

LEGAL DESCRIPTION:

PARCEL IDENTIFICATION NUMBER: 18-18-180-001

LOTS 1 AND 2, BLOCK 11, OF "CRYSTAL BEACH COUNTRY CLUB" A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 18, T.2N., R.9E., WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED LIBER 31 OF PLATS, PAGE 12 OF OAKLAND COUNTY RECORDS.

CONTAINING 5,788.60 SQUARE FEET OR 0.133 ACRES OF LAND MORE OR LESS.

COMMONLY KNOWN AS: 7689 DETROIT BOULEVARD.

BUILDING CODE ANALYSIS:

Jurisdiction: WEST BLOOMFIELD TOWNSHIP

All Plans and Drawings must comply with the Codes and Ordinances of West Bloomfield Township.

GOVERNING CODES:

BUILDING: Michigan Residential Code, incorporating the 2015 edition of the International Residential Code with amendments.

Compliance with the local code of ordinances as it relates to buildings.

Construction Type: Section 602 Type II B Non Combustible Unprotected.

Building Area: 2,425 S.F.

NEW BUILDING GROSS AREA:

UPPER FLOOR AREA=
867 S.F.

MAIN FLOOR AREA=
1,012 S.F.

GARAGE AREA=
399 S.F.

TOTAL MAIN, UPPER FLOOR AND GARAGE AREAS=
1,012+867+399=2,278 S.F.

BASEMENT FLOOR AREA=
481 S.F.

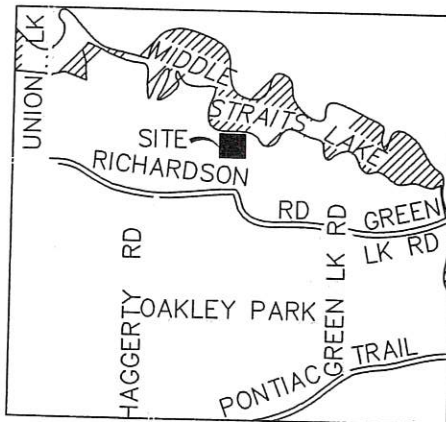
CLIENT:

MR. FRANCIS BASMADJIAN

7689 DETROIT AVENUE
WEST BLOOMFIELD, MICHIGAN 48323
TELEPHONE: 626-674-0030

PROPOSED RENOVATION
7689 DETROIT BOULEVARD
WEST BLOOMFIELD, MICHIGAN 48323

WEST BLOOMFIELD
BLDG DEPT
RECORD COPY



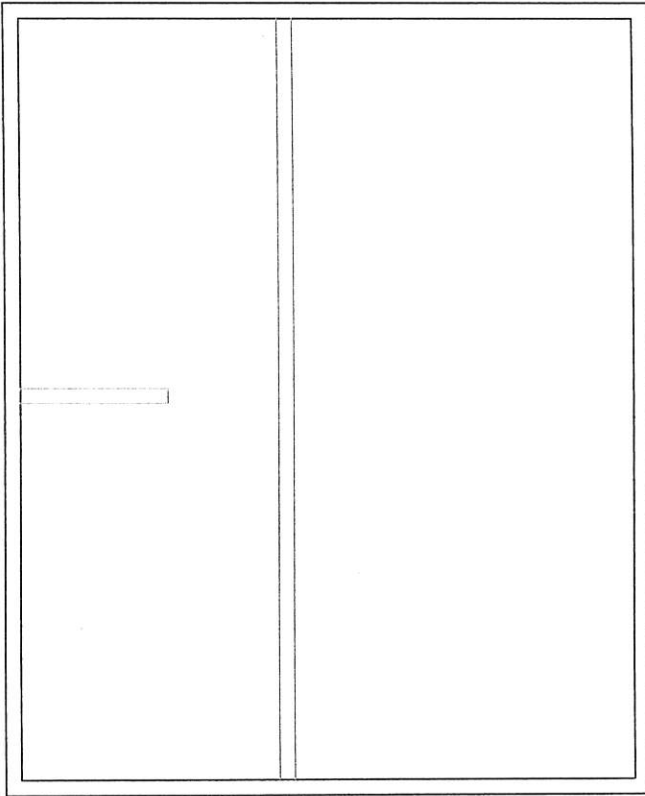
SHEET INDEX:

- COVER
- A1-EXISTING FLOOR PLANS
- A2-EXISTING FLOOR PLANS
- A3-PROPOSED BASEMENT PLAN
- A4-PROPOSED MAIN FLOOR PLAN
- A5-PROPOSED UPPER FLOOR PLAN
- A6-PROPOSED ROOF PLAN
- A7-PROPOSED EAST ELEVATION
- A8-PROPOSED WEST ELEVATION
- A9-PROP. NORTH/SOUTH ELEVATIONS
- A10-PROP. BUILDING SECTION A-A

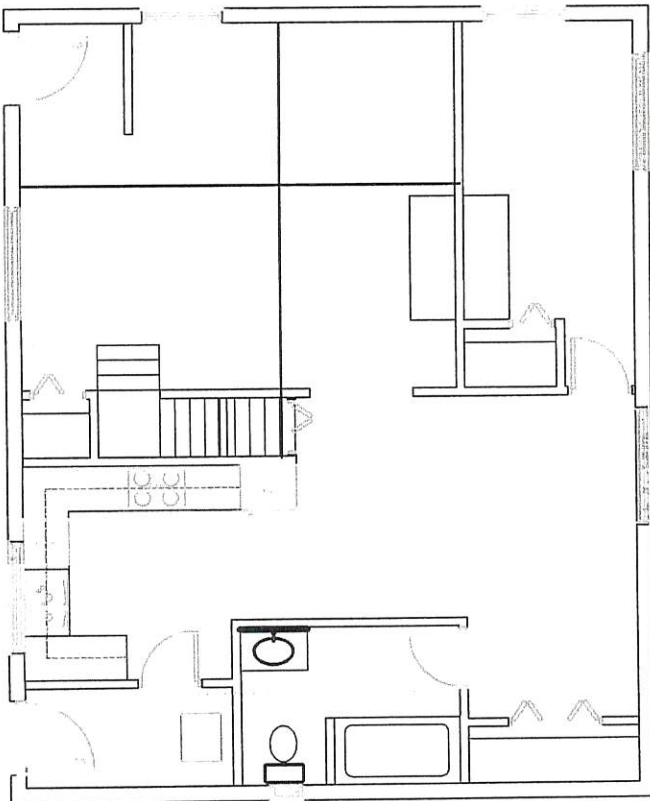
PLANS REVIEWED FOR
CODE COMPLIANCE
WEST BLOOMFIELD TOWNSHIP
BUILDING DEPARTMENT
BY: [Signature]
DATE: 5/21/13

DESIGNER
NICK SOHRABI
3168 BRISBANE AVE.
COMMERCE, MI 48390
TELEPHONE:(248) 766-1746

RECEIVED
MAY 21 2013
WEST BLOOMFIELD TOWNSHIP
COMMUNITY DEVELOPMENT DEPT



EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"



EXISTING MAIN PLAN
SCALE: 1/8" = 1'-0"

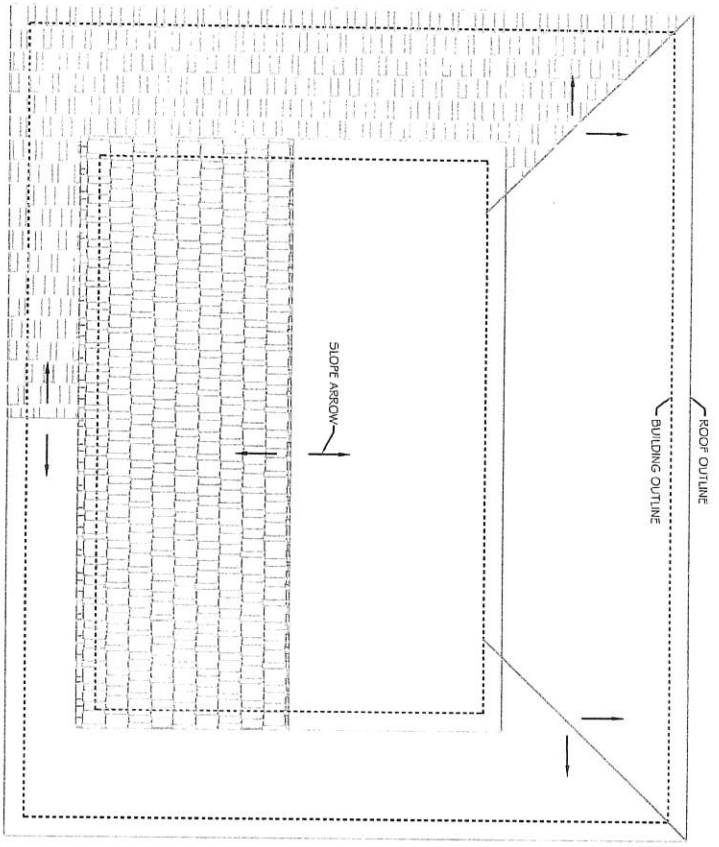
RECEIVED
MAY 21 2019
WEST BLOOMFIELD TOWNSHIP
COMMUNITY DEVELOPMENT

SHEET TITLE:
EXISTING FLOOR PLANS
PROJECT TITLE:
PROPOSED RENOVATION
7689 DETROIT BOULEVARD
WEST BLOOMFIELD, MICHIGAN 48323

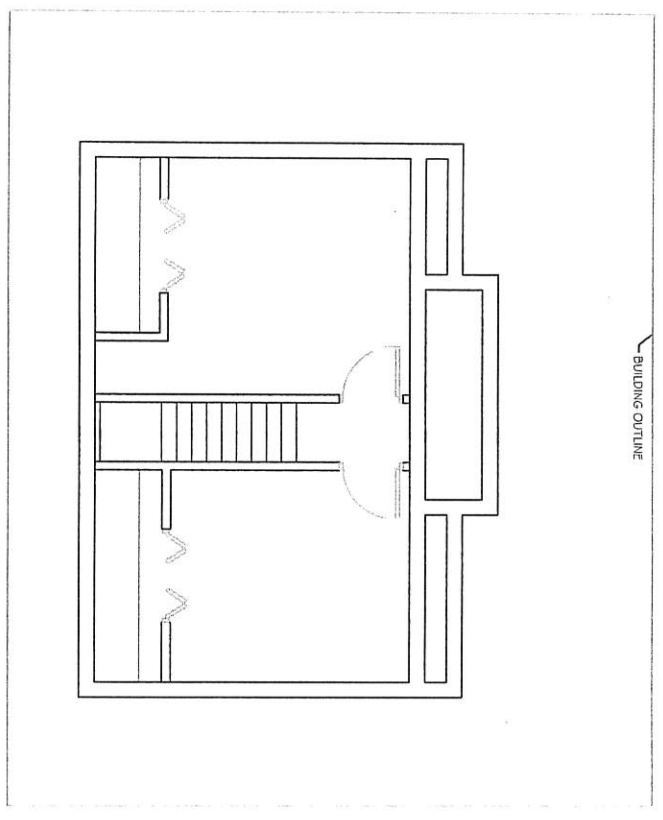
CLIENT:
MR. FRANCIS BASMADJIAN
7689 DETROIT AVENUE
WEST BLOOMFIELD, MICHIGAN 48323
TELEPHONE: 626-674-0030

NICK SOHRABI
3188 Babcock Ave.
Carmel, IN 46280
Telephone: (317) 786-1748

PROJECT NO.: 7689	
DRAWN: NS	CHECKED: NS
APPROVED: NS	DATE: 04-21-19
ISSUED FOR: PLAN	REVISION 1: 05-11-19
	REVISION 2: 05-15-19
	REVISION 3: 05-16-19
	REVISION 4: 05-21-19
SCALE: 1/8" = 1'	
SHEET NO.: A-1	



EXISTING ROOF PLAN
SCALE: 1/8"=1'-0"



EXISTING UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

RECEIVED
 MAY 21 2013
 WEST BLOOMFIELD COMMUNITY DEVELOPMENT DEPARTMENT

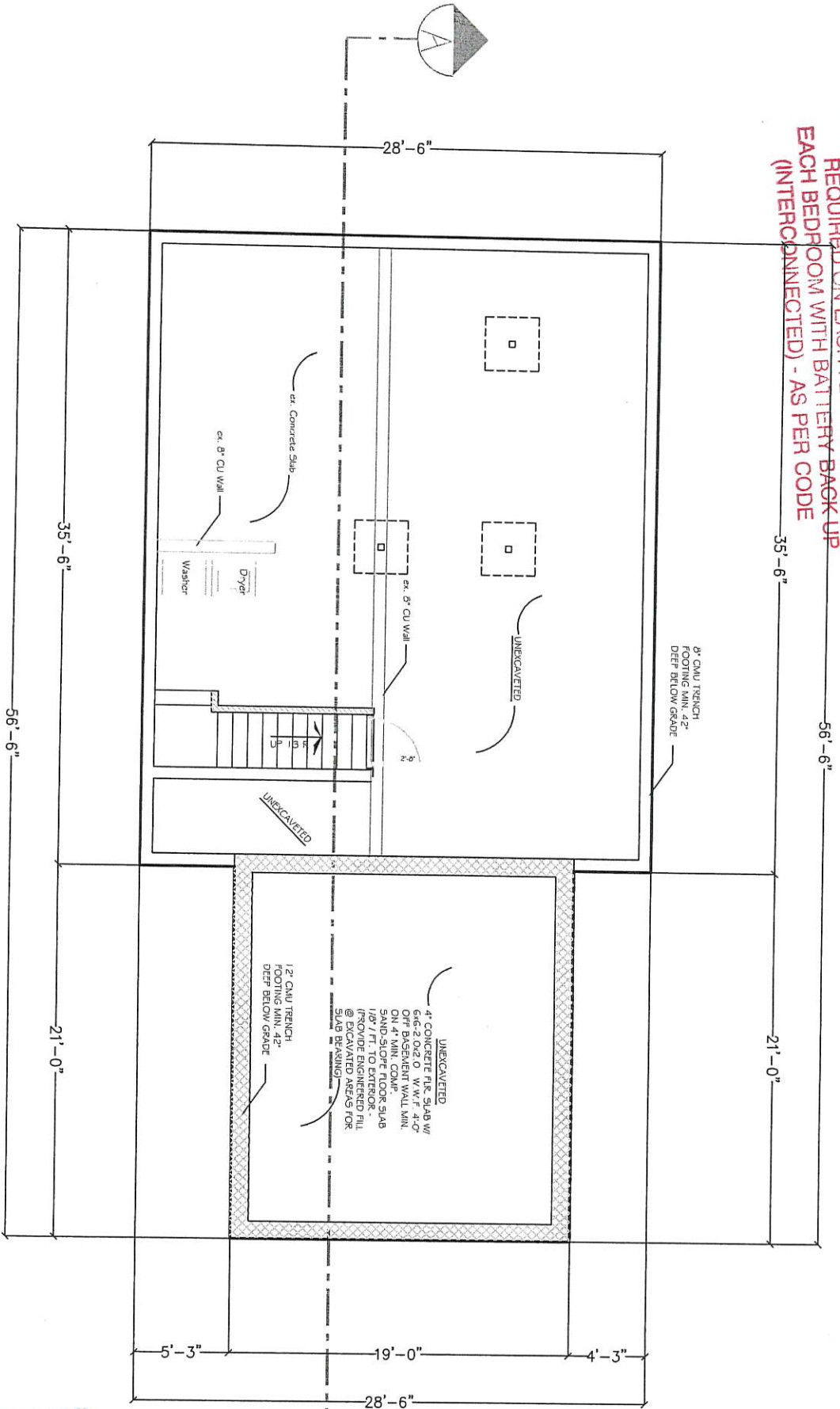
PROJECT NO:	7689
DRAWN:	NS
CHECKED:	NS
APPROVED:	NS
ISSUED FOR:	
PLAN:	04-21-18
REVISION 1:	05-11-18
REVISION 2:	05-15-18
REVISION 3:	05-16-18
REVISION 4:	05-21-18
SCALE:	1/8"=1'-0"
SHEET NO:	A-2

SHEET TITLE:
 EXISTING FLOOR PLANS
PROJECT TITLE:
 PROPOSED RENOVATION
 7689 DETROIT BOULEVARD
 WEST BLOOMFIELD, MICHIGAN 48323

CLIENT:
 MR. FRANCIS BASMADJIAN
 7689 DETROIT AVENUE
 WEST BLOOMFIELD, MICHIGAN 48323
 TELEPHONE: 626-674-0030

NICK SOHRABI
 3188 Balthasar Ave
 Canton, MI 48306
 Telephone (248) 768-1746

**APPROVED HARDWARE SMOKE DETECTORS
REQUIRED ON EACH FLOOR AND IN
EACH BEDROOM WITH BATTERY BACK UP
(INTERCONNECTED) - AS PER CODE**



PROPOSED BASEMENT PLAN
SCALE: 1/8" = 1'-0"

REVISIONS
21-03
WEST BLOOMFIELD
COMMUNITY

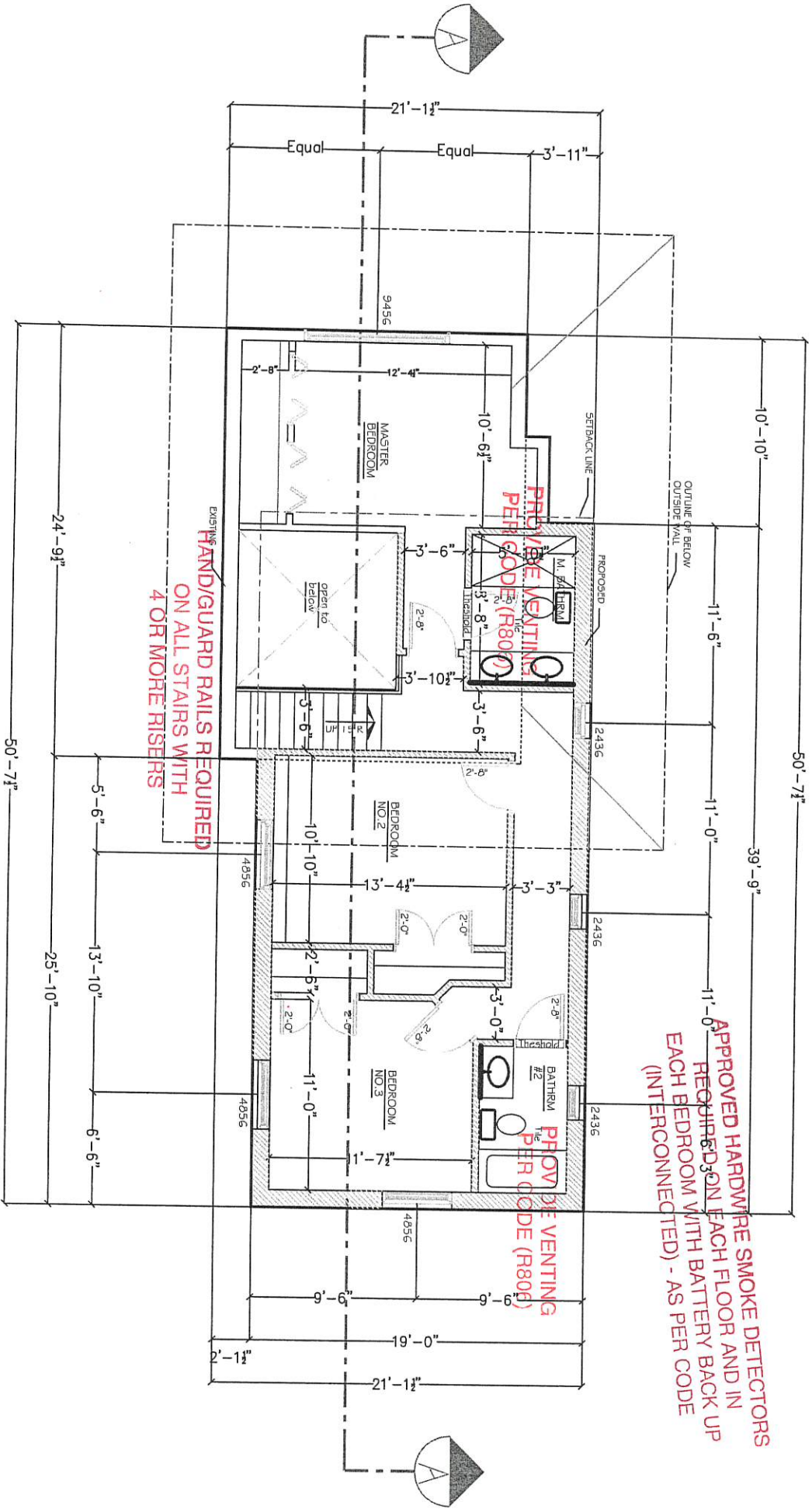
PROJECT NO.:	7689
DRAWN BY:	MS
CHECKED BY:	MS
APPROVED BY:	MS
ISSUED FOR:	DATE
PLAN	04-28-18
REVISION 1	06-21-18
REVISION 2	06-21-18
REVISION 3	06-18-18
REVISION 4	06-21-18

SCALE: 1/8" = 1'-0"
SHEET NO. A-3

SHEET TITLE:
PROPOSED BASEMENT PLAN
PROJECT TITLE:
PROPOSED RENOVATION
7689 DETROIT BOULEVARD
WEST BLOOMFIELD, MICHIGAN 48323

CLIENT:
MR. FRANCIS BASMADJIAN
7689 DETROIT AVENUE
WEST BLOOMFIELD, MICHIGAN 48323
TELEPHONE: 626-674-0030

NICK SOHRAEI
3168 Bishops Ave.
Commerce, MI 48390
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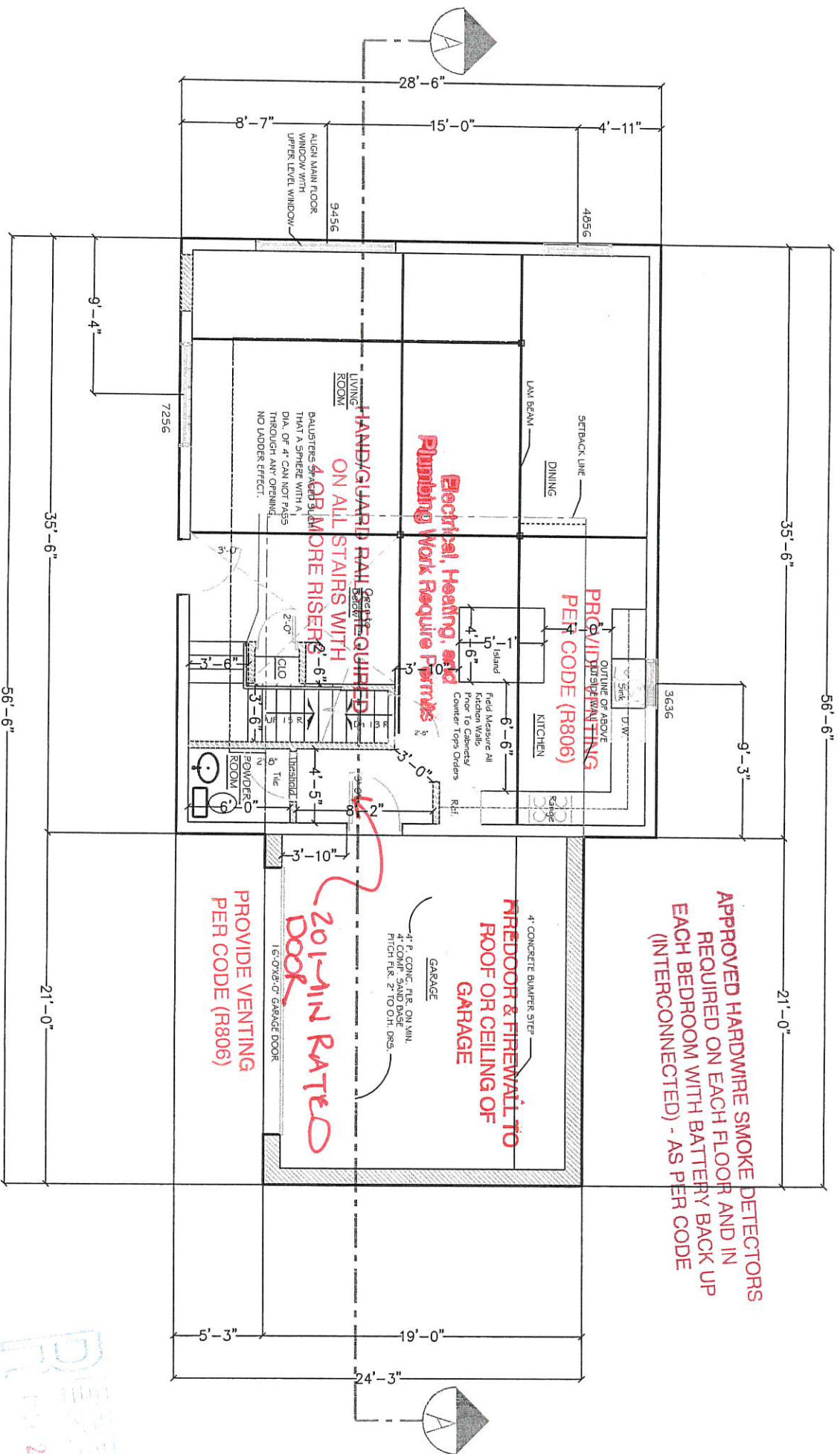
PROPOSED UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT NO.:	7689
DRAWN:	NS
CHECKED:	NS
APPROVED:	NS
ISSUED FOR:	DATE
PLAN	04-21-18
REVISION 1	06-11-18
REVISION 2	06-16-18
REVISION 3	06-16-18
REVISION 4	06-21-18

SHEET TITLE:
 PROP. SECOND FLOOR PLAN
PROJECT TITLE:
 PROPOSED RENOVATION
 7689 DETROIT BOULEVARD
 WEST BLOOMFIELD, MICHIGAN 48323

CLIENT:
 MR. FRANCIS BASMADJIAN
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 WEST BLOOMFIELD, MICHIGAN 48323
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 3158 Braham Ave
 Canton, MI 48306
 Telephone: (248) 766-1746



PROPOSED MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

REVISIONS
21.000

PROJECT NO.:	7689
DRAWN:	NS
CHECKED:	NS
APPROVED:	NS
ISSUED FOR:	DATE
PLAN	04-21-19
REVISION 1	05-11-19
REVISION 2	05-16-19
REVISION 3	05-16-19
REVISION 4	05-21-19

SHEET TITLE:
PROP. MAIN FLOOR PLANS
PROJECT TITLE:
PROPOSED RENOVATION
7689 DETROIT BOULEVARD
WEST BLOOMFIELD, MICHIGAN 48323

CLIENT:
MR. FRANCIS BASMAJIAN
7689 DETROIT AVENUE
WEST BLOOMFIELD, MICHIGAN 48323
TELEPHONE: 626-674-0030

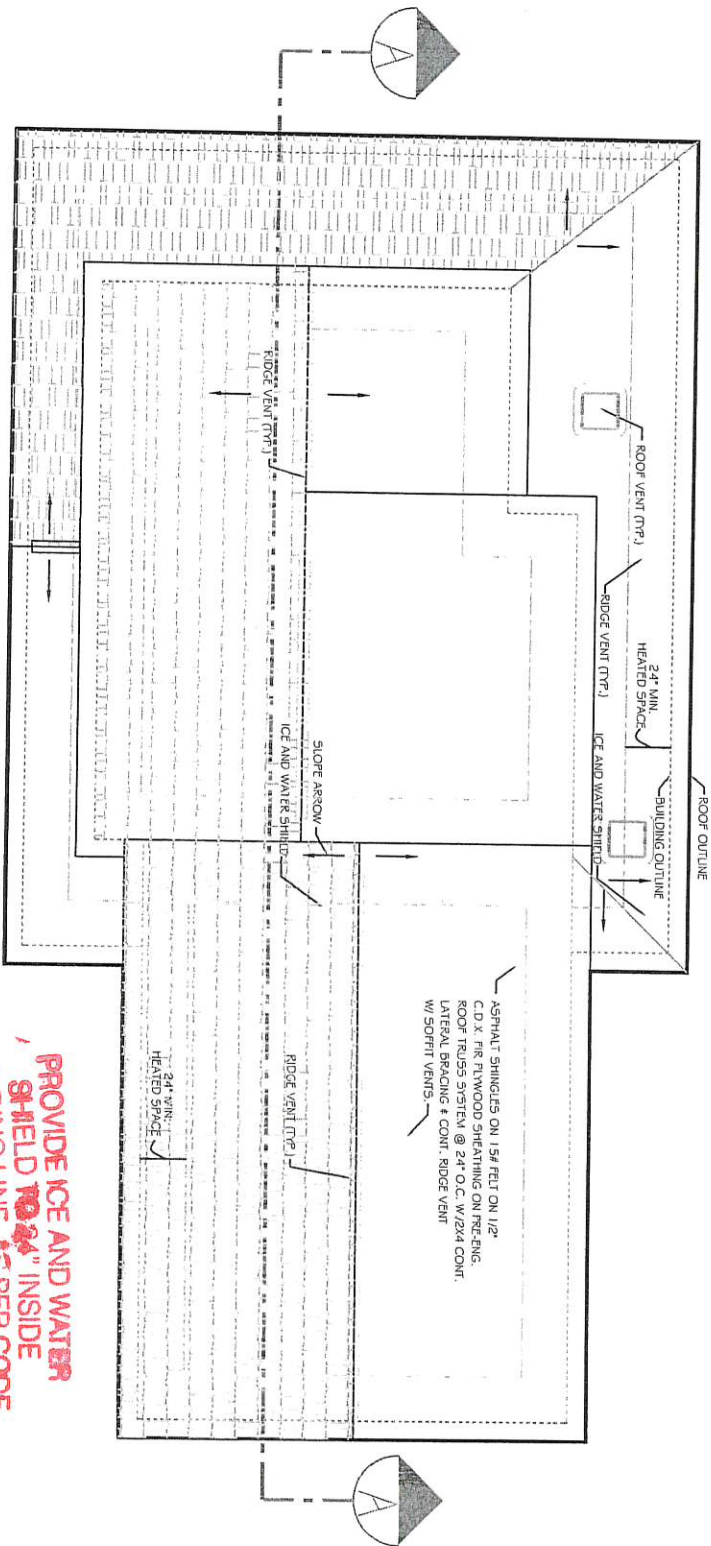
NS
NICK SOHRABI
3189 Bishop Ave.
Commerce, MI 48300
Telephone (248) 766-1746

ATTIC VENTILATION REQ.
 ONE (1) SQ.FT. OF ATTIC VENTILATION FOR EVERY THREE HUNDRED (300) SQ.FT. OF ATTIC SPACE.
 MAIN HOUSE
 ATTIC VENTILATION REQUIRED

UPPER LEVEL-UPPER PART
 55.1 SQ.FT./300 SQ.FT. = 1.9 SQ.FT.
 24.8 L.F. * 0.33FT. = 8.2 SQ.FT.
 SOFFIT VENT PROVIDED
 24.8 L.F. * 0.33 = 8.2 SQ.FT.

UPPER LEVEL-LOWER PART
 55.5 SQ.FT./300 SQ.FT. = 1.9 SQ.FT.
 23.6 L.F. * 0.33FT. = 7.8 SQ.FT.
 SOFFIT VENT PROVIDED
 23.6 L.F. * 0.33FT. = 7.8 SQ.FT.

MAIN LEVEL
 519.3 SQ.FT./300 SQ.FT. = 1.7 SQ.FT.
 8.8 L.F. * 0.33FT. = 2.9 SQ.FT.
 SOFFIT VENT PROVIDED
 2.1 L.F. * 0.33FT. = 0.7 SQ.FT.
 ROOF VENT PROVIDED
 7 SQ.FT.
 SOFFIT VENT PROVIDED
 54 L.F. * 0.33FT. = 17.8 SQ.FT.



PROVIDE ICE AND WATER SHIELD TO 24" INSIDE BUILDING LINE, AS PER CODE

PROPOSED ROOF PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS
 2.1.2010

NICK SOHRABI
 3188 Birkmore Ave.
 Commerce, MI 48390
 Telephone: (248) 788-1748

CLIENT:
 MR. FRANCIS BASMADJIAN
 7689 DETROIT AVENUE
 WEST BLOOMFIELD, MICHIGAN 48323
 TELEPHONE: 626-674-0030

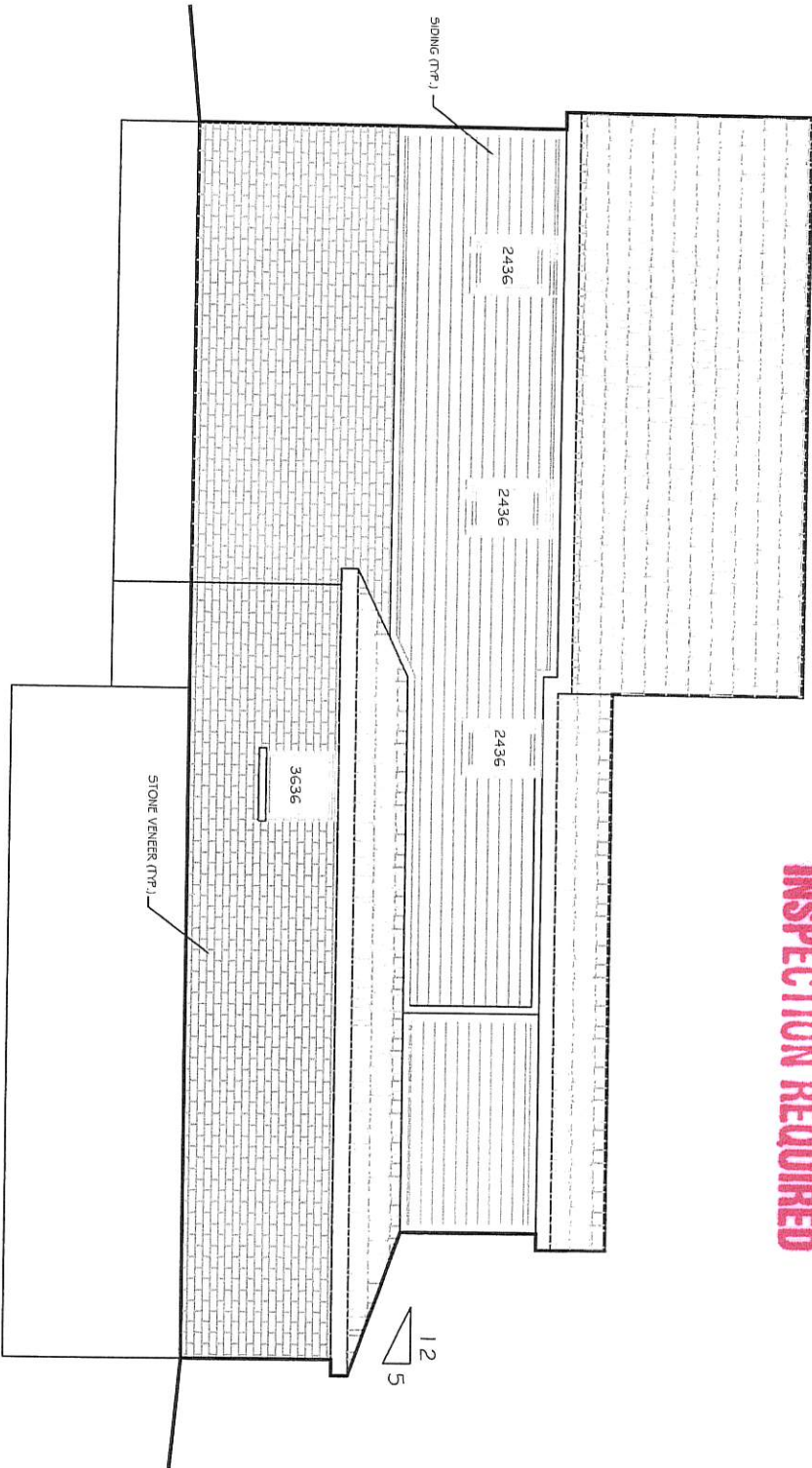
SHEET TITLE:
 PROPOSED ROOF PLAN
PROJECT TITLE:
 PROPOSED RENOVATION
 7689 DETROIT BOULEVARD
 WEST BLOOMFIELD, MICHIGAN 48323

PROJECT NO.:
 7689

ISSUED FOR: DATE
 PLAN 04-21-10
 REVISION 1 08-11-10
 REVISION 2 08-18-10
 REVISION 3 08-18-10
 REVISION 4 08-21-10

SCALE: 1/8" = 1'
SHEET NO.: A-6

**BUILDING ENVELOPE
INSPECTION REQUIRED**



- WINDOW SILL
ELEVATION = 112.75
- UPPER F.F.
ELEVATION = 109.00
- WINDOW SILL
ELEVATION = 103.50
- MAIN F.F. (946.11)
ELEVATION = 100.00
- GARAGE F.F. (945.50)
ELEVATION = 99.39
- BASEMENT F.F.
ELEVATION = 92.33

PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

RECEIVED
21 2019
WEST BLOOMFIELD
MICHIGAN

PROJECT NO.:		7589
DRAWN	NS	
CHECKED	NS	
APPROVED	NS	
ISSUED FOR		DATE
PLAN	04-21-18	
REVISION 1	06-11-19	
REVISION 2	06-16-19	
REVISION 3	05-16-19	
REVISION 4	05-21-19	

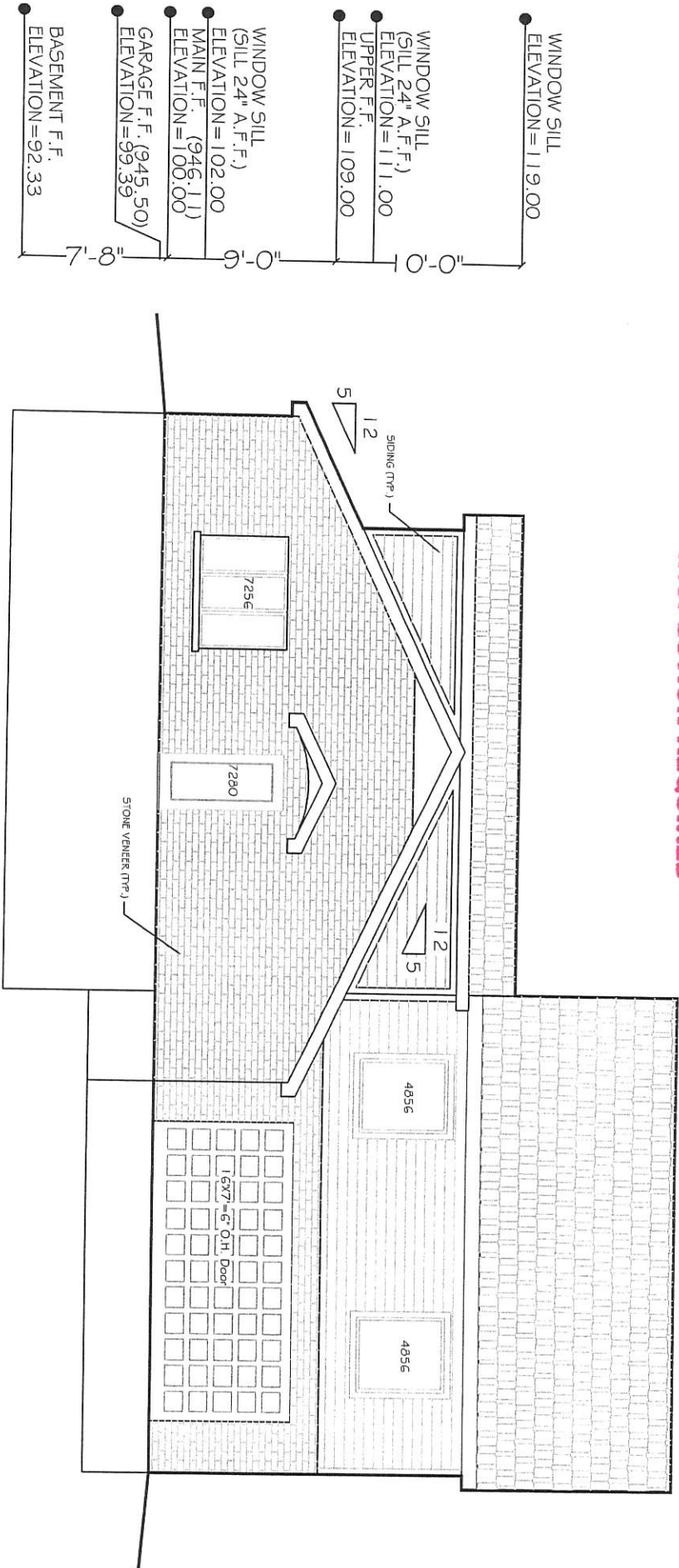
SHEET TITLE:
PROPOSED WEST ELEVATION
PROJECT TITLE:
PROPOSED RENOVATION
7689 DETROIT BOULEVARD
WEST BLOOMFIELD, MICHIGAN 48323

CLIENT:
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TELEPHONE: 626-674-0030

NS
NICK
SOHRABI
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Commerce, MI 48390
Telephone: (248) 766-1746

SCALE: 1/8" = 1'
SHEET NO. _____
A-B


BUILDING ENVELOPE INSPECTION REQUIRED



- WINDOW SILL
ELEVATION = 119.00
- WINDOW SILL
(SILL 24" A.F.F.)
ELEVATION = 111.00
- UPPER F.F.
ELEVATION = 109.00
- WINDOW SILL
(SILL 24" A.F.F.)
ELEVATION = 102.00
- MAIN F.F. (946.11)
ELEVATION = 100.00
- GARAGE F.F. (945.50)
ELEVATION = 99.39
- BASEMENT F.F.
ELEVATION = 92.33

SHEET TITLE:
PROPOSED EAST ELEVATION
PROJECT TITLE:
PROPOSED RENOVATION
7689 DETROIT BOULEVARD
WEST BLOOMFIELD, MICHIGAN 48323

CLIENT:
MR. FRANCIS BASMADJIAN
7689 DETROIT AVENUE
WEST BLOOMFIELD, MICHIGAN 48323
TELEPHONE: 626-674-0030

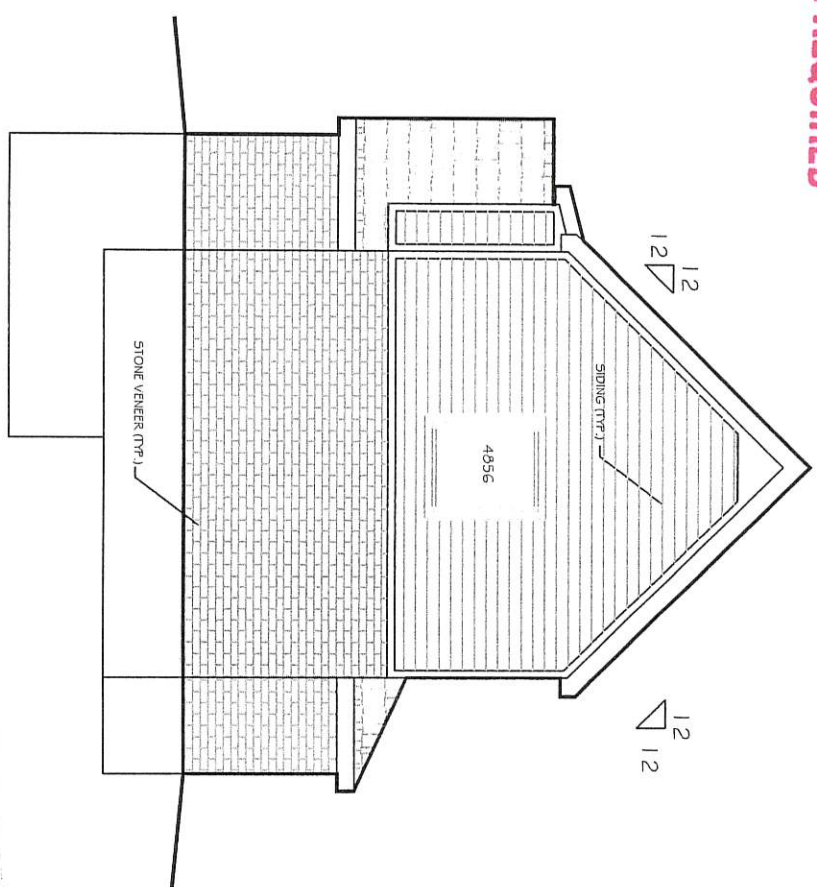
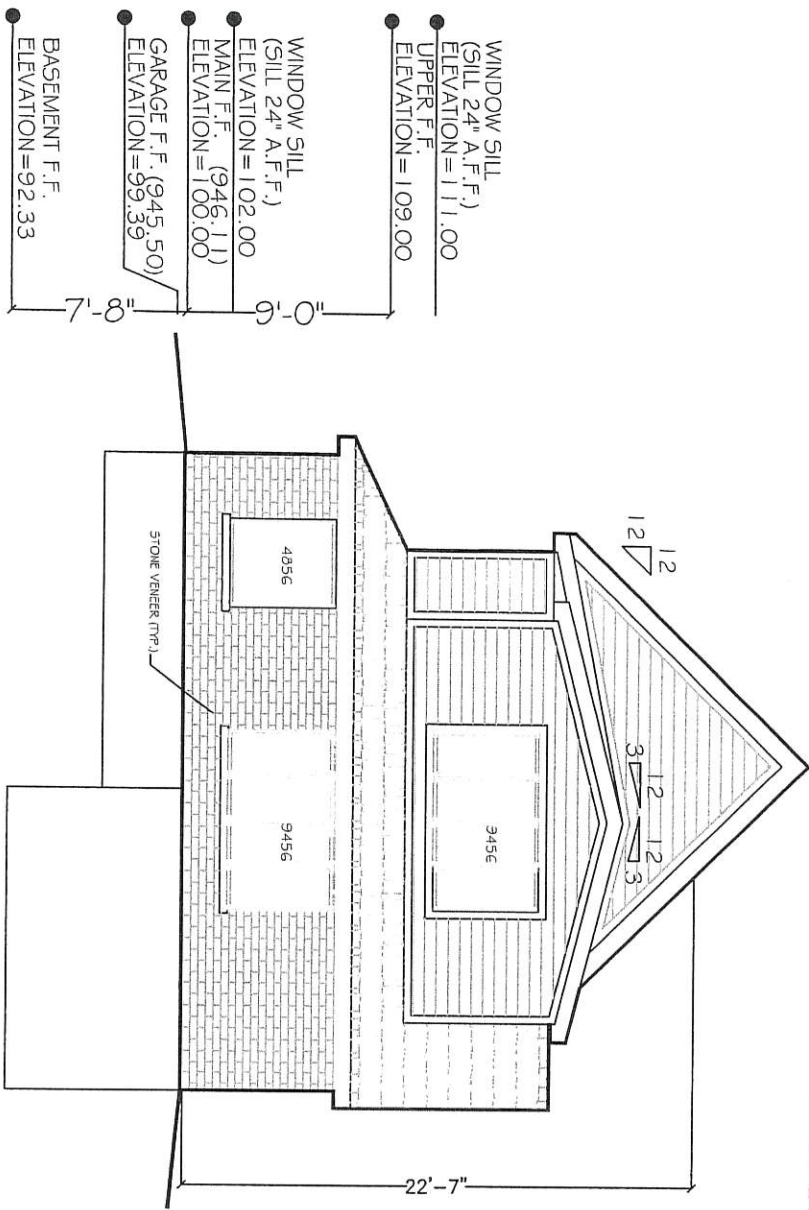


**NICK
 SOHRABI**
 3188 Bialons Ave.
 Commerce, MI 48390
 Telephone (248) 786-1746

PROJECT NO.: 7689	
DRAWN: NS	CHECKED: NS
APPROVED: NS	
ISSUED FOR: DATE	
BLANK: 04-21-18	
REVISION 1: 08-11-18	
REVISION 2: 08-16-18	
REVISION 3: 08-16-18	
REVISION 4: 08-21-18	

SCALE: 1/8" = 1'
SHEET NO.:
 A-7

**BUILDING ENVELOPE
INSPECTION REQUIRED**



PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"

PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

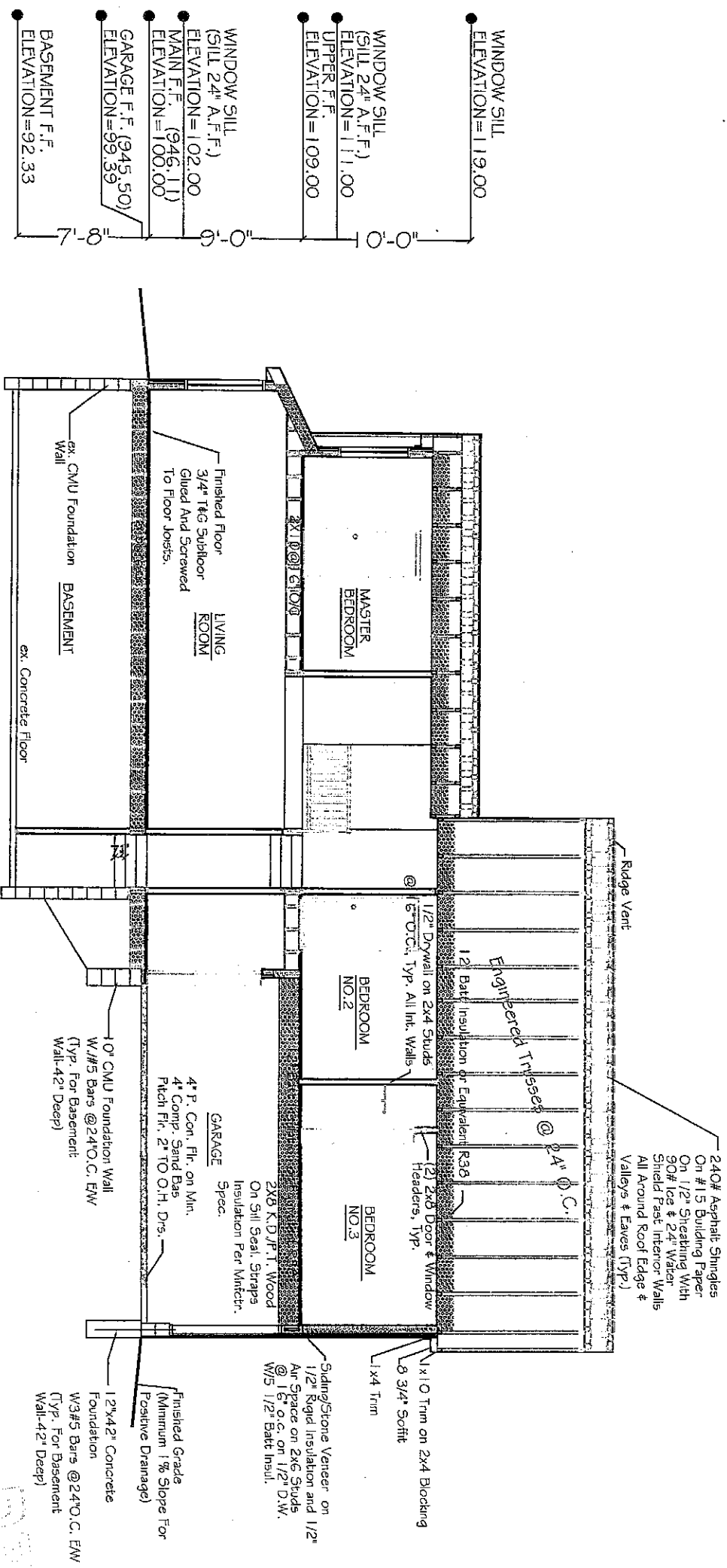
SHEET TITLE:
PROP. NORTH/SOUTH ELEV.S
PROJECT TITLE:
PROPOSED RENOVATION
7689 DETROIT BOULEVARD
WEST BLOOMFIELD, MICHIGAN 48323

CLIENT:
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TELEPHONE: 626-674-0030

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Farmington, MI 48330
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PROJECT NO.: 7689	
DRAWN: NS	DATE:
CHECKED: NS	ISSUED FOR:
APPROVED: NS	PLAN: 04-21-18
	REVISION 1: 06-11-18
	REVISION 2: 06-15-18
	REVISION 3: 06-16-18
	REVISION 4: 06-21-18
SCALE: 1/8"=1'-0"	
SHEET NO.: A-9	

RECEIVED
21 2018



WINDOW SILL
ELEVATION=119.00

WINDOW SILL
(SILL 24" A.F.F.)
ELEVATION=111.00

UPPER F.F.
ELEVATION=109.00

WINDOW SILL
(SILL 24" A.F.F.)
ELEVATION=102.00

MAIN F.F. (946.11)
ELEVATION=100.00

GARAGE F.F. (945.50)
ELEVATION=99.39

BASEMENT F.F.
ELEVATION=92.33

PROPOSED BUILDING SECTION "A-A"
SCALE: 1/8" = 1'-0"

PROJECT NO:	7699
DRAWN BY:	NS
CHECKED BY:	NS
APPROVED BY:	NS
ISSUED FOR:	DATE
BY:	11-04-2018
REVISION 1:	04-21-18
REVISION 2:	06-28-18
REVISION 3:	08-18-18
REVISION 4:	08-21-18
REVISION 5:	08-21-18

SHEET TITLE:
PROP. BLDG. SECTION "A-A"
PROJECT TITLE:
PROPOSED RENOVATION
7689 DETROIT BOULEVARD
WEST BLOOMFIELD, MICHIGAN 48323

CLIENT:
MR. FRANCIS BASMAJIAN
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WEST BLOOMFIELD, MICHIGAN 48323
TELEPHONE: 626-674-0030

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