



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, June 3, 2021 – 7:00 p.m. ONLINE Zoom Webinar

City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

Join the Webinar <https://us02web.zoom.us/j/84598145881>  
Webinar ID: 845 9814 5881  
Passcode: 493660

Statement of explanation of the reason why the public body is meeting electronically:

On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency.

- 1) **CALL TO ORDER**
  - a) Roll Call
- 2) **CITIZEN COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
  - a) Approval of the May 6, 2021 meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
  - a) **Z 21-10**: 1012 William, non-use variance for front yard fence height.
  - b) **Z21-11**: 290 E. Pearl, non-use variance for Front yard setback for an attached front-facing garage.
  - c) **Z21-12**: 690 Junction, non -use variance for front yard setback for new building and front yard fence height.
  - d) **Z21-13**: 1250 S. Main, non-use variance for landscaping.
- 7) **COMMISSIONER COMMENTS**
- 8) **REPORTS AND CORRESPONDENCE**
- 9) **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2017-2021

**GOAL I - QUALITY OF LIFE**

**OBJECTIVES**

Support the neighborhoods with high-quality customer service  
 Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)  
 Improve communication with the public across multiple platforms  
 Maintain a high level of cleanliness throughout the City  
 Support and host a diverse variety of events that foster community and placemaking

**ONE-YEAR TASKS 2021**

Restore sports and recreational programs that were halted by COVID-19 as soon as possible  
 Review and evaluate the special event policy with safety considerations  
 Address challenges with the Kellogg Park improvements with safety considerations  
 Move Kellogg Park Fountain project forward  
 Continue to re-engage service clubs to help enhance parks and public properties  
 Increase followers by 2,000 on all our communications platforms  
 Develop an internal and external communications plan  
 Upgrade City Hall facilities to accommodate remote meetings and remote participation  
 Continue investigating multi-modal transportation opportunities  
 Revisit noise ordinance

**GOAL II - FINANCIAL STABILITY**

**OBJECTIVES**

Approve balanced budgets that maintain fiscal responsibility  
 Advocate for increased revenue sharing with the State of Michigan  
 Encourage and engage in partnerships, both public and private, to share costs of services and equipment  
 Address the issue of legacy costs  
 Seek out and implement efficient and effective inter-departmental collaboration  
 Market our successes to attract new economic and investment opportunities

**ONE-YEAR TASKS 2021**

Identify mechanisms for funding sources for capital improvement projects  
 Increase funding to the Public Improvement Fund  
 Create a potential package for financing emergency structural repairs  
 Develop a comprehensive asset management plan that includes a review of the equipment fleet  
 Search out other possible revenue streams through continued association with the CWW and the MML  
 Develop a financial plan for public safety  
 Continue to make extra payments towards legacy costs  
 Monitor outside influences on our revenue sources, including unfunded mandates, the 35<sup>th</sup> District Court and the PCCS  
 Negotiate three labor contracts

**GOAL III - ECONOMIC VITALITY**

**OBJECTIVES**

Continue to support and improve active, vibrant downtown branding  
 Support community and economic development projects and initiatives  
 Support a mix of industrial, commercial and residential development  
 Reference the [Master Plan](#) in economic decision-making

**ONE-YEAR TASKS 2021**

Complete Saxton's development  
 Develop municipal parking lot at Saxton's site  
 Support development of 23 parcels adjacent to the Starkweather School property  
 Continue to administer the grant and the brownfield plan to support the Pulte project's completion  
 Finish Redevelopment Ready Community (RRC) certification by the end of 2021  
 Develop an annual training calendar for the Planning Commission, the Historic District Commission, the Zoning Board of Appeals and the DDA, and identify a funding source  
 Implement temporary plans to assist businesses in recovery efforts

**GOAL IV - SERVICE AND INFRASTRUCTURE**

**OBJECTIVES**

Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention, succession planning  
 Support and deliver safe and responsive emergency services  
 Maintain a sophisticated and responsive technology to communicate and manage data  
 Continually record, maintain, update, and improve City infrastructure

**ONE-YEAR TASKS 2021**

Explore enhanced pedestrian safety opportunities into targeted intersections  
 Research funding opportunities for ADA compliance at the PCC  
 Implement 2021 infrastructure program  
 Continue training for future career development and succession planning  
 Conduct a traffic study to determine whether to make additional streets one way  
 Update mapping resources including parcel data, completing 50% by the end of the year  
 Update/replace current technology to ensure compliance with new regulations, rules, and operating systems  
 Revisit paid parking



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, May 6, 2021 - 7:00 p.m.

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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Phone 734-453-1234  
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**Online Zoom Meeting**

**1. CALL TO ORDER**

Chair Joe Elliott called the meeting to order at 7:03 p.m.

Present: Chair Elliott, Members Jim Burrows, Mike Devine, Ed Krol, Scott Silvers (arrived at 7:13)

Excused: Member Mike Gowen

Also present: Assistant Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Krol offered a motion, seconded by Burrows, to approve the minutes of the April 1, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Krol, to approve the agenda for May 6, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

**a. Z21-09: 933 Church – non-use variance for front yard setback**

Devine offered a motion to abstain from this agenda item because he is employed by the architect. Krol seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

Applicant Joe Phillips described the proposed project.

***Citizen Comments***

Clark Chapin, 974 Church St., said he is in full support of the variance.

***Board Comments***

Board members discussed the project and asked Phillips questions, including current setbacks and the current structure's placement on the lot.

Burrows offered a motion, seconded by Krol, to approve request Z21-09 at 933 Church, to approve a variance of four feet in the front yard setback for a porch.

***Findings of Fact***

The lot has an irregular shape and size

There is an unusual front property line location

The proposed plan reduces the number of existing non-conformances with the zoning ordinance

The proposed structure allows more space between the neighboring structure to the east

The proposed structure follows the City's objectives for porches to provide more walkability

***Conditions***

The variance shall be limited to the triangular area designated on the plan that protrudes into the setback area

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Silvers

MOTION PASSED 4-0

**7. COMMISSIONER COMMENTS**

Silvers said the Planning Commission is working on clarifying building height calculations.

**8. REPORTS AND CORRESPONDENCE**

Elliott reminded the group that there would be a board and commission training session with the City attorney on May 17.

Bolhuis said she would let board members know whether Zoom and/or hybrid meetings will continue.

**10. ADJOURNMENT**

A motion to adjourn was offered at 7:39 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0



**CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT**  
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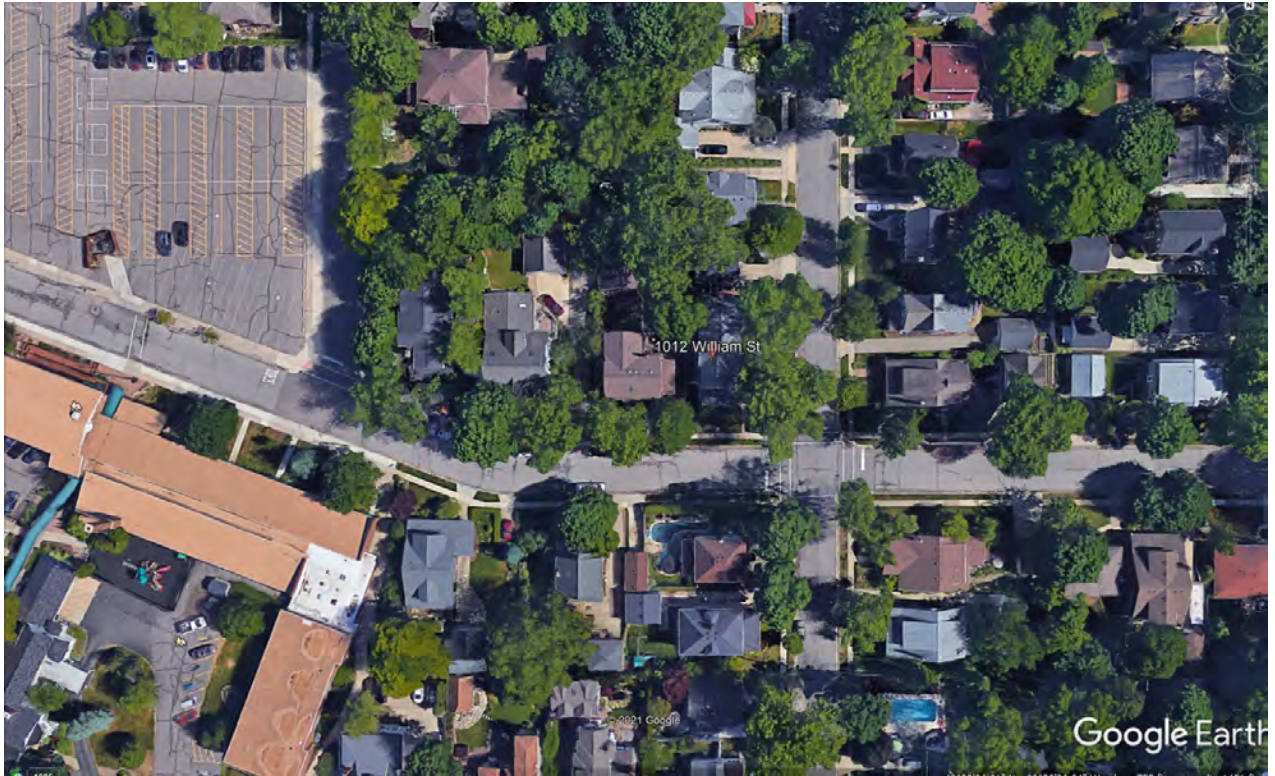
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Assistant Community Development Director  
DATE: May 25, 2021  
RE: 1012 William, Non-Use Variance Request

Kevin and Katie Cerne, owners, are requesting a non-use variance to replace a fence greater than 30-inches within the front yard setback. The property is 60 feet wide by 120 feet deep. The property is 7,200 square feet and is zoned R-1, Single Family Residential.

Section 78-208 (9) states "Decorative fences or walls placed within a front yard shall not exceed 30 inches in height." The fence is proposed to be 36 inches within the Blunk Street front yard setback. A variance of 0.5 feet is required.

Should you have any questions regarding this agenda item, please contact me directly.









RECEIVED  
MAY 07 2021  
CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

## DIMENSIONAL (NON-USE) VARIANCE APPLICATION

### Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

1012 William Street 5-3-21  
Address of Property Date of Application

Kevin and Katie Cerne  
Applicant Name Property Owner

1012 William St. Plymouth MI 48170  
Address City State Zip

KTharris@yahoo.com 248-763-2641 or 734-709-1676  
Email Phone

#### Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

#### Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are encouraged at submittal.

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

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

Article X. - Fences Section 18-380 - Fences + Walls

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: replace our 36" existing fence with the same one. Our current fence is rotting and we need to replace.

**Description of Property**

Current zoning classification: Residential

Current use of structure(s) on premises: side yard fence for privacy and safety

Is it a corner or interior lot? corner

Size and area of lot: Fence is 108 feet long

Total square footage of existing main structure(s): N/A

Total square footage of accessory structure(s): N/A

Existing lot coverage (percentage) of all buildings and structures: N/A

Height of existing main and/or accessory structures: 36 inches

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 36" white picket fence, 108 feet in length

Front yard setback after completion (measured from property line): N/A

Rear yard setback after completion (measured from property line): N/A

Side yard setback after completion (measured from property line): N/A

Height of proposed structure: 36 inches

Lot coverage (percentage) after completion: N/A

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): N/A

A scaled drawing or boundary survey depicting the above information.



★ Please see attached ★

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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

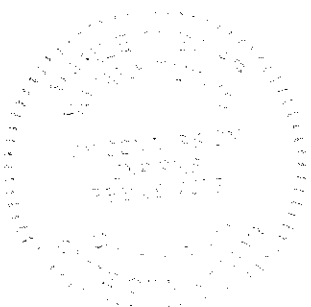
Katie Cerne  
Signature of Property Owner

Katie Cerne  
Signature of Applicant

Subscribed and sworn before me this 7<sup>th</sup> day of May, 2021

Maileta Barr  
Notary Public

My Commission expires 2/28/25



## Responses to p. 3 of application form

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

Our home is situated on the corner of William and Blunk Streets. The fence that we currently have is a wood, white picket fence that is at a height of 36 inches. This gives our family the safety necessary living on a busy street and corner. Complying with the current ordinance of a 30" fence does not allow for our family to feel safe and secure when this is the area where our children play. A fence of this height would be purely decorative and serve no other purpose.

Our lot is unique in the sense that it does not have a "true" backyard, but rather a small front yard that faces William Street (no fence there) and a side yard that faces Blunk Street. The side yard is the only space that we have for our children to play. Our fence currently runs along this side yard on Blunk Street.

As you may already know, our home is located near Our Good Lady of Council School, where in the afternoon, pick up is quite hectic (as it is at any school). You will see (see attached photo) a typical day where parents are parked along Blunk Street in front of our home. Again, having a taller fence provides safety and security during this busy time in the day.

As you also know, living on a corner brings more traffic into the downtown area. We are located on a corner where we have a 2-way stop. Sometimes, drivers do not stop at the stop signs, but rather go right through the stop sign when it is a quieter time of the day. Having a fenced-in side yard gives us the peace of mind that our children can still play outside in the yard even living near this busy intersection.

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

This will have no effect on our neighbors as we would like to replace an existing fence with an identical fence. (See the attached thoughts from our neighbors living directly behind us and across the street)

Our home is the original William/Blunk farmhouse and was built in 1907. Our family has owned the home for the last 12 years and we have continued to make improvements while staying true to the original architecture of the time period. As we have to replace our rotted fence that has been there well before we moved into the home, know that the new fence will also compliment the architecture of the home (see photos attached of existing fence and proposed new fence style).

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

This is not self-imposed. Our current fence has aged and needs to be replaced with a similar fence for the safety and traffic concerns mentioned prior.

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

With our current 36" fence, our children can play in our side yard safely. Replacing our fence with a 30" fence does not ensure their safety as they could leave the fenced in area.

*Below are a list of similar properties in the area that have fences 36 inches or greater. They are alike in the sense that they are all corner lots that have fences that are located on their front or side yards.*

1375 William  
208 Blunk  
520 Blunk  
492 Blunk  
402 Arthur  
396 Arthur  
396 Ann  
398 Pacific  
520 Pacific  
398 Evergreen  
399 Evergreen  
413 Harvey  
390 Adams  
399 Adams



*Below are a few notes from neighbors who are in support of replacing our fence with a 36 inch white picket fence.*

---

On May 3, 2021, at 2:06 PM, Christie Banners <[bannerschristie@gmail.com](mailto:bannerschristie@gmail.com)> wrote:

Hello Katie,  
Here is a short note in support of your new fence.

Dear City of Plymouth,

We would like to offer our support to Katie and Kevin Cerne as they plan to replace their existing wooden fence. We are their neighbors across Blunk Street. They have kept their fence in good repair as long as a wooden fence can last! They are planning to replace it with a new 36 inch high fence to maintain a similar look and feel.

We fully support their efforts and are happy to sign any waiver if needed to show our support.

Thank you very much,

Christie and Eric Banners  
208 Blunk Street

To whom it may concern,

We are across the street neighbors of Kevin and Katie Cerne. They intend to replace their existing 36 inch fence with a new similar 36 inch fence. We have no complaints about this and are in full support of their desires to do so. Please allow them to maintain their property as requested.

Thank you,

Todd and Catherine Mueller  
220 Blunk St.  
Plymouth MI 48170

Katie and Kevin,

I have no problem with you replacing your white 36" picket fence with another 36" picket fence. It would look odd with a shorter fence since it surrounds your yard.

Sheryl Weinan-Yee  
233 Blunk St

734 717-7170

Photos



View of existing fence from Blunk Street



View of fence from corner of William and Blunk Streets



View of side yard in fenced area where our children play



Example of a busy Blunk Street at OLG pick up time.

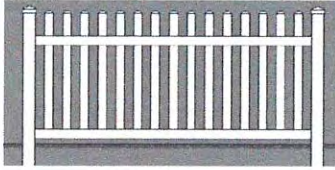
12:55



Done

3 of 5

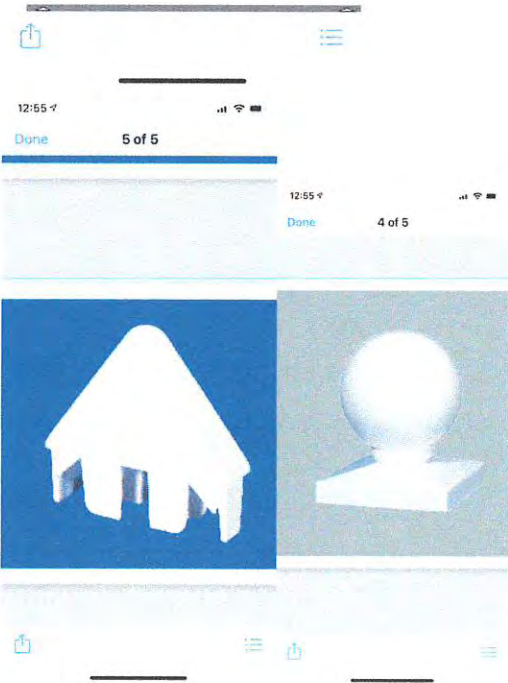
### Signature Series Products



#### New England

- 7/8" x 3" Picket with 3" Picket Spacing
- 2" x 3 1/2" Top & Bottom Rail (Mid rail added to styles over 4' high)
- Metal Reinforced Bottom Rail
- 4" x 4" Post (5" x 5" Post used for styles over 4' high)
- Available Heights: 36", 42", 48", 60", 72"

Photos of proposed 36 inch replacement fence showing that we would like to keep with the picket style and ball posts.





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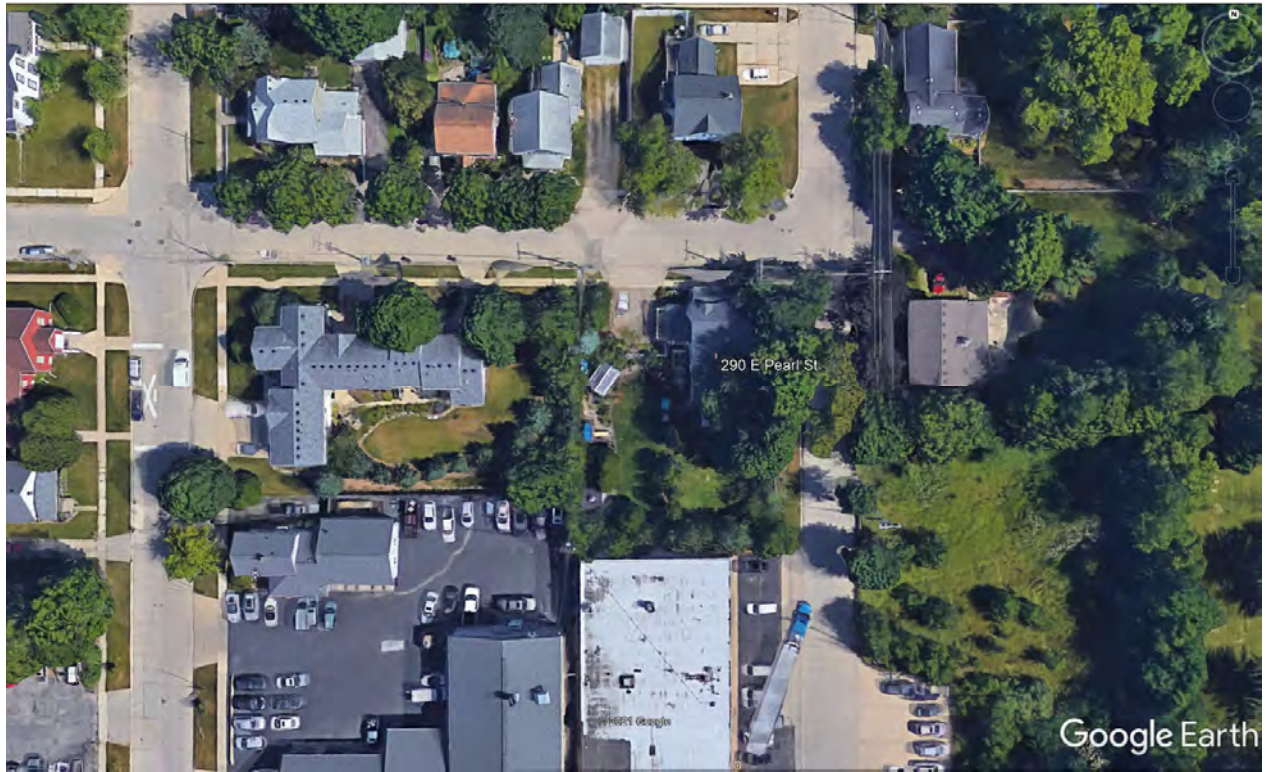
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Assistant Community Development Director  
DATE: May 25, 2021  
RE: 290 E. Pearl, Non-Use Variance Request

Gloria and Steve Korpus, owners, are requesting a non-use variance to construct an attached, front-facing garage. The property is 101 feet wide and 126 feet deep. The property is 12,726 and is zoned R-1, Single Family Residential.

Section 78-43 (10) states "Attached garages [...] in no case shall be closer than 30 feet from the front property line." An attached garage setback of 25 feet is proposed. A variance of 5.0 feet is required.

Should you have any questions regarding this agenda item, please contact me directly.







## DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

290 E Pearl		5-12-21	
Address of Property		Date of Application	
Gloria Korpus		Gloria / Steve Korpus	
Applicant Name		Property Owner	
290 E Pearl	Plymouth	MI:	48170
Address		City	State Zip
SKORPUS11@yahoo.com		734-223-3002	
Email		Phone	

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flashdrive or emailed to <mailto:plans@plymouthmi.gov> (maximum file size is 100 MB).

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



Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

Article V. Sec 18-53 (10)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Construct an attached garage 25 feet from the property line

Description of Property

Current zoning classification: Residential

Current use of structure(s) on premises: Single Family Homestead.

Is it a corner or interior lot? Corner lot.

Size and area of lot: 101 x 126 Deep.

Total square footage of existing main structure(s): 1,804

Total square footage of accessory structure(s): 100

Existing lot coverage (percentage) of all buildings and structures: 15% (.1496)

Height of existing main and/or accessory structures: 21' 1 1/2"

Description of Proposed Structures 31x14

Dimensions and area of structure or addition to be constructed: 32 x 26 / 11 x 30 = 330 + 832 + 434 = 1596

Front yard setback after completion (measured from property line): 25 feet to garage

Rear yard setback after completion (measured from property line): 75 feet

Side yard setback after completion (measured from property line): 13 feet 6 inches

Height of proposed structure: 19' 6"

Lot coverage (percentage) after completion: 27% (.2750)

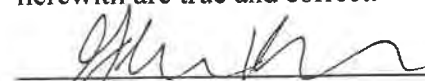
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): Does not exceed


A scaled drawing or boundary survey depicting the above information.

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


1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) Due to existing property set back in Historic Old Village, point of connection for new garage was made from the furthest corner away from the public right away.
2. What effect will the variance have on neighboring properties? New proposed garage will be inline with the (6) Neighboring garages. No effect to any neighbors. Will drastically improve the walkability of old village compared to what is there currently.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) No, the existing structure to which it is attaching too is the furthest point where it can attach to current home. Garage will be 16ft back from front of house which is triple the required amount.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Roof lines will not accommodate access from the second floor into the new garage space that is constructed for future expansion.

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

  
Signature of Property Owner

  
Signature of Applicant

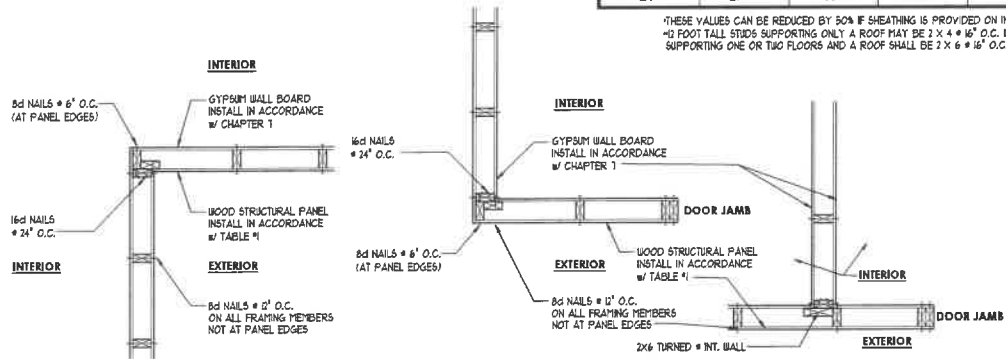
Subscribed and sworn before me this 12<sup>th</sup> day of May, 2021

  
Notary Public  
My Commission expires 2/28/2025



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  
 \*\*3 FOOT TALL STUDS SUPPORTING ONLY A FLOOR MAY BE 2 X 4 # 4 O.C. 8 FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 # 4 O.C.



**WALL BRACING DETAIL**  
NO SCALE

### GENERAL NOTES

#### WOOD TRUSS SPECIFICATIONS

- Design shall conform with the latest version 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 (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.
- Minimum deflection of floor trusses shall be limited to L/360 for total load and L/480 for live load. Maximum deflection of roof trusses shall be limited to L/240 for total load and L/360 for live load u.o.c.
- Adequate camber 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 10 P.S.F.  
 TOTAL LOAD 50 P.S.F.  
 LIVE LOAD DEFLECTION L/360  
 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/360  
 TOTAL LOAD DEFLECTION L/240

**FLOOR 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/360  
 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.  
 BOT. CHORD LIVE LOAD 10 P.S.F.  
 DEAD LOAD 1 P.S.F.  
 (INHABITABLE ATTICS WITH STORAGE)

**DECK LOADING:**  
 LIVE LOAD 10 P.S.F.  
 DEAD LOAD 10 P.S.F.  
 WIND LOAD IS MPH OR AS REQUIRED BY CODE

#### CONC. 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

- 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.
- The walls, 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 #2 or 2 x 12 #2 Douglas Fir or better.

#### HANDLING AND ERECTION SPECIFICATIONS

- Trusses are to be handled with particular care during fabrication, handling, 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 toppling or "downing" 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 NDS, 90 and D.S.D. 95 as published by the steel 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 noted 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 matter 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.o.c.
- Notify the engineer/architect if the allowable soil bearing capacity is less than 3000 psf so that the foundation can be redesigned for the new allowable bearing capacity.
- RA04.1.1 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.
- RS06.21 Fill.  
Fill material shall be free of vegetation and foreign material. The fill shall be compacted to meet uniform support of the slab and, except where approved, the fill depths shall not exceed 24 inches for clean sand and gravel and 8 inches for earth.
- RS06.23 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 301-96, "Specifications for Structural Concrete for Buildings", except as modified by supplemental requirements. Concrete shall have a minimum of 3000 psi 28 day compressive strength, unless noted otherwise. (4 sacks) 4 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 sacks air entrainment.
- The use of additives such as fly ash or calcium chloride is not allowed without prior review from the architect.

**RA05.1 Concrete or masonry foundations.**  
 Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or unoccupied spaces located below grade. Drainage tiles, gravel or crushed stone drain 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 aggregate 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 RA05.1.

#### STRUCTURAL STEEL SPECIFICATIONS

- Structural steel shapes, plates, bars, etc. are to be ASTM A-36 (unless noted other steel 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-501, Fy36 KSI. Structural tubing shall be ASTM A500, grade B, Fy46 KSI.
- Welds shall conform with the latest AWS D11 "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, deels and ties shall conform to ASTM-605 grade 60 requirements and shall be free of rust, dirt, and mud.
- Uncoated bars shall conform to ASTM #805 and be positioned at the mid height of slabs U.O.C.
- Reinforcing shall be placed and secured tied in place sufficiently ahead of placing of concrete to allow inspection and correction if necessary without delaying the concrete placement.
- Extended reinforcing bars a minimum of 36" around corners and lap bars at splices a minimum of 24" U.O.C.
- Welding of reinforcing steel is not allowed.

#### STAIRWAYS AND HANDRAILS

**R311.1 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 is 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 21 inches (533 mm) where handrails are provided on both sides.  
 Exception: The width of spiral stairways shall be in accordance with Section R311.1.0.1.

**R311.6 Handrails.**  
 Handrails shall be provided on at least one side of each continuous run of tracks or flight with four or more risers.

**R311.8.1 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:  
 1. The use of a volute, turnout, or starting string shall be allowed over the lowest tread.  
 2. When handrail fillings or bondings 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 fillings or bondings shall be permitted to exceed the maximum height.

#### SMOKE ALARMS

- R314.3 Smoke Alarms**  
 Smoke alarms shall be installed in the following locations:  
 1. In each sleeping room.  
 2. Outside each separate sleeping area in the immediate vicinity of the bedroom.  
 3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics, in dwelling 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 bedroom, which may include a 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 any other living area such as a bathroom.

#### FLASHING AND WEEPHOLES

**R103.8.5 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, shall angles and lintels when masonry veneers are designed in accordance with Section R103.1. See Section R103.8 for additional requirements.

**R103.8.6 Weepholes.**  
 Weepholes shall be provided in the outside edge 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.

**R103.4 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 AAMA 71. 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 chimney 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 sills 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

**R100.0 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 3.0 sq. ft. (first floor bedroom only)
- 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:  
 1. Glazed openings of a size through which a 3-inch diameter (76 mm) sphere is unable to pass.  
 2. 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:  
 1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door is a closed position.  
 2. 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 opening door.

- Exceptions:  
 1. Decorative glazing.  
 2. Where there is an intervening wall or other permanent barrier between the door and the glazing.  
 3. 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.  
 4. 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 pane 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:  
 1. Decorative glazing.  
 2. 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 (750 N/m) without contacting the glass and be a minimum of 1/2 inches (38 mm) in cross sectional height.  
 3. Outboard panes in insulating glass units and other multiple glazed panels when the bottom edge of the glass is 29 feet (1600 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 infill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.

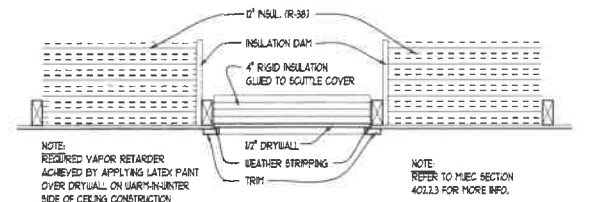
**R308.4.5 Glazing and wet surfaces.**  
 Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any 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 water's 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 where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairs, landings between flights of stairs and ramps shall be considered to be a hazardous location.

Exceptions:  
 1. 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 (750 N/m) without contacting the glass and have a cross-sectional height of not less than 1/2 inches (38 mm).  
 2. 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 R310 and the place of the glass is more than 18 inches (457 mm) from the ground.



**ATTIC ACCESS DETAIL**  
SCALE: 1" = 1'-0"

REVISION NO.	DATE	DESCRIPTION

**DM DESIGNS, LLC.**  
 Darren Mazurek, Designer  
 3625 West 7 Mile Rd.  
 Livonia, MI 48152  
 (p) 248.722.8108  
 (e) DMDESIGNS4ULL@GMAIL.COM

**PROJECT BUILDER:**

**PROPOSED RENOVATION FOR:**  
 KORPUS RESIDENCE  
 290 PEARL ST.  
 PLYMOUTH, MI

SCALE:	AS SHOWN
DRAWN:	D. MAZUREK
APPROVED:	
JOB:	21-002
FINAL DATE:	05-2021
SHEET:	GN1

**TABLE R404.1.2(1)**  
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS\*\*

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One No. 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 No. 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 28: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 4.882 kPa.  
 a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum compressive strength of 2,200 psi.  
 b. See Section 804.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.

**TABLE R404.1.2(8)**  
MINIMUM VERTICAL REINFORCEMENT FOR 4-, 8-, 10-, 12 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS\*\*

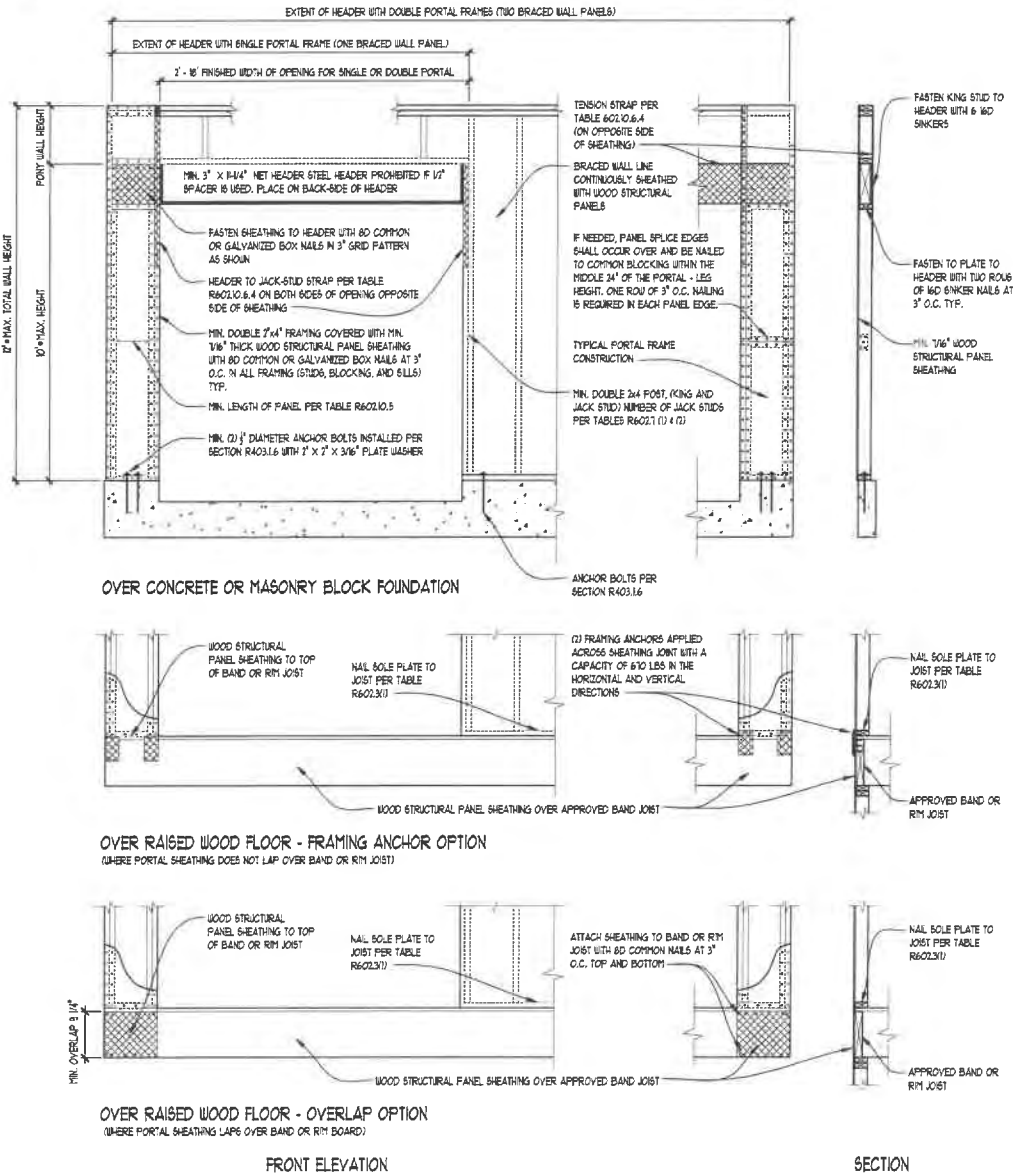
MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT* (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)											
		Soil classes* and design lateral soil (per foot of depth)											
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, MI-CI and Inorganic CI 60			
Minimum nominal wall thickness (inches)													
4													
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 <sup>1</sup>	NR	NR	4 @ 35	NR <sup>1</sup>	NR	NR	NR
7	4	NR	NR	NR	NR	5 @ 48	NR	NR	5 @ 36	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 28: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 4.882 kPa.  
 a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table M01.1.  
 b. Table values are based on reinforcing bars with a minimum yield strength of 40,000 psi.  
 c. Vertical reinforcement shall be located to provide a cover of 1.5 inches measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 1/8 inch of the wall thickness or 1/8 inch.  
 d. If horizontal reinforcement is required, except for 4-inch nominal walls formed with stay-in-place formwork in which case vertical reinforcement shall be embedded in the center.  
 e. Allowable deflection criterion is L/240 where L is the unsupported height of the basement wall in inches.  
 f. Intersections in wall permitted.  
 g. Where walls will retain a foot 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 1.5 inches measured from the inside face of the wall. The center of the steel shall not vary from the specified location by more than the greater of 1/8 inch of the wall thickness or 1/8 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,  $f_c$ , of not less than 2,500 psi at 28 days, unless a higher strength is required by Table 1 or m.  
 l. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete,  $f_c$ , is 4,000 psi.  
 m. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided the minimum specified compressive strength of concrete,  $f_c$ , is 2,200 psi.  
 n. See Table R602.3 for minimum nominal thicknesses permitted for flat walls.  
 o. The use of flat walls shall be prohibited for wall 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)**					
				Ultimate Design Wind Speed $V_w$ (mph)					
				110	115	130	110	115	130
2 x 4 No. 2 Grade	0	10	18	Exposure B					
				1,000	1,000	1,000	1,000	1,000	1,050
				1,000	1,000	1,000	1,000	1,000	1,750
				1,000	1,025	2,050	2,075	2,500	3,950
				1,000	1,275	2,375	2,400	2,850	DR
				1,000	1,000	1,475	1,500	1,875	3,125
	2	10	18	Exposure C					
				1,775	2,175	3,525	3,550	4,125	DR
				2,075	2,500	3,950	3,975	DR	DR
				1,150	1,500	2,450	2,475	3,175	DR
				2,875	3,375	DR	DR	DR	DR
				3,425	3,975	DR	DR	DR	DR
2	12	12	Exposure B						
			2,275	2,750	DR	DR	DR	DR	
			3,225	3,775	DR	DR	DR	DR	
			1,000	1,000	1,700	1,700	2,025	3,050	
			1,825	2,150	3,225	3,225	3,475	DR	
			2,200	2,550	3,725	3,750	DR	DR	
2	12	12	Exposure C						
			1,450	1,750	2,700	2,725	3,125	DR	
			2,050	2,400	DR	DR	DR	DR	
			3,350	3,800	DR	DR	DR	DR	
			1,825	2,150	3,225	3,225	3,475	DR	
			2,200	2,550	3,725	3,750	DR	DR	

For 28: 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.



**FIGURE R602.10.6.4**  
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION  
FOR 5l: 1 inch = 25.4 mm, 1 foot = 304.8 mm NOT TO SCALE

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

STUD SIZE (inches)	BEARING WALLS				NONBEARING WALLS	
	Laterally unsupported stud height $h_u$ (feet)	Maximum spacing when supporting roof-ceiling assembly or a masonry or concrete wall assembly (inches)	Maximum spacing when supporting floor-ceiling assembly or a masonry or concrete wall assembly (inches)	Maximum spacing when supporting one floor (inches)	Laterally unsupported stud height $h_u$ (feet)	Maximum spacing (inches)
2x3 b	-	-	-	-	10	16
2x4	10	24 c	14 c	-	24	24
3x4	10	24	24	14	24	24
2x5	10	24	24	-	24	24
2x6	10	24	24	14	24	24

For 5l: 1 inch = 25.4 mm, 1 foot = 304.8 mm.  
 a. Lateral bracing is required at intermediate points of lateral support placed perpendicular to the plane of the wall. Bearing walls shall be identified on plans. Non-bearing walls shall be identified and greater than 4 feet apart measured vertically from either end of the stud. Bracing in unsupported height are permitted where in compliance with Section 2 of Section R602.3.1 or designed in accordance with accepted engineering practice.  
 b. Stud not to exceed 24 inches.  
 c. A holdable after assembly supported by 2 x 4 studs is limited to a span of 22 feet. Where the span exceeds 22 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 STUD ANGLE a,b,c,d (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 2" OR GREATER SPACING b,c,d
3x3x1/2	4'-0"	4'-4"	3'-0"	1
4x3x1/2	8'-0"	6'-0"	4'-4"	1
5x3x1/2	10'-0"	8'-0"	4'-0"	2
6x3x1/2	14'-0"	9'-4"	7'-0"	2
2-6x3x1/2	20'-0"	12'-0"	9'-4"	4

a. Long leg of angle shall be placed in a vertical position.  
 b. Depth of masonry veneer shall not be less than 8 inches and all ends of hollow masonry blocks shall be grouted solid. Reinforcing bars shall extend not less than 8 inches into the support.  
 c. Stud members indicated are adequate for masonry; other stud members meeting structural design requirements shall be permitted to be used.  
 d. Other stud angle or reinforced steel 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

REVISIONS: NO. DATE DESCRIPTION

PROJECT BUILDER: DM DESIGNS, L.L.C. Darren Mazurek, Designer 36295 West 7 Mile Rd. Livonia, MI 48152 (p) 248.722.8108 (e) DMDESIGNS4ULL@GMAIL.COM

PROPOSED RENOVATION FOR: KORPUS RESIDENCE 290 PEARL ST. PLYMOUTH, MI

REVIEW DATE: SCALE: AS SHOWN DRAWN: D. MAZUREK APPROVED: JOB: 21-002 FINAL DATE: 6-5-2021 SHEET: GN2

**DEMOLITION NOTES**

- EXTERIOR GRADE SHALL BE INSPECTED AND LOCATIONS WHERE THE GRADE IS WITHIN 1" OF THE SILL PLATE INSPECT CLOSELY FOR SIGNS OF ROT. ANY ROTTED WOOD SHALL BE REMOVED AND REPLACED AND THEN SPOT TREATED WITH TYPOR OR AN EQUIVALENT PRESERVATIVE.
- NEW SILICONE SEALANT SHALL BE APPLIED AROUND ANY OPENINGS THROUGH THE FOUNDATION (PIPES, WIRES, ETC.).
- ALL VERTICAL CRACKS NOTED SHALL BE TUCK POINTED WITH AN EPOXY MORTAR.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB-TRADES.
- ALL WORK IS TO BE DONE BY LICENSED CONTRACTORS.
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS + DIMENSIONS AND TO NOTIFY TX DESIGN + ASSOCIATES OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION/DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION RELATED DEBRIS, TRASH, RUBBISH ETC. AND TO DISPOSE OF ALL MATERIALS IN A LEGAL MANNER. CONTRACTOR IS TO KEEP THE PROJECT AREA CLEAN AT ALL TIMES.
- CONTRACTOR SHALL NOTIFY, COORDINATE AND SCHEDULE ANY AND ALL DISCONNECTIONS OF EXISTING UTILITY SERVICE WITH THE OWNER PRIOR TO THE WORK BEING DONE.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REPAIR TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.
- MAINTAIN EXISTING UTILITY SERVICES AND PROTECT AGAINST DAMAGE DURING ALL PHASES OF CONSTRUCTION.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- ALL DRAWINGS ARE SCHEMATIC. EXTENT OF DEMOLITION SHOWN IS APPROXIMATE. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL STRUCTURAL MEMBERS ARE TO REMAIN (TYP. UNLESS NOTED OTHERWISE)

**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

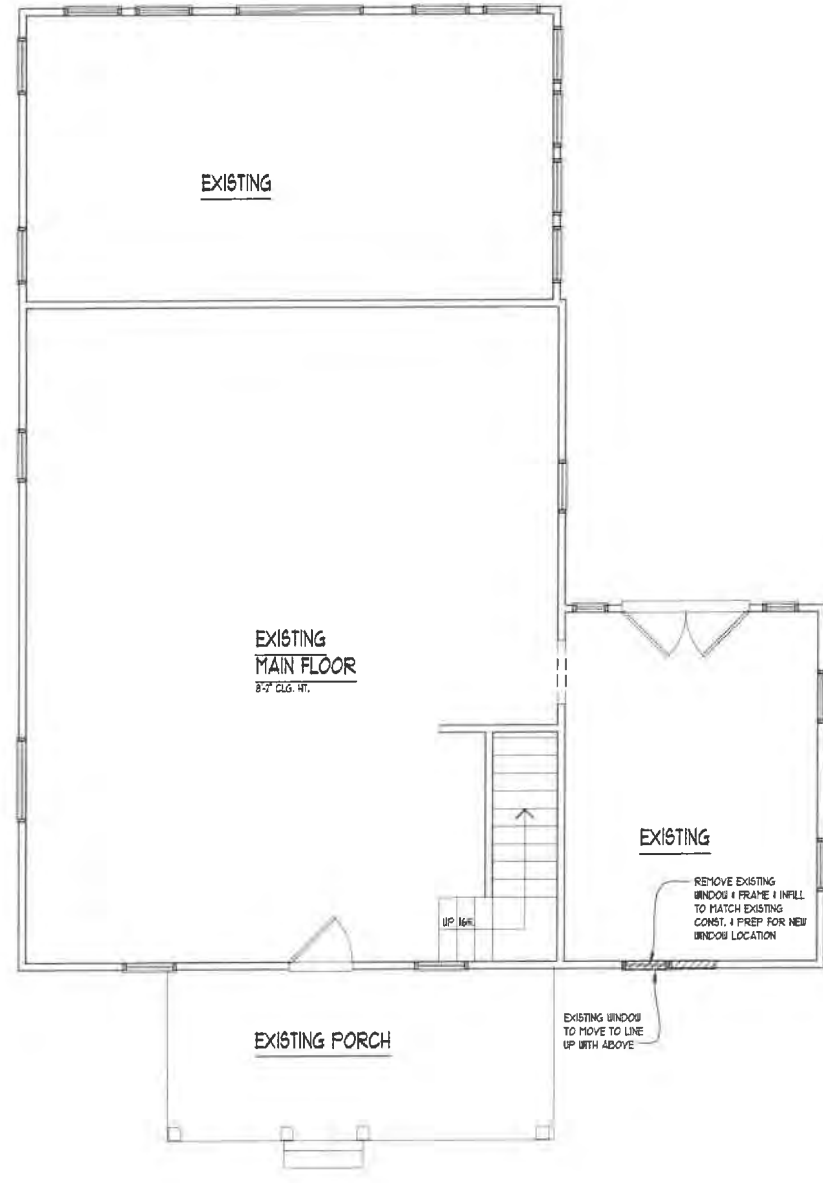
REVISIONS NO.	DATE	DESCRIPTION

**DM DESIGNS, LLC,**  
 Darren Mazurek, Designer  
 36235 West 7 Mile Rd.  
 Livonia, MI 48152  
 (P) 248.722.8108  
 (E) DMDESIGNS4LLC@GMAIL.COM

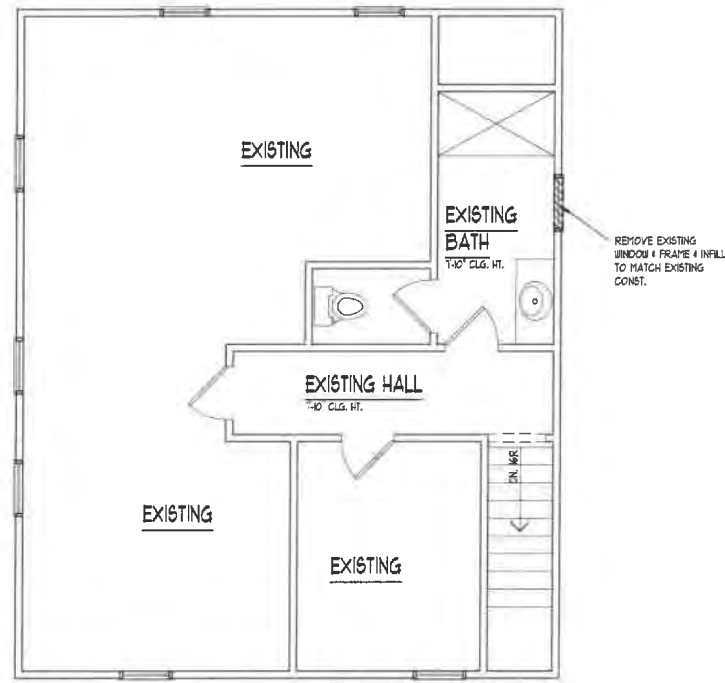
PROJECT BUILDER:

PROPOSED RENOVATION FOR:  
**KORPUS RESIDENCE**  
 290 PEARL ST.  
 PLYMOUTH, MI

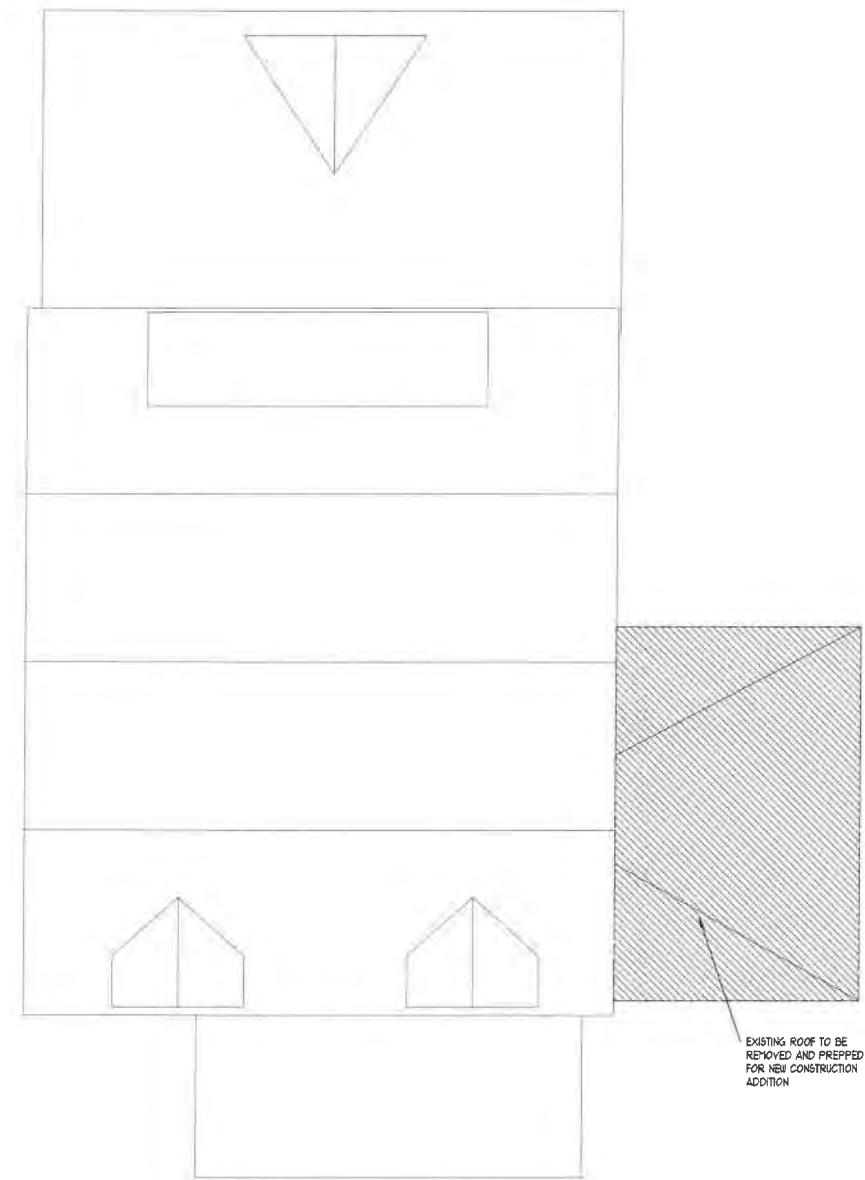
REVIEW DATE: -  
 SCALE: AS SHOWN  
 DRAWN: D. MAZUREK  
 APPROVED: -  
 JOB: 21-002  
 FINAL DATE: 4-5-2021  
 SHEET: **D-1**



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



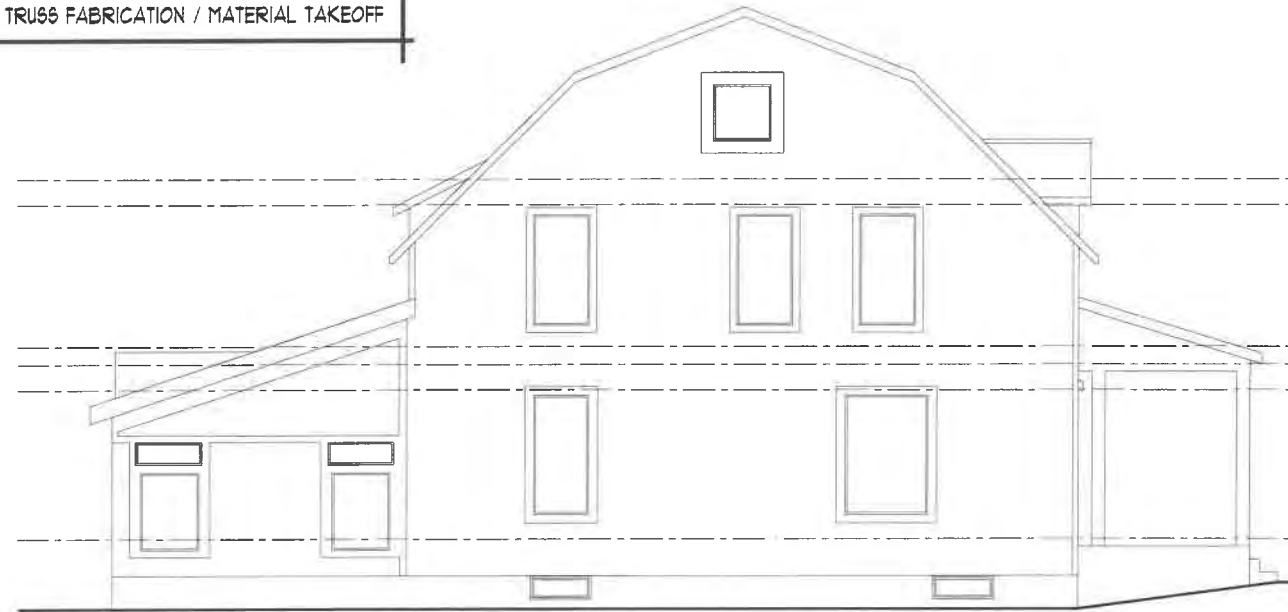
**EXISTING SECOND FLOOR PLAN**  
 SCALE 1/4" = 1'-0"



**NOTE:**

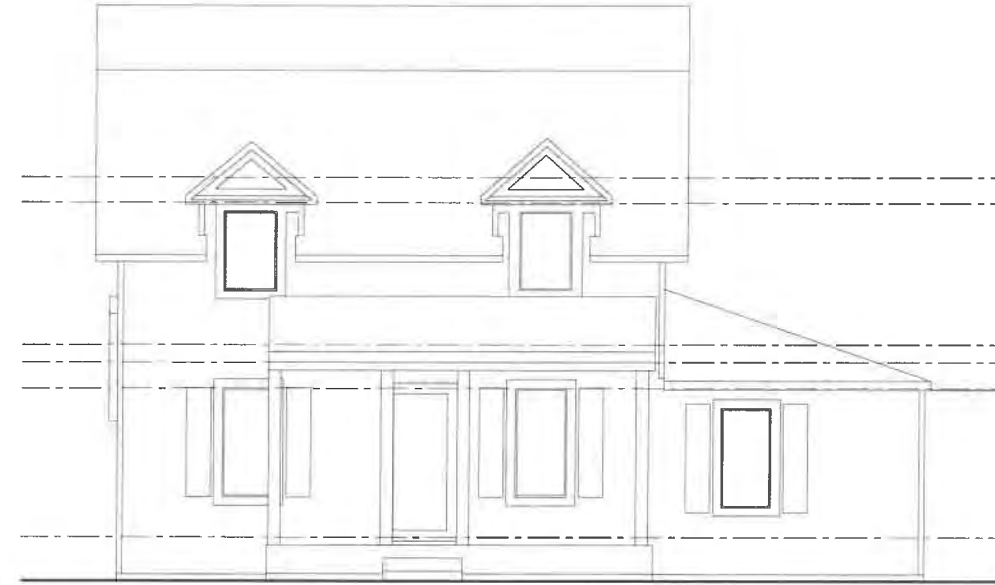
INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:

- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
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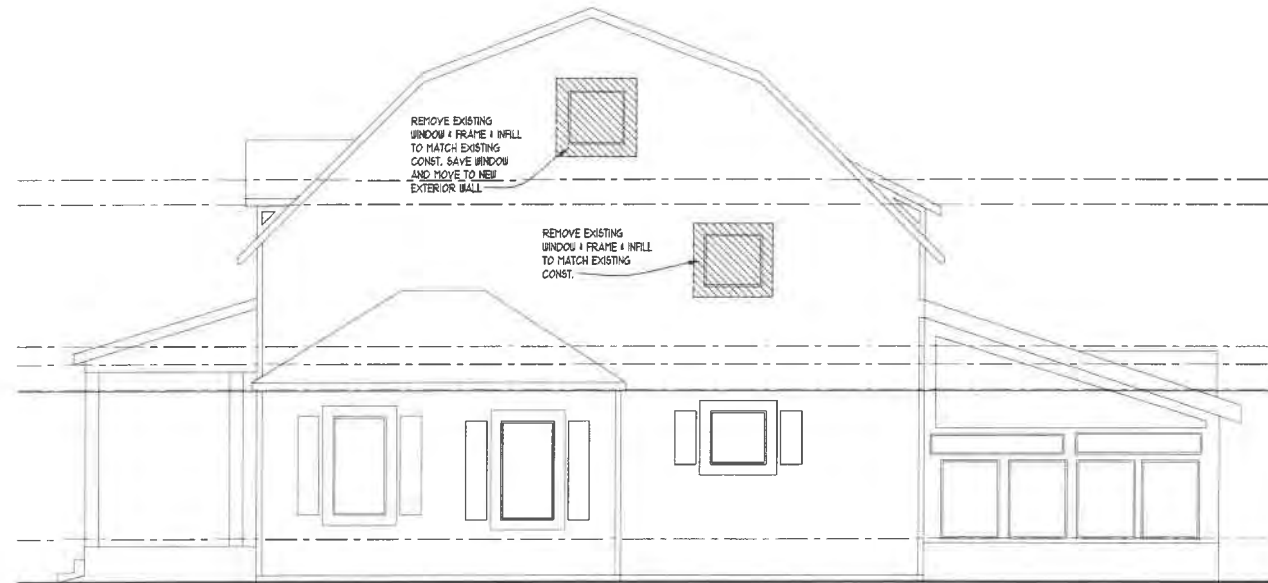
**EXISTING RIGHT ELEVATION**

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



**EXISTING FRONT ELEVATION**

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



**EXISTING LEFT ELEVATION**

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



**EXISTING REAR ELEVATION**

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

REVISIONS NO.	DATE	DESCRIPTION

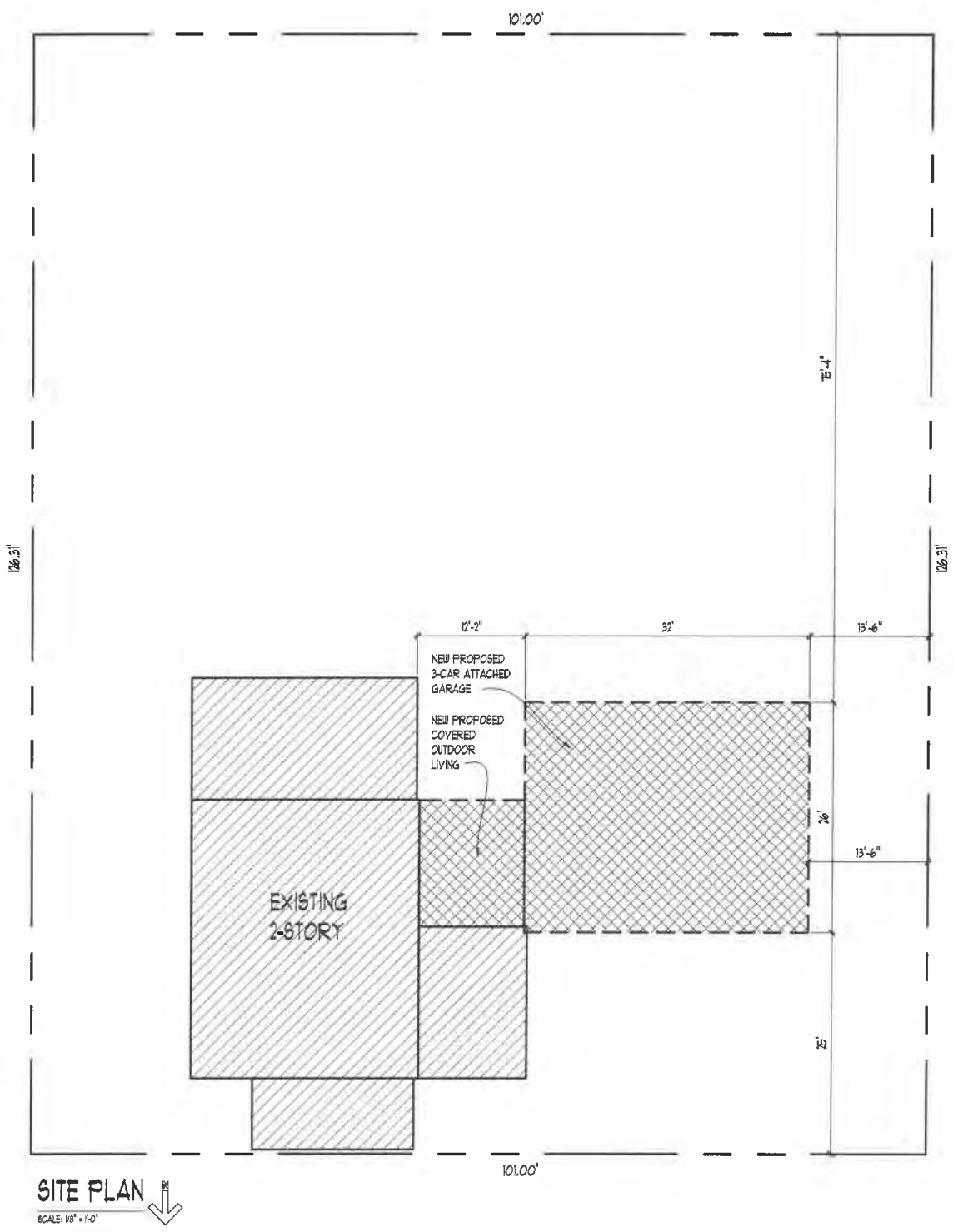
**DM DESIGNS, LLC.**  
 Darren Mazurek, Designer  
 36235 West 7 Mile Rd.  
 Livonia, MI 48152  
 (p) 248.722.8108  
 (e) DMDESIGNS4ULLC@GMAIL.COM

PROJECT BUILDER:

PROPOSED RENOVATION FOR:  
**KORPUS RESIDENCE**  
 290 PEARL ST.  
 PLYMOUTH, MI

REVIEW DATE:  
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 APPROVED:  
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 SHEET:  
**D-2**





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

LOT INFORMATION:	
CITY / TOWNSHIP:	CITY OF PLYMOUTH
ZONE:	R-1
MINIMUM SETBACKS:	
FRONT:	25'
REAR:	32'
SIDE / TOTAL:	6' 7" 0"
MAX. ROOF HEIGHT MEASURED:	25' MEDIAN OR TOP OF RIDGE
LOT COVERAGE:	35%
LOT SIZE:	12,191 SQ. FT.
MAX. S.F. ALLOWED:	4,464.35 SQ. FT.
EXISTING FOOTPRINT:	1,511 SQ. FT.
ADDITION:	1,003 SQ. FT.
NEW FOOTPRINT 2514 S.F. / LOT SIZE 0.21 S.F. = 13.7%	
FAR:	40%
MAX. S.F. ALLOWED:	5,022.80 S.F.
EXISTING FLOOR:	1,604 S.F.
SECOND FLOOR:	358 S.F.
NEW GARAGE:	832 S.F.
TOTAL FLOOR AREA:	2,794 S.F.
TOTAL AREA / LOT SIZE = 23.2% < 40%	

REVISIONS NO.	DATE	DESCRIPTION

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APPROVED:  
JOB: 21-002  
FINAL DATE: 4-5-2021  
SHEET:  
**C-1**

### FOUNDATION NOTES

**NOTE:**  
ALL FOOTINGS ARE DESIGNED FOR 3000 P.S.F. SOIL BRG. CAPACITY + 30 P.S.F. ROOF SNOW LOAD. FOR VARYING CONDITIONS REFER TO TABLE R403.11, R403.12, + R403.13 OF THE 2015 IRC.

- ALL COLUMNS SHOWN SHALL BE 3" DIA. SCHEDULE 40 STANDARD STEEL PIPE COLUMN ON 30" X 30" X 8" 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 SHIM 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 LADDERS 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

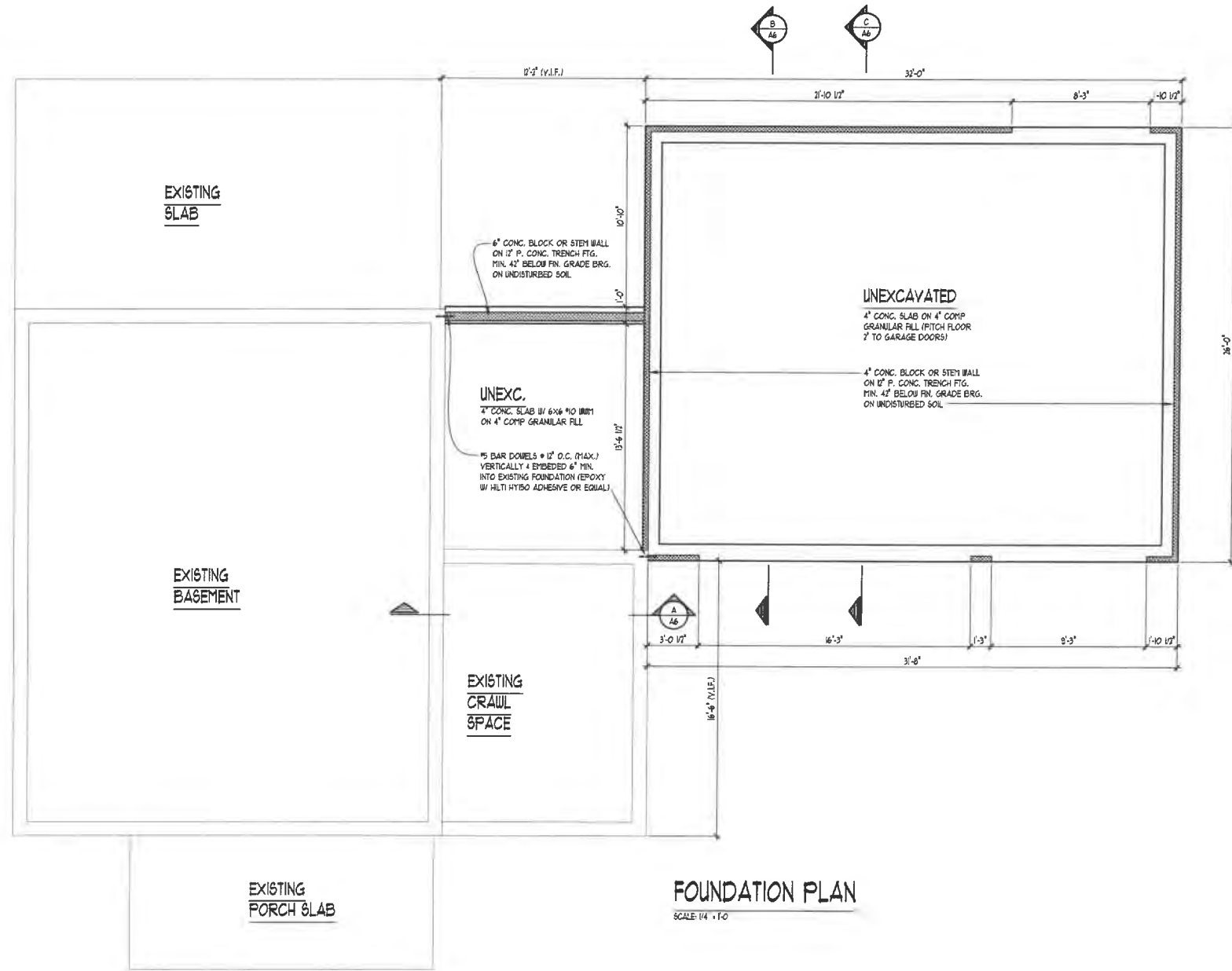
**NOTE:**  
PROVIDE MIN. (1) 2 X 4 HEADER AT ALL INTERIOR + EXTERIOR DOOR + WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

**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 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"

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(734) 248-7228  
(e) DMDESIGNS4ULLC@GMAIL.COM

PROJECT BUILDER:

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PLYMOUTH, MI

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APPROVED:	
JOB:	21-002
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SHEET:	<b>A-1</b>

**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.

**PLAN NOTES**

**INTERIOR WALLS:**  
 1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2X4 WOOD STUDS \* 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSION TAKEN FROM STND EDGES.

**EXTERIOR WALLS:**  
 SIDING AND/OR MASONRY WITH AIRSPACE MOISTURE BARRIER PAPER (HOUSE WRAP) ON 1X4" O.S.B. SHEATHING ON 2X4 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 205 MRC SECTION R302.5.1).
- 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. ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" 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 F OVER 10'-0" TALL.

**NOTE:**  
 ALL SPOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACKUP PER CODE.

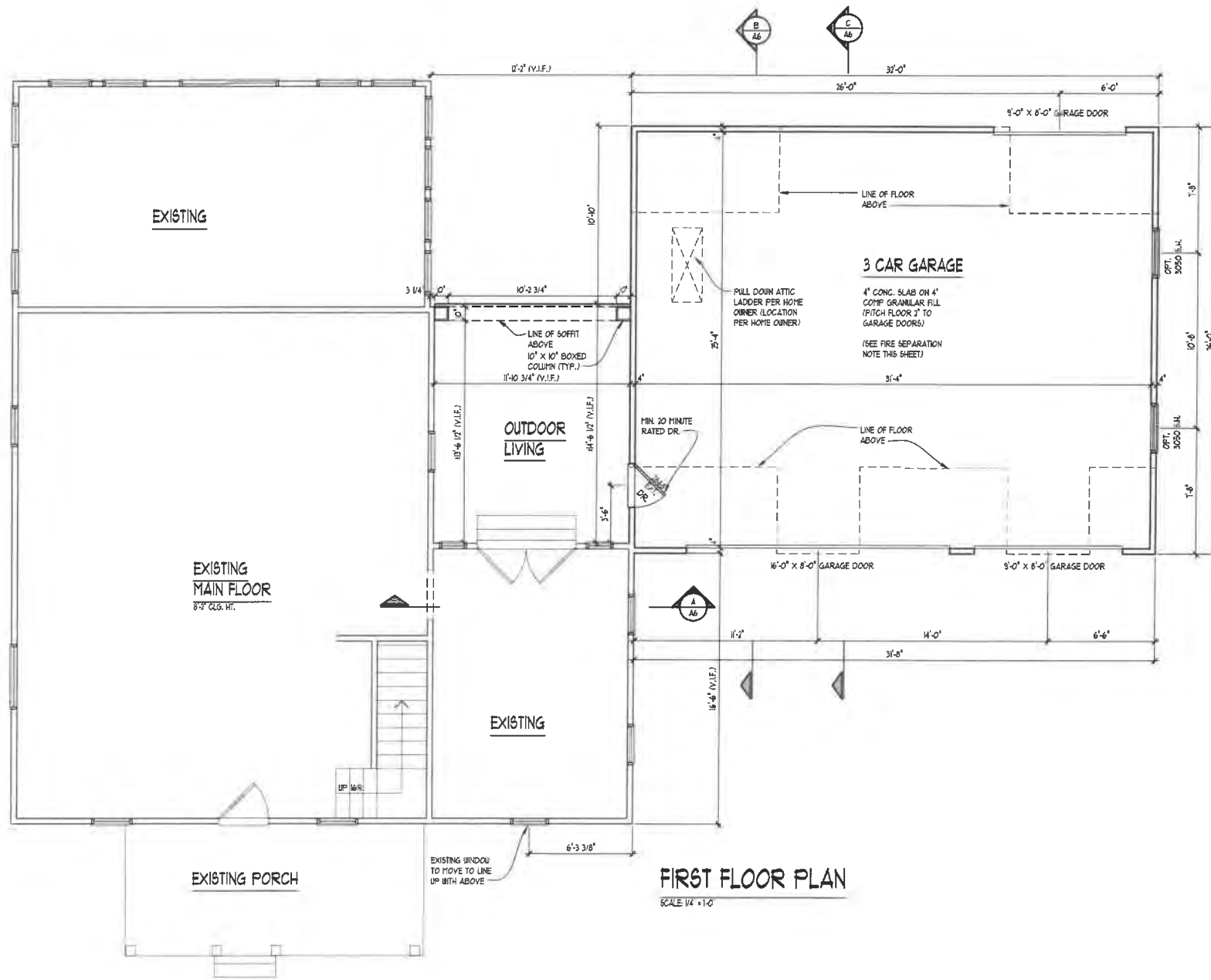


**NOTE:**  
**DOOR & WINDOW LOCATIONS:**  
 ALL DOORS & WINDOWS ARE ASSIGNED TO BE EITHER IN THE CENTER OF THE WALL 1/8" OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE.

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

**FIREPLACE NOTE**  
 ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED BY 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 (R302.4)  
 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. ADV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDG.



**AREA SUMMARY:**

OVERALL EXISTING FLOOR AREA	XXXX S.F.
FIRST FLOOR	XXXX S.F.
SECOND FLOOR	XXXX S.F.
TOTAL AREA	804 S.F.
NEW ADDITION FLOOR AREA	0 S.F.
FIRST FLOOR	350 S.F.
SECOND FLOOR	350 S.F.
TOTAL AREA	350 S.F.
NEW TOTAL	262 S.F.

REVISION NO.	DATE	DESCRIPTION

**DM DESIGNS, LLC.**  
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 (E) DMDESIGNS4ULLL@GMAIL.COM

**PROJECT BUILDER:**

**PROPOSED RENOVATION FOR:**  
**KORPUS RESIDENCE**  
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 PLYMOUTH, MI

**REVIEW DATE:**  
 SCALE: AS SHOWN  
 DRAWN: D. MAZUREK  
 APPROVED:  
 JOB: 21-002  
 FINAL DATE: 4-5-2021  
 SHEET: **A-2**

**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.

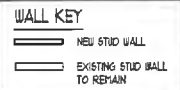
**PLAN NOTES**

**INTERIOR WALLS:**  
 1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3 1/2" 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 7/8" O.S.B. SHEATHING ON 2x4 WOOD STUDS @ 16" O.C. OR AS NOTED. MIN. R-30 WALL CONSTRUCTION, 1/2" GYPSUM WALL BOARD (GLUE & SCREWS). 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 2015 IRC SECTION R302.5.1).
- 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'-0" TALL. ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED 6'-6" 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 F OVER 10'-0" TALL.

**NOTE:**  
 ALL BRKZE & CARBON MONOXIDE DETECTORS INTERCONNECTED BY BATTERY BACK-UP PER CODE.

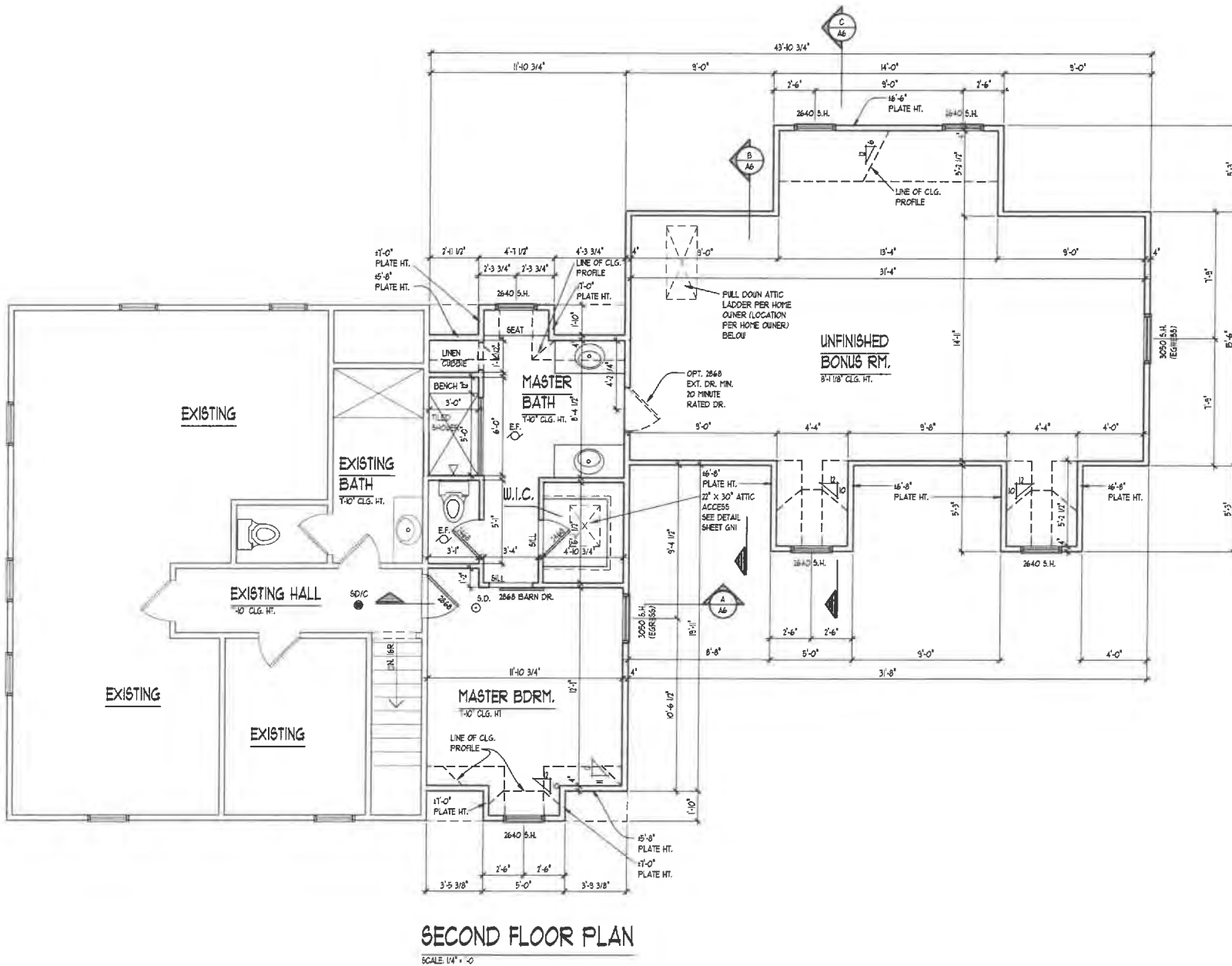


**NOTE:**  
 DOOR & WINDOW LOCATIONS:  
 ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE.

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

**FIRE SEPARATION NOTE**

**FIRE SEPARATION (R302.6)**  
 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/ BLDG.



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

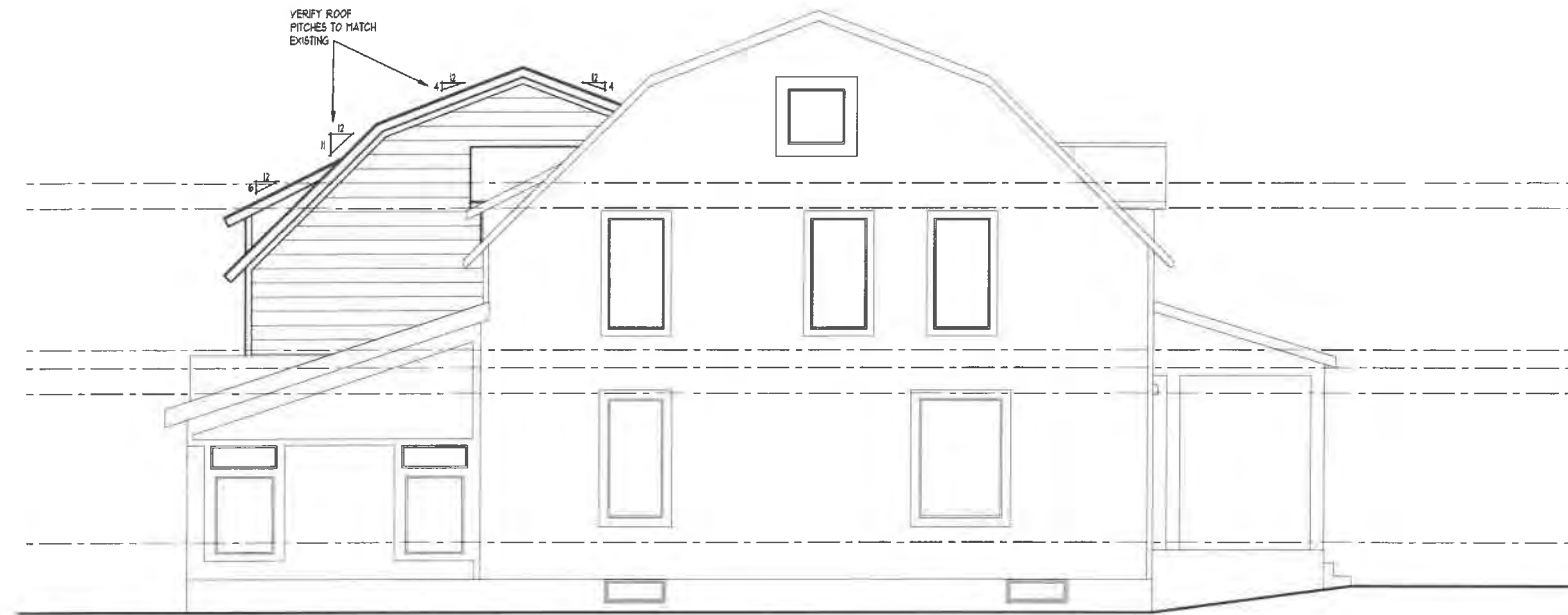
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 Livonia, MI 48152  
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**PROJECT BUILDER:**

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REVIEW DATE:	
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APPROVED:	
JOB:	21-002
FINAL DATE:	4-5-2021
SHEET:	<b>A-3</b>



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

**ELEVATION NOTES**

1. ALL ROOF SADDLES TO BE PLYWOOD 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 & 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 I.N.C.

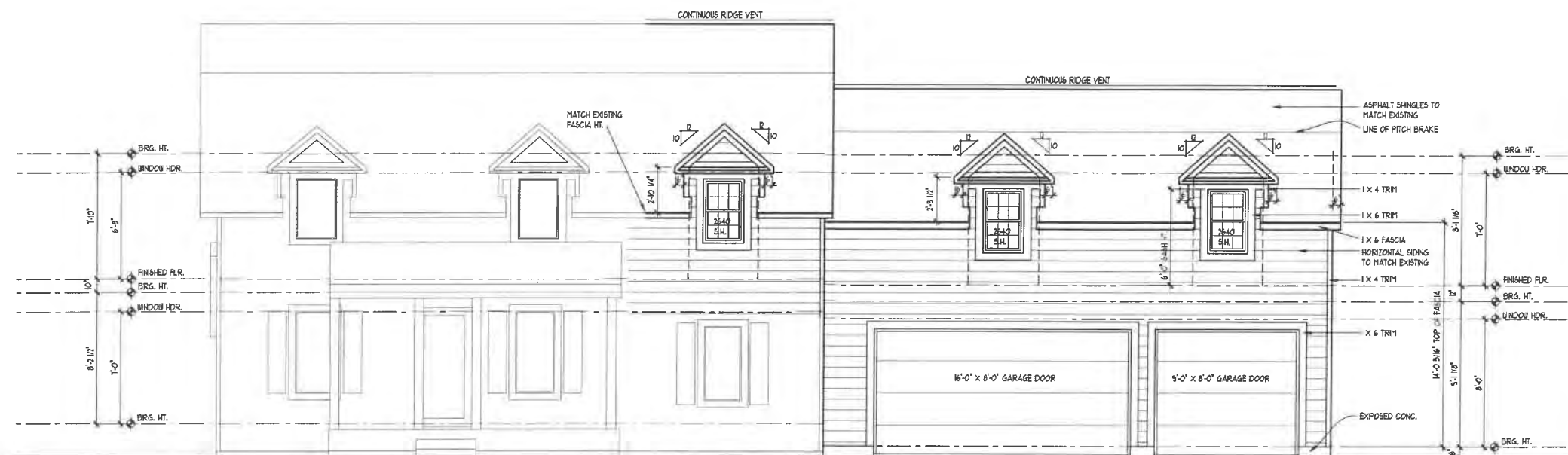
**TYPICAL WINDOW DESIGNATION**

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

NOTE:  
ALL CASEMENT VENTING TO BE VERIFIED BY BUILDER/HOMESOWNER PRIOR TO ORDERING WINDOWS.

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

**NOTE:**  
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 1" ABOVE FINISHED FLOOR OR HAVE 5/8" LIMITERS PER CODE REQUIREMENTS.



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

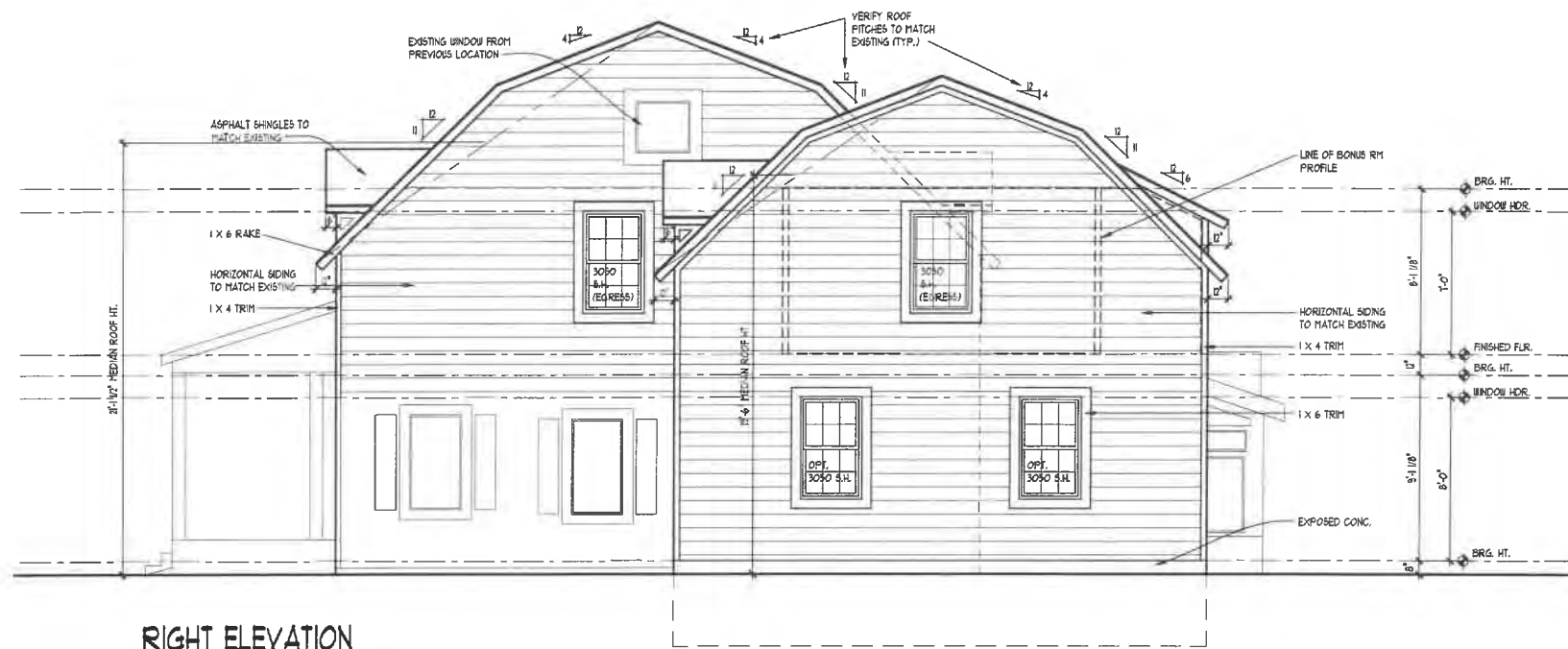
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SHEET: <b>A-4</b>



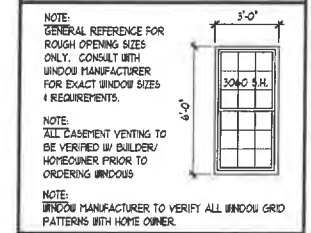
**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"

**ELEVATION NOTES**

- ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE & WATER SHIELD AND SHINGLES.
- PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
- FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
- 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.L.D.

**TYPICAL WINDOW DESIGNATION**



**NOTE:**  
ALL WINDOW SILLS OVER 6'-0" ABOVE EXTERIOR GRADE OR SURFACE BELOW TO BE MINIMUM 2" ABOVE FINISHED FLOOR OR HAVE SASH LIMITERS PER CODE REQUIREMENTS

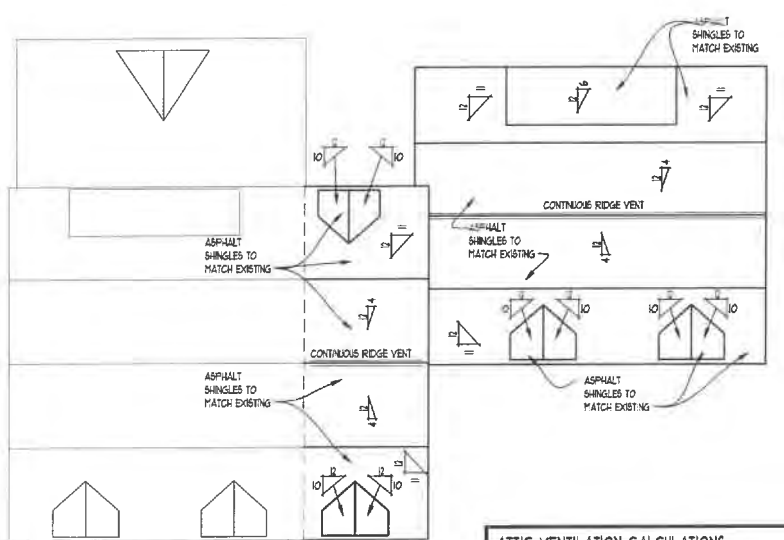
REVISIONS NO.	DATE	DESCRIPTION

**DM DESIGNS, LLC**  
Darren Mazurek, Designer  
36235 West 7 Mile Rd.  
Livonia, MI 48152  
(p) 248.722.8108  
(e) DMDESIGNS4LLC@GMAIL.COM

PROJECT BUILDER:

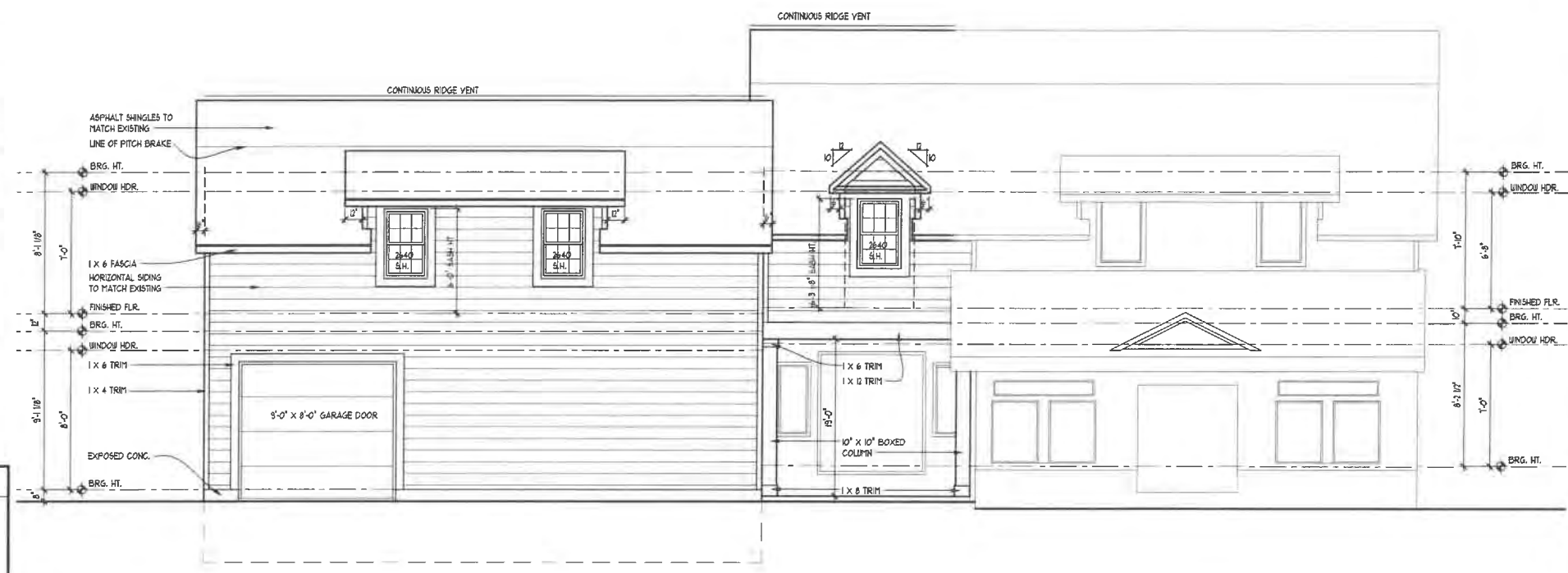
PROPOSED RENOVATION FOR:  
**KORPUS RESIDENCE**  
290 PEARL ST.  
PLYMOUTH, MI

REVIEW DATE: -  
SCALE: AS SHOWN  
DRAWN: D. MAZUREK  
APPROVED:  
JOB: 21-002  
FINAL DATE: 4-5-2021  
SHEET: **A-5**



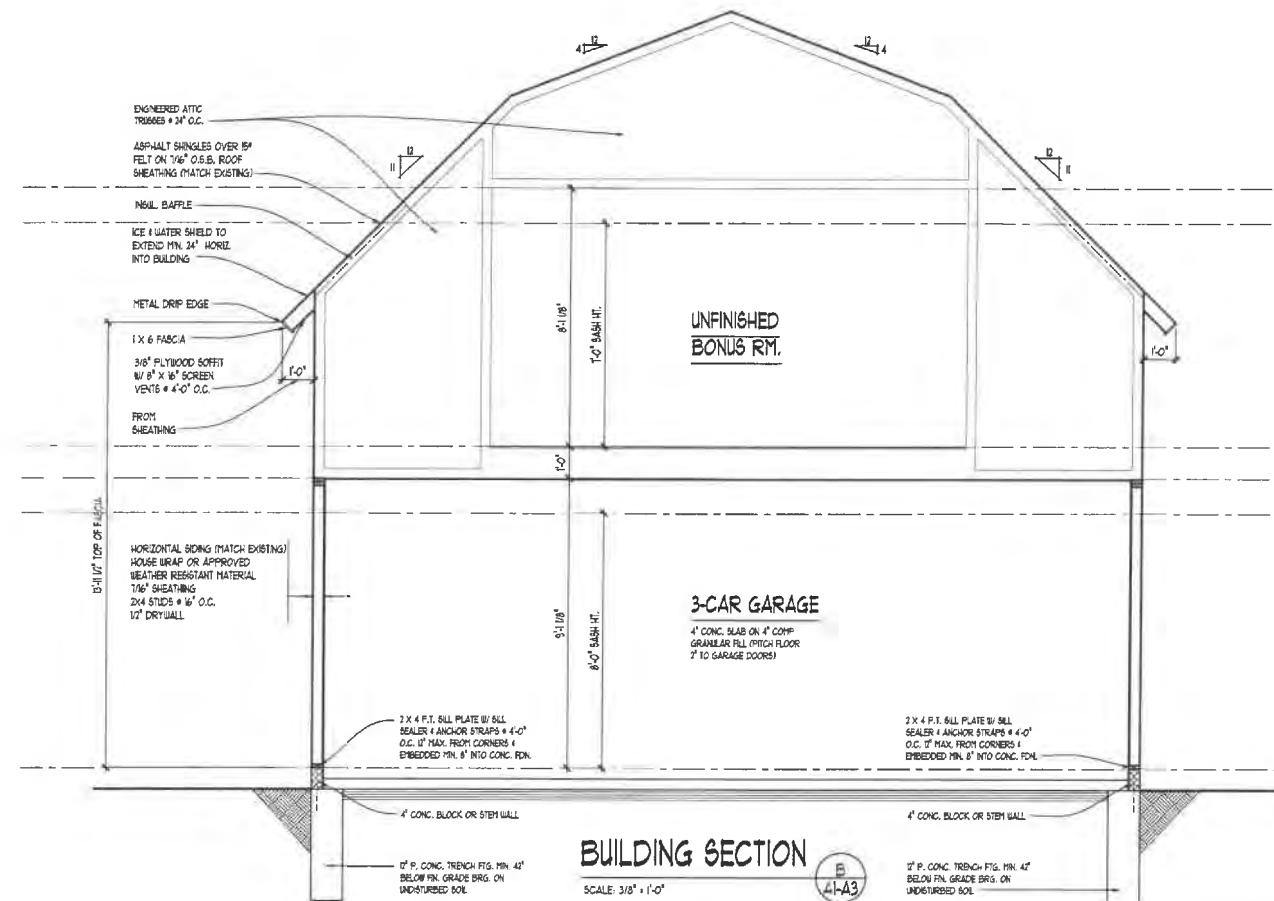
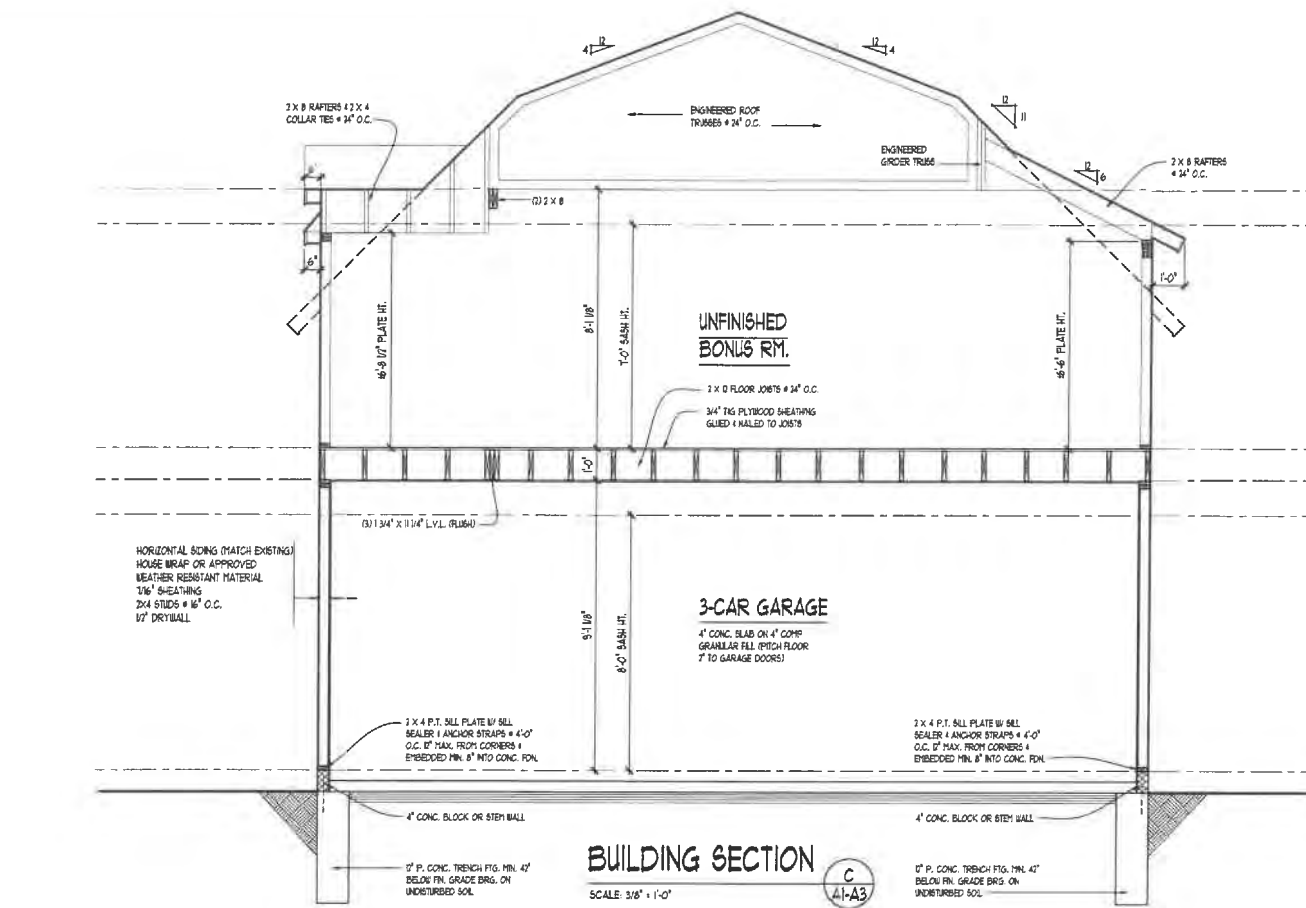
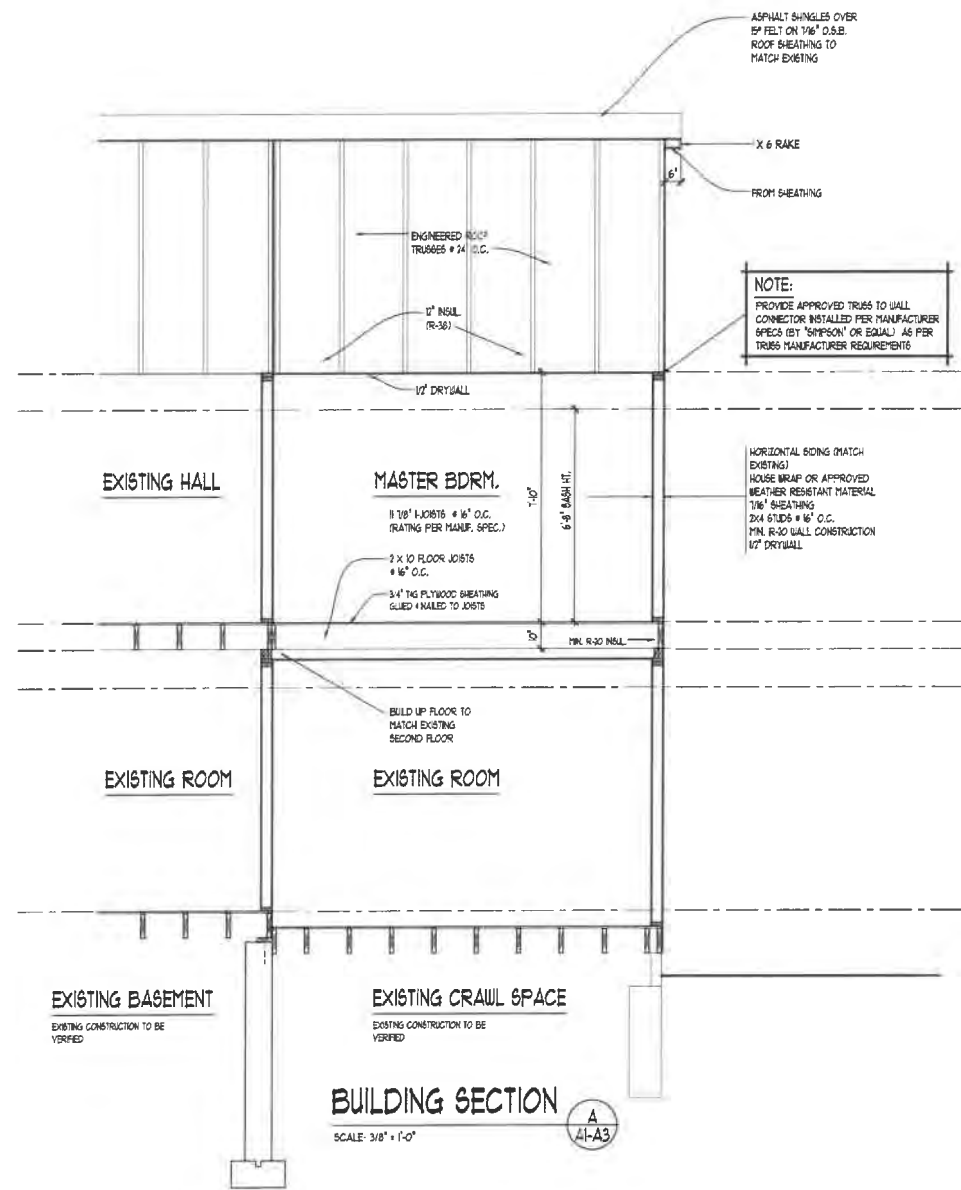
**ROOF PLAN**  
SCALE 1/8" = 1'-0"

**ATTIC VENTILATION CALCULATIONS:**  
AREA OF ATTIC OVER HEATED SPACE = 840 SQ. FT.  
(840/50 = 16.8 (60. FT. REQ'D))  
10.21' X 144" = 1418" (52. INCH CONVERSION)  
RIDGE VENTING  
12" X 0.45 = 5.4" (50. INCHES REQ'D)  
645' / 18 = 31' (LINEAR FT. OF RIDGE VENT REQ'D)  
EAVE OR CORNICE VENTING  
12" X 0.35 = 42" (50. INCHES REQ'D)



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





REVISIONS NO.	DATE	DESCRIPTION

DM DESIGNS, LLC.  
Damen Mazurek, Designer  
36235 West 7 Mile Rd.  
Livonia, MI 48152  
(p) 248.722.8108  
(e) DMDESIGNS4ULLC@GMAIL.COM

PROJECT BUILDER:

PROPOSED RENOVATION FOR:  
KORPUS RESIDENCE  
290 PEARL ST.  
PLYMOUTH, MI

REVIEW DATE:	
SCALE:	AS SHOWN
DRAWN:	D. MAZUREK
APPROVED:	
JOB:	21-002
FINAL DATE:	4-5-2021
SHEET:	A-6

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

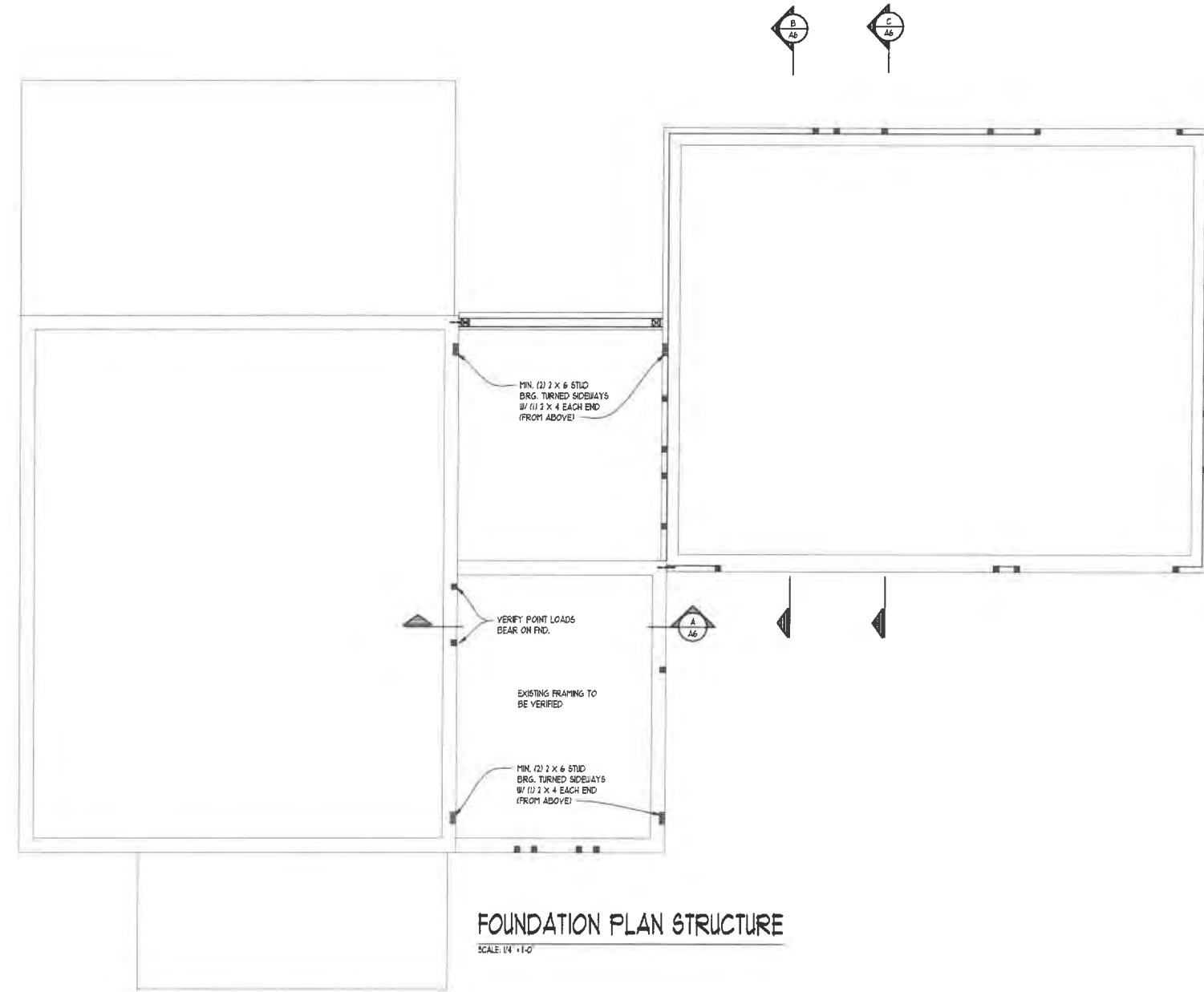
**NOTE:**  
 PROVIDE MIN. (1) JACK STUD + (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

**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 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 C6-45FP METHOD AS PRESCRIBED IN SECTION R602.10.4 (I.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 C6-45FP 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 OR 16 GA. X 1 3/4" STAPLES AT 3" O.C. SPACING AT PANEL EDGES AND 6" SPACING AT INTERMEDIATE SUPPORTS.
  - R403.1.6. WALLS 2' 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 5 OF TABLE R602.3(1).
  - SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PFF) SHEET G-103 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAWN OR LAMINATED VENEER LUMBER (L.V.L.).



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

REVISIONS NO.	DATE	DESCRIPTION

**DM DESIGNS, LLC.**  
 Darren Mazurek, Designer  
 36235 West 7 Mile Rd.  
 Livonia, MI 48152  
 (p) 248.722.8108  
 (e) DMDESIGNS4LLC@GMAIL.COM

PROJECT BUILDER:

PROPOSED RENOVATION FOR:  
**KORPUS RESIDENCE**  
 290 PEARL ST.  
 PLYMOUTH, MI

REVIEW DATE:	
SCALE:	AS SHOWN
DRAWN:	D. MAZUREK
APPROVED:	
JOB:	21-002
FINAL DATE:	4-5-2021
SHEET:	<b>S1</b>

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

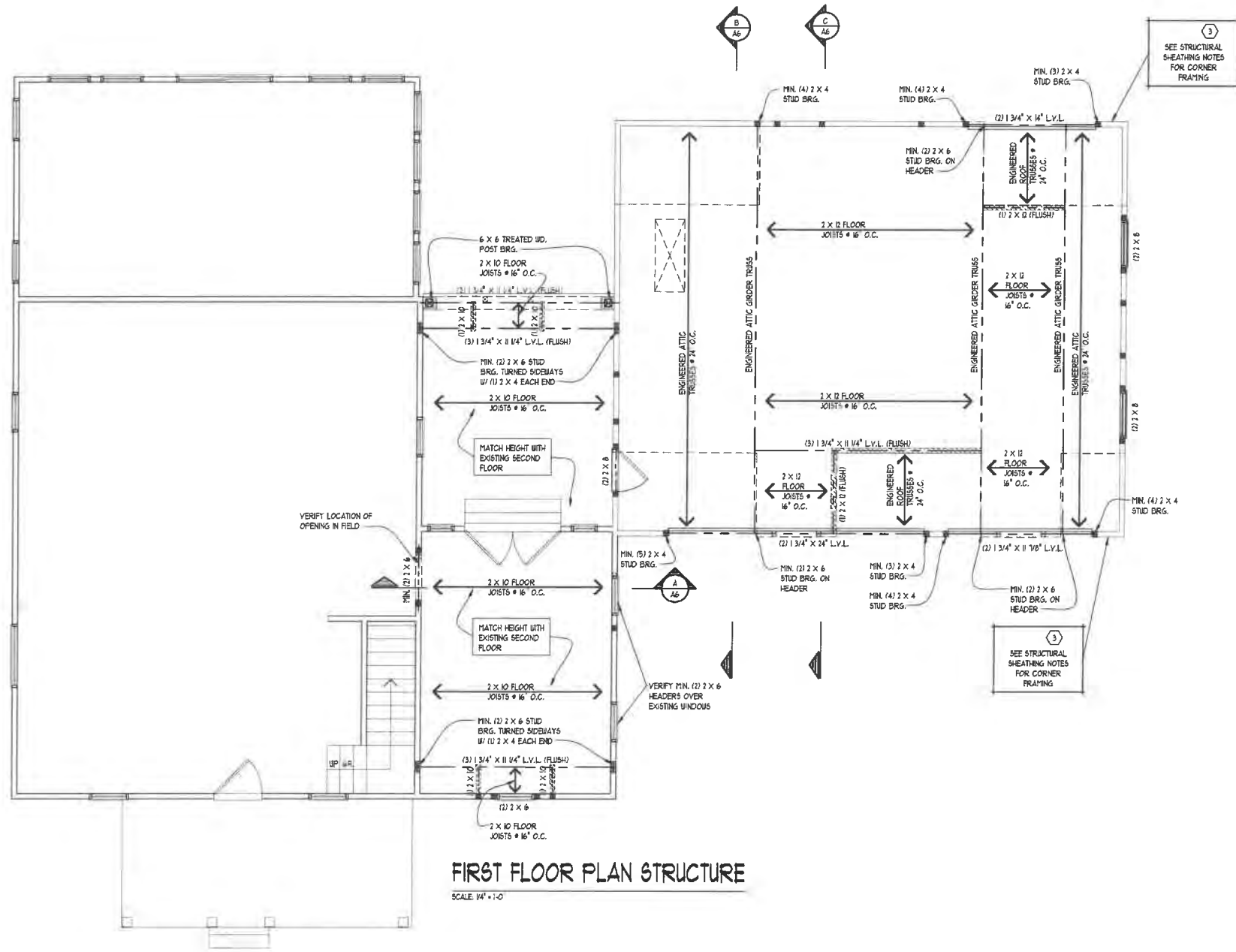
**NOTE:**  
 PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

**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 R602.10.3
  - EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH C5-415P METHOD AS PRESCRIBED IN SECTION R602.10.4 (I.N.C.)
  - 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 C5-415P METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5
- ① PROVIDE 6d COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GA. X 1 3/4" STAPLES AT 3" O.C. SPACING AT PANEL EDGES AND 6" SPACING AT INTERMEDIATE SUPPORTS.
- ② R403.1.6. WALLS 2' 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 3 OF TABLE R602.3.1(1)
- ③ SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-3 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAWN OR LAMINATED VENEER LUMBER (L.V.L.)



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

REVISIONS NO.	DATE	DESCRIPTION

**DM DESIGNS, LLC.**  
 Darren Mazurek, Designer  
 36235 West 7 Mile Rd.  
 Livonia, MI 48152  
 (P) 248.722.8108  
 (E) DMDESIGNS4LLC@GMAIL.COM

PROJECT BUILDER:

PROPOSED RENOVATION FOR:  
**KORPUS RESIDENCE**  
 290 PEARL ST.  
 PLYMOUTH, MI

REVIEW DATE:	
SCALE:	AS SHOWN
DRAWN:	D. MAZUREK
APPROVED:	
JOB:	21-002
FINAL DATE:	4-5-2021
SHEET:	S2

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

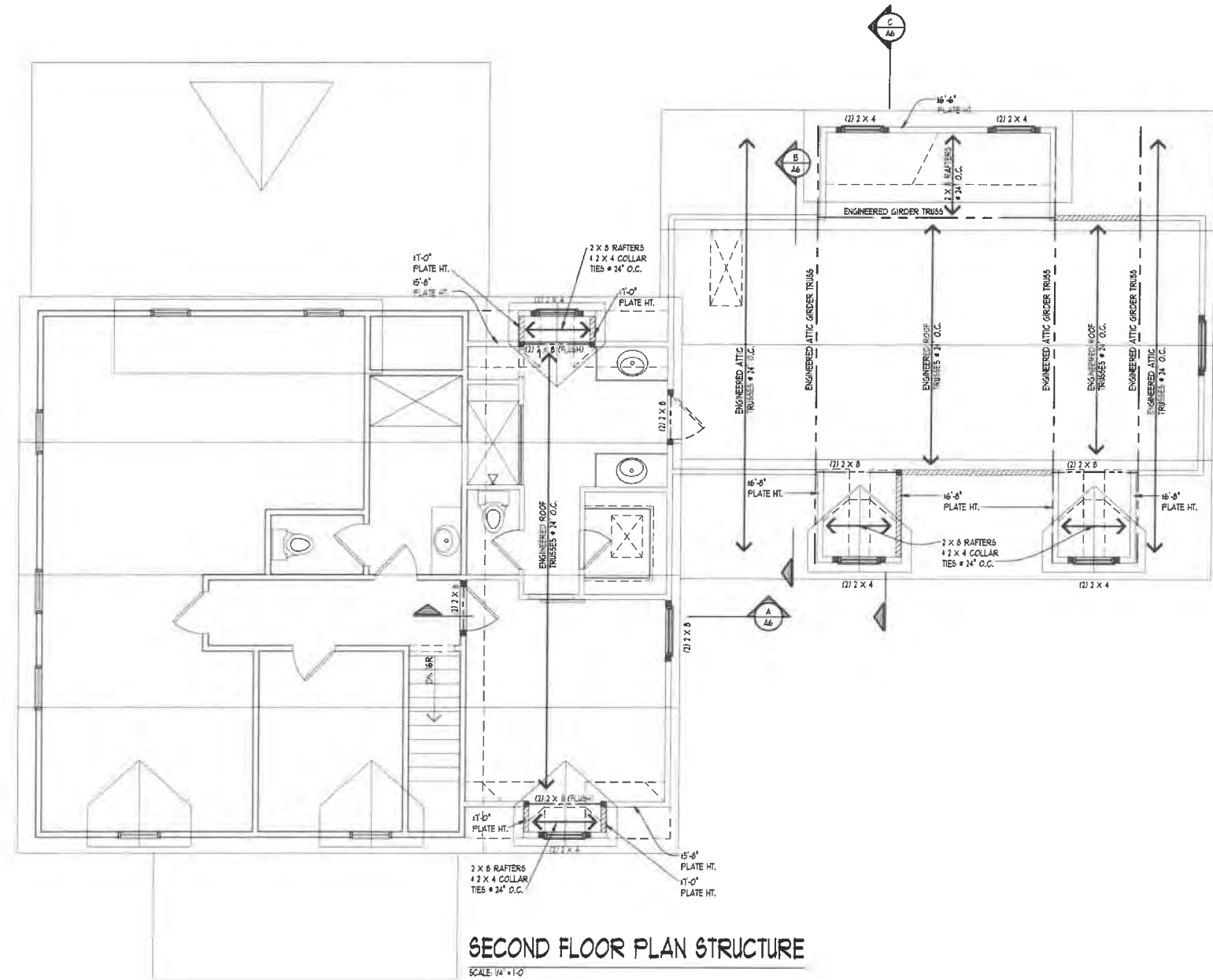
**NOTE:**  
 PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

**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 OF THE 2006 IRC CODE
  - BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.13
  - EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH C5-95P METHOD AS PRESCRIBED IN SECTION R602.10.4 (I.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 #6 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 C5-95P METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5
- PROVIDE #6 COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS OR 16 GA. X 1 3/4" STAPLES AT 3" O.C. SPACING AT PANEL EDGES AND 6" SPACING 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 (C5-PF) SHEET GN-2 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAUN OR LAMINATED VENEER LUMBER (L.V.L.)



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

REVISIONS NO.	DATE	DESCRIPTION

**DM DESIGNS, LLC.**  
 Darren Mazurek, Designer  
 36235 West 7 Mile Rd.  
 Livonia, MI 48152  
 (p) 248.722.8108  
 (e) DMDESIGNS4LLC@GMAIL.COM

PROJECT BUILDER:

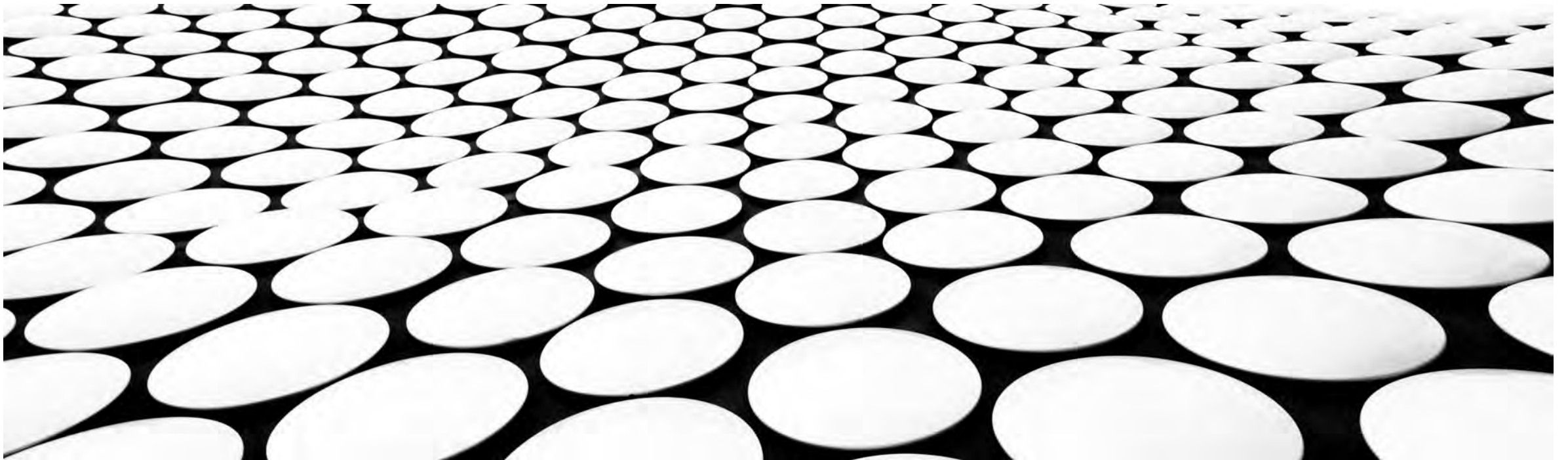
PROPOSED RENOVATION FOR:  
**KORPUS RESIDENCE**  
 290 PEARL ST.  
 PLYMOUTH, MI

REVIEW DATE:	
SCALE:	AS SHOWN
DRAWN:	D. MAZUREK
APPROVED:	
JOB:	21-002
FINAL DATE:	4-5-2021
SHEET:	<b>S3</b>

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# 290 E PEARL ST GLORIA AND STEVE KORPUS

DIMENSIONAL VARIANCE APPLICATION, ARTICLE V SEC 78-23 (10)







**HOME CURRENTLY**

---

**PROPOSED  
CONNECTION  
POINT**



**NEIGHBORING  
CONDOS ON PEARL**



**CONDOS CONTINUED**





# CONDOS 24' 6" FROM PROPERTY LINE



**NEIGHBORING  
HOUSE ON YORK  
22FT FROM ROAD**





## PRO'S

- Way under FAR
- Under Building Max Height
- Garage will be in line with the current (6) garages from the existing condos.
- Triple the current ordinance from the front façade
- Improve walkability of Historic Old Village
- Cars will be in garage instead of on pea gravel driveway
- Driveway will enhance neighborhood compared to what is currently on property.
- Full size vehicle can still fit on driveway without interrupting the sidewalk.



**CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT**  
201 South Main Street Plymouth, MI 48170  
Ph. 734-453-1234 ext. 232  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Assistant Community Development Director  
DATE: May 25, 2021  
RE: 690 Junction, Non-Use Variance Requests

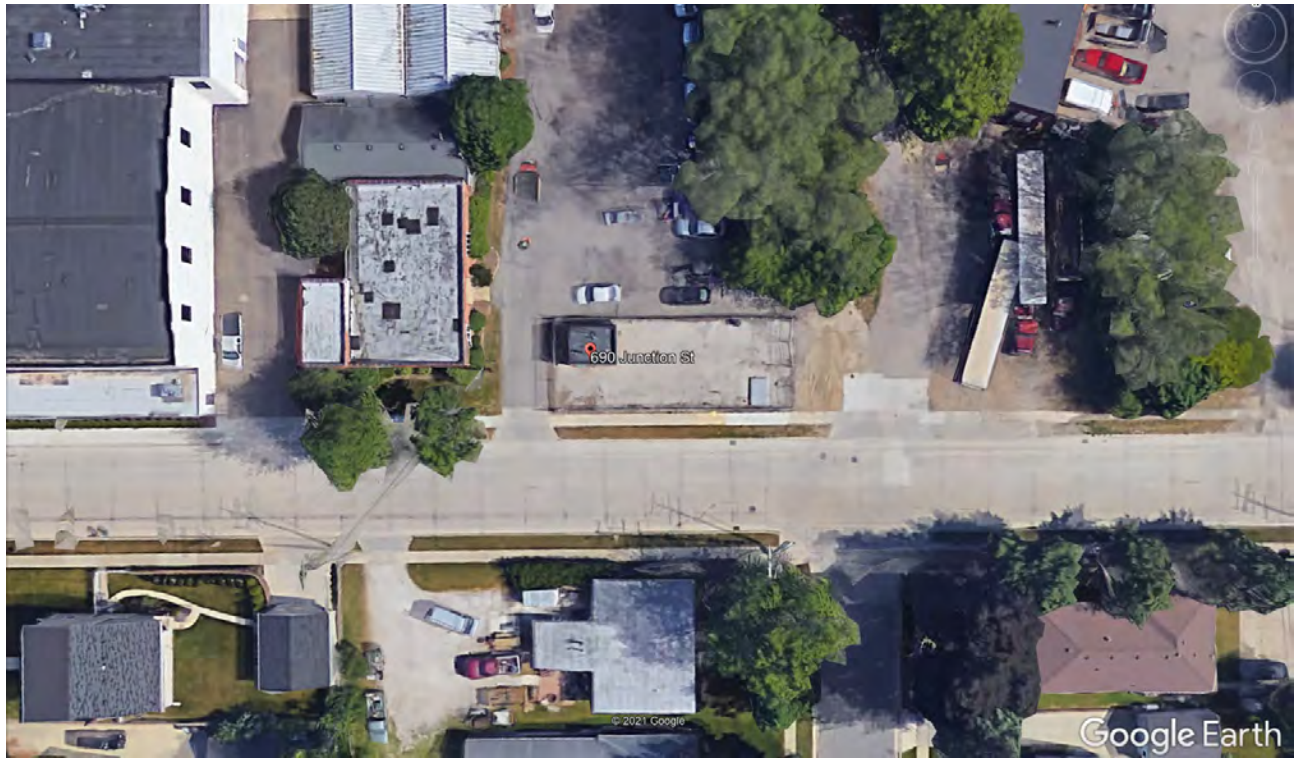
Joseph Lawson, representative from Consumers Energy, is requesting non-use variances to construct a new building within the front yard setback and a fence within the front yard setback. The property is 0.166 acres and is zoned I-1, Light Industrial.

Section 78-190 references the front yard setback is 25 feet. A front yard setback of 14 feet is proposed. A variance of 11.0 feet is required.

Section 78-209 (1) states "Fences shall not be allowed within the front yard of any industry on sites of less than ten acres in size." A 7 foot tall front yard fence is proposed. A variance is required to construct a fence within the front yard.

Should you have any questions regarding this agenda item, please contact me directly.









## DIMENSIONAL (NON-USE) VARIANCE APPLICATION

### Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

700 Junction Street, Plymouth MI 48170	5-10-2021	
Address of Property	Date of Application	
Joseph Lawson	Consumers Energy	
Applicant Name	Property Owner	
One Energy Plaza	Jackson	MI 49201
Address	City	State Zip
Joseph.LawsonIII@cmsenergy.com	(517) 435-5078	
Email	Phone	

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flashdrive or emailed to <mailto:plans@plymouthmi.gov> (maximum file size is 100 MB).

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

**Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:**

Article XII, Sec. 78-125 - Area and Bulk Requirements referencing requirements from Article XVII, Sec. 78-190 - Schedule of Regulations

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_  
reduce the required front yard setback along Junction Street from the required 25 feet down to 14 feet.

**Description of Property**

Current zoning classification: I-1: Light Industrial

Current use of structure(s) on premises: Natural Gas Regulator Station / Essential Services

Is it a corner or interior lot? Interior Lot

Size and area of lot: 0.17 acres

Total square footage of existing main structure(s): 192 sft

Total square footage of accessory structure(s): N/A

Existing lot coverage (percentage) of all buildings and structures: 2.7%

Height of existing main and/or accessory structures: 10 feet

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 16' X 12' 192 sft

Front yard setback after completion (measured from property line): 14 feet

Rear yard setback after completion (measured from property line): 24 feet

Side yard setback after completion (measured from property line): 39'

Height of proposed structure: 9' eave height

Lot coverage (percentage) after completion: 2.7%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): \_\_\_\_\_

A scaled drawing or boundary survey depicting the above information.



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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The existing 50' X 144' site has been used as a natural gas regulator station for many years. This use is unique compared to other properties in the City because it must comply with the Michigan Public Services Commission requirements for safety and security. This dictates the location and clearances of the gas equipment, building, and fences. The adjacent property has a historical granted lease to use the area north of the existing fence as a driveway / parking. Termination of this lease would eliminate several necessary parking spaces for their facility.

2. What effect will the variance have on neighboring properties? \_\_\_\_\_  
The front setback variance should not have any effect on any neighboring properties because the existing building on the property is the same size as the proposed building. The proposed building will have the same front setback as the existing building. This project is the refurbishment of the existing facility and will improve the system reliability. The end result will be better natural gas service to the surrounding community.

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) \_\_\_\_\_  
The existing site has been used as a natural gas regulator station for many years. The property dimensions have not changed and the owner is continuing to utilize the space as efficiently as possible while complying with the MPSC requirements. The building size is not changing and the front setback will remain the same as the front setback for the existing building site. The building location is based upon the existing and proposed gas line locations.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? \_\_\_\_\_  
The unique use of this site requires a design layout that ties into the existing gas line and maintains clearance between site equipment. The existing property includes a historical 20' granted license for an access driveway for the property to the north. The ordinance (setback requirements) prevents the design layout of the regulator station to match the existing gas line locations and meet the MPSC requirements. The variance request would allow the owner to maximize the existing site area and continue to allow driveway access for the property owner to the north.

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

[Signature] Signature of Property Owner      [Signature] Signature of Applicant

Subscribed and sworn before me this May 11<sup>th</sup> day of May, 2021

Carrie S. Main  
Carrie S. Main Notary Public  
My Commission expires 1-6-2022





## DIMENSIONAL (NON-USE) VARIANCE APPLICATION

### Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

700 Junction Street, Plymouth MI 48170	5-10-2021
Address of Property	Date of Application
Joseph Lawson	Consumers Energy
Applicant Name	Property Owner
One Energy Plaza	Jackson MI 49201
Address	City State Zip
Joseph.LawsonIII@cmsenergy.com	(517) 435-5078
Email	Phone

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flashdrive or emailed to <mailto:plans@plymouthmi.gov> (maximum file size is 100 MB).

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



**Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:**

Article X, Sec. 18-380 - Fences

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_  
allow a 7' decorative fence to be installed in the front setback for security purposes.

**Description of Property**

Current zoning classification: I-1: Light Industrial

Current use of structure(s) on premises: Natural Gas Regulator Station / Essential Services

Is it a corner or interior lot? Interior Lot

Size and area of lot: 0.17 acres

Total square footage of existing main structure(s): 192 sft

Total square footage of accessory structure(s): N/A

Existing lot coverage (percentage) of all buildings and structures: 2.7%

Height of existing main and/or accessory structures: 10 feet

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 16' X 12' 192 sft

Front yard setback after completion (measured from property line): 14 feet

Rear yard setback after completion (measured from property line): 24 feet

Side yard setback after completion (measured from property line): 39'

Height of proposed structure: 9' eave height

Lot coverage (percentage) after completion: 2.7%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): \_\_\_\_\_

A scaled drawing or boundary survey depicting the above information.

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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The existing site has been used as a natural gas regulator station for many years. This use is unique compared to other properties in the City because the site layout must comply with the Michigan Public Services Commission requirements for safety and security. The gas equipment will be enclosed for security with a 7' high decorative fence which will need to be located in the front setback.
2. What effect will the variance have on neighboring properties? The fence variance should not have an effect on any neighboring properties because there is an existing 7' high chain link fence in the same location as the proposed fence. The proposed fence will be a decorative fence which will be an upgrade from the existing chain link fence.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) The regulator station property dimensions have not changed and the owner is continuing to maximize the site area while complying with the MPSC requirements. The MPSC required safety clearances set the gas equipment locations within the front setback. The equipment must be enclosed within the fenced area for security purposes.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The ordinance only allows a fence up to 30" high to be located in the front setback. Given the nature of the site use, security is critical. This restriction prevents the owner from enclosing the utility facility with the necessary 7' high security fencing.

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

[Signature]  
Signature of Property Owner

[Signature]  
Signature of Applicant

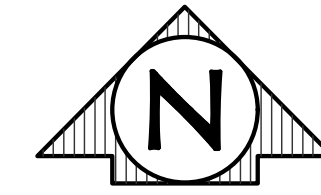
Subscribed and sworn before me this 11 day of May, 2021

[Signature]  
Notary Public Carrie J. Main  
My Commission expires 1-6-2022



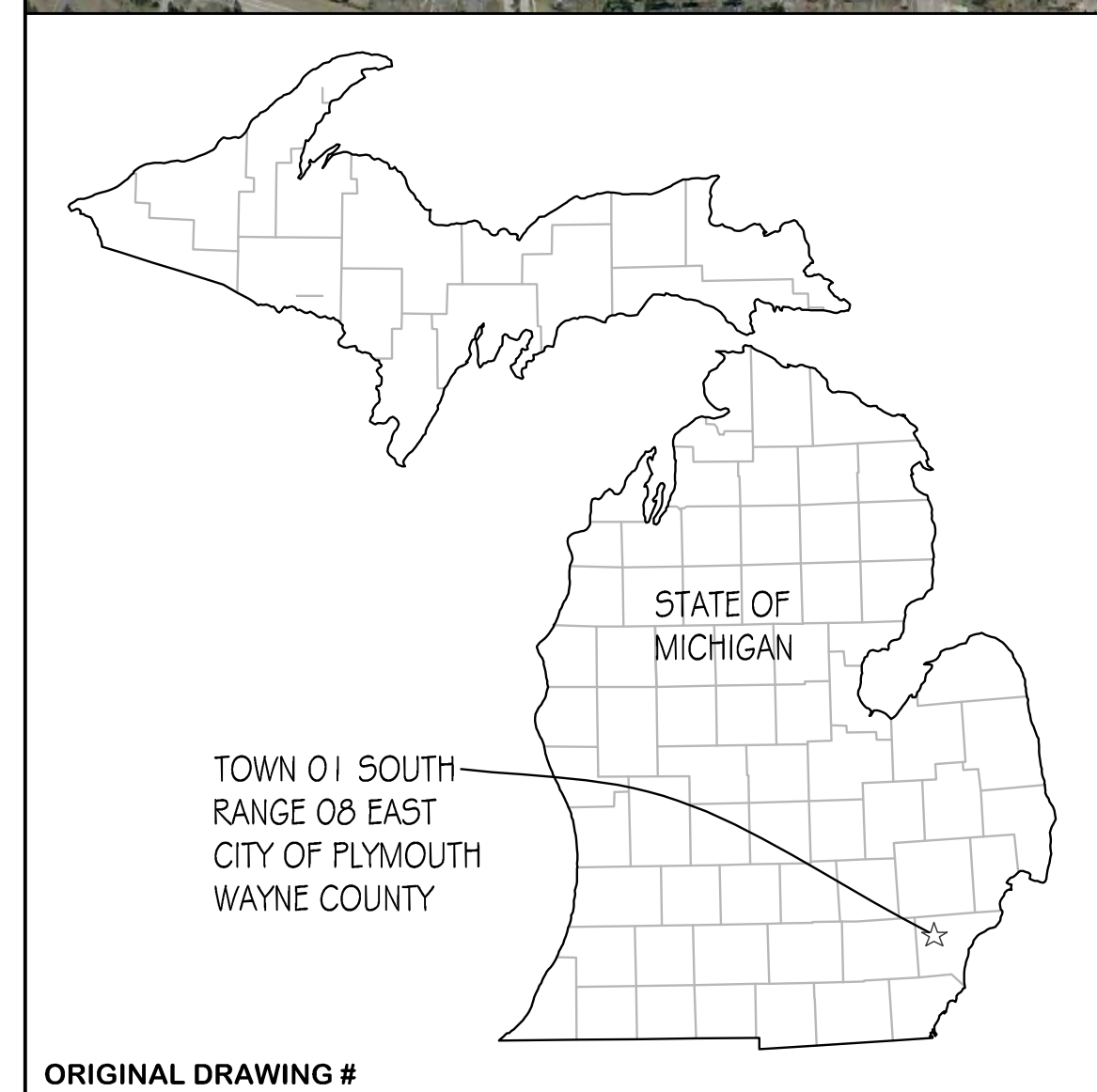
# PROJECT SCOPE

PREPARE A SITE PLAN AND OBTAIN ASSOCIATED PERMITS FOR CONSTRUCTION OF THE ADAMS AND JUNCTION REGULATOR STATION REBUILD IN THE CITY OF PLYMOUTH, MICHIGAN. THIS WILL INCLUDE THE CONSTRUCTION OF A NEW BUILDING, FENCING, AND ONE NEW HEATER. ALL CONSUMER'S OWNED PIPING ON SITE, ABOVE AND BELOW GRADE, WILL BE REPLACED.



# SITE PLAN FOR CONSUMERS ENERGY ADAMS AND JUNCTION REGULATOR STATION REBUILD

SECTION 26 T1S-R8E  
700 JUNCTION STREET  
PLYMOUTH, MI 48170  
WAYNE COUNTY, MI



## LOCAL AGENCY AND UTILITY INFORMATION

AGENCY	UTILITY
CITY OF PLYMOUTH 201 S. MAIN PLYMOUTH, MI 48170 (734) 453-1234	SITE PLAN
CITY OF PLYMOUTH 201 S. MAIN PLYMOUTH, MI 48170 (734) 453-1234	ROW
WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES LAND RESOURCE MANAGEMENT DIVISION 3600 COMMERCE COURT WAYNE, MI 48184 (734) 326-3936	SESC

## SHEET INDEX

- C-4175-PMT - 1 - COVER SHEET
- C-4175-PMT - 2 - GENERAL NOTE SHEET
- C-4175-PMT - 3 - EX SURVEY AND REMOVALS SHEET
- C-4175-PMT - 4 - SITE PLAN SHEET
- C-4175-SPL - 2 - GRADING AND SESC SHEET
- C-4175-SAD - 3 - SITE DETAIL SHEET
- C-4175-PMT - 5 - BUILDING - NOTES & FRAMING
- C-4175-PMT - 6 - BUILDING - ARCHITECTURAL & FOUNDATION
- C-4175-PMT - 7 - BUILDING - FOUNDATION DETAILS

## LEGAL DESCRIPTION

PARCEL ID# 005-11-0041-002

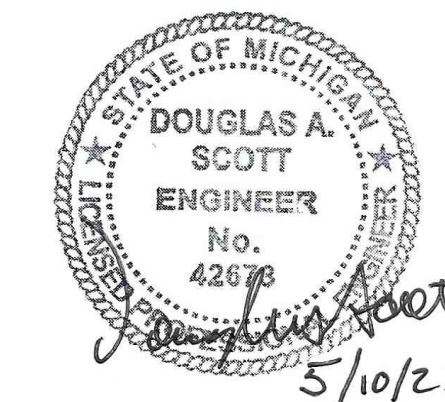
26R41B THAT PART OF LOT 41 AND ADJ VAC STREET DES AS BEG AT A POINT ON THE S LINE OF SAID LOT DISTANT N 86D 12M E 57.90 FT FROM THE SW COR OF LOT 41 AND PROC TH N 3D 48M W 50 FT TH N 86D 12M E 144.50 FT TH S 3D 48M E 50 FT TH S 86D 12M W ALONG THE N LINE OF JUNCTION AVE 144.50 FT TO TH POB CONTAINING 0.66 AC.

## OWNER INFORMATION

CONSUMERS ENERGY  
1945 W. PARNALL RD  
JACKSON, MI 49201  
(248) 228-5559  
JACOB KUEHNLEIN

## ENGINEER INFORMATION

ROWE PROFESSIONAL SERVICES COMPANY  
540 S. SAGINAW ST, SUITE 200  
FLINT, MI 48502  
(810) 341-7500  
DOUGLAS SCOTT, P.E.



www.call811.com  
or MISSD@ 1-800-482-7171



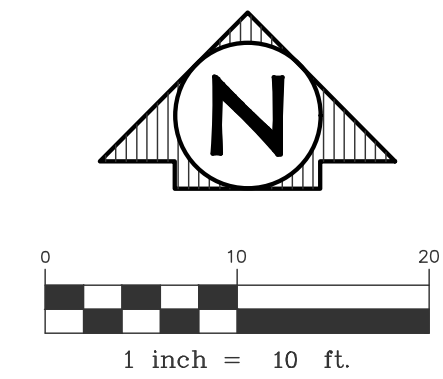
ORIGINAL DRAWING #

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT #	DATE	DESCRIPTION	DR	CK	DES. APP.	ENG. APP.	CO	REV.	PROJECT #	DATE	DESCRIPTION	DR	CK	DES. APP.	ENG. APP.	CO	ENGINEER APPROVAL	DATE	

		ADAMS AND JUNCTION REG STATION 2021 CONSTRUCTION	
		COVER SHEET	
GEO-SPATIAL & GAS ASSET MANAGEMENT		FIELD AREA: PROJECT # 20C0300	DRAWING NO. C-4175-PMT
FILE: -- RASTER FILE:	SCALE N.T.S.	STA. NO. ---	SHEET REV 1

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- LEGEND**
- ⊙ CARSONITE POST @ CORNER
  - ⊙ UTILITY POLE
  - ⊙ LIGHT POLE
  - ⊙ GUY ANCHOR
  - ⊙ TELEPHONE RISER
  - ⊙ ELECTRIC RISER
  - ⊙ SIGN
  - ⊙ POST (WOOD/METAL)
  - ⊙ ABOVE GRADE VERTICAL PIPE
  - ⊙ CURB INLET
  - ⊙ GASLINE MARKER
  - ⊙ GAS VALVE
  - ⊙ BLOWDOWN
  - ⊙ ELECTRICAL BOX
  - ⊙ SECTION CORNER
  - ⊙ FOUND/SET SURVEY
  - ▭ EXISTING CONCRETE
  - ▭ EXISTING ASPHALT PAVEMENT
  - ▭ REMOVE EXISTING GRAVEL SURFACE
  - ▭ REMOVE EXISTING SIDEWALK
  - X— EXISTING FENCE
  - Dist- DISTRICTION OVERHEAD
  - FD- FIBER OPTIC
  - CATV- CATV
  - CABLE- CABLE
  - S.S.- STORM SEWER
  - H2O- WATER MAIN
  - TEL- TELEPHONE OVERHEAD
  - GAS- UNDERGROUND GAS
  - ~ TREE / BRUSH LINE
  - ⊙ DECIDUOUS TREE
  - ⊙ CONIFEROUS TREE

**LOCATION MAP**  
NOT TO SCALE

SEC. 26  
CITY OF PLYMOUTH, MI

TOWNSHIP 101S  
RANGE 08E  
WAYNE COUNTY

**BASIS OF BEARING**  
NAD83, MICHIGAN STATE PLANE COORDINATE SYSTEM  
SOUTH ZONE (2113), INTERNATIONAL FEET  
AVG. COMBINED SCALE FACTOR = 0.99991495  
GROUND DISTANCES ARE SHOWN

**BASIS OF ELEVATION**  
NAVD 88 DATUM  
MICHIGAN STATE PLANE COORDINATE SYSTEM (CORS)  
GEOID 1.28 (2011 ELLIPSOIDAL REFERENCE FRAME)  
1 FOOT CONTOURS ARE SHOWN

**CONTROL POINT INFORMATION**  
**CONTROL POINT #6**  
1/2" X 18" ROD WITH "CONTROL POINT" CAP  
ON THE NORTH SIDE OF JUNCTION ST.  
ABOUT 4.5 FEET SOUTH AND ABOUT 7.5  
FEET EAST OF THE SOUTHEAST CORNER OF  
THE SUBSTATION FENCE.  
NORTHING= 321928.51  
EASTING= 1336597.58  
ELEV=746.69

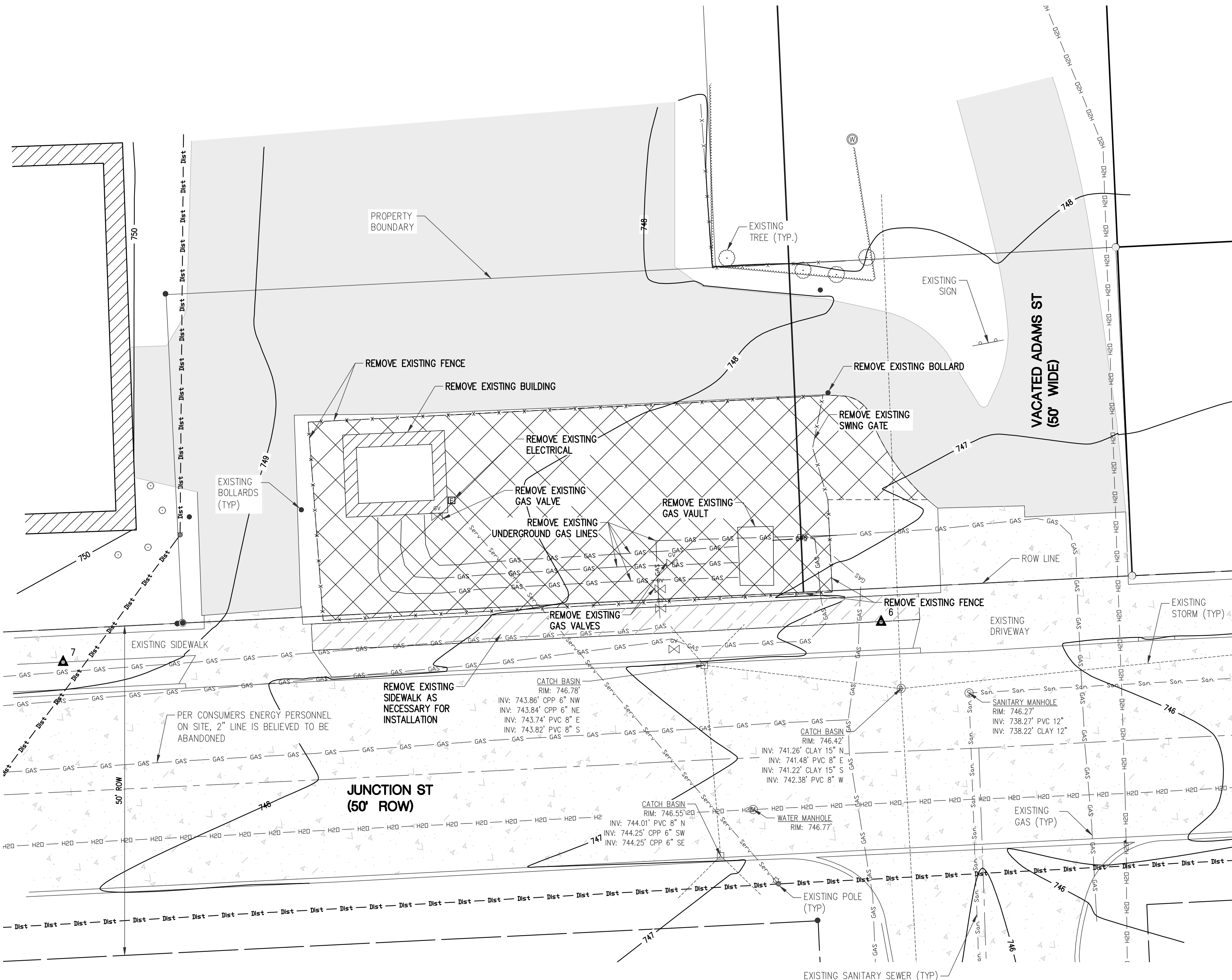
**CONTROL POINT #101**  
1/2" X 18" ROD WITH "CONTROL POINT"  
CAP ON THE NORTH SIDE OF JUNCTION  
ST. ABOUT 6 FEET SOUTH AND ABOUT  
39.5 FEET WEST OF THE SOUTHWEST  
CORNER OF THE SUBSTATION FENCE.  
NORTHING= 321922.41  
EASTING= 13365833.28  
ELEVATION= 749.41

**SITE BENCHMARK**  
SET RAILROAD SPIKE IN NORTH FACE OF  
UTILITY POLE IN THE SOUTHWEST CORNER  
OF JUNCTION ST. AND ADAMS ST.  
ELEVATION= 747.85

- SITE PLAN NOTES:**
- ALL TOPSOIL, AGGREGATE, AND OTHER MATERIAL WILL REMAIN ON SITE. NO SOIL WILL BE LEAVING THE SITE DURING CONSTRUCTION UNLESS DIRECTED BY OWNER.
  - ALL SURVEY WAS PERFORMED BY SSI, SURVEYING SOLUTIONS. ROWE P.S.C. HAS NOT FIELD VERIFIED ANY OF THE INFORMATION.

**811**  
Know what's below.  
Call before you dig.  
www.call811.com  
or MISSDIG @ 1-800-482-7171

**CAUTION**  
IF INSTALLATION  
CANNOT BE COMPLETED  
AS DESIGNED  
CONTACT PROJECT ENGINEER  
BEFORE PROCEEDING



ORIGINAL DRAWING #

REV.	PROJECT #	DATE	DESCRIPTION	DR	CK	DES. APP.	ENG. APP.	CO	REV.	PROJECT #	DATE	DESCRIPTION	DR	CK	DES. APP.	ENG. APP.	CO

**ROWE PROFESSIONAL SERVICES COMPANY**

**Consumers Energy**  
Count on Us®  
GEO-SPATIAL & GAS ASSET MANAGEMENT

FILE: --  
RASTER FILE: --

SCALE  
1" = 10'

**ADAMS AND JUNCTION REG STATION  
2021 CONSTRUCTION**

**EX SURVEY AND REMOVALS SHEET**

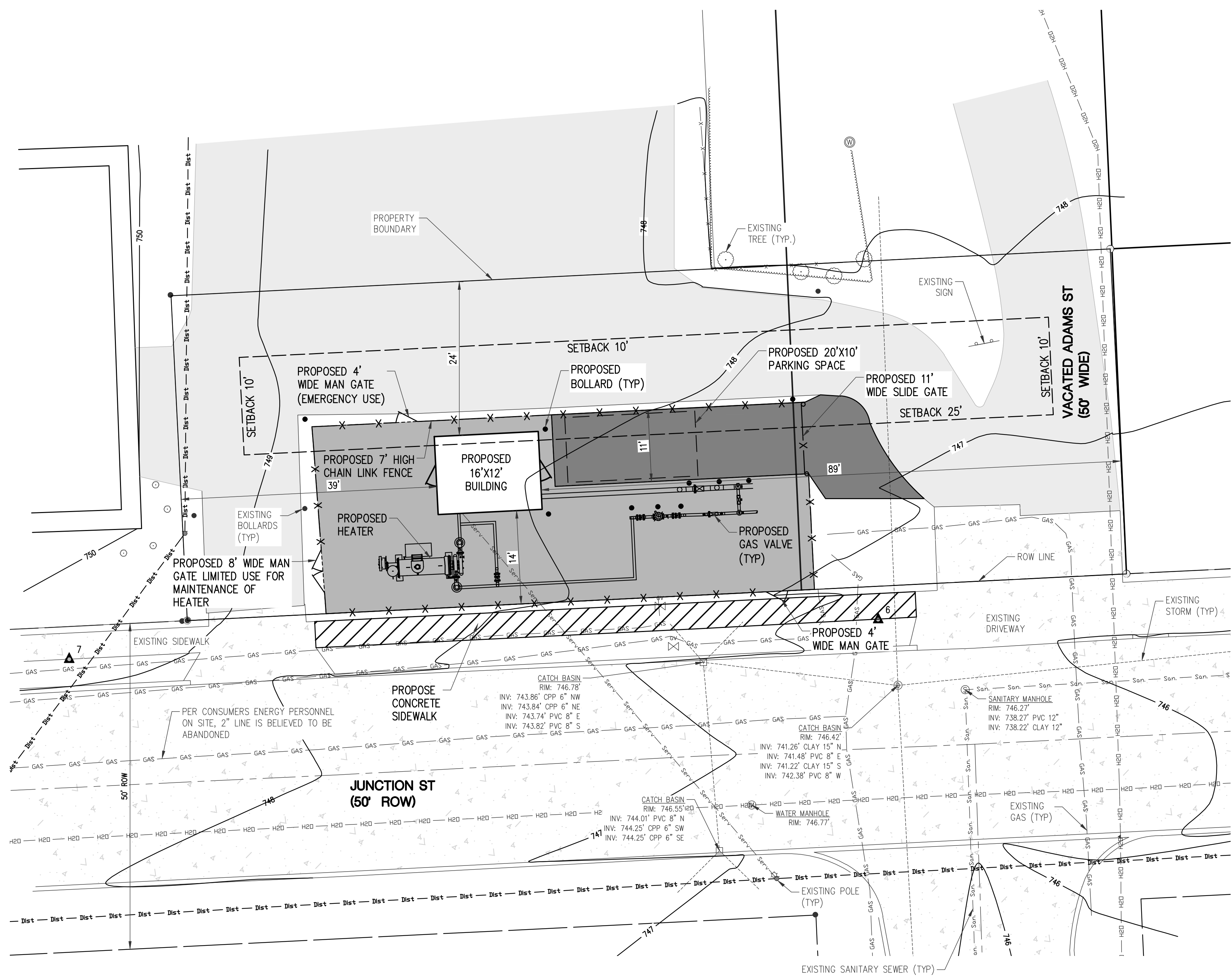
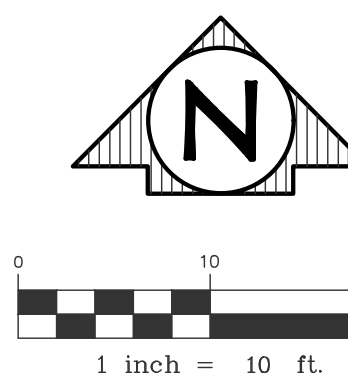
FIELD AREA:  
PROJECT # 20C0300  
STA. NO. ---

DRAWING NO.  
**C-4175-PMT**

SHEET  
**3**

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DISTRICT SETBACK TABLE								
REQUIRED	DISTRICT	DESCRIPTION	FLOOR AREA	MAX. HEIGHT	MINIMUM FRONT YARD	MINIMUM SIDE YARDS	MINIMUM REAR YARD	LOT COVERAGE (BUILDINGS)
	LIGHT INDUSTRIAL	PUBLIC UTILITY ESSENTIAL SERVICE	NONE	45'	25'	10'	10'	EXISTING 2.7%
PROVIDED	LIGHT INDUSTRIAL	PUBLIC UTILITY ESSENTIAL SERVICE	192 SFT	9' EAVE	14'-JUNCTION	89' 39'	24'	PROPOSED 2.7%

- NOTES:
1. A VARIANCE HAS BEEN APPLIED FOR TO ALLOW A FRONT YARD SETBACK OF 14'.
  2. A VARIANCE HAS BEEN APPLIED FOR TO ALLOW A 7' HIGH DECORATIVE FENCE IN THE FRONT YARD SETBACK.

**SITE PLAN NOTES:**

1. PERMANENT TRASH RECEPTACLES / DUMPSTERS ARE NOT PROPOSED FOR THIS SITE. ANY WASTE GENERATED ONSITE WILL BE REMOVED THE SAME DAY. TEMPORARY DUMPSTERS MAY BE ON SITE DURING CONSTRUCTION BUT WILL BE REMOVED PRIOR TO CONSTRUCTION COMPLETION.
2. THE SITE WILL NOT BE REGULARLY OCCUPIED. EMPLOYEES WILL ROUTINELY VISIT THE SITE TO PERFORM REGULAR INSPECTIONS AND ROUTINE MAINTENANCE. THERE IS SUFFICIENT SPACE FOR THE ANTICIPATED PARKING NEEDS. TYPICALLY, A SINGLE WORK TRUCK WILL BE ON SITE DURING MAINTENANCE VISITS. THESE SPACES WILL NOT BE DELINEATED IN THE FIELD.
3. THE FACILITY WILL NOT UTILIZE PUBLIC WATER OR SANITARY SEWER, NOR WILL THE SITE MAKE USE OF A PRIVATE WELL OR SEPTIC SYSTEM.
4. THE SITE WILL BE SERVED BY ELECTRICAL SERVICE.
5. THE PROPOSED PROJECT WILL NOT IMPACT ANY WETLANDS OR FLOODPLAINS.
6. A CRUSHED LIMESTONE SURFACE WILL BE PROVIDED WITHIN THE PROPOSED FENCE AREA.
7. THE PROPOSED BUILDING WILL HAVE A LIGHT FIXTURE ABOVE EACH DOOR. THE LIGHT FIXTURES WILL BE SWITCH OPERATED AND WILL ONLY BE ON WHEN WORK IS BEING PERFORMED ONSITE. NO POLE MOUNTED LIGHT FIXTURES WILL BE CONSTRUCTED.
8. SIGNAGE WILL CONSIST OF 24" X 12" CAUTION/NO TRESPASSING SIGNS ON EACH SIDE OF THE FENCE (4).
9. NO LANDSCAPING IS PROPOSED DUE TO THE LOCATION OF THE EXISTING GAS LINES.
10. THE PROPOSED EXTERIOR HEATER IS DESIGNED TO TEMPER THE NATURAL GAS AND WILL ONLY OPERATE DURING COLD PERIODS (BELOW 45 DEGREES).

- LEGEND**
- ⊙ CARSONITE POST @ CORNER
  - ⊙ UTILITY POLE
  - ☆ LIGHT POLE
  - ↓ GUY ANCHOR
  - TELEPHONE RISER
  - ELECTRIC RISER
  - SIGN
  - POST (WOOD/METAL)
  - ⊙ ABOVE GRADE VERTICAL PIPE
  - ⊙ CURB INLET
  - ⊙ GASLINE MARKER
  - ⊙ GAS VALVE
  - ⊙ BLOWDOWN
  - ⊙ ELECTRICAL BOX
  - ⊙ SECTION CORNER
  - FOUND/SET SURVEY
  - ▨ PROPOSED SIDEWALK
  - ▨ EXISTING ASPHALT PAVEMENT
  - ▨ EXISTING CONCRETE PAVEMENT
  - ▨ PROPOSED GRAVEL YARD
  - ▨ PROPOSED GRAVEL DRIVE
  - X— EXISTING FENCE
  - X— PROPOSED FENCE
  - Dist— DIST. OVERHEAD
  - FD— FIBER OPTIC
  - CATV— CABLE
  - SS— STORM SEWER
  - PC— PROPOSED CULVERT
  - H2O— WATER MAIN
  - TEL— TELEPHONE OVERHEAD
  - GAS— UNDERGROUND GAS
  - ~ ~ ~ TREE / BRUSH LINE
  - DECIDUOUS TREE
  - ⊙ CONIFEROUS TREE

ORIGINAL DRAWING #

REV.	PROJECT #	DATE	DESCRIPTION	DR	CK	DES. APP.	ENG. APP.	CO	REV.	PROJECT #	DATE	DESCRIPTION	DR	CK	DES. APP.	ENG. APP.	CO

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FILE: --  
RASTER FILE: --

SCALE: 1" = 10'

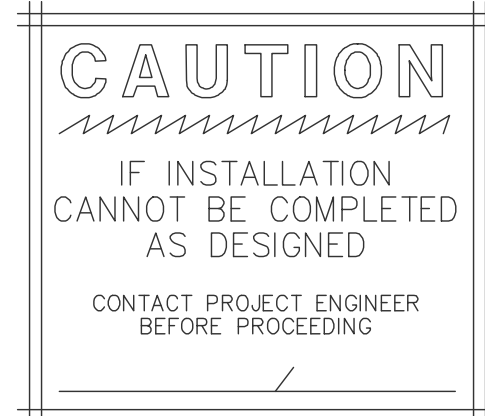
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**ADAMS AND JUNCTION REG STATION 2021 CONSTRUCTION**

**SITE PLAN SHEET**

FIELD AREA: PROJECT # 20C0300 DRAWING NO. C-4175-PMT SHEET 4

STA. NO. ---





PL-Q  
EXHIBIT "QA"

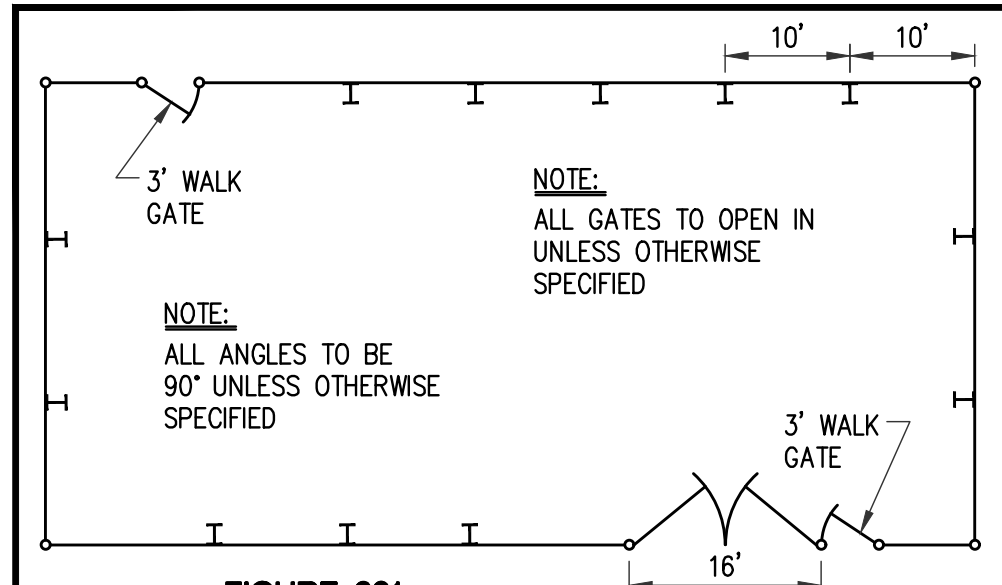


FIGURE 601  
TYPICAL FENCE LAYOUT PLAN

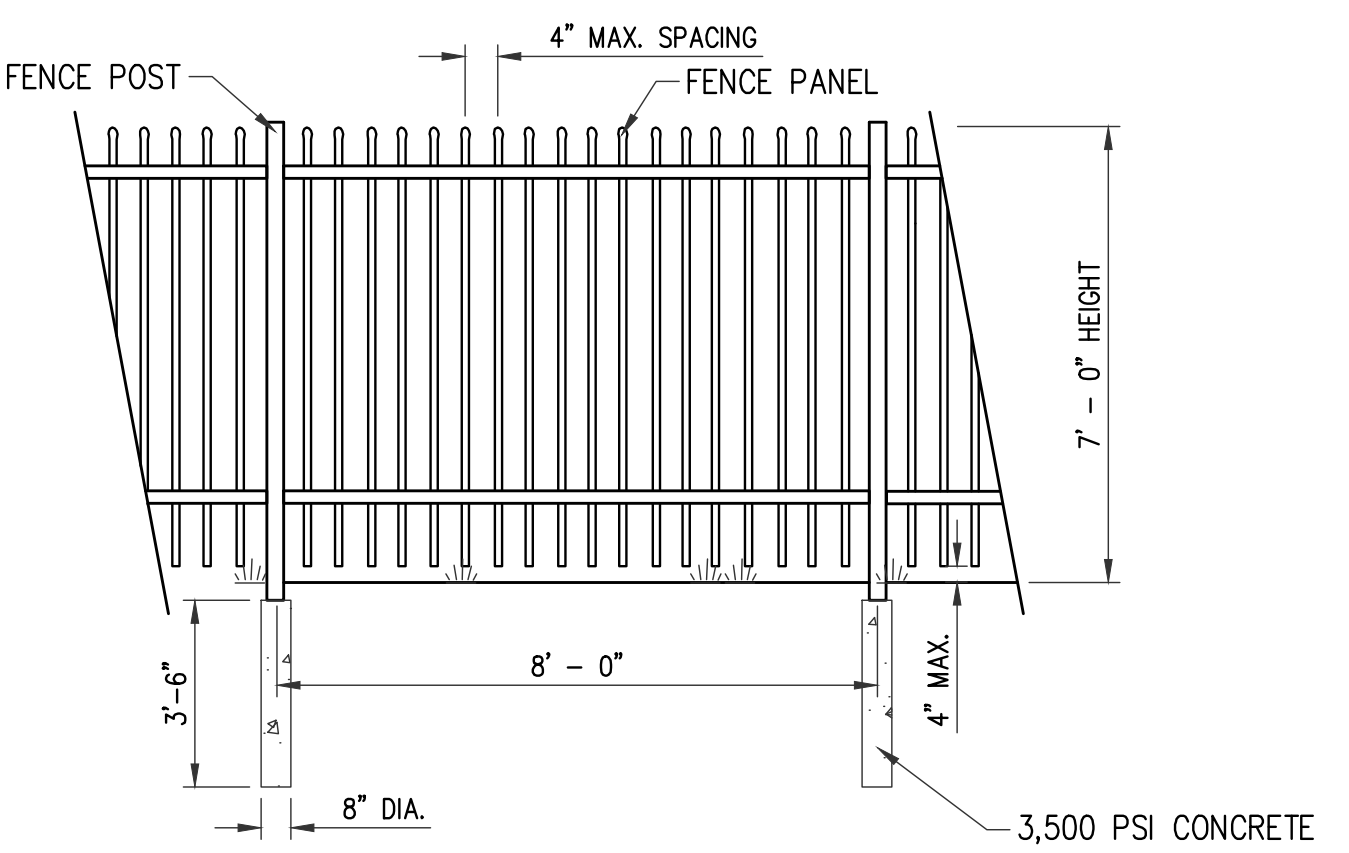
A DRAWING SIMILAR TO FIGURE 601 SHALL ACCOMPANY ALL FENCE ORDERS. THE DRAWING SHALL INDICATE ALL FENCE ANGLES ALSO GATES AND REMOVABLE SECTIONS SIZES AND LOCATIONS. REFER TO EXHIBITS "QA" THROUGH "QE" FOR MATERIAL, FABRICATION AND ERECTION DETAILS.

NAME OF PART	NOMINAL PIPE SIZE	POST DEPTH IN FOOTING	MINIMUM FOOTING DIMENSIONS		
			TOP DIA	BOTTOM DIA	FOOTING DEPTH
LINE POST	SEE NOTE 2	1'-5"	1'-5"	1'-5"	4'-0"
CORNER POST	4	1'-5"	1'-5"	1'-5"	4'-0"
END AND ANGLE POST	4	1'-5"	1'-5"	1'-5"	4'-0"
SINGLE GATE POST, WIDTH 6' AND UNDER	3	1'-5"	1'-5"	1'-5"	4'-0"
SINGLE GATE POST, WIDTH OVER 6' TO 13'	4	1'-5"	1'-5"	1'-5"	4'-0"
DOUBLE GATE POST, WIDTH 12' AND UNDER	3	1'-5"	1'-5"	1'-5"	4'-0"
DOUBLE GATE POST, WIDTH OVER 12' TO 26'	4	1'-5"	1'-5"	1'-5"	4'-0"
SLIDE GATE POST WIDTH 24' AND UNDER	4	1'-5"	1'-5"	1'-5"	4'-0"
GATE AND REMOVABLE SECTION FRAME	2				
TOP RAIL	1 1/4				
BRACE	1 1/4				
REMOVABLE POST	2 1/2		1'-5"	1'-5"	3'-0"
GATE PLUNGER STOP (OR CATCH)			0'-10"	1'-2"	3'-0"
GATE KEEPER			0'-7"	0'-10"	3'-0"

FIGURE 602  
NOTES:  
1. ALL DIMENSIONS ARE IN INCHES EXCEPT AS NOTED.  
2. EITHER 2 1/2" X 3.26 LB/FT H BEAM OR 2 1/2" PIPE MAY BE USED.

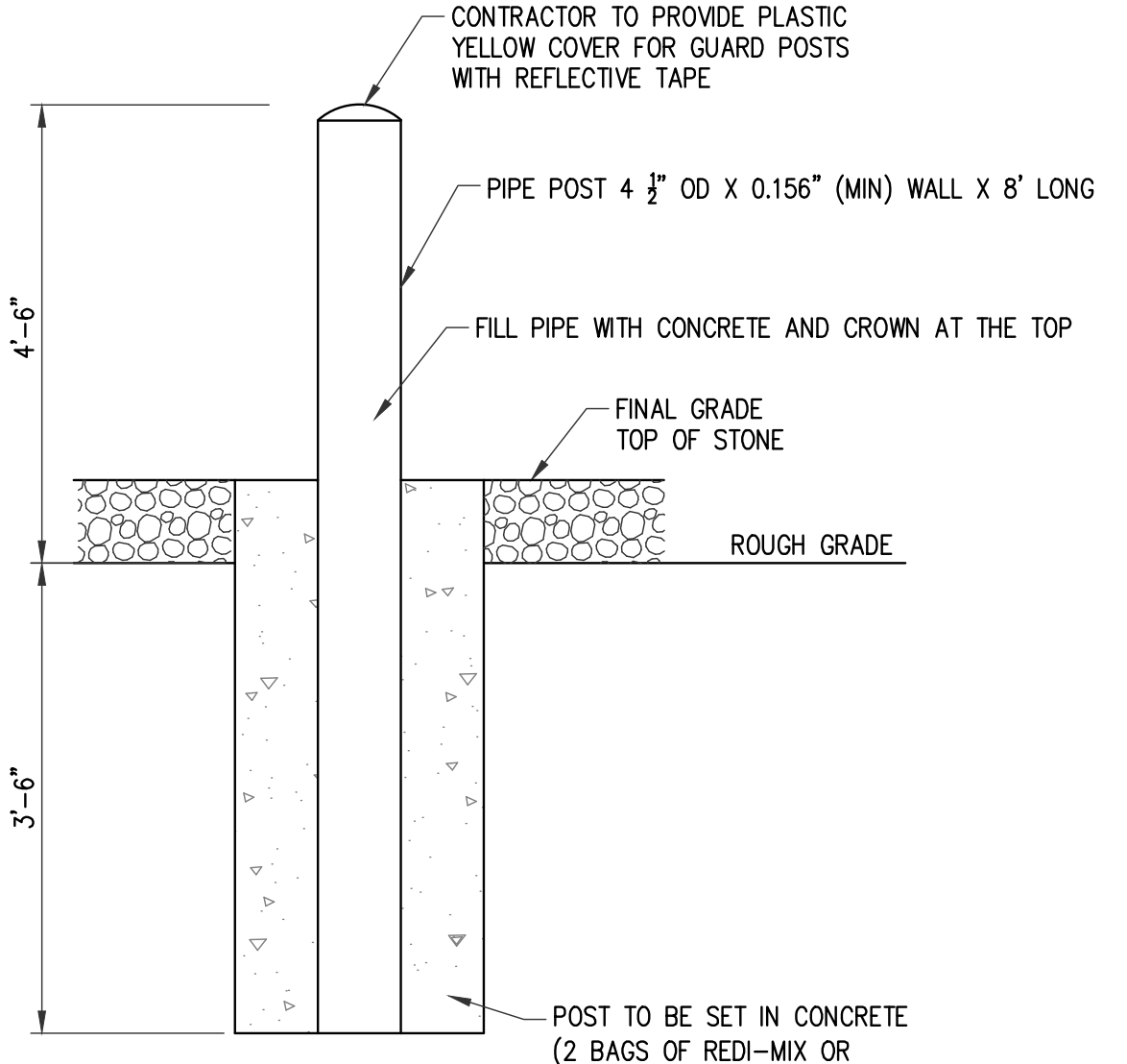
REFERENCES: A-15083  
PPFMB3081061  
GA819EC8071061001

FENCING DETAILS

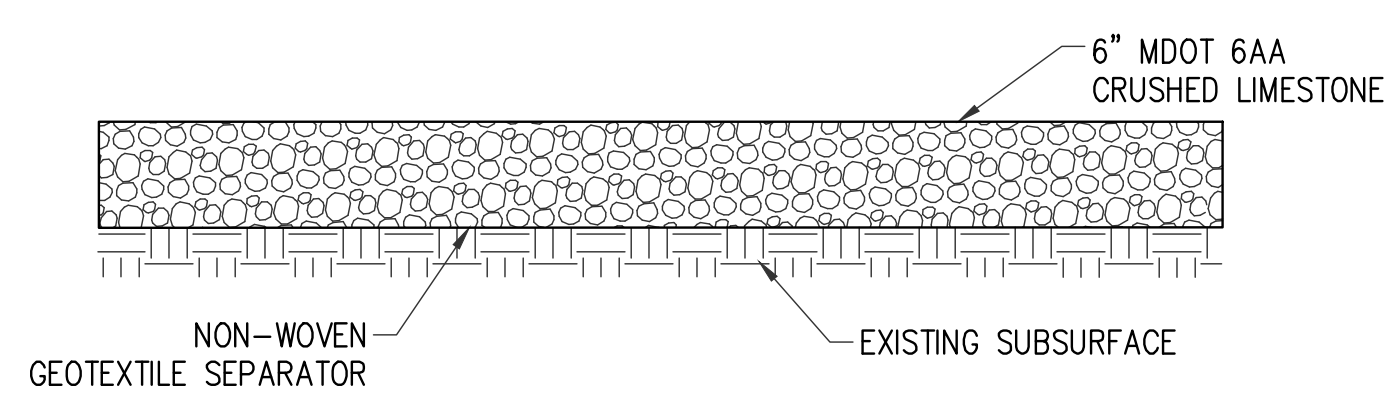


ORNAMENTAL FENCE DETAIL  
NOT TO SCALE

- NOTES:
- SUBMIT SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.
  - ORNAMENTAL FENCE SHALL BE METAL FENCING, BLACK, LIGHT COMMERCIAL STEEL, VARIOUS HEIGHTS WITH VERTICAL PICKETS AND HORIZONTAL RAILS.
  - GATES SHALL BE OF THE DIMENSION AND CONFIGURATION SHOWN ON THE PLANS. SUBMIT SHOP DRAWINGS FOR OWNER'S REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS.

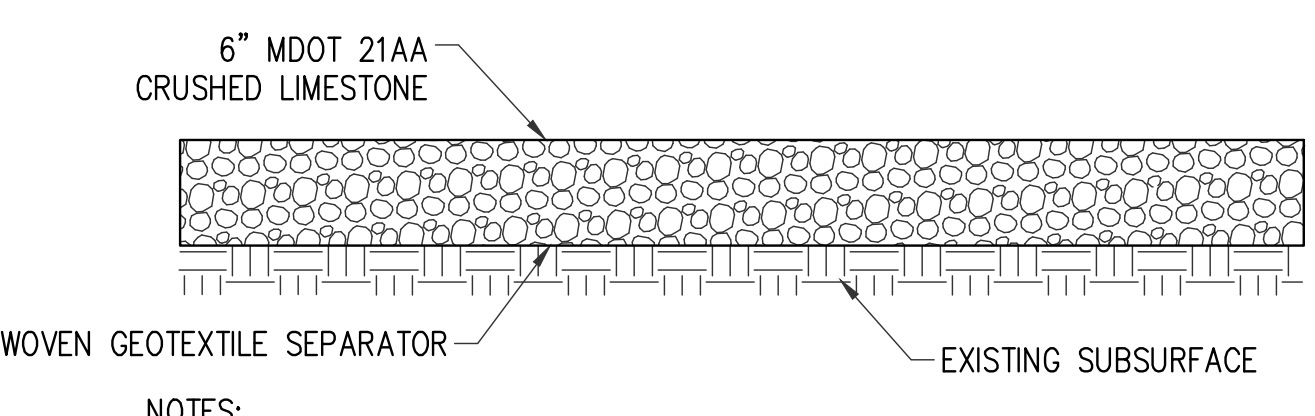


BOLLARD DETAIL  
NOT TO SCALE



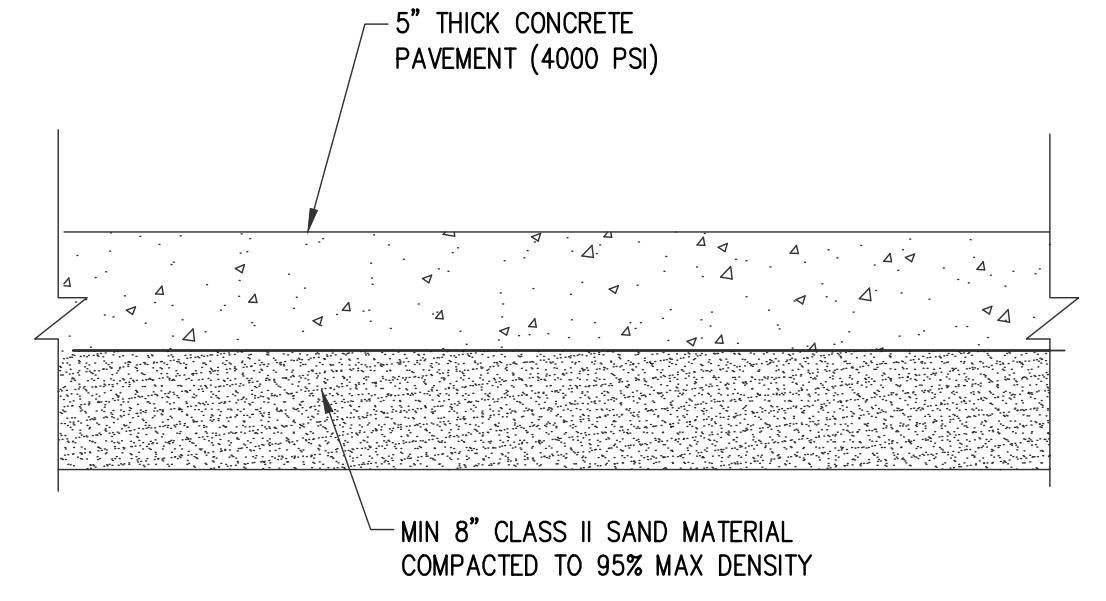
- NOTES:
- NON-WOVEN GEOTEXTILE SEPARATOR SHALL BE MIRAFI 180N, SYNTHETIC INDUSTRIES 801 OR AN ENGINEER APPROVED EQUIVALENT PRODUCT.
  - THIS CROSS SECTION WILL BE USED FOR THE ENTIRE YARD SURFACE, EXCEPT FOR AREAS DESCRIBED AS DRIVEWAYS, AS SHOWN ON THE SITE DRAWINGS.

AGGREGATE SURFACE CROSS SECTION (YARD)  
NOT TO SCALE



- NOTES:
- WOVEN GEOTEXTILE SEPARATOR SHALL BE MIRAFI HP 370 OR AN ENGINEER APPROVED EQUIVALENT PRODUCT.
  - THIS CROSS SECTION WILL BE USED FOR ALL DRIVEWAY SURFACES, AS SHOWN ON THE SITE DRAWINGS.

AGGREGATE SURFACE CROSS SECTION (DRIVEWAY)  
NOT TO SCALE



- NOTES:
- CONCRETE SIDEWALK THROUGH DRIVEWAY SHALL BE 8" THICK

CONCRETE SIDEWALK CROSS SECTION  
NOT TO SCALE



**CAUTION**  
IF INSTALLATION CANNOT BE COMPLETED AS DESIGNED  
CONTACT PROJECT ENGINEER BEFORE PROCEEDING

REFERENCE DRAWINGS NUMBERS	REV.	PROJECT #	DATE	DESCRIPTION	DR	CK	DES. APP.	ENG. APP.	CO	REV.	PROJECT #	DATE	DESCRIPTION	DR	CK	DES. APP.	ENG. APP.	CO	

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FILE: --  
RASTER FILE: --

SCALE: N.T.S.

ADAMS AND JUNCTION REG STATION  
2021 CONSTRUCTION

DETAIL SHEET

FIELD AREA: PROJECT # 20C0300  
STA. NO. ---

DRAWING NO. C-4175-SAD  
SHEET 3

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**CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT**  
201 South Main Street Plymouth, MI 48170  
Ph. 734-453-1234 ext. 232  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

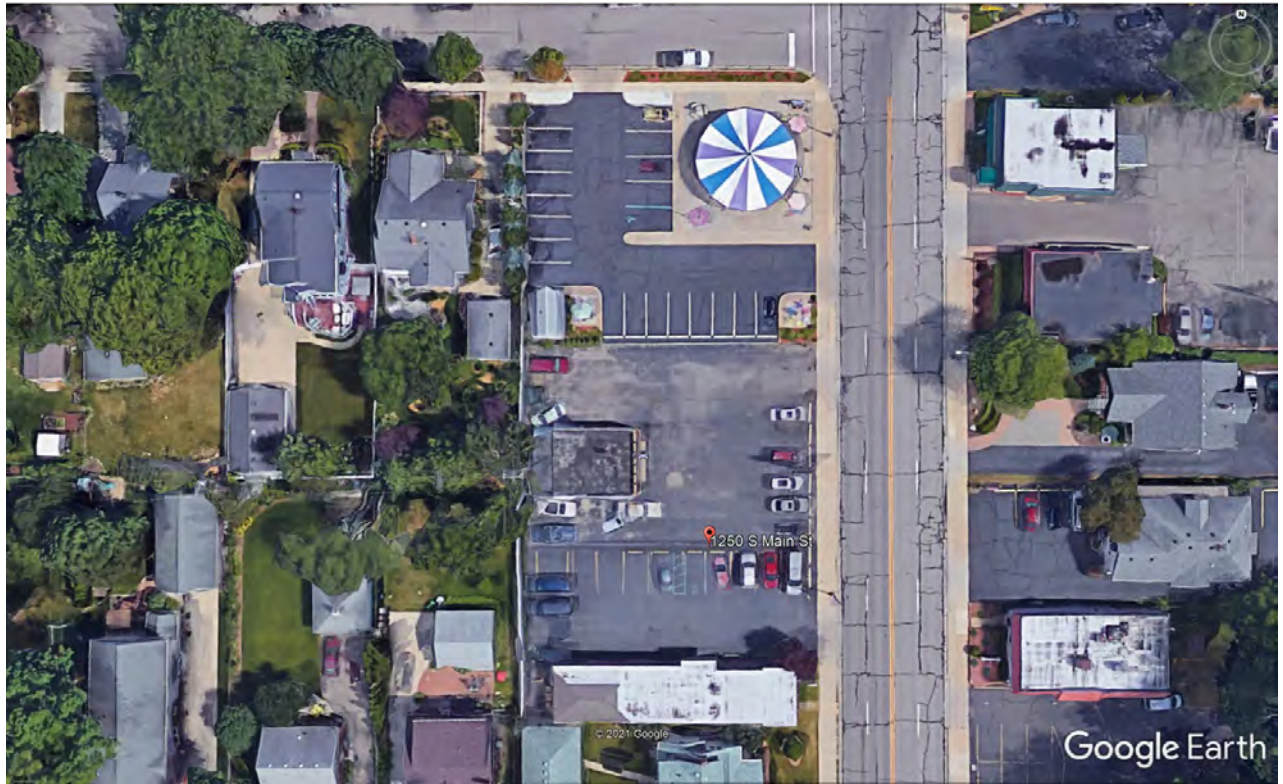
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Assistant Community Development Director  
DATE: May 25, 2021  
RE: 1250 S. Main, Non-Use Variance Request

Silvia Canzano, applicant, is requesting a non-use variance to reduce the required landscape buffer. The property is 80 feet wide by 116 feet deep. It is 9,280 square feet in area and is zoned B-1, Local Business.

Section 78-203 (3) states “Parking lots which are visible from a public right-of-way [...] shall have the following landscaping between the parking lot and the right-of-way: 1. A landscaped strip at least ten feet in width or wider as may be required. 2. One tree for every 30 feet or fraction thereof of street frontage of the parking lot. 3. Five shrubs for every 30 feet or fraction thereof of street frontage of the parking lot.” The street frontage of the parking lot is approximately 55.6 feet. A landscape strip of zero feet is proposed. A variance of 10 feet is required for the width of the landscape strip. One tree is proposed. A variance of 1 is required for the number of trees. Six shrubs are proposed. A variance of 4 is required for the number of shrubs.

Should you have any questions regarding this agenda item, please contact me directly.







# DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

1250 S. Main St. Plymouth, MI 48170  
Address of Property Date of Application

Silvia Canzano  
Applicant Name Property Owner

Plymouth MI 48170  
Address City State Zip

Silviacanzano524@gmail.com [Redacted] 734 412 2859  
Email Phone

### Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

### Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flashdrive or emailed to <mailto:plans@plymouthmi.gov> (maximum file size is 100 MB).

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

**Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:**

Landscape

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_

The landscape buffer

**Description of Property**

Current zoning classification: \_\_\_\_\_

B 1

Current use of structure(s) on premises: \_\_\_\_\_

Salon

Is it a corner or interior lot? \_\_\_\_\_

Interior

Size and area of lot: \_\_\_\_\_

0.21 Acres

Total square footage of existing main structure(s): \_\_\_\_\_

Total square footage of accessory structure(s): \_\_\_\_\_

None

Existing lot coverage (percentage) of all buildings and structures: \_\_\_\_\_

NA

Height of existing main and/or accessory structures: \_\_\_\_\_

1 story

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: \_\_\_\_\_

Front yard setback after completion (measured from property line): \_\_\_\_\_

Rear yard setback after completion (measured from property line): \_\_\_\_\_

Side yard setback after completion (measured from property line): \_\_\_\_\_

Height of proposed structure: \_\_\_\_\_

Lot coverage (percentage) after completion: \_\_\_\_\_

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): \_\_\_\_\_

A scaled drawing or boundary survey depicting the above information.



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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) These restrictions impose a safety hazard to our patrons. The size of the parking lot makes it unsafe to enter and leave certain/most parking spaces. This is unique to this property due to our sign and the size/shape of the lot.
2. What effect will the variance have on neighboring properties? No affect at all - if anything, Dairy-Go-Round will also benefit because of our shared lot.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) This came about based on our patron's complaints and their worries of safety.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? - Adding landscaping and trees would solidify this issue and potentially worsen it. The property was being used in the way we intend to use it for many years before I aquired it.

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

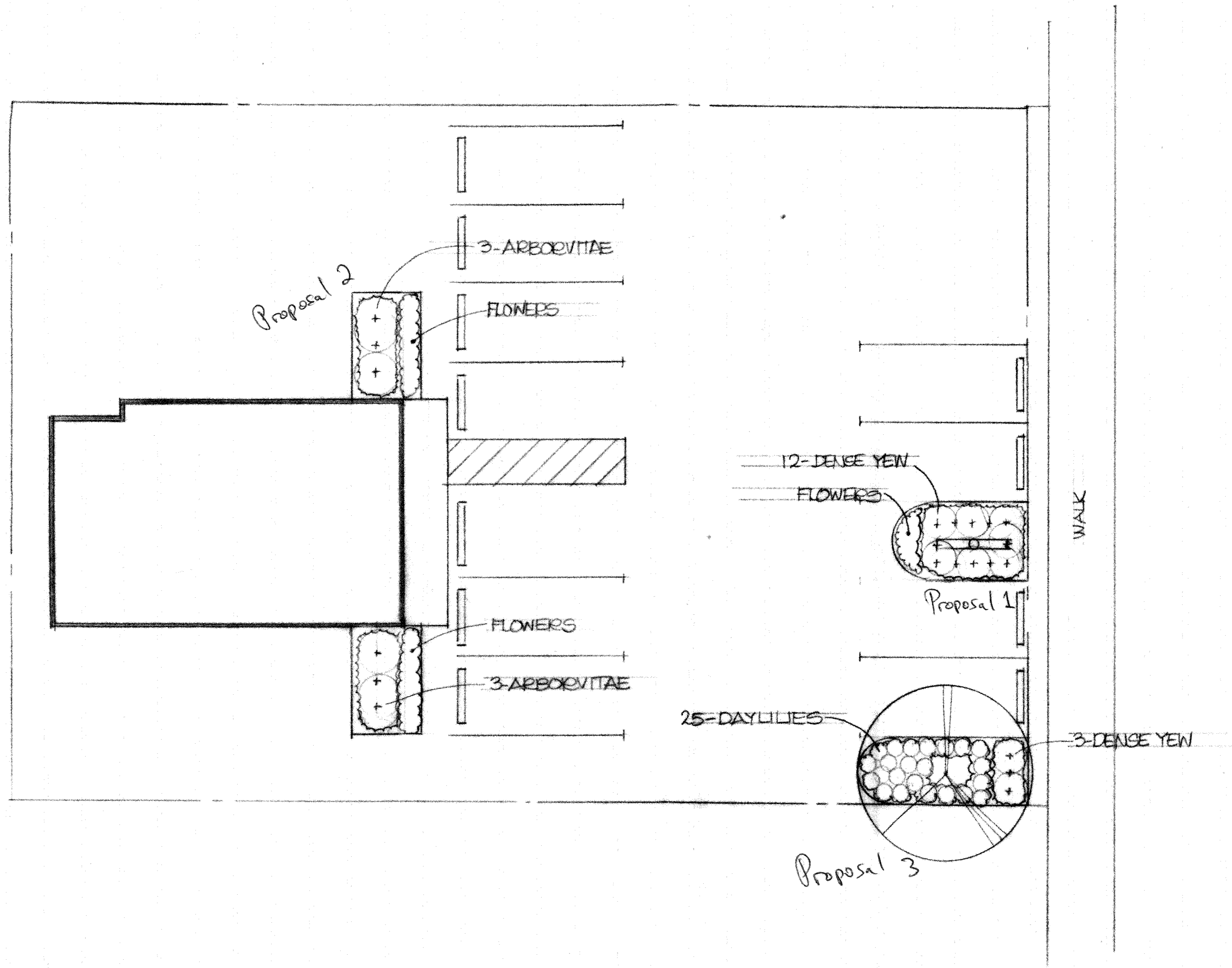
Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Notary Public

My Commission expires \_\_\_\_\_



SCALE: 1" = 10'-0"

LANDSCAPE DESIGN  
 FOR  
 CANZANO  
 1250 S. MAIN, PLYMOUTH

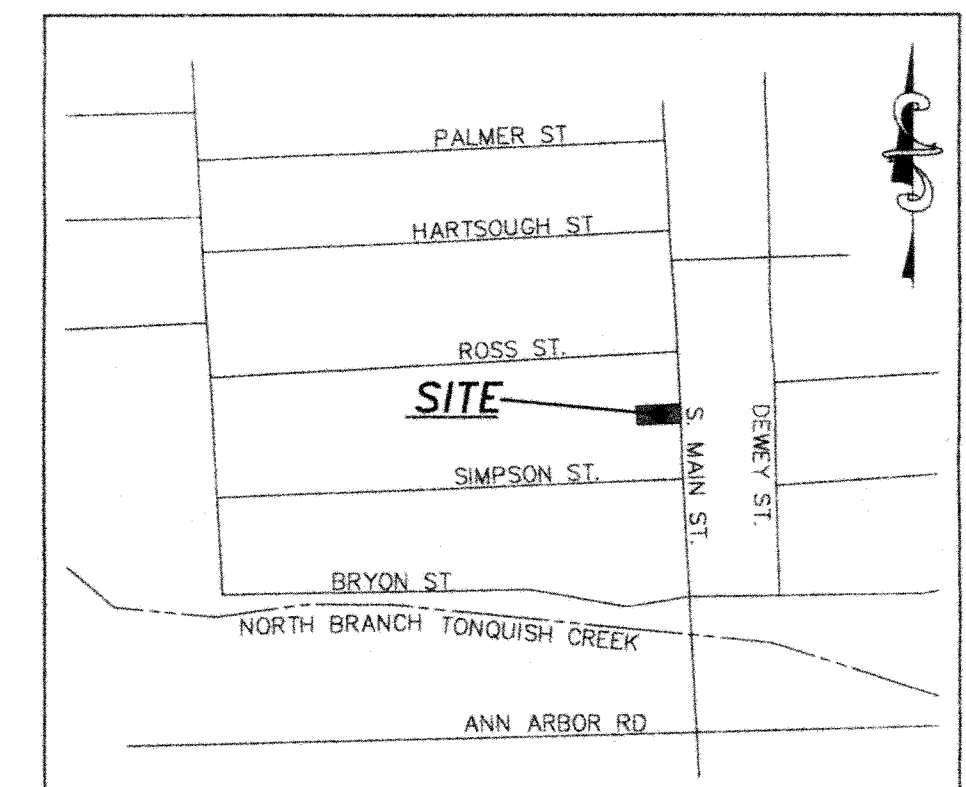
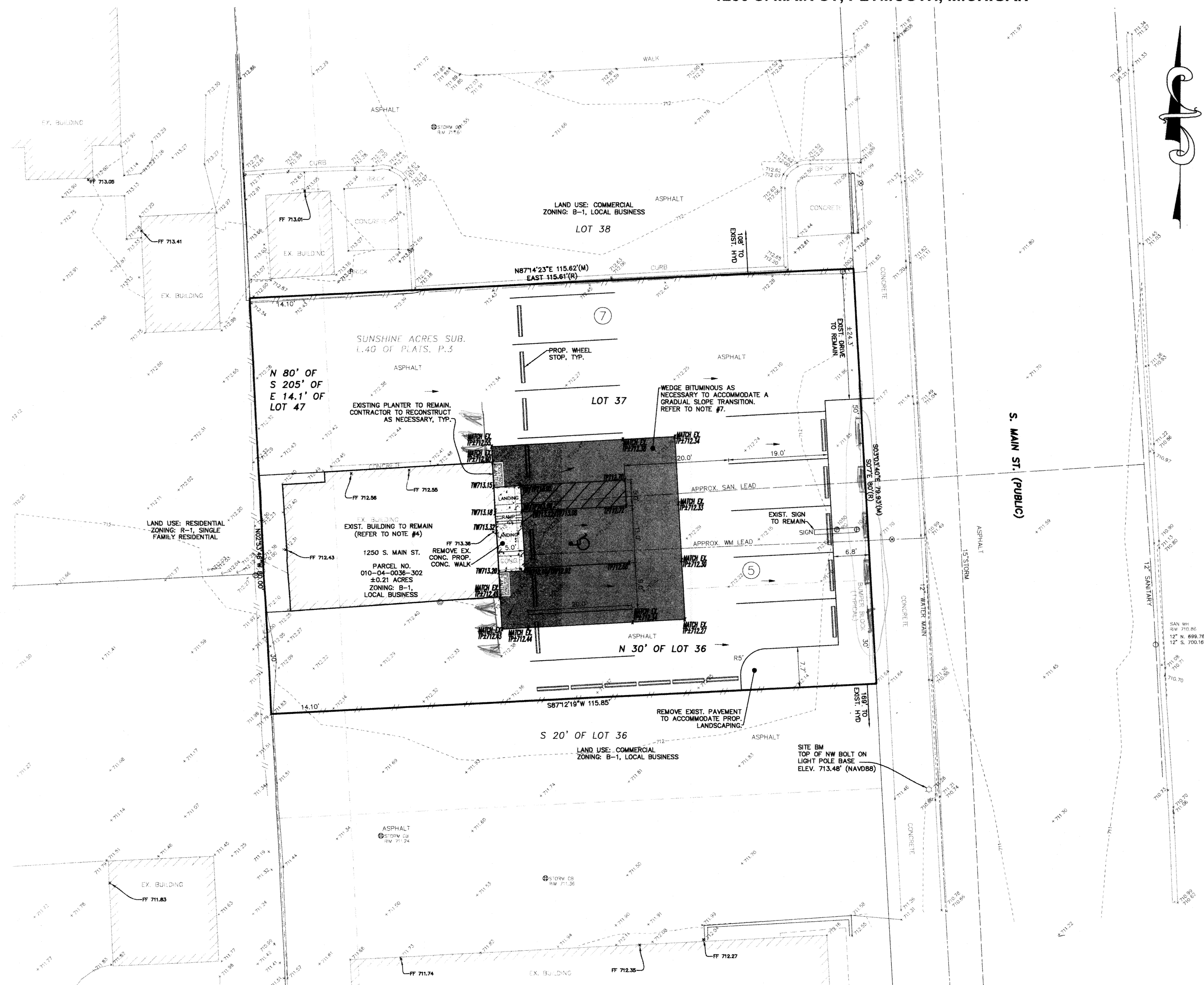
DESIGNED BY:  
 MICHIGAN GREENSCAPES (734) 483-2222



# RENOVATION FOR 1250 S. MAIN ST.

## SITE PLAN

1250 S. MAIN ST, PLYMOUTH, MICHIGAN



LOCATION MAP:  
NOT TO SCALE

**APPLICANT/OWNER:**  
SILVIA CANZANO  
570 BYRON ST.  
PLYMOUTH, MI 48170

**SURVEYOR/ENGINEER:**  
ALPINE ENGINEERING, INC.  
46892 WEST ROAD, SUITE 109  
NOVI, MI 48377  
PHONE: (248) 926-3701  
FAX: (248) 926-3765

**ARCHITECT:**  
DIMENSIONAL DESIGN LLC  
30489 MUNGER  
LIVONIA, MI 48154  
PHONE: (734) 427-0050

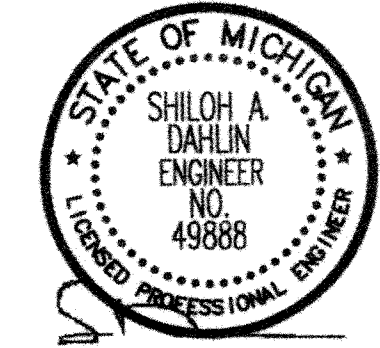
**LANDSCAPE ARCHITECT:**  
ALLEN DESIGN  
557 CARPENTER  
NORTHVILLE, MI 48167  
PHONE: (248) 467-4668

**SITE DATA:**

ACREAGE: ±0.21 ACRES  
**REQUIRED PARKING:**  
BEAUTY PARLOR OR BARBERSHOP:  
3 SPACES FOR EACH OF THE FIRST TWO BEAUTY OR BARBER STATIONS, AND 1 1/2 SPACES FOR EACH ADDITIONAL STATION.  
\*PROPOSED 8 STATIONS  
= 3 + 1.5 \* 6  
= 12 SPACES  
**PROPOSED PARKING:**  
= 12 SPACES (INCLUDING 1 ADA BARRIER FREE SPACE)

**LEGAL DESCRIPTION:**

NORTH 30 FEET OF LOT 36 ALSO LOT 37, ALSO THE NORTH 80 FEET OF SOUTH 205 FEET OF THE EAST 14.10 FEET OF LOT 47, SUNSHINE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 40 OF PLATS, PAGE(S) 3, WAYNE COUNTY RECORDS.

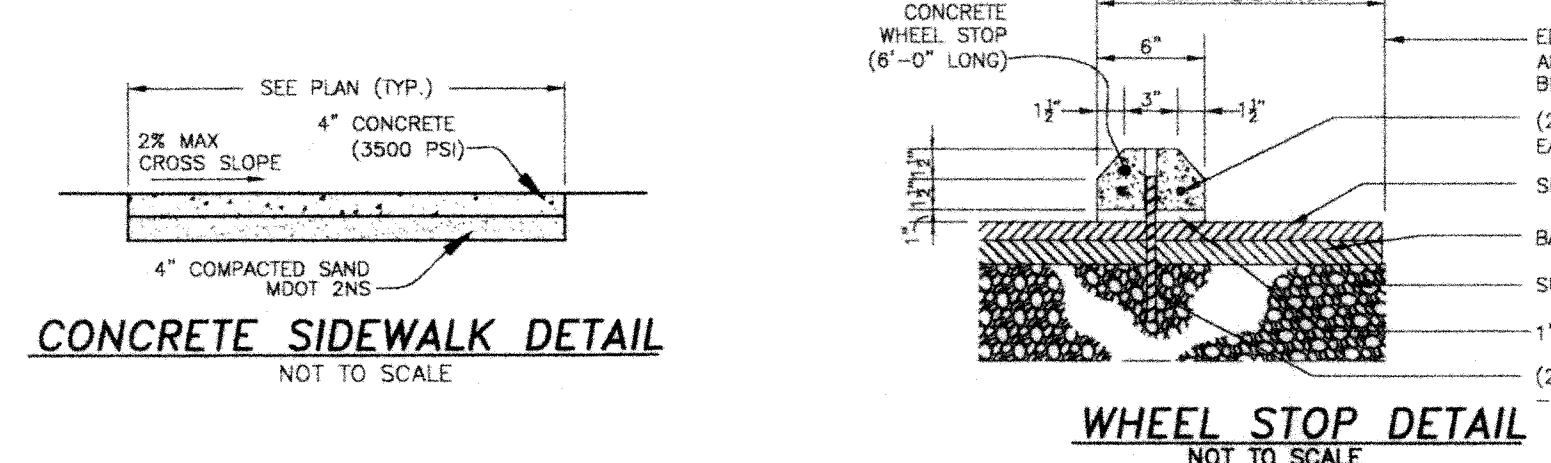


**LEGEND:**

○	EX. CATCH BASIN	○	EX. ELECTRIC METER
○	EX. MANHOLE	○	EX. SATELLITE DISH
○	EX. END SECTION	○	EX. SOIL BORING
○	EX. OVERFLOW STRUCTURE	○	EX. MAILBOX
○	EX. CLEANOUT	○	EX. MONITOR WELL
○	EX. WATER GATE VALVE	○	EX. AIR CONDITIONER
○	EX. HYDRANT	○	EX. FENCE
○	EX. WATER VALVE	○	EX. FINISH FLOOR ELEVATION
○	EX. WATER SHUTOFF	○	PROP. CURB & GUTTER (PITCH IN)
○	EX. GAS SHUTOFF	○	PROP. CURB & GUTTER (PITCH OUT)
○	EX. GAS VENT	○	PROP. STORM SEWER
○	EX. GAS METER	○	PROP. SANITARY SEWER
○	EX. GENERATOR	○	PROP. WATER MAIN
○	EX. HANDHOLE	○	PROP. STRUCTURE
○	EX. PEDESTAL	○	PROP. CLEAN-OUT
○	EX. TRANSFORMER	○	PROP. HYDRANT
○	EX. LIGHTPOLE	○	PROP. GATE VALVE
○	EX. UTILITY POLE	○	PROP. CURB BOX
○	EX. GUY ANCHOR	○	PROP. GUTTER ELEV.
○	EX. FIRE DEPT. CONNECTION	○	PROP. TOP OF CURB ELEV.
○	EX. TREE	○	PROP. TOP OF WALK ELEV.
○	EX. SANITARY SEWER	○	PROP. TOP OF PAVEMENT ELEV.
○	EX. STORM SEWER	○	PROP. SPOT ELEV.
○	EX. WATER MAIN	○	PROP. DRAINAGE ARROW
○	EX. ELECTRIC CABLE	○	PROP. SILT FENCE
○	EX. COMMUNICATION	○	PROP. INLET FILTER
○	EX. GAS LINE	○	PROP. ASPHALT
○	EX. OVERHEAD LINE	○	PROP. OVERHEAD
○	EX. SIGN	○	PROP. CONCRETE
○	EX. POST/BOLLARD	○	
○	EX. FLAGPOLE	○	
○	EX. OVERFLOW STRUCTURE	○	

**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.



- NOTES:**
- ALL WORK SHALL CONFORM TO THE CURRENT CITY OF PLYMOUTH, WAYNE COUNTY, AND/OR STATE OF MICHIGAN STANDARDS AND SPECIFICATIONS.
  - ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (2011 MUTCD).
  - CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR INFORMATION REGARDING THE BUILDING RENOVATION. CONTRACTOR TO VERIFY DOOR LOCATIONS AND REMOVALS.
  - CONTRACTOR TO VERIFY SIZE AND CONDITION OF EXISTING LEADS DURING CONSTRUCTION. UTILIZE EXISTING LEADS IF LEADS ARE FOUND TO BE IN GOOD CONDITION AND OF ADEQUATE SIZE.
  - BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE.
  - SLOPES WITHIN THE ADA PARKING SPACE, ADA ACCESS AISLE, RAMP LANDINGS CANNOT EXCEED 2% IN ANY DIRECTION. SLOPE OF THE ADA RAMP CANNOT EXCEED 8.33%.
  - REFER TO THE PHOTOMETRICS PLAN PREPARED BY DIMENSIONAL DESIGN, LLC.

**SHEET INDEX:**

1	SITE PLAN
L-1	LANDSCAPE PLAN (PREPARED BY ALLEN DESIGN)

NOT FOR CONSTRUCTION

**ALPINE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
46892 WEST ROAD, SUITE 109, NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS), (248) 926-3765 (FAX), WWW.ALPINE-INC.NET

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

**NICOLAS CANZANO**  
SITE PLAN  
RENOVATION FOR 1250 S. MAIN ST.  
SECTION: 34

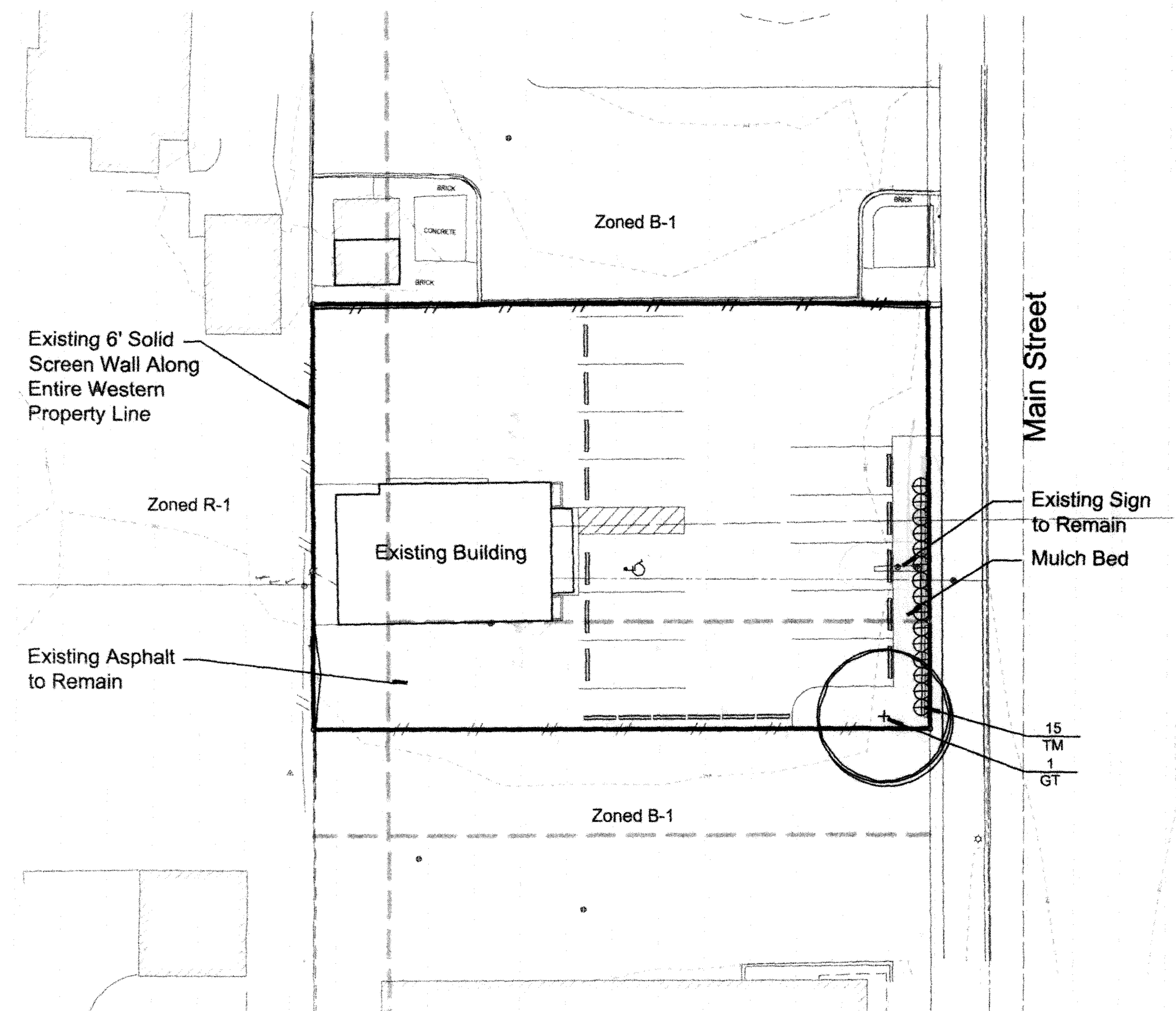
CLIENT: REVISED

Proposed Salon/Barber Shop  
SP19-03 1250 S. Main  
Site Plan Review  
PC Mtg 11/13/19

DATE: 10-21-2019  
DRAWN BY: SD  
CHECKED BY: TG

FBK: 1  
CHF: 19-559





**Landscape Summary**

Existing Zoning	B-1
Parking Lot Screening	
Parking Lot Frontage	42 l.f.
Trees Required	1.4 Tree (42 / 30)
Trees Provided	1 Tree
Shrubs Required	7 Shrubs (42 / 30) x 5
Shrubs Provided	15 Shrubs
Parking Lot Landscape Area	
Parking Lot Area	4,646 s.f.
Landscape Area Required	0 - Parking is Less than 5,000 s.f.

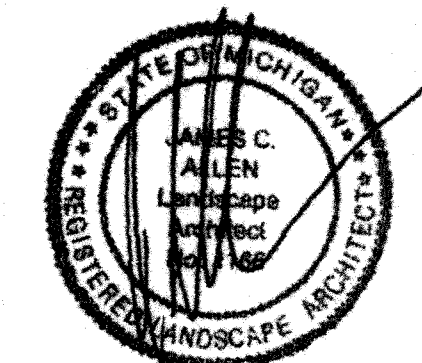
**Plant List**

sym.	qty	botanical name	common name	caliper	spacing	root	height
GT	1	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5"	as shown	B&B	
TM	15	Taxus x Media 'Densiformis'	Dense Yew		as shown		30"

**LANDSCAPE NOTES**

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" labs or similar slow-release fertilizer shall be added to the planting mix before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi's Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheridaphni" Kentucky Blue Grass grown in a sod nursery on loam soil.

Seal:



Title:

**Landscape Plan**

Project:

**Canzano Salon  
 Plymouth, Michigan**

Prepared for:

Silvia Canzano  
 570 Byron Street  
 Plymouth, Michigan 48170

Revision:

Submission

Issued:

October 21, 2019

Job Number:

19-065

Drawn By:

jca

Checked By:

jca

NOTE:  
 GUY DECIDUOUS TREES ABOVE 3" CAL. STAKE DECIDUOUS TREES BELOW 3" CAL.

STAKE TREES AT FIRST BRANCH USING 2" X 2" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.

TREE PIT = 3 x ROOTBALL WIDTH

**DECIDUOUS TREE PLANTING DETAIL**

NOT TO SCALE

NOTE:  
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. REMOVE DIRT FROM ROOT FLARE.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. MOUND EARTH TO FORM SAUCER.

REMOVE COLLAR OF ALL FIBER POTS. POTS SHALL BE CUT TO PROVIDE FOR ROOT GROWTH. REMOVE ALL NONORGANIC CONTAINERS COMPLETELY.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.

**SHRUB PLANTING DETAIL**

NOT TO SCALE

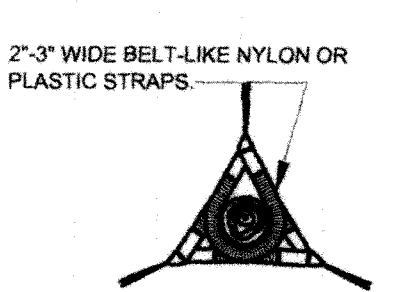
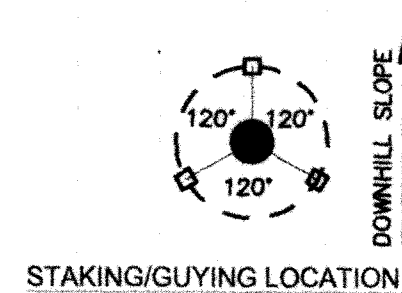
NOTE:  
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. MOUND EARTH TO FORM SAUCER.

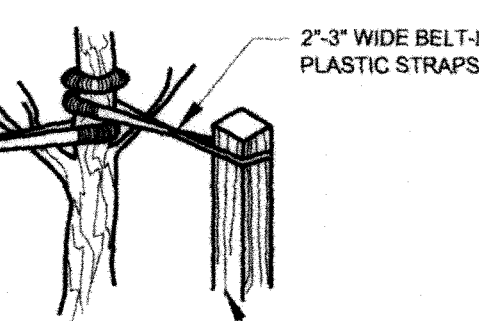
SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.



**GUYING DETAIL**

Not to scale

NOTE:  
 ORIENT STAKING/GUYING TO PREVAILING WINDS, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE. USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA.



**STAKING DETAIL**

**TREE STAKING DETAIL**

Sheet No.

