:

1. Variance application dated November 10, 2022.
2. Plot plan dated December 8, 2022 (revision date December 9, 2022).
3. Architectural plans dated September 20, 2021 (revision date November 9, 2022).
4. Building permit application dated January 12, 2023.
5. Grading and drainage permit application dated January 12, 2023.
6. Draft minutes of the December 8, 2022 Zoning Board of Appeals meeting.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION

Item A.

Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: David and Jeanine Scalpone / Sterling Mintzer PHONE: 248-910-2481

ADDRESS: 11071 Beryl Dr

APPLICANT'S EMAIL ADDRESS: Dscalpone@msn.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 11071 Beryl Dr PARCEL # 12 - 33-278-010

CURRENT ZONING: R1-D PARCEL SIZE: 45'x143'

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Section 7.27 B "Nonconforming lot"

VALUE OF IMPROVEMENT: \$ 650,000 SEV OF EXISITING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$385.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 10/10/22

RECEIVED

NOV 10 2022

COMMUNITY  
DEVELOPMENT  
DEPARTMENT

**SOIL EROSION AND SEDIMENTATION CONTROL OPERATION TIME AND SCHEDULE**

CONSTRUCTION SEQUENCE	NOV 2021	DEC 2021
TEMPORARY EROSION CONTROL MEASURES	█	
STRIP & STOCKPILE TOPSOIL / ROUGH GRADE	█	
INSTALL ALL OTHER UTILITIES	█	
SITE CONSTRUCTION & PAVEMENT	█	
PERMANENT EROSION CONTROL MEASURES	█	
FINISH GRADING	█	
LANDSCAPING	█	

DISTURBED AREA = 0.14+ ACRES

MAP UNIT SYMBOL	MAP UNIT NAME
12	BROOKSTON AND COLWOOD LOAMS

**SITE DATA**

TOTAL BUILDING COVERAGE: 1,826 SF / 6,911 SF = 26.4% BUILDING COVERAGE

**SITE LEGEND**

- PROPERTY LINE
- PROPOSED DRIVEWAY
- ▭ PROPOSED BUILDING
- ▨ PROPOSED CONCRETE PAVEMENT
- - - SETBACK LINE
- LDD — LIMIT OF DISTURBANCE
- SF — PROPOSED SILT FENCE

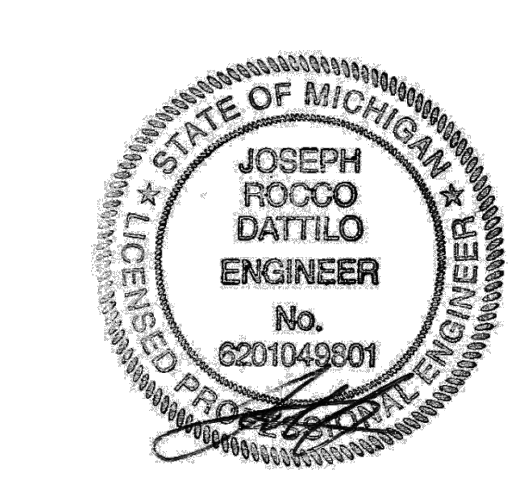
**SITE NOTES**

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY KEM-TEC AND ASSOCIATES, PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS KEM-TEC AND ASSOCIATES, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY KEM-TEC AND ASSOCIATES.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. KEM-TEC AND ASSOCIATES WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF KEM-TEC AND ASSOCIATES, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
- IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FAR AS STORM SEWER OUTLET OR OTHER NATURAL POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.
- ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS, AND SPAS MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD BE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2015 MICHIGAN RESIDENTIAL CODE - R 104.1 & 2015 - MLC CHAPTER 33.
- SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION.
- EX. UTILITIES FROM THE HOME ARE TO REMAIN AND BE REUTILIZED AND BE PROTECTED THROUGHOUT CONSTRUCTION.

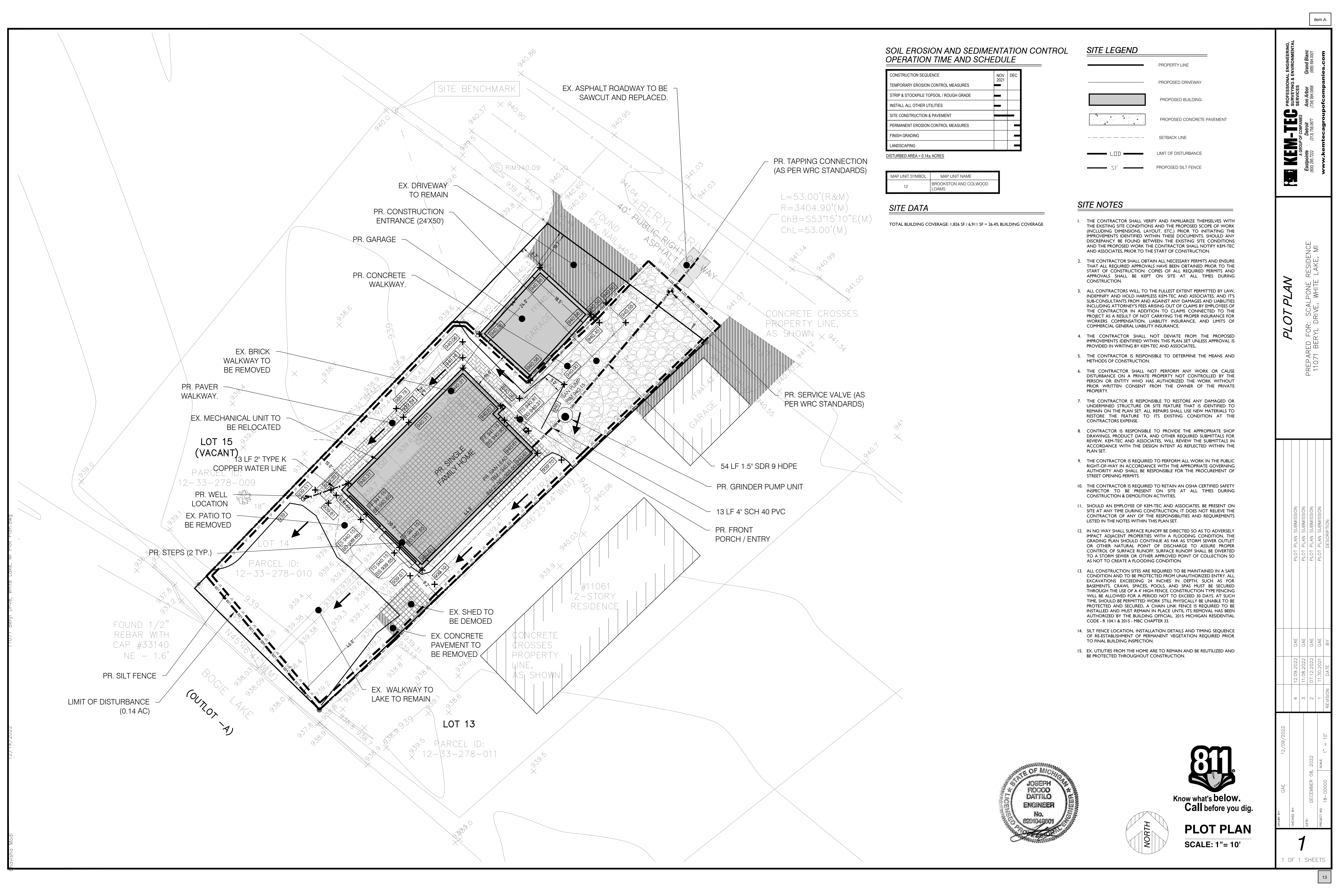
NO.	DATE	BY	DESCRIPTION
1	11/30/2021	GAE	REVISION
2	07/12/2022	GAE	REVISION
3	11/08/2022	GAE	REVISION
4	12/09/2022	GAE	REVISION

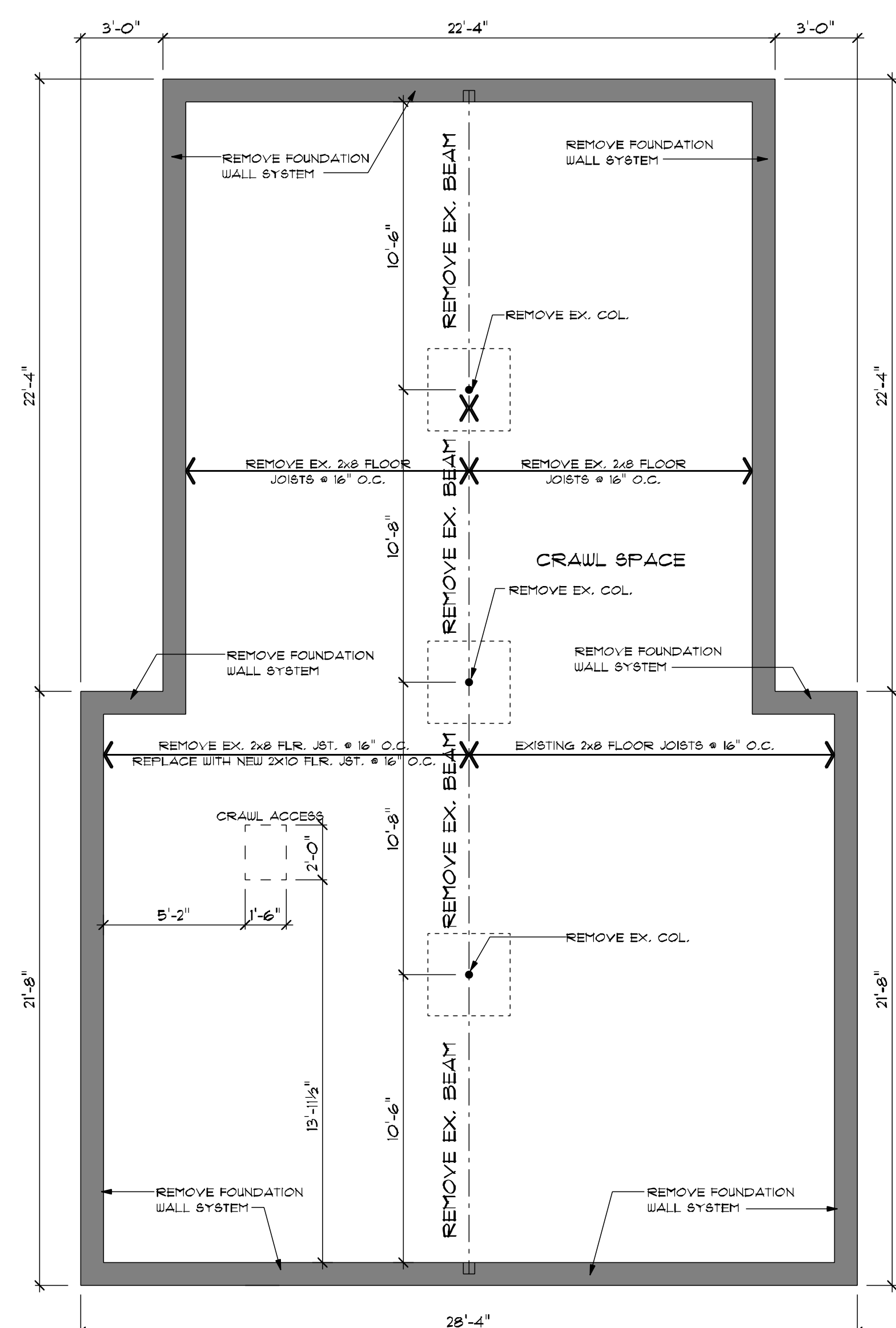
DATE	BY
12/09/2022	GAE
DECEMBER 08, 2022	GAE

PROJECT NO: 18-00000  
 SCALE: 1" = 10'



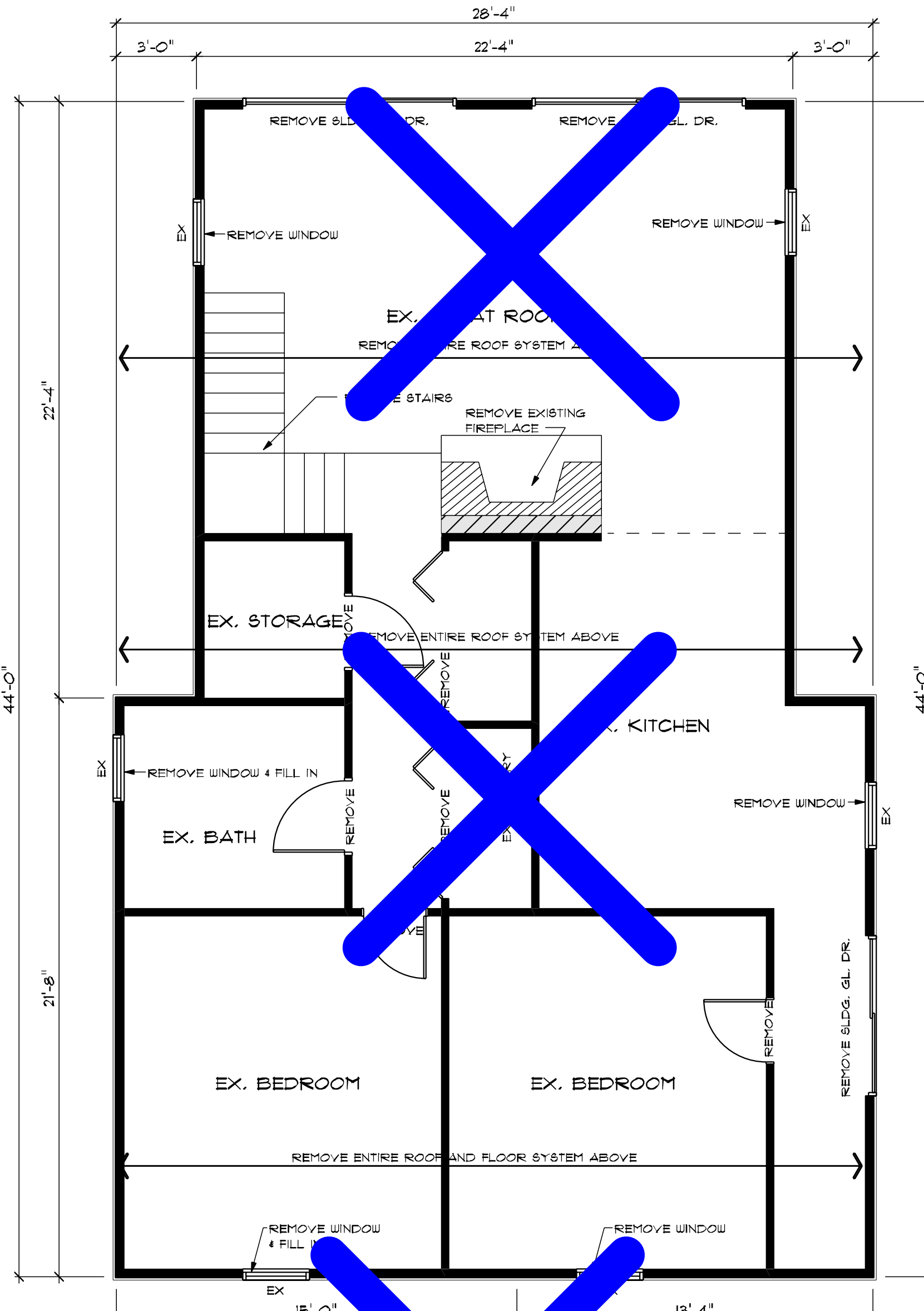
**811**  
 Know what's below.  
 Call before you dig.  
**PLOT PLAN**  
 SCALE: 1" = 10'





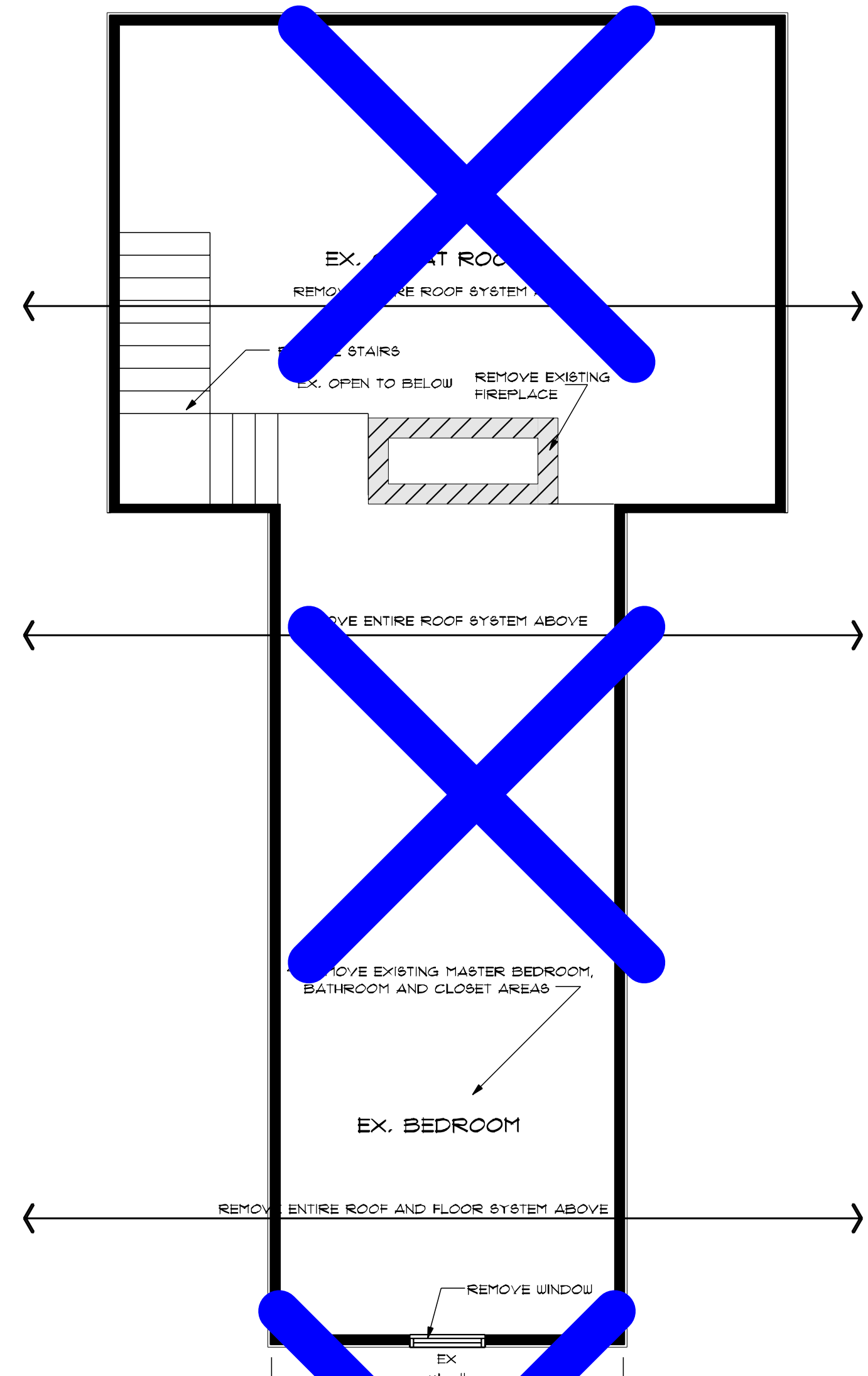
NOTE: REMOVE EX. FOUNDATION AND PREPARE FOR NEW FOUNDATION PLAN  
EX. WALL TO BE REMOVED

EX. FOUNDATION PLAN W/ DEMO  
SCALE: 1/4" = 1'-0"



NOTE:  
1. REMOVE WALLS AS NOTED.  
2. LEAVE PARTIAL 2 WALLS THAT ARE NOTED AND RAISE THEM TO 12'-1 1/2" FLUTE HGT.  
3. REMOVE ALL FINISHED INTERIOR MATERIAL

EX. MAIN LEVEL FLOOR PLAN W/ DEMO  
SCALE: 1/4" = 1'-0"



NOTE:  
1. REMOVE ENTIRE LOFT AND BATH AREA  
2. REMOVE ENTIRE ROOF SYSTEM

EX. UPPER LEVEL FLOOR PLAN W/ DEMO  
SCALE: 1/4" = 1'-0"

NOTE: EXISTING SHED TO BE DEMO AND REMOVED.

NOTE: RELOCATE WHOLE HOUSE GENERATOR

**STRUCTURAL NOTES**

1. SOILS, FOOTINGS AND SLABS  
The design soil bearing capacity is 2500 PSF minimum for this structure. The footing sizes detailed herein were based on soils of this capacity or greater. If soils of lesser capacity are encountered at time of excavation, the general contractor/builder and Architect shall be promptly notified. The Architect shall redesign the footings based on the actual soil bearing capacity established by a soils test by a qualified professional. In the absence of a soils test, the soil bearing capacity and the footing design shall be established by Chapter 14 of the current Michigan Residential Code as noted in the Project Codes.

All footing shall bear on undisturbed soils or engineered fill free from frost and/or organic matter.

All concrete slabs shall be placed on compacted or self-compacting granular fill base.

All metal strap all plate anchors shall be placed and embedded in the trench footings and basement walls and be continuous through any block course(s) as shown in the exterior wall section details shown herein.

2. CONCRETE  
All concrete work and placement shall conform to the latest recommendations of A.C.I.  
Minimum compressive strength (PSI) at 28 days shall be as follows:

- A. Basement Walls, Footings, and Concrete not exposed to the weather + 3000 PSI
- B. Basement Slabs and other Interior Slabs on grade (except garage slabs) + 2500 PSI
- C. Basement Walls, Foundation Walls, and other vertical concrete work exposed to weather + 3000 PSI
- D. Porches, Carports, Garage Slabs, and steps exposed to weather + 3500 PSI

NOTE: All concrete exposed to weather (including basement walls without brick) shall be air entrained. Air content shall be between 5 and 7 percent.

All reinforcing bars, couplers and ties shall conform to ASTM A615 Grade 60. Reinforcing steel shall be continuous and shall have a minimum 3/8" bar diameter cover and be fabricated and placed in accordance with ACI recommendations. Reinforced concrete trench footings shall have corner bars at all intersections of the same size and spacing as the main horizontal reinforcing. Provide (2) #5 diagonal re-bars at corners of all wall openings.

All concrete reinforcing shown in the plans and details herein is recommended to minimize differential settlement of the structure. Plain Concrete (unreinforced) Footings and walls may be permitted if constructed in accordance with the prescriptive requirements of the Michigan Residential Code, Section R403, Footings and Table 404.1(1) Plain Concrete Foundation Walls.

3. MASONRY  
All masonry work shall be done in accordance with the latest ACI and NCMA recommendations and specifications.

All block masonry shall conform to ASTM C90 or C145 Type-N4. Mortar shall be Type-S.

Provide flashing at top of windows and doors, windows and door sills, chimneys, roof intersections, and at the first course above grade. Unless otherwise noted, use L 8x2-1/2x16 L.L.V. Steel Lintel for 4" nominal brick veneer spanning openings up to 6'-0" with two stories above and up to 8'-0" with one story above or up to 10'-0" with no story above. Weep holes shall be placed 32" on center maximum, 3/16" minimum diameter, and be located in the first course above grade and at all through wall flashing. Anchor masonry veneer with metal corrugated ties, minimum 1/8" wide and 2-gauge spaced not more than 24" on center each side, and within 12" of all openings.

4. DESIGN CRITERIA  
DESIGN LOADING  
Floor Loading:

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Belmont  
Seismic Design Criteria + B  
Snow Ground Snow Load + 25 PSF  
Wind:  
Basic Wind Speed + 80 MPH  
Wind Load Importance Factor I + 1  
Wind Exposure Category + B  
Climate:  
Weathering + Severe  
Frost Line Depth + 42 inches  
Termites + Slight to Moderate  
Deck + None to Slight  
Winter Design Temperature + 6-degree Fahrenheit

5. WOOD FRAMING SYSTEM  
Bearing wall studs shall be 2x6 engineered sd. studs @ 16" o.c.  
All wall plate material shall provide a minimum of 425 PSF (Pc) perpendicular to the grain.  
All wood in contact with concrete and/or within 8 inches of soils shall be preservative treated lumber and shall conform to ALUFA standards and be labeled. Provide continuous solid wood blocking to steel beams and concrete foundation bearing at all point loads and/or built-up columns, see architectural plans and floor joist framing plans with T.I. joists.

6. ENGINEERED LUMBER  
All laminated veneer lumber (LVL) shall be 1.5 E, 2600 Fb, 295 Fv or better. All Glue Lam Beams shall be 24F-V4 DF or better. If a substitution is proposed that does not meet or exceed these specifications, it is the responsibility of the party proposing the substitution to provide documentation and engineering calculations showing sufficient structural capacity for the Architects review and approval prior to making the substitution.

7. WALL BRACING  
Install metal strap bracing (Simpson Strong-Tie TUB wall brace or equal) on all exterior walls and interior load bearing walls. Install bracing a minimum of every 25 ft. of wall length in an "X" or "V" configuration at each end of the wall. Fasten metal strap per manufacturer's specifications. Knee walls and cripple walls shall be continuously braced with minimum 1/8" o.s.b. sheathing with nailing per Project Codes.

8. ENGINEERED ROOF TRUSSES  
All trusses including roof and floor trusses shall be prepared by a qualified truss manufacturer and bear the seal of a registered engineer. Truss manufacturer shall notify Architect of any additional bearing points and/or increased structural support that may be required for the truss system(s). All trusses shall be installed and braced in accordance with the manufacturer's specifications as indicated in the truss specification package and diagrams to be provided by the manufacturer with delivery of the trusses to the site.

All trusses shall be attached to the top wall plates with metal strap anchors that resist a minimum of 175 pounds uplift. If any bearing point, structural member, or specification indicated on the Architects plans conflicts with the truss design package, the Architect shall be promptly notified to resolve the matter with the truss manufacturer.

All floor joists are to be hung off rim joist using Simpson Joist hangers as specified in hanger schedule on sheet 6101 and fastened to rim joist per details shown on wall sections 23, 4, 4 on sheets 4400 and 401.

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

Live Load + 30 PSF (Second Floor Sleeping Rooms)  
Live Load + 40 PSF (All Other Floors)  
Dead Load w/Carpet + 10 PSF (Second Floor)  
Dead Load Tile + 20 PSF  
Balcony Loading:  
Live Load + 60 PSF (Balconies are cantilevers and supported without posts)  
Deck Loading:  
Live Load + 40 PSF (Decks are supported by the building end posts on the opposite side)  
Roof Loading:  
Live Load + 30 psf  
Dead Load + 11 PSF  
Deflection:  
Floors and Ceilings + L/360  
Other Structural Members + L/240

**SOIL BEARING REQUIREMENTS:**  
1. All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean granular material compacted to at least 95% of maximum dry density as determined by ASTM D-1557.  
2. Foundations bearing on existing soils are designed for a minimum allowable soil bearing capacity of 3000 psf, u.c. The allowable soil bearing capacity must be verified by a registered soils engineer prior to the start of construction and is the responsibility of the owner or contractor.  
3. Notify the Engineer/Architect if the allowable soil bearing capacity is less than 3000 PSF so that the foundation can be redesigned for the new allowable bearing capacity.  
4. Footings for this project were designed per MRC R403.1(1) guide line for a 1500 psf footing.

**STRUCTURAL STEEL SPECIFICATIONS:**  
1. Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted otherwise) designed and constructed per the 1989 AISC "Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings" and the latest edition of the AISC "Manual of Steel Construction".  
2. Steel pipe columns shall be ASTM A-501, Fy36 ksi. Structural tubing shall be ASTM A500, Grade B, Fy46 ksi.  
3. Welded connections shall conform with the latest AWS D11.4 "Specifications for Welding in Building Construction", and shall utilize E70XX electrodes unless noted otherwise.  
4. Bolted connections shall utilize ASTM A-325 bolts tightened to a "krug tight" condition (unless noted otherwise).

**REINFORCING STEEL SPECIFICATIONS:**  
1. Reinforcing bars, couplers, and ties shall conform with ASTM-A615 GRADE 60 requirements and shall be free of rust, dirt, and mud.  
2. Welded wire fabric shall conform with ASTM A-95 and be positioned at the mid height of slabs, u.c.o.  
3. Reinforcing shall be placed and securely tied in place sufficiently ahead of placing of concrete to allow inspection and correction, if necessary, without delaying the concrete placement.  
4. Exposed reinforcing bars a minimum of 3/8" around corners and lap bars at splices a minimum of 24" u.c.o.  
5. Welding of reinforcing steel is not allowed.

**TEMPORARY CONSTRUCTION SHORING:**  
1. Habitat Engineering assumes no responsibility for design or proper installation of temporary building bracing and shoring or the means and methods required to complete this project. The contractor and his engineer are responsible for the design and proper installation of both temporary shoring and bracing required for a safe and structurally sound project. The structural members indicated on these drawings are not self-bracing and shall be considered unstable until attached to the completed structure as indicated by these drawings and specifications. The contractor is responsible for all damages incurred due to improper shoring and bracing during the construction project. Acceptance of the construction project by the contractor is proof of acceptance of the above mentioned items.

BUILDER/OWNER INFO: Item A.  
NOTE: BUILDER TO VERIFY ALL DIMENSIONS, BEFORE WORK BEGINS. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF DRAWINGS AND CONSTRUCTION OF BUILDING.  
ALL CONTRACTORS AND ROOF SUPPLIER TO VERIFY BY SITE AND PRE-EXISTING STRUCTURES AND OR GRACES.

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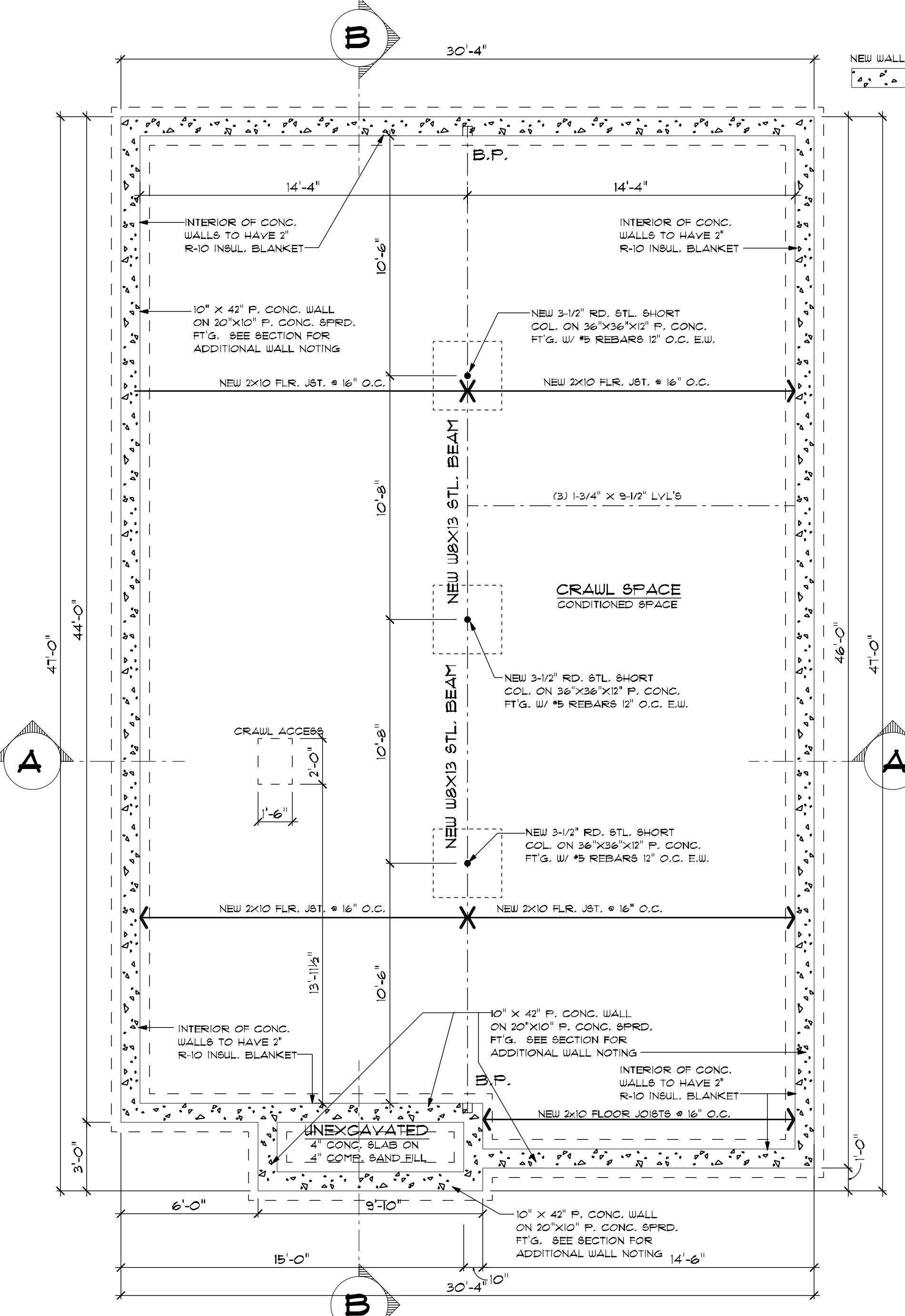
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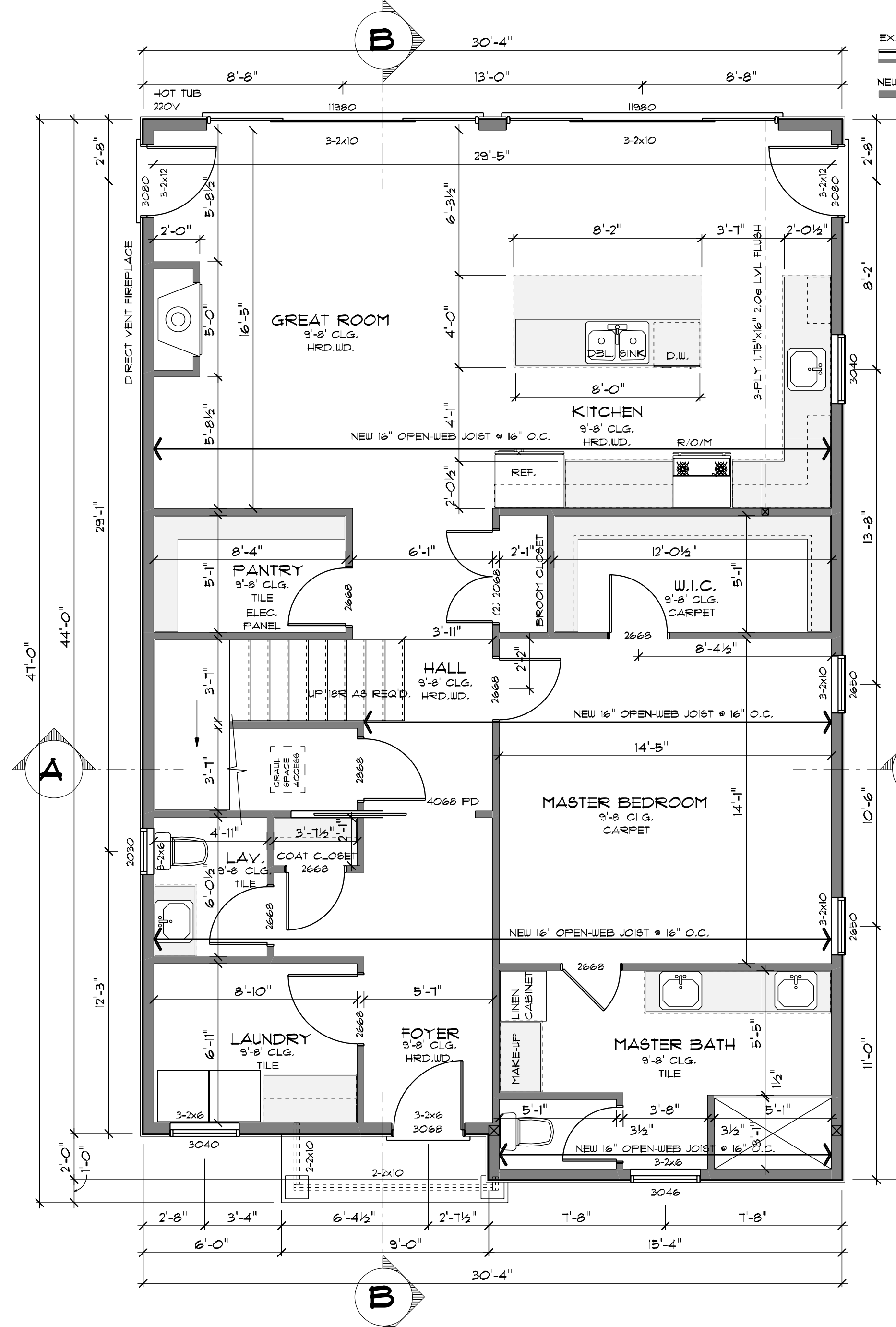
HOUSE PLAN:  
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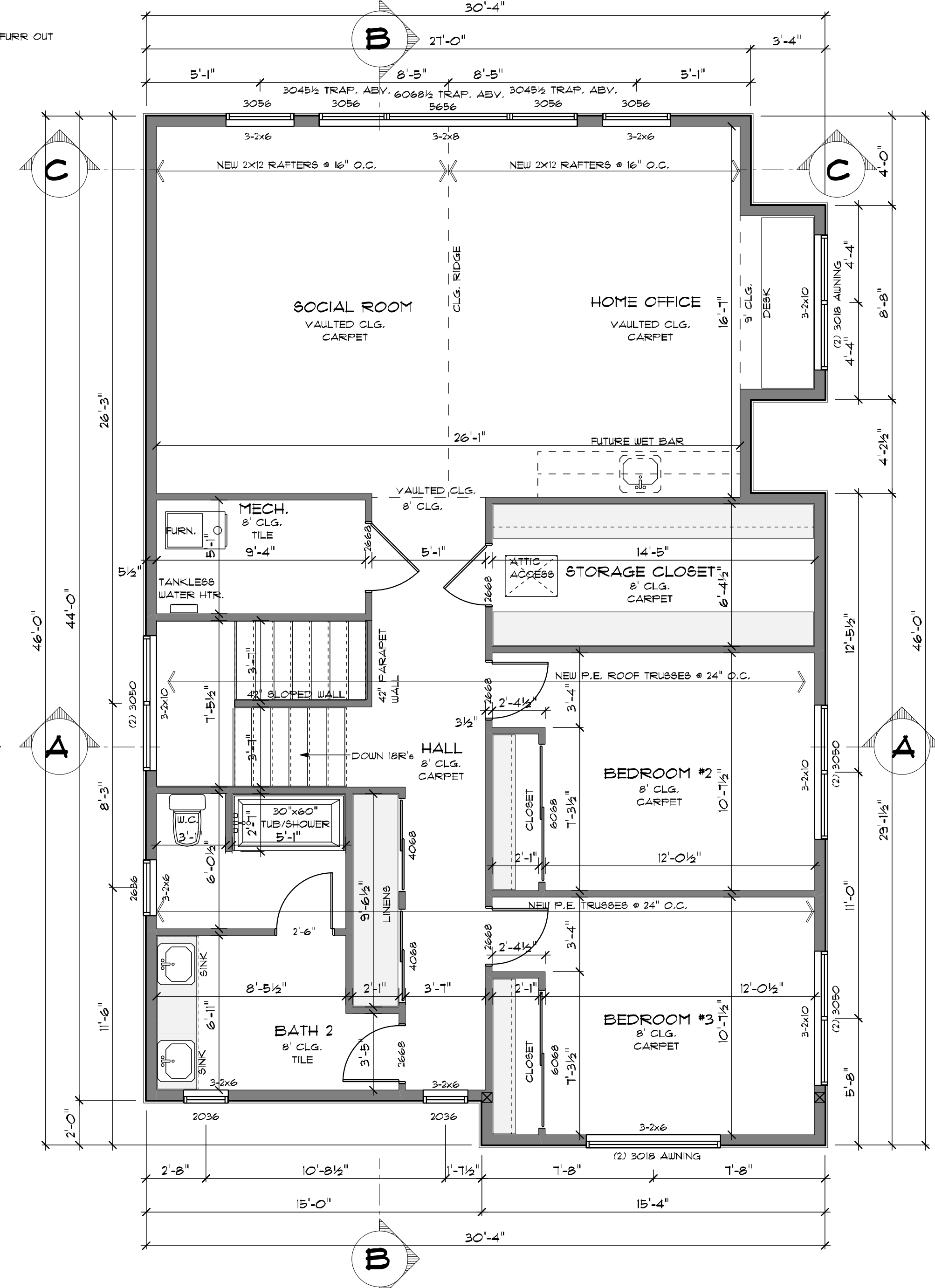
TOTAL SQ.FT. (HOUSE BILL 5819)	2639.00
UN-HABITABLE SQ.FT.	1153.00
TOTAL HABITABLE SQ.FT.	1486.00
PROJECT NO.:	1271-2021
SCALE:	1/4" = 1' - 0"
ORIGINAL PLAN SET DATE:	09-20-2021
REVISION PLAN SET DATE:	11/9/2022
SHEET NO.:	A-1



**NEW FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**NEW MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
MAIN FLOOR SQ./FT. = 1365.00



**NEW UPPER FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
UPPER FLOOR SQ./FT. = 1274.00

**GENERAL CONDITIONS**

1. PROJECT CODES  
The architectural plans and specifications are intended to be consistent with the following codes, as they may be applicable (collectively, the "Project Codes").  
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)  
FOR SINGLE FAMILY DWELLINGS

2. BUILDING OFFICIAL  
The Building Official is hereby requested (a) to confirm that these plans are consistent with the applicable Project Codes and (b) to issue a notice of approval or to issue a notice of non-compliance with any code and (c) to promptly notify the Architect and the Applicant if these plans and specifications are not consistent with the applicable Project Codes.

3. SCOPE  
It is the scope of the architectural plans and specifications to incorporate the full text of the applicable Project Codes and to otherwise detail every condition and/or aspect thereof. All persons, including contractors, trades, product suppliers, or others using and/or relying on these plans and specifications are encouraged to review and familiarize themselves with the Project Codes and all such parties are directed to resolve any code question regarding these plans in favor of the applicable Project Codes.

4. NOTES AND SPECIFICATIONS  
All notes and specifications contained herein, on the specifications sheet N.O.O. and/or on any other individual sheet, shall apply to all the architectural sheets listed in the sheet index or sheet index.

5. CONFLICTING NOTATIONS  
If any general condition conflicts with any detail notation or note on a plan or elevation, then the notations shall apply. Confine all conflict resolutions to the site on a supervisor and the Architect.

6. SAFETY REQUIREMENTS  
The code requirements of 11.03.04, 03.04.01, and 11.02.02 shall be determined and provided by the Building Official and/or the General Contractor. These safety code requirements shall be enforced by the On-site Supervisor and shall apply to all persons entering and/or working on the site. The Architect and the Architect's Consultant assume no responsibility for the absence, presence, or adequacy of any safety program, procedure and/or equipment.

7. TEMPORARY STRUCTURAL BRACING  
Temporary bracing, shoring, and/or tiebacks of the structure shall be determined, provided, and installed by the contractor, sub-contractor and/or the General Contractor and shall be monitored by the On-site Supervisor. The Architect and the Architect's Consultant assume no responsibility for the absence, presence, or adequacy of any temporary bracing, shoring and/or tiebacks. All existing structures and/or new work in place that may be affected by the contractor and/or the absence, presence, or adequacy of any temporary bracing, shoring and/or tiebacks shall be adequately protected and/or braced as necessary to prevent any damage or settlement.

8. CONSULTANT DOCUMENTATION  
The architectural plans and specifications may be supplemented with additional documentation provided by sub-contractors and/or the Owner's consultants. Any additional consultant documentation, including the "Consultant Documentation" shall be the sole responsibility of the consultant preparing the documentation and when professional certification of performance criteria of materials, systems or equipment is required, the Architect shall be entitled to rely upon the accuracy, completeness, and authenticity of such calculations and certifications.

The Architect may review and approve or take other appropriate action upon submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concepts expressed in the architectural plans and specifications. The Architect's review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for ascertaining instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor. The Architect's approval of a submittal shall not constitute approval of an assembly of an item that the Contractor is responsible for. It constitutes approval of any safety precautions, construction means, methods, techniques, sequences or procedures.

**BIDDING SPECIFICATIONS**

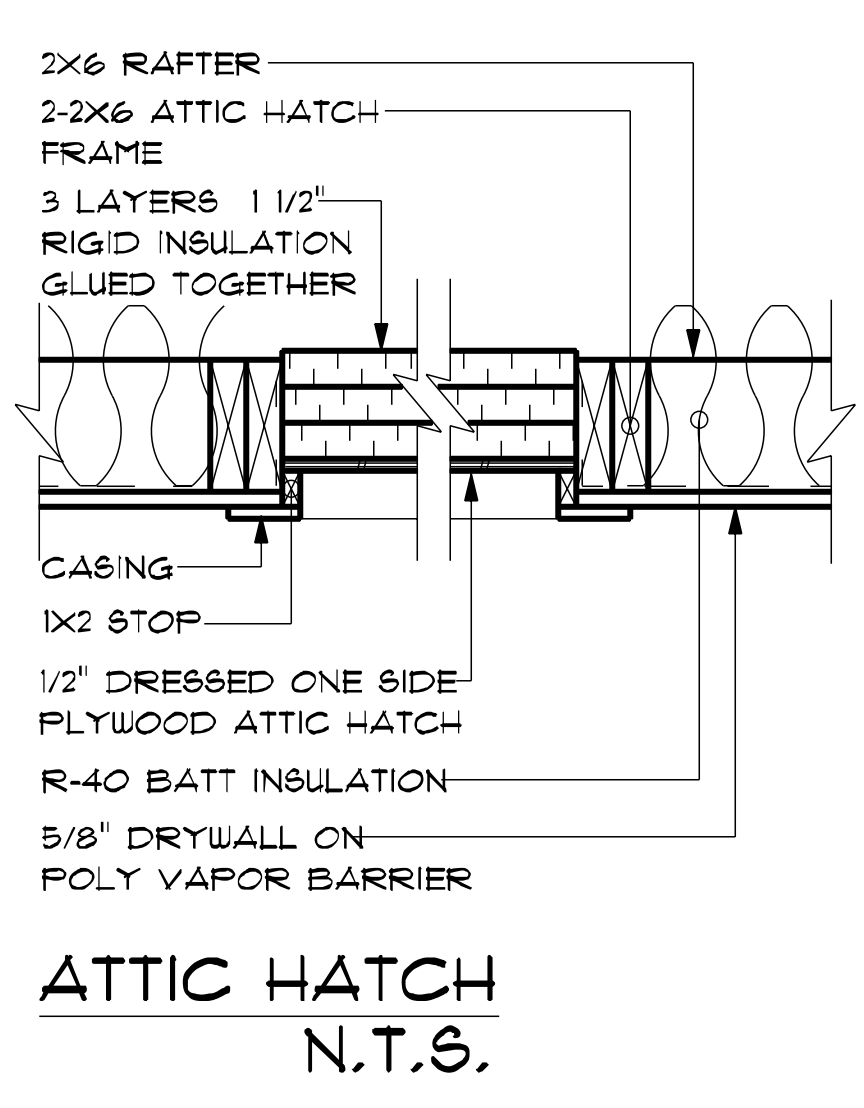
1. ARCHITECTURAL DRAWINGS  
The architectural drawings are intended to show the general scope and arrangement of system design features, and note the extent of the work and any special requirements. The drawings are not intended to be used for measurements or estimating material quantities, use figured dimensions only. The drawings are not intended to replace other shop drawings, manufacturer's installation instructions, and on-site supervision or as required and/or referenced herein. In the case of an inconsistency between drawings and specifications, or between one and details, the greater quantity and better quality shall be used. The architectural drawings constitute a finished work of the character and quality described, implied or reasonably inferred by them. All sub-bidders are responsible for verifying all applicable requirements/conditions, and to coordinate with the work of others with the Client, and/or the Prime Bidder, as may be applicable. All sub-bidders agree that, prior to submittal, or the failure to include repeated details and/or notations provided in one area and not in another, shall not be cause for a claim for additional charges. Correspondence regarding questions and interpretations, from sub-bidders shall be in writing and directed through the Client and/or the Prime Bidder, as may be directed by the Client. Architect shall coordinate only with the Client and shall issue written responses, if any, to the Client for distribution to the Prime Bidder and/or sub-bidders. Any discrepancies, conflicts, and/or errors or omissions in the drawings and specifications shall be reported to the Prime Bidder and Client in order to notify the Architect. Architect shall at its sole discretion, determine if an addendum need be issued.

2. PERFORMANCE REQUIREMENTS  
All work shall be completed and installed in accordance with the applicable Project Codes and/or the latest accepted Residential Construction Performance Guidelines by the NAHB as applicable.

3. QUALITY ASSURANCE  
Materials shall be obtained from reputable and experienced manufacturers of products that provide services to the Client. Sample materials shall be submitted to the Client, or where this is not possible, to an independent third party, in color, appearance, and installation, products shall be coordinated through a single source manufacturer unless practical. Client reserves the right to accept or reject any proposed product and/or bidder and request a specific product or manufacturer to be used.

4. PRODUCT HANDLING  
The delivery, storage, and handling of all products and/or materials shall be coordinated through the Client and the Client's General Contractor and shall be the responsibility of the sub-contractor whose otherwise stated in the bid.

5. SUBMITTALS  
Sub-bidders shall provide the following submittals as applicable to the product's materials) and/or systems) included in the bid:  
a. Product Data: Including material descriptions, dimensions, and cross-sections.  
b. Shop drawings showing layout, location of product/assembly, dimensions, penetration, trim, supporting structures, and installation details.  
c. Color samples for selection and approval by Owner and Architect.  
d. Samples and be similar in size and/or larger pieces showing actual product, color and finish.  
e. Certificates demonstrating product/assembly complies with applicable Project Codes and requirements.  
f. Copy of the manufacturer's installation instructions.  
g. Copy of warranty as noted above.  
h. ACCURACY REQUIREMENTS  
The Client and Prime Bidder may include additional requirements, terms and conditions, which shall be in addition to those herein, however in no case shall the requirements noted herein be reduced or any sub-bidder be relieved of providing any of the minimums required herein.



**GENERAL NOTES - MICHIGAN RESIDENTIAL CODE - 2015**

Contract Design Office for meaning of any symbol or abbreviation not defined.  
The Design Office shall determine governing information 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 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, (U.N.O.) 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) U.N.O.

Steel shall be domestic A36M-36.

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

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

MICROLAM Beams shall have an extreme fiber bending stress of 2800 P.S.I. as manufactured by "TRUSS JOIST CORP." or equal.

Interior finishes shall be determined by owner or his representative.

RIC6.1.4 TRUSS DESIGN DATA. As an alternative to the submission of truss design drawings, the truss design data sheet may be provided to the building official as part of the construction documents at the time of application. Truss design drawings shall be submitted to the building official prior to truss installation as required by Section R802.10.1

R301.5 Live load. The minimum uniformly distributed live load shall be as provide in Table R301.5.

Attics without storage (b): 10 pounds per square foot. Table R301.5

b. Attics without storage (a): 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 web 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 web 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 R807.1, and  
2. The truss has a bottom chord pitch less than 2/12.

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

R303.1 Ventilation required minimum openable area to the outdoors shall be 4% of the floor area being ventilated.  
R305. Minimum ceiling height 7'-0".

R308 GLAZING All windows in which the bottom edge is less than 18" above the floor shall be tempered safety glass as specified in section R308.

R308.4 Hazardous Locations. Safety glazing in doors and adjacent to doors within the same wall space. Safety glazing in fixed panels more than 8 square feet with the lowest edge less than 18" to floor. Safety glass in walls enclosing bathrooms, showers and whirlpool.

R308.6 Safety glazing in skylights, roofs and sloped glazing. Skylights and sloped glazing shall comply with the following tables: R308.6.1 through R308.6.5.

**EMERGENCY ESCAPE AND RESCUE OPENINGS**  
R310.1 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 required 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 net 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 R310.3. 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 R310.2.

R310.1.1 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 square feet.  
R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24".  
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20".  
R310.1.4 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.  
R310.2 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 R310.2.1 shall be permitted to encroach a maximum of 6" into the required window well with a vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps within the window with the vertical depth greater than 44 inches shall be equipped with a permanently affixed ladder or steps within the window with the fully opened position. Ladders or steps required by this section shall not be required to comply with Sections R311.4 and R311.6. Ladders or rungs shall have an inside width of at least 12", 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.  
R310.3 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 R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.9.2.  
R310.4 Safety 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 size complies with Sections R310.1.1 to R310.1.3, and such device shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

**RESSELER DESIGN, INC.**  
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**HOUSE PLAN:**  
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TOTAL SQ.FT.: (HOUSE BILL 5818)  
**2639.00**

UN-HABITABLE SQ.FT.  
**1153.00**

TOTAL HABITABLE SQ.FT.  
**1486.00**

PROJECT NO.:  
**1271-2021**

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

ORIGINAL PLAN SET DATE:  
**09-20-2021**

REVISION PLAN SET DATE:  
**11/9/2022**

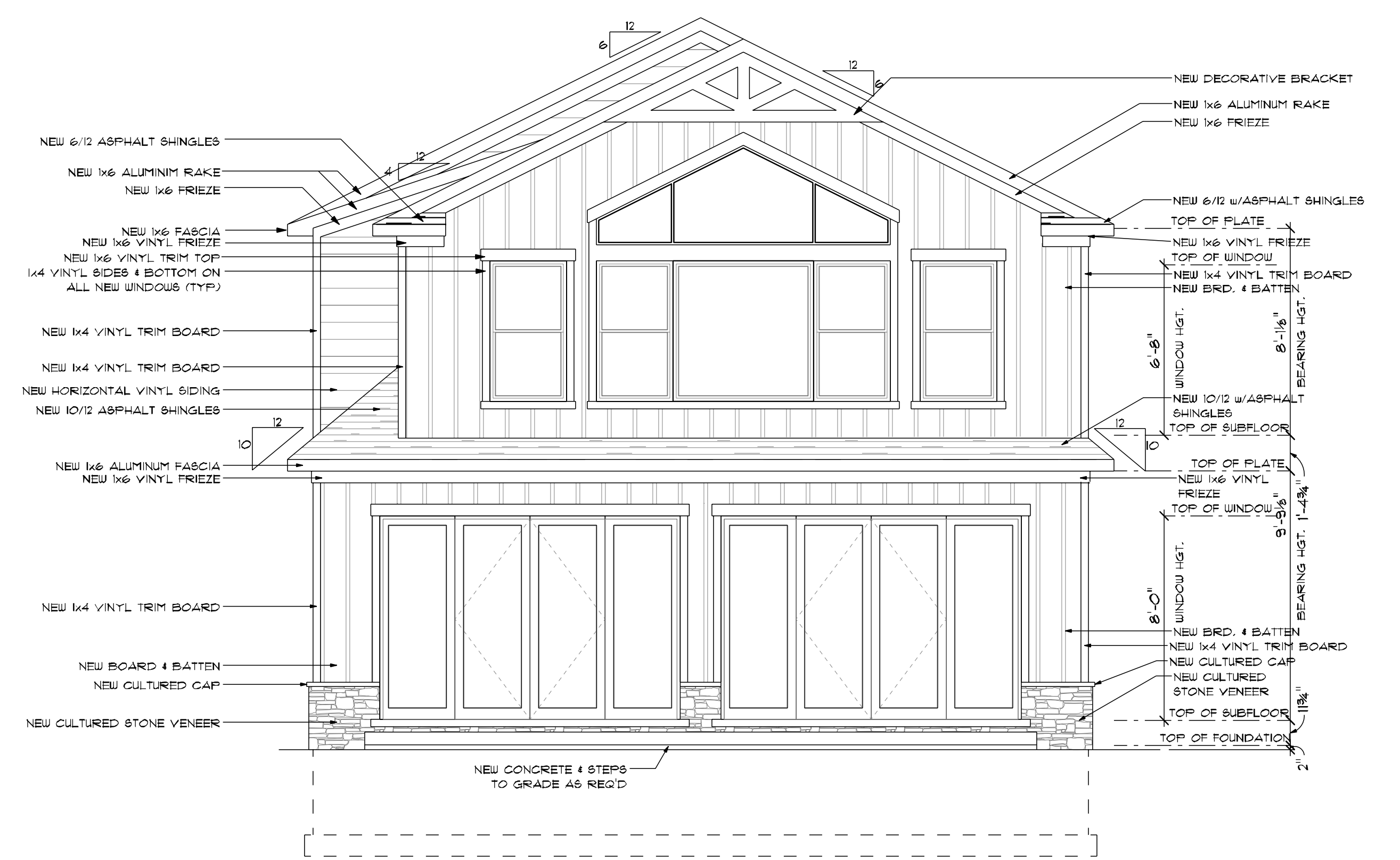
SHEET NO.:  
**A-2**

BUILDER/OWNER INFO: Item A.  
 NOTE: BUILDER TO VERIFY ALL DIMENSIONS BEFORE WORK BEGINS. DESIGNER TAKES FULL RESPONSIBILITY OF DRAWINGS AND CONSTRUCTION OF BUILDING.  
 ALL CONTRACTORS AND ROOF SUPPLIER TO VERIFY SITE AND PRE-EXISTING STRUCTURES AND/OR GRACES.

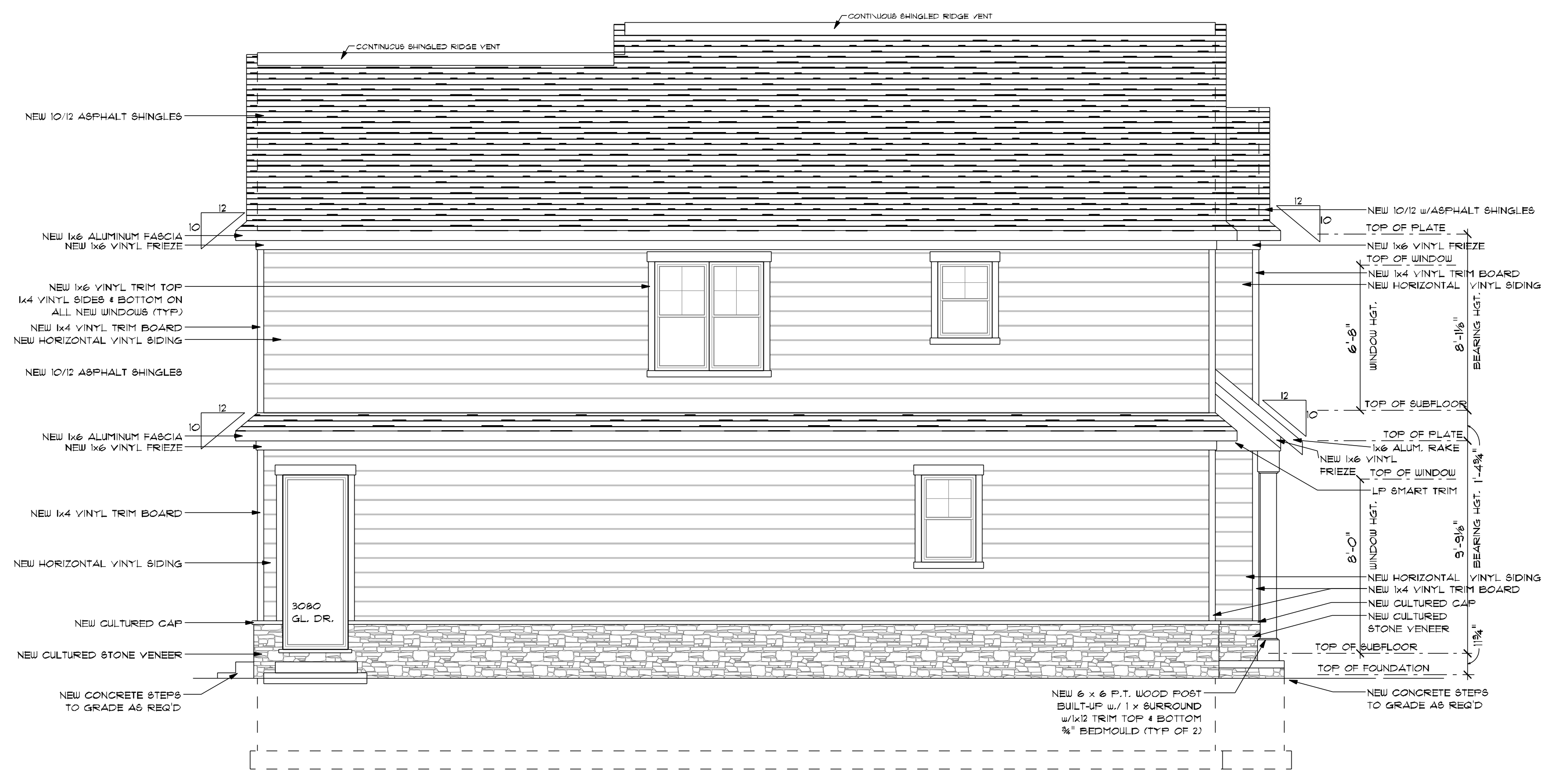
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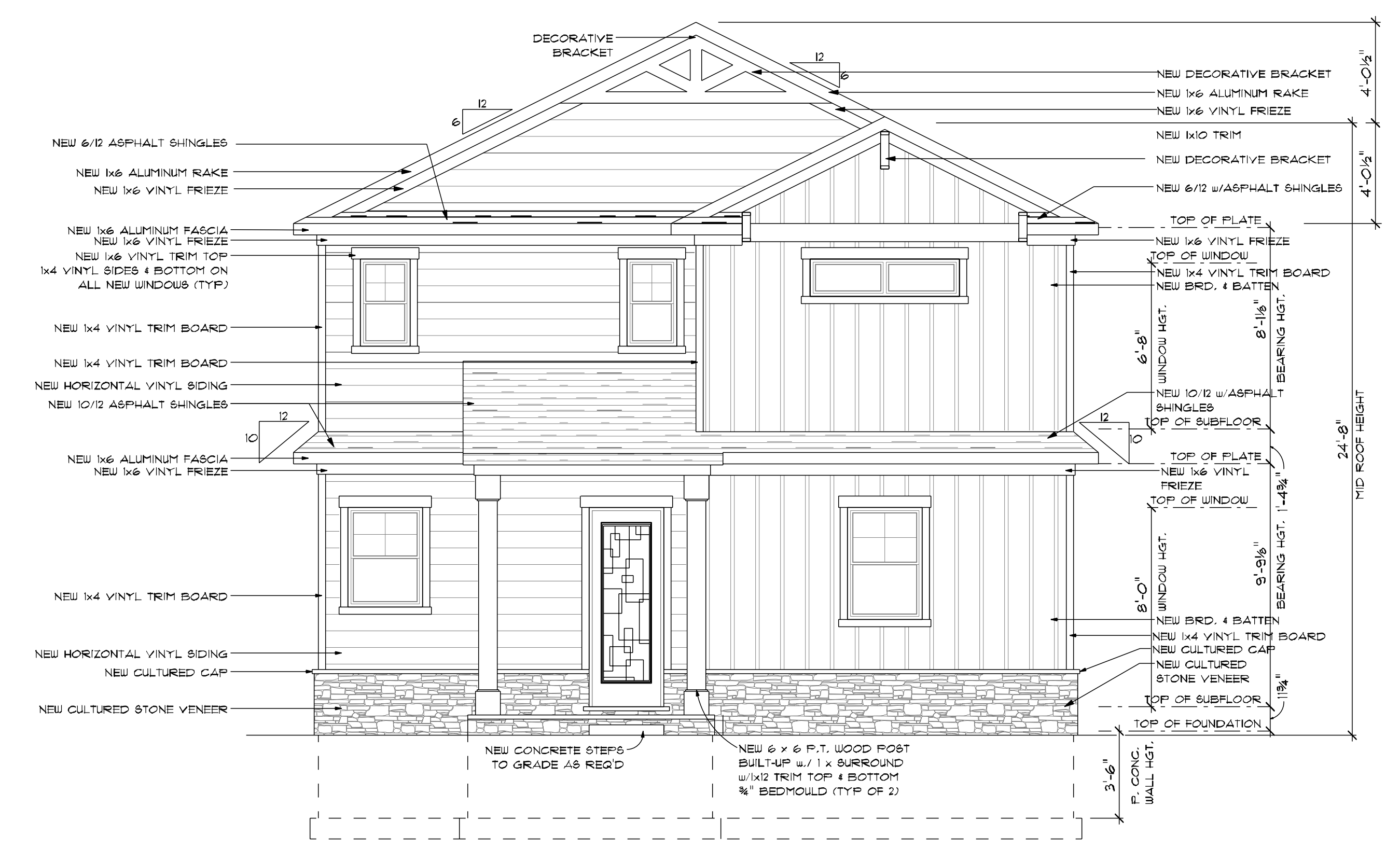
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 ANN ARBOR, MI 48106-2006



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



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



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



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

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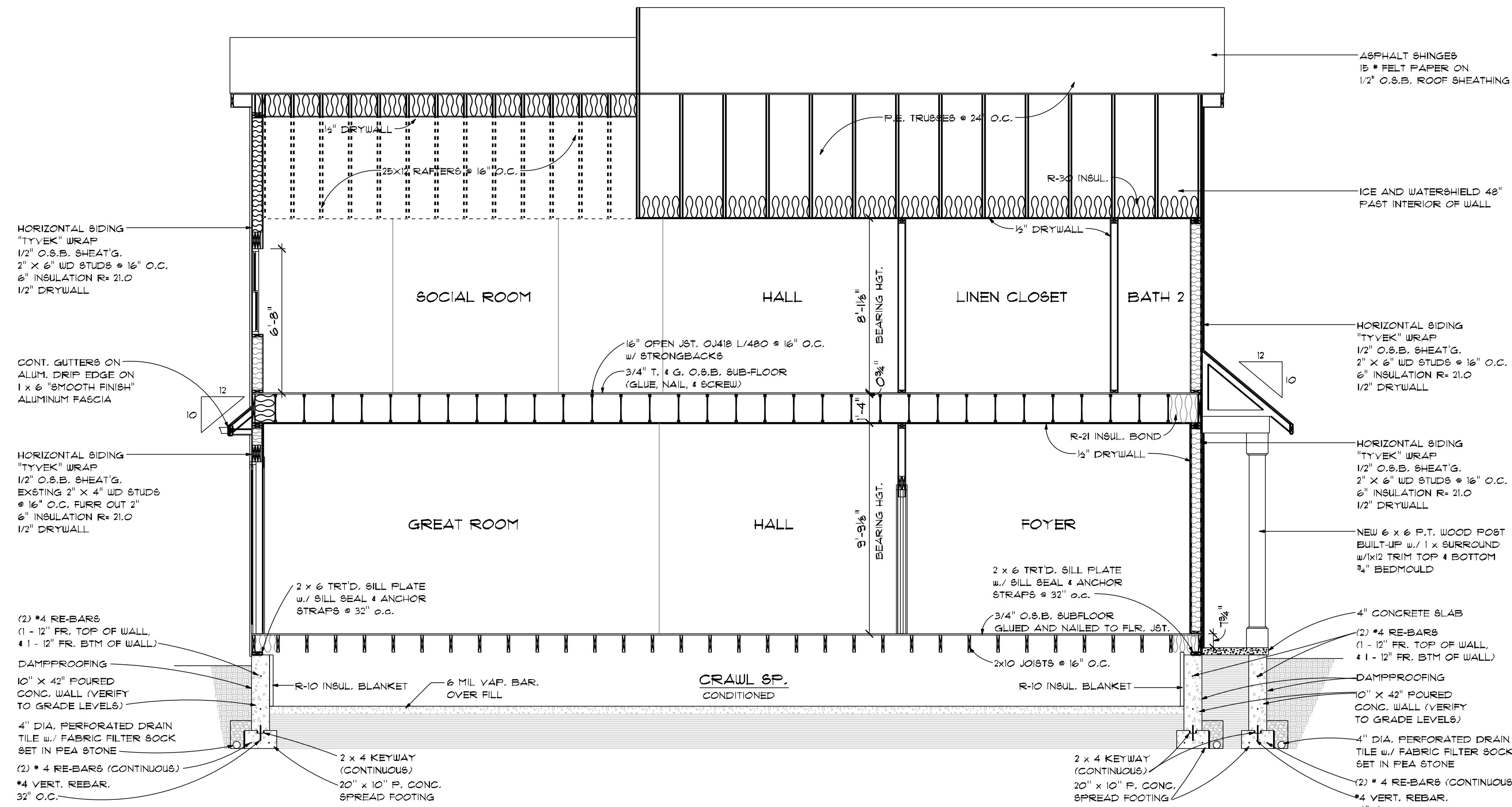
**HOUSE PLAN:**

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TOTAL SQ.FT. (HOUSE BILL 5019)	2639.00
UN-HABITABLE SQ.FT.	1153.00
TOTAL HABITABLE SQ.FT.	1486.00
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SHEET NO.:	A-3

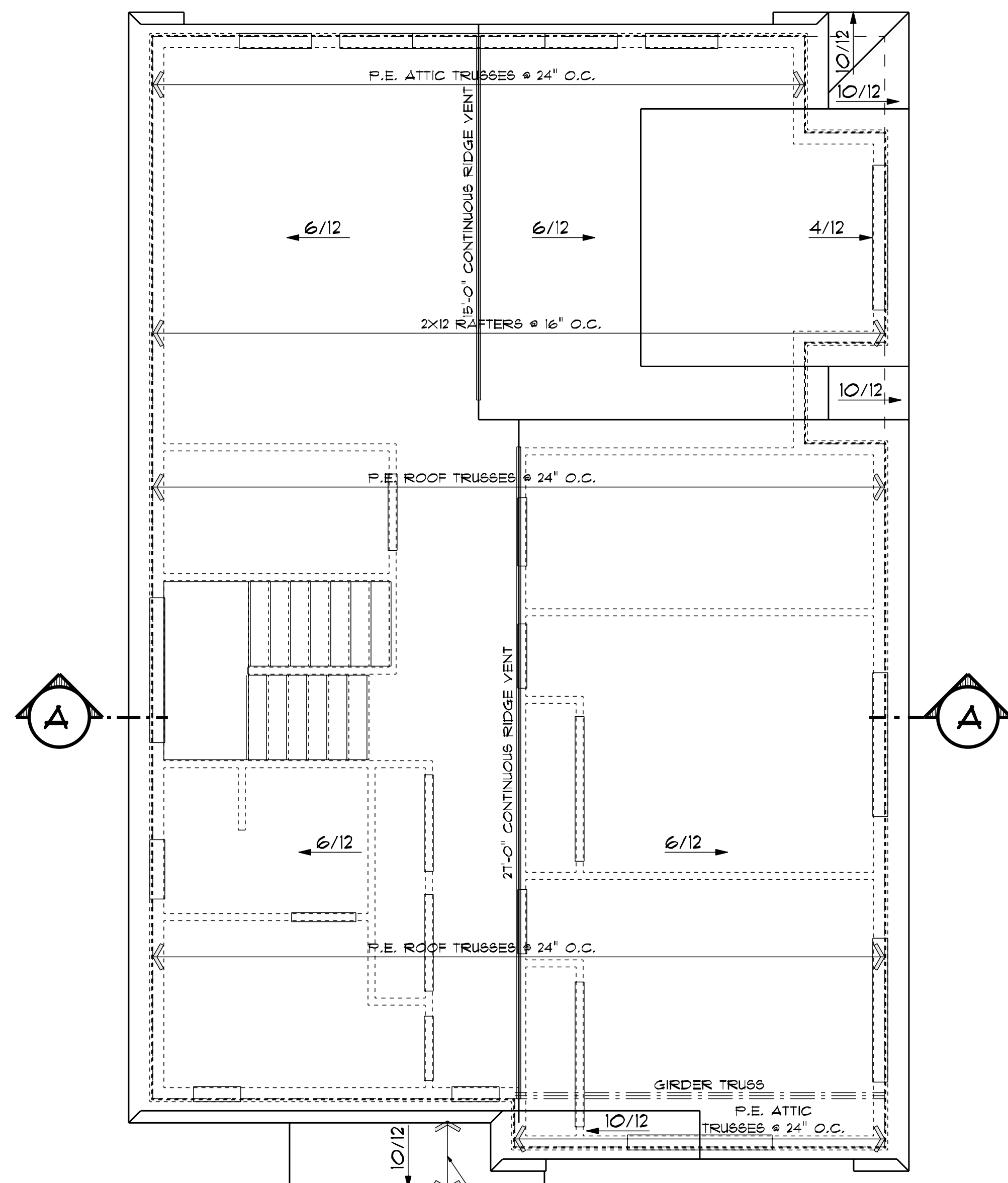




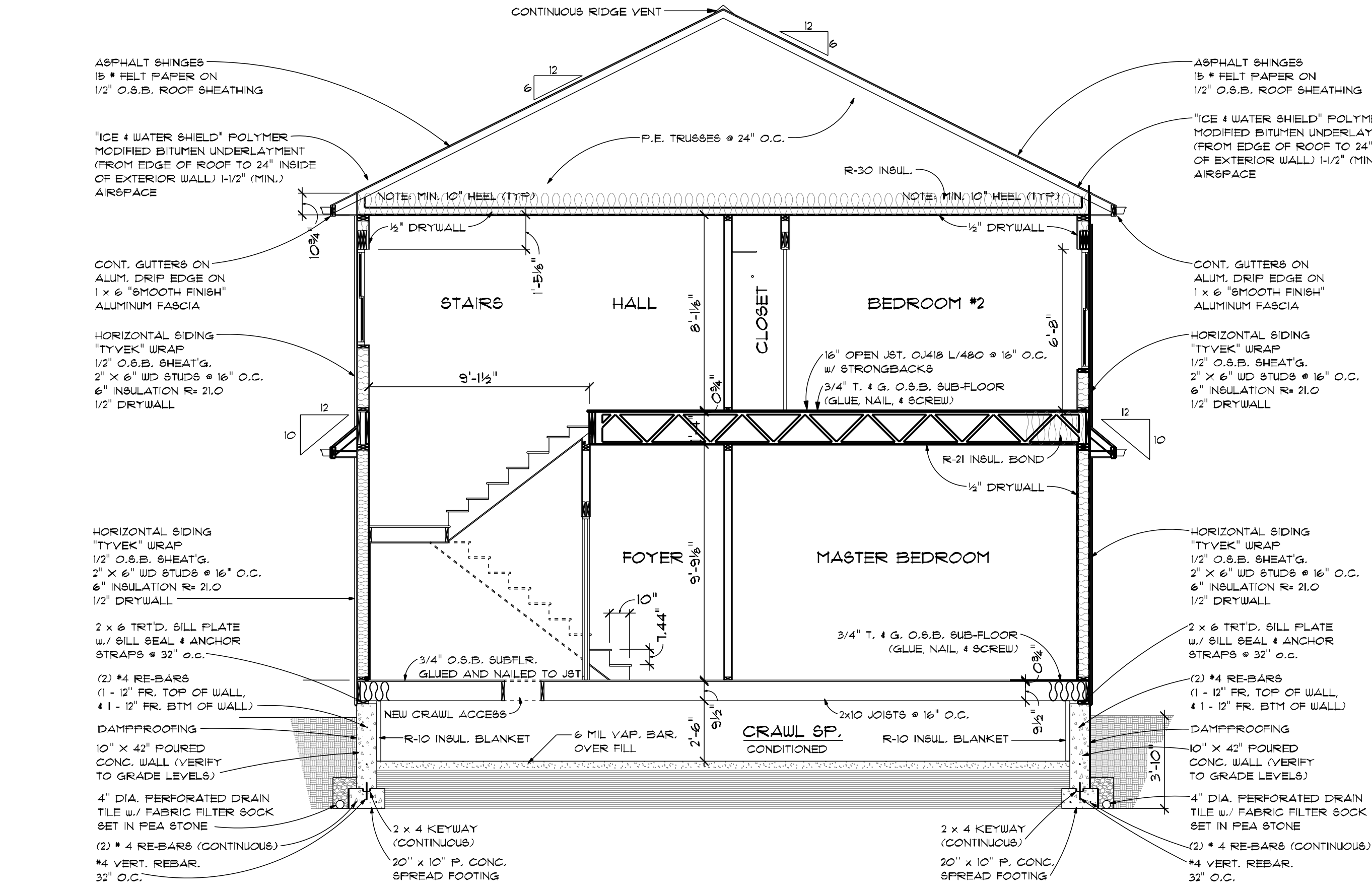
**CROSS SECTION 'B'**  
SCALE: 1/4" = 1'-0"

ROOF ASSEMBLIES SUBJECT TO WIND UPLIFT PRESSURE OF 20lbs. PER FOOT OR GREATER SHALL HAVE ROOF RAFTERS OR TRUSSES ATTACHED TO THEIR SUPPORTING WALL ASSEMBLIES BY CONNECTIONS CAPABLE OF PROVIDING THE RESISTANCE REQUIRED IN TABLE R602.11 OF THE 2015 IRC.

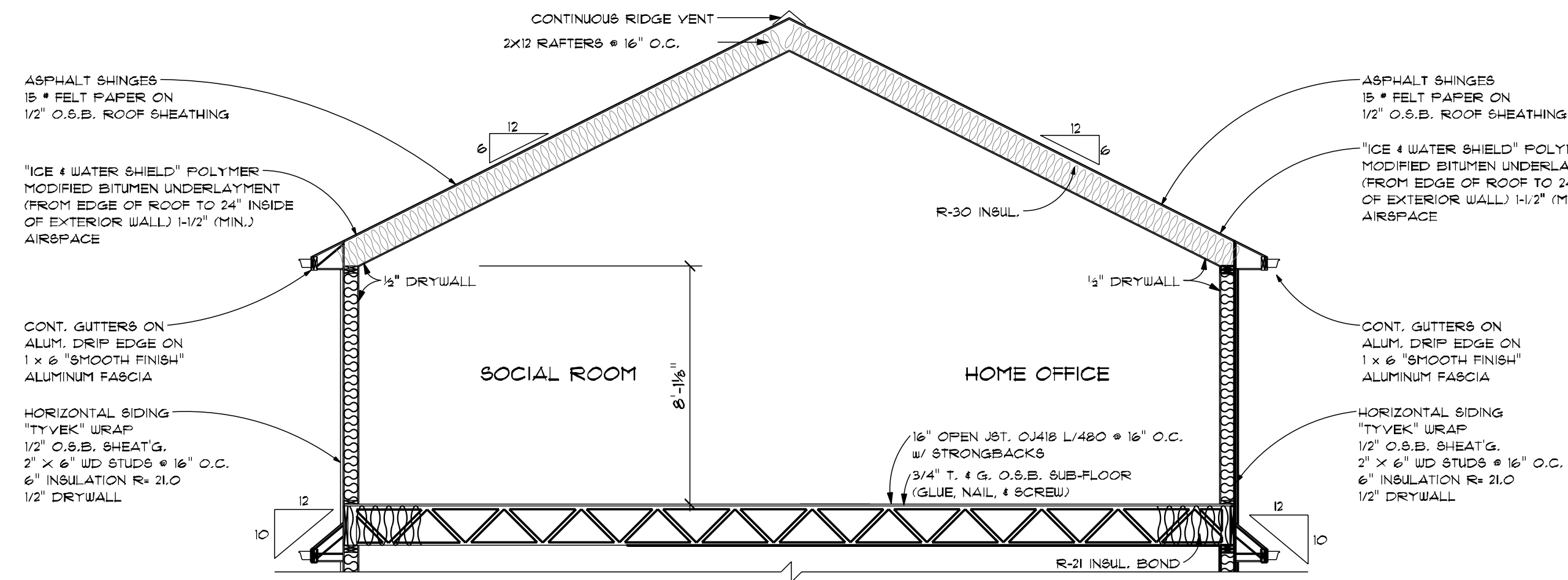
NOTE: 1" THERMAL Baffle REQ'D. FOR VENT CLEARANCE. REFER TO THE 2015 IRC R806.3  
NOTE: HURRICANE TIES AS REQ'D.



**ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
OVERHANG DIMENSION: MEASURED FROM EXTERIOR OF FRAMING



**CROSS SECTION 'A'**  
SCALE: 1/4" = 1'-0"



**CROSS SECTION 'C'**  
SCALE: 1/4" = 1'-0"

BUILDER/OWNER INFO:  
NOTE: BUILDER TO VERIFY ALL DIMENSIONS BEFORE WORK BEGINS. BUILDER TAKES FULL RESPONSIBILITY OF DRAWINGS AND CONSTRUCTION OF BUILDING.  
ALL CONTRACTORS AND ROOF SUPPLIER TO VERIFY SITE AND PRE-EXISTING STRUCTURES AND/OR GRADES.

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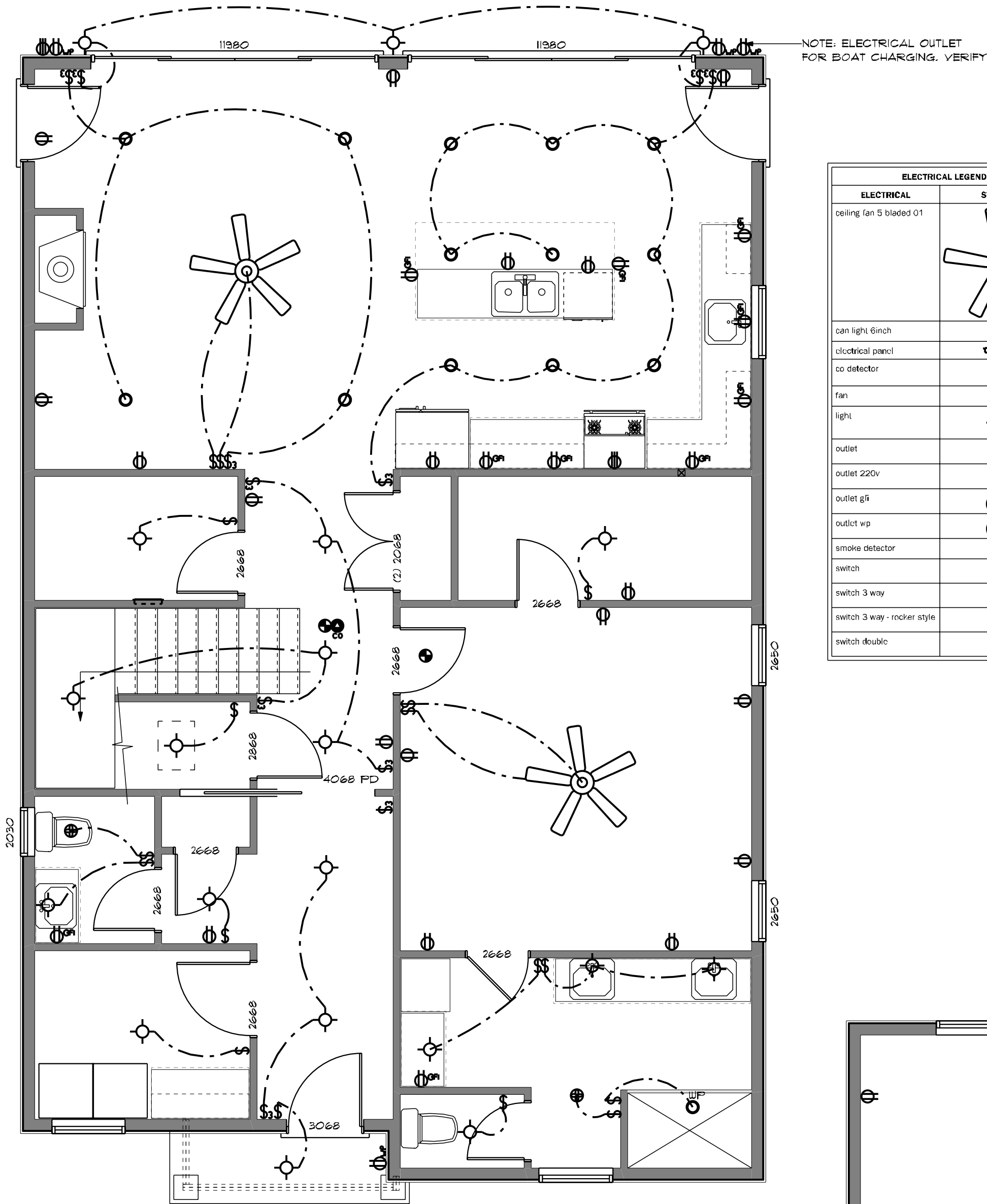
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HOUSE PLAN:  
**SCALPONE RESIDENCE**

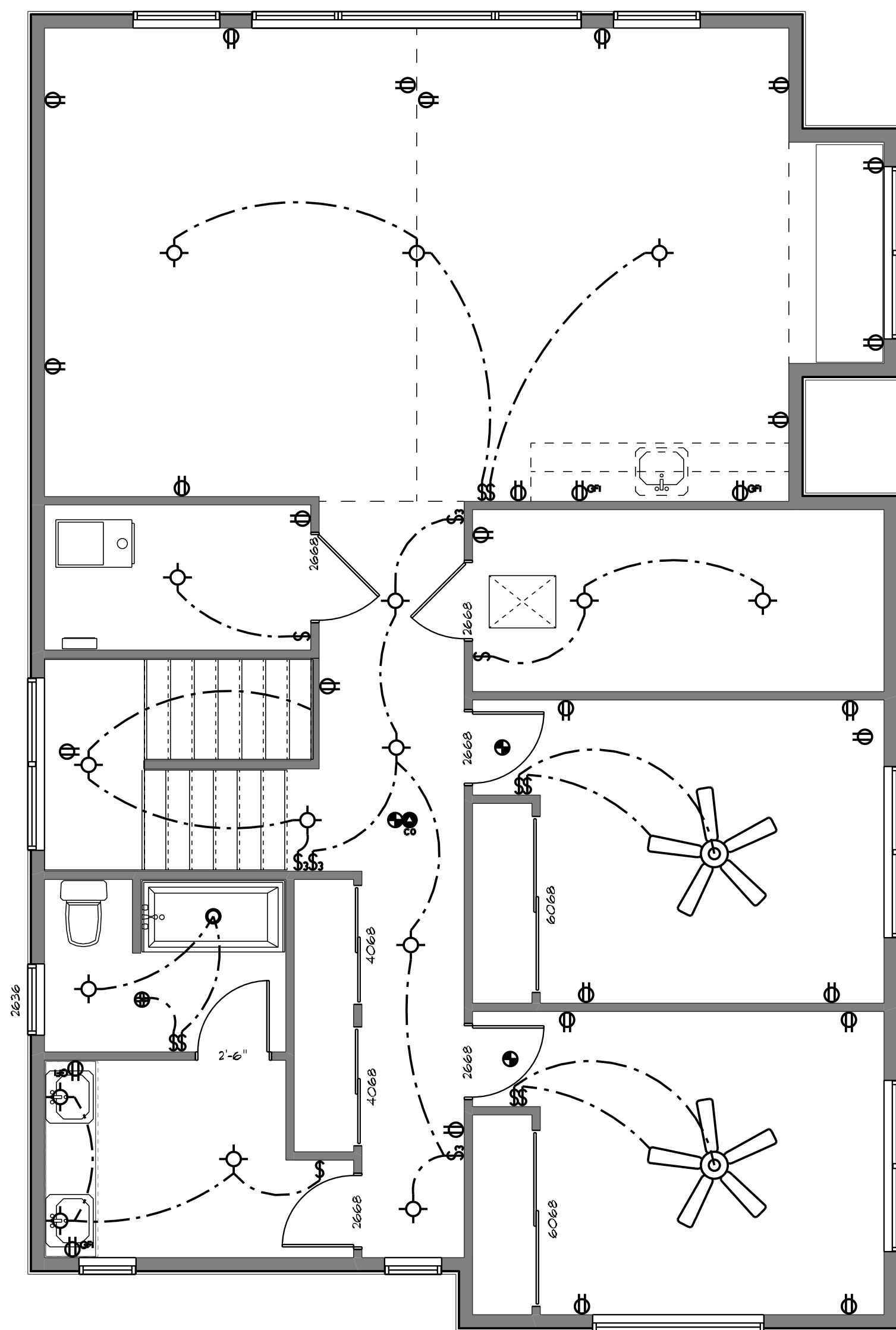
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TOTAL SQ.FT. (HOUSE BILL 5918)	2639.00
UN-HABITABLE SQ.FT.	1153.00
TOTAL HABITABLE SQ.FT.	1486.00
PROJECT NO.:	1271-2021
SCALE:	1/4" = 1'-0"
ORIGINAL PLAN SET DATE:	09-20-2021
REVISION PLAN SET DATE:	11/9/2022
SHEET NO.:	A-4



**NEW MAIN FLOOR PLAN - ELECTRICAL**

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



**NEW UPPER FLOOR PLAN - ELECTRICAL**

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

R403 Footings. R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundation, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 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 PLAIN CONCRETE:**

TABLE R404.1.1 (1) Maximum depth of unbalanced fill for a 10" poured concrete wall, or fully grouted masonry wall is 8 feet. TABLE R404.1.1 (2) Maximum depth of unbalanced 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 dampproofed from the top of the footing to the finished grade.

**SUBSOIL DRAINAGE:**

R506.1.2 BASE. A 4" thick base course consisting of clean graded sand, gravel, crushed stone or crushed blast - furnace slag passing a 2" sieve shall be placed on the prepared subgrade after the slab is in place. EXCEPTION: A base course is not required when the concrete slab is installed on well - drained or sand - gravel mixture soils classified as group I according to the united soil classification system in accordance with TABLE R405.1.

R405.1 Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.

**WALL CONSTRUCTION:**

R403.1.6 When braced 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 sill plate at exterior walls on monolithic slabs 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" or 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 monolithic slab foundations shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt to the plate. Sills and sole plates shall be protected against decay and termites where required by Sections R319 and R320. Cold-formed steel framing systems shall be fastened to the wood sill plates or anchored directly to the foundation as required in Section R505.3.1, or R603.1.1. Exception: Foundation anchor straps, spaced as required to provide equivalent anchorage to 1/2-inch diameter anchor bolts.

R502.6 Bearing. The ends of each joist, beam or girder shall not have less than 1 1/2 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or joist.

R502.6.1 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 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the joist is not permitted unless the effects of such penetration are specifically considered in the design of the member.

R502.6.2 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.

R502.8 Drilling and notching. Structural floor members shall not be cut, bored or notched in excess of the limitations specified in this section. See Figure R502.8.

R502.8.1 Beam lumber. 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 rafters 4 inches or greater in nominal thickness shall not be notched except at the ends of the members. 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 also notched, the hole shall not be closer than 2 inches to the notch.

R502.8.2 Engineered wood products. Cuts, notches and holes bored in vases, laminated veneer lumber, glulam members or joists are not permitted unless the effects of such penetration are specifically considered in the design of the member.

R506.2.3 Vapor retarder. A 6 mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed between the concrete floor slab and the base course or the prepared subgrade where no base course exists.

Exceptions: A 6 mil polyethylene or approved vapor retarder with joints lapped not less than 6 inches shall be placed 1. From detached garages, utility buildings and accessory structures.

2. From driveways, walks, patios and other flat work 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 R602.3.1

**GENERAL ELECTRICAL NOTES**

1. ELECTRICAL CONTRACTOR MUST VISIT JOB SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS. FAILURE TO DO SO WILL NOT CONSTITUTE GROUNDS FOR ANY 'EXTRAS'.
2. ALL ELECTRICAL WORK MUST CONFORM TO THE LATEST APPROVED EDITION OF THE NATIONAL ELECTRIC CODE AND ANY STATE OR LOCAL REGULATIONS.
3. THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL ELECTRICAL PERMITS, PAY ALL ASSOCIATED FEES AND ARRANGE FOR ALL ELECTRICAL INSPECTIONS. AT THE COMPLETION OF THE JOB, THE ELECTRICAL CONTRACTOR SHALL FURNISH A CERTIFICATE OF FINAL INSPECTION AND APPROVAL TO THE OWNER AND GENERAL CONTRACTOR.
4. THE ELECTRICAL CONTRACTOR MUST FIELD VERIFY ALL LOCATIONS AND HEIGHT REQUIREMENTS OF DEVICES, DISCONNECTS AND OTHER ELECTRICAL ITEMS WITH THE OWNER AND OTHER TRADES.
5. ALL ELECTRICAL MATERIALS SHALL BE NEW AND BEAR THE "UL" LABEL.
6. THE ELECTRICAL CONTRACTOR WILL FURNISH AND INSTALL ALL LIGHT FIXTURES AND LAMPS AS SHOWN ON THE DRAWINGS ACCORDING TO THE FIXTURE SCHEDULE, U.N.O., UNLESS OTHERWISE MARKED BY GENERAL CONTRACTOR.
7. ANY NEW ELECTRICAL PANELS SHALL BE PANEL BOARD CONFIGURATION AND WILL HAVE BOLT ON CIRCUIT BREAKERS.
8. ELECTRICAL PANEL SCHEDULES SHALL BE CLEARLY MARKED USING TYPEWRITTEN OR EQUAL IDENTIFICATION FOR EACH CIRCUIT.
9. ELECTRICAL CONTRACTOR MUST FIELD VERIFY THE LOCATION HEIGHT AND ELECTRICAL REQUIREMENTS OF ALL KITCHEN EQUIPMENT WITH THE OWNER AND EQUIPMENT SUPPLIER PRIOR TO COMMENCEMENT OF WORK.
10. CARBON MONOXIDE ALARMS MUST BE INSTALLED IN THE IMMEDIATE VICINITY OF SLEEPING AREAS IN UNITS WITH FUEL FIRED APPLIANCES AND/OR ATTACHED GARAGES.
11. RECESSED LIGHTS MUST BE INSULATION-CONTACT RATED AND SEALED AT CEILING PRESENTATION PER CODE.
12. A MINIMUM OF 50% OF ALL PERMANENTLY INSTALLED LIGHTING FIXTURES MUST USE CFL OR OTHER HIGH EFFICIENCY LAMPS.
13. ALL 125 VOLT, 15 & 20 AMP RECEPTACLES INSTALLED IN GARAGES AND UNFINISHED BASEMENTS MUST HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION.
14. ARC-FAULT PROTECTION FOR BRANCH CIRCUITS SHALL INCLUDE ALL HABITABLE SPACES EXCEPT KITCHENS, INCLUDING HALLWAYS, CLOSETS, LAUNDRY ROOMS, BATHROOMS AND SIMILAR SPACES.
15. ALL 125 VOLT, 15 & 20 AMP RECEPTACLES INSTALLED IN DWELLING UNITS, ON THE OUTSIDE OF DWELLING UNITS AND IN ATTACHED GARAGES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

R602.6 Drilling and notching - studs. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25 percent of its width. 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, the edge of the hole is no closer than 5/8" to the edge of the stud, and the hole is not located in the same section as a cut or notch. See Figures R602.6(1) and R602.6(2).

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

R602.6.1 Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load bearing wall, necessitating drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (16 gauge) and 1 1/2 inches wide shall be fastened to each plate across and to each side of the opening with not less than eight led nails at each side or equivalent (see Figure R602.6.1). Exception: When the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

R602.10 WALL BRACING. All exterior walls shall be braced in accordance with this section. In addition, interior braced wall lines shall be provided in accordance with section R602.10.1.1.

R602.10.1 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 R602.10.1 and the amount of bracing shall be the greater of that required by the Seismic Design Category or 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-planes of up to 4 feet shall be permitted provided that the total out-to-out offset dimension in any braced wall line is not more than 8 feet.

R602.10.3 BRACED WALL PANEL CONSTRUCTION METHODS. The construction of braced wall panels shall be in accordance with the following method:

6. Particle Board wall sheathing panels installed in accordance with Table R602.10.4. 6. 1/2" particle board wall sheathing w/ m-2 exterior glue.

R602.10.6 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:

1. In one-story buildings, each panel shall be sheathed on one face with 3/8" - minimum thickness wood structural panel sheathing nailed nailed with 8d common or galvanized box nails in accordance with Table R602.3(1) and blocked at all wood structural panel sheathing edges. Two anchor bolts installed in accordance with Figure R403.1(1) shall be provided in each panel. Anchor bolts shall be placed at panel quarter points. Each panel and stud shall have a tie-down device fastened to the foundation, capable of providing an uplift capacity of at least 1800 pounds. The tie-down device shall be installed in accordance with the manufacturer's recommendations. The panels shall be supported directly on a foundation or on floor framing supported directly on a foundation which is continuous across the entire length of the braced wall line. This foundation shall be reinforced with not less than one No. 4 bar top and bottom. When the continuous foundation is required to have a minimum 12" x 12" continuous footing or turned down also edge is permitted at door openings in the braced wall line. This continuous footing or turned down edge shall be reinforced with not less than one No. 4 bar top and bottom. This reinforcement shall be lapped 15" with the reinforcement required in the continuous foundation located directly under the braced wall line.

2. In the first story of two-story buildings, each braced wall panel shall be in accordance with item 1 above, except that the wood structural panel sheathing shall be provided on both faces, at least three anchor bolts shall be placed at one-third points, and tie-down device uplift capacity shall be not less than 3,000 pounds.

R102.4.2 Gypsum backer.m Gypsum board utilized as the base or backer board for adhesive application of ceramic tile or other noncombustible finish material shall conform with ASTM C 630 or C 1178. Water-resistant gypsum backing board shall be permitted to be used on ceiling 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.

ALL POINT LOADS: ALL POINT LOADS SHALL BE SUPPORTED BY MINIMUM 4 STUDS U.N.O.

R102.5 WEATHER - RESISTANT SHEATHING PAPER. A minimum of one layer or No. 15 asphalt felt complying with ASTM D 726, as listed in chapter 43, for type I felt or other approved weather-resistive materials shall be applied over sheathing of all exterior walls. See TABLE R102.4.

**Notes:**

R102.7.4 Anchorage. Masonry veneer shall be anchored to the supporting wall with corrosion - resistant metal ties. Where veneer is anchored to wood backings through the use of corrugated steel metal ties, the distance separating the veneer from the sheathing material shall be a maximum of 1". Where the veneer is anchored to wood backings through the use of metal strand wire ties, the distance separating the sheathing material shall be maximum of 4 1/2". Where the veneer is anchored to cold - formed steel backings, adjustable metal strand wire ties shall be used. Where veneer is anchored to cold - formed steel backings, the distance separating the veneer from the sheathing material shall be a maximum of 4 1/2".

R102.7.4.1. Size and spacing. Veneer ties, if strand wire, shall not be less in thickness than No. 9 U.S. gauge wire and shall have a hook embedded in the mortar joint, or if steel metal, shall be not less than No. 22 U.S. gauge by 1/8" corrugated. Each tie shall be spaced not more than 24" on center horizontally and vertically and shall support not more than 2.61 square feet of wall area.

R102.4.1.1 Veneer ties around wall openings. Additional metal ties shall be provided around all wall openings greater than 16" in either dimension. Metal ties around the perimeter of openings shall be spaced not more than 3 feet on center and placed within 12" of the wall opening. Additional metal ties shall be provided around all wall openings greater than 16" in either

R102.8 Flashing. Approved corrosion - resistant flashing shall be applied shingle-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 windows 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 chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
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 wall and roof intersections.
7. At built-in gutters.

R506.2 Roof Ventilation. Minimum area. The total net free ventilation area shall not be less than 1 to 160 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilation area is provided by ventilator located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents 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 warm side of the ceiling.

R601.1 Access to attic minimum 22" x 30".

R508.2 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 walls. Girders shall be separated from the ceiling 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 this area. Openings in these areas shall be regulated by Section R503.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

**ASPHALT SHINGLES:**

R505.2.1 UNDERLAYMENT 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), underlayment shall be two layers. For roof slopes 4 units vertical in 12 units horizontal (33-percent slope), or greater, underlayment shall be one layer. See R505.2.3 for more details.

R313.3 POWER SOURCE. In new construction, the required smoke alarm shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. In new construction, the required smoke alarm shall receive their primary power from the building wiring when:

401.4.1 Geotechnical evaluation/In lieu of a complete geotechnical evaluation, the load-bearing values in Table R401.4.1 shall be assumed. Soil bearing pressure assume to be 3,000 P.S.F. If poorer soil conditions are found, the Design Office shall be notified prior to footing construction.

402.2 Concrete shall be 3,000 p.s.i. at 28 days testing. Concrete shall have a minimum specified compressive strength as shown in Table R402.2

R505.2.1.1 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 R502.10, an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.

R102.6 FOOTING AND FOUNDATIONS. Footings for masonry fireplace and their chimneys shall be constructed of concrete or solid masonry at least 12 inches thick and shall extend at least 6 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 freezing, footings shall be at least 12 inches below finished grade.

E3802 Provide ground fault circuit - interrupters at all exterior electrical outlets and interior outlets adjacent to water sources.

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

A Flashing inspection will be required prior to installing the full wall of brick.

R102.15 FLASHING. Approved flashing shall be installed beneath the first course of masonry above finished ground level above the foundation wall or sill and at other points of support, including structural floors, shell angles and lintels when masonry veneers are designed in accordance with Section R102.1 of the code. See section R102.8 of the code for additional requirements.

R102.1.6 WEATHOLETS. Weatholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 35' on center. Weatholes shall not be less than 3/16" in diameter. Weatholes shall be located immediately above and directly on the flashing.

BUILDER/OWNER INFO: Item A.

NOTE: BUILDER TO VERIFY ALL DIMENSIONS BEFORE WORK BEGINS. BUILDER TAKE FULL RESPONSIBILITY OF DRAWINGS AND CONSTRUCTION OF BUILDING.

ALL CONTRACTORS AND ROOF SUPPLIERS TO VERIFY SITE AND PREPARE Siting STRUCTURE AND/OR GRADES

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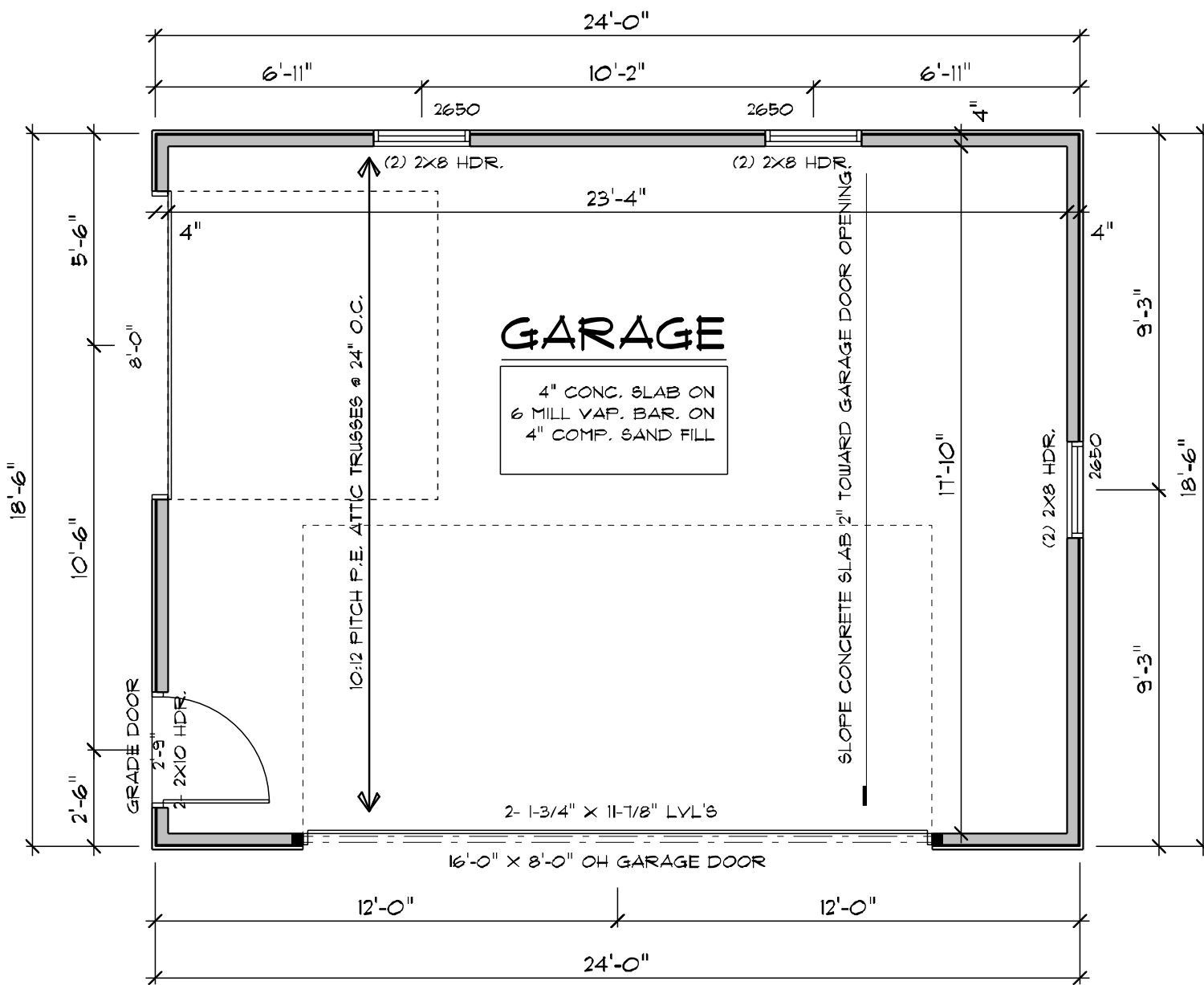
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**HOUSE PLAN:**

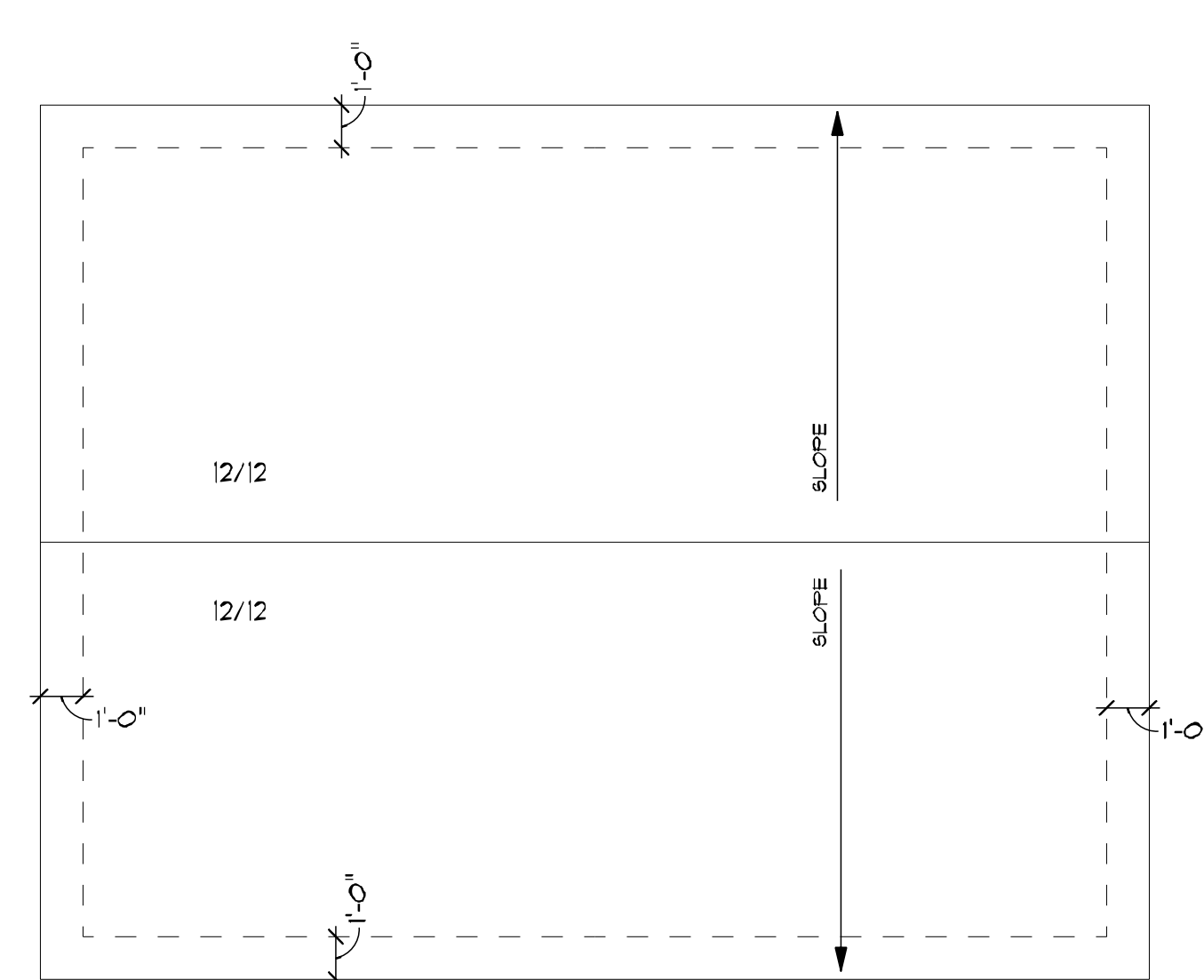
**SCALPONE RESIDENCE**

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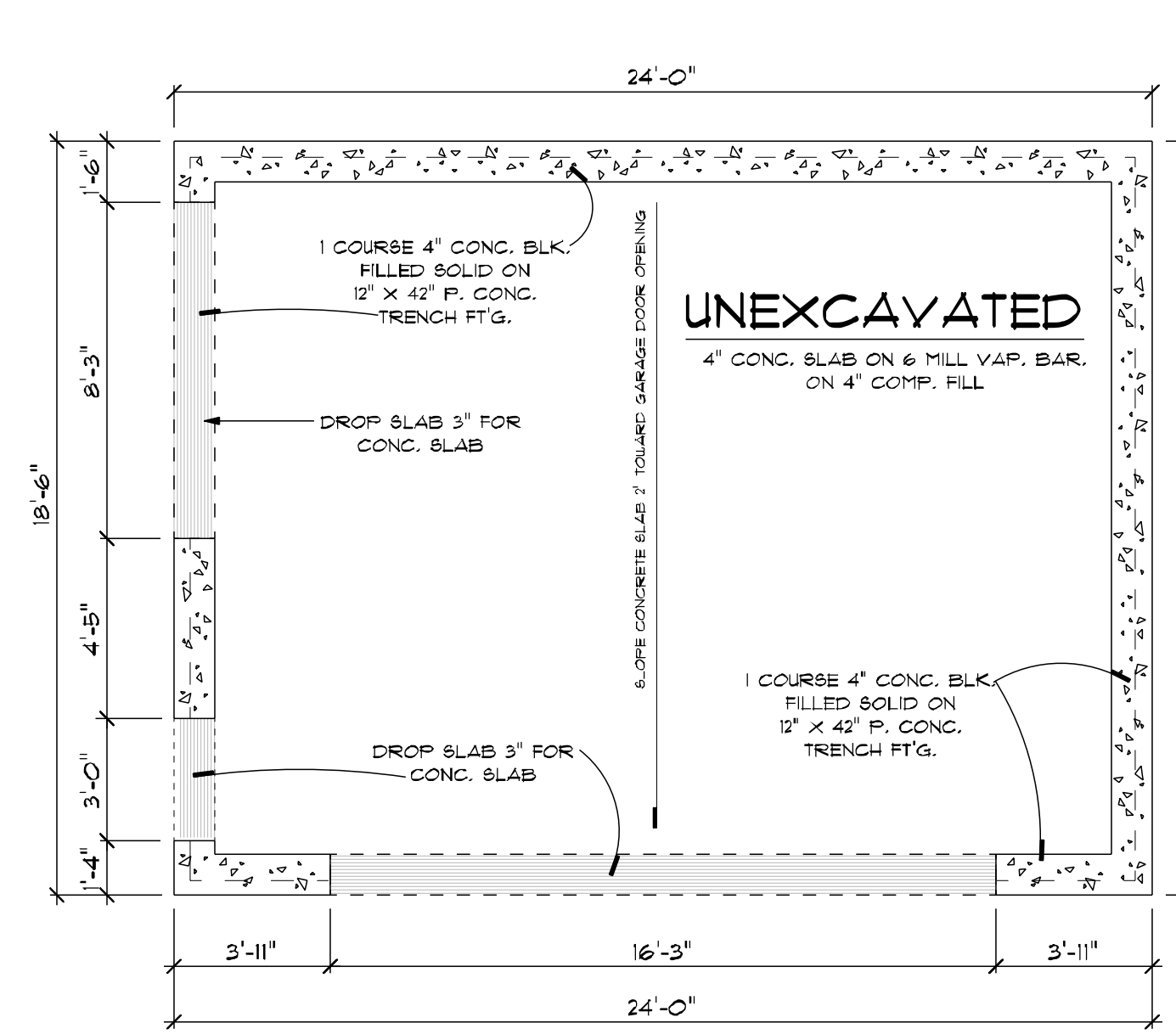
TOTAL SQ.FT. (HOUSE BILL 5819)	2639.00
UN-HABITABLE SQ./FT.	1153.00
TOTAL HABITABLE SQ./FT.	1486.00
PROJECT NO.:	1271-2021
SCALE:	1/4" = 1' - 0"
ORIGINAL PLAN SET DATE:	03-20-2021
REVISION PLAN SET DATE:	11/9/2022
SHEET NO.:	A-5



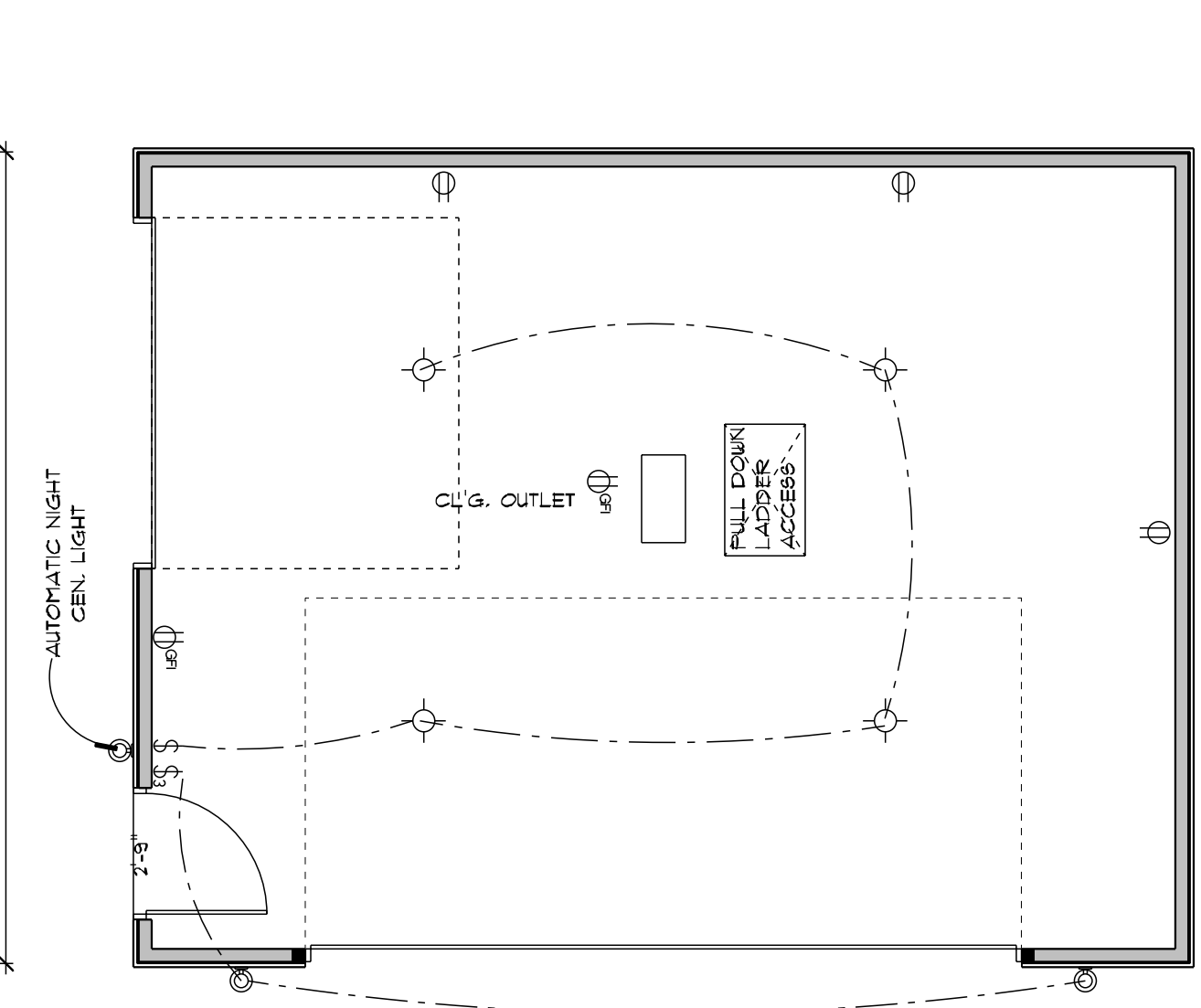
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1/4" = 1' - 0"



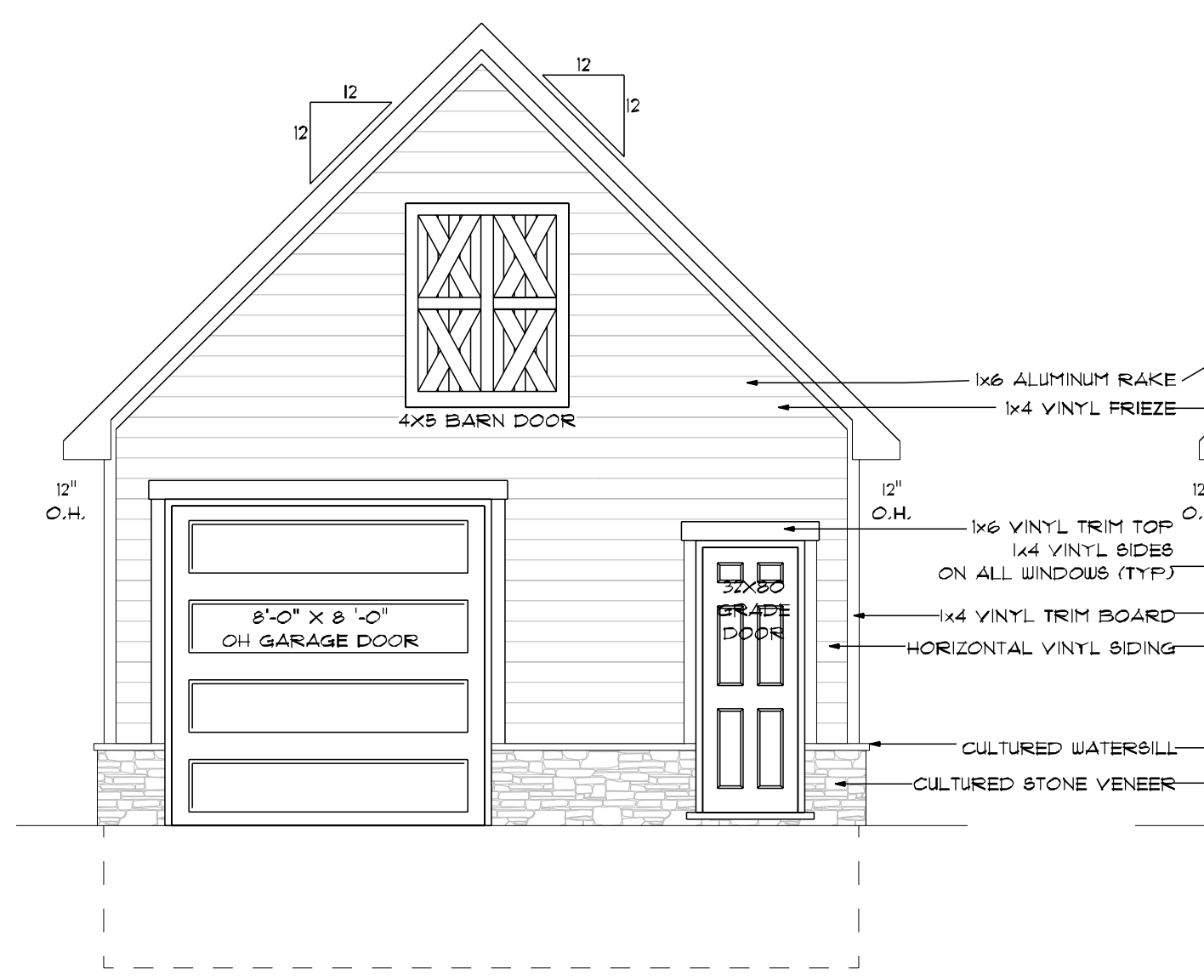
**ROOF PLAN**  
1/4" = 1' - 0"



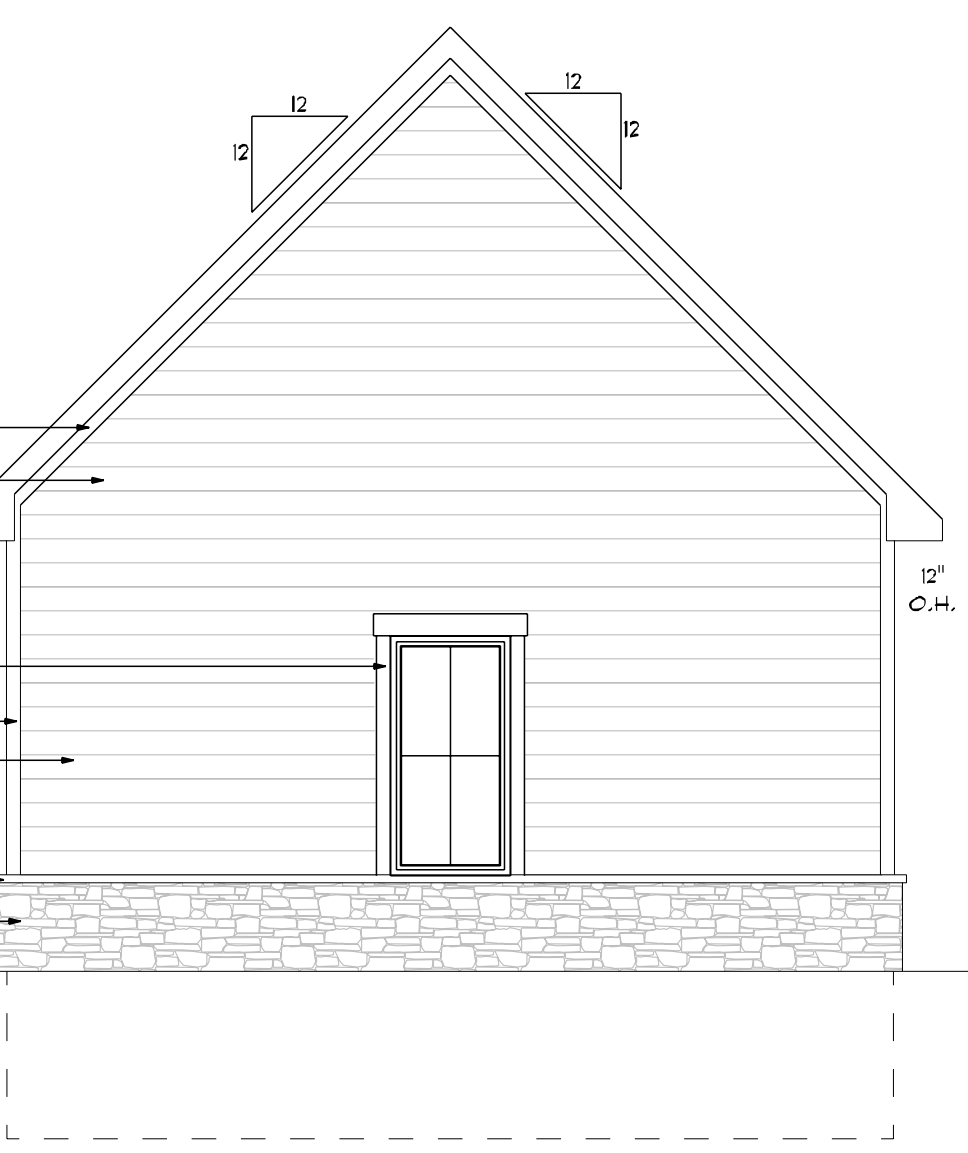
**FOUNDATION PLAN**  
1/4" = 1' - 0"



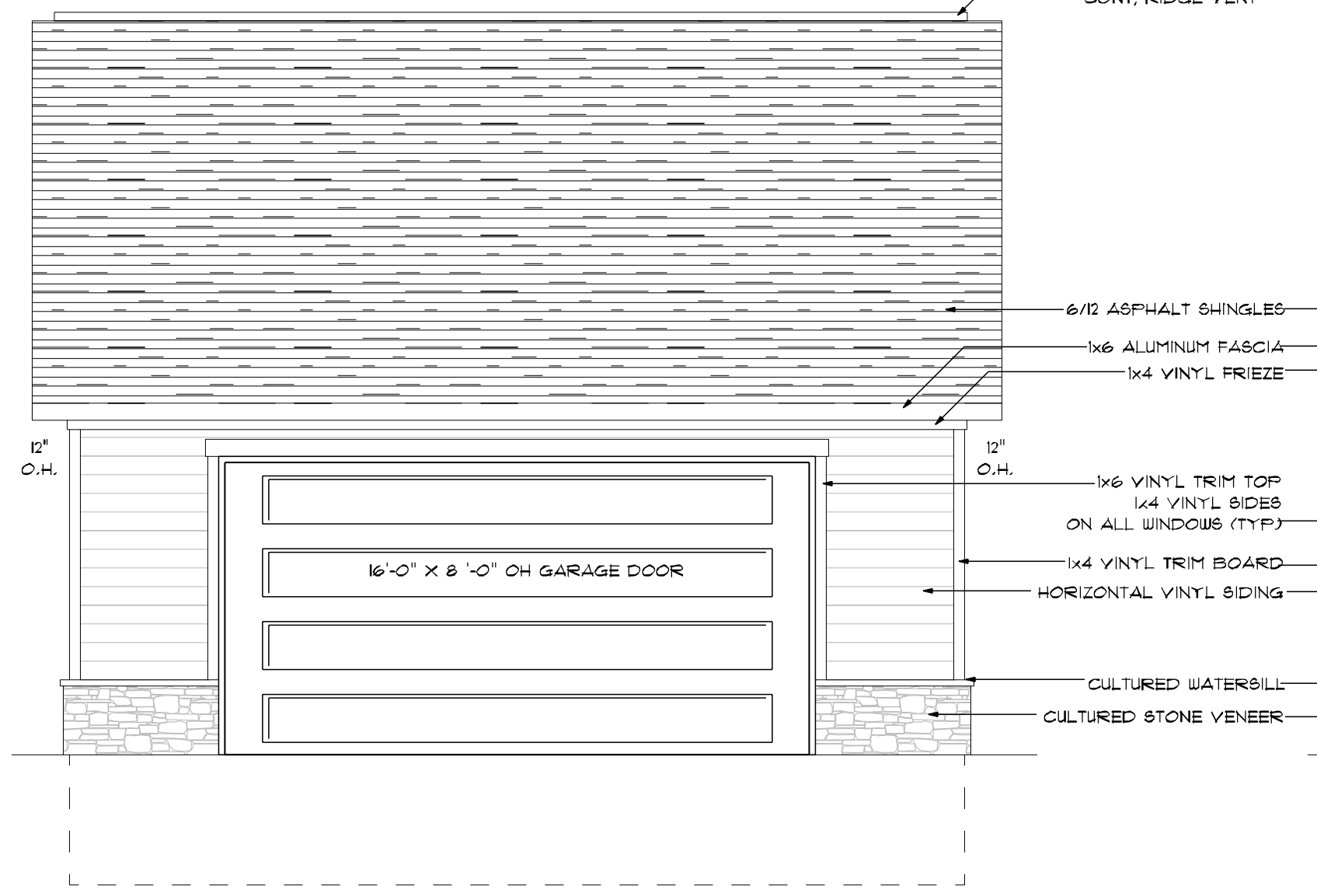
**ELECTRICAL PLAN (OPT.)**  
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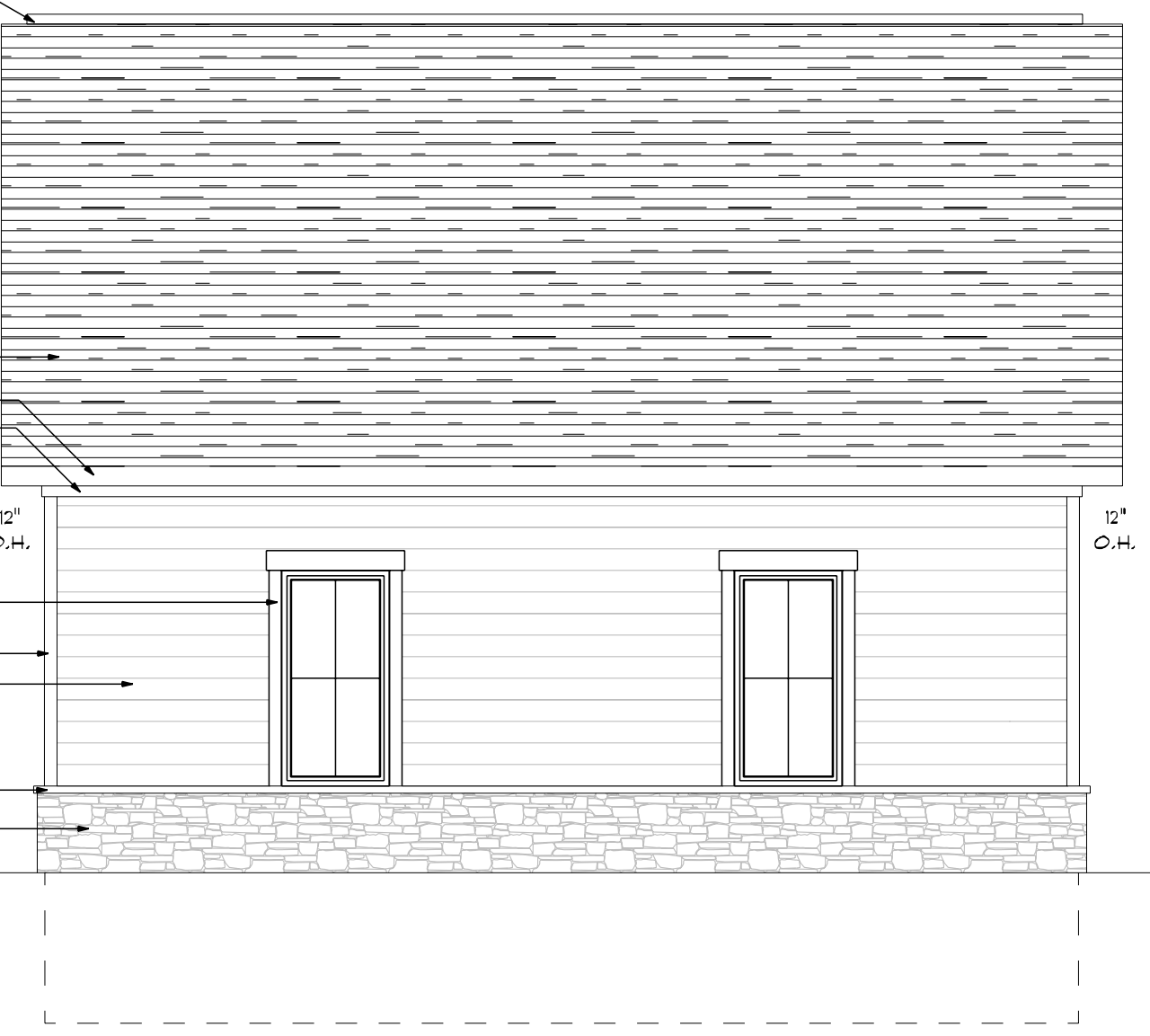
**LEFT ELEVATION**  
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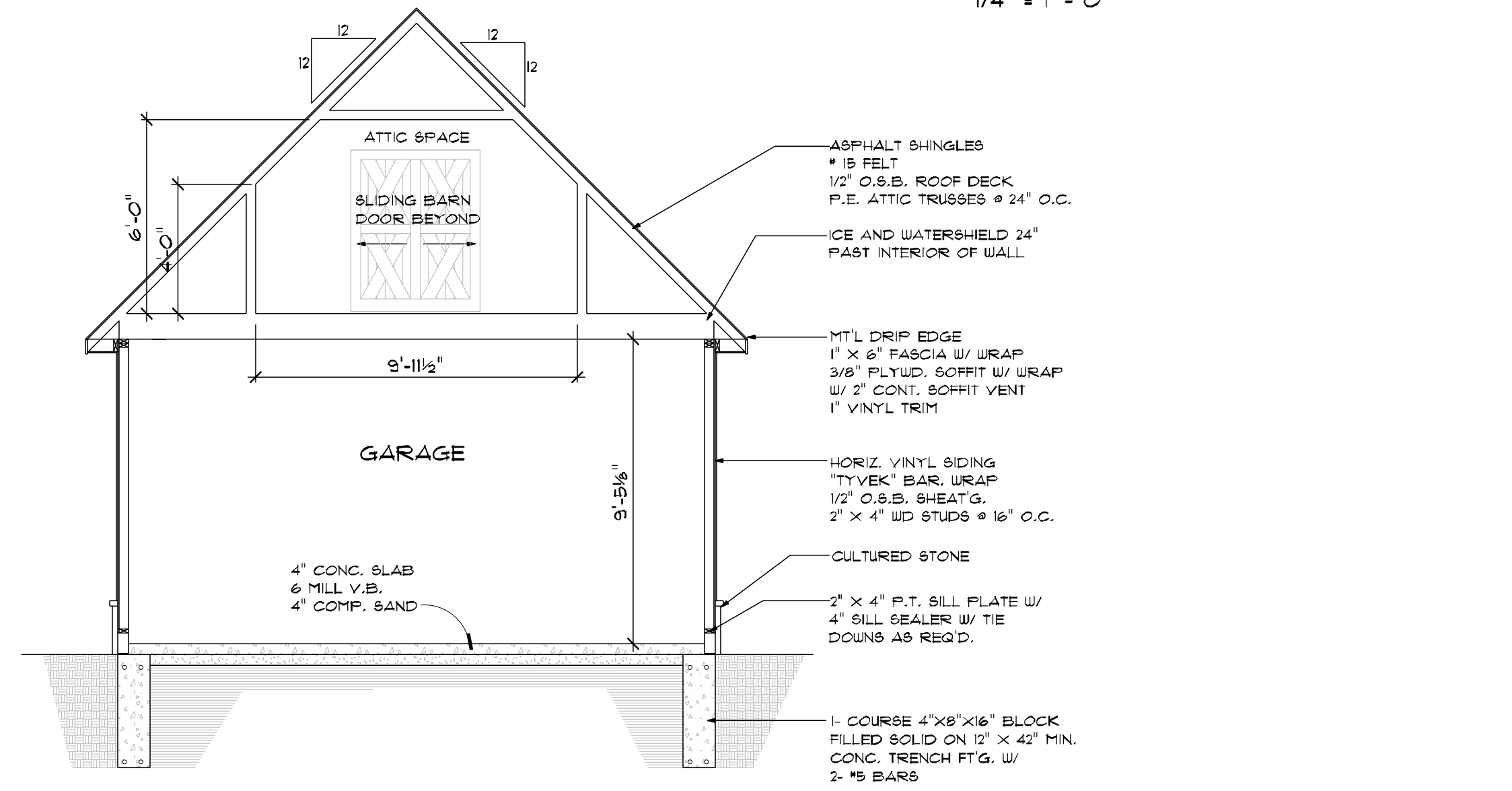
**RIGHT ELEVATION**  
1/4" = 1' - 0"



**FRONT ELEVATION**  
1/4" = 1' - 0"



**REAR ELEVATION**  
1/4" = 1' - 0"



**GARAGE CROSS SECTION**  
1/4" = 1' - 0"

**GENERAL NOTES - MICHIGAN RESIDENTIAL CODE - 2015**  
Consult Design Office for meaning of any symbol or abbreviation not defined.  
The Design Office shall determine governing information 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 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, (I.N.C.) 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) I.N.C.

Steel shall be domestic A8TM-36.

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

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

MICRO-LAM Beams shall have an extreme fiber bending stress of 2800 P.S.I., as manufactured by "TRUSS JOIST CORP." or equal.

Interior finishes shall be determined by owner or his representative.

R102.1.4 TRUSS DESIGN DATA. As an alternative to the submission of truss design drawings, the truss design data sheet may be provided to the building official as part of the construction documents at the time of application. Truss design drawings shall be submitted to the building official prior to truss installation as required by Section R802.10.1

R301.5 Live load. The minimum uniformly distributed live load shall be as provide in Table R301.5.

Attics without storage (b). 10 pounds per square foot. Table R301.5

b. Attics without storage are those where the maximum clear height between joist and rafter is less than 42 inches, or where there are not two or more adjacent trusses with the same web 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 web 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 R801.1, and
2. The truss has a bottom chord pitch less than 2:12.

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

R303.1 Ventilation required minimum operable area to the outdoors shall be 4% of the floor area being ventilated.

R305.1 Minimum ceiling height 7'-0".

R308.6 GLAZING. All windows in which the bottom edge is less than 18" above the floor shall be tempered safety glass as specified in section R308.

R308.4 Hazardous Locations. Safety glazing in doors and adjacent to doors within the same wall space. Safety glazing in fixed panels more than 9 square feet with the lowest edge less than 18" to floor. Safety glass in walls enclosing bathroom, showers and whirlpool.

R308.6 Safety glazing in skylights, roofs and sloped glazing. Skylights and sloped glazing shall comply with the following tables: R308.6.1 through R308.6.5.

EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 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 required 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 310.3. 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 R310.2.

R310.1.1 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 square feet.

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24".

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20".

R310.1.4 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.

R310.2 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 R310.2.1 shall be permitted to encroach a maximum of 6" into the required window wells with a vertical depth greater than 44 inches shall be equipped with a permanently affixed.

R310.2.1 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 R311.4 and R311.6. Ladders or rungs shall have an inside width of at least 12", 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.

R310.3 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 R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.2.

R310.4 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 size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

**BUILDER/OWNER INFO:**  
NOTE: BUILDER TO VERIFY ALL DIMENSIONS BEFORE WORK BEGINS. BUILDER TAKES FULL RESPONSIBILITY OF DRAWINGS AND CONSTRUCTION OF BUILDING.

Item A.  
3203 WHITFIELD DR., WATERFORD, MI. 48323  
PHONE: 248-860-4421 FAX: 248-921-0313  
WWW.RESSLERDESIGN.COM

MEMBER  
**A B D**  
AMERICAN INSTITUTE OF PROFESSIONAL BUILDING DESIGNERS  
NATIONAL COUNCIL OF BUILDING DESIGNERS  
RESIDENTIAL DESIGNER

Designing Where People Live, Work and Play!

**HOUSE PLAN:**  
**SCALPONE RESIDENCE**

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TOTAL SQ.FT.: (HOUSE BILL 5818)	2639.00
UN-HABITABLE SQ.FT.	1153.00
TOTAL HABITABLE SQ.FT.	1486.00
PROJECT NO.:	1271-2021
SCALE:	1/4" = 1' - 0"
ORIGINAL PLAN SET DATE:	09-20-2021
REVISION PLAN SET DATE:	11/9/2022
SHEET NO.:	A-6

## APPLICATION FOR BUILDING PERMIT AND PLAN EXAMINATION

RECEIVED

JAN 12 2023

Charter Township of White Lake  
7525 Highland Road • White Lake, MI 48383  
(248) 698-3300

BUILDING  
DEPARTMENT

Authority: P.A. 230 OF 1972, as amended  
Completion: Mandatory to obtain permit  
Penalty: Permit will not be issued

This department will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap, or political beliefs.

## APPLICANT TO COMPLETE ALL ITEMS

NOTE: SEPARATE APPLICATIONS MUST BE COMPLETED FOR PLUMBING, MECHANICAL, AND ELECTRICAL PERMITS

APPLICATION DATE: <u>01</u> / <u>12</u> / <u>2023</u>	IS OWNER APPLICANT? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
----------------------------------------------------------	--------------------------------------------------------------------------------------------

## PROPERTY INFORMATION

STREET ADDRESS OF PROJECT <u>11071 BERYL DRIVE</u>	APT. #	PARCEL I.D. NUMBER <u>12-33-278-010</u>	ZONING
-------------------------------------------------------	--------	--------------------------------------------	--------

## OWNER INFORMATION

LAST NAME OR BUSINESS NAME <u>SCALPONE</u>	FIRST NAME <u>DAVID &amp; JEANINE</u>	PHONE NUMBER <u>248-910-2481</u>	
STREET ADDRESS <u>11071 BERYL DRIVE</u>	CITY <u>WHITE LAKE TWP.</u>	STATE <u>MI</u>	ZIP CODE <u>48386</u>

## APPLICANT INFORMATION


	OWNER OR LESSEE	CONTRACTOR
OWNER OR COMPANY NAME		<u>MINTZER BUILDING CO.</u>
CONTACT NAME		<u>STERLING MINTZER</u>
LICENSE NUMBER	<i>-(License # is N/A for homeowner)-</i>	<u>2102210492</u>
STREET ADDRESS		<u>4683 RAVINEWOOD DRIVE</u>
CITY/STATE/ZIP		<u>COMMERCE TWP. MI 48382</u>
PHONE		<u>248-882-4388</u>
EMAIL		<u>STERLING@MINTZERBUILT.COM</u>
ARCHITECT/ENGINEER NAME:	<u>RESSLER DESIGN INC.</u>	
LICENSE NUMBER:	CONTACT #: <u>248-860-4421</u>	
FEDERAL EMPLOYER ID NUMBER	<u>46-5120281</u>	
WORKERS COMP. INSURANCE CARRIER	<u>LIBERTY MUTUAL</u>	
MESC NUMBER		

**BUILDING AND PROPERTY CHARACTERISTICS**

DESCRIBE IN DETAIL WORK TO BE DONE:		TYPE OF IMPROVEMENT:	
NEW CONSTRUCTION OF 2-STORY HOME 2,639sqft		<input type="checkbox"/> FENCE	
NEW CONSTRUCTION OF 2-CAR DETACHED GARAGE 444sqft		<input type="checkbox"/> DECK	
		<input type="checkbox"/> ROOF	
		<input checked="" type="checkbox"/> NEW SINGLE FAMILY HOME	
		<input type="checkbox"/> ALTERATION/REPAIR	
		<input type="checkbox"/> ADDITION	
		<input type="checkbox"/> MOVE STRUCTURE	
		<input type="checkbox"/> DEMOLITION	
		<input type="checkbox"/> NEW COMMERCIAL BUILDING	
		<input type="checkbox"/> SWIMMING POOL	
		<input checked="" type="checkbox"/> GARAGE	
		<input type="checkbox"/> ACCESSORY STRUCTURE	
		<input type="checkbox"/> WINDOWS/DOORS	
USE GROUP: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> OTHER: _____		VALUE OF IMPROVEMENT:	
CONSTRUCTION TYPE:		\$ 460,000.00	
LOT SIZE -- FRONT: 53ft	REAR: 45ft	SIDE: 143ft	SIDE: 136ft
TOTAL SQ. FT. OF LOT: <b>Approx. 6,835sqft</b>			
PROPOSED SETBACKS -- FRONT: 44-7ft	REAR: 46-0ft	SIDE: 10-0ft	SIDE: 8-2ft
SQ. FT. OF PROPOSED CONST.-- GARAGE: (Garage only 444sqft)	House 1 <sup>ST</sup> FLOOR: 1,365sqft	House 2 <sup>ND</sup> FLOOR: 1,274sqft	TOTAL: 2,639sqft (House)
SQ. FT. OF EXISTING STRUCTURES -- GARAGE: n/a	1 <sup>ST</sup> FLOOR: n/a	2 <sup>ND</sup> FLOOR: n/a	TOTAL: n/a
TOTAL HEIGHT & # OF STORIES: From top of foundation 28'-8" total height 2-Stories	NO. OF EXISTING BEDROOMS: n/a	NO. OF PROPOSED BEDROOMS: 3	TOTAL NO. OF BEDROOMS: 3

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent; and we agree to conform to all applicable laws of this jurisdiction. The applicant signing this application is aware that (s)he assumes full responsibility for insuring that all work done complies with all applicable codes and ordinances.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subject to civil fines.

SIGNATURE OF APPLICANT	PHONE 248-882-4388
	
PRINT APPLICANTS NAME Mintzer Building Co.	
ADDRESS, CITY, STATE, ZIP 4683 Ravinewood Dr. Commerce Twp. MI 48382	

**BUILDING AND ZONING PERMIT REGULATIONS**

- A Certificate of Occupancy must be obtained before occupying the building.
- The Builder and property owner are responsible for drainage and grade on the construction site.
- The Builder and property owner are responsible for lot line and proper setbacks as approved by White Lake Township.
- The lot is properly marked (properly marked is a visible address with the lot number and permit number that can be clearly seen from the road)
- The job site must be clean with a safe access for the inspectors. The road must be cleaned and maintained properly (this includes snow removal).

**HOMEOWNER AFFIDAVIT**

As the bona fide owner of the above mentioned property which is a single residence, and which is, or will be on completion, my place of residence and no part of which is used for rental or commercial purposes nor is now contemplated for such purpose, I hereby make application for an owner's permit to install:

\_\_\_\_\_ as listed on this permit application.

I certify that I am familiar with the provisions of the applicable Ordinance and the rules governing the type of installation which is contemplated at the above mentioned location and hereby agree to make the installation in conformance with the Ordinance. In making the application, I realize I am assuming the responsibility of a licensed contractor for the installation of the work mentioned in the permit application and for putting the equipment in operation. I further agree that I shall neither hire any other person for the purpose of installing any portion of the \_\_\_\_\_ or related equipment at the above premises, nor sub-contract to any other person, firm or corporation the installation of any portion of the above equipment.

HOMEOWNER NAME/SIGNATURE:

**LOCAL GOVERNMENTAL AGENCY TO COMPLETE THIS SECTION**

	REQUIRED?
A. ZONING	<input type="checkbox"/> YES <input type="checkbox"/> NO
B. SOIL EROSION	<input type="checkbox"/> YES <input type="checkbox"/> NO
C. FLOOD ZONE	<input type="checkbox"/> YES <input type="checkbox"/> NO
D. WATER SUPPLY	<input type="checkbox"/> YES <input type="checkbox"/> NO
E. SEPTIC SYSTEM	<input type="checkbox"/> YES <input type="checkbox"/> NO
F. VARIANCE GRANTED	<input type="checkbox"/> YES <input type="checkbox"/> NO
G. DRIVEWAY PERMIT	<input type="checkbox"/> YES <input type="checkbox"/> NO

USE GROUP: \_\_\_\_\_  
 TYPE OF CONSTRUCTION: \_\_\_\_\_  
 SQUARE FEET: \_\_\_\_\_

PLAN REVIEW FEES: \_\_\_\_\_  
 BUILDING PERMIT FEES: \_\_\_\_\_  
**FEE TOTAL:** \_\_\_\_\_

APPROVAL SIGNATURE:

NUMBER OF INSPECTIONS: \_\_\_\_\_

TITLE:

DATE:



White Lake Township Building Dept.  
7525 Highland Rd.  
White Lake, MI 48383

(248) 698-3300  
Fax (248) 666-7451

### Grading and Drainage Permit Application

Date: 01-12-2023

**Applicant:** MINTZER BUILDING CO.

Project Address: 11071 BERYL DR. Sidwell: 12-33-278-010

Zoning: \_\_\_\_\_

**Property Owner:**  Business  Individual

Name: DAVID AND JEANINE SCALPONE

Street: 11071 BERYL DR. WHITE LK Apt: \_\_\_\_\_ P.O. Box: \_\_\_\_\_

Contact Information: Home: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ ext. \_\_\_\_\_ Cell: (248) 910 - 2481 Ext. \_\_\_\_\_

Email Address: \_\_\_\_\_

**Design Professional:** KEM-TEC (GREG EZZO) State License #: \_\_\_\_\_

Contact Information: Work: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ ext. \_\_\_\_\_ Cell: (248) 910 - 2481 Ext. \_\_\_\_\_

Email Address: GEZZO@SMENGINEERS.O5

**Brief Description of Proposed Work:** \_\_\_\_\_

NEW CONSTRUCTION OF 2-STORY HOME

NEW CONSTRUCTION OF 2-CAR DETACHED GARAGE

NEW DRIVEWAY

### FEES

**Permits:** Building Dept. Grading... \$200.00  
Soil Erosion ..... \$350.00  
**Reviews:** Building Department..... \$ 50.00  
Engineer..... \$350.00

**Inspections:** Field (by Township Engineer) (up to 2) \$400.00  
(Additional / each)..... \$200.00  
Site Evaluation ..... \$ 50.00

### SIGNATURES

**APPLICANT**

**TOWNSHIP'S AUTHORIZATION**

By: [Signature]

Date: 01-12-2023

By: \_\_\_\_\_

Date: \_\_\_\_\_

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
REGULAR MEETING  
DECEMBER 8, 2022**

**CALL TO ORDER**

Chairperson Spencer called the meeting to order at 7:03 P.M. She then led the Pledge of Allegiance.

**ROLL CALL**

**Present:**

Clif Seiber,  
Nik Schillack, Vice-Chairperson  
Jo Spencer, Chairperson  
Kathleen Aseltyne  
Anthony Madaffer

**Absent:**

Michael Powell, Township Board Liaison  
Debby Dehart, Planning Commission Liaison

**Others:**

Justin Quagliata, Staff Planner  
Nick Spencer, Building Official  
Hannah Micallef, Recording Secretary

20 members of the public present

**APPROVAL OF AGENDA**

**MOTION by Aseltyne, support by Schillack to approve the agenda as presented. The motion CARRIED with a voice vote: (5 yes votes)**

**APPROVAL OF MINUTES**

a. Zoning Board of Appeals Regular Meeting of October 27, 2022

**MOTION by Madaffer, support by Seiber to approve the regular meeting minutes of October 27, 2022 as presented. The motion CARRIED with a voice vote: (5 yes votes).**



## NEW BUSINESS

- A. Applicant: David and Jeanine Scalpone / Sterling Mintzer  
11071 Beryl Drive  
White Lake, MI 48386  
Location: **11071 Beryl Drive**  
White Lake, MI 48386 identified as 12-33-278-010  
Request: The applicant requests to construct a single-family house and accessory building (garage), requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front Yard Setback, Side-Yard Setback, and Maximum Lot Coverage. A variance from Article 5.7.A, Accessory Buildings or Structures in Residential Districts is required for the setback between the principal building and accessory building.

Chairperson Spencer noted for the record that 28 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition, and 3 letters were returned undeliverable from the U.S. Postal Service.

Staff Planner Quagliata gave his report.

Member Schillack asked staff when the house and garage were demolished. Staff Planner Quagliata said the buildings were demolished sometime mid to late October 2022. Member Schillack asked staff if a permit was necessary to demolish a house within the Township. Staff Planner Quagliata confirmed, and added a homeowner was not allowed to demolish their own house. Member Schillack asked staff if any of the items from the demolition permit checklist were performed. Staff Planner Quagliata said no.

Member Aselyne asked staff why the case ended up before the ZBA again. Staff Planner Quagliata said the variances approved in January 2022 were no longer valid as the building the variances were approved for was no longer in existence.

Member Seiber asked staff if the proposed house was moved closer to the lake side of the lot, would the side yard setback variance for the garage be eliminated. Staff Planner Quagliata confirmed, and added the applicant would have to receive a front yard variance in that proposed scenario.

Richard Linnell, 2804 Orchard Lake Road, was present to speak on behalf of the applicants. He said the applicants met with architects and builders after receiving their variance approvals in January 2022. The applicants were told the floor joists needed replacement. The applicants were under the impression if they did not expand the footprint of their new house, they would not need further variances. He said his clients did not think about the need for a demolition permit. The floor joists and walls were removed during the demolition. At that time, the applicants realized they went beyond the limits of their variances and would have to come before the ZBA again.

Member Schillack asked Mr. Linnell if the builder performed the demolition. Sterling Mintzer, 4683 Ravinewood Drive, builder, said he hired a company to demolish the house. Member Schillack asked Mr. Mintzer why a demolition permit was not obtained. Mr. Mintzer stated the building plans showed only the foundation remaining, and thought the Township knew he needed a demolition permit based on the plans submitted. He proceeded with the demolition based on that assumption.

David Scalpone, 11071 Beryl Drive, stated Mr. Mintzer was going from the plans submitted in June 2022. Chairperson Spencer said the permit submitted in June 2022 specified enlarging and altering a structure, not building a new structure entirely. She added by the elimination of the former buildings, a new house could be built on the property without needing variances.

Staff Planner Quagliata stated the plans included in the ZBA packet were confusing as the new plans refer to what the applicant would like to build if variances were granted this evening, not the former plans referencing the former structure.

Member Seiber asked the builder to confirm the depth of the garage. Mr. Scalpone said he was not sure what the proposed depth was. Member Seiber asked the applicant why the former driveway was not removed on the plans as the proposed garage would be side entry. Mr. Scalpone said the former driveway could be removed and greenery added in its place. Member Seiber asked the applicant what the plan was for the proposed driveway. Mr. Minzter said the proposed driveway would be poured concrete. Mr. Seiber asked Mr. Scalpone his intention for the proposed garage's second floor. Mr. Scalpone said the second floor would be used for storage only.

Member Schillack stated the Township did not require the applicant to demolish the pre-existing house, and the applicant went ahead with demolition on their own.

Chairperson Spencer opened the public hearing at 7:45 P.M. She read a petition in favor of the request into the record.

Tracey Snyder, 1121 Brittney Lane, spoke in favor of the applicant's request.

Matt Sprader, 10070 Elizabeth Lake Road, suggested demolition permits should be included with building permits.

Julie Gable, 11217 Sugden, spoke in favor of the applicant's request.

Mary Earley, 5929 Pine Ridge Court, said she was at the January 2022 meeting and felt the applicant's problem was self-created.

Andrew Deloney, 2165 Arapahoe, spoke in favor of the applicant's request.

Dan Kiehl, 6103 Rosewood Parkway, spoke in favor of the applicant's request.

Lisa Zielaskowski, 860 Artdale, spoke in favor of the applicant's request.

Chairperson Spencer closed the public hearing at 8:02 P.M.

Member Seiber said the proposed plan was made in a good faith effort to reduce as many variance requests as possible. He said if the house was moved closer to the lake, the side yard setback variance for the garage would be eliminated.

Member Aseltyne asked the applicants why the garage was detached from the house. Ms. Scalpone said the garage walls were moved after action from the January 2022 ZBA meeting. The garage wall was required by the ZBA to be moved to increase the setback from the side yard property line from two feet to six feet.

The ZBA discussed the standards from Article 7, Section 37 from the ClearZoning Ordinance:

- A. Practical Difficulty
  - Chairperson Spencer said she did not see a practical difficulty in regards to the lot.
  - Member Seiber said the lot was undersized for its zoning classification.
  - Chairperson Spencer said a house could be built on the lot without variances.
  - Member Schillack said he did see the building envelope presented itself, but understood why the applicant wanted the side entry garage.
- B. Unique Situation
  - Chairperson Spencer did not see a unique situation and the lot was not exceptional or extraordinary and the lot was similar to others in the area.
  - Member Seiber said the lot was unique based on what it was zoned for, and the lot was nowhere close to its zoning classification size requirements.
- C. Not Self-Created
  - Chairperson Spencer said there was a self-created problem. By the applicant removing the buildings, the problem was self-created.
  - Member Seiber said anything an applicant proposed would be self-created. He said what the ZBA needed to weigh was what was reasonable in relation to a self-created problem.
- D. Substantial Justice
  - Chairperson Spencer said a house could be built on the property without needing variances and substantial justice would be done.
- E. Minimum Variance Necessary
  - Chairperson Spencer said no variances were necessary to build on the property.
  - Member Seiber said the applicants' new proposal was an improvement over their former approved variances.

Member Schillack said he would like for a demolition permit to be completed post-construction if variances were approved.

**Member Schillack MOVED to postpone the appeal of David and Jeanine Scalpone / Sterling Mintzer to January 26, 2023 for Parcel Number 12-33-278-010, identified as 11071 Beryl Drive, to consider comments stated during this hearing, and prior to the January 26, 2023 ZBA meeting, the applicant will submit a demolition permit application to the Building Department including all the necessary attachments.**

**Member Aseltyne SUPPORTED, and the motion CARRIED with a roll call vote: (4 yes votes) (Schillack/yes, Aseltyne/yes, Spencer/yes, Madaffer/yes, Seiber/no).**

The ZBA called for a recess at 8:38 P.M. The ZBA returned from recess at 8:42 P.M.

**OTHER BUSINESS**

- A. Applicant: Andrew Bienkowski and Rachel Menard  
2230 Wiggen Lane  
White Lake, MI 48386  
Location: **2230 Wiggen Lane**  
White Lake, MI 48386 identified as 12-14-231-003  
Request: The applicant requests an extension of the approval period for variances granted on May 26, 2022.

Staff Planner Quagliata gave a report.

Rachel Menard and Andrew Bienkowski, 2230 Wiggen Lane, were present to speak on their case. Due to labor and supply shortages, they were unable to obtain a contract with a builder. A builder had been contracted recently and the applicants were ready to move forward.

**Member Seiber MOVED to approve the extension of the approval period for six months for variances granted on May 26, 2022, as requested by Andrew Bienkowski and Rachel Menard for Parcel Number 12-14-231-003, identified as 2330 Wiggen Lane.**

**Member Schillack SUPPORTED, and the motion CARRIED with a voice vote: (5 yes votes). (Seiber/yes, Schillack/yes, Spencer/yes, Aseltyne/yes, Madaffer/yes).**

**ADJOURNMENT**

**MOTION by Member Aseltyne, supported Member Schillack by to adjourn at 8:48 P.M. The motion CARRIED with a voice vote: (5 yes votes).**

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** January 26, 2023

---

**Agenda item:** 7a

**Appeal Date:** January 26, 2023

**Applicant:** Ralph Josephson

**Address:** 7960 Barnsbury Avenue  
West Bloomfield, MI 48324

**Zoning:** R1-C Single Family Residential

**Location:** 3700 Jackson Boulevard  
White Lake, MI 48386

### **Property Description**

The approximately 0.251-acre (10,933.56 square feet) parcel identified as 3700 Jackson Boulevard is located on White Lake and zoned R1-C (Single Family Residential). The new house being erected on the property will utilize a private well for potable water and a private septic system for sanitation.

### **Applicant's Proposal**

Ralph Josephson, the applicant, on behalf of the property owners, is requesting a variance to allow a covered porch to be located five feet from the west side lot line.

### **Planner's Report**

In 2021 the Zoning Board of Appeals (ZBA) approved variance requests in order to construct a new house on the subject property. The following variances were previously granted:

- 4-foot variance from the side yard setback (east)
- 22-foot variance from the front yard setback (west)
- 5,066.44 square foot variance from the required lot area
- 53.21-foot variance from the required lot width

A four-foot variance was also intended to be granted from the west side lot line, but the motion of approval did not include the west side variance. A currently constructed covered porch on the west side of the house is located 5.01 feet from the property line (roof overhang at 4.21 feet from the property line). Article 5, Section 3 of the Zoning Ordinance prohibits roofs, gutters, windows, and open balconies from projecting closer than five feet to a lot line. Article 7, Section 27.vii prohibits the ZBA from permitting side yards of less than five feet for safety reasons.

A five-foot variance is being requested to encroach into the west side yard setback (or one more additional foot than was intended to be allowed). The applicant must remove the porch roof overhang from being within five feet of the lot line.

The requested variances are listed in the following table.

<b>Variance #</b>	<b>Ordinance Section</b>	<b>Subject</b>	<b>Standard</b>	<b>Requested Variance</b>	<b>Result</b>
1	Article 3.1.5.E	Side yard setback	10 feet	5 feet (west)	5 feet (west)

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by Ralph Josephson from Article 3.1.5.E of the Zoning Ordinance for Parcel Number 12-07-158-013, identified as 3700 Jackson Boulevard, in order to allow a covered porch to encroach five feet into the required west side yard setback. This approval will have the following conditions:

- The Applicant shall remove the porch roof overhang from being within five feet of the lot line.
- All conditions of previous approvals shall remain in effect.

**Denial:** I move to deny the variances requested by Ralph Josephson for Parcel Number 12-07-158-013, identified as 3700 Jackson Boulevard, due to the following reason(s):

**Postpone:** I move to postpone the appeal of Ralph Josephson *to a date certain or other triggering mechanism* for Parcel Number 12-07-158-013, identified as 3700 Jackson Boulevard, to consider comments stated during this hearing.

**Attachments:**

1. Variance application dated December 28, 2022.
2. As-built.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A – E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
- i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.



CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION

Item A.


Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: Ralph Josep[hson] PHONE: 248-939-3654  
ADDRESS: 7960 Barnsbury Ave. West Bloomfield, MI 48324  
APPLICANT'S EMAILADDRESS: ralph@rdjmb.com  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

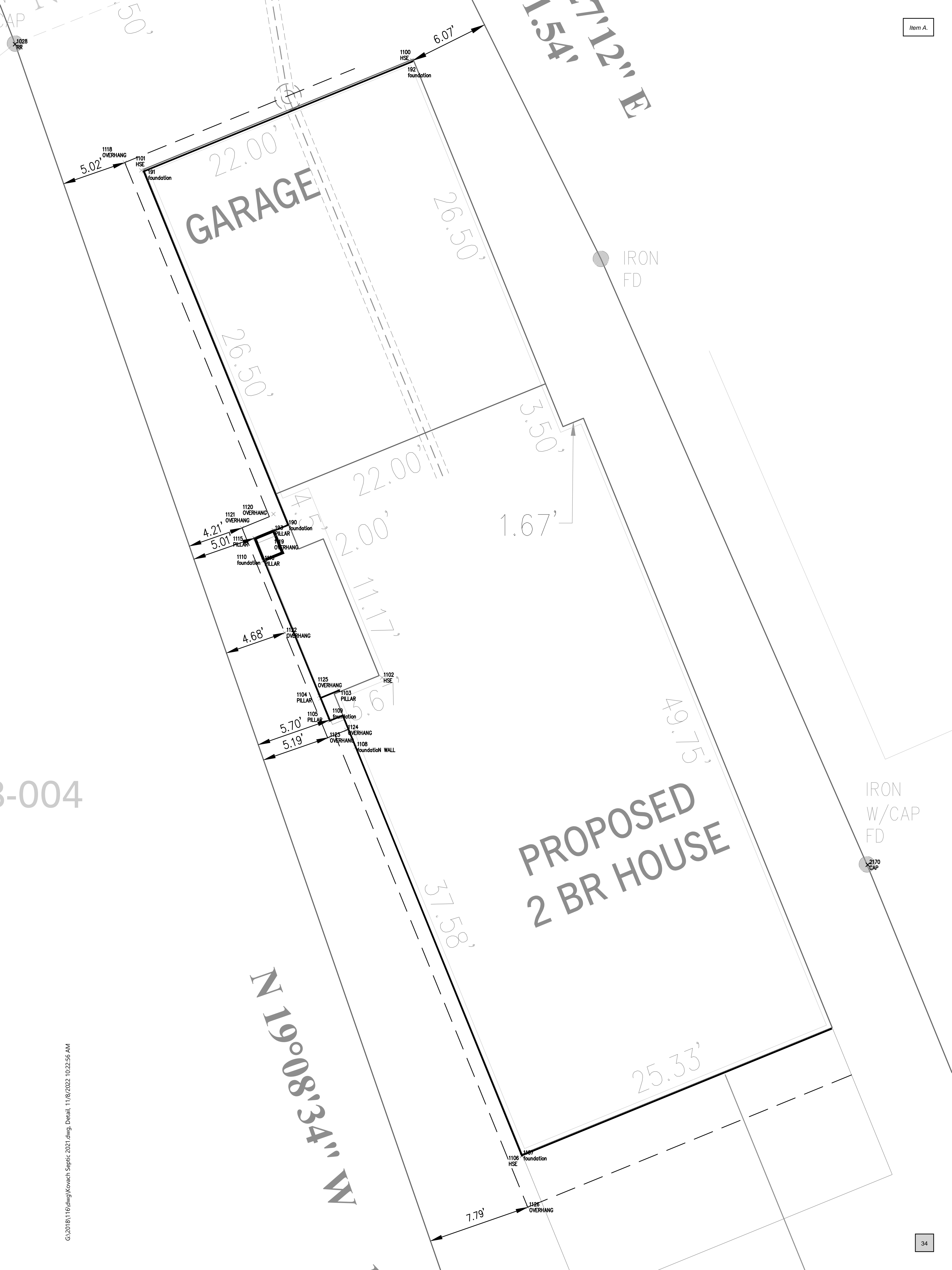
ADDRESS OF AFFECTED PROPERTY: 3700 Jackson Blvd. White Lake PARCEL # 12 - 07-158-013  
CURRENT ZONING: \_\_\_\_\_ PARCEL SIZE: \_\_\_\_\_

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: 3.1.6.E  
VALUE OF IMPROVEMENT: \$ \_\_\_\_\_ SEV OF EXISITING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$ 385.00 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)  
APPLICANT'S SIGNATURE:  DATE: 12/28/2022

RECEIVED  
DEC 29 2022  
BUILDING  
DEPARTMENT



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# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** January 26, 2023

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**Agenda item:** 7b

**Appeal Date:** January 26, 2023

**Applicant:** David Mazurkiewicz

**Address:** 424 Sunset Street  
White Lake, MI 48383

**Zoning:** SF Suburban Farms

**Location:** 424 Sunset Street  
White Lake, MI 48383

**Property Description**

The approximately 1.759-acre parcel identified as 424 Sunset Street is located on Brendel Lake and zoned SF (Suburban Farms). The property is served by a private well for potable water and a private septic system for sanitation.

**Applicant’s Proposal**

David Mazurkiewicz, the applicant, is proposing to construct a 202.36 square foot addition to the house which would also attach to an accessory building.

**Planner’s Report**

The existing accessory building does not meet the required 25-foot side yard setback for principal buildings. The proposed addition to attach the accessory building to the principal building would render the building nonconforming to the north side yard setback.

The requested variance is listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 3.1.2.F	Side yard setback	25 feet	7 feet	18 feet

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by David Mazurkiewicz from Article 3.1.2.F of the Zoning Ordinance for Parcel Number 12-21-377-003, identified as 424 Sunset Street, in order to construct an addition that would make an accessory building part of the principal building encroaching 7 feet into the required north side yard setback. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.

**Denial:** I move to deny the variance requested by David Mazurkiewicz for Parcel Number 12-21-377-003, identified as 424 Sunset Street, due to the following reason(s):

**Postpone:** I move to postpone the appeal of David Mazurkiewicz *to a date certain or other triggering mechanism* for Parcel Number 12-21-377-003, identified as 424 Sunset Street, to consider comments stated during this hearing.

## Attachments:

1. Variance application dated January 4, 2023.
2. Applicant's written statement.
3. Site plan dated October 18, 2022.
4. Letter of denial from the Building Official dated January 4, 2023.

### 7.37 STANDARDS

General variances: The Zoning Board of Appeals may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions "A - E" or condition F applies.

- A. Practical difficulty: A practical difficulty exists on the subject site (such as exceptional narrowness, shallowness, shape or area; presence of floodplain; exceptional topographic conditions) and strict compliance with the zoning ordinance standards would unreasonably prevent the owner from using of the subject site for a permitted use or would render conformity unnecessarily burdensome. Demonstration of a practical difficulty shall have a bearing on the subject site or use of the subject site, and not to the applicant personally. Economic hardship or optimum profit potential are not considerations for practical difficulty.
- B. Unique situation: The demonstrated practical difficult results from exceptional or extraordinary circumstances or conditions applying to the subject site at the time the Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

- C. Not self created: The applicants problem is not self created.
- D. Substantial justice: The variance would provide substantial justice by granting the property rights similar to those enjoyed by the majority of other properties in the vicinity, and other properties in the same zoning district. The decision shall not bestow upon the property special development rights not enjoyed by other properties in the same district, or which might result in substantial adverse impacts on properties in the vicinity (such as the supply of light and air, significant increases in traffic, increased odors, an increase in the danger of fire, or other activities which may endanger the public safety, comfort, morals or welfare).
- E. Minimum variance necessary: The variance shall be the minimum necessary to grant relief created by the practical difficulty.
- F. Compliance with other laws: The variance is the minimum necessary to comply with state or federal laws, including but not necessarily limited to:
  - i. The Michigan Right to Farm Act (P.A. 93 of 1981) and the farming activities the Act protects;
  - ii. The Americans with Disabilities Act of 1990 (as amended), and the needs of handicapped individuals the Act protects, including accessory facilities, building additions, building alterations, and site improvements which may not otherwise meet a strict application of the standards of this Ordinance.

Under no circumstances shall the Board of Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

CHARTER TOWNSHIP OF WHITE LAKE  
ZONING BOARD OF APPEALS APPLICATION

Item B.

Community Development Department, 7525 Highland Road,  
White Lake, Michigan, 48383  
(248) 698-3300 x5

APPLICANT'S NAME: DAVID MAZURKIEWICZ PHONE: 248 887 2646

ADDRESS: 424 SUNSET White Lake, M. 48383

APPLICANT'S EMAIL ADDRESS: DMAZURKI@a) COMCAST.NET

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 424 SUNSET Whitelake PARCEL # 12-21-377-003

CURRENT ZONING: SUBURBAN FARM PARCEL SIZE: 165' X 803'

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: Article 3.1.2

VALUE OF IMPROVEMENT: \$ 40,000 SEV OF EXISITING STRUCTURE: \$ 414,580

STATE REASONS TO SUPPORT REQUEST: (ATTACH WRITTEN STATEMENT TO APPLICATION)

APPLICATION FEE: \$385 (CALCULATED BY THE COMMUNITY DEVELOPMENT DEPARTMENT)

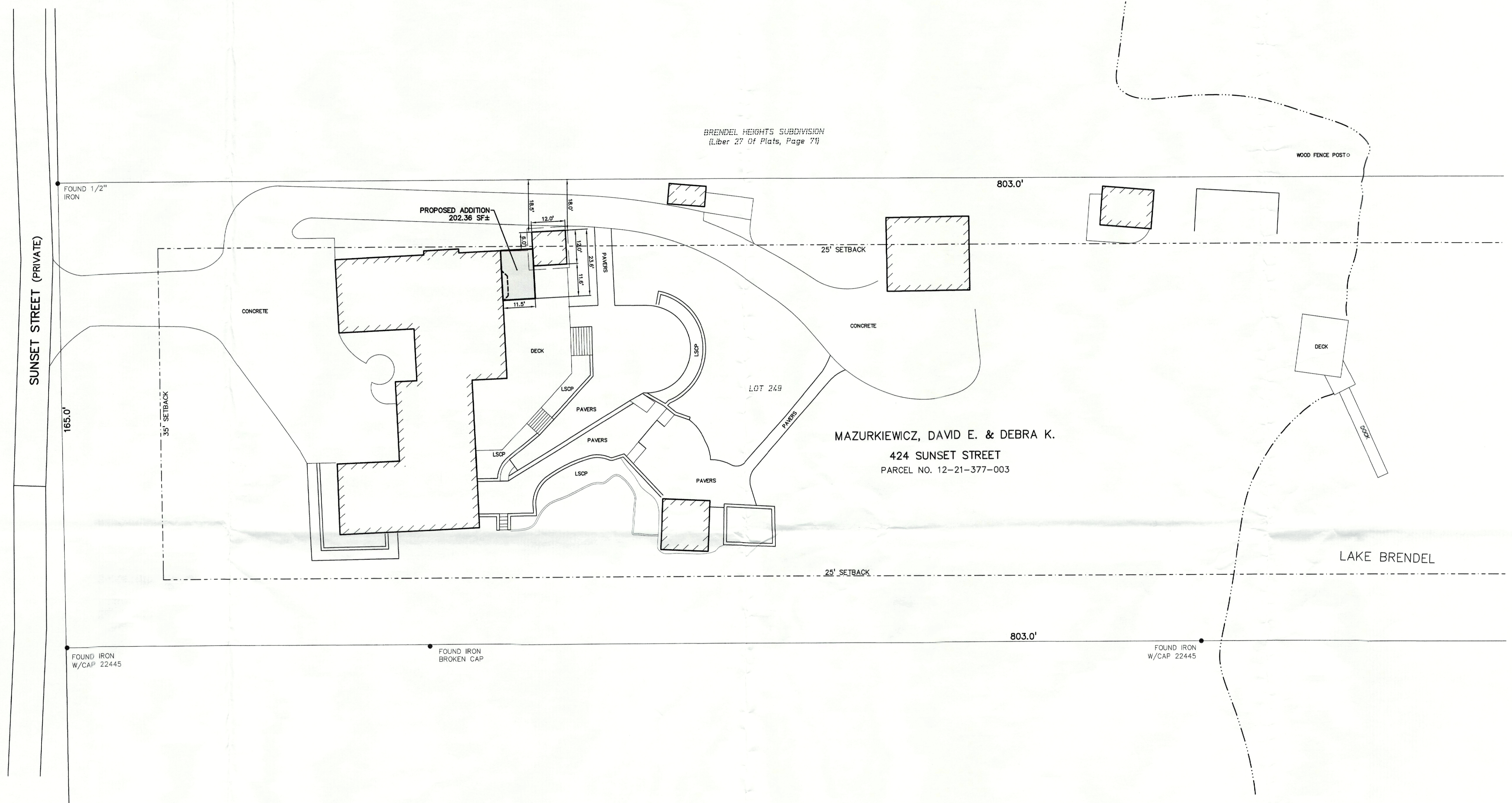
APPLICANT'S SIGNATURE:  DATE: 1/4/23

RECEIVED

JAN 05 2023

BUILDING  
DEPARTMENT

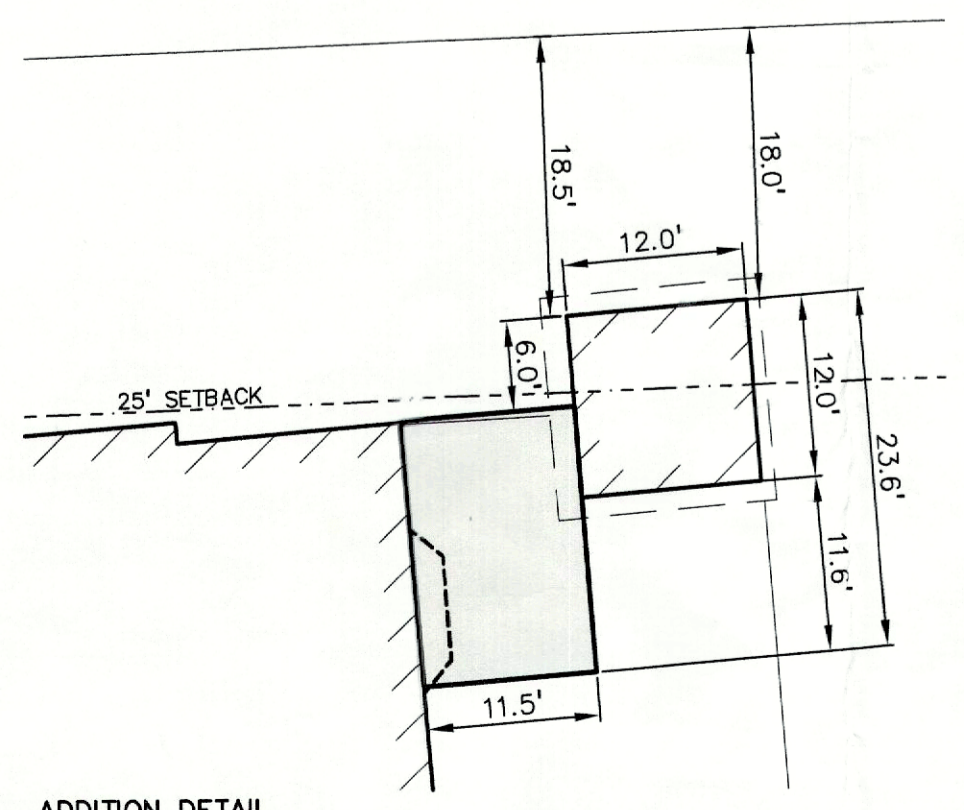
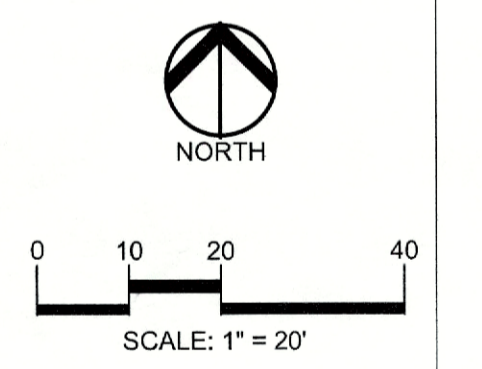
We would like to extend the existing house and attach it to a pre-existing structure that is within the 25 foot setback. We would like to use the new space and the pre-existing structure year round and enclosing the entire structure would provide safe access from the elements outside during the winter.



BRENDEL HEIGHTS SUBDIVISION  
(Liber 27 of Plats, Page 74)

MAZURKIEWICZ, DAVID E. & DEBRA K.  
424 SUNSET STREET  
PARCEL NO. 12-21-377-003

LAKE BRENDEL



ADDITION DETAIL  
NO SCALE

PROJECT TITLE  
**BRENDEL LAKE SURVEY**

DATE:  
OCTOBER 18, 2022

DRAWING TITLE  
**BOUNDARY EXHIBIT**

**PEA GROUP**

t: 844.813.2949  
www.peagroup.com



*Todd D. Shelly*

PEA JOB NO.	2021-0274
P.M.	TDS
DN.	LKP
DES.	
DRAWING NUMBER:	<b>1</b>



Rik Kowall, Supervisor  
Anthony L. Noble, Clerk  
Mike Roman, Treasurer



Trustees  
Scott Ruggles  
Liz Fessler Smith  
Andrea C. Voorheis  
Michael Powell

## WHITE LAKE TOWNSHIP

7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

January 4, 2023

David Mazurkiewicz  
424 Sunset St  
White Lake, MI 48383

RE: Proposed Addition

Based on the submitted plans, the proposed addition to the residential structure does not satisfy the White Lake Township Clear Zoning Ordinance for Suburban Farms (SF) zoning district.

**Article 3.1.2 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum side yard setback of 25 ft.

The existing accessory structure does not meet the required 25 ft side yard setback for primary structures. The proposed addition to combine the accessory structure to the primary structure would effectively make the structure non-conforming for the north side yard setback.

Approval of the building plans would be subject to a variance to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance. To be eligible for the February 23<sup>rd</sup> Zoning Board of Appeals meeting, application must be submitted to the White Lake Township Planning Department no later than January 26<sup>th</sup> at 4:30 PM. ***Be advised, a certified boundary and location survey, which should include side yard setback dimensions, will be required by the ZBA.*** The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

Nick Spencer, Building Official  
White Lake Township

# WHITE LAKE TOWNSHIP ZONING BOARD OF APPEALS

## REPORT OF THE COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Zoning Board of Appeals

**FROM:** Justin Quagliata, Staff Planner

**DATE:** January 26, 2023

**RE:** Election of Chair and Vice-Chair

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The Zoning Board of Appeals bylaws require at the first regular meeting each calendar year the Board must select from its members a Chair and Vice-Chair. In accordance with Article 7, Section 32.B of the Zoning Ordinance, an elected official of the Township cannot serve as Chair or Vice-Chair of the Zoning Board of Appeals. The general duties of each position are as follows:

**Chair:** The chair shall preside at all meetings, authorize calls for special meetings, and perform such other duties as may be specified by the Zoning Board of Appeals.

**Vice-Chair:** The vice-chair shall act in the capacity of the chair in the chair's absence. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term.

At the meeting on January 26, 2023 the current Chair will request nominations for the officer positions listed above. Once nominations are made the Zoning Board of Appeals will vote on each office. The Board member receiving the most votes will serve in that position. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year. Current officers may be re-elected.