



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: September 12, 2017

REGARDING: 49781 Leyland Circle, Parcel #50-22-18-426-014 (PZ17-0038)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Paul Mruk

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Single Family Residential
Location:	West of Wixom Road and North of 11 Mile Road
Parcel #:	50-22-18-426-014

Request

The applicant is requesting a variance from the City of Novi Zoning Code of Ordinance Section 3.1.5 for a 4.5 foot a rear yard setback of 30.5 feet, 35 feet allowed.

This property is zoned Single Family Residential (R-1).

II. STAFF COMMENTS:

For construction of a screened in deck.

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. **PZ17-0038**, 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. **PZ17-0038**, 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 _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi

248-760-5008



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$200
Meeting Date: September 12th
ZBA Case #: PZ 17-0038

I. PROPERTY INFORMATION (Address of subject ZBA Case)	
PROJECT NAME/ SUBDIVISION <u>PAUL MRUK ISLAND LAKE</u>	
ADDRESS <u>49781 LEYLAND CIRCLE</u>	LOT/SIUTE/SPACE #
SIDWELL # 50-22-	May be obtain from Assessing Department (248) 347-0485
CROSS ROADS OF PROPERTY <u>SOUTH OF GRAND RIVER WEST OFF WYOM</u>	
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input 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 type="checkbox"/> NO	

II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>PAUL.MRUK@GMAIL.COM</u>	CELL PHONE NO. <u>248-760-5008</u>
NAME <u>PAUL MRUK</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <u>49781 LEYLAND CIRCLE</u>	CITY <u>NOVI</u>	STATE <u>MI</u>	ZIP CODE <u>48374</u>
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	CELL PHONE NO.
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS	CITY	STATE	ZIP CODE

III. ZONING INFORMATION	
A. ZONING DISTRICT	
<input type="checkbox"/> R-A <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input 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>3.1.15</u>	Variance requested <u>PROPOSED REAR 35' PROPOSED 30.5. ASKING FOR 4.5 VARIANCE</u>
2. Section _____	Variance requested _____
3. Section _____	Variance requested _____
4. Section _____	Variance requested _____

IV. FEES AND DRAWINGS	
A. FEES	
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input 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	
<ul style="list-style-type: none"> Dimensioned Drawings and Plans Site/Plot Plan Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable Existing & proposed distance to adjacent property lines Location of existing & proposed signs, if applicable Floor plans & elevations 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

Paul Mruk

Date

7/31/17

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

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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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:

LOT HAS LESS OF BACK YARD THAN OTHERS IN THE NEIGHBOR HOOD
DO TO EXISTING WOOD LANDS.

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).

THE EXISTING DECK WAS APPROVED ABOUT 10 YEARS AGO, THE COVERED PORCH WOULD BE MORE PRACTICAL FOR USE, PLACEMENT OF FURNITURE AND DECK USE. SHOULD THIS SPACE BE APPROVED TO THE EXISTING DECK

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.

THE REAR OF THE HOME IS WOODLANDS, THE NORTH SIDE OF THE HOME HAS MATURE EVERGREEN TREES AND WOULD NOT HAVE ANY IMPACT. THE EXISTING DECK AND PORCH WOULD BE FURTHEST FROM THE SOUTHERN NEIGHBOR WHO HAS A SIMILAR SCREENED IN ROOM. THE EFFECT ON THEM WOULD BE MINIMAL.

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.

ONE OF THE MAIN REASONS WE CHOOSE THIS LOT TO BUILD OUR FAMILY HOME IS THE PRIVACY IS AFFORDED US. WE HAVE NOT USED THE SPACE LIKE WE THOUGHT GIVEN THE BIG MOSQUITO'S ETC. DAY AND NIGHT. IT WOULD HAVE ZERO IMPACT ON THOSE AROUND US.

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.

MANY OF THE HOME OWNERS BACKING TO THE WOODLAND AREA HAVE SIMILAR ROOMS AND UNDERSTAND THEIR USEFULNESS. SINCE NO ONE BEHIND, TO THE NORTH WOULD NOT EVEN SEE THIS ROOM THE NEGATIVE IMPACT IS ZERO. THE NEIGHBORS WOULD ACTUALLY WANT THIS IN AN IMPACT OF THEIR HOME VALUES POSITIVELY

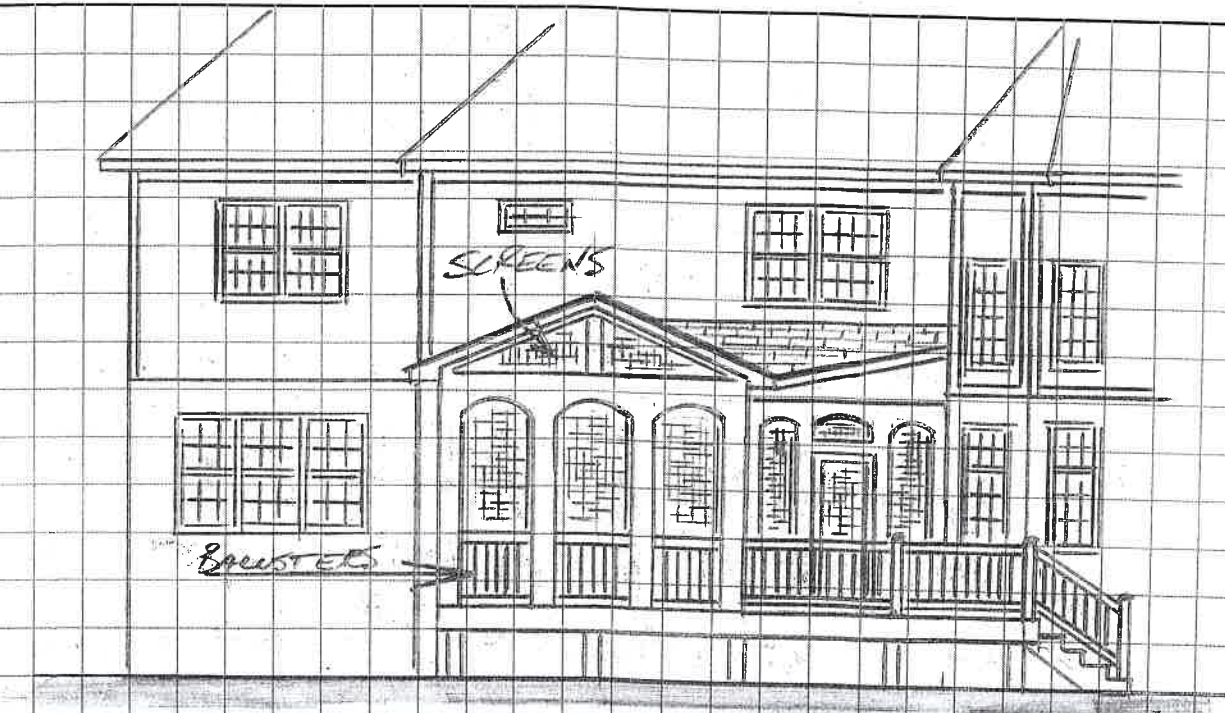


Miles Bradley

Building and Remodeling Inc.

WWW.MILESBRADLEY.COM
Office 248.478.8660

Project MIRUK
Plan Number 5524 Date 7-7-17
Prepared By BRIAN KOLODY
Scale 1/8" = 1'-0"



12'-0" SCREEN RAIL
11'-2" EXT. DECK

8/1/17
WALLACE PAO
49793 Cayland
Kor M/ 48374

8/1/17
49769 LEYLAND CIR
NOVI MI 48374
Kor M/ 48374
SHED STYLE ROOF

SHED ROOF
TO MATCH

20'-0"

15'-0"





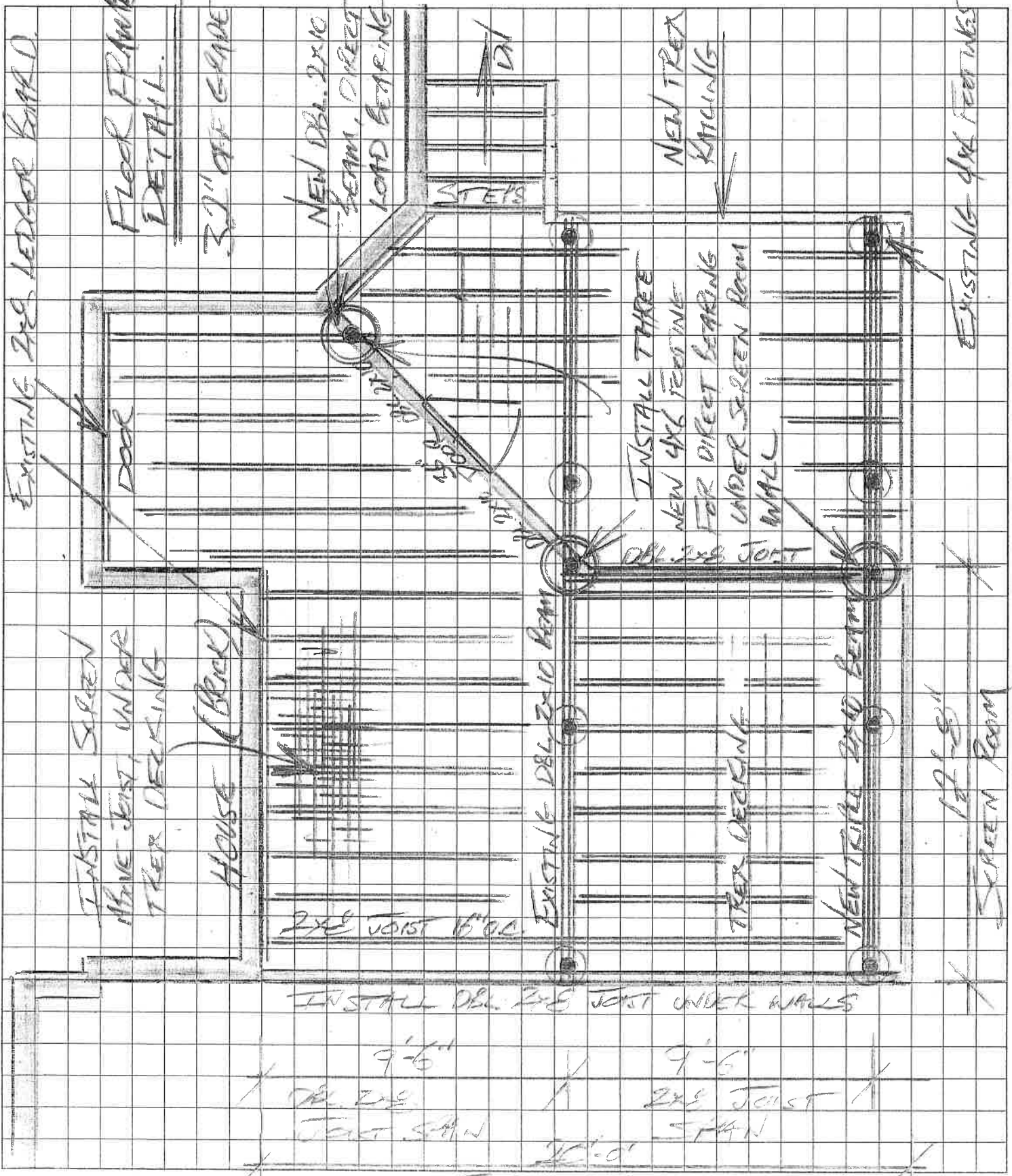
Since 1991

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WWW.MILESBRADLEY.COM

Office 248.478.8660

Project MIRUK
Plan Number 5524 Date 7-7-17
Prepared By BRIAN KOLODY
Scale 1/4" = 1'-0"





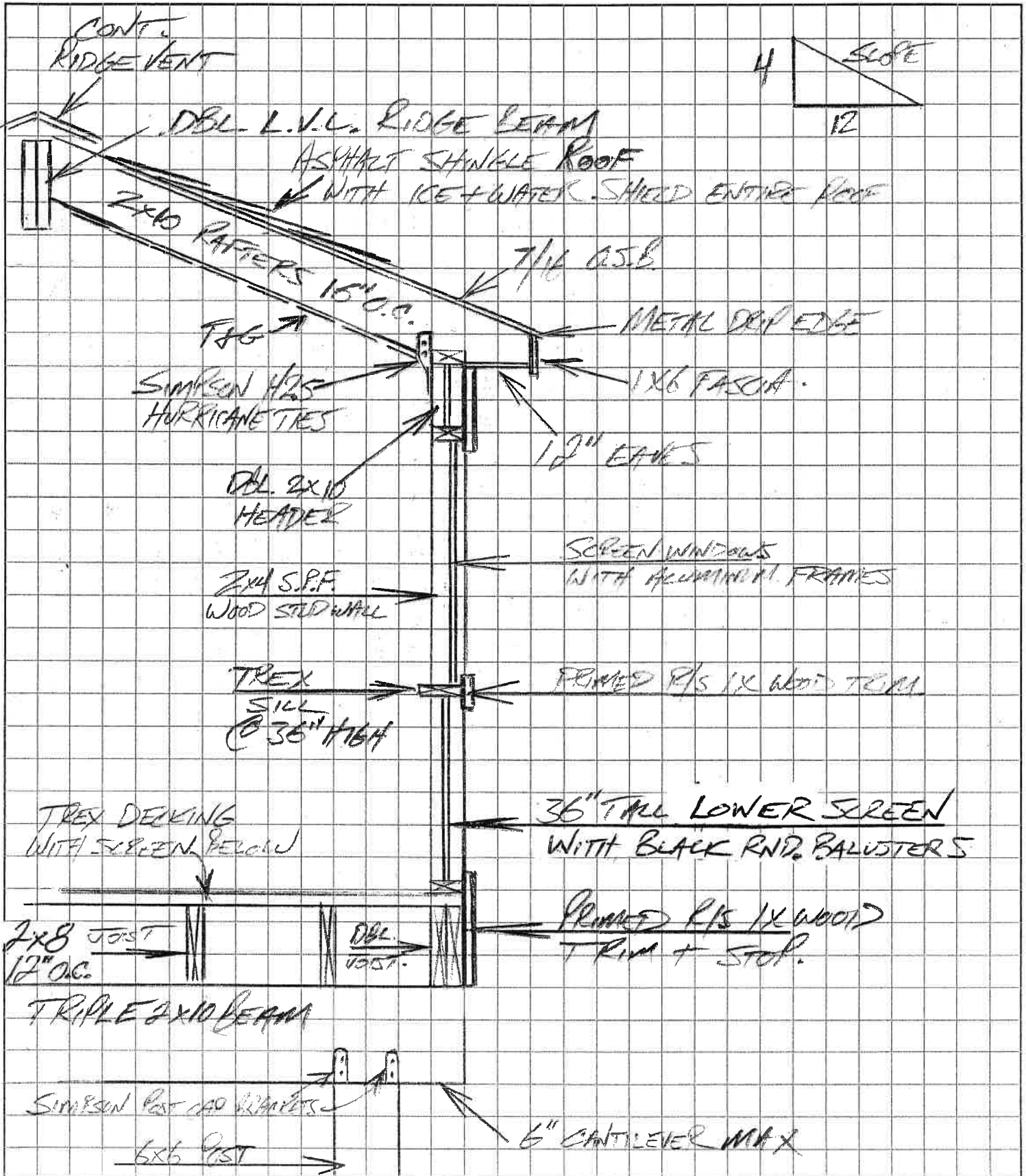
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WWW.MILESBRADLEY.COM

Office 248.478.8660

Project MRUK
Plan Number 5524 Date 7-7-17
Prepared By BRIAN KOOPY
Scale NOT TO SCALE





Since 1991

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WWW.MILESBRADLEY.COM

Office 248.478.8660

Project MIRUK
Plan Number 5524 Date 7-7-17
Prepared By BRIAN KOLODY
Scale 1/4" = 1'-0"

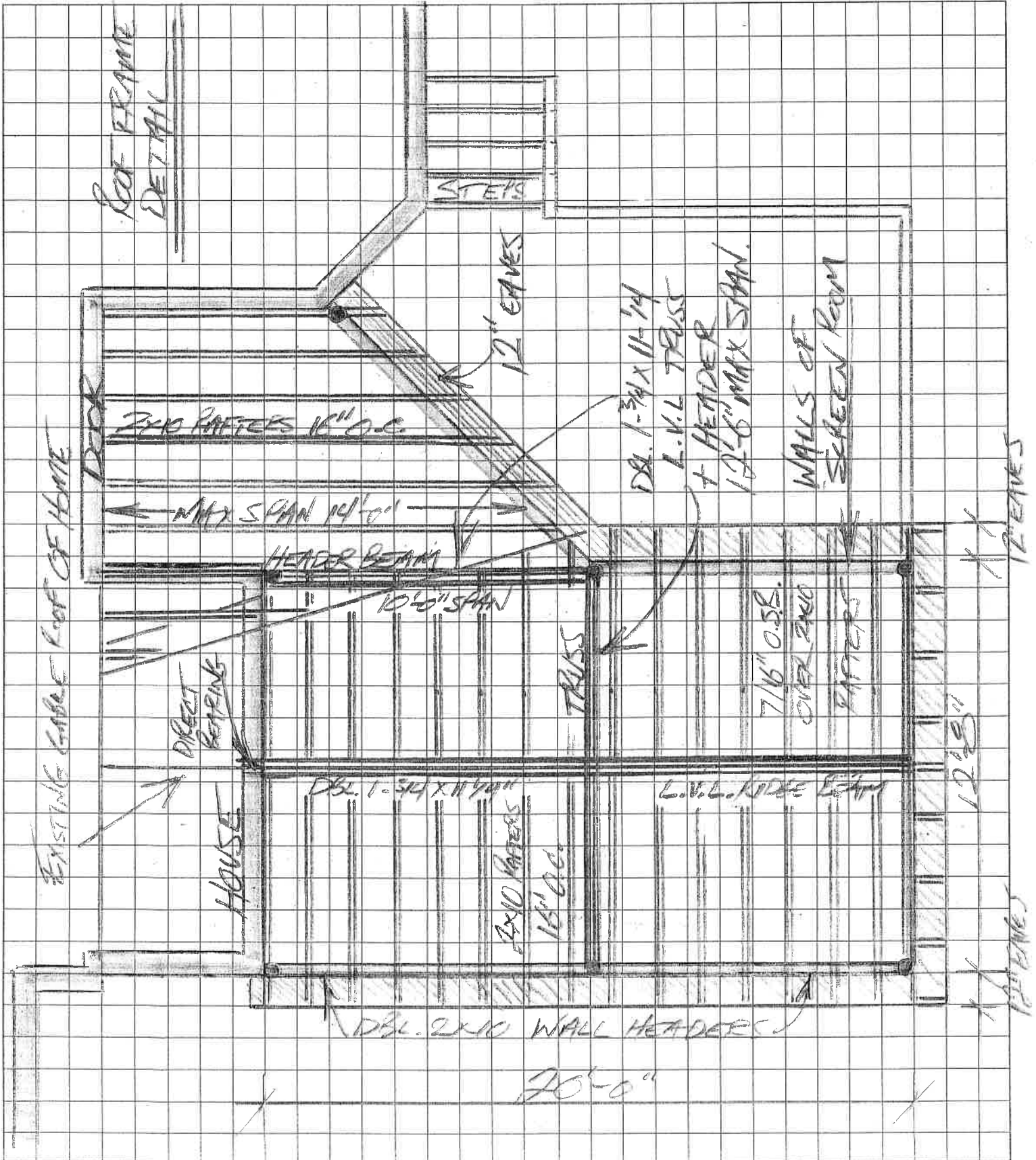


TABLE 4—LPCZ LIGHT POST CAPS^{1,2}

MODEL NO.	CONNECTOR WIDTH FOR WOOD POST (inches)	NAILS (Quantity-Type)		ALLOWABLE LOADS ^{3,4,5} (lbs.)	
		Into the Beam	Into the Post	Uplift ⁶ C _D = 1.6	Lateral ⁷ C _D = 1.6
LPC4Z	3⁹/₁₆	8 - 10d	8 - 10d	760	325
LPC6Z	5 ⁹ / ₁₆	8 - 10d	8 - 10d	915	490

For SI: 1 inch = 25.4 mm, 1 lbs = 4.45 N.

¹The LPCZ post cap is a two-piece wood-beam-to-post connector that is designed to be used with wood beams having a width less than the post width, as implied in Figure 4.

²The LPC4 and LPC6 models shown in the table end with the letter Z, indicating that they have a G185 zinc coating in accordance with ASTM A653.

³The allowable loads do not apply to spliced beams, that is, where the ends of two beams are supported by the wood post and connected to the LPC post cap connector. When a spliced beam condition occurs, the splice must occur at the middle of the connector (middle of post) and the maximum allowable download for spliced beams is one half of the tabulated allowable download. A spliced beam condition occurs must be designed and detailed to transfer tension loads (i.e., tabulated allowable lateral loads) between spliced beams by means other than the column cap.

⁴Allowable uplift and lateral loads apply only for LPC post cap connectors installed in pairs, as shown in Figure 4, with each piece connected to the wood post and beam with an equal amount and type of nails.

⁵Allowable uplift and lateral loads have been increased for wind or earthquake loading with no further increase allowed. The allowable loads must be reduced when other load durations govern.

⁶Allowable uplift loads for the LPC column caps do not apply to spliced beam conditions.

⁷Allowable lateral loads are parallel to the length of the supported wood beam, as shown in Figure 4.

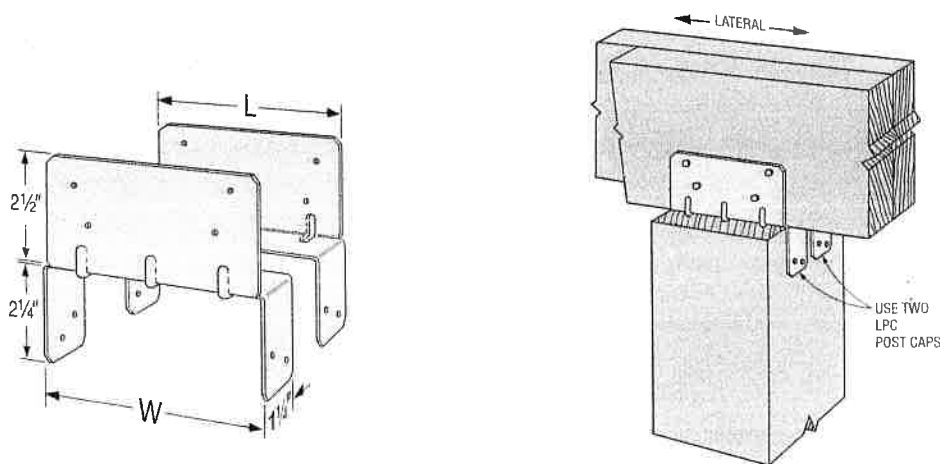


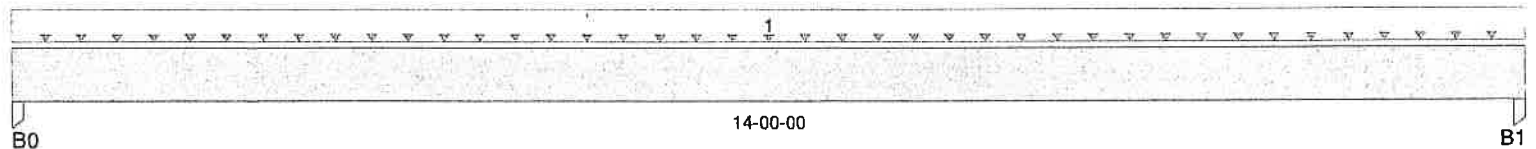
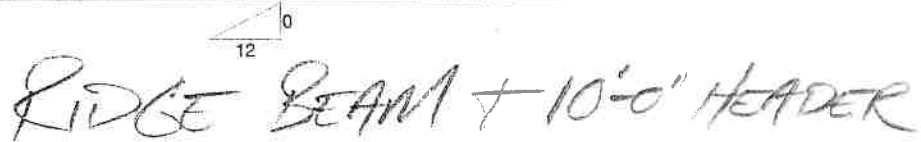
FIGURE 4—LPCZ POST CAPS

BC CALC® Design Report



Build 4137
 Job Name:
 Address:
 City, State, Zip: ,
 Customer:
 Code reports: ESR-1040

File Name: BC CALC Project
 Description: Designs\RB01
 Specifier:
 Designer:
 Company:
 Misc:



Total Horizontal Product Length = 14-00-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live				
B0, 3-1/2"		1,032 / 0	1,400 / 0						
B1, 3-1/2"		1,032 / 0	1,400 / 0						
				Live	Dead	Snow	Wind	Roof Live	Trib.

Load Summary

Tag	Description	Load Type	Ref. Start	End	100%	90%	115%	160%	125%	
1	Standard Load	Unf. Area (lb/ft^2)	L 00-00-00	14-00-00		17	25			08-00-00

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	7,963 ft-lbs	36%	115%	4	07-00-00
End Shear	2,005 lbs	23.3%	115%	4	01-02-12
Total Load Defl.	L/513 (0.316")	35.1%	n/a	4	07-00-00
Live Load Defl.	L/892 (0.182")	26.9%	n/a	5	07-00-00
Max Defl.	0.316"	31.6%	n/a	4	07-00-00
Span / Depth	14.4	n/a	n/a	0	00-00-00

Bearing Supports

	Dim. (L x W)	Value	% Allow Support	% Allow Member	Material
B0	Post 3-1/2" x 3-1/2"	2,432 lbs	n/a	26.5%	Unspecified
B1	Post 3-1/2" x 3-1/2"	2,432 lbs	n/a	26.5%	Unspecified

Cautions

For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.
 For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.

Notes

Design meets Code minimum (L/180) Total load deflection criteria.
 Design meets Code minimum (L/240) Live load deflection criteria.
 Design meets arbitrary (1") Maximum total load deflection criteria.
 Calculations assume Member is Fully Braced.
 Design based on Dry Service Condition.
 Deflections less than 1/8" were ignored in the results.

Miles Bradley Building and Remodeling Inc.

Job Specification Sheet for Mruk Plan #5524

Job Address:

Mruk Residence.
49781 Leyland Circle
Novi, MI 48374
248-760-5008

This includes the following:

- Building permit with Novi.
- Remove and dispose of existing Eon decking, railing and fascia.
- Reuse much of existing deck frame with modifications for proper Trex and screen room support.
- Install one (front) new pressure treated wood Triple 2x10 beam, direct post bearing.
- Install screen below the decking for the screen room section.
- Trex Transcend Spiced Rum decking run straight.
- Trex universal hidden clips to fasten the decking.
- Trex Transcend Vintage Lantern fascia on the deck, not for the room portion of deck.
- Erect 12'x20' Gable Roof screen room with 8'x10' angled extension to include the kitchen door.
- Gable roof to match existing kitchen roof gable.
- Two Velux C06 skylights, fixed tempered glass.
- Interior partitions to be 10" hollow for flush mount electrical access.
- Cedar wood interior trim, **smooth** side exposed, includes T&G cedar ceiling trim.
- Twelve removable Screen lowers, fixed, 36" tall with black round aluminum balusters..
- Twelve removable screen uppers with aluminum frames.
- Two Triangle Gable screen windows.
- Trex 1x6 Spiced Rum window sill at 36".
- Exterior of room trimmed in rough sawn white primed pine wood, rough sawn side exposed.
- Asphalt roofing to closely match the home with ice and water shield and ridge vent.
- One high quality 36"x80" aluminum storm door with screen and glass from room to deck.
- 12" eaves to closely match home with aluminum gutters and downspouts.
- Clean up.

*Does not include: Paint, stain or finish work including finish caulking, sanding, etc.

**Does not include 110 volt Electrical work.

**ISLAND LAKE VINEYARDS
HOMEOWNERS ASSOCIATION**

ALTERATION/MODIFICATION REQUEST

DATE 7/26/17 BLDG. NO. _____ UNIT NO. _____
Owner Name PAUL MARK SALLY MARK
Owner Address 49781 LEYLAND CIRCE
Owner Home Phone 248-760-5008 Business Phone _____

REQUESTED MODIFICATIONS

- | | |
|--|--|
| <input type="checkbox"/> Exterior Appearance | <input type="checkbox"/> Landscaping |
| <input checked="" type="checkbox"/> Structural Parts of Unit | <input type="checkbox"/> Common Elements/
Limited Common Elements |
| <input type="checkbox"/> Other _____ | |

EXPLANATION OF MODIFICATIONS

Please note that you **MUST** submit a drawing for any modification which requires same such as a deck, landscaping modification, etc. The drawing should be on a site plan and the scale should be 1/2" = one (1) foot. Please list sizes and materials to be used.

This work will be performed by: ~~PAUL~~ BRIAN KOLODY
(List address and phone if outside contractor is to be used.) _____

PLEASE READ THE FOLLOWING CAREFULLY BEFORE SIGNING:

1. Actual construction will be performed by a licensed builder who is insured. All applicable codes and regulations will be followed and all necessary permits will be obtained at my/our expense.
2. I/we have read all applicable sections of the Bylaws and I/we understand same.
3. All maintenance of this Alteration/Modification will be performed at my/our expense.
4. I/we understand that, should any legal, regulatory agency require, at any time in the future, modifications to this variance, they will be done at my/our expense.
5. Decks **cannot** be installed over a drainage swale. In the event the deck does interfere with the surface drainage, I/we understand that I/we will be required, at my/our expense, to correct the drainage to the Association's satisfaction.

**ISLAND LAKE VINEYARDS CONDOMINIUM ASSOCIATION
ALTERATION/MODIFICATION REQUEST**

Page 2

6. Any maintenance costs incurred by the Association, as a result of this variance, will be at my/our expense.
7. Prior to submitting a drawing of the proposed deck for approval by the Condominium Association, the Co-owner must contact the Community Manager of **KRAMER-TRIAD MANAGEMENT GROUP, L.L.C.**, to obtain the sprinkler company's name and phone number. The Co-owner will need to obtain a letter from the contractor who installed the sprinkler system stating that the proposed deck modification will not interfere with the sprinkler system. Should any sprinkler heads have to be relocated; this will be done exclusively at the owner's expense.
8. This alteration/variance/modification is subject to all the requirements of the Bylaws, occupancy agreements and other applicable regulations at the Board of Directors' discretion.
9. I/we understand that it is my/our responsibility to advise future assigns and/or owners of the unit of this modification and of their responsibility for same.
10. All of the above information is truthful and accurate.
11. This Board's approval does not imply that the Board has certified that the homeowner has followed all appropriate Association bylaws and city ordinances.

**NO WORK SHALL COMMENCE
UNTIL WRITTEN APPROVAL IS RECEIVED**

Date

7/24/17

Signature of Co-owner

Date

7/24/17

Signature of Co-owner

RETURN COMPLETED FORM TO:

Island Lake Vineyards Condominium Association
c/o **KRAMER-TRIAD MANAGEMENT GROUP, L.L.C.**
1100 Victors Way, Suite 50
Ann Arbor, Michigan 48108
(734) 973-5500 Office (734) 973-0001 Fax

Approved by _____

Date _____

2004
Lennel

REVIEWED

Simon & Associates, Inc.

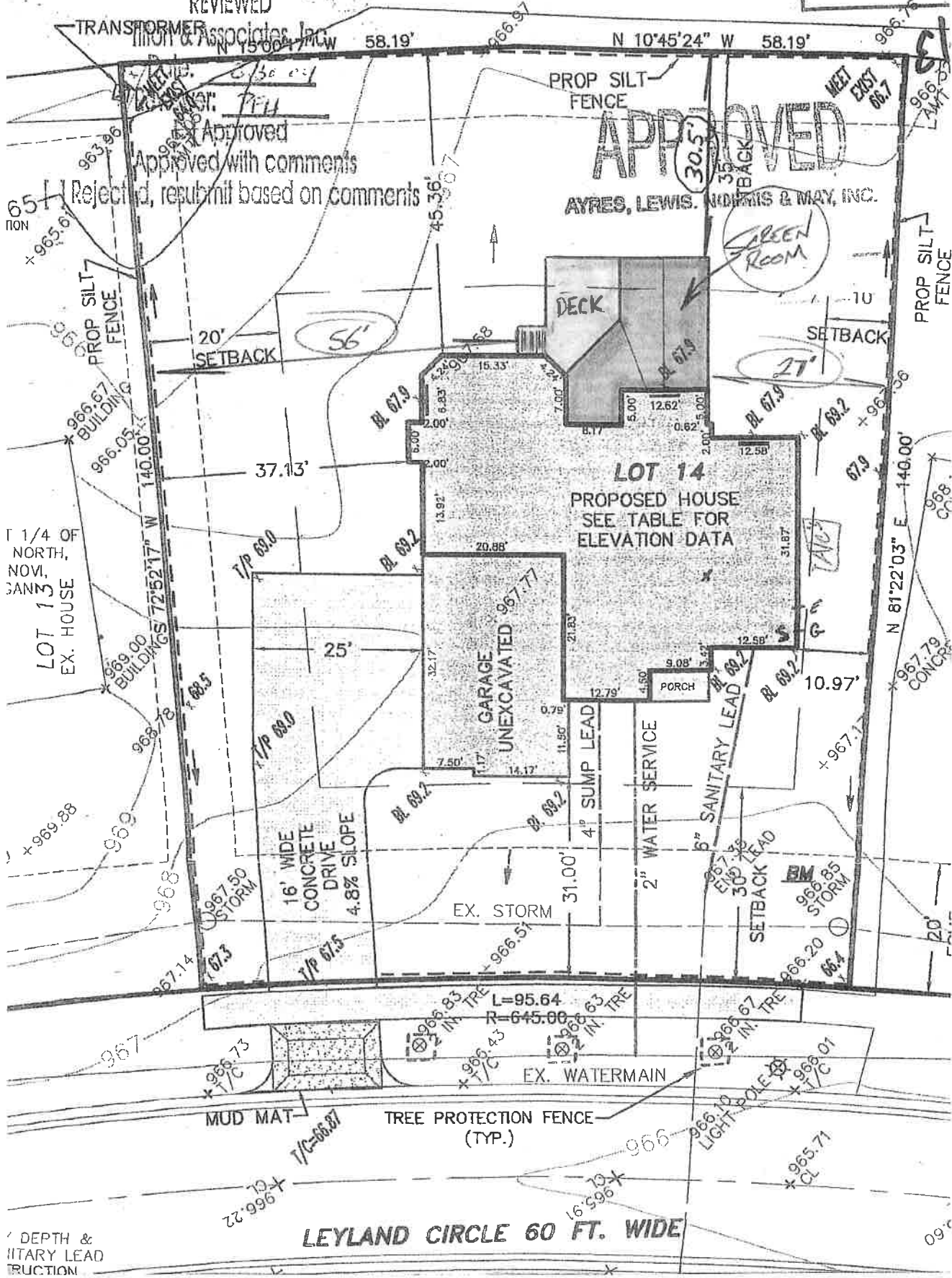
PROP SILT
FENCE

APPROVED

AYRES, LEWIS, NICHOLS & MAY, INC.

Approved with comments

Rejected, resubmit based on comments



1/4 OF NORTH, NOV. SAN. LOT 13 EX. HOUSE

LOT 14
PROPOSED HOUSE
SEE TABLE FOR ELEVATION DATA

LEYLAND CIRCLE 60 FT. WIDE

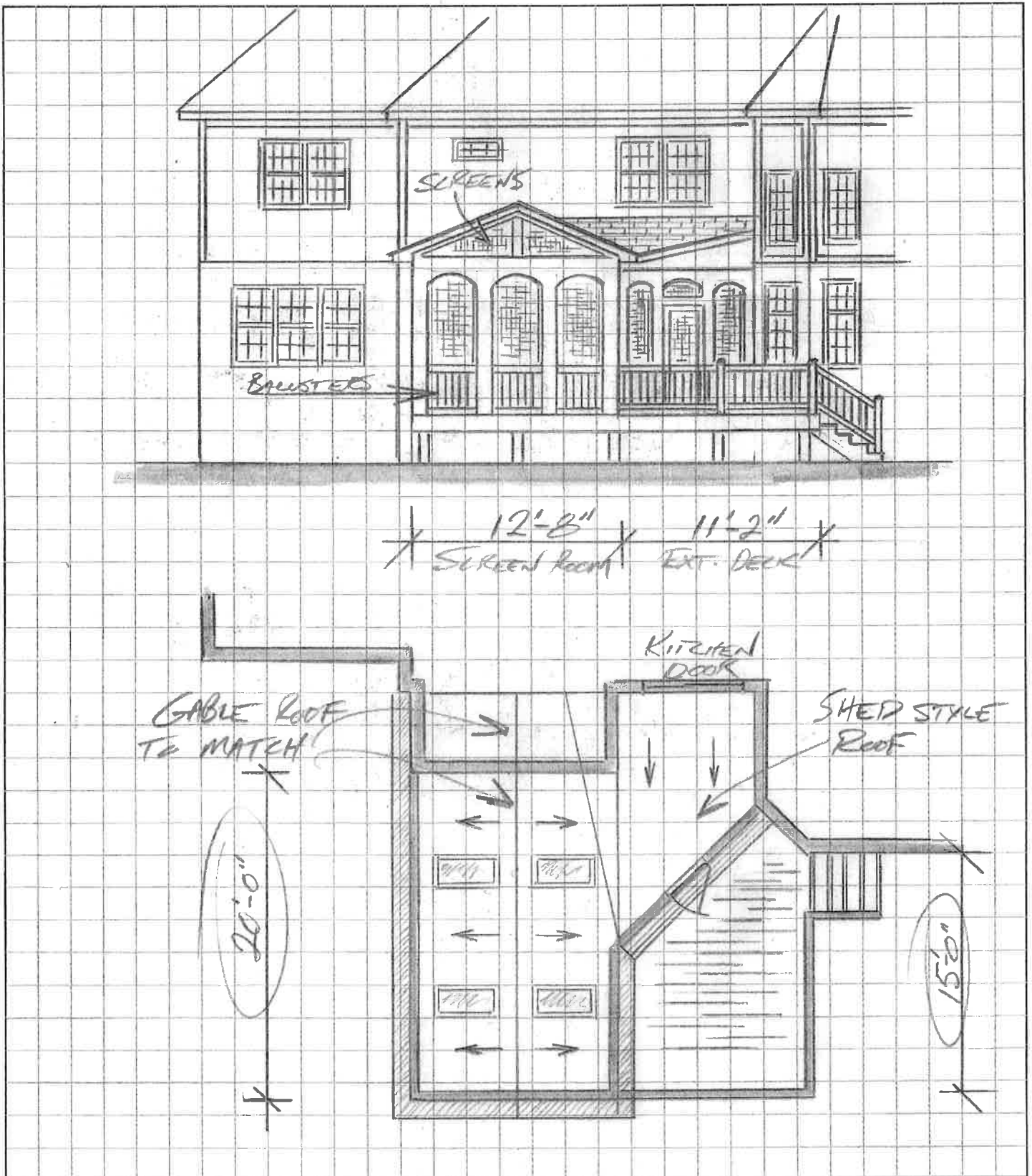
DEPTH & UTILITY LEAD TRUCTION



Miles Bradley Building and Remodeling Inc.

WWW.MILESBRADLEY.COM
Office 248.478.8660

Project MIRUK
Plan Number 5524 Date 7-7-17
Prepared By BRIAN KOLODY
Scale 1/8" = 1'-0"



Miles Bradley is a licensed Residential Builder, License No. 2102113873. A Residential Builder is required to be licensed under Article 24 of the Act 299 of the Public Acts of 1980, as amended, being sections 399.2401 to 399.2412 of the Michigan Compiled Laws. An electrician is required to be licensed under Act No. 217 of the Public Acts of 1956, as amended, being sections 338.881 to 338.892 of the Michigan Compiled Laws. A plumber is required to be licensed under Act No. 266 of the Public Acts of 1929, as amended, being sections 338.901 to 338.917 of the Michigan Compiled Laws. If Miles Bradley is required to be licensed to provide the contracted improvement, it is so licensed.

Submitted To: <u>MruK</u>	Date:	Job Address: <input checked="" type="checkbox"/> Check Box if Job Address is same as Current Address
Current Address: <u>49781 Leyland Circle</u>	City:	Zip:
City: <u>Novi</u>	Zip: <u>48374</u>	County: <u>Oakland</u>
Development: <u>Island Lake</u>	Lot No.:	
Cell: <u>(48) 760-5008</u>	Other: ()	Job Location: <u>N</u> <u>S</u> <u>Grand River</u> <u>E</u> <u>Wixom Rd.</u>

Specifications and included options for plan number 5524 Proposal / Contract Page 1 of 2

Decking Information

Decking Material: <u>Trex Transcend</u>	Decking Fastener: <u>Clips</u>
Decking Color: <u>Spiced Rum</u>	Decking Direction: <u>Straight</u>
Decking Size: 2x4 2x6 <u>5/4x6</u>	Angle: <u>Straight</u> Herringbone

Railing Information

Railing Material: <u>Trex Transcend</u>	Baluster Type: <u>Round Aluminum</u>
Railing Color: <u>Vintage Lantern</u>	Baluster Color: <u>Black</u>
Railing Post Color: <u>Vintage Lantern</u>	Baluster Accessories: <u>None</u>
Railing Top Cap: <u>Vintage Lantern crown</u>	Kingpost / Post Caps: <u>Flat Post caps</u>

Fascia Information

Fascia Material: <u>Trex Transcend</u>	Fascia Color: <u>Vintage Lantern</u>
Stone Yes <input type="radio"/> No <input checked="" type="radio"/>	Low Voltage Lights
2 Board Border: <u>No</u>	LED Step #: <u>0</u> Rail #: <u>4-Black</u>
Footing Post size: <u>Existing 4x6</u>	Misc./ Other: <u>N/A</u>

All leftover material is the property of Miles Bradley Building & Remodeling Inc. and not to be taken by the homeowner.

* Plans and Permit with Novi.
* Labor
* Materials
* 18 Month Warranty
* Clean up.
* SEE CONTRACT SPECIFICATION SHEET PAGE # 2 *

Not included in this proposal: 110 VOLT ELECTRICAL WORK
Sprinkler repairs / relocation ELECTRICAL
SKY LIGHTS, PAINT, STAIN, WOOD FINISH WORK

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: Total \$ 48,150.00

Written total: FOURTY EIGHT THOUSAND ONE HUNDRED FIFTY Dollars

Payment to be made as follows:

\$5,000.00	\$13,385.00	\$13,385.00	\$13,380.00	\$3,000.00
Down Payment	Start Payment	Payment:	Payment:	Final Payment

Miles Bradley Building and Remodeling Inc. Authorized Signature: _____ Date: _____

Acceptance of Proposal: BUYERS ACKNOWLEDGE AND REPRESENT THAT: (1) THEY HAVE READ THIS AGREEMENT, AND THE TERMS AND CONDITIONS ATTACHED HERETO TO WHICH THIS AGREEMENT IS SUBJECT; (2) THEY AGREE TO BE BOUND BY ALL OF ITS TERMS; (3) THEY ARE NOT RELYING ON ANY STATEMENT, PROMISE OR CONDITION NOT SPECIFICALLY SET FORTH HEREIN; AND, (4) MILES BRADLEY HAS MADE NO REPRESENTATIONS OR WARRANTIES CONCERNING THE CONSTRUCTION OR THE PROPERTY EXCEPT AS SPECIFICALLY SET FORTH HEREIN. THE BUYERS UNDERSTAND THAT MILES BRADLEY IS RELYING ON THE BUYERS' ACKNOWLEDGEMENT AND REPRESENTATION AND WOULD NOT AGREE TO COMPLETE THE CONSTRUCTION WITHOUT THE BUYERS' ACKNOWLEDGEMENT AND REPRESENTATION. BUYERS FURTHER ACKNOWLEDGE THEIR UNDERSTANDING OF THIS AGREEMENT AND THAT THEY HAVE HAD THE OPPORTUNITY TO CONSULT WITH AN ATTORNEY PRIOR TO EXECUTION HEREOF.

Buyer: _____ Date: _____ Buyer: _____ Date: _____
Return White & Yellow Copies - Retain Pink Copy

Miles Bradley Building and Remodeling Inc.

Contract Specification Sheet Page 2 for Mruk Plan #5524

Job Address:

Mruk Residence.
49781 Leyland Circle
Novi, MI 48374
248-760-5008

This includes the following:

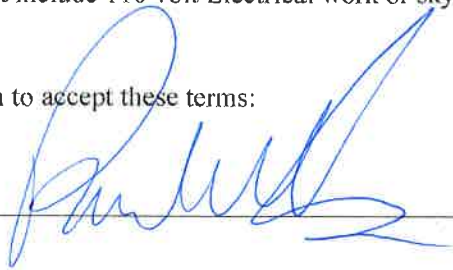
- Building permit with Novi.
- Remove and dispose of existing Eon decking, railing and fascia.
- Reuse much of existing deck frame with modifications for proper Trex and screen room support.
- Install one (front) new pressure treated wood Triple 2x10 beam, direct post bearing.
- Install screen below the decking for the screen room section.
- Trex Transcend Spiced Rum decking run straight.
- Trex universal hidden clips to fasten the decking.
- Trex Transcend Vintage Lantern fascia on the deck, not for the room portion of deck.
- Erect 12'x20' Gable Roof screen room with 8'x10' angled extension to include the kitchen door.
- Gable roof to match existing kitchen roof gable.
- Interior partitions to be 10" hollow for flush mount electrical access.
- Cedar wood interior trim, **smooth** side exposed, includes T&G cedar ceiling trim.
- Twelve removable Screen lowers, fixed, 36" tall with black round aluminum balusters..
- Twelve removable screen uppers with aluminum frames.
- Two Triangle Gable screen windows.
- Trex 1x6 Spiced Rum window sill at 36".
- Exterior of room trimmed in rough sawn white primed pine wood, rough sawn side exposed.
- Asphalt roofing to closely match the home with ice and water shield and ridge vent.
- One high quality 36"x80" aluminum storm door with screen and glass from room to deck.
- 12" eaves to closely match home with aluminum gutters and downspouts.
- Clean up.

*Does not include: Paint, stain or finish work including finish caulking, sanding, etc.

**Does not include 110 volt Electrical work or skylights

Please sign to accept these terms:

Buyer



Date

7/20/17

Miles Bradley Authorized signature _____