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 **MEETINGDATE:** November 18, 2025

REGARDING: **27495 Huron Circle #50-22-14-200-037 (PZ25-0059)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
Waltonwood at Twelve Oaks

Variance Type
Dimensional Variance

Property Characteristics

Zoning District:	this property is zoned Low-Density Multiple-Family (RM-1)
Location:	south of Twelve Mile Road, east of Twelve Oaks Mall Road
Parcel #:	50-22-14-200-037

Request
The applicant is seeking amendment to remove the condition of the mandated 150-foot building separation from Waltonwood. The property previously has an approved variance from Section 3.6.2.B of the City of Novi Zoning Ordinance that permitted a deficiency of 14-feet in the rear yard setback (75 feet required, 61 feet approved); with the condition mandating a 150-foot separation from Waltonwood.

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance to remove the previously approved condition mandating 150-foot building separation from Waltonwood in a previously approved ZBA hearing held on June 3, 2023. This amendment seeks to align the project with current site conditions and the adjacent property.

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. **PZ25-0059**, 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. **PZ25-0059** 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.

Alan Hall – Deputy Director Community Development - City of Novi

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COMMUNITY DEVELOPMENT

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Novi, MI 48375
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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: $330.00

Meeting Date: 11/18/25

ZBA Case #: PZ 25-0059

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION: Waltonwood at Twelve Oaks	
ADDRESS: 27475 Huron Circle, Novi, MI 48377	LOT/SIUTE/SPACE #
SIDWELL #: 50-22-14 -200 -037	May be obtain from Assessing Department (248) 347-0485
CROSS ROADS OF PROPERTY: South of 12 Mile Rd between Novi Rd and Meadowbrook Rd	
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☐ YES ☑ NO	REQUEST IS FOR: ☑ RESIDENTIAL ☐ COMMERCIAL ☐ VACANT PROPERTY ☐ SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☑ NO

II. APPLICANT INFORMATION

A. APPLICANT	EMAIL ADDRESS	CELL PHONE NO.	
NAME: Matt DeLapp		TELEPHONE NO.	
ORGANIZATION/COMPANY: Singh Development		FAX NO.	
ADDRESS: 7125 Orchard Lake Road	CITY: West Bloomfield	STATE: MI	ZIP CODE: 48237

B. PROPERTY OWNER ☑ 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

☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☑ RM-1 ☐ RM-2 ☐ MH

☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section 3.6.2.B Variance requested
2. Section _____ Variance requested
3. Section _____ Variance requested
4. Section _____ Variance requested

Amend the 2003 ZBA Approval for a 14' rear yard setback variance for Waltonwood at Twelve Oaks (Case Number 02-111) to remove the condition requiring Singh to place a deed restriction on the adjacent property requiring 150' building separation from Waltonwood.

IV. FEES AND DRAWNINGS

A. FEES

☐ Single Family Residential (Existing) $220 ☐ (With Violation) $275 ☐ Single Family Residential (New) $275

☑ Multiple/Commercial/Industrial $330 ☐ (With Violation) $440 ☐ Signs $330 ☐ (With Violation) $440

☐ House Moves $330 ☐ Special Meetings (At discretion of Board) $660

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF

- 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 _____ Date 10/7/2025

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
www.cityofnovi.org

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:

The property exhibits unique physical conditions that are not typical of other lots in the zoning district, including its irregular shape, adjacency to Bishop Creek, and proximity to a regional detention basin to the south. These factors limited the buildable area, created practical difficulties in conforming to strict setback requirements, and distinguished the site from surrounding parcels, making conventional development layouts infeasible.

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:

The property is constrained by environmental conditions that limited its developable area. Bishop Creek and the regional detention basin to the south created areas unsuitable for building, while site drainage and topography further restricted practical locations for a building footprint. These environmental features were inherent to the property and impacted the ability to develop the lot in strict compliance with zoning requirements.

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 need for the variance was not self-created. The constraints that prompted the reduced setback arose entirely from the property's natural features, topography, and lot configuration, rather than any decisions or actions by the current or prior owners. These site-specific conditions dictated the practical necessity for relief.

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.

Strict adherence to the zoning regulations, specifically the 75-foot rear yard setback, would have unreasonably prevented the property from being developed as a functional senior housing community. Compliance would have either eliminated the ability to build a practical footprint or created an overly constrained design, rendering the lot effectively unusable for the intended permitted purposes.

Standard #4. Minimum Variance Necessary.

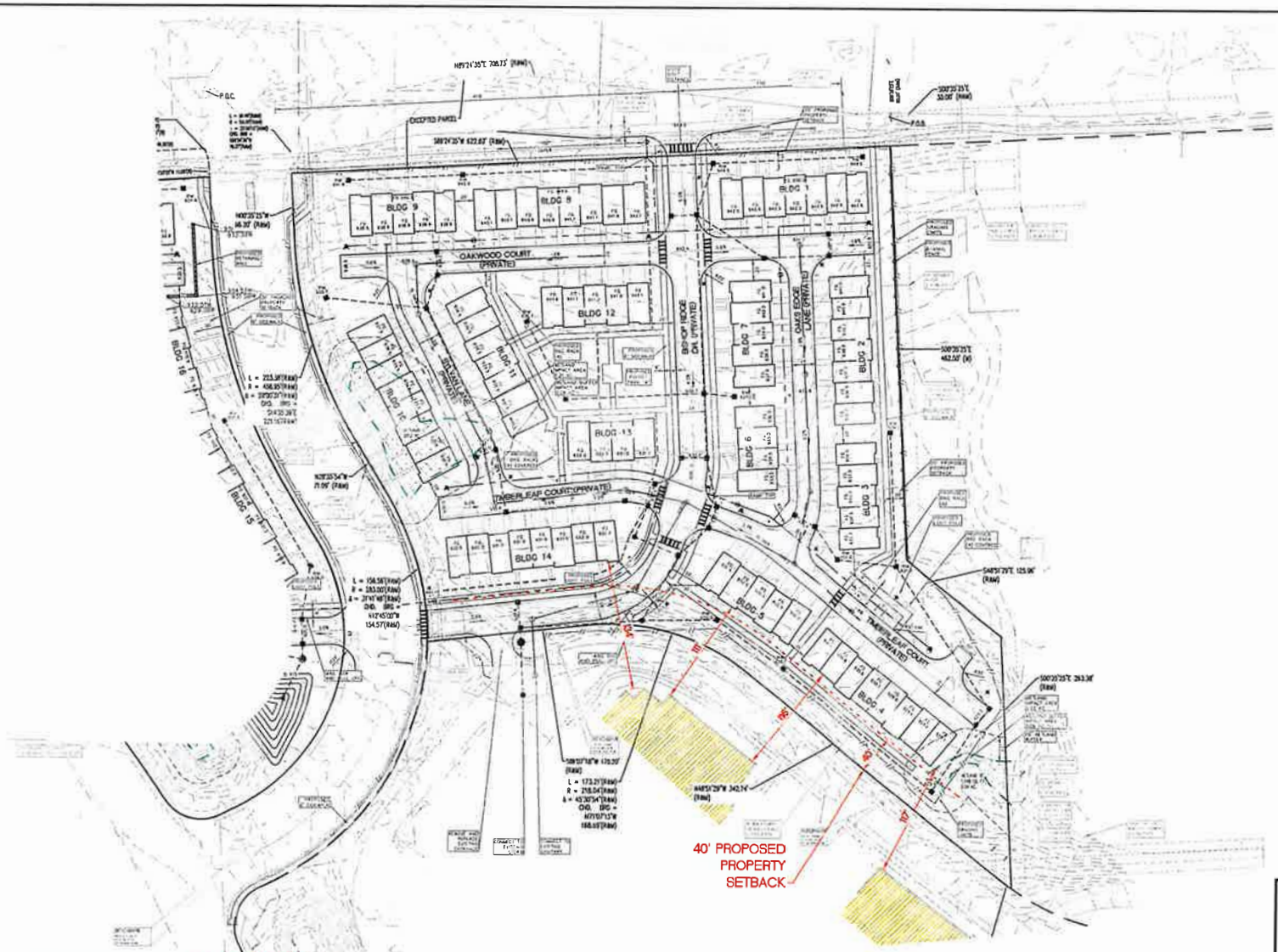
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The requested variance represented the minimum relief necessary to allow a practical building layout while respecting the site's natural features. The reduced setback achieved a balance between enabling development and minimizing encroachment, ensuring that substantial justice was done both to the applicant and to neighboring property owners.

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.

The variance did not adversely impact surrounding properties or property values. The project's building height, scale, orientation, and landscaping were designed to be compatible with the surrounding area, ensuring the development integrated appropriately without negatively affecting the overall character or enjoyment of nearby properties.



GRAPHIC SCALE
(IN FEET)
1" = 30'

VINYL FENCE

PROPOSED LEGEND

SANITARY SEWER
WATER MAIN
STORM SEWER
SILT FENCE
WETLANDS
CONTOUR
CURB AND GUTTER
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
END SECTION
FIRE HYDRANT
GATE VALVE AND WELL
PAVEMENT (ASPHALT)
PAVEMENT (CONCRETE SIDEWALK)
DIRECTION SURFACE WATER FLOW
SPACE

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

OWNER:
EDWIN DEVELOPMENT, LLC.
5125 ORCHARD LAKE RD. #200
WEST BLOOMFIELD TOWNSHIP
MI 48322

PROJECT NAME
12 MILE ROAD TOWNES
SECTION 14, T2N, R9E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SHEET TITLE
SITE PLAN - EAST

PROJECT NO: 24-197

PAGE No.
C9

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CITY OF NOVI
COMMUNITY DEVELOPMENT

Landscape Summary

Street Trees
Street Frontage
Less Drives 1,375 LF — 4,454 LF
Total Frontage — 3,079 LF
Trees Required — 87 Trees (3,079 / 35)
Trees Provided — 86 Trees

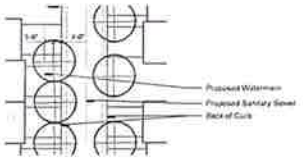
Multi-Family Trees
Total Units — 86 Units
Trees Required — 258 Trees (86 x 3)
Trees Provided — 258 Trees

Parking Lot Landscaping
Parking Lot Perimeter — 164 LF
Trees Required — 4.7 Trees (164 / 35)
Trees Provided — 5 Trees

Plant List

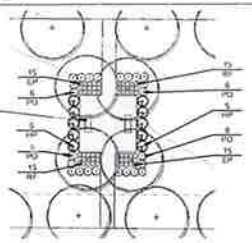
Typical Street Tree Detail

1"=30'



Seating Area

1"=20'



ALLENDESIGN

Seal:

Title:
Landscape Plan

Project:
12 Mile Townes - East
Novi, Michigan

Prepared for:
Singh Homes, LLC
7125 Orchard Lake Road, Suite 200
West Bloomfield, Michigan 48322
248-605-1027

Revision:	Issued:
Submission	February 12, 2025
Revised	April 3, 2025
Revised	May 12, 2025

Job Number:
25-009

Drawn By: Checked By:

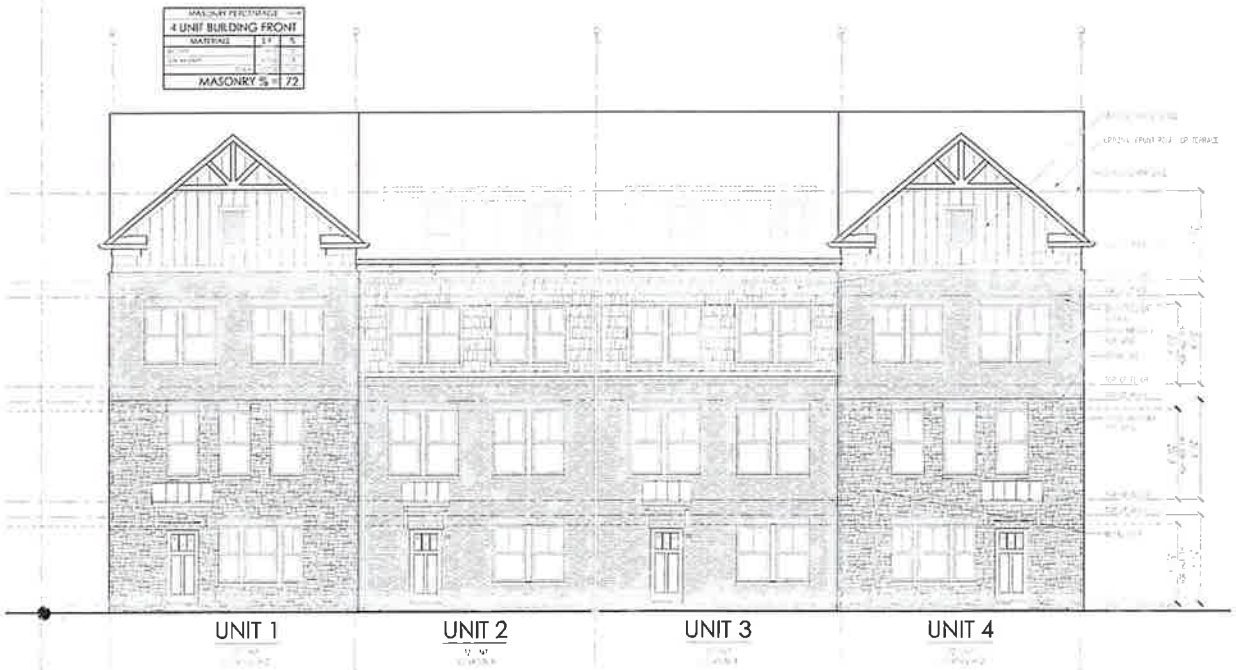
0' 10' 20' 40'

NORTH
1"=40'

Sheet No.
L-3

Know what's below. Call before you dig.

© 2025 Allen Design L.L.C.



4-UNIT BUILDING CONTROL - FRONT ELEVATION - HIGH-VIZ

Michigan Division
1900 Golf Road, - Suite 300
Schaumburg, Illinois 60173

Pulte

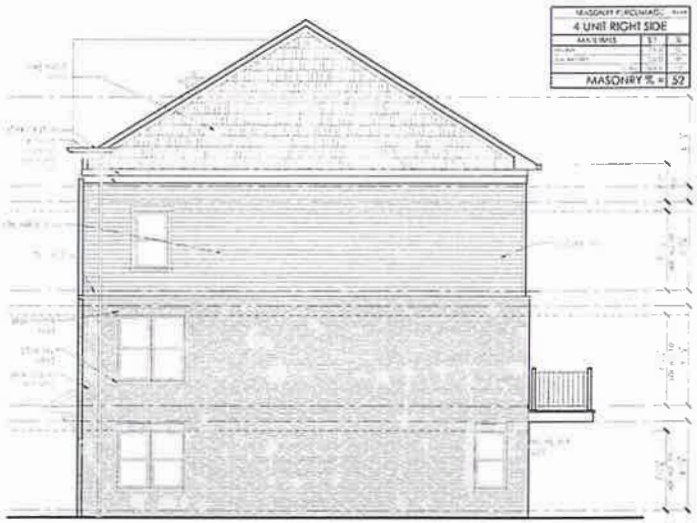
Building Control Plan
4 Unit Building - Front
"High-Viz"

RL-GE-KR / KC

HIGH-VIZ
A4.01

4-UNIT BUILDING CONTROL - REAR ELEVATION - HIGH-VIZ

4-UNIT BUILDING CONTROL - LEFT SIDE ELEVATION - HIGH-VIZ



4-UNIT BUILDING CONTROL - RIGHT SIDE ELEVATION - HIGH-VIZ

Michigan Division
1900 Golf Road, - Suite 300
Schaumburg, Illinois 60173

Pulte Homes

Building Control Plan
4 Unit Building - Left and Right Side Elevations
"High-Viz"

RL-GE-KR / KC

HIGH-VIZ
A4.02

MASONRY PERCENTAGE		
4 UNIT BUILDING FRONT		
MATERIALS	SF	%
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
MASONRY % =		66

4-UNIT BUILDING CONTROL - FRONT ELEVATION

Michigan Division
1900 Golf Road, - Suite 300
Schaumburg, Illinois 60173

Pulte

Building Control Plan
4 Unit Building - Front
"Standard"

RL-GE-KR / KC

STANDARD
A4.01

4 UNIT BUILDING REAR		
MATERIALS	S.F.	%
MASONRY % =		16

4-UNIT BUILDING CONTROL - REAR ELEVATION

4 UNIT LEFT SIDE		
MATERIALS	S.F.	%
MASONRY % =		29

4-UNIT BUILDING CONTROL - LEFT SIDE ELEVATION

4 UNIT RIGHT SIDE		
MATERIALS	S.F.	%
MASONRY % =		29

4-UNIT BUILDING CONTROL - RIGHT SIDE ELEVATION

Michigan Division
1900 Golf Road, - Suite 300
Schaumburg, Illinois 60173

Pulte

Building Control Plan
4 Unit Building - Left and Right Side Elevations
"Standard"

RL-GE-KR / KC

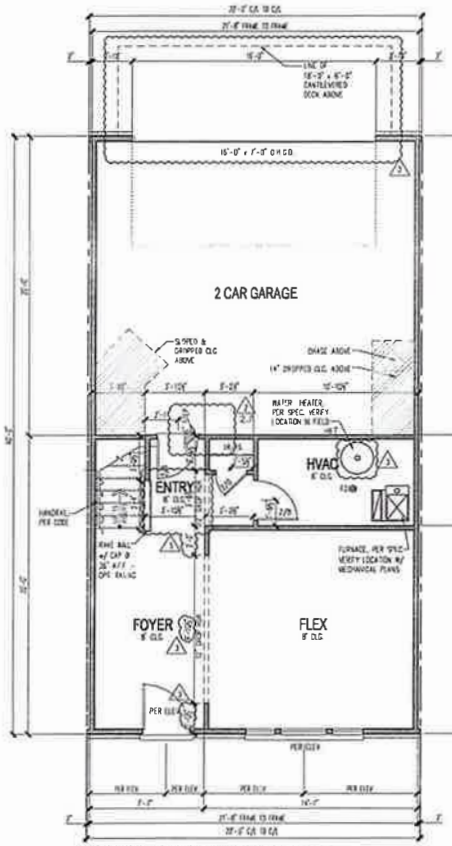
STANDARD
A4.02

GENERAL FLOOR PLAN NOTES

GENERAL SPECIFICATIONS

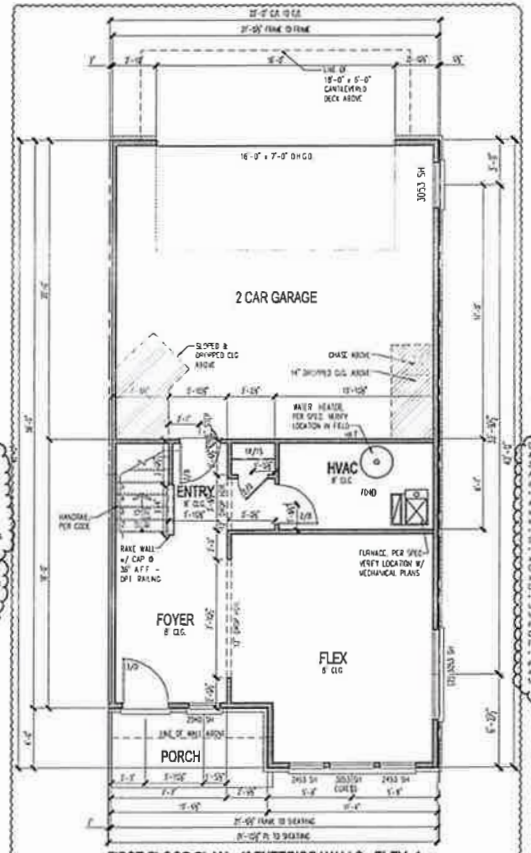
1. ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE
2. ALL STUDS AT EXTERIOR AND INTERIOR WALLS SHALL BE 2x4 UNLESS OTHERWISE NOTED
3. ALL STUDS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE
4. ALL NON-BEARING WALLS, OTHER THAN IN THE KITCHEN AND PLANNING CENTERS, TO BE 2x4 STUDS AT 24" O.C. UNLESS OTHERWISE NOTED OR RESTRICTED BY LOCAL CODES OR ORDINANCES. KITCHEN AND PLANNING CENTER WALLS WHERE WALL CABINETS ARE TO BE HUNG SHALL BE FRAMED AT 16" O.C.
5. PROVIDE DOUBLE 2x TOP PLATES AT ALL LOAD BEARING WALLS.
6. PROVIDE SINGLE TOP PLATE AT ALL INTERIOR NON-LOADING BEARING WALLS
7. PROVIDE 5/8" DRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE. ALL FLOORS CONSTRUCTED WITH ENGINEERED TRUSSES SHALL HAVE THE UNDERSIDE FULLY SHEATHED WITH A MINIMUM 5/8" TYPE "X" GYPSUM BOARD
8. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE SHALL HAVE A PERMANENT DESIGNATION OR LABEL ATTACHED TO EACH PANE OF GLAZING BEARING THE MANUFACTURER'S LABEL SHOWING THE TYPE AND THICKNESS OF GLASS. FOR OTHER THAN TEMPERED GLASS, LABELS MAY BE OMITTED PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
9. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE
10. PROVIDE THERMO-PLY SHEATHING AND BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS SURROUNDING TUBS AND SHOWERS.
11. SECTION R309.7 SEPARATION REQUIRED. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1-HOUR RATED FIRE BARRIER CONSTRUCTED OF FIVE-EIGHTHS INCH (5/8") TYPE X GYPSUM BOARD OR EQUIVALENT APPLIED TO ALL WALLS, CEILINGS AND SUPPORT STRUCTURES, INCLUDING BEAMS AND COLUMNS, OF THE GARAGE. SAID GYPSUM BOARD ASSEMBLY SHALL BE FULLY TAPE TAPED, AND ALL PENETRATIONS THROUGH SAID ASSEMBLY SHALL BE FIRESTOPPED WITH A FIRESTOP SYSTEM LISTED AND APPROVED FOR THE APPLICATION. DUCTS IN A PARTIALLY EXPOSED GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE ENCAPSULATED IN CONSTRUCTION EQUAL TO THAT OF THE WALLS AND CEILINGS, AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES
13. ALL CONCEALED FLOOR/CEILING SPACES WHICH ARE GREATER THAN 500 SQ.FT. SHALL BE CRAFTSTOPPED INTO APPROXIMATELY EQUAL AREAS OF LESS THAN 500 SQ.FT. (SECTION R302.12 AS AMENDED)
14. ALL DOORS FROM THE GARAGE TO THE RESIDENCE SHALL BE A MINIMUM 2/4 HOUR FIRE RATED DOOR AND BE SELF-CLOSING AND LATCHING. (SECTION R309.6 AS AMENDED)
15. FLEXIBLE METALLIC AIR DUCTS MAY BE USED ONLY WHERE PRACTICAL DIFFICULTIES ARE ENCOUNTERED AND IS SUBJECT TO REVIEW AND APPROVAL BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION. (SECTION M1601.1.1 AS AMENDED)
16. PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES INCLUDING THE CLOTHES DRYER IN COMPLIANCE WITH SECTION G2407. THE INSTALLATION OF A FULL-LOUVERED DOOR OR TWO AIR TRANSFER GRILLS (MINIMUM 100 SQ. IN. EACH AND LOCATED WITHIN 12" OF THE FLOOR AND CEILING) IS CODE COMPLIANT
17. PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES IN THE MECHANICAL ROOM INCLUDING THE FURNACE (UNLESS OBTAINING ALL COMBUSTION AIR FROM THE OUTDOORS AND THE WATER HEATERS IN COMPLIANCE WITH SECTION G2407. THE INSTALLATION OF A FULL-LOUVERED DOOR OR TWO AIR TRANSFER GRILLS (MINIMUM 100 SQ. IN. EACH AND LOCATED WITHIN 12" OF THE FLOOR AND CEILING) IS CODE COMPLIANT. IF COMBUSTION AIR DUCTS FROM THE EXTERIOR ARE PROVIDED TO THE ROOM, THEN NOTE SECTION R402.4.4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE

2.1, 2.3, 2.13



FIRST FLOOR PLAN - 4" EXTERIOR WALLS - ELEV. 2 & 3

"NOT TO SCALE"



FIRST FLOOR PLAN - 4" EXTERIOR WALLS - ELEV. 1

"NOT TO SCALE"

Illinois/Missouri Division
1900 Golf Road, - Suite 300
Schaumburg, Illinois 60173

(c) Copyright Pulte Home Corporation - 2016

First Floor Plan

4" Exterior Walls

PRODUCTION MANAGER

REVISIONS

REV #	DATE / DESCRIPTION
△	10/13/2016 PERMIT COMMENTS
△	10/14/2016 PERMIT COMMENTS
△	11/17/2016 PLAN REVISIONS
△	
△	
△	
△	
△	

GARAGE HANDING

RL-GB-KR

PLAN NAME

22' Unit

MC PLAN NUMBER

2466.913

SHEET

A1

4-1.1

GENERAL FLOOR PLAN NOTES

GENERAL SPECIFICATIONS

1. ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE
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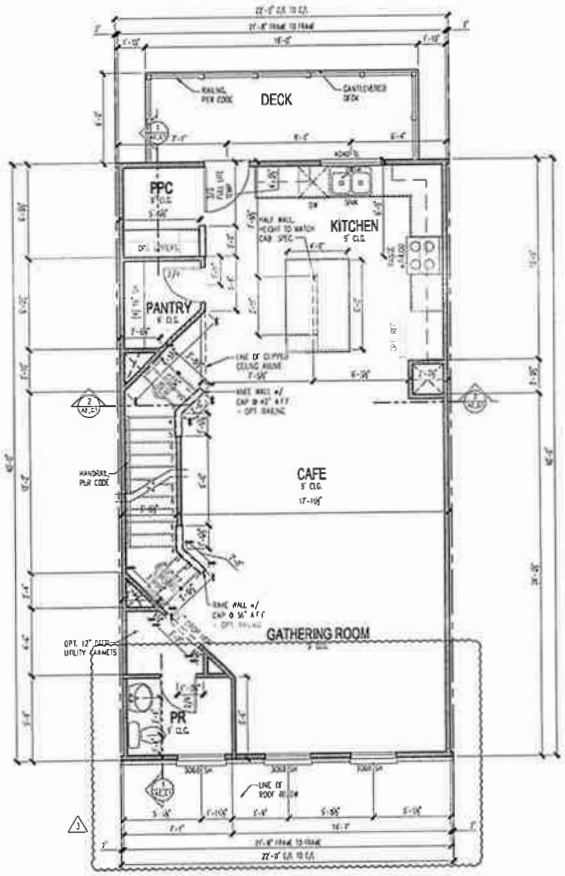
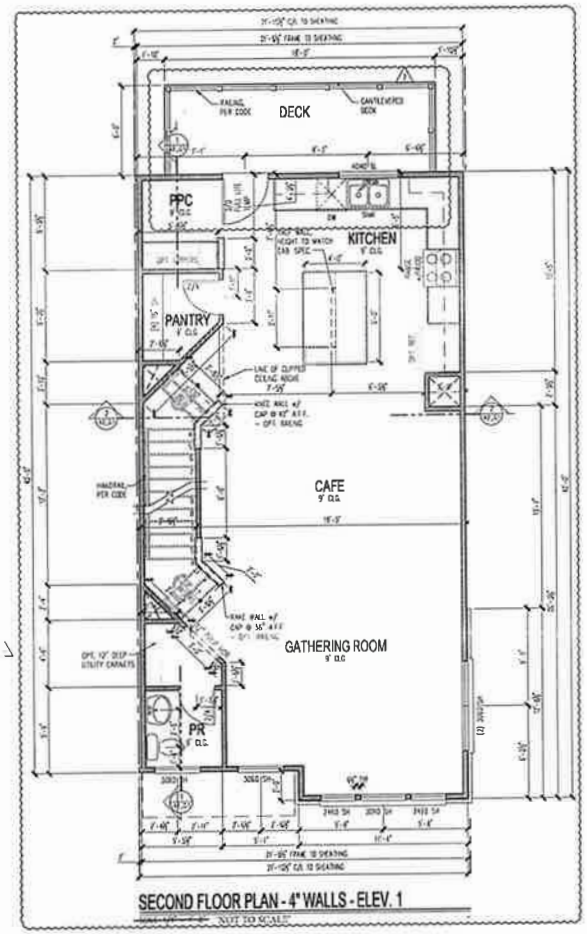
6. PROVIDE SINGLE TOP PLATE AT ALL INTERIOR NON-LOADING BEARING WALLS
7. PROVIDE 5/8" DRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE. ALL FLOORS CONSTRUCTED WITH ENGINEERED TRUSSES SHALL HAVE THE UNDERSIDE FULLY SHEATHED WITH A MINIMUM 5/8" TYPE "X" GYPSUM BOARD
8. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE SHALL HAVE A PERMANENT DESIGNATION OR LABEL ATTACHED TO EACH PANE OF GLAZING BEARING THE MANUFACTURER'S LABEL SHOWING THE TYPE AND THICKNESS OF GLASS. FOR OTHER THAN TEMPERED GLASS, LABELS MAY BE OMITTED PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
9. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
10. PROVIDE TWO-PLY SHEATHING AND BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS SURROUNDING TUBS AND SHOWERS.
11. SECTION R309.2 SEPARATION REQUIRED. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1-HOUR RATED FIRE BARRIER CONSTRUCTED OF FIRE-RESISTANT (SUPER) TYPE X GYPSUM BOARD OR EQUIVALENT APPLIED TO ALL WALLS, CEILINGS AND SUPPORTS STRUCTURES, INCLUDING BEAMS AND COLUMNS OF THE GARAGE. SAID GYPSUM BOARD ASSEMBLY SHALL BE FULLY FIRE TAPED, AND ALL PENETRATIONS THROUGH SAID ASSEMBLY SHALL BE FIRESTOPPED WITH A FIRESTOP SYSTEM LISTED AND APPROVED FOR THE APPLICATION. DUCTS IN A 1-HOUR GARAGE AND DUCTS THAT PENETRATE THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE ENCAPSULATED IN CONSTRUCTION EQUAL TO THAT OF THOSE WALLS AND CEILINGS, AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES
13. ALL CONCEALED FLOOR/CEILING SPACES WHICH ARE GREATER THAN 300 SQ.FT. SHALL BE CRAFTSTOPPED INTO APPROXIMATELY EQUAL AREAS OF LESS THAN 300 SQ.FT. (SECTION R302.12 AS AMENDED)
14. ALL DOORS FROM THE GARAGE TO THE RESIDENCE SHALL BE A MINIMUM 3/4 HOUR FIRE RATED DOOR AND BE SELF-CLOSING AND LATCHING (SECTION R309.6 AS AMENDED)
15. FLEXIBLE METALLIC AIR DUCTS MAY BE USED ONLY WHERE PRACTICAL DIFFICULTIES ARE ENCOUNTERED AND IS SUBJECT TO REVIEW AND APPROVAL BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION (SECTION M1601.1.1 AS AMENDED)
16. PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES INCLUDING THE CLOTHES DRYER IN COMPLIANCE WITH SECTION G2407. THE INSTALLATION OF A FULL-LOUVERED DOOR OR TWO AIR TRANSFER GRILLS (MINIMUM 100 SQ. IN. EACH AND LOCATED WITHIN 12" OF THE FLOOR AND CEILING) IS CODE COMPLIANT.
17. PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES IN THE MECHANICAL ROOM INCLUDING THE FURNACE (UNLESS OBTAINING ALL COMBUSTION AIR FROM THE OUTDOORS) AND THE WATER HEATERS IN COMPLIANCE WITH SECTION G2407. THE INSTALLATION OF A FULL-LOUVERED DOOR OR TWO AIR TRANSFER GRILLS (MINIMUM 100 SQ. IN. EACH AND LOCATED WITHIN 12" OF THE FLOOR AND CEILING) IS CODE COMPLIANT. IF COMBUSTION AIR DUCTS FROM THE EXTERIOR ARE PROVIDED TO THE ROOM, THEN NOTE SECTION 2402.4.4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE

2.1, 2.3, 2.13



SECOND FLOOR PLAN - 4" WALLS - ELEV. 2

NOT TO SCALE



SECOND FLOOR PLAN - 4" WALLS - ELEV. 1

NOT TO SCALE

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Illinois/Missouri Division
1900 Golf Road, - Suite 300
Schaumburg, Illinois 60173

Pulte

Second Floor Plan

4" Exterior Walls

PROJECTION MANAGER
DM / CK
INITIAL RELEASE DATE
10/10/2014
ISSUED RELEASE DATE
12/22/2014

REV #	DATE	DESCRIPTION
1	10/24/2015	INTERNAL COMMENTS
2	12/14/2015	INTERNAL COMMENTS
3	12/22/2015	PLAN REVISIONS
4		
5		
6		
7		
8		
9		

GRAPHIC MAPPING
RL-GE-KR

PLAN NAME
22' Unit

MPC PLAN NUMBER
2466.913

CARDEX PLAN ID

SHEET
A1
4-2.1

NOTE: "SCALE" NOTED ON DRAWING, "SCALE" TO FOLD, SIZE PLOTS ON 22x34 SHEETS = 1/4" SHEETS REDUCED = 1/2" SCALE PLOTS

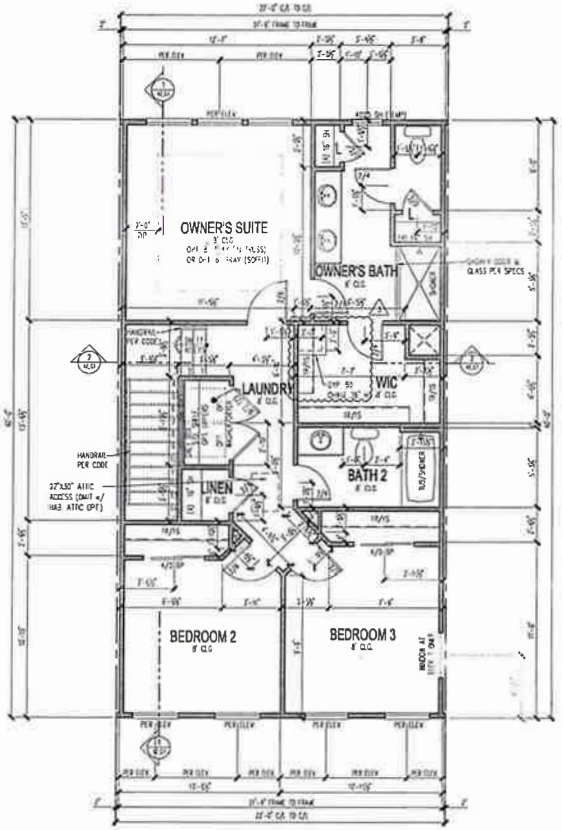
PLOTTED December 22, 2015 / Eric Nuttall / 2466.913-RL-GE-KR-C-SP01-FLAN-FLOOR2.DWG

GENERAL FLOOR PLAN NOTES

GENERAL SPECIFICATIONS

1. ALL ANGLED WALLS (OTHER THAN THOSE AT 90°) SHALL BE CONSIDERED TO BE AT 45° UNLESS NOTED OTHERWISE
2. ALL STUDS AT EXTERIOR AND INTERIOR WALLS SHALL BE 2x4 UNLESS OTHERWISE NOTED
3. ALL STUDS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE FRAMED AT 16" O.C. UNLESS NOTED OTHERWISE
4. ALL NON-BEARING WALLS, OTHER THAN IN THE KITCHEN AND PLANNING CENTERS, TO BE 2x4 STUDS AT 24" O.C. UNLESS OTHERWISE NOTED OR RESTRICTED BY LOCAL CODES OR ORDINANCES. KITCHEN AND PLANNING CENTER WALLS WHERE WALL CABINETS ARE TO BE HUNG SHALL BE FRAMED AT 16" O.C.
5. PROVIDE DOUBLE 2x TOP PLATES AT ALL LOAD BEARING WALLS.
6. PROVIDE SINGLE TOP PLATE AT ALL INTERIOR NON-LOADING BEARING WALLS.
7. PROVIDE 5/8" DRYWALL AT WALLS, CEILING AND UNDERSIDE OF STAIR ASSEMBLY ACCESSIBLE SPACE UNDER STAIRS IN ACCORDANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE. ALL FLOORS CONSTRUCTED WITH ENGINEERED TRUSSES SHALL HAVE THE UNDERSIDE FULLY SHEATHED WITH A MINIMUM 5/8" TYPE 'X' GYPSUM BOARD
8. ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED BY THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE SHALL HAVE A PERMANENT DESIGNATION OR LABEL ATTACHED TO EACH PANE OF GLAZING BEARING THE MANUFACTURER'S LABEL SHOWING THE TYPE AND THICKNESS OF GLASS. FOR OTHER THAN TEMPERED GLASS, LABELS MAY BE OMITTED PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE.
9. ALL BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER THE CURRENTLY ADOPTED EDITION OF THE IRC OR APPLICABLE LOCAL CODE
10. PROVIDE THERMO-PLY SHEATHING AND BATT INSULATION FILLING ALL CAVITIES AT EXTERIOR WALLS SURROUNDING TUBS AND SHOWERS.
11. SECTION R309.7 SEPARATION REQUIRED: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1-HOUR RATED FIRE BARRIER CONSTRUCTED OF FIVE-EIGHTHS INCH (5/8") TYPE 'X' GYPSUM BOARD OR EQUIVALENT APPLIED TO ALL WALLS, CEILINGS AND SUPPORT STRUCTURES, INCLUDING BEAMS AND COLUMNS, OF THE GARAGE. SAID GYPSUM BOARD ASSEMBLY SHALL BE FULLY FIRE TAPED. AND ALL PENETRATIONS THROUGH SAID ASSEMBLY SHALL BE FIRESTOPPED WITH A FIRESTOP SYSTEM LISTED AND APPROVED FOR THE APPLICATION. DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF MATERIALS AS REQUIRED FOR WALLS AND CEILINGS AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
12. FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS AND NOTES
13. ALL CONCEALED FLOOR/CEILING SPACES WHICH ARE GREATER THAN 500 SQFT SHALL BE DRAFTSTOPPED INTO APPROXIMATELY EQUAL AREAS OF LESS THAN 500 SQFT (SECTION R302.12 AS AMENDED)
14. ALL DOORS FROM THE GARAGE TO THE RESIDENCE SHALL BE A MINIMUM 3/4 HOUR FIRE RATED DOOR AND BE SELF-CLOSING AND LATCHING (SECTION R309.5 AS AMENDED)
15. FLEXIBLE METALLIC AIR DUCTS MAY BE USED ONLY WHERE PRACTICAL DIFFICULTIES ARE ENCOUNTERED AND IS SUBJECT TO REVIEW AND APPROVAL BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION (SECTION M1601.1.1 AS AMENDED)
16. PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES INCLUDING THE CLOTHES DRYER IN COMPLIANCE WITH SECTION G2407. THE INSTALLATION OF A FULL-LOUVERED DOOR OR TWO AIR TRANSFER GRILLS (MINIMUM 100 SQ. IN. EACH AND LOCATED WITHIN 12" OF THE FLOOR AND CEILING) IS CODE COMPLIANT
17. PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES IN THE MECHANICAL ROOM INCLUDING THE FURNACE (UNLESS OBTAINING ALL COMBUSTION AIR FROM THE OUTDOORS AND THE WATER HEATERS IN COMPLIANCE WITH SECTION G2407. THE INSTALLATION OF A FULL-LOUVERED DOOR OR TWO AIR TRANSFER GRILLS (MINIMUM 100 SQ. IN. EACH AND LOCATED WITHIN 12" OF THE FLOOR AND CEILING) IS CODE COMPLIANT. IF COMBUSTION AIR DUCTS FROM THE EXTERIOR ARE PROVIDED TO THE ROOM, THEN NOTE SECTION 2402.4.4 OF THE INTERNATIONAL ENERGY CONSERVATION CODE

21, 23, 2.13



THIRD FLOOR PLAN - 4" WALLS

"NOT TO SCALE"

Illinois/Missouri Division
1900 Golf Road, - Suite 300
Schaumburg, Illinois 60173

Pulte Homes

Third Floor Plan

4" Exterior Walls

GARAGE HANDING: RL-GE-KR

PLAN NAME: 22' Unit

MPC PLAN NUMBER: 2466.913

A1

4-3.1