

TAWHEED DUMPSTER ENCLOSURE JF26-04

TAWHEED DUMPSTER ENCLOSURE JF26-04

Approval at the request of Peake Asphalt, Inc. for Section 9 Façade Waiver approval. The subject property is located at 24101 Novi Road, situated south of Ten Mile Road and west of Novi Road (Section 27). The property is zoned OS-1 (Office Service). The applicant proposes to construct a dumpster enclosure on the southwest corner of the site.

Required Action

Approval of the Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Façade	Approval Recommended	06/16/26	<ul style="list-style-type: none">• Section 9 Façade Waiver overage of Precast/CMU and wood panel• Items to be addressed at Final Site Plan submittal

MOTION SHEET:

Approval – Section 9 Façade Waiver

In the matter of Tawheed Dumpster Enclosure JF26-04, motion to **approve** the Section 9 Façade Waiver based on and subject to the following:

1. A Section 9 Façade is granted under Section 5.15.9 for:
 - Overage of Precast/CMU on the rear, right side, and left side (100% proposed, 0% permitted)
 - Overage of Wood Panel on the front side (100% proposed, 25% permitted)

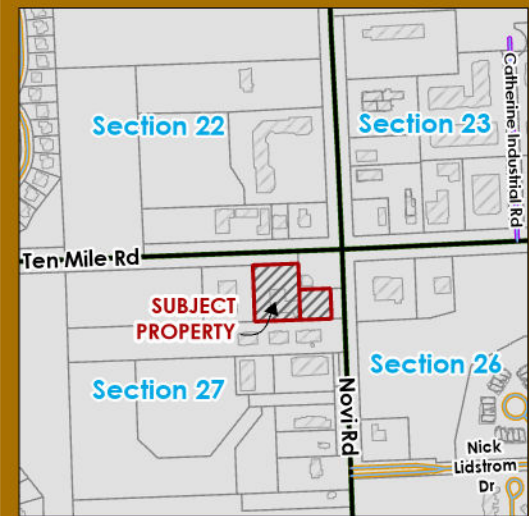
The proposed dumpster enclosure material is not listed in the Façade Materials Chart, however, the visual appearance is similar to CMU or Precast. This is consistent with the existing building which predates the Façade Ordinance.

2. (additional conditions here, if any)

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

MAP
Location

JF26-04 TAWHEED DUMPSTER ENCLOSURE LOCATION MAP



LEGEND

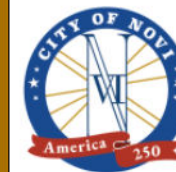
 Subject Property

Thoroughfare Classification

 Arterial

 Non-Residential Collector

 Local Residential Street

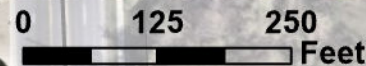


Map Author: Diana Shanahan
Project: 24101 Novi Road

Date: 06/29/26
Version #: 1

City of Novi

Community Development Department
City Hall / Civic Center
45175 Ten Mile Road, Novi, MI 48375
cityofnovi.org



PLANS

MINIMUM FOUNDATION SPECS AS FOLLOWED:

18"0 X 48" DEEP IN UNDISTURBED SOIL OR 18"0 BACKFILLED GRANULAR MATERIAL WITH 95% PROCTOR DENSITY COMPACTION.
3000-3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS w/ 3-4" SLUMP
ENCLOSURE TYPE DURA-CRETE WALL PLAN PLEASE SEE BELOW FOR ADDITIONAL CONCRETE PAD SPECIFICATION REQUIREMENTS

SOIL CONDITIONS ALLOWABLE AVERAGE SOIL STRESS FOR LATERAL DESIGN, S1 = 1000PSI MIN.
STANDARD WIND EXPOSURE CATEGORY B = 95MPH EXPOSURE CATEGORY C (115 MPH) WIND LOAD INCREASE REQUIRE IF MEN ENCLOSURE
GEO-TECHNICAL EVALUATION MAY BE REQUIRED PER YOUR CITY'S GUIDELINES.

GOVERNING BUILDING CODES:
MICHIGAN BUILDING CODE BASED ON IRC, LATEST EDITION - OCCUPANCY CATEGORY II

OTHER APPLICABLE CODES:
ASCE / SEI-05
ACI 318-19
ANSI / ASSC 360-10
IN ACCORDANCE TO IBC 2021

DUMPSTER ENCLOSURE (18'-X10') CONTAINS:

- (1) BASE PLATE TEMPLATE GA. MATERIAL(SIM)
- (4) CORNER WALL POSTS
- (1) IN-LINE POST-W
- (2) RECT-TUBES
- (35) 115" LG OFFSET BLOCK SLATS (NOTE: (18) TO BE FIELD CUT)
- (2) GATE PANELS FURNISHED w/ WOOD PLANK
- (1) DROP ROD ATTACHED TO GATE LEAF WEDGE ANCHORS (NDS) ARE PROVIDED FASTENERS FOR GATE LEAF HINGES PROVIDED

5-SERIES OFFSET BLOCK WALL SPECIFICATIONS

- CORNER POST -C1 = 11386
- (4) CP1 ROD = 40386
- LINE POST WIDE -LPW1 = 10686
- (1) LPW1 REC'D = 10686
- 115" DURA-CRETE SLAT WTH # = 16086
- CITY OF DURA-CRETE SLATS NEEDED = 9 PER WALL 36 TOTAL WEIGHT = 5760 POUNDS TOTAL

CONCRETE PAD AND PAD REQUIREMENTS SHOWN ARE INSTALLED w/ VERIFICATION BY OTHERS

ALL EXPOSED STEEL FRAMING IS GALVANIZED. ALL HARDWARE TO HAVE RESISTANCE TO OUTDOOR ELEMENTS

ENCLOSURE OFFSET BLOCK WALL CONCRETE PAD SPECIFICATION REQUIREMENTS:

ENCLOSURES PAD GRADE ALLOWANCE = 1" TO EVERY 10'-0" (0.48" OR 1/4" TO 12")
ENCLOSURES 4'-0" TALL REQUIRE A MIN. 6" SLAB FOUNDATION
ENCLOSURES 7'-0" TALL UP TO 10' TALL REQUIRE A MIN. 6" THICK SLAB FOUNDATION
ENCLOSURES 10'-0" TALL WILL REQUIRE POST FOOTING

RECEIVED
MAY 23 2025
CITY OF NOVI
COMMUNITY DEVELOPMENT

REV	DATE	FOR APPROVAL	DESCRIPTION	BY
03/02/2024				CMH

DURA-CRETE WALLS

23450 REGENCY PARK DR.
WARREN, MI 48089
P. 586.759.4288
www.duracretewalls.com

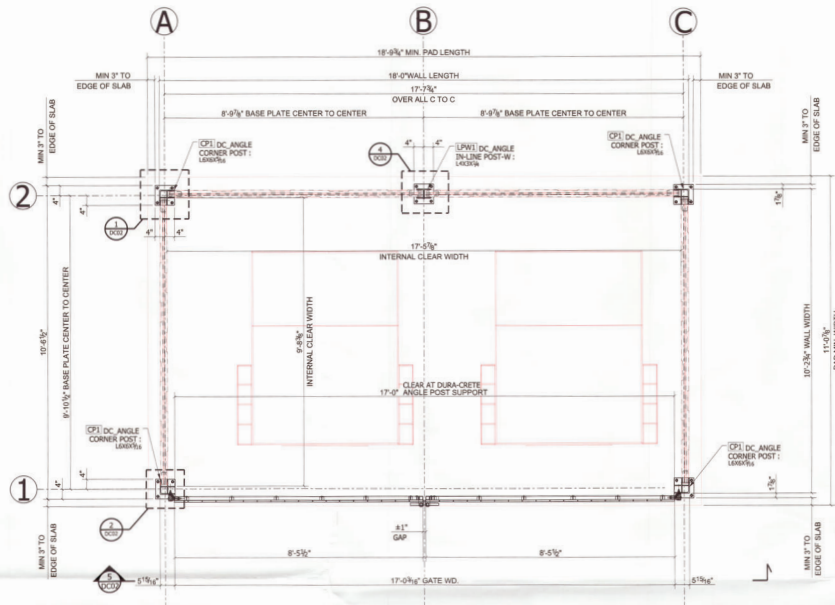
CLIENT: PEAKE ASPHALT
ORDER NUMBER: 25-4349
PROJECT NAME: TAWHEED CENTER NOVI

PROJECT LOCATION: 24101 NOVI RD
CITY: NOVI
STATE: MI
PROJECT DESCRIPTION: DUMPSTER ENCLOSURE (18'X10')
DRAWN BY: CMH
CHECKED BY: DA
DATE OF SHEET: 03/02/2024

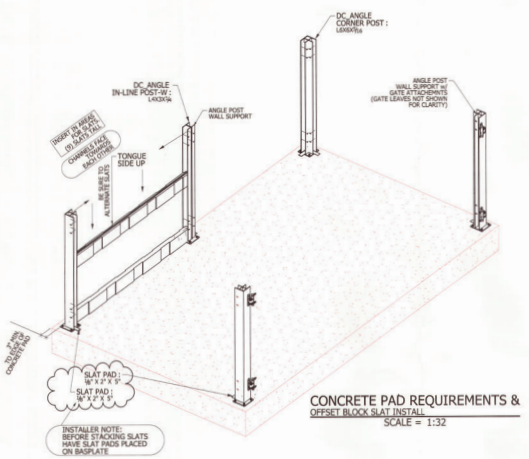
copyright Dura-Crete Products 2023, patent pending



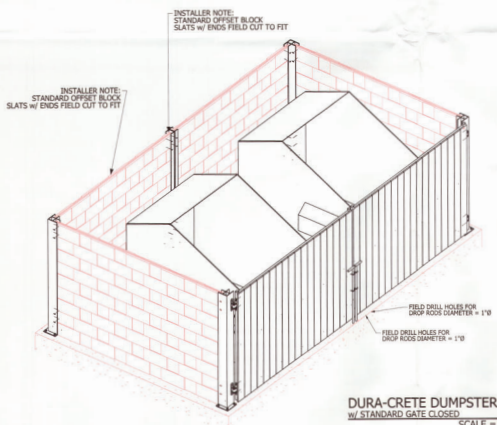
SHEET NUMBER: **DC01**



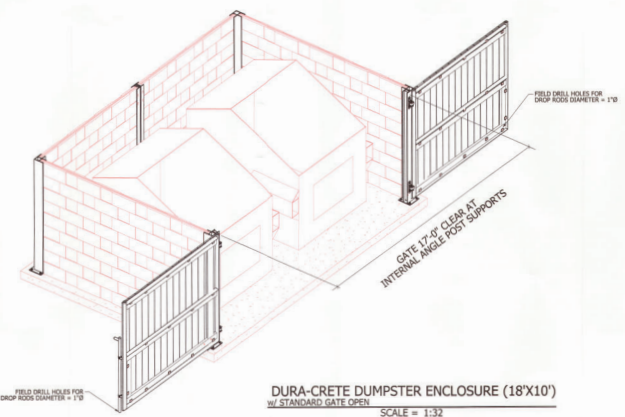
DUMPSTER ENCLOSURE (20'X10') BASE PLATE POSITION PLAN
SCALE = 1:24



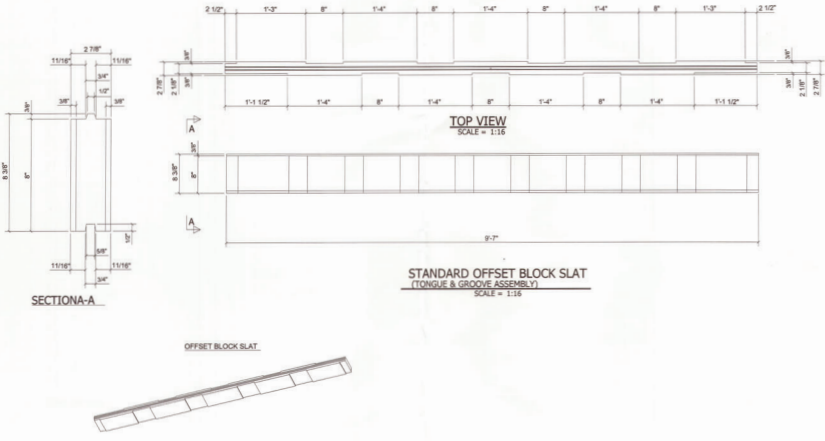
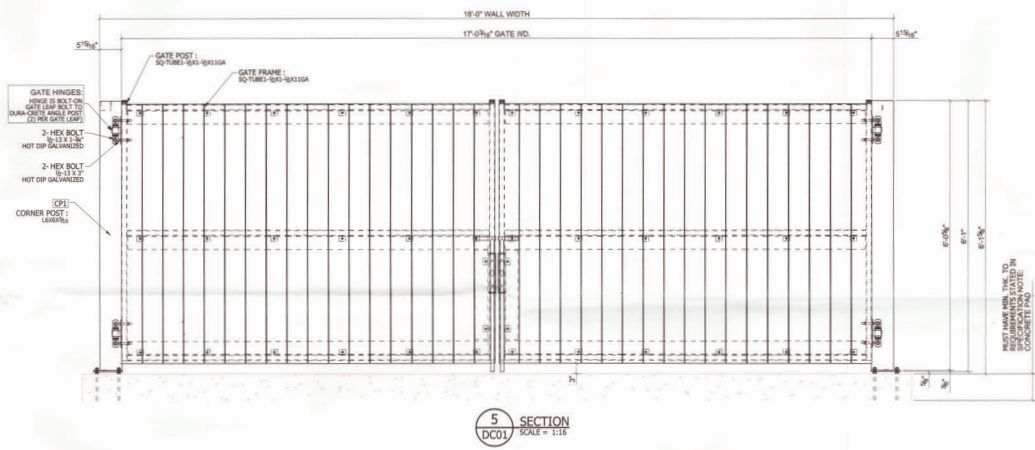
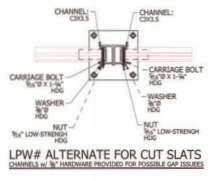
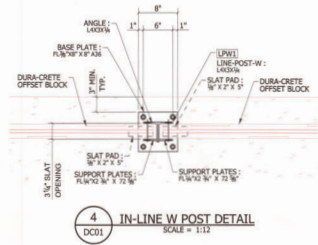
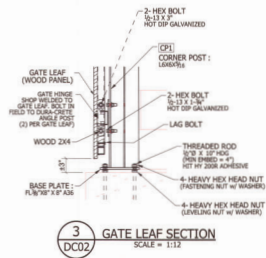
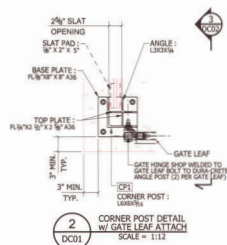
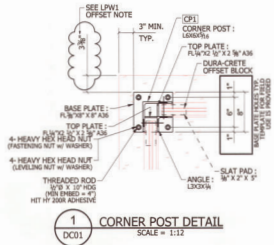
CONCRETE PAD REQUIREMENTS & OFFSET BLOCK SLAT INSTALL
SCALE = 1:32



DURA-CRETE DUMPSTER ENCLOSURE 18'-X10'
w/ STANDARD GATE CLOSED
SCALE = 1:32



DURA-CRETE DUMPSTER ENCLOSURE (18'X10')
w/ STANDARD GATE OPEN
SCALE = 1:32



ENCLOSURE OFFSET BLOCK WALL CONCRETE PAD SPECIFICATION REQUIREMENTS:
 ENCLOSURE PAD GRADE ALLOWANCE = 1" TO EVERY 10'-0" (0.48" OR 1/40 TO 1/2")
 ENCLOSURES > 9'-0" TALL REQUIRE A MIN. 1" SLAB FOUNDATION
 ENCLOSURES > 9'-0" (UP TO 15') TALL REQUIRE A MIN. 6" THICK SLAB FOUNDATION
 ENCLOSURES > 10'-0" TALL WILL REQUIRE POST FOOTINGS

03/02/2026	FOR APPROVAL	C2H
REV	DATE	DESCRIPTION
DURA-CRETE WALLS		
American Concrete Institute Precast/Prestressed Concrete Institute American Fence Association	23450 REGENCY PARK DR. WARREN, MI 48089 P. 586.759.4286 www.duracretewalls.com	CLIENT: PEAKE ASPHALT ORDER NUMBER: 25-039 PROJECT NAME: TAWHEED CENTER NOVI PROJECT LOCATION: 24101 NOVI RD CITY: NOVI STATE: MI
PLEASE NOTE: THESE DRAWINGS REPRESENT DURA-CRETE WALLS INTERPRETATION OF THE INTENT OF THE CONTRACT DOCUMENTS. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THEY ARE ACCURATE AND COMPLETE. APPROVAL BY THE AUTHORIZED PARTIES SHALL CONSTITUTE ACCEPTANCE, AND ANY POST-APPROVAL CHANGES WILL BE CONSIDERED TO BE CHANGES TO DURA-CRETE WALLS CONTRACT.		PROJECT DESCRIPTION: DUMPSTER ENCLOSURE 18FTX10FTX5FT
copyright Dura-Crete Products 2023, patent pending.		SHEET NUMBER: DC02

FAÇADE REVIEW



June 16, 2026

Façade Review Status:
Approved, Section 9 Waiver Recommended

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE REVIEW**
Tawheed Dumpster, JSP26-04, Façade Region: 1, Zoning District: OS-1

Dear Mrs. Bell, Director of Planning

The following Façade Review is based on the drawings by Dura-Crete, dated 3/2/26. The proposed wall panels consist of 8” high precast “slats”. This material is not listed on the Façade Chart. The visual appearance will be similar to CMU or Precast. Therefore these Façade Chart categories are used for this review. Both Precast and CMU are not allowed in Façade Region 1 (0% allowed).

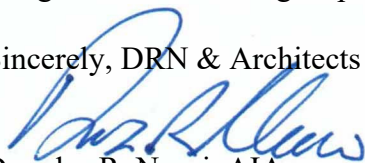
	Rear	Rt. Side	Lt. Side	Front	Ordinance Maximum (Minimum)
Precast / CMU	100%	100%	100%	0%	100% (30%)
Wood Panel	0%	0%	0%	100%	25%

As shown above the proposed dumpster enclosure does not comply with the Façade Ordinance. A Section 9 Waiver would be required for the deviations. The primary building predates the Façade Ordinance. The existing facades consist of painted Brick and Asphalt Shingle mansard roof, both of which are non-compliant materials. The intent of the Façade Ordinance is for the dumpster to match the Brick on the primary building. In this case the requirement for Brick on the dumpster enclosure would be inconsistent with the primary building. We believe the proposed material is consistent with the primary building. Therefore, a Section 9 Waiver is recommended for the use of Precast wall panels and Wood door panels on the dumpster enclosure.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. The applicant should request inspection of the brick prior to installation. It is the applicant’s responsibility to request the inspection at the appropriate time (before installation). Inspections may be requested using the Novi Building Department’s Online Inspection Portal.

Sincerely, DRN & Architects PC



Douglas R. Necci, AIA

APPLICANT RESPONSE



To City of Novi Planning Department

This letter is regarding a proposed dumpster enclosure at 24101 Novi Road, Novi, MI 48375. We at Peake Asphalt, Inc. would like to install this dumpster enclosure according to the plans drawn by DuraCrete dated 03/02/2026. A letter from DRN & Associates recommends we request a section 9 waiver that would allow us to build the dumpster enclosure as detailed on the grounds that the building predates the façade ordinance. Additionally, the dumpster enclosure would be build out of a precast structure, the same design as the walls flanking the enclosure on the west and south sides.

Cameron Peake: Cameron Peake

Date: 06 / 29 / 2026