



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals **ZONING BOARD APPEALS DATE:** November 14, 2023

REGARDING: 233 Bernstadt Street, Parcel # 50-22-03-456-005 (PZ23-0042)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Zachary Rzotkiewicz

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-4)

Location: south of South Lake Drive, east of Old Novi Road

Parcel #: 50-22-03-456-005

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.1.E.i for an increase in garage square foot coverage to 1,768 sq. ft. (850 sq. ft. maximum, variance of 918 sq. ft.); Section 4.19.1.E.v to allow the aggregate of all accessory buildings to exceed the principal building on the lot or parcel; Section 4.19.1.G to allow accessory structure to be placed 3 ft. from property line (6 ft. minimum, variance of 3 ft.); Section 4.19.1.J to allow two detached accessory structures for a lot having less than 21,780 square feet of area (maximum of one allowed, variance of one additional). This variance would accommodate the addition of an accessory structure to the property. This property is zoned One-Family Residential (R-4).

II. STAFF COMMENTS:

The petitioner is requesting variances to allow construction of an additional garage structure near the east property line. A maximum of (1) detached structure is allowed by right.

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. **PZ23-0042**, 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. **PZ23-0042**, 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) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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 Novi, MI 48375
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RECEIVED

SEP 01 2023

CITY OF NOVI
 COMMUNITY DEVELOPMENT

**ZONING BOARD OF APPEALS
 APPLICATION**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>200.00</u>	
PROJECT NAME / SUBDIVISION <u>233 BERNSTADT ST. / IDLEMERE PARK</u>				Meeting Date: <u>10-10-23</u>	
ADDRESS <u>233 BERNSTADT ST.</u>		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 23-0042</u>	
SIDWELL # 50-22- <u>03 - 456 - 005</u>		May be obtained from the Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS <u>ZACKRZOT@GMAIL.COM</u>		CELL PHONE NO. <u>586-344-7334</u>	
NAME <u>ZACHARY RZOTKIEWICZ</u>		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS <u>233 BERNSTADT ST</u>		CITY <u>NOVI</u>		STATE <u>MI</u>	ZIP CODE <u>48377</u>
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS		CITY		STATE	ZIP CODE
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>4.19 J</u>		Variance requested <u>1 to 2 (Two) STRUCTURES</u>			
2. Section <u>4.19 I</u>		Variance requested <u>+ 918 sq. ft. VAR</u>			
3. Section <u>4.19 V</u>		Variance requested <u>+ 351 sq. ft. VAR</u>			
4. Section <u>4.19 G</u>		Variance requested <u>3' REDUCTION FROM 6'</u>			
IV. FEES AND DRAWINGS					
A. FEES					
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250					
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400					
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> Dimensioned Drawings and Plans Site/Plot Plan Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> 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 scheduled 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 an 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 7.10 – Miscellaneous

No order of the ZBA 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 ZBA 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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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

Anthony Quintana
Applicant Signature

09/01/2023
Date

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.

Anthony Quintana
Property Owner Signature

09/01/2023
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 conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

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:

AN EXTRAORDINARY ENVIRONMENTAL WAS CREATED BY THE CITY WITH THE CONSTRUCTION OF PAVILION 1 AT LAKESHORE DR. AND ITS RELATION and/or TO THE SUBJECT PROPERTY.

- 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:

USE OF PAVILION 1 AT LAKESHORE PK. IS IN CONSTANT VIOLATION OF RULES AND REGULATIONS. PROPOSAL FOR SUBJECT PROPERTY IS PRIMARILY A MITIGATION OF THE ABUTTING PROPERTY.

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).

PLANNING, DESIGN AND CONSTRUCTION OF PAVILION 1 AT * LAKESHORE PK. WAS DONE BY THE CITY OF NOVI.

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.

PLACEMENT AND DIMENSIONS OF PROPOSED STRUCTURE ARE SPECIFICALLY DESIGNED TO ABSTRACT VISUAL AND AUDIBLE NUISANCES FROM ADJUTING PROPERTY.

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.

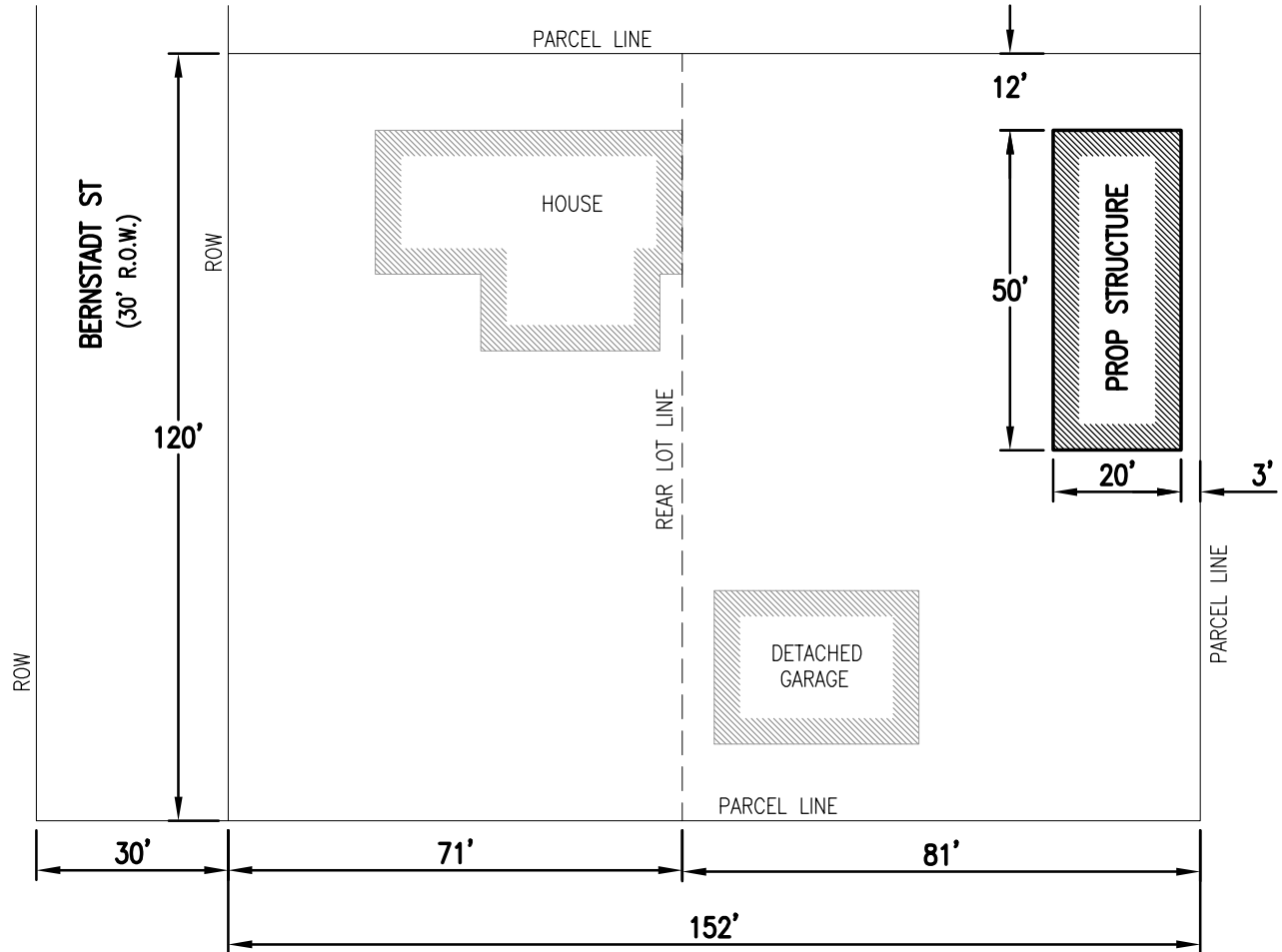
A BUILDING OF THIS DIMENSION IS THE ONLY PRACTICAL STRUCTURE TO ACHIEVE THE NECESSARY BLOCKAGE. A FENCE OR WALL COULD NOT BE CONSTRUCTED TO THE MINIMUM HEIGHT REQUIRED.

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 STRUCTURE DESIGN WILL BE "OF GOOD TASTE" AND FIT THE RUSTIC "UP NORTH FEEL" OF THE IDLEMEERE PARK / LAKESHORE PARK COMMUNITY.

PARCEL EXHIBIT FOR 233 BERNSTADT ST



NOTE:
ZONING CODE R-4

PARCEL EXHIBIT FOR 233 BERNSTADT ST

50-22-03-456-005
 ZACHARY RZOTKIEWICZ
 233 BERNSTADT ST, CITY OF NOVI, OAKLAND COUNTY

GRAPHIC SCALE:



DATE: 08/29/2023

SHEET

1 OF 1

MANUFACTURED BY:



REGULAR / A-FRAME 20'-0" WIDE CARPORT STYLE BUILDINGS

DESIGN NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2018, OSHA, AISC 360, AISI 100, ASCE 7-16, AWS D1.3 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
2. ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
3. ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 X 3/4" SDS (ESR-2196 OR EQ) WITHOUT WASHERS.
5. STEEL SHEATHING SHALL BE 29GA CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. 3/4" (FY=80KSI) OR EQ. CONNECTIONS SHALL BE #12-14 X 3/4" SDS (ESR-2196 OR EQ) WITH NEOPRENE WASHERS.
6. ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI).
7. STRUCTURAL TUBE 2 1/2" X 2 1/2" - 14GA. IS EQUIVALENT TO TS 2 1/4" X 2 1/4" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
8. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA.
9. ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

- | | |
|------------------|---------------------|
| PREVAILING CODE: | MBC 2015 (IBC 2015) |
| USE GROUP: | U (CARPORTS, BARNs) |
| RISK CATEGORY: | I |
-
- | | |
|-----------------------------|---|
| 1. ROOF DEAD LOAD (D) | D = 4 PSF |
| 2. ROOF LIVE/SNOW LOAD (Lr) | Lr = 20 - 61 PSF
(AS PER SNOW LOAD
SEE TABLE 4) |
| 3. SNOW LOAD (S) | |
| GROUND SNOW LOAD | P _g = 20 - 90 PSF |
| IMPORTANCE FACTOR | I _s = 0.8 |
| THERMAL FACTOR | C _t = 1.2 |
| EXPOSURE FACTOR | C _e = 1.0 |
| ROOF SLOPE FACTOR | C _s = 1.0 |
| 4. WIND LOAD (W) | |
| BASIC WIND SPEED | V _{ULT} = 105 - 180 MPH |
| EXPOSURE | C |
| 5. SEISMIC LOAD (E) | |
| DESIGN CATEGORY | D |
| IMPORTANCE FACTOR | I _e = 1.00 |

LOAD COMBINATIONS:

1. D + (Lr OR S)
2. D + (0.6W OR ±0.7E)
3. D + 0.75 (0.6W OR ±0.7E) + 0.75 (Lr OR S)
4. 0.6D + (0.6W OR ±0.7E)

DRAWING INDEX

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DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

COVER SHEET

SHEET NO.: 1 / 11

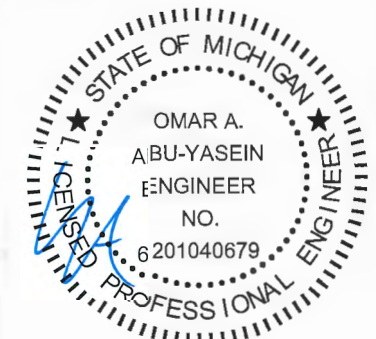
DRAWN BY: AW DATE: 5/17/22

CHECKED BY: OAA DATE: 5/17/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. - DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

SEAL:



DATE EXPIRES: 03-24-2024

DATE SIGNED: 05-20-2022

CUSTOMER INFORMATION

OWNER:
ADDRESS:

DESIGN LOADS

GROUND SNOW:

ROOF LIVE LOAD:

BASIC WIND SPEED:

BUILDING INFORMATION

WIDTH:

LENGTH:

HEIGHT:

FRAME TYPE:

ENCLOSURE TYPE:

- A-FRAME
 REGULAR
 FULL
 PARTIAL
 OPEN

CERTIFICATION VALIDITY NOTICE

DATE OF PLANS EXPIRATION: 05-20-2023

CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

TABLE 2.1: MEMBER PROPERTIES

NO.	LABEL	PROPERTY	DETAIL NO.
1	COLUMN POST	2.5" X 2.5" X 14GA TUBE	1
2	ROOF BEAM	2.5" X 2.5" X 14GA TUBE	1
3	BASE RAIL	2.5" X 2.5" X 14GA TUBE	1
4	PEAK BRACE	2.5" X 2.5" 14GA CHANNEL	4
5	KNEE BRACES	2.5" X 1.5" 14GA CHANNEL	4
6	CONNECTOR SLEEVE	2.25" X 2.25" X 12GA TUBE	2
7	BASE ANGLE	2" X 2" X 3" LG. 3/16" ANGLE	10
8	PURLIN	4.25" X 1.5" X 14GA / 18GA HAT CHANNEL	5
9	GIRT	4.25" X 1.5" X 14GA / 18GA HAT CHANNEL	5
9A	OPT. END WALL GIRT	2.5" X 1.5" 14GA CHANNEL	1
10	SHEATHING	29 GA CORRUGATED SHEET	8
11	END WALL POST	2.5" X 2.5" X 14GA TUBE	1
12	DOOR POST	2.5" X 2.5" X 14GA TUBE	1
13	SINGLE HEADER	2.5" X 2.5" X 14GA TUBE	1
14	DOUBLE HEADER	DBL. 2.5" X 2.5" X 14GA TUBE	1
15	SERVICE DOOR / WINDOW FRAMING	2.5" X 2.5" X 14GA TUBE	1
16	ANGLE BRACKET	2" X 2" X 2" LG. 14GA ANGLE	7
17	STRAIGHT BRACKET	2" X 2" X 4" LG. 14GA PLATE	6
18	PB SUPPORT	2.5" X 2.5" X 14GA TUBE	1
19	DIAGONAL BRACE	2" X 2" X 14 GA TUBE	3
20	GABLE BRACE	2" X 2" X 14 GA TUBE	3
21	DB BRACKET	2.25" X 2.25" X 6" LG. 14GA ANGLE	9
22	TRUSS SPACER	2.5" X 2.5" X 14GA TUBE	1
23	ALL FASTENERS	#12 X 1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER	

TABLE 2.2: SHEATHING FASTENER SCHEDULE

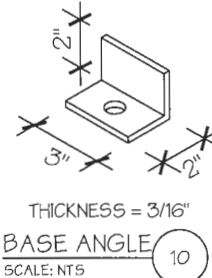
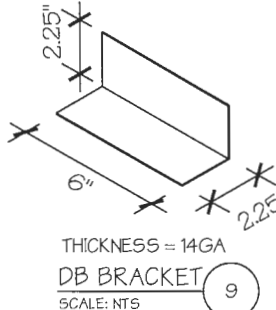
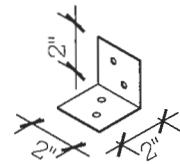
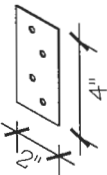
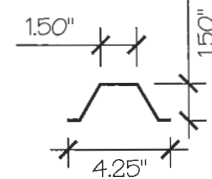
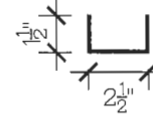
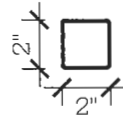
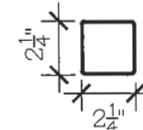
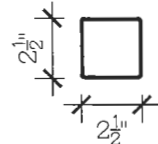
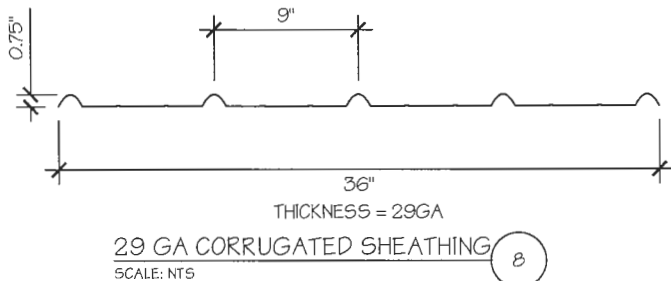
LOCATION	CORNER PANELS	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" C/C	MIN. 1	4 1/2" C/C	9" C/C

FASTENER TYPE: #12X1" SELF-DRILL SCREWS (ESR-2196 OR EQ) W/ NEOPRENE/STEEL WASHER

*SEE TYP. SHEATHING FASTENER SCHEDULE DIAGRAM ON PAGE 6.

TABLE 2.3: GAUGE THICKNESS

GAUGE	29	18	14	12
THICKNESS (IN)	0.0135	0.049	0.083	0.109



MANUFACTURED BY:



DRAWING INFORMATION

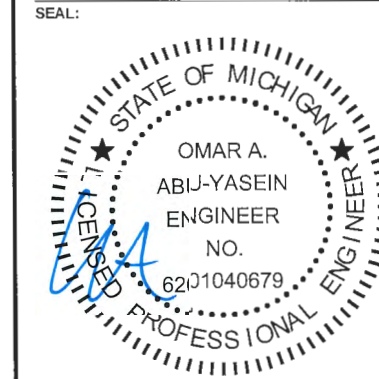
PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF MICHIGAN
PROJECT NO.: 451-22-1572
SHEET TITLE:

SCHEDULES & MEMBER SECTIONS

SHEET NO.: 2 / 11
DRAWN BY: AW DATE: 5/17/22
CHECKED BY: OAA DATE: 5/17/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW.
- DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.



DATE EXPIRES: 03-24-2024
DATE SIGNED: 05-20-2022

MANUFACTURED BY:



DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

FRAME SECTIONS & DETAILS

SHEET NO.: 3-A / 11

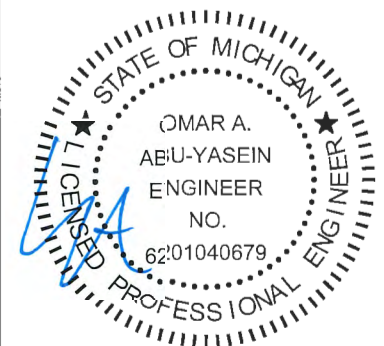
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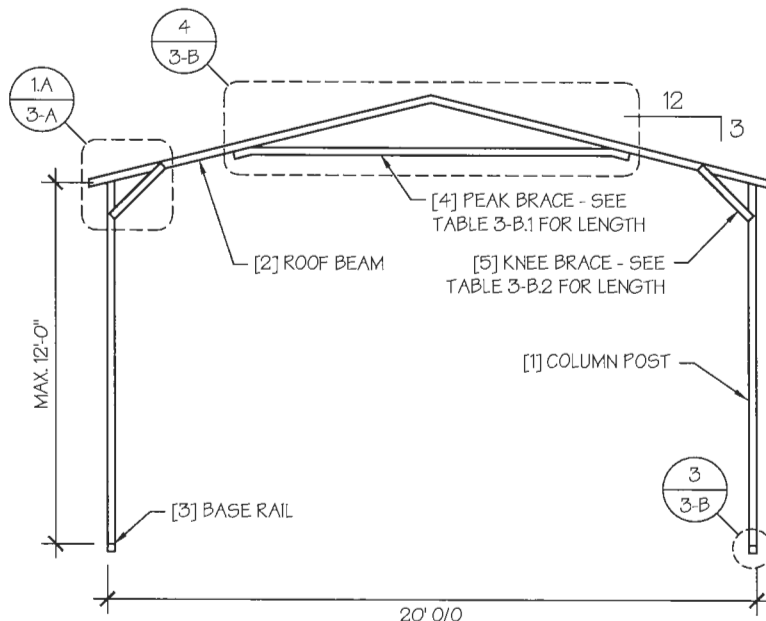
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SEAL:

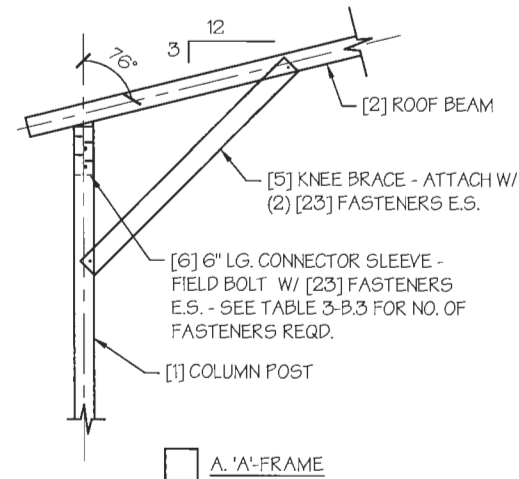


DATE EXPIRES: **03-24-2024**

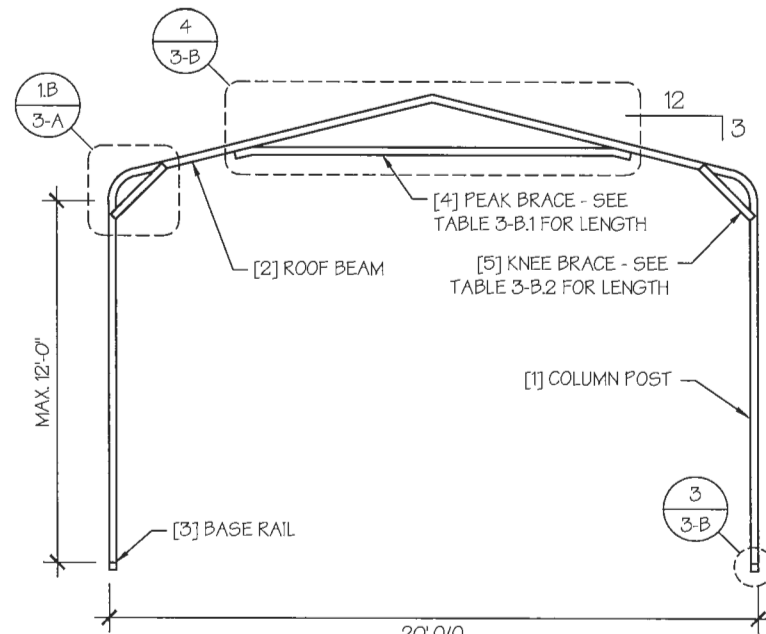
DATE SIGNED: **05-20-2022**



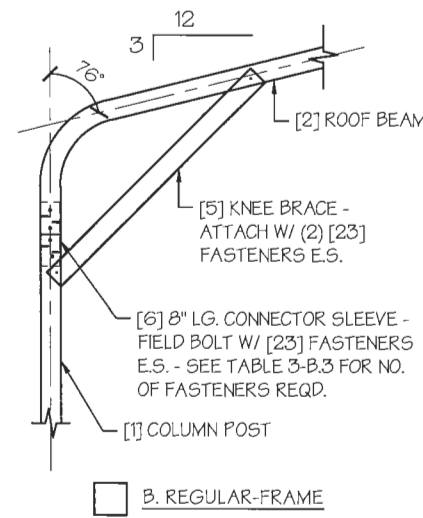
TYP. A-FRAME SECTION
SCALE: NTS



A. 'A'-FRAME



TYP. REGULAR FRAME SECTION
SCALE: NTS



B. REGULAR-FRAME

EAVE DETAIL
SCALE: NTS

1

MANUFACTURED BY:



DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS
 LOCATION: STATE OF MICHIGAN
 PROJECT NO.: 451-22-1572
 SHEET TITLE:

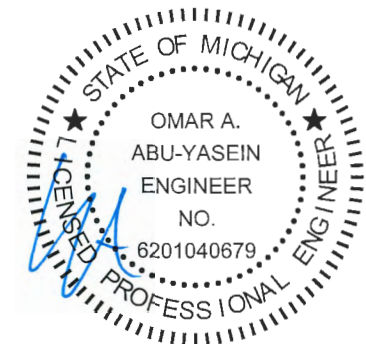
FRAME DETAILS

SHEET NO.: 3-B / 11
 DRAWN BY: AW DATE: 5/17/22
 CHECKED BY: OAA DATE: 5/17/22

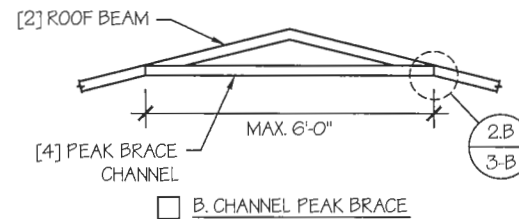
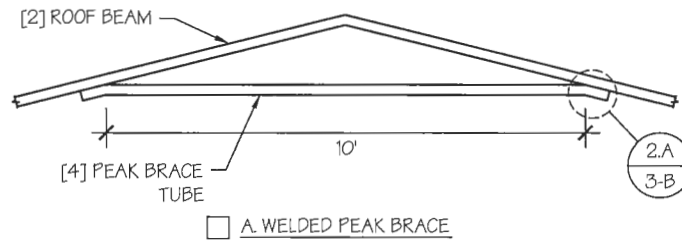
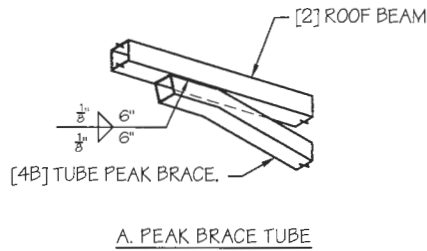
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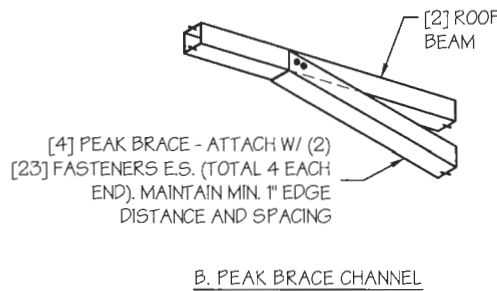
SEAL:



DATE EXPIRES: **03-24-2024**
 DATE SIGNED: **05-20-2022**



PEAK BRACE DETAILS 4
 SCALE: NTS



PEAK BRACE CONNECTION DETAILS 2
 SCALE: NTS

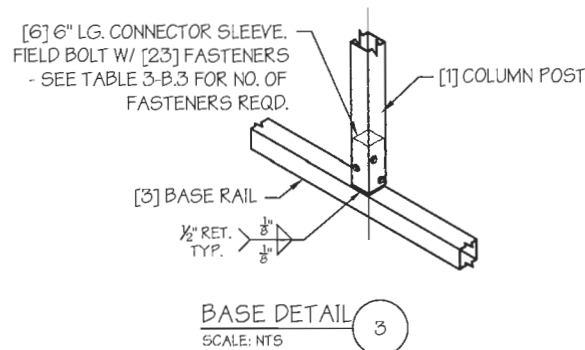


TABLE 3-B.1: PEAK BRACE SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	WIND SPEED	
	105 TO 130	140 TO 180
30 / 20	6'	10'
35 / 25 TO 90 / 61	10'	10'

TABLE 3-B.2: KNEE BRACE SCHEDULE

EAVE HEIGHT	KNEE BRACE LENGTH
UP TO 8'	24"
9' TO 12'	36"

TABLE 3-B.3 FASTENER SCHEDULE

WIND SPEED (MPH)	NO. OF FASTENERS
105 TO 125	4
130 TO 155	6
160 TO 180	8

NOTE: COLUMN POST MAY BE ADJUSTED ±1" FOR LEVELING. MANUFACTURER IS NOT RESPONSIBLE FOR LEVELING OF GROUND AND/OR CONCRETE SURFACE PROVIDED BY OTHERS.

TABLE 4: FRAME SPACING CHART / SCHEDULE

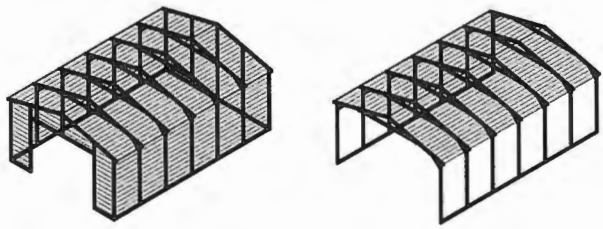
GROUND SNOW / ROOF LIVE LOAD (PSF)	■ ENCLOSED BUILDINGS							■ OPEN BUILDINGS						
	WIND SPEED (MPH)							WIND SPEED (MPH)						
	□105	□115	□130	□140	□155	□165	□180	□105	□115	□130	□140	□155	□165	□180
□ 30 / 20	60	60	54/60	54	42	36	36	60	54/60	48/60	42/54	36/42	36	36
□ 40 / 27	48/60	48/60	42/60	42/54	42	36	36	48	48	42/48	42/48	36/42	36	36
□ 50 / 34	40/48	40/48	40/48	40/48	40/42	36	36	40/42	40/42	40/42	40/42	36/42	36	36
□ 60 / 41	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	36	36	36
□ 70 / 47	32/36	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30	30
□ 80 / 54	30	30	30	30	30	30	30	24	24	24	24	24	24	24
□ 90 / 61	24	24	24	24	24	24	24	18	18	18	18	18	18	18
□ 30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
□ 40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	42	48/54	48/54	42/54	42/54	36/48	36/48	36/42
□ 50 / 34	40/48	40/48	40/48	40/48	40/48	40/48	40/42	40/42	40/42	40/42	40/42	36/42	36/42	36/42
□ 60 / 41	36/42	36/42	36/42	36/42	36/42	36/42	36/42	36	36	36	36	36	36	36
□ 70 / 47	32/36	32/36	32/36	32/36	32/36	32/36	32/36	30	30	30	30	30	30	30
□ 80 / 54	30	30	30	30	30	30	30	30	30	30	30	30	30	30
□ 90 / 61	24	24	24	24	24	24	24	24	24	24	24	24	24	24
□ 30 / 20	60	60	54/60	54	48	42/48	42	60	54/60	48/60	42/54	36/48	36/48	36/42
□ 40 / 27	48/60	48/60	42/60	42/54	42/48	42/48	42	48/60	48/60	42/60	42/54	36/48	36/48	36/42
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□ 80 / 54	30	30	30	30	30	30	30	30	30	30	30	30	30	30
□ 90 / 61	24	24	24	24	24	24	24	24	24	24	24	24	24	24

EAVE HEIGHT = 10'-0" TO 12'-0"
 EAVE HEIGHT = 7'-0" TO 9'-0"
 EAVE HEIGHT = UP TO 6'-0"

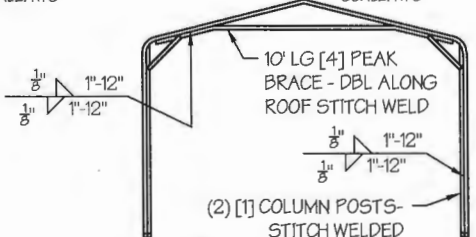
- NOTES:
1. FRAME SPACINGS ARE IN UNITS OF INCHES (IN).
 2. WHERE TWO VALUES ARE SHOWN, THE HIGHER VALUE CAN ONLY BE USED FOR VERTICAL SHEATHING.
 3. SNOW LOADS AND ROOF LIVE LOADS ARE IN POUNDS PER SQUARE FOOT (PSF). WIND SPEED IS 3 SEC. GUST IN MILES PER HOUR (MPH).
 4. FOR VALUES THAT LIE BETWEEN TWO CELLS, THE HIGHER (MORE STRINGENT) VALUE HAS TO BE USED. INTERPOLATION BETWEEN CELLS IS NOT ALLOWED.

ENCLOSURE CLASSIFICATION:

1. ENCLOSED BUILDING = ALL 4 WALLS FULLY ENCLOSED WITH DOORS/WINDOWS = USE ENCLOSED BUILDING SPACING CHART.
2. OPEN BUILDING = ALL 4 WALLS FULLY OPEN = USE OPEN BUILDING SPACING CHART.
3. 3FT PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ONLY 3FT ENCLOSED = USE OPEN BUILDING SPACING CHART.
4. PARTIALLY ENCLOSED = BOTH END-WALLS FULLY OPEN, WITH BOTH SIDE-WALLS ENCLOSED MORE THAN 3FT = START WITH OPEN BUILDING SPACING CHART AND THEN REDUCE SPACING BY 6".
5. 3 SIDED ENCLOSED = ALL WALLS ARE ENCLOSED EXCEPT FOR 1 END-WALL = START WITH ENCLOSED BUILDING SPACING + THE OPEN END FRAME MUST HAVE EITHER A GABLED END OR HAVE DOUBLED WELDED LEGS & ROOF.
6. FOR ALL SHEATHING ENCLOSURES NOT LISTED ABOVE, REFER TO SHEET 5 FOR SPACING AND DESIGN REQUIREMENTS.



TYP. ENCLOSED BUILDING SCALE: NTS
 TYP. OPEN BUILDING SCALE: NTS



TYP. OPEN END WALL ON 3 SIDE ENCLOSED BUILDING SCALE: NTS

GENERAL NOTES:

1. THE MAX. BUILDING LENGTH FOR ENCLOSED BUILDINGS IS 50'-0". THIS CAN BE INCREASED BY ADDING A DOUBLE FRAME AT THE CENTER TO BREAK THE LENGTH OF THE BUILDING.
2. BUILDINGS WITH PARTIALLY ENCLOSED END WALLS NEED TO HAVE SIDE WALL BRACING TO SUPPORT THE PARTIALLY ENCLOSED END WALL. (SEE FIGURE A ON SHEET 5).
3. ALL BUILDINGS WITH AN OPEN END WALL MUST HAVE A 10'-0" TUBE PEAK BRACE.

MANUFACTURED BY:



DRAWING INFORMATION

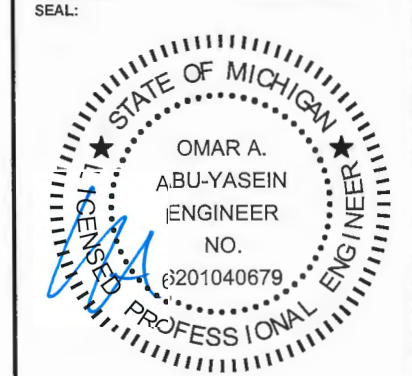
PROJECT: 20'-0" WIDE BUILDINGS
 LOCATION: STATE OF MICHIGAN
 PROJECT NO.: 451-22-1572
 SHEET TITLE:

SPACING SCHEDULES & ENCLOSURE NOTES

SHEET NO.: 4 / 11
 DRAWN BY: AW DATE: 5/17/22
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DATE EXPIRES: 03-24-2024
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DRAWING INFORMATION
 PROJECT: 20'-0" WIDE BUILDINGS
 LOCATION: STATE OF MICHIGAN
 PROJECT NO.: 451-22-1572
 SHEET TITLE: PURLIN & GIRT SPACING SCHEDULES
 SHEET NO.: 5 / 11
 DRAWN BY: AW DATE: 5/17/22
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TABLE 5.1: PURLIN SPACING SCHEDULE

GROUND SNOW / ROOF LIVE LOAD (PSF)	14GA. HAT CHANNEL PURLIN							18GA. HAT CHANNEL PURLIN						
	WIND SPEED (MPH)							WIND SPEED (MPH)						
	105	115	130	140	155	165	180	105	115	130	140	155	165	180
30 / 20	54	48	42	36	30	24	24	36	30	24	18	18	12	12
40 / 27	42	42	42	36	30	24	24	30	30	24	18	18	12	12
50 / 34	40	40	40	36	30	24	24	24	24	24	18	18	12	12
60 / 41	36	36	36	36	30	24	24	18	18	18	18	18	12	12
70 / 47	32	32	32	32	30	24	24	18	18	18	18	18	12	12
80 / 54	30	30	30	30	30	24	24	18	18	18	18	18	12	12
90 / 61	24	24	24	24	24	24	24	12	12	12	12	12	12	12
30 / 20	54	48	42	42	36	30	30	48	36	30	24	18	18	12
40 / 27	42	42	42	42	36	30	30	42	36	30	24	18	18	12
50 / 34	40	40	40	40	36	30	30	30	30	30	24	18	18	12
60 / 41	36	36	36	36	36	30	30	30	30	30	24	18	18	12
70 / 47	32	32	32	32	32	30	30	24	24	24	24	18	18	12
80 / 54	32	32	32	32	32	30	30	18	18	18	18	18	18	12
90 / 61	30	30	30	30	30	30	30	18	18	18	18	18	18	12
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60 / 41	36	36	36	36	36	36	30	36	36	36	30	24	24	18
70 / 47	32	32	32	32	32	32	30	30	30	30	30	24	24	18
80 / 54	32	32	32	32	32	32	30	24	24	24	24	24	24	18
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80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	30	30
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80 / 54	32	32	32	32	32	32	30	32	32	32	32	32	32	30
90 / 61	30	30	30	30	30	30	30	30	30	30	30	30	30	30

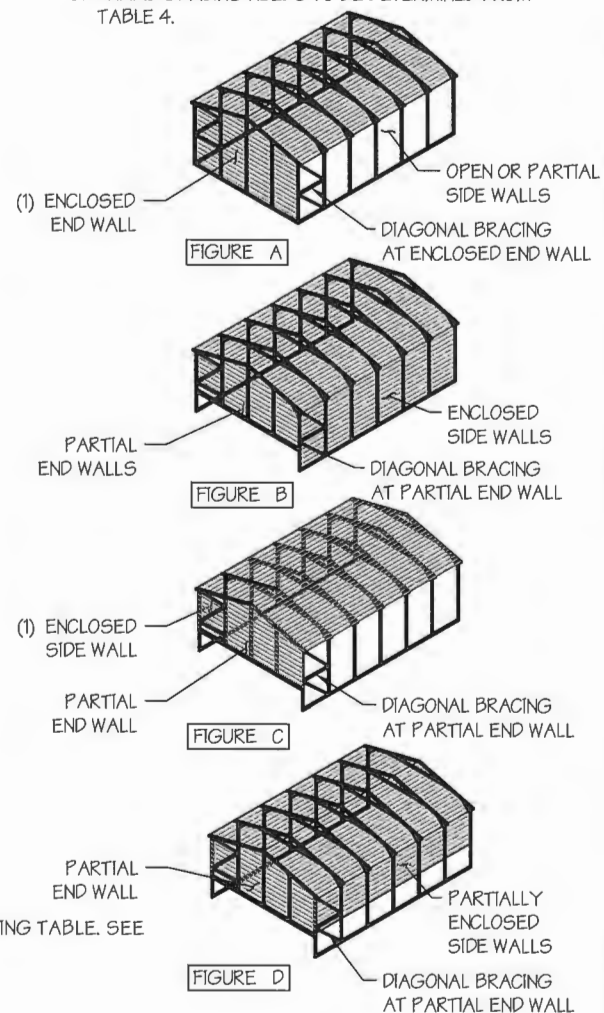
NOTES:
 1. PURLIN SPACING UNITS ARE IN INCHES.
 2. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

IRREGULAR BUILDING NOTES:
 1. FIGURES A, B, C & D ON THE RIGHT INDICATE EXAMPLES OF IRREGULAR BUILDINGS.
 2. FOR IRREGULAR BUILDINGS, FRAME SPACING MUST BE REDUCED BY 12" FROM OPEN BUILDING SPACING TABLE. SEE SHEET 4 FOR OPEN BUILDING TABLE.
 3. SITE SPECIFICS MAY ALLOW FOR ALTERNATIVE SPACING.
 4. IRREGULAR BUILDING & BUILDINGS W/ MORE THAN 2 SIDE OPENINGS MUST HAVE A 10' TUBE PEAK BRACE ON ALL FRAMES.

TABLE 5.2: GIRT SPACING SCHEDULE

FRAME SPACING	WIND SPEED (MPH)						
	105	115	130	140	155	165	180
5'-0"	60	48	36	30	24	24	18
4'-6"	60	60	48	42	36	30	24
4'-0"	60	60	54	54	42	36	30
3'-6"	60	60	54	54	48	42	42
2'-0" TO 3'-0"	60	60	54	54	48	42	42

NOTES:
 1. GIRT SPACING UNITS ARE IN INCHES.
 2. THIS SCHEDULE IS TO BE USED FOR BOTH 14GA AND 18 GA GIRTS.
 3. FRAME SPACING NEEDS TO BE DETERMINED FROM TABLE 4.

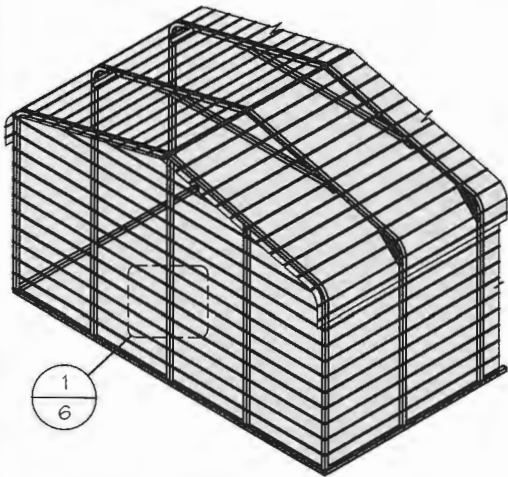


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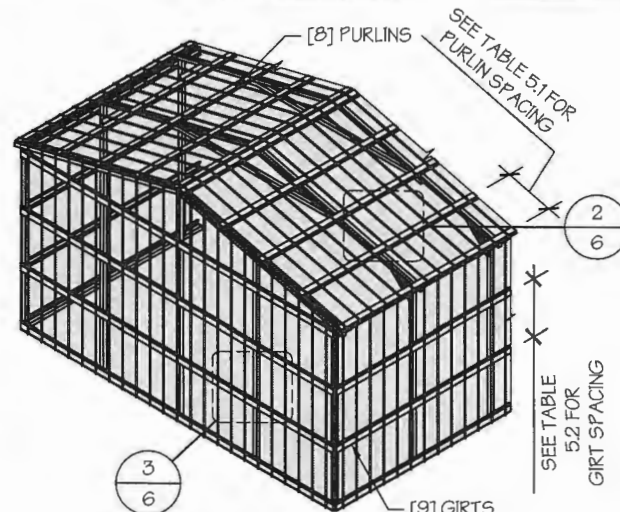


GENERAL SHEATHING NOTES:

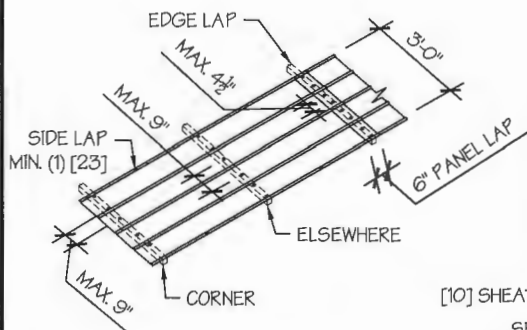
1. REGULAR STYLE BUILDINGS CAN ONLY HAVE HORIZONTAL SHEATHING ON ROOF AND WALLS.
2. A-FRAME STYLE BUILDINGS CAN HAVE ANY COMBINATION OF HORIZONTAL OR VERTICAL SHEATHING ON ROOFS AND WALLS.
3. BOTH HORIZONTAL AND VERTICALS ROOF SHEATHING CAN HAVE MAX. 6" OVERHANG.
4. USING VERTICAL SHEATHING MAY ALLOW FOR GREATER FRAME SPACING. SEE NOTE 2 UNDER TABLE 4.
5. VERTICAL SHEATHING RECOMMENDED FOR BUILDINGS 30' OR LONGER



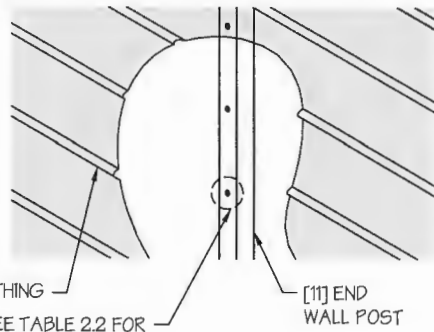
□ TYP. HORIZONTAL SHEATHING
SCALE: NTS



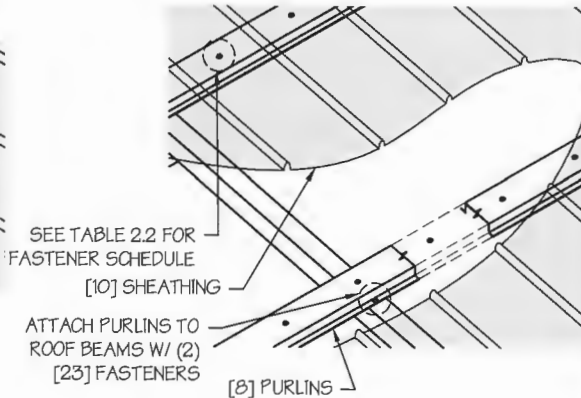
□ TYP. VERTICAL SHEATHING
SCALE: NTS



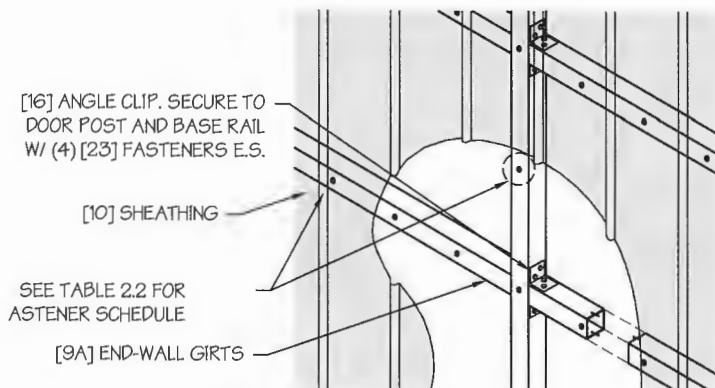
TYP. SHEATHING FASTENER SCHEDULE
SCALE: NTS



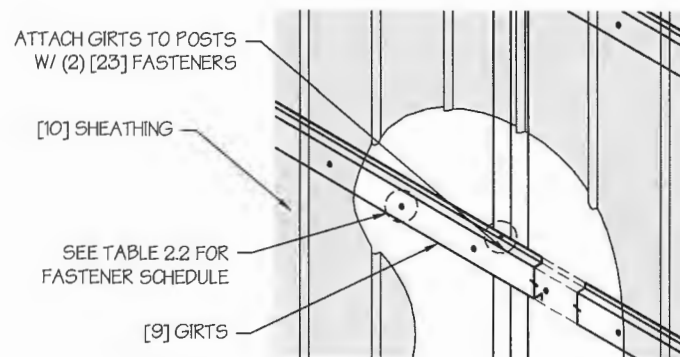
TYP. HORIZONTAL SHEATHING DETAIL 1
SCALE: NTS



ROOF VERTICAL SHEATHING DETAIL 2
SCALE: NTS



□ WALL VERTICAL SHEATHING - TUBE DETAIL 3
SCALE: NTS



□ WALL VERTICAL SHEATHING - HAT CHANNEL DETAIL 3
SCALE: NTS

DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

SHEATHING OPTIONS & DETAILS

SHEET NO.: 6 / 11

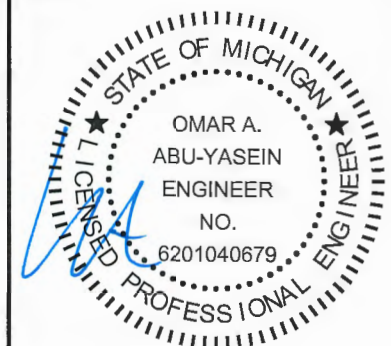
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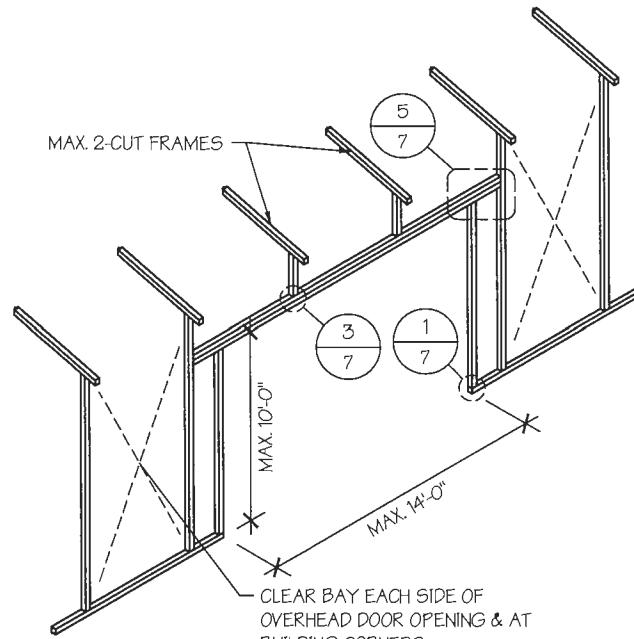
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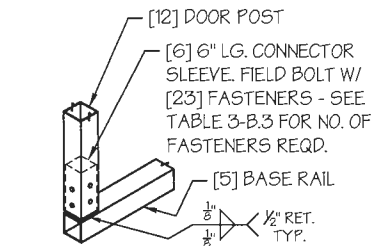
DATE EXPIRES: 03-24-2024

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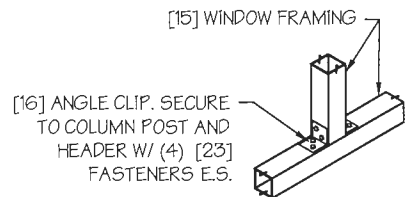
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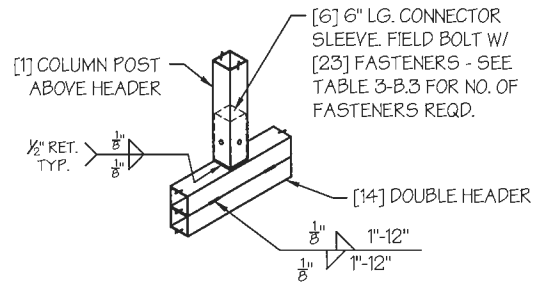
SIDE WALL OVERHEAD DOOR OPENINGS
SCALE: NTS



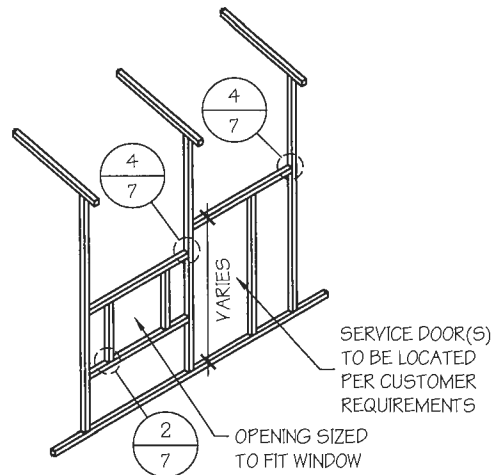
DOOR POST BOT. CONN. DETAIL 1
SCALE: NTS



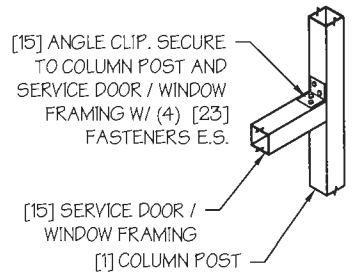
TYP. WINDOW FRAMING CONN. DETAIL 2
SCALE: NTS



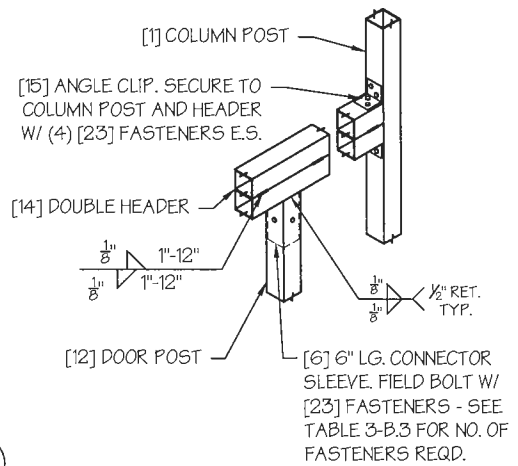
COLUMN POST ABOVE DOOR HEADER CONN. DETAIL 3
SCALE: NTS



SIDE WALL SERVICE DOOR / WINDOW OPENINGS
SCALE: NTS



TYP. SERVICE DOOR / WINDOW FRAMING CONN. DETAIL 4
SCALE: NTS



COLUMN POST ABOVE DOOR HEADER CONN. DETAIL 5
SCALE: NTS

SIDE WALL FRAMING NOTES:

- DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
- MAX. HEIGHT OF SIDE WALL OVERHEAD DOOR OPENINGS IS 2 FT LESS THAN THE EAVE HEIGHT.
- OVERHEAD DOOR OPENINGS CANNOT CUT THROUGH MORE THAN 2 FULL FRAMES.
- MIN. 1 CLEAR BAY MUST BE MAINTAINED BETWEEN ANY 2 OVERHEAD DOOR OPENINGS. A CLEAR BAY IS A SPACE BETWEEN TWO FRAMES THAT HAS NO OVERHEAD DOOR OPENINGS.
- MIN. 1 CLEAR BAY MUST ALSO BE MAINTAINED FROM THE BUILDING CORNERS.
- SERVICE DOORS AND WINDOWS CAN BE PLACED IN CLEAR BAYS OR ANY WHERE ELSE AS NEEDED.

DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE: SIDE WALL FRAMING & OPENINGS

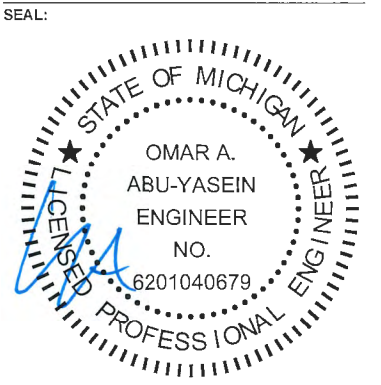
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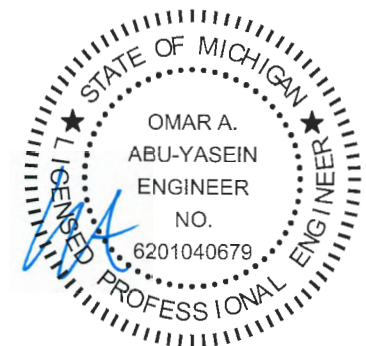
END WALL FRAMING

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DATE EXPIRES: **03-24-2024**

DATE SIGNED: **05-20-2022**

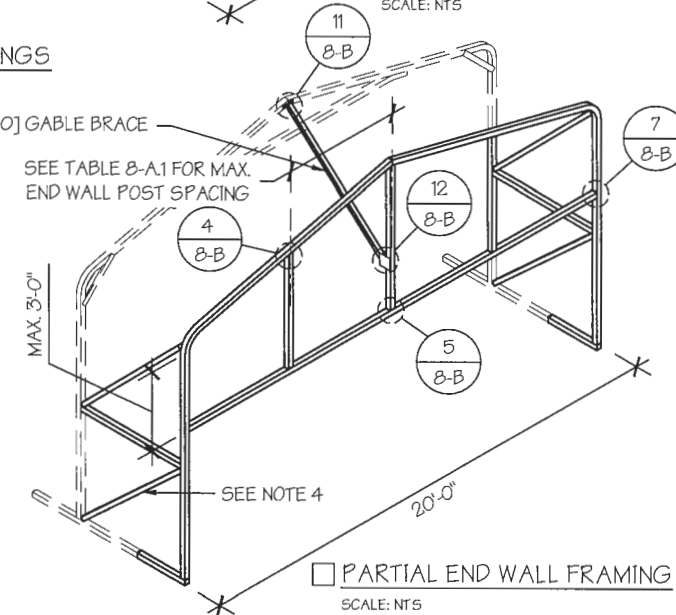
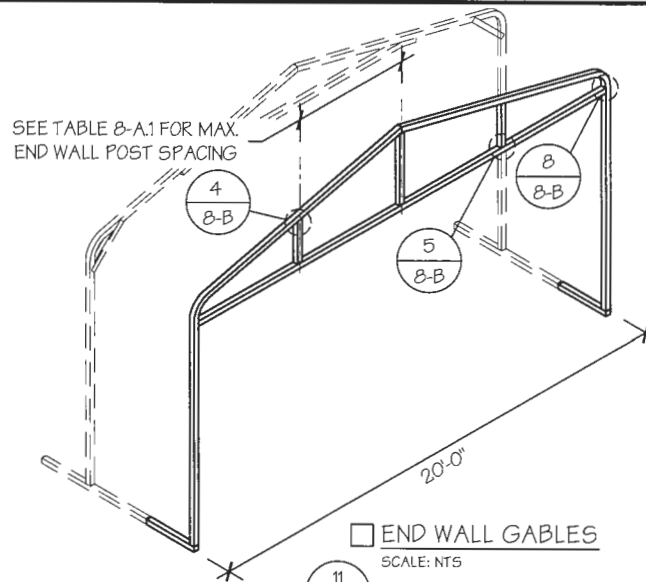
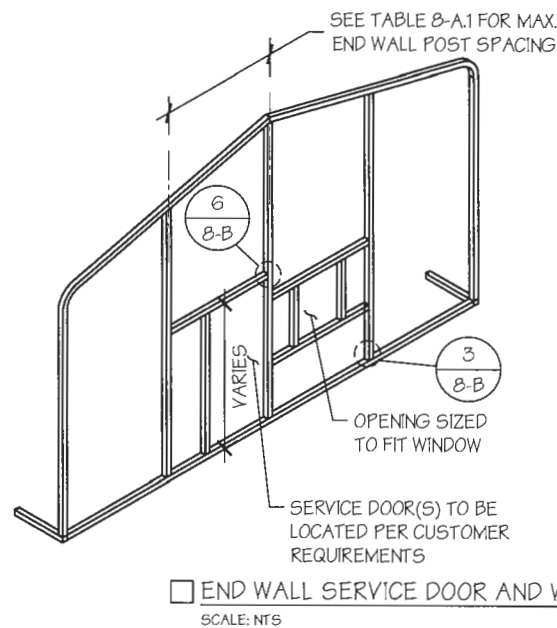
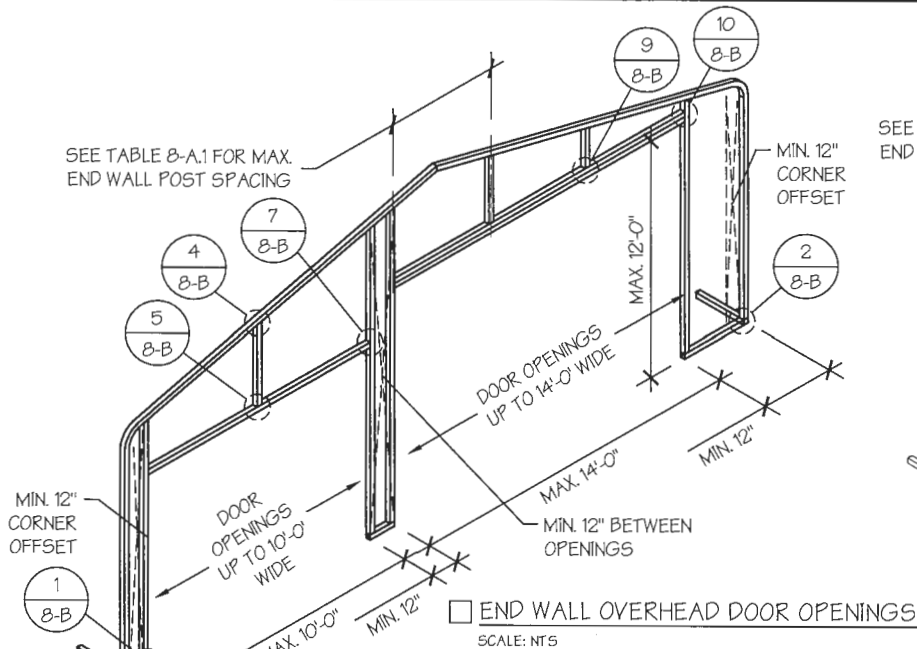


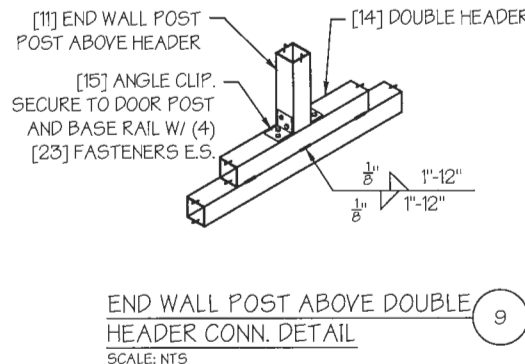
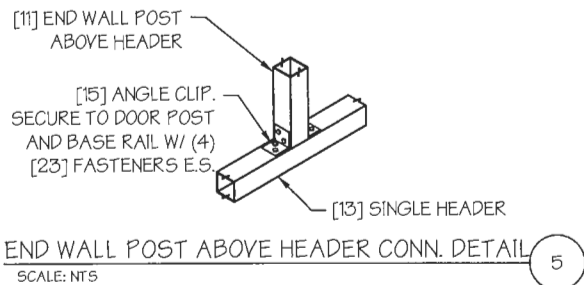
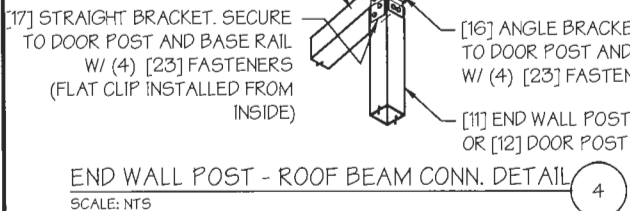
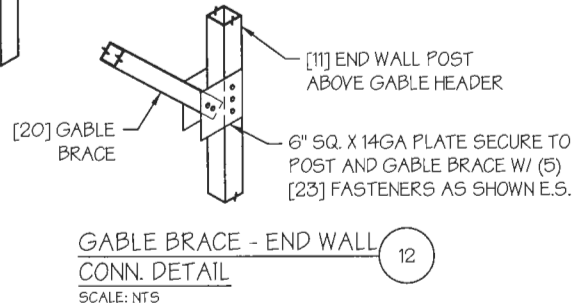
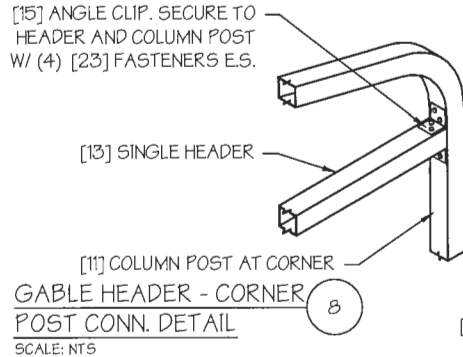
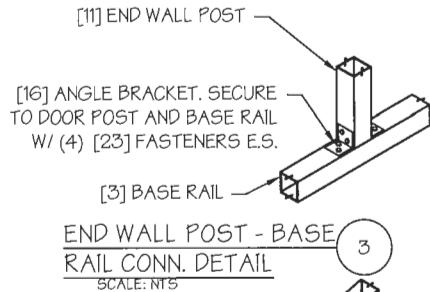
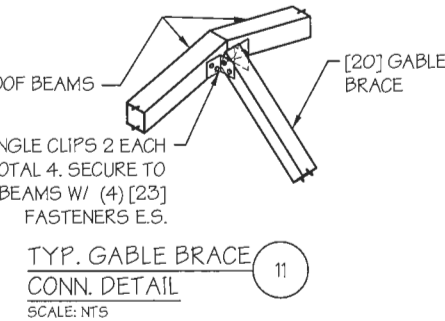
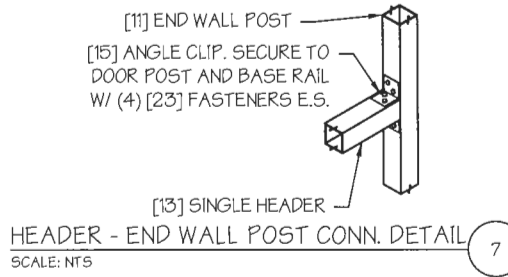
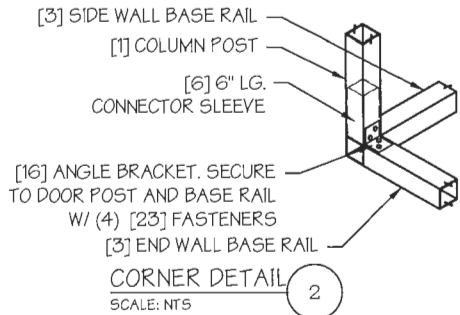
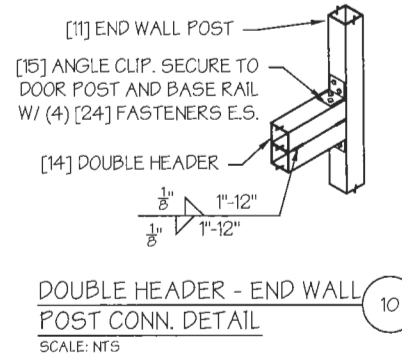
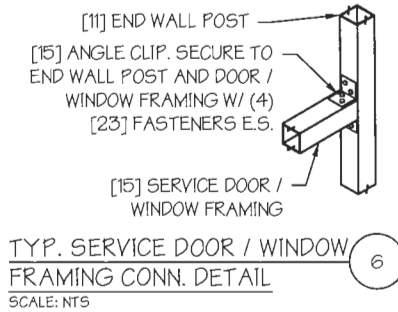
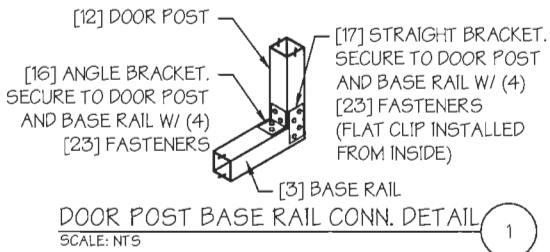
TABLE B-A.1: END WALL POST SPACING SCHEDULE

WIND SPEED (MPH)	EAVE HEIGHT		
	UP TO 7'	8' TO 9'	10' TO 12'
<input type="checkbox"/> 105	5'	5'	5'
<input type="checkbox"/> 115	5'	5'	4.5'
<input type="checkbox"/> 130	4.5'	4.5'	4'
<input type="checkbox"/> 140	4.5'	4.5'	3'
<input type="checkbox"/> 155	4'	4'	2.5'
<input type="checkbox"/> 165 - 180	3.5'	3'	2'



END WALL FRAMING NOTES:

- DESIGNS AND DETAILS SHOWN HERE ARE APPLICABLE TO BOTH REGULAR AND A-FRAME STYLE BUILDINGS.
- MIN. 12" CLEARANCE MUST BE MAINTAINED BETWEEN ANY TWO OPENINGS (OVERHEAD DOOR OR SERVICE DOOR) AND FROM CORNERS.
- SERVICE DOORS AND WINDOWS CAN BE PLACED AS NEEDED.
- DIAGONAL BRACES NEED TO BE ADDED FOR PARTIAL END WALL ENCLOSURES. SEE SHEET 9 FOR DIAGONAL BRACE CONNECTION DETAILS.



MANUFACTURED BY:



DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF MICHIGAN
PROJECT NO.: 451-22-1572
SHEET TITLE:

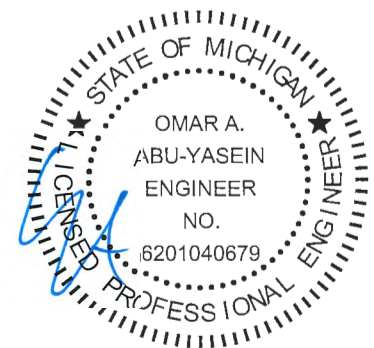
END WALL FRAMING DETAILS

SHEET NO.: 8-B / 11
DRAWN BY: AW DATE: 5/17/22
CHECKED BY: OAA DATE: 5/17/22

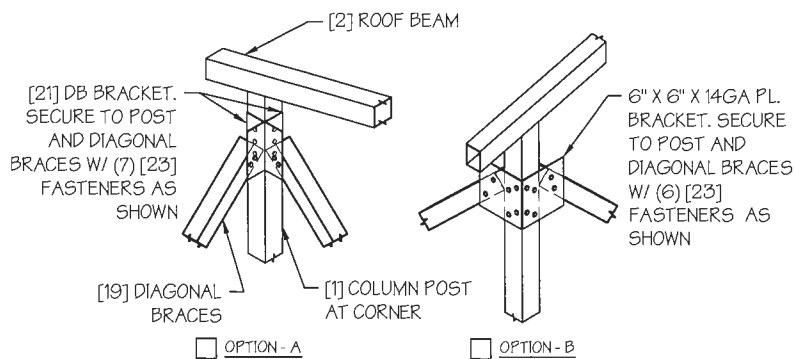
LEGAL INFORMATION

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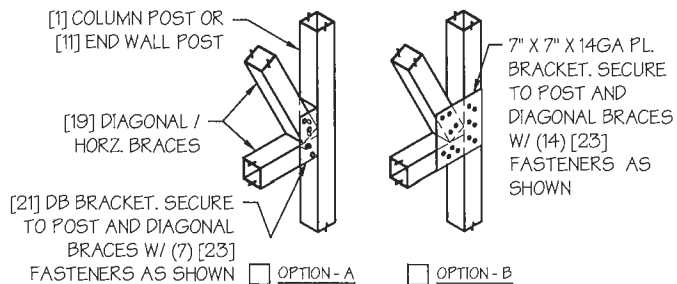
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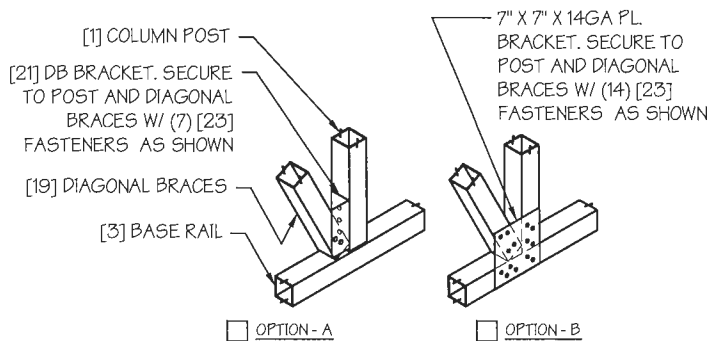
DATE EXPIRES: **03-24-2024**
DATE SIGNED: **05-20-2022**



DIAGONAL BRACE TOP CORNER CONN. DETAIL* 1
SCALE: NTS

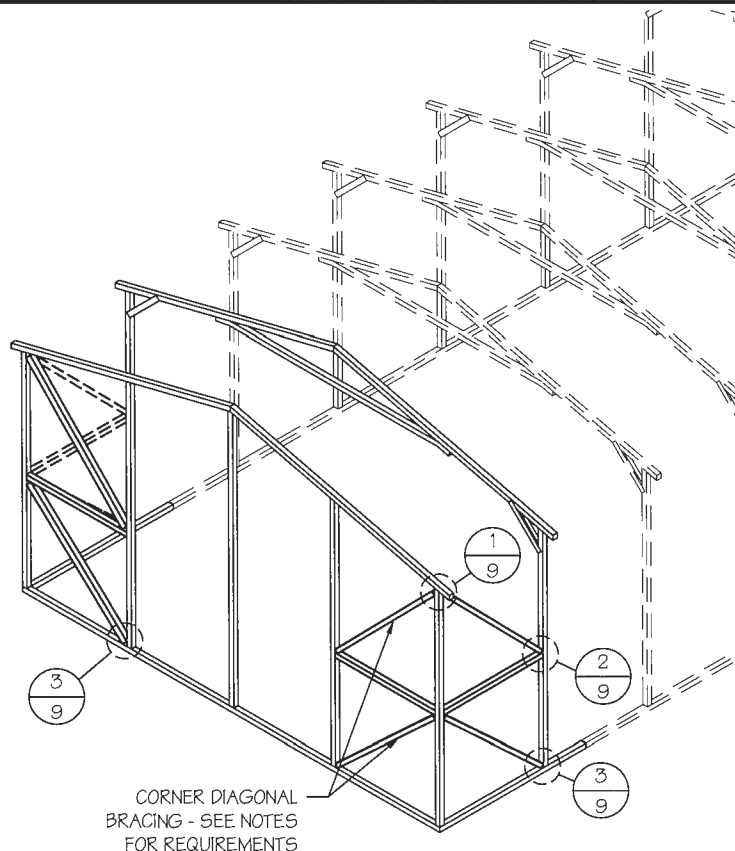


DIAGONAL BRACE - POST CONN. DETAIL* 2
SCALE: NTS



DIAGONAL BRACE BOT. CORNER CONN. DETAIL* 3
SCALE: NTS

* INSIDE VIEW SHOWN FOR CLARITY



DIAGONAL BRACING AT CORNERS
SCALE: NTS

CORNER BRACING NOTES:

- DIAGONAL BRACING AT BUILDING CORNERS IS REQUIRED FOR ALL BUILDINGS IN LOCATIONS WHERE WIND SPEED IS 140 MPH OR GREATER.
 - FOR 3 SIDED ENCLOSED BUILDINGS 140 MPH OR GREATER WIND SPEED - THE BUILDING MUST BE DESIGNED WITH OPEN BUILDING SPACING AND DIAGONAL BRACING IS REQUIRED ON ALL ENCLOSED WALLS.
- SIDE-WALL DIAGONAL BRACING IS REQUIRED WHEN THE ADJACENT END-WALL IS PARTIALLY ENCLOSED.
- ALL BUILDINGS WITH IRREGULAR ENCLOSURE (SEE SHEET 5) WILL REQUIRE SIDE-WALL BRACING CLOSE TO THE PARTIALLY ENCLOSED END-WALL.

MANUFACTURED BY:



DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

CORNER BRACING
DETAILS

SHEET NO.: 9 / 11

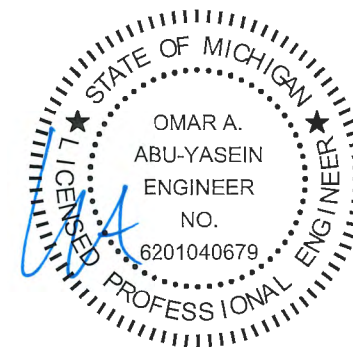
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DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

OPTIONAL LEAN-TO
ADDITION

SHEET NO.: 10 / 11

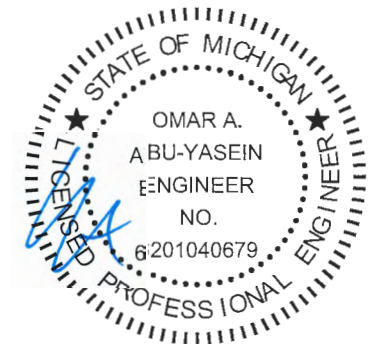
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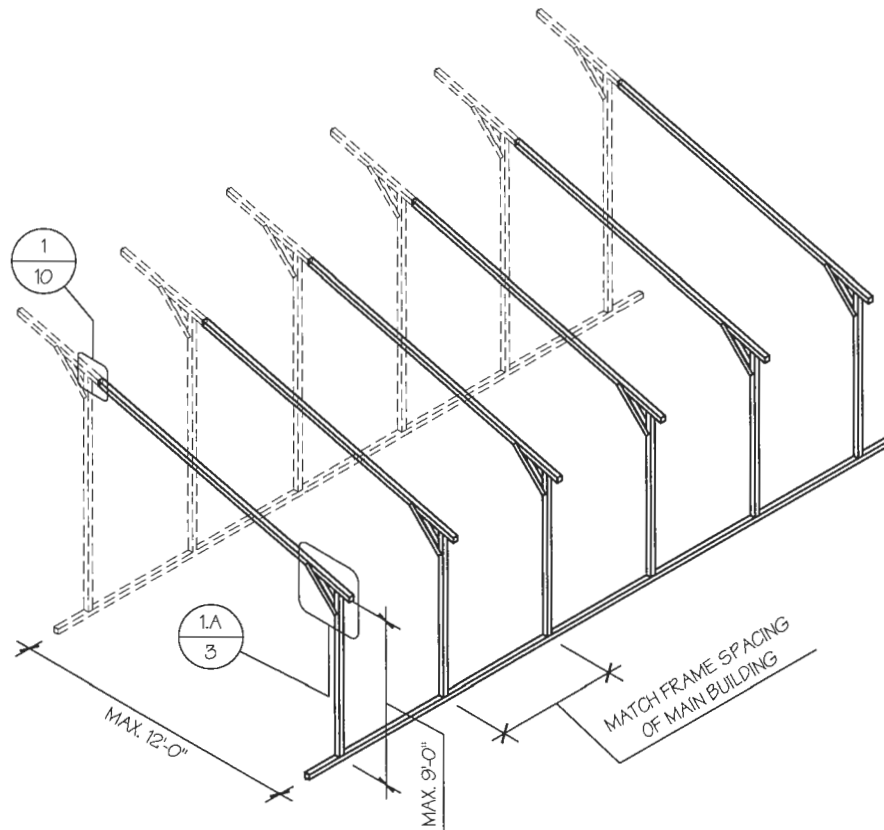
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SEAL:



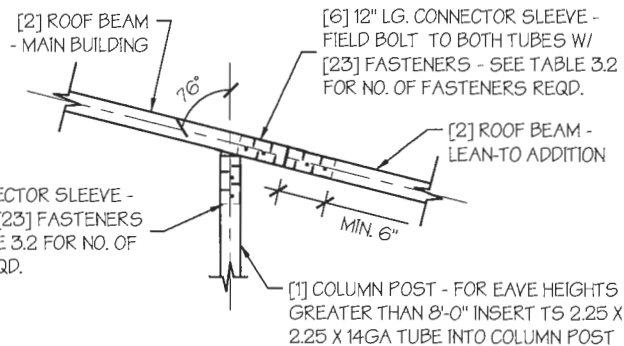
DATE EXPIRES: **03-24-2024**

DATE SIGNED: **05-20-2022**



OPTIONAL LEAN-TO ADDITION

SCALE: NTS



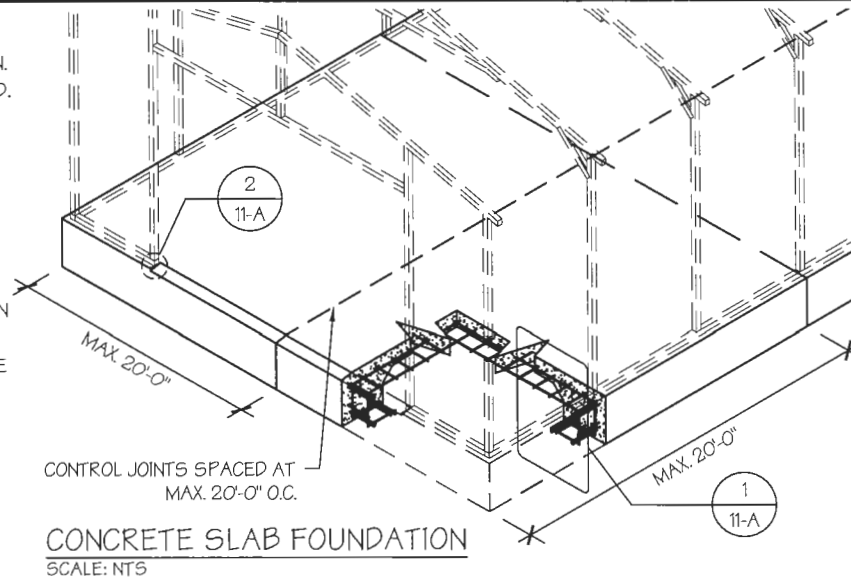
LEAN-TO ATTACHMENT DETAIL 1
SCALE: NTS

LEAN-TO ADDITION NOTES:

1. LEAN-TO ADDITIONS CAN BE ADDED ON EITHER OR BOTH SIDES OF THE BUILDING.
2. ROOF SLOPE, PURLIN, GIRT AND FRAME SPACING OF THE ADDITION HAVE TO MATCH THAT OF THE MAIN STRUCTURE.
3. IF THE LEAN-TO ADDITION IS "OPEN" (BOTH END WALLS OR SIDE WALL IS NOT ENCLOSED), THE DESIGN OF THE MAIN BUILDING HAS TO USE THE FRAME SPACING OF AN OPEN BUILDING FROM TABLE 4.

CONCRETE SLAB FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.2.
- THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS $5\frac{1}{2}$ " FOR 14GA MATERIAL AND $5\frac{3}{4}$ " FOR 12GA MATERIAL.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN. OF 2500 PSI @ 28 DAYS.



MANUFACTURED BY:



DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

FOUNDATION OPTION 1:
CONCRETE SLAB

SHEET NO.: 11-A / 11

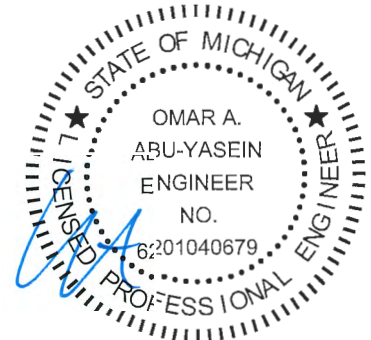
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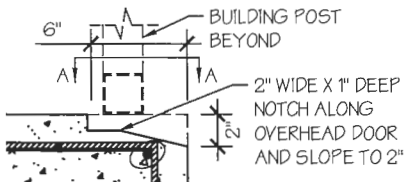
SEAL:



DATE EXPIRES: 03-24-2024

DATE SIGNED: 05-20-2022

OVERHEAD DOOR NOTCH DETAIL
SCALE: NTS



2

TABLE 11-A.2: CONCRETE SLAB ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	105 TO 135	(1) 1/2" Ø X 7"
	136 TO 180	(2) 1/2" Ø X 7"
OPEN	105 TO 135	(1) 1/2" Ø X 7"
	136 TO 180	(2) 1/2" Ø X 7"

NOTES:

- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
- MIN. EMBEDMENT DEPTH TO BE $2\frac{7}{8}$ ".
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

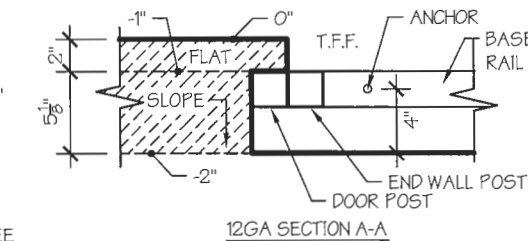
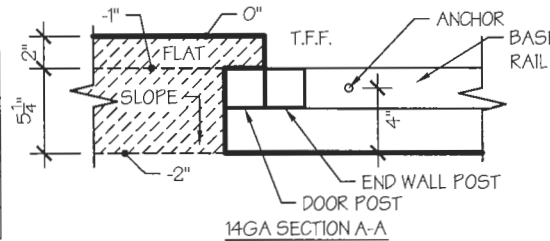
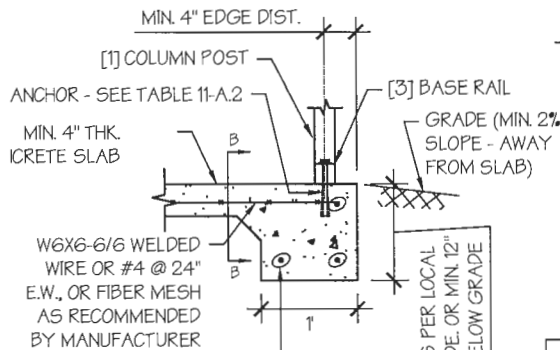


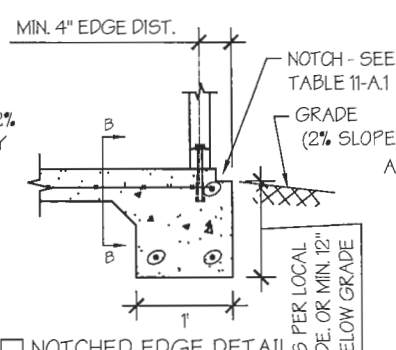
TABLE 11-A.1: NOTCH WIDTH

HORIZONTAL/OPEN		VERTICAL	
14GA	12GA	14GA	12GA
2 3/4"	2 7/8"	1 3/4"	1 7/8"

NOTE: DEPTH IS TO BE 1 1/2"



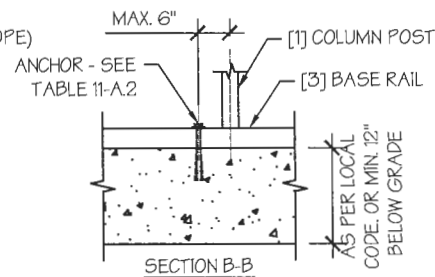
(3) #4 REBAR CONT.
STANDARD EDGE DETAIL



NOTCHED EDGE DETAIL

EDGE OFFSET DETAIL
SCALE: NTS

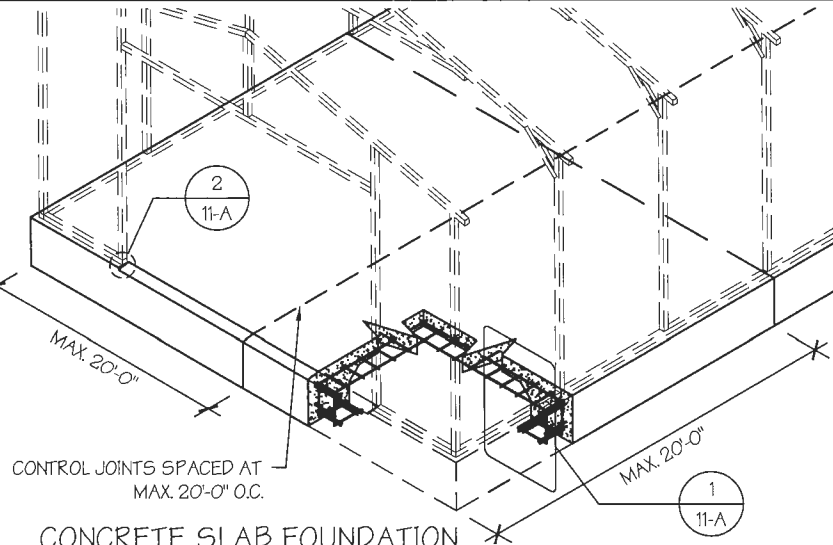
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SECTION B-B

CONCRETE SLAB FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE SLAB FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
- CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-A.1.
- THE SIZE OF THE SLAB SHALL BE THE SIZE (WIDTH AND LENGTH) OF THE BUILDING PLUS $\frac{1}{2}$ " FOR 14GA MATERIAL AND 1" FOR 12GA MATERIAL.
- DEPTH OF SLAB TURN DOWN FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.



CONCRETE SLAB FOUNDATION

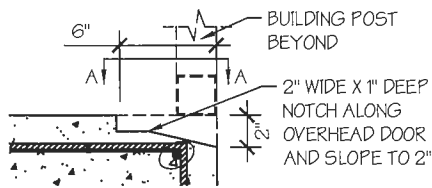
SCALE: NTS

TABLE 11-A.1: CONCRETE SLAB ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	□105 TO 135	(1) 1/2"Ø X 7"
	□136 TO 180	(2) 1/2"Ø X 7"
OPEN	□105 TO 135	(1) 1/2"Ø X 7"
	□136 TO 180	(2) 1/2"Ø X 7"

NOTES:

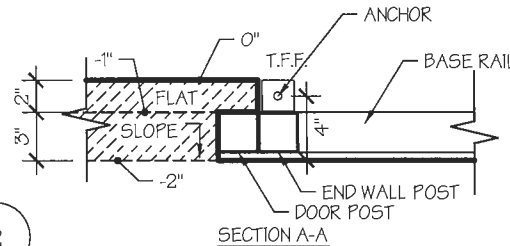
- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
- MIN. EMBEDMENT DEPTH TO BE $2\frac{1}{8}$ ".
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.



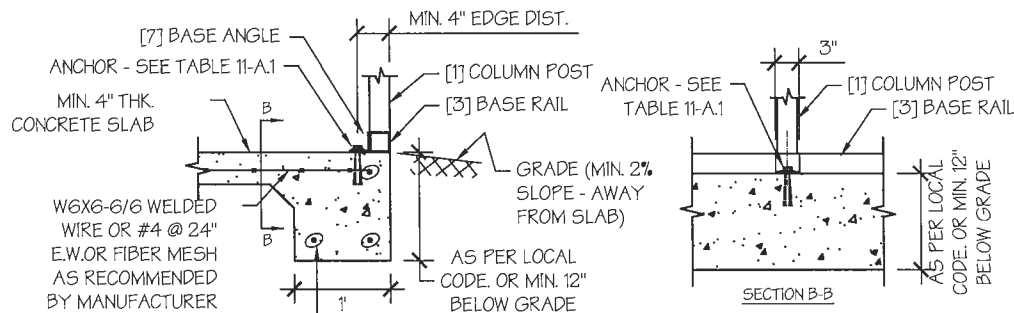
OVERHEAD DOOR NOTCH DETAIL

SCALE: NTS

2



SECTION A-A



EDGE FLUSH DETAIL

SCALE: NTS

1

MANUFACTURED BY:



DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

FOUNDATION OPTION 1:
CONCRETE SLAB

SHEET NO.: 11-A / 11

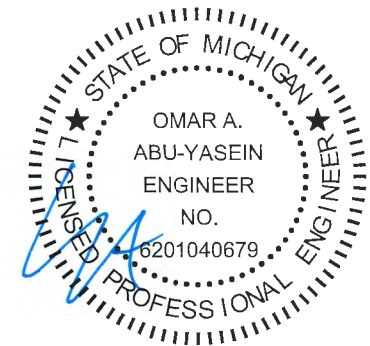
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SEAL:



DATE EXPIRES: **03-24-2024**

DATE SIGNED: **05-20-2022**

TABLE 11-B.1: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	□105 TO 135	(1) 1/2"Ø X 7"
	□136 TO 180	(2) 1/2"Ø X 7"
OPEN	□105 TO 135	(1) 1/2"Ø X 7"
	□136 TO 180	(2) 1/2"Ø X 7"

NOTES:

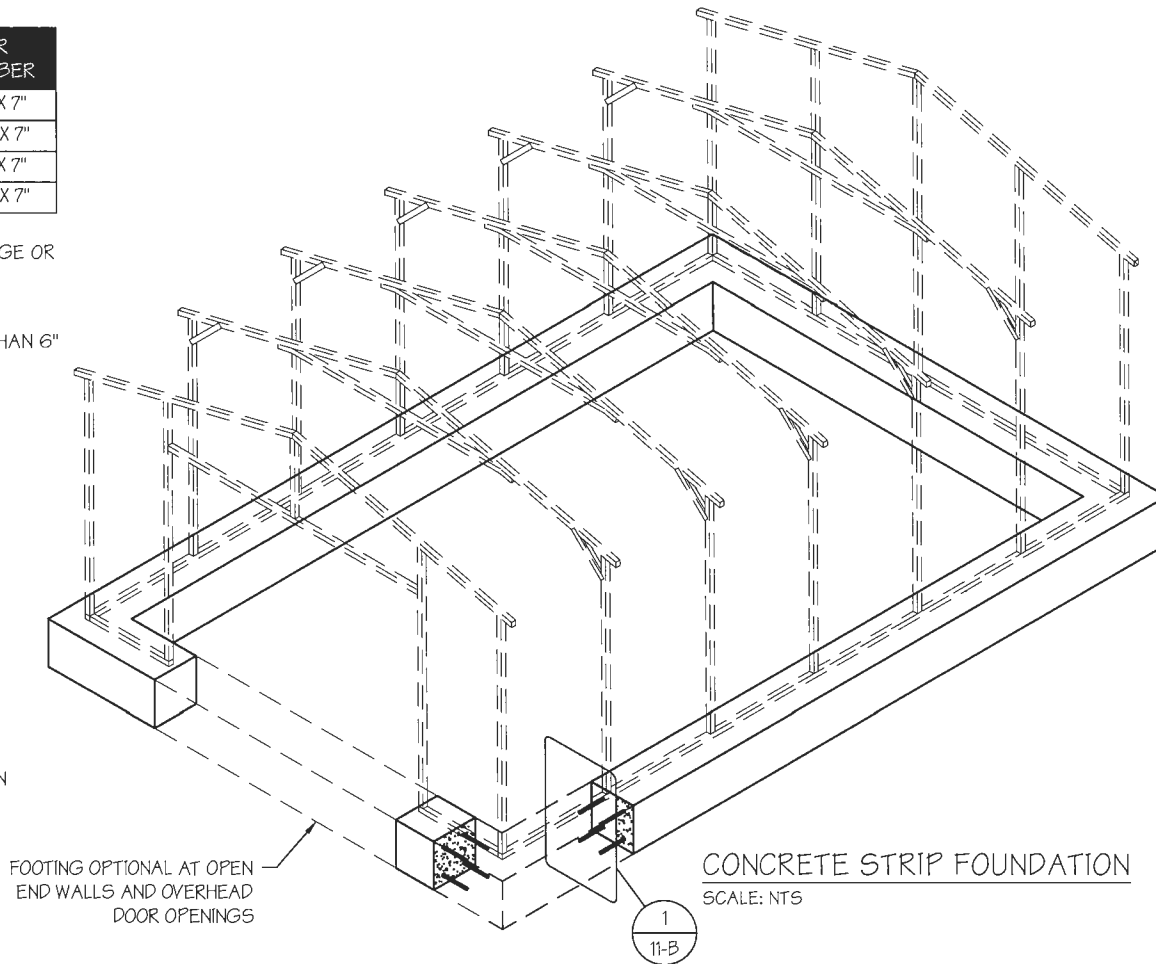
1. ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
2. MIN. EMBEDMENT DEPTH TO BE 2 7/8".
3. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

TABLE 11-B.2: CONC. STRIP SCHEDULE

WIND SPEED (MPH)	MIN. SIZE REQD.
□105 TO 130	12" X 12"
□140 TO 155	18" X 12"
□165 TO 180	26" X 12"
	21 X 15"
	18" X 18"

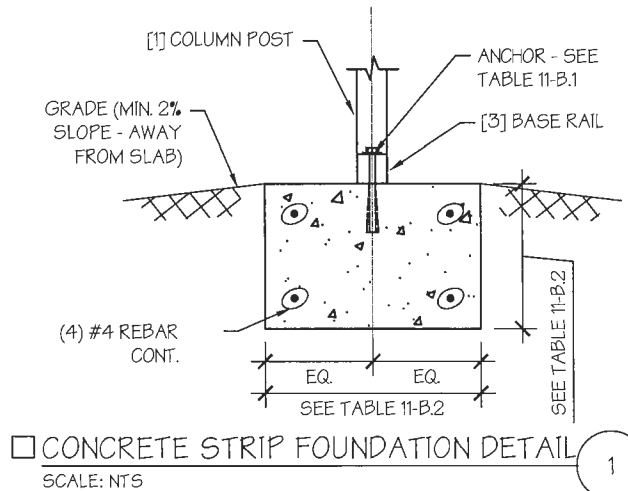
NOTES:

1. WIDTH AND DEPTH DIMENSIONS CAN BE INTERCHANGED.



CONCRETE STRIP FOUNDATION NOTES:

1. DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE STRIP FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
2. CONCRETE ANCHORS SHALL BE LOCATED NEXT TO EVERY POST AND ON EITHER SIDE OF OPENINGS. TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST.
3. MIN. NUMBER OF CONCRETE ANCHORS PER POST SHALL BE AS SHOWN IN TABLE 11-B.1.
4. ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
5. DEPTH OF CONCRETE STRIP FOOTING SHALL BE GREATER THAN FROST DEPTH SPECIFIED PER LOCAL CODE.
6. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
7. CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.
8. BUILDING IS TO BE MOUNTED ON THE CENTER OF THE STRIP FOUNDATION.



MANUFACTURED BY:



DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

FOUNDATION OPTION 2:
CONCRETE STRIP

SHEET NO.: 11-B / 11

DRAWN BY: AW DATE: 5/17/22

CHECKED BY: OAA DATE: 5/17/22

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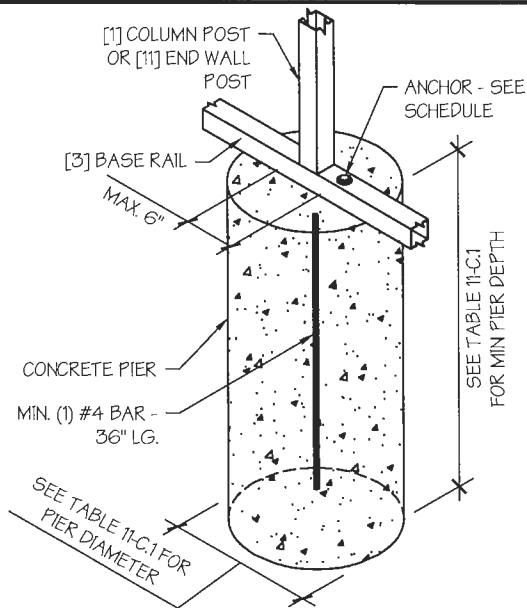
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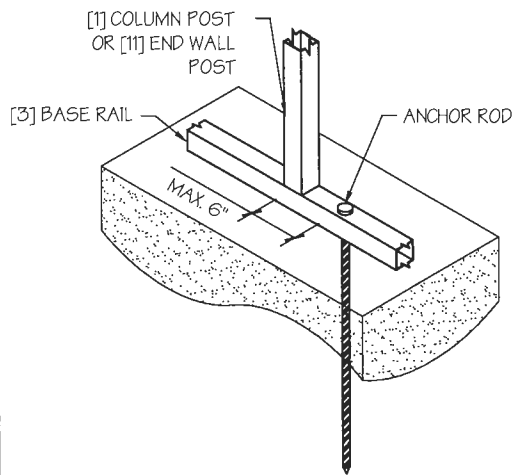
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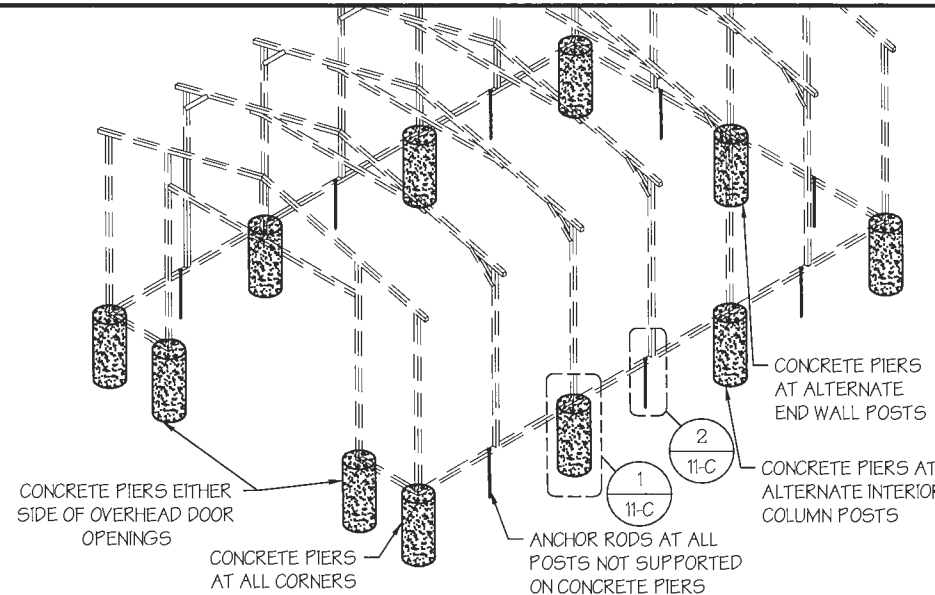
MANUFACTURED BY:



CONCRETE PIER DETAIL 1
SCALE: NTS



ANCHOR ROD INTO SOIL DETAIL 2
SCALE: NTS



CONCRETE PIER FOUNDATION
SCALE: NTS

CONCRETE PIER FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR CONCRETE PIER FOUNDATION. ANY OF THE FOUNDATIONS SHOWN ON SHEETS 11-A THRU C CAN BE USED.
- CONCRETE PIERS SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- TWO ANCHORS SHALL BE INSTALLED AT CORNERS OF ENCLOSED BUILDINGS WITH END WALLS - ONE ON EACH BASE RAIL. IN LOCATIONS REQUIRING TWO ANCHORS DUE TO WIND, ONE ANCHOR IS TO BE ON EACH SIDE OF THE COLUMN POST WITH A PIER.
- ANCHORS IN CLOSE PROXIMITY TO EACH OTHER MUST HAVE A MIN. 4" SPACING.
- MIN. NUMBER OF CONCRETE ANCHORS PER POST WITH A PIER SHALL BE AS SHOWN IN TABLE 11-C.2.
- TWO ANCHORS AND A PIER ARE REQUIRED AT DIAGONAL BRACING LOCATIONS WHEN REQUIRED.
- ALL POSTS NOT SUPPORTED ON CONCRETE PIERS SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. THREADED ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- PIERS SHALL BE FORMED BY DIGGING A HOLE OF THE SAME SIZE AS THE PIER ON LEVEL GRADE AND FILLING IT WITH CONCRETE. THRD. ROD ANCHORS SHOULD BE DROPPED INTO THE PIERS PRIOR TO POURING THE CONCRETE.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONCRETE STRENGTH TO BE A MIN OF 2500 PSI @ 28 DAYS.

TABLE 11-C.2: ANCHOR SCHEDULE

ENCLOSURE	WIND SPEED (MPH)	ANCHOR SIZE/NUMBER
ENCLOSED	□ 105 TO 135	(1) 1/2"Ø X 7"
	□ 136 TO 180	(2) 1/2"Ø X 7"
OPEN	□ 105 TO 135	(1) 1/2"Ø X 7"
	□ 136 TO 180	(2) 1/2"Ø X 7"

NOTES:

- ANCHORS ARE TO BE CONCRETE WEDGE OR EXPANSION ANCHORS.
- MIN. EMBEDMENT DEPTH TO BE 2 3/8".
- ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS.

TABLE 11-C.1: CONC. PIER SCHEDULE

WIND SPEED (MPH)	MIN. SIZE REQD.
□ 105 TO 130	18"Ø X 36"
□ 140 TO 155	18"Ø X 42"
□ 165 TO 180	18"Ø X 48"

DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS

LOCATION: STATE OF MICHIGAN

PROJECT NO.: 451-22-1572

SHEET TITLE:

FOUNDATION OPTION 3:
CONCRETE PIERS

SHEET NO.: 11-C / 11

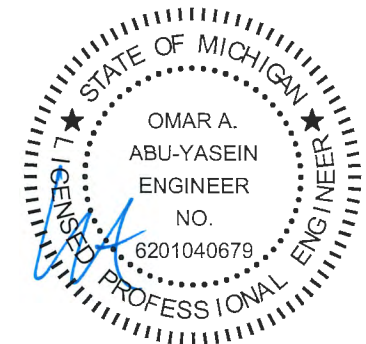
DRAWN BY: AW DATE: 5/17/22

CHECKED BY: OAA DATE: 5/17/22

LEGAL INFORMATION

- ANY DUPLICATION OF THIS DRAWING IN WHOLE OR PART IS STRICTLY FORBIDDEN. ANYONE DOING SO WILL BE PROSECUTED UNDER THE FULL EXTENT OF THE LAW. - DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.

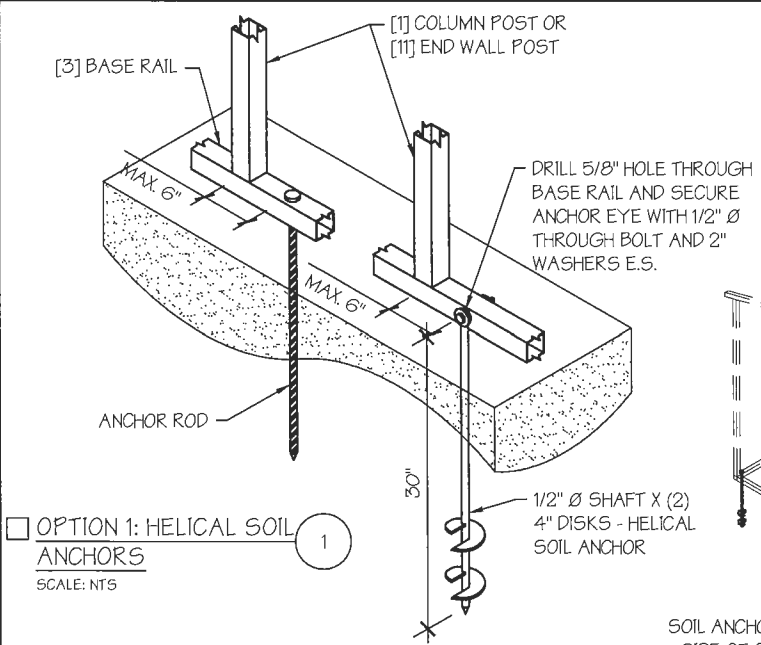
SEAL:



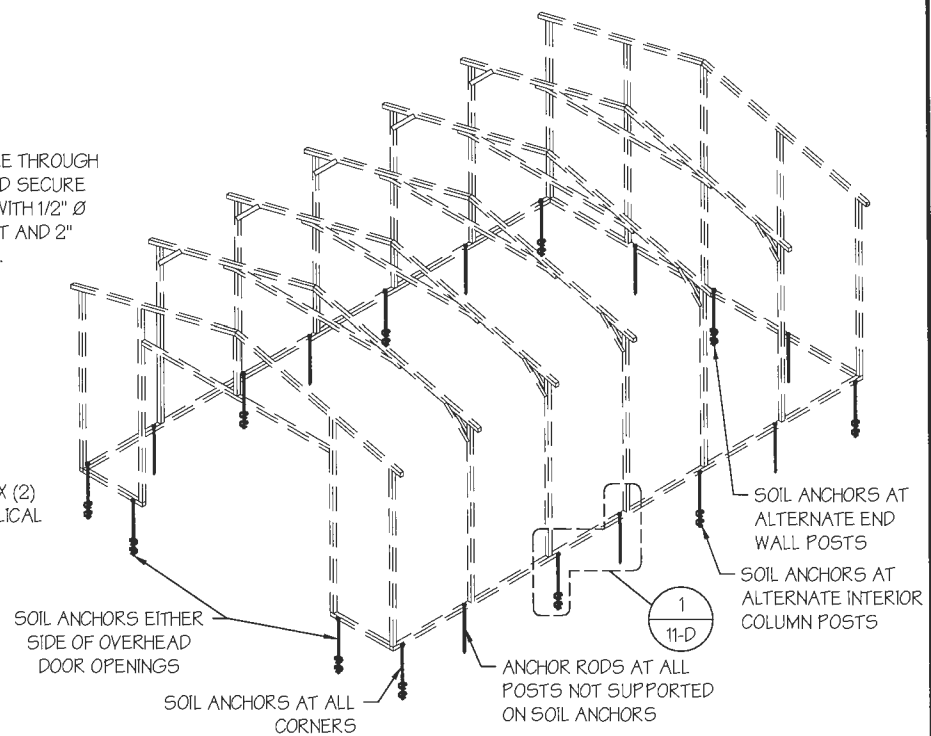
DATE EXPIRES: **03-24-2024**

DATE SIGNED: **05-20-2022**

MANUFACTURED BY:



OPTION 1: HELICAL SOIL ANCHORS
SCALE: NTS



SOIL FOUNDATION
SCALE: NTS

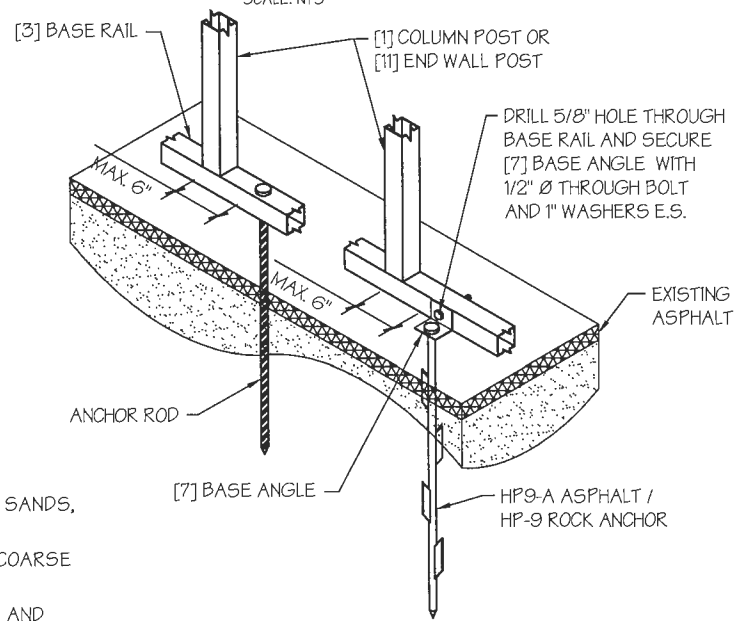
SOIL FOUNDATION NOTES:

- DESIGNS SHOWN ON THIS SHEET ARE FOR SOIL ANCHOR FOUNDATION.
- SOIL ANCHORS (HELICAL OR ROCK/ASPHALT) SHALL BE LOCATED AT ALL 4 CORNERS, ON EACH SIDE OF OVERHEAD DOOR OPENINGS, ON POSTS WITH DIAGONAL BRACING IF REQUIRED, AND ON ALTERNATE INTERIOR COLUMN POSTS AND END WALLS POSTS.
- HELICAL ANCHORS ARE TO BE USED ONLY IF THE DRIVING TORQUE INTO THE GROUND IS 150 FT-LBS OR GREATER. MANUFACTURER IS NOT RESPONSIBLE FOR SOIL QUALITY AT SITE.
- HELICAL ANCHORS CAN ONLY BE USED FOR CLASS 2, 3 & 4 SOILS (SEE SOIL CLASSIFICATIONS THIS PAGE).
- ALL POSTS WITH NO ANCHORS ADJACENT SHALL BE ANCHORED TO THE GROUND WITH A 1/2" X 30" LG. ROD. RODS WILL HAVE A PRE-FORMED HEAD AT THE TOP AND ONE COAT OF RUST PROOF MATERIAL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 P.S.F.

SOIL CLASSIFICATIONS:

SOIL CLASS	DESCRIPTION
2	SANDY GRAVEL AND GRAVEL, VERY THIN DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL/COBBLES, PRELOADED SILTS, CLAYS AND CORAL.
3	SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, MEDIUM DENSE COARSE SANDS, SANDY GRAVEL, VERY STIFF SILT AND SANDY CLAYS.
4	LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS AND ALLUVIAL FILLS.

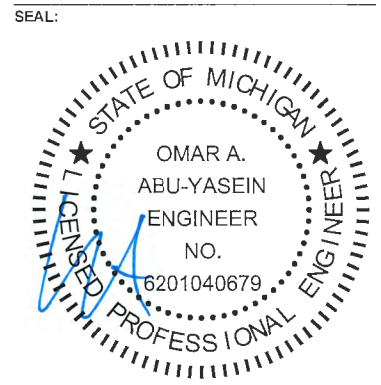
*FROM HUD "MODEL MANUFACTURED HOME INSTALLATION STANDARDS"



OPTION 2: ROCK / ASPHALT ANCHORS
SCALE: NTS

DRAWING INFORMATION
 PROJECT: 20'-0" WIDE BUILDINGS
 LOCATION: STATE OF MICHIGAN
 PROJECT NO.: 451-22-1572
 SHEET TITLE: FOUNDATION OPTION 4: SOIL ANCHORS
 SHEET NO.: 11-D / 11
 DRAWN BY: AW DATE: 5/17/22
 CHECKED BY: OAA DATE: 5/17/22

LEGAL INFORMATION
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 - DRAWINGS VALID UP TO 1 YEAR FROM DATE OF ISSUE.



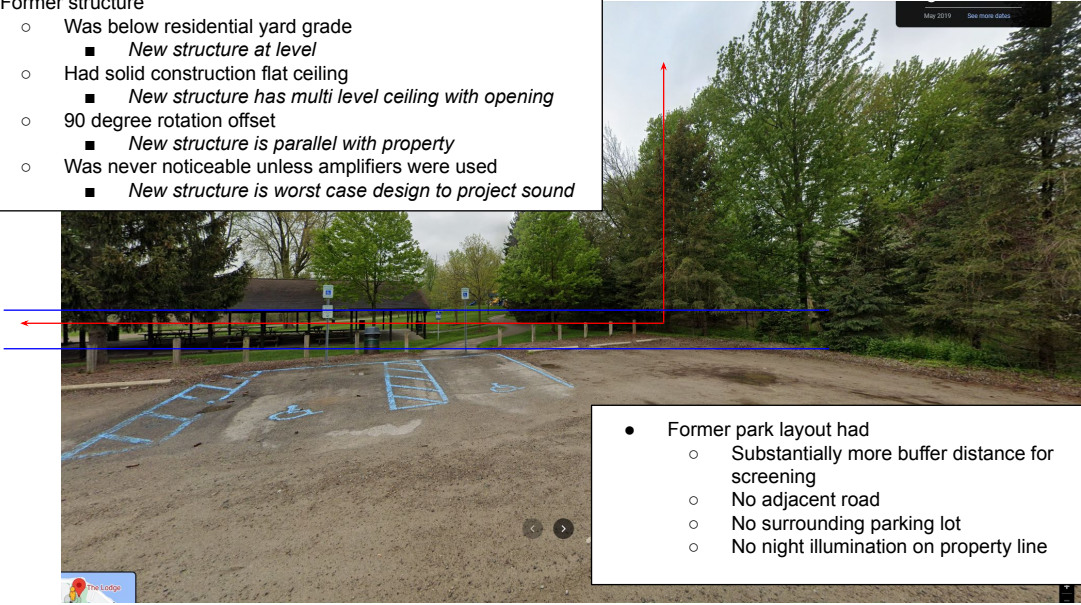
DATE EXPIRES: **03-24-2024**
 DATE SIGNED: **05-20-2022**

233 Bernstadt St. Building Proposal as Barrier to Park



Former Park Layout

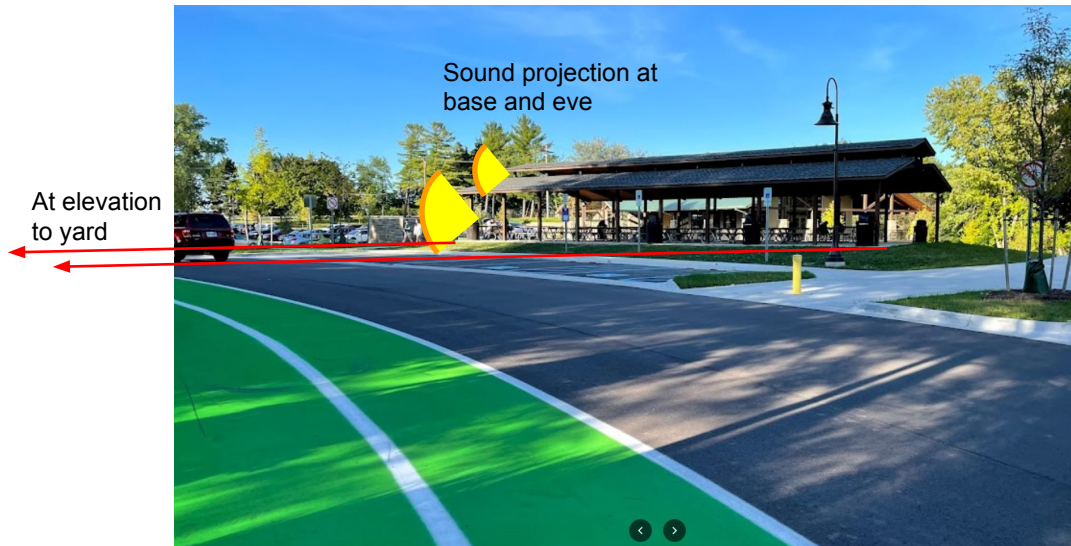
- Former structure
 - Was below residential yard grade
 - *New structure at level*
 - Had solid construction flat ceiling
 - *New structure has multi level ceiling with opening*
 - 90 degree rotation offset
 - *New structure is parallel with property*
 - Was never noticeable unless amplifiers were used
 - *New structure is worst case design to project sound*



- Former park layout had
 - Substantially more buffer distance for screening
 - No adjacent road
 - No surrounding parking lot
 - No night illumination on property line

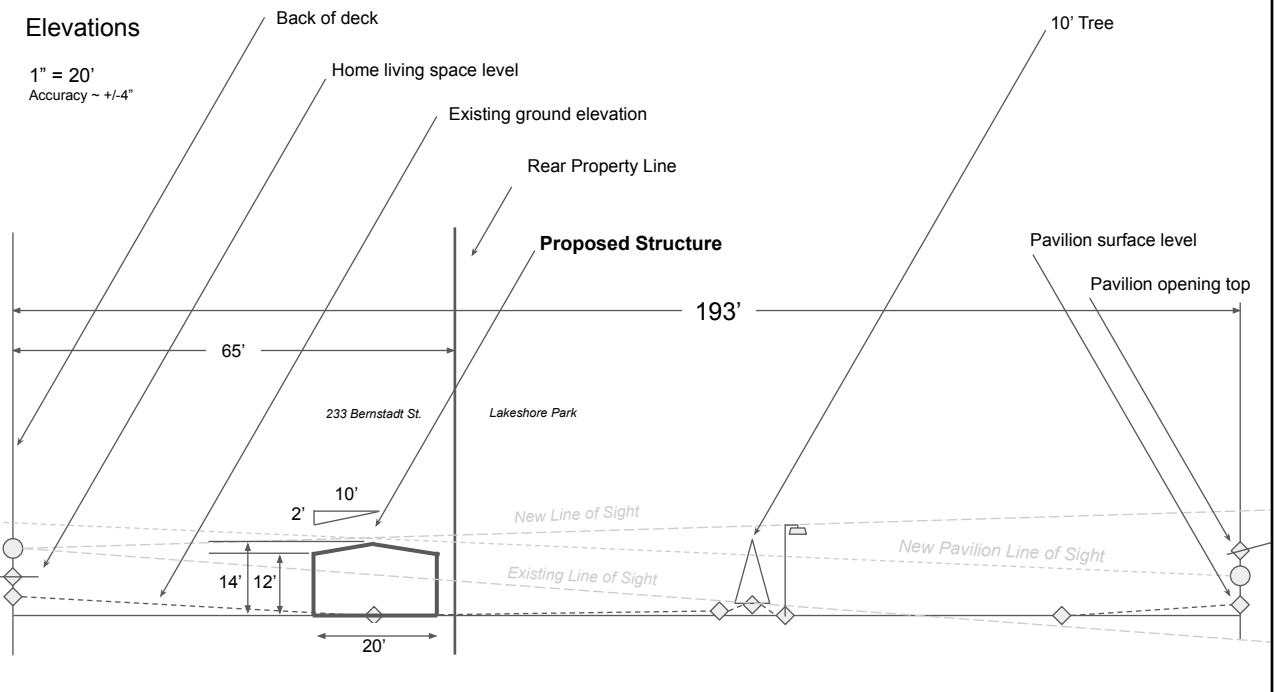
New Pavilion 1 Structure

Parallel to property



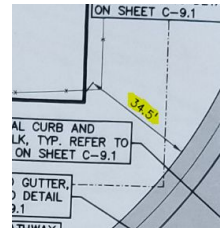
Elevations

1" = 20'
Accuracy ~ +/-4"



Nuisances

- Direct visibility of
 - Foot and vehicle traffic (34.5' from property)
 - Vehicle parking
 - Night parking lot illumination
 - Public gatherings at Pavilion 1
 - Public surveillance
- Excessive noise from
 - Vehicle traffic
 - Ambient non-amplified gathering noise at Pavilion 1
 - 10-100 **room level speaking voices** penetrate property
 - Amplified noise at Pavilion 1 (city events OR otherwise)



The city committed to 85-90% *4 season* screening to park neighbors - simply not possible with vegetation alone.

Variances

Variance Notes:

4.19 J - More than two accessory structures on a lot less than twenty-one thousand seven-hundred eighty square feet (21,780 sq ft)

Lot 0.42 ac = 18,240.00 sq ft

4.19 I - Aggregate square footage of both the detached garage and the new structure – maximum aggregate of 850 sf.

Secondary Structures = 1,768 sq ft

4.19 V – aggregate square footage of the accessory structures being greater than that of the primary structure

Primary House = 1,417 sq ft

(OK) 4.19.1.C – total floor area of accessory buildings shall not occupy more than 25% of the rear yard

Rear Yard 79' x 120' = 9,480 sq ft

Structure 1 = 24' x 32' = 768 sq ft

Structure 2 = 20' x 50' = 1,000 sq ft

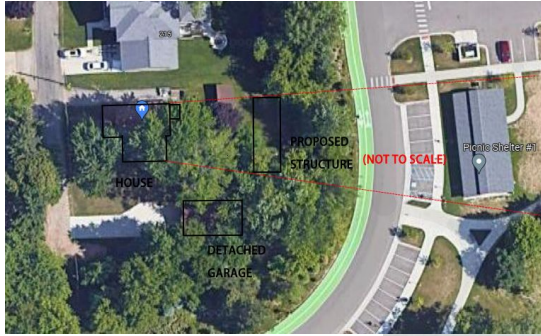
(Structure 1 + Structure 2) / Rear Yard * 100

(768 + 1,000) / 9,480 * 100 = 18.65% < 25%

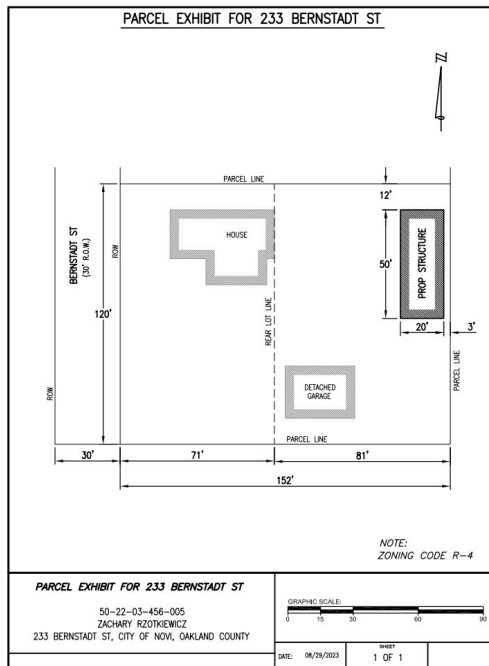
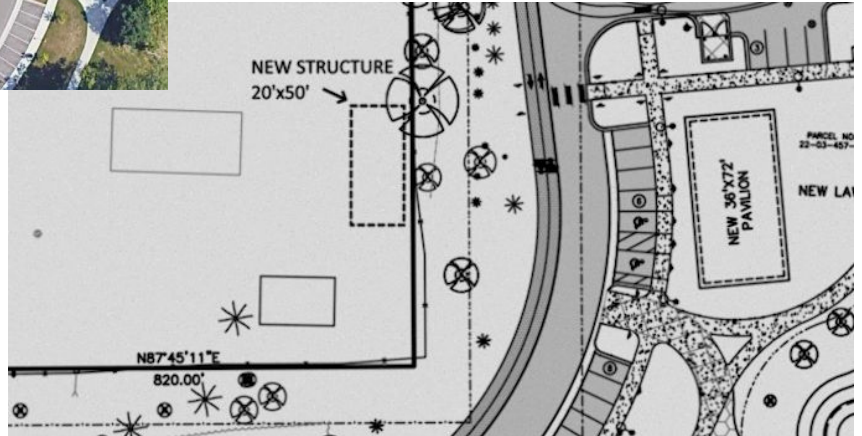
4.19 G - 6' from rear yard setback requirement

Proposed distance from rear property line 3'

<https://cityofnovi.org/city-services/community-development/information-requirements-sheets.-checklists.-manua/bldg-shedanddetachedgarage.aspx>



Structure would provide 100% visibility blockage and partial sound reflection barrier





REGULAR A-FRAME
20'-0" WIDE
CARPORT STYLE BUILDINGS

DESIGN NOTES

- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH IBC 2019, OSHA, AISC 360, AISI 100, ASCE 7-16, AWS D13 CODES AND ALL APPLICABLE LOCAL REQUIREMENTS.
- ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.
- ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.
- ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 X 3/4" S05 (E59-2198 OR EQ) WITHOUT WASHERS.
- STEEL SHEATHING SHALL BE 29GA CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT: 2 1/4" (FY=40KSI) OR EQ. CONNECTIONS SHALL BE #12-14 X 3/4" S05 (E58-2198 OR EQ) WITH NEOPRENE WASHERS.
- ALL STRUCTURAL LIGHT GAUGE TUBING AND CHANNELS SHALL BE GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI).
- STRUCTURAL TUBE 2 1/2" X 2 1/2" - 16GA IS EQUIVALENT TO TS 2 1/2" X 2 1/2" - 12GA AND EITHER ONE MAY BE USED IN LIEU OF THE OTHER.
- CYPRESUM BOMED OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA.
- ALL DESIGN CRITERIA MUST BE INCREASED TO THE NEXT HIGHER INCREMENT BASED ON THE TABLES ON PAGE 4. NO INTERPOLATION IS ALLOWED.

DESIGN CRITERIA

- PREVAILING CODE: MBC 2019 (IBC 2019)
USE GROUP: U (CARPORTS, BARNING)
RISK CATEGORY: 1
- ROOF DEAD LOAD (D) D = 4 PSF
 - ROOF LIVE/SNOW LOAD (Lr)
Lr = 20 - 61 PSF
(AS PER SNOW LOAD SEE TABLE 4)
 - SNOW LOAD (S)
GROUND SNOW LOAD IMPORTANCE FACTOR Is = 0.8
THERMAL FACTOR Ct = 1.2
EXPOSURE FACTOR Ce = 1.0
ROOF SLOPE FACTOR Cs = 1.0
 - WIND LOAD (W)
BASIC WIND SPEED Vmax = 105 - 180 MPH
EXPOSURE C
 - SEISMIC LOAD (E)
DESIGN CATEGORY D
IMPORTANCE FACTOR Ie = 1.0
- LOAD COMBINATIONS:
- D = (Lr OR S)
 - D + (0.6W OR +0.7E)
 - D + 0.75 (0.6W OR +0.7E) + 0.75 (Lr OR S)
 - 0.6D + (0.6W OR +0.7E)

DRAWING INDEX

COVER SHEET	---	1
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PURLIN & GIRT SCHEDULES	---	5
SHEATHING OPTIONS	---	6
SIDE WALL FRAMING & OPENINGS	---	7
END WALL FRAMING & OPENINGS	---	8-A, 8-B
CORNER BRACING DETAILS	---	9
OPTIONAL LEAN-TO ADDITION	---	10
FOUNDATION OPTIONS	---	11-A TO 11-D

MANUFACTURED BY:



A-Frame
style on
slab base

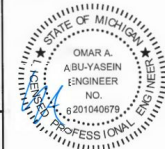
DRAWING INFORMATION

PROJECT: 20'-0" WIDE BUILDINGS
LOCATION: STATE OF MICHIGAN
PROJECT NO.: 451-22-1572
SHEET TITLE: COVER SHEET
SHEET NO.: 1 / 11
DRAWN BY: AW DATE: 5/17/22
CHECKED BY: OAA DATE: 5/17/22

LEGAL INFORMATION

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SEAL:



CUSTOMER INFORMATION	DESIGN LOADS	BUILDING INFORMATION	CERTIFICATION VALIDITY NOTICE
OWNER: _____ ADDRESS: _____	GROUND SNOW: _____ ROOF LIVE LOAD: _____ BASIC WIND SPEED: _____	WIDTH: _____ LENGTH: _____ HEIGHT: _____	FRAME TYPE: <input type="checkbox"/> A-FRAME <input type="checkbox"/> REGULAR <input type="checkbox"/> FULL <input type="checkbox"/> PARTIAL <input type="checkbox"/> OPEN DATE OF PLANS: _____ EXPIRATION: 05-20-2023 CERTIFICATION ON THESE DRAWINGS IS VALID FOR ONE YEAR FROM DATE OF ISSUE

Cost estimate to owner

~ \$28,000

Conforming to Colors Of surrounding area



Grey steel roof
Brown steel siding
Black steel trim
Black steel two-tone base



Renders. Not to scale.



Spring



Summer



Winter



Fall



Daytime visibility - summer
(best case)



View into kitchen after dark



New: City surveillance 140' from property



Fletcher, Sarah

CITY OF NOVI
COMMUNITY DEVELOPMENT

From: Leanne Link <lealealink@gmail.com>
Sent: Wednesday, September 13, 2023 1:05 PM
To: Fletcher, Sarah
Cc: Zachary Rzotkiewicz
Subject: Letter of support for building project 233 Bernstadt St.
Attachments: 97809707-C86A-48F6-93D0-4399FAD973A2.jpeg; CA77CB90-E962-461B-910D-AB1B1DC9CAEF.jpeg

Mr Fletcher,

The Zoning Board is to hear **Zackary Rzotkiewicz's** plea for relief on October 10th, His residence at **233 Bernstadt Street is absolutely the most affected** by the new Lakeshore Park design. Mr. Rzotkiewicz has a unique property to the rest of Bernstadt St. as his property is the only one with the park **noise burden on two (2) sides of his property** and is absolutely the closest to pavilion #1 and the thoroughfare that runs through the park.

We, as 35 year residents of the same street, situated caddy-corner to the appealing property, have seen first hand the dramatic change in noise that the 2020-22 Lakepark design has had on Bernstadt Street.

Regarding the change in park noise from pavilion #1. The following is our witness:

1. **Constant drone** of people talking (amplified by the vaulted and vented pavilion roof)
2. **Eruptions of cheering and yelling at pavilion #1** (any given day and time)
3. **Amplified music** by those disregarding the park rules (any given day and time)
4. **Traffic** at all hours traveling at any given speed (no posted speed signs)
5. **Car alarms** going off and unattended to (any given time of the day)
6. **Slamming of car doors**
7. **Squealing tires** (any given time of the day) (previous gate to the back of the park was removed)

The new design of Lakeshore Park Pavilion #1, with its current elevation, design and location has put a rather large burden on its neighbors.

Pavilion #1 has a **vault in the roof with the open vent allowing normal volume conversations to be heard at great distance**. Now, multiply one conversation by a large group of 10-100 people competing with each other to be heard, then add amplified music and an MC on a microphone. Here you may start to see our problem.

The previous pavilion structure #1 (prior to 2019) **had no open vent**, was at a **much lower elevation**, was **perpendicular to the current one**, had **no thoroughfare between the structure and our neighborhood** and had **dense vegetation between the structure and our subdivision** which helped squelch any audibles.

Our decades of being neighbors to Lakeshore Park gives us the ability to know the difference.

The noise is not only a burden to 233 Berstadt but many others on our street. Personally we hear the park noise standing on our property in our front and back yards as well as from within our home with our windows open.

Our street has a group chat and the park noise has several times been the subject of conversation.

Videos of the noise from several locations were emailed it to Jeff Muck to handle. (see attached)
We have also suggested for Mr. Muck to collect a rather large deposit from the pavilion renters which would appropriately be returned to the rents if they didn't break the rules and if the police were not called.

Our neighbors have taken turns calling the Novi Police to report the noise multiple times each summer. We've even called out park staff in person for not addressing the situation of the obvious rule breakers. The staff seem to be oblivious to certain rules and to our plight.

At times, when the noise is unacceptable, we've walked over and politely pointed out the amplified music rule that is posted at each pavilion location. This all in an effort to extinguish the problem.

Many of us feel the complaints are falling on deaf ears. This problem should not be ours to police!

The city's action of taking away the original buffer zone, replacing such with a thoroughfare of pavement and traffic, elevating and resituating pavilion #1 has caused a headache for our street.

We feel the proposal by Zackary Rzotkiewicz may help give him and his family some relief from the noise and help restore some of their privacy. This proposal also may even lend relief to us as well. The proposed structure will help block the direct noise/sight line between our property and pavilion #1 of Lakeshore Park. (see attached)

 [IMG_32483920.MOV](#)

 [IMG_125635367.MOV](#)

 [IMG_260520683.MOV](#)

If the proposed structure can give the residence of 233 Bernstadt Street any relief, we are in full support.

Sincerely,
Leanne & Michael Link
210 Bernstadt St.
Novi, MI 48377

