

WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS VIRTUAL REGULAR MEETING  
**MARCH 25, 2021**

Ms. Spencer called the regular meeting of the White Lake Township Zoning Board of Appeals to order at 7:00 p.m. and led the Pledge of Allegiance. Roll was called:

ROLL CALL: Josephine Spencer – Chairperson, present in White Lake, MI  
Dave Walz – Vice Chair, present in White Lake, MI  
Clif Seiber, present in White Lake, MI  
Nik Schillack, present in White Lake, MI  
Mike Powell, present in Denver, CO

Also Present: Justin Quagliata, Staff Planner  
Nick Spencer, White Lake Township Building Official  
Hannah Micallef, Recording Secretary

Visitors: 0

**APPROVAL OF THE AGENDA:**

Chairperson Spencer said cases 6a and 6b asked to be removed from the agenda. Mr. Schillack asked the reasons for the applicants withdrawing their requests. Mr. Quagliata said case 6a needed to rework their plans and would reapply in the future, and 6b needed to rework their plans as well, and would likely apply for May's meeting.

**Mr. Walz MOTIONED to approve the agenda as amended. Mr. Seiber SUPPORTED and the MOTION CARRIED with a roll call vote: (Walz/yes, Seiber/yes, Schillack/yes, Spencer/yes, Powell/yes).**

**APPROVAL OF MINUTES:**

Zoning Board of Appeals Regular Meeting of February 25, 2021.

**Mr. Walz MOTIONED to approve the regular meeting minutes of February 25, 2021 as presented. Mr. Powell SUPPORTED and the MOTION CARRIED with a roll call vote: (Walz/yes, Powell/yes, Spencer/yes, Schillack/yes, Seiber/yes).**

**NEW BUSINESS**

- c) Applicant: James Kovach  
3700 Jackson Boulevard  
White Lake, MI 48386
- Location: **3700 Jackson Boulevard**  
White Lake, MI 48386 identified as 07-158-013
- Request: The applicant requests to construct a house, requiring a variance from Article 1.5.E, R1- C Single Family Residential Side-Yard Setback, Minimum Lot Area, and Minimum Lot-Width.

Chairperson Spencer noted for the record that 26 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Mr. Powell asked staff about the west side access to the house, and what the status was on the driveway. Building Official Spencer said the portion of the land in the front of the lot was split and given to the two lots along the lake. The plans looked like an easement was on the lot, but there was not.

Mr. Powell said the original piece of property had frontage along Jackson Blvd, and the house on the lake was accessed by the drive coming off of Jackson Blvd. Mr. Powell asked if the proposed house was going to have frontage along the west property line or the north property line.

Jim Kovach and Bridget Beck were present to speak on their case, 3700 Jackson Blvd. The new house would be moved to the west to have 5' setbacks on the side. The entrance to the house on the west would have a covered porch. The lane to the west had a 20' easement for the surrounding homeowners to access Jackson Blvd.

Staff Planner Quagliata said the access easement off of Jackson Blvd. was a legal road, and the setback would be 35' from the corner of the ROW. The property technically had two front yards, off Jackson Blvd. as well as the Jackson extension. The property was technically considered a corner lot.

Mr. Powell asked staff if there was a legal issue with the way the variances were published, due to discovering the access road was technically making the west yard a front yard and not a side yard. Staff Planner Quagliata confirmed, since the dimension for that setback on the plan was 13', and the required setback was 35' as it was a front yard setback.

Mr. Powell asked if the ZBA was able to grant the variance as it was advertised. Chairperson Spencer said she didn't believe they could, as the front yard was discovered as such and it was not advertised that way. She added the other variances could be voted on as advertised.

Chairperson Spencer asked staff if a motion could be made for the first three variances, and have the fourth variance for the newly discovered front yard setback be tabled. Staff Planner Quagliata said that could be done. Chairperson Spencer said by voting on the other variances, the applicant would know which way the ZBA was headed in regards to their case. Staff Planner Quagliata said he didn't have an issue with the ZBA proceeding in that manner.

Mr. Kovach said he was trying to alleviate some of the nonconformity on the sides of the house. He said the neighbors had recently redone their garage, and it changed the grade on the neighbor's property so water was flooding into the applicant's yard. He wanted to raise his house up and away from the water.

Chairperson Spencer opened the public hearing at 7:27 P.M.

Pam Patch, 3690 Jackson. She wanted to know where the applicant's garage was going to be, and if it was going to be where the applicant currently parked. Mr. Kovach said no, it would be setback 8-10' towards the lake. She said she was concerned about drainage.

Chairperson Spencer asked staff if drainage would be dealt with as they came up. Building Official Spencer said any issues the applicant was dealing with currently would be dealt with by the applicant's engineer.

Chairperson Spencer closed the public hearing at 7:31 P.M.

Mr. Powell said he concurred with Staff Planner Quagliata that the westerly side of the house would be the front. He added when he visited the site, the applicants presented the westerly side as the front of the house. Mr. Powell added while the same issues remained with the westerly setback, the advertisement to the public had to be corrected.

Mr. Seiber said the lot was measured from the westerly setback as the front yard, since the lot width would be arched. The lot width would be strange due to this. He said it was not clear if the side yard setback included the overhang. The lot was not very wide, and made for a challenge to improve upon. He saw a struggle for the applicant to meet 5' side yard setbacks and put a house on the lot.

Mr. Powell asked staff if the plans showed the walls of the structure 6' from the property line and the overhangs were not addressed, was it correct the ZBA did not grant overhang setbacks, just wall setbacks. Staff Planner Quagliata confirmed.

Staff Planner Quagliata said lot depth was usually measured from the front yard lot line to the rear yard lot line. He said the if the west side was considered a front yard, the east side was still a side lot line. Depth was not measured from front to side, but front to rear. The Zoning Ordinance had a standard for depth to width ratio, which would be north to south on this lot.

Mr. Powell said another complication was the lane did not run the entire length of the applicant's westerly property line. Staff Planner Quagliata said if lot width was measured along the westerly lot line, the calculation would be 155' along the Jackson Blvd. extension. When measuring depth to width ratio, if the rear lot line was the south lot line, the width would be at the north lot line.

Staff Planner Quagliata said the three variances could be approved without tabling the fourth one, as the fourth one would need to come back with a new public hearing. The construction for the first three would not be permitted until the newly re-noticed variance was approved. He added the three variances considered today could be conditioned on approval of the front yard setback variance, so all four variances would be under the same time line for obtaining building permits.

Mr. Walz asked staff if mechanical components were addressed within the Township's code enforcement guidelines. Staff Planner Quagliata said in a situation like this, the section of the Zoning Ordinance that prohibited projections of anything within 5' of a side yard lot line would be applied.

**Mr. Powell MOVED to approve the variances requested by James Kovach 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 construct a new house that would encroach 4 feet into the required east side yard setback. A 53.21-foot variance from the required lot width and 5,066.44 square foot variance from the required lot size are also granted from Article 3.1.5.E. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department, including revised plans detailed to ensure the projections into the setbacks do not encroach into the 5' side yard setbacks.**
- **No A/C units or other mechanical units shall be placed along the east property line.**
- **The downspouts for the house be picked up in an underground conduit and the water run towards the lake.**

- **In no event shall the projection of the roof overhang be closer than five feet to the east and west lot lines.**
- **An as-built survey shall be required to verify the roof overhang setback from all lot lines after construction is completed.**
- **The effective date of these variances will concur simultaneously with a front yard setback variance the ZBA may grant at a future meeting.**

**Mr. Schillack SUPPORTED, and the motion CARRIED with a roll call vote (5 yes votes).**

**Powell: YES; there wasn't a self-imposed hardship and a practical difficulty was demonstrated.**

**Schillack: YES; there wasn't a self-imposed hardship.**

**Seiber: YES; the lot was narrow and there was difficulty building a house on the lot.**

**Spencer: YES; there was not a self-imposed hardship and there was a practical difficulty.**

**Walz: YES; for the reasons stated.**

- d) Applicant: Robert Knisley  
8780 Arlington Street  
White Lake, MI 48386
- Location: **9604 Buckingham Road**  
White Lake, MI 48386 identified as 12-14-201-015
- Request: The applicant requests to construct an addition to a single-family house, requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front-Yard Setback, Maximum Lot Coverage, and Minimum Lot Area. A variance from Article 7.28.A, Repairs and Maintenance to Nonconforming Structures will be required due to both the value of improvements and the increase in cubic content.

Ms. Spencer noted for the record that 19 owners within 300 feet were notified. 1 letter was received in favor, 0 letters were received in opposition and 0 letters were returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Mr. Schillack asked staff if the house was habitable. Staff Planner Quagliata said it didn't appear to be, and should be addressed with the Dangerous Buildings Officer. The house was not a habitable structure.

Chairperson Spencer asked Building Official Spencer if he had visited the house. Building Official Spencer said yes, the house was close to being put onto the Dangerous Buildings list before the applicant bought it. He said at one point, the house did not have utilities properly connected while there were residents in it. He said he would require a structural engineer to verify the foundation as a condition if the variances requested this evening were granted.

Mr. Schillack asked staff if the ZBA denied the variances requested, could the ZBA request the Building Official to put the house on the Dangerous Buildings list. Staff Planner Quagliata confirmed, and said the building was dangerous prior to the applicant buying it, and should have been addressed by the Dangerous Buildings Officer months, if not years, ago.

Mr. Walz asked the Building Official if there were any violations on the house. Building Official Spencer confirmed.

Chairperson Spencer asked staff if the house were demolished, could a new house be built on it that would be in more conformity with the Zoning Ordinance. Mr. Quagliata confirmed, and added the lot was a double lot, and had access sanitary sewer.

Robert Knisley was present to speak on his case. He said the house was in disrepair for many years, and wanted to make it bigger for his family to live in. The foundation was raised less than 12 years ago and was inspected by a concrete contractor.

Mr. Schillack asked the applicant if he spent a night in the house. Mr. Knisley said no. Mr. Schillack asked the applicant if he thought it was safe to spend a night in the house. Mr. Knisley said no.

Mr. Powell asked the applicant if he had anyone out to inspect the exterior walls to see if they could support the load of a second floor and a modern roof. Mr. Knisley said he would install a steel beam with two stanchion posts, and the floor joists would be sitting on the steel beams. Mr. Powell asked the applicant what load would be going on the existing exterior walls. Mr. Knisley said the supported load was 40 lbs per sq. ft.

Mr. Seiber asked the applicant if a building permit was pulled when the foundation was raised. Mr. Knisley said he wasn't sure. Staff Planner Quagliata said there was no permit or inspection history for the property.

Mr. Powell asked the applicant what his hardship was in relation to the house. Mr. Knisley said the house was small and unliveable.

Chairperson Spencer opened the public hearing at 8:15 P.M. She read one letter in favor of the requested variances into the record.

Nick Oosting, 9568 Buckingham. He was in favor of the applicant's requested variances.

Chairperson Spencer closed the public hearing at 8:18 P.M.

Staff Planner Quagliata added the Dangerous Buildings procedure would not slow the applicant down. It would be beneficial to do so, so the new house could be built in compliance with the zoning ordinance.

Mr. Seiber asked the applicant if the interior walls would be removed to create a new layout. Mr. Knisley said yes, he would be leaving the wall that faced the road, and half of each side wall. Mr. Seiber said a lot of the existing structure was going to be removed, and it was unknown whether the foundation was built at the correct depth.

**Mr. Schillack MOVED to deny the variances requested by Robert Knisley for Parcel Number 12-14-201-015, identified as 9604 Buckingham Road, due to the following reason(s):**

- **The house was unsafe, and if the house was not demolished within 60 days, the Building Official was to begin Dangerous Building proceedings.**

**Mr. Seiber SUPPORTED, and the motion CARRIED with a roll call vote (5 yes votes).**

**Schillack: YES; the house was dangerous.**

**Seiber: YES; a hardship was not demonstrated and nonconformities would be increased.**

**Powell: YES; for the reasons stated.**

**Walz: YES; the ZBA was charged with maintaining public safety, health and welfare, and this house did not comply with that.**

**Spencer: YES; there was no practical difficulty, the situation was not unique. and the situation was self created. Substantial justice was not being taken away from the applicant as a house could be built on the property.**

- e) Applicant: Dave and Diane Sheill  
11112 Windhurst Drive  
White Lake, MI 48386
- Location: 11112 Windhurst Drive  
White Lake, MI 48386 identified as 12-33-476-010
- Request: The applicants request to construct an accessory building (detached garage), requiring variances from Article 3.1.6.E, R1-D Single Family Residential Front Yard Setback, Maximum Lot Coverage, Minimum Lot Area, and Minimum Lot Width.

Chairperson Spencer noted for the record that 16 owners within 300 feet were notified. 0 letters were received in favor, 0 letters were received in opposition and 1 letter was returned undeliverable from the US Postal Service.

Staff Planner Quagliata gave his staff report.

Chairperson Spencer asked staff if the garage entrance would be off of Windhurst. Staff Planner Quagliata confirmed.

Mr. Schillack asked staff if there would be liveable space above the garage. Staff Planner Quagliata said the applicant intended to use it as storage/a work shop. Conditions could be placed on an approval to ensure the space would not be used as living space in the future.

Mr. Sheill was present to speak on his case. He said the existing garage was 15' from the road, and was in line with the other garages on the street. He wanted to remove the existing garage and move the new garage back and over to get 5' from the front lot line and 5' from the side yard lot line. There was a septic field behind the garage currently, so it wasn't possible to move it farther back. He added he worked with the Building and Planning Departments to comply with the Zoning Ordinance as much as possible. The original house was destroyed by fire in the 90's and rebuilt, but the garage was not rebuilt at that time.

Mr. Schillack asked the applicant if he intended the upstairs of the garage to be living space. Mr. Sheill said no.

Staff Planner Quagliata added he had met with the applicant many times over the past year, and the applicant had given the Planning Department different proposals to try to make his plans work for both himself and the Township.

Chairperson Spencer opened the public hearing at 8:54 P.M. Seeing no public comment, she closed the public hearing at 8:55 P.M.

**Mr. Schillack MOVED to approve the variances requested by Dave and Diane Sheill from Article 3.1.6.E of the Zoning Ordinance for Parcel Number 12-33-476-010, identified as 11112 Windhurst Drive, in order to construct a detached garage that would exceed the allowed lot coverage by 7% and encroach 25 feet into the required front yard setback. A 30.97-foot variance from the required lot width and 674.4 square foot variance from the required lot size are also granted from Article 3.1.6.E. This approval will have the following conditions:**

- **The Applicant shall obtain all necessary permits from the White Lake Township Building Department.**
- **The garage shall not be used as living space.**
- **No septic or future sanitary sewer services shall be extended to the garage.**

**Mr. Walz SUPPORTED, and the motion CARRIED with a roll call vote (5 yes votes):**

**Schillack: YES; the proposed garage would be in alignment with the other garages on the street and a hardship was demonstrated.**

**Walz: YES; a practical difficulty existed and there was not a self-imposed hardship. The variances reduced the nonconformities of the existing garage by setting the new garage back from the west property line further and off the road.**

**Spencer: YES; a practical difficulty was demonstrated.**

**Seiber: YES; nonconformities were reduced.**

**Powell: YES; for the reasons stated.**

#### **Other Business**

There was no other business.

**Adjournment: Mr. Schillack MOTIONED to adjourn the meeting at 9:08 PM. Mr. Walz SUPPORTED. All in favor.**

**Next Meeting Date:** April 22, 2021

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** April 22, 2021

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**Agenda item:** 6a

**Appeal Date:** April 22, 2021

**Applicant:** James Kovach

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

**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 existing house on the property (approximately 1,129 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

### **Applicant's Proposal**

James Kovach, the applicant, is proposing to demolish the existing house and construct a new house.

### **Planner's Report**

On March 25, 2021 the applicant received a variance from the ZBA to allow a six (6) foot side yard setback from the east property line. Variances were also granted to address the area and width deficiencies of the lot. A variance to allow the house to encroach 22 feet into the 35-foot setback from the Jackson Boulevard extension is being requested.

The staff report from the meeting when the previous variances were granted is attached. Minutes from the previous meeting when this case was discussed were also included in the packet.

The requested variance is 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	Front yard setback	35 feet	22 feet (west)	13 feet (west)

### **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variance requested by James Kovach 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 construct a new house that would encroach 22 feet into the required west front 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 James Kovach for Parcel Number 12-07-158-013, identified as 3700 Jackson Boulevard, due to the following reason(s):

**Table:** I move to table the variance request of James Kovach for Parcel Number 12-07-158-013, identified as 3700 Jackson Boulevard, to consider comments stated during this public hearing.

**Attachments:**

1. Variance application dated February 24, 2021.
2. Site plan.
3. Floor plans and elevations dated April 1, 2021.
4. Staff report dated March 25, 2021.

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 difficulty 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

RECEIVED  
FEB 24 2021  
COMMUNITY DEVELOPMENT

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

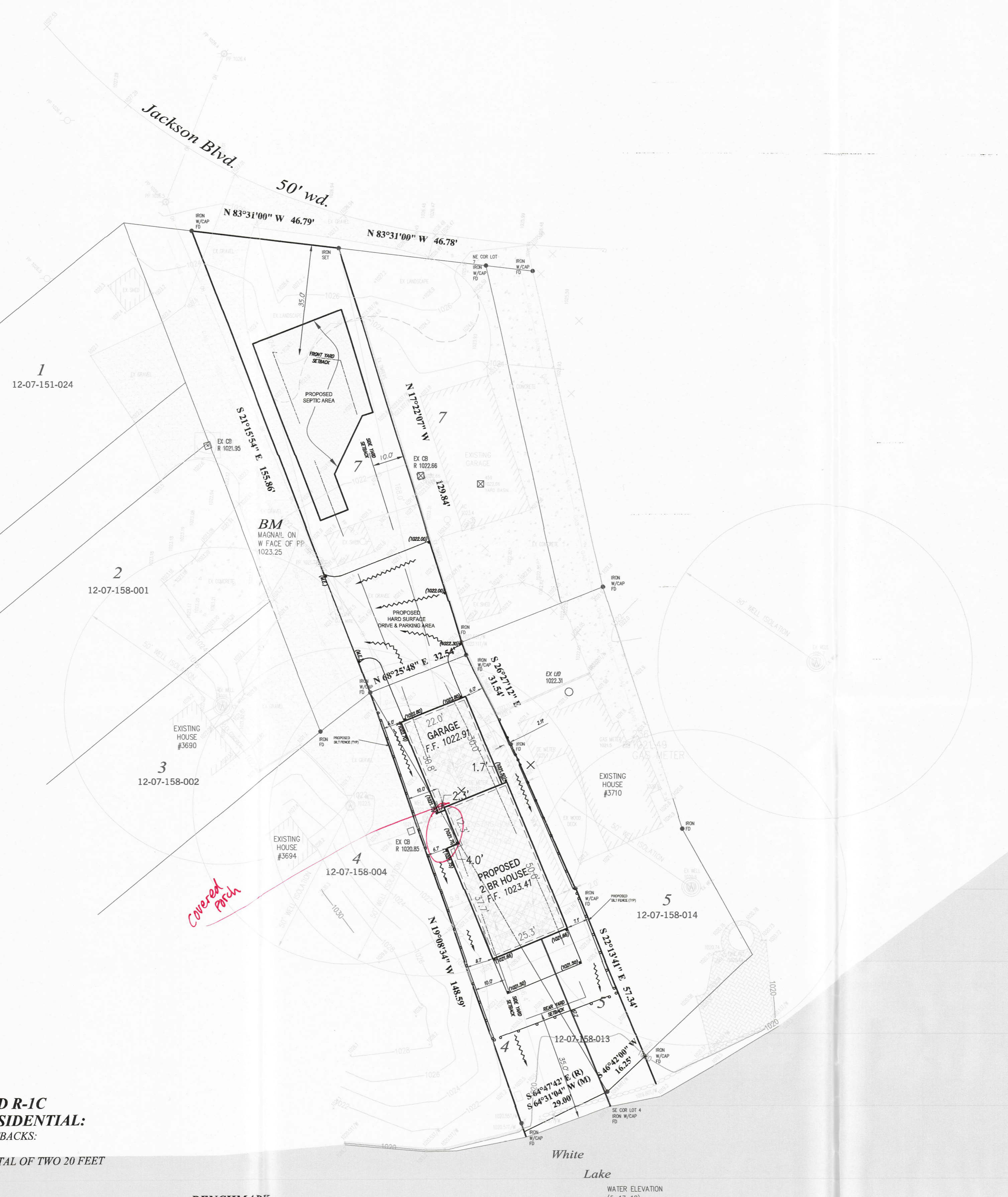
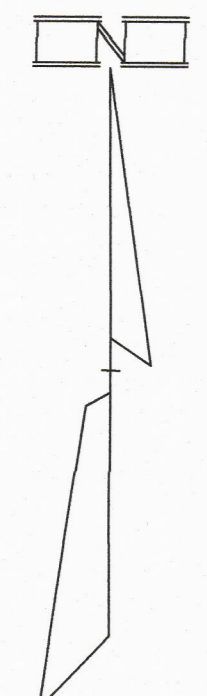
APPLICANT'S NAME: James Kovach PHONE (248) 770-8955  
ADDRESS: 3700 Jackson Blvd White Lake 48383  
APPLICANT'S EMAIL ADDRESS: jim@kovachllc.net  
APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: \_\_\_\_\_

ADDRESS OF AFFECTED PROPERTY: 3700 Jackson Blvd PARCEL # 12-07-158-013  
CURRENT ZONING: R-1C PARCEL SIZE: 12,000 sq ft

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_  
VALUE OF IMPROVEMENT: \$ \_\_\_\_\_ SEV OF EXISITING STRUCTURE: \$ 139,680

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION FEE: \_\_\_\_\_ (CALCULATED BY THE PLANNING DEPARTMENT)  
APPLICANT'S SIGNATURE: [Signature] DATE 2-24-21



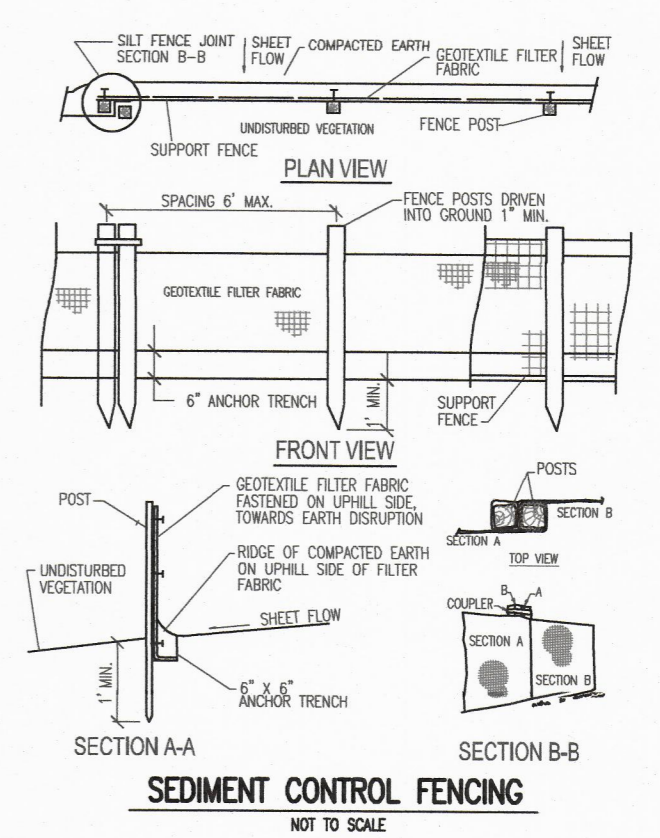
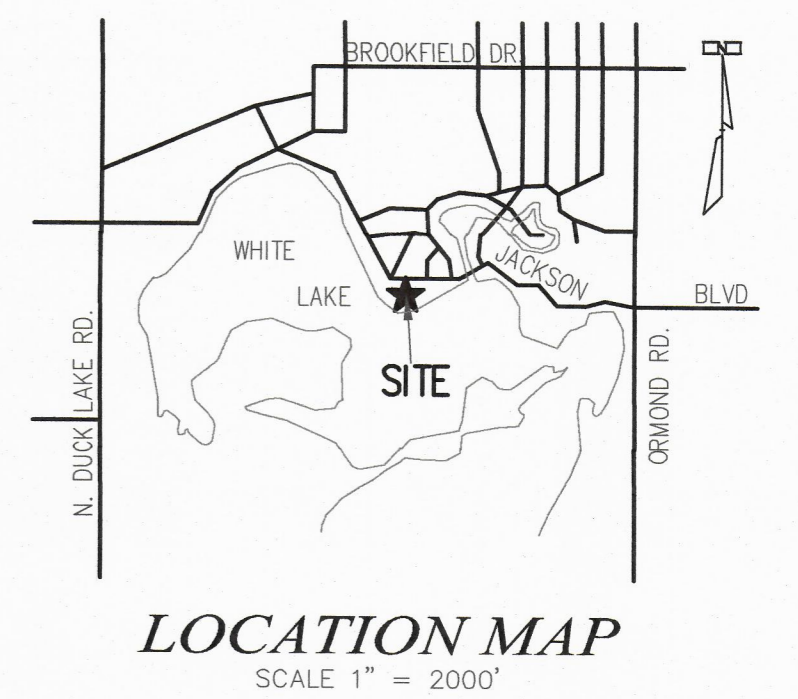
**PROPERTY IS ZONED R-1C**  
**SINGLE FAMILY RESIDENTIAL:**  
 RESIDENTIAL LAKE LOTS SETBACKS:  
 FRONT - 35 FEET  
 SIDE - 10 FEET ONE SIDE, TOTAL OF TWO FEET  
 REAR - 35 FEET

- Notes:**
- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
  - ARCHITECT / BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS.

**BENCHMARK:**  
 MAGNAIL ON WEST  
 FACE OF PP  
 ELEVATION - 1023.25

WATER ELEVATION  
 (5-17-18)  
 1019.21

- LEGEND**
- EXISTING GRADE
  - EXISTING CONTOUR
  - EXISTING GAS MAIN
  - EXISTING STORM SEWER
  - EXISTING SANITARY SEWER
  - EXISTING WATERMAIN
  - EXISTING TREE
  - REMOVE TREE
  - PROPOSED GRADE
  - PROPOSED DRAINAGE FLOW
  - PROPOSED CONTOUR
  - SEDIMENT CONTROL FENCE



START DAY	END DAY	SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION
1	2	INSTALL SILT FENCE AS SHOWN ON THIS PLAN.
3	10	CLEAR AND ROUGHEN SITE.
11	25	EXCAVATE FOR BASEMENT, INSTALL FOOTINGS AND INSTALL BASEMENT WALLS.
26	45	INSTALL SANITARY SEWER, LEAD SLUMP DISCHARGE, LEAD, STORM SEWER AND WATER SERVICE. BACKFILL BASEMENT.
46	100	INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, AND CABLE TV).
101	105	COMPLETE BUILDING CONSTRUCTION.
106	125	FINISH GRADE AND PAVE DRIVE.
126	180	ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS WITH TOPSOIL AND SEED OR SOIL. REMOVE ALL SOIL EROSION CONTROL DEVICES.

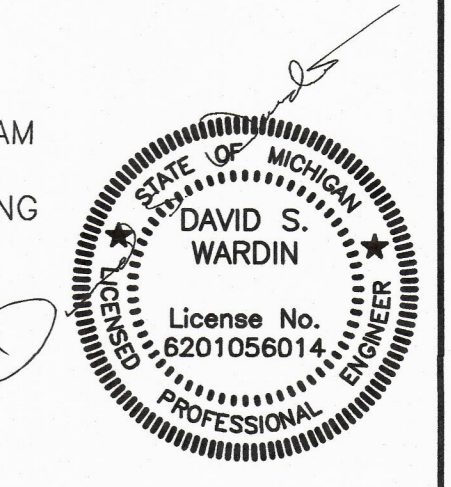
- NOTES:**
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT, BY THE BUILDER.
  - SITE WILL BE RESTORED WITH SEED AND MULCH.

## LEGAL DESCRIPTION

**PARCEL 12-07-158-013**  
 PART OF LOTS 4 & 5, "BAKER'S POINT" A SUBDIVISION OF PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 7, T3N, R8E, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 21 OF PLATS, PAGE 11, OAKLAND COUNTY RECORDS. DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID LOT 4, TH W'LY ALONG WHITE LAKE SHORE 29 FT; TH N'LY TO NE COR OF LOT 4; TH E'LY ALONG NORTHERLY LINE OF LOT 5 32.54 FT; TH S 26°27'12" E 31.54 FT; TH S 23°43'37" E 50.00 FT; TH S 22°13'41" E 57.34 FT; TH W'LY 16.25 FT TO THE POINT OF BEGINNING. ALSO PART OF LOT 7, DESCRIBED AS BEGINNING AT A POINT LOCATED N 83°31'00" W 46.78 FT FROM NE COR OF SAID LOT 7, TH CONTINUING N 83°31'00" W 46.79 FT; TH S 21°15'54" E 155.86 FT; TH N 68°25'48" E 32.54 FT; TH N 20°38'56" W 4.36 FT; TH 17°22'07" W 129.84 FT TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS & RESTRICTIONS OF RECORD, IF ANY.

"I DAVID S. WARDIN CERTIFY THAT THE PLANS SUBMITTED FOR REVIEW WERE PREPARED BY ME OR BY PERSONS UNDER MY EMPLOY OR SUPERVISION. I AM A PRINCIPAL OF THE FIRM INDICATED IN THE TITLE BLOCK OR THE RESPONSIBLE LICENSEE IN CHARGE OF THE PROJECT FOR THE FIRM PRODUCING THE DOCUMENTS. MY LICENSE IS IN GOOD STANDING WITH THE MICHIGAN LICENSING DEPARTMENT AND IS CURRENTLY ACTIVE."

David S. Wardin  
 DAVID S. WARDIN P.E. # 56014

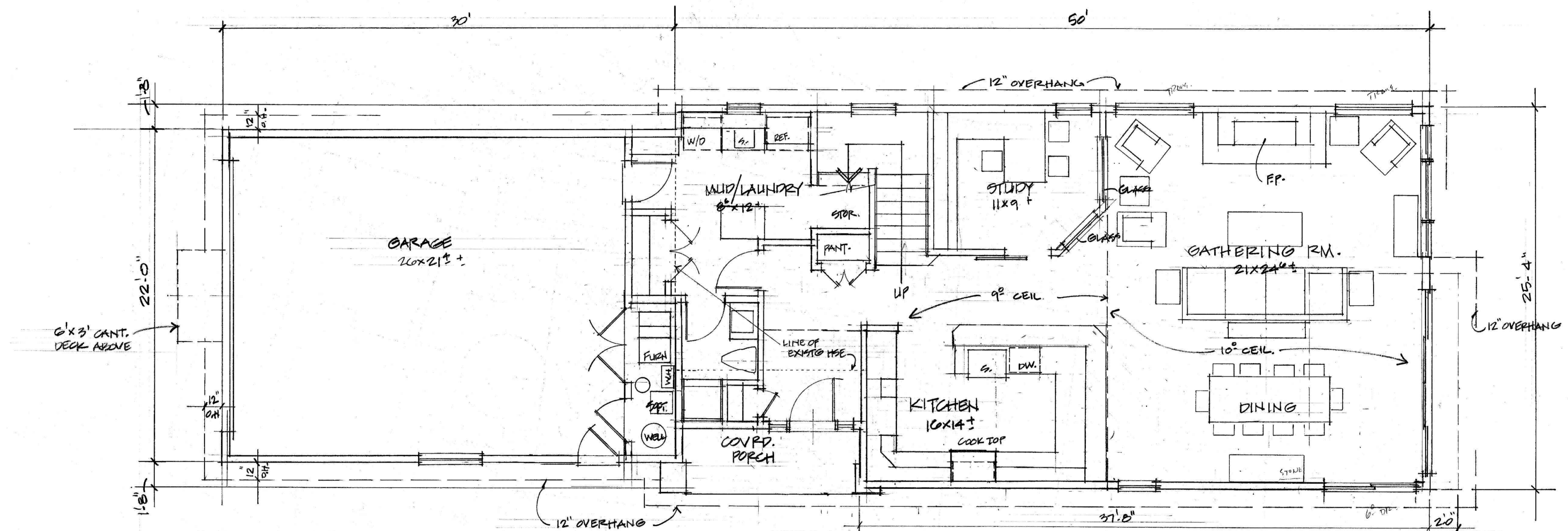


DATE	ISSUE	<b>PROPRIETOR:</b> JAMES KOVACH 3700 JACKSON BLVD. WHITE LAKE, MI 48383 (248) 770-8955	THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.		<b>KIEFT ENGINEERING, INC.</b> PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS 5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346 PHONE (248) 625-5251    www.kiefteng.com    FAX (248) 625-7110	DATE _____ CKD. BY DATE _____ DRAWN _____ DESIGN _____ SECTION _____ T- X -N- R- X -E-	72 HOURS (2 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)	<b>VARIANCE SITE PLAN</b> <b>PARCEL 12-07-158-013</b> WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN	SCALE 1" = 20' SHEET 1 OF 1 <b>KE 2018.116</b>
DATE _____ ISSUE _____									

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THE  
KOVACH HOUSE  
3700 JACKSON BLVD., WHITE LAKE



PRELIMINARY PLAN  
NOT FOR  
CONSTRUCTION

MAIN FLOOR PLAN 1205 SQ. FT.

3 VARIANCES  
S.Y. SETBACK  
LOT WIDTH  
MORE DETAIL ON O.H.

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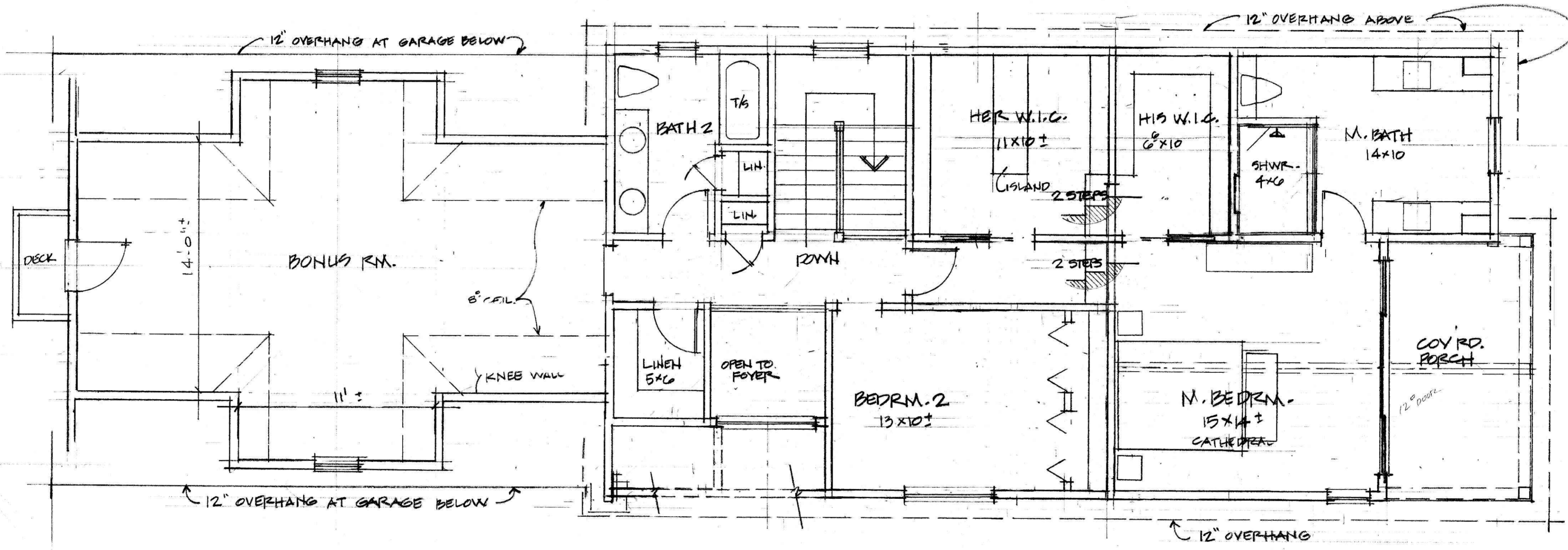
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20200804  
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2020

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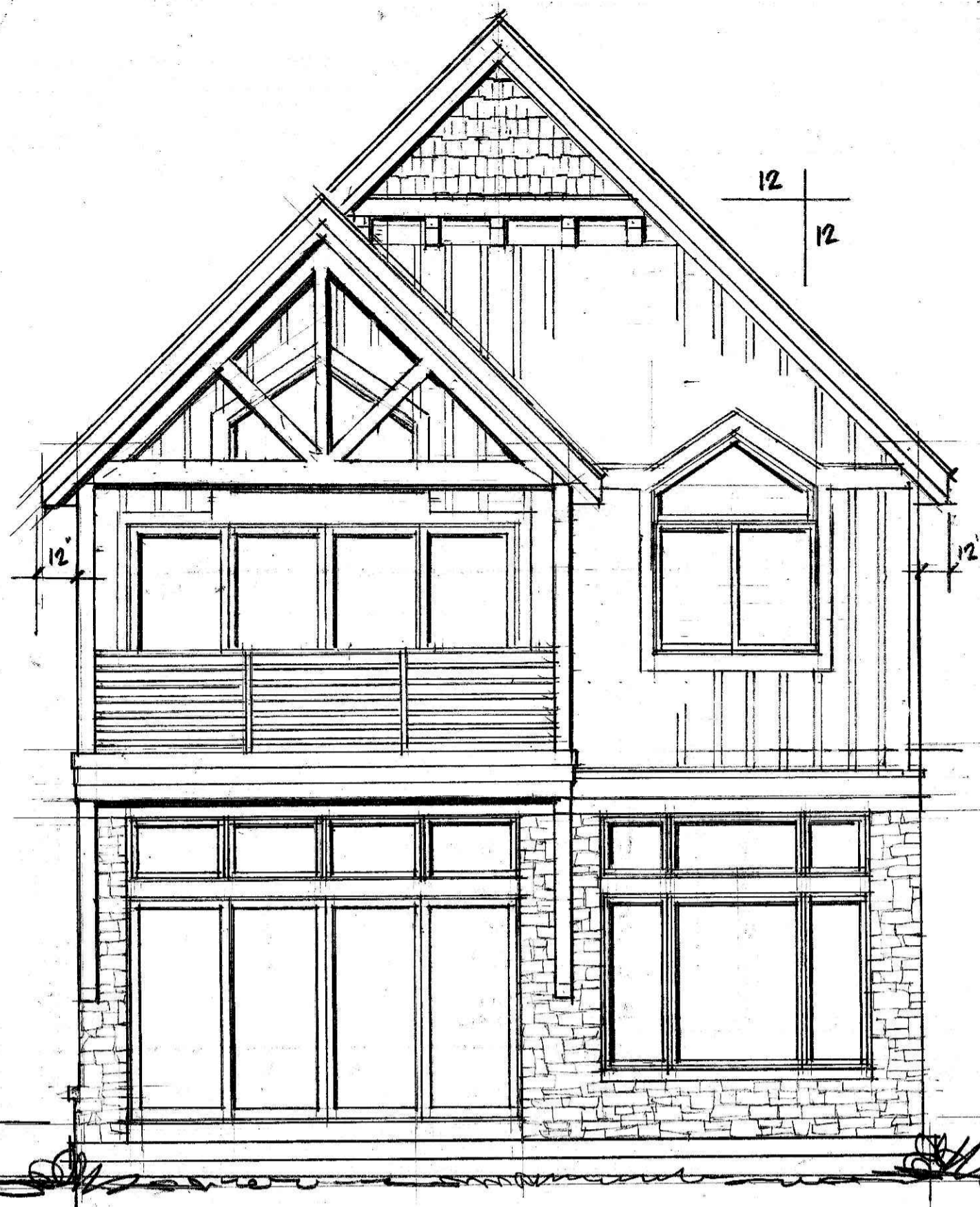


UPPER FLOOR PLAN 1128 SQ. FT. + BONUS RM.

PRELIMINARY PLAN  
NOT FOR  
CONSTRUCTION

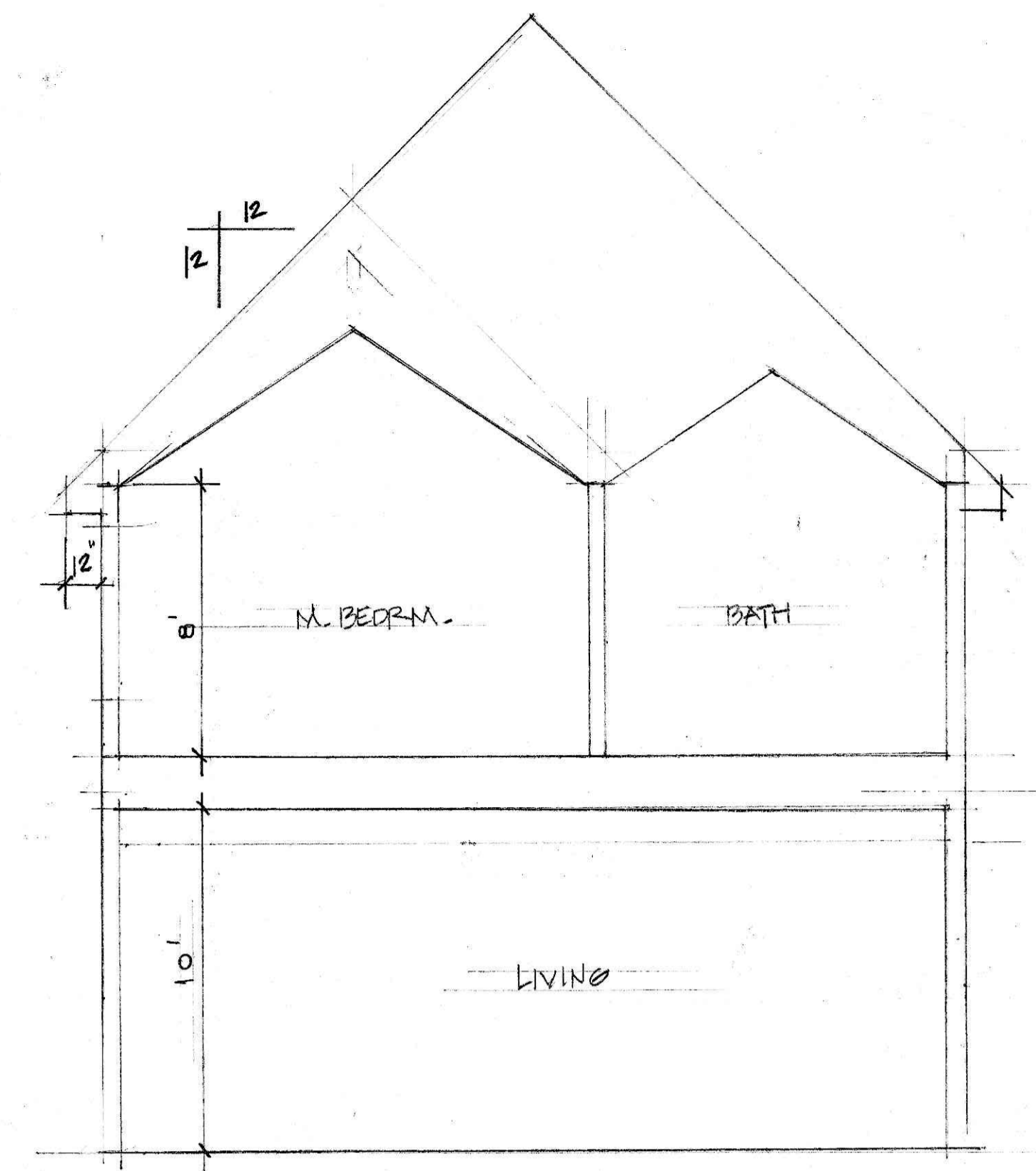
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LAKE SIDE ELEVATION

PRELIMINARY PLAN  
NOT FOR  
CONSTRUCTION



WEST ELEVATION

4/1/21

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** March 25, 2021

---

**Agenda item:** 6c

**Appeal Date:** March 25, 2021

**Applicant:** James Kovach

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

**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 existing house on the property (approximately 1,129 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

## **Applicant's Proposal**

James Kovach, the applicant, is proposing to demolish the existing house and construct a new house.

## **Planner's Report**

The existing house was built in 1920 and is nonconforming because it is located two feet from the east (side) lot line. A minimum 10-foot side yard setback is required in the R1-C zoning district. The parcel is also nonconforming due to a 5,066.44 square foot deficiency in lot area and a 53.21-foot deficiency in lot width (46.79 feet in width at the front lot line); in the R1-C zoning district the minimum lot size requirement is 16,000 square feet and the minimum lot width requirement is 100 feet.

The applicant is proposing to demolish the existing house to construct an approximately 3,053 square foot (plus bonus room over garage) two-story house with an attached two-car garage. The proposed house would be located 6 feet from the east and west property lines. A four-foot variance is being requested to encroach into the east and west side yard setbacks. However, the proposed roof overhang (1'-8") is within five feet (4.33 feet) of the side lot 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 Zoning Board of Appeals from permitting side yards of less than five feet for safety reasons.

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	4 feet (east and west)	6 feet (east and west)
2	Article 3.1.5.E	Minimum lot size	16,000 square feet	5,066.44 square feet	10,933.56 square feet
3	Article 3.1.5.E	Minimum lot width	100 feet	53.21 feet	46.79 feet

## **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by James Kovach 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 construct a new house that would encroach four feet into the required east and west side yard setbacks. A 53.21-foot variance from the required lot width and 5,066.44 square foot variance from the required lot size are also granted from Article 3.1.5.E. 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 the roof overhang be closer than five feet to the east and west side lot lines.
- An as-built survey shall be required to verify the roof overhang setback from the east and west side lot lines.

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

**Table:** I move to table the variance requests of James Kovach for Parcel Number 12-07-158-013, identified as 3700 Jackson Boulevard, to consider comments stated during this public hearing.

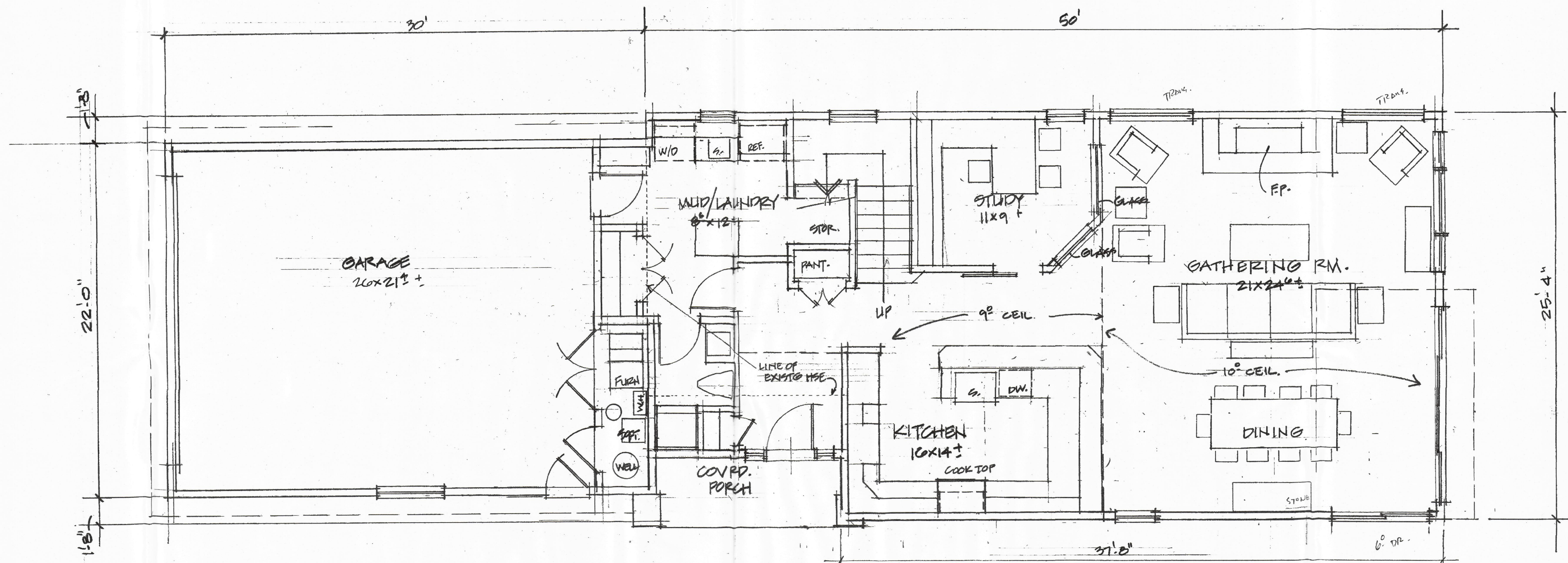
## **Attachments:**

1. Variance application dated February 24, 2021.
2. Site plan.
3. Floor plans and elevations dated November 24, 2020.
4. Letter of denial from the Building Department dated February 24, 2021.

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THE  
KOVACH HOUSE  
3700 JACKSON BLVD., WHITE LAKE

3 pencils 1/2"



PRELIMINARY PLAN  
NOT FOR  
CONSTRUCTION

MAIN FLOOR PLAN 1205 SQ. FT.

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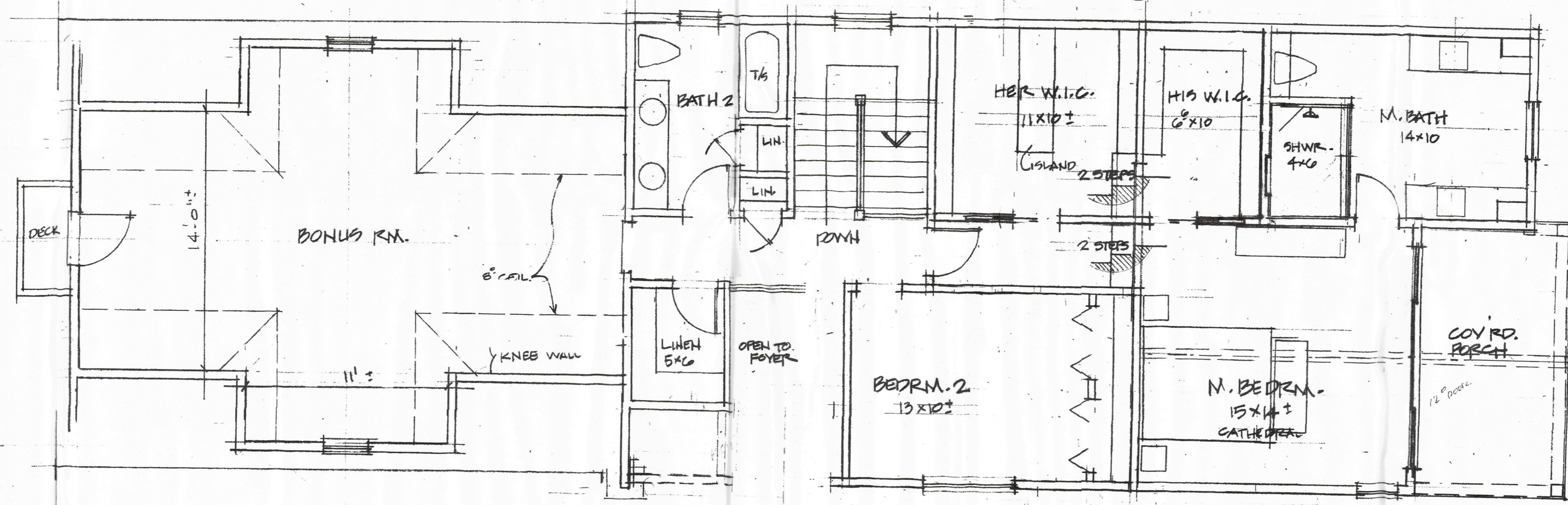
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JOB NO.  
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UPPER FLOOR PLAN 1128 SQ. FT. + BONUS RM.

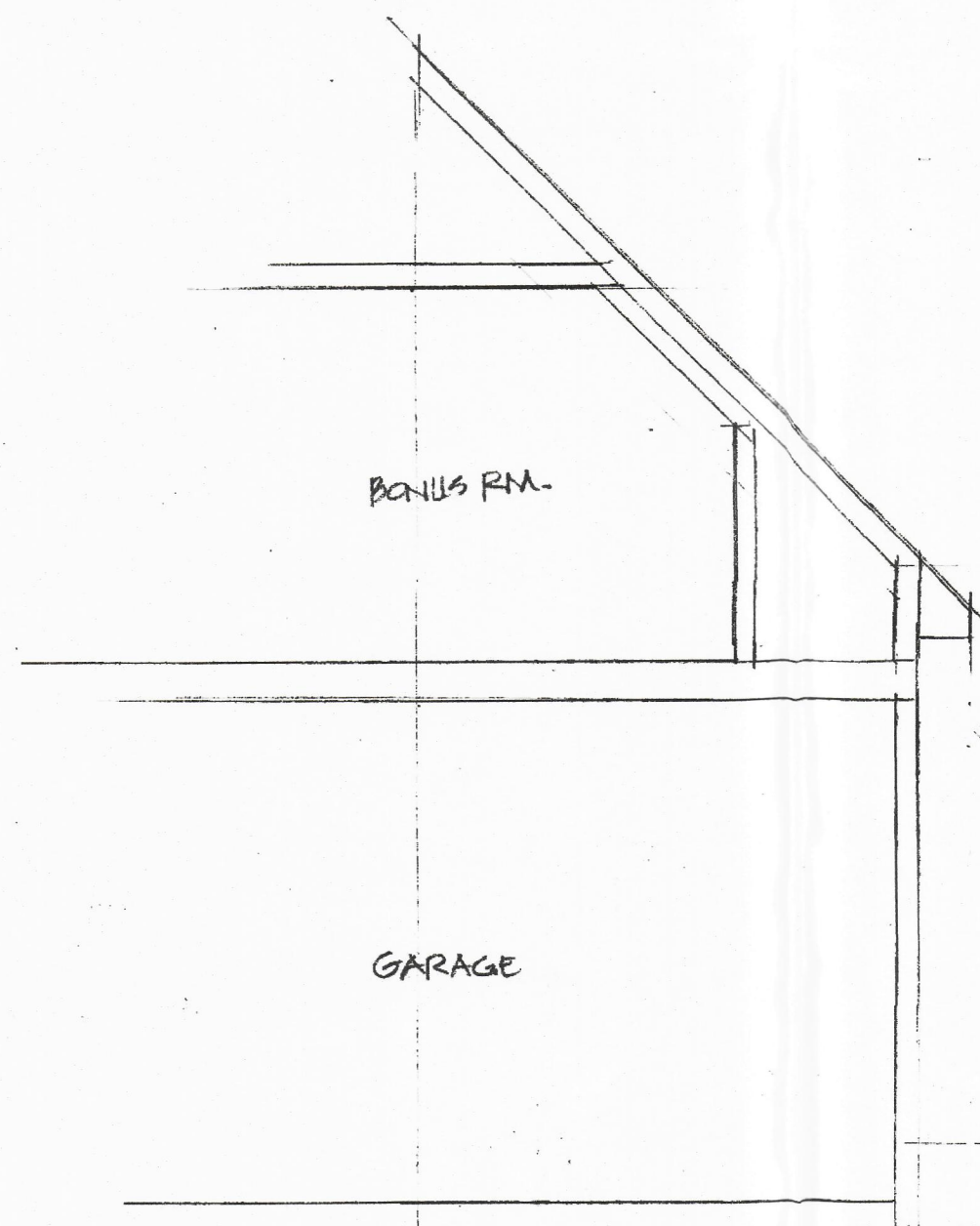
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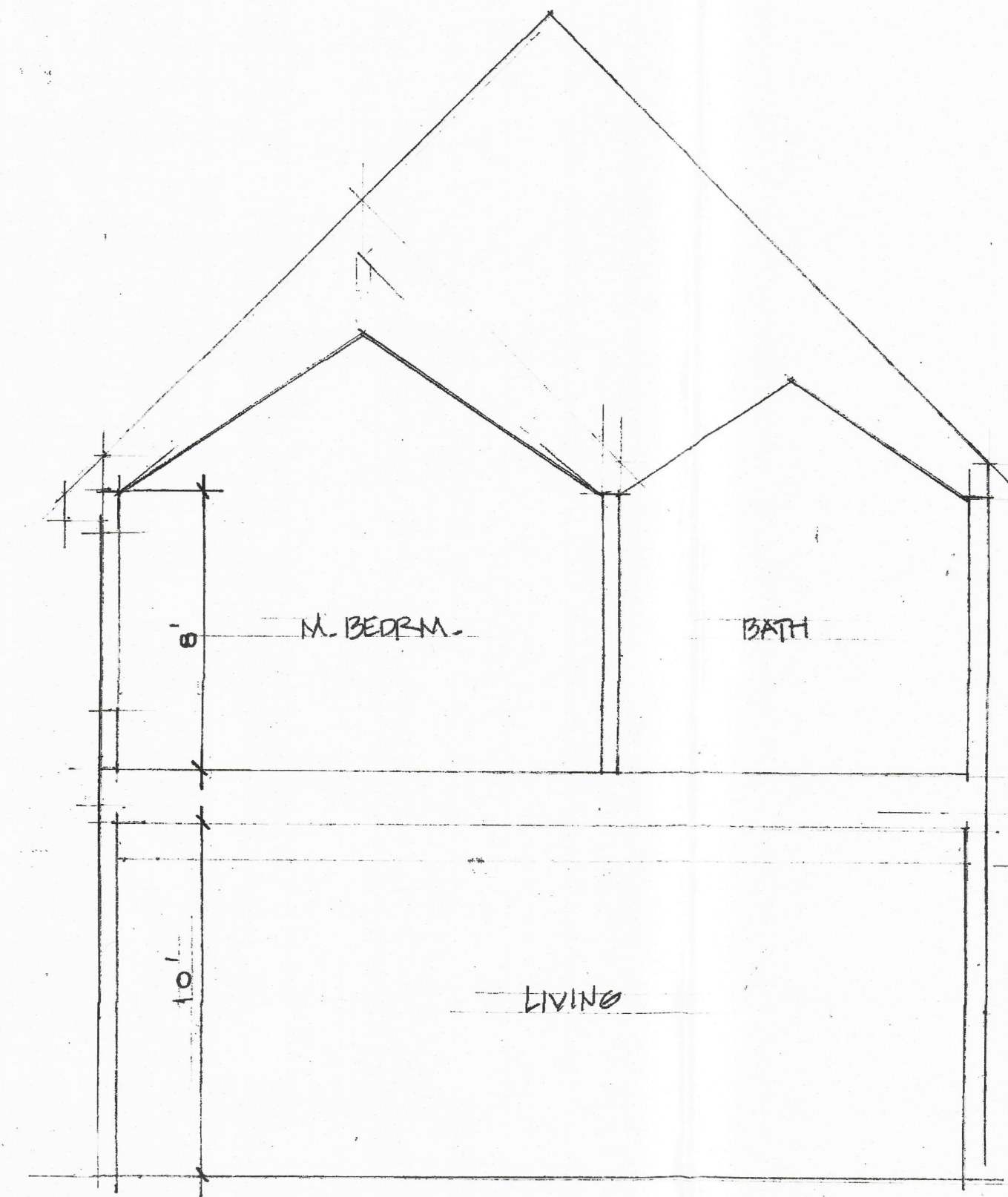
LAKE SIDE ELEVATION



BONUS RM.

GARAGE

PRELIMINARY PLAN  
NOT FOR  
CONSTRUCTION



M. BEDRM.

BATH

LIVING



WEST ELEVATION

11/24/20

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** April 22, 2021

---

**Agenda item:** 6b

**Appeal Date:** April 22, 2021

**Applicant:** David Nellist

**Address:** 301 South Silvery Lane  
Dearborn, MI 48124

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

**Location:** 10697 Castlewood Drive  
White Lake, MI 48386

## **Property Description**

The approximately 0.23-acre (10,000 square feet) parcel identified as 10697 Castlewood Drive is located on Sugden Lake and zoned R1-D (Single Family Residential).

## **Applicant's Proposal**

David Nellist, the applicant, is proposing to construct a new house on an undeveloped parcel.

## **Planner's Report**

On October 15, 2020 the Zoning Board of Appeals approved variance requests from the applicant to construct the house. Variances are valid for a period of six months from the date of approval, unless a building permit is obtained within such period and the work associated with the variance is started and proceeds to completion in accordance with the terms of the building permits. The applicant did not obtain a building permit within six months of approval the variances expired and are void. The following variances were previously granted:

- 4.5-foot variance from the east side yard setback
- 20-foot variance from the natural features setback (west side yard)
- 14-foot variance from the required lot width
- 2,000 square foot variance from the required lot size

The request has changed since the original approval. The proposed accessory building was shifted north and is located 3'-2¼" from the front property line, requiring a variance of 26'-9¾" from the 30-foot front yard setback. This variance was not published, as staff was initially informed there was no change between the prior proposal and current request. The previous plan showed the accessory building meeting the front yard setback, with a carport not legible on the plan nonconforming at 2'-6¾" from the front property line.

The revised plan shows the roof overhang located five feet from the east side line and 6'-6½" from the west side line (seawall). The wall of the house is located 7'-1¾" from the east side lot line, so the applicant is requesting a three-foot variance (1.5 feet less than previously requested). The 5-foot canal side yard setback is consistent with the previous approval. The deck steps are located 5'-1½" from the seawall.

Article 3, Section 11.Q of the zoning ordinance states no building or structure shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The proposed house would be located 11'-1½" from the edge of the Sugden Lake canal to the west, and the proposed rear deck would be located 5 feet from the water's edge; therefore, a 20-foot variance is being requested to encroach into the water features setback. Additionally, the proposed accessory structure is also located 23'-0¼" feet from the canal to the west.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 3.1.6.E	Side yard setback	10 feet	3 feet (east)	7 feet
2	Article 3.11.Q	Natural features setback	25 feet	20 feet (west)	5 feet

**Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by David Nellist from Articles 3.1.6.E and 3.11.Q of the Zoning Ordinance for Parcel Number 12-34-151-004, identified as 10697 Castlewood Drive, in order to construct a new house that would encroach 20 feet into the required water features setback and 3 feet into the required east 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 variances requested by David Nellist for Parcel Number 12-34-151-004, identified as 10697 Castlewood Drive, due to the following reason(s):

**Table:** I move to table the variance requests of David Nellist for Parcel Number 12-34-151-004, identified as 10697 Castlewood Drive, to consider comments stated during this public hearing.

**Attachments:**

1. Variance application received March 25, 2021.
2. Applicant's written statement dated August 26, 2020.
3. Soils Investigation dated January 22, 2021.
4. Boundary and topographic survey dated December 23, 2020.
5. Site plan dated April 15, 2020, and received by the Township on April 15, 2021.
6. Coversheet, exterior elevations, floor plans, longitudinal sections, and transverse & wall sections dated March 24, 2021.
7. Site plan, exterior elevations, and floor plans dated August 6, 2020.
8. Letter of denial from the Building Department dated August 11, 2020.



## 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 difficulty 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 applicant's 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**

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: DAVID NELLIST PHONE: 269 903 8560

ADDRESS: 301 SOUTH SILVERY LANE, DEARBORN, MI 48124

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

ADDRESS OF AFFECTED PROPERTY: 10697 CASTLEWOOD DR PARCEL # 12 - 34-151-004

CURRENT ZONING: R1-D PARCEL SIZE: 15,838 SF

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_

ARTICLE 3.11.Q - REQUESTING VARIANCE TO BUILD WITHIN 25' OF WATER'S EDGE

ARTICLE 3.1.6 - REQUESTING VARIANCE TO BUILD ON A LOT LESS THAN 80' WIDE

ARTICLE 3.1.6 - REQUESTING VARIANCE IN SIDE YARD SETBACK ON EAST SIDE

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

SEE ATTACHED SHEETS

APPLICATION FEE: \$385.<sup>00</sup> (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Article 3.11.Q**

*No building shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township*

The property, 10697 Castlewood Drive, is adjacent to water on 2 sides: Sugden Lake to the south, and a shallow dead-end channel from Sugden Lake to the West. The channel borders almost the entire length of what is an already narrow lot which is a unique circumstance of this property (fig.3). Once the 25-foot natural features setback is applied from the water's edge on the West side of the lot, the remaining buildable area width varies between approximately 12 feet and 23 feet (fig. 1). This extremely narrow width presents a practical difficulty for building a single-family home on the lot, preventing it from reasonably being used for its designated R1-D zoning (fig. 2).

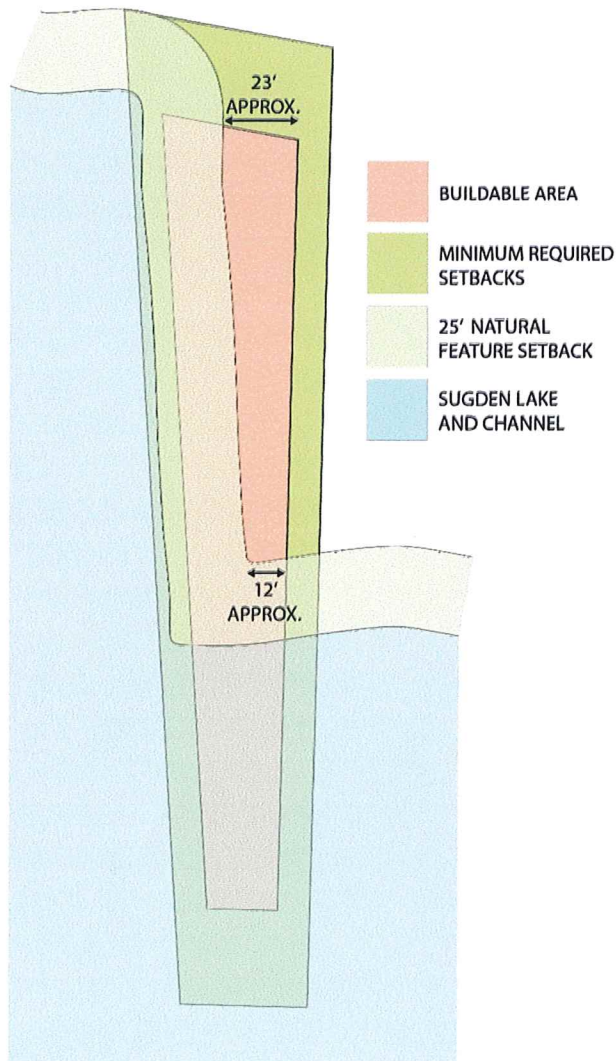


Fig. 1: Remaining buildable area is too narrow, presenting a practical difficulty that prevents the lot from being reasonably used for designated R1-D uses

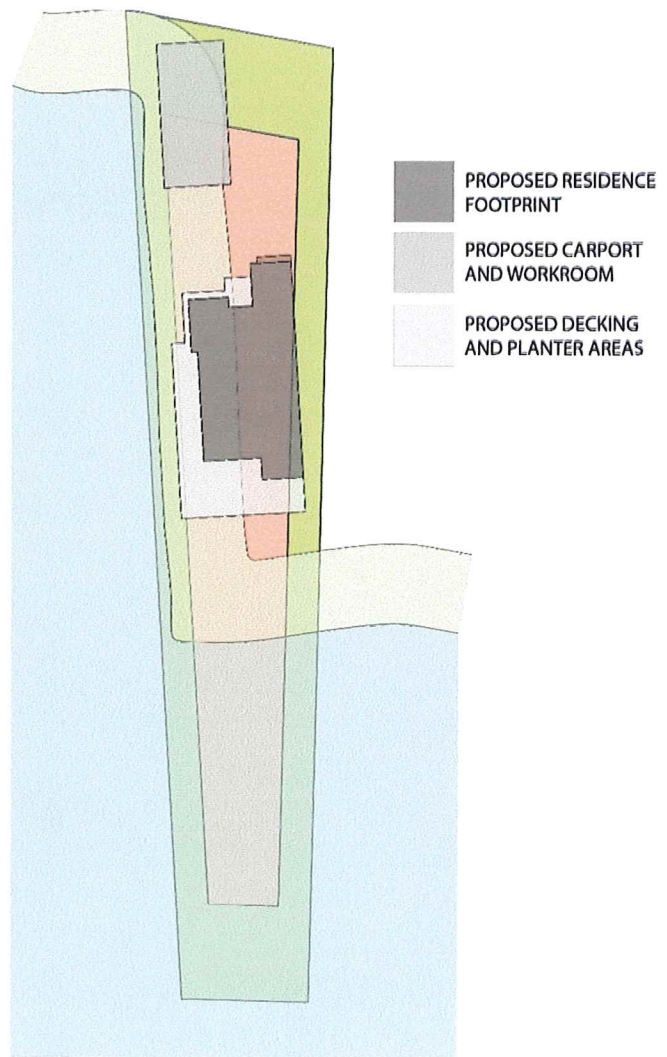


Fig. 2: Proposed single family residence and site improvement footprints.

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COMMUNITY  
DEVELOPMENT  
DEPARTMENT

The channel is not a public part of Sugden lake, but is located on vacant property zoned AG, with part of the channel crossing over into the lot of 10697 Castlewood (fig. 4).

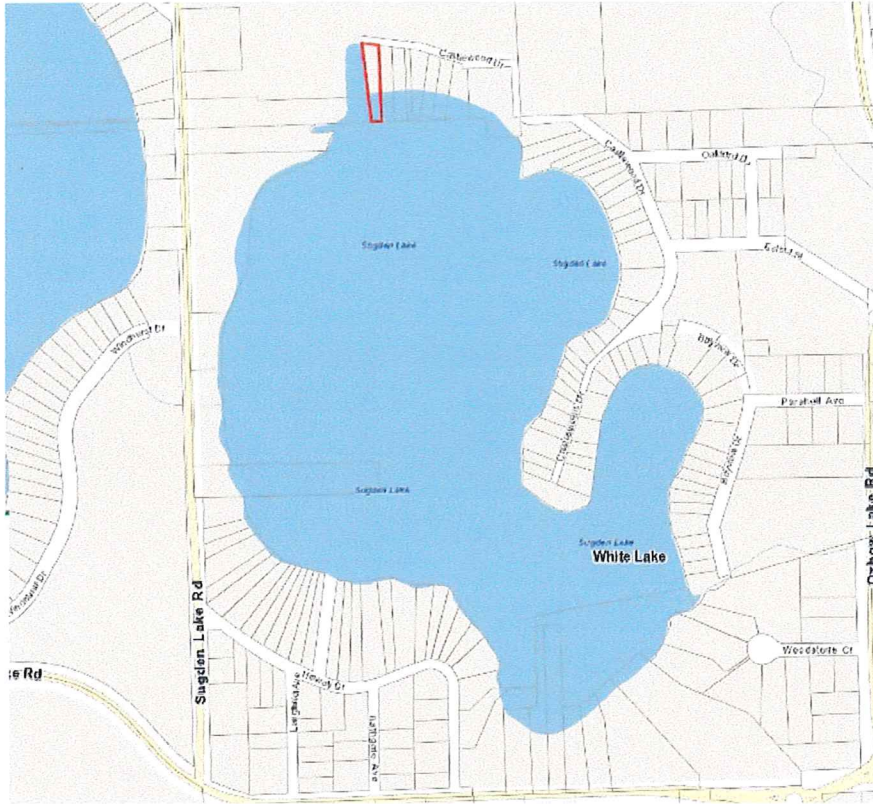


Fig. 3: The lot at 10697 Castlewood Drive is narrow and bordered by water on 2 sides: unique circumstances of the property

Established and already developed lots around the north, east, and south of Sugden lake are similarly narrow in their width to the subject property

#### Article 3.1.6

*Requires a minimum lot width of 80 feet.*

The property at 10697 Castlewood has a lot width varying between 66 feet at the north end and 39.5 feet at the south end. The established lot widths of adjacent properties around the north, east, and south of Sugden Lake are similarly narrow in their width and are also zoned R1-D (fig.3 and 4). A variance for this lot would be consistent with justice to similar adjacent lots.

#### Article 3.1.6

*Requires a minimum side yard setback of 10 feet.*

By reducing the setback to the property line on the east, the proposed residence balances the concerns of the sideyard setback on this side with a reasonable setback from the water's edge to the west. The established properties around the north, east, and south of Sugden Lake appear to have similar variances in their side and rear yard setbacks and are also zoned R1-D (fig. 4). A variance for this lot would be consistent with justice to similar adjacent lots.

10697 Castlewood Drive  
White Lake, MI  
PIN: 12-34-151-004

David Nellist  
301 S. Silvery Lane  
Dearborn, MI

RECEIVED [pastordavidnellist@gmail.com](mailto:pastordavidnellist@gmail.com)  
269.903.8560

SEP 17 2020

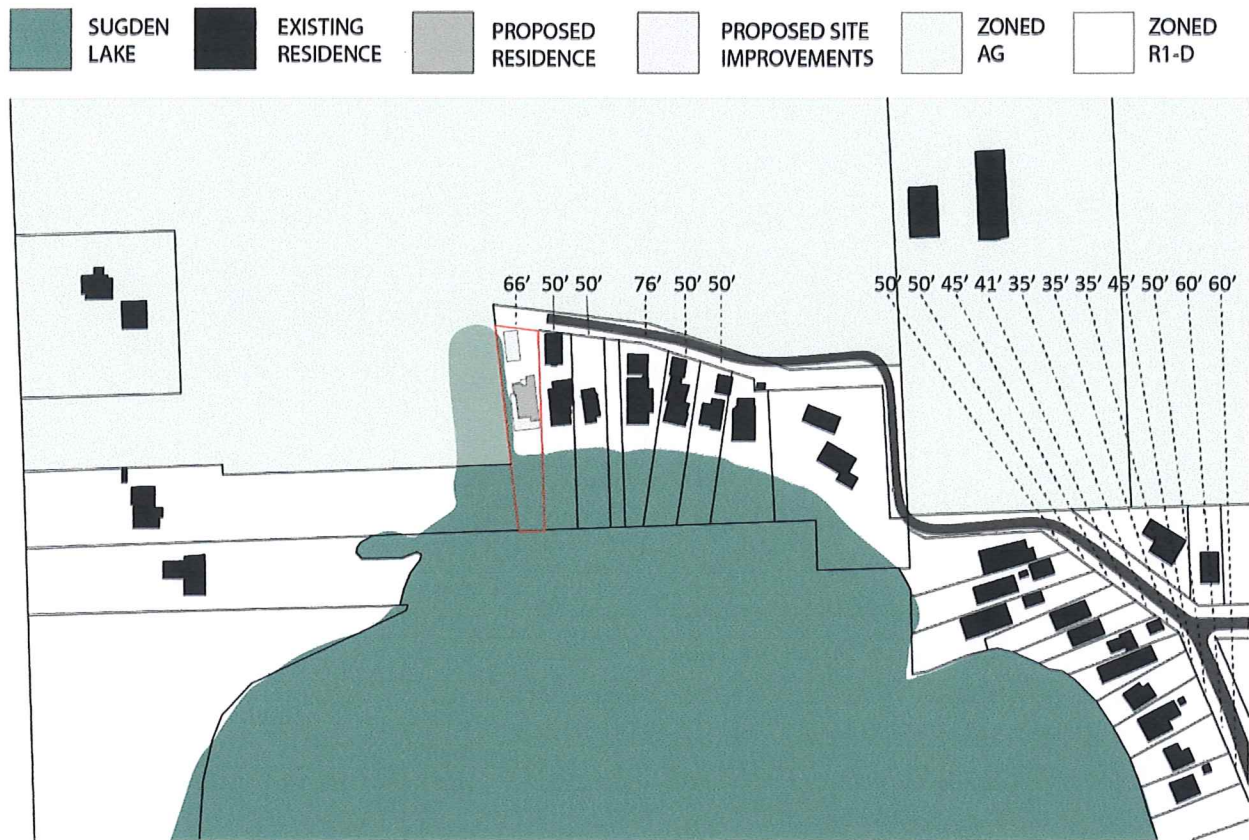


Fig. 4: Lot widths at ROW of adjacent R1-D properties on the north and east side of Sugden lake with existing residences. Many are less than 80 feet and appear to setback variances.

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www.mcdowasc.com

January 22, 2021

Mr. James Nellist  
1022 Lake Grove Avenue SE  
Grand Rapids, Michigan 49506

Job No. 20-319

Subject:       Soils Investigation  
                  Proposed House  
                  10697 Castlewood Drive  
                  White Lake Township, Michigan

Dear Mr. Nellist:

In accordance with your request, we have performed a Soils Investigation at the subject project.

Two (2) Soil Test Borings, designated as 1 and 2, were performed in the planned house area. The approximate locations of the borings are shown on the Soil Boring Location Plan which accompanies this report. The borings were drilled with our all-terrain track-mounted drill rig and were advanced to depths of forty feet six inches (40'6") and forty-five feet six inches (45'6") below the existing ground surface at the boring locations.

Soil descriptions, groundwater observations and the results of field and laboratory tests are to be found on the accompanying Logs of Soil Test Borings and summary sheet of Sieve Analysis results.

The borings encountered two feet (2') and two feet four inches (2'4") of fill soils consisting of topsoil and slightly compact discolored brown fine sand, seventeen feet four inches (17'4") and twenty-five feet six inches (25'6") of extremely soft to soft highly organic peat and marl soils, followed by firm brown silty clay and slightly compact to very compact brown to gray silty fine sand to gravelly sand, which were found throughout the remainder of the borings.

Soil descriptions and depths shown on the boring logs are approximate indications of change from one soil type to another and are not intended to represent an area of exact geological change or stratification. Also, the site shows signs of modification which could indicate fill and soil conditions different from those encountered at the boring locations.

Water was encountered in the borings at depths of one foot two inches (1'2") and five feet five inches (5'5") below the existing ground surface. Water was measured upon completion of the drilling operation in the borings at depths of four feet five inches (4'5") and four feet eight inches (4'8"). It should be noted that the short-term groundwater observations may not provide a reliable indication of the depth of the water table. In clay and highly organic soils, this is due to the slow rate of infiltration of water into the borehole as well as the potential for water to become trapped in overlying layers of granular soils during periods of heavy rainfall. Water levels in granular soils fluctuate with seasonal and climatic changes, with the amount of rainfall in the area immediately prior to the measurements, as well as the fluctuation in the water level of nearby Sugden Lake.

**Mid-Michigan Office**  
3730 James Savage Road • Midland, MI 48642  
Phone: (989) 496-3610 • Fax: (989) 496-3190

Standard Penetration Tests made during sampling indicate that the fill soils and underlying peat and marl soils down to depths of about nineteen feet (19') and twenty-eight feet (28') have very poor strengths and densities with test results ranging from the weight of the hammer causing the sampler to sink eighteen inches (18") to 3 blows per foot. Tests taken in the deeper soils gave results ranging from 2 to 20 blows per foot.

It is understood that a one- to two-story house with a crawl space and a detached garage will be constructed at the site. It is assumed that the new structures will transmit relatively light loads to the supporting soils. An existing house is located nearby. It is not known if a sheet pile seawall exists along the lake shoreline.

Due to the relatively shallow groundwater table, significantly deep organic and poor strength lake deposits and deeper water-bearing native granular soils at the site, it appears that the excavation and construction of conventional spread or strip footings would be extremely difficult even with special dewatering techniques. It is suggested that deep foundations be utilized to support the proposed structure. These could likely consist of driven piles, auger cast piles or helical piles. If the nearby existing house is not supported on piling or utilities are located nearby, then we have a major concern that vibrations from pile driving could cause damage to these structures and utilities. Auger cast piles or helical piles would produce less vibration concerns.

If you elect to support the new structure on driven pile foundations, then it is anticipated that a typical Class B wood pile would realize the following approximate allowable supporting capacities per foot of penetration:

<u>Boring</u>	<u>Depth</u>	<u>Allowable Supporting Capacity Per Foot of Penetration</u>
1	27'6" to 36'6"	¼ Ton/ Foot
	37'0" to 43'0"	¾ Ton/ Foot
	43'6" to 45'0"	1 Ton/ Foot
2	19'6" to 22'6"	¼ Ton/ Foot
	23'0" to 28'6"	⅛ Ton/ Foot
	29'0" to 32'6"	¼ Ton/ Foot
	33'0" to 40'0"	½ Ton/ Foot

Based on the above chart, it is anticipated that a timber pile could develop an allowable carrying capacity of only about 10 tons when driven to a depth of about forty-four feet (44') at the location of Boring 1. It would appear that only about 8 tons would be available for a timber pile driven to the full depth of forty feet (40') at Boring 2. Steel pipe or "H" piles tend to drive longer than timber piles, typically on the order of 10% to 20%. Actual pile capacities must be evaluated in the field either through the use of a dynamic pile driving formula or static load test. If the existing fill soils have been in place for less than about 15 years or additional fill is planned to raise the site, then it is suggested that a negative friction value of about two (2) tons be used, thus reducing the allowable carrying capacities available for the piles. We do not recommend placing additional soil at the site as discussed later. It should be understood that vibrations during pile driving could damage nearby structures or utilities if they are not pile supported. This should be discussed with the pile driving contractor.

Additional deep foundation systems could consist of auger cast piles, or helical-type piles. We understand that manufacturers and contractors who use helical piles have qualified engineering staffs who do length/capacity evaluation. Hardman Construction out of Ludington, Michigan installs auger cast piles. Kent Companies and Calculus Foundations install helical piles. As noted earlier, we would anticipate that installation of auger cast piles or helical-type piles would produce less vibration concerns. We have a concern that helical piles could buckle in the very soft soils found in the borings. A larger shaft diameter will probably be needed to minimize this buckling concern if helical piles are used.

Water was encountered in the borings below depths of one foot two inches (1'2") and five feet five inches (5'5"). It is desirable for the crawl space to be kept above the long-term groundwater level in granular soils or the flood level of nearby Sugden Lake. If you wish to have a relatively dry crawl space, then the crawl space area should be provided with an adequate drainage system to protect the floors and walls from the possible effect of hydrostatic pressure. The drainage system should be designed and installed to minimize the potential for soil fines to erode into the underdrainage system.

If the crawl space is constructed in close proximity to the long-term groundwater level in granular soils, then it is suggested that a fairly elaborate drainage system be provided. We suggest the following:

1. A minimum of six inches (6") of free-draining material should be placed below the floor. This could be MDOT 2NS sand, but preferably would be a coarser material like pea stone. With a coarser material, a filter fabric should be placed over any on-site silt and fine sand soils.
2. A good moisture barrier should be placed above the free-draining granular material.
3. Exterior and interior footing four-inch (4") diameter drain tile should be installed with a drain tile under the floor on about twenty-foot (20') centers. The interior and exterior should be separate systems. If these systems drain to a sump pit, there exists a possibility that during a power failure the basement could flood, and a back-up system should be provided.
4. If corrugated plastic drain tile with one-sixteenth inch (1/16") slot openings is used, it should be surrounded with a minimum of five inches (5") of 2NS sand. If there is any question relative to the size of openings or the proper placement of the filter sand, a filter sock should be provided. If a coarse material like pea stone is used, it should be separated from any silt and fine sand by a filter fabric. If the outside tile is set in a coarse material like pea stone that is separated from any on-site silt and fine sand by a filter fabric, no additional filter media is required as long as the openings in the drain tile are compatible with the filter media.

Slab-on-grade floor slabs, garage floor and porches should be designed as structural slabs supported on the deep foundations.



We have concerns that placing additional fill at the site could cause mass instability of the site soils, allowing them to move towards and into the nearby lake. The house and garage structures should be located a sufficient distance away from any existing seawalls not to damage their deadmen systems.

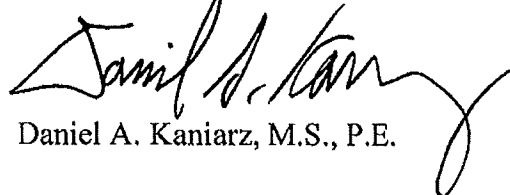
Experience indicates that the actual subsoil conditions at the site could vary from those found at the two (2) test borings made at specific locations. It is, therefore, essential that McDowell & Associates be notified of any variation of soil conditions to determine their effects on the recommendations presented in this report. The elevations and recommendations presented in this report have been formulated on the basis of reported or assumed data relating to the proposed project. Any significant change in this data in the final design plans should be brought to our attention for review and evaluation with respect to the prevailing subsoil conditions.

It is recommended that the services of McDowell & Associates be engaged to monitor the pile driving formula to estimate the field load capacity of the piles using a dynamic pile driving formula. Inspection and testing should also be performed to check that suitable materials are being used for controlled fills and that they are properly placed and compacted.

If we can be of any further service, please feel free to call.

Very truly yours,

McDOWELL & ASSOCIATES

A handwritten signature in black ink, appearing to read "Daniel A. Kaniarz", written over the printed name below.

Daniel A. Kaniarz, M.S., P.E.

DAK/ks



McDOWELL & ASSOCIATES  
 Geotechnical, Environmental, & Hydrogeologic Services  
 21355 Hatcher Avenue • Ferndale, MI 48220  
 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL BORING NO. 1

PROJECT Soils Investigation

LOCATION Proposed House

10697 Castlewood Drive

White Lake Township, Michigan

JOB NO. 20-319

SURFACE ELEV. \_\_\_\_\_ DATE 1/19/2021

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural WL P.C.F.	Dry Den WL P.C.F.	Unc. Comp. Strength PSF	Str. %
	1		Frozen dark brown clayey TOPSOIL, fill						
A	2		Slightly compact moist discolored brown fine SAND with gravel and stones, fill	1	170.6	--			
SS	3		Soft moist dark brown fibrous PEAT	1					
	4								
B	5		Soft moist dark brown clayey MARL with organics, vegetation, shells and wet gray fine sand seams	WOH	39.3	--			
SS	6			1					
	7			2					
C	8		Very soft moist gray clayey MARL with wet fine sand lenses and dark brown clayey peat seams						
SS	9			1/ 18"					
	10								
D	11								
SS	12			WOH/ 18"					
	13								
	14								
E	15		Extremely soft moist gray clayey MARL with organics, shells and occasional wet silt lenses						
SS	16			WOH/ 18"	106.8	--			
	17								
	18								
	19								
F	20								
SS	21			WOH/ 18"	119.7	--			
	22								
	23								
	24								
G	25								
SS				WOH/ 18"					

TYPE OF SAMPLE  
 D. - DISTURBED  
 U.L. - UNDIST. LINER  
 S.T. - SHELBY TUBE  
 S.S. - SPLIT SPOON  
 R.C. - ROCK CORE  
 ( ) - PENETROMETER  
 WOH - WEIGHT OF HAMMER

REMARKS:  
 Standard Penetration Test - Driving 2" OD Sampler 1' With  
 140# Hammer Falling 30": Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT	5 FT.	5 INS.
G.W. ENCOUNTERED AT	FT.	INS.
G.W. AFTER COMPLETION	4 FT.	8 INS.
G.W. AFTER	HRS.	FT.
G.W. VOLUMES	Heavy	



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 Geotechnical, Environmental, & Hydrogeologic Services  
 21355 Hatcher Avenue • Ferndale, MI 48220  
 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL  
 BORING NO. 1 (continued)

JOB NO. 20-319

PROJECT Soils Investigation  
Proposed House

LOCATION 10697 Castlewood Drive  
White Lake Township, Michigan

SURFACE ELEV. \_\_\_\_\_ DATE 1/19/2021

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	Sir. %
	26		Extremely soft moist gray clayey MARL with organics, shells and occasional wet silt lenses						
	27								
	28			27'6"					
	29		Slightly compact wet gray fine SAND						
H	30			2	22.6	--			
SS	31			2					
	32			2					
	33		Medium compact wet brown silty fine SAND						
	34			33'0"					
	35			2	25.8	--			
I	36		Compact wet brown fine SAND	2					
SS	37			2					
	38			4					
	39			36'6"					
	40		Compact wet gray fine SAND						
J	41			39'6"	6				
SS	42			7					
	43		Very compact wet gray silty fine SAND with occasional clayey silt seams						
	44			43'0"					
K	45			8					
SS	46			9					
	47		45'6"	11					
	48								
	49								
	50								

NOTE: Used Track Rig.

TYPE OF SAMPLE  
 D. - DISTURBED  
 U.L. - UNDIST. LINER  
 S.T. - SHELBY TUBE  
 S.S. - SPLIT SPOON  
 R.C. - ROCK CORE  
 ( ) - PENETROMETER  
 WOH - WEIGHT OF HAMMER

REMARKS:

Standard Penetration Test - Driving 2" OD Sampler 1' With  
 140# Hammer Falling 30". Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 5 FT. 5 INS.  
 G.W. ENCOUNTERED AT FT. INS.  
 G.W. AFTER COMPLETION 4 FT. 8 INS.  
 G.W. AFTER MIN. FT. INS.  
 G.W. VOLUMES Heavy



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 Phone: (248) 399-2066 • Fax: (248) 399-2157

LOG OF SOIL BORING NO. 2

PROJECT Soils Investigation  
Proposed House  
 LOCATION 10697 Castlewood Drive  
White Lake Township, Michigan

JOB NO. 20-319

SURFACE ELEV. \_\_\_\_\_ DATE 1/19/2021

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF	Str. %
	1		Frozen dark brown clayey TOPSOIL, fill						
A	2		Moist to wet dark brown silty clayey TOPSOIL with organics and wet fine sand lenses, fill						
SS	3			WOH/ 12" 1/ 6"	512.3	--			
	4		Soft moist dark brown fibrous PEAT						
B	5		Extremely soft moist gray clayey MARL with organics, shells and vegetation, and occasional wet gray fine sand seams						
SS	6			WOH/ 18"	94.2	--			
	7			WOH/ 18"					
	8								
	9								
D	10								
SS	11			WOH/ 18"	81.0	--			
	12								
	13								
	14								
E	15								
SS	16			WOH/ 18"					
	17								
	18		18'0"						
	19		Soft moist gray clayey MARL with wet gray fine sand lenses						
F	20		19'6"	1	22.0	--			
SS	21		20'0"	2					
	22		Firm moist brown silty CLAY	3					
	23		Medium compact wet brown fine SAND						
	24		22'6"						
	25		Slightly compact wet brown fine SAND	1					
G				1					
SS				1					
				1					

TYPE OF SAMPLE D. - DISTURBED U.L. - UNDIST. LINER S.T. - SHELBY TUBE S.S. - SPLIT SPOON R.C. - ROCK CORE ( ) - PENETROMETER WOH - WEIGHT OF HAMMER	REMARKS:  Standard Penetration Test - Driving 2" OD Sampler 1' With 140# Hammer Falling 30"; Count Made at 6" Intervals	GROUND WATER OBSERVATIONS  G.W. ENCOUNTERED AT 1 FT. 2 INS. G.W. ENCOUNTERED AT 19 FT. 0 INS. G.W. AFTER COMPLETION 4 FT. 5 INS. G.W. AFTER HRS. FT. INS. G.W. VOLUMES Heavy
--	--	--



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LOG OF SOIL BORING NO. 2 (continued)

JOB NO. 20-319

PROJECT Soils Investigation

LOCATION Proposed House

10697 Castlewood Drive

White Lake Township, Michigan

SURFACE ELEV. \_\_\_\_\_ DATE 1/19/2021

Sample & Type	Depth	Legend	SOIL DESCRIPTION	Penetration Blows for 6"	Moisture %	Natural Wt. P.C.F.	Dry Den Wt. P.C.F.	Unc. Comp. Strength PSF.	St. %	
	26	[Pattern]	Slightly compact wet brown fine SAND							
	27									
	28									
	29	[Pattern]	Medium compact wet brown fine SAND with trace of silt							
H	30			1	21.6	--				
SS	31			2						
	32	[Pattern]	Compact wet brown fine SAND with trace of silt							
	33									
	34									
	35	[Pattern]	Compact wet brown fine SAND with trace of silt							
I	36			3	28.1	--				
SS	37			5						
	38	[Pattern]	Compact wet brown gravelly SAND							
	39									
J	40			6						
	41									
	42									
	43									
	44									
	45									
	46									
	47									
	48									
	49									
	50									

NOTE: Used track rig.

TYPE OF SAMPLE  
 D. - DISTURBED  
 U.L. - UNDIST. LINER  
 S.T. - SHELBY TUBE  
 S.S. - SPLIT SPOON  
 R.C. - ROCK CORE  
 ( ) - PENETROMETER  
 WOH - WEIGHT of HAMMER

REMARKS:

Standard Penetration Test - Driving 2" OD Sampler 1' With  
 140# Hammer Falling 30": Count Made at 6" Intervals

GROUND WATER OBSERVATIONS

G.W. ENCOUNTERED AT 1 FT. 2 INS.  
 G.W. ENCOUNTERED AT 19 FT. 0 INS.  
 G.W. AFTER COMPLETION 4 FT. 5 INS.  
 G.W. AFTER MIN. FT. INS.  
 G.W. VOLUMES Heavy

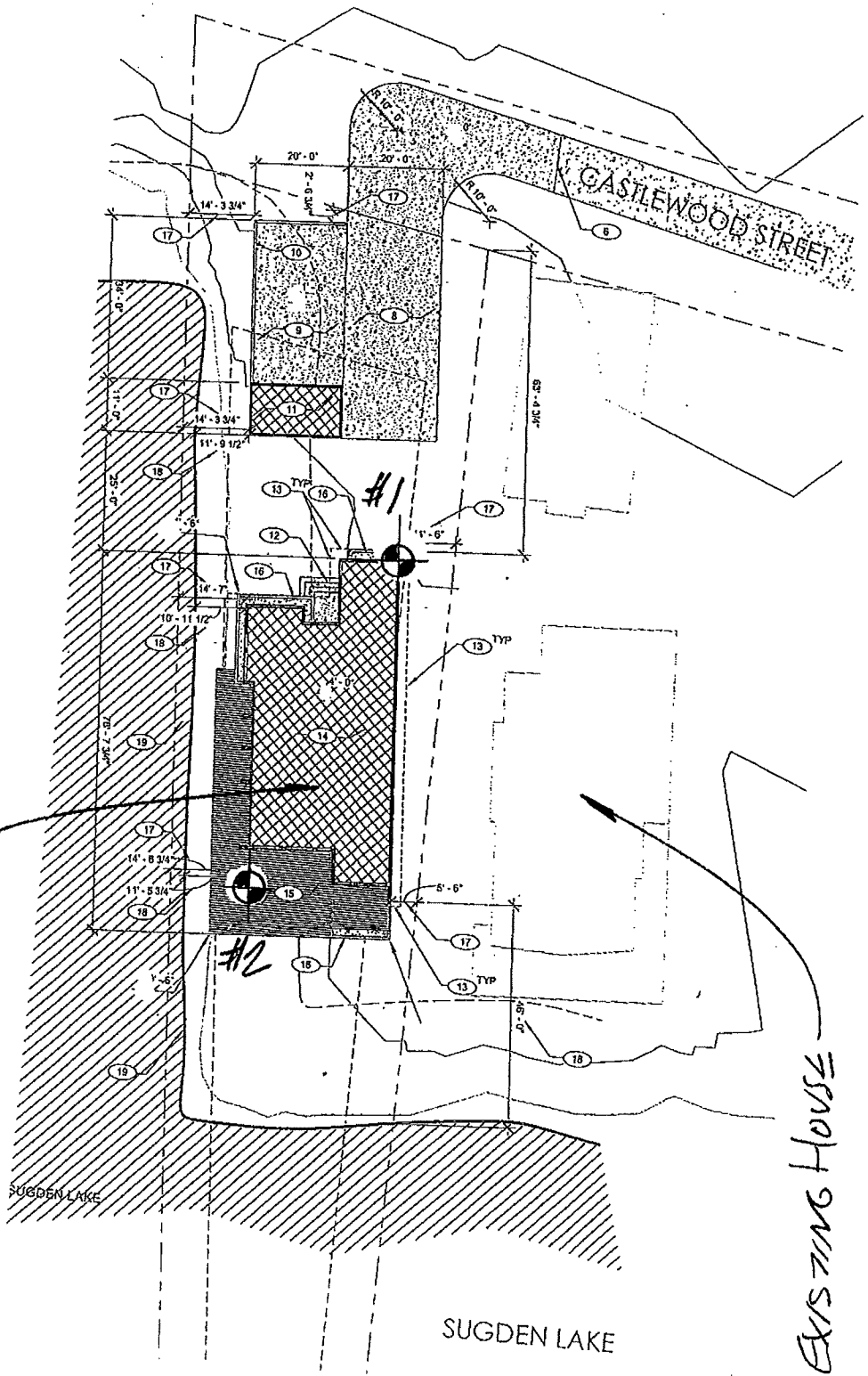
**SIEVE ANALYSIS**

<u>Boring</u>	<u>Sample</u>	<u>% Passing #4 Sieve</u>	<u>% Passing #10 Sieve</u>	<u>% Passing #40 Sieve</u>	<u>% Passing #100 Sieve</u>	<u>% Passing #200 Sieve</u>
1	I	100.0	100.0	99.8	77.4	13.7
2	H	100.0	99.4	97.5	36.4	7.2



No Scale

Proposed House



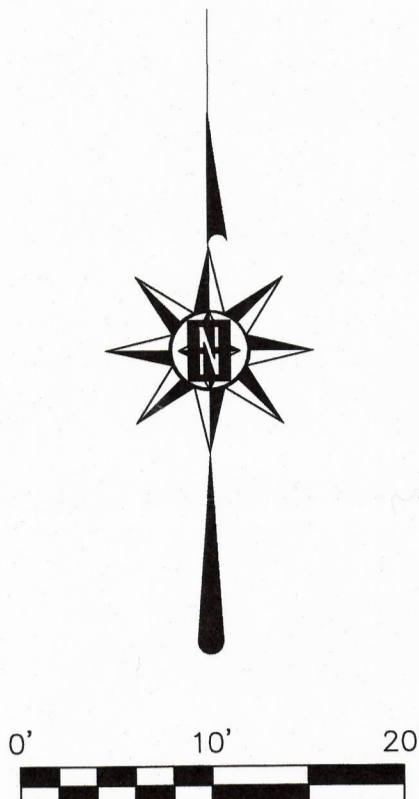
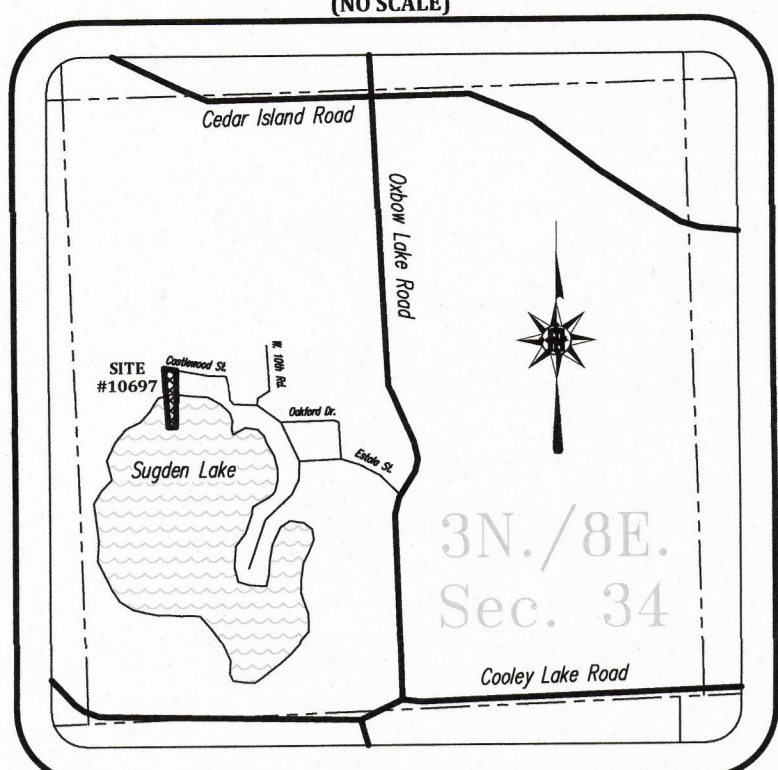
Soil Boring Location Plan

#20-319

# BOUNDARY AND TOPOGRAPHIC SURVEY

## 10697 Castlewood Drive

### SITE LOCATION MAP



### LEGEND

FOUND MONUMENTATION	●
SET MONUMENTATION	○
SECTION CORNER	⊕
RECORD MEAS.	⊖
FIELD MEAS.	⊙
PRORATED DIST.	⊘
CALCULATED DIST.	⊚
PROPERTY LINE	—
SECTION LINE	—
EASEMENT LINE	—
PARCEL LINE	—
PLATTED LINE	—
FENCE LINE	—
STORM SEWER	—
SANITARY SEWER	—
WATER LINE/MAIN	—
GAS LINE/MAIN	—
OVERHANGING LINES	—
BURIED CABLE	—
BURIED ELEC.	—
GAS METER	—
GAS SHUT OFF	—
GAS MARKER/FLAG	—
WATER MANHOLE	—
HYDRANT	—
WATER SHUT OFF	—
WATER METER	—
WATER WELL	—
WATER MARKER/FLAG	—
STORM MANHOLE	—
STORM BASIN	—
STORM BEEHIVE BASIN	—
STORM OUTLET	—
SAN. MANHOLE	—
SAN. CLEANOUT	—
SAN. MARKER/FLAG	—
COMM. MANHOLE	—
COMM. PEDESTAL	—
COMM. MARKER	—
UTILITY POLE	—
POWER TRANSFORMER	—
ELEC. MARKER/FLAG	—
ELEC. METER	—
GRND. WTR. MON. WELL	—
SIGN	—
AIR CONDITIONING UNIT	—
FOUND CONC. MON.	—
FOUND CONC. NAIL	—
FOUND PINCHED IRON	—
FOUND CAPPED IRON	—
FOUND IRON ROD	—
FOUND IRON PIPE	—
SET CAPPED IRON	—
BACK OF CURB	—
TOP OF CURB	—
CURB GUTTER	—
HIGH POINT	—
LOW POINT	—
FINISHED GRADE	—
FINISHED FLOOR	—
MATCH EX. GRADE	—
AS-BUILT MEAS.	—
POINT OF CURVE	—
POINT OF REV. CURVE	—
POINT OF COMP. CURVE	—
RIGHT OF WAY	—
POINT OF BEGIN.	—
POINT OF COMMENCE.	—
EX. SPOT ELEVATION	—
PROPOSED ELEVATION	—
DECIDUOUS TREE	—
EVERGREEN TREE	—

### FLOODPLAIN NOTE:

A PORTION OF THE SUBJECT PARCEL FALLS WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIR MAP NUMBER 26125C0476F WITH AN EFFECTIVE DATE OF 9/29/2006. THE BASE FLOOD ELEVATION FOR THE SUBJECT PARCEL IS 932.2 NAVD88.

### BENCHMARK:

A MAGNETIC NAIL AT THE EDGE OF ASPHALT LOCATED 4.5 FEET EAST AND 5.2 FEET NORTH OF THE NORTHEAST PROPERTY CORNER.

ELEVATION = 934.27 NAVD88

### ZONING REQUIREMENTS

R-10 SINGLE FAMILY RESIDENTIAL DISTRICT

LOT - MIN. AREA: 12,000 FT.<sup>2</sup>  
 - MIN. WIDTH: 80 FT.  
 COVERAGE - MAX. BLD.: 20%  
 SETBACKS - FRONT YARD: 30 FT.  
 - REAR YARD: 30 FT.  
 - SIDE YARD: 10 FT.  
 - LAKE: 25 FT.  
 HEIGHT - MAX. BLD.: 25 FT./2 STY.

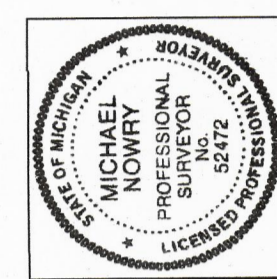
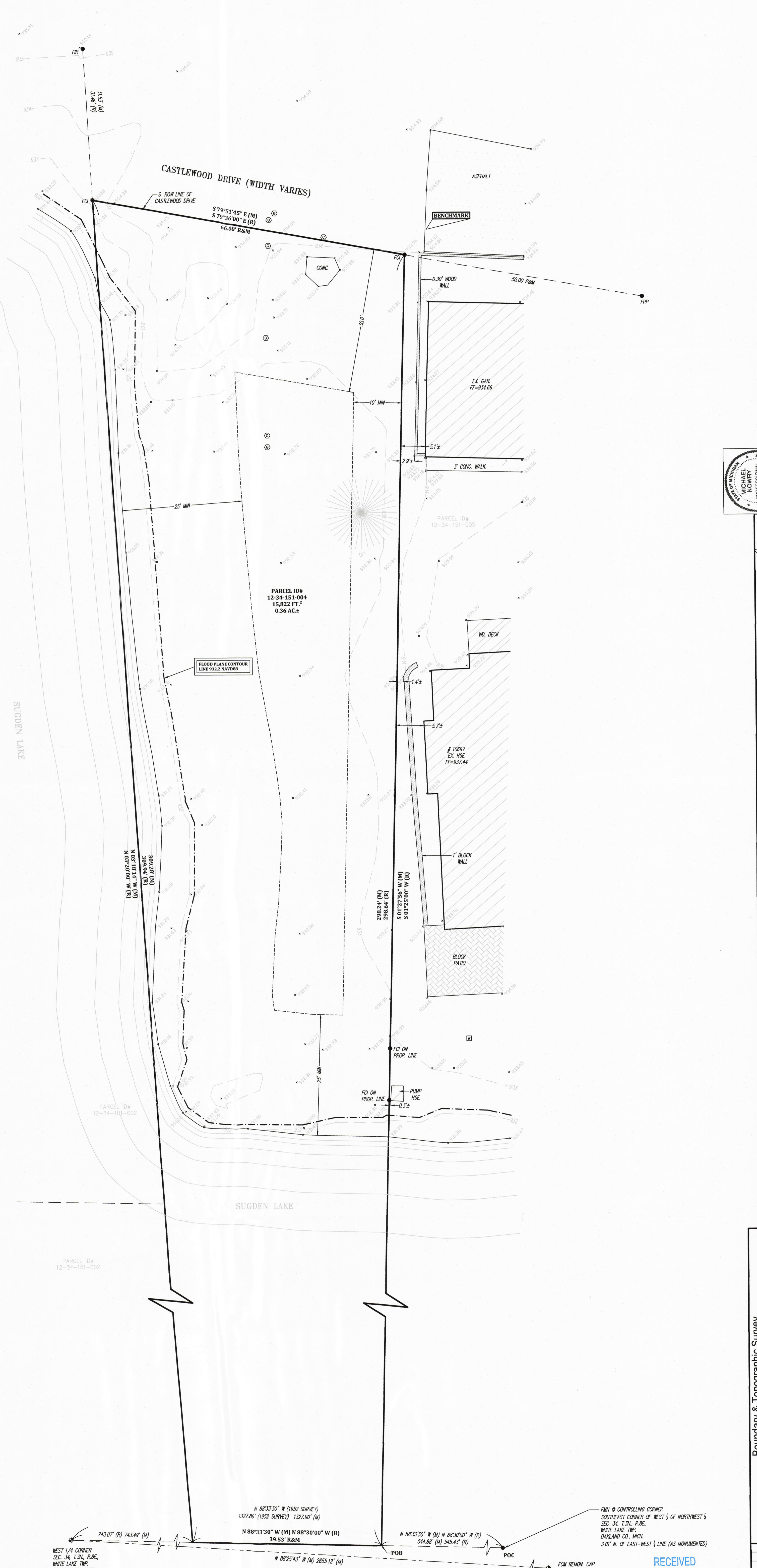
### EXISTING CONDITIONS

LOT - AREA: 15,822 FT.<sup>2</sup>  
 - WIDTH: 63 FT.  
 COVERAGE - BLD.: VACANT

### LEGAL DESCRIPTION

PARCEL ID# 12-34-151-004

A PARCEL OF LAND BEING PART OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWN 3 NORTH, RANGE 8 EAST, WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 88 DEGREES 33 MINUTES 30 SECONDS 544.88 FEET (RECORDED AS NORTH 88 DEGREES 30 MINUTES 00 SECONDS WEST 545.43 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 33 MINUTES 30 SECONDS WEST (RECORDED AS NORTH 88 DEGREES 30 MINUTES 00 SECONDS WEST) 39.53 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 14 SECONDS WEST 309.28 FEET (RECORDED AS NORTH 03 DEGREES 20 MINUTES 00 SECONDS WEST 309.94 FEET) TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CASTLEWOOD DRIVE (WIDTH VARIES); THENCE SOUTH 79 DEGREES 51 MINUTES 45 SECONDS EAST (RECORDED AS SOUTH 79 DEGREES 36 MINUTES 00 SECONDS EAST) 66.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 01 DEGREE 27 MINUTES 56 SECONDS WEST 298.24 FEET (RECORDED AS SOUTH 01 DEGREE 25 MINUTES 00 WEST 298.64 FEET) TO THE POINT OF BEGINNING; CONTAINING 0.36 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.



I, Michael J. Nowry, the Professional Surveyor in the State of Michigan, do hereby certify that the point of land described and delineated herein has been surveyed under my supervision, that the plot herein is a true representation of the survey as conducted, and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry, Professional Surveyor # 2572

SECTION:	N.W. 1/4 Sec. 34	DATE:	12/23/20
TWP./RANGE:	T.3N./R.8E.	PROJ. #:	020-195
CITY/TOWNSHIP:	White Lake	DWG. BT:	107/ACP
COUNTY:	Oakland	DEPARTMENT:	307 South State Lane
SCALE:	AS SHOWN	BAR:	1" = 10 FEET
DATE:	12/23/20	CLIENT:	Nowry & Hale Land Surveying LLC
PROJECT:	Boundary & Topographic Survey	PROJECT:	10697 Castlewood Drive
DATE:	12/23/20	PROJECT:	10697 Castlewood Drive
DATE:	12/23/20	PROJECT:	10697 Castlewood Drive

Boundary & Topographic Survey  
 A PARCEL OF LAND BEING PART OF THE N.W. 1/4 OF SEC. 34, T.3N., R.8E., WHITE LAKE TOWNSHIP, OAKLAND CO., MICH.

REVISIONS	

RECEIVED  
 MAR 25 2021  
 COMMUNITY DEVELOPMENT DEPARTMENT





- GENERAL NOTES:**
- 1 ALL PLOT AND SITE PLAN DIMENSIONS TAKEN FROM FINISHED FACE TO THE NEAREST 1/4" U.N.O.
  - 2 PRECISE BUILDING ORIENTATION AND PLACEMENT TO BE STAKED BY SURVEYOR PRIOR TO CONSTRUCTION
  - 3 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONFIRM EXISTING CONDITIONS PRIOR TO COMMENCING WORK
  - 6 SITE TO BE GRADED AWAY FROM HOUSE AND GARAGE ON ALL SIDES AT A MINIMUM OF 6" FALL IN THE FIRST 10'
  - 7 SITE GRADE TO FALL IN GENERAL WEST AND SOUTH DIRECTION TOWARDS SUGDEN LAKE FOR STORMWATER RUNOFF
  - 10 NO WATER CURRENTLY AT SITE. NEW WELL AND CITY SEWER HOOKUP REQ'D

- SHEET NOTES:**
- 1 END OF EXISTING ROAD
  - 2 2" TO 4" GROUND PAVERS WITH GRAVEL FILL
  - 3 CARPORT POSTS WITH 42" FOOTING, TBD BY LICENSED ENGINEER
  - 4 WORK ROOM WITH GARAGE DOOR
  - 5 PROPOSED RESIDENCE
  - 6 WOOD DECKING AND STEPS. 6" RISE / 12" RUN
  - 7 PLANTER WALL. 2'-0" A.F.F.
  - 8 VINYL SEAWALL WITH WOOD CAP, THIS EDGE
  - 9 ROOF OVERHANG TO PROPERTY LINE/WATER'S EDGE. 5'-0" MIN
  - 10 ROOF LINE ABV.

**SHEET LEGEND:**

	PROPERTY BOUNDARY
	GRAVEL
	WATER
	EXISTING BLDGS
	PLANTER
	EXISTING ROAD
	NEW CONCRETE
	WOOD DECKING

**AS 101**

**SITE PLAN**

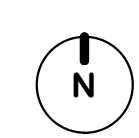
04/15/2020

**PREPARED BY:**  
 JAMES NELLIST  
 1331 CORNELL DR. SE. GRAND RAPIDS, MI  
 JAMES.W.NELLIST@GMAIL.COM | 269.598.4947

**APPLICANT:**  
 DAVID NELLIST  
 301 S. SILVERY LN. DEARBORN, MI  
 PASTORDAVIDNELLIST@GMAIL.COM | 269.903.8560

**PROPERTY ADDRESS:**  
 10697 CASTLEWOOD STREET  
 WHITE LAKE, MI  
 PIN: 12-34-151-004

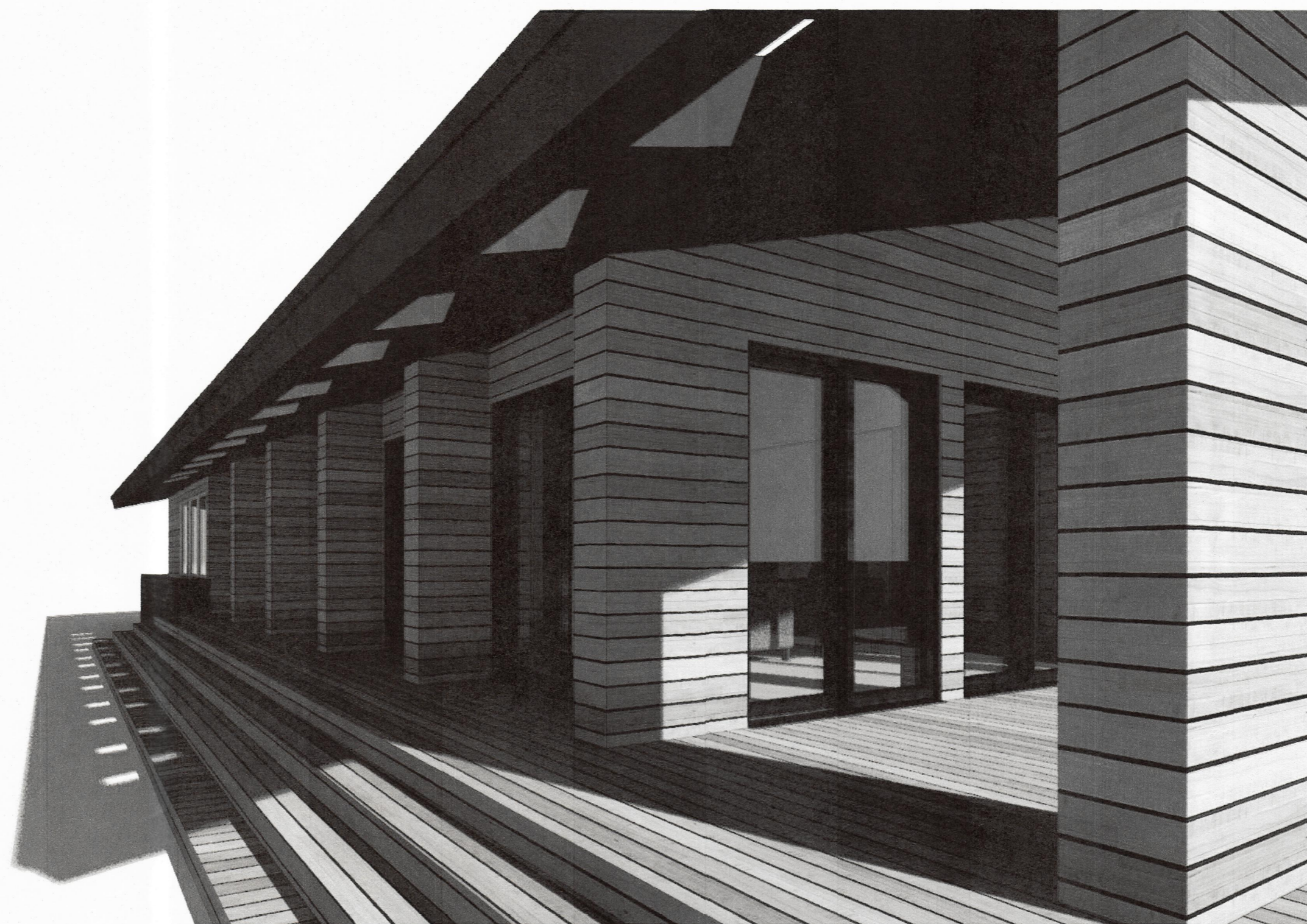
1 SITE PLAN  
 1/16" = 1'-0"



**NELLIST**  
 RESIDENCE



ENTRY PERSPECTIVE



SOUTH WEST PERSPECTIVE

**PROJECT SCOPE:**

10697 CASTLEWOOD IS A VACANT LOT BORDERED BY SUGDEN LAKE ON 2 SIDES.

THIS PROPOSAL IS FOR A NEW BUILD SINGLE FAMILY RESIDENCE AND DETACHED CARPORT FOR THE PROPERTY OWNERS

THE DWELLING IS TO BE SINGLE STORY, APPROXIMATELY 1700SF, WITH 3 BEDROOMS AND 2 BATHROOMS. IT IS TO BE BUILT ON A STEEL HELICAL PILE FOUNDATION DUE TO POOR SOILS, WITH AN INSULATED FLOOR AND LIGHT WOOD FRAME CONSTRUCTION ABOVE.

THE SITE WILL BE SERVICED BY A NEW WELL AND SHALL HOOK UP TO CITY SEWER. THE FINISHED FLOOR SHALL SIT NO LOWER THAN 2'-0" ABOVE THE FLOOD PLAIN. ALL SITE DRAINAGE IS TO DRAIN TOWARDS SUGDEN LAKE.

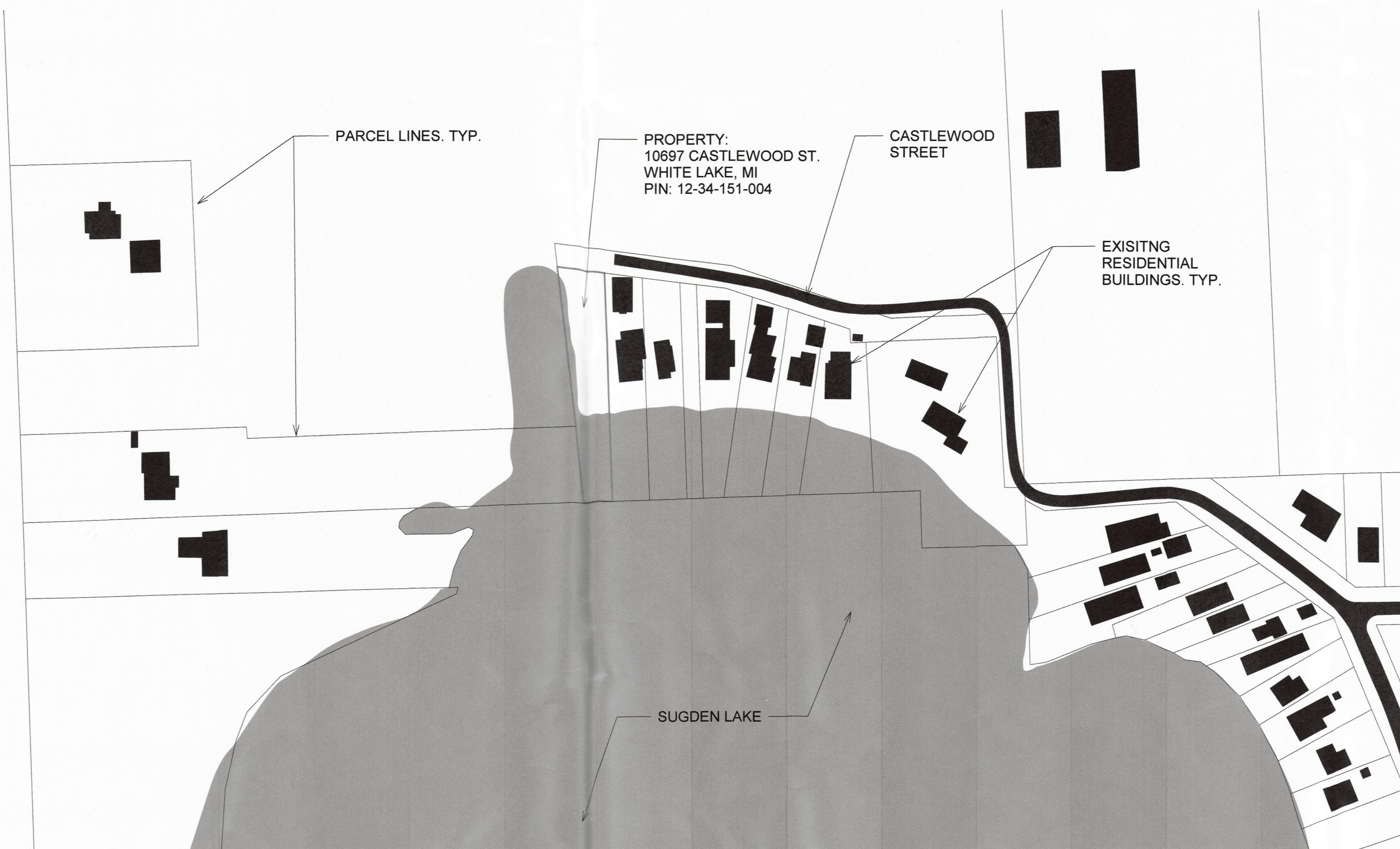
FOUNDATIONS ARE TO BE DESIGNED BY A LICENSED ENGINEER.

**SHEET LIST:**

- G- 000 COVER SEET
- AS 101 SITE PLAN
- A- 101 FLOOR PLAN
- A- 201 EXTERIOR ELEVATIONS
- A- 401 LONGITUDINAL SECTIONS
- A- 301 TRANSVERSE AND WALL SECTIONS



LOCATION MAP: NTS



GENERAL NOTES:

SHEET NOTES:

SHEET LEGEND:

G-000  
COVER SHEET

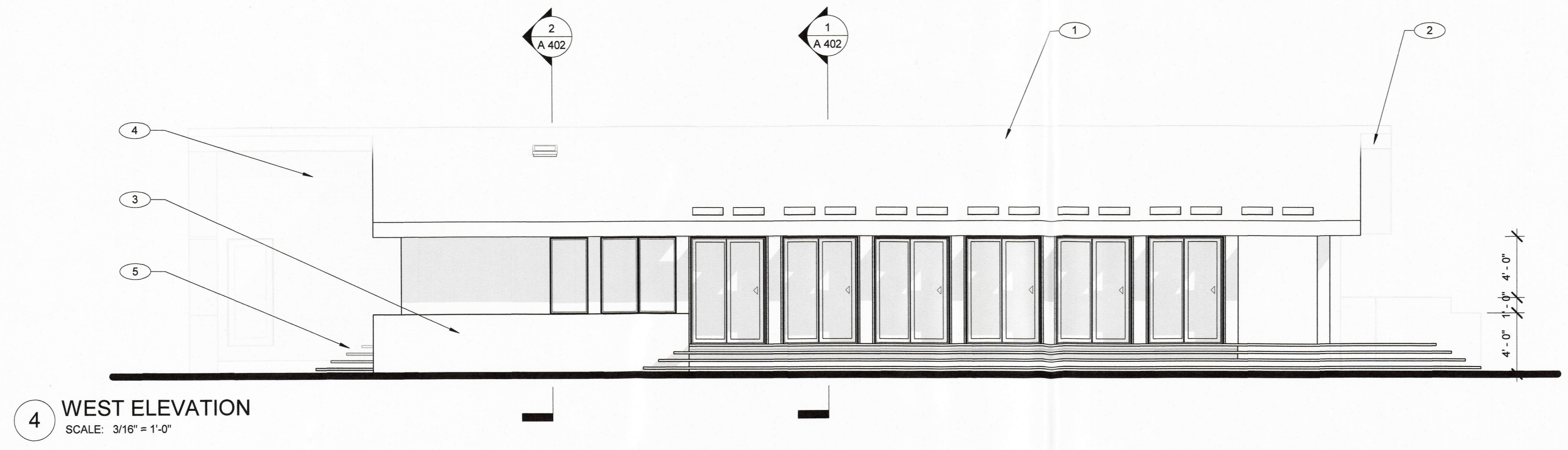
03/24/2021

PREPARED BY:  
JAMES NELLIST  
1331 CORNELL DR. SE. GRAND RAPIDS, MI  
JAMES.W.NELLIST@GMAIL.COM | 269.598.4947

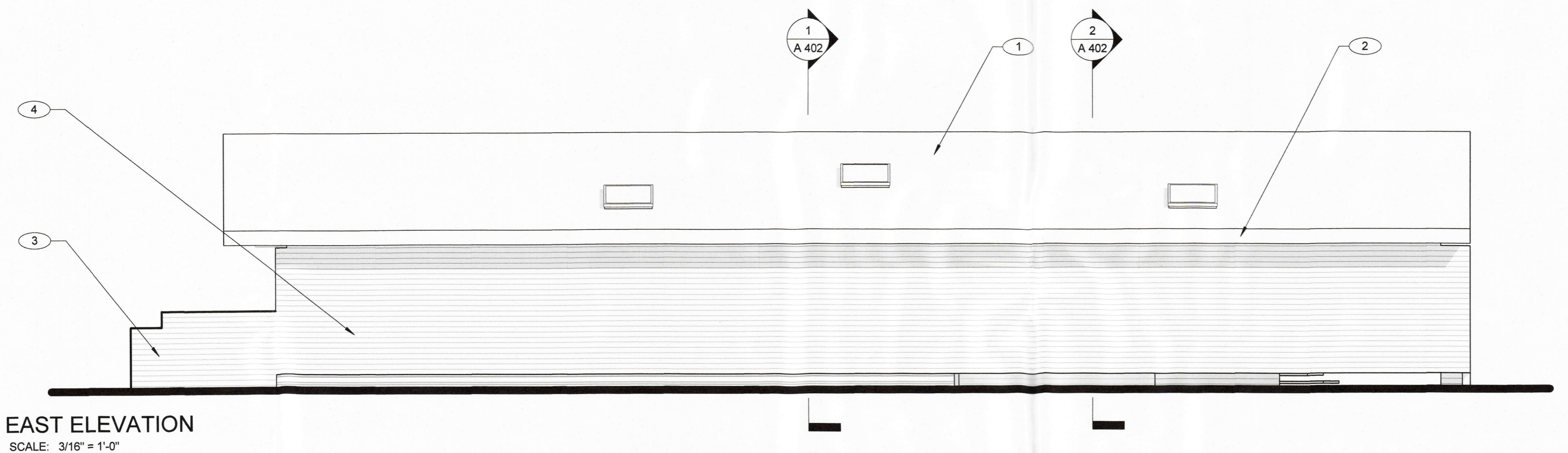
APPLICANT:  
DAVID NELLIST  
301 S. SILVERY LN. DEARBORN, MI  
PASTORDAVIDNELLIST@GMAIL.COM | 269.903.8560

PROPERTY ADDRESS:  
10697 CASTLEWOOD STREET  
WHITE LAKE, MI  
PIN: 12-34-151-004

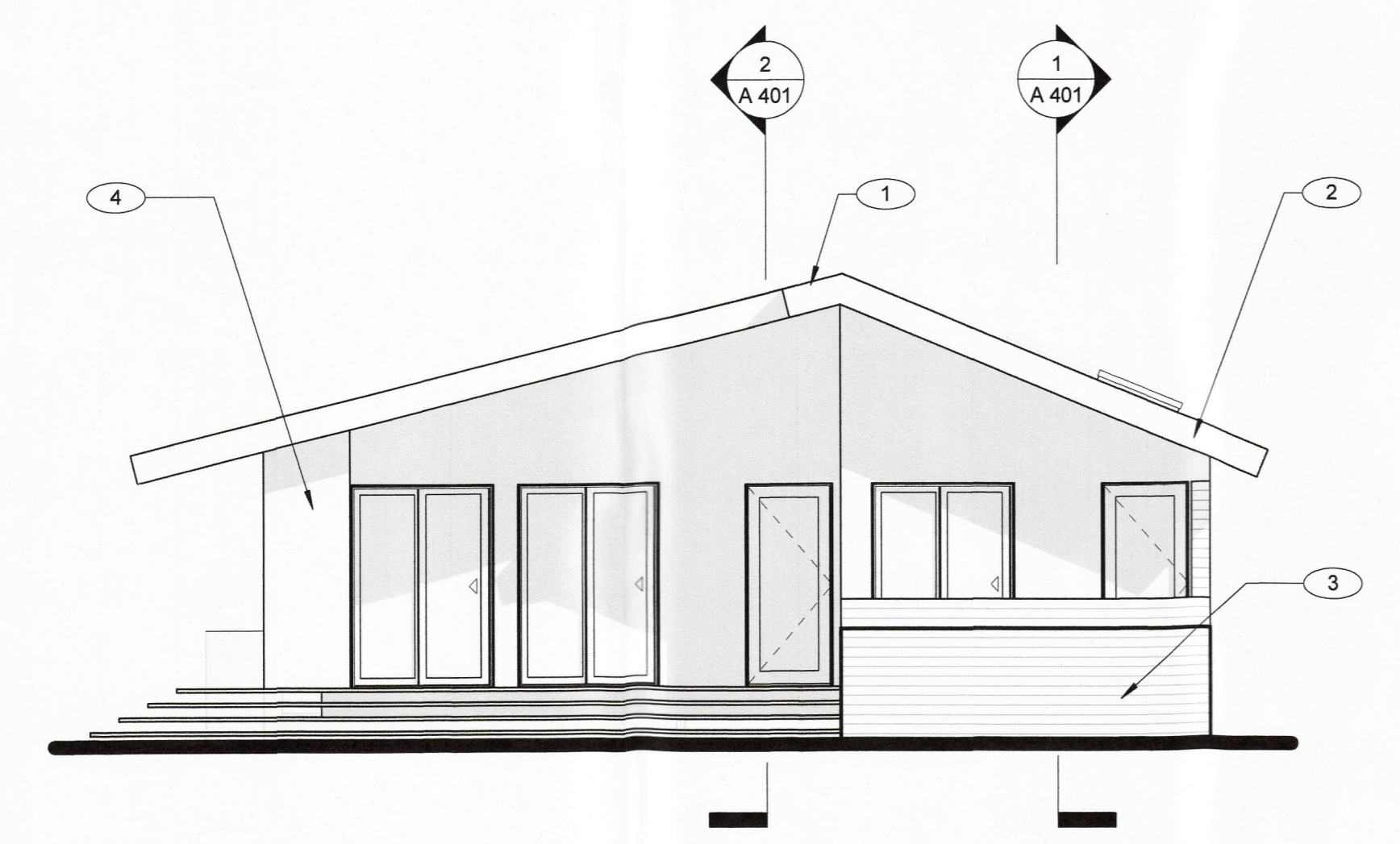
**NELLIST**  
RESIDENCE



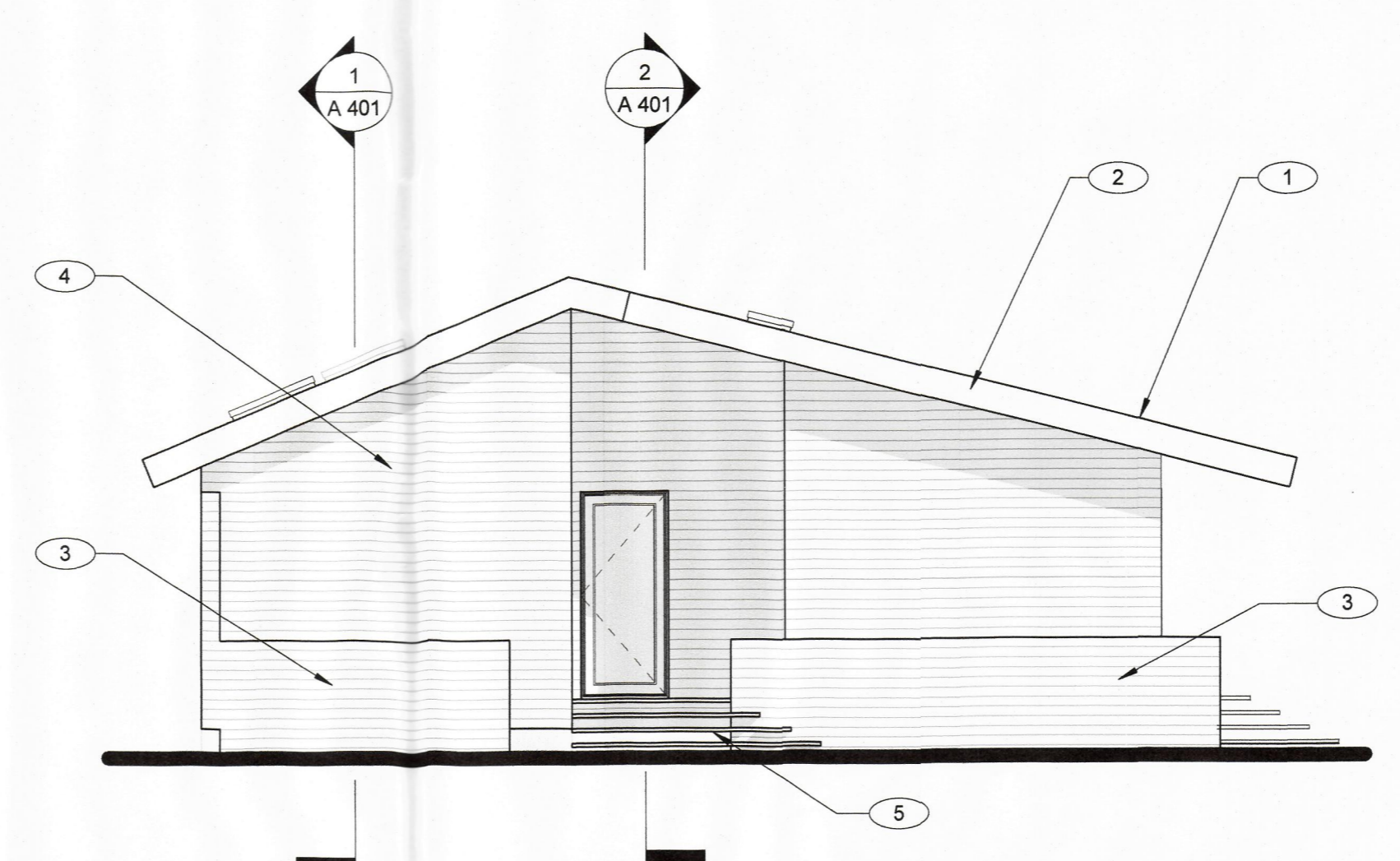
4 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



3 EAST ELEVATION  
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

**GENERAL NOTES:**

1. ALL DIMENSIONS TO EXTERIOR FINISHED FACE U.N.O.

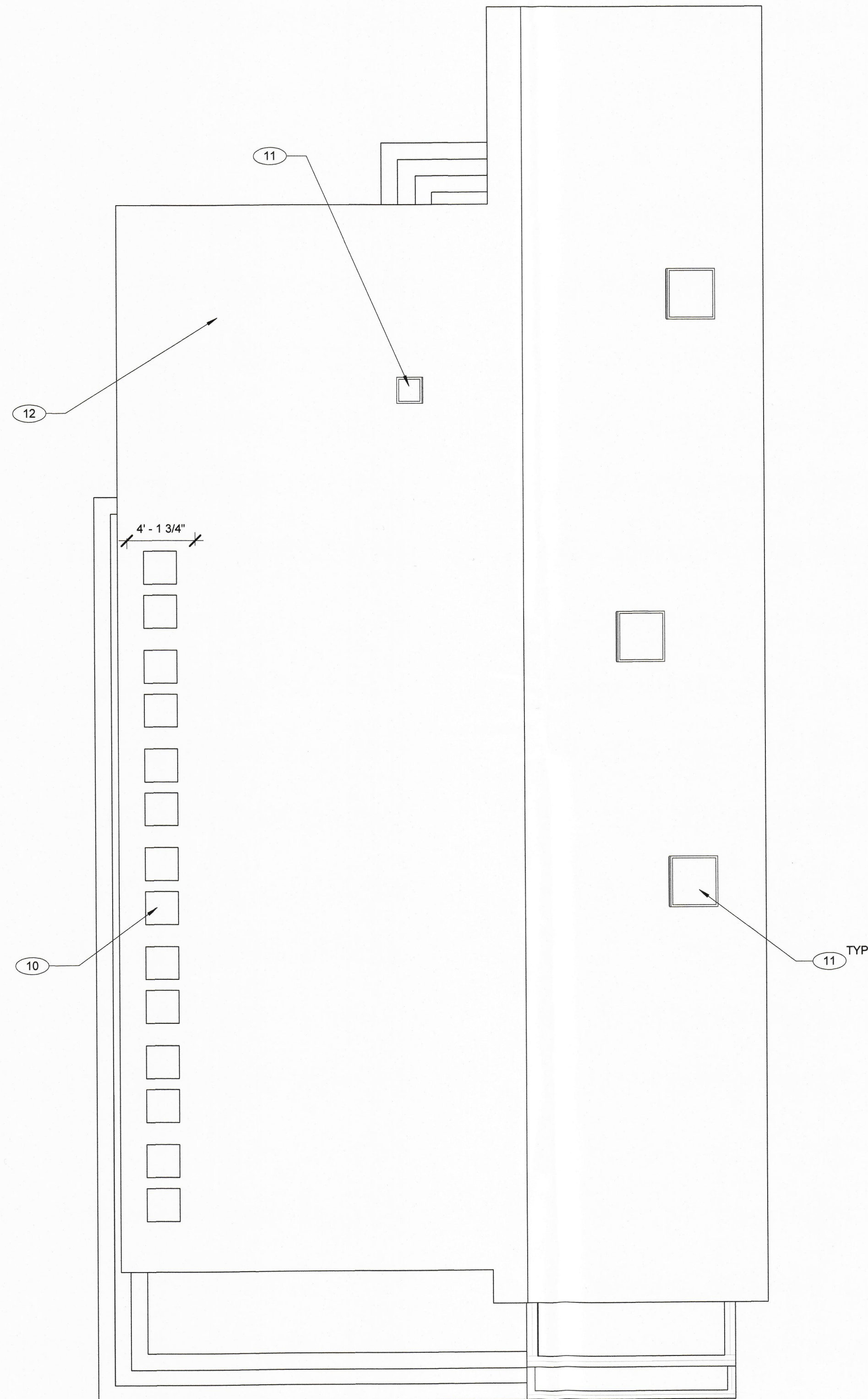
**SHEET NOTES:**

- 1 ROOF TO BE ASPHALT SHINGLE, TRIM TO BE WOOD
- 2 FASCIA AND SOFFIT TO BE FINISHED IN WOOD
- 3 PLANTER WALLS TO BE CONSTRUCTED WITH SHALLOW FOUNDATION OF PRESSURE TREATED GROUND CONTACT LUMBER, WALLS FINISHED TO MATCH SIDING
- 4 WOOD SIDING OVER RAIN SCREEN SYSTEM, WOOD TYPE TBD BY OWNER. SEE A- 401/3
- 5 ALL STEPS TO BE 6" RISE / 12" RUN.

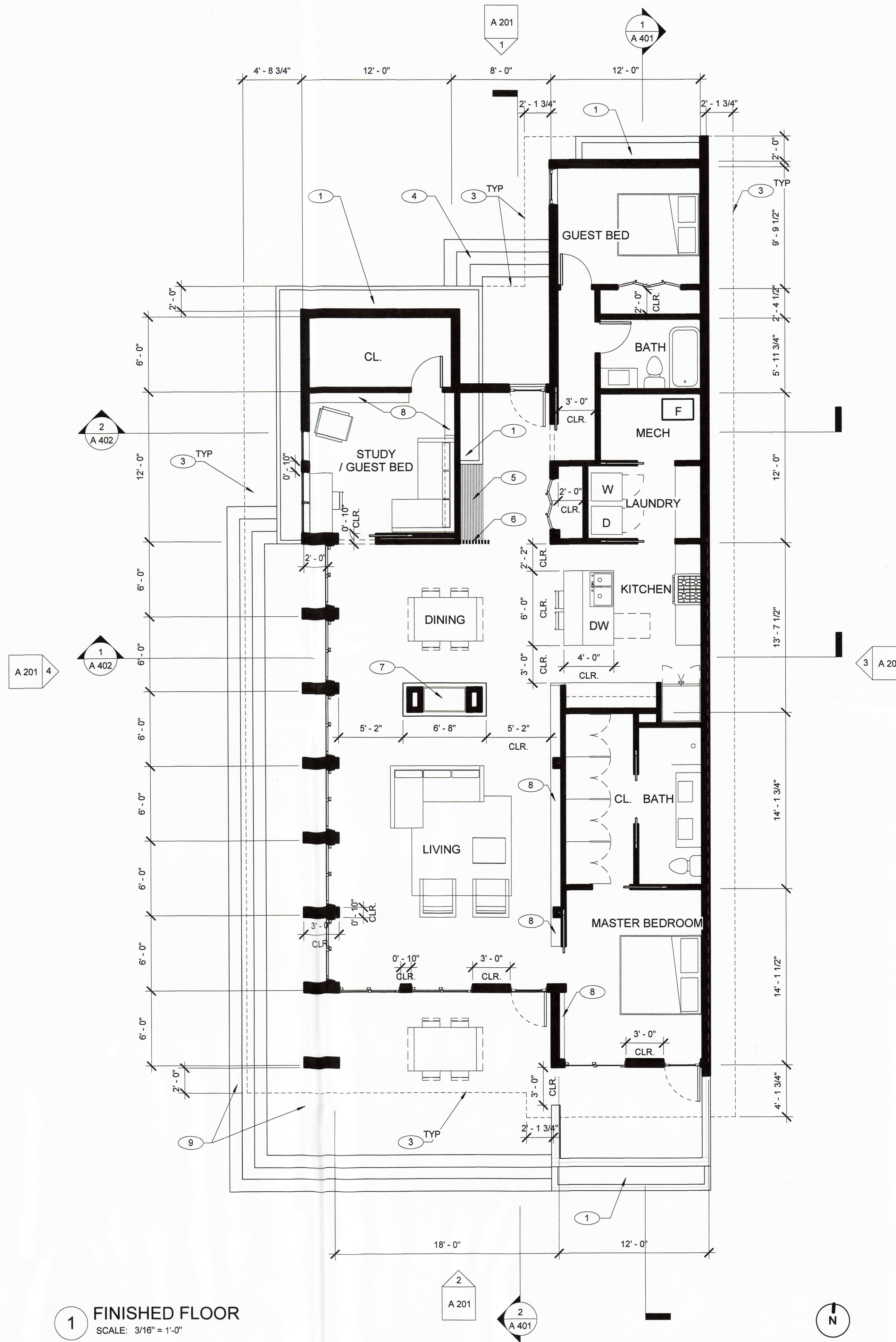
**SHEET LEGEND:**

A 201  
**EXTERIOR ELEVATIONS**  
 03/24/2021  
**PREPARED BY:**  
 JAMES NELLIST  
 1331 CORNELL DR. SE. GRAND RAPIDS, MI  
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 WHITE LAKE, MI  
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**NELLIST  
 RESIDENCE**



2 ROOF PLAN  
SCALE: 3/16" = 1'-0"



1 FINISHED FLOOR  
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS TO FACE OF STUD U.N.O.

SHEET NOTES:

- 1 PLANTER, WALLS CONSTRUCTED WITH SHALLOW FOUNDATION SYSTEM, ALL WOOD TO BE TREATED
- 3 ROOF LINE ABV.
- 4 WOOD STAIRS AND PORCH, CONSTRUCTED WITH SHALLOW FOUNDATION SYSTEM, ALL WOOD TO BE TREATED
- 5 BUILT-IN WOOD SLAT BENCH
- 6 VERTICAL WOOD SLAT SCREEN
- 7 STICK FRAMED CHASE, CHIMNEY, SEE-THROUGH FIREPLACE, WITH SHELVING WRAPPING CHASE
- 8 BUILT-IN SHELVING
- 9 WOOD DECKING, CONSTRUCTED WITH SHALLOW FOUNDATION SYSTEM, ALL WOOD TO BE TREATED
- 10 ROOF CUTOUTS BETWEEN FRAMING. FINISHED WITH TREATED LUMBER TO MATCH ROOF FASICA. EXACT SIZE AND LOCATION TBD. PENDING ROOF STRUCTURAL DESIGN
- 11 SKYLIGHT. SIZING TBD
- 12 ROOFING FINISH TO BE ASPHALT SHINGLE

SHEET LEGEND:

A 101  
FLOOR PLAN

03/24/2021

PREPARED BY:

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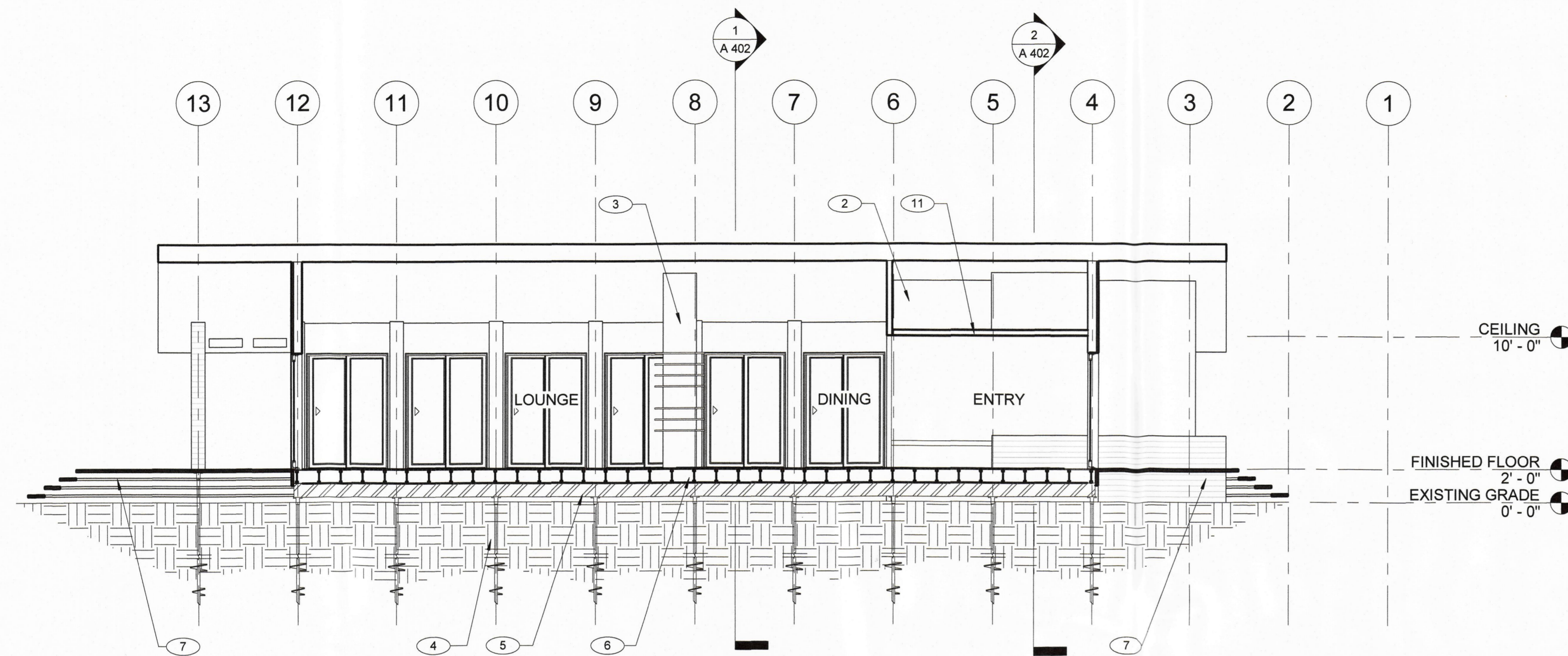
APPLICANT:

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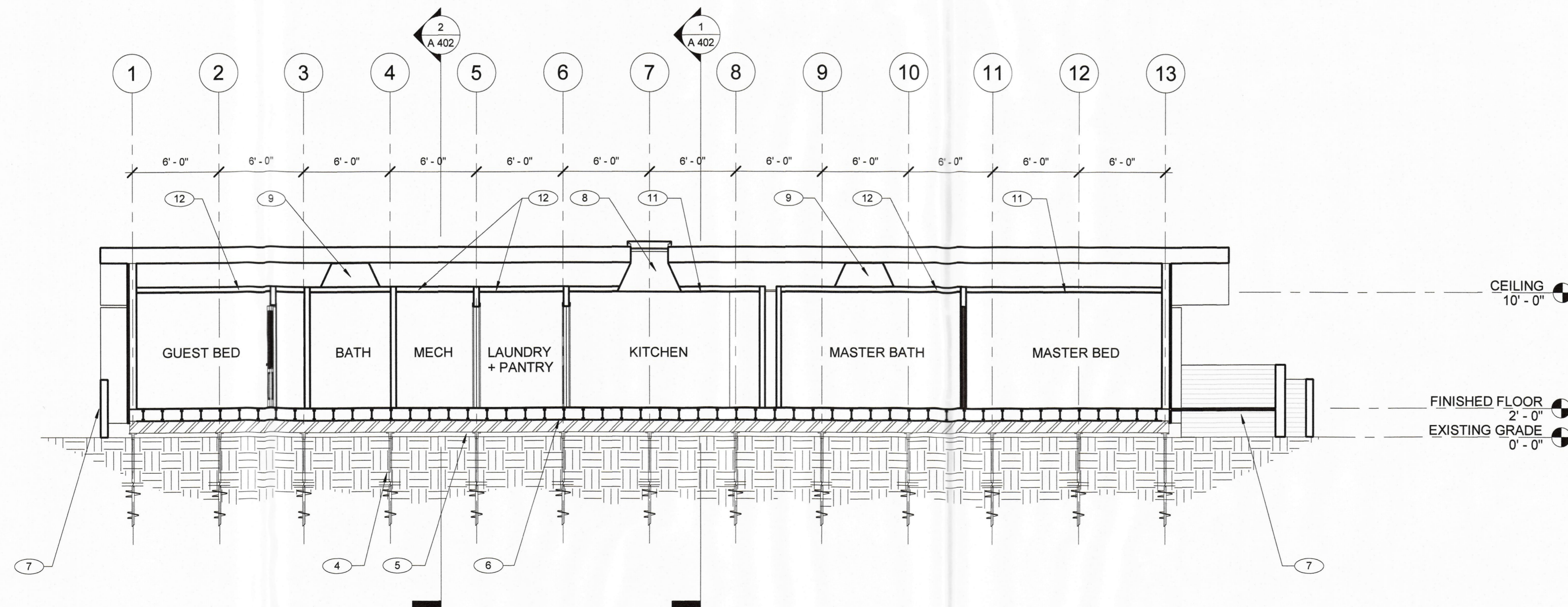
PROPERTY ADDRESS:

10697 CASTLEWOOD STREET  
WHITE LAKE, MI  
PIN: 12-34-151-004

**NELLIST**  
RESIDENCE



2 LONGITUDINAL SECTION EAST  
SCALE: 3/16" = 1'-0"



1 LONGITUDINAL SECTION WEST  
SCALE: 3/16" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS THIS SHEET TAKEN FROM FINISHED FACE U.N.O.
2. FLOOD PLAIN CONTOUR RECORDED AT 932.2
3. FINISHED FLOOR TO BE NO LOWER THAN 934.2

SHEET NOTES:

1. VAULTED CEILING WITH T&G FINISH BELOW. STRUCTURE ABV. TO BE TRUSS OR RAFTER, TBD. BY LICENSED ENGINEER
2. ROOF STRUCTURE TO BE TRUSS OR RAFTER TBD. BY LICENSED ENGINEER
3. STICK FRAMED CHASE, CHIMNEY, SEE-THROUGH FIREPLACE, WITH SHELVING WRAPPING CHASE
4. HELICAL PILE FOUNDATION SYSTEM TO BE DESIGNED BY LICENSED ENGINEER
5. MAIN SUPPORT BEAMS TO BE WOOD OR STEEL, TBD. BY LICENSED ENGINEER
6. FLOOR JOIST SYSTEM TBD. BY LICENSED ENGINEER, WITH CONTINUOUS SPRAY FOAM INSULATION BELOW
7. ALL EXTERIOR DECKING AND PLANTER WALLS CONSTRUCTED WITH SHALLOW FOUNDATION SYSTEM, ALL WOOD TO BE TREATED
8. SKYLIGHT. SIZING TBD
9. SKYLIGHT BEYOND. SIZING TBD
10. ROOF CUTOUTS BETWEEN FRAMING. FINISHED WITH TREATED LUMBER TO MATCH ROOF FASICA. EXACT SIZE AND LOCATION TBD. PENDING ROOF STRUCTURAL DESIGN
11. T&G CEILING OVER WOOD STUD. TYP.
12. GYP. BOARD CEILING OVER WOOD STUD.
13. SKYLIGHT VOID TO BE FINISHED WITH GYPSUM BOARD

SHEET LEGEND:

A 401

LONGITUDINAL SECTIONS

03/24/2021

PREPARED BY:

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APPLICANT:

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PROPERTY ADDRESS:

10697 CASTLEWOOD STREET  
WHITE LAKE, MI  
PIN: 12-34-151-004

**NELLIST**  
RESIDENCE

RECEIVED

MAR 25 2021

COMMUNITY  
DEVELOPMENT  
DEPARTMENT

**GENERAL NOTES:**

1. ALL DIMENSIONS THIS SHEET TAKEN FROM FINISHED FACE U.N.O.
2. FLOOD PLAIN CONTOUR RECORDED AT 932.2
3. FINISHED FLOOR TO BE NO LOWER THAN 934.2

**SHEET NOTES:**

- 1 VAULTED CEILING WITH T&G FINISH BELOW. STRUCTURE ABV. TO BE TRUSS OR RAFTER, TBD. BY LICENSED ENGINEER
- 2 ROOF STRUCTURE TO BE TRUSS OR RAFTER TBD. BY LICENSED ENGINEER
- 3 STICK FRAMED CHASE, CHIMNEY, SEE-THROUGH FIREPLACE, WITH SHELVING WRAPPING CHASE
- 4 HELICAL PILE FOUNDATION SYSTEM TO BE DESIGNED BY LICENSED ENGINEER
- 5 MAIN SUPPORT BEAMS TO BE WOOD OR STEEL, TBD. BY LICENSED ENGINEER
- 6 FLOOR JOIST SYSTEM TBD. BY LICENSED ENGINEER, WITH CONTINUOUS SPRAY FOAM INSULATION BELOW
- 7 ALL EXTERIOR DECKING AND PLANTER WALLS CONSTRUCTED WITH SHALLOW FOUNDATION SYSTEM, ALL WOOD TO BE TREATED
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- 9 SKYLIGHT BEYOND. SIZING TBD
- 10 ROOF CUTOUTS BETWEEN FRAMING. FINISHED WITH TREATED LUMBER TO MATCH ROOF FASICA. EXACT SIZE AND LOCATION TBD. PENDING ROOF STRUCTURAL DESIGN
- 11 T&G CEILING OVER WOOD STUD. TYP.
- 12 GYP. BOARD CEILING OVER WOOD STUD.
- 13 SKYLIGHT VOID TO BE FINISHED WITH GYPSUM BOARD

**SHEET LEGEND:**

**A 402**  
**TRANSVERSE + WALL SECTION**

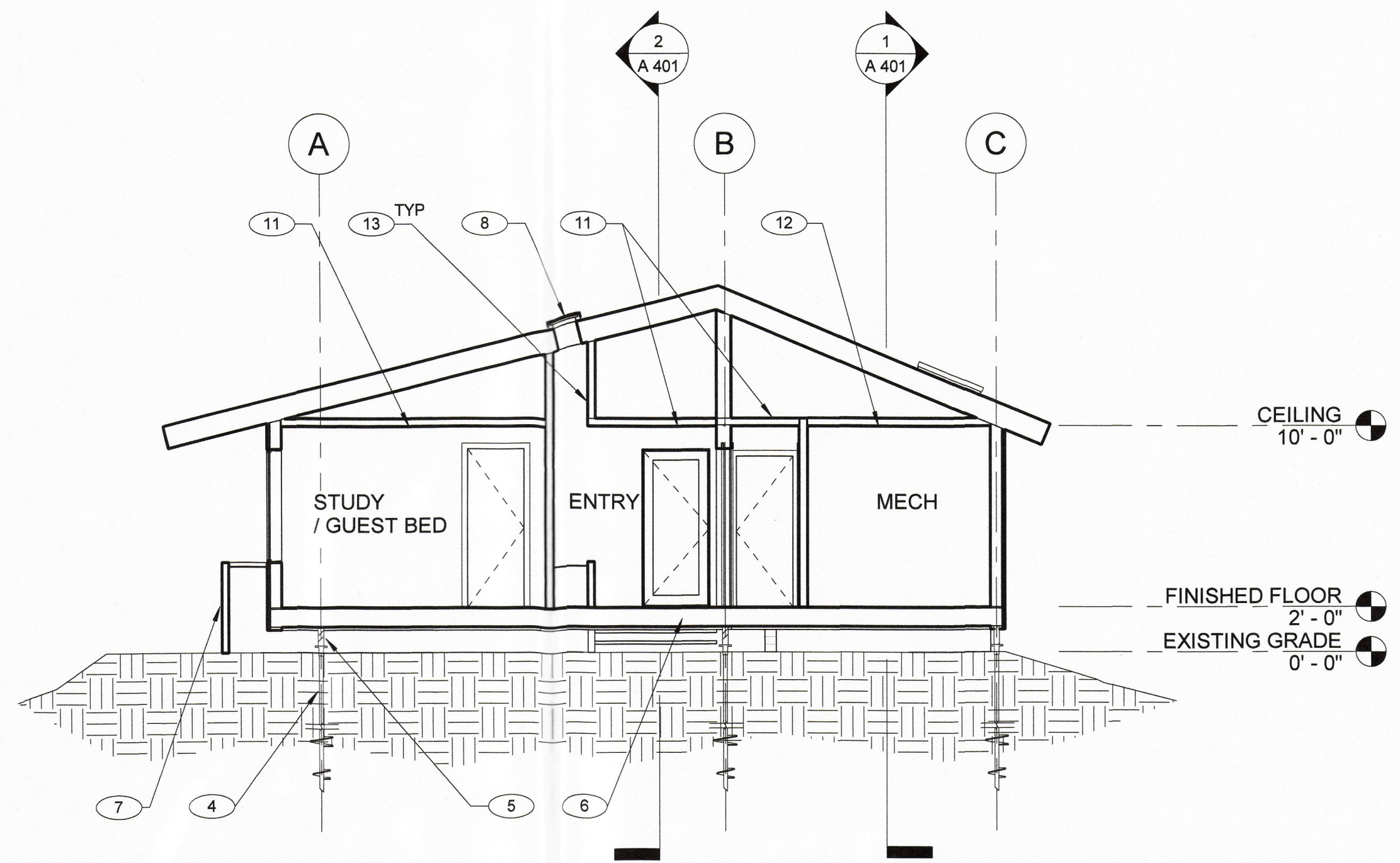
03/24/2021

**PREPARED BY:**  
 JAMES NELLIST  
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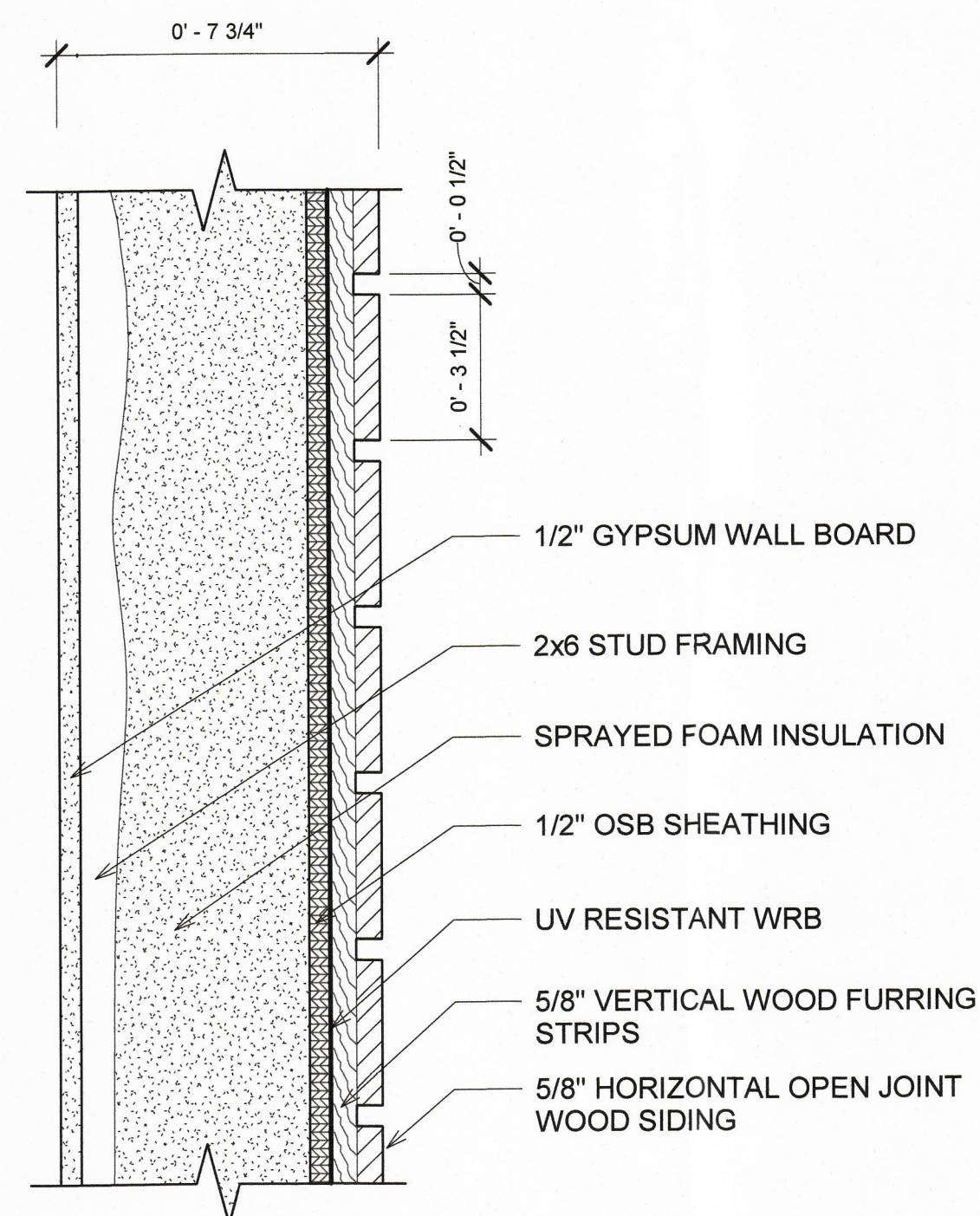
**APPLICANT:**  
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**PROPERTY ADDRESS:**  
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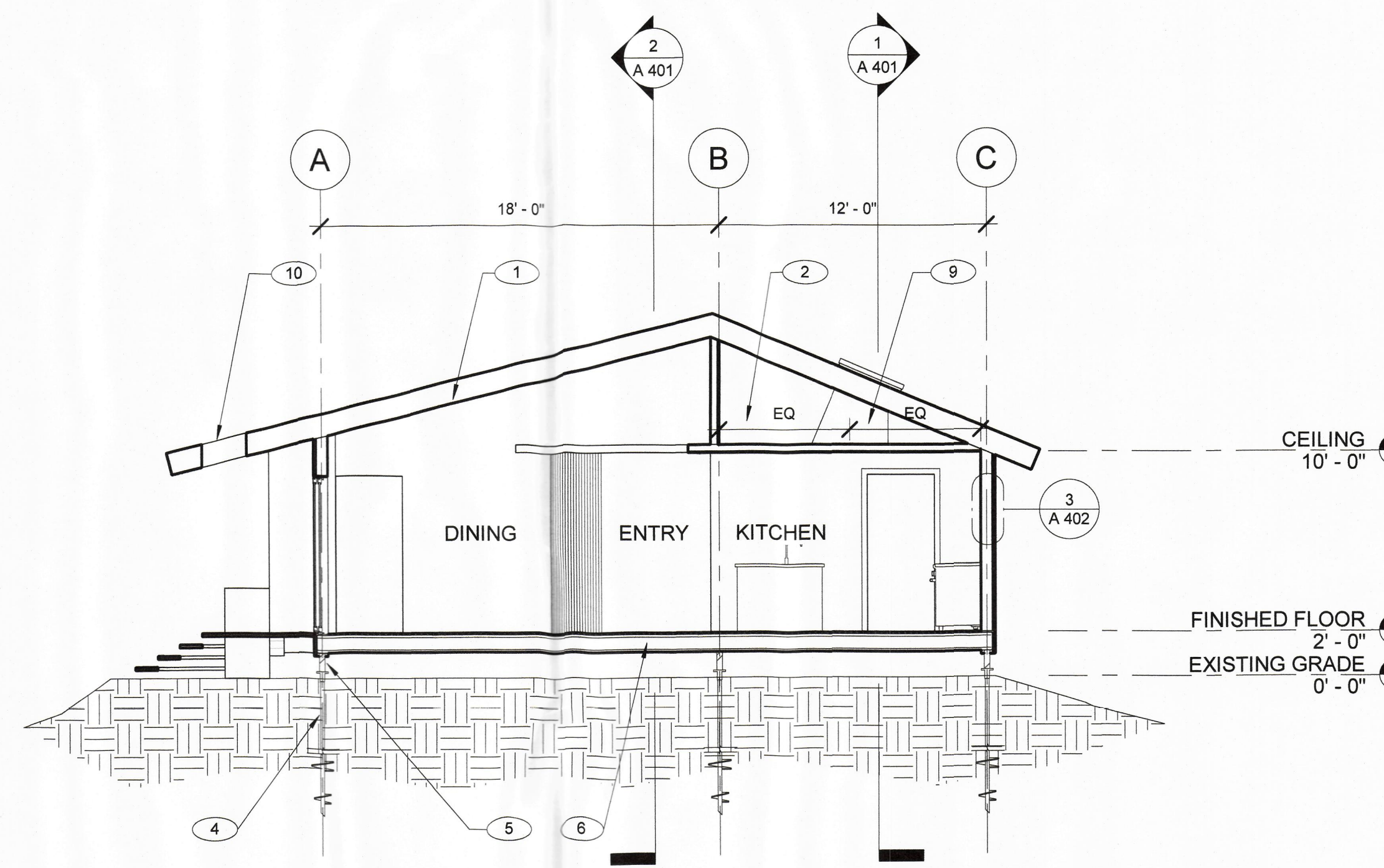
**NELLIST**  
 RESIDENCE



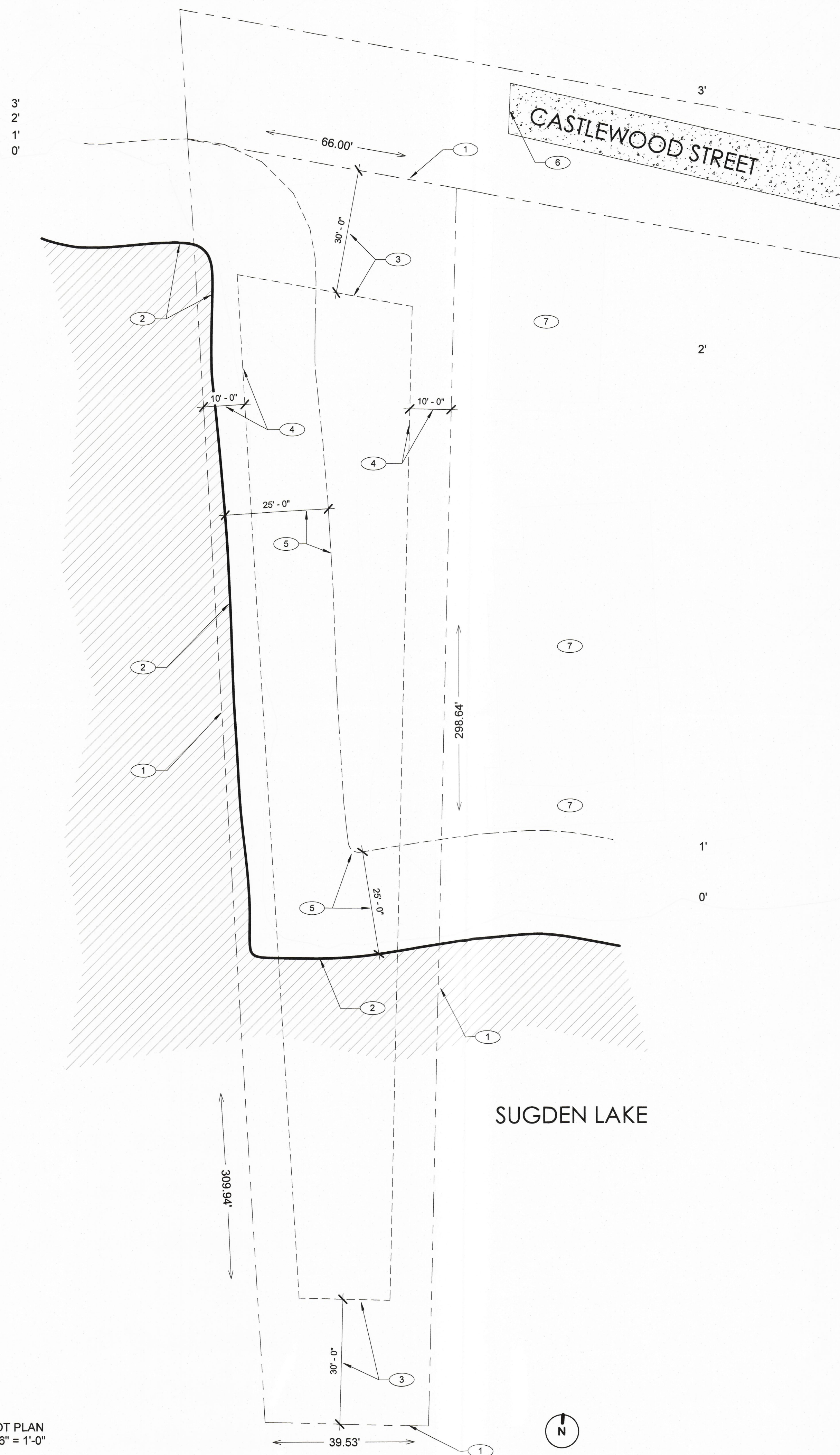
**2** TRANSVERSE SECTION AT ENTRANCE  
 SCALE: 3/16" = 1'-0"



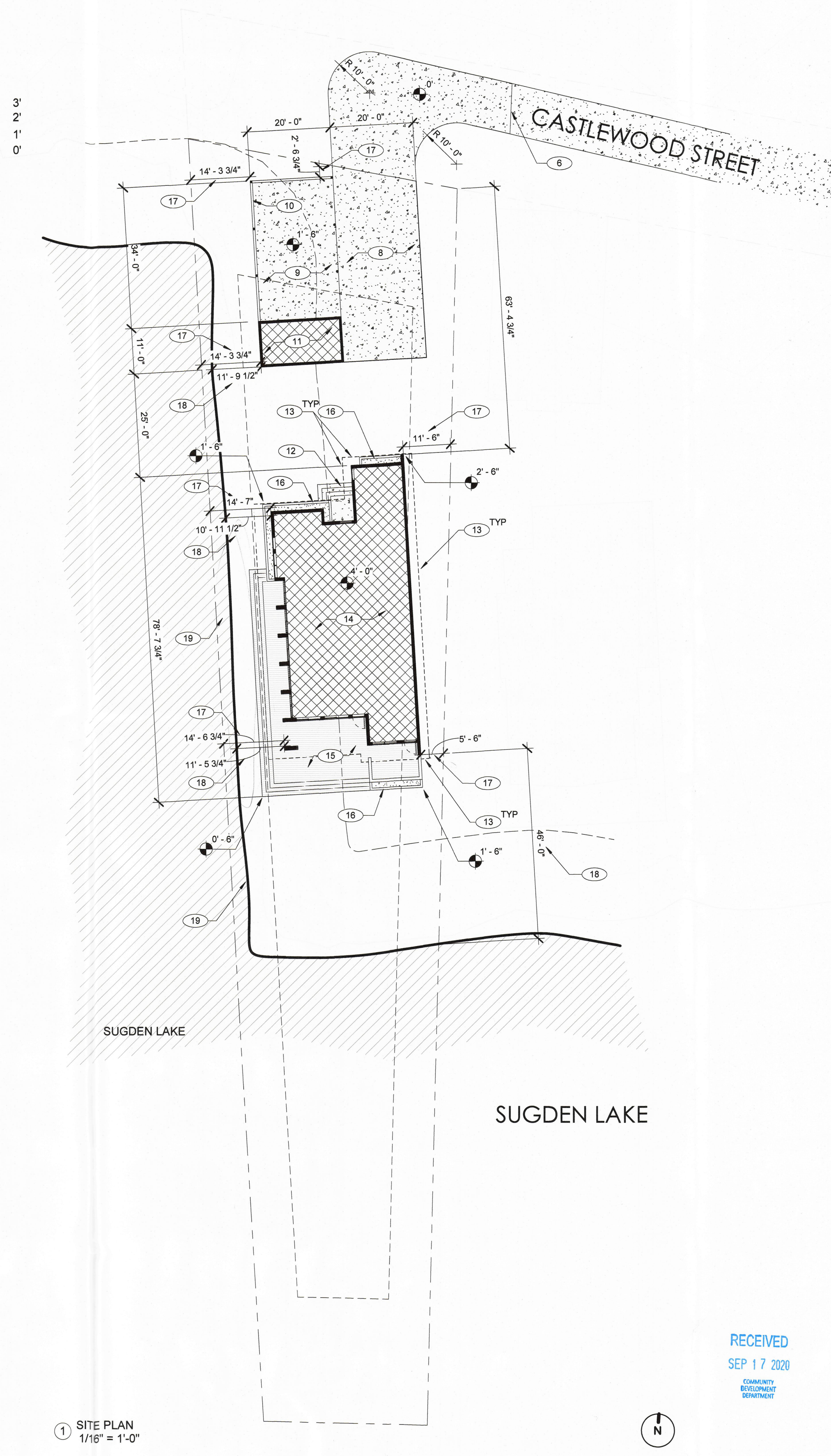
**3** TYP. EXT. WALL SECTION  
 SCALE: 3" = 1'-0"



**1** TRANSVERSE SECTION AT KITCHEN  
 SCALE: 3/16" = 1'-0"



② PLOT PLAN  
1/16" = 1'-0"



① SITE PLAN  
1/16" = 1'-0"

**GENERAL NOTES:**

- 1 PROPERTY LINES AND WATER'S EDGE BASED ON EXISTING SURVEY. ALL EXISTING INFORMATION SHOWN IS FOR INTENT ONLY
- 2 CONTOUR LINES SHOWN ARE EXISTING ONLY AS DERIVED FROM OAKLAND COUNTY GIS DATA
- 3 NEW SURVEY TO BE CONDUCTED PRIOR TO COMMENCING WORK. SURVEY TO SHOW EXISTING GRADE AND LOCATE PRECISE BUILDING ORIENTATION AND PLACEMENT
- 4 ALL PLOT AND SITE PLAN DIMENSIONS TAKEN FROM FACE OF EXTERIOR WALL TO THE NEAREST 1/4" U.N.O.
- 5 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONFIRM EXISTING CONDITIONS PRIOR TO COMMENCING WORK
- 6 SITE TO BE GRADED AWAY FROM HOUSE AND GARAGE ON ALL SIDES AT A MINIMUM OF 6" FALL IN THE FIRST 10'
- 7 SITE GRADE TO FALL IN GENERAL WEST AND SOUTH DIRECTION TOWARDS SUGDEN LAKE FOR STORMWATER RUNOFF
- 8 FINISHED GRADE SPOT ELEVATIONS FOR INTENT ONLY. PROPOSED CONTOURS / ELEVATIONS TO BE DETERMINED FOLLOWING SURVEY
- 9 USGS DATUM AND SEAL OF PLOT PLAN PENDING PER ZBA APPROVAL OF BUILD
- 10 NO WATER CURRENTLY AT SITE. NEW WELL AND CITY SEWER HOOKUP REQ'D

**SHEET NOTES:**

- 1 PROPERTY LINE
- 2 WATER'S EDGE
- 3 FRONT YARD EASEMENT 30'-0"
- 4 SIDE YARD EASEMENT 10'-0"
- 5 25'-0" NATURAL FEATURES EASEMENT FROM WATER'S EDGE. APPROX. LINE
- 6 END OF EXISTING ROAD
- 7 NEIGHBORING HOUSE AND GARAGE. LOCATION IS APPROXIMATE
- 8 CONCRETE SLAB DRIVEWAY
- 9 CONCRETE SLAB FOR CARPORT
- 10 CARPORT WALL, 3'-0" A.F.F. WITH COLUMNS
- 11 WORK ROOM WITH GARAGE DOOR
- 12 CONCRETE STEPS. 6" RISE / 12" RUN
- 13 ROOF LINE ABV.
- 14 PROPOSED RESIDENCE. FF @ +4'-0". ON CRAWLSPACE.
- 15 WOOD DECKING AND STEPS
- 16 PLANTER WALL 2'-0" A.F.F.
- 17 PROPOSED SETBACK AT BUILDING CORNER TO PROPERTY LINE
- 18 PROPOSED SETBACK AT BUILDING CORNER TO WATER'S EDGE
- 19 VINYL SEAWALL WITH WOOD CAP, THIS EDGE

**SHEET LEGEND:**

	PROPERTY BOUNDARY		EXISTING CONCRETE
	PROPERTY EASEMENT		NEW CONCRETE
	OVERHEAD		PROPOSED BUILDING
	WATER		WOOD DECKING
	EXISTING BLDGS		

**AS 101 PLOT AND SITE PLAN**

08/06/2020

**PREPARED BY:**

JAMES NELLIST  
1331 CORNELL DR. SE. GRAND RAPIDS, MI  
JAMES.W.NELLIST@GMAIL.COM | 269.598.4947

**APPLICANT:**

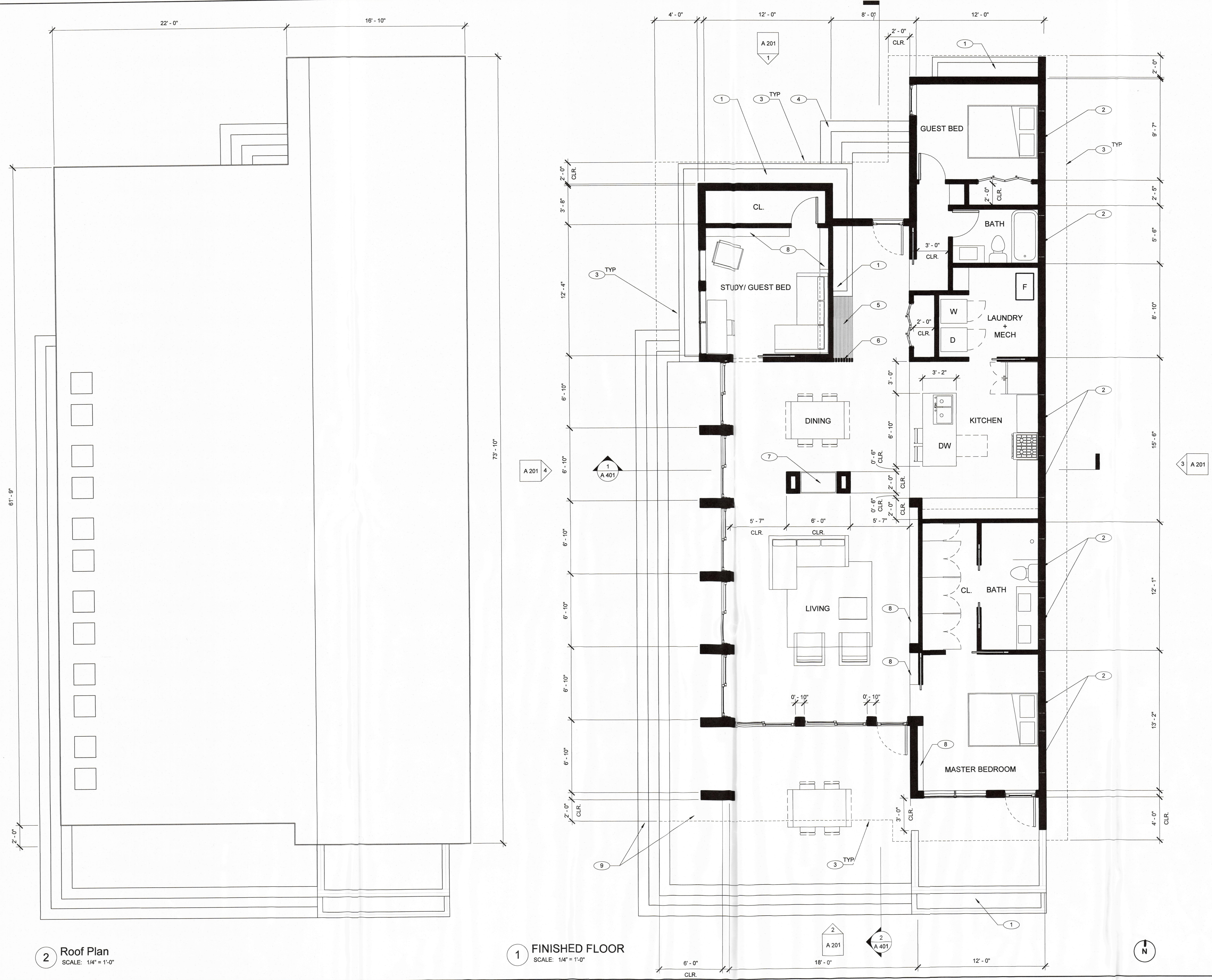
DAVID NELLIST  
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**PROPERTY ADDRESS:**

10697 CASTLEWOOD STREET  
WHITE LAKE, MI  
PIN: 12-34-151-004

RECEIVED  
SEP 17 2020  
COMMUNITY DEVELOPMENT DEPARTMENT

**NELLIST**  
RESIDENCE



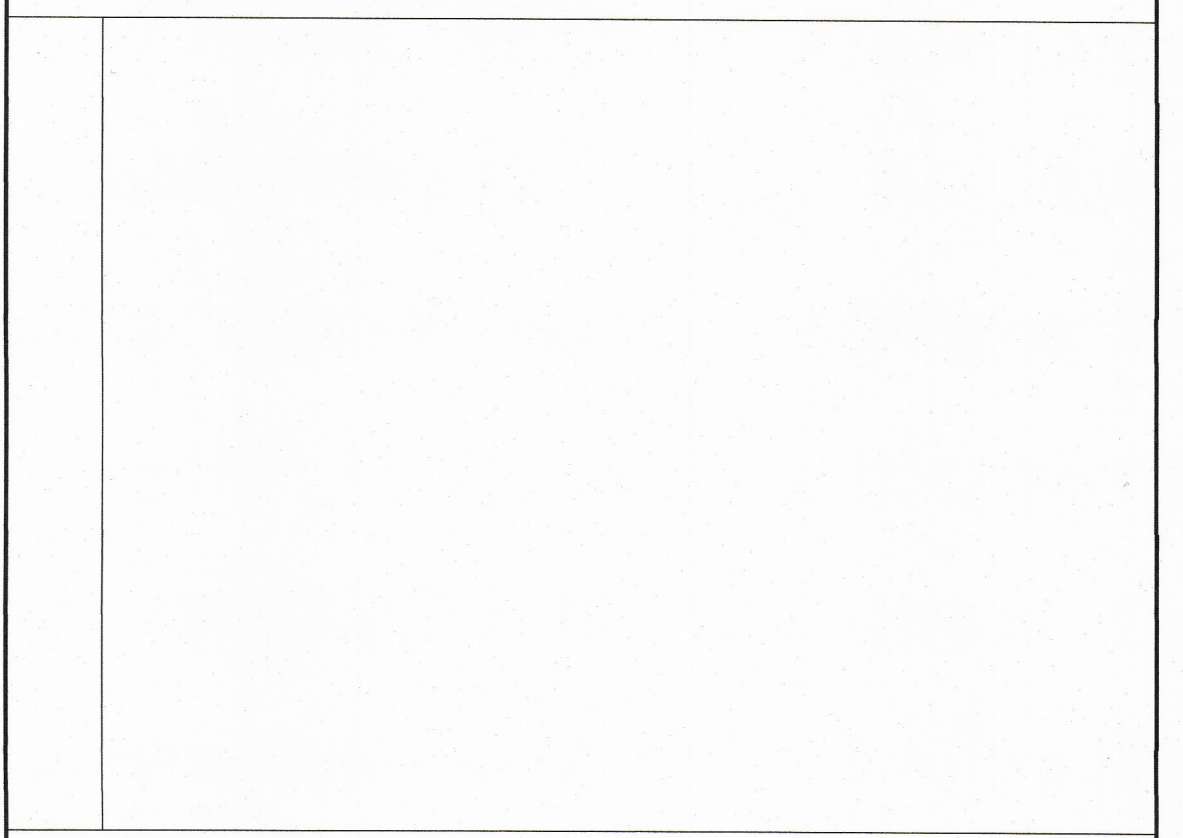
**GENERAL NOTES:**

1. ALL DIMENSIONS TO FACE OF STUD U.N.O.

**SHEET NOTES:**

- 1 PLANTER
- 2 CLERESTORY ABV. SEE ELEVATIONS
- 3 ROOF LINE ABV.
- 4 CONCRETE STAIRS
- 5 BUILT-IN WOOD SLAT BENCH
- 6 VERTICAL WOOD SLAT SCREEN
- 7 DOUBLE-SIDED GAS FIREPLACE WITH SHELVING ABV.
- 8 BUILT-IN SHELVING
- 9 WOOD DECKING

**SHEET LEGEND:**



**A 101 FLOOR PLAN**

08/06/2020  
**PREPARED BY:**  
 JAMES NELLIST  
 1331 CORNELL DR. SE. GRAND RAPIDS, MI  
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**PROPERTY ADDRESS:**  
 10697 CASTLEWOOD STREET  
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 PIN: 12-34-151-004

**NELLIST  
 RESIDENCE**

**2** Roof Plan  
 SCALE: 1/4" = 1'-0"

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



GENERAL NOTES:

1. ALL DIMENSIONS TO EXTERIOR FINISHED FACE OF WALL, ROOF ETC. U.N.O.

SHEET NOTES:

- 1 METAL ROOF AND TRIM SYSTEM
- 2 FASCIA AND SOFFIT TO BE DONE IN WOOD AND SEALED
- 3 PLANTER WALLS TO BE CONSTRUCTED OF PRESSURE TREATED GROUND CONTACT LUMBER WHEREVER GROUND CONTACT OCCURS BASE, FINISHED TO MATCH SIDING
- 4 WOOD SIDING OVER RAIN SCREEN SYSTEM, WOOD TYPE TBD BY OWNER. SEE A- 401/3
- 5 ENTRY CONCRETE STEPS TO BE 6" RISE / 12" RUN. FINAL NUMBER OF STEPS TO BE DETERMINED AFTER COMPLETION OF GRADING PLAN

SHEET LEGEND:

A 201 EXTERIOR ELEVATIONS

08/06/2020

PREPARED BY:

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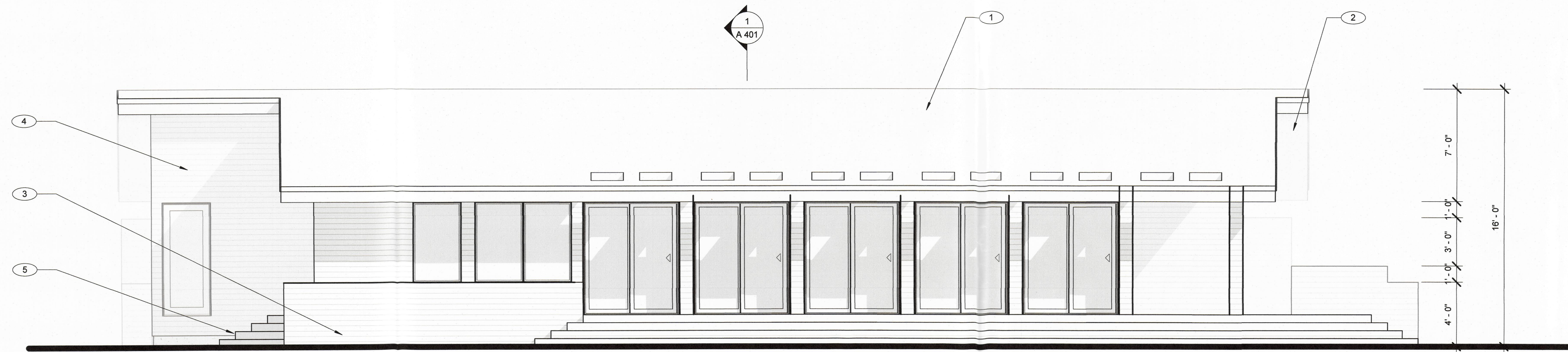
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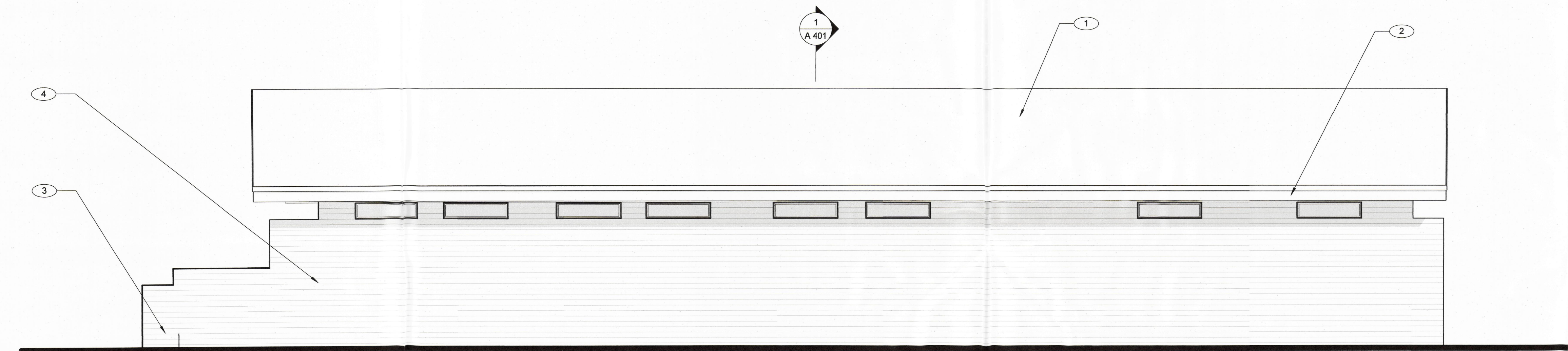
PROPERTY ADDRESS:

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**NELLIST**  
RESIDENCE



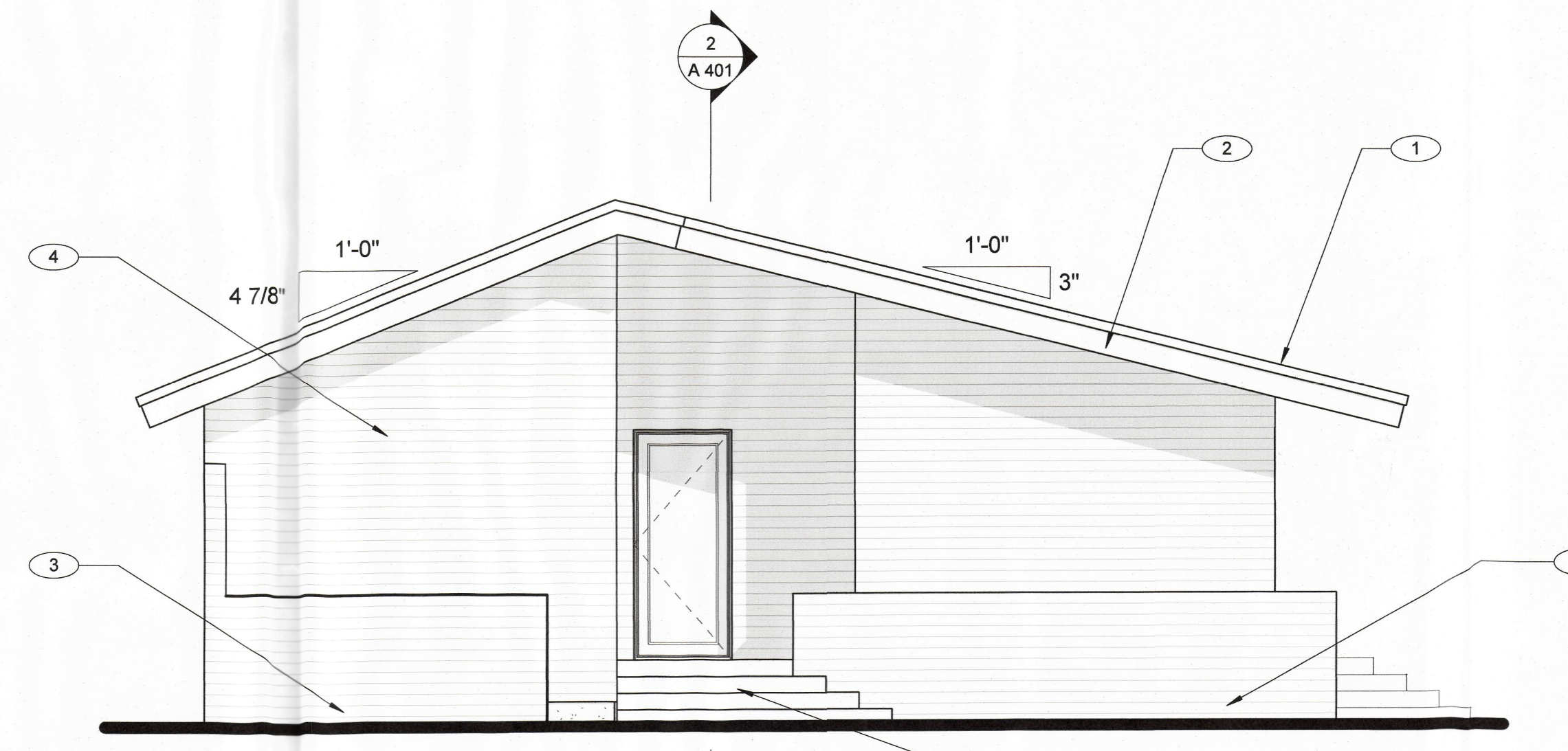
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SCALE: 1/4" = 1'-0"



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



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

Rik Kowall, Supervisor  
Terry Lilley, Clerk  
Mike Roman, Treasurer



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

## WHITE LAKE TOWNSHIP

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

August 11, 2020

David Nellist  
301 S. Silvery Ln.  
Dearborn, MI 48124

RE: Proposed Residential Structure and Accessory Structure at 10697 Castlewood St.

Based on the submitted plans, the proposed residential structure and accessory structure do not satisfy the White Lake Township Clear Zoning Ordinance for setbacks and lot width.

**Article 3.11.Q of the White Lake Township Clear Zoning Ordinance states:** No building shall be located closer than 25 feet to any regulated wetland, submerged land, watercourse, pond, stream, lake or like body of water. The setback shall be measured from the edge of the established wetland boundary as reviewed and approved by the Township.

The proposed residential structure would have a side yard setback of approximately 10 feet and the proposed accessory structure would have a side yard setback of approximately 8 feet from the nearest water's edge.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum lot width of 80 ft.

A variance is required to the schedule of regulations, Article 7 of the White Lake Township Clear Zoning Ordinance.

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:** April 22, 2021

---

**Agenda item:** 6c

**Appeal Date:** April 22, 2021

**Applicant:** Rob Pope

**Address:** 75 Jesswood Lane  
White Lake, MI 48386

**Zoning:** LB Local Business

**Location:** 7755 Highland Road  
White Lake, MI 48383

### **Property Description**

The approximately 1.439-acre parcel identified as 7755 Highland Road is located on the north side of Highland Road, east of Porter Road, and zoned LB (Local Business).

### **Applicant's Proposal**

Rob Pope, the applicant, is proposing to install a 40 square foot monument sign with a two-foot setback from the Highland Road right-of-way line.

### **Planner's Report**

In accordance with Article 5, Section 9.J.i.a, freestanding signs shall be setback a minimum of ten (10) feet from the existing right-of-way. For sign size, Article 5, Section 9.J.i.b states the sign area of a freestanding sign is dependent upon the sign's setback from the existing right-of-way and the zoning district within which the sign is proposed. For LB zoning, freestanding signs are permitted two (2) square feet for each one (1) foot of setback, up to a maximum of 32 square feet.

The requested variance is 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 5.9.J.i.a	Sign setback	10 feet min.	18 feet (40 square foot sign)	2 feet
2	Article 5.9.J.i.b	Maximum size of signs	32 square feet max.	36 square feet (2-foot setback)	40 square feet

### **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Rob Pope from Article 5.9.J.i.a and 5.9.J.i.b of the Zoning Ordinance for Parcel Number 12-21-276-003, identified as 7755 Highland Road, in order to install a 40 square foot monument sign with a two-foot setback from the Highland Road right-of-way line. 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 variances requested by Rob Pope for Parcel Number 12-21-276-023, identified as 7755 Highland Road, due to the following reason(s):

**Table:** I move to table the variance requests of Rob Pope for Parcel Number 12-21-276-023, identified as 7755 Highland Road, to consider comments stated during this public hearing.

**Attachments:**

1. Variance application dated March 22, 2021.
2. Applicant’s written statement dated March 22, 2021.
3. Sign plan dated March 10, 2021.
4. Site plan.

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**

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: Rob Pope PHONE: 248-770-3828

ADDRESS: 75 Jesswood Lane, White Lake, MI 48386

APPLICANT'S EMAIL ADDRESS: rob.pope@comcast.net

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

ADDRESS OF AFFECTED PROPERTY: 7755 Highland Road PARCEL # 12-21-276-02

CURRENT ZONING: Local Business PARCEL SIZE: 1.5 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: 5-9-J

VALUE OF IMPROVEMENT: \$8,000.00 SEV OF EXISITING STRUCTURE: \$184,000.00

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

1) Install a monument lighted sign withing the setback from the road right of way, exceeding allowed size.

2) Parking Lot/Cross Traffice concerns of damage

APPLICATION FEE: \_\_\_\_\_ (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE:  DATE: 3-22-21

DATE: March 22, 2021

TO: White Lake Township ZBA

RE: Centerpointe Plaza Monument Sign

RSI is applying for a variance to the MDOT ROW setback rules for the purpose of constructing a monument sign. The proposed location for the sign and only location possible for the sign as designated in the drawings is within 10 ft. of the existing , “right of way”.

We are asking for a variance to allow our sign to be placed just North of the ROW. Our underground poured base would be 2” North of the ROW and the actual sign would be 42ft 7” from the curb of M59. This actual back lit LED sign is 10ft x 4ft.

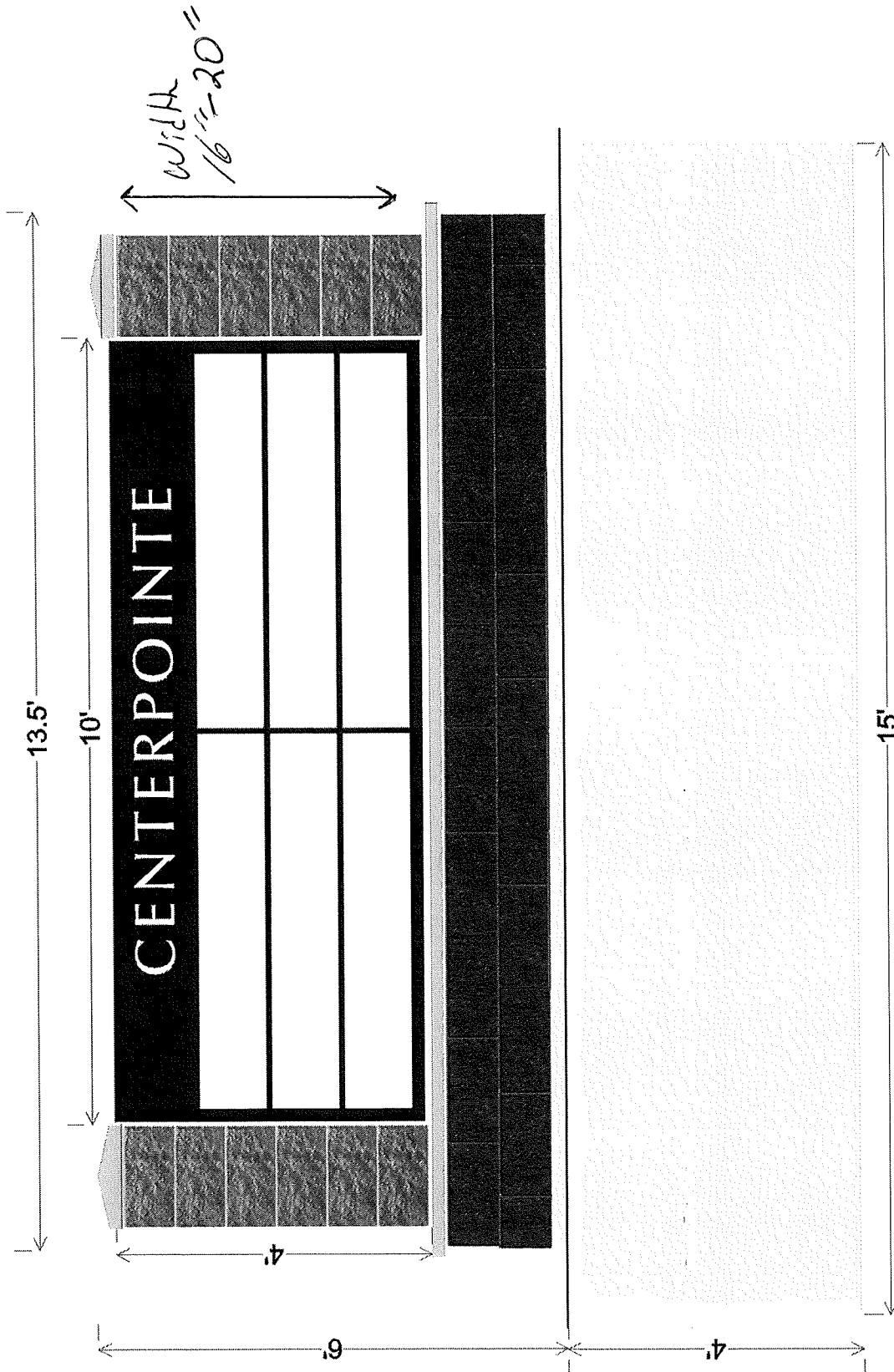
This sign and location is consistent with local existing business signs such as AutoZone, Copperfield, White Lake Township, Campbell DDS, Arby’s and other newer monument signage in the area.

The unique circumstances of this property allow for one particular area for sign placement.

Due to the location of underground utilities such as grinder pump and sewer easements this is the only area for placement of the sign.







*The Sign of the Best...*  
**CJ SIGNS & LIGHTING**  
 Outdoor Signs & Lighting Specialist  
 (248) 820-6486  
 1750 Burns Rd., Milford, MI 48381  
 e-mail: [cjlighting@comcast.net](mailto:cjlighting@comcast.net)

# 5404200

Client: Centerpointe	This artwork is the exclusive property of CJ Signs & Lighting and cannot be reproduced or used in any way without express written permission of CJ Signs & Lighting.	Rendering Date: 3/10/21
Project: Illuminated Sign		Client Signature _____
Location: White Lake		Date _____
Size/Scale: 4x10 sign/ 6x13.5monument		
File: CJ/2021		

By signing this proof sheet you are authorizing CJ Signs & Lighting to proceed with layout as shown unless noted otherwise.

Tranquility Dr.

E 1/4 COR SECTION 21 T3N, R8E

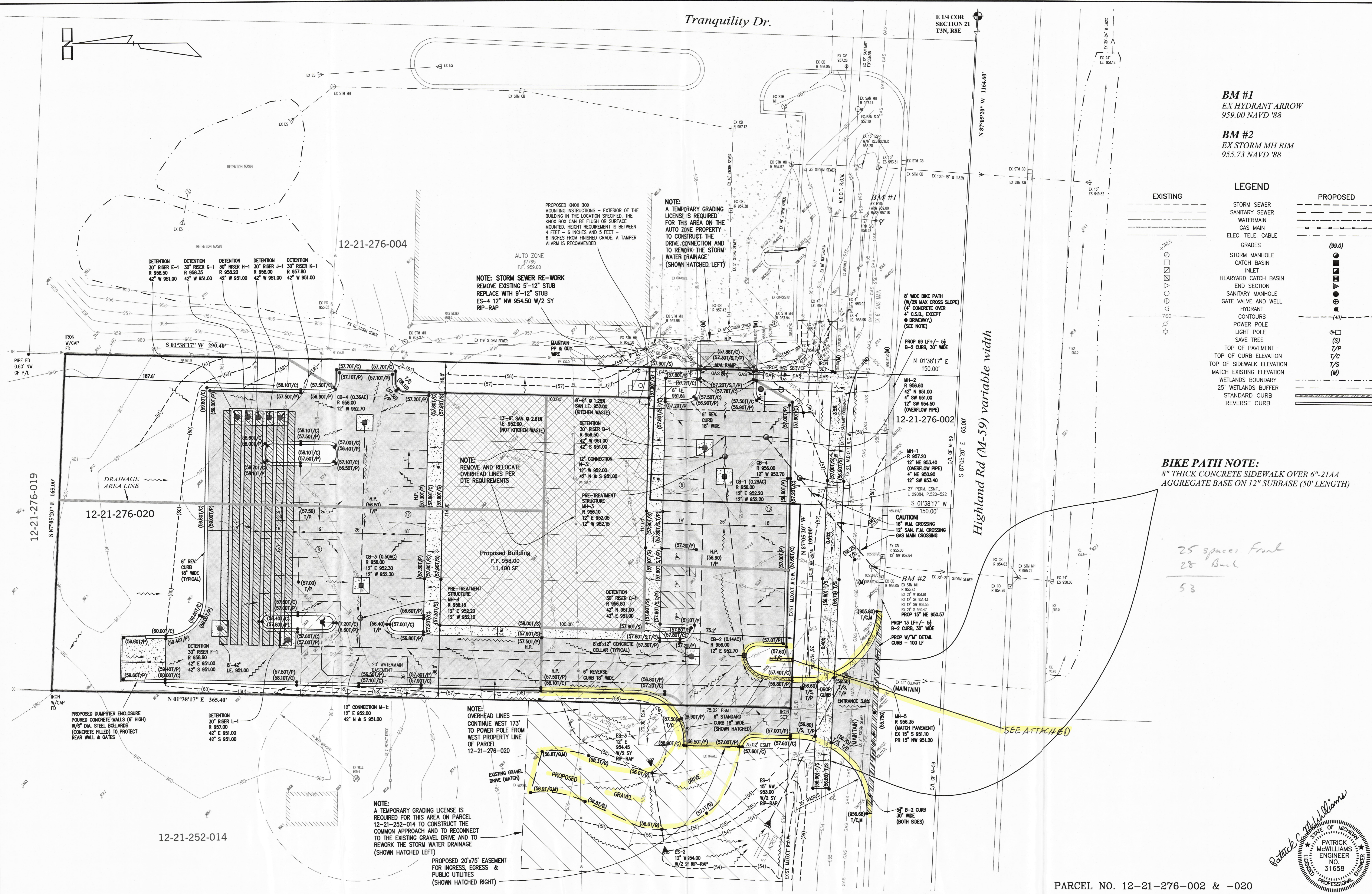
BM #1  
EX HYDRANT ARROW  
959.00 NAVD '88  
BM #2  
EX STORM MH RIM  
955.73 NAVD '88

LEGEND

Table with columns for EXISTING and PROPOSED symbols and their corresponding infrastructure types like STORM SEWER, SANITARY SEWER, WATERMAIN, etc.

BIKE PATH NOTE:  
8" THICK CONCRETE SIDEWALK OVER 6"-21AA  
AGGREGATE BASE ON 12" SUBBASE (50' LENGTH)

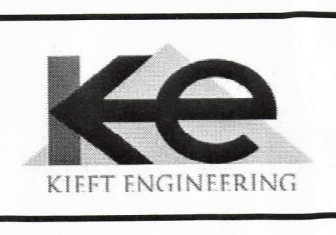
25 spaces front  
28 Back  
53



DATE | REV. PER | ISSUE table with 3 columns and 5 rows of revision data.

PROPRIETOR:  
ROB POPE  
9450 ELIZABETH LAKE ROAD  
WHITE LAKE, MI 48386  
(248) 770-3828

THIS DRAWING IS THE PROPERTY OF KIEFT ENGINEERING, INC. AND MAY NOT BE USED, REPRODUCED OR PUBLISHED, IN PART OR IN WHOLE, WITHOUT EXPRESSED WRITTEN PERMISSION FROM KIEFT ENGINEERING, INC.



KIEFT ENGINEERING, INC.  
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS  
5652 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346  
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE | CKD. BY | DATE table with 3 columns and 2 rows of project information.



72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)  
SITE PLAN  
"CENTERPOINTE PLAZA"  
WHITE LAKE TOWNSHIP, OAKLAND COUNTY, MICHIGAN  
SCALE 1" = 20'  
SHEET 4 OF 18  
KE 2018.322

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** April 22, 2021

---

**Agenda item:** 6d

**Appeal Date:** April 22, 2021

**Appellant:** Gary Schultz – VFW

**Address:** 635 Andrews Street  
Commerce, MI 48382

**Zoning:** AG Agricultural

**Location:** 321 Union Lake Road  
White Lake, MI 48386

## **Property Description**

The approximately 8-acre parcel identified as 321 Union Lake Road is located on the north side of Union Lake Road, east of Farnsworth Road, and zoned AG (Agricultural).

## **Appellant's Proposal**

Gary Schultz, the appellant, on behalf of property owner Veterans of Foreign Wars (VFW), is appealing a decision of the Staff Planner to deny a sign permit application to install an electronic message board sign in a residential zoning district. The appellant is also requesting variances for the size and number of signs permissible to install a 6-foot-tall, 32 square foot electronic message board sign.

## **Planner's Report**

The VFW is currently a legal nonconforming non-residential use in a residential zoning district. Pursuant to Article 5, Section 9.I.iii of the zoning ordinance (Signs – Residential District Regulations – Permitted non-residential uses), for monument signs, the maximum size cannot exceed 16 square feet in area and the maximum height cannot exceed six (6) feet. Additionally, only one (1) wall sign or one (1) monument sign may be allowed. The VFW currently has two (2) wall signs on the front of the building, and a temporary freestanding sign in addition to the permanent pylon sign. A variance to allow a fourth sign is requested, and a 16 square foot variance is also requested for the size of the sign.

Monument signs are required to meet the front yard setback in residential zoning districts, except for the one (1) monument sign maintained at or adjacent to the principal entrance of a subdivision/residential development. The AG zoning district requires a 35-foot front yard setback. The provided site plan, which was not drawn to scale, shows the sign with a 22-foot setback from an “easement.” Staff assumes this is referring to the road right-of-way (ROW). A GIS measurement shows the existing pylon sign located approximately 32 feet from the ROW line. A revised plan drawn to scale confirming the proposed sign meets the front yard setback will be required if the ZBA approves the request.

Article 5, Section 9.J.vii of the zoning ordinance states electronic message display signs are only permitted as accessory to a use in nonresidential zoning districts. Based on the sign ordinance, staff determined the proposed electronic message center is not an allowed use in a residential zoning district.

In its determination of the appeal, the decision shall be made by a concurring vote of a majority of the members of the Zoning Board of Appeals. The Zoning Board of Appeals may take, but is not limited to, any of the following actions:

1. Affirm the decision of the Staff Planner with or without modification.
2. Reverse the decision of the Staff Planner and state its reason therefor.
3. Modify the decision of the Staff Planner.

The requested variances are listed in the following table.

Variance #	Ordinance Section	Subject	Standard	Requested Variance	Result
1	Article 5.9.I.iii	Maximum number of signs	1 sign	1 sign	3 signs (2 existing)
2	Article 5.9.I.iii	Maximum size of signs (monument)	16 square feet	16 square feet	32 square feet

**Zoning Board of Appeals Options:**

**Approval:** I move to reverse the decision of the Staff Planner to allow an electronic message board sign and approve the variances requested by Gary Schultz (VFW) from Article 5.9.I.iii of the Zoning Ordinance for Parcel Number 12-26-276-001, identified as 321 Union Lake Road, in order to install a fourth sign where only one sign is permitted. A 16 square foot variance is granted to install the monument sign. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- The monument sign shall meet the required front yard setback. Prior to construction a plan drawn to scale showing the setback dimension from the Union Lake Road right-of-way shall be required.
- The existing pylon sign and temporary freestanding sign shall be removed from the property.
- No additional signage shall be permitted on the building or site.
- Any future modification to signage on the building or site, except for eliminating signage, shall require approval of the Zoning Board of Appeals.

**Denial:** I move to affirm the decision of the Staff Planner and deny the variances requested by Gary Schultz (VFW) for Parcel Number 12-26-276-001, identified as 321 Union Lake Road, due to the following reason(s):

**Table:** I move to table the appeal and variance requests of Gary Schultz (VFW) for Parcel Number 12-26-276-001, identified as 321 Union Lake Road, to consider comments stated during this public hearing.

## Attachments:

1. Variance application dated April 9, 2021, received by the Township on March 25, 2021.
2. Sign plan.
3. Site plan.
4. Letter of denial from the Planning Department dated March 25, 2021.

### 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**

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

APPLICANT'S NAME: Gary Schultz PHONE: 248 613-2832

ADDRESS: 635 Andrews St, Commerce

APPLICANT'S EMAIL ADDRESS: gschultz635@gmail.com

APPLICANT'S INTEREST IN PROPERTY:  OWNER  BUILDER  OTHER: Post Commander

ADDRESS OF AFFECTED PROPERTY: 321 Union Lake Rd PARCEL # 12-26-276-001

CURRENT ZONING: Agriculture PARCEL SIZE: 7 Acres

STATE REQUESTED VARIANCE AND ORDINANCE SECTION: \_\_\_\_\_

VALUE OF IMPROVEMENT: \$ \_\_\_\_\_ SEV OF EXISITING STRUCTURE: \$ \_\_\_\_\_

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)

To increase community awareness of fundraisers supporting VFW supported programs.

To promote and increase community participation in community events such as our Drug and Safety Day.

To make the Public more aware that they are welcome to facilities, to many times many  
have stated that the didn't realize when we posted on our "static sign", Easter Egg Hunts,  
Cruise Nites, St Patrick Day, Spaghetti Dinners, Thanksgiving Dinners, Breakfast with Santa, etc.  
that the "Public" is welcome also. Also to recuite new VFW and Auxilary Members

APPLICATION FEE: \_\_\_\_\_ (CALCULATED BY THE PLANNING DEPARTMENT)

APPLICANT'S SIGNATURE: Gary Schultz DATE: 4.9.21



Veterans of Foreign Wars Post 4156  
321 Union Lake Road  
White Lake, Michigan 48386



VFW Oxbow Post 4156  
248 698-8302  
248 613-2832 Cell

To: White Lake Township Board


RE: Application Waiver

Oxbow Post 4156 Veterans of Foreign Wars of the United States  
321 Union Lake Rd

Kindly request the Application fee for an EMB (Electronic Messaging Board) be waived or any part of the \$192.50 still remaining be waived.

This request is from an organization that is a nonprofit (501c19). And this Post is entirely staffed by non-paid volunteers.

Thank you for your time and consideration on this matter.

  
Gary Schultz, Commander  
VFW Post 4156  
248 698-8302  
248 613-2832 (cell)

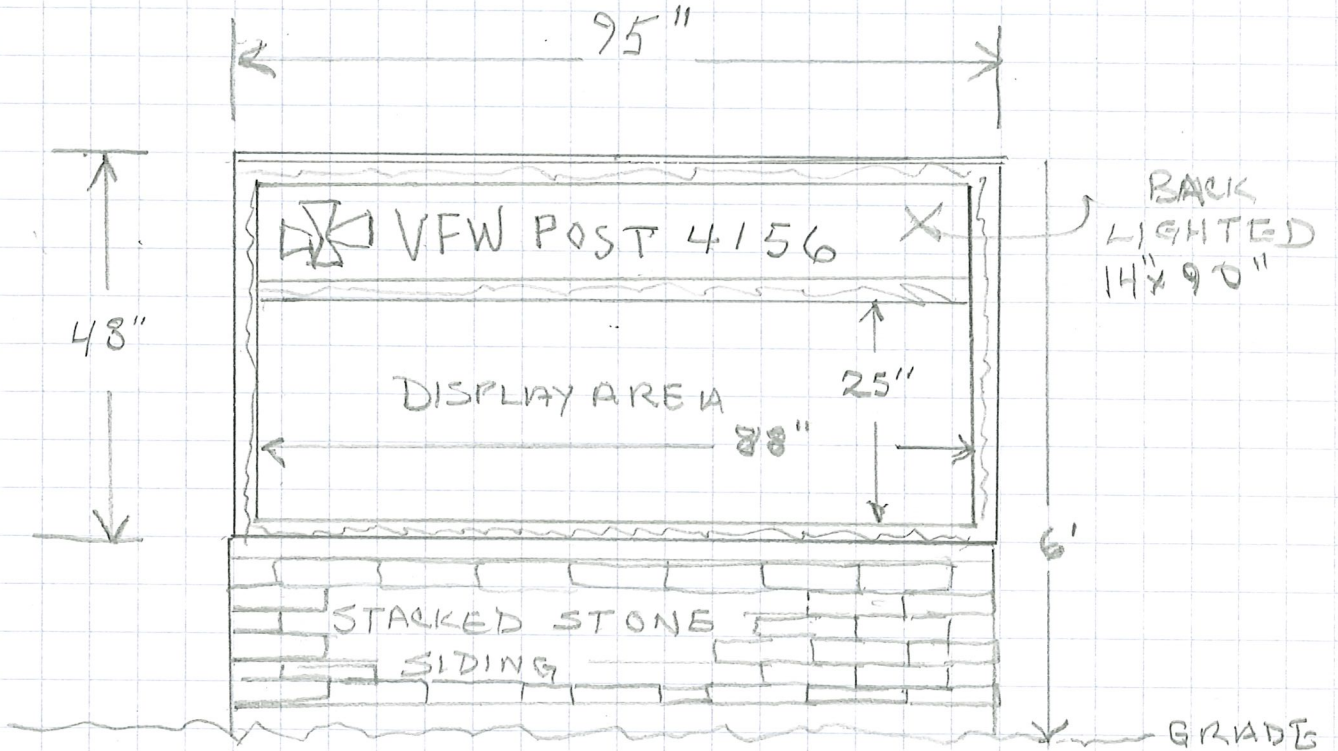


RECEIVED

VFW POST 4156  
321 UNION LK RD  
WHITE LAKE

NOV 16 2020

BUILDING  
DEPARTMENT



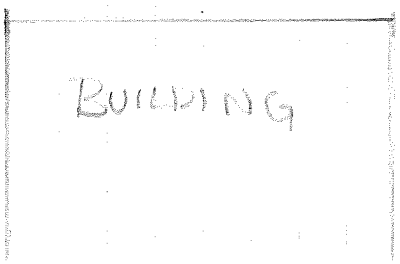
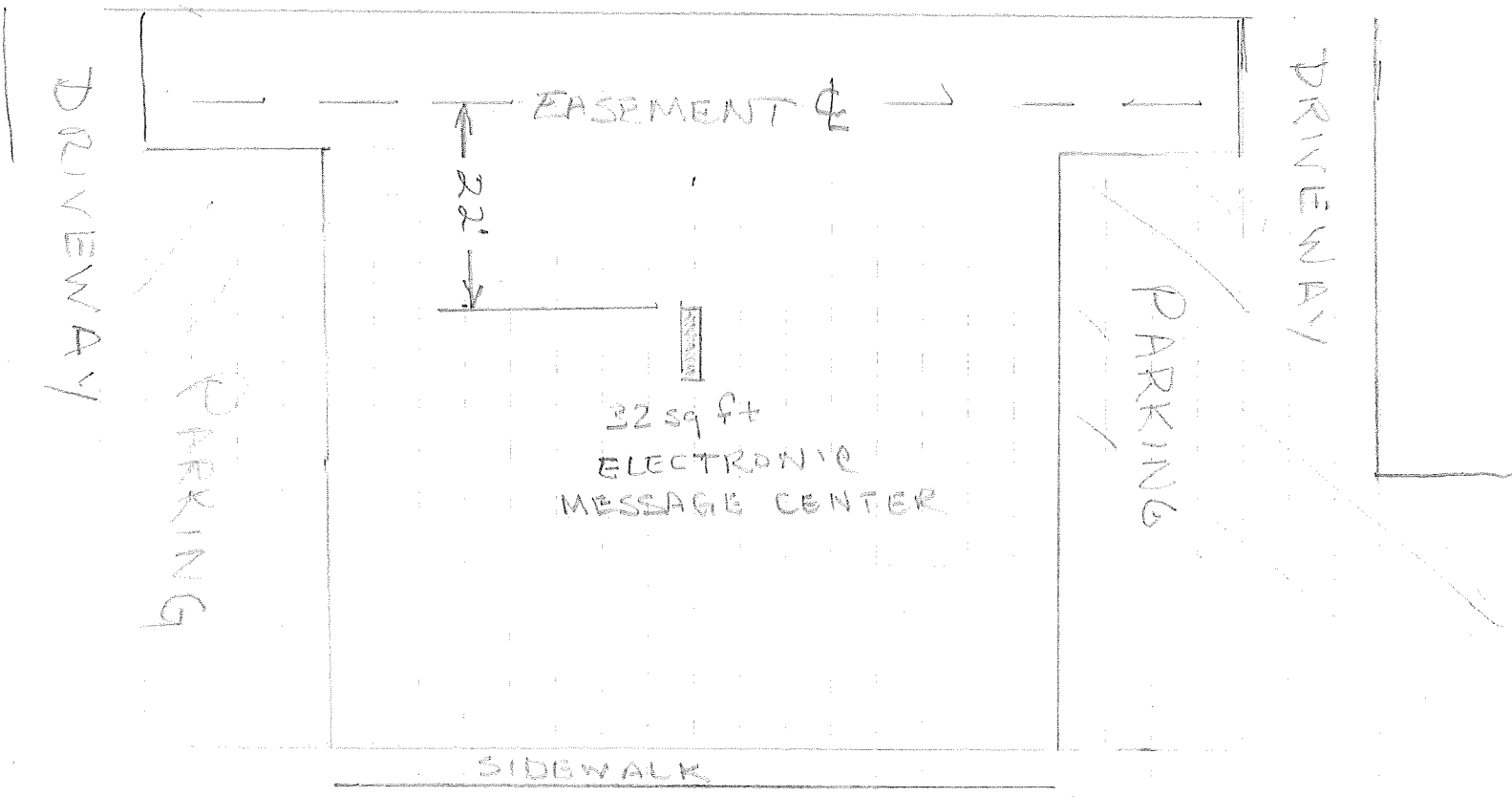
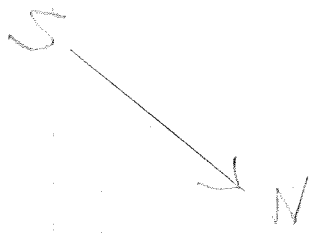
2 SIDED ELECTRONIC  
MESSAGE CENTER

CONTACT

GARY Schultz  
248 613-2832

VFW POST 4156  
321 UNION LK RD  
WHITE LAKE  
48382

321  
UNION LAKE RD



CONTACT  
GARY SCHULTZ  
248 613-2832

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](http://www.whitelaketwp.com)

March 25, 2021

Veterans of Foreign Wars  
ATTN: Gary Schultz  
321 Union Lake Road  
White Lake, MI 48386

Dear Mr. Schultz:

I have completed my review of the VFW Post 4156 sign permit application, received by the Township on November 16, 2020. The request was to install a 6-foot-tall, 32 square foot electronic message board sign at 321 Union Lake Road. The property is zoned AG (Agricultural). Pursuant to Article 5, Section 9.I.iii of the zoning ordinance (Signs – Residential District Regulations – Permitted non-residential uses), for monument signs, the maximum size cannot exceed 16 square feet in area and the maximum height cannot exceed six (6) feet. Additionally, only one (1) wall sign or one (1) monument sign may be allowed. The VFW currently has two (2) wall signs on the front of the building, and a temporary freestanding sign in addition to the permanent pylon sign.

Further, Article 5, Section 9.J.vii of the zoning ordinance states electronic display signs are only permitted as accessory to a use in nonresidential zoning districts. Based on the sign ordinance, the proposed electronic message center is not an allowed use in a residential zoning district. Additionally, the Zoning Board of Appeals does not have the authority to grant a variance to allow a use not permissible under the terms of the zoning ordinance in the district involved, or any use expressly or by implication prohibited by the terms of the zoning ordinance in said district.

My decision to deny the sign permit application may be appealed to the Zoning Board of Appeals. An appeal should be made within 45 days from the date of this letter. To be eligible for the April 22 Zoning Board of Appeals meeting, an application must be submitted to the Planning Department no later than March 25 at 4:30 p.m.

If you have any questions regarding this matter, please contact me at (248) 698-3300 ext. 177 or by email at [justinq@whitelaketwp.com](mailto:justinq@whitelaketwp.com).

Sincerely,

Justin Quagliata  
Staff Planner

**WHITE LAKE TOWNSHIP  
ZONING BOARD OF APPEALS**

**REPORT OF THE  
COMMUNITY DEVELOPMENT DEPARTMENT**

**TO:** Zoning Board of Appeals  
**FROM:** Justin Quagliata, Staff Planner  
**DATE:** April 22, 2021

---

**Agenda item:** 6e

**Appeal Date:** April 22, 2021

**Applicant:** Ken & Karen Pilarski

**Address:** 8315 Cooley Beach Drive  
White Lake, MI 48386

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

**Location:** 8315 Cooley Beach Drive  
White Lake, MI 48386

## **Property Description**

The approximately 0.4-acre (17,424 square feet) parcel identified as 8315 Cooley Beach Drive is located on Cooley Lake and zoned R1-D (Single Family Residential). The existing house on the property (approximately 920 square feet in size) utilizes a private well for potable water and a private septic system for sanitation.

## **Applicant's Proposal**

Ken and Karen Pilarski, the applicants, are proposing to construct an addition to the house. The applicant indicated the project includes remodeling the existing house.

## **Planner's Report**

Currently the existing house is nonconforming to setbacks; the structure is located 4.5 feet from the east side property line and 6.9 feet from the west side property line. A minimum 10-foot side yard setback is required in the R1-D zoning district. The parcel is also nonconforming due to a 30-foot deficiency in lot width. In the R1-D zoning district the minimum lot width requirement is 80 feet.

The proposed first floor addition is 345 square feet in size and located six (6) feet from the east side lot line and 7.3 feet from the west side lot line. The proposed covered porch is approximately 90 square feet in size. A 26.87 foot by 24 foot (644.88 square feet) two-car attached garage is proposed on the north side of the addition.

Article 7, Section 28 of the zoning ordinance states repairs and maintenance to nonconforming structures cannot exceed fifty percent (50%) of the State Equalized Valuation (SEV) in any twelve (12) consecutive months. Further, the ordinance does not allow the cubic content of nonconforming structures to be increased. Based on the SEV of the structure (\$92,920), the maximum extent of improvements cannot exceed \$46,460. The value of the proposed work is \$380,000. A variance to exceed the allowed value of improvements by 818% is requested.

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 3.1.6.E	Side yard setback	10 feet	4 feet (east) 2.7 feet (west)	6 feet (east) 7.3 feet (west)
2	Article 3.1.6.E	Minimum lot width	80 feet	30 feet	50 feet
3	Article 7.28.A	Nonconforming structure	50% SEV (\$46,460)	818%	\$333,540 over allowed improvements

## **Zoning Board of Appeals Options:**

**Approval:** I move to approve the variances requested by Ken and Karen Pilarski from Article 3.1.6.E and Article 7.28.A of the Zoning Ordinance for Parcel Number 12-36-452-016, identified as 8315 Cooley Beach Drive, in order to construct an addition and attached garage that would encroach 4 feet into the required east side yard setback and 2.7 feet into the required west side yard setback, and exceed the allowed value of improvements to a nonconforming structure by 818%. A 30-foot variance from the required lot width is also granted from Article 3.1.6.E. This approval will have the following conditions:

- The Applicant shall obtain all necessary permits from the White Lake Township Building Department.
- An as-built survey shall be required to verify the roof overhang setback from the side lot lines.

**Denial:** I move to deny the variances requested by Ken and Karen Pilarski for Parcel Number 12-36-452-016, identified as 8315 Cooley Beach Drive, due to the following reason(s):

**Table:** I move to table the variance requests of Ken and Karen Pilarski for Parcel Number 12-36-452-016, identified as 8315 Cooley Beach Drive, to consider comments stated during this public hearing.

## **Attachments:**

1. Variance application dated March 24, 2021.
2. Topographic survey dated March 23, 2021.
3. Plot plan dated March 23, 2021 (revision date March 24, 2021)
4. Building elevations and floor plans dated October 29, 2020 (revision date March 26, 2021).
5. Letter of denial from the Building Department dated March 24, 2021.

## 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.

RECEIVED

MAR 25 2021

COMMUNITY DEVELOPMENT DEPARTMENT

White Lake Township Planning Department, 7525 Highland Road, White Lake, MI 48383 248-698-3300 x163

RECEIVED

MAR 25 2021

COMMUNITY DEVELOPMENT DEPARTMENT

CHARTER TOWNSHIP OF WHITE LAKE
Zoning Board of Appeals
APPLICATION

APPLICANT'S NAME: Pilarski, Kend Karen PHONE: 248 755-6554
ADDRESS: 8315 Cooley Beach Dr. White Lk, 48384
APPLICANT'S EMAIL ADDRESS: nnyardwork@aol.com
APPLICANT'S INTEREST IN PROPERTY: [X] OWNER [ ] BUILDER [ ] OTHER:

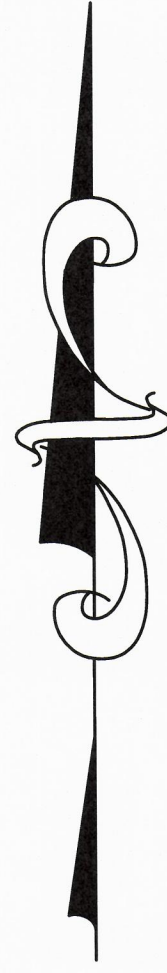
ADDRESS OF AFFECTED PROPERTY: 8315 Cooley Beach Dr. PARCEL # 12 - 36-452-016
CURRENT ZONING: RID PARCEL SIZE: 18000 sq. ft.

STATE REQUESTED VARIANCE AND ORDINANCE SECTION:
VALUE OF IMPROVEMENT: \$ 380K SEV OF EXISITING STRUCTURE: \$ 151,790

STATE REASONS TO SUPPORT REQUEST: (ADDITIONALS SHEETS MAY BE ATTACHED)
As we age, we need an attached garage especially for safety
Existing home layout is inefficient.
Following given home lines makes sense on narrow lake lot.
Homes are situated in staggered positions having minimal impact on adjacent properties.

APPLICATION FEE: 385 (CALCULATED BY THE PLANNING DEPARTMENT)
APPLICANT'S SIGNATURE: Kenneth J. Pilarski DATE: 3/24/2021





**LEGEND**

● SCI	SET CAPPED IRON
○ FIP	FOUND IRON PIPE
(R)	RECORD
(M)	MEASURED
⊕	EX. UTILITY POLE
⊞	EX. MAILBOX
⊞	EX. ELECTRIC METER
⊞	EX. WELL
⊞	EX. GAS METER
⊞	EX. AIR CONDITIONER
---	EX. OVERHEAD LINES
---	EX. FENCE
---	EX. WALL
○	EX. DECIDUOUS TREE
○	EX. CONIFEROUS TREE
⊙	EX. SEPTIC COVER

**ZONING:**  
R1-D, SINGLE FAMILY RESIDENTIAL

**SETBACKS:**  
FRONT: 30 FEET  
REAR: 30 FEET  
SIDES: 10 FEET  
20 FEET, TOTAL OF TWO

**BENCHMARK:**  
BM  
NAIL IN WEST FACE OF UTILITY POLE, AT NORTHEAST CORNER OF LOT 96 (#B315 COOLEY BEACH DRIVE).  
ELEVATION: 954.62 N.A.V.D.88

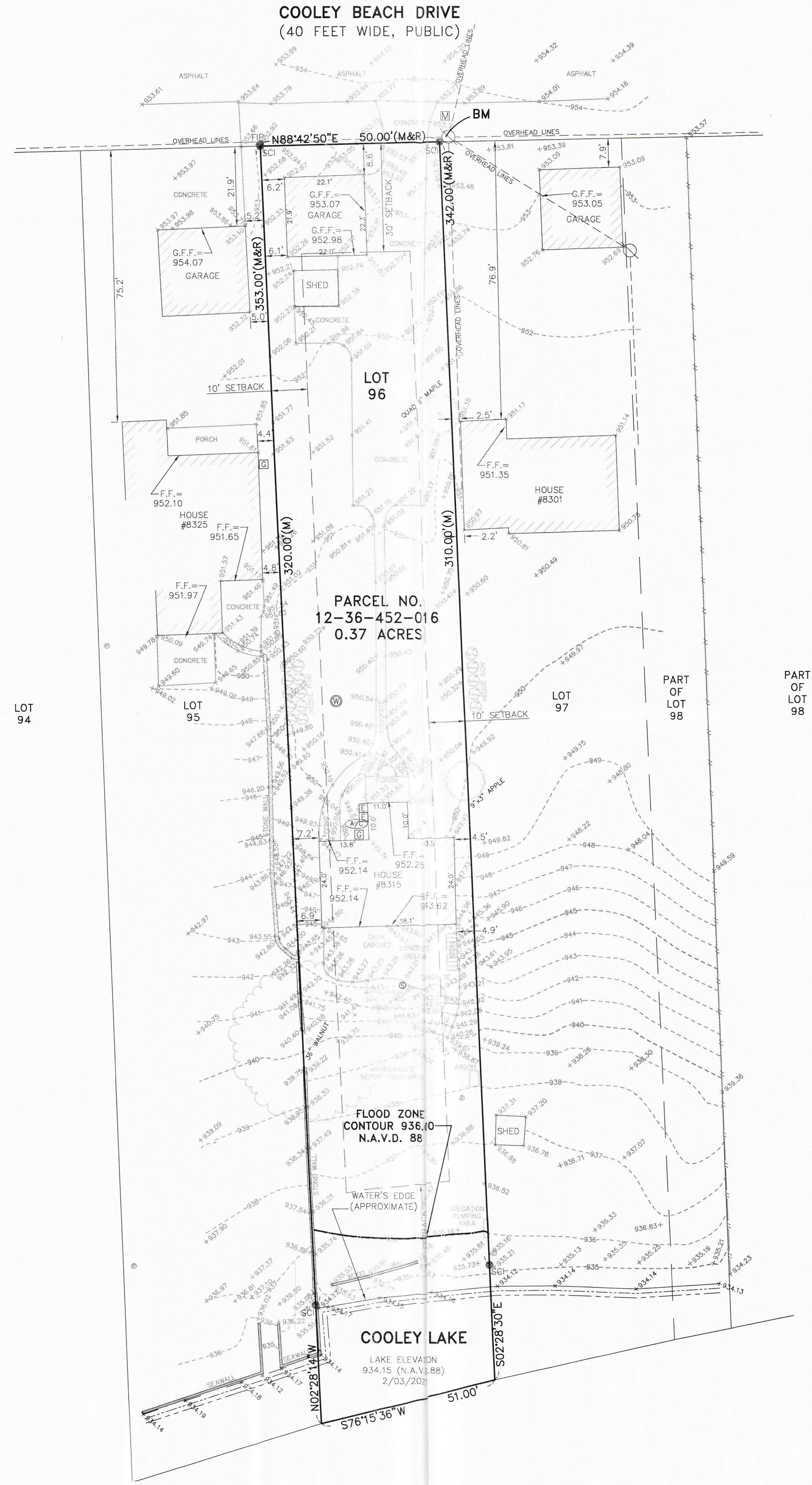
- NOTES:**
- TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
  - A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.
  - BEARINGS, AS SHOWN, ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE.
  - GROUND WAS SNOW COVERED AT TIME OF FIELD OBSERVATIONS.
  - BUILDER/OWNER TO VERIFY SIZE & LOCATION OF EXISTING SEPTIC FIELD/TANKS.

**LEGAL DESCRIPTION (BY OTHERS):**  
LOT 96 OF "COOLEY BEACH SUB-DIVISION", PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 24 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

**FLOOD HAZARD STATEMENT:**  
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "AE" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0477F (COMMUNITY ID NO. 260479 - TOWNSHIP OF WHITE LAKE, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "AE" INDICATES BASE FLOOD ELEVATIONS DETERMINED. (ELEVATION = 936 N.A.V.D. 88)

**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
51147 Pontiac Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

**811**  
Know what's below  
Call before you dig.

CLIENT: KAREN & KENNETH PILARSKI

**TOPOGRAPHIC SURVEY**

8315 COOLEY BEACH DRIVE - PARCEL NO. 12-36-452-016  
SECTION: 36 TOWNSHIP: 03 N. RANGE: 08 E.  
CHARTER TOWNSHIP OF WHITE LAKE  
OAKLAND COUNTY  
MICHIGAN

REVISED

DATE: 3-23-2021  
DRAWN BY: PNK  
CHECKED BY: JPP

FBK: 147  
CHF: JM/MM  
SCALE: HOR 1" = 20 FT.  
VER 1" = 40 FT.

20-416



LEGEND	
● SCI	SET CAPPED IRON
○ FIP	FOUND IRON PIPE
(R)	RECORD
(M)	MEASURED
⊕	EX. UTILITY POLE
Ⓜ	EX. MAILBOX
ⓔ	EX. ELECTRIC METER
Ⓢ	EX. WELL
Ⓜ	EX. GAS METER
Ⓜ	EX. AIR CONDITIONER
---	EX. OVERHEAD LINES
---	EX. FENCE
---	EX. WALL
○	EX. DECIDUOUS TREE
○	EX. CONIFEROUS TREE
Ⓢ	EX. SEPTIC COVER
→	PRO. DRAINAGE ARROW
▲	PRO. TOP/PAVEMENT ELEV.
●	PRO. SPOT ELEV.
---	PRO. SILT FENCE

**APPLICANT:**

KAREN & KENNETH PILARSKI  
8315 COOLEY BEACH DRIVE  
WHITE LAKE, MI 48386

**ZONING:**

R1-D, SINGLE FAMILY RESIDENTIAL

**SETBACKS:**

FRONT: 30 FEET  
REAR: 30 FEET  
SIDES: 10 FEET  
20 FEET, TOTAL OF TWO

**BENCHMARK:**

BM  
NAIL IN WEST FACE OF UTILITY POLE, AT NORTHEAST  
CORNER OF LOT 96 (#8315 COOLEY BEACH DRIVE).  
ELEVATION: 954.62 N.A.V.D.88

**NOTES:**

- TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
- A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.
- BEARINGS, AS SHOWN, ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83), SOUTH ZONE.
- GROUND WAS SNOW COVERED AT TIME OF FIELD OBSERVATIONS.
- BUILDER/OWNER TO VERIFY SIZE & LOCATION OF EXISTING SEPTIC FIELD/TANKS.

**LEGAL DESCRIPTION (BY OTHERS):**

LOT 96 OF "COOLEY BEACH SUB-DIVISION", PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 8 EAST, TOWNSHIP OF WHITE LAKE, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 24 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

**FLOOD HAZARD STATEMENT:**

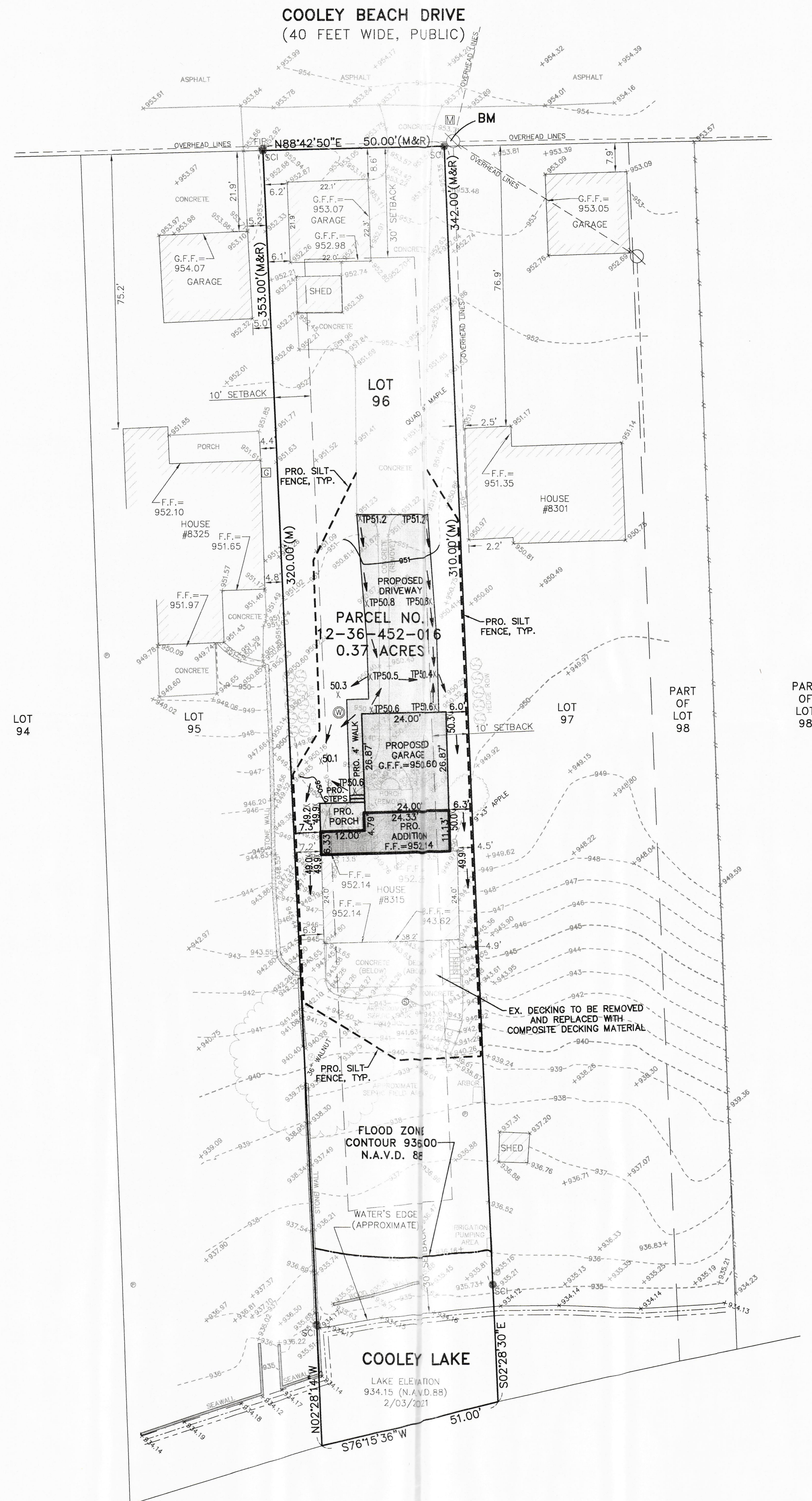
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "AE" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125CO477F (COMMUNITY ID NO. 260479 - TOWNSHIP OF WHITE LAKE, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "AE" INDICATES BASE FLOOD ELEVATIONS DETERMINED. (ELEVATION = 936 N.A.V.D. 88)

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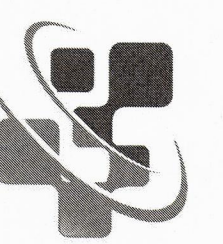
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RESIDENTIAL  
Subdivisions  
Site Information  
Plot Plans  
COMMERCIAL  
Site Engineering  
Industrial  
Land Surveying  
SURVEYING  
ALTA Surveys  
Topographic Surveys  
Construction Staking

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CIVIL ENGINEERS & LAND SURVEYORS



CLIENT: KAREN & KENNETH PILARSKI

PLOT PLAN

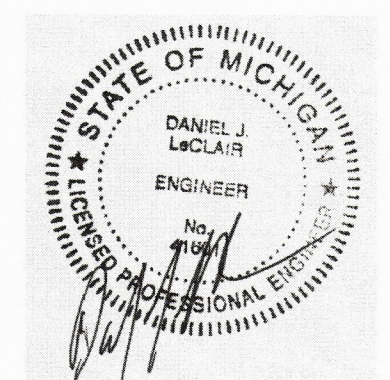
8315 COOLEY BEACH DRIVE - PARCEL NO. 12-36-452-016  
TOWNSHIP: 03 N. RANGE: 08 E.  
SECTION: 36 CHARTER TOWNSHIP OF WHITE LAKE  
OAKLAND COUNTY MICHIGAN

REVISED  
2021-3-24 PER CLIENT

DATE: 3-23-2021  
DRAWN BY: CEH  
CHECKED BY: JPP/DJL

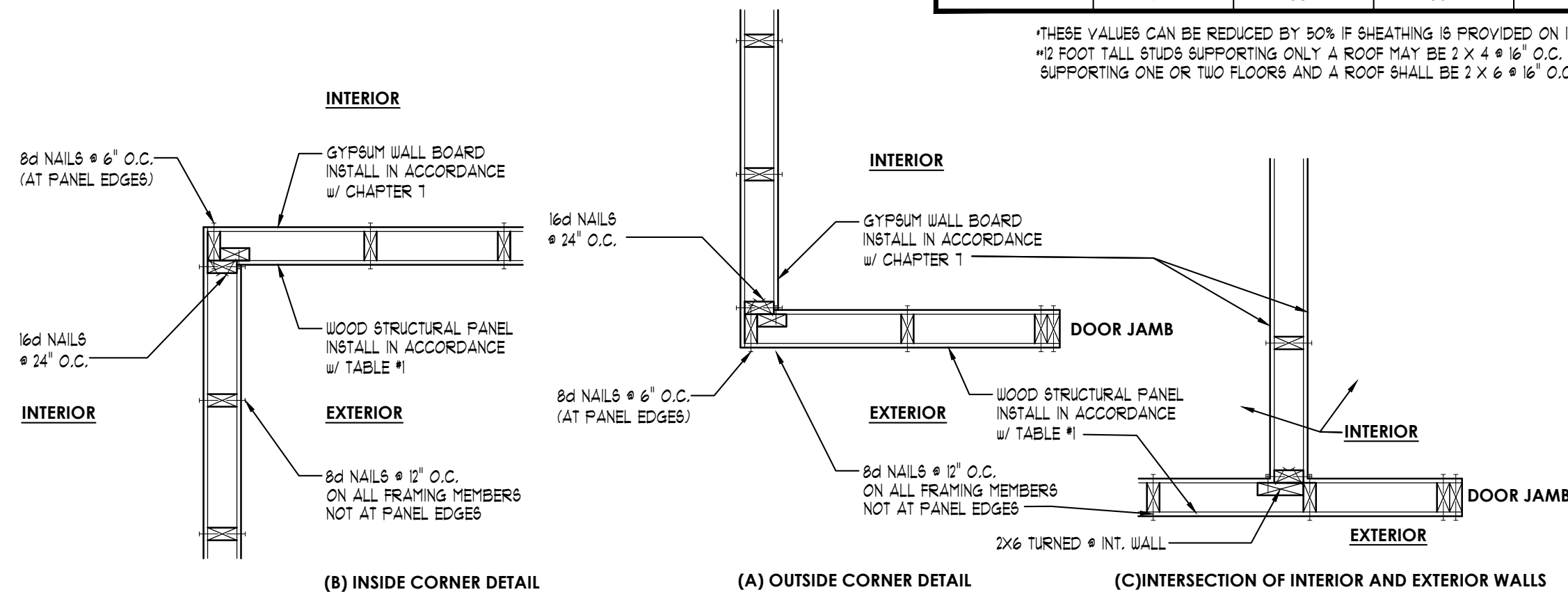
0 10 20  
SCALE HOR 1" = 20 FT.  
VER 1" = 4 FT.

FBK: 147  
CHF: JM/MM  
SCALE HOR 1" = 20 FT.  
VER 1" = 4 FT. 20-416

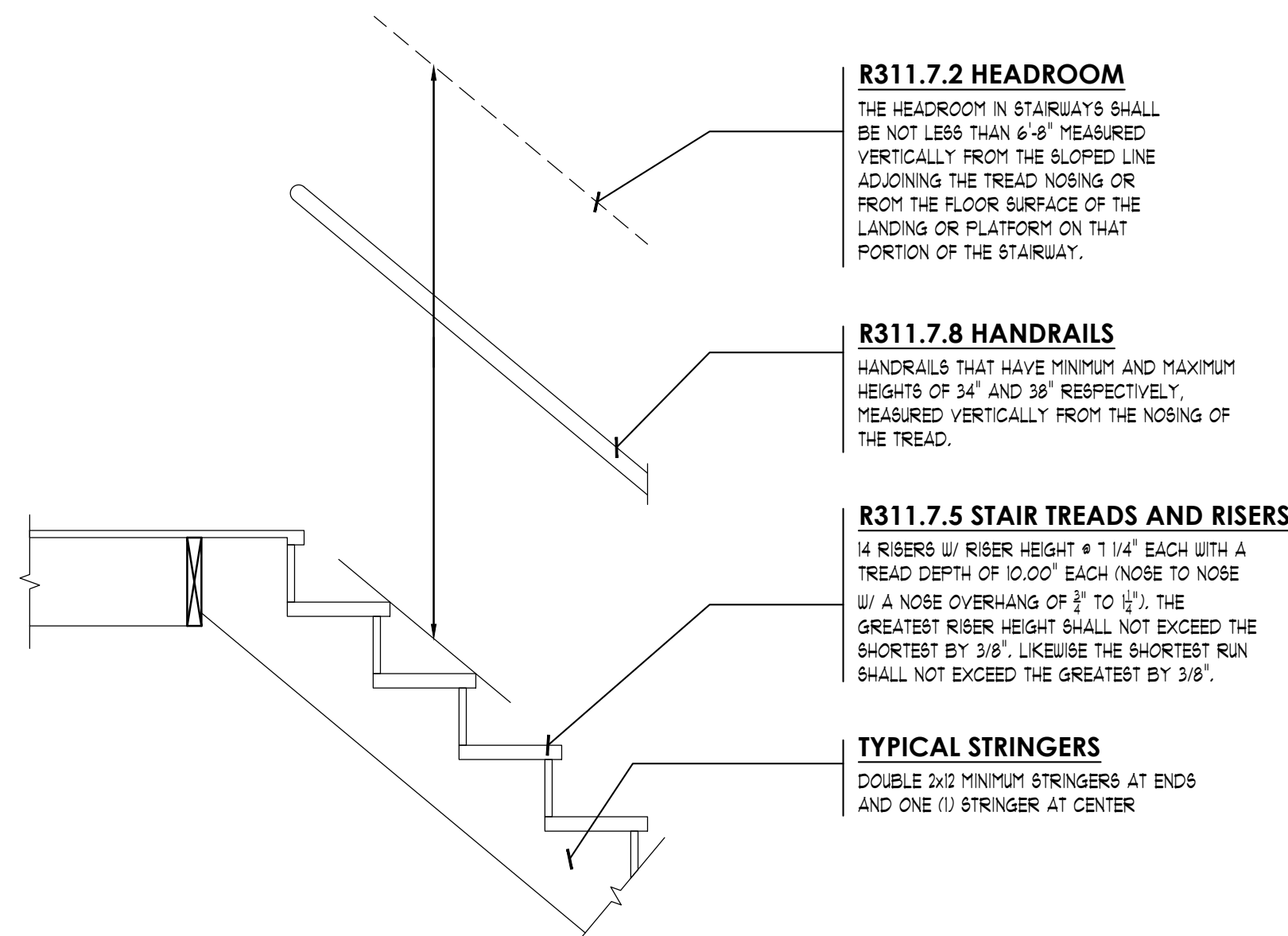


LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL				
TABLE #1				
LENGTH OF BRACED WALL PANEL (INCHES)				MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL HEIGHT)
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	12-FOOT WALL**	
48"	54"	60"	72"	100%
32"	36"	40"	48"	85%
24"	27"	30"	36"	65%

\*THESE VALUES CAN BE REDUCED BY 50% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR  
 \*\*2 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2 X 4 @ 16" O.C. IF FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 @ 16" O.C.



**WALL BRACING DETAIL**  
NO SCALE



**TYPICAL STAIR DETAIL BASEMENT TO FIRST FLOOR**  
SCALE: 3/4" = 1'-0"

**R311.7.2 HEADROOM**  
THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.

**R311.7.8 HANDRAILS**  
HANDRAILS THAT HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

**R311.7.5 STAIR TREADS AND RISERS**  
14 RISERS W/ RISER HEIGHT # 1 1/4" EACH WITH A TREAD DEPTH OF 10.00" EACH NOSE TO NOSE W/ A NOSE OVERHANG OF 3/8" TO 1/2". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SHORTEST BY 3/8". LIKEWISE THE SHORTEST RUN SHALL NOT EXCEED THE GREATEST BY 3/8".

**TYPICAL STRINGERS**  
DOUBLE 2X2 MINIMUM STRINGERS AT ENDS AND ONE (1) STRINGER AT CENTER

## GENERAL NOTES

### WOOD TRUSS SPECIFICATIONS

- Designs shall conform with the latest versions of (NDS), National Design Specification for Wood Construction by the American Forest & Paper Association, and Design Standard for Metal Plate Connected Wood Truss Construction by the American Institute of Steel Construction, Inc. (AISC) and the local code jurisdiction.
- Trusses shall be spaced as indicated on the plans unless the designer determines that different spacing is required to meet deflection requirements.
- Maximum deflection of floor trusses shall be limited to 1/360 for total load and 1/480 for live load. Maximum deflection of roof trusses shall be limited to 1/240 for total load and 1/360 for live load u.s.c.
- Adequate bracing shall be built into floor and parallel chord roof trusses to compensate for normal dead load deflection.
- Design loads:

### FLOOR JOIST LOADING CRITERIA

**FIRST FLOOR LOADING:**  
LIVE LOAD 40 P.S.F.  
DEAD LOAD 15 P.S.F.  
TOTAL LOAD 55 P.S.F.  
LIVE LOAD DEFLECTION L/480  
TOTAL LOAD DEFLECTION L/240

**SECOND FLOOR LOADING:**  
LIVE LOAD 40 P.S.F.  
DEAD LOAD 10 P.S.F.  
TOTAL LOAD 50 P.S.F.  
LIVE LOAD DEFLECTION L/480  
TOTAL LOAD DEFLECTION L/240

**FLOOR W/CERAMIC TILE/MARBLE:**  
LIVE LOAD 40 P.S.F.  
DEAD LOAD 25 P.S.F.  
TOTAL LOAD 65 P.S.F.  
LIVE LOAD DEFLECTION L/240  
TOTAL LOAD DEFLECTION L/360

### EXT. DECK JOIST LOADING CRITERIA

**DECK LOADING:**  
LIVE LOAD 30 P.S.F.  
DEAD LOAD 10 P.S.F.  
TOTAL LOAD 40 P.S.F.  
LIVE LOAD DEFLECTION L/360  
TOTAL LOAD DEFLECTION L/240

### ROOF TRUSS LOADING CRITERIA

**TOP CHORD:** LIVE LOAD 20 P.S.F.  
DEAD LOAD 1 P.S.F.  
**BOTT. CHORD:** LIVE LOAD 10 P.S.F. (UNINHABITABLE ATTICS W/OUT STORAGE)  
LIVE LOAD 20 P.S.F. (UNINHABITABLE ATTICS WITH STORAGE)  
DEAD LOAD 10 P.S.F.

**WIND LOAD:** 15 MPH OR AS REQUIRED BY CODE

### CONC. DECK JOIST LOADING CRITERIA

**DECK LOADING:**  
LIVE LOAD 30 P.S.F.  
DEAD LOAD 30 P.S.F.  
TOTAL LOAD 60 P.S.F.  
LIVE LOAD DEFLECTION L/360  
TOTAL LOAD DEFLECTION L/240

- A 15% increase on allowable stresses for short term loading is allowed. Drift loading shall be accounted for per the current Michigan Residential Code requirements.
- Add additional attic storage live loads per the current Michigan Residential Code requirements.
- Tile, marble, or other special features shall be designed using the appropriate dead loads and deflection limitations. Partition loads shall also be considered where appropriate.
- All conventional framed floor decks shall be 2 x 10 @ 16" or 2 x 12 @ 16" Douglas Fir or better.

### HANDLING AND ERECTION SPECIFICATIONS

- Trusses are to be handled with particular care during fabrication, bundling, loading, delivery, unloading and installation in order to avoid damage and weakening of the trusses.
- Temporary and permanent bracing for holding the trusses in a straight, and plumb position is always required and shall be designed and installed by the erecting contractor. Temporary bracing during installation, includes cross bracing between the trusses to prevent tipping or "doming" of the trusses.
- Permanent bracing shall be installed in accordance with the latest of the National Design Standard, as published by the American Forest & Paper Association and H.I.B.-3 and D.S.B.-85 as published by the truss plate institute. Permanent bracing consists of lateral and diagonal bracing not to exceed spacing requirements of the truss fabricator. Top chords of trusses must be continuously braced by roof sheathing unless otherwise note on the truss shop drawings. Bottom chords must be braced at intervals not to exceed 10' o.c. or as noted on the truss fabricator's drawings.
- Construction loads greater than the design loads of the trusses shall not be applied to the trusses at any time.
- No loads shall be applied to the truss until all fastening and required bracing is installed.
- The supervision of the truss erecting shall be under the direct control of personnel experienced in the installation and proper bracing of wood trusses.
- Field modification or cutting of pre-engineered roof trusses is strictly prohibited without expressed prior written consent and details from a licensed professional structural engineer experienced in wood truss design and modifications.

### SOIL REQUIREMENTS & EARTH WORK AND CONCRETE

- 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.
- Foundations bearing on existing soils have been designed for a minimum allowable soil bearing capacity of 3000 psf, u.s.c.
- Notify the engineer/architect if the allowable soil bearing capacity is less than 3000 psf so that the foundations can be redesigned for the new allowable bearing capacity.

**R404.1.1 Backfill placement.**  
Backfill shall not be placed against the wall until the wall has sufficient strength and has been anchored to the floor above or has been sufficiently braced to prevent damage by the backfill.

### RB06.2.1 Fill.

Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab and, except where approved, the fill depths shall not exceed 24 inches for clean sand or gravel and 8 inches for earth.

### RB06.2.3 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.

- Concrete work shall conform to the requirements of ACI 301-36, "Specifications for Structural Concrete for Buildings", except as modified as supplemental requirements.
- Concrete shall have a minimum of 3000 psi, 28 day compressive strength, unless noted otherwise. (4 sacks of a water/cement ratio not to exceed 6 gallons per sack). Exterior concrete slabs shall have a minimum of 4000 psi, 28 day compressive strength, & 4% air entrainment.
- The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

### R405.1 Concrete or masonry foundations.

Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or vehicle 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. Gravel or crushed stone drains shall extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed on a minimum of 2 inches of washed gravel or crushed rock at least one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches of the same material.

### Exception:

A drainage system is not required when the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group 1 soils, as detailed in Table R405.1.

### STRUCTURAL STEEL SPECIFICATIONS

- 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 Steel For Buildings", and the latest edition of the AISC "Manual Of Steel Construction".
- Steel columns shall be ASTM A-500, Fy36 K81. Structural tubing shall be ASTM A500, grade B, Fy46 K81.
- Welds shall conform with the latest AWS D11.1 "Specifications For Welding In Building Construction", and shall utilize E70XX electrodes unless noted otherwise.
- Bolted connections shall utilize ASTM A-325 bolts tightened to a " snug fit" condition (unless noted otherwise).

### REINFORCING STEEL SPECIFICATIONS

- Reinforcing bars, dequils and ties shall conform to ASTM-A63 grade 60 requirements and shall be free of rust, dirt, and mud.
- Welded wire fabric shall conform to ASTM A-818 and be positioned at the mid height of slabs U.N.O.
- 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.
- Extend reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.N.O.
- Welding of reinforcing steel is not allowed.

### STAIRWAYS AND HANDRAILS

**R311.1.1 Width.**  
Stairways shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 3'-0" (914 mm) where a handrail is installed on one side and 2'-11 inches (686 mm) where handrails are provided on both sides.

**R311.1.8 Handrails.**  
Handrails shall be provided on at least one side of each continuous run of treads or flights with four or more risers.

**R311.1.8.1 Height.**  
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

- Exceptions:**
- The use of a volute, turnout or starting railing shall be allowed over the lowest tread.
  - When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrail to guardrail, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.

### SMOKE ALARMS

**R314.3 Smoke Alarms.**  
Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics, in dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

### CARBON MONOXIDE DETECTOR

A carbon monoxide device shall be located in the vicinity of the bedrooms, which may include 1 device capable of detecting carbon monoxide near all adjacent bedrooms in areas within the dwelling adjacent to an attached garage, and in areas adjacent to any fuel-burning appliances. Carbon Monoxide Detectors shall not be placed within fifteen feet of fuel-burning heating or cooking appliances such as gas stoves, furnaces, or fireplaces, or in or near very humid areas such as bathrooms.

### FLASHING AND WEEPHOLES

**R703.8.5 Flashing.**  
Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shell angles and lintels when masonry veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements.

**R703.8.6 Weepholes.**  
Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches (838 mm) on center. Weepholes shall not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

**R703.4 Flashing.**  
Approved corrosion-resistant flashing shall be applied shingle-fashion in a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with ASTM T1. 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:

- Exterior window and door openings. Flashing at exterior window and door openings shall extend to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage.
- At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
- Under and at the ends of masonry, wood or metal copings and sills.
- Continuously above all projecting wood trim.
- Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
- At wall and roof intersections, I.T. At built-in gutters.

### FIREPLACES

**R1001.0 Hearth extension dimensions.**  
Hearth extensions shall extend at least 16 inches (406 mm) in front of and at least 8 inches (203 mm) beyond each side of the fireplace opening, or larger, 2 where the fireplace opening is 6 square feet (0.6 m<sup>2</sup>) the hearth extension shall extend at least 20 inches (508 mm) in front of and at least 12 inches (305 mm) beyond each side of the fireplace opening.

### EGRESS WINDOW REQUIREMENTS

- Min. net clear opening of 5.7 sq. ft. (second floor bedrooms)
- Min. net clear opening of 5.0 sq. ft. (first floor bedrooms)
- Min. net clear opening ht. of 24 inches
- Min. net clear opening width of 20 inches
- Max. sill ht. above finish floor of 44 inches

### AREAS THAT REQUIRE SAFETY GLAZING

**R308.4 Hazardous locations.**  
The locations specified in Sections R308.4.1 through R308.4.7 shall be considered to be specific hazardous for the purposes of glazing.

**R308.4.1 Glazing in doors.**  
Glazing in fixed and operable panels of swinging, sliding and bifold doors considered to be a hazardous location.

- Exceptions:**
- Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.
  - Decorative glazing.

**R308.4.2 Glazing adjacent to doors.**  
Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

- Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
- Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

- Exceptions:**
- Decorative glazing.
  - Where there is an intervening wall or other permanent barrier between the door and the glazing.
  - Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
  - Glazing that is adjacent to the fixed panel of patio doors.

**R308.4.3 Glazing in windows.**  
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

- The exposed area of an individual panel is larger than 9 square feet (0.836 m<sup>2</sup>).
- The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
- The top edge of the glazing is more than 36 inches (914 mm) above the floor, and
- One or more walking surfaces are within 36 inches (914 mm), measured horizontally and in a straight line, of the glazing.

- Exceptions:**
- Decorative glazing.
  - When a horizontal rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and be a minimum of 1/2 inch (38 mm) in cross sectional height.
  - Outboard panes in insulating glass units and other multiple glazing panels when the bottom edge of the glass is 25 feet (7620 mm) or more above grade, a roof, walking surface, or other horizontal surface within 45 degrees (0.78 rad.) of horizontal surface adjacent to the glass exterior.

**R308.4.4 Glazing in guards and railings.**  
Glazing in guards and railings, including structural balustrade panels and nonstructural in-fill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

**R308.4.5 Glazing and wet surfaces.**  
Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to single glazing and each pane in multiple glazing.

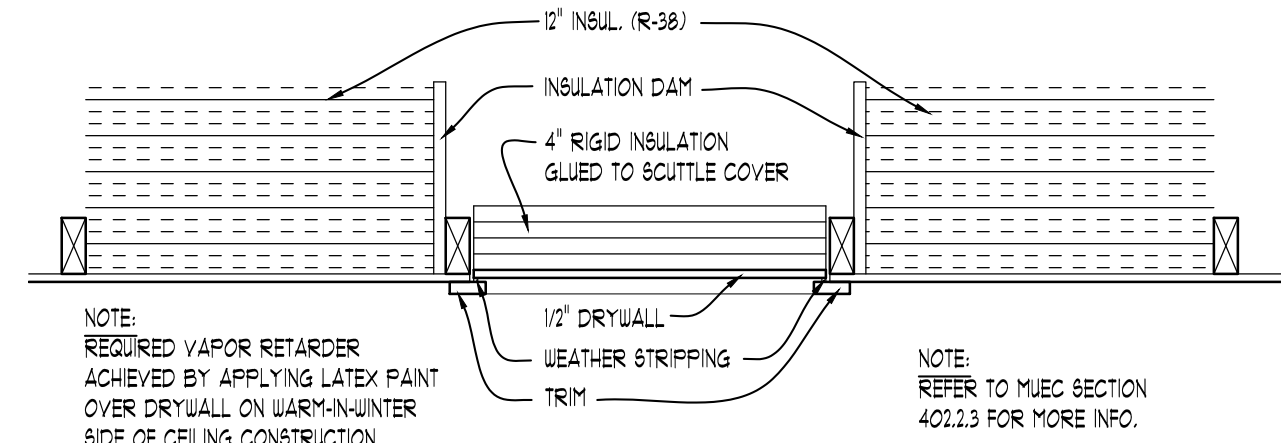
- Exceptions:**
- Glazing that is more than 60 inches (1524 mm), measured horizontally and in a straight line, from the outer edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.

**R308.4.6 Glazing adjacent to stairs and ramps.**  
Glazing adjacent to the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.

- Exceptions:**
- Where a rail is installed on the accessible side(s) of the glazing 34 to 38 inches (864 to 965 mm) above the walking surface. The rail shall be capable of withstanding a horizontal load of 50 pounds per linear foot (730 N/m) without contacting the glass and have a cross-sectional height of not less than 1 1/2 inches (38 mm).
  - Glazing 36 inches (914 mm) or more measured horizontally from the walking surface.

**R308.4.7 Glazing adjacent to the bottom stair landing.**  
Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

**Exception:**  
The glazing is protected by a guard complying with Section R312 and the place of the glass is more than 18 inches (457 mm) from the ground.



**ATTIC ACCESS DETAIL**

SCALE: 1" = 1'-0"



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CALL (248) 446-1961 7 DAYS PRIOR TO ANY REVISIONS.  
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CLIENT / PROJECT	PILARSKI RENOVATION	JOB No.	20-189
		DRAWN:	B.F.
		CHECKED:	B.F.
		REVIEW	10-2-2020
		FINAL:	10-29-20
		REVISION:	3-26-21

SCALE:	PER PLAN
SHEET #	GN1

**TABLE R404.1.2(1)**  
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS<sup>a,b</sup>

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story
> 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story

For Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.  
 a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength of 2,500 psi.  
 b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.

**TABLE R404.1.2(8)**  
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, 12 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS<sup>a,c,d,e,f,g,h,i,j,k,l,m,n,o</sup>

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT <sup>a</sup> (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)											
		Soil classes <sup>c</sup> and design lateral soil (psf per foot of depth)											
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and inorganic CL 60			
Minimum nominal wall thickness (inches)													
6 8 10 12 6 8 10 12 6 8 10 12													
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR

For Sl: 1 foot = 304.8 mm, 1 inch = 25.4 mm, 1 pound per square foot per foot = 0.1571 kPa<sup>2</sup>/m, 1 pound per square inch = 6.895 kPa/mm.  
 a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.  
 b. Table values are based on reinforcing bars with a minimum yield strength of 40,000 psi.  
 c. Vertical reinforcement with a yield strength of less than 40,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.a and Table R404.1.2(5).  
 d. NR indicates no vertical reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@8 inches on center.  
 e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.  
 f. Interpolation is not permitted.  
 g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.  
 h. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall vary from the specified location by no more than the greater of 10 percent of the wall thickness or 3/8-inch.  
 i. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4-inch. Concrete cover for reinforcement measured from the outside face of the wall shall not be less than 1 1/2 inches for No. 5 bars and smaller, and not less than 2 inches for larger bars.  
 j. DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318.  
 k. Concrete shall have a specified compressive strength, f<sub>c</sub>, of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote l or m.  
 l. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, f<sub>c</sub>, is 4,000 psi.  
 m. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f<sub>c</sub>, is 3,500 psi.  
 n. See Table R602.3 for tolerance from nominal thickness permitted for flat walls.  
 o. The use of this table shall be prohibited for soil classifications not shown.

**TABLE R602.10.6.4**  
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WALL HEIGHT (feet)	TENSION STRAP CAPACITY REQUIRED (pounds) <sup>a,b</sup>							
				Ultimate Design Wind Speed V <sub>w</sub> (mph)							
				110	115	130	110	115	130		
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050		
				9	1,000	1,000	1,000	1,000	1,000	1,750	
				16	1,000	1,025	2,050	2,075	2,500	3,950	
	1	10	18	1,000	1,275	2,375	2,400	2,850	DR		
				9	1,000	1,000	1,475	1,500	1,875	3,125	
				16	1,775	2,175	3,525	3,550	4,125	DR	
		2	10	18	2,075	2,500	3,950	3,975	DR	DR	
					9	1,150	1,500	2,650	2,675	3,175	DR
					16	2,875	3,375	DR	DR	DR	DR
	2	12	18	3,425	3,975	DR	DR	DR	DR		
				9	2,275	2,750	DR	DR	DR	DR	
				12	3,225	3,775	DR	DR	DR	DR	
4		12	18	1,000	1,000	1,700	1,700	2,025	3,050		
				9	1,825	2,150	3,225	3,225	3,675	DR	
				16	2,200	2,550	3,725	3,750	DR	DR	
2 x 6 Stud Grade	2	12	18	1,450	1,750	2,700	2,725	3,125	DR		
				9	2,050	2,400	DR	DR	DR	DR	
				16	3,350	3,800	DR	DR	DR	DR	

For Sl: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.  
 a. DR = Design Required.  
 b. Straps shall be installed in accordance with manufacturer's recommendations.

**TABLE R602.3.(5)**  
SIZE, HEIGHT AND SPACING OF WOOD STUDS<sup>a</sup>.

STUD SIZE (inches)	BEARING WALLS					NONBEARING WALLS	
	Laterally unsupported stud height 'u' (feet)	Maximum spacing when supporting roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting one floor, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting two floors, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting one floor height 'u' (inches)	Laterally unsupported stud height 'u' (feet)	Maximum spacing (inches)
2x3 b	-	-	-	-	-	10	16
2x4	10	24 c	16 c	-	24	14	24
3x4	10	24	24	16	24	14	24
2x5	10	24	24	-	24	16	24
2x6	10	24	24	16	24	20	24

For Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm.  
 a. Listed heights are distances between points of lateral support placed perpendicular to the plan of the wall. Bearing walls shall be sheathed on not less than one side or bridging shall be installed not greater than 4 feet apart measured vertically from either end of the stud. Increases in unsupported height are permitted where in compliance with Exception 2 of Section R602.3.1 or designed in accordance with accepted engineering practice.  
 b. Shall not be used in exterior walls.  
 c. A habitable attic assembly supported by 2 x 4 studs is limited to a roof span of 32 feet. Where the roof span exceeds 32 feet, the wall studs shall be increased to 2 x 6 or the studs shall be designed in accordance with accepted engineering practice.

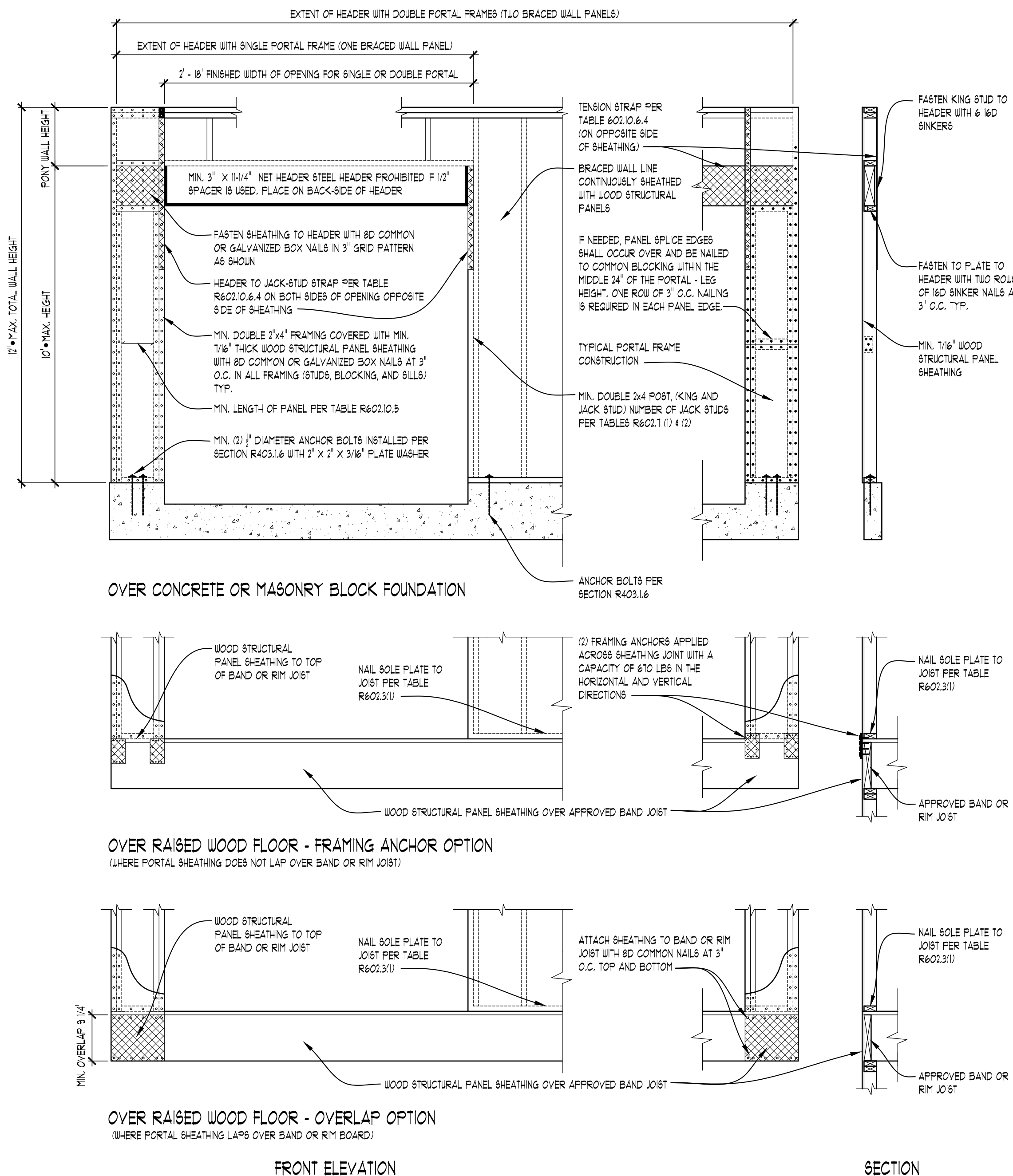
**TABLE R703.8.3.1**  
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER a,b,c,d

SIZE OF STEEL ANGLE a,c,d (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 3" OR EQUIVALENT REINFORCING BARS b,d
3x3x1/2	6'-0"	4'-6"	3'-0"	1
4x3x1/2	8'-0"	6'-0"	4'-6"	1
5x3x1/2	10'-0"	8'-0"	6'-0"	2
6x3x1/2	14'-0"	9'-6"	7'-0"	2
2-6x3x1/2	20'-0"	12'-0"	9'-6"	4

a. Long leg of angle shall be placed in a vertical position.  
 b. Depth of reinforcing lintels shall not be less than 8 inches and all cells of hollow masonry lintels shall be grouted solid. Reinforcing bars shall extend not less than 8 inches into the support.  
 c. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.  
 d. Either steel angle or reinforced lintel shall span opening.

**TYPICAL CONVENTIONAL ROOF FRAMING**  
\* RIDGE BEAM SIZE WILL BE EQUAL TO THE RAFTER CUT EDGE \*

RAFTER SPANS	0'-0" - 4'-0"	4'-0" - 8'-0"	8'-0" - 12'-0"	12'-0" - 16'-0"
LUMBER SIZE	2x4	2x6	2x8	2x12



**FIGURE R602.10.6.4**  
**METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION**  
FOR Sl: 1 inch = 25.4 mm, 1 foot = 304.8 mm NOT TO SCALE

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CLIENT / PROJECT: **PILARSKI RENOVATION**

JOB No. 20-189  
 DRAWN: B.F.  
 CHECKED: B.F.  
 REVIEW: 10-2-2020  
 FINAL: 10-29-20  
 REVISION: 3-26-21

SCALE: PER PLAN  
 SHEET # **GN2**



### FOUNDATION NOTES

- NOTE:**  
ALL FOOTINGS ARE DESIGNED FOR 3000 P.S.F. SOIL BRG. CAPACITY 4 30 P.S.F. ROOF SNOW LOAD. FOR VARYING CONDITIONS REFER TO TABLE R403.1(I), R403.1(2), & R403.1(3) OF THE 2015 IRC.
- ALL COLUMNS SHOWN SHALL BE 3" DIA. SCHEDULE 40 STANDARD STEEL PIPE COLUMN ON 30" X 30" X 18" DEEP CONC. FTG. TOP OF CONCRETE FTG. TO BE 4" BELOW FINISH BASEMENT SLAB. (TYPICAL UNLESS NOTED OTHERWISE)
  - WHERE STEEL BEAMS REST ON FOUNDATION WALLS, SIZE BEAM POCKET APPROPRIATELY AND 8MM AS REQUIRED.
  - AS REQUIRED DROP FOYER FLOOR SHEATHING 3/4" FOR MUDSET TILE INSTALLATION
  - VERIFY ALL UTILITY LOCATIONS W/ BUILDER.
  - PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
  - PROVIDE LADDERING UNDER ANY WALL RUNNING PARALLEL W/ JOIST THAT DOES NOT LAND DIRECTLY ON A JOIST
  - PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
  - GROUT SOLID # BEARING CONDITIONS WHERE BLOCK IS USED.
  - PROVIDE 2" X 24" (MIN. R-10) RIGID PERIMETER INSULATION AT ALL BASEMENT SLABS THAT ARE LESS THAN 42" BELOW EXTERIOR FINISHED GRADE

**NOTE:**  
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

**NOTE:**  
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

**NOTE:**  
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

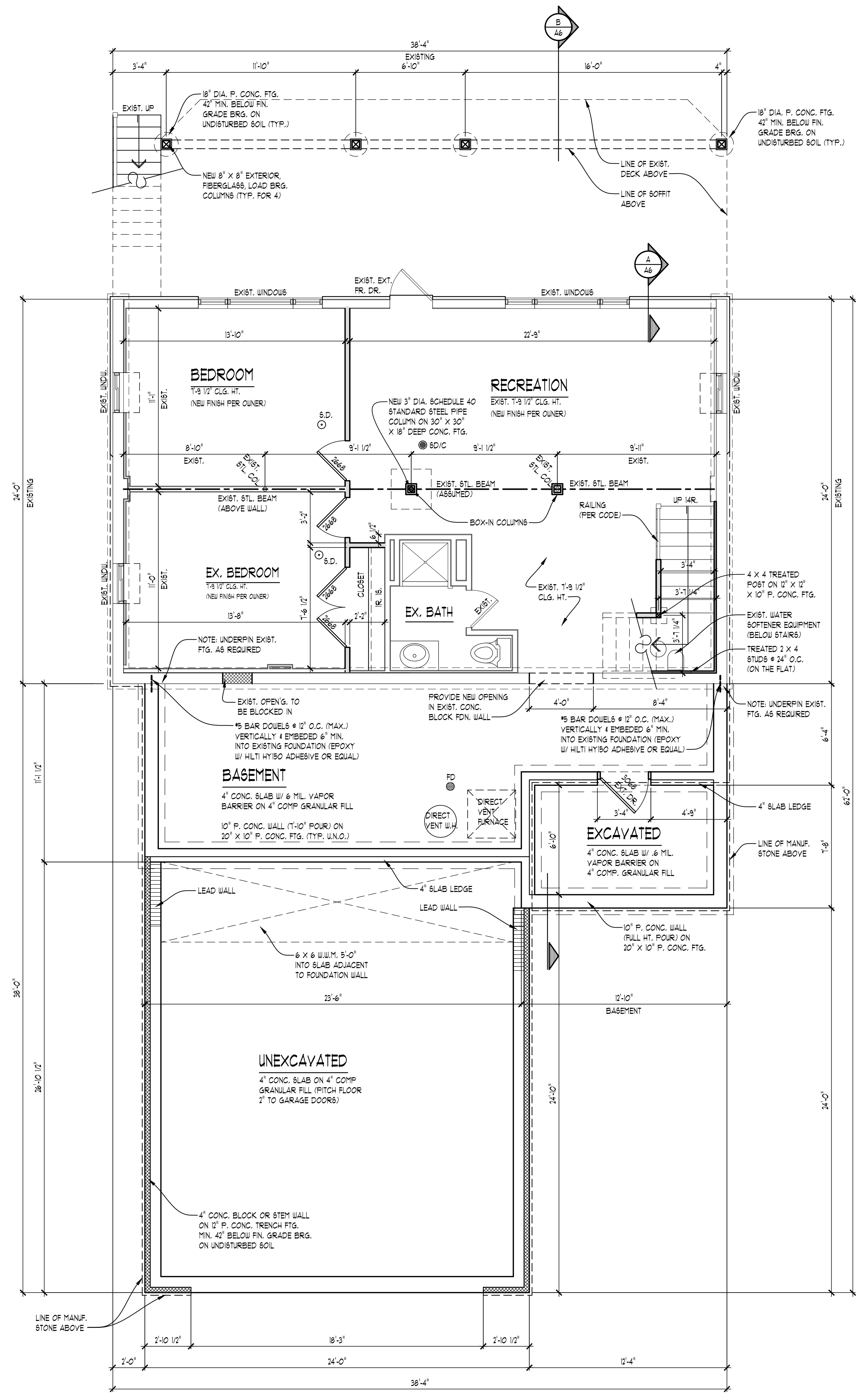
**NOTE:**  
GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

**NOTE:**

— WOOD BEAM  
— STEEL BEAM

▨ BRG. WALL  
▨ BRG. WALL ABOVE  
▨ BRG. WALL & BRG. WALL ABOVE

■ POINT LOAD  
○ POINT LOAD FROM ABOVE



**FOUNDATION PLAN**

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

**NOTE:**  
INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:  
 • EXTERIOR WALL THICKNESS  
 • EXISTING ROOF PITCH  
 • EXISTING HEEL HEIGHT  
 • OVERHANG DIMENSIONS  
 • OVERALL DIMENSIONS ACROSS TOP PLATES  
 • EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

FIN. BSMT. 780 S.F.

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**CLIENT / PROJECT**  
**PILARSKI RENOVATION**

**JOB No. 20-189**  
**DRAWN: B.F.**  
**CHECKED: B.F.**  
**REVIEW 10-2-2020**  
**FINAL: 10-29-20**  
**REVISION 3-26-21**

**SCALE: PER PLAN**

**SHEET # A1**

**NOTE:**  
 PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

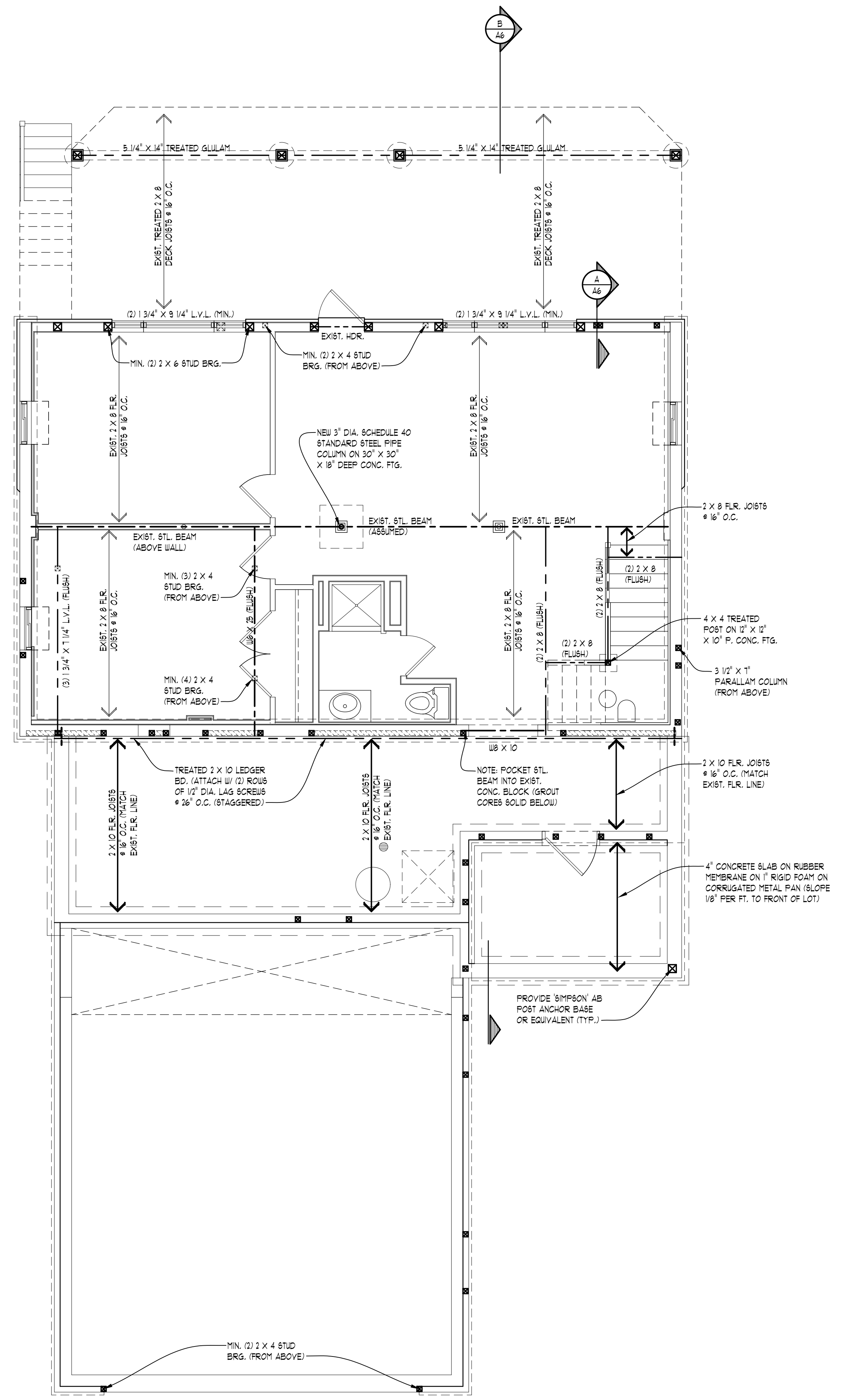
**NOTE:**  
 PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

**NOTE:**  
 PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS.

**NOTE:**  
 GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL).

**NOTE:**  
 ——— WOOD BEAM  
 ——— STEEL BEAM  
 ▨ BRG. WALL  
 ▩ BRG. WALL ABOVE  
 ▧ BRG. WALL & BRG. WALL ABOVE  
 ■ POINT LOAD  
 ⊠ POINT LOAD FROM ABOVE

- STRUCTURAL SHEATHING NOTES:**
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 15 M.P.H. OR LESS
  - WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10.2 OF THE 2015 IRC CODE
  - BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.1.3
  - EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WBP METHOD AS PRESCRIBED IN SECTION R602.10.4 (U.N.O.)
  - ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
  - LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CS-WBP METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5
- PROVIDE 6d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
  - R403.1.6. WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1)
  - SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-2 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11/4" SOLID SAUN OR LAMINATED VENEER LUMBER (L.V.L.)



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

  
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<b>CLIENT / PROJECT</b>	<b>PILARSKI RENOVATION</b>
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JOB No.	20-189
DRAWN:	B.F.
CHECKED:	B.F.
REVIEW	10-2-2020
FINAL:	10-29-20
REVISION	3-26-21

SCALE:  
 PER PLAN

SHEET #  
**S1**

**PLAN NOTES**

**INTERIOR WALLS:**  
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2 X 4 WOOD STUDS # 16' O.C.  
3/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STUD EDGES

**EXTERIOR WALLS:**  
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1/8" O.S.B. SHEATHING ON 2 X 4 WOOD STUDS # 16' O.C. OR AS NOTED. MIN. R-20 WALL CONSTRUCTION 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 4" THICK WITH SIDING AND 8" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

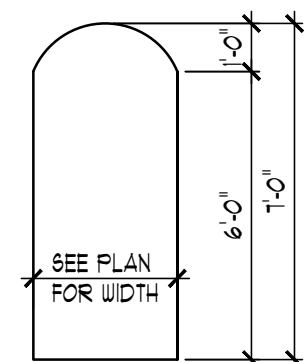
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS (OR EQUIVALENT PER 2019 IRC SECTION R320.5.1).
- VENT ALL EXHAUST FANS TO EXTERIOR.
- WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
- INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
- USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
- ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER
- PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
- PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
- GARAGE WALLS TO BE 2X6 STUDS IF OVER 10'-0" TALL.

**NOTE:**  
PROVIDE MIN. (1) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

**NOTE:**  
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

**NOTE:**  
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

**NOTE:**  
GROUT ALL CONCRETE BLOCK CORES SOLD THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)



**TYP. 1'-0" HIGH ARCH ELEVATION**  
SCALE: 1/4" = 1'-0"

**WALL KEY**

- NEW STUD WALL
- EXISTING STUD WALL TO REMAIN

**NOTE:**  
PORCH CLG. FINISH PER BUILDER'S SPEC.

**NOTE:**  
S.D. (Smoke Detector) (Carbon Monoxide Detector) INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

**NOTE:**  
DOOR & WINDOW LOCATIONS:  
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

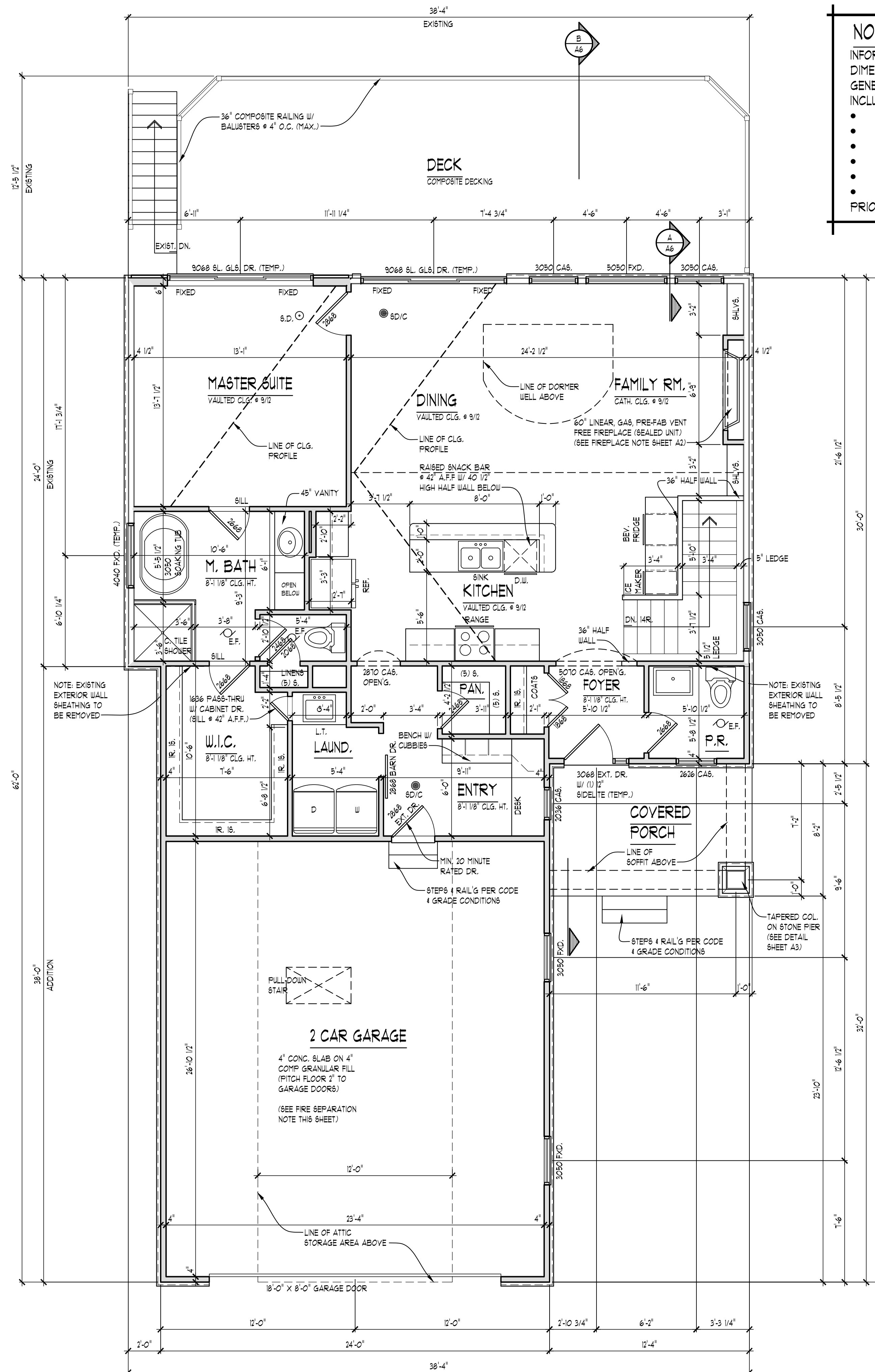
**NOTE:**  
VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

**FIREPLACE NOTE**  
ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING

**FIRE SEPARATION NOTE**

FIRE SEPARATION (R320.6)  
GARAGE SPACE BETWEEN HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDGR.

**NOTE:**  
INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:  
• EXTERIOR WALL THICKNESS  
• EXISTING ROOF PITCH  
• EXISTING HEEL HEIGHT  
• OVERHANG DIMENSIONS  
• OVERALL DIMENSIONS ACROSS TOP PLATES  
• EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



**FIRST FLOOR PLAN**

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

**AREA SUMMARY:**

OVERALL FLOOR AREA:	
EXISTING FLOOR AREA	520 S.F.
ADDITIONAL FLOOR AREA	345 S.F.
NEW TOTAL AREA	1265 S.F.

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CLIENT / PROJECT	PILARSKI RENOVATION
JOB No.	20-189
DRAWN:	B.F.
CHECKED:	B.F.
REVIEW	10-2-2020
FINAL:	10-29-20
REVISION	3-26-21

SCALE:  
PER PLAN  
SHEET #  
**A2**



**NOTE:**  
 PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

**NOTE:**  
 PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

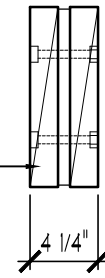
**NOTE:**  
 PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS.

**NOTE:**  
 GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL).

**NOTE:**  
 WOOD BEAM  
 STEEL BEAM  
 BRG. WALL  
 BRG. WALL ABOVE  
 BRG. WALL & BRG. WALL ABOVE  
 POINT LOAD  
 POINT LOAD FROM ABOVE

- STRUCTURAL SHEATHING NOTES:**
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 115 M.P.H. OR LESS
  - WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2015 MRC CODE
  - BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.13
  - EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH C6-405P METHOD AS PRESCRIBED IN SECTION R602.10.4 (U.N.O.)
  - ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
  - LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH C6-405P METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5
- PROVIDE 6d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
  - R403.1.6. WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.10.1
  - SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET 6N-2 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11/4" SOLID SAUN OR LAMINATED VENEER LUMBER (L.V.L.)

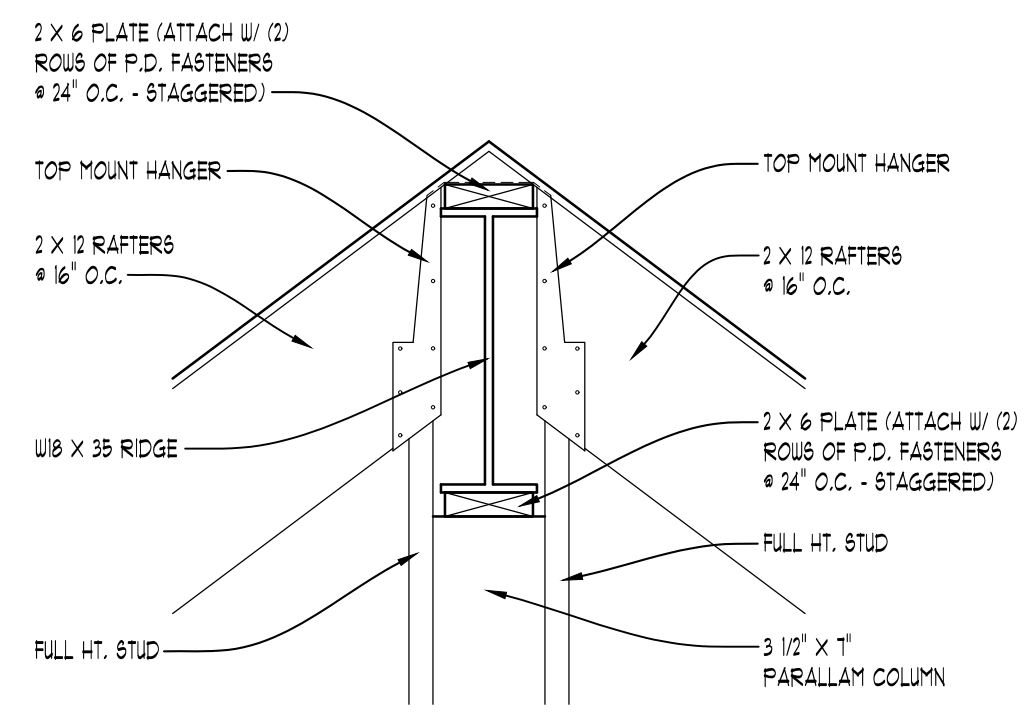
(2) 1 3/4" X 11/4" L.V.L. RAFTERS W/ 1" X 1" STEEL FLITCH PLATE BETWEEN BOLTED TOGETHER W/ (2) ROUB 1/2" DIA. CARRIAGE BOLTS / NUTS / WASHERS @ 24" O.C. STAGGERED (COUNTERSINK BOLTS)



**FLITCH BEAM DETAIL**

SCALE: 1" = 1'-0"

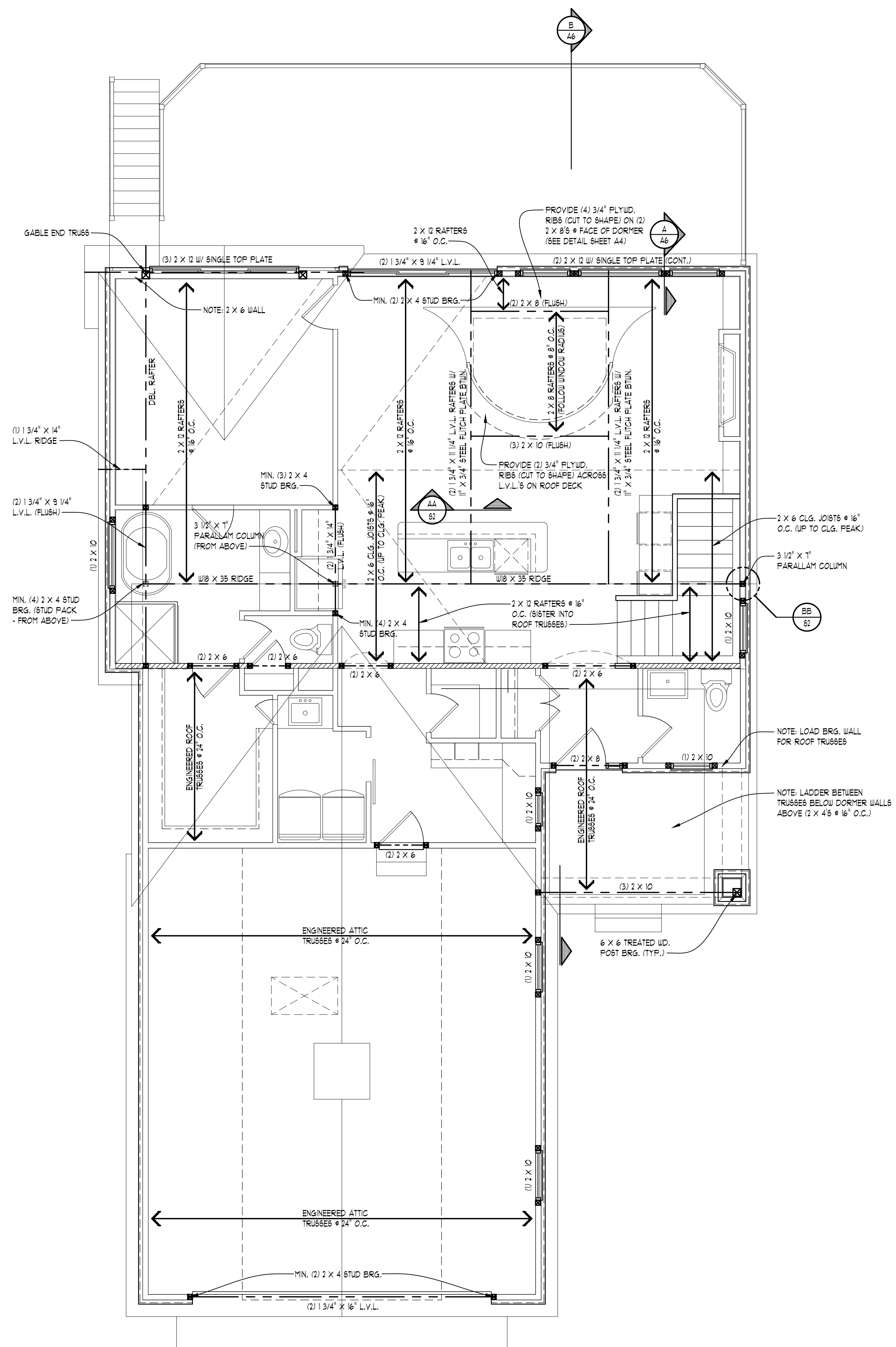
AA  
S2



**STEEL RIDGE BEAM DETAIL**

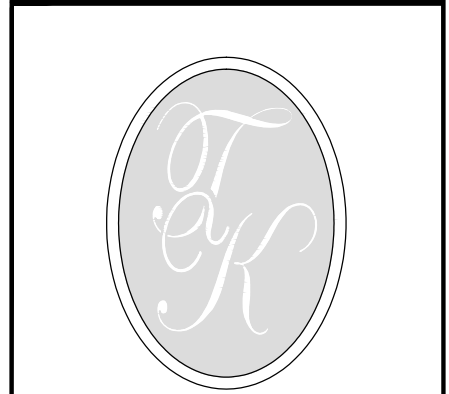
SCALE: 1" = 1'-0"

BB  
S2



**FIRST FLOOR PLAN STRUCTURE**

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



**TK DESIGN & ASSOCIATES**

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CLIENT / PROJECT  
**PILARSKI RENOVATION**

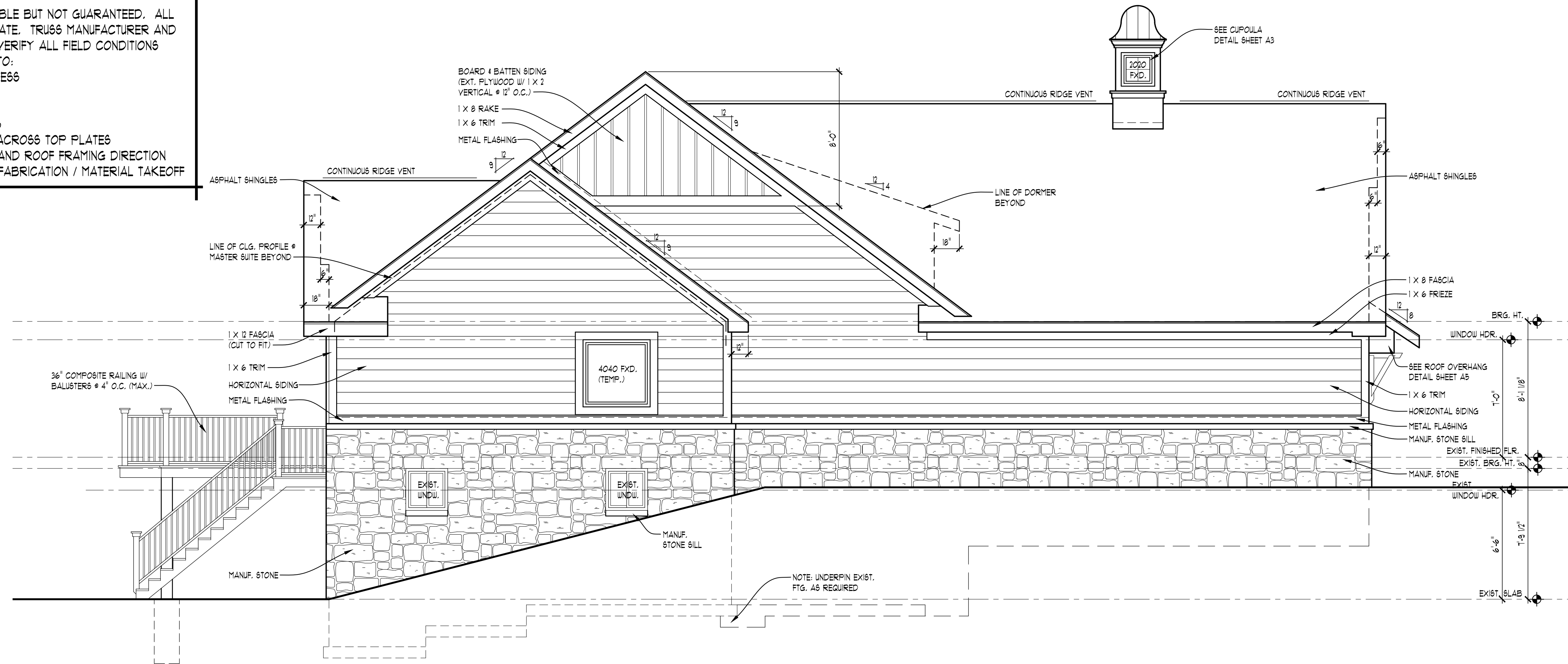
JOB No. 20-189  
 DRAWN: B.F.  
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SCALE:  
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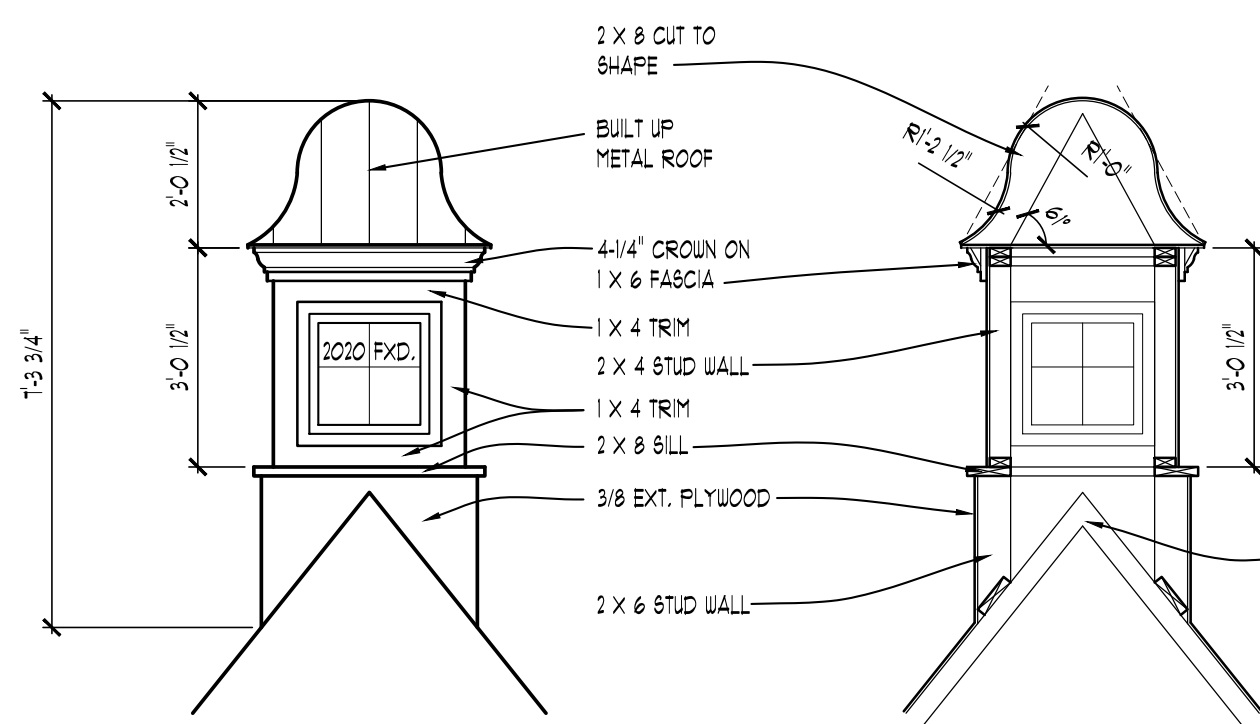
SHEET #  
**S2**

**NOTE:**  
 INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

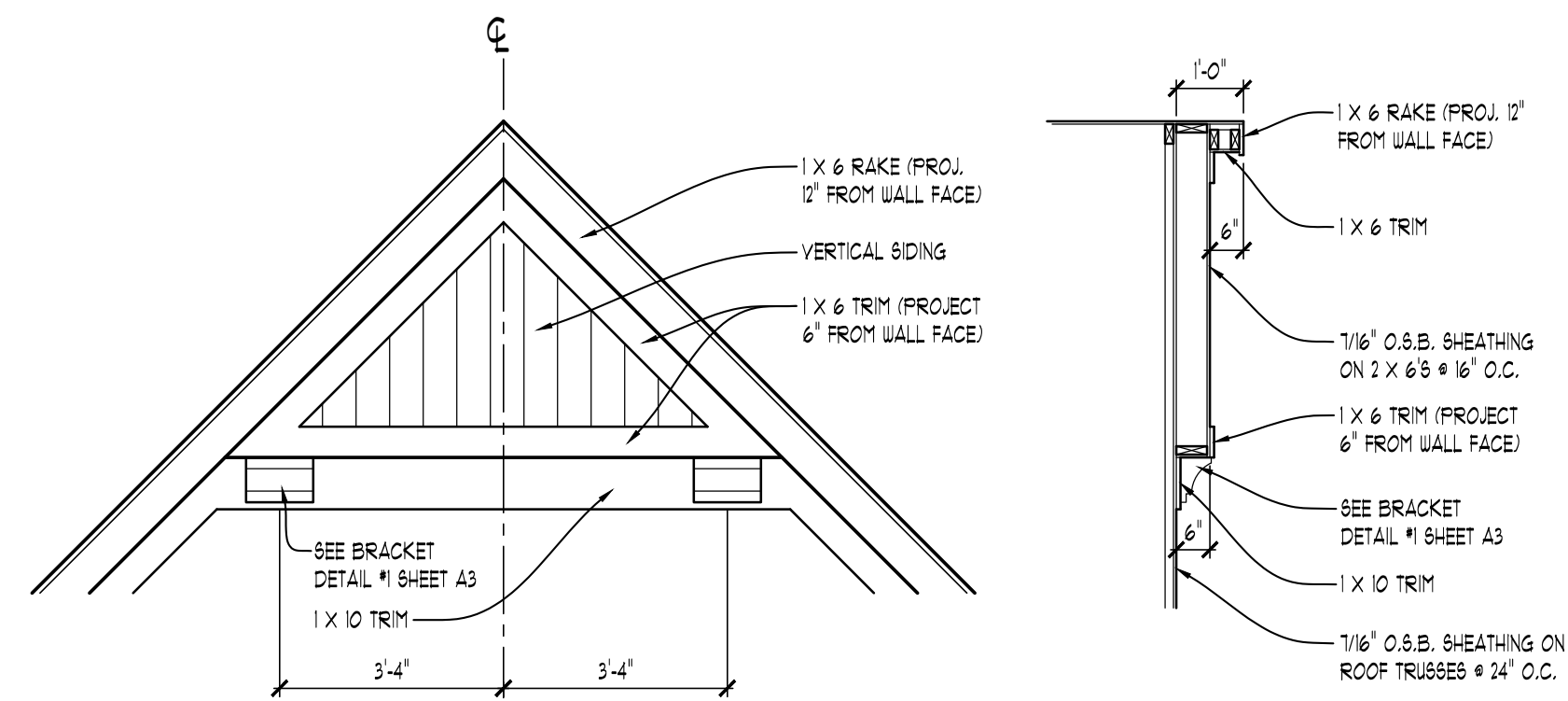
- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



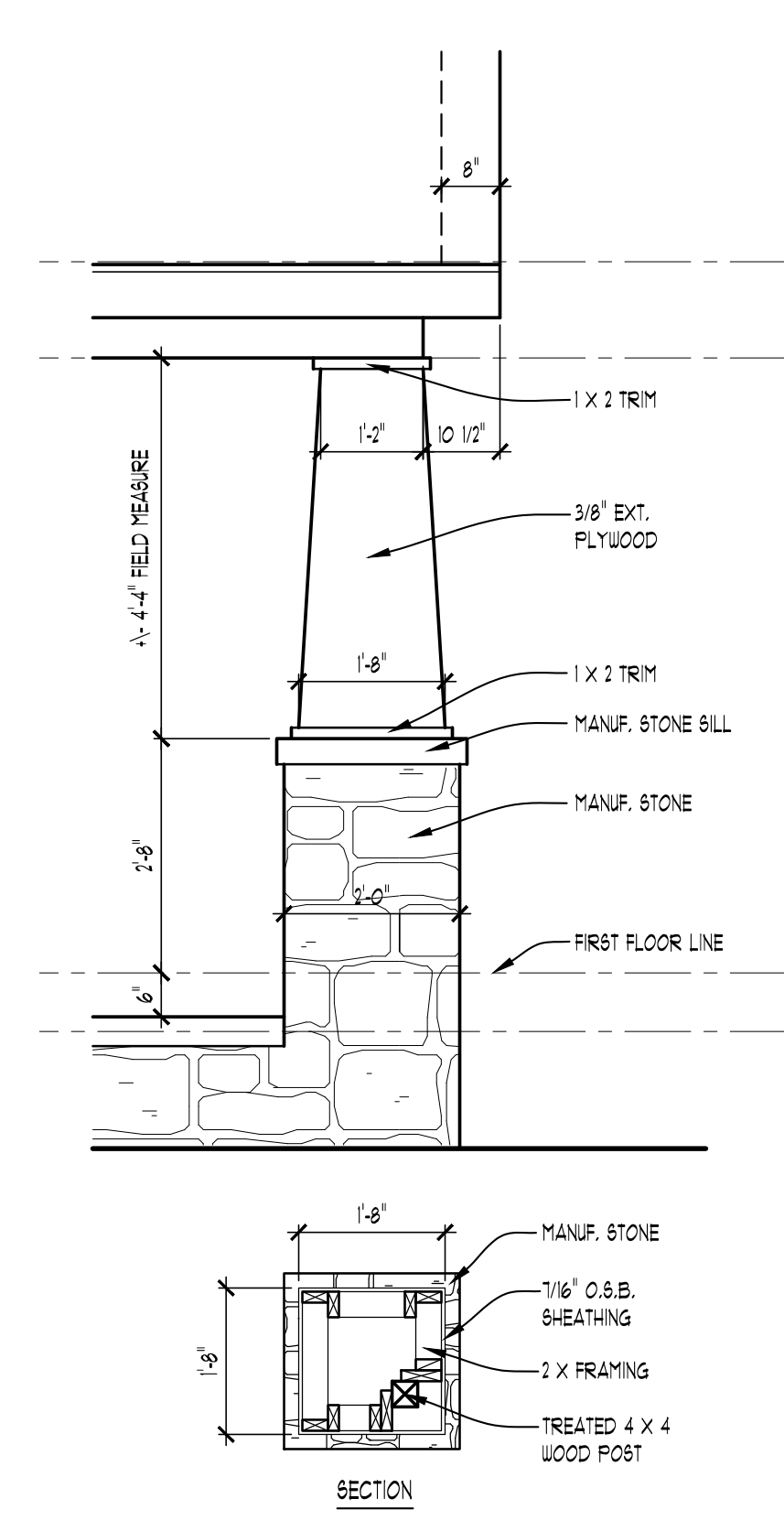
**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



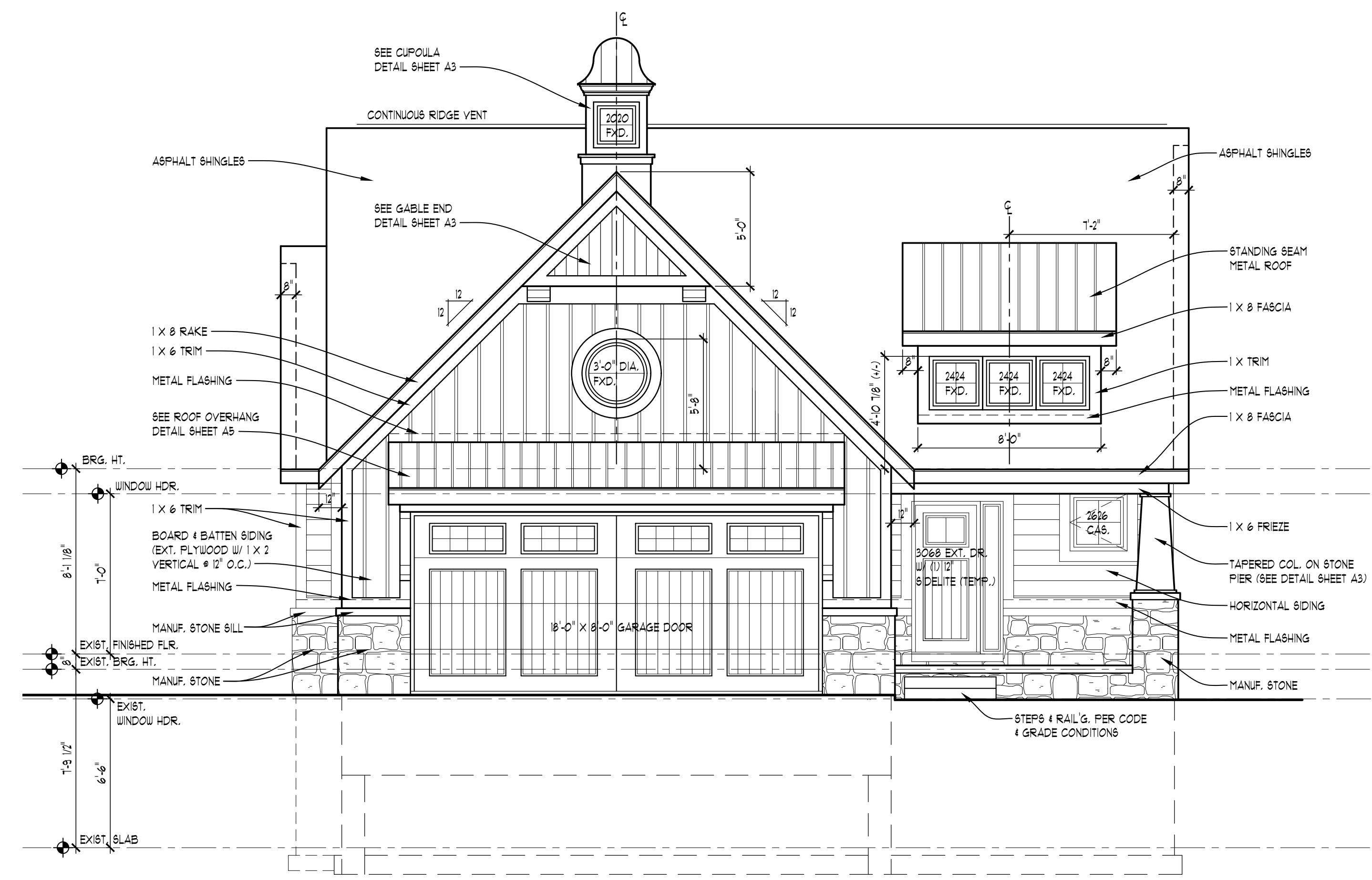
**CUPOLA DETAIL**  
 SCALE: 3/8" = 1'-0"



**GABLE END DETAIL**  
 SCALE: 3/8" = 1'-0"



**PORCH COLUMN DETAIL**  
 SCALE: 1/2" = 1'-0"

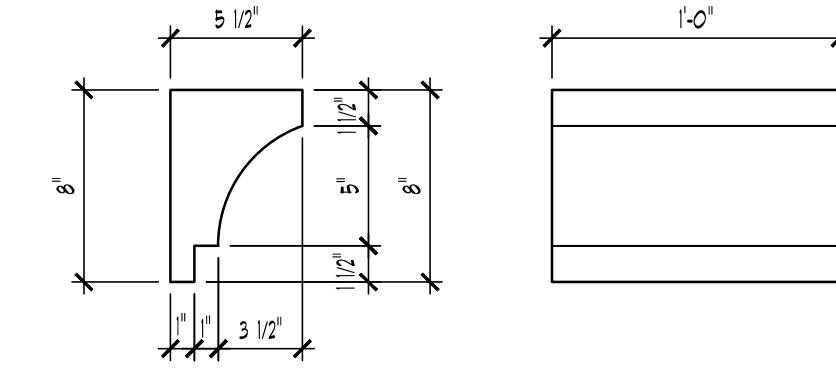


**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

1. ALL ROOF SADDLES TO BE O.S.B. SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF 4 SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

**NOTE:**  
 OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.C.



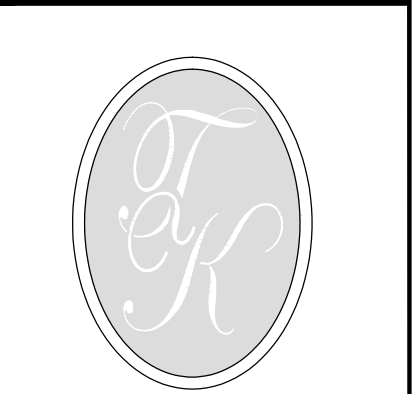
**BRACKET DETAIL #1**  
 SCALE: 1 1/2" = 1'-0"

**TYPICAL WINDOW DESIGNATION**

**NOTE:**  
 GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

**NOTE:**  
 ALL CASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

**NOTE:**  
 WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.



**TK DESIGN & ASSOCIATES**

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 26030 PONTIAC TRAIL,  
 SOUTHLYON, MA 04817  
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 FAX: (248)-446-1961

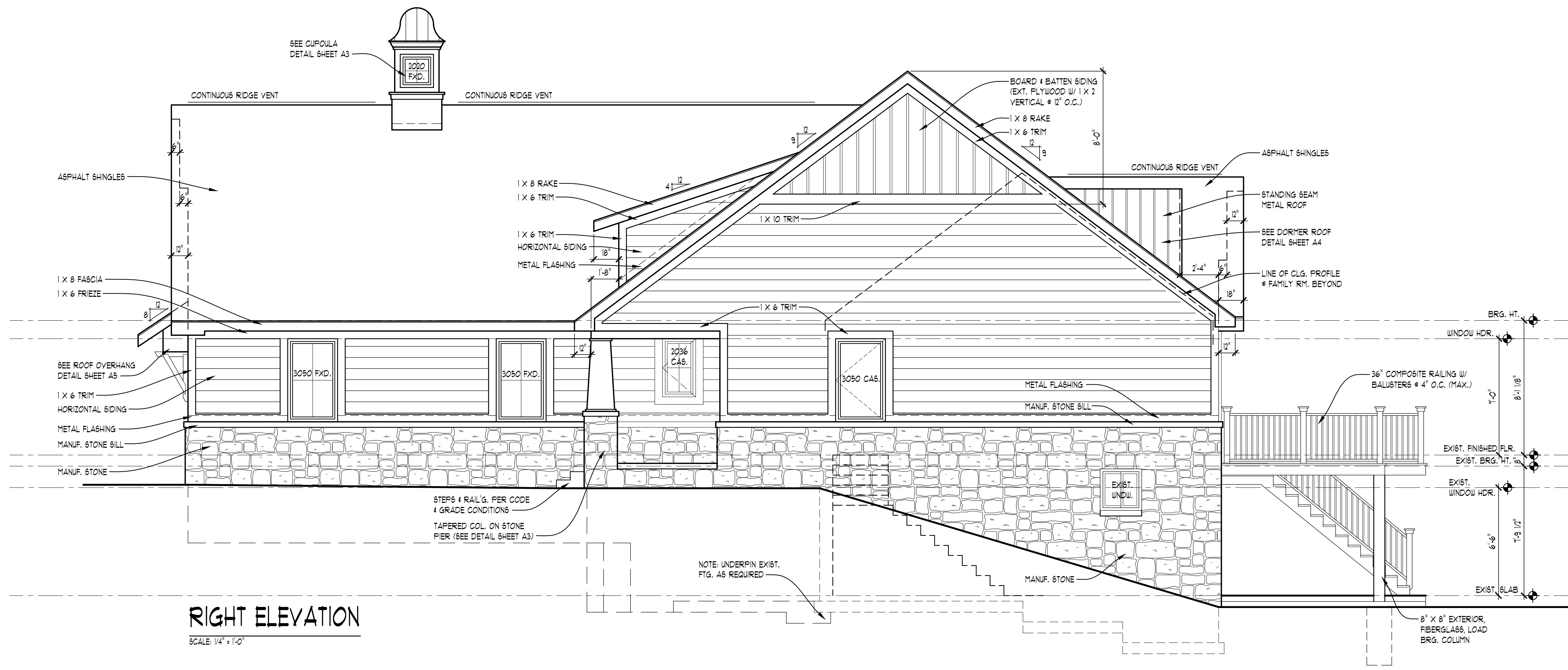
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**CLIENT / PROJECT**  
 PILARSKI RENOVATION

**JOB No.** 20-189  
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**CHECKED:** B.F.  
**REVIEW** 10-2-2020  
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**SCALE:**  
 PER PLAN

**SHEET #**  
 A3



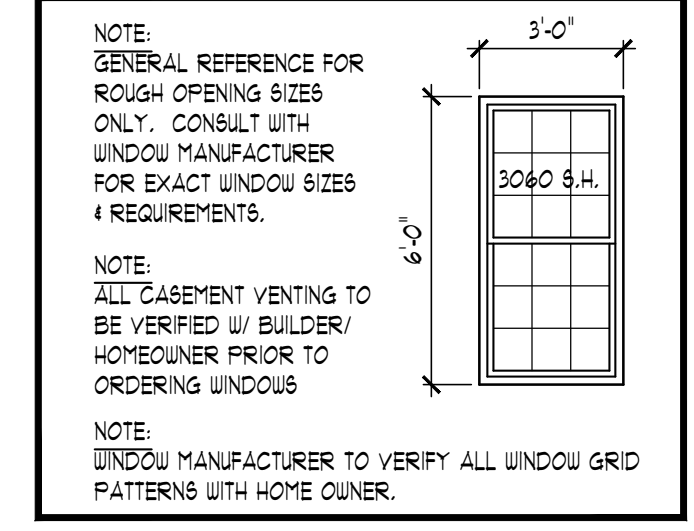
**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

- ALL ROOF SADDLES TO BE O.S.B. SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
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- METAL FLASHING AS REQUIRED BY CODE.
- ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
- PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
- CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

**NOTE:**  
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.C.

**TYPICAL WINDOW DESIGNATION**

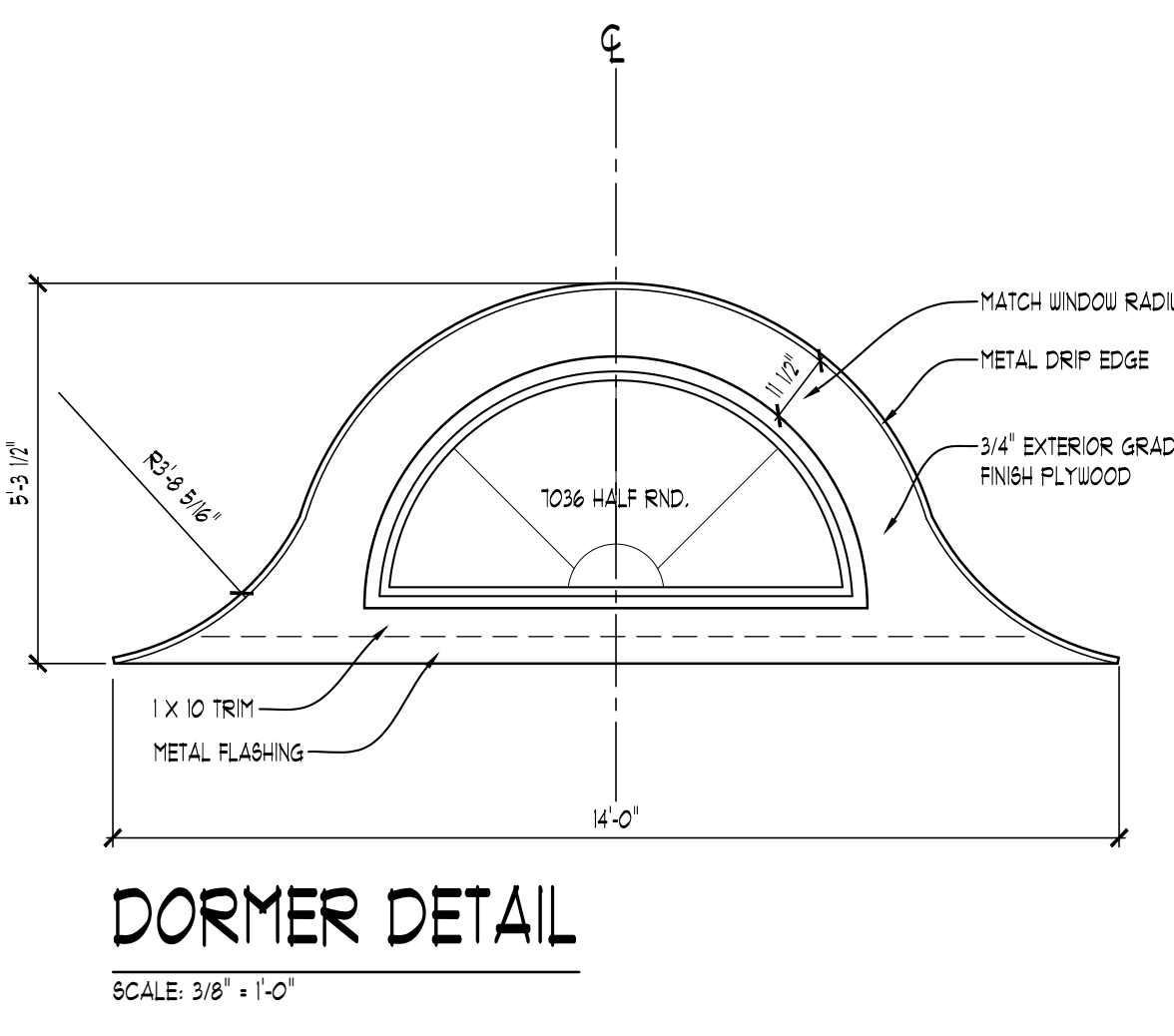


**NOTE:**  
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 24" ABOVE FINISHED FLOOR OR HAVE BASH LIMITERS PER CODE REQUIREMENTS

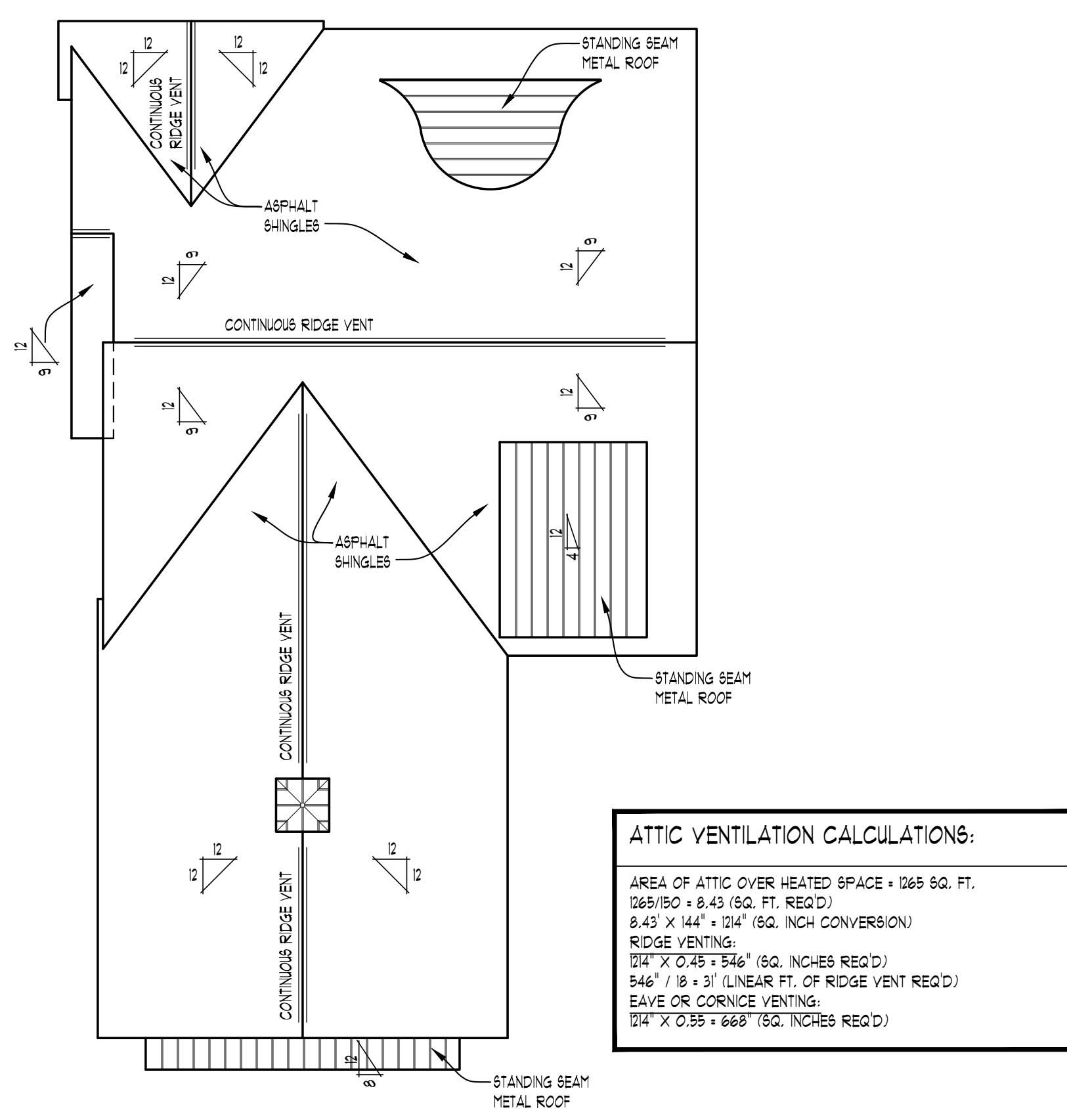
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- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION

PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



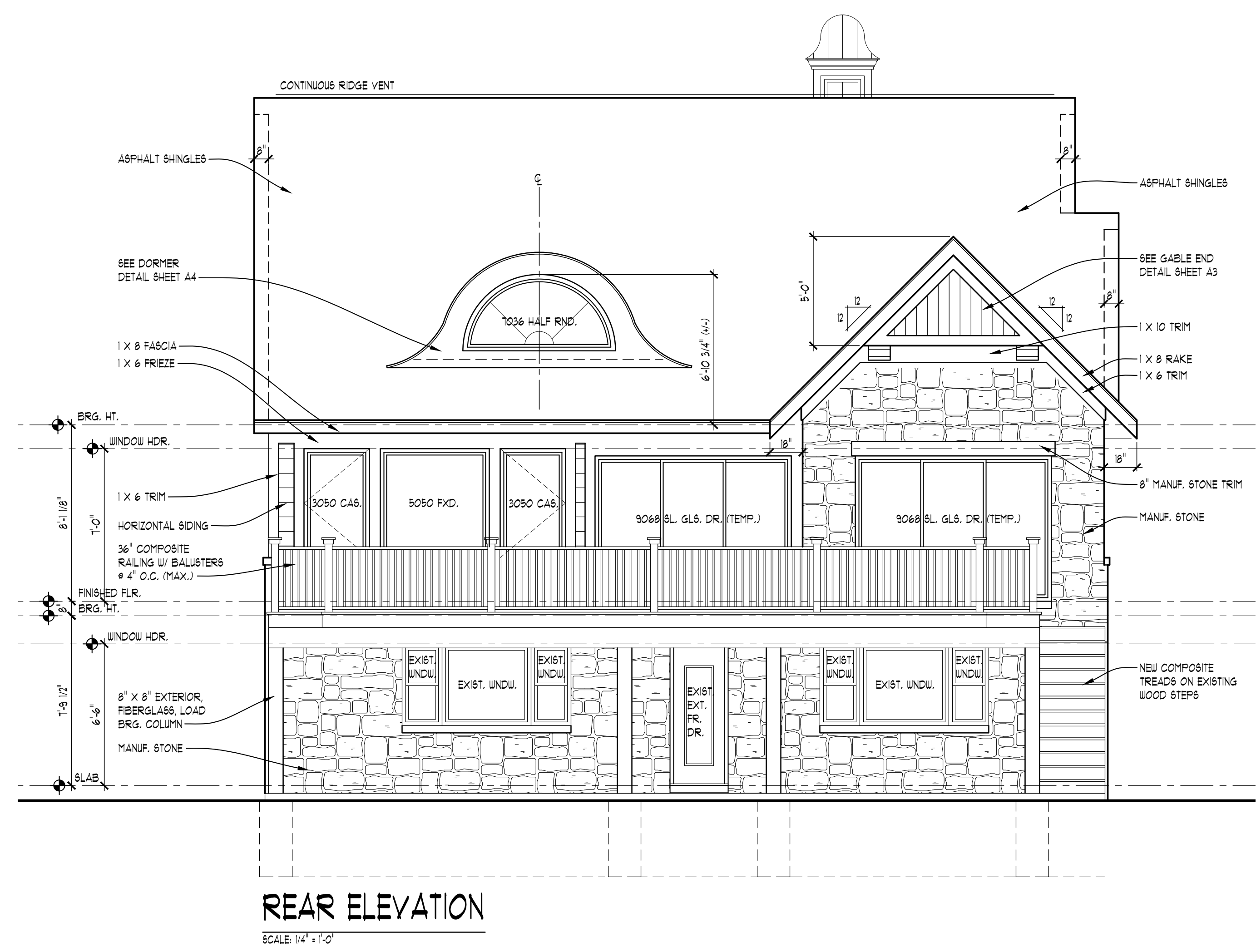
**DORMER DETAIL**  
SCALE: 3/8" = 1'-0"



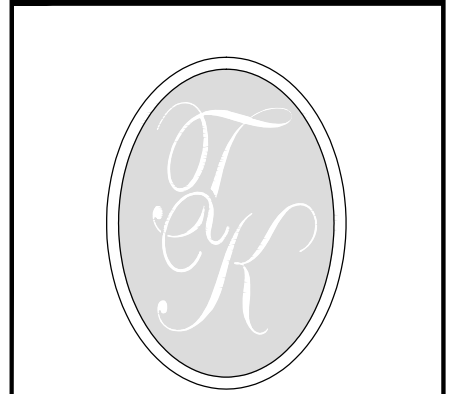
**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

**ATTIC VENTILATION CALCULATIONS:**

AREA OF ATTIC OVER HEATED SPACE = 1265 SQ. FT.  
 1265/80 = 8.43 (SQ. FT. REQ'D)  
 8.43' X 144" = 1214" (SQ. INCH CONVERSION)  
 RIDGE VENTING: 1214" X 0.75 = 546" (SQ. INCHES REQ'D)  
 546" / 18 = 30.33' (LINEAR FT. OF RIDGE VENT REQ'D)  
 EAVE OR CORNICE VENTING: 1214" X 0.35 = 668" (SQ. INCHES REQ'D)



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



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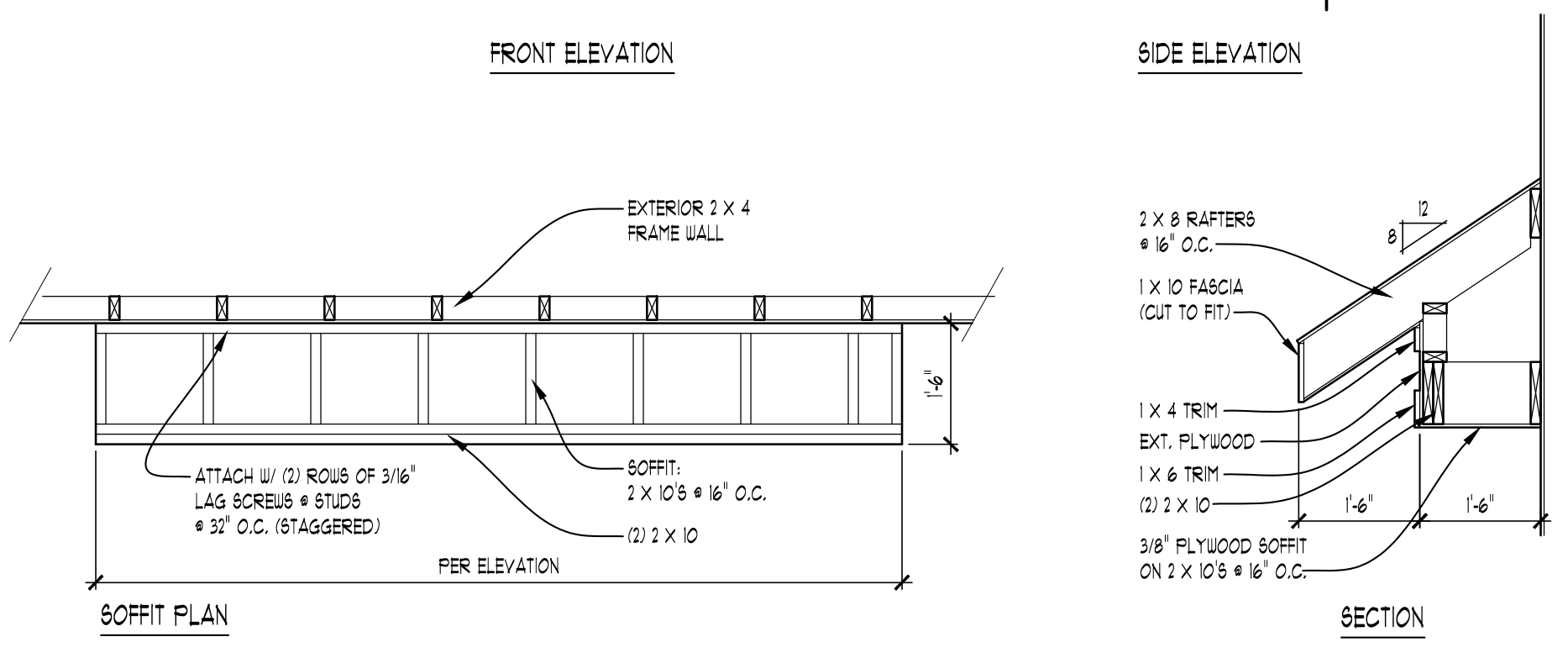
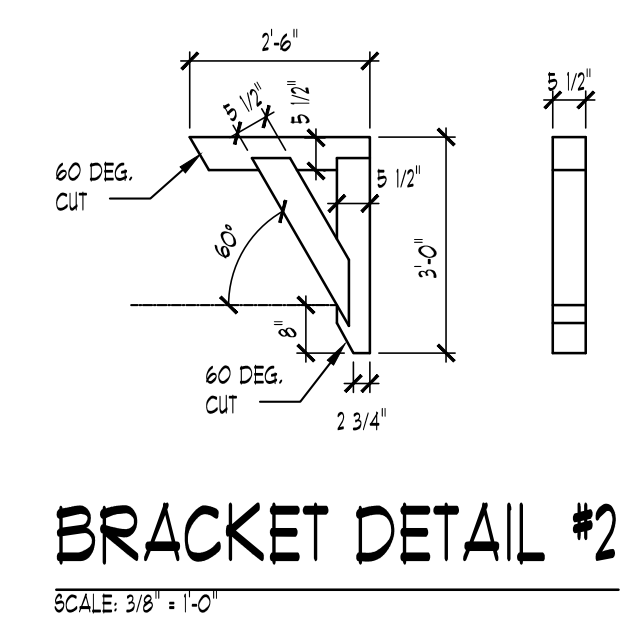
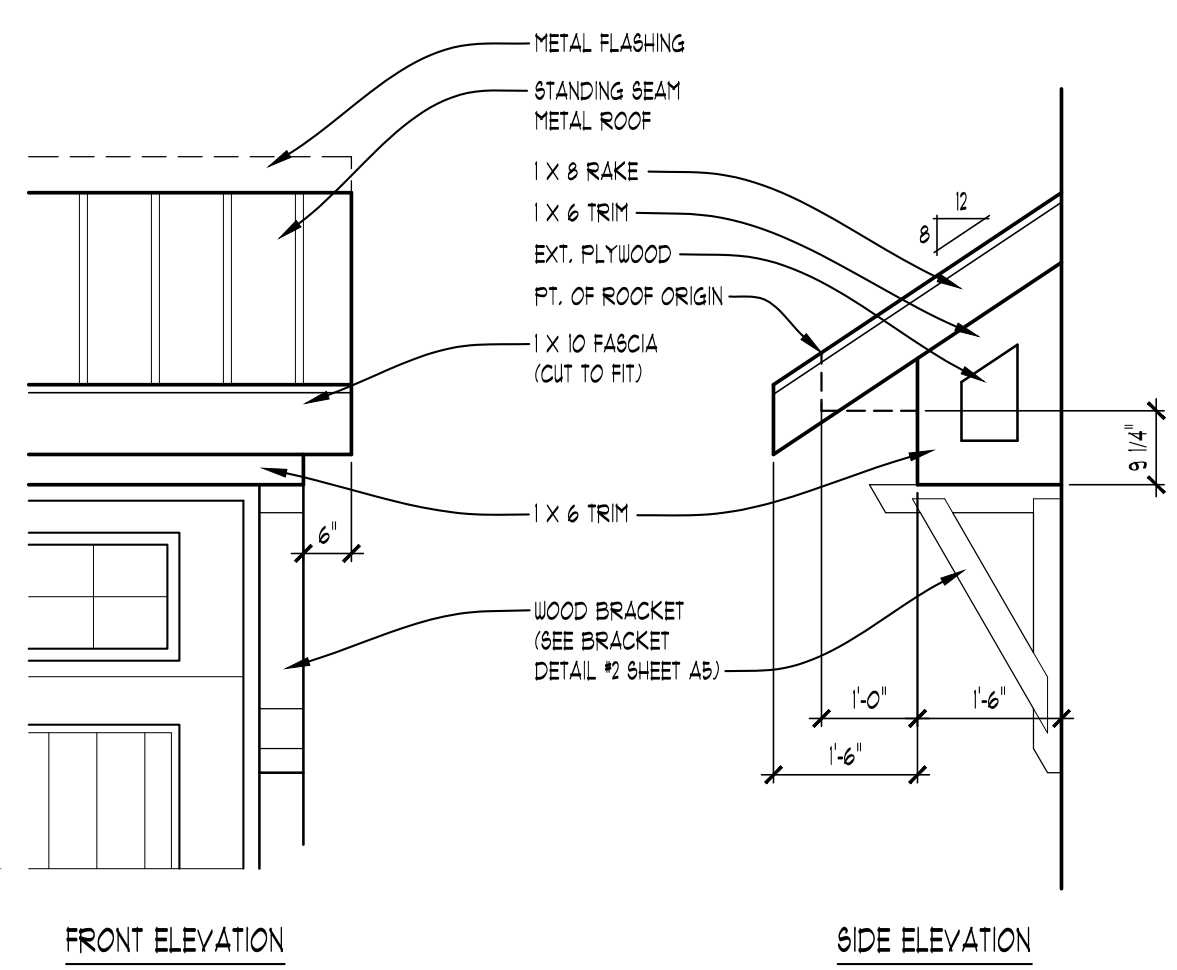
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**CLIENT / PROJECT**  
**PILARSKI RENOVATION**

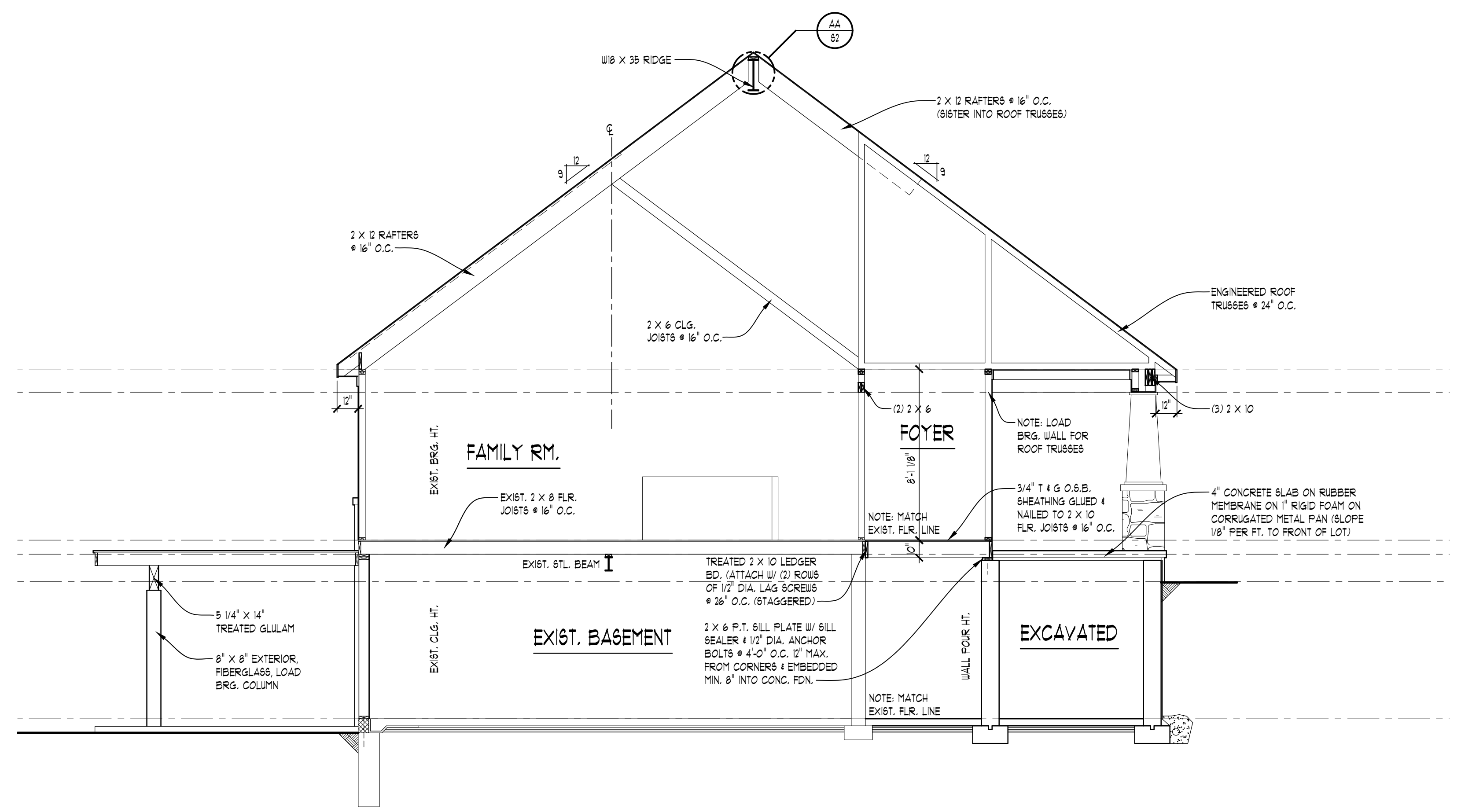
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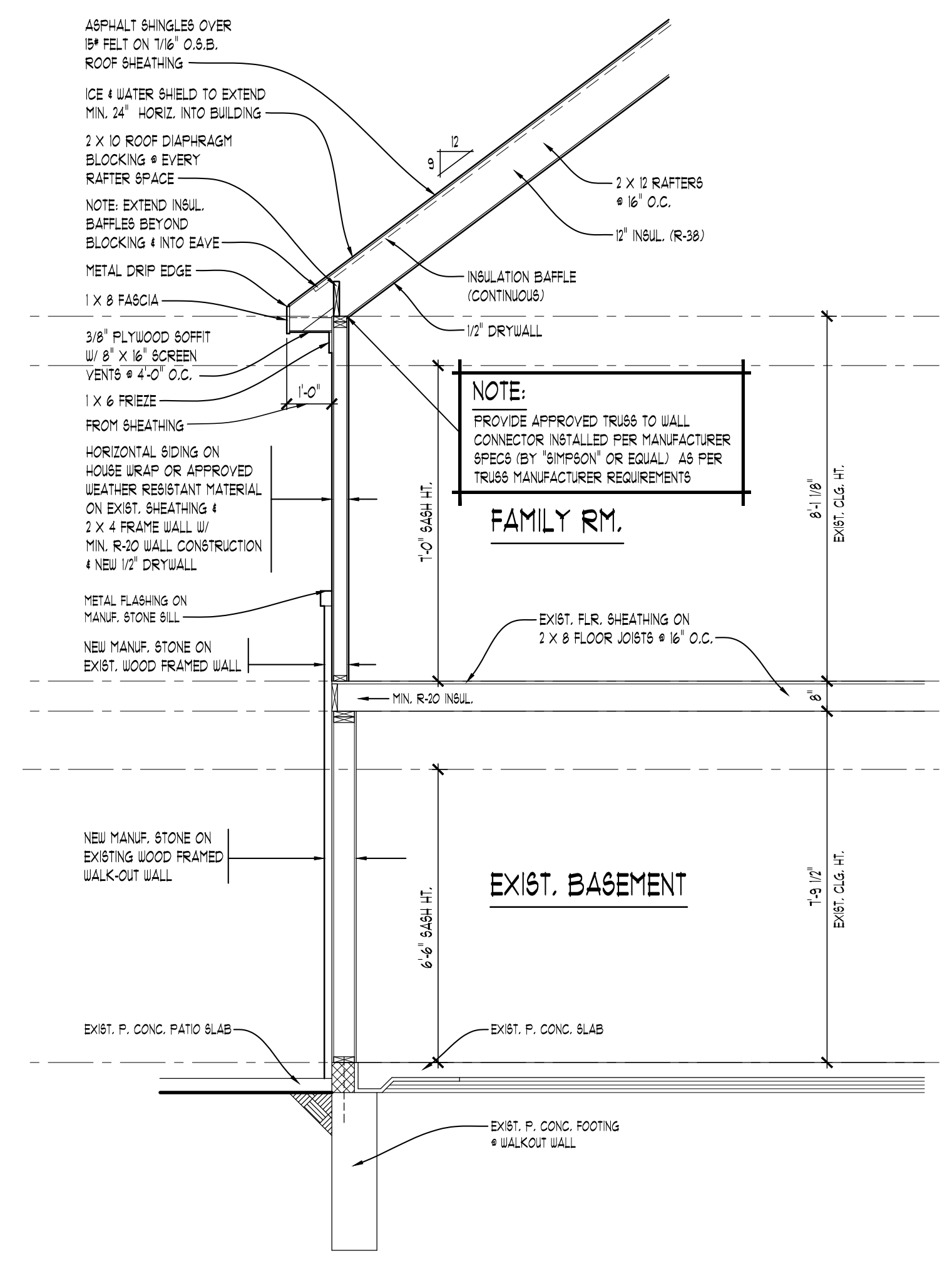
**SHEET #**  
**A4**



**ROOF OVERHANG DETAIL**  
SCALE: 1/2" = 1'-0"



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



**TYPICAL WALL SECTION**  
SCALE: 3/8" = 1'-0"



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SHEET #  
**A5**

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](http://www.whitelaketwp.com)

March 24, 2021

Ken and Karen Pilarski  
8315 Cooley Beach Dr.  
White Lake, MI 48386

RE: Proposed Addition

Based on the submitted plans, the proposed residential structure does not satisfy the White Lake Township Clear Zoning Ordinance for R1-D zoning district.

**Article 3.1.6 of the White Lake Township Clear Zoning Ordinance:** Requires a minimum side yard setback of 10 ft each side and total of 20 ft; as well as a minimum lot width of 80 ft.

The existing structure is legal non-conforming with the 50 ft wide lot containing a residential structure having a 7.2 ft. side yard setback on the west side and a 4.5 ft side yard setback on the east side. The proposed addition would further increase this non-conformity with a 7.3 ft side yard setback on the west side and a 6.0 ft side yard setback on the east side.

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 April 22<sup>nd</sup> Zoning Board of Appeals meeting, application must be submitted to the White Lake Township Planning Department no later than March 25<sup>th</sup> at 4:30 PM. The Planning Department can be reached at (248)698-3300, ext. 5

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Spencer".

Nick Spencer, Building Official  
White Lake Township