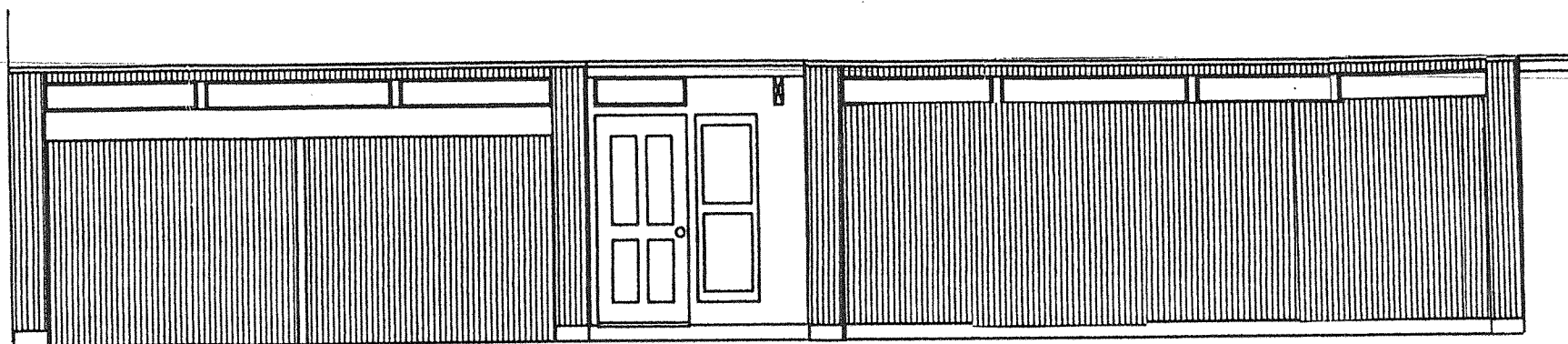
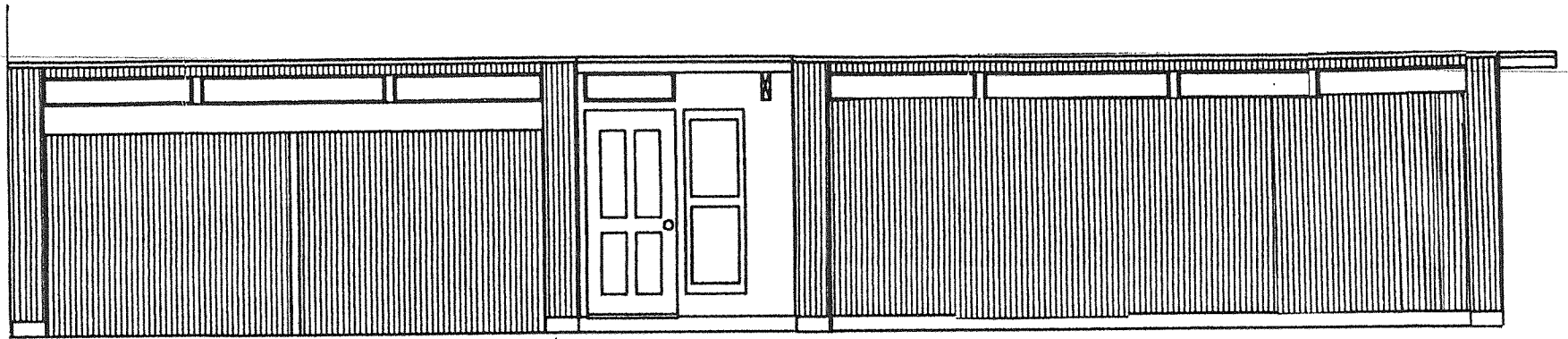


PROJECT DATA			SHEET LEGEND							
GENERAL INFORMATION: Project Address: 141 THORNTON DRIVE, LANSING, MI 48207 Governing Jurisdiction: City of Lansing Zone: R-1 Lot Size: 0.285 AC ± S.F. Required Setbacks: Front: 33' Rear: 33' Side: 8' MIN - 15' TOTAL, 5'-0" MIN - 10'-0" MAX			LOT COVERAGE: Allowable (%): 40% Allowable (S.F.): 0.285 AC S.F. X 40% = 0.114 AC S.F. (L) Lot Coverage (Devoted): 0.120 AC S.F. New Dwelling Area: 12,000 S.F. Total New Coverage: 12,000 S.F. (Max Lot Coverage (20)): 12,000 S.F.		FLOOR AREA RATIO: Allowable (%): 40% Allowable (S.F.): 0.285 AC S.F. X 40% = 0.114 AC S.F. Existing Floor Area: 0.114 AC S.F. Allowable Addition Area: 0.114 AC S.F. PROPOSED NEW FLOOR AREA: 12,000 S.F.		TOTAL NEW FLOOR AREA: NEW FLOOR AREA: 12,000 S.F. FIRE SPRINKLER ANALYSIS: EXISTING LIVING AREA: 1,700 S.F. NEW LIVING AREA: 12,000 S.F. 12,000 / 1,700.07 = 7.06 (7.06) X 50%		NOTES: 1. EXISTING BLDG. AND PLUMBING S.F. = 1,700 S.F. 2. EXISTING BLDG. S.F. = 1,700 S.F. 3. EXISTING BLDG. S.F. = 1,700 S.F. 4. EXISTING BLDG. 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Existing Front (North) Elevation

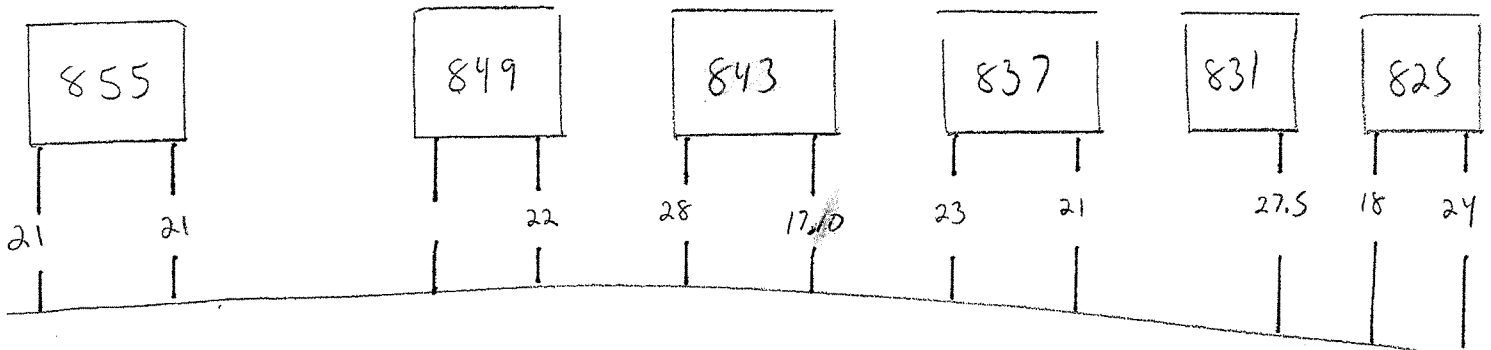


Proposed Front (North) Elevation

Expansion of 843 Trenton Drive

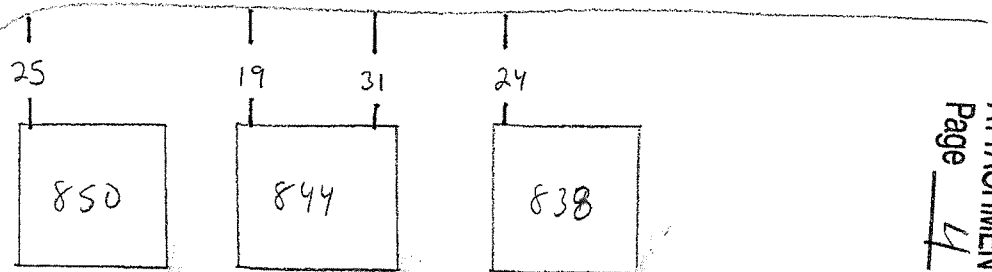
- 4 bedroom, 2 bath Eichler home – Atrium model
- Expand front two bedroom by moving the front wall towards the street by 2 feet 6 inches
- Move wall out by 30 inches toward the street
- This addition is designed to mimic the existing structure.
 - The project does this by building the expanded wall within the existing roof line.
 - Some portion of the existing eave will be maintained.
 - Windows of similar size, shape, glazing and placement will be used. Double-pane glass will be used for all windows.
 - Eichler siding will be used. The intent is for the replacement wall to be indistinguishable from the prior wall.
 - By staying within the existing roof line and not expanding the area of the roof, the project does not have as much visible impact to the view of pedestrians or residents on the street.
- [• The height of the roof from the curb line is 124 inches. It is a 20 inch drop from the foundation to the curb.
- No changes to the radiant heat system. The new floor space will not have radiant heat. Heating for the room will come from the existing radiant heating system. (Each bedroom addition only adds approximately 25 square feet of floor space).
- Relocate existing electrical outlets to the new walls.
 - The Building Department has already recommended adding GFI outlets. This will be done.
- A shear wall will be added to the west wall of the west #4 bedroom, nearest the front of the house.
- New wall to be "bolted" to the new foundation.
- Water hose-bib on the external front wall of the house will be relocated.
- Various lawn sprinkler system plumbing will be relocated.
- No mature or protected trees will be impacted by this project.
- Need to get Variance via an Administrative Zoning Hearing because of Front Setback question

8-7-11



Trenitow Dr

Nelis Ct



- * - Not to scale
- * - All measurements are approx. might be off by an inch or two
- * - measurements from house to sidewalk

2011-7485 - 843 Trenton Dr.

Attachment C
Page 1 of 1

