



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals ZONING BOARD APPEALS DATE: May 10, 2016

West Lake Drive (PZ16-0016), Parcel 50-22-03-129-019

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Xuan Tran & Hong Doan

Variance Type

Dimensional Variances

Property Characteristics

Zoning District: R-4 (Single Family Residential)
Site Location: 1623 West Lake Drive
Parcel #: 50-22-03-129-019

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 and 3.32.8 to allow construction of new home with reduced side yard setbacks (10 feet required, 7.6 and 7.1 feet proposed) and reduced aggregate side setback (25 feet required, 14.7 feet proposed), confirmation of compliance with the 2.5 story/35 foot maximum building height and oversize vertical projections of 2 feet into each side setback (15.2 and 14.2 inches allowed). The property is zoned R-4.

II. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval to build a 2.5 story new home on a narrow 40 foot lot. The proposed structure includes protrusions into the requested reduced side setbacks in excess of the exceptions applicable in the Zoning Ordinance, thus requiring the additional request. The total height of the structure does not exceed the allowable height normally measured to the median of a sloped roof, however, the somewhat unusual roof configuration does not fit neatly within the limitation of 2-1/2 stories and is brought forward for review. Should the board be inclined to grant the variance(s) requested, staff suggests consideration be given to handling of roof drainage to avoid possible impact to neighboring properties.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ16-0016**, sought by _____, for

_____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief if consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.

2. _____.

3. _____.

4. _____.

2. I move that we **deny** the variance in Case No. **PZ16-0016**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Zoning Board Of Appeals

Xuan Tran/Hong Doan

Case # PZ16-0016

May 10, 2016

Page 3 of 3

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Larry Butler

Deputy Director Community Development

City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____	
PROJECT NAME / SUBDIVISION Doan/Tran Residence				Meeting Date: _____	
ADDRESS 1623 West Lake Drive, Novi MI, 48377		LOT/SIUTE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-03 - 129 - 019		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Ludlow Drive/West Lake Drive					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS mauhouse@gmail.com		CELL PHONE NO. 248-904-5221	
NAME Xuan Tran & Hong Doan				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS 2008 Hazel St.		CITY Birmingham		STATE MI	ZIP CODE 48009
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS mauhouse@gmail.com		CELL PHONE NO. 248-904-5221	
NAME Xuan Tran & Hong Doan				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS 2008 Hazel St.		CITY Birmingham		STATE MI	ZIP CODE 48009
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.1.5</u>		Variance requested		<u>Side yard set back (North) =10-7.6=2.4ft, (South) =10-7.1=2.9ft</u>	
2. Section <u>3.1.5</u>		Variance requested		<u>Side yard set back (total) = 25-14.7 = 10.3ft</u>	
3. Section <u>3.1.5</u>		Variance requested		<u>Confirmation of 2-1/2 story/35ft max height</u>	
4. Section <u>3.32.8</u>		Variance requested		<u>Vertical Projection (North) = 15.2-24=8.8in, (South) = 14.2-24=9.8in</u>	
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input checked="" type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<input type="checkbox"/> Dimensioned Drawings and Plans <input type="checkbox"/> Site/Plot Plan <input type="checkbox"/> Existing or proposed buildings or addition on the property <input type="checkbox"/> Number & location of all on-site parking, if applicable			<input type="checkbox"/> Existing & proposed distance to adjacent property lines <input type="checkbox"/> Location of existing & proposed signs, if applicable <input type="checkbox"/> Floor plans & elevations <input type="checkbox"/> Any other information relevant to the Variance application		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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ZONING BOARD OF APPEALS VARIANCE APPLICATION CHECKLIST

The following items are required for a complete Variance application. Incomplete applications will be returned.



Signed Application Form

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).



Response to Variance Review Standards – Dimensional, Use, or Sign

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.



Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.



Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)



Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.



Fee (make check payable to the City of Novi)

Single Family Residential (Existing) \$200 (With Violation) \$250
Single Family Residential (New) \$250
Multiple/Commercial/Industrial \$300 (With Violation) \$400
Signs \$300 (With Violation) \$400
House Moves \$300
Special Meetings (At discretion of Board) \$600

Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.



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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Standard #4. Minimum Variance Necessary.

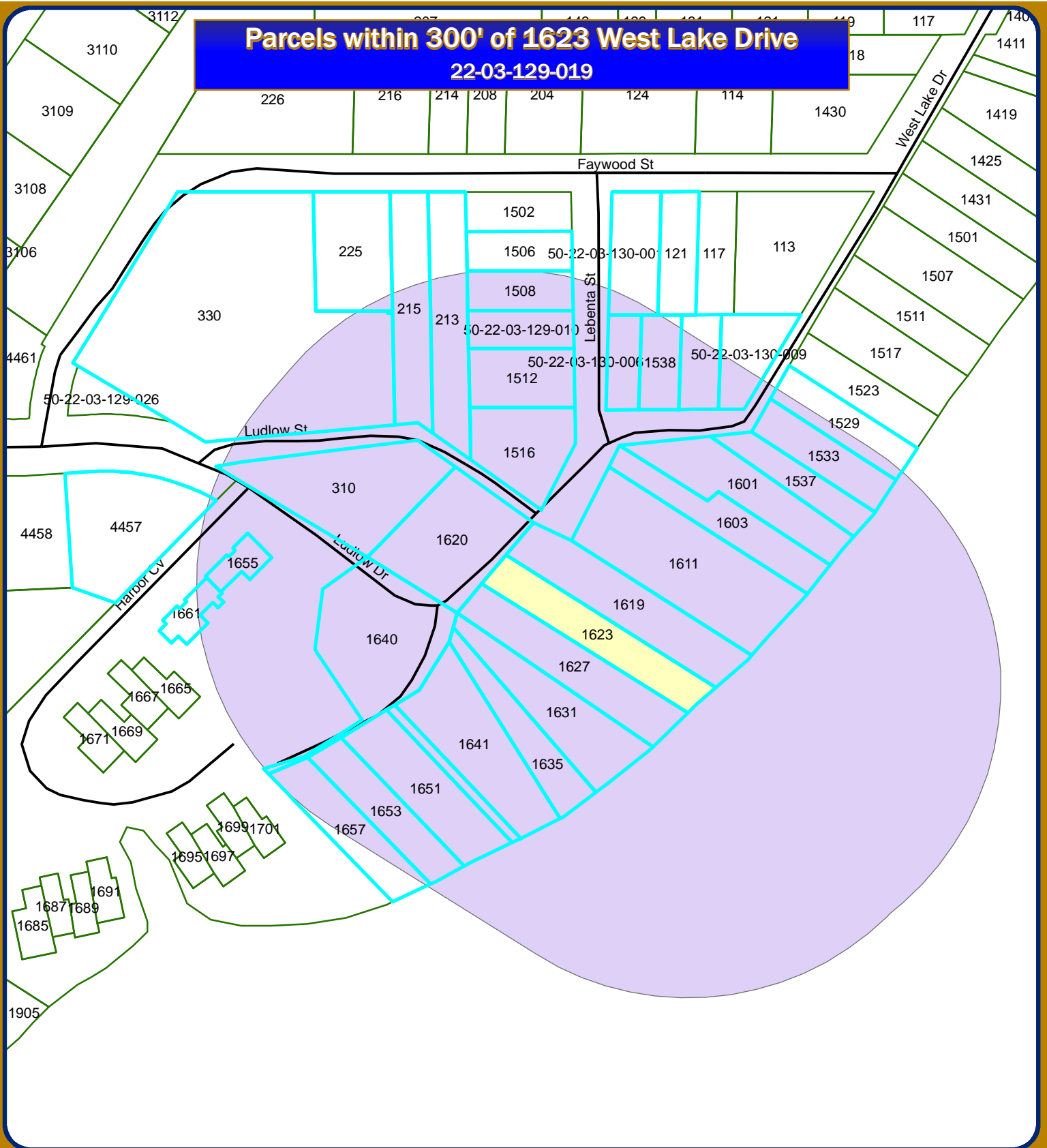
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Parcels within 300' of 1623 West Lake Drive

22-03-129-019



Map Author: Jon Gartha
 Date: March 30, 2016
 Project: Address List for 22-03-129-019
 Version #: 1.0

Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- 300' Buffer
 - Subject Property
 - Tax Parcel
- Municipality**
- Novi
 - Novi Twp.



City of Novi

IT Department
 GIS Division
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



1 inch = 138 feet



Doan/Tran Residence - Variance Summary

WHAT: The variance requested of the Zoning Board of Appeals is:

- a) 3.1.5 - Side Yard Setback (North) = $10 - 7.6^* = 2.4\text{ft}$
- b) 3.1.5 - Side Yard Setback (South) = $10 - 7.1^* = 2.9\text{ft}$
- c) 3.1.5 - Side Yard Setback (total) = $25 - 14.7 = 10.3\text{ft}$
- d) 3.1.5 – Confirmation of ½ story / 35ft max height (slide 6)
- e) 3.32.8 - Vertical Projection 2ft into side yards 7.6ft and 7.1ft (slide 7)

**Note: These are requested setbacks per side (i.e. House foot print is centered on lot width!).*

WHY: 40ft lake front lot is too narrow to build a new house based on side setback ordinance (i.e. Strict adherence = 15ft wide house).

WHEN: Planned construction to start 2016

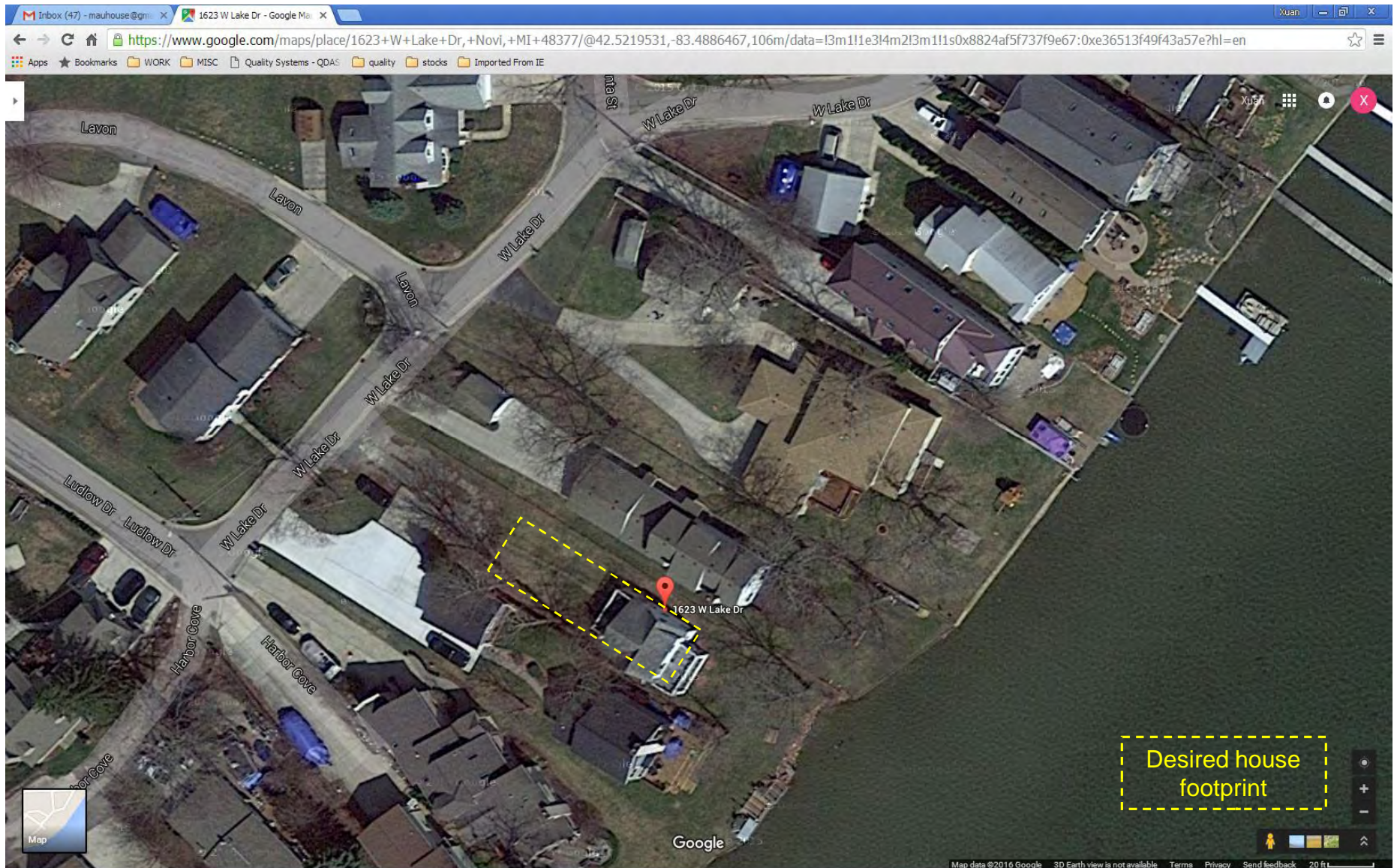
WHERE: 1623 West Lake Drive [Zone District R-4] on Walled Lake

WHO: Hong Doan & Xuan Tran

HOW: Variance allows demolition of existing house & new, residential construction of:

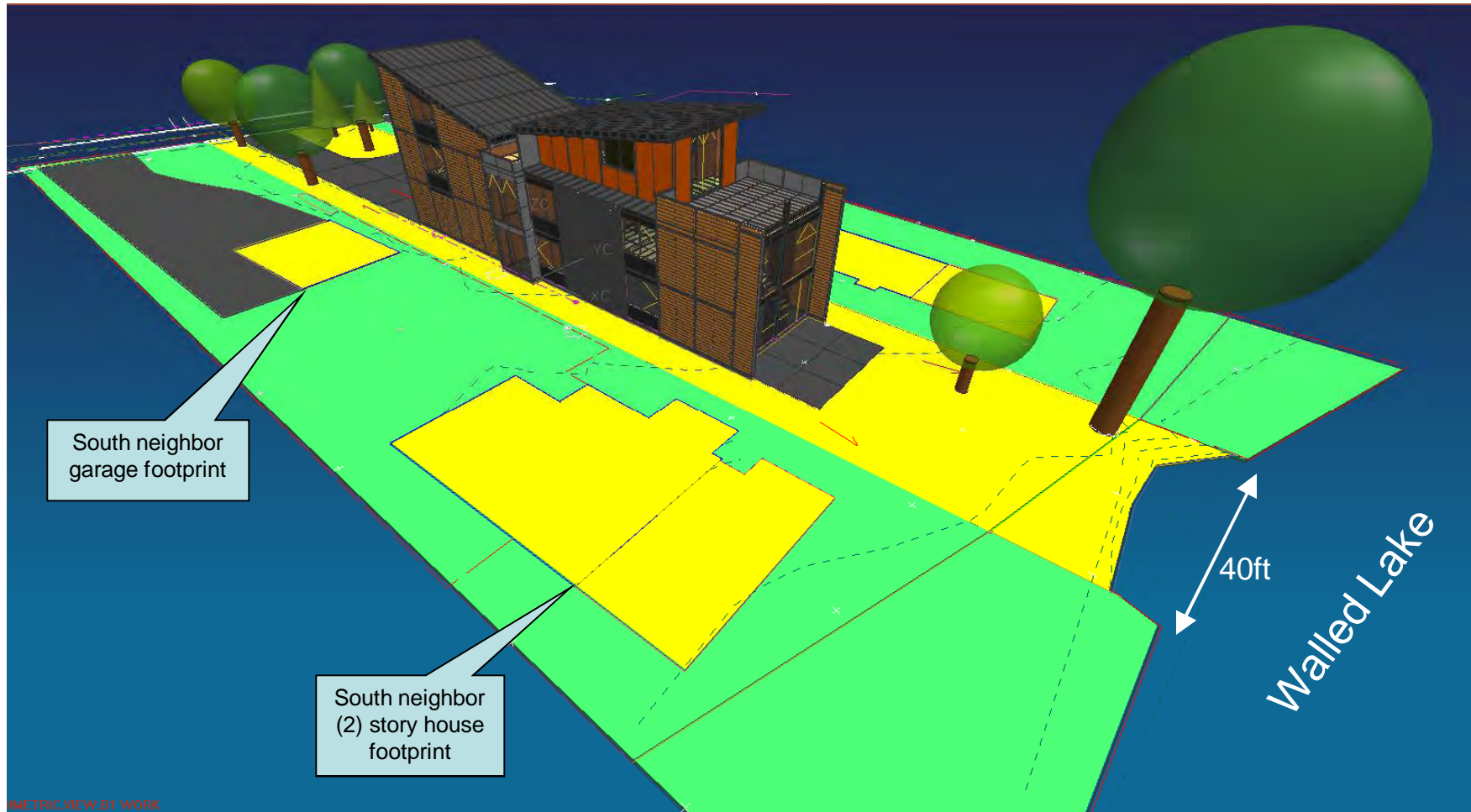
- 1) 2-1/2 Story, contemporary
- 2) Single-family
- 3) 23.6% lot coverage
- 4) 24ft W x 90ft L Footprint

Doan/Tran Residence – Reference Details



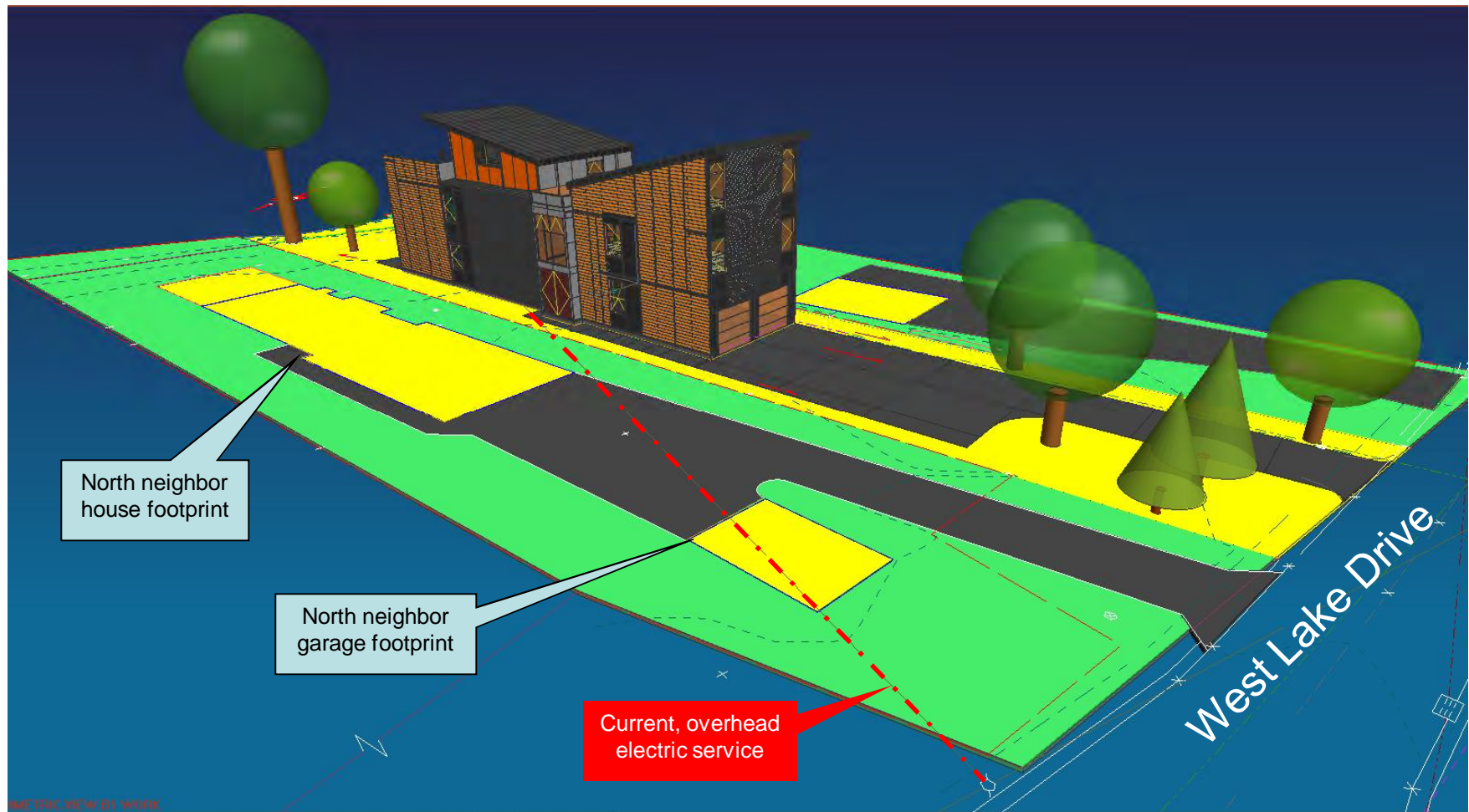
Doan/Tran Residence – Reference Details

COMMUNITY CONSIDERATION #1:
House is set back behind neighboring houses so as to not disrupt their views.



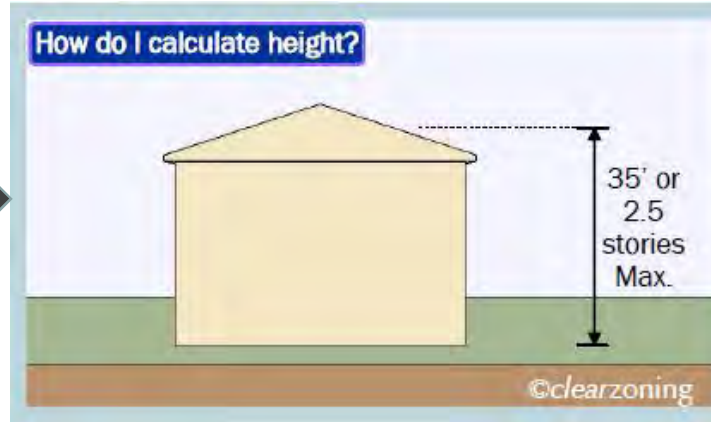
Doan/Tran Residence – Reference Details

COMMUNITY CONSIDERATION #3:
Overhead electrical service (currently bisecting North neighbor) to be buried.



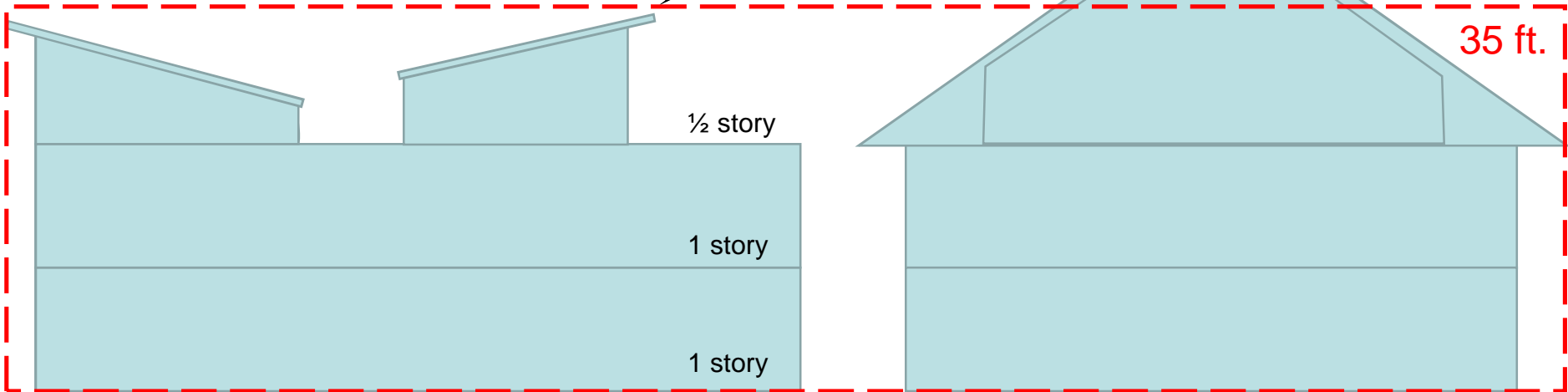
Doan/Tran Residence – Reference Details

CONFIRMATION of ½ STORY / 35ft Max HEIGHT

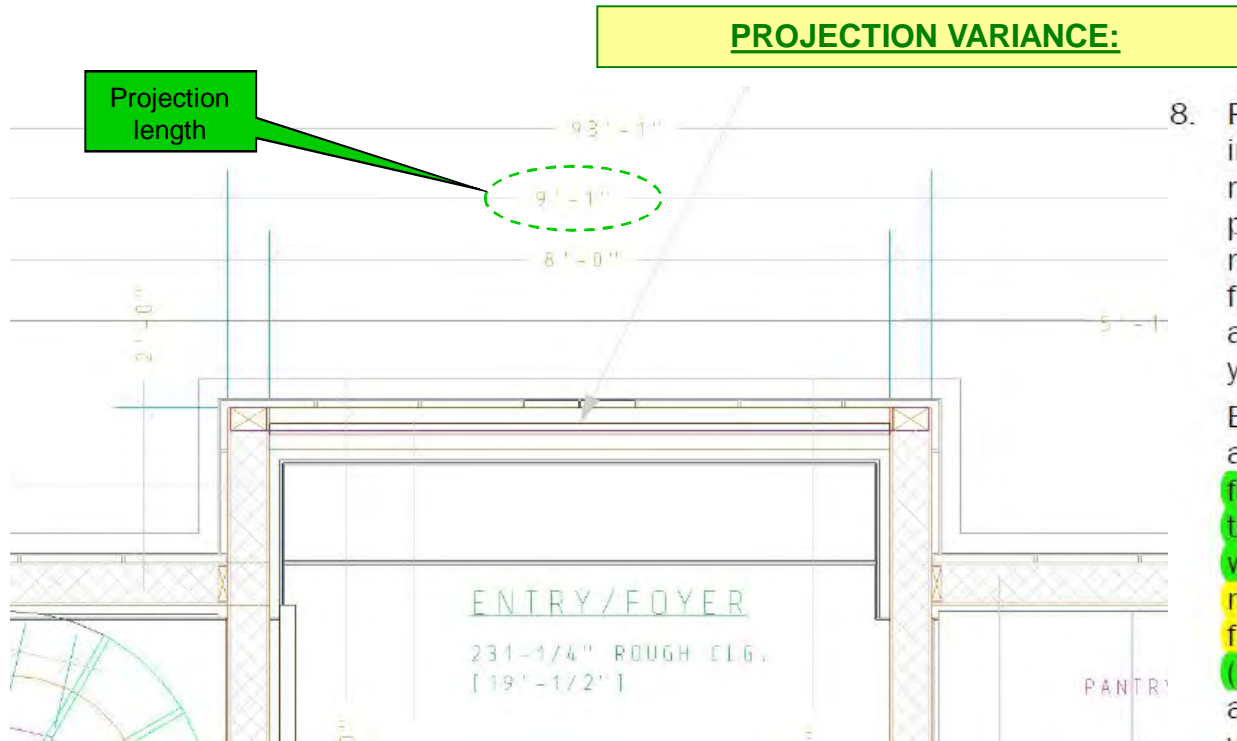


>35ft condition is allowable per ordinance definition

Proposed max height of house is < 35ft



Doan/Tran Residence – Reference Details



8. Projections into Yards. Architectural features, including gutters, soffits, eaves, cornices, and roof overlaps, but not including vertical projections, may extend or project into a required side yard not more than two (2) inches for each one (1) foot of width of such side yard; and may extend or project into a required front yard or rear yard not more than three (3) feet.

Bay windows, chimneys, cantilevered floors, and other vertical projections of up to ten (10) feet in length, and not occupying more than thirty (30) percent of the length of the wall on which they are located, may project into required side yard not more than two (2) inches for each one (1) foot of width of such side yard (up to a maximum of two (2) feet of projection), and may project into a required front or rear yard not more than three (3) feet.

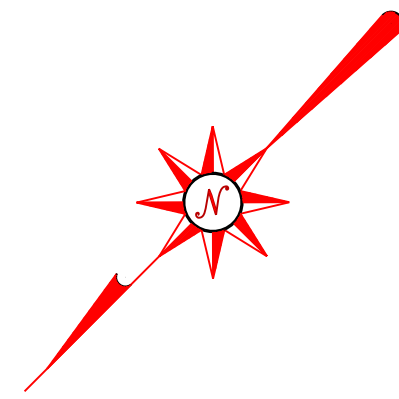
Projection Variance Request

- North calculation = 7.6' setback x 2" = 15.2" permissible
= 15.2" - 24" desired projection = -8.8" or 8.8" of variance requested
- South calculation = 7.1' setback x 2" = 14.2" permissible
= 14.2" - 24" desired projection = -9.8" or 9.8" of variance requested

Note: Allowable Projection Formula = 2" per 1' of setback

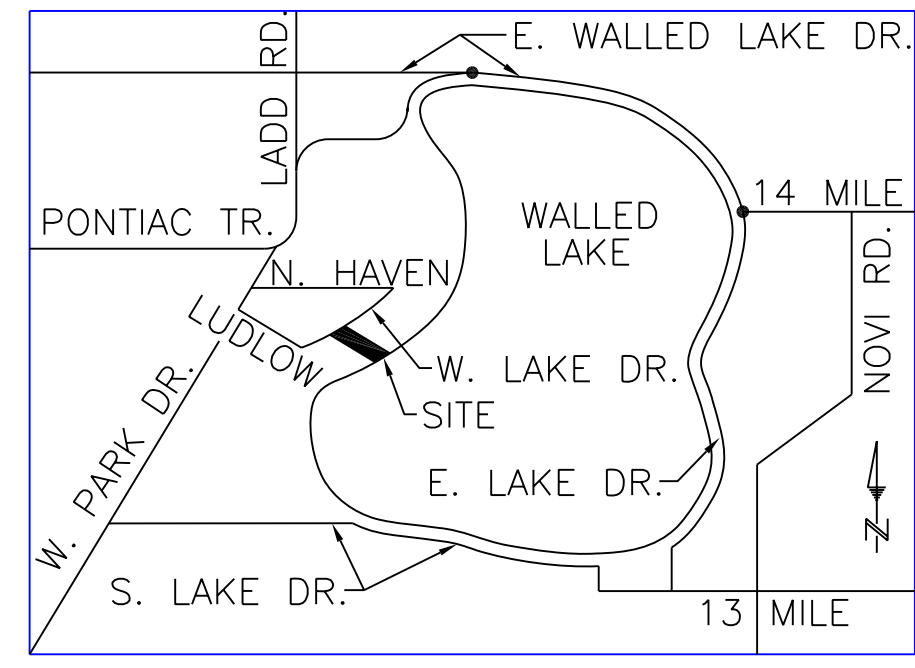
REF:

- Total house length = 93' (OK)
- Projection length = 9' (OK)
- Projection length % = ~ 10% (OK)

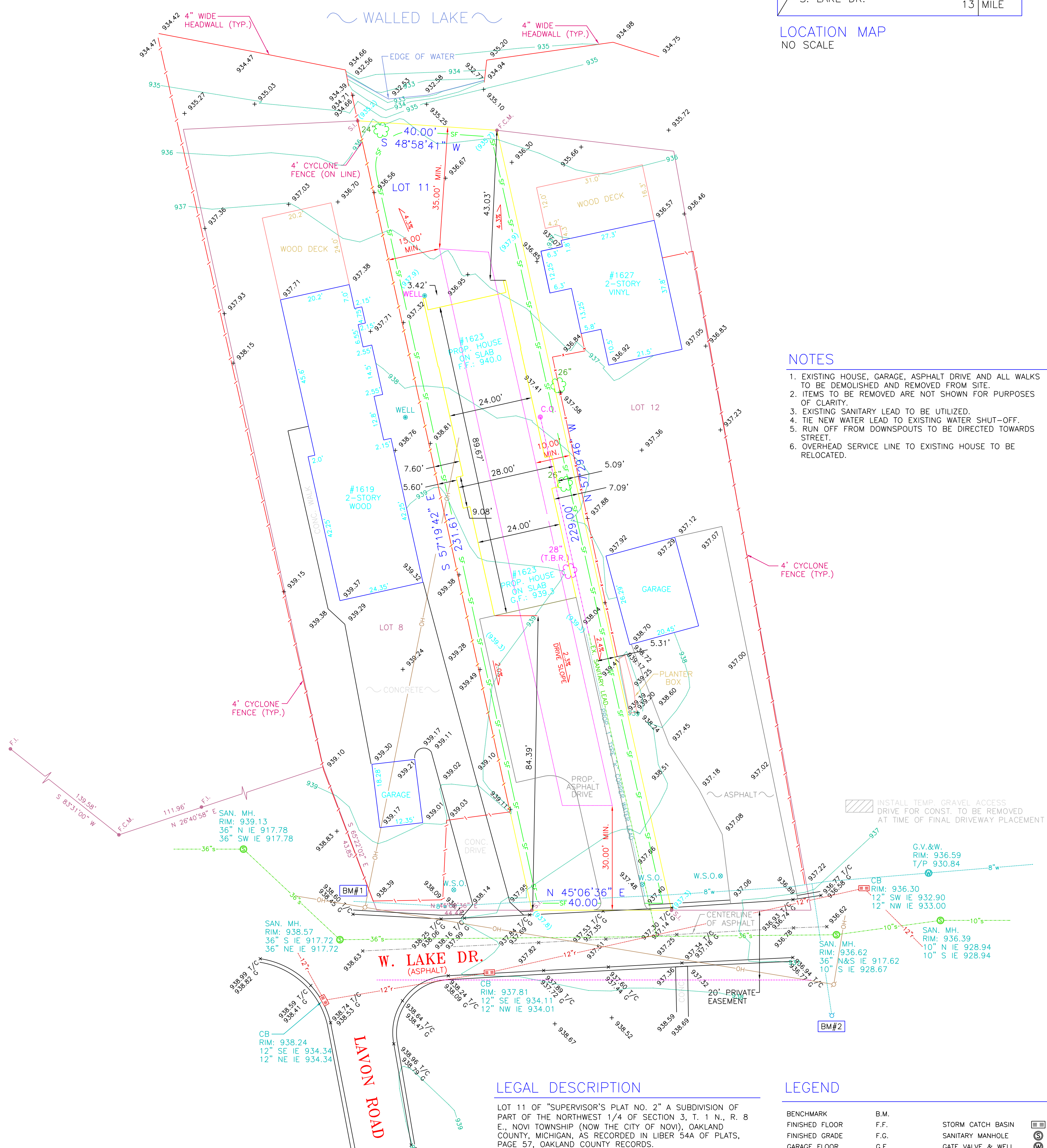


72 HOURS BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

SCALE: 1" = 20'



05/12/05	CLIENT
05/20/05	REV. PER CLIENT
26MR16	RE-SIZE & CENTER HOUSE
CLIENT: Hong Doan / Xuan Tran 2008 Hazel Street Birmingham, MI 48009	



- NOTES**
- EXISTING HOUSE, GARAGE, ASPHALT DRIVE AND ALL WALKS TO BE DEMOLISHED AND REMOVED FROM SITE.
 - ITEMS TO BE REMOVED ARE NOT SHOWN FOR PURPOSES OF CLARITY.
 - EXISTING SANITARY LEAD TO BE UTILIZED.
 - TIE NEW WATER LEAD TO EXISTING WATER SHUT-OFF.
 - RUN OFF FROM DOWNSPOUTS TO BE DIRECTED TOWARDS STREET.
 - OVERHEAD SERVICE LINE TO EXISTING HOUSE TO BE RELOCATED.

9800 W. ANN ARBOR RD.
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glsurveyor.com

GLA SURVEYORS & ENGINEERS

TOPOGRAPHIC SURVEY/SITE PLAN

LOT 11
1623 WEST LAKE DRIVE
PART OF THE NORTHWEST 1/4 OF SECTION 3,
T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MI

LEGAL DESCRIPTION

LOT 11 OF "SUPERVISOR'S PLAT NO. 2" A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, T. 1 N., R. 8 E., NOVI TOWNSHIP (NOW THE CITY OF NOVI), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54A OF PLATS, PAGE 57, OAKLAND COUNTY RECORDS.

SILT FENCE NOTES

SILT FENCE SHOULD BE INSTALLED AND MAINTAINED AS NECESSARY ALONG THE SIDE YARD LINES TO PROTECT EXISTING LAWN AND LANDSCAPING ON ADJACENT PROPERTIES.

SILT FENCE AND CATCH BASIN FILTERS SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

BENCHMARKS

BM#1 - ARROW ON HYDRANT LOCATED ON THE WEST SIDE OF W. LAKE DRIVE 55'± SOUTHWEST OF THE SOUTHWEST PROPERTY CORNER OF LOT 11.
ELEV.: 938.76

BM#2 - RAILROAD SPIKE ON THE NORTHWEST SIDE OF A UTILITY POLE LOCATED ON THE EAST SIDE OF W. LAKE DRIVE 48'± NORTH OF THE NORTHWEST PROPERTY CORNER OF LOT 11.
ELEV.: 938.88

ZONING & SETBACKS

ZONED: R-4 (SINGLE FAMILY RESIDENTIAL)

SETBACK REQUIREMENTS:
FRONT: 30.0' MIN.
REAR: 35.0' MIN.
SIDES: 10.0' MIN. (25.0' TOTAL)

LEGEND

BENCHMARK	B.M.	STORM CATCH BASIN	☐
FINISHED FLOOR	F.F.	SANITARY MANHOLE	⊕
FINISHED GRADE	F.G.	GATE VALVE & WELL	⊕
GARAGE FLOOR	G.F.	WATER SHUT OFF	⊕
EXISTING	EX.	FIRE HYDRANT	⊕
FIELD MEASURE	F.M.	UTILITY POLE	⊕
INVERT ELEVATION	I.E.	WELL	⊕
WATERMAIN	---	DECIDUOUS TREE	⊕
STORM SEWER	---	CLEAN OUT	⊕
SANITARY SEWER	---	PROP. ELEVATION	+(0.00)
OVERHEAD WIRES	---OH---	EX. SPOT ELEVATION	+0.00
1" WATER SERVICE	---WS---	TOP OF PIPE	T/P
6" SANITARY LEAD	---SL---	TOP OF CURB	T/C
PROP. SUMP LEAD	---SUMP---	GUTTER	G
FENCE	---	CLEAN OUT	C.O.
SET IRON	S.I.	ENCROACHMENT	ENC.
FOUND IRON	F.I.	TO BE REMOVED	T.B.R.
FOUND CONC. MON.	F.C.M.		

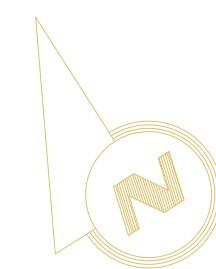
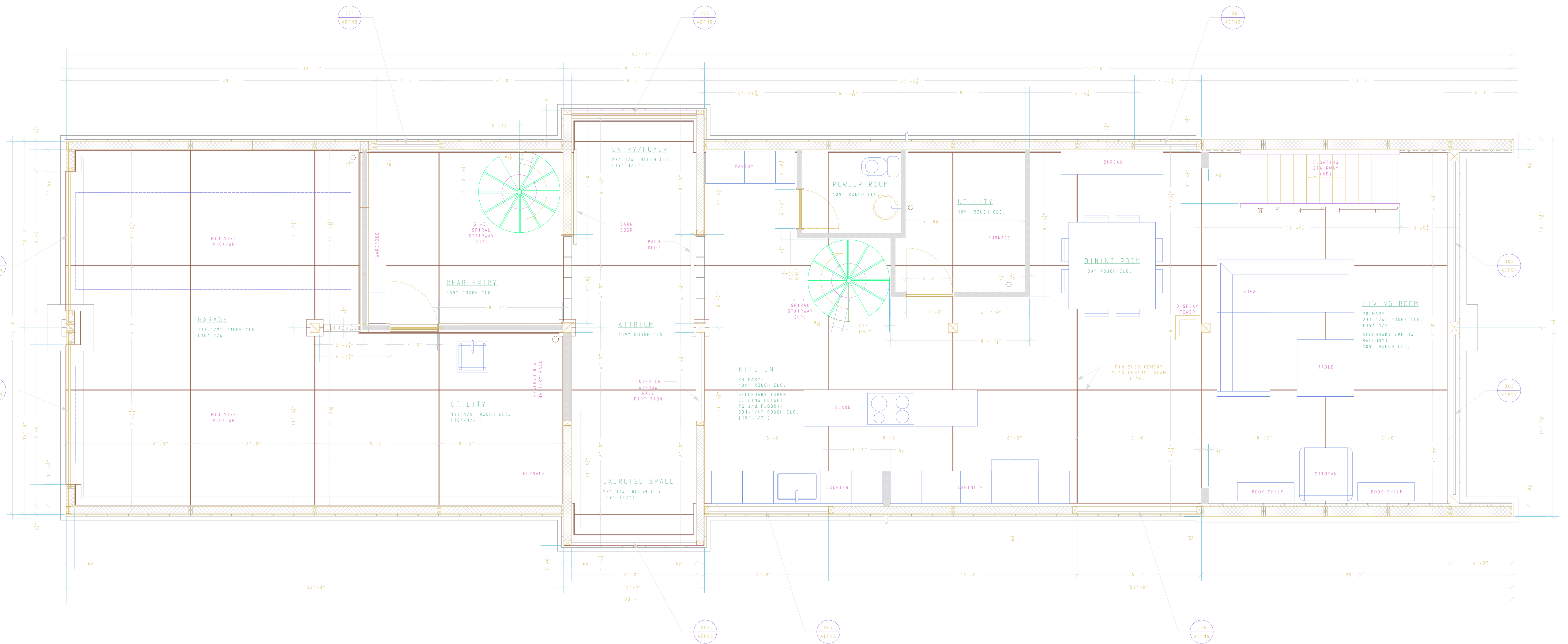
FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP FOR THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.
COMMUNITY-PANEL NUMBER 260175 0005 C
EFFECTIVE DATE: MAY 3, 1993

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

FILE NO.: 1800-011	DWG. NO.: 1800-011
DESIGNED BY: G.A.V.	SHEET No.
DRAWN BY: G.A.V.	1 OF 1
CHECKED BY: G.L.A.	
SCALE: 1" = 20'	

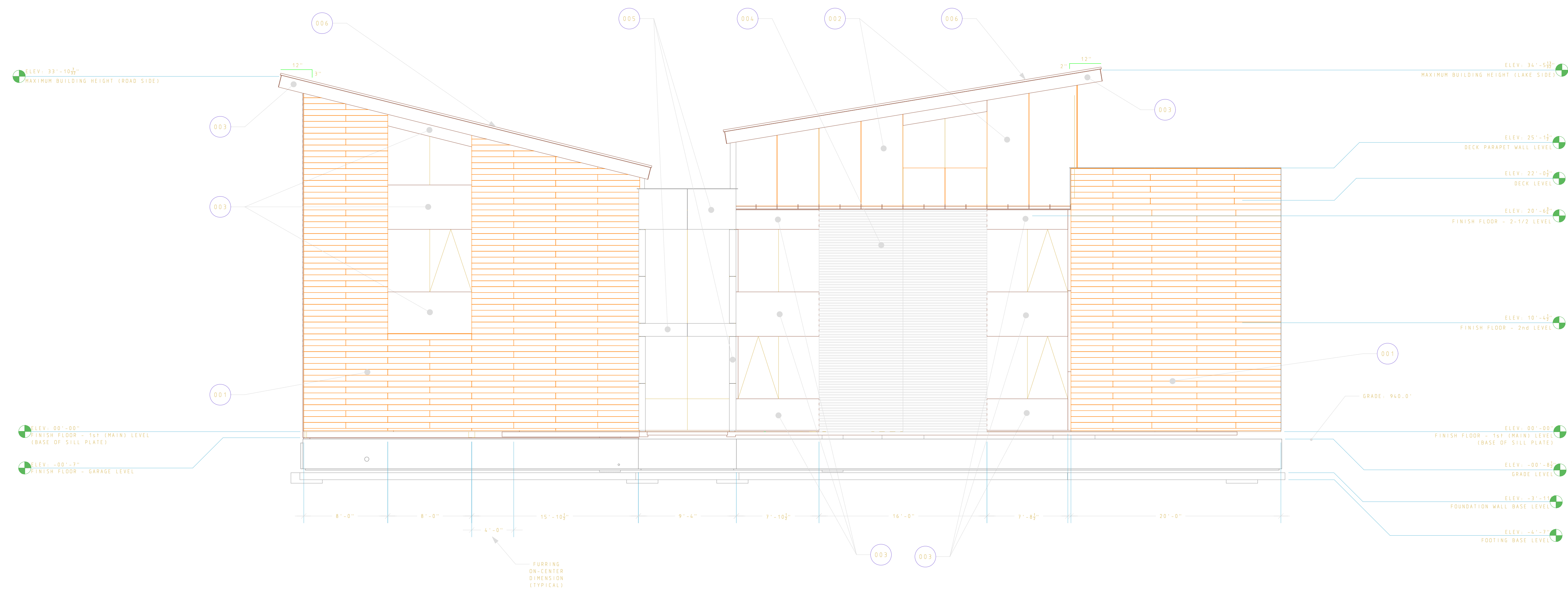


LAYOUT (PLAN), 1st FLOOR

1216 SF - Living Space
 Note: Does not include Powder Room, Utility Room, Rear Entry
 574 SF - Garage Space

1/8" = 1'

Level	Date	Revision Description
001	14NOV14	Pre-Insulation design refinement phase transmitted.
002	17DEC14	Added fenestration ID symbols.
003	27DEC14	Added false interior walls for wire chase (ceiling to floor).



ELEVATION, SOUTHWEST
3/16" = 1'

NO.	PART	PART DESCRIPTION	COMMENTS	COLOR / FINISH
001	CEMENT FIBERBOARD - MISC. 1/2" THK	5/16" T	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	BLACK / POLYURETHANE
002	METAL STANDING SEAM ROOFING	???	INSTALL PER SUPPLIER SPEC	DARK GREY / ???
005	CEMENT FIBERBOARD SIDING	5/16" T x 47-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	GREY / POLYURETHANE
004	CORRUGATED STEEL SHEET SIDING	???	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	SILVER / GALVANIZED
003	CEMENT FIBERBOARD SIDING	5/16" T x 47-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	BLACK / POLYURETHANE
002	CEMENT FIBERBOARD SIDING	5/16" T x 47-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	PUSE / POLYURETHANE
001	RED CEDAR SIDING	3/4" T x 6" W	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	AMBER / STAINED & SEALED

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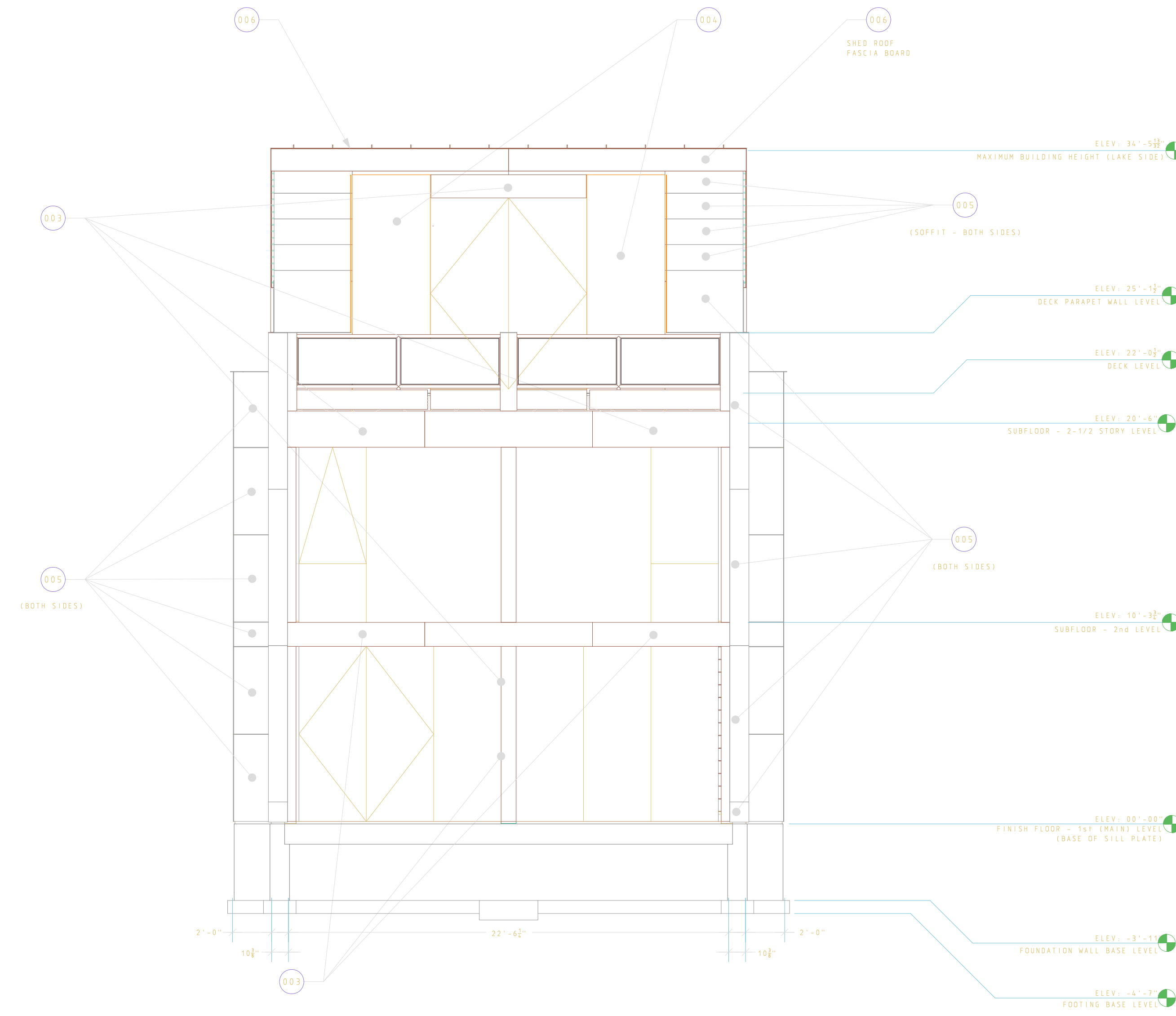
Level	Date	Revision Description
001	14NOV14	Pre-Insulation design refinement phase transmitted.

The Ark
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 Walled Lake, MI 48377

Sheet Description
ARCHITECTURAL - ELEVATION, SOUTH WEST

Scale : See View
 Orig Date : 14NOV14
 Date : 14NOV14
 Rev. Level : 001
 Designer : X. Tran





ELEVATION, SOUTHEAST

1/4" = 1'

NO.	PART	DESCRIPTION	COMMENTS	COLOR / FINISH
007	CEMENT FIBERBOARD - MISC. TRIM	5/16" T	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	BLACK / POLYURETHANE
006	METAL STANDING SEAM ROOFING	???	INSTALL PER SUPPLIER SPEC	DARK GREY / ???
005	CEMENT FIBERBOARD SIDING	5/16" T x 47-1/2"W x 48"H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	GREY / POLYURETHANE
004	CORRUGATED STEEL SHEET SIDING	???	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	SILVER / GALVANIZED
003	CEMENT FIBERBOARD SIDING	5/16" T x 47-1/2"W x 48"H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	BLACK / POLYURETHANE
002	CEMENT FIBERBOARD SIDING	5/16" T x 47-1/2"W x 48"H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	PUSE / POLYURETHANE
001	RED CEDAR SIDING	3/4" T x 6"W	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	AMBER / STAINED & SEALED

PARTS LIST

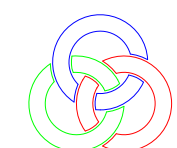
Sheet Description

ARCHITECTURAL - ELEVATION,
SOUTHEAST

Scale : See View
Orig. Date : 14JUL04
Date : 14NOV14
Rev. Level : 001
Designer : X. Tran



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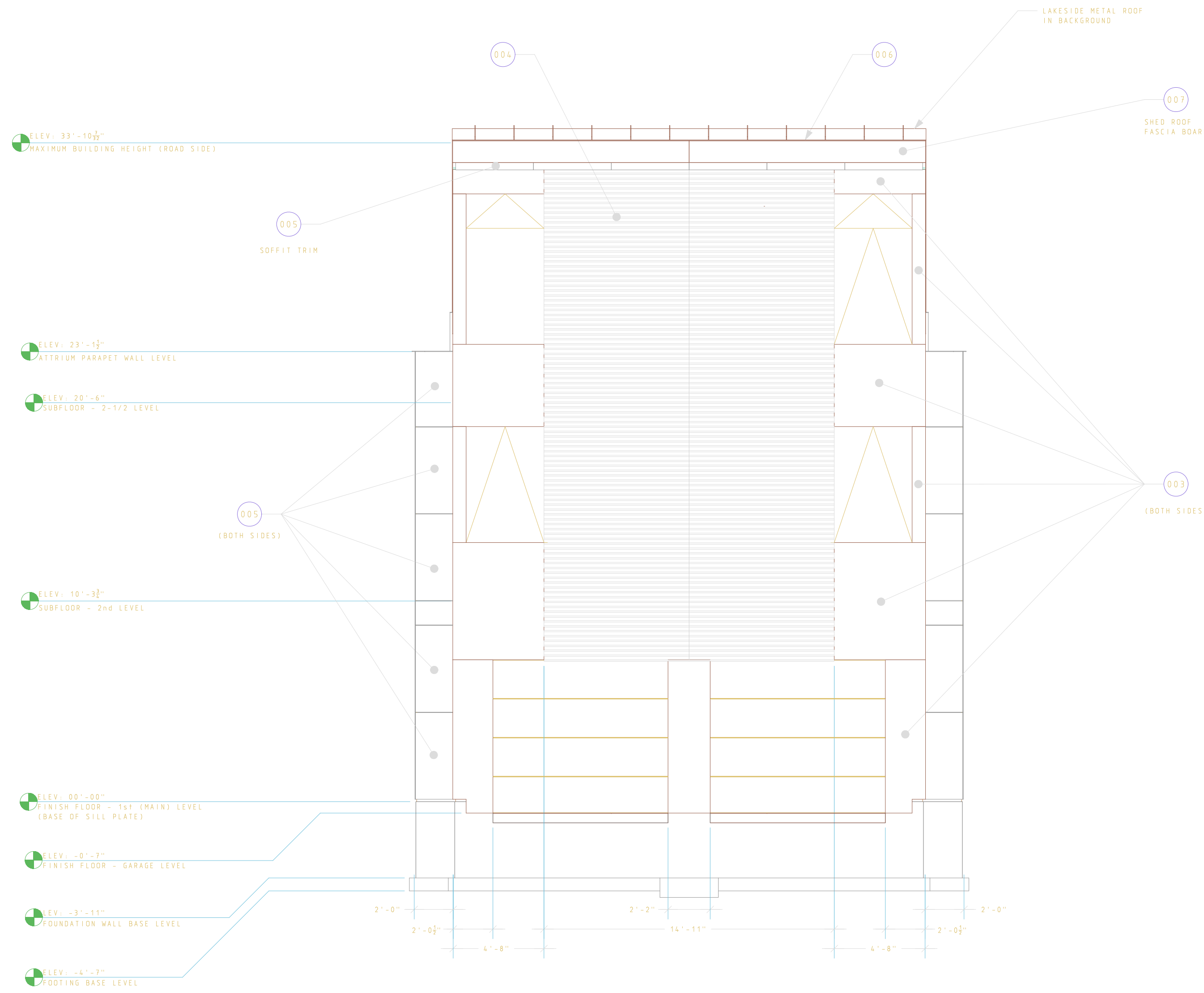


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001	14NOV14	Pre-Insulation design refinement phase transmitted.

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ELEVATION, NORTHWEST
1/4" = 1'

PAR. NO.	QTY	PART	PART DESCRIPTION	COMMENTS	COLOR / FINISH
001		CEMENT FIBERBOARD - MISC. TRIM	5/16" T	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	BLACK / POLYURETHANE
002		METAL STANDING SEAM ROOFING	???	INSTALL PER SUPPLIER SPEC	DARK GREY / ???
003		CEMENT FIBERBOARD SIDING	5/16" T x 47'-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	GREY / POLYURETHANE
004		CORRUGATED STEEL SHEET SIDING	???	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	SILVER / GALVANIZED
005		CEMENT FIBERBOARD SIDING	5/16" T x 47'-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	BLACK / POLYURETHANE
006		CEMENT FIBERBOARD SIDING	5/16" T x 47'-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	AMBER / POLYURETHANE
007		RED CEDAR SIDING	3/4" T x 6" W	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	AMBER / STAINED & SEALED

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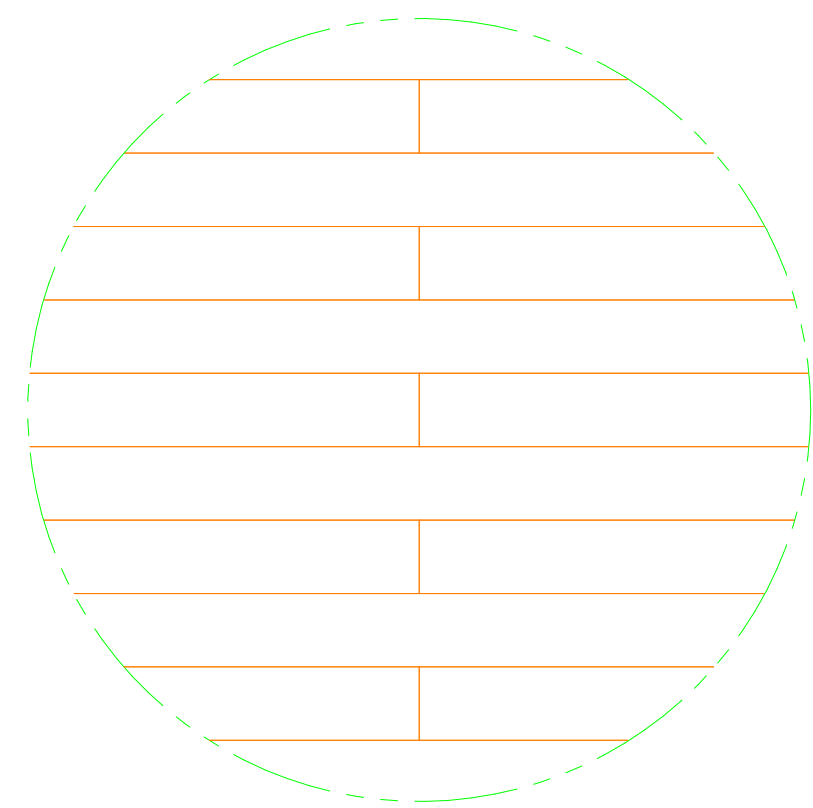
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001	14NO14	Pre-insulation design refinement phase transmitted.

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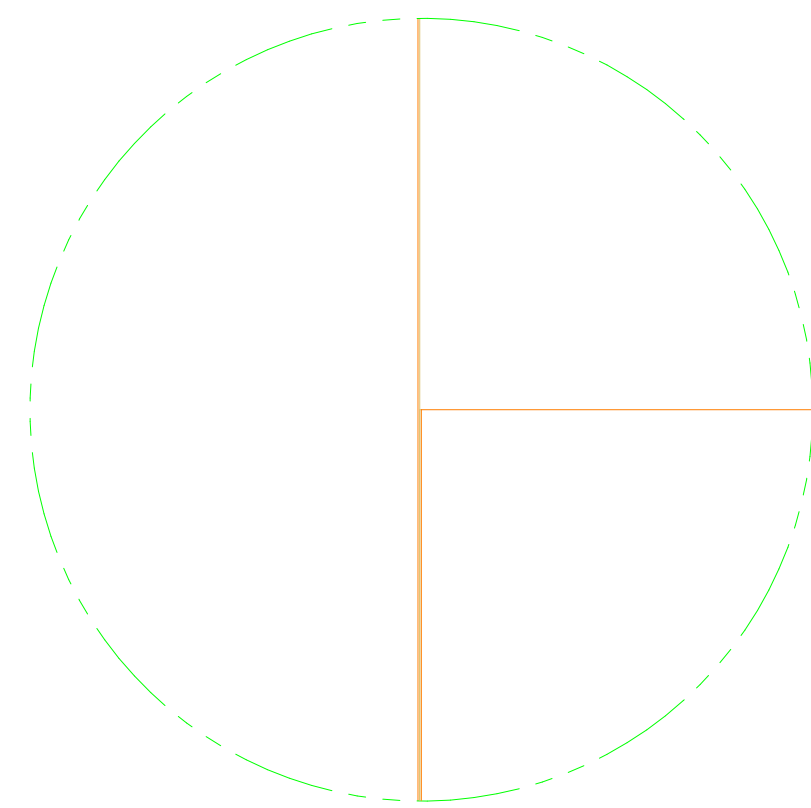
Sheet Description
ARCHITECTURAL - ELEVATION, NORTHWEST

Scale : See View
 Orig. Date : 14NO14
 Date : 14NO14
 Rev. Level : 001
 Designer : X. Tran

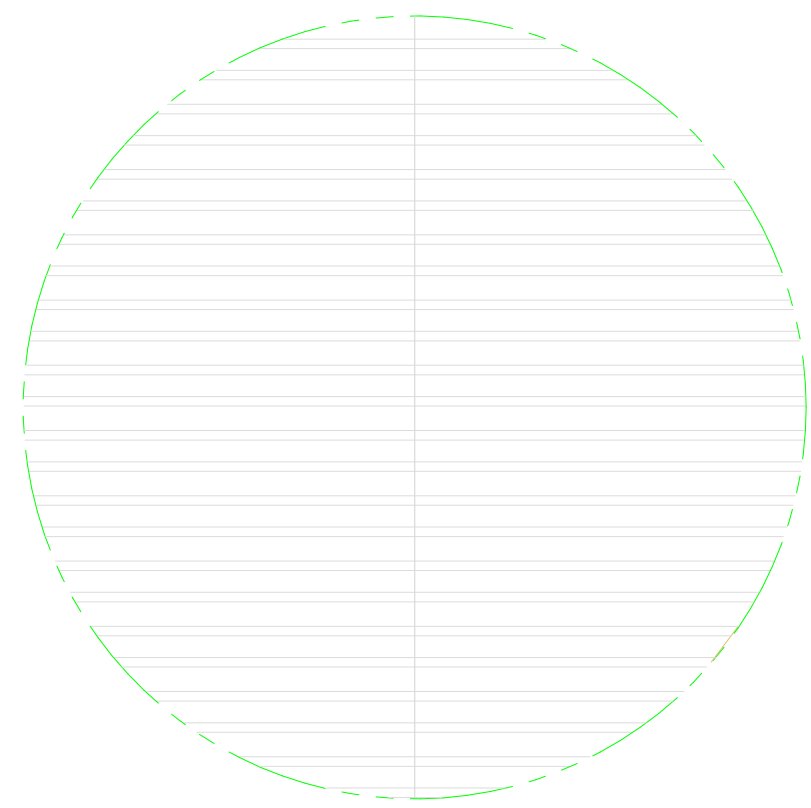
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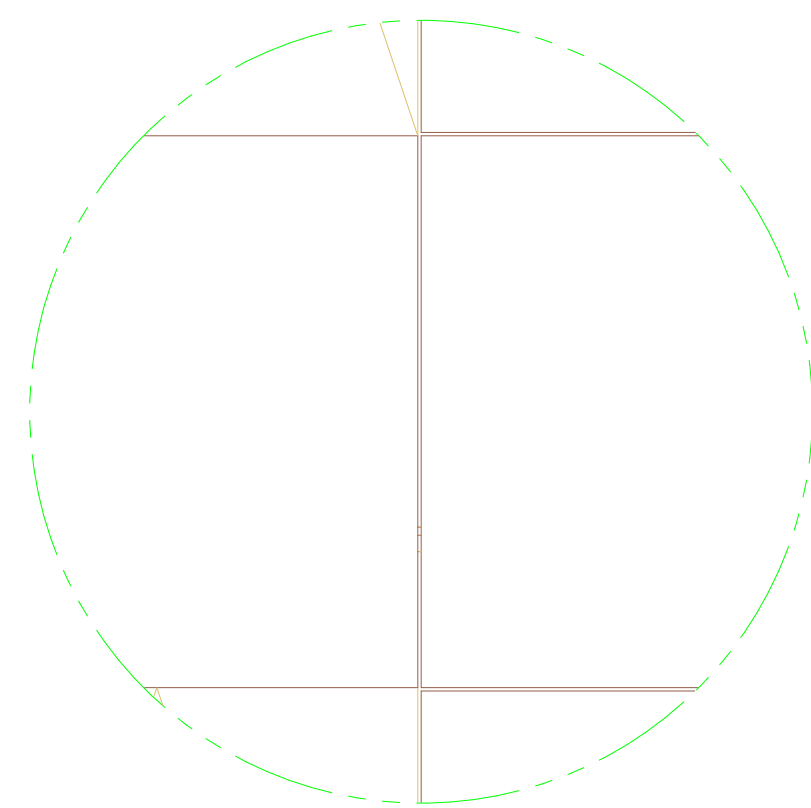
RAIN-SCREEN SIDING - Wood Boards
SCALE: 1/4" = 1'-0"



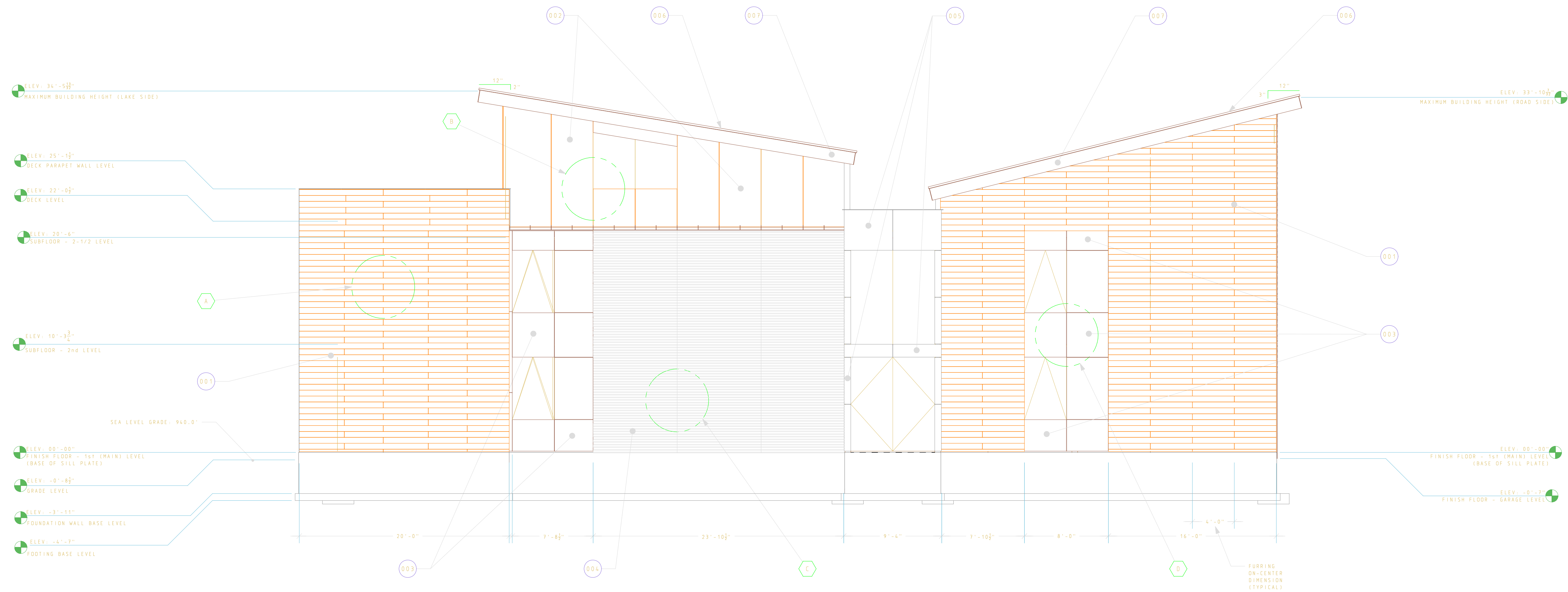
RAIN-SCREEN SIDING - Cement Fiberboard Panels (colored)
SCALE: 1/4" = 1'-0"



RAIN-SCREEN SIDING - Corrugated Steel Sheets
SCALE: 1/4" = 1'-0"



RAIN-SCREEN SIDING - Cement Fiberboard Panels
SCALE: 1/4" = 1'-0"



ELEVATION, NORTHEAST
3/16" = 1'

NO.	PART	PART DESCRIPTION	COMMENTS	COLOR / FINISH
001	CEMENT FIBERBOARD - MISC. TRIM	5/16" T	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	BLACK / POLYURETHANE
002	METAL STANDING SEAM ROOFING	???	INSTALL PER SUPPLIER SPEC	DARK GREY # 757
003	CEMENT FIBERBOARD SIDING	5/16" T x 47'-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	GREY / POLYURETHANE
004	CORRUGATED STEEL SHEET SIDING	???	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	SILVER / GALVANIZED
005	CEMENT FIBERBOARD SIDING	5/16" T x 47'-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	BLACK / POLYURETHANE
006	CEMENT FIBERBOARD SIDING	5/16" T x 47'-1/2" W x 48" H	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	AMBER / POLYURETHANE
007	RED CEDAR SIDING	3/4" T x 6" W	RAIN-SCREEN/INSTALL PER SUPPLIER SPEC	AMBER / STAINED & SEALED

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ARCHITECTURAL - ELEVATION, NORTH EAST

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PARTS LIST

Sheet Number **A** ENE