

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION AGENDA (REVISED)
Wednesday, October 25, 2023 – 5:30 PM
Van Buren Township Hall
46425 Tyler Road**

Per guidance provided by the Wayne County Local Public Health Department for meetings of governmental bodies held under public act 228 of 2020, effective January 1, 2022, the following Zoom link is provided to enable remote participation in a meeting of the public body by the general public:

Please click the link below to join the webinar:

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Webinar ID: 851 6013 8801

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CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

APPROVAL OF AGENDA:

MINUTES: Approval of minutes from the regular meeting of October 11, 2023

CORRESPONDENCE / ANNOUNCEMENTS:

PUBLIC HEARING:

OLD BUSINESS:

NEW BUSINESS:

ITEM #1: Case 23-058 – M/I Homes of Michigan, LLC – Site Plan Amendment

TITLE: The Applicant, David Straub of M/I Homes of Michigan LLC, is requesting an amendment to the approved Cobblestone Creek Woodlands Site Plan for the inclusion of revised Single-Family Architectural models and elevations into the approved project plans.

LOCATION: The unfinished Cobblestone Creek Woodlands subdivision is the subject of the request. The Development is located on the east side of Hoeft Road, east of the Cobblestone Ridge development, on the south of West Huron River Drive.

ACTION ITEMS: A. Presentation by the Township Staff.

- B. Presentation by the applicant.
- C. Planning Commission discussion.
- D. Planning Commission considers approval of the site plan amendment.

GENERAL DISCUSSION AND UPDATES

ADJOURNMENT:

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION
October 11, 2023
MINUTES - DRAFT**

Chairperson Cullin called the meeting to order at 5:31 p.m.

ROLL CALL:

Present: Budd, Grant, Creal, Atchinson, Pahle, Jahr and Cullin.

Excused: None.

Staff: Director Power and Secretary Harman.

Planning Representatives: None.

Applicant(s) in Attendance: Case 23-056 – Crossroads Distribution Center North 11, LLC: Kyle Morton and Joseph Webb, Case 23-004 JSB Builders, LLC: Architect, Scott Wright.

Audience: Four (4).

APPROVAL OF AGENDA:

Motion Jahr, Budd second to approve the agenda of October 11, 2023 as presented. **Motion Carried.**

APPROVAL OF MINUTES:

Motion Budd, Jahr second to approve the regular meeting minutes of September 27, 2023 as presented. **Motion Carried.**

NEW BUSINESS:

ITEM #1: CASE 23-056 – ASHLEY CAPITAL TREE REMOVAL PERMIT APPLICATION – 41941 VAN BORN ROAD.

TITLE: APPLICANTS TIM RIEDL/DENNIS SCHULTZ ON BEHALF OF OWNER CROSSROADS DISTRIBUTION CENTER NORTH 11, LLC SEEK APPROVAL FOR A TREE PERMIT FOR THE REMOVAL OF EIGHTY-SEVEN (87) TREES.

PORTIONS OF 42033 VAN BORN ROAD (PARCEL ID NUMBER 83-005-99-0007-000, 41941 VAN BORN ROAD (PARCEL ID NUMBER 83-005-99-0006-000) AND 41861 VAN BORN ROAD (PARCEL ID NUMBER 83-005-99-0005-000).

Director Power presented his revised staff review dated 10-10-23. The applicant provided three (3) additional submittals including a grading plan sheet that shows the location of stockpiled material on the site, the issued soil erosion permit from EGLE showing the regulated wetland permit and an updated more focused tree inventory that shows the exact eighty-seven (87) trees that are the subject of the request. The applicant is seeking a tree removal permit for the removal of eighty-seven (87) trees, seventy-six (76) regulated and eleven (11) non-regulated, on portions of the following properties:

- 42033 Van Born Road (parcel ID number 83-005-99-0007-000)
- 41941 Van Born Road (parcel ID number 83-005-99-0006-000)
- 41861 Van Born Road (parcel ID number 83-005-99-0005-000)

The tree removal request is for a portion of broader tree removals that will be necessary for the recently conditionally approved development of the Ashley Crossroads North Phase II site, including the site plan for proposed Building 11 and the broader earth work of roughly 118 acres of land. The intent of the limited removal is to assist with access issues during grading activities. The applicant has obtained a soil erosion permit from Wayne County, is aware of the bond equivalent of \$350 per tree, wetland areas will be mitigated by a conservation easement and a tree survey has been provided that includes a topographical map of the site.

Based on the review of the proposal for tree removal, Director Power recommends the Planning Commission may approve the request for a tree removal permit subject to the findings and fact on the criteria listed in the review letter. If the Planning Commission approves the request, Director Power recommends that the request is approved only on the following conditions:

- A bond equivalent to \$350 per tree must be supplied to the Township as a security to have the trees replaced at the time of final site plan approval.
- The applicant shall obtain special land use approval from the Van Buren Township Board of Trustees prior to proceeding with any tree clearing and off-site hauling.
- The applicant must ensure the work is consistent with the limits of an issued EGLE permit.
- All regulated trees that are not currently outlined for removal under this permit, but will be removed following final site plan review, must also be protected.

Kyle Morton of Ashley Capital displayed aerial photos with the location of the eighty-seven (87) trees of which seventy-six (76) are regulated. The reason for their request is to gain access to the east side of the site, there is a large conservation easement that runs between proposed buildings 10 and 11. The applicant is posting a roughly \$27,000 bond for the tree removal, there are almost 2,800 regulated trees on the site with a total of 440 to be removed leaving 95% of the total site in terms of trees remaining. The first buildings were thought to have 6-8 inches of topsoil across the site, when they actually had approximately 12 inches topsoil which had to be removed as topsoil cannot go under parking lots or under the buildings due to its organic content. In the first buildings the topsoil was removed and put into berms. In this area there isn't space for berms, there are conservation easements and wetland areas. There is over 200,000 cubic yards of topsoil to be removed and the applicant has a contractor who is willing to remove 50,000 yards for free for a very large berm they are building. The Wayne County DPS informed Mr. Morton that the full construction contract for Haggerty Road is on the Wayne County Commission agenda for next week, if they sign with the contractor the plan is to mobilize in November.

Commissioners had the following questions and comments:

- Commissioner inquired does the ordinance require all trees to be replaced? Director Power informed no, only regulated trees. Commissioner inquired to the applicant if he plans to replace all of the trees. Mr. Morton informed only the regulated trees.
- Commissioner inquired how the \$350 equivalent per tree was decided upon, is it a market rate standard for a certain caliper of tree? Director Power informed that the number hasn't changed in a few years and is based on the standard market rate. Commissioner inquired if the ordinance applies the same price to put in a 6-inch tree as a 38-inch tree? Director Power informed yes, that is how the ratio in the zoning ordinance works you get a credit for a 1-to-1 ratio.

- Commissioner inquired when is a tree considered monumental, is there a standard for that? Director Power informed this is done at the County level, they usually establish conservation districts and we don't have a set list of those. Director Power can look into this further to see if it would apply to anything on the site. The Township does have designated woodland areas that are identified on a woodland map. Commissioner commented he only sees three (3) trees that would be substantial. Mr. Morton displayed the area of the trees to be removed and informed there are some trees that have a very large significance, they are located in the northwest area of the site where there is a conservation easement.
- Commissioner inquired when is the construction bond usually required after final site plan and before the construction permit? Director Power informed yes and commented that the soil removal is entirely the jurisdiction of Wayne County, the soil erosion permit stands alone and has its own bond requirement.
- Commissioner commented the special land use is not dependent on the final site plan is that correct. Director Power confirmed, yes.
- Commissioner commented it is his understanding that the soil removal is happening now or real soon. Director Power informed the intent is to begin mobilization and have the removal done prior to final site plan approval. Mr. Morton informed why they had phase I and II and not the entire site being graded, they have two piles by buildings 4, 5, 6 and are trying to strip the topsoil off the footprint of building 11, they are still a few weeks away from starting removal.
- Commissioner commented that Director Power put into his recommendation a bond equivalent to \$350 per tree must be supplied to the Township as a security to have the trees replaced at the time of final site plan approval, Commissioner is not sure he understands the timing. Director Power informed that the phrasing should be adjusted and the bond should be in place before the trees are removed. Commissioner asked if Mr. Morton understands that the bond has to be supplied ahead of time, not at the time of final site plan approval. Mr. Morton informed he intends to submit the check next week if they receive special land use approval.
- Commissioner inquired what is the difference between regulated and non-regulated trees. Director Power informed the difference is mostly ecological value.

No questions or comments from the audience or remote viewers.

Motion Jahr, Pahle second to grant the applicant Tim Riedl/Dennis Schultz on behalf of owner Crossroads Distribution North 11, LLC approval for a tree permit to remove eighty-seven (87) trees, at the site located on portions of 42033 Van Born Road, 41941 Van Born Road and 41861 Van Born Road, based on the analysis and subject to the conditions detailed in the revised staff letter dated 10-10-23 with the additional clarification that the bond for tree replacement shall be supplied before the trees are removed and the final site plan shall include plans for the replacement of the trees.

Roll Call:

Yeas: Grant, Budd, Creal, Atchinson, Pahle, Jahr and Cullin.

Nays: None.

Excused: None.

Motion Carried. (Letter Attached)

ITEM #2: EXTENSION REQUEST: CASE 21-004 – JSB BUILDERS – FINAL SITE PLAN.

TITLE: SAM PATEL, ON BEHALF OF JSB BUILDERS, LLC HAS APPLIED FOR AN EXTENSION OF AN APPROVED FINAL SITE PLAN TO CONSTRUCT A 16,280 SQUARE FOOT MULTI-TENANT LIGHT INDUSTRIAL BUILDING WITH TRUCK WELL AND RELATED SITE IMPROVEMENTS. FINAL SITE PLAN APPROVAL WAS GRANTED FOR THIS REQUEST ON MARCH 9, 2022.

THE SITE IS LOCATED AT 6060 SCHOONER DRIVE (PARCEL ID NUMBER 83-018-99-0003-708) AND IS ZONED M-1 (LIGHT INDUSTRIAL DISTRICT) WITH A TOTAL AREA OF 4.478 ACRES. THE SITE IS LOCATED ON THE WEST SIDE OF SCHOONER DRIVE WHICH IS LOCATED ON THE SOUTH SIDE OF MICHIGAN AVENUE BETWEEN BECK AND DENTON ROADS.

Director Power gave a brief presentation. The applicant has applied for an extension of an approved final site plan to construct a 16,280 square foot multi-tenant light industrial building with a truck well and related site improvements. Final site plan approval was granted on March 9, 2022. Section 12.207 of the Township Zoning Ordinance prompts the expiration of a site plan within one (1) year of approval. However, the Planning Commission may, at its discretion upon application by the owner and for cause shown, provide for up to two (2) successive twelve (12) month extensions in the event there has been a lapse of one or more years without construction. Staff received a letter dated October 4, 2023 from the selected general contractor for the project Tony Roperti and the owner, Sam Patel. The letter details personal matters and efforts taken to secure construction permits since the time of final site plan approval. Due to the circumstances documented by the applicant, staff supports the Planning Commission to consider reviewing the request and consider extending their final approval by one (1) additional year from the date of the October 11, 2023 Planning Commission meeting, subject to issuance of any necessary permits by Wayne County, with construction beginning no later than October 11, 2024.

Architect, Scott Wright gave a brief presentation. Mr. Wright explained that Mr. Patel's wife passed away and he had family business to tend to until the end of the year. In January, the applicant was ready to move forward with the project, however they couldn't pick a contractor until several bids went out. Things are now moving forward with all drawings completed and they should have the Wayne County soil erosion permit this week. The applicant is still waiting on the water main permit from the State of Michigan and waiting on DTE. The applicant is seeking a retroactive approval and is hoping to break ground this year.

Commissioners asked Mr. Wright to send condolences to Mr. Patel and his family.

No comments from the audience or remote viewers.

Motion Jahr, Grant second to grant the applicant Sam Patel, on behalf of JSB Builders, LLC approval of a single 12-month extension of an approved final site plan to construct a 16,280 square foot multi-tenant light industrial building with truck well and related site improvements, located at 6060 Schooner Drive, based on the analysis and subject to the conditions in the staff letter dated 10-6-23 with the additional condition of construction to begin by no later than October 11, 2024.

Roll Call:

Yeas: Budd, Grant, Atchinson, Pahle, Jahr and Cullin.

Nays: None.

Excused: Creal.

Motion Carried. (Letter Attached)

GENERAL DISCUSSION AND UPDATES:

Director Power informed that the next meeting is scheduled for 10-25-23.

Commissioner inquired if any members were working on their Citizen Planning Certification? Commissioner Creal is working on his certification and Commissioner Pahle recently obtained his certification.

Commissioner commented that Chair Cullin was able to go to the Michigan Association of Planners Conference and inquired if he had anything to report. Commissioner commented the conference was very informative, he learned a lot and saw some great presentations. One of the presentations was on battery storage which was presented by Principal Planner, Vidya Krishnan and Director Power.

ADJOURNMENT:

Motion Budd, Atchinson second to adjourn the meeting at 6:20 p.m. Motion Carried.

Respectfully submitted,

Christina Harman
Recording Secretary



VAN BUREN CHARTER TOWNSHIP

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

46425 TYLER ROAD, VAN BUREN TOWNSHIP, MI 48111

PHONE (734) 699-8913 FAX (734) 699-8958

PLANNING & ZONING APPLICATION

CASE INFORMATION

CASE NUMBER: 23-058	DATE SUBMITTED: September 26, 2023
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APPLICANT INFORMATION

NAME: M/I Homes of Michigan LLC (David Straub)	PHONE: 248-303-0455
ADDRESS: 40950 Woodward Avenue, Suite 203	CELL PHONE:
CITY, STATE & ZIP Bloomfield Township, MI 48304	FAX:
EMAIL: dstraub@mihomes.com	

PROPERTY OWNER INFORMATION (If different than the applicant)

NAME: Reserve at Cobblestone, LLC	PHONE: 248-702-6918
ADDRESS: 31000 Northwestern Hwy, Suite 145	CELL PHONE:
CITY, STATE & ZIP Farmington Hills, MI 48334	FAX:
EMAIL: joe@bojidevelopment.com	

BILLING CONTACT

NAME: M/I Homes of Michigan LLC (David Straub)	PHONE: 248-303-0455
ADDRESS: 40950 Woodward Avenue, Suite 203	CELL PHONE:
CITY, STATE & ZIP Bloomfield Township, MI 48304	FAX:
EMAIL: dstraub@mihomes.com	

SITE/PROJECT INFORMATION

NAME OF PROJECT: Cobblestone Creek Woodlands, Phase 3			
PARCEL ID NO: V125-83- see attached		PROJECT ADDRESS:	
*APPLICANT MUST ATTACH LEGAL DESCRIPTION OF PROPERTY			
PROPERTY LOCATION: On the _____ Side of _____ Road; Between _____ Road and _____ Road.			
SIZE OF LOT WIDTH: 80'	SIZE OF LOT DEPTH: 120'	ACREAGE OF SITE:	TOTAL ACRES OF SITE TO REVIEW:
CURRENT ZONING: Residential	IS A REZONING OF THIS PARCEL BEING REQUESTED? Y / N No		REQUESTED ZONING:
PROJECT DESCRIPTION: Site Plan Amendment for Cobblestone Creek Woodlands Phase 3 to introduce a new architectural model with 4 elevations			

SPECIAL PERMIT INFORMATION

DOES THE PROPOSED USE REQUIRE SPECIAL APPROVAL? Y / N	
IF YES, SECTION OF ZONING ORDINANCE FOR WHICH YOU ARE APPLYING FOR SPECIAL APPROVAL:	
IS THERE AN OFFICIAL WOODLAND WITHIN THE PARCEL? Y / N	IF YES, WOODLAND ACREAGE:
TOTAL NUMBER OF REGULATED TREES OUTSIDE THE WOODLAND AREA:	TOTAL NUMBER OF TREES:
DETAILED DESCRIPTION FOR CUTTING TREES:	
IF APPLICABLE, APPLICATION MUST BE ACCOMPANIED WITH A TREE SURVEY OR STATEMENT OF NO TREES, WHICH INCORPORATES ALL THE REQUIREMENTS LISTED IN SECTION 4.45 OF THE TOWNSHIP'S ZONING ORDINANCE 6-2-92, AS AMENDED.	

OWNER'S AFFIDAVIT

Joseph Boj
PRINT PROPERTY OWNER'S NAME

[Signature]
SIGNATURE OF PROPERTY OWNER

9/25/2023
DATE

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this 25th day of September 2023

Beth Kelly Notary Public, Wayne County, Michigan My Commission expires 7/2 2028

Beth Kelly
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires July 02, 2028
Acting in the County of Oakland



MEMO

TO: Van Buren Township Planning Commission
FROM: Dan Power– Director of Planning and Economic Development
RE: Case 23-058 - Site Plan Amendment / New Architectural Model
in Cobblestone Creek Woodlands Subdivision by M/I Homes of
Michigan LLC (David Straub)
DATE: October 19, 2023

The Applicant, David Straub of M/I Homes of Michigan LLC on behalf of landowner Reserve at Cobblestone, LLC is requesting an amendment to the approved Cobblestone Creek Woodlands Planned Residential Development (PRD) to allow a single additional home plan, titled the “Brooklyn” plan, with four (4) variations for residential dwellings in the Cobblestone Creek development. There is an existing Planned Residential Development (PRD) Agreement in place for the property which was approved in 2005 which outlines some of the requirements of the Township’s Zoning Ordinance with regards to these elevations. The development is located on the east side of Hoeft Road, east of the Cobblestone Ridge Development, on the south side of West Huron River Drive.

These plans are subject to the PRD agreement and the standards of the Zoning Ordinance, specifically section 5.115 which addresses specific architectural standards which addresses architectural details in subdivisions and site condominiums. The Plans are also governed by a master deed and bylaws, which will be administered by the Cobblestone Creek Woodlands Condominium Association.

The following is staff’s review of the architectural plan based on the conditions in Section 5.115 of the Zoning Ordinance. I offer the following comments:

Comments

1. Site Plan.

The setbacks, as described in the approved site plan for the Cobblestone Creek development, depict a front yard setback of 25’, a required rear yard setback of 35’, and a required side yard setback of 5’. The typical lot size in the development are 80’ in width and 120’ in depth.

The applicant has submitted dimensions for all of the proposed house plans which are 38’ x 39’. Based on those plans it appears the houses will fit on the lots and be able to meet the required setbacks.

2. Floor Area

The PRD agreement requires that the square footages of the detached single-family homes in Cobblestone Creek be a minimum of 1,800 square feet. The proposed Brooklyn elevation has a total floor area of 2,128 square feet. The minimum floor area requirement has been met, subject to the following condition: Staff and the applicant must verify that the 2,128 square foot measurement accounts for portions of the building that are defined as “floor area” under Section 4.103(B) of the Van Buren Township Zoning Ordinance:

Minimum floor area for single-family dwellings shall not include decks, patios, porches, breezeways, attached garages, basements and other spaces not heated or intended for dwelling purposes. The area of a ground floor where more than one-half (½) of the height of the ground floor is above the average finished lot grade and the area is finished as living area, may be included as floor area. Dwellings with a second story may count the second story as living area. In no case will the footprint of the living area be less than two-thirds (2/3) of the minimum floor area. For apartments, attached single-family dwellings, and multiple-family high-rise, only areas exclusively used by the occupants of a dwelling unit shall be calculated in the floor area. Enclosures for mechanical equipment and plumbing equipment shall not be included in the computation. Decks, patios, porches, breezeways, attached garages, basements, and similar spaces shall not be included.

3. **Façade Elevations.**

The Zoning Ordinance and the PRD agreement have specific requirements to ensure that the Township’s “Substantially Different” architectural design standard is met.

The Zoning Ordinance requires that this substantially different requirement be maintained from neighboring lots within three (3) lots of the proposed parcel and within three (3) lots of the property across the street. Staff reviews each individual elevation for compliance with this requirement and based on prior approvals the applicant can meet this standard. In the case of the submitted elevations, at least three (3) differences *can be* observed among the four (4) variations of the “Brooklyn” model that have been provided, per the table below:

	Major Design Feature: Porch	Major Design Feature: Upper Story Gables	Window pattern and relation to mass	Materials
Elevation E	Short	Two (2) nested gables on 2 nd story	(√All unique)	(√All unique)
Elevation F				
Elevation G				
Elevation H	Long	Separate gables on 2 nd story		

Note that an extended garage is shown for the proposed Elevation “E” and an option for a 3-car garage is shown for the proposed Elevation “H”. The distinction between a smaller

and larger garage is not generally interpreted as a substantial architectural difference under Section 5.115 of the Zoning Ordinance.

To ensure the presence of three (3) or more substantial differences between elevations E, F, and G, I recommend that two of the following changes should be made to one or more of these elevations:

- Switch from a short to a long porch
- Relocate a gable
- Add a design feature such as a dormer

4. Building Materials

Section 5.115(7) of the Van Buren Township Zoning Ordinance contains standards for exterior building walls in site condominiums and platted subdivisions. Based on Recital 5.i of the Cobblestone Creek PRD Agreement, the following modification applies to these standards:

The requirement of a minimum of 50% brick, stone, or other decorative material on the exterior facade shall be satisfied by using the above referenced materials on a minimum of 50% of the total wall area of the Project which includes the Attached Unit Development and the Detached Unit Development in total. The Detached Units shall have a minimum of 50% brick, stone, or other decorative material on the exterior facade of each unit (total area of all walls minus the area of windows, doors, and gable ends.)

Based on the elevation surface calculations that were provided with the application materials, this requirement will be met.

5. Side-Entry Garages

The approved site plan for the Cobblestone Creek project calls for a minimum of 30% of the units in the project to have rear or side entry garages, consistent with Zoning Ordinance requirements which were in place when the project was approved. The applicant will be required to work with staff to identify lots where side entry versions of the submitted models will be required in order to meet the project-wide 30% side entry garage requirement.

Recommendation

Staff recommends that the Planning Commission approve the site plan amendment to the Cobblestone Creek Woodlands Development to be built by David Straub of M/I Homes of Michigan LLC, subject to the following conditions:

1. Staff and the applicant must verify that the 2,128 square foot measurement accounts for portions of the building that are defined as "floor area" under Section 4.103(B) of the Van Buren Township Zoning Ordinance.
2. To ensure the presence of three (3) or more substantial differences between elevations E, F, and G, I recommend that two of the following changes should be made to one or more of these elevations:
 - Switch from a short to a long porch

- Relocate a gable
 - Add a design feature such as a dormer
3. The applicant will be required to work with staff to identify lots where side entry versions of the submitted models will be required in order to meet the project-wide 30% side entry garage requirement.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Power". The signature is fluid and cursive, with the first name "Dan" and last name "Power" clearly distinguishable.

Dan Power, AICP
Planning and Economic Development Director
Public Services Department
Charter Township of Van Buren



51.7% TOTAL MASONRY
FRONT ELEVATION - E **ESSENTIAL SERIES 6**
 SCALE: 1/4" = 1'-0"

SHOWN WITH
 4' STORAGE OPTION



52.0% TOTAL MASONRY
FRONT ELEVATION - F **ESSENTIAL SERIES 3**
 SCALE: 1/4" = 1'-0"



56.0% TOTAL MASONRY
FRONT ELEVATION - G **ESSENTIAL SERIES 12**
 SCALE: 1/4" = 1'-0"



56.0% TOTAL MASONRY
FRONT ELEVATION - H **ESSENTIAL SERIES 5**
 SCALE: 1/4" = 1'-0"

SHOWN WITH
 3 CAR GARAGE OPTION

FRONT ELEVATIONS



September 19, 2023

© M/I Homes of Michigan

BROOKLYN MODEL

2128 SQ.FT

BROOKLYN (E) ELEVATION SURFACE CALCULATIONS				
	ENTIRE SURFACE AREA	QUALIFIED WALL AREA	50% MASONRY REQ'D	MASONRY - ACTUAL
FRONT	716	504	252.00	200
LEFT SIDE	817	692	346.00	376
RIGHT SIDE	817	684	342.00	391
REAR	694	568	284.00	300
TOTAL	3044	2448	1224.00	1267

DEFINITION- QUALIFIED WALL AREA : ENTIRE SURFACE AREA EXCLUDING -WINDOWS, DOORS, GABLES

BROOKLYN (F) ELEVATION SURFACE CALCULATIONS				
	ENTIRE SURFACE AREA	QUALIFIED WALL AREA	50% MASONRY REQ'D	MASONRY - ACTUAL
FRONT	716	504	252.00	212
LEFT SIDE	817	692	346.00	376
RIGHT SIDE	817	684	342.00	391
REAR	694	568	284.00	300
TOTAL	3044	2448	1224.00	1279

DEFINITION- QUALIFIED WALL AREA : ENTIRE SURFACE AREA EXCLUDING -WINDOWS, DOORS, GABLES

BROOKLYN (G) ELEVATION SURFACE CALCULATIONS				
	ENTIRE SURFACE AREA	QUALIFIED WALL AREA	50% MASONRY REQ'D	MASONRY - ACTUAL
FRONT	716	403	201.50	317
LEFT SIDE	817	692	346.00	327
RIGHT SIDE	817	684	342.00	391
REAR	694	568	284.00	300
TOTAL	3044	2347	1173.50	1335

DEFINITION- QUALIFIED WALL AREA : ENTIRE SURFACE AREA EXCLUDING -WINDOWS, DOORS, GABLES

BROOKLYN (H) ELEVATION SURFACE CALCULATIONS				
	ENTIRE SURFACE AREA	QUALIFIED WALL AREA	50% MASONRY REQ'D	MASONRY - ACTUAL
FRONT	684	347	173.50	266
LEFT SIDE	817	692	346.00	327
RIGHT SIDE	817	684	342.00	391
REAR	694	568	284.00	300
TOTAL	3012	2291	1145.50	1284

DEFINITION- QUALIFIED WALL AREA : ENTIRE SURFACE AREA EXCLUDING -WINDOWS, DOORS, GABLES



TYPICAL REAR ELEVATION ESSENTIAL SERIES 6
SCALE: 1/4" = 1'-0"



TYPICAL LEFT SIDE ELEVATION ESSENTIAL SERIES 6
SCALE: 1/4" = 1'-0"



TYPICAL RIGHT SIDE ELEVATION ESSENTIAL SERIES 6
SCALE: 1/4" = 1'-0"

SIDES & REAR TYPICAL ELEVATIONS

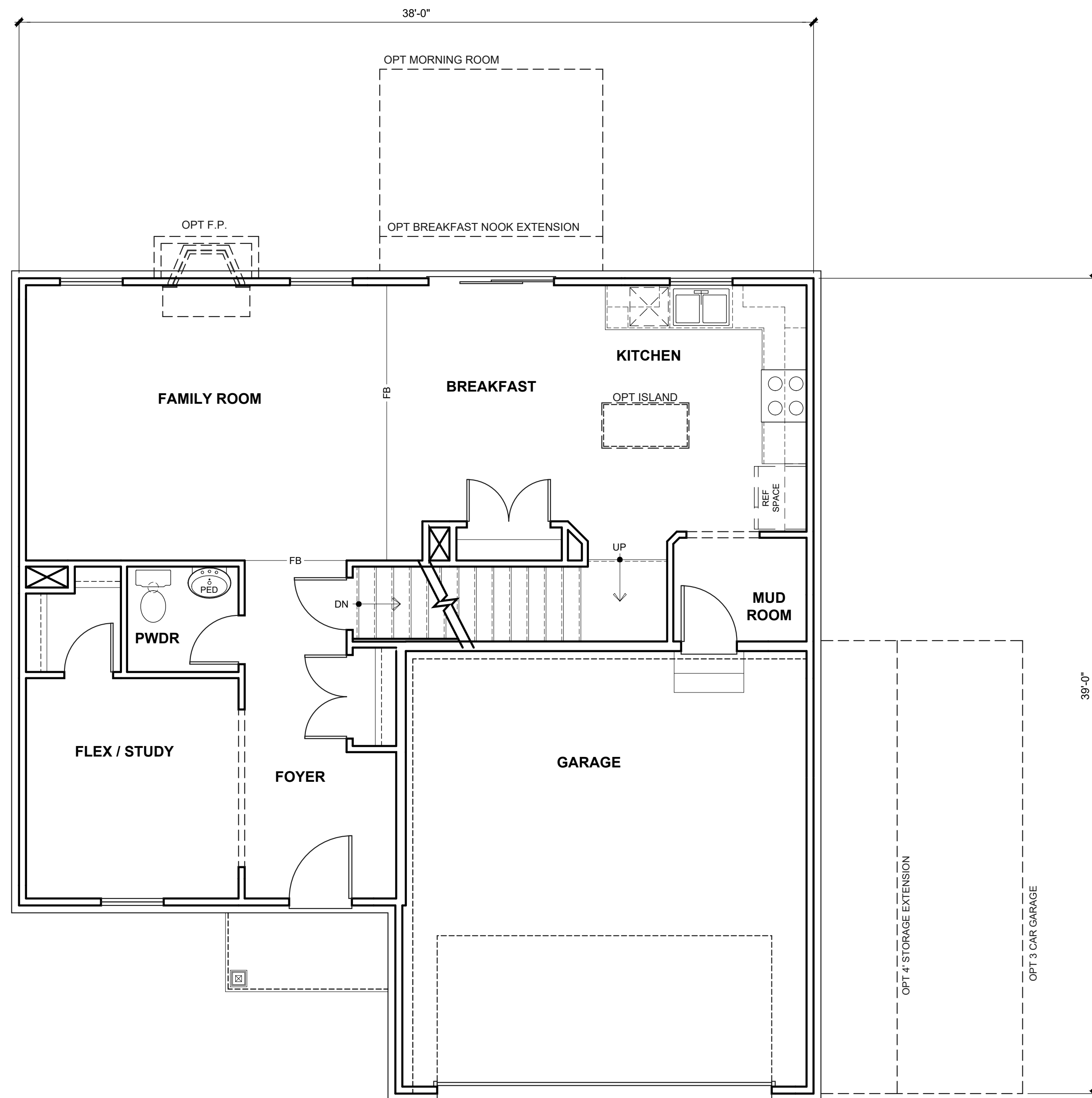


BROOKLYN MODEL

September 19, 2023

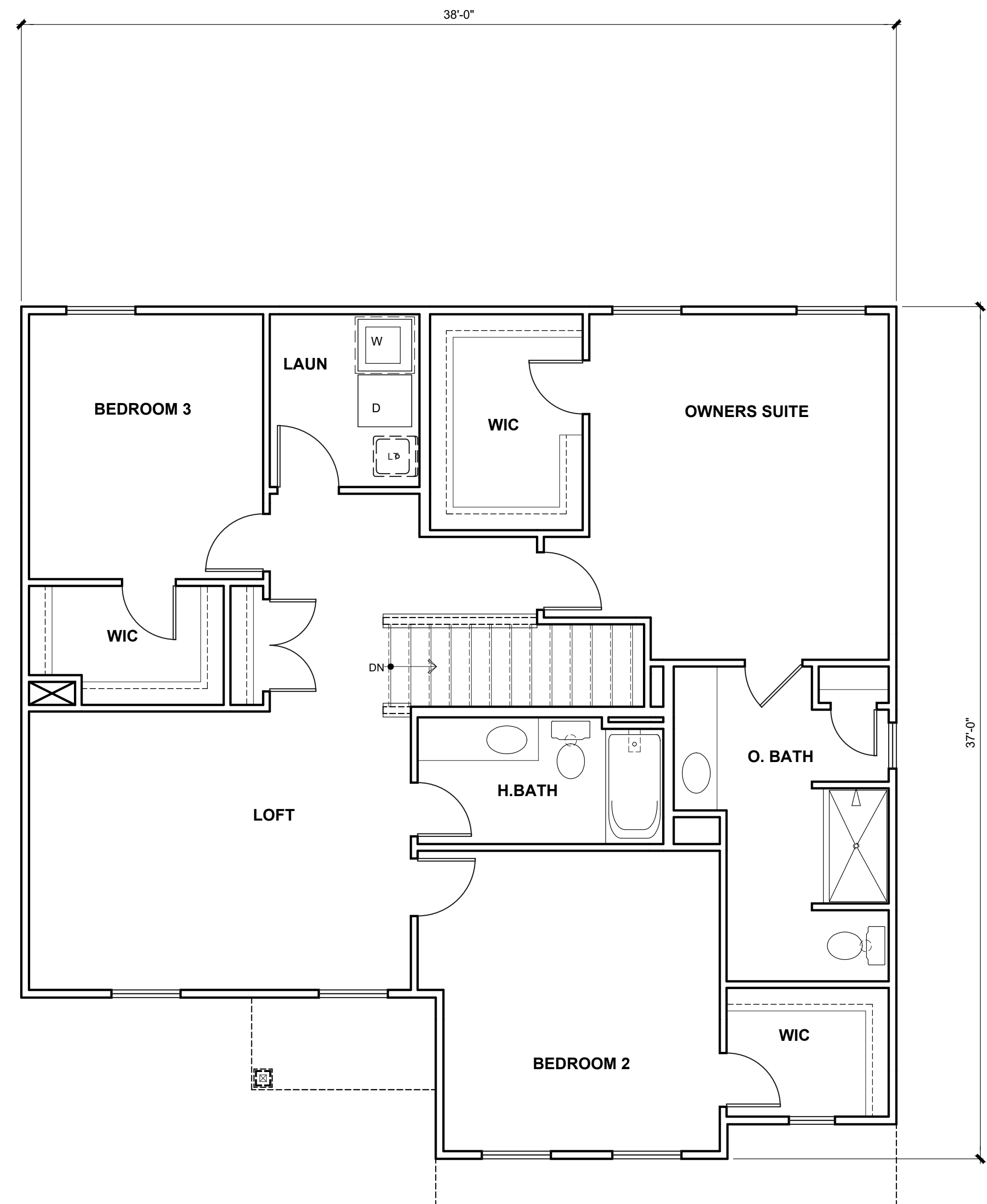
© M/I Homes of Michigan

2128 SQ.FT



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

FIRST & SECOND FLOOR ELEVATIONS

BROOKLYN MODEL

2128 SQ.FT