



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: March 8, 2022

REGARDING: 29906 Brush Park Court, Parcel # 50-22-04-451-028 (PZ22-0004)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Meridien Homes Construction

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Residential Acreage
Location:	West of West Park Drive and South of South Lake Drive
Parcel #:	50-22-04-451-028

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.3 for a rear yard setback of 29.26 feet (35 feet minimum required, variance of 5.74). This variance will accommodate the construction of a new home. This property is zoned Residential Acreage (RA).

II. STAFF COMMENTS:

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. **PZ22-0004**, 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. **PZ22-0004**, sought by _____,
for_____ because Petitioner has not shown
practical difficulty requiring _____.

(a) The circumstances and features of the property including_____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because_____.

_____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by_____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to_____.

_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

JAN 10 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: <u>250.00</u>	
PROJECT NAME / SUBDIVISION <u>Single Family Residence</u>		Meeting Date: <u>3/8/22</u>	
ADDRESS <u>29906 Brush Park Ct.</u>	LOT/SUITE/SPACE # <u>Lot 12</u>	ZBA Case #: <u>PZ22-0004</u>	
SIDWELL # <u>50-22-</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>12 Mile & West Park Drive</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input 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 checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>basil.karana@comcast.net</u>	CELL PHONE NO. <u>248-821-9053</u>
NAME <u>Basil Karana</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY <u>Meridian Homes Construction LLC</u>		FAX NO.	
ADDRESS <u>5223 Green Rd West Bloomfield</u>	CITY <u>West Bloomfield</u>	STATE <u>Mi</u>	ZIP CODE <u>48323</u>
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS <u>ram.krishnaswami</u>	CELL PHONE NO. <u>248-515-1291</u>
NAME <u>Ram & Sujia Krishnaswami@gmail.com</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY <u>Individual</u>		FAX NO.	
ADDRESS <u>2834 Blue Heron Ln.</u>	CITY <u>Wixom</u>	STATE <u>Mi</u>	ZIP CODE <u>48393</u>
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input 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 checked="" type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>3.1.3</u>	Variance requested	<u>Reqd Yard set Back Reduction 5'74</u>	
2. Section _____	Variance requested	<u>Required 35' Proposed 29.26</u>	
3. Section _____	Variance requested	_____	
4. Section _____	Variance requested	_____	
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input checked="" 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 • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Beil Kanana
Applicant Signature

Jan 10, 2022
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.

A.K. on behalf
Property Owner Signature

Jan 10, 2022
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
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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:
Lot has 6 sides of which 3 are considered rear sides totalling almost 220 feet -see attached . this creates a lot of unused wasted amount of land.

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:

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Owner has done nothing so far , just trying to build a house

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.

requirement makes intended new house to be on the right side of property and no ability to center house on lot mass.

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.

Required set back will prevent locating house (with intended side entry garage to be away from house to south (on lot 13)and they will be very close with doors facing each other.

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.

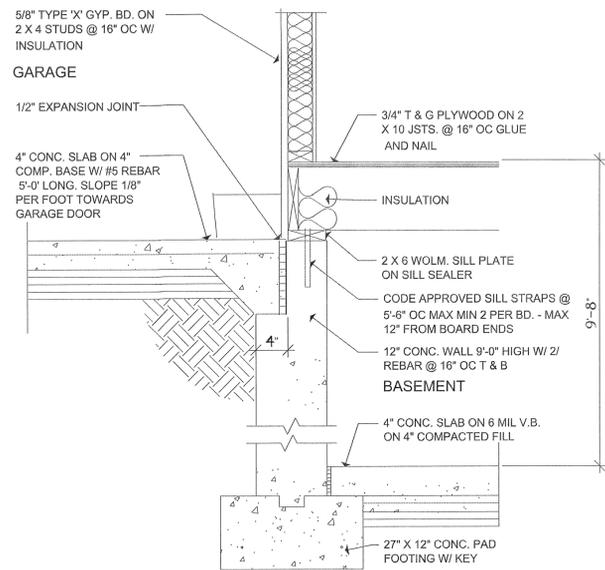
Lots are big with large setbacks so variance requested will not have any noticeable impact on any property

BRUSH PARK

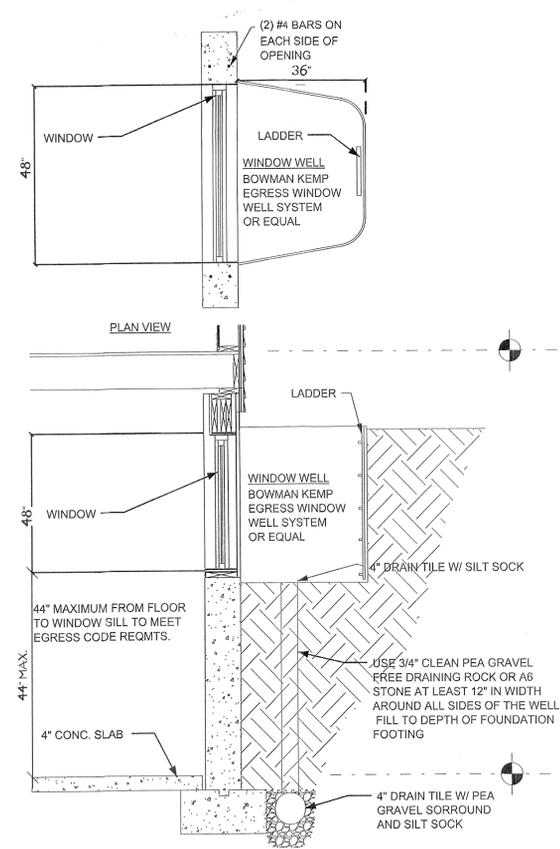


excess land
that is hurting use
of property

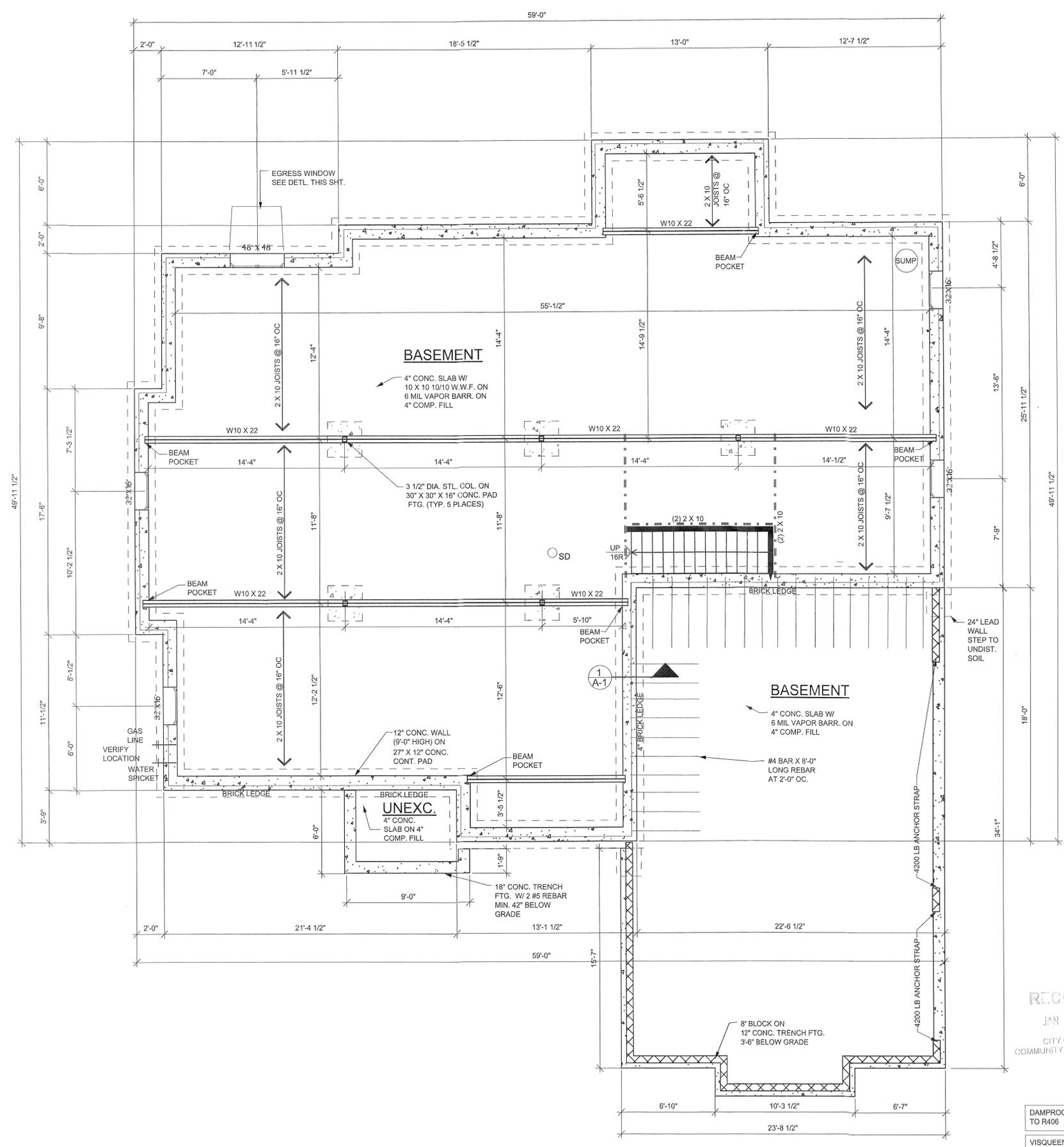
Basil Kawana (248) 821-9053



1
A-1
DETAIL
SCALE: 3/4" = 1'-0"



EGRESS WINDOW
SECTION
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 10 2022
CITY OF NOVI
COMMUNITY DEVELOPMENT

DAMPROOFING TO ADHERE TO R406
VISQUEEN TO ADHERE TO R316.5.4
2 X 10 FLOOR JOISTS SPAN DISTANCE SHALL ADHERE TO R502.3.1(1)

Revision

BraiCad

Builder: Meridian Homes Construction LLC
248-821-9053

General Notes:

Note: Contractor to verify all dimensions before commencing work and to report any discrepancies.
Contractor to verify all structural members for sizing and design loads. Preparer of drawings not responsible.

Project Name: New Construction
Lot 12 West Park Place
Bushman Park Ct.
Novi, MI 48377

2020

Foundation Plan

Drawn By: BA
Checked By: BK
Date: December 15, 2021
Scale: 1/4" = 1'-0"
Sheet: A-1

P222-0007

GENERAL NOTES:

1. All footings shall bear on soil of 3,000 p.s.f. minimum bearing capacity.
2. Field confirm soils conditions / capacities with Soils Engineer at time of excavation.
3. Footings shall be extended down as necessary to bear on 3,000 p.s.f. soil, as directed by Soils Engineer.
4. Confirm all finish grade and finish floor elevations with approved site engineering.
5. Provide stepped footings and ledges as required. Confirm locations and extents with General Contractor.
6. Slabs shall be constructed with control joints having a depth of at least one-fourth the slab thickness, and joints shall be spaced at intervals not more than 30 feet in each direction and slabs not rectangular in shape shall have control joints across the slab at points of offset, if offset excess 10 feet.
7. All structural steel beams shall have 2 x 4 top plate. Secure plate to beam with (2) rows of shot-in anchors @ 48" o.c. Stagger rows.
8. INSULATION: All exposed insulation materials, including facings, such as vapor barriers or breather papers installed within the floor-ceiling assemblies, wall assemblies, crawl spaces or attics shall have a flame-spread rating not to exceed 25.
EXCEPTION: When such materials are installed in concealed spaces, the flame-spread and smoke development limitations do not apply to the facings, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish.
SMOKE DENSITY: The smoke density shall be not greater than 450.

GARAGE DOOR OPENINGS: R802.10.6.3

- * Braced wall panel length shall be a min. of 24' & braced wall panel height shall be a max. of 10'
- * braced wall panel shall be sheathed on one face with a single layer of 7/16" min. thickness wood structural panel sheathing attached to framing with 8d common nails @ 3" oc.
- *The wood structural panel sheathing shall extend up over the solid sawn or glued-laminated header & shall be nailed to the header at 3" oc.
- *The header shall be a min. (2) 2 x 12 or 3 x 11.25 glued-laminated header. The header shall extend between the inside face or the first full-length outer studs of panels. The clear span of the header between the inner studs shall not be less than 6' & greater than 18'.
- * A strap with an uplift capacity of not less than 1,000 lbs. shall fasten the header to the side of the inner studs opposite the sheathing face.
- * A min. of 2 bolts not less than 1/2" with a 3/16 x 2 1/2" steel plate washer between the bottom plate and the nut of each bolt shall be installed.
- * Where an alternate braced wall panel is located only on one side of the garage opening, the header shall be connected to a supporting jack stud with a 1000 lb strap.

GENERAL NOTES:

1. ALL WORK SHALL BE COMPLETED PER 2015 MICHIGAN RESIDENTIAL CODE
2. ALL WOOD EXPOSED TO THE WEATHER, IN CONTACT WITH THE GROUND OR ENTERING EXTERIOR MASONRY WALLS SHALL BE PRESERVATIVE TREATED (P.T.)
3. ALL FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL OR STAINLESS STEEL
4. ALL STRUCTURAL CONNECTORS & HANGERS SHALL BE HOT-DIPPED GALVANIZED STEEL
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS DISCOVERED, COORDINATE WITH ARCHITECT TO RESOLVE THE ISSUE TO ACHIEVE THE INTENT OF THE DRAWINGS.
7. COORDINATE WITH OWNER ALL ACTUAL FINISHES AND MATERIAL SAMPLES
8. ELECTRICAL SHALL BE DESIGN/BUILD PER LATEST NEC. COORDINATE FIXTURES, SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER. LIGHTING SHALL BE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
9. DATA SHALL BE DESIGN/BUILD. COORDINATE SPECIAL RECEPTACLES AND REQUIREMENTS WITH OWNER.
10. HEATING VENTILATION AIR CONDITIONING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
11. PLUMBING SHALL BE DESIGN/BUILD PER LATEST CODES. COORDINATE SYSTEM TYPES AND PERFORMANCE SPECIFICATIONS WITH OWNER.
12. ALL DIMENSIONS ARE TO FACE OF NEW STUDS (ROUGH FRAMING), FACE OF BRICK OR FACE OF SHEATHING, FACE OF EXISTING FINISHED WALLS TO REMAIN, CENTERLINE OF OPENINGS FOR DOORS AND WINDOWS
13. ALL WINDOWS WITH SILLS 2" OR LESS A.F.F. AND 6'-0" OR MORE ABOVE EXTERIOR GRADE SHALL HAVE WINDOW OPENING CONTROL DEVICES PER MRC 312.2

NOTES:

1. VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION
2. SEE ELEVATIONS FOR WINDOW DESIGNATIONS.
3. INTERIOR WALL THICKNESSES ARE 4 1/2 UNLESS NOTED OTHERWISE.
4. 2 X 6 STUDS FRAMING AT ALL EXTERIOR WALLS EXCEPT WHERE NOTED OTHERWISE.
5. PROVIDE RIGID INSUL. IN SPACE BETWEEN EXTERIOR WINDOW HEADER MEMBERS.

BEARING NOTES:

ALL BEARING STUDS NOTED TO BE DOUGLAS FIR OR BETTER "POINT LOADS"
ALL BEARING SHALL CONTINUE THROUGH THE FLOOR SYSTEM USING THE SAME AMOUNT OF STUDS CALLED OUT ON FLOORS ABOVE FOR SQUASH BLOCKING/ QUANTITY TO MATCH NUMBER OF BEARING STUDS
2x12 DOUBLE HEADER IN BASEMENT TO BE #2 DOUGLAS FIR OR BETTER
ALL ROUGH OPENINGS OVER 5'-0" WIDTH REQUIRES DOUBLE CRIPPLE STUDS FOR BEARING
TRIPLE CRIPPLE STUDS AT ALL GARAGE OVERHEAD DOOR HEADERS
ROOF TRUSS SYSTEM ENGINEERING TO BE PROVIDED PER LOCAL CODES BY TRUSS MANUFACTURER

SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE w/ UL 217 AND INSTALLED IN ACCORDANCE w/ THE PROVISIONS OF MRC15 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72

SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT

SMOKE ALARMS SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING AND BACK-UP POWER FROM A BATTERY

SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING w/ UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE w/ MRC15 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS

CODE COMPLIANCE

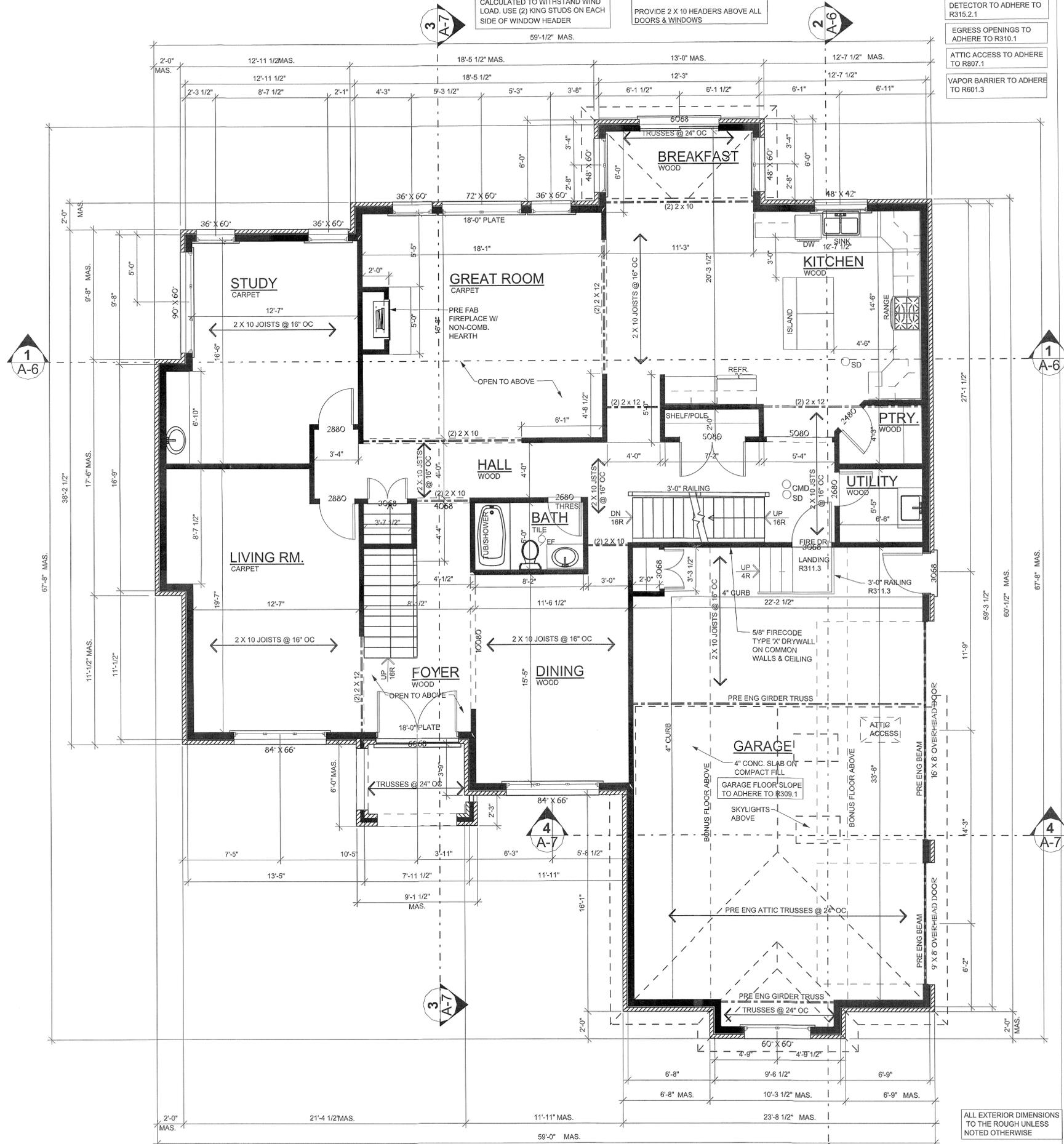
1. BUILDER TO COMPLY WITH THE 2015 MICHIGAN CODE REQUIREMENTS.
2. BUILDER TO COMPLY WITH OR EXCEED THE REQUIREMENTS OF CHAPTER 11 ENERGY EFFICIENCY OF THE 2015 MRC CLIMATE ZONE 5A PER THE FOLLOWING BASIS OF DESIGN OR SPECIFIED THERMAL PERFORMANCES:
WINDOWS U = .032
CEILING INSULATION R = 38 MIN.
EXTERIOR WALL R = 20 MIN.
CRAWL SPACE WALL R = 10 MIN.
3. ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITIONED SPACE TO BE WEATHER-STRIPPED AND INSULATED TO MATCH THE SURROUNDING SURFACE THEY PENETRATE.
4. BUILDER TO PROVIDE PERMANENT CERTIFICATE POSTED ON OR IN THE ELEC. PANEL, INDICATING THE INSTALLED R-VALUES OF INSULATION WINDOW U-VALUES AND HEATING AND COOLING EQUIPMENT TYPES AND EFFICIENCIES.
5. PROJECT SCOPE SHALL INCLUDE VERIFICATION OF CODE COMPLIANT SMOKE ALARMS AT:
- EACH SLEEPING ROOM
- OUTSIDE EACH SLEEPING AREA
- ON EACH ADDITIONAL STORY OF THE HOUSE SMOKE ALARMS NOT ALREADY AT THESE LOCATIONS SHALL BE PROVIDED.
6. PROJECT SCOPE SHALL INCLUDE VERIFICATION OF A CARBON MONOXIDE ALARM OUTSIDE OF THE FIRST FLOOR SLEEPING AREA. PROVIDE IF ONE IS NOT EXISTING.

NOTE: ALL WALLS OVER 10'-0" IN HEIGHT HAVE BEEN STRUCTURALLY CALCULATED TO WITHSTAND WIND LOAD. USE (2) KING STUDS ON EACH SIDE OF WINDOW HEADER

NOTE: ALL EXTERIOR WALLS TO BE 2 X 6 STUDS @ 16" OC
PROVIDE 2 X 10 HEADERS ABOVE ALL DOORS & WINDOWS

PROVIDE MIN. 6'-8" HEADROOM AT STAIRS: ADHERE TO R311.7, R311.7.5, R303.7, R303.8

EGRESS DOOR LANDING TO ADHERE TO R311.3
CARBON MONOXIDE DETECTOR TO ADHERE TO R315.2.1
EGRESS OPENINGS TO ADHERE TO R310.1
ATTIC ACCESS TO ADHERE TO R807.1
VAPOR BARRIER TO ADHERE TO R601.3



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

ALL EXTERIOR DIMENSIONS TO THE ROUGH UNLESS NOTED OTHERWISE

FIRST FLOOR 2095 S.F.
SECOND FLOOR 1825 S.F.
TOTAL 3920 S.F.

Revision



Builder: Meridian Homes Construction LLC
248-521-9053

General Notes:

Note: Contractor to verify all dimensions before commencing work and to report any discrepancies.
Contractor to verify all structural members for sizing and design loads. Preparer of drawings not responsible.

Project Owner:

Project Name:
New Construction
Lot 12 West Park Place
BrushPark Ct.
Novi, MI 48377

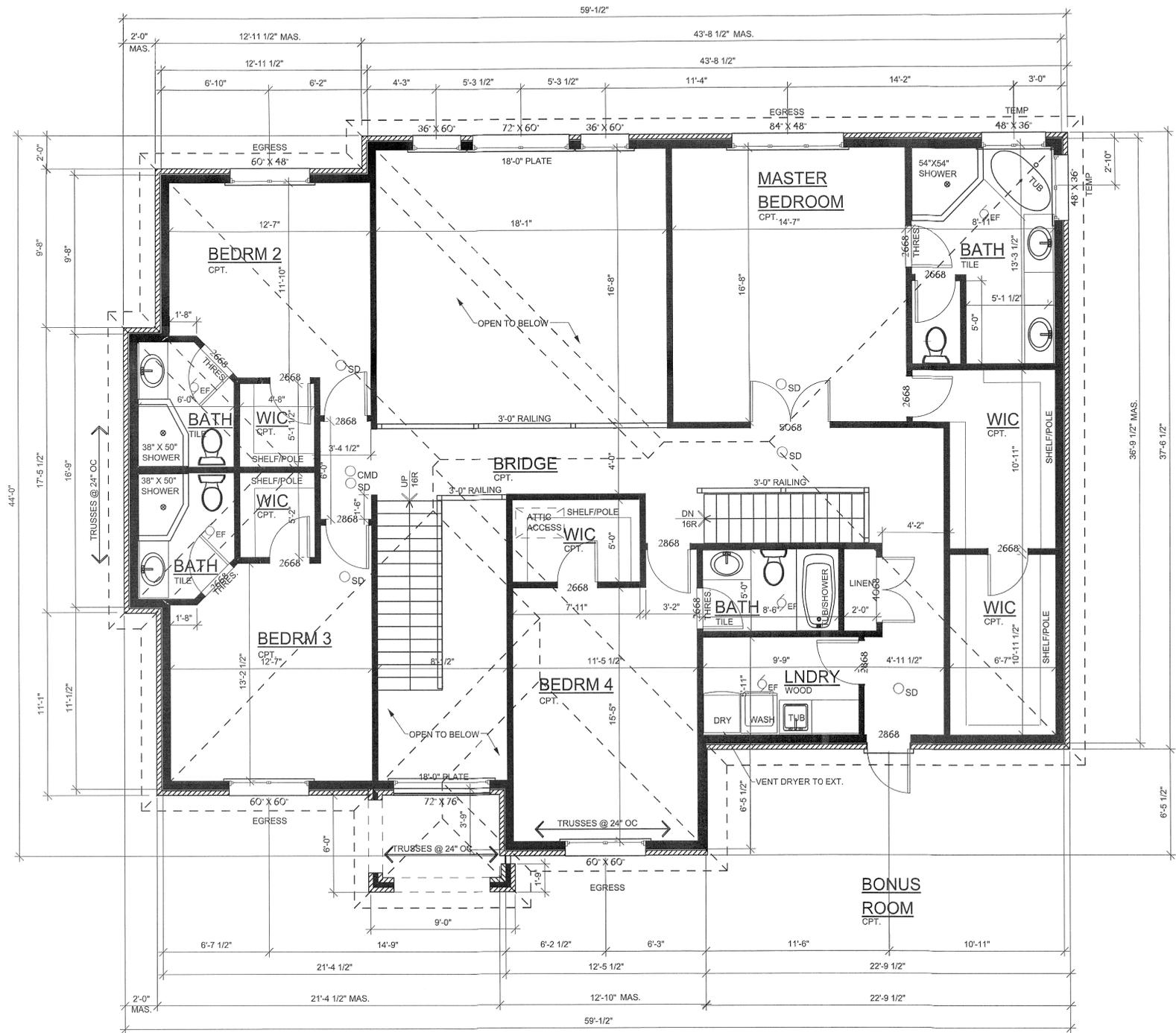
Floor Plan

Drawn By: BA

Checked By: BK
Date: December 15, 2021

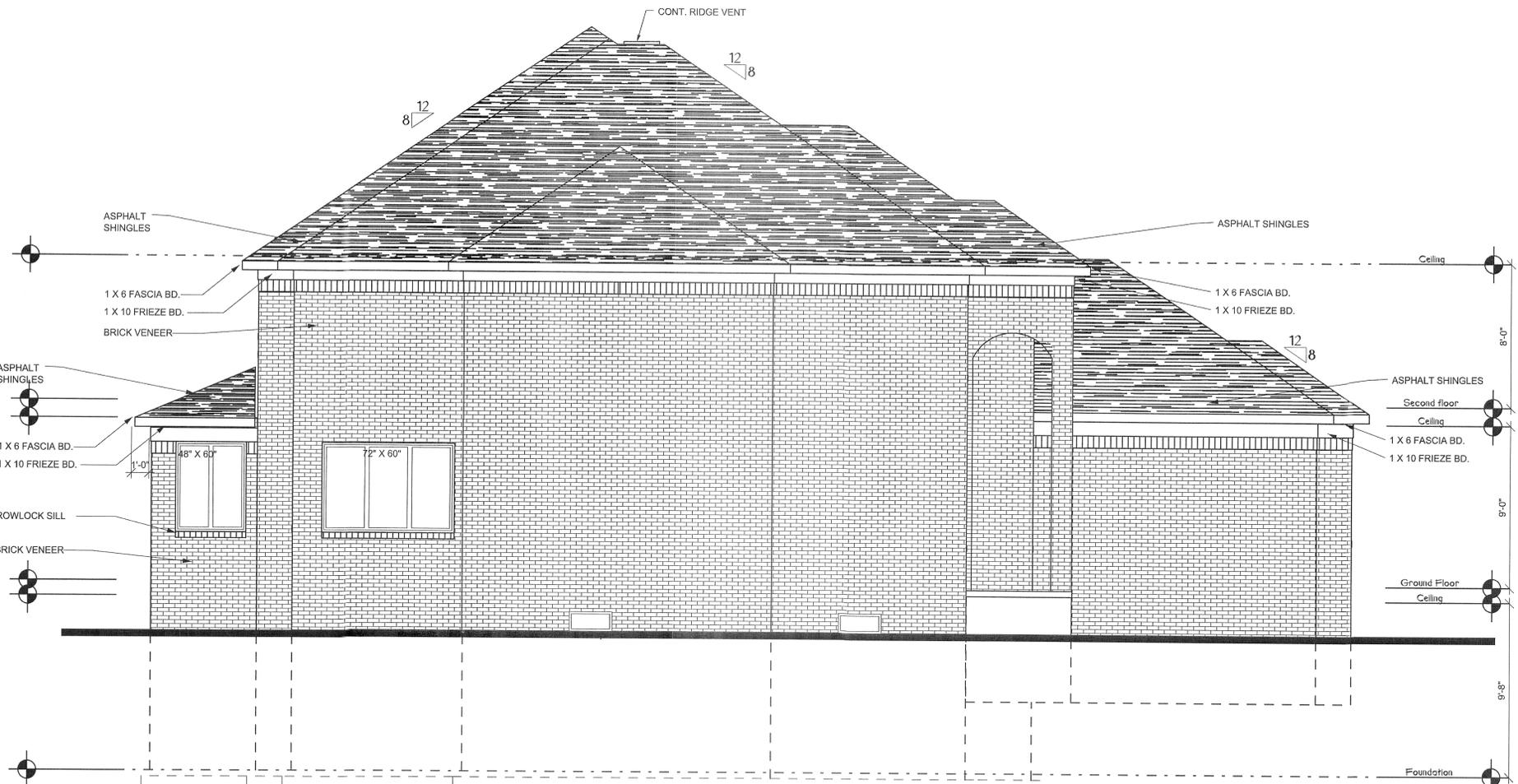
Scale: 1/4" = 1'-0"

Sheet: A-2

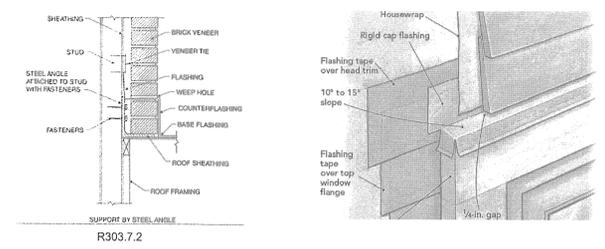


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

Note:
Contractor to verify all dimensions before commencing work and to report any discrepancies.
Contractor to verify all structural members for sizing and design loads. Preparer of drawings not responsible.



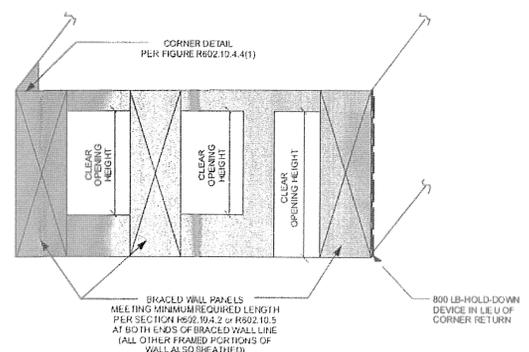
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



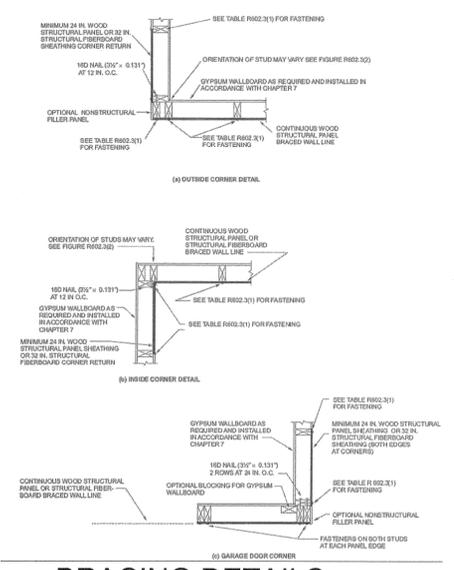
FLASHING DETAIL
R703.4 Requires that flashing be installed in shingle-fashion in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.



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



BRACING DETAILS



BRACING DETAILS

COMPLY WITH R602.1

