



Zoning Board of Appeals Application

STATEMENT OF PRACTICAL DIFFICULTY

In order for a variance to be granted, a practical difficulty, as determined by the Board, must be present. On a separate sheet, please clearly identify and explain the practical difficulty justifying the variance request. 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.
- 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.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a 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.

MOTION TEMPLATE GRANT VARIANCE

RESOLUTION TEMPLATE

Moved by:

Seconded by:

That the variance request for [applicant name, address or location], for [request]

Be granted for the following reasons:

The applicant has demonstrated that:

- 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.
- 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.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a 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

Yeas:

Nays:

MOTION CARRIED / FAILED

MOTION TEMPLATE DENY

Moved by:
Seconded by:

That the variance request for [applicant name, address or location], for [request]

Be denied for the following reason(s):

The applicant has not demonstrated that:

- f) 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.
- g) 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.
- h) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- i) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- j) 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

Yeas:
Nays:

MOTION CARRIED / FAILED

MOTION TEMPLATE POSTPONE

Moved by:

Seconded by:

RESOLVED, that the variance request for [applicant name, address or location], for [request]

Be postponed for the following reason(s):

Yeas:

Nays:

MOTION CARRIED / FAILED

G:\ZONING BOARD OF APPEALS\Resolution Template Zoning Board of Appeals.doc

ZONING BOARD OF APPEALS – OPENING STATEMENT

The Zoning Board of Appeals is a group of seven of your neighbors appointed by the Troy City Council to decide on requests for variances and other matters that are brought before them. A variance is a relaxation of the literal provisions of the Zoning Ordinance. Applicants must indicate a hardship or practical difficulty with the land that would warrant the granting of the variance.

PROCEDURE

The Board will hear the items in the order that they appear on the approved agenda. When an item is called, the Chairperson will verify that the applicant is present. Then the City Administration will summarize the facts of the case. If there is less than a full board (7 members) present at a meeting, an applicant may request a postponement so his or her request can be heard by a full board. If there is no request for a postponement, the applicant will then be given an opportunity to address the Board to explain the justification for the action requested.

After the applicant makes their presentation, and answers any questions that the Board may have, the Chairperson will open the Public Hearing. Any person wishing to speak on the request should raise their hand and when recognized by the Chairperson, come up to the podium. The speaker should identify themselves with name and address, indicate their relationship to the property in question (i.e. next-door neighbor, live behind the property, etc.) and state whether they are in favor of or against the variance request and give reasons for their opinion. Comments must be directed through the Chairperson. Comments should be kept as brief as possible and closely pertain to the matter under consideration. Only one person will be recognized by the Chairperson to speak at one time.

At the conclusion of public comments, the Chairperson will close the Public Hearing. Once the Public Hearing is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board will then make a motion to approve, deny, or postpone the request. In order for the request to pass a minimum of four votes are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

ZONING BOARD OF APPEALS MEETING AGENDA

Michael Bossenbroek, Chair, Thomas Desmond, Vice Chair
Aaron Green, David Eisenbacher, Mahendra Kenkre, Jim McCauley,
Tyler Fox, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

November 18, 2025

7:00 P.M.

COUNCIL CHAMBERS

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – August 19, 2025
4. APPROVAL OF AGENDA
5. HEARING OF CASE:
 - A. 2488 Lanergan, Bryan Rouhan for Mainstreet Design Build - A variance request to allow a home addition to be setback 20.75 feet from the front (Beach Road) property line. The Zoning Ordinance requires a 40 foot setback from the front property line.

ZONING ORDINANCE SECTION: 4.06 C, R-1B Zoning
6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

On August 19, 2025, at 7:01 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Barbara Chambers
Aaron Green
Jeffrey Forster
Mahendra Kenkre
Jim McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist
Nicole MacMillan, Assistant City Attorney

2. PROCEDURE- read by Member Eisenbacher

3. APPROVAL OF MINUTES – July 15, 2025

Moved by Chambers
Second by Green

RESOLVED, to approve the July 15, 2025 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes.

5. HEARING OF CASES:

- A. 2385 Oak Ridge, Aaron Wolf for MW Homes LLC - A variance request to allow a home addition to be setback 37 feet from the rear property line. The Zoning Ordinance requires a 45 foot setback from the rear property line.

Moved by Green
Second by McCauley

RESOLVED, to deny the request.

Yes: McCauley, Bossenbroek, Kenkre, Chambers, Green
No: Eisenbacher

MOTION PASSED

- B. 2488 Lanergan, Bryan Rouhan for Mainstreet Design Build - A variance request to allow a home addition to be setback 19.5 feet from the front (Beach Road) property line. The Zoning Ordinance requires a 40 foot setback from the front property line.

Moved by Eisenbacher
Second by Green

RESOLVED, to grant the request

Moved by Green
Second by Eisenbacher

RESOLVED, to amend the motion to add that an additional characteristic practical difficulty is that the property is on a corner lot.

Vote on the amendment

Yes: Chambers, Green, Kenkre, Eisenbacher
No: McCauley, Bossenbroek

MOTION PASSED

Vote on the first motion

Yes: All

MOTION PASSED

MOTION PASSED

6. COMMUNICATIONS – none.

7. MISCELLANEOUS BUSINESS

Mr. Evans advised there is no business for the September ZBA meeting and it will be cancelled.

Board Member McCauley expressed his reasoning for voting no on the amendment for Case B.

8. PUBLIC COMMENT –None

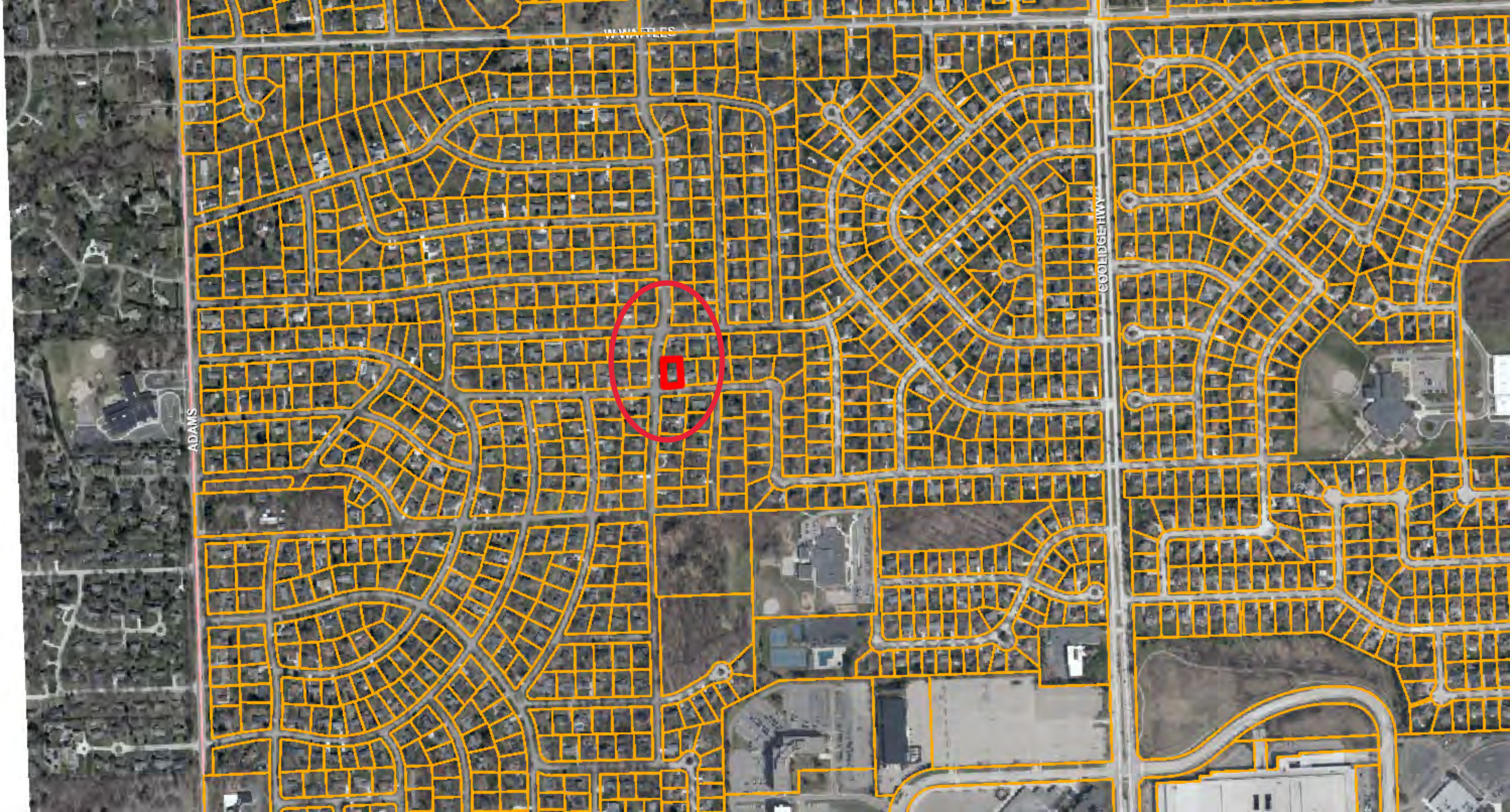
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:01 p.m.

Respectfully submitted,

Michael Bossenbroek, Chair

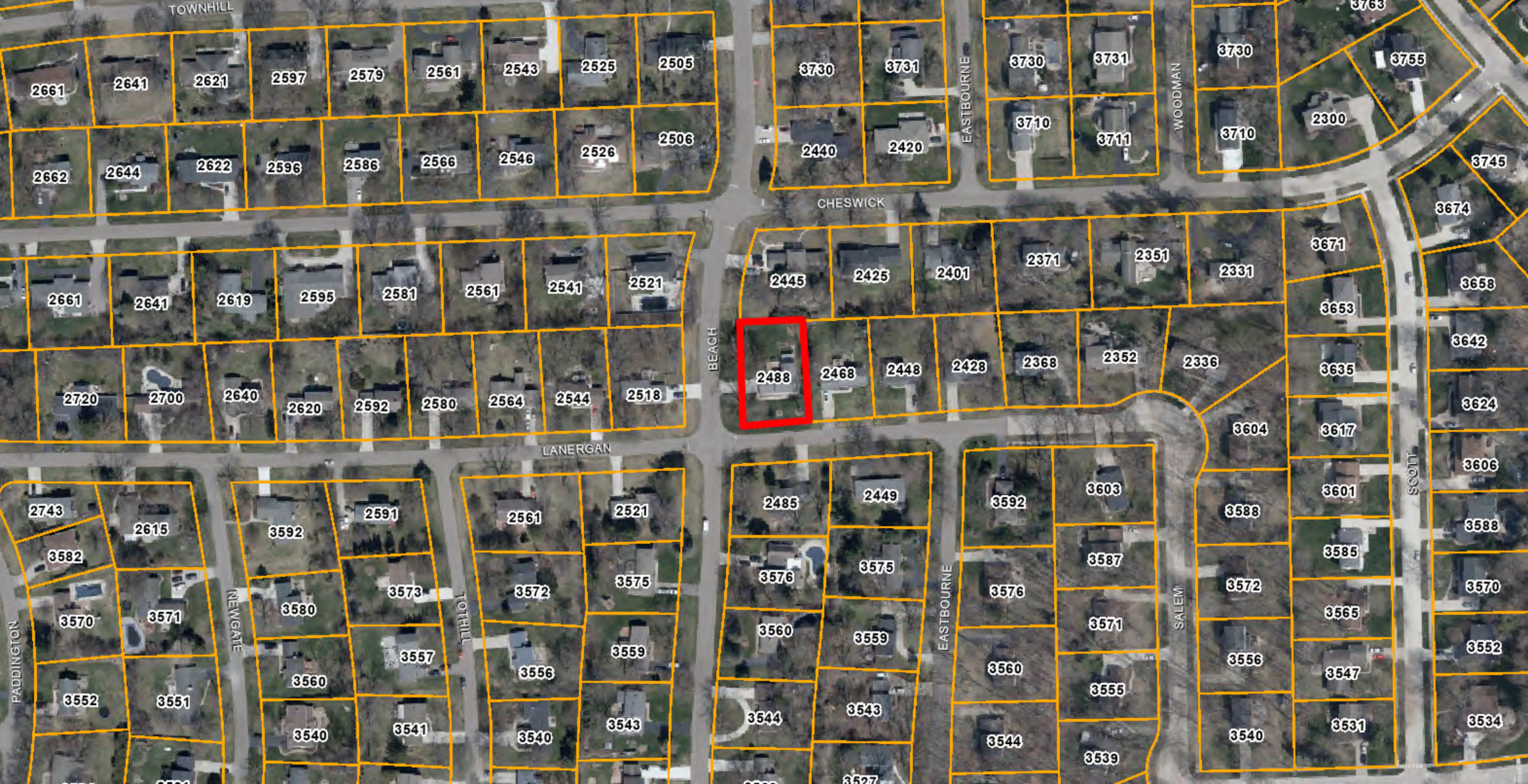
Paul Evans, Zoning & Compliance Specialist

A. 2488 Lanergan, Bryan Rouhan for Mainstreet Design Build - A variance request to allow a home addition to be setback 20.75 feet from the front (Beach Road) property line. The Zoning Ordinance requires a 40 foot setback from the front property line.
ZONING ORDINANCE SECTION: 4.06 C, R-1B Zoning



ADAMS

COOLIDGE HWY



TOWNHILL

2661

2641

2621

2597

2579

2561

2543

2525

2505

2662

2644

2622

2596

2586

2566

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BEACH

LANERGAN

NEWGATE

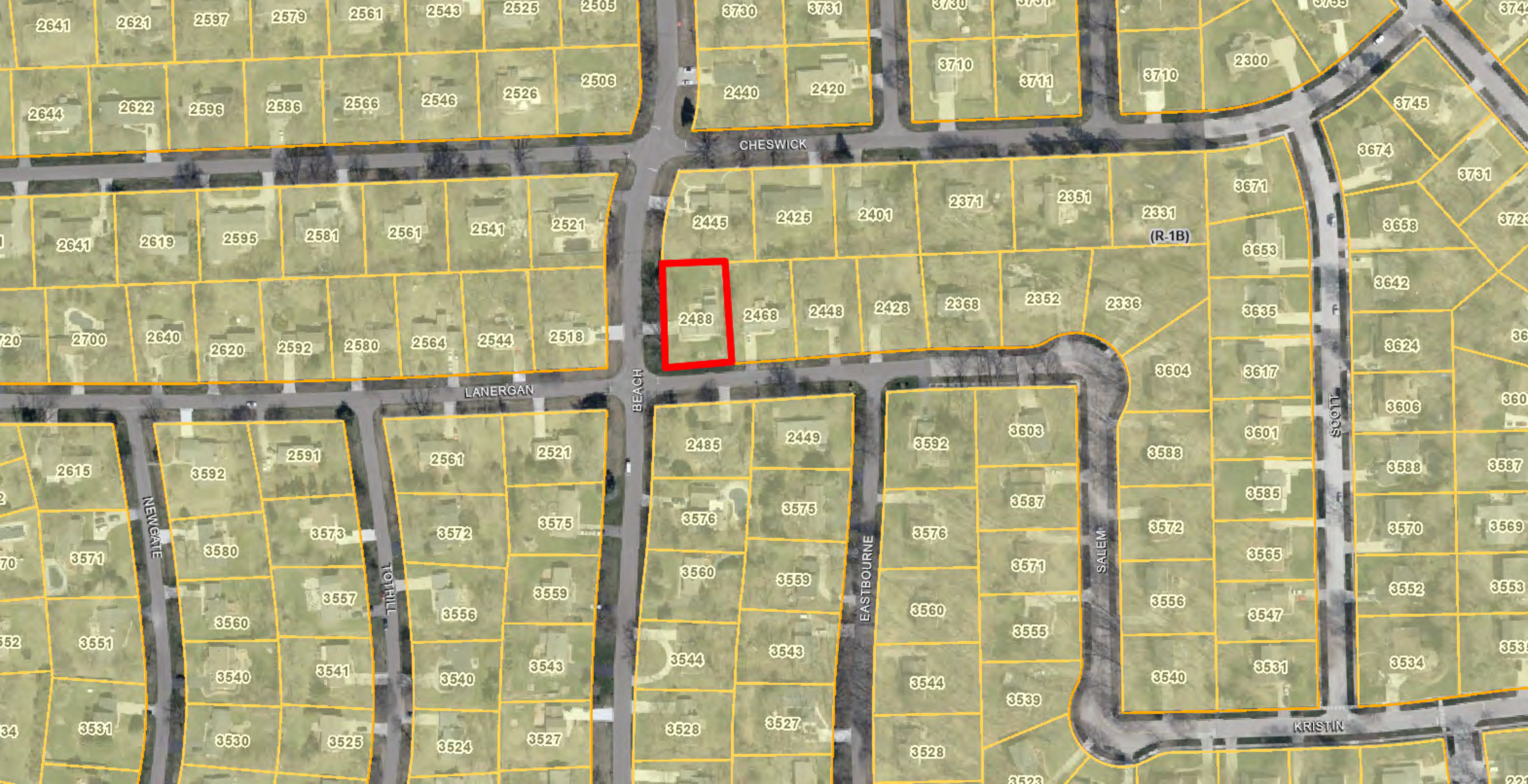
TOT HILL

EASTBOURNE

SALEM

SCOTT

PADDINGTON



2521

2445

2420

2518

BEACH

2488

2468

2448

242

LANERGAN



CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

Zoning Board of Appeals Application

planning@troymi.gov | Fee: \$500.00

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:00 P.M. AT CITY HALL**. PLEASE FILE A COMPLETE DIGITAL APPLICATION AND FEE AT LEAST **36 DAYS BEFORE** THE MEETING DATE. PRE APPLICATION MEETING WITH PLANNING DEPARTMENT REQUIRED BEFORE FILING APPLICATION.

1. ADDRESS OF THE SUBJECT PROPERTY: 2488 LANERGAN DR,
2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: _____
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: Yes, 8-19-2025 Front/side yard setback for garage replacement.
5. APPLICANT:
NAME Bryan Rouhan - Mainstreet Design Build
COMPANY Mainstreet Design Build
ADDRESS 555 S. Old Woodward Ave.
CITY Birmingham STATE MI ZIP 48009
PHONE 1-248-644-6330
E-MAIL bryan@mainstreetdesignbuild.com
AFFILIATION TO THE PROPERTY OWNER: Designer/Builder



CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Alhad Joshi

COMPANY _____

ADDRESS 2488 LANERGAN DR,

CITY Troy STATE MI ZIP 48084

TELEPHONE (248) 250-3936

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, Bryan Rouhan-MSDB (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: Bryan Rouhan - Mainstreet Design Build

PROPERTY OWNER SIGNATURE _____

Signed by:
Alhad Joshi
D59AEE36D6A2422

DATE 9/26/2025

PRINT NAME: Alhad Joshi

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. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.



Zoning Board of Appeals Application

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CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

Zoning Board of Appeals Application

ZONING BOARD OF APPEALS APPLICATION CHECKLIST

Please provide the following in digital format. You may e-mail them to planning@troymi.gov or submit them or flash drive.

- ✓ Completed application
- ✓ Statement of practical difficulty see page 3
- ✓ Plot plan or survey showing property lines, existing and proposed buildings, their dimensions and locations (height, length, width, as applicable). SEALED SURVEY required for lot area or dimension requests.
- ✓ Setbacks from property lines
- ✓ Elevation drawings
- ✓ Photos as necessary to accurately describe the request, including existing and proposed property conditions
- ✓ Any other information that explains the request
- ✓ Incomplete applications cannot be accepted

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2488 Lanergan Dr. – Joshi Residence

Zoning Board of Appeals: Variance Practical difficulties

Facts & Conditions:

- 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.*

Being a corner lot, the road side setback is to match the front yard setback. This creates an adverse situation for this particular property as it creates consequences that limit the buildable amount of home. A corner lot is to have 2 front yards. The front yard setback required is 40' by this code. The side yard setback, like all the neighbors, is 15', but because the property is considered to have 2 front yards, it has created a situation that the street side yard setback is also 40'. That setback would be impossible to have a garage, which is why the existing attached 2-car garage is currently built with a 25'-5 ½" setback.

- 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.*

Our client is attempting to expand his living space to make the home comfortable enough and large enough for him to age in place, and not be required to move. To do that we are proposing a more handicap accessible family room, kitchen, powder room and mudroom. To build these areas on the rear yard side or the newly permitted garage, a 2nd variance is required since the lot is a 2-sided corner lot with 40ft setbacks.

- C. *The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.*

When building a handi-cap accessible space, you need floor space for maneuvering. The only area for an addition is on the rear of the house. Pushing the addition further in from the garage setback helps with view and accessibility. Being able to access the garage through the house is needed to transition from a lower level to the main 1st floor level.

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

The existing structure was built and located on the existing site in 1964 by different setback codes that changed somewhere between 2013 and 2015. This is known by the previously approved garage addition. This structure setback is also very similar to other structures on the same facing side road. Other houses

on the same block have the same property width but with a total side setback of 30'. With this being a corner lot, the total side setback is 55'. That is 25' of less buildable area.

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 view, light & air flow will not affect any other neighboring lots. Brick, stone and composite siding is used on the new structure to increase durability and aesthetics. Materials and colors will help blend the new structure into the neighbor and help the vernacular view on the street. The neighborhood is constantly upgrading in size & form, styles are changing, so the proposed addition will blend in with the larger non-colonial houses that exists in regards to scale and property coverages.

BOUNDARY SURVEY

Legal Description: 2488
Lanergan Drive, Troy, MI,
48084

Part of the N 1/2 of
Section 19, T.2N.,
R.11E., City of Troy,
Oakland County,
Michigan, being more
particularly described as
follows:

LOT 36 and WESTERLY
strip of land of LOT 37,
measuring 16.2 feet at
its South lot LINE AND
16.5 feet at its North
LOT line of "Leonard
Lane Subdivision", (L.44,
P.13 and 13a).

Containing: 14,082
Square Feet---0.323
Acres, more or less.

Parcel Identification

Number:

20-19-252-007.

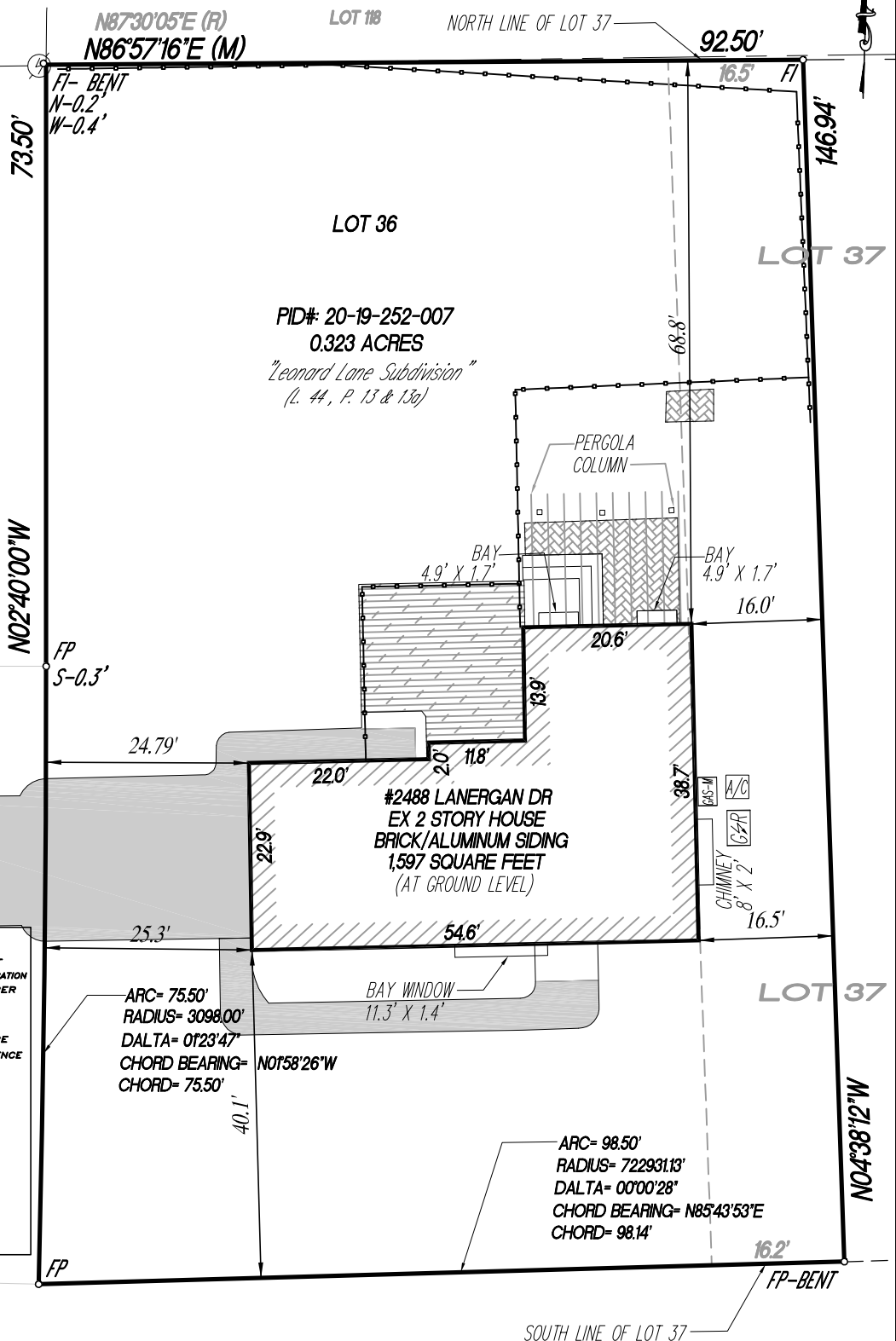
Subject to the rights of
a public and any
easements and/or
restrictions of record or
otherwise.

Note:

Legal Description as
cited herein is furnished
by Client.

BEACH ROAD (86' WIDE)

LEGEND	
FP	= FOUND PIPE
N, S, E, W	= NORTH, EAST, SOUTH, WEST
0.3'	= FOUND OBJECT IS 0.3' S. OF EXACT LOCATION
#	= PARCEL IDENTIFICATION NUMBER
T./R.	= TOWN/RANGE
L./P.	= LIBER/PAGE
R./M.	= RECORD/MEASURE
---	= OVER HEAD WIRE
□	= PRIVACY/PICKET FENCE
▬	= ASPHALT PAVEMENT
▬	= CONCRETE PAVEMENT
▬	= WOODEN DECK/PORCH
▬	= BRICK PAVERS
⊕	= UTILITY POLE
A/C	= AIR CONDITION UNIT
G/P	= POWER GENERATOR
GAS-M	= GAS METER



Note:

Since our survey does not include a Title Commitment search there could be easements and /or any encumbrances upon the subject property as shown herein that are not presented at this time.

Surveyor's Certification:

I hereby certify that I have surveyed and mapped the land plotted/mapped and described as shown herein and that the ratio of closure of the unadjusted field observations of such survey are no greater than 1 in 10000 feet, that all property corners are installed with the positional precision required by this act and that all the requirements of public P.A. 132 have been complied with.

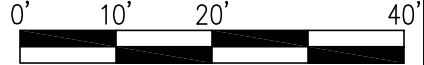
Note:

Bearings and distances of record are based on recorded plat as shown herein.

All bearings as shown herein are in relation to: "TRUE NORTH"



Mende Bezanovski, P.S.
4001049430

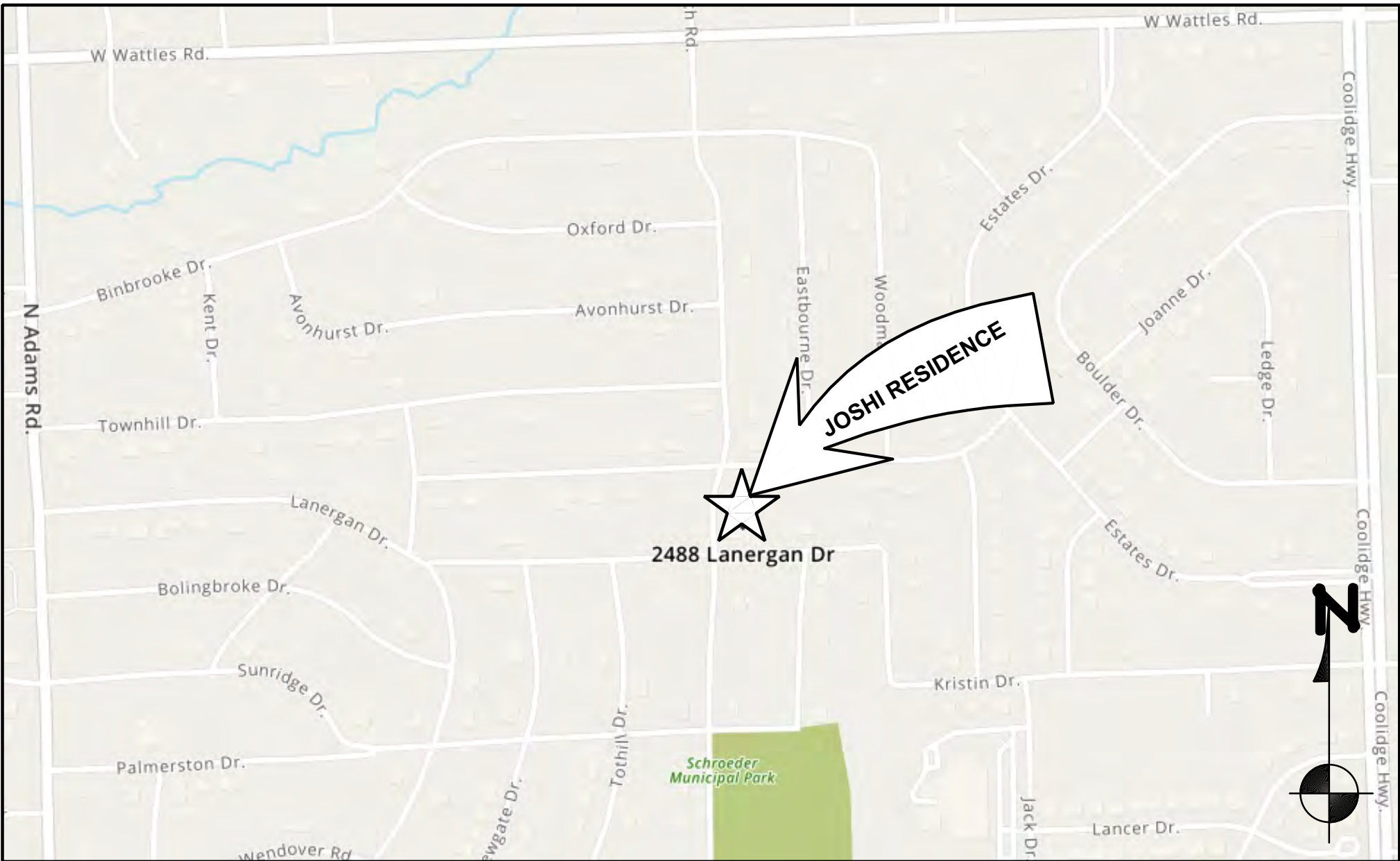


36636 North Pointe Dr. New Baltimore, MI, 48047
TEL. (586) 822-4964, FAX: (586) 591-5930
info@ab-sb-landsurvey.com;
www.ab-sb-landsurvey.com

SCALE: 1" = 20'	PAGE: 1 OF 1
JOB NUMBER: 2025-03-17-134-MSDB	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 03-27-2025
CLIENT: MainStreet Design Build	
ADDRESS: 2488 Lanergan Drive Troy, MI, 48084	TEL: (248)-644-6330 FAX:

JOSHI RESIDENCE

2488 LANERGAN DR, TROY, MI. 48084



VICINITY MAP

CITY OF TROY
ZONE: R-1B

GENERAL NOTES

1. WHEN INTERPRETING THE DRAWINGS, PREFERENCE SHALL BE GIVEN IN ALL CASES TO DIMENSIONS OVER MEASUREMENTS BY SCALE, AND TO DETAIL DRAWINGS OVER THOSE DRAWINGS OF A SMALLER SCALE.
2. DETAIL DRAWINGS AND SCHEDULES DESCRIBE CONSTRUCTION AT GIVEN AREAS. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL UTILIZE EQUIVALENT CONSTRUCTION METHODS IN ALL AREAS NOT DETAILED.
3. ALL NOTES ON THE DRAWINGS SHALL BE ASSUMED AS TYPICAL UNLESS OTHERWISE SHOWN OR NOTED ON THE DRAWING OR SPECIFICATIONS.
4. ALL FINISHED DIMENSIONS, UNLESS NOTED OTHERWISE, ARE TO FACE OF STUD, SHEATHING, FACE OF MASONRY, FACE OF CONCRETE, OR CENTERLINE OF STRUCTURE, BEAMS, OR WINDOWS.

ABBREVIATIONS

ABV. - ABOVE	CONC. - CONCRETE	FNDTN. - FOUNDATION	O.H. - OVERHANG
A.F.F. - ABOVE FINISH FLOOR	CONT. - CONTINUOUS	F.R. - FIRE RATED	PKT. - POCKET DOOR
BATT. INSUL. - BATTEN INSULATION	DIA. - DIAMETER	FT'G - FOOTING	PRE-ENG'R. - PRE-ENGINEERED
BLD'G - BUILDING	DR. - DOOR	GLS. - GLASS	REINF. - REINFORCED
BLK'G - BLOCKING	D.S. - DOWN SPOUT	GWB - GYPSUM WALLBOARD	REQ'R. - REQUIRED
BLW - BELOW	DN. - DOWN	HDR. - HEADER	R.O. - ROUGH OPENING
BM. - BEAM	ELECT. - ELECTRICAL	HDWD. - HARDWOOD	SHT'G - SHEATHING
BR'G - BEARING	EL., ELEV. - ELEVATION	HNGR. - HANGER	SQFT. - SQUARE FEET
BTM. - BOTTOM	EX., EXT'G - EXISTING	HT. - HEIGHT	STL. - STEEL
BTWN. - BETWEEN	F.F. - FINISH FLOOR	JST. - JOISTS	T.M.E. - TO MATCH EXISTING
BYND. - BEYOND	FIN. - FINISH	MANUF. - MANUFACTURER	TRTD - TREATED (LUMBER)
CAB. - CABINET	FLR. - FLOOR	MIN. - MINIMUM	TYP. - TYPICAL
CL'G - CEILING	F.P. - FIREPLACE	ML. - MICRO-LAMINATED TIMBER	WDN - WINDOW
CMU - CONCRETE MASONRY UNIT	F.O.M. - FACE OF MASONRY	MTL. - METAL	W/ - WITH
COL. - COLUMNS	F.O.S. - FACE OF SHEATHING	O.C. - ON CENTER	WD. - WOOD

SCOPE OF WORK

REPLACE EXISTING BRICK 2-CAR GARAGE.
NEW 2ND FLOOR ADDITION OVER NEW GARAGE.
EXTEND EXISTING FRONT PORCH AND ADD NEW COLUMNS AND ROOF.
ADD NEW 1-STORY REAR ADDITION WITH ROOF DECK ABOVE.
BUILD NEW 2-STORY DECK WITH COVERED ROOF.

ZONING AND BUILDING CODE INFORMATION

ZONE:	R-1B	REQ'D:	EXISTING:	PROPOSED:
BUILDING CODE:	2015 Mich. Res. Code	LOT AREA:	14,091 SQFT	
MECHANICAL CODE:	2021 Mich. Res. Code	FRONT YARD SETBACK:	40'-0"	40'-1 1/2"
PLUMBING CODE:	2021 Mich. Res. Code	REAR YARD SETBACK:	45'-0"	54'-5"
ELECTRICAL CODE:	2023 Mich. Res. Code	SIDEYARD SETBACK:(MIN.)	10'-0"	16'-0"
FUEL CODE:	2015 Mich. Res. Code	SIDEYARD SETBACK:(TOTAL)	25'-0"	41'-5"
ENERGY CODE:	2015 Mich. Uniform Code	STRUCTURE HEIGHT:	30'-0"	22'-1"
		LOT COVERAGE:(STRUC.)	30%	13.63%
				20.74% (2,923SF)
SQUARE FOOTAGE:				
SQUARE FOOTAGE	EXISTING	PROPOSED		
FIRST FLOOR:	1,117 SQFT	1,796 SQFT		
SECOND FLOOR:	1,182 SQFT	1,927 SQFT		
ATTACHED GARAGE:	501 SQFT	672 SQFT		
COVERED PORCH/DECKS:	232 SQFT	350 SQFT		
CERTIFICATION STATEMENT:				
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE BUILDING CODES AND ORDINANCES FOR THE CITY OF TROY, MI.				
BUILDERS LICENSE: 262500609, EXP. 05/31/2028 FED ID: 33-4138738, MEBG: 2942222000 WORKMAN COMP: FRANKENMUTH INSURANCE ~ EXP. 7/22/2026				

SHEET LEGEND

SHT:	DESCRIPTION:	PAGE TITLES
A-1	COVER SHEET & SITE INFORMATION	
A-2	NEW BSMT/FNDTN LAYOUT W/ SITE PLAN	
A-3	EXISTING DEMO & NEW 1ST FLR. LAYOUT	
A-4	EXISTING DEMO & NEW 2ND FLR. LAYOUT	
A-5	1ST & 2ND FLR. ELECT./MECH/PLUMB'G LAYOUT	
A-6	FRONT EXTERIOR ELEVATION	
A-7	REAR EXTERIOR ELEVATION	
A-8	LEFT SIDE EXTERIOR ELEVATION	
A-9	RIGHT SIDE EXTERIOR ELEVATION	
A-10	BUILDING SECTIONS	
A-11	BUILDING SECTIONS	
A-12	WALL SECTIONS & DETAILS	
A-13	WALL SECTIONS & DETAILS	
A-14	BATHROOM #2 INTERIOR ELEV.	
A-15	BATHROOM #3 INTERIOR ELEV.	
A-16	BATHROOM #4 INTERIOR ELEV.	
A-17	MUDRM, POWDER RM & PANTRY INTERIOR ELEV.5	
A-18	KITCHEN ENLARGED PLAN AND INTERIOR ELEVATION	
A-19	ENLARGED PRIMARY BATH PLAN & INTERIOR ELEVATIONS	

APPROVED VARIANCE/PERMIT REVISION

VARIANCE SET 9/30/2025

MainStreet
— DESIGN BUILD —
885 COALIDGE HWY. TROY, MI 48064
PHONE (248) 444-4320 FAX (248) 444-2865



OWNER:
JOSHI RESIDENCE
2488 LANERGAN DR.
TROY, MI. 48084

PROJECT:
**RESIDENTIAL ADDITION
& INTERIOR REMODEL**

JOB NO.
5096

Issue Date:	Issued For:
3-15-2025	LETTER OF INTENT
5-28-2025	CONTRACT SIGNED
6-11-2025	PERMITS
6-27-2025	PRELIM CONST. SET
6-30-2025	BATH R2 UPDATE
7-10-2025	TILE SELECTIONS PGS. A-12-A-14
9-10-2025	FINAL PERMIT REVISED

SHEET NO.
A-1

1. INSTALL SOIL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION AND EARTH MOVEMENT.
2. THE EXISTING DRIVEWAY MUST BE USED FOR CONSTRUCTION ACCESS TO THE SITE. ACCESS TO THE BUILDING SITE SHALL BE LARGE ENOUGH TO ACCOMMODATE FOR ALL CONSTRUCTION TRAFFIC. SITE ACCESS SHALL BE MAINTAINED THROUGHOUT ALL CONSTRUCTION PHASES.
3. MAINTAIN ALL CONTROL MEASURES UNTIL EARTH MOVEMENT IS COMPLETED.
4. RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
5. FINAL STABILIZATION OF THE SITE MUST BE ACHIEVED WITH SOD.
6. ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
7. AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

1. Contractor shall be responsible for soil erosion and sedimentation control maintenance.
2. All erosion and sedimentation control work shall be checked a minimum once a week and within 24 hours of every rainfall.
3. Any soil erosion control devices that have been damaged, collapsed or removed shall be replaced immediately.
4. All trucks shall be clean free of dirt on the construction drive entrance before entering Lanergan Dr.
5. Any silt that has collected on Lanergan Dr. shall be swept off on a regular basis.

REINFORCED TREE & SOIL PROTECTION

PLAN VIEW

SILT FENCE JOINT SECTION B-B
COMPACTED EARTH
SHEET FLOW
GEOTEXTILE FILTER FABRIC
SUPPORT FENCE 1.5"x1.5" STAKES
UNDISTURBED VEGETATION

FRONT VIEW

TWO WRAP MIN.
SPACING 6' MAX.
LATH (TYP.)
GEOTEXTILE FILTER FABRIC (MIN. 10 GAL/MIN/SQ. FT.)
6" ANCHOR TRENCH
1.5"x1.5" HARDWOOD STAKES DRIVEN INTO GROUND 1' MIN.
SALVAGED EDGES (TYP.)
SUPPORT FENCE (IF REQUIRED)

SECTION A-A

LATH STRIP (TYP.)
GEOTEXTILE FILTER FABRIC FASTENED ON UPHILL SIDE, TOWARDS EARTH DISRUPTION
COMPACTED EARTH ON UPHILL SIDE OF FILTER FABRIC
SHEET FLOW
UNDISTURBED VEGETATION
6"x6" ANCHOR TRENCH VERTICAL WALL
1' MIN.

SECTION B-B

SILT FENCE B
WRAP THE ENDS OF THE SILT FENCE AROUND EACH OTHER TWICE
SILT FENCE A
COUPLER
SILT FENCE B
SILT FENCE JOINT
40'-2"
21'-0"
T-1-0"
T-1-0"
6'-11 1/2"
9'-0 1/2"
(2)2X10 MIN. TRT'D BM.
(2)2X10 MIN. TRT'D BM.
13 A-11
15

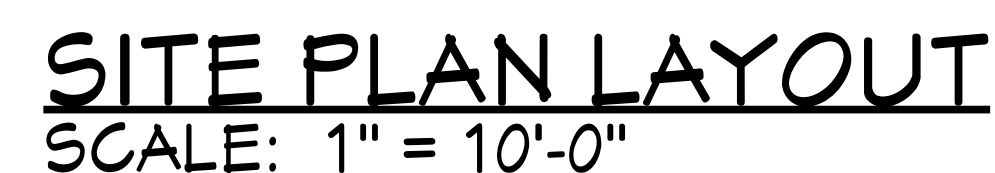




Main Street

— DESIGN BUILD —

595 S. OLD MODOBAND AVE. BIRMINGHAM, MI 48091
PHONE (248) 644-6350 FAX: (248) 644-2555



This architectural drawing is a detailed foundation plan for a basement level. It illustrates the layout of foundation walls, slabs, and various structural components. Key features include:

- Foundation Walls:** 8" CMU FNDTN WALL W/ 16" REINF. CONC. FT'G and 8" CONG FNDTN WALL W/ 16" REINF. CONC. FT'G.
- Slabs:** CONG. SLAB ABV. (Shaded area is variance request), NEW COMPACTED FILL (NEW CONG. SLAB ABV.), and FINISHED BASEMENT LVT FLRG.
- Structural Details:** 2X4 FUR'G WALL W/ R-15 BATT. INSUL., SOLID BR'G, UNDERPIN EX FNDTN WALL & FT'G, and CRAWL SPACE.
- Room and Area Labels:** BSMT BATH, CONG. SLAB ABV., and NEW COMPACTED FILL.
- Dimensions and Annotations:** Various dimensions (e.g., 18'-0", 21'-0", 11'-0", 14'-0") and annotations (e.g., 1'-7 1/4", 6'-6", 11'-6", 5'-2 1/2", 3'-5", 3", 4 1/2", 5'-5 1/2", 3'-6", 4'-0", 4'-6", 4'-11", 3'-1 1/4", 6'-11 1/2", 4'-6") are provided for precise construction.
- Notes and Instructions:** "SHADED AREA IS VARIANCE REQUEST", "NEW W/31 STL. BM. ABV.", "VERIFY IF 2ND TANKLESS WATER HEATER NEEDED", "EX. FURNACE TO REMAIN AS IS", "NEW SUMP PUMP (LOCATION TO BE VERIFIED IN FIELD)", "EX. BSMT. WALL TO REMAIN AS IS", "PIN TO EX. FNDTN", "EX. DRAIN", "EX. FLR DRAIN", "FUTURE ELEVATOR SHAFT", "FLR 8" BLK. BSMT F.F.", "SEE BUILDING SECTIONS & DETAILS ON SHT A-10 & A-11 FOR STRUC. INFO", and "NEW 2X8 FLR JST'S @ 16" O.C."
- Orientation and Scale:** The drawing includes a north arrow pointing towards the top right and a scale bar indicating 1" = 1'-0".

VARIANCE SET 9/30/2025

PROJECT:

JOSHI RESIDENCE
2488 LANERGAN DR.
TROY, MI. 48084

RESIDENTIAL ADDITION & INTERIOR REMODEL

JOB NO.
5096

Issue Date:	Issued For:
3-13-2025	LETTER OF INTENT
5-28-2025	CONTRACT SIGNED
6-17-2025	PERMITS
6-27-2025	PRELIM CONST. SET
6-30-2025	BATH #2 UPDATE
7-10-2025	TILE SELECTIONS PGS. A-12-A-14
9-10-2025	FINAL PERMIT REVISED

SHEET NO.
A-2



WINDOW SCHEDULE									
NUMBER	FLOOR	TYPE	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	COMMENTS	
W01	1	DOUBLE HUNG	28 1/2"	66"	34 1/2"x66 1/2"			REPLACEMENT	
W02	1	DOUBLE HUNG	28 1/2"	66"	34 1/2"x66 1/2"			REPLACEMENT	
W03	1	DOUBLE HUNG	53 1/2"	67 1/2"	54 1/2"x68"		YES	REPLACEMENT	
W04	1	DOUBLE HUNG	37 1/2"	66 1/2"	38 1/2"x67"		YES	EX. OPENING WIDTH, NEW HT.	
W05	1	DOUBLE HUNG	53 1/2"	66 1/2"	54 1/2"x67"		YES	REPLACEMENT	
W06	1	DOUBLE HUNG	53 1/2"	66 1/2"	54 1/2"x67"		YES	REPLACEMENT	
W07	1	DOUBLE HUNG	35 1/2"	67 1/4"	36 1/2"x67 3/4"				
W08	1	DOUBLE HUNG	35 1/2"	67 1/4"	36 1/2"x67 3/4"				
W09	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"	YES			
W10	1	DOUBLE HUNG	24 1/2"	47 3/4"	30 1/2"x48 1/4"				
W11	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"		YES		
W12	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"		YES		
W13	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"		YES		
W14	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"		YES		
W15	1	SINGLE CASEMENT	28"	34 3/4"	24"x40 1/4"				
W16	1	SINGLE CASEMENT	28"	34 3/4"	24"x40 1/4"				
W17	1	DOUBLE HUNG	28"	34 3/4"	24"x40 1/4"				
W18	2	SINGLE CASEMENT	36"	36 1/2"	37"x37"			REPLACEMENT	
W19	2	DOUBLE HUNG	34 3/4"	51 3/4"	35 3/4"x52 1/4"			EX. OPENING WIDTH, NEW HT.	
W20	2	DOUBLE HUNG	44 3/4"	64"	50 3/4"x64 1/2"	YES		REPLACEMENT	
W21	2	SINGLE CASEMENT	34 5/8"	34 3/8"	35 5/8"x34 7/8"		YES	REPLACEMENT	
W22	2	DOUBLE HUNG	44 3/4"	64"	50 3/4"x64 1/2"	YES		REPLACEMENT	
W23	2	DOUBLE HUNG	24 1/2"	54 3/4"	30 1/2"x60 1/4"		YES		
W24	2	DOUBLE HUNG	24 1/2"	54 3/4"	30 1/2"x60 1/4"		YES		
W25	2	DOUBLE HUNG	47 1/2"	54 3/4"	48 1/2"x60 1/4"	YES			
W26	2	DOUBLE HUNG	47 1/2"	54 3/4"	48 1/2"x60 1/4"	YES			
W27	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W28	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W29	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W30	2	DOUBLE HUNG	47 1/2"	54 3/4"	48 1/2"x60 1/4"	YES			
W31	2	DOUBLE HUNG	47 1/2"	54 3/4"	48 1/2"x60 1/4"	YES			
W32	2	DOUBLE HUNG	17 1/2"	54 3/4"	18 1/2"x60 1/4"		YES		
W33	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W34	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W35	2	SINGLE CASEMENT	35 1/2"	36"	36 1/2"x36 1/2"				
W36	2	SINGLE CASEMENT	35 1/2"	36"	36 1/2"x36 1/2"				

ALL NEW CASING THROUGH-OUT, EX. WDN SILLS ARE REMOVED

DOOR SCHEDULE									
NUMBER	FLOOR	TYPE	WIDTH	HEIGHT	THICKNESS	R/O	HINGE SIDE	COMMENTS	
D01	0	HINGED	36"	76"	1 3/4"	30"x34"	L	BASMENT SHAFT ACCESS	
D02	0	HINGED	36"	80"	1 3/4"	30"x33"	L	BSMT ELEVATOR	
D03	0	HINGED	32"	80"	1 3/8"	34"x32 1/2"	L		
D04	0	SHOWNER	28"	76"	1/2"	28"x76"	L	GLASS SHWR. DR.	
D05	0	DOUBLE HINGED	36"	76"	1 3/8"	30"x76 1/2"	L/R		
D06	0	HINGED	36"	80"	1 3/4"	30"x33"	L	BSMT ENTRY	
D07	1	HINGED	36"	80"	1 3/4"	30"x33"	R		
D08	1	HINGED	30"	80"	1 3/8"	32"x32 1/2"	R	REPLACEMENT	
D09	1	SLIDER	60"	80"	1 3/8"	62"x32 1/2"	L		
D10	1	HINGED	32"	80"	1 3/4"	34"x33"	R	REPLACEMENT F.R.	
D11	1	HINGED	36"	80"	1 3/4"	30"x33"	L	ELEVATION 1ST FLR.	
D12	1	HINGED	36"	80"	1 3/4"	30"x33"	L		
D13	1	HINGED	36"	80"	1 3/4"	30"x33"	L	20 MIN. F.R.	
D14	1	GARAGE	216"	84"	1 3/4"	218"x87"		OVERHEAD DOOR	
D15	1	HINGED	36"	80"	1 3/4"	30"x33"	R	MUDROOM	
D16	1	SLIDER	72"	80"	1 3/4"	73"x80 1/2"	R		
D17	1	SLIDER	72"	80"	1 3/4"	73"x80 1/2"	L		
D18	1	QUAD SLIDER	141"	79 1/2"	1 3/4"	142"x80"	L/R		
D19	2	HINGED	30"	80"	1 3/8"	32"x32 1/2"	R		
D20	2	POCKET	24"	80"	1 3/8"	44 1/4"x32 1/2"	L		
D21	2	HINGED	30"	80"	1 3/8"	32"x32 1/2"	L		
D22	2	4 DR. BIFOLD	48 1/4"	80"	1 3/8"	50 1/4"x32 1/2"	L/R		
D23	2	POCKET	32"	80"	1 3/8"	65 1/4"x32 1/2"	L		
D24	2	POCKET	32"	80"	1 3/8"	65 1/4"x32 1/2"	R		
D25	2	SLIDER	71"	79 1/2"	1 3/8"	72 1/2"x80 1/4"	R		
D26	2	POCKET	30"	80"	1 3/8"	61 1/4"x32 1/2"	R		
D27	2	HINGED	36"	80"	1 3/8"	38"x32 1/2"	L		
D28	2	HINGED	36"	80"	1 3/8"	38"x32 1/2"	L		
D29	2	SLIDER	71"	79 1/2"	1 3/8"	72 1/2"x80 1/4"	R		
D30	2	4 DR. BIFOLD	60"	80"	1 3/8"	62"x32 1/2"	L/R		
D31	2	HINGED	36"	80"	1 3/8"	38"x32 1/2"	R	REPLACEMENT	
D32	2	HINGED	36"	80"	1 3/8"	38"x32 1/2"	R		
D33	2	4 DR. BIFOLD	48"	80"	1 3/8"	50"x32 1/2"	L/R	REPLACEMENT	
D34	2	4 DR. BIFOLD	48"	80"	1 3/8"	50"x32 1/2"	L/R	REPLACEMENT	
D35	2	SLIDER	72"	80"	1 3/4"	73"x80 1/2"	R		

TYP. WALL KEY / LEGEND

EXISTING EXTERIOR WALLS TO REMAIN

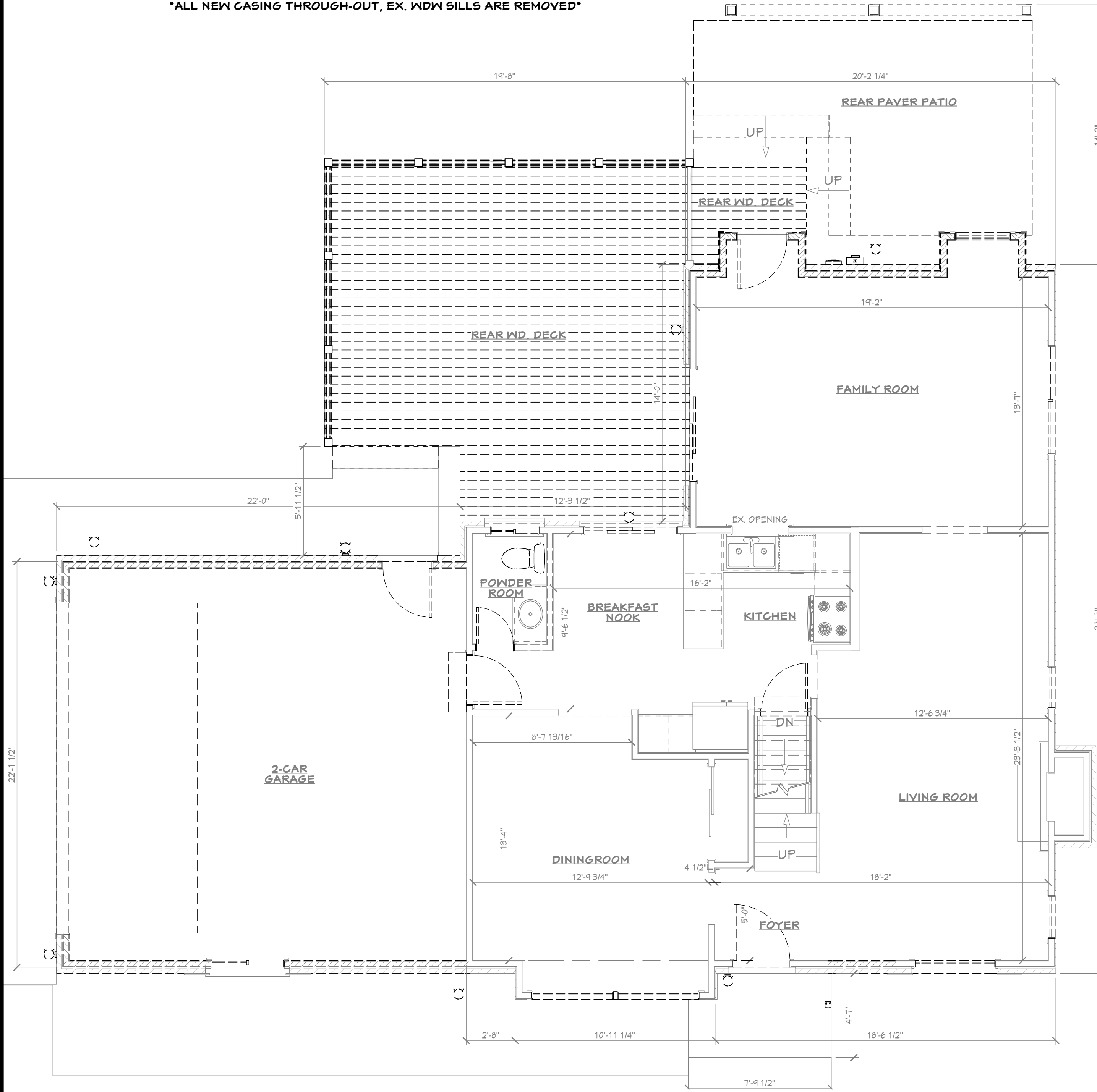
EXISTING 2X4 EXTERIOR WALL REMOVED

NEW EXTERIOR STUD WALLS

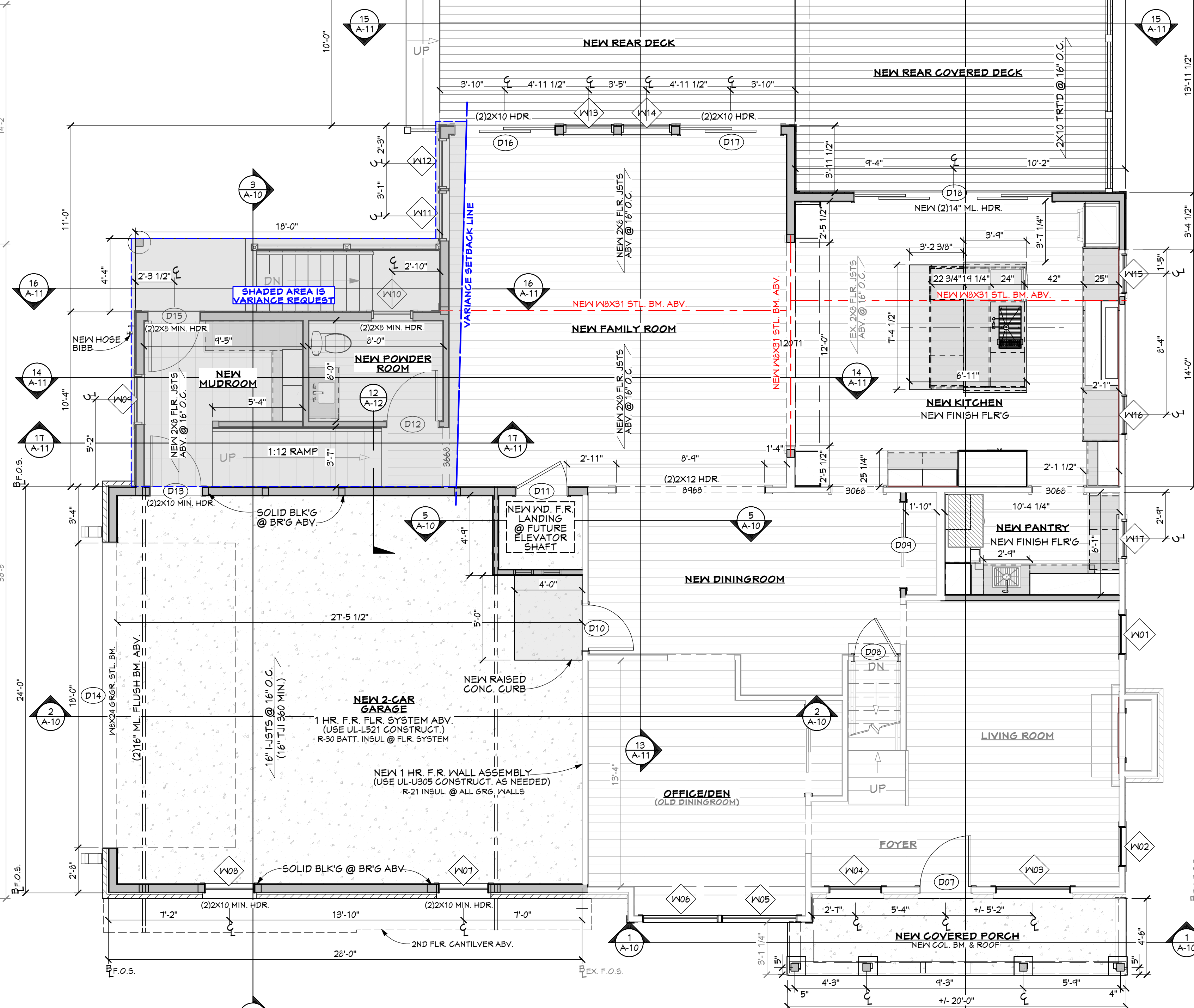
EXISTING 2X4 INTERIOR WALLS TO REMAIN

EXISTING INTERIOR STUD WALLS REMOVED

NEW INTERIOR STUD WALLS



EXISTING 1ST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



NEW 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MainStreet

DESIGN BUILD

5855 LANSING AVE. TROY, MI 48064
PHONE (248) 444-4330 FAX (248) 444-2865

OWNER:

PROJECT:

JOSHI RESIDENCE

2488 LANERGAN DR.

TROY, MI. 48064

JOB NO.

5096

Issue Date:

3-15-2025

Issued For:

LETTER OF INTENT

5-28-2025

CONTRACT SIGNED

6-11-2025

PERMITS

6-27-2025

PRELIM CONST. SET

6-30-2025

BATH #2 UPDATE

7-10-2025

TILE SELECTIONS PGS. A-12-A-14

9-10-2025

FINAL PERMIT REVISED

SHEET NO.

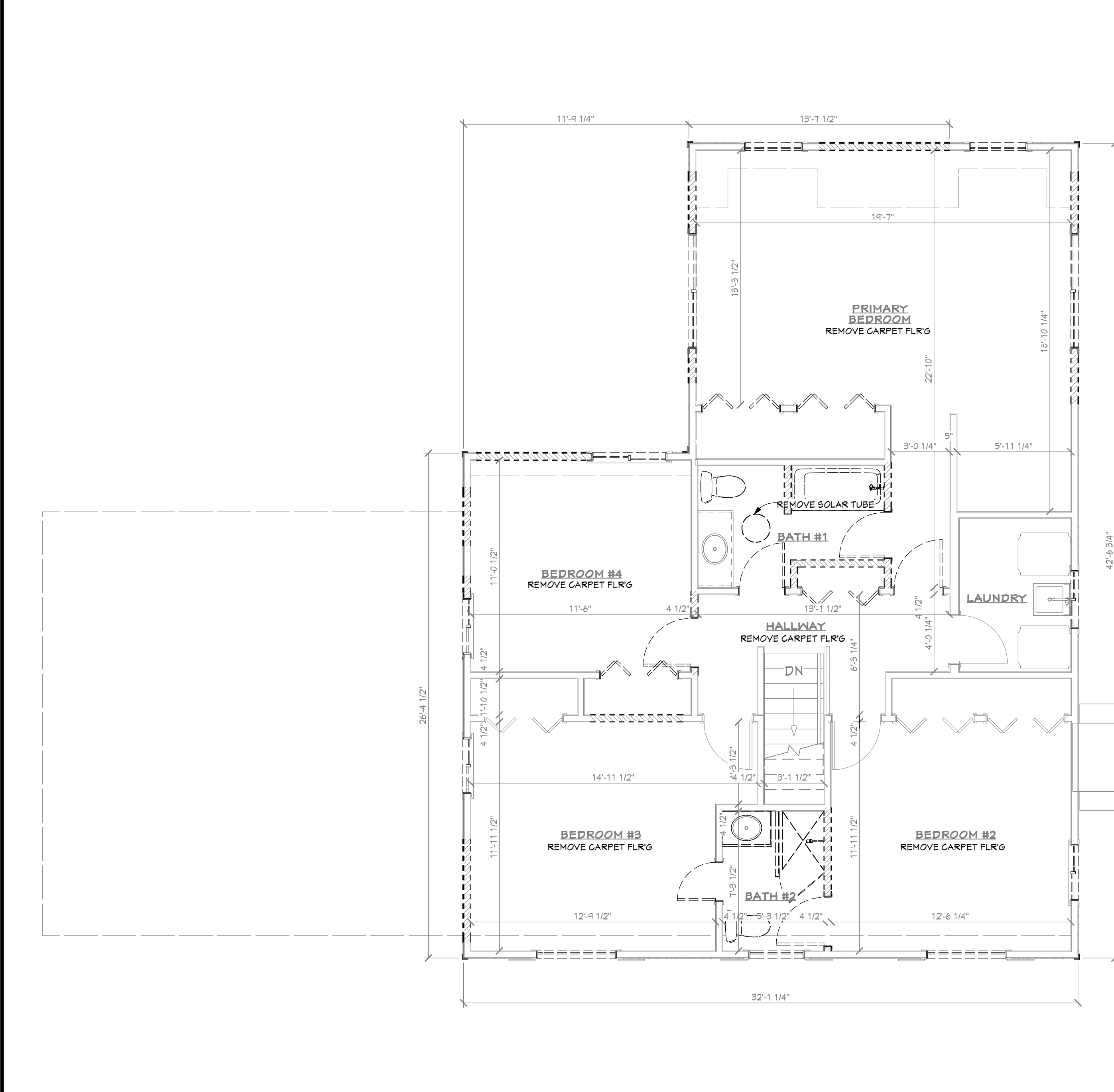
A-3

WINDOW SCHEDULE									
NUMBER	FLOOR	TYPE	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED	COMMENTS	
W01	1	DOUBLE HUNG	28 1/2"	66"	34 1/2"x66 1/2"			REPLACEMENT	
W02	1	DOUBLE HUNG	28 1/2"	66"	24 1/2"x66 1/2"			REPLACEMENT	
W03	1	DOUBLE HUNG	53 1/2"	67 1/2"	54 1/2"x68"		YES	REPLACEMENT	
W04	1	DOUBLE HUNG	37 1/2"	66 1/2"	38 1/2"x67"		YES	EX. OPENING WIDTH, NEW HT.	
W05	1	DOUBLE HUNG	53 1/2"	66 1/2"	54 1/2"x67"		YES	REPLACEMENT	
W06	1	DOUBLE HUNG	53 1/2"	66 1/2"	54 1/2"x67"		YES	REPLACEMENT	
W07	1	DOUBLE HUNG	35 1/2"	67 1/4"	36 1/2"x67 3/4"				
W08	1	DOUBLE HUNG	35 1/2"	67 1/4"	36 1/2"x67 3/4"				
W09	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"	YES			
W10	1	DOUBLE HUNG	24 1/2"	47 3/4"	30 1/2"x48 1/4"				
W11	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"		YES		
W12	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"		YES		
W13	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"		YES		
W14	1	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"		YES		
W15	1	SINGLE CASEMENT	28"	34 3/4"	24"x40 1/4"				
W16	1	SINGLE CASEMENT	28"	34 3/4"	24"x40 1/4"				
W17	1	DOUBLE HUNG	28"	34 3/4"	24"x40 1/4"				
W18	2	SINGLE CASEMENT	36"	36 1/2"	37"x37"			REPLACEMENT	
W19	2	DOUBLE HUNG	34 3/4"	51 3/4"	35 3/4"x52 1/4"			EX. OPENING WIDTH, NEW HT.	
W20	2	DOUBLE HUNG	44 3/4"	64"	50 3/4"x64 1/2"	YES		REPLACEMENT	
W21	2	SINGLE CASEMENT	34 5/8"	34 3/8"	35 5/8"x34 7/8"		YES	REPLACEMENT	
W22	2	DOUBLE HUNG	44 3/4"	64"	50 3/4"x64 1/2"	YES		REPLACEMENT	
W23	2	DOUBLE HUNG	24 1/2"	54 3/4"	30 1/2"x60 1/4"		YES		
W24	2	DOUBLE HUNG	24 1/2"	54 3/4"	30 1/2"x60 1/4"		YES		
W25	2	DOUBLE HUNG	47 1/2"	54 3/4"	48 1/2"x60 1/4"	YES			
W26	2	DOUBLE HUNG	47 1/2"	54 3/4"	48 1/2"x60 1/4"	YES			
W27	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W28	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W29	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W30	2	DOUBLE HUNG	47 1/2"	54 3/4"	48 1/2"x60 1/4"	YES			
W31	2	DOUBLE HUNG	47 1/2"	54 3/4"	48 1/2"x60 1/4"	YES			
W32	2	DOUBLE HUNG	17 1/2"	54 3/4"	18 1/2"x60 1/4"		YES		
W33	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W34	2	DOUBLE HUNG	35 1/2"	54 3/4"	36 1/2"x60 1/4"				
W35	2	SINGLE CASEMENT	35 1/2"	36"	36 1/2"x36 1/2"				
W36	2	SINGLE CASEMENT	35 1/2"	36"	36 1/2"x36 1/2"				

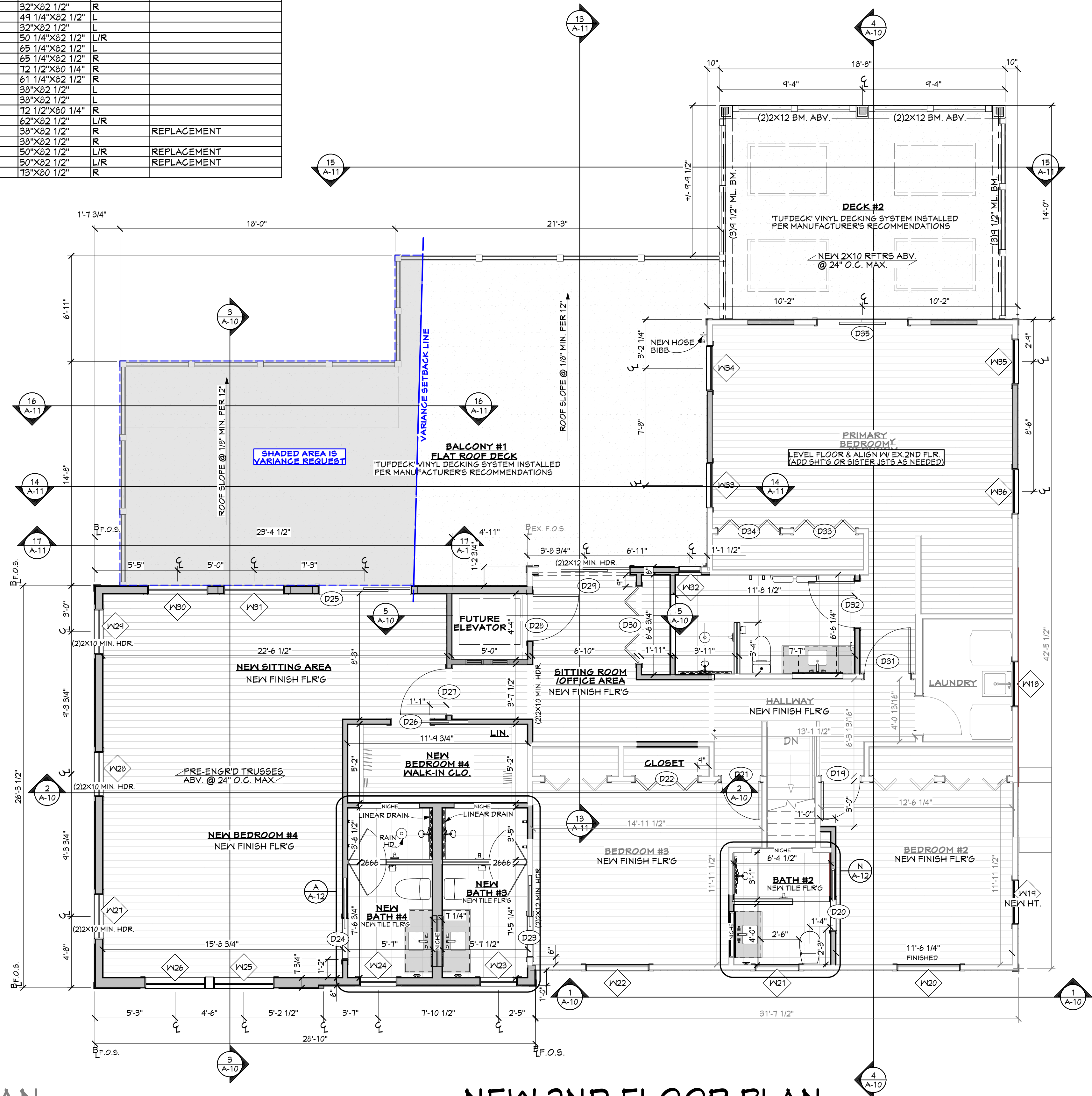
ALL NEW CASING THROUGH-OUT, EX. WDN SILLS ARE REMOVED

DOOR SCHEDULE									
NUMBER	FLOOR	TYPE	WIDTH	HEIGHT	THICKNESS	R/O	HINGE SIDE	COMMENTS	
D01	0	HINGED	36"	76"	1 3/4"	38"x34"	L	BASMENT SHAFT ACCESS	
D02	0	HINGED	36"	80"	1 3/4"	38"x33"	L	BSMT ELEVATOR	
D03	0	HINGED	32"	80"	1 3/8"	34"x32 1/2"	L		
D04	0	SHOWER	28"	76"	1 1/2"	28"x76"	L	GLASS SHWR. DR.	
D05	0	DOUBLE HINGED	36"	76"	1 3/8"	38"x76 1/2"	L/R		
D06	0	HINGED	36"	80"	1 3/4"	38"x33"	L	BSMT ENTRY	
D07	1	HINGED	36"	80"	1 3/4"	38"x33"	R		
D08	1	HINGED	30"	80"	1 3/8"	32"x32 1/2"	R	REPLACEMENT	
D09	1	SLIDER	60"	80"	1 3/8"	62"x32 1/2"	L		
D10	1	HINGED	32"	80"	1 3/4"	34"x33"	R	REPLACEMENT F.R.	
D11	1	HINGED	36"	80"	1 3/4"	38"x33"	L	ELEVATION 1ST FLR.	
D12	1	HINGED	36"	80"	1 3/4"	38"x33"	L		
D13	1	HINGED	36"	80"	1 3/4"	38"x33"	L	20 MIN. F.R.	
D14	1	GARAGE	216"	84"	1 3/4"	218"x87"		OVERHEAD DOOR	
D15	1	HINGED	36"	80"	1 3/4"	38"x33"	R	MUDROOM	
D16	1	SLIDER	72"	80"	1 3/4"	73"x30 1/2"	R		
D17	1	SLIDER	72"	80"	1 3/4"	73"x30 1/2"	L		
D18	1	QUAD SLIDER	141"	79 1/2"	1 3/4"	142"x30"	L/R		
D19	2	HINGED	30"	80"	1 3/8"	32"x32 1/2"	R		
D20	2	POCKET	24"	80"	1 3/8"	44 1/4"x32 1/2"	L		
D21	2	HINGED	30"	80"	1 3/8"	32"x32 1/2"	L		
D22	2	4 DR. BIFOLD	48 1/4"	80"	1 3/8"	50 1/4"x32 1/2"	L/R		
D23	2	POCKET	32"	80"	1 3/8"	65 1/4"x32 1/2"	L		
D24	2	POCKET	32"	80"	1 3/8"	65 1/4"x32 1/2"	R		
D25	2	SLIDER	71"	79 1/2"	1 3/8"	72 1/2"x30 1/4"	R		
D26	2	POCKET	30"	80"	1 3/8"	61 1/4"x32 1/2"	R		
D27	2	HINGED	36"	80"	1 3/8"	38"x32 1/2"	L		
D28	2	HINGED	36"	80"	1 3/8"	38"x32 1/2"	L		
D29	2	SLIDER	71"	79 1/2"	1 3/8"	72 1/2"x30 1/4"	R		
D30	2	4 DR. BIFOLD	60"	80"	1 3/8"	62"x32 1/2"	L/R		
D31	2	HINGED	36"	80"	1 3/8"	38"x32 1/2"	R	REPLACEMENT	
D32	2	HINGED	36"	80"	1 3/8"	38"x32 1/2"	R		
D33	2	4 DR. BIFOLD	48"	80"	1 3/8"	50"x32 1/2"	L/R	REPLACEMENT	
D34	2	4 DR. BIFOLD	48"	80"	1 3/8"	50"x32 1/2"	L/R	REPLACEMENT	
D35	2	SLIDER	72"	80"	1 3/4"	73"x30 1/2"	R		

TYP. WALL KEY / LEGEND	
	EXISTING EXTERIOR WALLS TO REMAIN
	EXISTING 2X4 EXTERIOR WALL REMOVED
	NEW EXTERIOR STUD WALLS
	EXISTING 2X4 INTERIOR WALLS TO REMAIN
	EXISTING INTERIOR STUD WALLS REMOVED
	NEW INTERIOR STUD WALLS



EXISTING 2ND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



NEW 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

585 CO. ROAD, TROY, MI 48064
PHONE (248) 644-4350 FAX (248) 644-2865

OWNER:

PROJECT:

JOB NO.

5096

Issue Date:	Issued For:
3-15-2025	LETTER OF INTENT
5-28-2025	CONTRACT SIGNED
6-17-2025	PERMITS
6-27-2025	PRELIM CONST. SET
6-30-2025	BATH #2 UPDATE
7-10-2025	TILE SELECTIONS PGS. A-12-A-14
9-10-2025	FINAL PERMIT REVISED

SHEET NO.

A-4

MainStreet
DESIGN BUILD

JOSHI RESIDENCE
2488 LANERGAN DR.
TROY, MI. 48064

RESIDENTIAL ADDITION
& INTERIOR REMODEL

VARIANCE SET 9/30/2025

ELECTRICAL LEGEND/KEY	
SYMBOL	DESCRIPTION
	Ceiling Mounted Light Fixtures: Recessed 6"
	Ceiling Mounted Light Fixtures: Recessed 6" Vapor LT
	Ceiling Mounted Light Fixtures: Recessed 4"
	Ceiling Mounted Light Fixtures: Surface Mount Pendant
	Ceiling Mounted Light Fixtures: Surface Mount
	Wall Mounted Light Fixtures: Flush Wall Mounted
	Ceiling Mounted Light Fixtures: Fan/Light
	Ventilation Fans: Ceiling Mounted (Exterior Vent Thru Roof)
	220V Receptacle
	110V Receptacles: GFCI
	110V Receptacles: Weather Protected
	110V Receptacles: Duplex
	Smoke Detector: Interconnected
	Carbon/Smoke Detector: Interconnected
	Switches: Single Pole
	Switches: 3-Way

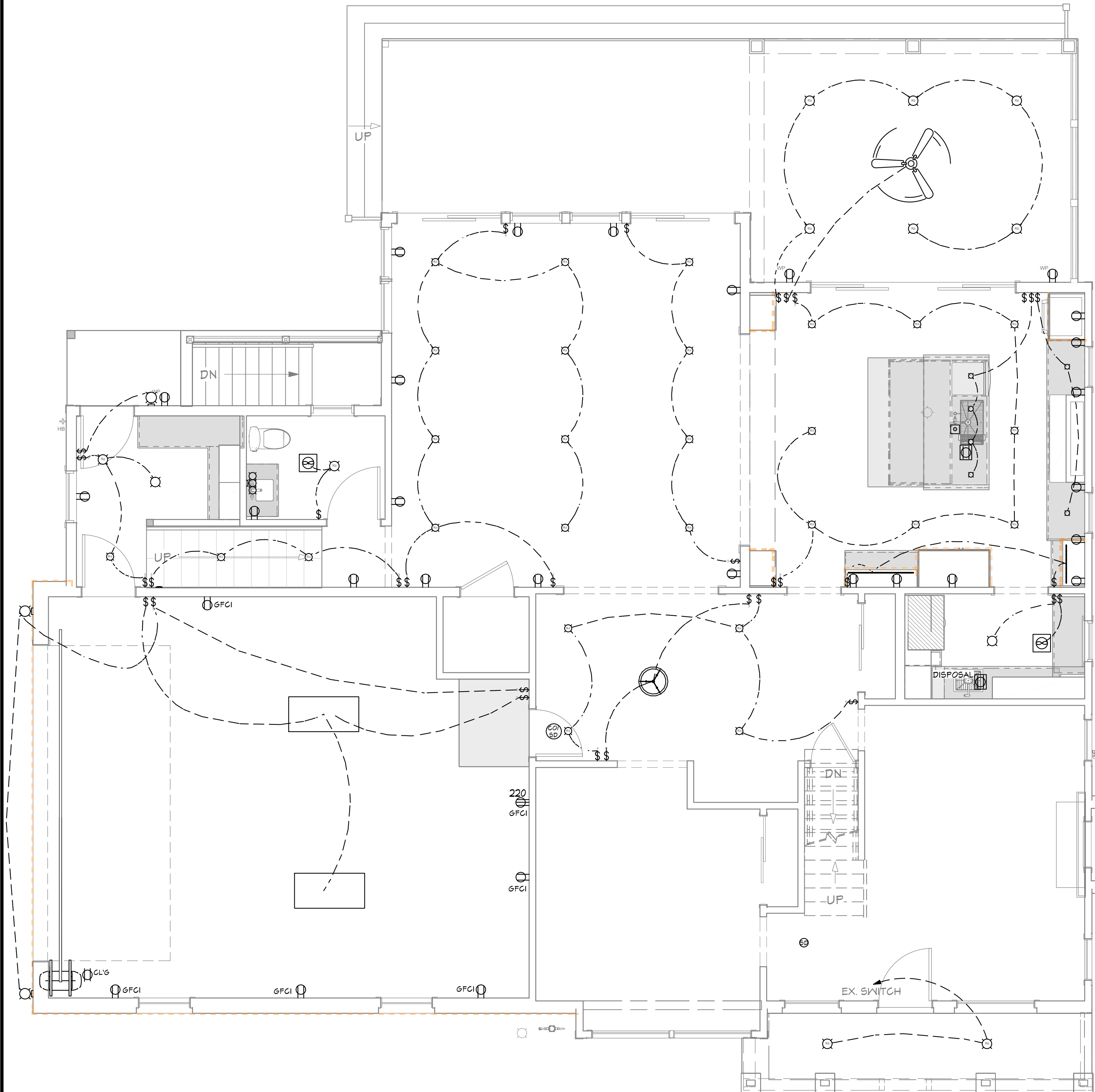
- ELECTRICAL NOTES
1. COORDINATE HOME OWNER SUPPLIED LIGHTS AND FIXTURES WITH DESIGNER BEFORE START OF INSTALL.

2. ANY CHANGES REQUESTED BY OWNER ARE TO BE REVIEWED WITH DESIGNER BEFORE INSTALLATION.

3. TYPICAL OUTLETS (DECOR) AND SWITCHES (DECOR) ARE TO BE WHITE WITH WHITE COVER PLATES.

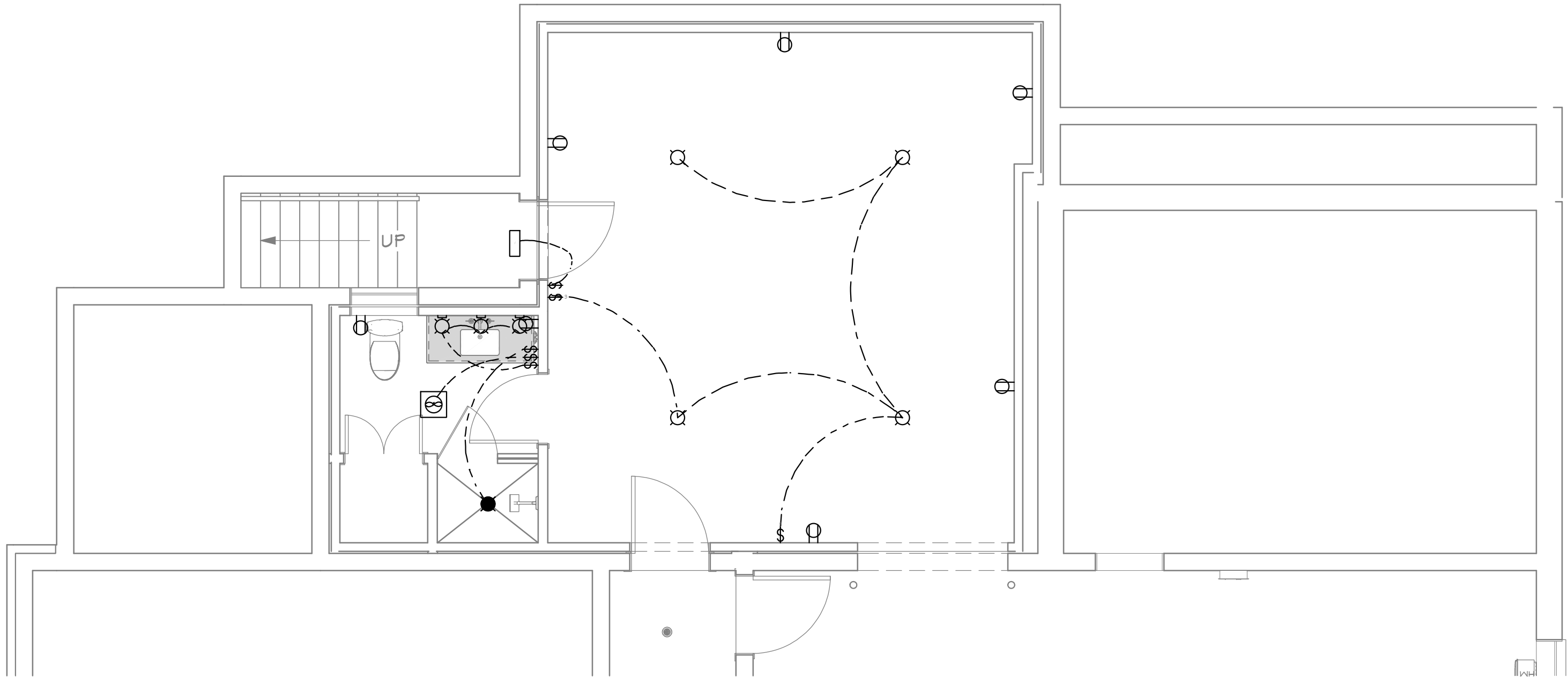
4. TYPICAL OUTLETS ON OPEN WALL TO BE +/- 12" ABOVE F.F. TO CENTER, UNLESS NOTED OTHERWISE.

5. TYPICAL OUTLETS OVER COUNTERTOPS TO BE +/- 42" ABV. F.F. TO CENTER, UNLESS NOTED OTHERWISE.



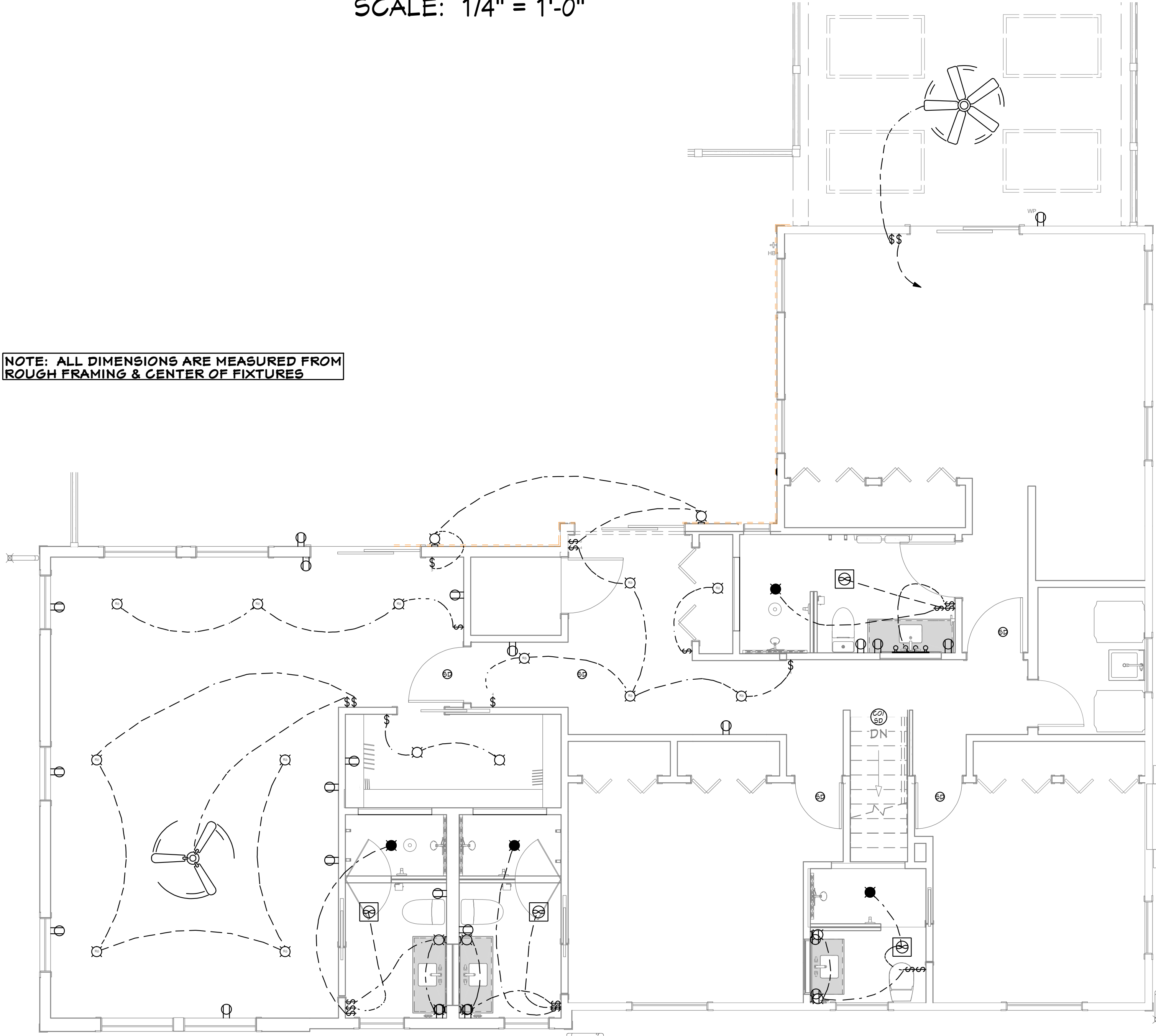
NEW 1ST FLR. ELECT./MECH./PLUMB'G LAYOUT
SCALE: 1/4" = 1'-0"

APPROVED VARIANCE/PERMIT REVISION



NEW BSMT. ELECT. LAYOUT
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE MEASURED FROM
ROUGH FRAMING & CENTER OF FIXTURES



NEW 2ND FLR. ELECT./MECH./PLUMB'G LAYOUT
SCALE: 1/4" = 1'-0"

VARIANCE SET 9/30/2025

Main Street
— DESIGN BUILD —
885 LOUGHBOROUGH RD. SUITE 200
TROY, MI 48064
PHONE (248) 444-4320 FAX (248) 444-2865

OWNER:

JOSHI RESIDENCE
2488 LANERGAN DR.
TROY, MI. 48084

PROJECT:

RESIDENTIAL ADDITION
& INTERIOR REMODEL

JOB NO.

5096

Issue Date:

Issued For:

3-19-2025

LETTER OF INTENT

5-28-2025

CONTRACT SIGNED

6-11-2025

PERMITS

6-27-2025

PRELIM CONST. SET

6-30-2025

BATH #2 UPDATE

7-10-2025

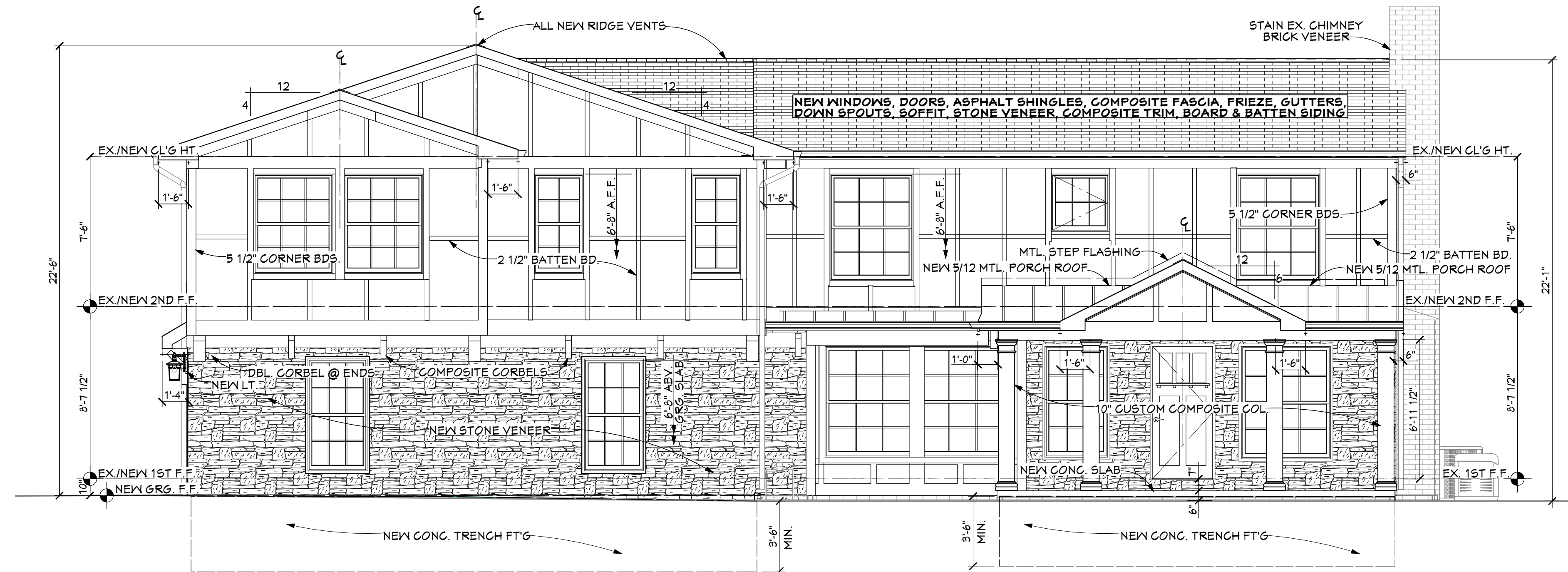
TILE SELECTIONS PGS. A-12-A-14

9-10-2025

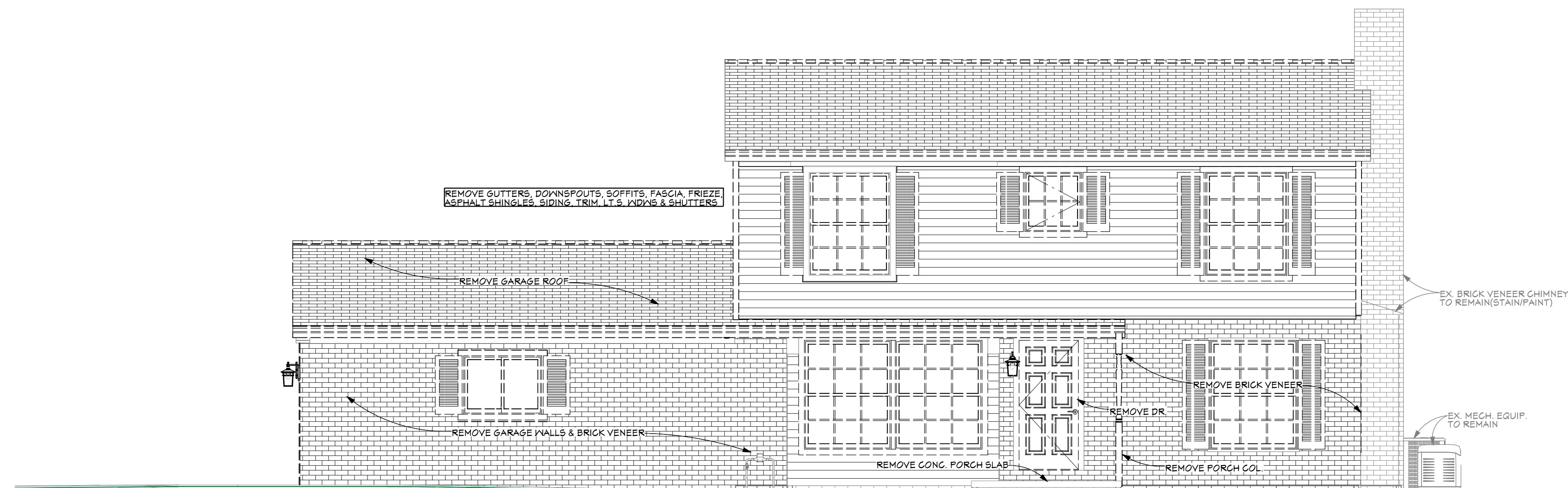
FINAL PERMIT REVISED

SHEET NO.

A-5



NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING FRONT DEMO ELEVATION
SCALE: 1/4" = 1'-0"

MainStreet
— DESIGN BUILD —
RESIDENTIAL ADDITION & INTERIOR REMODEL
PHONE (248) 444-4320 FAX (248) 444-2865



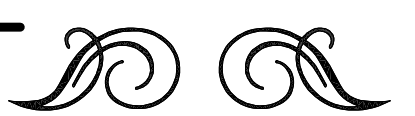
OWNER:
JOSHI RESIDENCE
2488 LANERGAN DR.
TROY, MI. 48064

PROJECT:
**RESIDENTIAL ADDITION
& INTERIOR REMODEL**

JOB NO.
5096

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7-10-2025	TILE SELECTIONS PGS. A-12-A-14
9-10-2025	FINAL PERMIT REVISED

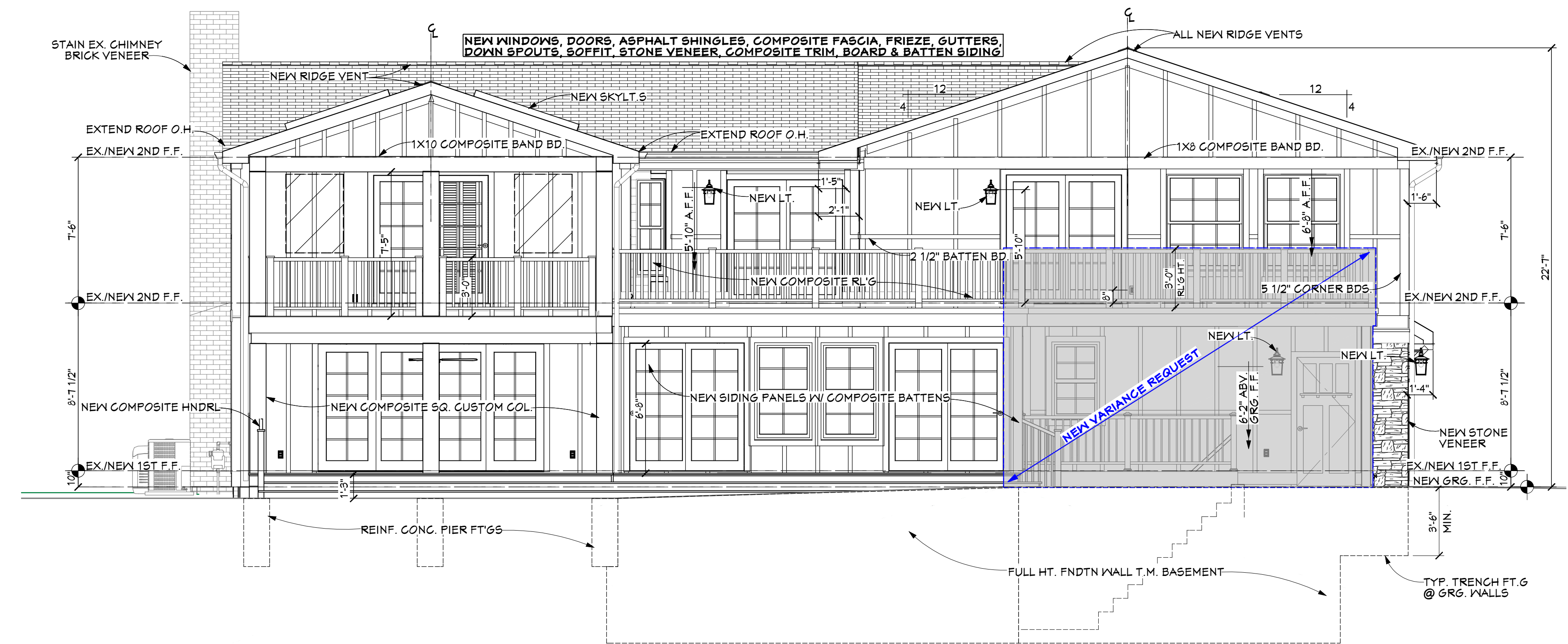
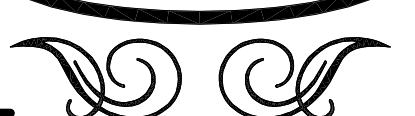
SHEET NO.
A-6



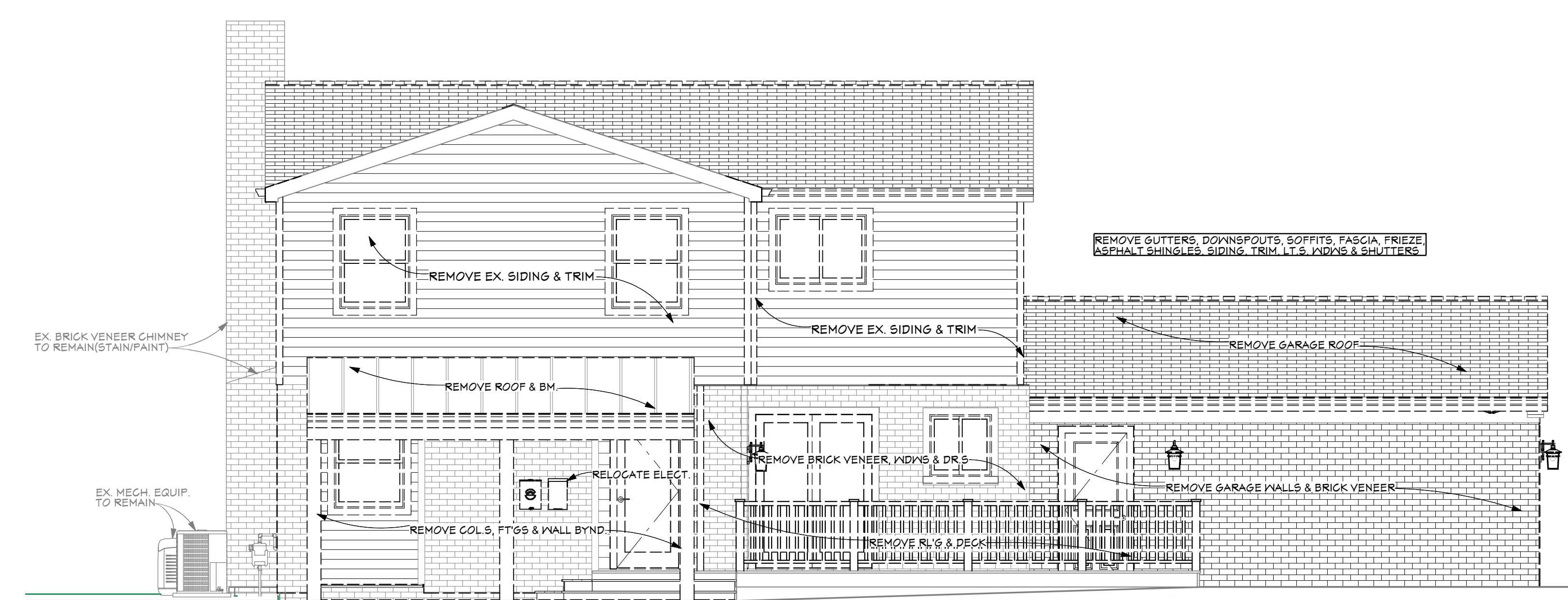
OWNER:

PROJECT:

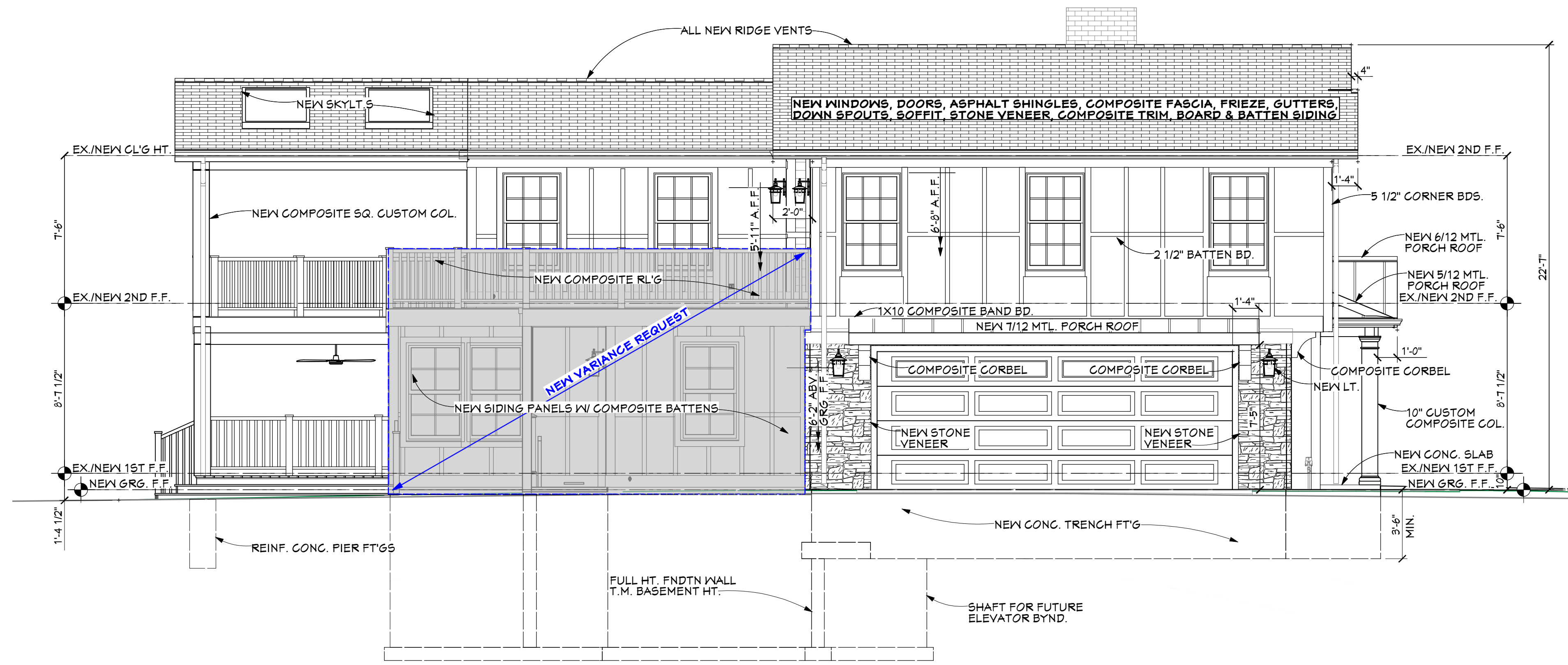
Issue Date:	Issued For:
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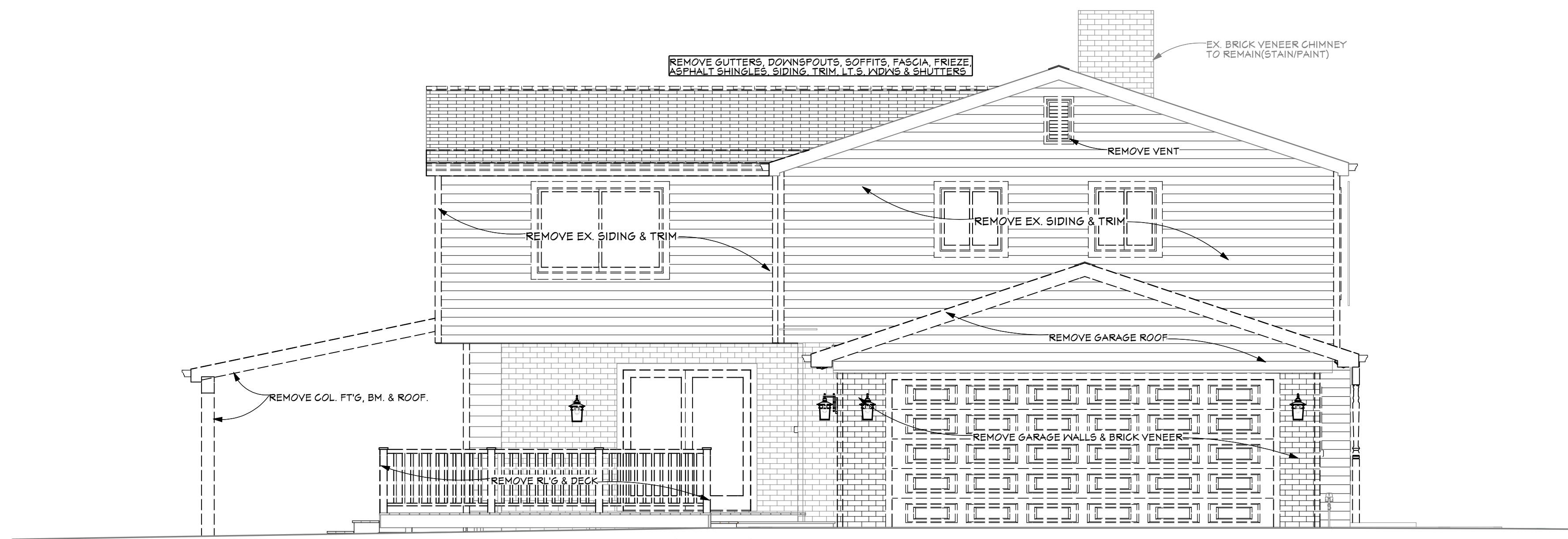
NEW REAR ELEVATION
SCALE: 1/4" = 1'-0"



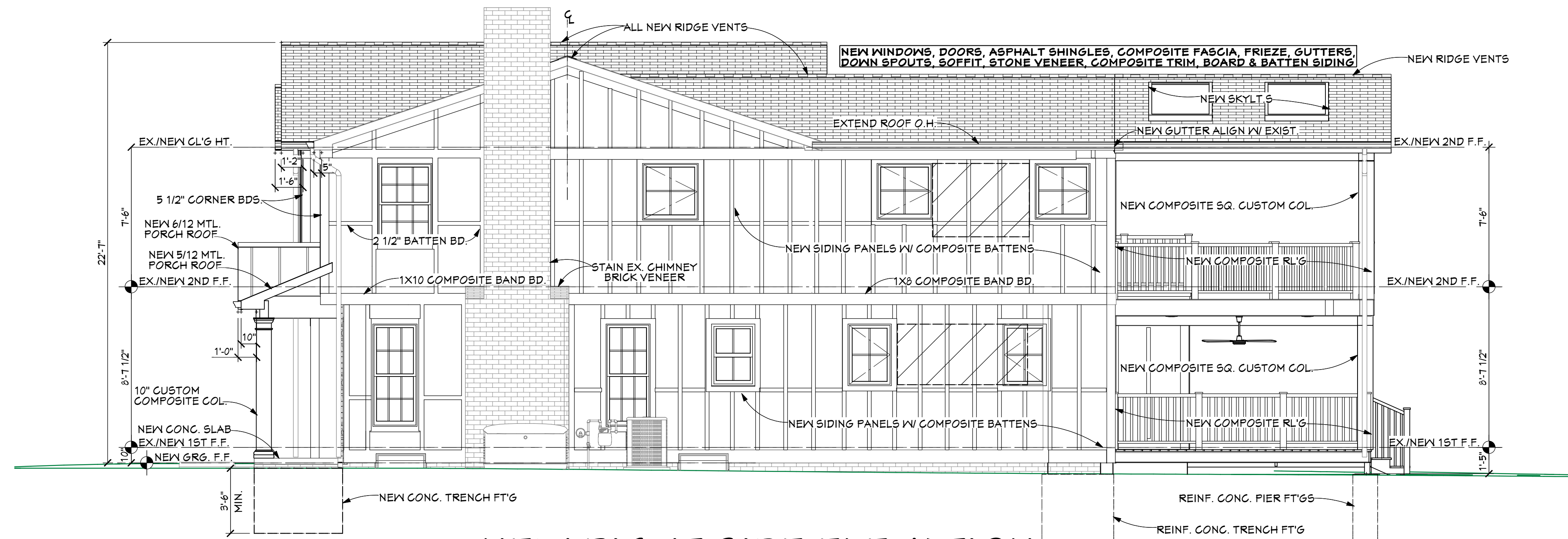
EXISTING REAR DEMO ELEVATION
SCALE: 1/4" = 1'-0"



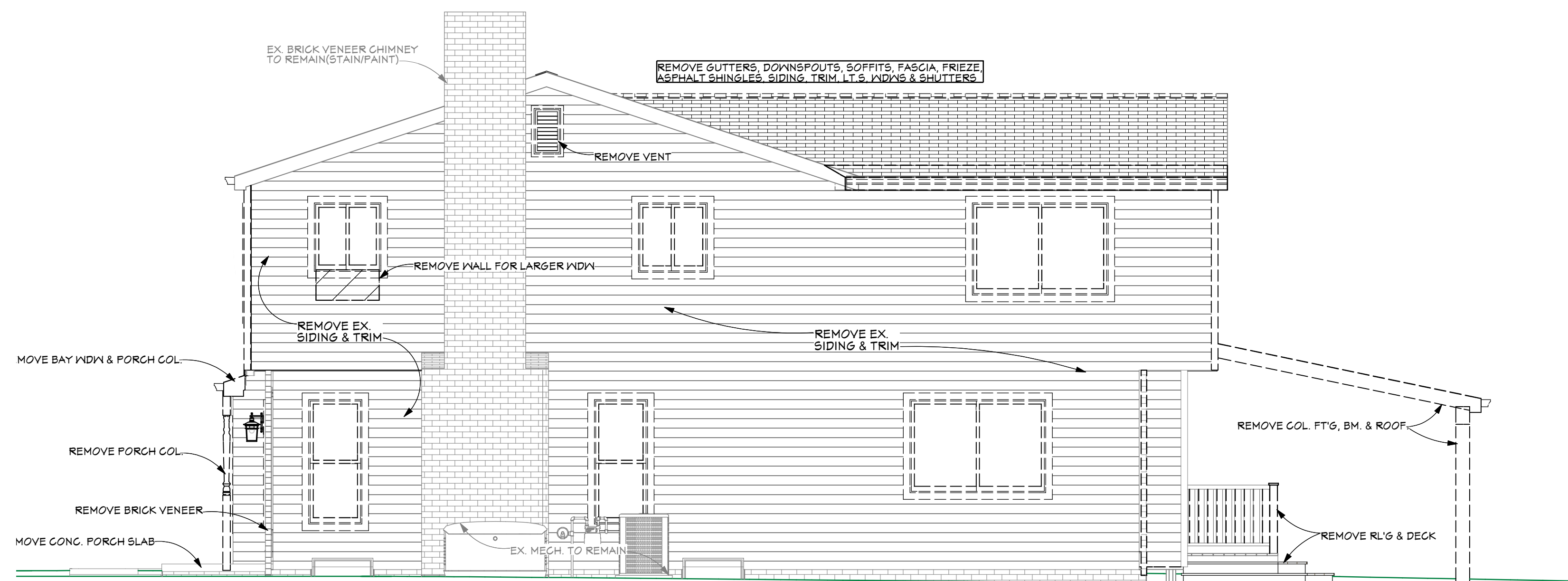
NEW LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE DEMO ELEVATION
SCALE: 1/4" = 1'-0"



NEW RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE DEMO ELEVATION
SCALE: 1/4" = 1'-0"

MainStreet
— DESIGN BUILD —
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OWNER:
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TROY, MI. 48064

PROJECT:
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SHEET NO.
A-9









