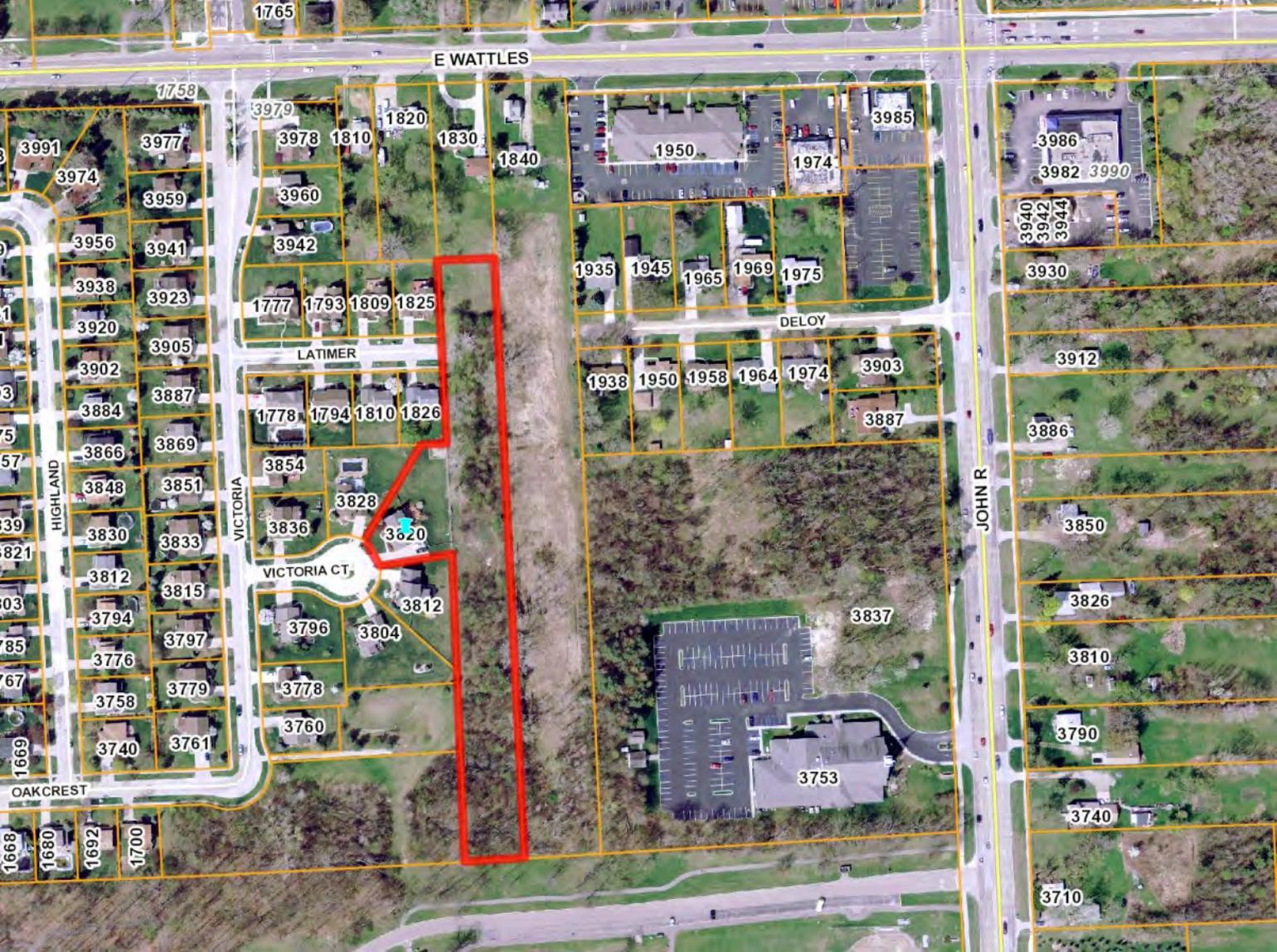


4. HEARING OF CASES

- B. VARIANCE REQUEST, MARK FLEMING, 3820 VICTORIA COURT – In order to build a new house, 1) a 17 foot variance to the required 30 foot front yard setback and 2) a 27 foot variance to the required 40 foot rear yard setback.

SECTION: 4.06 (C)



E WATTLES

1758

3979

3978

1810

1820

1830

1840

1950

1974

3985

3986

3982

3990

3991

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3960

3942

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1793

1809

1825

1935

1945

1965

1969

1975

3940

3942

3944

3930

DELOY

LATIMER

1778

1794

1810

1826

1938

1950

1958

1964

1974

3903

3887

3912

3886

HIGHLAND

VICTORIA

VICTORIA CT

JOHN R

3854

3828

3836

3820

3830

3833

3812

3815

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1700

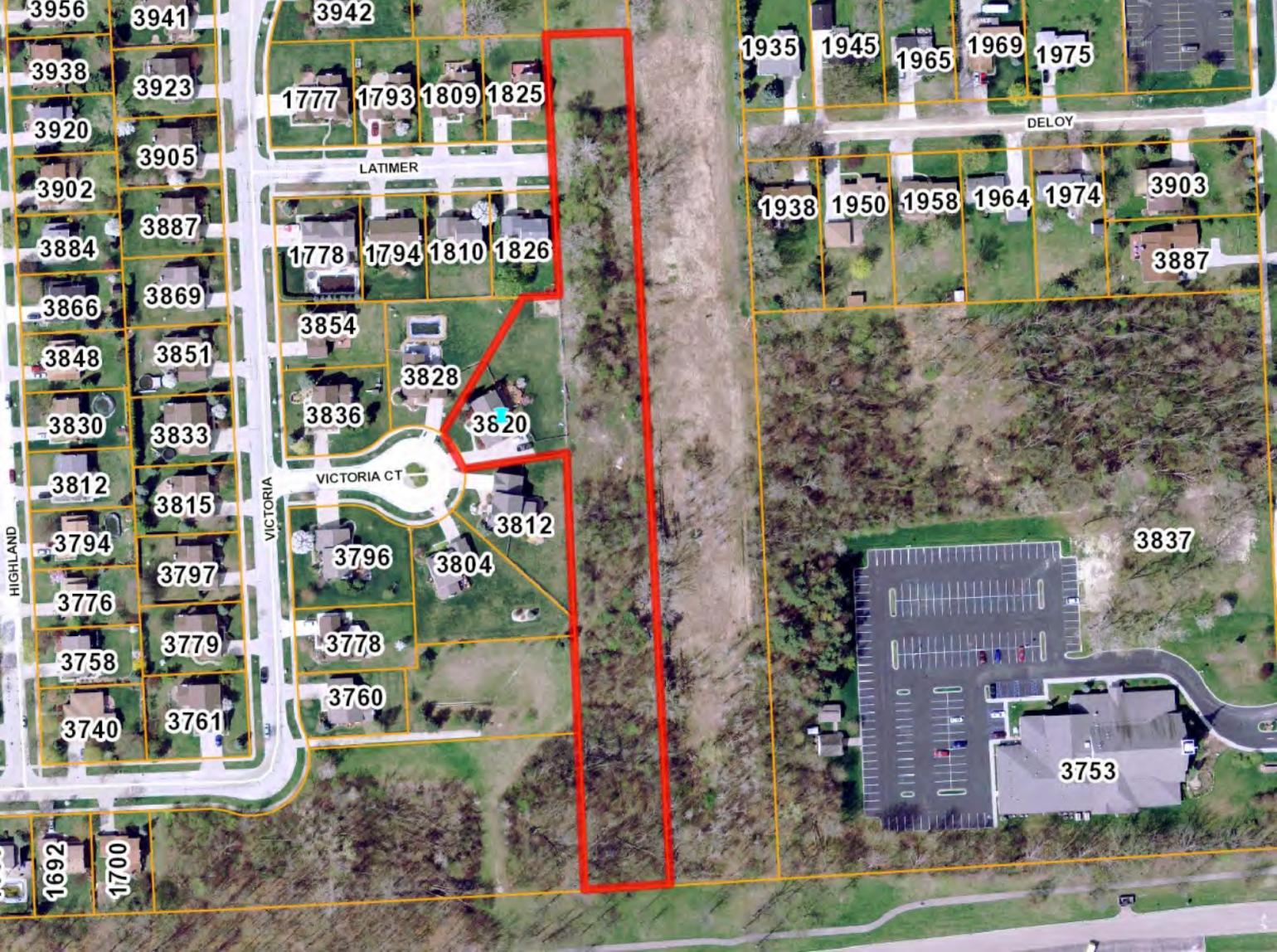
1669

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LATIMER

VICTORIA CT

VICTORIA

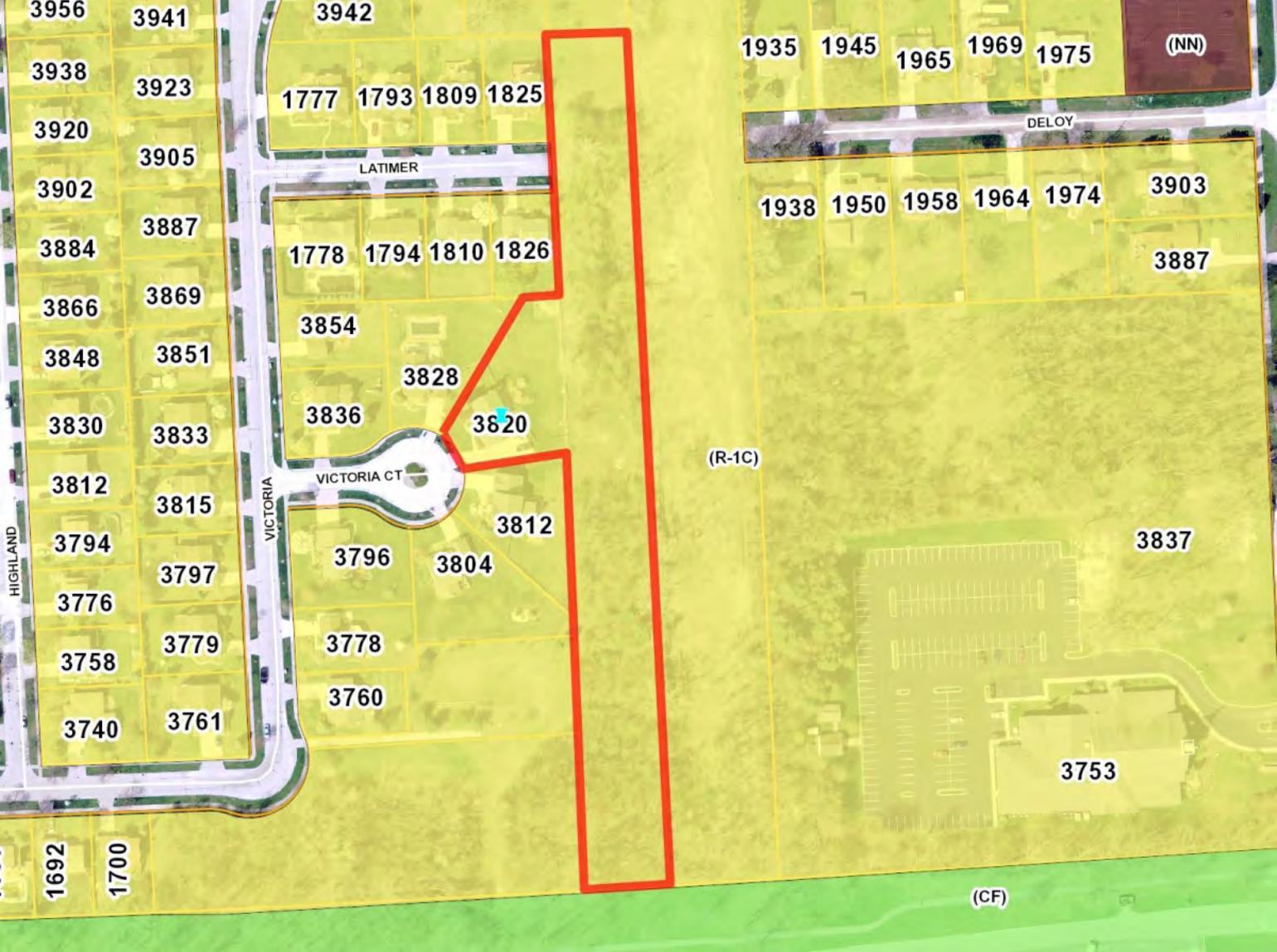
1935 1945 1965 1969 1975

DELOY

1938 1950 1958 1964 1974
3903
3887

3837

3753



3956 3941

3942

1935 1945 1965 1969 1975 (NN)

3938 3923

1777 1793 1809 1825

3920 3905

LATIMER

3902 3887

3884 3869

3866 3851

3848 3833

3830 3812

3812 3815

3794 3797

3776 3779

3758 3761

3740 3761

1692 1700

1692 1700

VICTORIA

VICTORIA CT

LATIMER

DELOY

1938 1950 1958 1964 1974 3903

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3760

(R-1C)

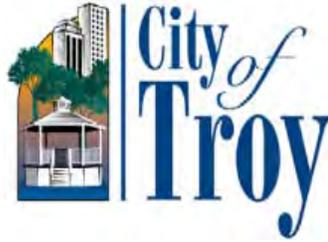
3837

3753

(CF)

ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/#>



FEE \$150.00

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION AND FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: _____

2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____

3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: _____

4. REASONS FOR REQUEST: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____

6. APPLICANT:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____

AFFILIATION TO THE PROPERTY OWNER: _____

8. PROPERTY OWNER:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

E-MAIL _____

The undersigned hereby declares under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, _____ (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE _____ DATE _____

PRINT NAME: _____

PROPERTY OWNER SIGNATURE _____ DATE _____

PRINT NAME: _____

Failure of the applicant or their authorized representative to appear before the Board, as scheduled, shall be cause for denial or dismissal of the case with no refund of fees. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.

Justification for the Requested Action

VARIANCE REVIEW STANDARDS ZONING ORDINANCE SECTION 15.04 (E) (2)

Dimensional or other non-use variances shall not be granted by the Zoning Board of Appeals unless it can be determined that all of the following facts and conditions exist:

a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.

Our property is very narrow. With the required front and back yard setbacks, we would only be able to build a ~~32'~~ 27 foot wide home. That would not be consistent with the other homes on the street.

b) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.

The way that Latimer is positioned compared to the property makes it so the front and back yards are what we would like to use as side yards.

c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.

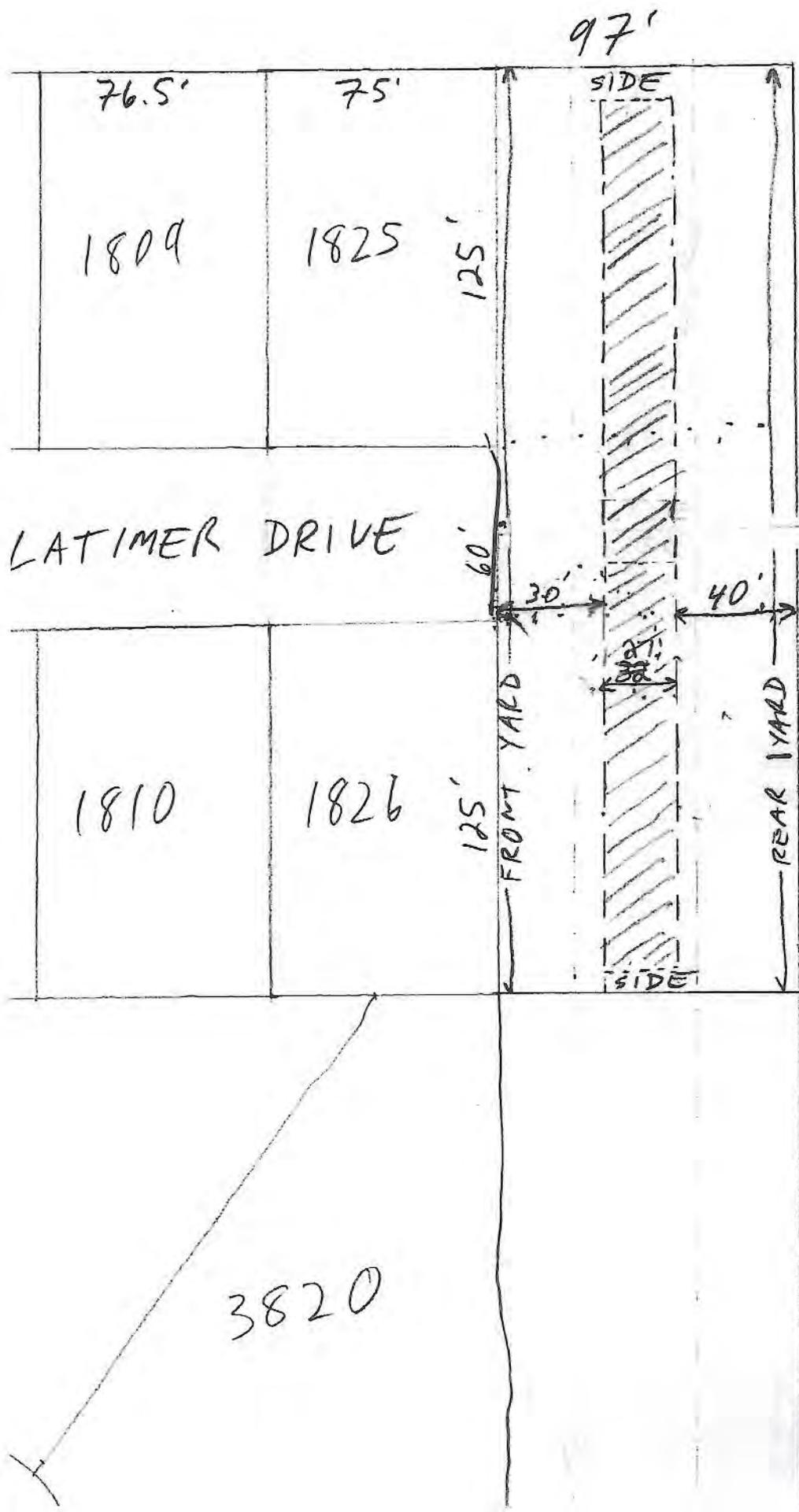
The home we would like to build, in the position we want to build it in, fits in with the existing development pattern. It would also be at a reduced density compared to the surrounding homes.

d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.

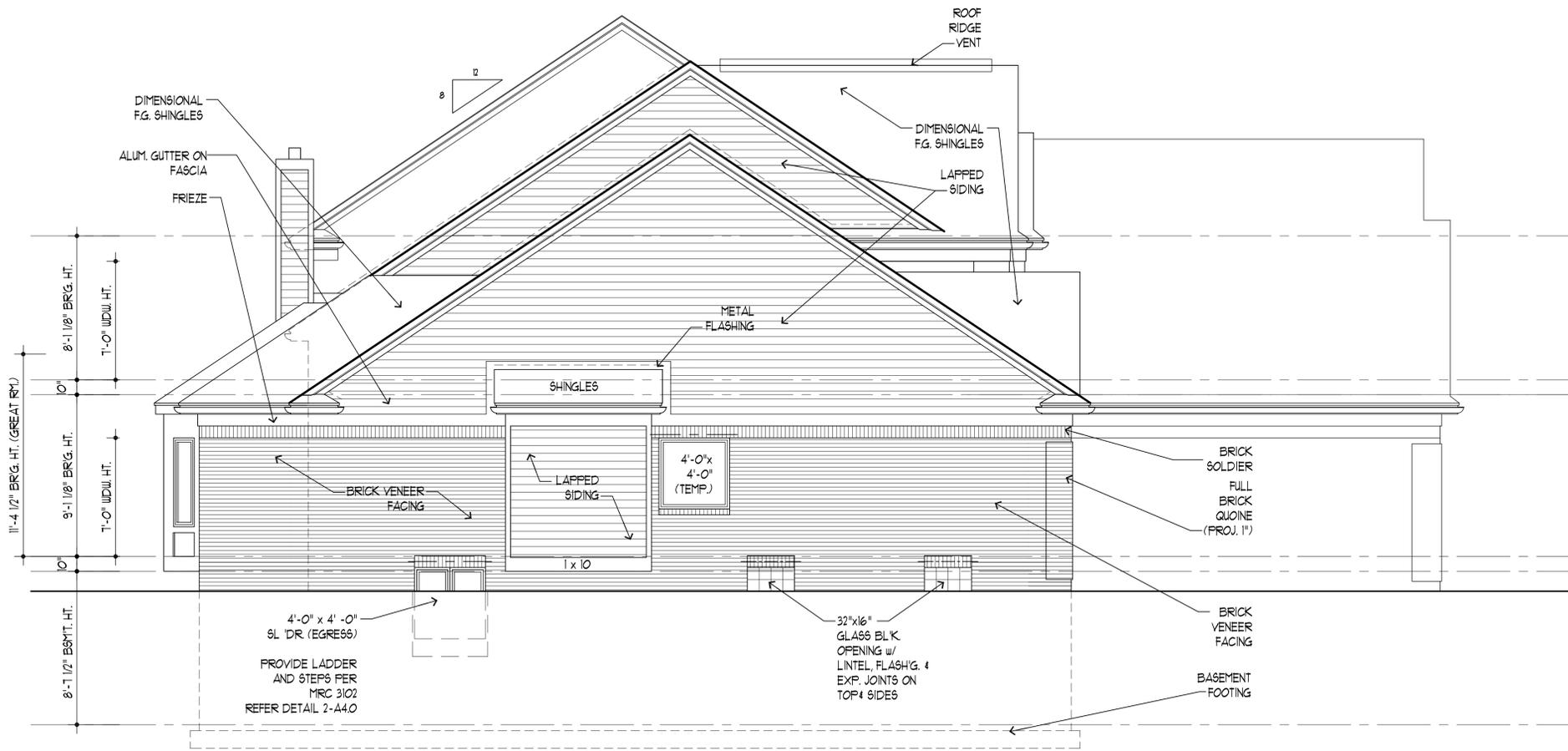
The difficulties we are encountering are because of the shape of the property and not because of the current or previous owner.

e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

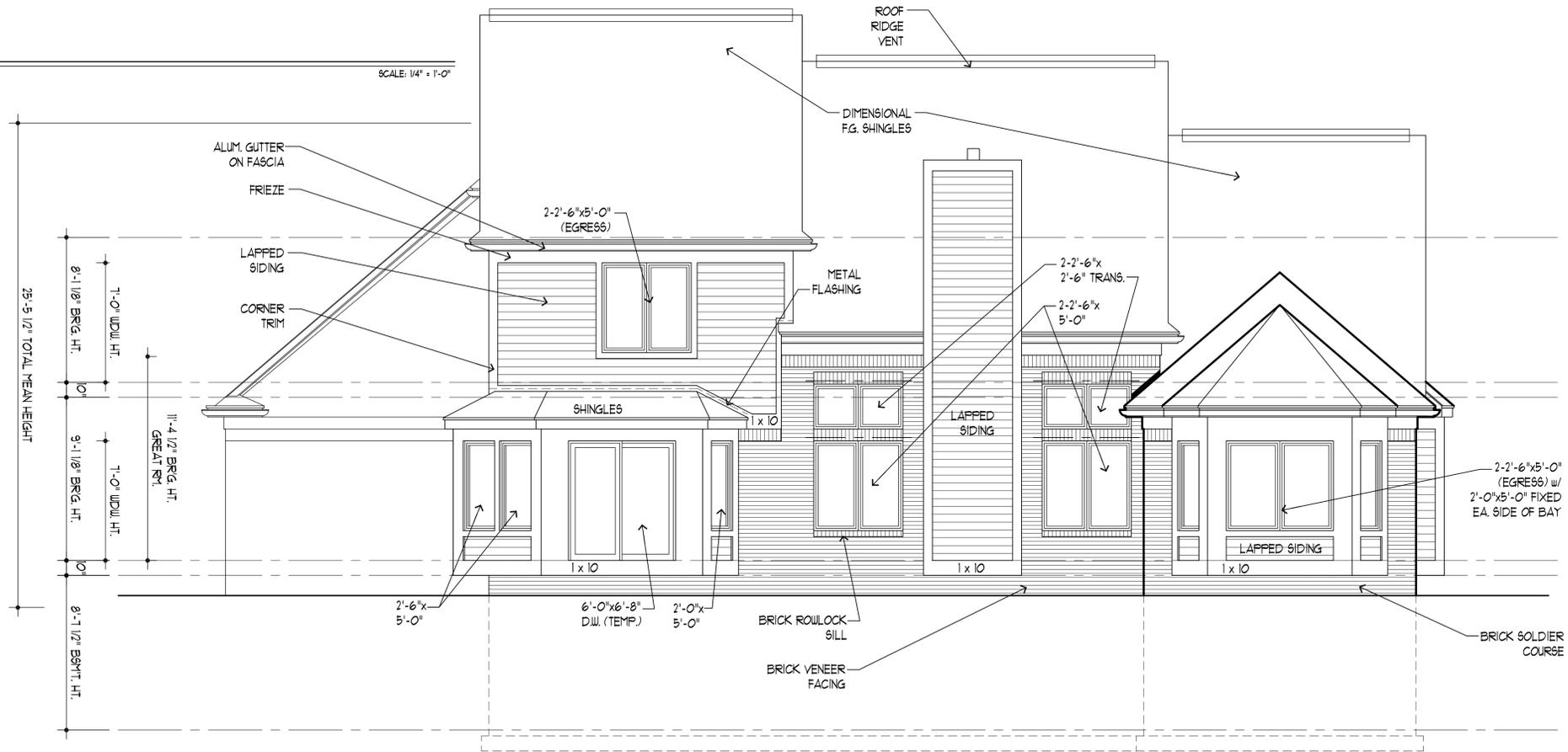
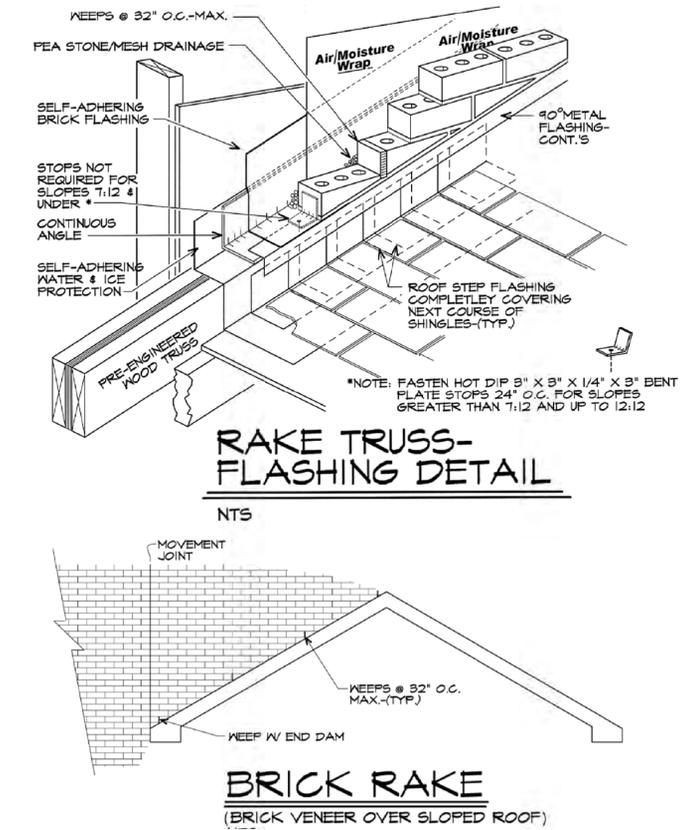
The home we would like to build would be in the same position as if we were to extend Latimer. We do not want to extend Latimer because we want to keep the current peaceful environment.



Zoned R-1C
 Front yard setback
 30'
 Rear yard setback
 40'
 Building envelope
~~32'~~
 27' wide



2/A3.1 left building elevation



1/A3.1 rear building elevation

PROJECT:

Parcel A
Latimer Drive
Troy, Michigan

CLIENT:

Mr. & Mrs.
Mark Fleming

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/18/12
2		

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SHEET TITLE:

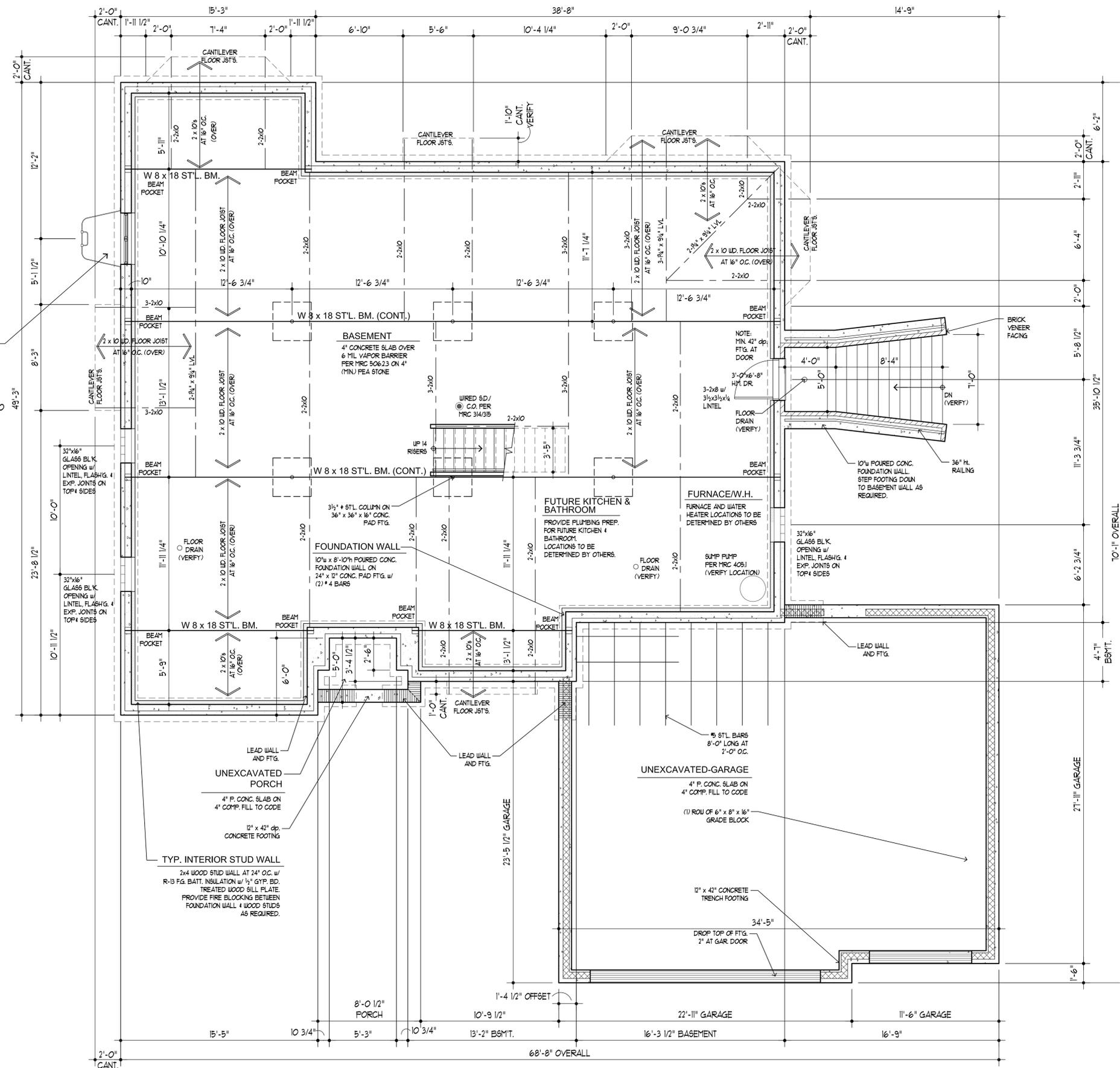
EXTERIOR ELEVATIONS

PROJECT NUMBER:
2012-118

DRAWN BY:
KMB

CHECKED BY:
KMB

SHEET NUMBER:



1/S1.0 foundation plan

MAIN LEVEL DESIGN LOADS		MAIN LEVEL DESIGN LOADS - TILE AREAS	
LIVE LOAD :	40 P.S.F.	LIVE LOAD :	40 P.S.F.
DEAD LOAD :	10 P.S.F.	DEAD LOAD :	25 P.S.F.
TOTAL LOAD :	50 P.S.F.	TOTAL LOAD :	65 P.S.F.

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

FIRE BLOCKING

PROVIDE FIREBLOCKING TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERT. AND HORIZ.) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED AS PER SECTION R602.8 OF M.R.C. IN:

- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL AND AT 10'-0" INTERVALS BOTH VERT. AND HORIZ. BATTIS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE ALLOWED AS FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. AND HORIZ. SPACES SUCH AS AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL HAVE 1/2" GYP. BOARD ON THE ENCLOSED SIDE PER SECTION R314.8 OF M.R.C.
- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

CONCRETE ENCASED RE-BAR BONDING

60812 CONCRETE-ENCASED ELECTRODE
 A CONCRETE-ENCASED ELECTRODE CONSISTING OF AT LEAST 20 FEET (6036 MM) OF EITHER OF THE FOLLOWING SHALL BE CONSIDERED AS A GROUNDING ELECTRODE:

1. ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS NOT LESS THAN 1/2 INCH (13 MM) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 20-FOOT (6036 MM) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 20-FOOT (6036 MM) OR GREATER LENGTH.
2. A BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG.

METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 2 INCHES (51 MM) OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH.

WHERE MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, ONLY ONE SHALL BE REQUIRED TO BE BONDED INTO THE GROUNDING ELECTRODE SYSTEM.

anchor bolt note:

PROVIDE 1/2" x 6" (MIN) A.C. BOLTS AT 6'-0" O.C. ALSO LOCATED AT LEAST 1" FROM THE ENDS OF EACH PLATE SECTION. ANCHOR BOLTS SHALL BE FASTENED THROUGH WOOD SILL PLATE AND EXTEND 1" (MIN) INTO CONCRETE WALL.

ground contact note:

ALL WOOD IN CONTACT WITH THE GROUND AND THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE PRESERVATIVELY TREATED WOOD SUITABLE FOR GROUND CONTACT USE PER SECTION R323.1 OF M.R.C.

CONTROL JOINT NOTE:

PROVIDE CONTROL JOINTS AT MIN. 10'-0" O.C. AND AT ALL COLUMN LINES.
 3/8" PRE-MOLDED EXPANSION JOINT AT PERIMETER (TYP.)

NOTE:

DOUBLE JOISTS AT PARTITIONS PARALLEL TO JOISTS AND BELOW KITCHEN ISLAND AND CABINETS

foundation wall dampproofing note:

PROVIDE WATERPROOFING ON EXTERIOR OF FOUNDATION WALL FROM THE TOP OF FOOTING TO THE FINISHED GRADE. CONCRETE WALLS PER 2003 MRC 406.2. SEE WALL SECTION.

structural post note

(1) 2 x 6 SOLID BEARING EXTERIOR AND (2) 2 x 4 SOLID BEARING INTERIOR UNLESS NOTED OTHERWISE (TYPICAL).

note:

DROP SUB-FLOOR AT ALL TILED AREAS VERIFY W/ OTHERS PRIOR TO CONSTRUCTION FOR ALL FINAL LOCATIONS AND THICKNESS OF ALL TILED AREAS
 CALL MISS DIG 72 HOURS MIN PRIOR TO CONSTRUCTION

preview
 ARCHITECTURE + PLANNING, L.L.C.
 728 Bliss Drive - Rochester Hills - Michigan - 48307
 Ph 248.303.1446

PROJECT:
Parcel A
 Latimer Drive
 Troy, Michigan

CLIENT:
Mr. & Mrs.
 Mark Fleming

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/12
2		

SHEET TITLE:
FOUNDATION PLAN

PROJECT NUMBER:
 2012-118

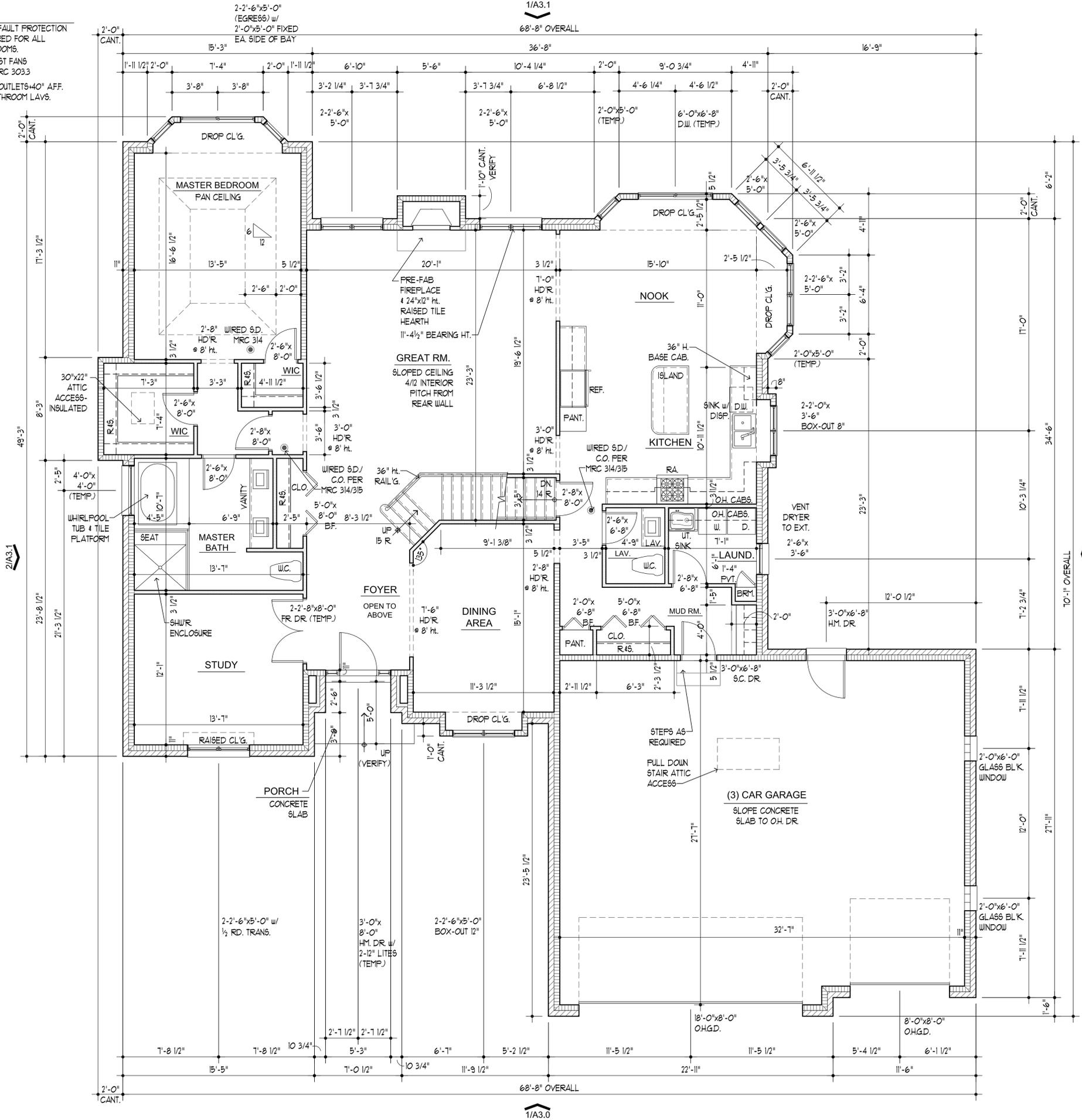
DRAWN BY:
 KMB

CHECKED BY:
 KMB

SHEET NUMBER:

S 1.0

NOTE:
 ARCH FAULT PROTECTION
 REQUIRED FOR ALL
 BEDROOMS.
 EXHAUST FANS
 PER MRC 3033
 G.F.C.I. OUTLETS 40" AFF.
 AT BATHROOM LAVS.



1/A1.0 floor plan - main level

9'-1/8" BEARING HEIGHT (TYPICAL) UNLESS NOTED OTHERWISE

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

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preview
 ARCHITECTURE + PLANNING, L.L.C.
 728 Bliss Drive
 Ph 248.303.1446
 Rochester Hills - Michigan - 48307

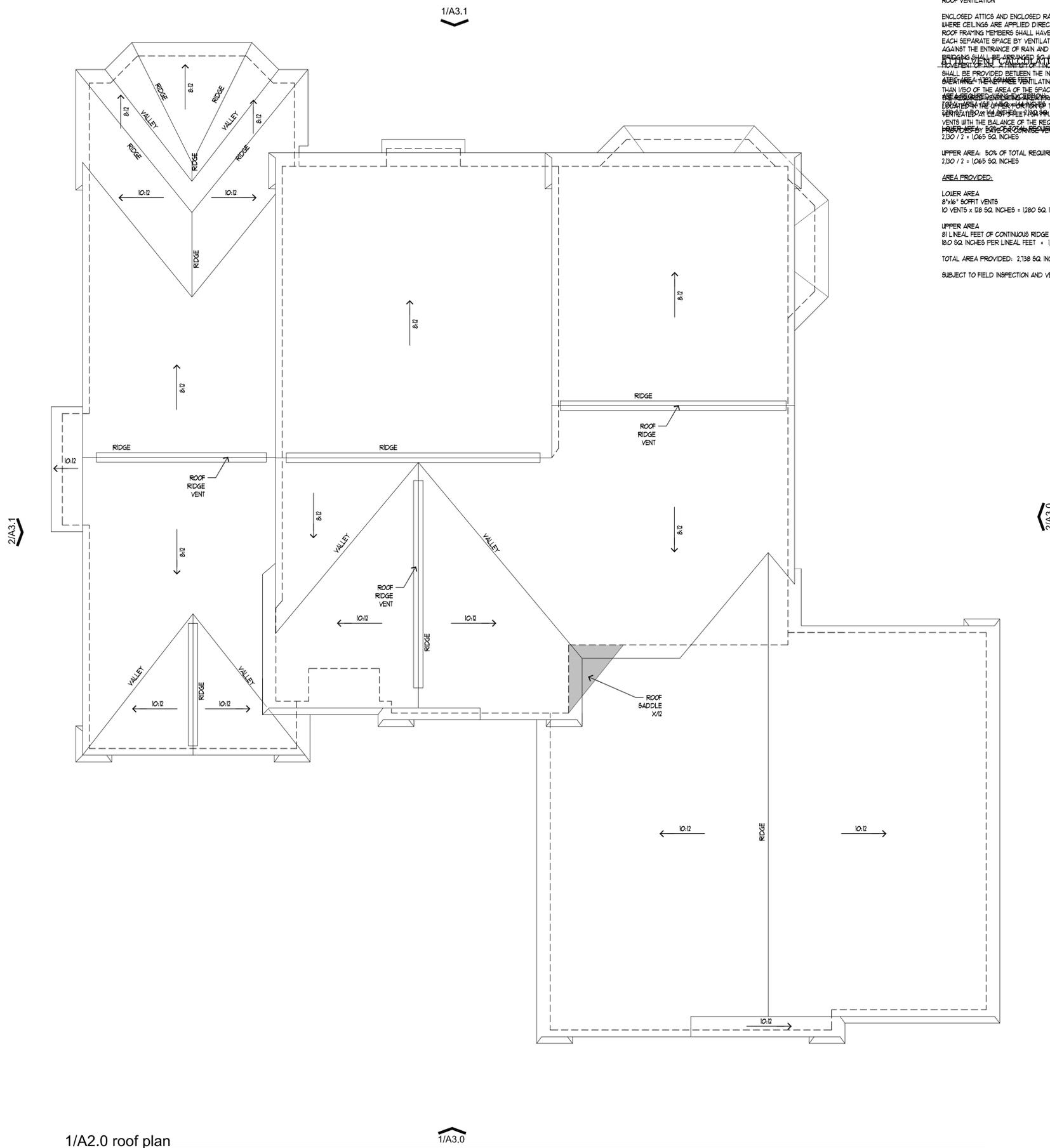
PROJECT:
Parcel A
 Latimer Drive
 Troy, Michigan
 CLIENT:
Mr. & Mrs.
 Mark Fleming

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/12
2		

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SHEET TITLE:
MAIN LEVEL FLOOR PLAN
 PROJECT NUMBER:
 2012-118
 DRAWN BY:
 KMB
 CHECKED BY:
 KMB
 SHEET NUMBER:

A 1.0



ROOF VENTILATION REQUIREMENTS

PER 2009 MICHIGAN RESIDENTIAL CODE SECTION R806
ROOF VENTILATION

ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF FRAMING MEMBERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED SO AS NOT TO INTERFERE WITH THE PROPER VENTILATION OF AIRSPACE.

SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE VENTILATING AREA SHALL NOT BE LESS THAN 1/80 OF THE AREA OF THE SPACE VENTILATED WITH 50% OF THE AREA ASSIGNED TO EACH DIRECTION PROVIDED BY VENTILATORS LOCATED AT THE UPPER END OF THE SPACE TO BE VENTILATED AT 14 INCHES ABOVE EAVE OR CORNICE HEIGHTS. EAVE OR CORNICE VENTS: 1280 / 2 = 1065 SQ. INCHES

UPPER AREA: 50% OF TOTAL REQUIREMENT
230 / 2 = 1065 SQ. INCHES

AREA PROVIDED:
LOWER AREA
8"X16" SOFFIT VENTS
10 VENTS X 128 SQ. INCHES = 1280 SQ. INCHES

UPPER AREA
81 LINEAL FEET OF CONTINUOUS RIDGE VENT OF PEAK VENTS AT 18.0 SQ. INCHES PER LINEAL FOOT = 1458 SQ. INCHES

TOTAL AREA PROVIDED: 2,138 SQ. INCHES

SUBJECT TO FIELD INSPECTION AND VERIFICATION.

1/A2.0 roof plan

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

preview
ARCHITECTURE + PLANNING, L.L.C.
728 Bliss Drive - Rochester Hills - Michigan - 48307
Ph 248.303.1446

PROJECT:
Parcel A
Latimer Drive

Troy, Michigan

CLIENT:
Mr. & Mrs.
Mark Fleming

2		
1	PERMIT SET	01/11/12
NO.	DESCRIPTION	DATE

SHEET TITLE:
ROOF PLAN

PROJECT NUMBER:
2012-118

DRAWN BY:
KMB

CHECKED BY:
KMB

SHEET NUMBER:

A 2.0

1	PERMIT SET	01/12
NO.	DESCRIPTION	DATE

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WOOD SPECIFICATIONS:

- WOOD CONSTRUCTION SHALL BE GOVERNED BY THE LATEST ADDITION OF THE AITC MANUAL AND NDS NATIONAL DESIGN STANDARDS AS PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION, 1991 EDITION.
- LAMINATED VENEER LUMBER (SUCH AS MICROLAM) SHALL HAVE THE FOLLOWING STRUCTURAL PROPERTIES: FB-1800 PSI, FV-1295 PSI, E-1,000,000 PSI.
- LAMINATED WOOD BEAMS (GLUE-LAM) SHALL BE VISUALLY GRADED WESTERN SPECIES 24F-V8 AITC DESIGNATION WITH THE FOLLOWING STRUCTURAL PROPERTIES: FB-1400 PSI, FV-185 PSI, E-1,800,000 PSI.
- STUDS SHALL BE SPP/STUD (WUPA) OR BETTER GRADE, UNLESS NOTED OTHERWISE, AT MC IS MAXIMUM.
- STRUCTURAL DIMENSION LUMBER SUCH AS HEADERS AND JOISTS SHALL BE A MINIMUM OF 2" HEM FIR AT MC IS 3/4" MAXIMUM.
- ALL STRUCTURAL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR LESS THAN 8" ABOVE GRADE SHALL BE PRESURE TREATED TO A MINIMUM OF 0.40 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENIATE (ACA), OR CHROMIATED COPPER ARSENIATE (CCA), OR APPROVED EQUAL TREATMENT.
- ALL LUMBER AT OR BELOW GRADE SHALL BE PRESURE TREATED TO A MINIMUM OF 0.60 POUNDS PER CUBIC FOOT RETENTION WITH AMMONIACAL COPPER ARSENIATE (ACA), OR CHROMIATED COPPER ARSENIATE (CCA), OR APPROVED EQUAL TREATMENT.
- ALL TREATED LUMBER WHICH IS CUT, DRILLED OR NOTCHED SHALL BE FIELD TREATED (BRUSHED ON EXPOSED SURFACES) BY ONE OF THE PRESERVATIVES LISTED ABOVE.
- AT EACH WALL OPENING ADD ONE HALF THE TOTAL NUMBER OF STUDS DISPLACED TO EACH SIDE OF THE OPENING (FULL HEIGHT) AND ADD 2 CRIPPLE STUDS BELOW THE HEADER UNLESS NOTED OTHERWISE.
- NOTCHING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.
- ALL CONNECTIONS NOT NOTED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED STEEL HANGERS SIZED FOR THE CARRIED LOAD AND MEMBER SIZE (I.E. A DOUBLE 2X10 MUST HAVE A SIMPSON U-210-Z HANGAR OR EQUAL) ETC.
- ALL POSTS SHALL EXTEND TO SOLID BEARING. REPEAT POSTS ON LOWER FLOORS BELOW UPPER POSTS, UNLESS NOTED OTHERWISE. BLOCK SOLID BELOW ALL POSTS TO SOLID BEARING BELOW.
- ALL EXTERIOR WALL AND ROOF SHEATHING SHALL BE 1/2" APA RATED EXTERIOR GRADE SHEATHING INSTALLED PER APA INSTALLATION GUIDE REQUIREMENTS (NAILING, SPACING, BLOCKING, STORAGE, HANDLING AND PROTECTION, ETC.)
- THIS PLAN DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR FOLLOWING MINIMUM GUIDELINES SET FORTH IN BOCA AND CABO BUILDING CODES (THOSE PUBLICATIONS ARE CONSIDERED PART OF THE STRUCTURAL SPECIFICATIONS).
- JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S REQUIREMENTS INCLUDING ALL REQUIRED BRACING, BLOCKING AND CONNECTION DETAILS. EXTRA JOISTS SHALL BE ADDED AT ALL INTERIOR PARTITIONS TO ACCOUNT FOR THE ADDITIONAL DEAD LOADS.

HANDLING AND ERECTION SPECIFICATIONS:

- HANDLING AND ERECTION OF THE TRUSSES ARE NOT THE RESPONSIBILITY OF THE BUILDING DESIGN ENGINEER OR THE ARCHITECT. TRUSSES ARE TO BE HANDLED WITH PARTICULAR CARE DURING FABRICATION, BUNDLING, LOADING, DELIVERY, UNLOADING AND INSTALLATION IN ORDER TO AVOID DAMAGE AND WEAKENING OF THE TRUSSES.
- MANDATORY TEMPORARY AND PERMANENT BRACING FOR HOLDING THE TRUSSES IN A STRAIGHT AND PLUMB POSITION SHALL BE DESIGNED AND INSTALLED BY THE ERECTING CONTRACTOR IN ACCORDANCE WITH "HIB-91" AS PUBLISHED BY THE TRUSS PLATE INSTITUTE. TEMPORARY BRACING DURING INSTALLATION INCLUDES CROSS BRACING BETWEEN THE TRUSSES TO PREVENT TOPPLING OR "DOMINOING" OF THE TRUSSES.
- PERMANENT BRACING SHALL BE INSTALLED IN ACCORDANCE WITH "HIB-91" AS PUBLISHED BY THE TRUSS PLATE INSTITUTE. PERMANENT BRACING CONSISTS OF LATERAL AND DIAGONAL BRACING NOT TO EXCEED SPACING REQUIREMENTS OF THE TRUSS FABRICATOR AND CONTACT TPI AT (608) 933-5900 FOR FURTHER INFORMATION. TOP CHORDS MUST BE CONTINUOUSLY BRACED BY ROOF SHEATHING UNLESS OTHERWISE NOTED. SHOP DRAWINGS. BOTTOM CHORDS MUST BE BRACED AT INTERVALS NOT TO EXCEED 10'-0".
- 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 TRUSSES UNTIL ALL FASTENING AND REQUIRED BRACING IS INSTALLED.
- THE SUPERVISION OF THE TRUSS ERECTING SHALL BE UNDER THE DIRECT CONTROL OF PERSON(S) EXPERIENCED IN THE INSTALLATION AND PROPER BRACING OF WOOD TRUSSES. IMPROPER INSTALLATION AND BRACING OF TRUSSES CAN LEAD TO COLLAPSE AND POSSIBLE INJURIES TO WORKERS.
- FIELD MODIFICATIONS 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.

TEMPORARY CONSTRUCTION SHORING:

- THE BUILDING DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO COMPLETE THE PROJECT. THE CONTRACTOR AND HIS ENGINEER ARE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF ALL TEMPORARY SHORING REQUIRED FOR A SAFE AND STRUCTURALLY SOUND PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO IMPROPER SHORING AND BRACING DURING THE CONSTRUCTION PROJECT. ACCEPTANCE OF THE CONSTRUCTION PROJECT BY THE CONTRACTOR IS PROOF OF ACCEPTABLE OF THE ABOVE MENTIONED ITEMS.

WOOD TRUSS SPECIFICATIONS:

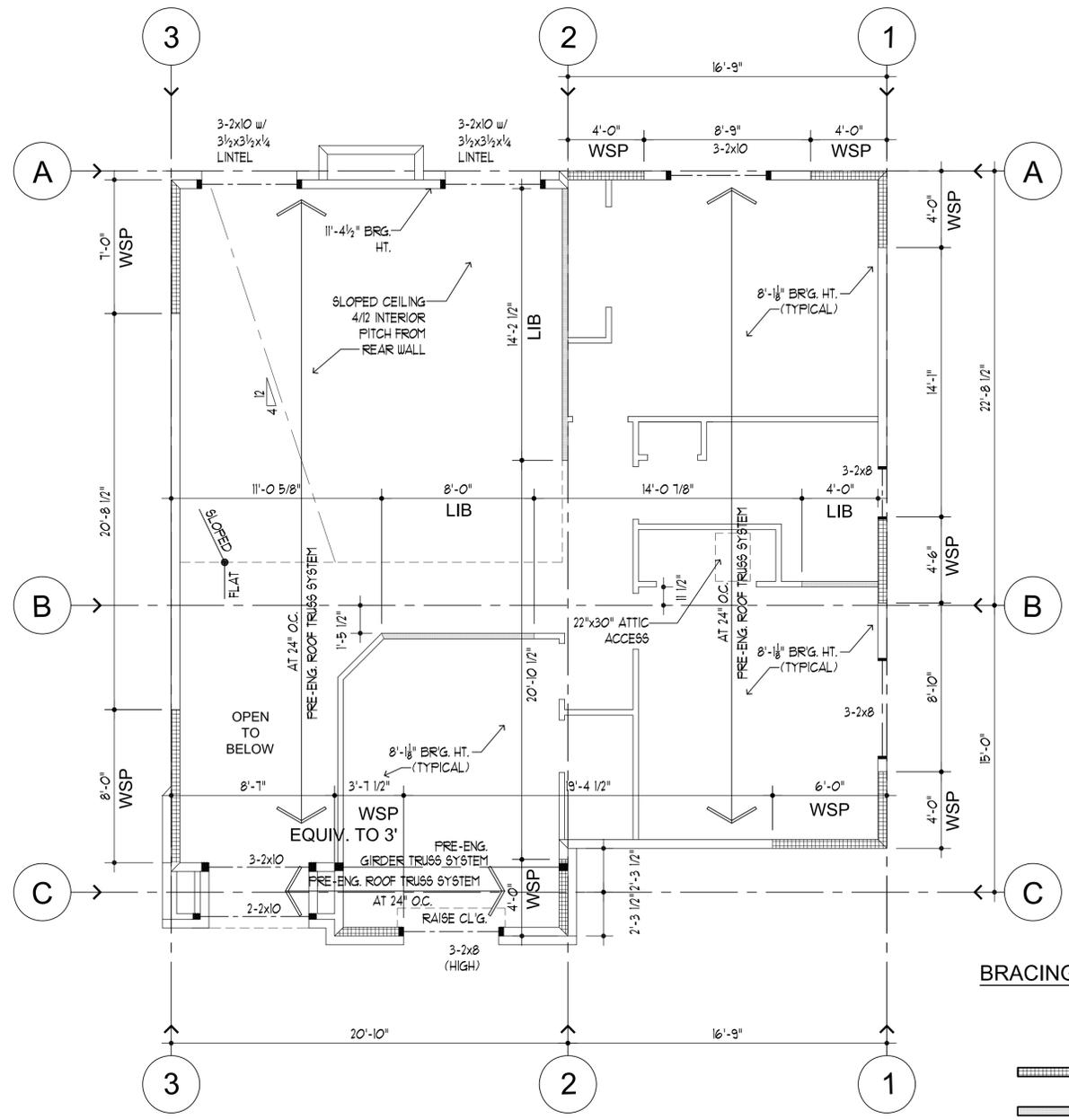
- DESIGNS SHALL CONFORM WITH THE LATEST VERSION OF (NDS) THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION AND DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE (T.P.I.)
- TRUSSES SHALL BE SPACED AS INDICATED ON THE PLANS UNLESS THE DESIGNER DETERMINES THAT DIFFERENT SPACING IS REQUIRED TO MEET THE DEFLECTION REQUIREMENTS.
- MAXIMUM DEFLECTION OF FLOOR TRUSSES SHALL BE LIMITED TO L/240 FOR TOTAL LOAD AND L/360 FOR LIVE LOAD. MAXIMUM DEFLECTION OF ROOF TRUSSES SHALL BE LIMITED TO L/180 FOR TOTAL LOAD AND L/240 FOR LIVE LOAD, UNLESS NOTED OTHERWISE.
- DESIGN LOADS:
ROOF: 30 PSF TOP CHORD LIVE LOAD + 1 PSF TOP CHORD DEAD LOAD + 10 PSF BOTTOM CHORD DEAD LOAD
*A 15% INCREASE IN ALLOWABLE STRESSES FOR SHORT TERM LOADING IS ALLOWED. DRIFT LOADING SHALL BE ACCOUNTED FOR PER THE 1990 BOCA CODE REQUIREMENTS.
*ADD ADDITIONAL ATTIC STORAGE LIVE LOADS PER THE 1990 BOCA CODE REQUIREMENTS.
- ADEQUATE CAMBER SHALL BE BUILT INTO ALL TRUSSES TO COMPENSATE FOR NORMAL DEAD LOAD DEFLECTION.

MATERIALS AND FABRICATION SPECIFICATIONS:

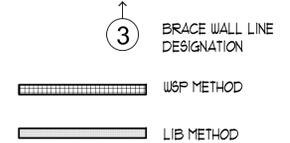
- STEEL GUSSET CONNECTOR PLATES
- CONNECTORS SHALL BE A MINIMUM OF 20 GAUGE GALVANIZED STEEL. THE PLATES SHALL CONSIST OF PROJECTING TEETH PUNCHED OUT IN ROHS. THE FOLLOWING MINIMUM CONNECTOR PLATE SPECIFICATIONS SHALL BE MET (PER PAIR OF PLATES):
430 PSI HOLDING CAPACITY IN DOUG FIR OR SOUTHERN PINE
400 PSI HOLDING CAPACITY IN HEM FIR OR SPRUCE PINE FIR
486 PLI SHEAR RESISTANCE (PARALLEL TO TEETH)
800 PLI TENSION VALUE (LOADED PARALLEL TO TEETH)
(NOTE: HOLDING VALUES ARE FOR PARALLEL TO TEETH LOADING)
- LUMBER
- TRUSS CHORD MATERIALS SHALL BE 2" OR BETTER STRESS GRADED WITH A MOISTURE CONTENT (MC) NOT TO EXCEED 19%.
- QUALITY
- TRUSSES SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST T.P.I. QUALITY CONTROL GUIDELINES.

SHOP DRAWINGS:

- THE TRUSS FABRICATOR SHALL SUBMIT TRUSS SHOP DRAWINGS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE SHOP DRAWINGS SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE TRUSSES WILL BE USED.
- THE FOLLOWING INFORMATION SHALL APPEAR ON ALL TRUSS SHOP DRAWINGS:
A. DESIGN CRITERIA INCLUDING LOAD INFORMATION ACCOUNTING FOR SNOW BUILDUP WHERE APPLICABLE.
B. CONNECTOR PLATE MANUFACTURER, GAUGE, SIZE AND LOCATION AT EACH TRUSS JOINT.
C. THE LUMBER GRADE AND SIZE OF ALL MEMBERS.
D. ALL REQUIRED STRUCTURAL LATERAL BRACING (SIZE, CONNECTION AND LOCATION).
- COMPLETE TRUSS LAYOUTS (FRAMING PLANS) SHALL BE PREPARED BY THE TRUSS FABRICATOR. LAYOUTS SHALL INDICATE TRUSS TYPE, BRACING AND CONNECTIONS. REQUIRED TRUSS HANGER CONNECTIONS SHALL BE INDICATED ON THE LAYOUTS. THE TRUSS LAYOUTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION.



BRACING METHOD LEGEND



BRACE WALL DESIGN GUIDELINES

WIND SPEED: LESS THAN 90 MPH
EXPOSURE B
SDC = A
1ST FLOOR: 9'-0" HT.
2ND FLOOR: 8'-0" HT.
ROOF TO EAVE: 12'-0" HT.

USE TABLE 602.10.12 (1) - MRC 2009

MRC 2009 TABLE R602.10.1.2 (1) FOOTNOTES	NUMBERED WALL LINES	LETTERED WALL LINES
(b.) EXPOSURE CATEGORY	1.00	1.00
(c.) ROOF EAVE-TO-RIDGE HEIGHT	1.06	1.06
(d.) WALL HEIGHT	0.90	0.90
(e.) NUMBER OF BRACED WALL LINES	(3) 130	(3) 130
WIND FACTOR TOTAL	126	126

BRACE WALL LINE SCHEDULE - MRC 2009

BRACED WALL LINE	BRACING METHOD	BRACED WALL LINE SPACING	REQUIRED BRACING	WIND FACTOR TOTAL	TOTAL GYPSUM FACTOR	PANELS w/ HOLD DOWNS	TOTAL REQUIRED BRACING	BRACING LENGTH PROVIDED	STATUS
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3 BRACE LINES SIDE TO SIDE; 3 BRACE LINES FRONT TO BACK

1	WSP	16.75'	3.35'	126	N/A	N/A	4.22'	12.0'	OKAY	INTERPOLATED
2	LIB 4 WSP	21.29'	7.32'	126	N/A	N/A	9.22'	18.11'	OKAY	INTERPOLATED
3	WSP	21.29'	3.82'	126	N/A	N/A	4.8'	17.0'	OKAY	INTERPOLATED
A	WSP	22.685'	3.9'	126	N/A	N/A	4.9'	8.0'	OKAY	INTERPOLATED
B	LIB	22.685'	7.67'	126	N/A	N/A	9.2'	12.0'	OKAY	INTERPOLATED
C	WSP	15.0'	2.75'	126	N/A	N/A	3.46'	9.0'	OKAY	INTERPOLATED

INTERPOLATED
INTERPOLATED
INTERPOLATED
INTERPOLATED
INTERPOLATED
INTERPOLATED

1/S2.1 structural - roof

8'-1/8" BEARING HEIGHT (TYPICAL)

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

ROOF DESIGN LOADS	
LIVE LOAD:	25 P.S.F.
DEAD LOAD:	12 P.S.F.
TOTAL LOAD:	37 P.S.F.

NOTE:

ALL EXTERIOR WALLS ARE 2x6 WOOD STUDS w/ R-21 F.G. BATT. INSULATION.

PROJECT:
Parcel A
Latimer Drive
 Troy, Michigan

CLIENT:
Mr. & Mrs.
Mark Fleming

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/11/12
2		

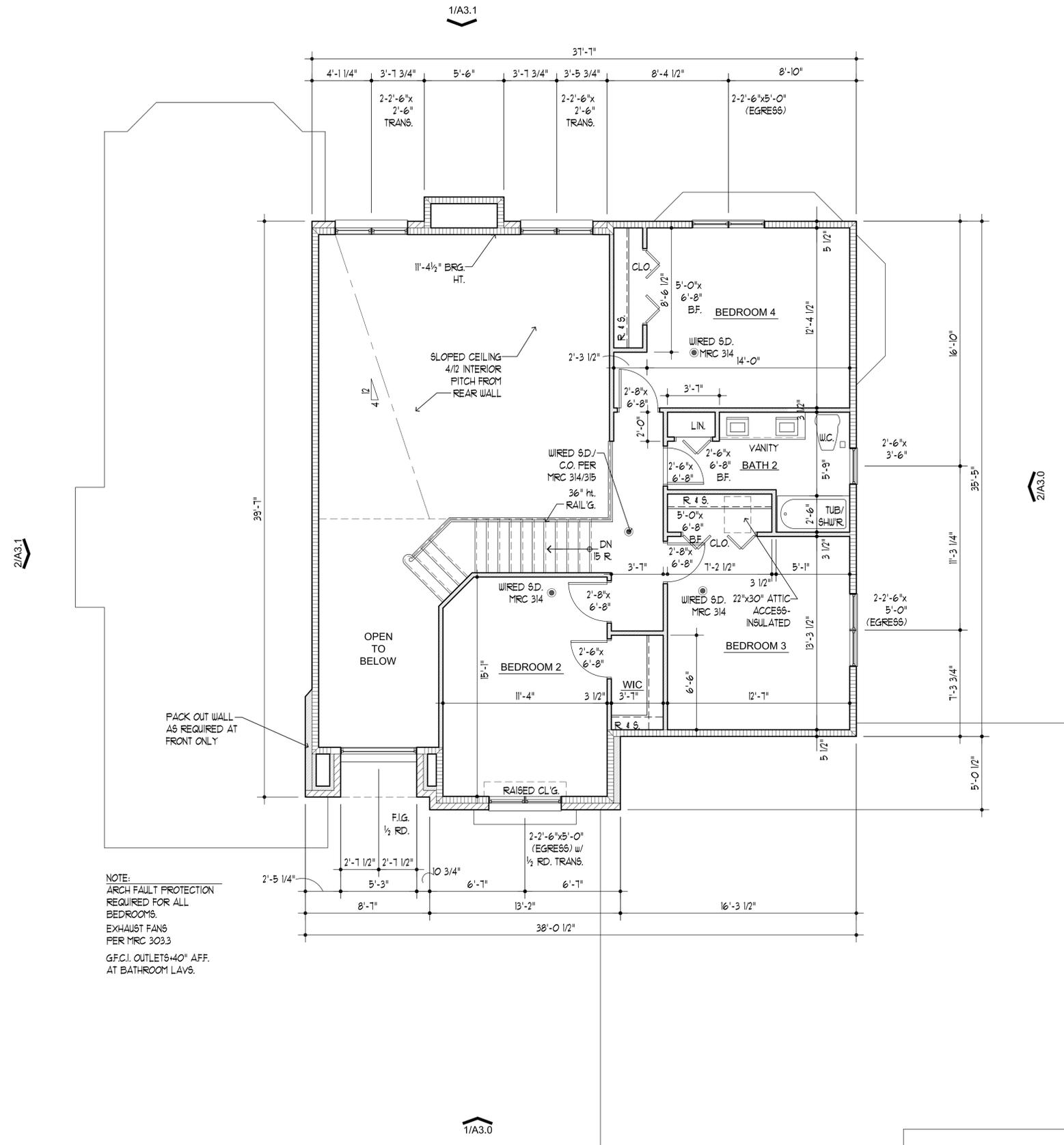
SHEET TITLE:
UPPER LEVEL FLOOR PLAN

PROJECT NUMBER:
 2012-118

DRAWN BY:
 KMB

CHECKED BY:
 KMB

SHEET NUMBER:
A 1.1



NOTE:
 ARCH FAULT PROTECTION
 REQUIRED FOR ALL
 BEDROOMS.
 EXHAUST FANS
 PER MRC 3033
 G.F.C.I. OUTLETS 40" AFF.
 AT BATHROOM LAVS.

1/A1.1 floorplan - upper level

8'-1/8" BEARING HEIGHT
 (TYPICAL)

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

From: [Paul M. Evans](#)
To: [Kathy Czarnecki](#)
Subject: 3820 Victoria Court ZBA variance public comment
Date: Monday, September 10, 2012 1:45:26 PM

Kathy:

Resident at 1777 Latimer has no problem with the requested variance and asks staff advise the ZBA.

Could you include this information in the case file? Thanks.

Paul