

DECORA PARK ASSOCIATION

Procedure for Detached Accessory Buildings (Sheds)

Custom Shed Guidelines:

1. Construction and location must comply with the current building code enforced by the local authority having jurisdiction, as well as comply with the Village of New Haven requirements.
2. Shed siding and trim color is to match (or coordinate with) the siding and trim of the primary structure.
 - a. Shed siding color must be in compliance with the Decora Park Architectural Control guidelines and will require approval by the Decora Park Association Board of Directors.

Stock Shed Guidelines:

Stock sheds, or pre-purchased shed kits, shall comply with the dimensions/ square footage requirements as stated in the Village of New Haven out-building ordinance. In addition, models must be submitted for approval by the Decora Park Association. See Exhibit A for some example models deemed acceptable for use by the Decora Park Association.

- **Please remember: BEFORE ORDERING, please check with your local building, zoning, and Decora Park Association, and be sure to attain all applicable permits.**

Please complete and submit a *Modification Request for Approval and Modification Agreement*, along with the following documents:

1. Two (2) copies of your site survey or mortgage survey.
 2. Drawings indicating all measurements of both the shed proper and the setbacks from the property lines, as well as distances to/ from any existing structures per current Village of New Haven requirements.
 3. A copy of the shed's purchase order indicating design/ color/ dimensions.
If custom-built shed is being proposed, please also include:
 4. Rat wall drawing (*as required by the building code enforced by the local authority having jurisdiction*).
 5. Type of Shed, Building Height, and other design specifications including but not limited to:
 - a. Custom building drawings and specifications **or** stock shed choice (including photo and item #) for review of architectural design intent.
 - b. All siding/ paint/ shingles color choices
- **Please note that all requested information MUST be submitted to the Decora Park Association for review. If any portion of the requested documentation is not received, the Modification Request will be returned to the Co-Owner for resubmittal.**

Completed shed proposal documents are to be submitted to:

Michigan Condominium Management
Attn: Tiffany Gornycz
22725 Greater Mack Avenue
St. Clair Shores, Michigan 48080-2023
phone: 586.775.5757
fax: 586.775.6511
email: tgornycz@micondoliving.com

You will receive approval via mail, email or fax.

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Village of New Haven Requirements:

** The information below is simply provided as a courtesy by the Decora Park Association. It is the Co-Owner's responsibility to verify all proper permit procedures, as well as applicable building codes and ordinances prior to submittal.*

To obtain a Zoning Compliance Permit from the Village of New Haven Building Department, contact Lori Endes at (586) 749-5301 or fax (586) 749-9055.

The Village of New Haven Building Department will provide an Application Form. Contact the Building Department for the current Permit Application requirements, and be prepared to provide two (2) copies of a land survey when applying. Submit all completed documents *with a copy of your approved Modification Request for Approval* as well as the signed *Modification Agreement* to Lori Endes for approval. There is a drop box at the Village Offices, or you may fax to (586) 749-9055 or mail to:

Building Department
Village of New Haven
PO Box 48029
New Haven, MI 48048
Attention: Lori Endes

Suncast Legacy Garden Shed (Cedar)

Available through: **The Home Depot**

- MFG Brand Name : Suncast
- MFG Model # : LGB68
- MFG Part # : LGB86

Description:

Handcrafted by the Amish from natural, sustainable cedar, the Suncast Legacy measures 6'-9" high x 8'-1" deep. Garden Shed features a spacious 500 cu. ft. interior that accommodates lots of household and outdoor items. The shed's single oversized 24" wide x 36" high window is beautifully accented with shutters, trim and a flowerbox. The included floor kit is rot- and insect-resistant to provide long-lasting strength.



- Natural, sustainable cedar construction
- 500 cu. ft. storage capacity accommodates lots of items
- Precut parts and a fully illustrated, step-by-step assembly manual for easy assembly
- Oversized 24 in. x 36 in. window with shutters, trim and a flowerbox for a charming look
- Floor kit is rot- and insect resistant for long-lasting strength
- Shingles not included
- 2 custom cedar doors with transom windows give you easy access to your stored items
- Lockable door latch helps keep your stored items safe
- Can be painted or stained to suit your taste

Specifications:

- Assembled Depth (in.) : 81"
- Assembled Height (in.) : 112"
- Assembled Width (in.) : 97"
- Item Weight : 864 lb
- Lockable Door/Gate Latch : Yes
- Number of Doors : 2
- Number of Windows : 4
- Portion of product made from wood (%) : 95
- Primary Specific Wood Species : Cedar (Cedrus)
- Roof Color Family : Grey
- Secondary Specific Wood Species : Western Red Cedar (Thuja plicata)
- Shelving Included : No
- Sidewall Height (in.) : 75
- Siding Color Family : Light Brown Wood
- Storage Capacity (cu. ft.) : 500

Appendix A: examples of acceptable stock shed types

Outdoor Living Today Penthouse Garden Shed (Cedar)

Available through: **The Home Depot**

- MFG Brand Name : Outdoor Living Today
- MFG Model # : PEN99
- MFG Part # : PEN99

Description:

Ideal for use as a pool house or a garden shed, the Partnership Penthouse Garden 9 ft. x 9 ft. Shed has a 5-sided design that's great for corner placement. Constructed from 100% Western red cedar for strength and beauty, this environmentally friendly shed has 2 French doors with a 52 in. wide opening. A veneer skin on the shed's interior wall panels offers enhanced strength and acts as an additional vapor barrier to offer long-lasting performance.



- Western red cedar for strength and beauty
- Wood is naturally resistant to decay and insects
- Made entirely of renewable resources for environmental friendliness
- Panelized design saves you the time and effort of dangerous cutting
- Manageable panel sizes for assembly with minimum tools
- 2 functional windows with screens and flower boxes for great ventilation
- 111" x 111" x 55-1/2" x 78-1/2" x 55-1/2" floor footprint
- 52 in. wide double-door opening for convenient access to your stored items
- Veneer skin on the interior wall panels offers strength and acts as a natural vapor barrier
- 5-sided design for corner placement
- Building accepts a wide range of finishes to help you create a coordinated look with your home.

Specifications:

- Assembled Depth (in.) : 113"
- Assembled Height (in.) : 110"
- Assembled Width (in.) : 113"
- Item Weight : 1475 lb
- Portion of product made from wood (%) : 100
- Primary Specific Wood Species : Western Red Cedar (Thuja plicata)
- Product Type : Outdoor Storage Shed
- Secondary Specific Wood Species : Western Red Cedar (Thuja plicata)

Suncast Alpine Storage Shed (Resin)

Available through: **The Home Depot**

- MFG Brand Name : Suncast
- MFG Model # : BMS8000
- MFG Part # : BMS8000

Description:

Stylish and durable, the Suncast Corporation Alpine 10'-8" x 7'-5-3/4". Resin Storage Shed provides an attractive backyard solution with its clean lines and neutral colors. The blow-molded, double-wall resin construction assists in low maintenance and durability while the large double-door opening is great to store large items. Extra reinforcement has been added to the already sturdy floor to accommodate a riding lawn mower or tractor. The metal truss and ridge beams and the lockable door latch will help make you feel safe and secure.



- Blow-molded, double-wall resin construction for low maintenance and durability
- 586 cu. ft. storage capacity provides space to stow your yard equipment and gardening tools
- 14 transom windows lighten the interior of the shed while still providing privacy from the outside
- Contrast trim on windows brings an adds a more refined look
- Sturdy floor has extra reinforcement, specially designed for lawn tractors
- Metal truss and ridge beams provide roof support
- Large double-door opening with metal articulating door handles is great for large equipment such as a riding lawn mower or tractor
- Door is lockable for added security
- Clean lines and neutral colors provide an attractive backyard solution
- Concrete or wood foundation recommended (not included)

Specifications:

- Assembled Depth (in.) : 128"
- Assembled Height (in.) : 102.75"
- Assembled Width (in.) : 89.75"
- Item Weight : 450 lb
- Lockable Door/Gate Latch : Yes
- Number of Doors : 2
- Number of Windows : 14
- Roof Color Family : Brown/tan
- Shelving Included : No
- Sidewall Height (in.) : 72
- Siding Color Family : Beige/bisque
- Storage Capacity (cu. ft.) : 586

Appendix A: examples of acceptable stock shed types