

**Zoning Board of Appeals
September 26, 2018 Regular Meeting**

STAFF REPORT

Subject: ZBA18-022; 517 Berkley Avenue

Summary:

Douglas and Jane Henderson, property owners, are requesting relief from Article IV: Section 5.18.5 Averaging an Established Front Building Line. The property is zoned R1D single-family residential. The owners are proposing to construct a new front porch (7' x 24'9") that will extend from the front door to the garage entrance. The average front setback is 30 feet and the variance request of three feet will reduce the setback to 27 feet.

Background:

The subject property is located near the intersection of Berkley Avenue and Edgewood Avenue. The home was built in 1948 and is approximately 1,414 square feet in size. The residence is undergoing renovations consisting of a new garage, a second story of living space above the garage, a new porch roof at the garage entry and the proposed front porch for the main entry.

Description:

The proposed porch will consist of three main support columns and the roofline will extend across the main body of the home.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

- (a). *That the practical difficulties are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.***

The applicant states that the variance is necessary in order to have a functional front porch that has a contiguous roof system.

- (b). *That the practical difficulties will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

A variance will allow the owners to construct a new porch and roof that will balance structural rigidity and architectural compatibility.

- (c). *That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a***

variance, and the rights of others whose property would be affected by the allowance of the variance.

The variance request is minimal and will have no negative impacts on surrounding properties.

(d). *That the conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.*

The variance request is not self-imposed but rather suggested by the builder and the architect.

(e). *A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.*

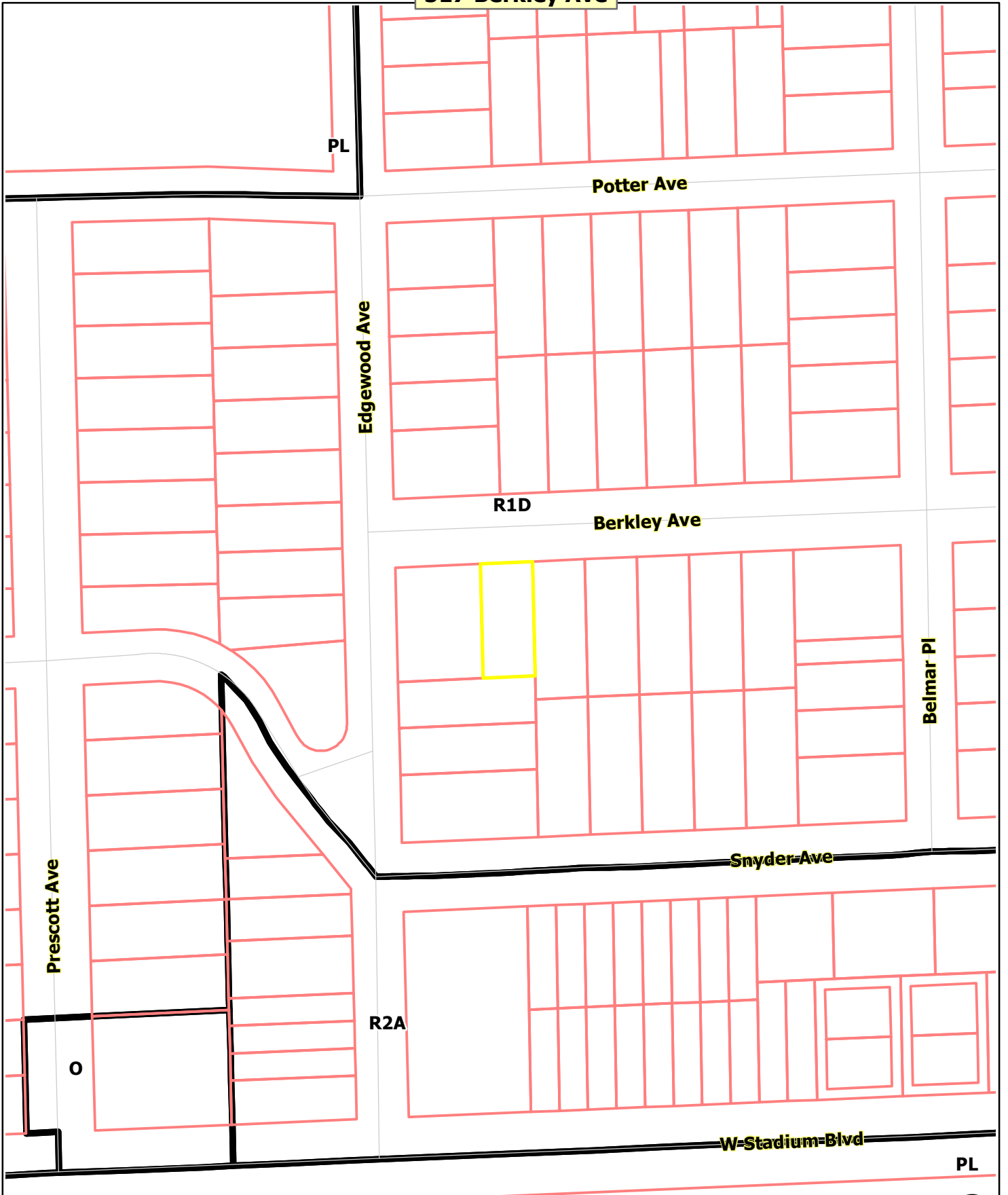
The variance being requested is three feet which is the minimum dimension needed in order to construct a roof over the main entrance that will align with the garage entrance.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large loops and a cursive script.

**Jon Barrett
Zoning Coordinator**

517 Berkley Ave






Zoning Districts	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date: 8/30/2018
 Any aerial imagery is circa 2018 unless otherwise noted
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517 Berkley Ave



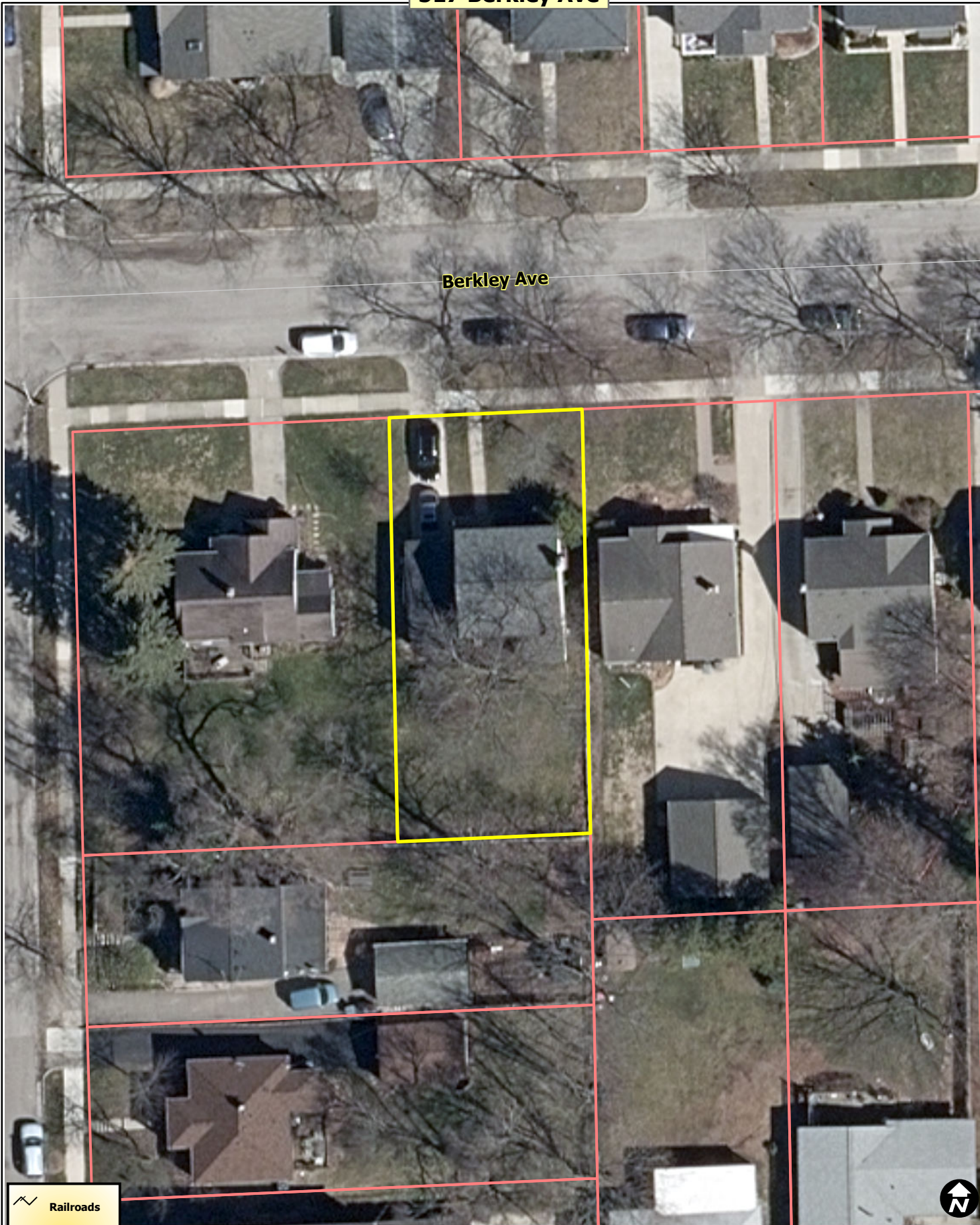
-  Railroads
-  Huron River
-  Tax Parcels






Map date: 8/30/2018
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517 Berkley Ave

Berkley Ave



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 8/30/2018
Any aerial imagery is circa 2018
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**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 planning@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: <u>\$500.00</u>	ZBA: <u>18-022</u>
DATE STAMP CITY OF ANN ARBOR RECEIVED AUG 23 2018	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY INFORMATION	
ADDRESS OF PROPERTY: 517 BERKLEY AVENUE	
ZONING CLASSIFICATION: R1D	TAX ID: (if known) 09-09-32-225-017
NAME OF PROPERTY OWNER*: DOUGLAS L & JANE M HENDERSON	

*If different than applicant, a letter of authorization from the property owner must be provided

APPLICANT INFORMATION	
NAME OF APPLICANT: DOUGLAS AND JANE HENDERSON	
ADDRESS OF APPLICANT: 517 BERKLEY AVENUE	
DAYTIME PHONE NUMBER: 845-705-5183	FAX NO:
EMAIL: dougandjane1990@gmail.com	
APPLICANT'S RELATIONSHIP TO PROPERTY: OWNER	

REQUEST INFORMATION	
<input checked="" type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)

Section 1 - VARIANCE REQUEST	
CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Chapter 55, Section 5:26) Chapter 55 Zoning Section 5.18.5	
Required Dimension: (Example: 40' front setback) 30' (Average)	PROPOSED Dimension: (Example: 32') 27'
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary) Construction of new front porch will be enhanced with greater structural rigidity. (See attached)	



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Section 1 - VARIANCE REQUEST con't

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals.

- That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the city.
In order to have a function front porch of 7' depth, to support columns @ 1 ft from the outside of the roof.
- That the alleged hardships are practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.
Relocating columns will simply allow for greater structural integrity & functionality.
- That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.
The variance request is minimal and will have no ~~aff~~ negative affect on surrounding properties
- That the conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.
Builder & Architect suggest that this variance & change will be for structural integrity & functionality.
- A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.
The 3' request is the least we can request to achieve structural rigidity & functionality.



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Current Use of the Property:

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

- (1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:
- a. The alteration is approved by the Zoning Board of Appeals upon finding that it complies as nearly as practicable with the requirements of this Chapter and that it will not have a detrimental effect on neighboring property.
 - b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.
 - c. The structure is considered non-conforming due to the following reasons.

REQUIREMENT	EXISTING CONDITION	CODE REQUIREMENT
Lot Area		
Lot Width		
Floor Area Ratio		
Open Space Ratio		
Setbacks		
Parking		
Landscaping		
Other		

Describe the proposed alterations and state why you are requesting this approval:

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit:

REQUIRED MATERIALS

The following materials are required for **ALL** variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11"** sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
- The electronic copy shall include all associated supporting documentation with application submission.

- Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.

ACKNOWLEDGEMENT

I, the applicant, hereby request a variance from the above named Chapter (s) and Section (s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

Phone number: 845-705-5183

Signature: X

Email address: dougandjane1990@gmail.com

Print Name: Douglas L. Henderson

I, applicant, hereby depose and say that all the aforementioned statements, and the statements contained in the materials submitted herewith, as true and correct.

Signature

Further, I hereby give the City of Ann Arbor Planning and Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Signature

Request for Variance – 517 Berkley Avenue, Ann Arbor, Michigan

Scope of Renovation Project:

Currently approved is an addition to the current home structure, including an extension of the current 1 car garage, new living space above the garage (including 2 bedrooms, a full bath, and walkin closets, and a front porch to extend over the current front door and the front of the garage.

The original plans were not approved, due to the columns on the front porch being within 30' of the set back requirement. This 30' requirement was determined on site by Jon Barrett, and after his visit, the column locations were revised to be at the 30' mark from the set-back, instead of the original location of 27' from the property line.

Variance Request:

In consultation with our architect, builder, as well as with the blessing of our nearest neighbors, at 521, 515, and 511 Berkley Avenue, we respectfully request to be allowed to locate our columns at the original intended locations, at 27' from the property line. There are no changes to the proposed interior structure, and the size of the roof over these columns would extend only 12 inches beyond the columns, instead of the allowed 24 inches.

This change would allow our home to have a suitable porch depth of 7' in front of our front door, and would allow for greater structural rigidity by having the columns closer to the porch perimeter.

ALL DIMENSIONS UNLESS OTHERWISE NOTED.
CONCRETE AND CONCRETE ARE THE
PROPERTY OF:
KJM DESIGN STUDIO
10000 WOODBURN RD
ANN ARBOR, MI 48103
PH: 734.769.1100
WWW.KJMDSTUDIO.COM

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CONSENT OF KJM DESIGN STUDIO.
ALLOTTED DRAWING GOOD
ACCOUNT DRAWING.

CONTRACTOR MUST CHECK
ON THE JOB AND REPORT ANY
DISCREPANCIES TO THE ARCHITECT
AS SOON AS POSSIBLE FOR
REVIEW AND REVISION.

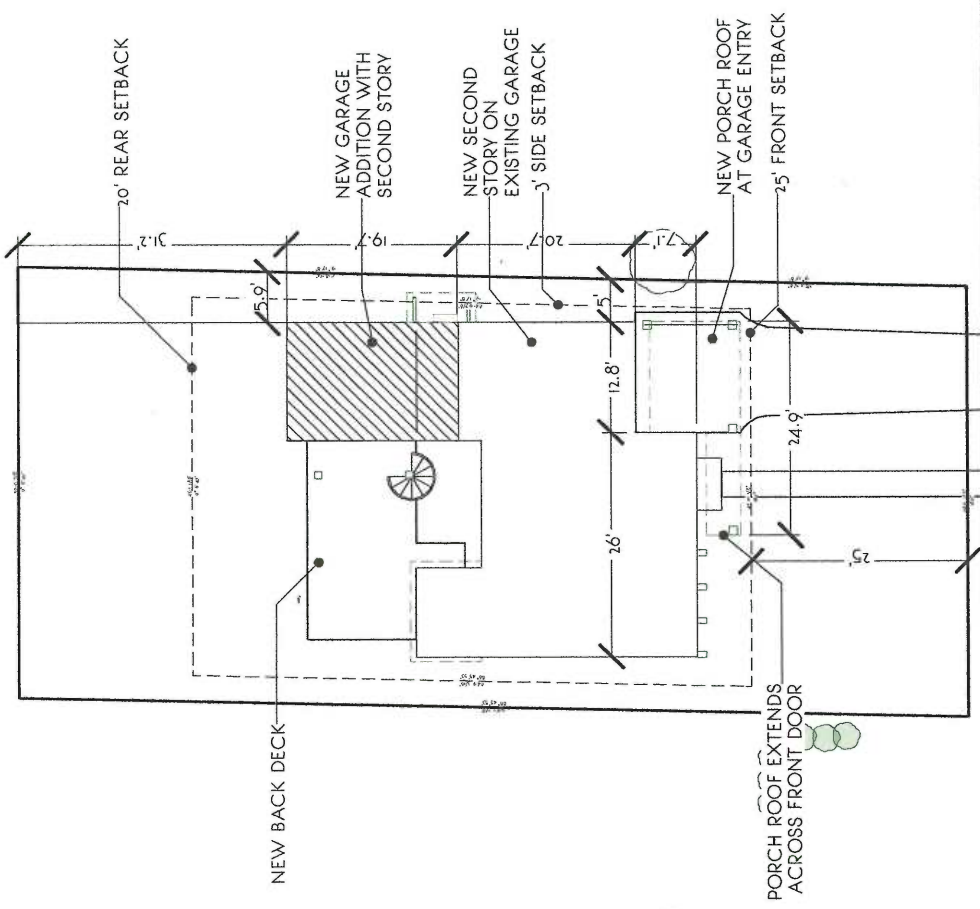
HAVE QUESTIONS OR
NEED CLARIFICATION?
CALL US AT 734.769.1100
OR VISIT US AT
WWW.KJMDSTUDIO.COM

HENDERSON
57 BERKLEY
ANN ARBOR, MI



5/29/18 PERMIT

ALL PLANS SUBMITTED TO BE
CONSIDERED FOR PERMITTING
REQUIREMENTS. CODE IN CONFLICT
WITH THIS PLAN SHALL GOVERN.
IF THE CODE IS IN CONFLICT WITH
THIS PLAN, THE CODE SHALL GOVERN.
THE CONTRACTOR SHALL VERIFY THE
ACCURACY OF THE BUILDING CODE TO BE
PRESENT ON JOB SITE AT ALL TIMES.



BERKLEY AVE.

SITE PLAN

1" = 20'

PARCEL DESCRIPTION:
THE EAST 50 FEET OF LOTS 40
AND 41, OAK CREST, AS RECORDED
IN LIBER 6 OF PLATS, PAGE 8,
ANN ARBOR, MICHIGAN RECORDS
(PER WARRANTY DEED)
TAX ID: 09-09-32-225-017

PREPARED FOR:
DOUGLAS L. HENDERSON
JANE HENDERSON
517 BERKLEY AVE
ANN ARBOR, MI 48103

LOT SURVEY
517 BERKLEY AVE
ANN ARBOR, MI 48130

BERKLEY AVE.
ASPHALT ~ PUBLIC

0.19 ACRES
5,989 S.F.
09-09-32-225-017

LEGEND
--- PROPERTY LINE
--- RIGHT OF WAY LINE
--- FOUND IRON POLE

SETBACKS
20' REAR
3' SIDE
25' FRONT

CLIENT: DOUGLAS L. HENDERSON
AND JANE HENDERSON

PROJECT: 517 BERKLEY AVE.

SECTION: 32
TOWNSHIP: TOZE ROSE
COUNTY: WASHTENAW
STATE: MICHIGAN

DATE: 03-23-2018
JOB: 1051-18-8626
REV.: ---
BOOK/CREW: BC
DRAWN BY: AM
CHECK BY: MT
SHEET: 1 OF 1

METRO CONSULTING ASSOCIATES
Relationships | Reputation | Results
800.525.6016 www.metrocna.net

SITE PLAN FROM SURVEY

1" = 20'

PROJECT SUMMARY

EXISTING CONCRETE GARAGE WITH ONE CAR BAY, ROOFED GARAGE OVER GARAGE, EXTENDED INTO A CAR STACKED, AND A NEW SECOND STORY OVER THE NEW AND EXISTING GARAGE.
 THIS NEW SECOND STORY CONTAINS A NEW MASTER BEDROOM, MASTER BATH, AND FLEXIBLE LIVING SPACE TO SERVE AS AN OFFICE - GUEST QUARTERS.
 A NEW STAIRS TO THE SECOND FLOOR IS RECONFIGURED, AND THE TOP OF STAIRS ALTERED FROM THE LANDING UP.
 A NEW POWDER BATH IS ADDED TO THE BACK OFFICE ROOM, AND AN EXTERIOR DOWNSTAIRS, A NEW POWDER BATH IS ADDED TO THE BACK OFFICE ROOM, AND AN EXTERIOR DOOR IS ADDED FOR YARD ACCESS.
 COVERED PORCH/ PORCH LINKING THE GARAGE TO THE HOUSE AT THE FRONT, NEW GARAGE DOOR, AND NEW SIDING PACKAGE (DISCUSS OPTIONS).
 PRICE POINTS: INCLUDE NEW WINDOWS FOR ENTIRE HOUSE IN BID.



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CONTRACTOR MUST CHECK LOCAL BUILDING CODES AND REGULATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 MI CODE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

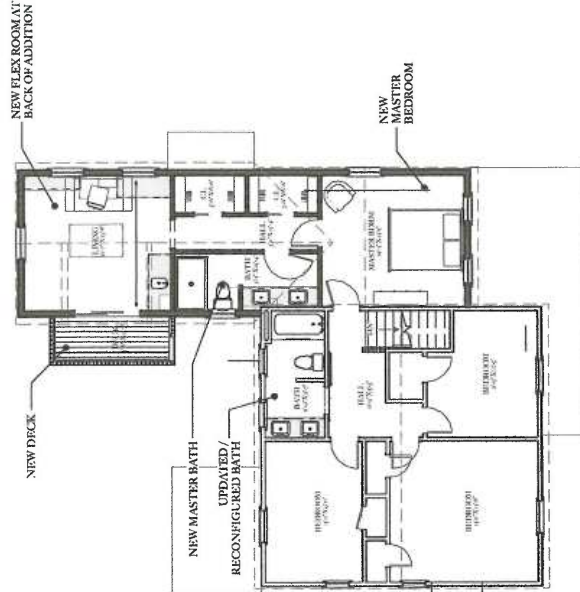
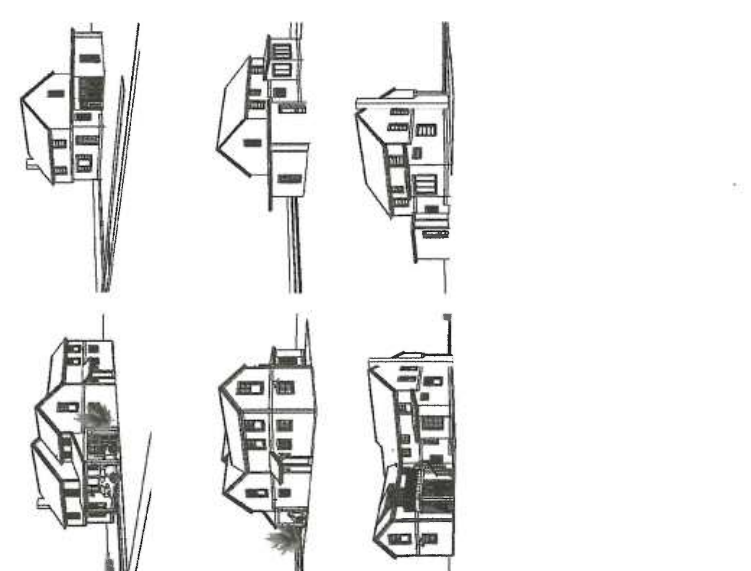
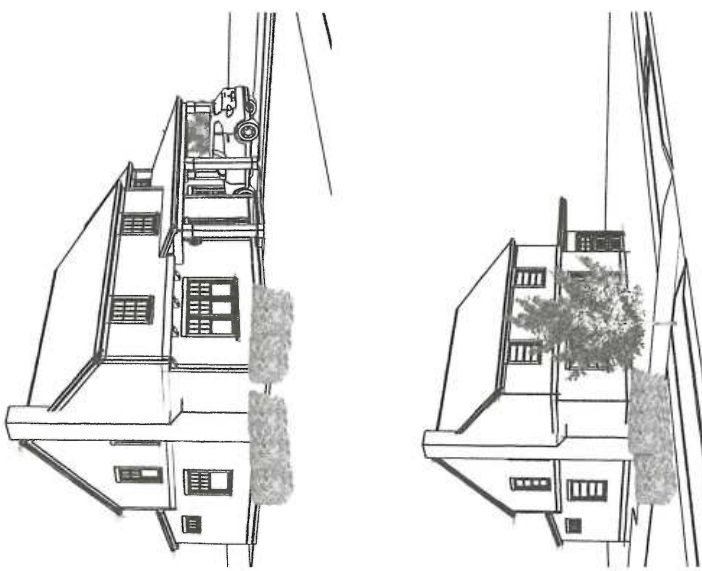
HAVE QUESTIONS OR NEED CLARIFICATION? CONTACT US AT 303.733.1000. WE'LL HELP YOU THROUGH THE ENTIRE PROCESS. WE'LL HELP YOU THROUGH THE ENTIRE PROCESS. WE'LL HELP YOU THROUGH THE ENTIRE PROCESS.

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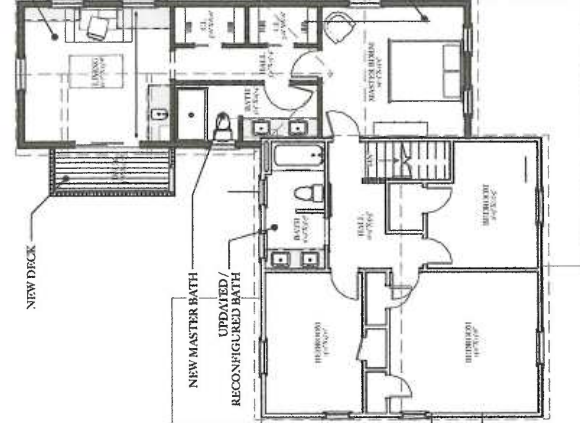
HENDERSON
 57 BERKLEY
 ANN ARBOR, MI



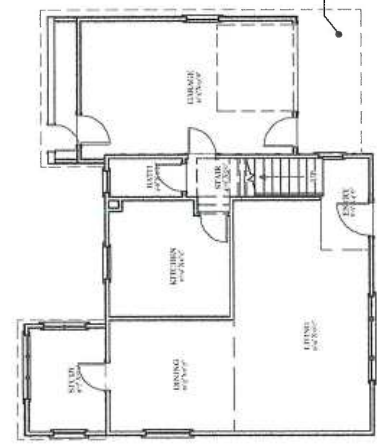
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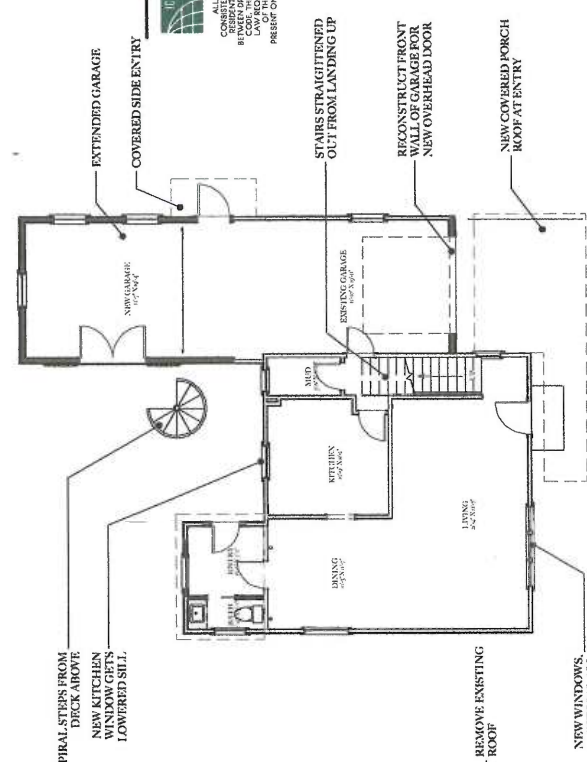
2ND FLOOR - EXISTING



2ND FLOOR - PROPOSED



1ST FLOOR - EXISTING



1ST FLOOR - PROPOSED

LAYOUT SUMMARY - REMODEL

A0

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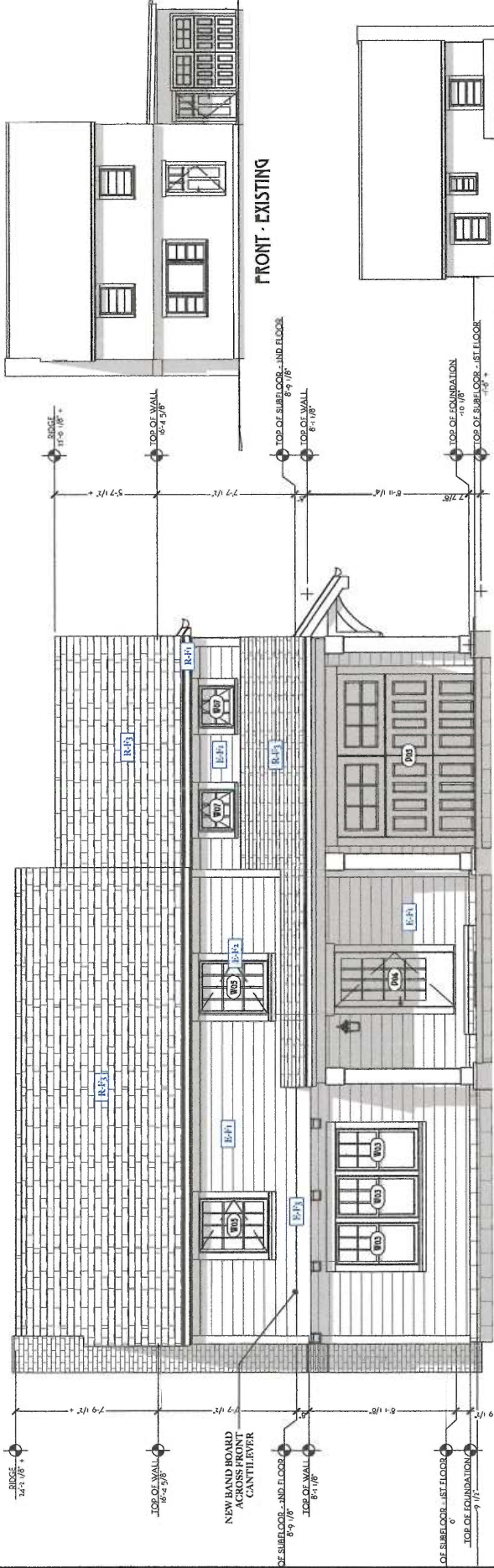
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ARCHITECTS
ANN ARBOR, MI

CONSTRUCTION
ANN ARBOR, MI

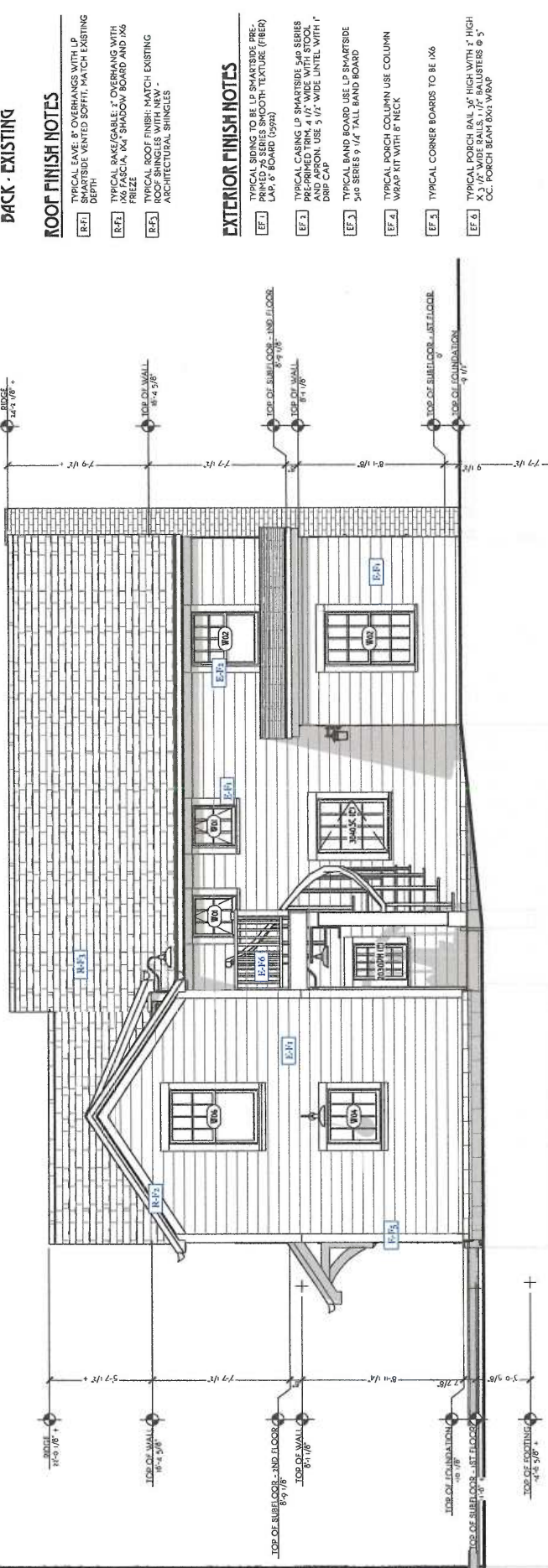
5/9/2018 PERMIT

2015
MI CODE

CONSULT WITH US BEFORE TO ANY CHANGES TO THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



EXTERIOR - FRONT
1/4" = 1'-0"



EXTERIOR - BACK
1/4" = 1'-0"

FRONT - EXISTING

BACK - EXISTING

ROOF FINISH NOTES

- [R-F1] TYPICAL EAVE, 1" OVERHANG WITH LP SMARTSIDE VENTED SOFTPI MATCH EXISTING DEPTH
- [R-F2] TYPICAL RAISE/CABLE 1" OVERHANG WITH 1/2" FASCIA, 1/2" SHADOW BOARD AND 1/2" FREEZE
- [R-F3] TYPICAL ROOF FINISH: MATCH EXISTING ROOF SHINGLES WITH NEW ARCHITECTURAL SHINGLES

EXTERIOR FINISH NOTES

- [E-F1] TYPICAL SIDING TO BE LP SMARTSIDE PRE-PRIME WITH BOTH TEXTURE (PBR) LAP & BOARD (3/8")
- [E-F2] TYPICAL CASING LP SMARTSIDE S40 SERIES PRE-PRIME TRIM 4 1/2" WIDE WITH STOOD ANGLE BRACKET. USE 5 1/2" WIDE LINTEL WITH 1" DRIP CAP
- [E-F3] TYPICAL BAND BOARD USE LP SMARTSIDE S40 SERIES 1/4" TALL BAND BOARD
- [E-F4] TYPICAL PORCH COLUMN USE COLUMN WRAP KIT WITH 6" NECK
- [E-F5] TYPICAL CORNER BOARDS TO BE 1X6
- [E-F6] TYPICAL PORCH RAIL 2" HIGH WITH 2" HIGH X 3 1/2" WIDE RAILS, 1/2" BALUSTERS @ 5" OC. PORCH BENT RAIL 1/8"

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HENDERSON
7 BEEKLEY
ANN ARBOR, MI



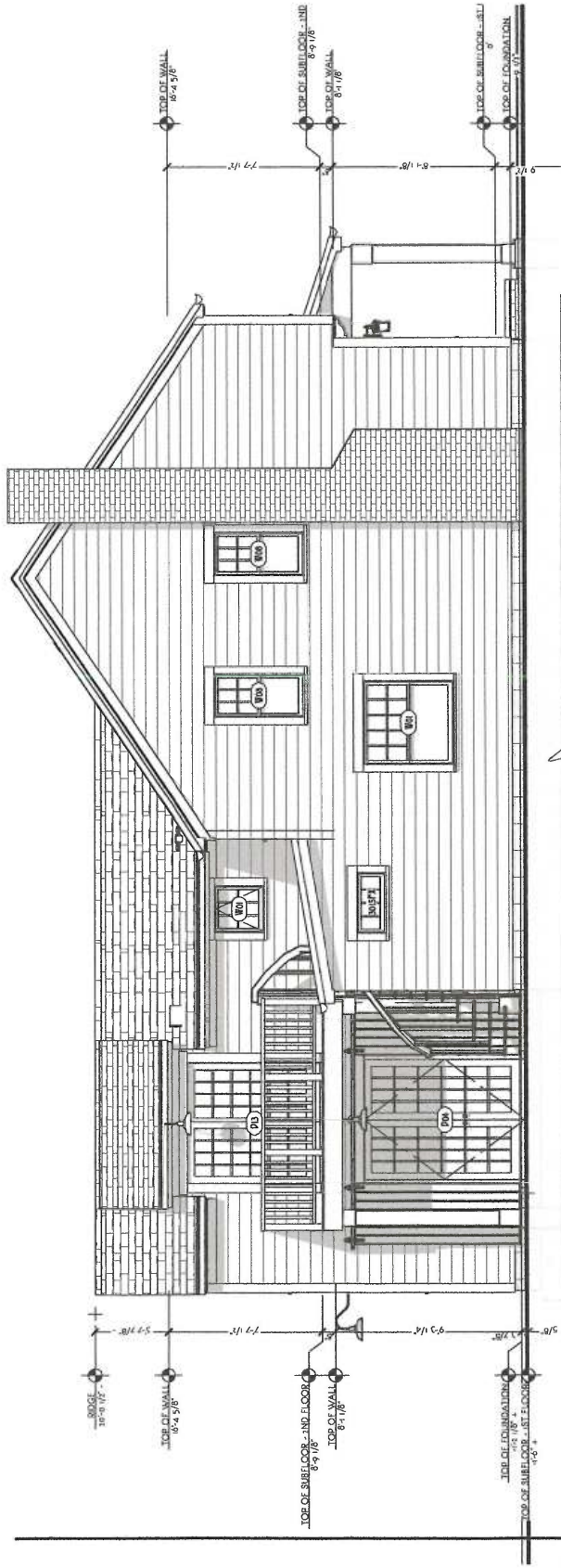
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2015 MI CODE

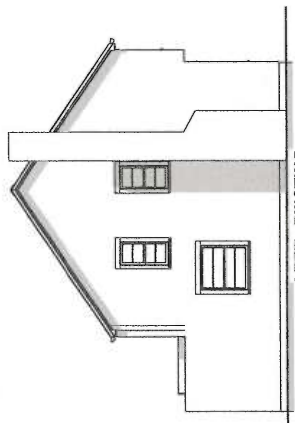
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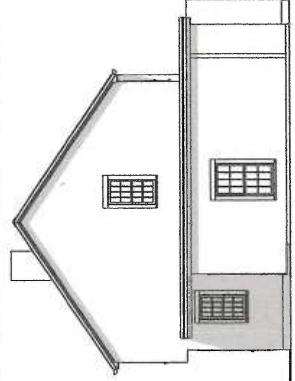
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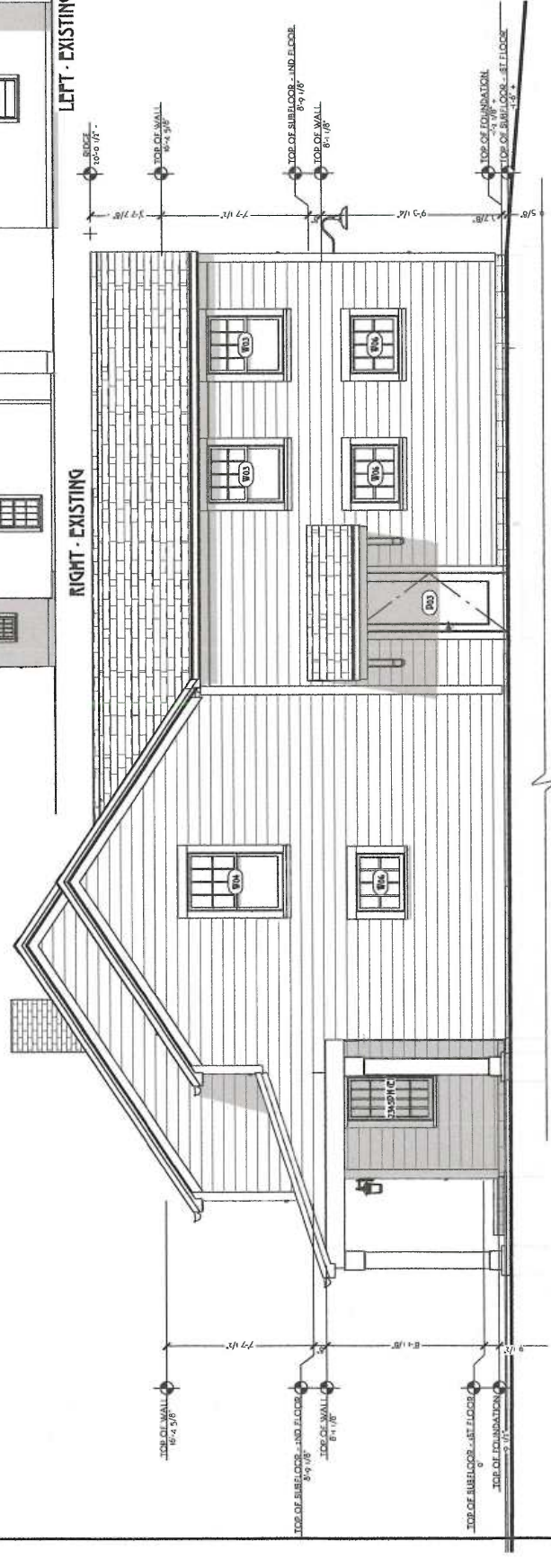
EXTERIOR - LEFT
1/4" = 1'-0"



LEFT - EXISTING



RIGHT - EXISTING



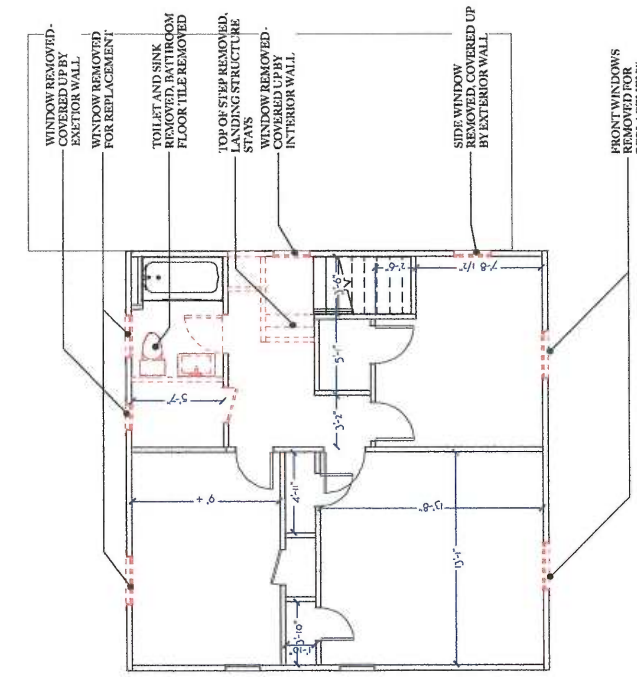
EXTERIOR - RIGHT
1/4" = 1'-0"



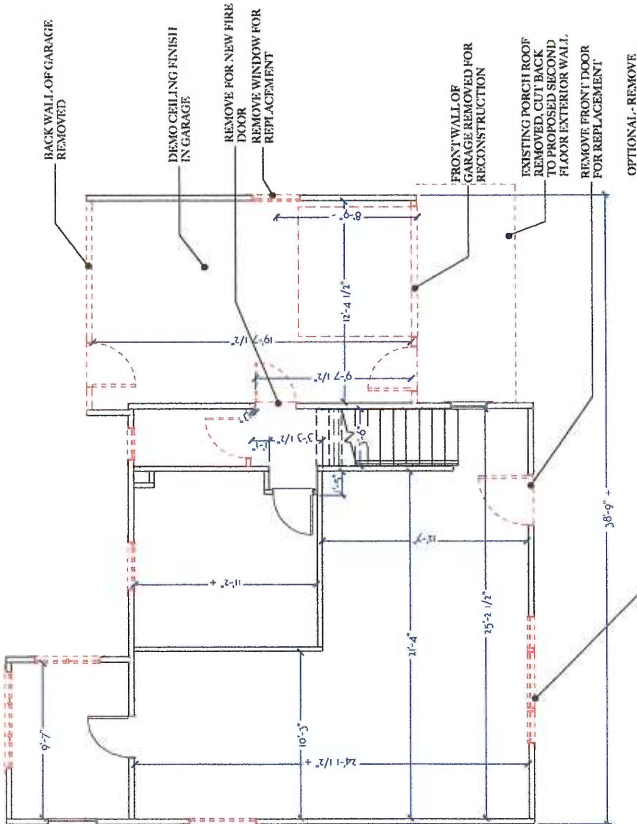
5/29/18 PERMIT



ALL PLANS SUBMITTED TO BE
REVIEWED BY THE LOCAL
PERMITTING OFFICE. IN CONTACT
WITH THE LOCAL PERMITTING
OFFICE TO OBTAIN THE LOCAL
CODES. THE CODES SHALL GOVERN
THE PROJECT. THE LOCAL CODES
OF THE BUILDING CODE TO BE
PERMIT ON, SUBJECT AT ALL TIMES.



2ND FLOOR



1ST FLOOR

DEMOLITION
IN ADDITION TO THAT SHOWN, ALSO PROVIDE
DEMOLITION FOR:
- EXTERIOR VINYL SIDING AND TRIM
- EXISTING SOFFITS AND GABLE/DRAKE FASCIAS
- KEEP EAVE FASCIA/GUTTER UNDISTURBED IF
POSSIBLE
- EXISTING FRONT PORCH SLAB

GENERAL FOOTING NOTES

FULLY COMPACT THE TRENCH BOTTOM PRIOR TO POURING FOOTING.

WHEN REPLACING MATERIAL IN TRENCH BOTTOM, COMPACT THOROUGHLY AND USE LARGE 1 1/2" GRAVEL IF POSSIBLE.

REINFORCEMENT NOT REQUIRED IN FOOTINGS UNLESS SPECIFICALLY NOTED

PROVIDE DOWELS TO ATTACH TO POURED WALL ABOVE. IF USING DOWELS, PROVIDE MINIMUM #4 X 8" WITH STANDARD HOOK @ 48" O.C.

TOP SURFACE OF FOOTINGS SHALL BE LEVEL WITH THE BOTTOM HAVING A SLOPE LESS THAN TEN PERCENT. STEP FOOTINGS WHERE SLOPE EXCEEDS THIS AMOUNT.

SIZE OF FOOTINGS SUPPORTING PIERS, COLUMNS, AND INTERIOR BEARING WALLS BASED ON THE TRIBUTARY LOAD AND ALLOWABLE SOIL PRESSURE. SEE PLAN FOR SIZES.

WATER PRESENT IN TRENCH SHOULD BE PUMPED OUT PRIOR TO POURING CONCRETE. UP TO 1" WATER IN TRENCH IS ACCEPTABLE. IF WATER CANNOT BE REMOVED DUE TO POROUS SOIL USE LARGE AGGREGATE 3/4" - 1" DIAMETER STONE TO FILL FOOTING TRENCH TO WATER LEVEL. COMPACT BEFORE POURING.

ALL FOOTINGS MUST EXTEND BELOW FROST LINE (4" BELOW FINAL GRADE) UNLESS PROTECTED BY INSULATION PER FRF8 GUIDELINES.

ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS MEETING THE NOTED SOIL PROPERTIES OR APPROVED STRUCTURAL FILL.

TRENCH FOOTINGS

TRENCH FOOTINGS MUST BE AT LEAST 12" WIDE.

NO DRAINAGE NEEDED FOR TRENCH FOOTINGS

ENSURE ADEQUATE COMPACTION OF SURROUNDING SOIL PRIOR TO EXCAVATING TRENCH FOOTING TO AVOID CAVE-INS. WHERE EXCESSIVE CAVE-IN DOES OCCUR, REMOVE SOIL FROM TRENCH BOTTOM AND SPAN CAVE-IN WITH BRACED WOOD.

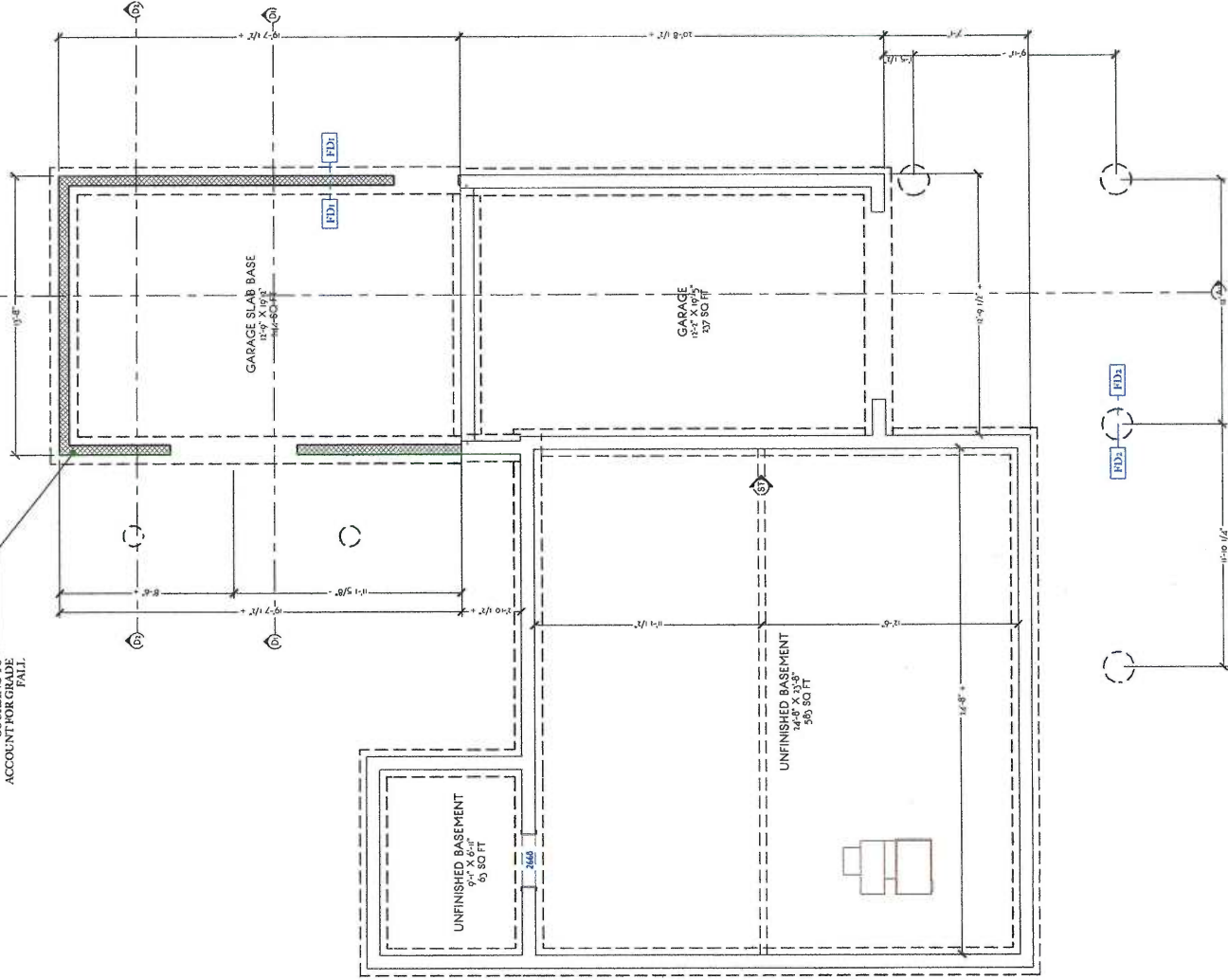
ANCHOR BOLTS

PROVIDE BOLTS WITHIN 12" OF CORNERS AND AT MAX 6'-0" O.C.

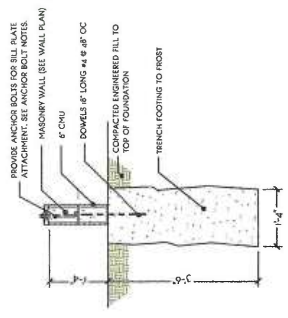
BOLTS MUST BE 1/2"Ø OR GREATER AND EXTEND 7" MINIMUM INTO CONCRETE OR GROUDED MASONRY.

EVEN ON SHORT SECTIONS, ALWAYS PROVIDE AT LEAST 2 BOLTS PER SILL PLATE UNLESS SECTION IS 24" OR SHORTER. IN WHICH CASE A SINGLE BOLT CAN BE CENTERED ON THE SECTION.

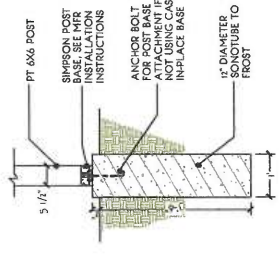
AT BACK, PROVIDE ADDITIONAL BLOCK CHURNS TO ACCOUNT FOR GRADE FALL.



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



FD1 TRENCH FOOTING WITH 6" BLOCK
1/4" SCALE



FD2 12" SONOTUBE POST FOOTING
1/4" SCALE

FOUNDATION NOTES

- FD1 GARAGE FOUNDATIONS 15" CHU WALL ON 16" WIDE TRENCH FOOTINGS TO FROST
- FD2 12" SONOTUBE POST FOOTINGS, TYP. WITH SIMPSON POST BASES

SLAB NOTES

- SB1 INSULATED GARAGE SLAB. POURED 4" THICK WITH FIBER REINFORCING. PROVIDE 1" MINIMUM RIGID POLYURETHANE FOAM ON 16" VAPOR BARRIER ON 4" PEA STONE OR COMPACTED FILL. MATCH HEIGHT OF EXISTING GARAGE SUB.

SPACE SUMMARY

AREA	CONDITIONS	SEASONS	REMARKS
UNFINISHED	659		
UNFINISHED	659		
MAINTENANCE	0		
TOTALS:	1318		



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FOUNDATION PLAN

A4

SPACE SUMMARY

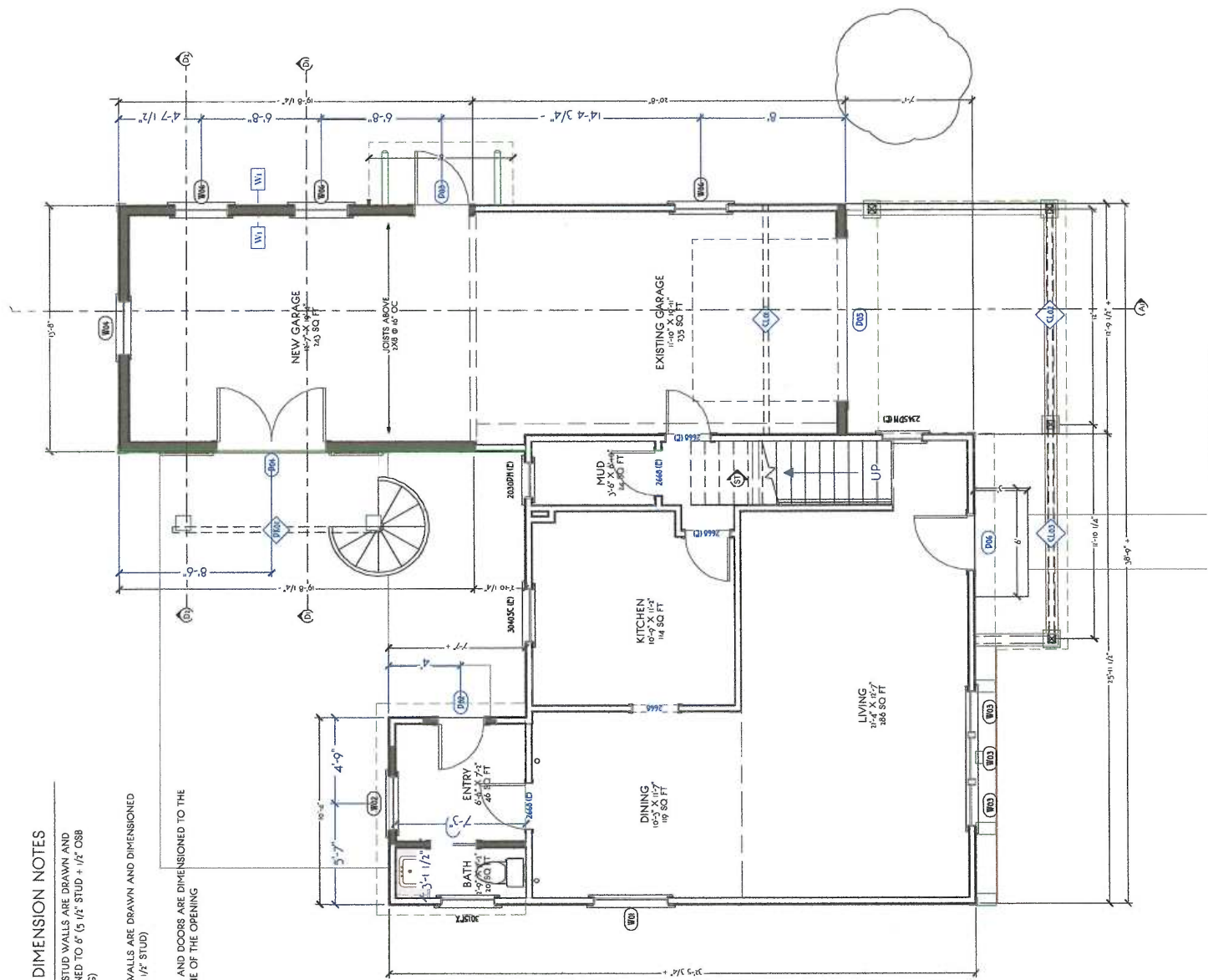
SPACE	AREA (SQ FT)
CONDITIONED SPACE	
BATH	38
DINING	119
KITCHEN	114
LIVING	188
MASTER BDRM	106
STUDY	106
TOTALS	779

WALL DIMENSION NOTES

EXTERIOR STUD WALLS ARE DRAWN AND DIMENSIONED TO 5" (5 1/2" STUD + 1/2" OSB SHEATHING)

INTERIOR WALLS ARE DRAWN AND DIMENSIONED TO 3 1/2" (3 1/2" STUD)

WINDOWS AND DOORS ARE DIMENSIONED TO THE CENTERLINE OF THE OPENING



1ST FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

IT	W	1	DOOR SCHEDULE	DT
301	30"	36"	6088 S EXT. HINGE-GLASS PANEL	1
001	36"	36"	6088 L EXT. HINGE-DOOR	1
003	36"	36"	6088 L EXT. HINGE-DOOR	1
004	36"	36"	6088 L EXT. HINGE-DOOR	1
005	36"	36"	6088 L EXT. HINGE-DOOR	1
006	36"	36"	6088 L EXT. HINGE-DOOR	1

WINDOW SCHEDULE

SY	W	H	DESCRIPTION	DT
W01	36"	48"	6088 S EXT. HINGE-GLASS PANEL	1
W02	36"	48"	6088 S EXT. HINGE-GLASS PANEL	1
W03	36"	48"	6088 S EXT. HINGE-GLASS PANEL	1
W04	36"	48"	6088 S EXT. HINGE-GLASS PANEL	1
W05	36"	48"	6088 S EXT. HINGE-GLASS PANEL	1
W06	36"	48"	6088 S EXT. HINGE-GLASS PANEL	1

BEAM SCHEDULE

TRK	TRK	TRK	TRK	TRK
1000	1100	1200	1300	1400
1500	1600	1700	1800	1900
2000	2100	2200	2300	2400
2500	2600	2700	2800	2900
3000	3100	3200	3300	3400

FLOOR FRAMING NOTES

- [F1] SECOND FLOOR JOIST: 2x8 @ 16" OC

WALL FRAMING NOTES

- [W1] EXTERIOR FRAMED WALL: 2x6 @ 16" OC WITH MOISTURE BARRIER. SEE EXTERIOR FINISH NOTES FOR SIDING SPEC.
- [W2] INTERIOR FRAMED WALL: 2x4 @ 16" OC WITH 1/2" DRYWALL E.A. SIDE

ROOF FRAMING NOTES

- [R1] TYPICAL ROOF STRUCTURE TO BE 2x6 RAFTERS @ 24" OC WITH 2x6 CEILING JOISTS/RAFTERS @ 24" OC WITH 2x6 CEILING JOISTS/RAFTERS ATTACHED TO SIDE OF RAFTERS PER CODE
- [R2] TYPICAL ROOF STRUCTURE AT RAKE/GABLE. USE 2x6 LADDER-BOX FINISHED OVERHANG ROOF. USE 2x6 @ 16" OC

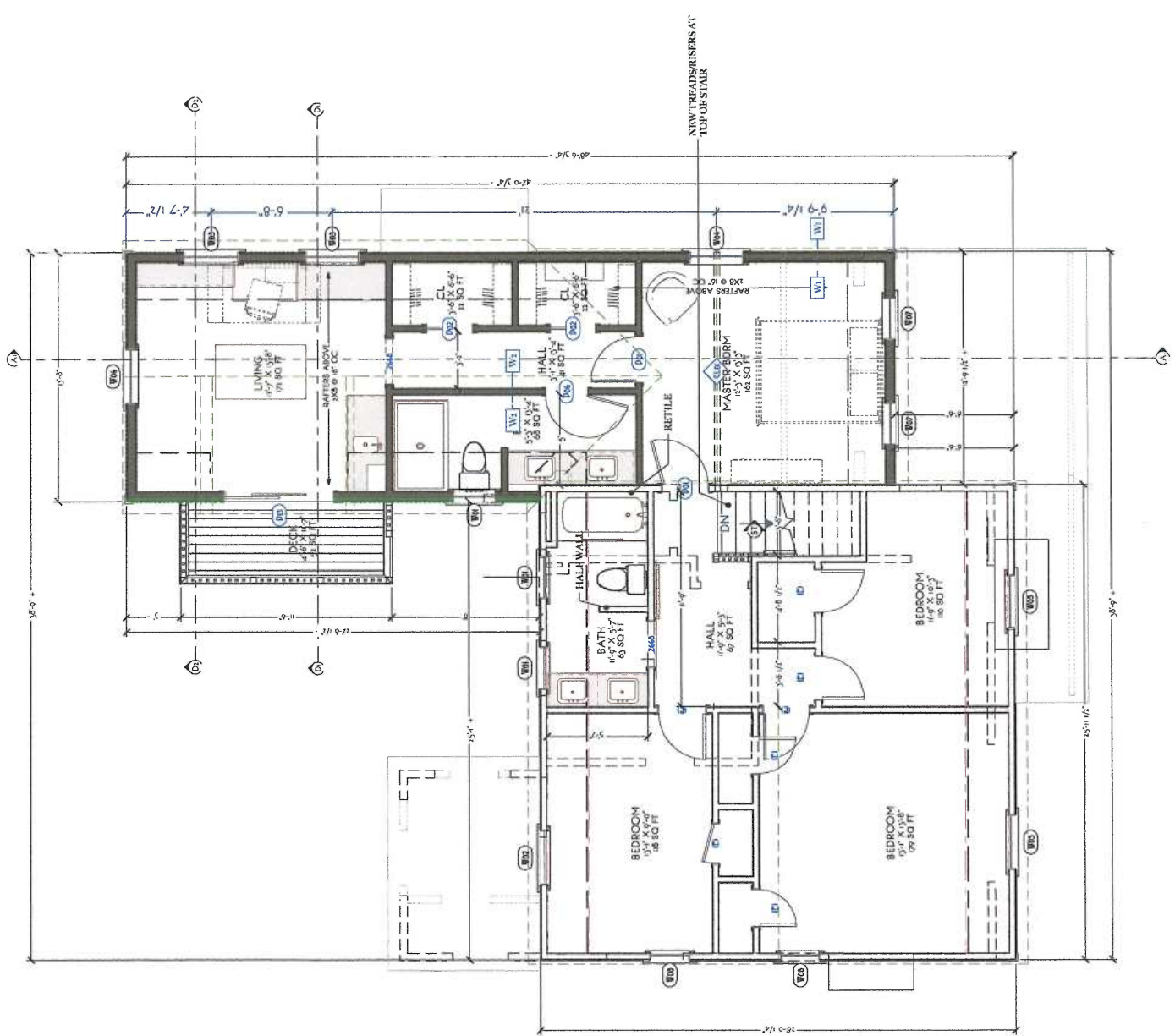
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2015 MI CODE
ALL PLANS REFERRED TO BE COMPLIANT WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. IN CONTACT WITH THE ARCHITECT TO VERIFY THE CODE. THE CODE SHALL GOVERN ALL CONSTRUCTION UNLESS OTHERWISE NOTED ON THE BUILDING CODE TO BE PREPARED FOR JOBSITE AT ALL TIMES.

SPACE SUMMARY

ROOM	CONDITIONS	SPACE
ENTRANCE	1	10.0
BATH	1	5.0
BATH	1	5.0
BEDROOM	1	11.0
BEDROOM	1	11.0
BEDROOM	1	11.0
CLOSET	1	2.0
CLOSET	1	2.0
HALL	1	4.0
HALL	1	4.0
MASTER BDRM	1	11.0
STAIRS	1	5.0
TOTALS:		100



2ND FLOOR PLAN
10'-0" x 20'-0"

DOOR SCHEDULE

NO.	W	H	SIZE	DESCRIPTION	DTY.
Do	80"	30 1/2"	3668 L IN	HINGED-36689	1
Do	80"	30 1/2"	4668 L	POCKET-DOOR PNL	1
Do	80"	36"	3268 L IN	HINGED-32685	1
Do	80"	36"	4268 L	EXT. SLIDER-GLASS	1
Do	80"	36"	4268 L	EXT. SLIDER-GLASS	1

WINDOW SCHEDULE

NO.	W	H	SIZE	DESCRIPTION	DTY.
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1
Win	3068	3668	3668 X 3668	WOOD	1

BEAM SCHEDULE

NO.	W	H	SIZE	DESCRIPTION	DTY.
CL	10	12	12" X 12"	WOOD	1
CL	11	12	12" X 12"	WOOD	1
CL	12	12	12" X 12"	WOOD	1
CL	13	12	12" X 12"	WOOD	1
CL	14	12	12" X 12"	WOOD	1
CL	15	12	12" X 12"	WOOD	1
CL	16	12	12" X 12"	WOOD	1
CL	17	12	12" X 12"	WOOD	1
CL	18	12	12" X 12"	WOOD	1
CL	19	12	12" X 12"	WOOD	1
CL	20	12	12" X 12"	WOOD	1



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REVISIONS TO THE 2015 MI CODE
LOCAL CODES SHALL CONTAIN
NOTES TO THE CONTRACTOR
OF THE BUILDING CODE TO BE
PRESENT ON JOBSITE AT ALL TIMES.

SECOND FLOOR PLAN



WALL FRAMING NOTES

- EXTERIOR FRAMED WALL: 2x6 @ 16" OC WITH OSB SHEATHING @ 8" MIN. OVERLAP. NOTES FOR SIDING SPEC.
- INTERIOR FRAMED WALL: 2x4 @ 16" OC WITH 1/2" DRYWALL F.A. SIDE

ROOF FRAMING NOTES

- TYPICAL ROOF STRUCTURE TO BE 2x6 RAFTERS @ 24" OC WITH 2x6 CEILING JOISTS/2x6 TRUSSES @ 24" OC. ATTACH TO RAFTERS PER CODE.
- TYPICAL ROOF STRUCTURE AT BREAKABLE. USE 2x6 LADDER-BOX FRAMED OVERHANG ROOF. USE 2x6 @ 24" OC.

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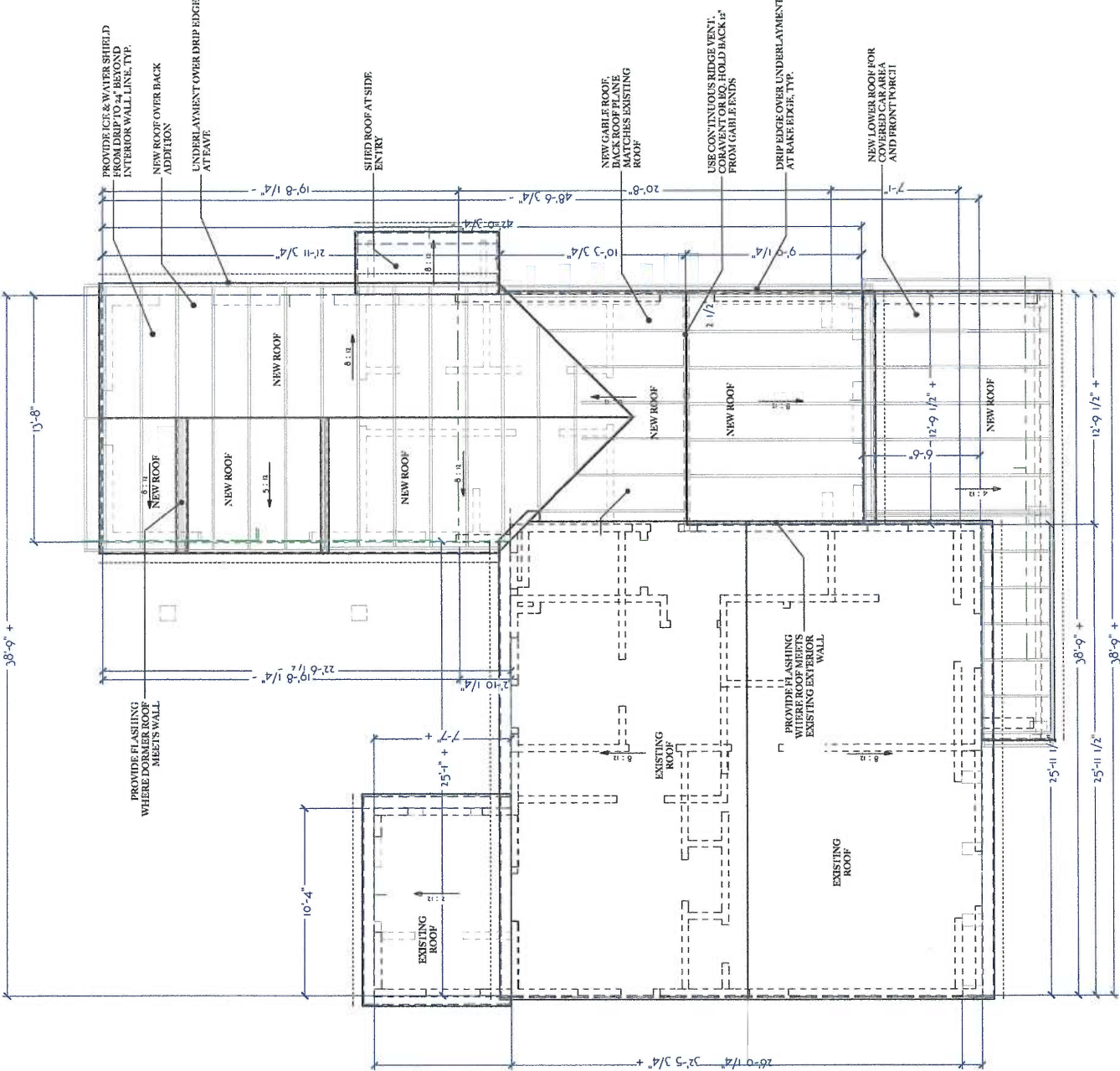
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2015 INTERNATIONAL RESIDENTIAL
CODE. THE CODE SHALL GOVERN
ALL CONSTRUCTION OF THE
BUILDING CODE TO BE
PRESENT ON JOB SITE AT ALL TIMES.

ROOF FINISH NOTES

- TYPICAL LEAVE 8" OVERHANGS WITH LP SMARTSIDE VENTED SOFFIT. MATCH EXISTING DEPTH
- TYPICAL RAKE/GABLE: 2" OVERHANG WITH 1x6 FASCIA, 1x4 SHADOW BOARD AND 1x6 TRIM
- TYPICAL ROOF FINISH: MATCH EXISTING ARCHITECTURAL SHINGLES

ROOF FRAMING NOTES

- TYPICAL ROOF STRUCTURE TO BE 2x6 RAFTERS AND 2x8 JOISTS ARE USED AS TIES. ATTACH TO SIDE OF RAFTERS PER CODE
- TYPICAL ROOF STRUCTURE AT RAKE/GABLE, USE 2x8 LADDERBACK FRAMED OVERHANG ROOFS. USE 2x6 @ 24" OC



517 Berkley Avenue

Front Porch Variance Proposed for
Doug and Jane Henderson

Rationale for Variance Request

- With our home renovation, our objective was to update 517 Berkley Avenue, and at the same time retain and enhance its original 1940's character. The addition of the front porch, along with the living space above the original flat roof garage, capture the key elements of our intended character, and we believe will be a positive for our neighborhood and Ann Arbor.
- When choosing to add a front porch, as compared to the current home design without one, we're looking forward to enjoying more front yard leisure with our family.
- This change would allow our home to have a suitable porch depth of 7' in front of our front door, and would allow for greater structural rigidity by having the columns closer to the porch perimeter.

Current 517 Berkley Avenue



Proposed 517 Berkley Avenue w Porch /Variance

