CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION
MEETING AGENDA
April 14, 2026

Notice and agenda of the regular Planning Commission Meeting at 7:00 p.m. to be held at the Grand Haven City Council Chambers, 519 Washington Avenue. Planning Commissioners unable to attend the meeting are requested to contact the Planning Department at 616-935-3276 prior to the meeting.

1. **MEETING CALLED TO ORDER**

2. **ROLL CALL:** Amy Kozanecki, Dan Borchers, Vice Chair Joe Pierce, Chair Ryan Galligan, Tamera Owens, David Skelly, Magda Smolenska, Jennifer Smelker

3. **APPROVAL OF MINUTES –** March 23, 2026

4. **APPROVAL OF AGENDA**

5. **CALL TO AUDIENCE – ONE OF TWO OPPORTUNITIES**

6. **PUBLIC HEARINGS**

   A. Case 26-05: Special land use request for retaining wall greater than 48 inches in height at 912 S. Harbor Dr. (parcel #70-03-29-103-005)

   B. Case 26-07: Special land use request for two-family dwelling at 301 N. 3rd St. (parcel #70-03-20-282-002)

   C. Case 26-09: Special land use request for retaining wall greater than 48 inches in height at 908 S. Harbor Dr. (parcel #70-03-29-103-014)

   D. Case 26-11: Special land use request for retaining wall greater than 48 inches in height at 1108 S. Harbor Dr. (parcel #70-03-29-154-034)

   E. Case 26-13: Special land use request for a short-term rental at 417 Jackson Ave. (parcel #70-03-21-157-008)

7. **NEW BUSINESS**

   A. Case 26-02: Site plan review for mixed-use development referred to as the Flatiron building at 7th St. & Washington Ave. (parcel #70-03-21-353-006)

   B. Case 26-04: Site plan and sensitive area overlay review for improvements to Mulligan's Hollow at 600 Mulligan's Hollow Dr. (parcel #70-03-29-160-004)

   C. Case 26-12: Site plan review for warehouse building at 1209 Jackson Ave. (parcel #70-03-21-274-004)

   D. Case 26-10: Site plan review for an addition to PolyPly Composites at 1540 Marion Ave. (parcel #70-03-27-315-011; #70-03-27-315-012; #70-03-27-315-013)

8. **OLD BUSINESS**

9. **ZONING BOARD OF APPEALS LIAISON REPORT**

10. **CITY PLANNER REPORT**

11. **CALL TO AUDIENCE – SECOND OPPORTUNITY**

12. **ADJOURNMENT**

CITY OF GRAND HAVEN
GRAND HAVEN, MICHIGAN
PLANNING COMMISSION MINUTES
MONDAY, MARCH 23, 2026

The special meeting of the Grand Haven Planning Commission was called to order by Chair Ryan Galligan at 7:00 pm. Upon roll call, the following members were present:

Present: Tamera Owens, Jennifer Smelker, Magda Smolenska, Amy Kozanecki, Vice Chair Joe Pierce, Dan Borchers, Chair Ryan Galligan,

Absent: David Skelly

Also Present: City Planner Brian Urquhart, Mayor Pro Tem Mike Dora, and members of the public.

Approval of Minutes
Motion by **Pierce**, seconded by **Smolenska**, to approve the minutes of the February 10, 2026, meeting.
All ayes. **Motion passes.**

Approval of Agenda
Motion by **Kozanecki**, seconded by **Smelker**, to approve the agenda as written.
All ayes. **Motion passes.**

Call to the Audience: First Opportunity

Scott Muellerleile, 15166 Westray St, spoke about the EGLE permit for the South Village PD at 724 Robbins Rd.

Rodney Vanabbema, 15046 Westray St, spoke about environmental concerns regarding the South Village PD at 724 Robbins Rd.

New Business

A. Case 26-06: Site Plan review for personal storage building at 1130 Jackson Ave. (parcel #7003-21-415-002)

Urquhart presented the case. Max Nykerk of Lakewood Construction/Lakewood Architecture, on behalf of property owner Robert Meeuwsen, submitted a site plan application for demolishing the existing vacant block building and constructing a personal storage building at 1130 Jackson Ave. A personal storage building shall be considered a warehouse which is a permitted use in the TI – Transitional Industrial District.

The site is .9 acres and they are proposing to demolish the existing building and all driveways/concrete parking on the parcel and build a new personal storage building. The building will be 65ft by 225ft, for a total of 14,625ft and the building's height will be 30ft. There will be a main floor and a mezzanine level on this building. In the Northwest corner of the building there will be cladding and clear glass windows providing transparency to the main storage and private office space. This building meets all building height and setback

requirements in the TI District. There will be overhead doors, measured at 26ft by 20 ft, on both the north and the south walls. The intention of the door size is to accommodate the storage of large boats. The building will also have vertical siding and window space throughout the walls to satisfy our building articulation requirement in the TI district.

The two existing driveways that are currently serving the site will be removed with one driveway being put in and the driveway will wrap around the entire building on the west side to allow for access to the rear loading and unloading area.

As a private storage unit, no parking is required. The site plan states that parking, if any, would be inside of the building. However, there is an area on the northwest corner that could serve as parking and would be marked for anyone coming into the front entrance. There is one loading space located near the rear wall and stormwater management will be directed to the rear yard, drywall located in the southeast corner, and to a drain located in the northwest corner of the property.

The difference from the last time we discussed this is a request to have landscaping because everything there to the east, west, and south is all zoned TI. There are no residential uses therefore there's no buffering or screening required. However, street trees shall be planted every 25ft pursuant to Sec. 40-801. In addition, all ground mechanical equipment shall be fenced or screened. It does not appear that there will be any signage for this. There will be wall back lighting at the main entry locations. There's no dumpster on site. All trash receptacles will remain inside of the building, and it is anticipated the applicant will remove and store snow in the rear portion of the property. The building will utilize existing water and sanitary sewer off Jackson Ave. This has been reviewed and commented on by our Fire Marshal, Board of Light and Power, and our Department of Public Works.

Urquhart reminded commissioners that this building is permitted by right as a warehouse/personal storage building. There is a different review process should there be living quarters in this building at some point. Urquhart urged the Planning Commission to have the applicant clarify.

Steve Czadzeck from Abonmarche and Max Nykerk were present for any questions.

Dan Borchers asked for clarification on if there would be living spaces.

Czadzeck clarified that there is an office space proposed and a bathroom to support that space but no living spaces.

All the other commissioners present were all set and had no further questions.

Motion by **Smolenska**, seconded by **Owens**, to approve case 26-06, a site plan review for warehouse building providing personal storage at 1130 Jackson Ave. (parcel #70-03-21-415-002) with the following conditions:

1. All conditions of the BLP, DPW and Fire Marshal shall be met.

Roll Call Vote.
Yeas: Smolenska, Pierce, Smelker, Kozanecki, Borchers, Owens, Galligan

DRAFT

Nays: None
Motion passed

B. Case 26-08: Preliminary Development plan amendment for South Village PD at 724 Robbins Rd. (parcel #70-03-33-100-073)

Urquhart presented the case. Urquhart explained that this is a preliminary development amendment to the South Village Plan Development at 724 Robbins Rd. This was originally approved as a preliminary development by Planning Commission in April of 2025, and then City Council approved the preliminary development plan and Planned Development rezoning of 700 and 724 Robbins Rd. (parcels #70-03-33-100-073 and #70-03-33-100-072) at the June 2, 2025, meeting. The preliminary development plan was approved with conditions. Since receiving approval, the development team has been very steadfast in their pursuit in meeting those conditions of approval, most notably looking at the Traffic Impact Study and the EGLE permit. During this time, the developer determined the approved preliminary plan would require modifications based on findings to reduce the overall density.

In the approved plan development there were 189 units, 11 of those would have been considered affordable or attainable. There were six different varieties of housing styles. The overall density was 8.1 units per acre. It had amenities such as a dog park, a clubhouse, the entrance had a traffic circle, and there was no sidewalk along Robbins Rd proposed.

The proposed plan development amendment reduces those units down to 118 with 20% of those units being at 80% of the area's medium income. There are now going to be four varieties of housing styles instead of six. This will reduce the density to 5.1 units per acre. There will be a dog park, a playground, a pickleball court and some common areas. There will also be a four-way intersection at the entrance drive instead of a roundabout, and they will have a sidewalk along Robbins Rd.

None of the uses are changing. This is all residential. This was a split between that and 700 Robbins Rd. They had their lot split application approved in May of 2025. Back when it was approved by the City Council, there were conditions. One of the conditions was that a traffic study be completed and should identify any solutions on the adverse impacts on public roadways resulting from the development. The developer submitted a traffic impact study in November of 2025, and it revealed that there will be no adverse impacts on public roadways as a result of this proposed development. There is a recommendation to have a left turn lane at the main axis drive coming in westbound on Robbins Rd and that might require the removal of a few on-street marked parking spaces on the North side of Robbins Rd. It is important to note that there is no change or increase in any access drive and that the traffic study took into account traffic counts for 189 units, not 118 units. Therefore, there is a lessened impact on the roadway from what the study had originally indicated.

The second condition was that an EGLE permit shall be obtained by the developer for any portion of the South Village Development located and with any identifying wetland area. The developers went through that review process and the EGLE permit has been issued.

DRAFT

Another change of note is that there was going to be green space as you entered and four stacked flats. They have removed those stacked flats in favor of different varieties of townhomes. There will be different versions of those throughout the development in varying sizes.

There's an increase in open space that will preserve the wetland and the woodland area and some of the drainage detention bases. Parking also has reduced from the proposed 533 spaces to 300 spaces. That does not include the driveway count spaces for each unit. Within any PU or PD, we always look at public benefit and the revolving team has mentioned that there's a preservation of woodlands and wetlands, open spaces, and the increase in affordable housing. Innovation in building design and configuration provides a benefit to not just the users of that property but to the City and the general public which complies with our ordinance for plan developments.

Urquhart stated that only the Planning Commission can make a determination when changes are made to a preliminary development plan before a final development plan. It is ultimately a decision by the Planning Commission to make a determination on whether this is major or a minor change. A minor change would get approval tonight and be able to proceed forward with the final development plan and any conditions that have not been met. A major change starts the process over and would require a public hearing with the Planning Commission and with City Council.

Urquhart encouraged Planning Commission to consider that the modifications will result in less dwelling units, a lessened impact on traffic, a lessened impact on public utilities and services, and an increase in our open spaces and affordable housing units. The uses aren't changing, the setbacks aren't changing, and the access drives aren't changing.

Chad Costar, part of the development team, asked the Planning Commission to consider and approve our request for a minor amendment to the South Village project. He re-iterated the changes that were made after receiving their EGLE permit and traffic impact study.

Dan Borchers asked questions regarding the dumpsters on site, the percentage of owned versus rented units planned for the development, If the EGLE permit was available online and if this development will have an HOA.

Jennifer Smelker thanked the development team for clarifying that the actual size of the units would not be changing and asked that the development team have the engineer come to a later Planning Commission meeting to answer questions regarding the traffic study that was done.

Magda Smolenska stated she is okay with a minor amendment and asked that before the final plan approval they show more detail about how they are going to do a left turn lane on Robbins Rd.

Tamera Owens stated that she thinks this is an improvement on the plan and considers this a minor amendment because they are reducing the impact in multiple ways.

Amy Kozanecki agreed with Owens and agreed with Jennifer regarding the traffic study. She also asked questions regarding the sidewalk and what the purpose of the sidewalk was.

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Urquhart responded that he requested the sidewalk because there will be a development next to this one that will eventually continue the sidewalk on Robbins Rd increasing walkability in the city.

Joe Pierce stated in agreement that these changes are minor and appreciates the increase in affordable housing units.

Galligan stated in agreement with everyone that this looks like a minor amendment.

Motion by **Kozanecki**, seconded by **Smolenska**, to approve case 26-08, a minor amendment to the preliminary development plan for South Village, with the conditions of approval from Case 25-12.

Roll Call Vote.
Yeas: Borchers, Owens, Smolenska, Kozanecki, Pierce, Smelker, Galligan
Nays: None
Motion passed

Old Business

A. Case 26-03: Pre-public hearing for zoning change request to allow short term rentals off 5th St. as a key street.

Urquhart presented the case. Kelley Oosterman, submitted a zoning change request to the Planning Commission to consider extending 5th Street as a Key Street from Jackson Ave. to Adams Ave. The designation of a key street requires an amendment to the zoning map, a public hearing, and a recommendation to City Council for final adoption.

This case was originally introduced during the February 10, 2026, Planning Commission meeting. However, Kelley Oosterman was not able to attend that meeting and Urquhart wanted to give her the opportunity to present her case since she did put a rezoning application in to allow short term rentals in part of the Old Town zoning district.

This request has an impact on a few parcels between some of the existing uses. The key street element, as it's defined in our ordinance, is that these segments tend to include a mix of uses and due to traffic patterns are appropriate for certain uses within a zoning district. Miss Oosterman was citing the higher traffic volume from Haven Apartment Complex from the North to Jackson as the primary reason for consideration to possibly amend our zoning map to establish this portion of 5th Street as a key street therefore, opening the opportunity for special land uses in a short term.

Kelley Oosterman stated her case. She stated that she wants to start the conversation and create eligibility for short term rentals in her section of 5th Street located on the North side of Jackson Ave. She stated that with the apartment complex and the roundabout there has been an increase in traffic along 5th Street. She also stated that with the apartment complex and key streets around them allowing short term rentals that the area has now become a commercial

area and they feel they are essentially boxed in. She stated that she spoke with her neighbors down her street and everyone would like that street to be a key street.

Magda Smolenska stated she would like to preserve the little residential neighborhoods that we have left without making any more key street segments.

Tamera Owens stated that not much has changed since the research that was originally done to show where the key streets should be and because of this she is not inclined to move forward with this.

Jennifer Smelker stated that she questions why Adams Street was made a key street and would like the commission to speak about potentially looking at key streets and reversing the decision. She also stated that if they were to approve of this at this time then it would potentially snowball so she is not inclined to approve of this.

Dan Borchers stated the area has become very commercial and will probably continue to become more commercial, so he is not fully opposed to making this a key street.

Amy Kozanecki stated she is not in favor of this.

Joe Pierce stated he understands the justification for this. However, he agrees with other commissioner's concerns.

Chair Ryan Galligan stated his philosophy regarding short term rentals is that they line commercial districts. He states Downtown, Centertown and Old Town have no business being in our residential neighborhoods so he is not in favor of extending where we can have short term rentals in Old Town or any other residential district around the city.

Zoning Board of Appeals Liaison Report

Kozanecki stated that there was no ZBA meeting in March due to a lack of quorum. The next ZBA meeting is scheduled for April 22, 2026.

City Planner Report

Urquhart asked commissioners if they wanted to move forward separately and rename the district TI to TMU or if they were willing to couple that with the housing ordinance timeline. If so, Urquhart stated he would be able to arrange the proper public hearing and notices in time for the next Planning Commission meeting. After brief discussion it was decided that they would keep the timeline separate.

Urquhart also updated commissioners on housing legislation happening at the State level.

Call to the Audience: Second Opportunity

DRAFT

None

Adjournment

Motion by **Kozanecki**, seconded by **Pierce**, to adjourn.
All Ayes. **Motion passes.**

The meeting was adjourned by **Chair Galligan** at 8:10 pm.

_____
Amy Vos, Deputy City Clerk

DRAFT

DATE: March 6, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-05:** Special Land Use – 912 S. Harbor Dr. Retaining Wall

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Current Zoning: DR – Dune Residential & Sensitive Area Overlay

Existing Use: Retaining wall

Future Use: Retaining wall

1.0 Request

Zach Vandenberg of *Peterson & Vandenberg Environmental*, on behalf of property owner Malstrom Investments LLC, submitted a special land use request for retaining walls located throughout the property at 912 S. Harbor Dr. (parcel #70-03-29-103-005). The applicant is proposing a tear down and removal of all site improvements at 912 S. Harbor Dr.

2.0 Background

Late 2025, *Peterson & Vandenberg Environmental* approached the City about proposed plans for the property at 912 S. Harbor. This would include demolition of the home and grading improvements, including retaining wall replacement. Due to the fact the portions of the retaining wall are greater than 48 inches in height, as measured per Sec. 40-327.A, and are vertically taller than the horizontal distance from the property line, a special land use approval is required. According to the project narrative, the replacement of the retaining walls is necessary to ensure the continued stability and retention of soil adjacent to the house foundation. Keeping the retaining walls in the current location would preserve the site's natural topography, comply with practical engineering constraints, and ensures compatibly with nearby land uses.



Street view

3.0 Special Land Use Regulations & Conditions

Section 40-327.A of the Zoning Ordinance provides requirements for retaining walls and outlines provisions for administrative approvals and Planning Commission approvals.

4.0 Correspondence

As of the date of this memo, no correspondence has been received.

5.0 Sample motion

Motion to APPROVE PC Case 26-05, a special land use permit and sensitive area overlay permit for a retaining wall that exceeds 48 inches in height at 912 S. Harbor Dr. (parcel #70-03-29-103-005), subject to the condition(s) below:

1. *(Insert any additional Planning Commission conditions)*

Attachments

A. Special Land Use application dated February 2, 2026
B. Sensitive Area Overlay application dated February 2, 2026
C. Project narrative
D. Site Plan and retaining wall details

SENSITIVE AREAS OVERLAY PERMIT APPLICATION

Planning Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: 912 S Harbor Drive, Grand Haven, MI 49417
Name of Development: Malstrom Residence
Parcel #: 70-03-29-103-005
Current Use: Residential
Proposed Use: Residential
Area in Acres: 0.27
Zoning District: Dune Residential
Zoning of adjacent properties: Dune residential

2. Applicant

Name: Zach VandenBerg (permitting only)
Company: Peterson & VandenBerg Environmental, LLC
Address #: 12261 Cleveland St, Ste D (mailbox 1), Nunica, 4944
Phone #: 616-928-7983
Email: zach@petersonenviro.com

3. Property Owner

Name: Malstrom Investments LLC
Address: 5750 Chanterelle Ct NE, Belmont, MI 49306
Phone #:
Email: kendalmalstrom@outlook.com

4. Single-Family Dwelling Projects: Administrative Review

- 1 copies of site plan
- 1 copy of the application (pg. 1 & 2 only)
- 1 copy of narrative (see page 3)
- Building elevations
- Landscape plan
- Existing topographic map
- Proposed topographic map
- Project phasing plan (if applicable)
- Required fee ($50)

5. All Other Projects: Planning Commission Review *(see additional info on page 4)*

- 5 copies of site plan
- 5 copies of the application (pg. 1 & 2 only)
- 5 copies of narrative (see page 3)
- Existing topographic map
- Proposed topographic map
- Building Elevations
- Landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Required fees ($50 + escrow deposit, if required)

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

Please see attached proposed activities.

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: Zach VandenBerg Date: 12-3-25

Print Name: Zach VandenBerg

Signature of Owner: SEE ATTACHED AGENT LETTER Date:

Print Name:

Office Use Only

Administrative Review:____ Planning Commission Review: ____

Permit #:_____ Date Received:_____ Fee:_____

Date of Approval:_____ Date of Denial:_____ Approved by:_____

SENSITIVE AREAS OVERLAY DISTRICT NARRATIVE

See Section 40-422 of the Zoning Ordinance for a complete set of regulations.

M. The proposed use, expansion or improvement will not unacceptably impact the Sensitive Area or surrounding property or uses. In determining such issues, staff (if subject to staff review) or the Planning Commission (if subject to planning commission review) shall, at a minimum and not by limitation, consider at least the following factors:

1. Traffic generation and traffic flows, including any hazardous conditions:

   No additional traffic generation outside of the construction times are expected.

2. Noise generation:

   No additional noise generation outside of the construction times area expected.

3. The effects of vehicles and paved driveways on the premises including, without limitation, the effects of exhaust, run-off, snow removal, noise, etc. resulting from the presence and use of vehicles and paved driveways as they relate to the Sensitive Area and the vegetation or animal life thereon:

   No additional vehicles will be on-site outside of the construction time.

4. Lot coverage: _____

5. Impacts upon wildlife and native plant species habitat:

   Site is existing use and will be re-stabilized with native vegetation.

6. Landscaping:

   Native vegetation will be used. The existing lawn will remain lawn.

7. Compatibility with other uses and zoning in the vicinity:

   The project involves replacement of structures in an existing use area, designed to be cohesive with neighboring parcels.

8. Compatibility with neighboring properties:

   The project has been designed to be cohesive with other properties in the area.

9. The use of any herbicides, insecticides, other pesticides or hazardous substances on the site, including, without limitation, the effects of any run-off:

   No herbicides, insecticides, pesticides, or other hazardous substances will be used for the project.

10. Native vegetation removal:

    The project area is existing use and will be stabilized with native vegetation.

11. Any mitigation of any effects upon the sensitive area:

    The site will be re-stabilized with native vegetation as needed. No additional mitigation should be required.

12. Long-term shoreline erosion estimates:

    The property is not on the shoreline or in the high risk erosion area.

13. Other factors deemed by the Planning Commission to be important in the protection of the Sensitive Area.

THIS PAGE IS FOR REFERENCE ONLY
AND SHOULD NOT BE SUBMITTED WITH YOUR APPLICATION

PLANNING COMMISSION REVIEW PROCESS

See Section 40-422.04 and 40-115 of the Zoning Ordinance for a complete list of regulations.

For all projects other than those related to a single-family dwelling, the project is subject to Planning Commission review. Below is a list of filing deadlines and associated meeting dates. The applicant will be notified of the date, time and place of the meeting on the application not less than three (3) days prior to such date.

Following receipt of a complete application and supporting documentation, the Zoning Administrator and City Plan Review Team (Building Official, Public Works Director, Fire Marshall, and others) will review the plans and provide feedback to the applicant in advance of the Planning Commission meeting. The applicant will have an opportunity to revise their plans in advance of the Planning Commission meeting.

Please note that the Sensitive Areas Overlay Review is in addition to any site plan, special use, or permitting process that may be required to complete your project.

Filing deadline	**Meeting Date**
December 11, 2024	January 14, 2025
January 8, 2025	February 11, 2025
February 5, 2025	March 11, 2025
March 12, 2025	April 15, 2025
April 9, 2025	May 13, 2025
May 7, 2025	June 10, 2025
June 4, 2025	July 8, 2025
July 9, 2025	August 12, 2025
August 6, 2025	September 9, 2025
September 10, 2025	October 14, 2025
October 8, 2025	November 11, 2025
November 5, 2025	December 9, 2025
December 10, 2025	January 13, 2026

Demolition of the existing house, deck, garage, and driveway. Construct 1442 square feet new driveway, 1853 square feet new home, 672 square feet new garage on the east side of the home. Install 50 linear feet retaining wall along the north side of the driveway, 470 square feet ADA sidewalk and ramp on the north side of the home, 80 linear feet retaining wall on the north side of the accessibility measure and install of four window wells totaling 130 square feet. Repair existing 70 linear ft retaining wall. Reorient the previously permitted 697 square feet deck to align with the new home. Install 105 square feet entry with steps on the east side of the home. Construct 216 square feet two-story deck on the west side of the home, 430 square feet new garage on the west side of the home. Install 239 square feet concrete west of the west garage and 150 square feet accessibility measure (ADA compliant tunnel) from the upper level of the west garage to the lower level of the home. Relocate 116 linear feet of existing utilities all within the Critical Dune Area.

Proposed Special Land Use: Replacement of Retaining Wall

The proposed special land use entails the replacement of an existing 70 linear foot retaining wall, to be constructed within the identical footprint of the current structure. This wall is positioned zero feet from the north property line and will have a maximum height of four feet. The replacement is necessary to ensure the continued stability and retention of soil adjacent to the house foundation, thereby preventing potential erosion, structural compromise, or safety hazards associated with soil displacement.

The selected location is appropriate for several reasons. It maintains the established alignment and function of the existing wall, minimizing disruption to the surrounding landscape and avoiding the need for additional land disturbance. Relocating the wall would necessitate extensive excavation or reconfiguration, which could undermine the foundation's integrity, increase construction costs, and introduce unnecessary environmental impacts. By adhering to the current footprint, the project preserves the site's natural topography, complies with practical engineering constraints, and ensures compatibility with adjacent land uses without imposing burdens on neighboring properties.

In accordance with Section 40-116.03 of the Zoning Ordinance, the following addresses the general review standards under subsection A, demonstrating that the proposed special use is consistent with the public health, safety, and welfare of the City of Grand Haven:

1. Consistency with the Adopted City of Grand Haven Master Plan: The replacement of the retaining wall aligns with the Master Plan's objectives for preserving residential stability and promoting sustainable land management. By maintaining soil integrity and preventing erosion, the project supports goals related to environmental protection and the long-term viability of existing residential developments.

2. Consistency with Existing or Intended Character of the General Vicinity: The wall will be rebuilt in its original location and to a modest height, ensuring it remains harmonious with the surrounding residential area. This approach avoids altering the visual or functional character of the neighborhood, as the structure is not visible or intrusive beyond its current form and serves solely to support the existing property.

3. Absence of Hazard or Disturbance to Existing or Future Uses: The project poses no hazard to nearby properties or the community, as it involves a straightforward replacement without expansion. Construction will be limited in scope and duration, with measures in place to control dust, noise, and site access, thereby minimizing any temporary disturbances.

4. Adequate Service by Essential Public Facilities: The site is already served by existing public infrastructure, including streets, utilities, and stormwater systems. The replacement wall will not increase demands on these services, as it does not involve new development or intensification of use; any minor construction-related needs will be managed by the responsible parties without straining city resources.

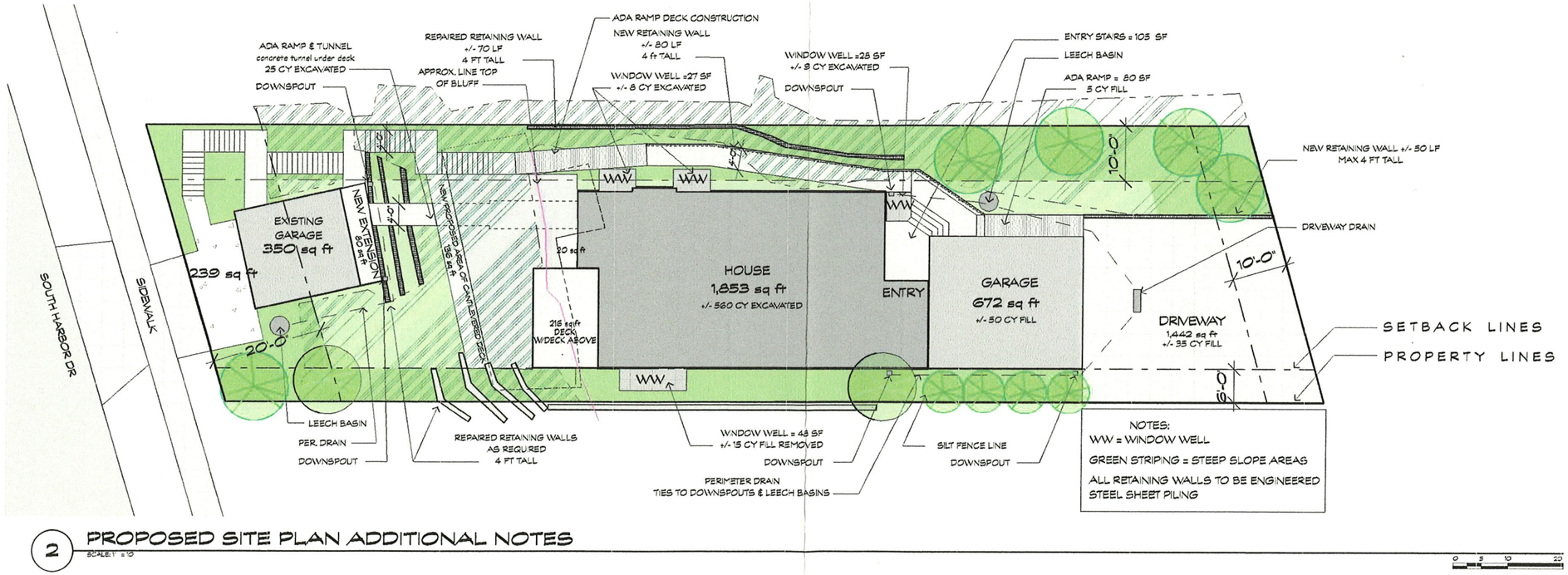
5. No Excessive Additional Requirements at Public Cost: The project is self-contained and funded privately, requiring no public expenditures for facilities or services. It will not adversely affect the community's economic welfare, as it enhances property stability without generating ongoing costs or liabilities for the city.

6. No Detrimental Uses, Activities, or Conditions: The construction and operation of the retaining wall will not produce excessive traffic, noise, vibration, emissions, or other nuisances. Materials and processes will adhere to standard engineering practices, ensuring environmental and public health protections are maintained.

7. Compliance with Intent and Purpose of the Zoning Ordinance: The proposal fulfills the ordinance's standards for special uses by addressing site-specific needs in a manner that promotes orderly development and protects adjacent properties. It relates directly to the ordinance's emphasis on safe and functional land improvements.

8. Compliance with City Code, State, and Federal Laws: The project will conform to the City of Grand Haven Code of Ordinances, including Chapter 23 on nuisances, as well as applicable state and federal regulations governing construction, erosion control, and environmental standards.

Regarding the specific review standards of Article V of the Zoning Ordinance, as referenced in Section 40-116.03.C, the proposed retaining wall replacement is considered an unclassified use under Section 40-325, given that no named special use category explicitly addresses such structures. Accordingly, the project incorporates standards consistent with those for similar site improvements, emphasizing minimal impact, engineering soundness, and compatibility with residential zoning. No additional specific standards are required beyond the general criteria outlined above, and the proposal aligns with the requirements of Section 40-116.03.B for reasonable conditions of approval, should the Planning Commission deem them necessary.



2 PROPOSED SITE PLAN ADDITIONAL NOTES

SCALE: 1" = 10'

0 5 10 20

VISBEEN
architects
3351 CLAYSTONE ST. SE
STE. G22
GRAND RAPIDS, MI 49546

© VISBEEN ARCHITECTS, Inc.

PROJECT No.:
24.2.04

PROJECT MANAGEMENT:
Michael Gibbs
DRAFTING:
Staff

SEAL:

BUILDER:

MALSTROM RESIDENCE
912 Harbor Ave
Grand Haven, Michigan

DATE	DESCRIPTION
12/19/25	DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

SHEET TITLE
PROPOSED SITE PLAN

SHEET NO.
A0.1B

DATE: March 6, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-07:** Special Land Use Permit – 301 Jackson Ave. Two-Family Dwelling

---

Current Zoning: OT, Old Town District

Existing Use: Vacant lot

Proposed Use: Two-family dwelling

1.0 Request

Mike Kalis submitted an application for a Special Land Use Permit for a two-family dwelling located at 301 Jackson Ave. (parcel #70-03-20-282-002). Two-family dwellings are permitted by special land use in the Old Town District per Sec. 40-410.02.B.

2.0 Background

According to city records, the home at 301 Jackson was demolished in 2022. The property has since been vacant. The properties along the corner of Jackson Ave. and 3rd St. has seen recent construction with infill development. Located to the north, the home at 406 N. 3rd St. was recently constructed in 2022. In 2024, located just to the east, 309 Jackson Ave. was approved as a two-family dwelling.

3.0 Special Land Use Regulations & Conditions

Section 40-526 provides a list of two (2) standards for two-family dwelling. The applicant has provided responses to those standards. The elevation plans demonstrate a two-family dwelling is similar in design to a one-unit dwelling with a covered porch, and single curb cut driveway. The applicant has also provided responses to the standards for all special land uses found in Sec. 40-116.03.A.

301 Jackson Ave. is a conforming lot in the Old Town district with a parcel size of 5,940 sq. ft. and lot width of 66 ft. The proposed two-family dwelling meets all the standards for lot coverage, building setbacks, building height, building form standards, and parking in the OT District. Sec. 40-604.03 requires two spaces per unit, or four spaces total.

To provide safety for the residents, the applicant has elected to utilize the existing curb cut off 3rd Street. The drive will extend beyond the side of the house and extend into rear yard parking area for up to five (5) vehicles.

4.0 Correspondence

As of the date of this staff report, no correspondence has been received.

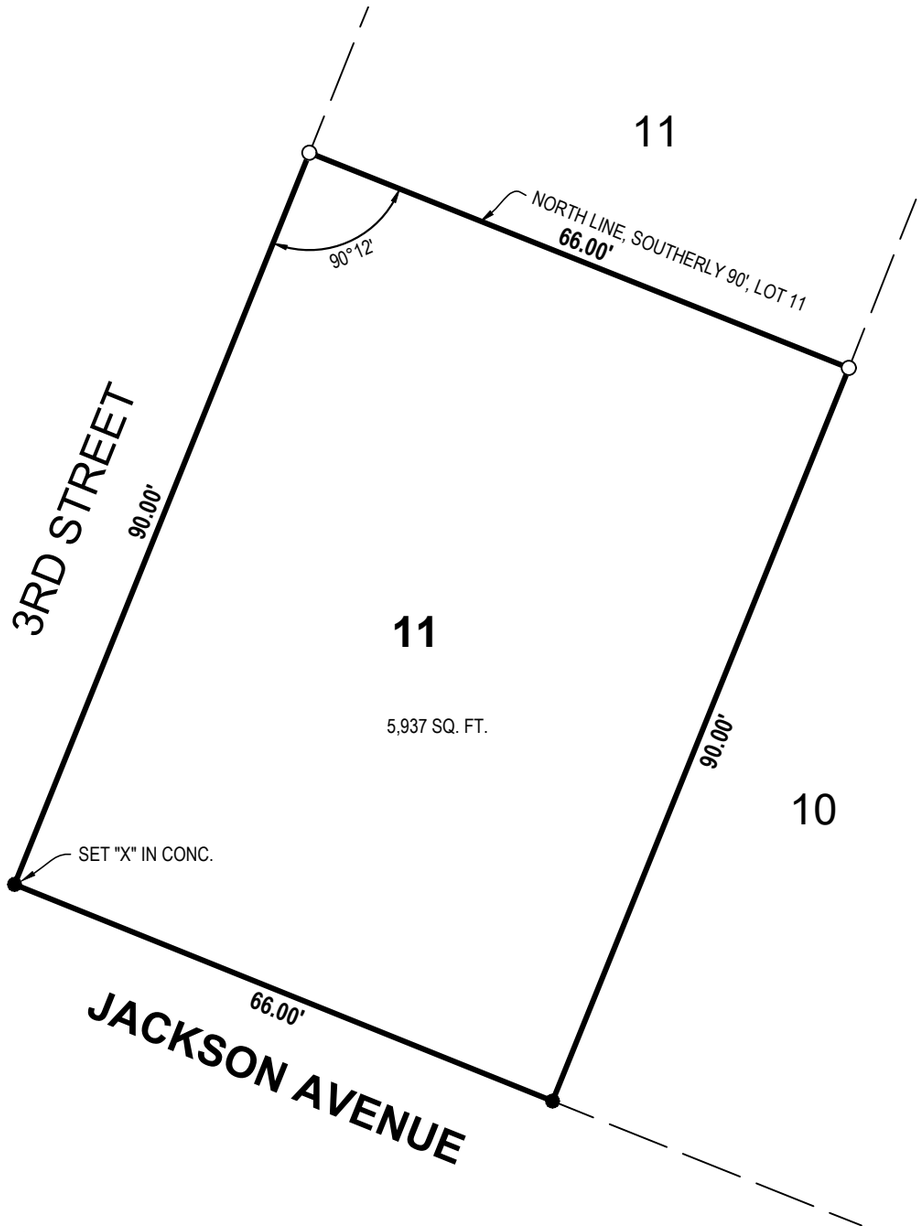
5.0 Sample Motion

Motion to APPROVE Case 26-07, a request for a Special Use Permit for a two-family dwelling located at 301 Jackson Ave. (parcel #70-03-20-282-002) based on the information submitted for review, and subject to the following conditions:

1. *All conditions of the BLP and DPW shall be met.*

Attachments:

A. Special Land Use application
B. Sec. 40-526 response
C. Sec. 40-116.03 response
D. Site Plan and Floor Plan



DESCRIPTION

Land Situated in the State of Michigan, County of Ottawa, City of Grand Haven.

The Southerly 90 feet of Lot 11, Block 3, Akeley's Addition to the City of Grand Haven, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 58, Ottawa County Records.

(Chicago Title, Commitment No. 701213597HSA, dated August 17, 2023)

LEGEND

○	Iron-Found
●	Iron-Set

STATE OF MICHIGAN
Scott
A
Hendges
License No.
4001047953
LICENSED PROFESSIONAL SURVEYOR

By: Scott A. Hendges

Scott A. Hendges Licensed Professional Surveyor No. 4001047953

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SCALE: 1" = 20' 0' 10' 20' NORTH

Great Lakes Realty
Mike Kalis
3055 72nd Street SW
Byron Center, MI 49315

301 Jackson Avenue

DRAWN BY: JH
REV. BY:
REV.:

DATE: 9-13-2023
REV. DATE:

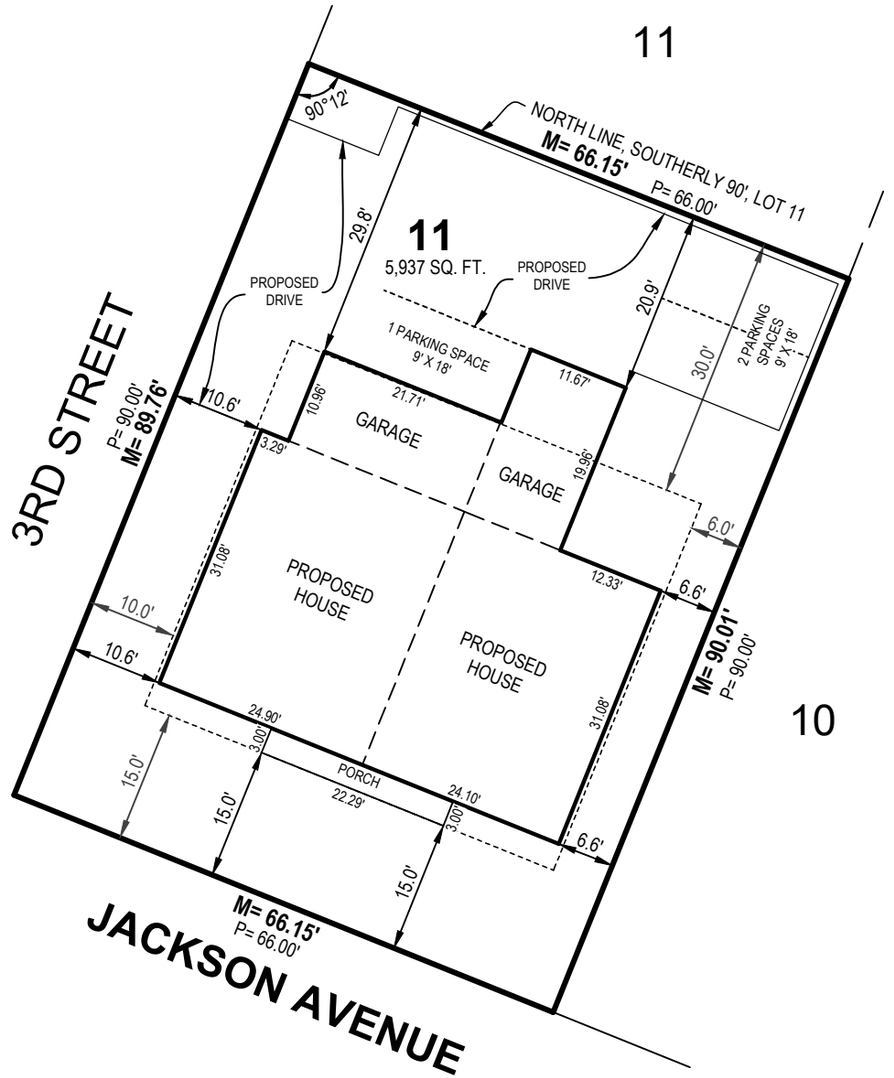
PRJ #: 23201436

1 OF 1

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DESCRIPTION

Land Situated in the State of Michigan, County of Ottawa, City of Grand Haven.

The Southerly 90 feet of Lot 11, Block 3, Akeley's Addition to the City of Grand Haven, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 58, Ottawa County Records.

(Chicago Title, Commitment No. 701213597HSA, dated August 17, 2023)

LEGEND

----------	Zoning Setback Line
M=	Measured
P=	Platted

PRELIMINARY

By: Scott A. Hendges

Scott A. Hendges Licensed Professional Surveyor No. 4001047953

SCALE: 1" = 20' 0' 10' 20' NORTH

NOTE: Care has been taken to meet proper setback requirements. However, municipal approval of the proposed location should be obtained prior to commencement of construction.

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

*NOTE: Zoning setbacks shown hereon were provided by client.

*NOTE: Proposed building does not fit within the setbacks.

Great Lakes Realty
Mike Kalis
3055 72nd Street SW
Byron Center, MI 49315

301 Jackson Ave

DRAWN BY: NH DATE: 11/20/2025
REV. BY: NH REV. DATE: 1/26/2026
REV.: ADDED DRIVEWAY

PRJ #: 25202081.2

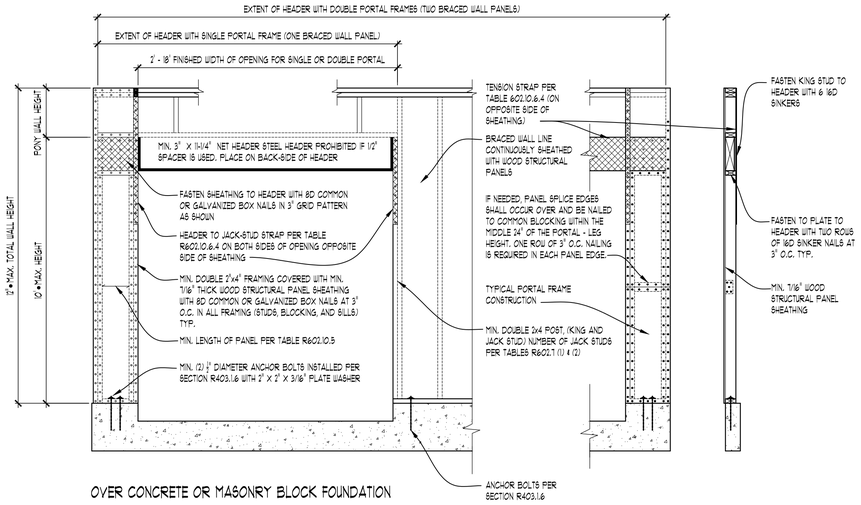
1 OF 1

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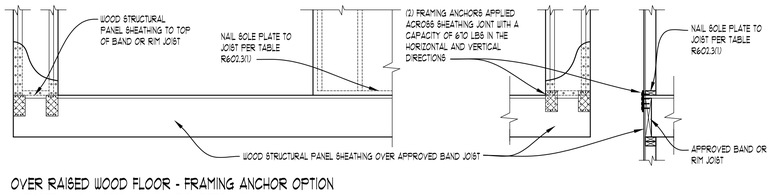
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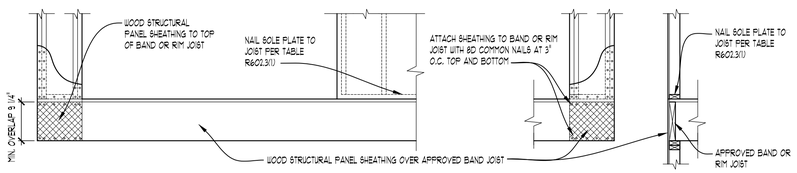




OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)



OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

FRONT ELEVATION SECTION

FIGURE R602.10.6.4
METHOD CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

FOR SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm

NOT TO SCALE

TABLE R602.10.6.4
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH, PFG AND CS-PF BRACED WALL PANELS

MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE	MAXIMUM PONY WALL HEIGHT (feet)	MAXIMUM TOTAL WALL HEIGHT (feet)	MAXIMUM OPENING WALL HEIGHT (feet)	TENSION STRAP CAPACITY REQUIRED (pounds)[a,b]					
				Ultimate Design Wind Speed V_{ult} (mph)					
				110	115	130	110	115	130
				Exposure B			Exposure C		
2 x 4 No. 2 Grade	0	10	18	1,000	1,000	1,000	1,000	1,000	1,050
	1	10	9	1,000	1,000	1,000	1,000	1,000	1,750
			16	1,000	1,025	2,050	2,075	2,500	3,950
			18	1,000	1,275	2,375	2,400	2,850	DR
	2	10	9	1,000	1,000	1,475	1,500	1,875	3,125
			16	1,775	2,175	3,525	3,550	4,125	DR
			18	2,075	2,500	3,950	3,975	DR	DR
	2	12	9	1,150	1,500	2,650	2,675	3,175	DR
			16	2,875	3,375	DR	DR	DR	DR
			18	3,425	3,975	DR	DR	DR	DR
	4	12	9	2,275	2,750	DR	DR	DR	DR
			12	3,225	3,775	DR	DR	DR	DR
2 x 6 Stud Grade	2	12	9	1,000	1,000	1,700	1,700	2,025	3,050
			16	1,825	2,150	3,225	3,225	3,675	DR
			18	2,200	2,550	3,725	3,750	DR	DR
	4	12	9	1,450	1,750	2,700	2,725	3,125	DR
			16	2,050	2,400	DR	DR	DR	DR
			18	3,350	3,800	DR	DR	DR	DR

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. DR = Design Required
b. Straps shall be installed in accordance with manufacturer's recommendations.

TABLE R602.3.(5)
SIZE, HEIGHT AND SPACING OF WOOD STUDS a.

STUD SIZE (inches)	BEARING WALLS					NONBEARING WALLS	
	Laterally unsupported stud height 'a' (feet)	Maximum spacing when supporting roof-ceiling assembly or a habitable attic assembly, only (inches)	Maximum spacing when supporting one floor, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting two floors, plus a roof-ceiling assembly or a habitable attic assembly (inches)	Maximum spacing when supporting one floor height 'a' (inches)	Laterally unsupported stud height 'a' (feet)	Maximum spacing (inches)
2x3 b	-	-	-	-	-	10	16
2x4	10	24 c	16 c	-	24	14	24
3x4	10	24	24	16	24	14	24
2x5	10	24	24	-	24	16	24
2x6	10	24	24	16	24	20	24

For SI: 1 inch = 25.4 mm. 1 foot = 304.8 mm.

a. Listed heights are distances between points of lateral support placed perpendicular to the plan of the wall. Bearing walls shall be sheathed on not less than one side or bridging shall be installed not greater than 4 feet apart measured vertically from either end of the stud. Increases in unsupported height are permitted where in compliance with Exception 2 of Section R602.3.1 or designed in accordance with accepted engineering practice.

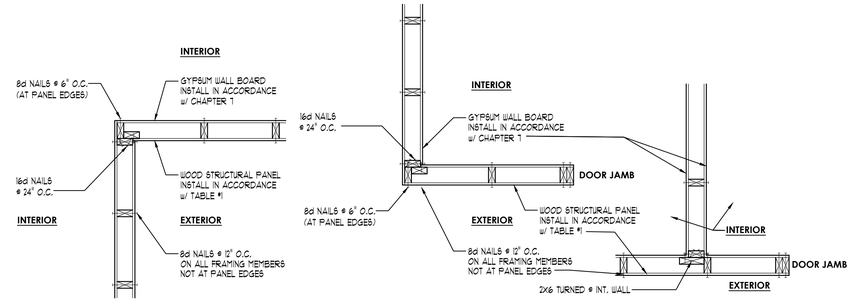
b. Shall not be used in exterior walls.

C. A habitable attic assembly supported by 2 x 4 studs is limited to a roof span of 32 feet. Where the roof span exceeds 32 feet, the wall studs shall be increased to 2 x 6 or the studs shall be designed in accordance with accepted engineering practice.

LENGTH REQUIREMENTS FOR BRACED WALL PANELS IN A CONTINUOUSLY SHEATHED WALL
TABLE #1

LENGTH OF BRACED WALL PANEL (INCHES)				MAXIMUM OPENING HEIGHT NEXT TO BRACED WALL PANEL (% OF WALL HEIGHT)
8-FOOT WALL	9-FOOT WALL	10-FOOT WALL	12-FOOT WALL**	
48*	54*	60*	72*	100%
32*	36*	40*	48*	85%
24*	27*	30*	36*	65%

*THESE VALUES CAN BE REDUCED BY 30% IF SHEATHING IS PROVIDED ON INTERIOR AND EXTERIOR
**12 FOOT TALL STUDS SUPPORTING ONLY A ROOF MAY BE 2 X 4 @ 16" O.C. 12 FOOT TALL STUDS SUPPORTING ONE OR TWO FLOORS AND A ROOF SHALL BE 2 X 6 @ 16" O.C.



WALL BRACING DETAIL
NO SCALE

TABLE R404.1.2(8)
MINIMUM VERTICAL REINFORCEMENT FOR 6-, 8-, 10-, 12 INCH NOMINAL FLAT CONCRETE BASEMENT WALLS[b,c,d,e,f,h,i,k,n,o]

MAXIMUM WALL HEIGHT (feet)	MAXIMUM UNBALANCED BACKFILL HEIGHT[a] (feet)	MINIMUM VERTICAL REINFORCEMENT - BAR SIZE AND SPACING (INCHES)											
		Soil classes[d] and design lateral soil (psf per foot of depth)											
		GW, GP, SW, SP 30				GM, GC, SM, SM-SC and ML 45				SC, ML-CL and incorganic CL 60			
		Minimum nominal wall thickness (inches)											
		6	8	10	12	6	8	10	12	6	8	10	12
5	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
6	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR[j]	NR	NR	4 @ 35	NR[j]	NR	NR
	6	NR	NR	NR	NR	5 @ 48	NR	NR	NR	5 @ 36	NR	NR	NR
7	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	NR	NR	NR	NR	5 @ 47	NR	NR	NR
	6	NR	NR	NR	NR	5 @ 42	NR	NR	NR	6 @ 43	5 @ 48	NR[j]	NR
	7	5 @ 46	NR	NR	NR	6 @ 42	5 @ 46	NR[j]	NR	6 @ 34	6 @ 48	NR	NR
8	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 38	NR[j]	NR	NR	5 @ 43	NR	NR	NR
	6	4 @ 37	NR[j]	NR	NR	5 @ 37	NR	NR	NR	6 @ 37	5 @ 43	NR[j]	NR
	7	5 @ 40	NR	NR	NR	6 @ 37	5 @ 41	NR[j]	NR	6 @ 34	6 @ 43	NR	NR
	8	6 @ 43	5 @ 47	NR[j]	NR	6 @ 34	6 @ 43	NR	NR	6 @ 27	6 @ 32	6 @ 44	NR
9	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 35	NR[j]	NR	NR	5 @ 40	NR	NR	NR
	6	4 @ 34	NR[j]	NR	NR	6 @ 48	NR	NR	NR	6 @ 36	6 @ 39	NR[j]	NR
	7	5 @ 36	NR	NR	NR	6 @ 34	5 @ 37	NR	NR	6 @ 33	6 @ 38	5 @ 37	NR[j]
	8	6 @ 38	5 @ 41	NR[j]	NR	6 @ 33	6 @ 38	5 @ 37	NR[j]	6 @ 24	6 @ 29	6 @ 39	4 @ 48[m]
	9	6 @ 34	6 @ 46	NR	NR	6 @ 26	6 @ 30	6 @ 41	NR	6 @ 19	6 @ 23	6 @ 30	6 @ 39
10	4	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	5	NR	NR	NR	NR	4 @ 33	NR[j]	NR	NR	5 @ 38	NR	NR	NR
	6	5 @ 48	NR[j]	NR	NR	6 @ 45	NR	NR	NR	6 @ 34	5 @ 37	NR	NR
	7	6 @ 47	NR	NR	NR	6 @ 34	6 @ 48	NR	NR	6 @ 30	6 @ 35	6 @ 48	NR[j]
	8	6 @ 34	5 @ 38	NR	NR	6 @ 30	6 @ 34	6 @ 47	NR[j]	6 @ 22	6 @ 26	6 @ 35	6 @ 45[m]
	9	6 @ 34	6 @ 41	4 @ 48	NR[j]	6 @ 23	6 @ 27	6 @ 35	4 @ 48[m]	DR	6 @ 22	6 @ 27	6 @ 34
	10	6 @ 28	6 @ 33	6 @ 45	NR	DR[j]	6 @ 23	6 @ 29	6 @ 38	DR	6 @ 22	6 @ 22	6 @ 28

For SI:1 foot = 304.8 mm; 1 inch = 25.4 mm; 1 pound per square foot per foot = 0.1571 kPa²/m, 1 pound per square inch = 6.895 kPa/mm.

a. Soil classes are in accordance with the Unified Soil Classification System. Refer to Table R405.1.
b. Table values are based on reinforcing bars with a minimum yield strength of 60,000 psi.
c. Vertical reinforcement with a yield strength of less than 60,000 psi and/or bars of a different size than specified in the table are permitted in accordance with Section R404.1.2.3.7.6 and Table R404.1.2(9).
d. NR indicates no vertical reinforcement is required, except for 6-inch nominal walls formed with stay-in-place forming systems in which case vertical reinforcement shall be #4@48 inches on center.
e. Allowable deflection criterion is L/240, where L is the unsupported height of the basement wall in inches.
f. Interpolation is not permitted.
g. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.
h. Vertical reinforcement shall be located to provide a cover of 1.25 inches measured from the inside face of the wall. The center of the steel shall not vary form the specified location by more than the greater of 10 percent of the wall thickness or 3/8-inch.
i. Concrete cover for reinforcement measured from the inside face of the wall shall not be less than 3/4-inch. Concrete cover for reinforcement measure from the outside face of the wall shall not be less than 1 ½ inches for No. 5 bars and smaller, and not less than 2 inches for larger bars.
j. DR means design is required in accordance with the applicable building code, or where there is no code in accordance with ACI 318.
k. Concrete shall have a specified compressive strength, f'_c, of not less than 2,500 psi at 28 days, unless a higher strength is required by footnote f or m.
l. The minimum thickness is permitted to be reduced 2 inches, provided the minimum specified compressive strength of concrete, f'_c, is 4,000 psi.
m. A plain concrete wall with a minimum nominal thickness of 12 inches is permitted, provided minimum specified compressive strength of concrete, f'_c is 3,500 psi.
n. See Table R608.3 for tolerance from nominal thickness permitted for flat walls.
o. The use of this table shall be prohibited for soil classifications not shown.

TABLE R404.1.2(1)
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS[a,b]

MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)	LOCATION OF HORIZONTAL REINFORCEMENT
≤ 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near mid-height of the wall story
> 8	One N. 4 bar within 12 inches of the top of the wall story and one No. 4 bar near third points in the wall story

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.

a. Horizontal reinforcement requirements are for reinforcing bars with a minimum yield strength of 40,000 psi and concrete with a minimum concrete compressive strength 2,500 psi.
b. See Section R404.1.2.2 for minimum reinforcement required for foundation walls supporting above-grade concrete walls.

STATE OF MICHIGAN
ANNETTE GUSMANO
ARCHITECT
No. 1301067913
LICENSED ARCHITECT
1-20-26

TK DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
40200 GRAND RIVER AVE
SUITE 300
NOVI, MI 48375
PHONE: (248)-446-1960
FAX: (248)-446-1961

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DO NOT SCALE DRAWINGS. USE CALCULATED DIMENSIONS ONLY. CONTRACTOR TO FIELD VERIFY ALL DRAWING ASPECTS BEFORE CONSTRUCTION. DISCREPANCIES AND DESIGN CHANGES SHALL BE REPORTED TO THE DESIGNER IN WRITTEN FORM IMMEDIATELY. CALL MISS DIG AT 1-800-482-7171 3 DAYS PRIOR TO ANY EXCAVATION. CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT

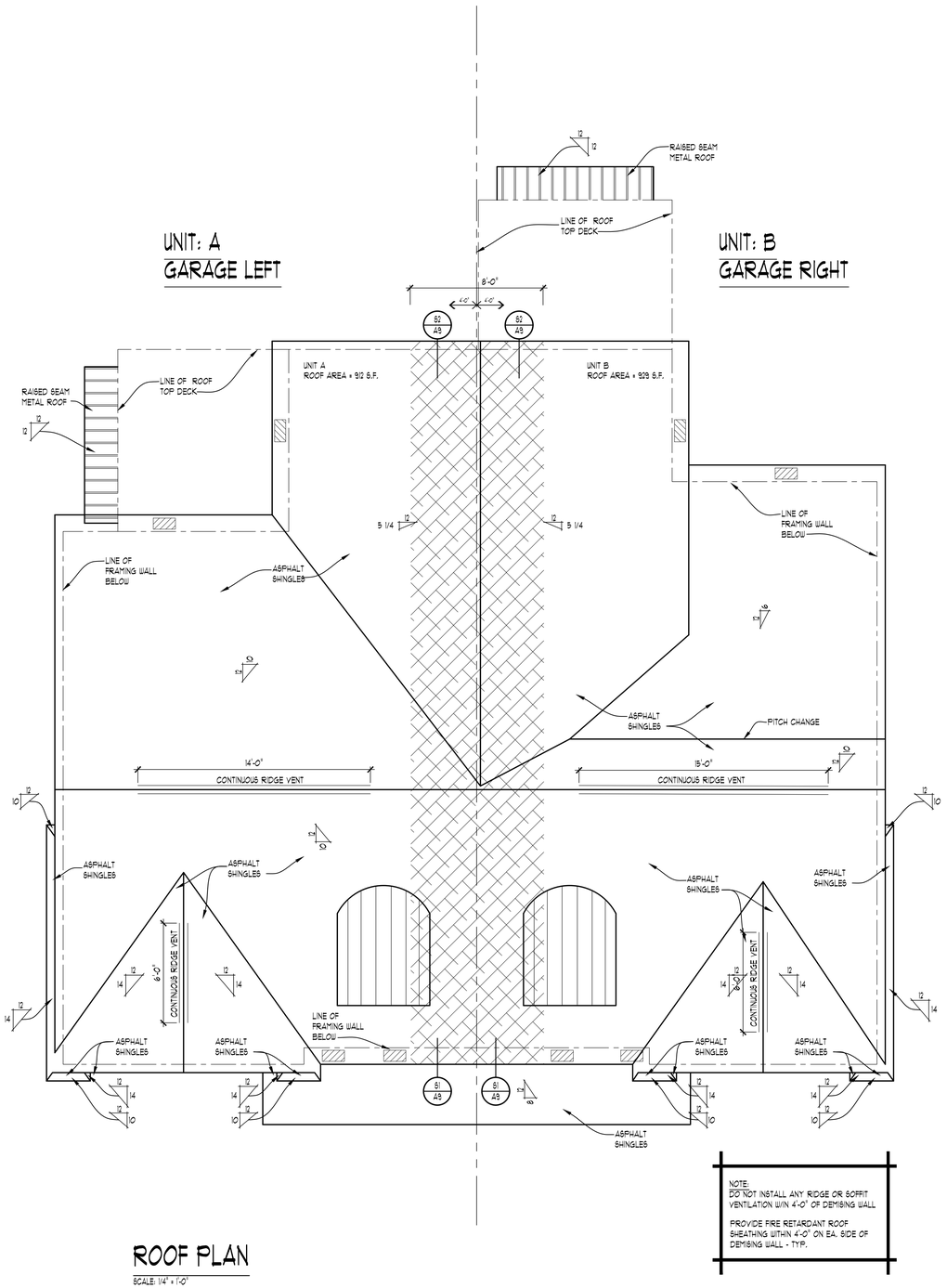
GREAT LAKE REALITY DUPLEX
301 JACKSON AVE, GRAND HAVEN, MI-49417

JOB No.	25-195
DRAWN:	SP
CHECKED:	AG
FRAMED:	PAP
REVIEW:	8-27-25
FINAL:	10-9-25

△ PORCH REV 1-20-26

SCALE: PER PLAN

SHEET # GN2

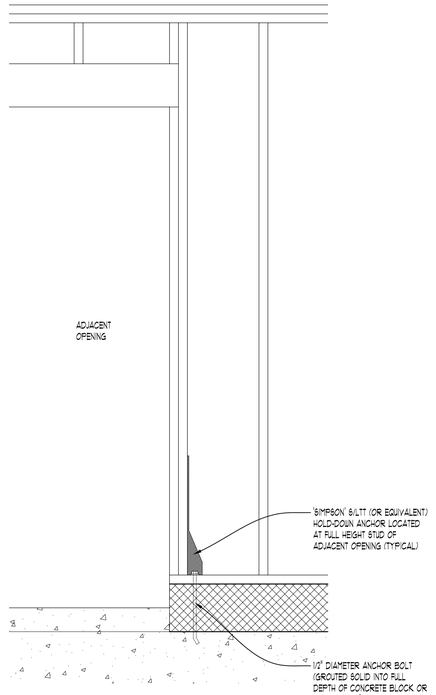


NOTE:
DO NOT INSTALL ANY RIDGE OR SOFFIT VENTILATION WITH 4'-0" OF DEMISING WALL

PROVIDE FIRE RETARDANT ROOF SHEATHING WITHIN 4'-0" ON EA. SIDE OF DEMISING WALL - TYP.

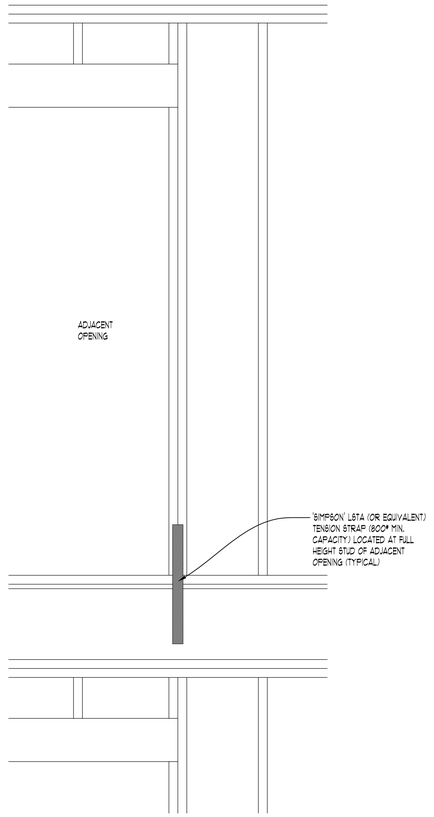
ROOF PLAN

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



HOLD DOWN DETAIL @ WALL TO FOUNDATION CONNECTION

SCALE: 1" = 1'-0"



HOLD DOWN DETAIL @ WALL TO WOOD FLOOR CONNECTION

SCALE: 1" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

UNIT A AREA CALCULATIONS:
AREA OF ATTIC SPACE = 912 SQ. FT.
912/300 = 3.04 (SQ. FT. REQ'D)
3.04 X 144" = 438" (SQ. INCH CONVERSION)
438" X 0.50 = 219" INCHES EACH REQ'D)

RIDGE VENTING: (LOR-30 = 1 SQ. INCH PLF))
219" / 11 = 20" (LINEAR FT. OF RIDGE VENT REQ'D)
32'-4" (ACTUAL AVAIL. RIDGE)

EAVE OR CORNICE VENTING: (SINGLE SOFFIT = 56 SQ. INCH)
219" (SQ. INCHES REQ'D) / 56 = 4 PIECES

UNIT B AREA CALCULATIONS:
AREA OF ATTIC SPACE = 929 SQ. FT.
929/300 = 3.09 (SQ. FT. REQ'D)
3.09 X 144" = 446" (SQ. INCH CONVERSION)
446" X 0.50 = 223" INCHES EACH REQ'D)

RIDGE VENTING: (LOR-30 = 1 SQ. INCH PLF))
219" / 11 = 21" (LINEAR FT. OF RIDGE VENT REQ'D)
30'-0" (ACTUAL AVAIL. RIDGE)

EAVE OR CORNICE VENTING: (SINGLE SOFFIT = 56 SQ. INCH)
223" (SQ. INCHES REQ'D) / 56 = 4 PIECES

ROOF PLAN NOTES

ATTIC VENTILATION NOTE:
NFPA CALCULATION BASED UPON MIN. VENTILATION RATIO OF 1:300
R806.2 MINIMUM VENT AREA (EXCEPTION NO. 2 2015 MICHIGAN RESIDENTIAL CODE:
NOT LESS THAN 40% AND NOT MORE THAN 50% OF REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN UPPER PORTION OF ATTIC OR RAFTER SPACE.

LEGEND

LINE OF FRAMING WALL BELOW

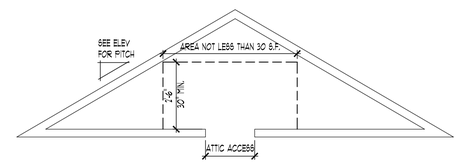
ROOF AREA

ATTIC VENTILATION TYPE:
(LOMANCO ASSUMED OR EQUAL)

SHINGLE-OVER CONTINUOUS RIDGE VENTS LOR-30
(1 SQ. INCH PLF)

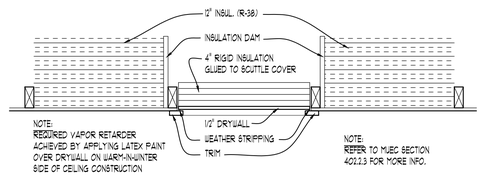
SINGLE SOFFIT VENTS
(56 SQ. INCH PLF)
(16" X 8")

NOTE:
FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 2 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12) UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN ACCORDANCE W/ TABLE R905.1.1(2)



ATTIC ACCESS HEADROOM SCHEMATIC

SCALE: 3/8" = 1'-0"



NOTE:
REQUIRED VAPOR RETARDER ACHIEVED BY APPLYING LATEX PAINT OVER DRYWALL ON WARM-IN-WINTER SIDE OF CEILING CONSTRUCTION

NOTE:
REFER TO MUEC SECTION 402.2.3 FOR MORE INFO.

ATTIC ACCESS DETAIL

SCALE: 1" = 1'-0"

TYPICAL CONVENTIONAL ROOF FRAMING
*** RIDGE BEAM SIZE WILL BE EQUAL TO THE RAFTER CUT EDGE ***

RAFTER SPANS	0'-0" - 4'-0"	4'-0" - 8'-0"	8'-0" - 12'-0"	12'-0" - 16'-0"
LUMBER SIZE	2x4	2x6	2x8	2x12

STATE OF MICHIGAN
ANNETTE GUSMANO
ARCHITECT
No. 1301067813
LICENSED ARCHITECT
1-20-26

TK DESIGN
CREATIVE COLLABORATIVE
WWW.TKHOMEDESIGN.COM
40200 GRAND RIVER AVE
SUITE 300
NOVI, MI 48375
PHONE: (248)-446-1960
FAX: (248)-446-1961

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CLIENT / PROJECT

GREAT LAKE REALITY
DUPLEX
301 JACKSON AVE,
GRAND HAVEN,
MI-49417

JOB No.	25-195
DRAWN:	SP
CHECKED:	AG
FRAMED:	PAP
REVIEW:	8-27-25
FINAL:	10-9-25

△ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
GN-3

FOUNDATION NOTES

NOTE:

ALL FOOTINGS ARE DESIGNED FOR 2000 P.S.F. SOIL BRG. CAPACITY & 60 P.S.F. ROOF SNOW LOAD. FOR VARYING CONDITIONS REFER TO TABLE R403.1(1), R403.1(2), & R403.1(3) OF THE 2015 MRC.

1. ALL COLUMNS SHOWN SHALL BE 3" DIA. SCHEDULE 40 STANDARD STEEL PIPE COLUMN ON 30" X 30" X 18" DEEP CONC. FTG. TOP OF CONCRETE FTG. TO BE 4" BELOW FINISH BASEMENT SLAB. (TYPICAL UNLESS NOTED OTHERWISE)
2. WHERE STEEL BEAMS REST ON FOUNDATION WALLS, SIZE BEAM POCKET APPROPRIATELY AND SHIM AS REQUIRED.
3. VERIFY ALL UTILITY LOCATIONS W/ BUILDER.
4. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
5. PROVIDE LADDERING UNDER ANY WALL RUNNING PARALLEL W/ JOIST THAT DOES NOT LAND DIRECTLY ON A JOIST
6. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
7. GROUT SOLID @ BEARING CONDITIONS WHERE BLOCK IS USED.
8. PROVIDE 2" X 24" (MIN. R-10) RIGID PERIMETER INSULATION AT ALL BASEMENT SLABS THAT ARE LESS THAN 42" BELOW EXTERIOR FINISHED GRADE

NOTE:

PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:

PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:

PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

NOTE:

GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

NOTE:

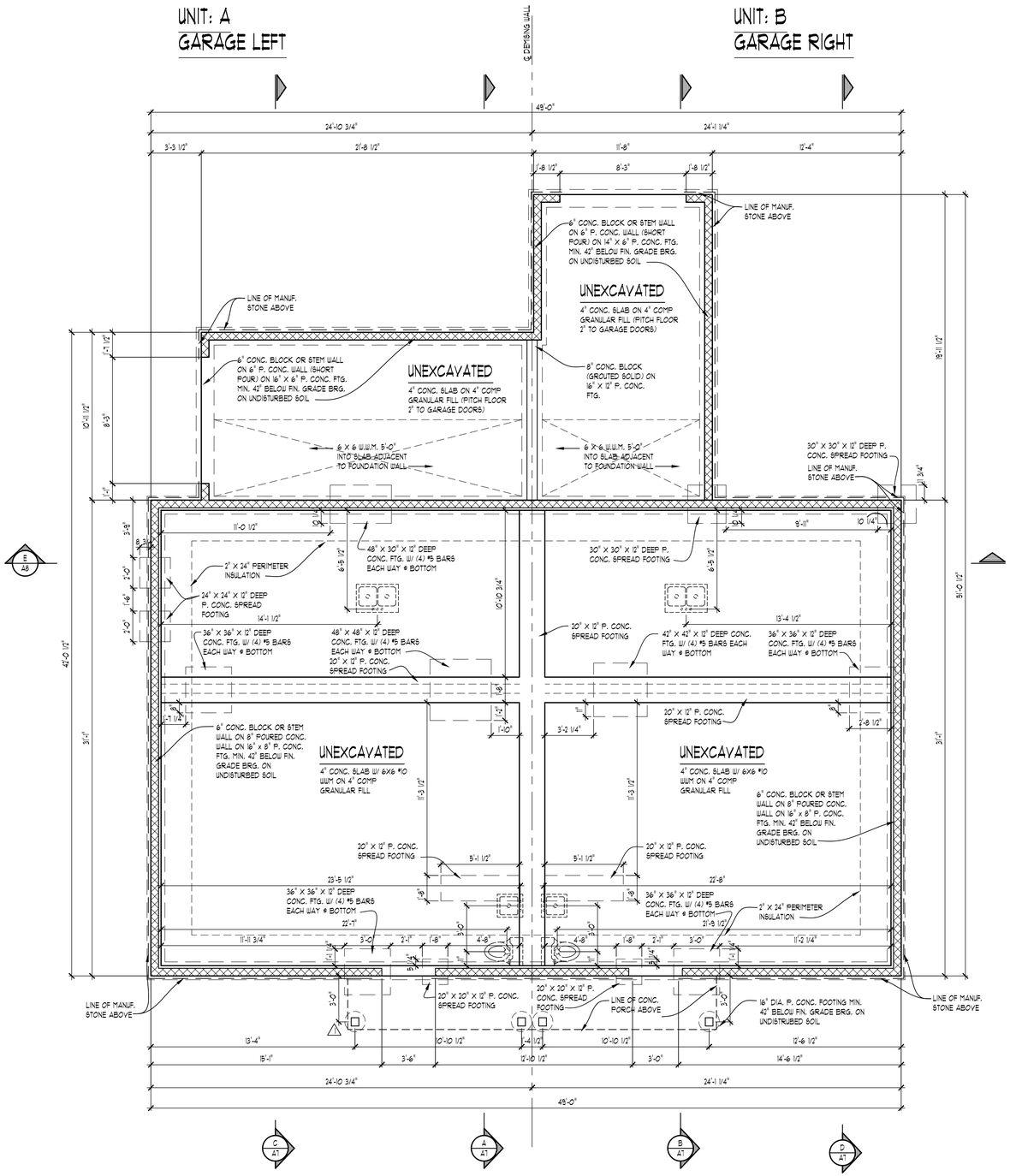
WOOD BEAM
STEEL BEAM

BRG. WALL
BRG. WALL ABOVE
BRG. WALL & BRG. WALL ABOVE

POINT LOAD
POINT LOAD FROM ABOVE

LOT INFORMATION:

CITY / TOWNSHIP:	CITY OF GRAND HAVEN
ZONE:	(OT) OLD TOWN
MINIMUM SETBACKS:	
FRONT	10' (10' @ CORNER FRONT)
REAR	15'
SIDE / TOTAL	6' / 16'
MAX ROOF HEIGHT	35'
MEASURED	PEAK
LOT SIZE:	9840 S.F.
LOT COVERAGE:	35%
HOUSE FOOTPRINT	1518 S.F.
GARAGE	472 S.F.
FRONT PORCH	80 S.F.
TOTAL FOOTPRINT AREA	2070 S.F.
TOTAL FOOTPRINT 2070 S.F. / LOT SIZE 9840 S.F. = 34.84%	



FOUNDATION PLAN

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

STATE OF MICHIGAN
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CLIENT / PROJECT

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△ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
A1

PLAN NOTES

INTERIOR WALLS:
1/2" GYPSUM WALL BOARD ON EACH SIDE OF 2 X 4 WOOD STUDS @ 16" O.C. 3 1/2" THICK TYPICAL (UNLESS NOTED OTHERWISE). ALL DIMENSIONS TAKEN FROM STUD EDGES

EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 7/16" O.S.B. SHEATHING ON 2 X 4 WOOD STUDS @ 16" O.C. OR AS NOTED, INSUL. (SEE PERFORMANCE COMPLIANCE REPORT), 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 4" THICK WITH SIDING AND 8" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSIONS TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 20-MINUTE FIRE RATED DOORS (OR EQUIVALENT PER 2015 MRC SECTION R302.5.1).
2. 9'-0" PLYWOOD SHEETS SHALL BE INSTALLED VERTICALLY
3. VENT ALL EXHAUST FANS TO EXTERIOR.
4. WHEN POSSIBLE DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND MAIN RIDGE.
5. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT WASHING MACHINE LOCATION.
6. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
7. ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED FOR 6'-8" TALL DOORS, ALL SECOND & THIRD FLOOR INTERIOR DOORS TO BE FRAMED 6'-8" TALL DOORS UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER
8. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
9. PROVIDE SQUASH BLOCKS UNDER ALL BEARING CONDITIONS.
10. GARAGE WALLS TO BE 2 X 6 STUDS IF OVER 10'-0" TALL.
11. ALL EXTERIOR SLIDING GLASS DOORS TO BE VERIFIED W/ BUILDER FOR ACTIVE DIRECTION.

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

NOTE:
GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

NOTE: S.D. ⊙ SD/C ◉
ALL SMOKE & CARBON MONOXIDE DETECTORS INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

NOTE:
DOOR & WINDOW LOCATIONS:
ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL MASS OR MIN. 4 INCHES FROM PERPENDICULAR WALL FOR CASING UNLESS NOTED OTHERWISE

NOTE:
VERIFY DROPPED FLOOR AREAS FOR TILE WITH BUILDER

NOTE:
PORCH CLG. FINISH PER BUILDER'S SPEC.

FIREPLACE NOTE

ALL FIREPLACE DIMENSIONS & ROUGH OPENINGS TO BE VERIFIED W/ MANUFACTURER SPECS INCLUDING BUT NOT LIMITED TO WIDTH, DEPTH, HEIGHT, CHIMNEY CLEARANCES, ETC. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL SPECS TO CARPENTER PRIOR TO FRAMING

FIRE SEPARATION NOTE

FIRE SEPARATION (R302.6)
GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDR.

UNDERLAYMENT

UNDER-LAYMENT UNDER ASPHALT SHINGLES SHALL BE PROVIDED AS FOLLOWS (TABLE 905.1.1/2)

ROOF SLOPES 2:12 UP TO 4:12 - UNDER-LAYMENT SHALL BE (2) LAYERS. APPLY A 19" STRIP OF UNDER-LAYMENT FELT PARALLEL TO AND STARTING AT THE EAVES. STARTING AT THE EAVES, APPLY 36" WIDE SHEETS OF UNDER-LAYMENT OVERLAPPING SUCCESSIVE SHEETS 19"

ROOF SLOPES 4:12 OR GREATER - UNDER-LAYMENT SHALL BE (1) LAYER APPLIED SINGLE FASHION, PARALLEL TO AND STARTING AT THE EAVES AND LAPPED 2 INCHES. END LAPS SHALL BE 4" AND SHALL BE OFFSET 6 FEET.

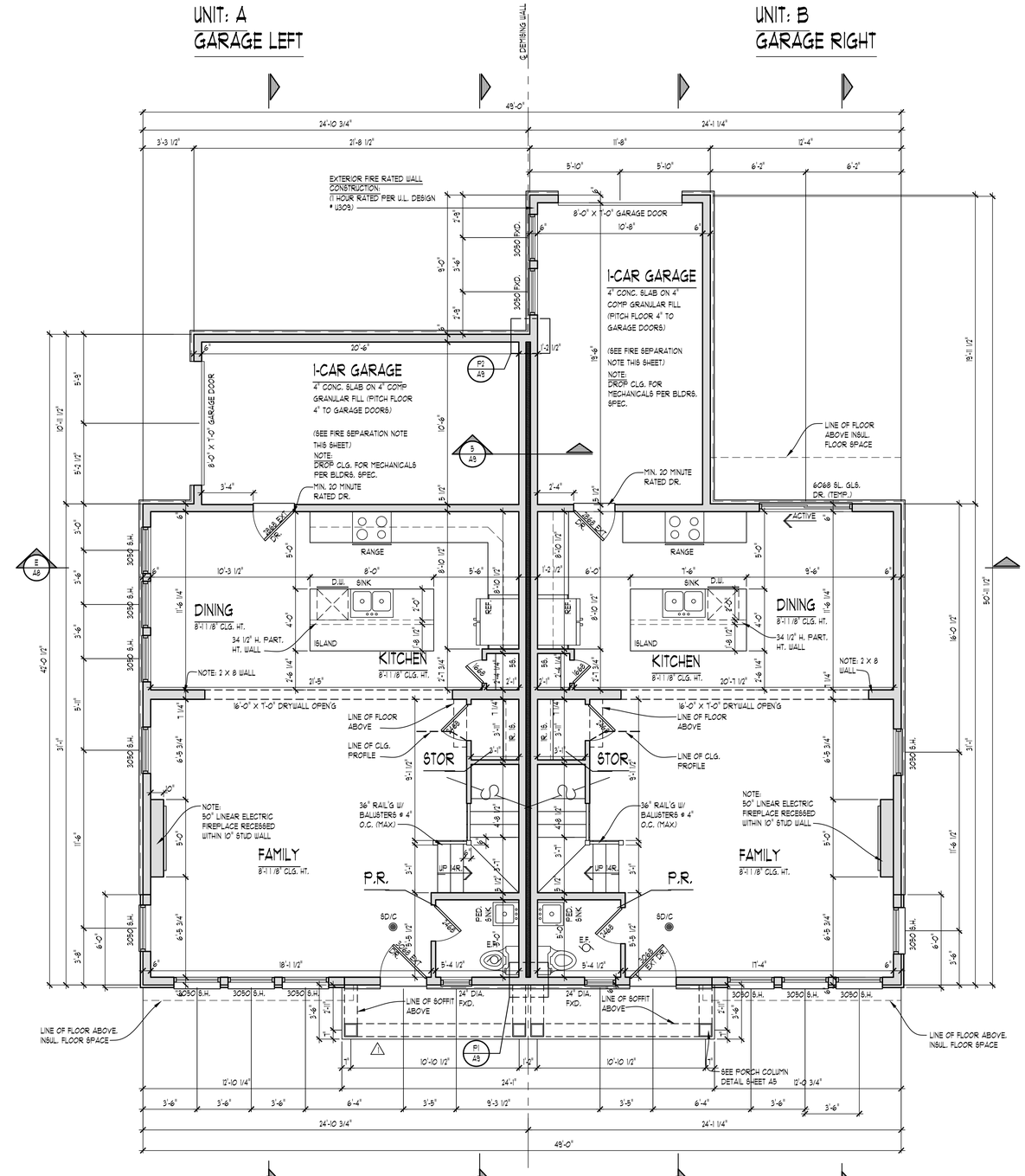
INSULATION

FOR ALL WALL ASSEMBLIES, CEILING & RIM JOISTS SEE RESCHECK / ENERGY REPORT FOR INSULATION SPECIFICATIONS. (REPORT BY OTHERS)

INSULATION NOTE:

INSULATION SHALL MEET CLIMATE ZONE 6A OF MICHIGAN, N1102

CEILING	R-49
WALLS ABOVE GRADE	R-21
RIM JOIST	R-21
WALKOUT WOOD FRAME WALL	R-21
CONC/MASONRY BASEMENT WALL	R-15
UNDERSLAB INSULATION	R10



FIRST FLOOR PLAN

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

SQUARE FOOTAGE:							
UNIT IDENTITY	SQUARE FOOTAGE FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL HEATED S.F.	GARAGE	PORCH	DECK
UNIT A	776	980	565	2321	238	40	105
UNIT B	751	980	630	2371	234	40	105
BLDG TOTAL SF. F.T.=				4692	472	80	210

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△ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
A2

PLAN NOTES

INTERIOR WALLS:
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EXTERIOR WALLS:
SIDING AND/OR MASONRY WITH AIRSPACE, MOISTURE BARRIER PAPER (HOUSE WRAP) ON 7/16" O.S.B. SHEATHING ON 2 X 4 WOOD STUDS @ 16" O.C. OR AS NOTED, INSUL. (SEE PERFORMANCE COMPLIANCE REPORT), 1/2" GYPSUM WALL BOARD (GLUE & SCREW). WALL TO BE 4" THICK WITH SIDING AND 8" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE). ALL DIMENSIONS TAKEN FROM FRAMING (FLOOR PLANS) OR FOUNDATION CORNERS (FOUNDATION PLAN)

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UNDER-LAYMENT UNDER ASPHALT SHINGLES SHALL BE PROVIDED AS FOLLOWS (TABLE 905.1.1(2)

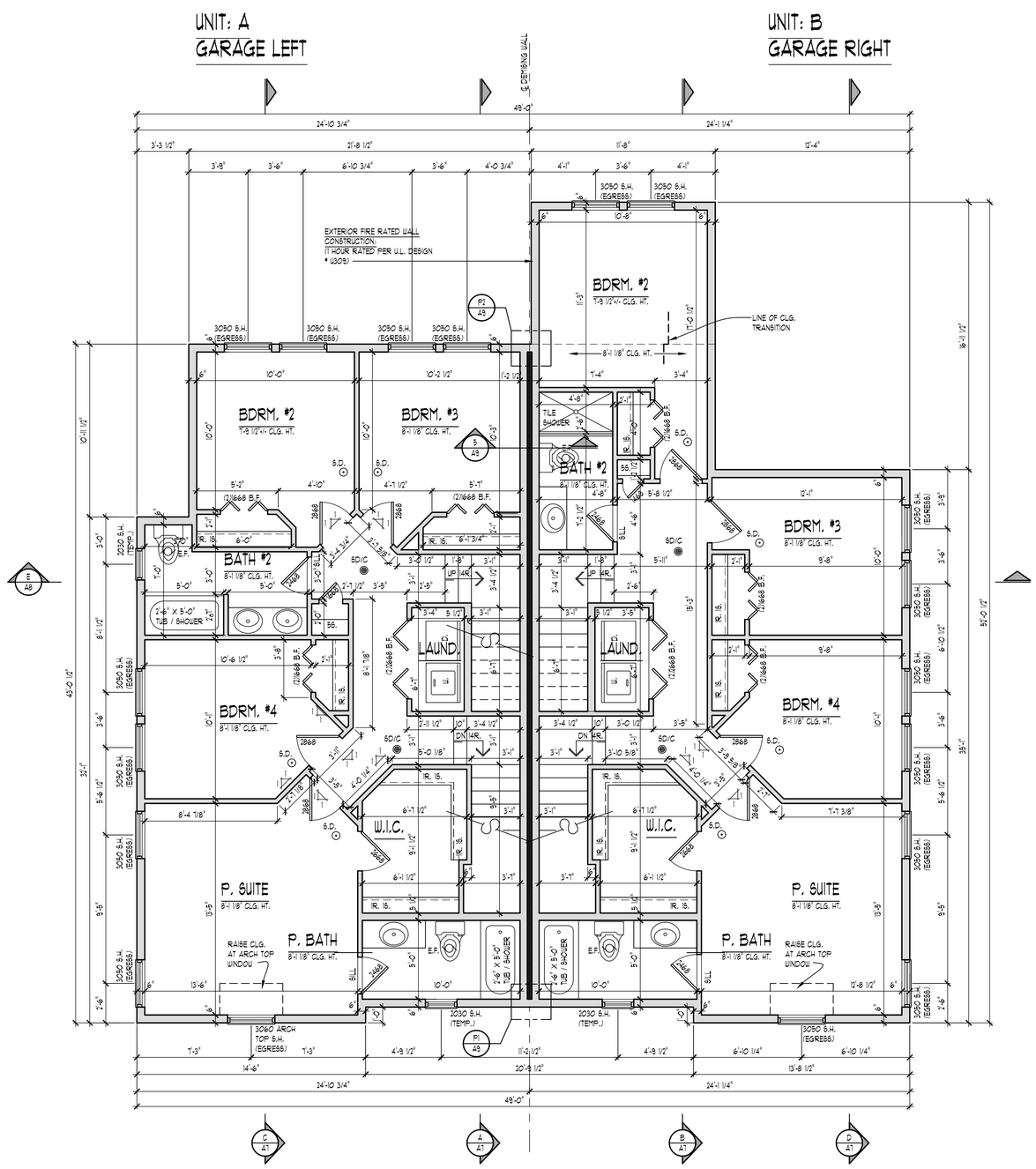
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INSULATION NOTE:
INSULATION SHALL MEET CLIMATE ZONE 6A OF MICHIGAN. N1102

CEILING	R-49
WALLS ABOVE GRADE	R-21
RIM JOIST	R-21
WALKOUT WOOD FRAME WALL	R-21
CONC/MASONRY BASEMENT WALL	R15
UNDERSLAB INSULATION	R10



SECOND FLOOR PLAN

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

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⚠ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
A3

PLAN NOTES

INTERIOR WALLS:
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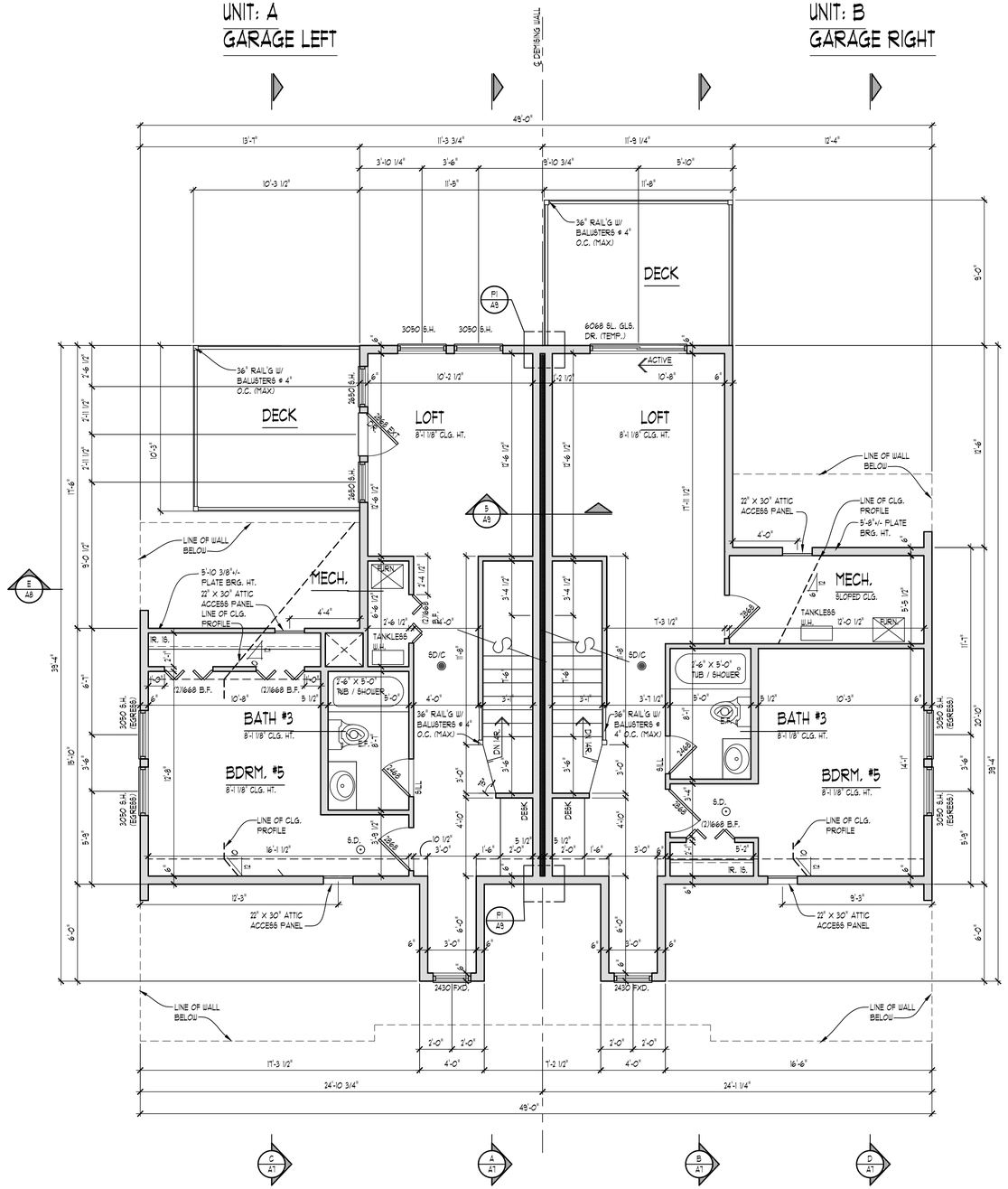
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WALLS ABOVE GRADE	R-21
RIM JOIST	R-21
WALKOUT WOOD FRAME WALL	R-21
CONC/MASONRY BASEMENT WALL	R15
UNDERSLAB INSULATION	R10

UNIT: A
GARAGE LEFT

UNIT: B
GARAGE RIGHT



C A1 A A1 B A1 D A1

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

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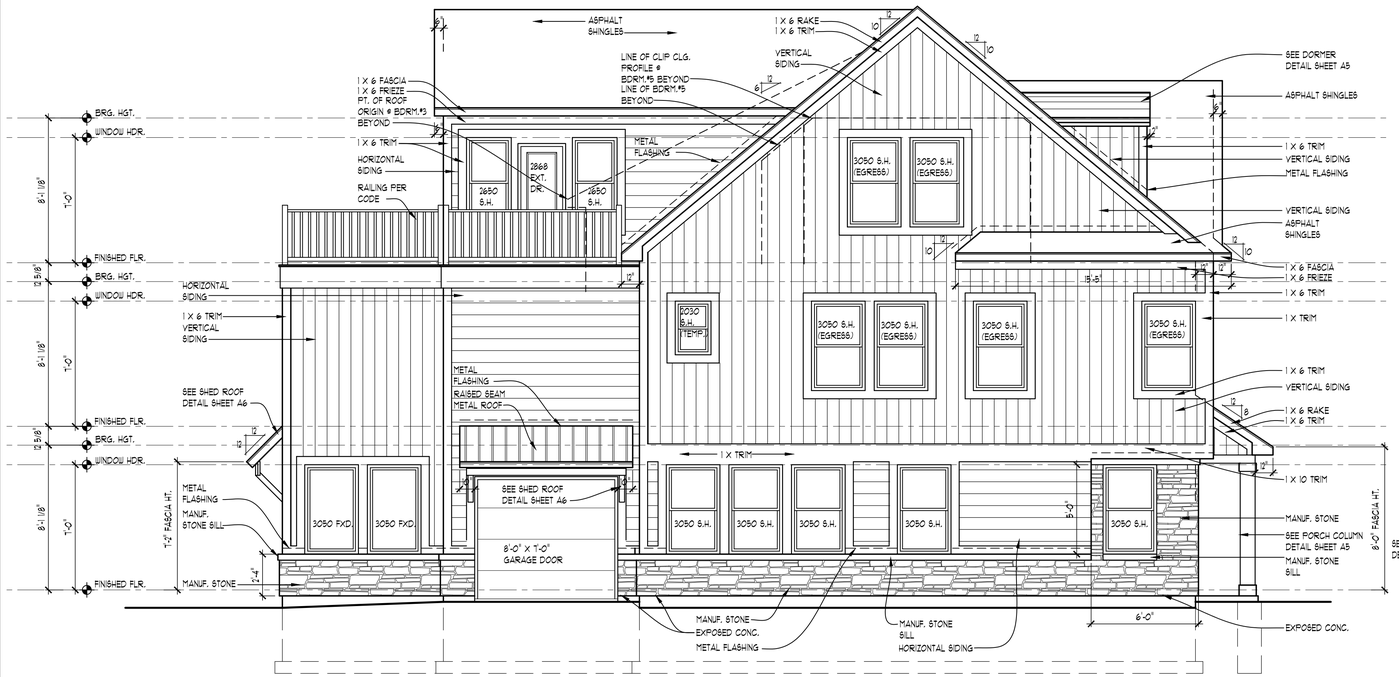
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⚠ PORCH REV 1-20-26

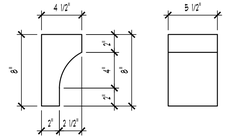
SCALE:
PER PLAN

SHEET #
A4



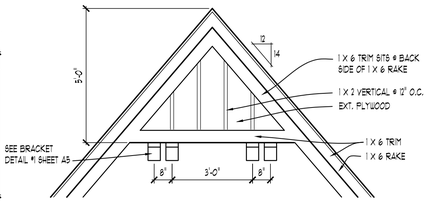
LEFT ELEVATION

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



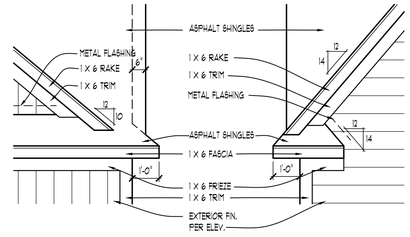
BRACKET DETAIL

SCALE: 1 1/2" = 1'-0"



GABLE END DETAIL

SCALE: 3/8" = 1'-0"



QUEEN ANNE DETAIL

SCALE: 3/8" = 1'-0"

ELEVATION NOTES

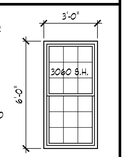
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2. PROVIDE ICE & WATER SHIELD MIN. 6'-0" COVERAGE AT ALL VALLEYS
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK RACK

TYPICAL WINDOW DESIGNATION

NOTE:
GENERAL REFERENCE FOR ROUGH OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

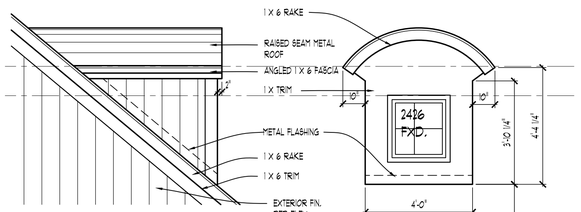
NOTE:
ALL BASEMENT VENTING TO BE VERIFIED W/ BUILDER/ HOMEOWNER PRIOR TO ORDERING WINDOWS

NOTE:
WINDOW MANUFACTURER TO VERIFY ALL WINDOW GRID PATTERNS WITH HOME OWNER.



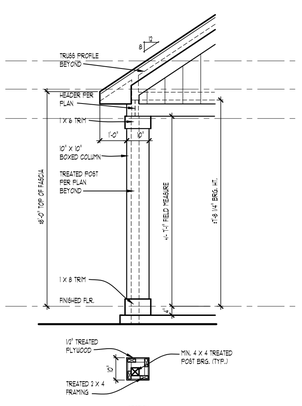
NOTE:
OVERHANG DIMENSIONS (O.H.) ARE FROM SHEATHING U.N.O.

NOTE:
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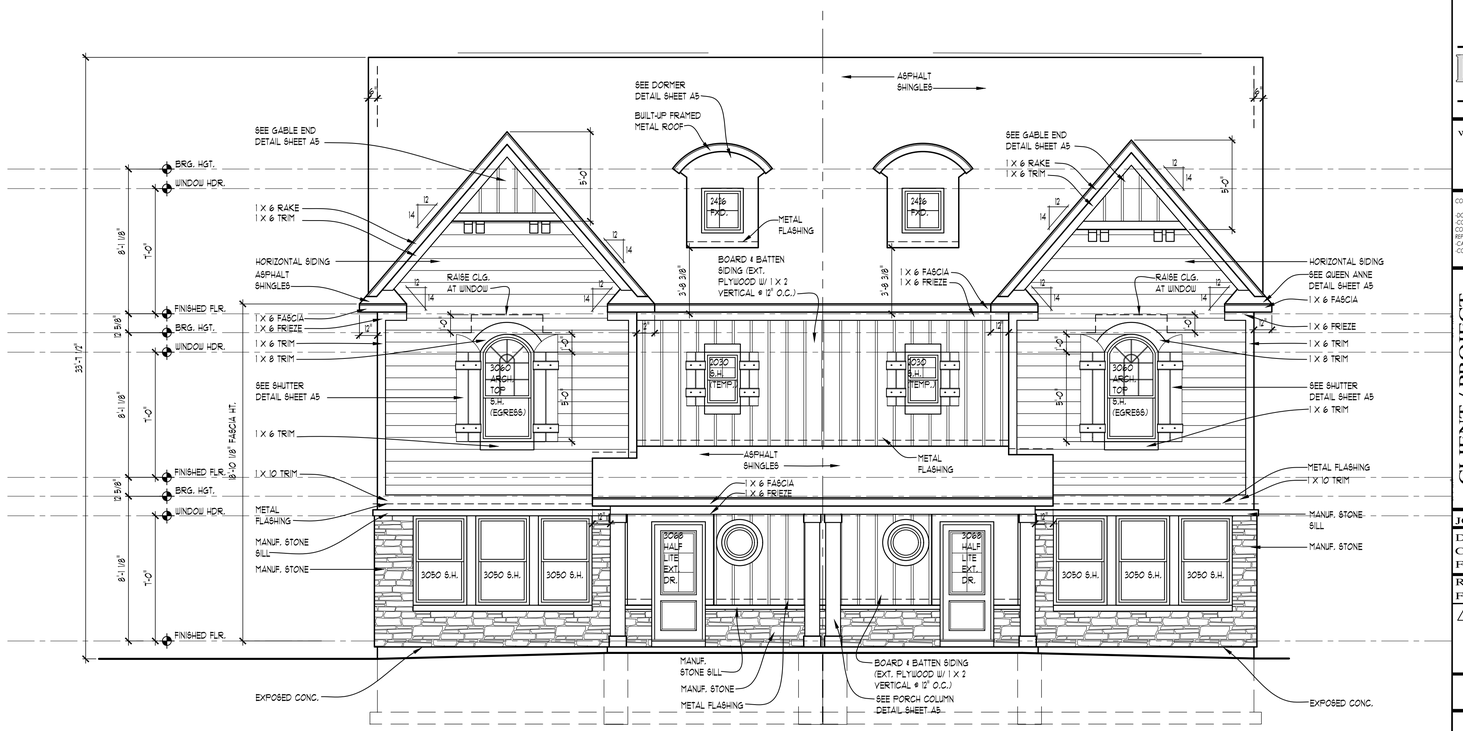
DORMER DETAIL

SCALE: 1/2" = 1'-0"



PORCH COLUMN DETAIL

SCALE: 1/2" = 1'-0"



FRONT ELEVATION

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

STATE OF MICHIGAN
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No. 1301097813
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1-20-26

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CLIENT / PROJECT

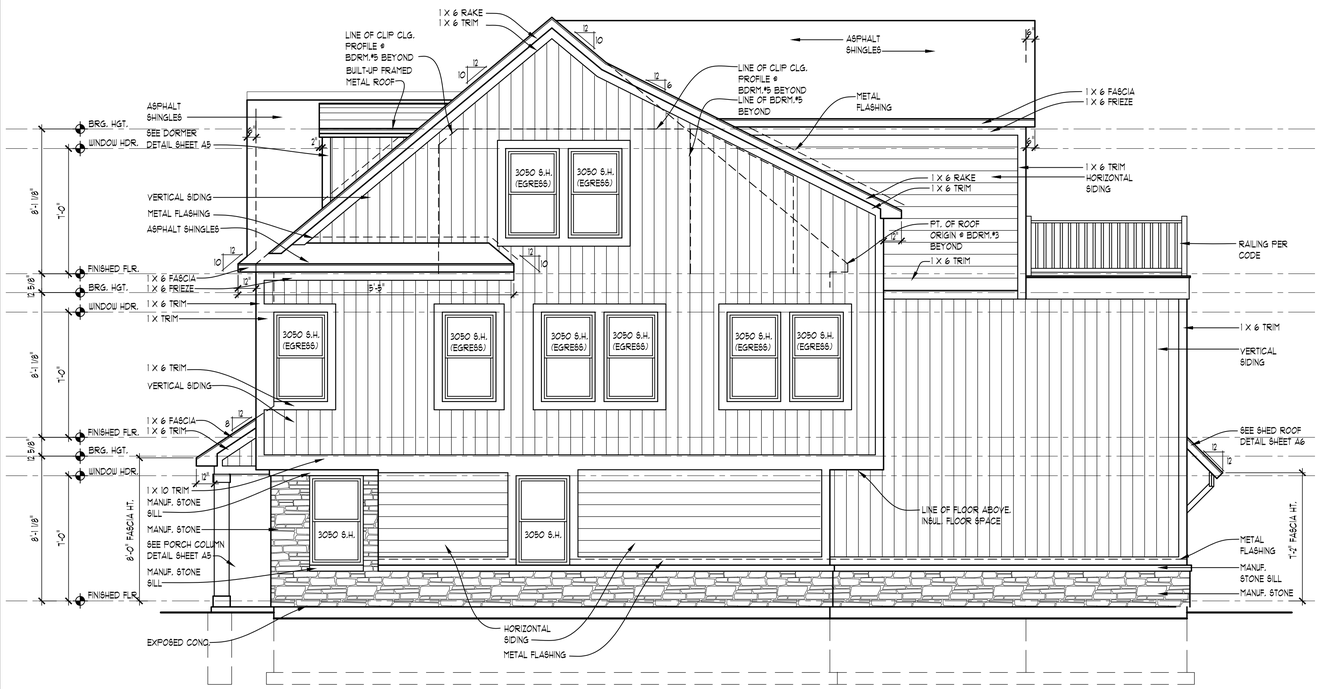
GREAT LAKE REALITY
DUPLEX
301 JACKSON AVE,
GRAND HAVEN,
MI-49417

JOB No.	25-195
DRAWN:	SP
CHECKED:	AG
FRAMED:	PAP
REVIEW:	8-27-25
FINAL:	10-9-25

⚠ PORCH REV 1-20-26

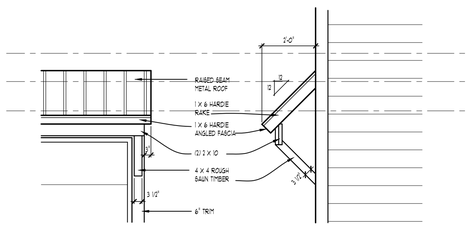
SCALE:
PER PLAN

SHEET #
A5



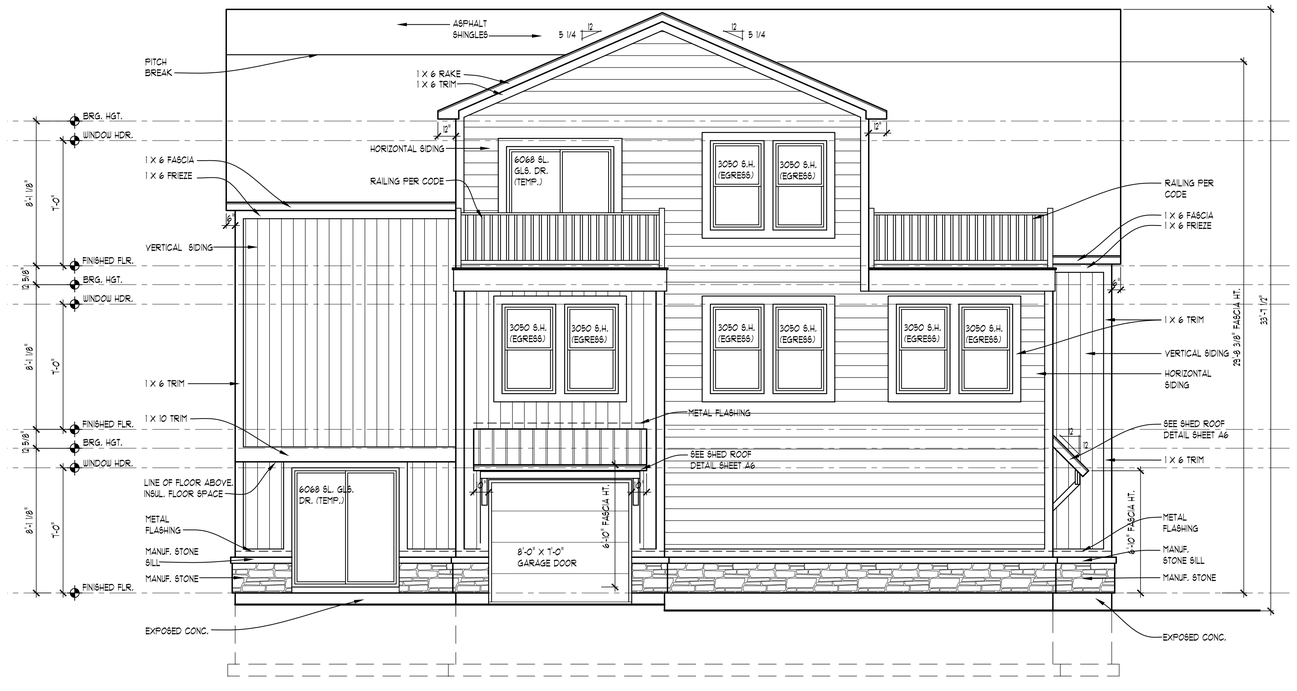
RIGHT ELEVATION

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



SHED ROOF DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

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

ELEVATION NOTES

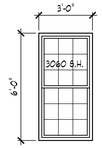
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STATE OF MICHIGAN
ANNETTE GUSMANO
ARCHITECT
No. 1301067813
LICENSED ARCHITECT

1-20-26

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CLIENT / PROJECT

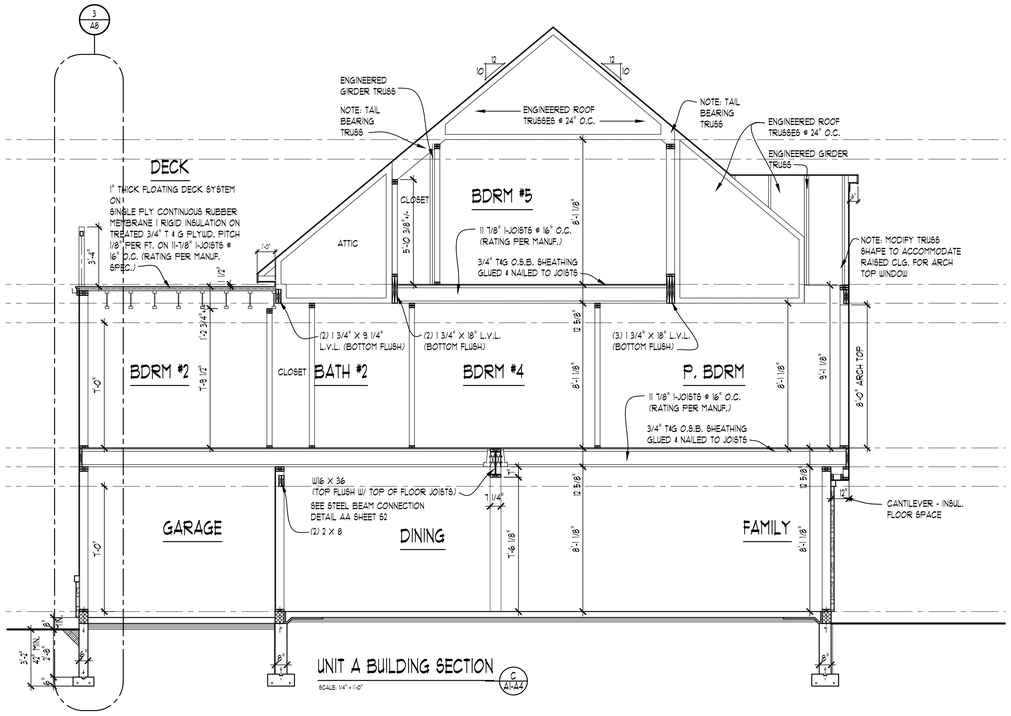
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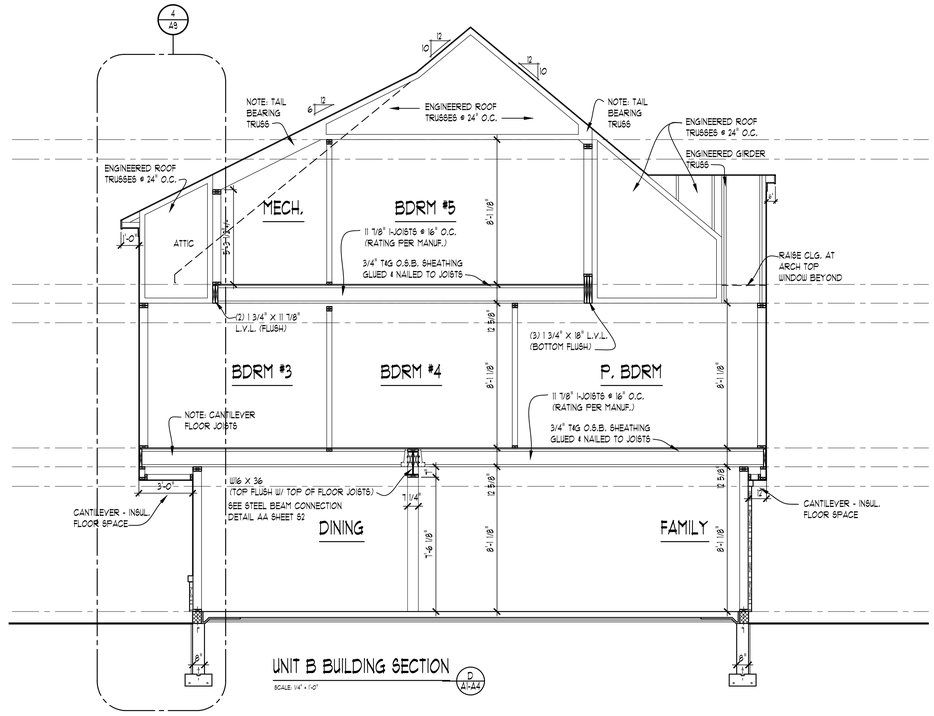
JOB No.	25-195
DRAWN:	SP
CHECKED:	AG
FRAMED:	PAP
REVIEW:	8-27-25
FINAL:	10-9-25

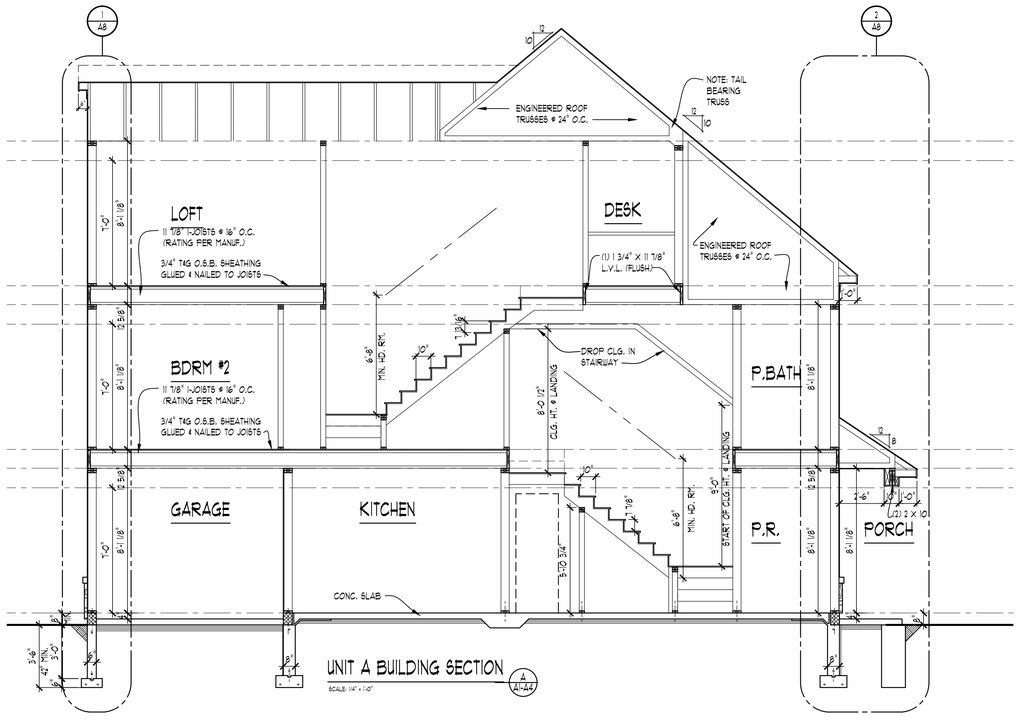
⚠ PORCH REV 1-20-26

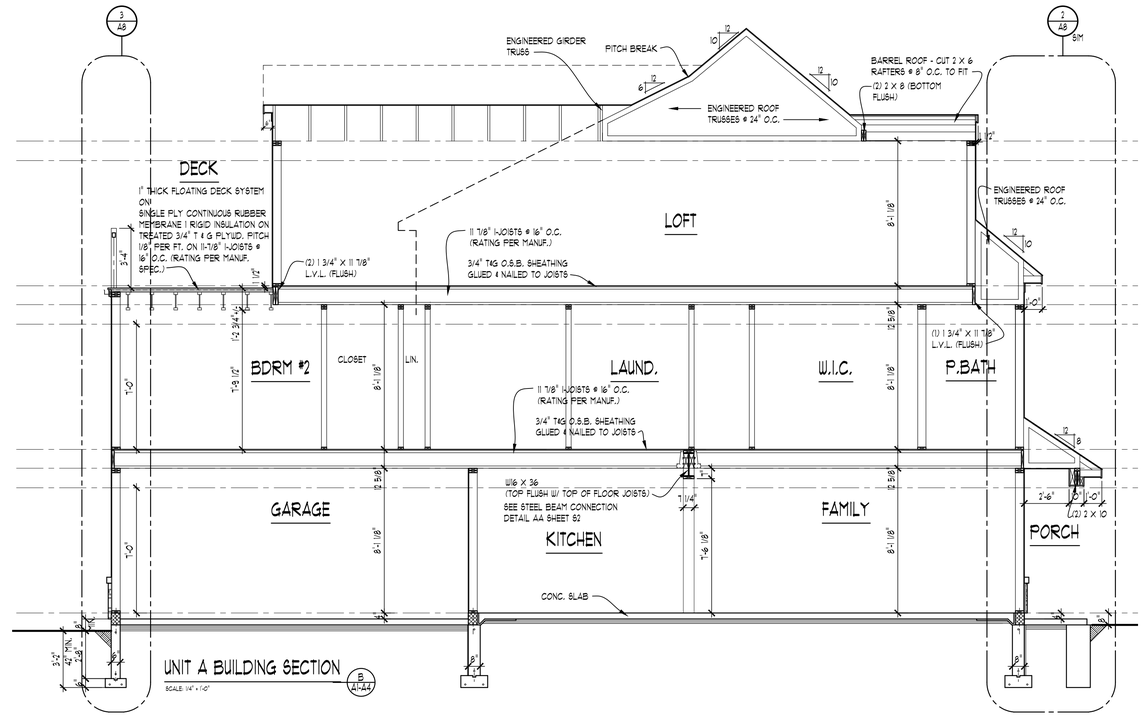
SCALE:
PER PLAN

SHEET #
A6









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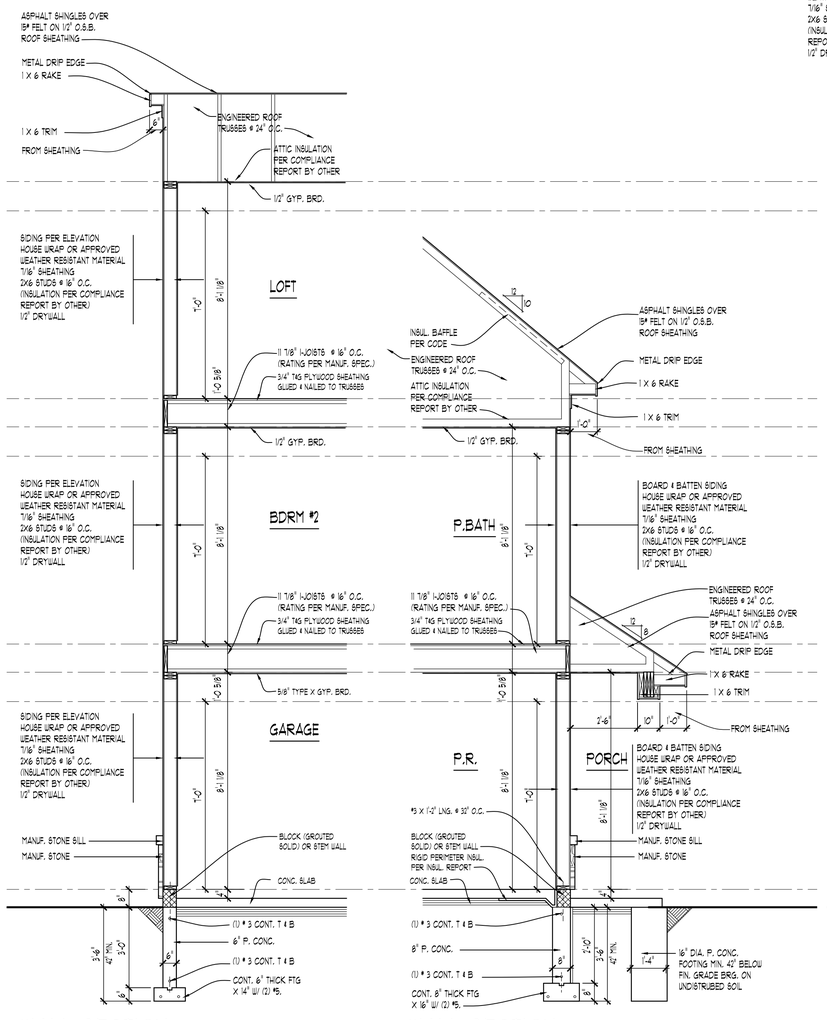
GREAT LAKE REALITY DUPLEX
301 JACKSON AVE, GRAND HAVEN, MI-49417

JOB No.	25-195
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⚠ PORCH REV 1-20-26

SCALE: PER PLAN

SHEET #
A7



WALL SECTION

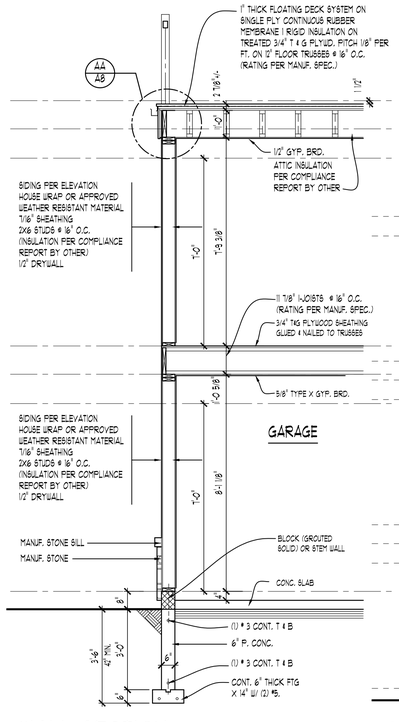
1 / A8

SCALE: 3/8" = 1'-0"

WALL SECTION

2 / A8

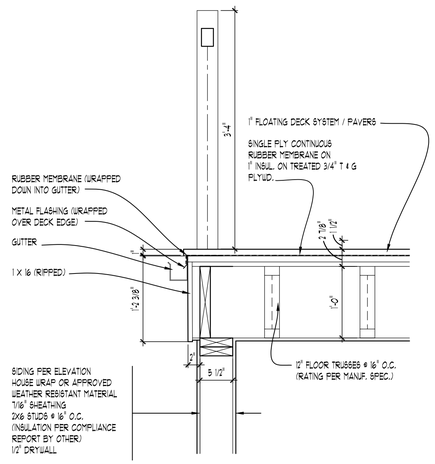
SCALE: 3/8" = 1'-0"



WALL SECTION

3 / A8

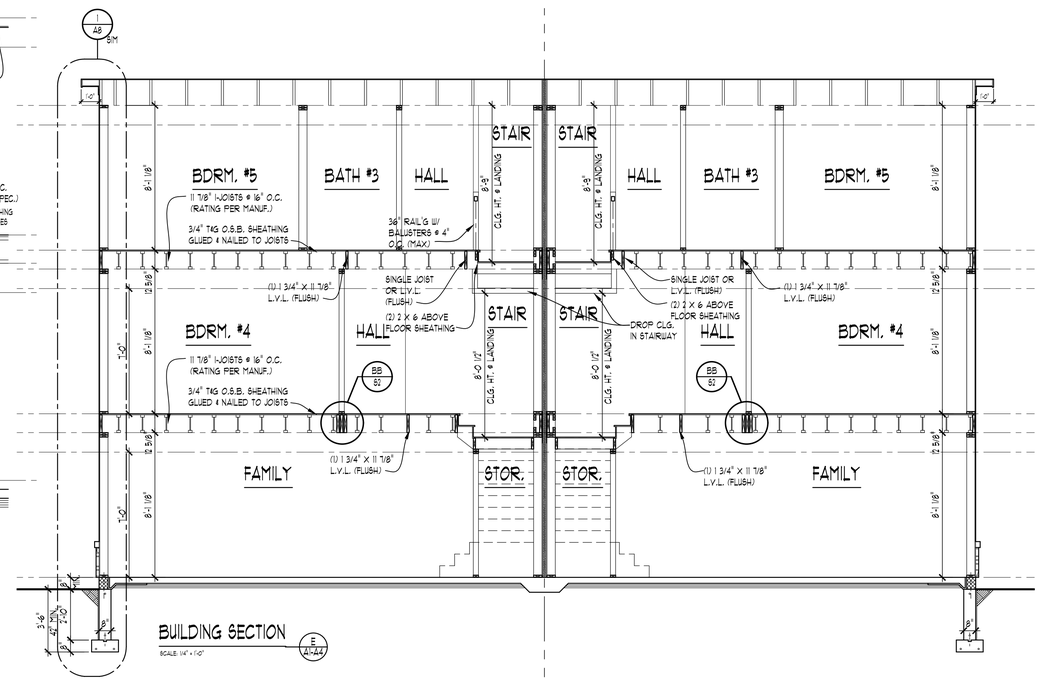
SCALE: 3/8" = 1'-0"



DECK SECTION

AA / A8

SCALE: 1" = 1'-0"



BUILDING SECTION

E / A1.A4

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

STATE OF MICHIGAN
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GREAT LAKE REALITY DUPLEX
301 JACKSON AVE, GRAND HAVEN, MI-49417

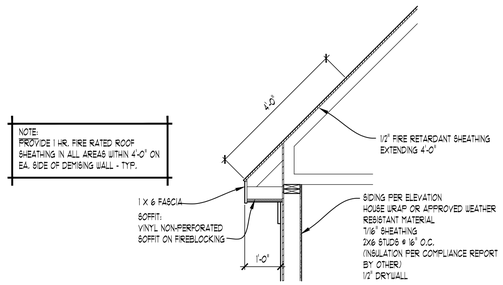
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⚠ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #

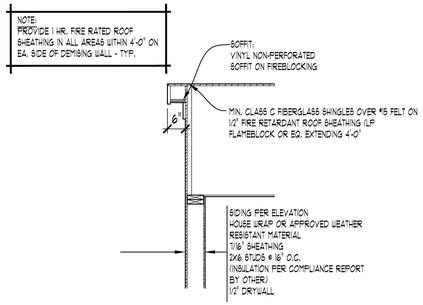
A8



FIRE RATED OVERHANG ASSEMBLY @ SOFFIT

S1

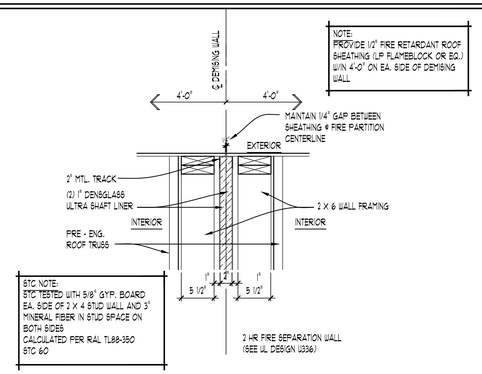
SCALE: 1/2" = 1'-0"



FIRE RATED OVERHANG ASSEMBLY @ RAKE

S2

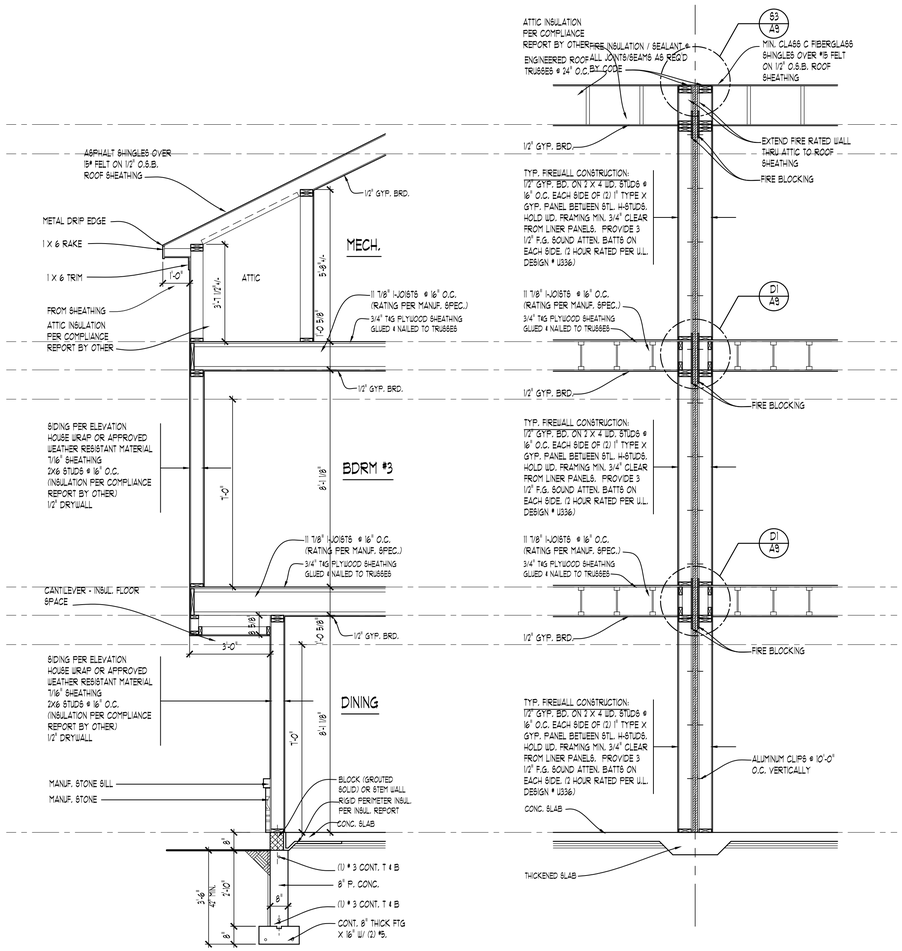
SCALE: 1/2" = 1'-0"



FIREWALL DETAIL @ ROOF SHEATHING

S3

SCALE: 1" = 1'-0"



WALL SECTION

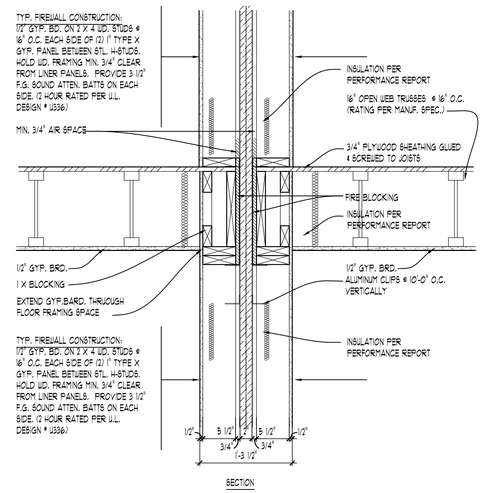
4 / A8

SCALE: 3/8" = 1'-0"

WALL SECTION

5 / A8

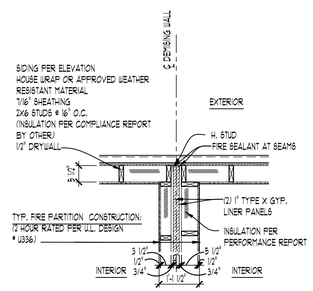
SCALE: 3/8" = 1'-0"



CONNECTION DETAIL

D1

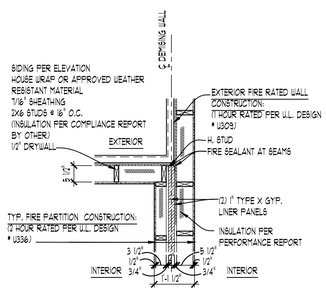
SCALE: 1" = 1'-0"



INTERSECTION DETAIL @ SEPARATION WALL TO EXTERIOR WALL

P1

SCALE: 1/2" = 1'-0"



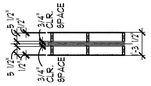
INTERSECTION DETAIL @ SEPARATION WALL TO EXTERIOR WALL

P2

SCALE: 1/2" = 1'-0"

FIRE RATED UL ASSEMBLY DESCRIPTIONS:

2-HOUR AREA SEPARATION WALL



GA FILE NO. A5U 0997 / UL DESIGN U336

GYPSUM WALL BOARD, STEEL H STUDS

Two layers 1" x 24" proprietary type X gypsum panels inserted between 2" floor and ceiling runners with 2" steel H studs between adjacent pairs of gypsum panels (NLB)

A 3/4 inch minimum air space must be maintained between steel components and adjacent framing. As an alternate to an air space, the steel components are covered with 6" wide batters of 1/2" gypsum board or 1" mineral fiber insulation. As an alternate to batters, one or both faces of the separation wall are covered with 1" mineral fiber insulation stapled to the gypsum liner panel or 1/2" regular gypsum board screw attached to the steel components.

Sound tested with 2 x 6" stud wall faced with 1/2" regular gypsum wall board each side of assembly and 3" mineral fiber in stud space on both sides

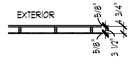
Height limitation 66 feet

PROPRIETARY GYPSUM BOARD
United States Gypsum company 1" SHEETROCK Brand Gypsum Liner Panels

Thickness:	5 1/2" (Fire) 11-3/4" (Sound)
Approx. weight:	9 psf
Fire Test:	UL R1319, 09NK1160S, 9-3-09
	UL Design U336
Sound Test:	RAL TL88-350, 9-10-88 (60-64 STC)

** Greater stud sizes (depths) shall be permitted to be used in metal or wood -stud sytems per Note # 18 under General Explanatory Notes within the GA-600 2015 Fire Resistance Design Manual

1-HOUR EXTERIOR WALL



GA FILE NO. UP 8105 / UL DESIGN U309

GYPSUM WALL BOARD, GYPSUM SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 5/8" Type X gypsum sheathing, applied parallel to 2 x 4 wood studs 24" o.c. with 1-3/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypsum heating may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 5/8" Type X gypsum wallboard, water resistant gypsum backing board, or gypsum veneer base applied parallel or at right angles to studs with 6d coated nails, 1-1/8" long, 0.0915" shank, 1/4" heads, 1" o.c. (LOAD-BEARING)

Thickness:	varies
Approx. weight:	7 psf
Fire Test:	See WP3510 (UL Design U309)

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⚠ PORCH REV 1-20-26

SCALE: PER PLAN

SHEET # A9

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

NOTE:
GROUT ALL CONCRETE BLOCK CORES SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL)

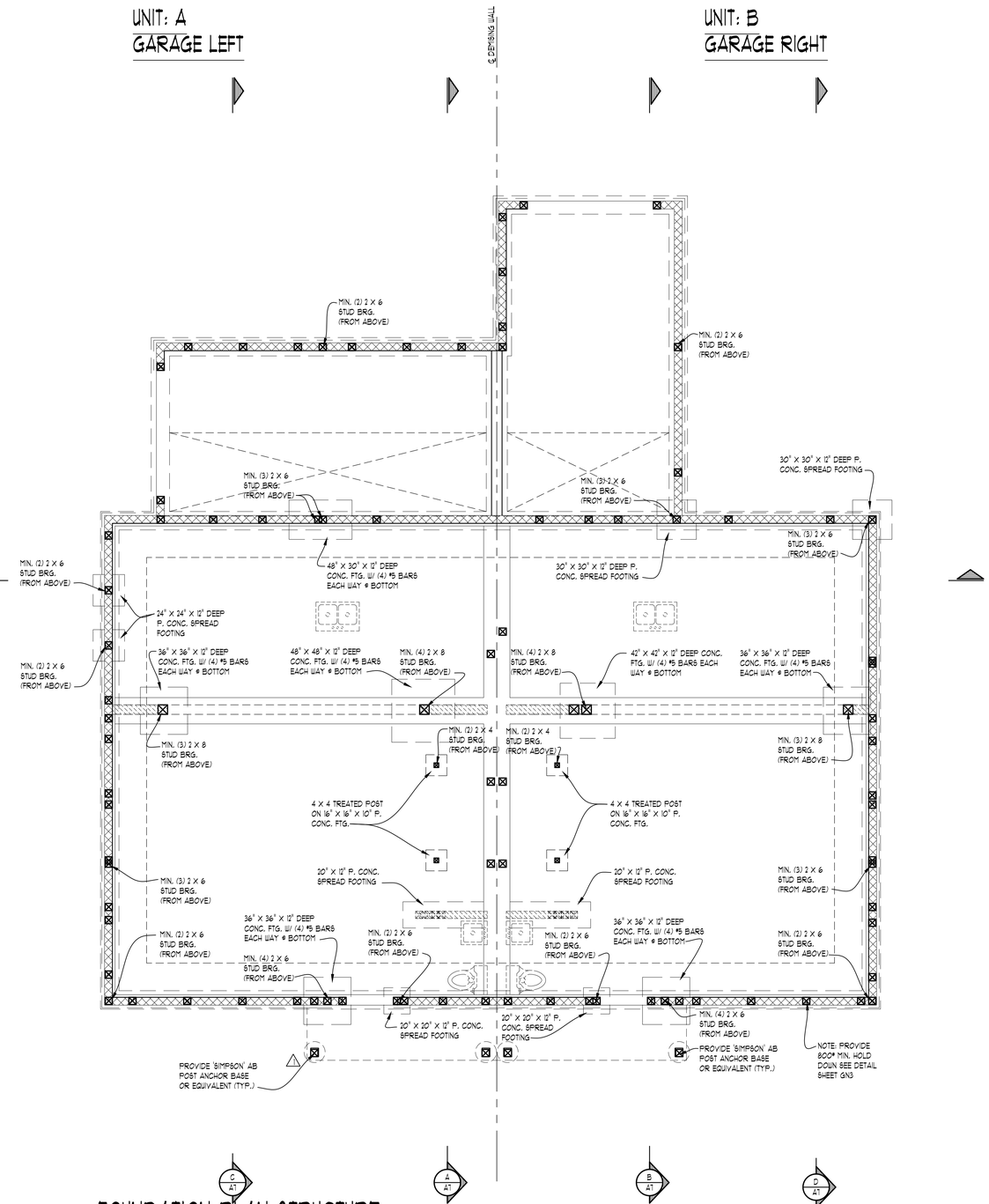
NOTE:
WOOD BEAM
STEEL BEAM
BRG. WALL
BRG. WALL ABOVE
BRG. WALL & BRG. WALL ABOVE
POINT LOAD
POINT LOAD FROM ABOVE

STRUCTURAL SHEATHING NOTES:
1. DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 115 M.P.H. OR LESS
2. WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2015 MRC CODE
3. BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.1.3
4. EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.4 (U.N.O.)
5. ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
6. LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CS-WSP METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5

(1) PROVIDE 6D COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

(2) R403.1.6. WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1)

(3) SEE CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL (CS-PF) SHEET GN-2 FOR HEADER / CORNER FRAMING INFORMATION. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAWN OR LAMINATED VENEER LUMBER (L.V.L.)



FOUNDATION PLAN STRUCTURE

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

STATE OF MICHIGAN
ANNETTE GUSMANO
ARCHITECT
No. 1301067913
LICENSED ARCHITECT
1-20-26

TK DESIGN
CREATIVE COLLABORATIVE

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SUITE 300
NOVI, MI 48375
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FAX: (248)-446-1961

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-CALL MISS DIG AT 800-482-7171 (3 DAYS PRIOR TO ANY EXCAVATION
-CONSTRUCTION IS THE SOLE RESPONSIBILITY OF THE PERMIT HOLDER

CLIENT / PROJECT

GREAT LAKE REALITY DUPLEX
301 JACKSON AVE, GRAND HAVEN, MI-49417

JOB No.	25-195
DRAWN:	SP
CHECKED:	AG
FRAMED:	PAP
REVIEW:	8-27-25
FINAL:	10-9-25

△ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
S-1

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JOIST OR LADDER FRAMING UNDER ALL UPPER FLOOR PARALLEL PARTITIONS

NOTE:
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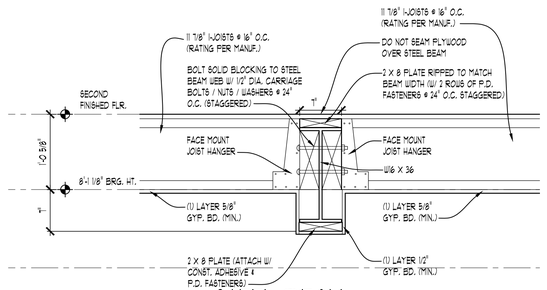
NOTE:
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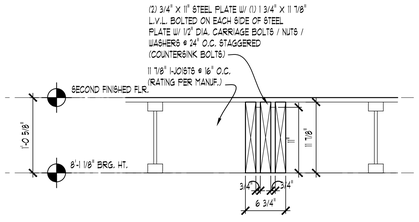
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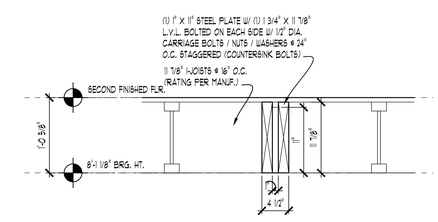
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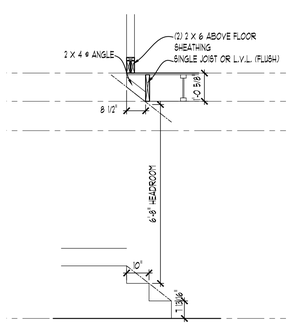
STEEL BEAM CONNECTION DETAIL
AA / S2
SCALE: 1" = 1'-0"



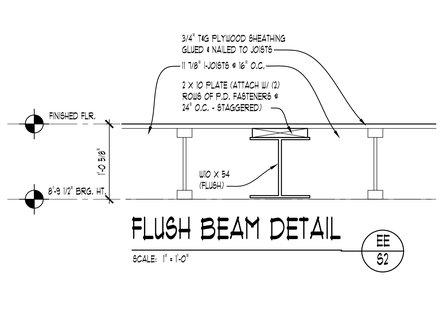
DOUBLE FLITCH PLATE DETAIL
BB / S2
SCALE: 1" = 1'-0"



FLITCH PLATE DETAIL
CC / S2
SCALE: 1" = 1'-0"



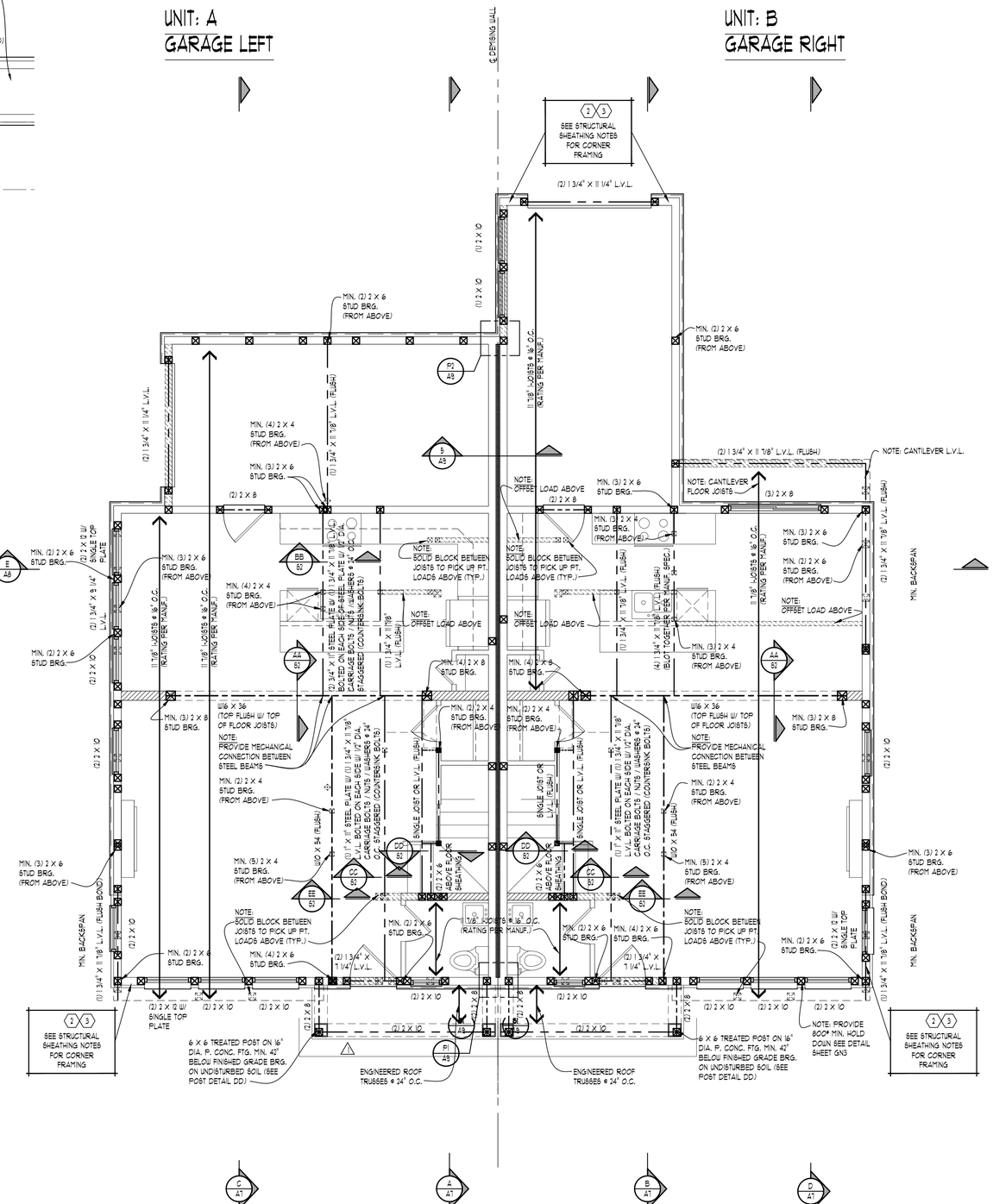
STAIR DETAIL FIRST FLOOR
DD / S2
SCALE: 3/8" = 1'-0"



FLUSH BEAM DETAIL
EE / S2
SCALE: 1" = 1'-0"

UNIT: A GARAGE LEFT

UNIT: B GARAGE RIGHT



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

STATE OF MICHIGAN
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CLIENT / PROJECT

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DUPLEX
301 JACKSON AVE,
GRAND HAVEN,
MI 49417

JOB No.	25-195
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△ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
S-2

NOTE:
PROVIDE MIN. (2) 2 X 4 HEADER AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS (UNLESS NOTED OTHERWISE).

NOTE:
PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS (UNLESS NOTED OTHERWISE).

NOTE:
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NOTE:
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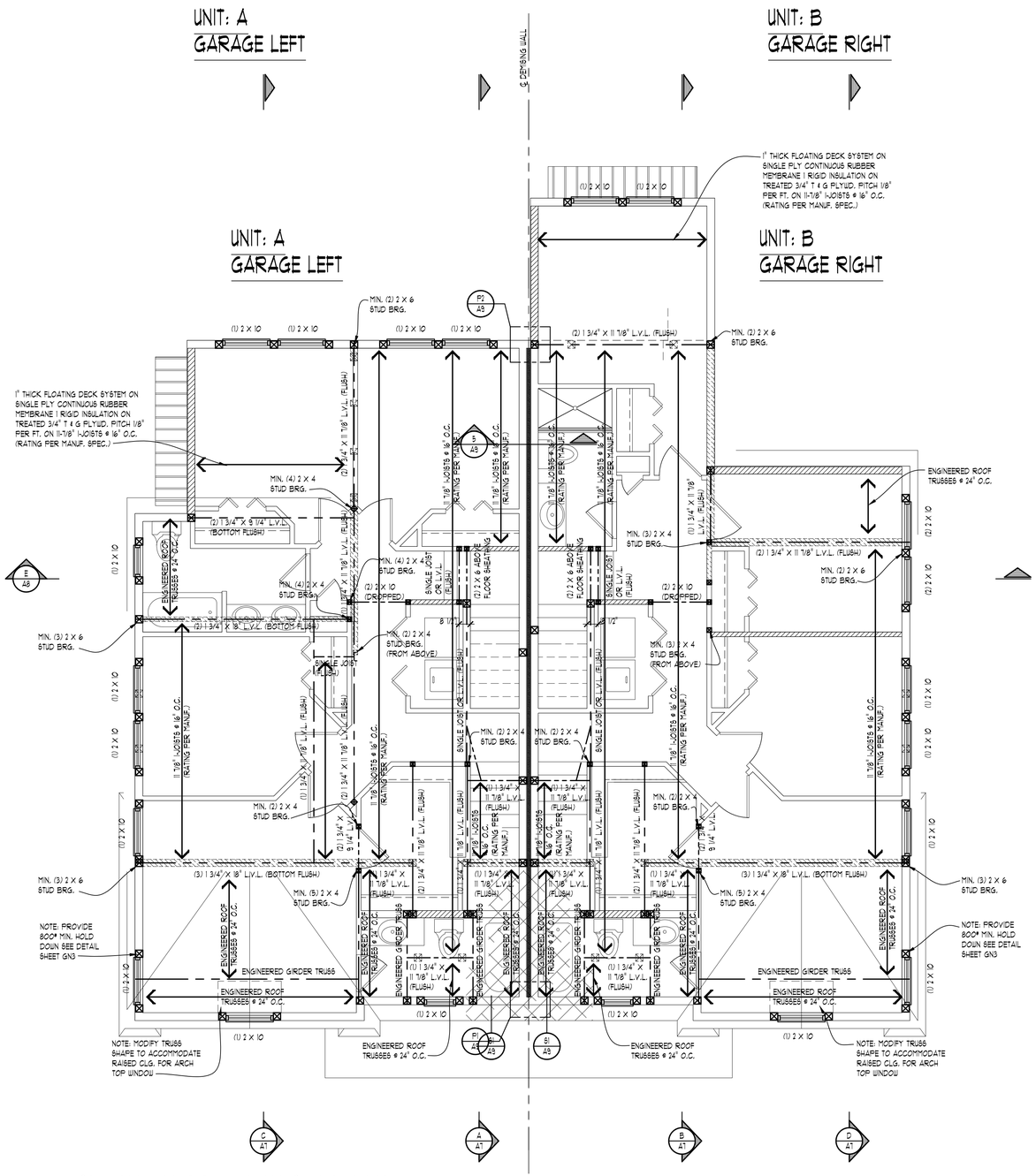
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SECOND FLOOR PLAN STRUCTURE

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

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△ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
S-3

NOTE:
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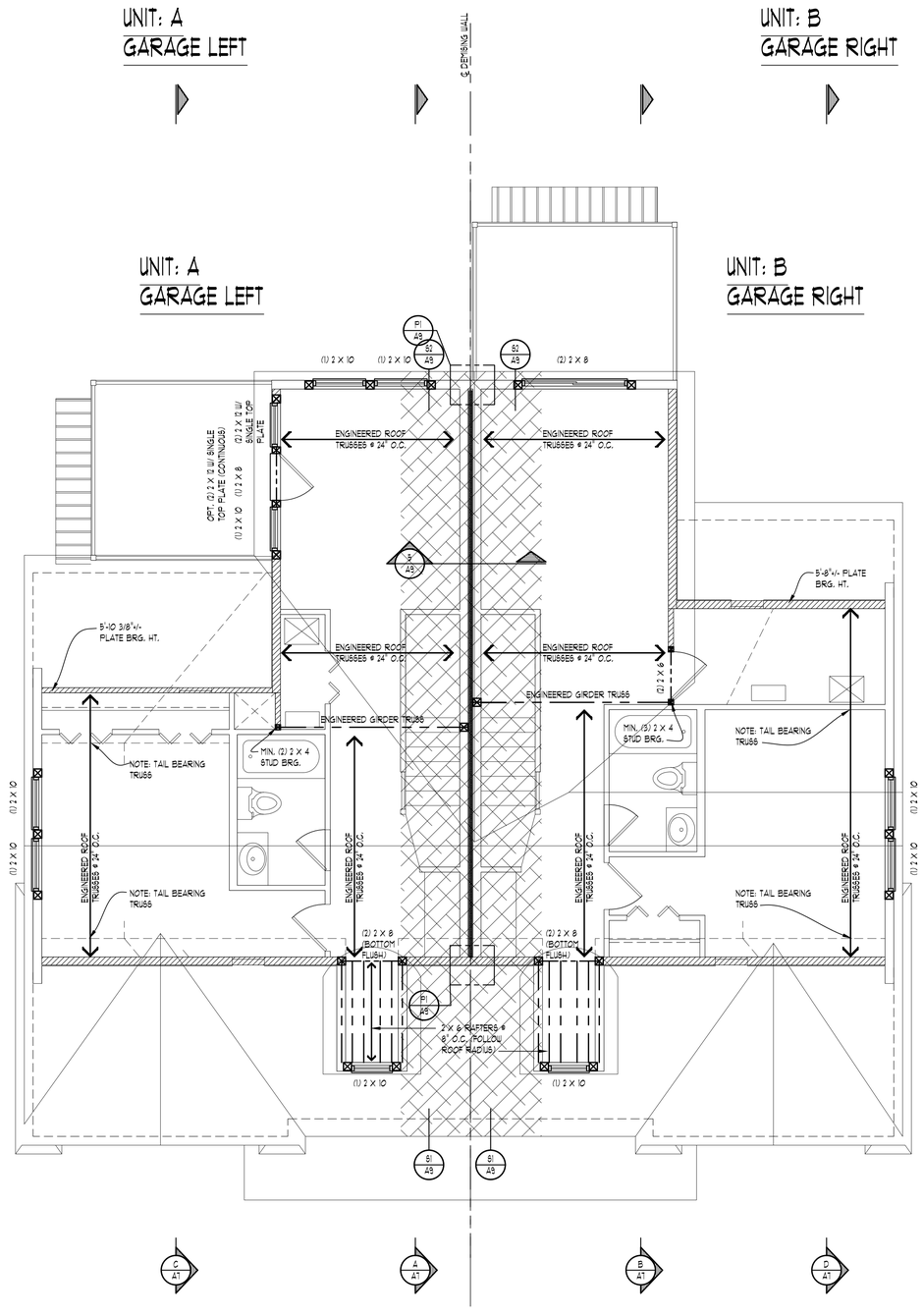
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△ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
S-4

BRACED WALL PANEL LEGEND: ⚠3

EXTERIOR WALLS WITH STRUCTURAL SHEATHING (CS-WSP METHOD)

STRUCTURAL SHEATHING NOTES:

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7. PROVIDE 6D COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

BRACED WALL WITH CONTINUOUS PORTAL FRAME (CS-PF METHOD)

CONTINUOUS PORTAL FRAME NOTES:

1. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAWN OR LAMINATED VENEER LUMBER (L.V.L.) SEE SHEET GN-2 FOR CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL.

NOTE:
R403.1.6 WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R603.3(1)

BRACING METHOD LIB PER IRC R602.10

BRACING METHOD GB PER IRC R602.10

CONTINUOUS METHOD NOTE:

END CONNECTIONS FOR CONTINUOUS METHOD OF BRACING SHALL COMPLY WITH IRC SECTION R602.10.7. REFER TO DETAIL AND NOTES ON BW SHEETS

WALL BRACING PLAN — **PER TABLE R602.10.3(2)**

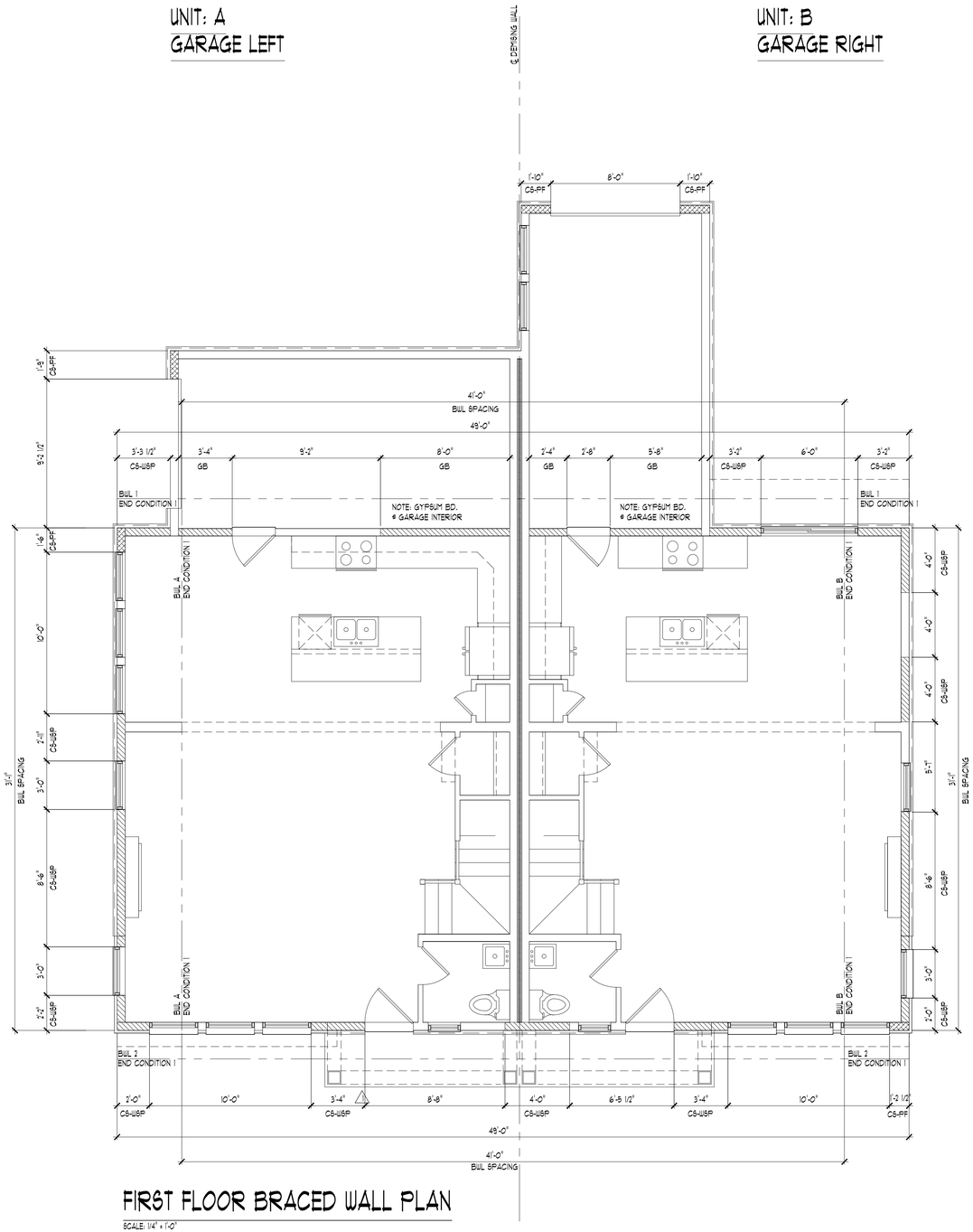
ULTIMATE DESIGN WIND SPEED: 115 MPH

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING

BWL	AVERAGE SPACING	STORY LOCATION	EXPOSURE B	EXPOSURE C	EXPOSURE D	ROOF EAVE TO RIDGE HT.	WALL HEIGHT	NUMBER OF BWL'S PER DIRECTION	ADDITIONAL 800# HOLD DOWN DEVICE	INTERIOR GYPSUM BD. FINISH		MINIMUM BRACING REQUIRED		TOTAL WALL BRACING REQUIRED	TOTAL WALL BRACING PROVIDED
A	41		1.0	x	1.07	x .90 x	1.0	x	x	x	17.4	=	16.75		18.47
B	41		1.0	x	1.07	x .90 x	1.0	x	x	x	17.4	=	16.75		18.5
C	49		1.0	x	1.07	x .90 x	1.0	x	x	x	13.75	=	13.24		16.54
D	49		1.0	x	1.07	x .90 x	1.0	x	x	x	13.75	=	13.24		15.08
E	49		1.0	x	1.07	x .90 x	1.0	x	x	x	7.35	=	7.08		8.25
F	49		1.0	x	1.07	x .90 x	1.0	x	x	x	7.35	=	7.08		8.25
1	31.08		1.0	x	1.07	x .90 x	1.0	x	x	x	27.86	=	26.83		28.96
2	31.08		1.0	x	1.07	x .90 x	1.0	x	x	x	13.43	=	12.94		14.48
3	39.04		1.0	x	1.07	x .90 x	1.0	x	x	x	11.25	=	10.83		12.75
4	39.04		1.0	x	1.07	x .90 x	1.0	x	x	x	11.25	=	10.83		20.0
5	33.33		1.0	x	1.07	x .90 x	1.0	x	x	x	5.0	=	4.82		5.18
6	33.33		1.0	x	1.07	x .90 x	1.0	x	x	x	10.5	=	10.12		12.02

UNIT: A
GARAGE LEFT

UNIT: B
GARAGE RIGHT



FIRST FLOOR BRACED WALL PLAN

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

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⚠ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
BW-1

BRACED WALL PANEL LEGEND: ⚠3

EXTERIOR WALLS WITH STRUCTURAL SHEATHING (CS-WSP METHOD)

STRUCTURAL SHEATHING NOTES:

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3. BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3(1)
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5. ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS
6. LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CS-WSP METHOD SHALL BE IN ACCORDANCE WITH TABLE R602.10.5
7. PROVIDE 6D COMMON NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

BRACED WALL WITH CONTINUOUS PORTAL FRAME (CS-PF METHOD)

CONTINUOUS PORTAL FRAME NOTES:

1. HEADER PROVIDED MUST BE MINIMUM 3" X 11 1/4" SOLID SAWN OR LAMINATED VENEER LUMBER (L.V.L.) SEE SHEET GN-2 FOR CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL.

NOTE:
R403.1.6 WALLS 24" TOTAL LENGTH OR SHORTER CONNECTING OFFSET BRACED WALL PANELS SHALL BE ANCHORED TO THE FOUNDATION WITH A MINIMUM OF ONE ANCHOR BOLT LOCATED IN THE CENTER THIRD OF THE PLATE SECTION AND SHALL BE ATTACHED TO ADJACENT BRACED WALL PANELS AT CORNERS AS SHOWN IN ITEM 9 OF TABLE R602.3(1)

BRACING METHOD LIB PER IRC R602.10

BRACING METHOD GB PER IRC R602.10

CONTINUOUS METHOD NOTE:

END CONNECTIONS FOR CONTINUOUS METHOD OF BRACING SHALL COMPLY WITH IRC SECTION R602.10.7. REFER TO DETAIL AND NOTES ON BW SHEETS

WALL BRACING PLAN — **PER TABLE R602.10.3(2)**

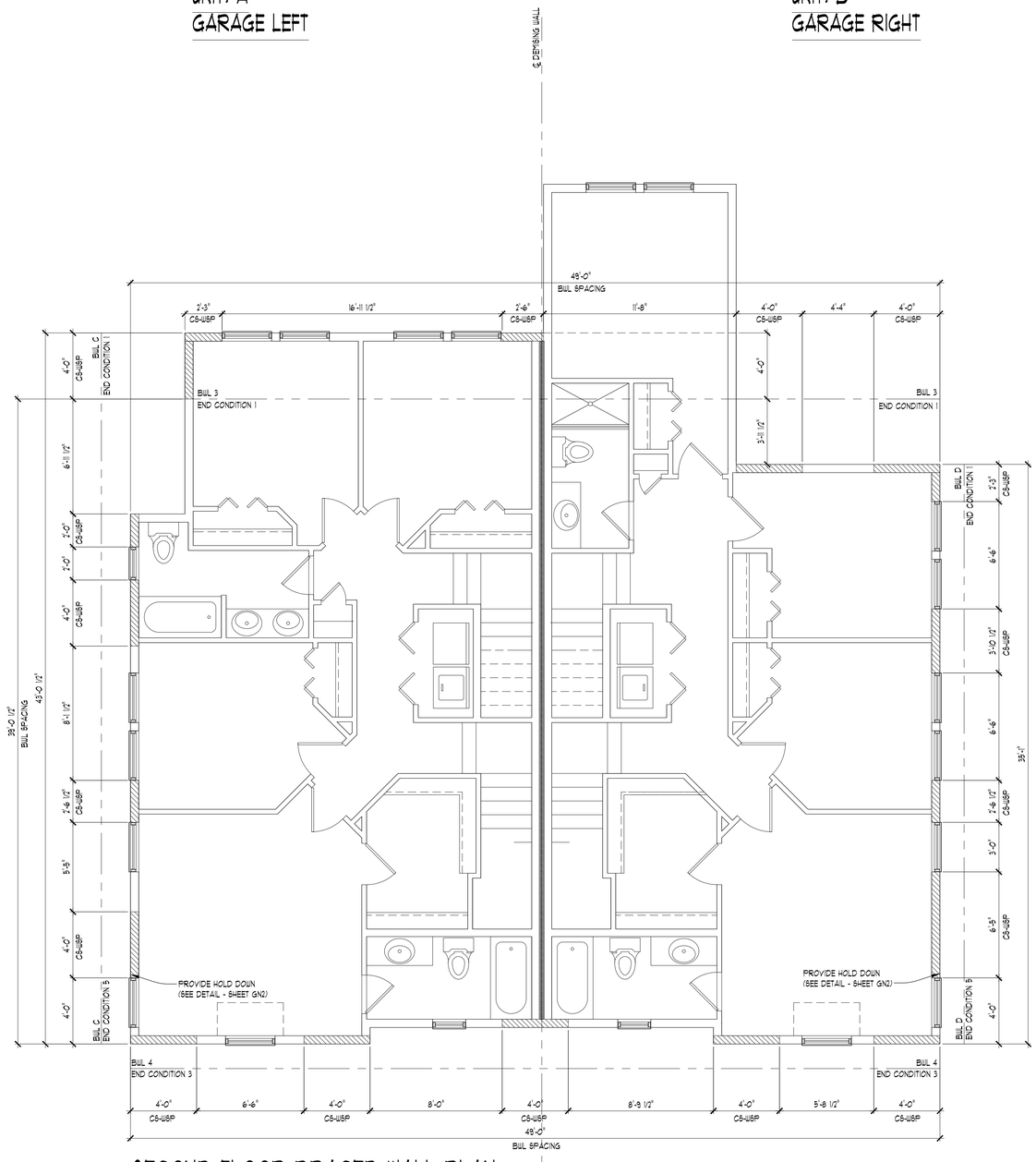
ULTIMATE DESIGN WIND SPEED: 115 MPH

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING

BWL	AVERAGE SPACING	STORY LOCATION	EXPOSURE B	EXPOSURE C	EXPOSURE D	ROOF EAVE TO RIDGE HT.	WALL HEIGHT	NUMBER OF BWL'S PER DIRECTION	ADDITIONAL 800# HOLD DOWN DEVICE	INTERIOR GYPSUM BD. FINISH		MINIMUM BRACING REQUIRED		TOTAL WALL BRACING REQUIRED	TOTAL WALL BRACING PROVIDED
A	41		1.0	x	1.07	x .90	x 1.0	x	x	x	17.4	=	16.75		18.47
B	41		1.0	x	1.07	x .90	x 1.0	x	x	x	17.4	=	16.75		18.5
C	49		1.0	x	1.07	x .90	x 1.0	x	x	x	13.75	=	13.24		16.54
D	49		1.0	x	1.07	x .90	x 1.0	x	x	x	13.75	=	13.24		15.08
E	49		1.0	x	1.07	x .90	x 1.0	x	x	x	7.35	=	7.08		8.25
F	49		1.0	x	1.07	x .90	x 1.0	x	x	x	7.35	=	7.08		8.25
1	31.08		1.0	x	1.07	x .90	x 1.0	x	x	x	27.86	=	26.83		28.96
2	31.08		1.0	x	1.07	x .90	x 1.0	x	x	x	13.43	=	12.94		14.48
3	39.04		1.0	x	1.07	x .90	x 1.0	x	x	x	11.25	=	10.83		12.75
4	39.04		1.0	x	1.07	x .90	x 1.0	x	x	x	11.25	=	10.83		20.0
5	33.33		1.0	x	1.07	x .90	x 1.0	x	x	x	5.0	=	4.82		5.18
6	33.33		1.0	x	1.07	x .90	x 1.0	x	x	x	10.5	=	10.12		12.02

UNIT: A
GARAGE LEFT

UNIT: B
GARAGE RIGHT



SECOND FLOOR BRACED WALL PLAN

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

STATE OF MICHIGAN
ANNETTE GUSMANO
ARCHITECT
No. 1301097813
LICENSED ARCHITECT

1-20-26

DESIGN
CREATIVE COLLABORATIVE

WWW.TKHOMEDESIGN.COM
40200 GRAND RIVER AVE
SUITE 300
NOVI, MI 48375
PHONE: (248)-446-1960
FAX: (248)-446-1961

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CLIENT / PROJECT

GREAT LAKE REALITY
DUPLEX
301 JACKSON AVE,
GRAND HAVEN,
MI-49417

JOB No.	25-195
DRAWN:	SP
CHECKED:	AG
FRAMED:	PAP
REVIEW:	8-27-25
FINAL:	10-9-25

⚠1 PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
BW-2

BRACED WALL PANEL LEGEND: (3)

EXTERIOR WALLS WITH STRUCTURAL SHEATHING (CS-WSP METHOD)

STRUCTURAL SHEATHING NOTES:

1. DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 115 M.P.H. OR LESS
2. WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2015 MRC CODE
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BRACING METHOD LIB PER IRC R602.10

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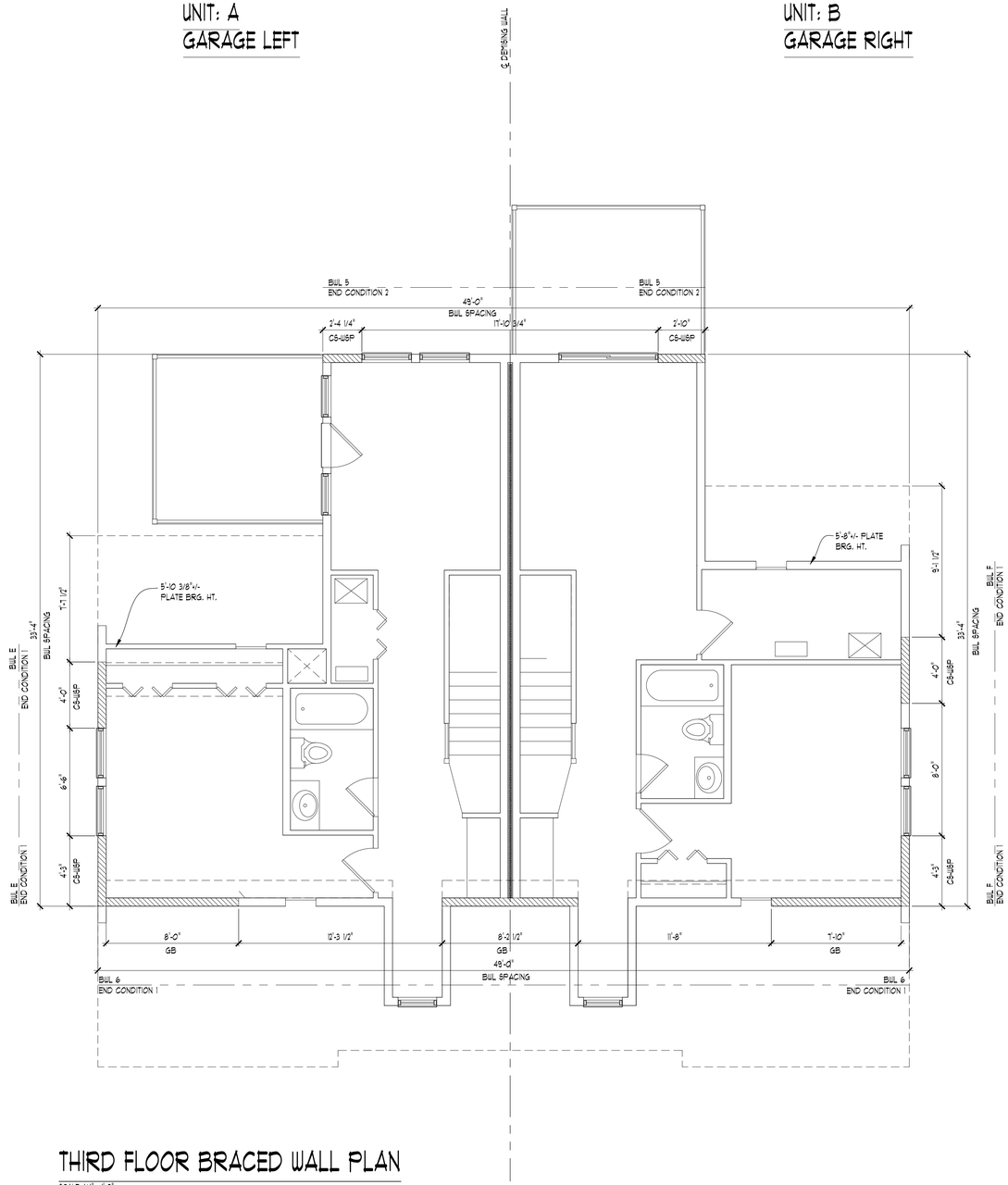
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WALL BRACING PLAN — **PER TABLE R602.10.3(2)**

ULTIMATE DESIGN WIND SPEED: 115 MPH

WIND ADJUSTMENT FACTORS TO THE REQUIRED LENGTH OF WALL BRACING

BWL	AVERAGE SPACING	STORY LOCATION	EXPOSURE B	EXPOSURE C	EXPOSURE D	ROOF EAVE TO RIDGE HT.	WALL HEIGHT	NUMBER OF BWL'S PER DIRECTION	ADDITIONAL ROOF HOLD DOWN DEVICE	INTERIOR GYPSUM BD. FINISH	MINIMUM BRACING REQUIRED	TOTAL WALL BRACING REQUIRED	TOTAL WALL BRACING PROVIDED
A	41		1.0	x 1.07	x .90	x 1.0	x	x	x	x	17.4	= 16.75	18.47
B	41		1.0	x 1.07	x .90	x 1.0	x	x	x	x	17.4	= 16.75	18.5
C	49		1.0	x 1.07	x .90	x 1.0	x	x	x	x	13.75	= 13.24	16.54
D	49		1.0	x 1.07	x .90	x 1.0	x	x	x	x	13.75	= 13.24	15.08
E	49		1.0	x 1.07	x .90	x 1.0	x	x	x	x	7.35	= 7.08	8.25
F	49		1.0	x 1.07	x .90	x 1.0	x	x	x	x	7.35	= 7.08	8.25
1	31.08		1.0	x 1.07	x .90	x 1.0	x	x	x	x	27.86	= 26.83	28.96
2	31.08		1.0	x 1.07	x .90	x 1.0	x	x	x	x	13.43	= 12.94	14.48
3	39.04		1.0	x 1.07	x .90	x 1.0	x	x	x	x	11.25	= 10.83	12.75
4	39.04		1.0	x 1.07	x .90	x 1.0	x	x	x	x	11.25	= 10.83	20.0
5	33.33		1.0	x 1.07	x .90	x 1.0	x	x	x	x	5.0	= 4.82	5.18
6	33.33		1.0	x 1.07	x .90	x 1.0	x	x	x	x	10.5	= 10.12	12.02



THIRD FLOOR BRACED WALL PLAN

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

STATE OF MICHIGAN
ANNETTE GUSMANO
ARCHITECT
No. 1301067913
LICENSED ARCHITECT

1-20-26

TK DESIGN
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CLIENT / PROJECT

GREAT LAKE REALITY
DUPLEX
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⚠ PORCH REV 1-20-26

SCALE:
PER PLAN

SHEET #
BW-3

GREATLAKE CONSTRUCTION

SPECIAL LAND USE NARRATIVE

301 Jackson Avenue – Proposed Duplex
City of Grand Haven, OT – Old Town District

Applicant: Great Lakes Michigan Construction LLC
Property Owner: Great Lakes Michigan Holding, LLC

Representative: Mike Kalis
Parcel: 700-320-282-002
Zoning: OT – Old Town

---

1. Project Description

The applicant proposes construction of one duplex residential building at 301 Jackson Avenue in the OT (Old Town) zoning district. A duplex is permitted in the OT district subject to Special Land Use approval under Sec. 40-526 and compliance with Sec. 40-116.03.

The proposed structure consists of:

- Two dwelling units
- Total building footprint: 2,070 sq ft
- Lot size: 5,940 sq ft
- Lot coverage: 34.84% (within 35% maximum)

GHO001 - Blueprint

- Building height: 35 feet (meets OT maximum)

GHO001 - Blueprint

- Front porch: 80 sq ft (meets required porch standard)

GHO001 - Blueprint

- Parking: Two 1-car garages plus three additional off-street parking spaces
- Each unit includes five bedrooms and three bathrooms

The structure is designed to meet all dimensional standards of the OT district including setbacks (Front 10', Rear 15', Side 6' / 16' total)

GHO001 - Blueprint

.

---

2. Compliance with Section 40-116.03

General Special Land Use Review Standards

A. Compatibility with Adjacent Uses

The proposed duplex is consistent with the surrounding neighborhood character. Immediately:

- A duplex has been approved and is under construction to the south.
- Multifamily residential has been approved to the north.

The proposed use therefore represents a continuation of established and approved residential density patterns within the immediate area. The scale, massing, and architectural detailing (board and batten siding, stone accents, articulated rooflines) are residential in character and compatible with adjacent structures

(See Proposed Blue Print)

.

B. Compliance with Zoning District Regulations (Sec. 40-526)

The proposed development complies with OT district standards:

Requirement	Required	Proposed	Status
Front Setback	10'	10'	Complies
Rear Setback	15'	15'	Complies
Side Setback	6' / 16' total	Meets requirement	Complies
Lot Coverage	35% max	34.84%	Complies
Height	35' max	35'	Complies
Porch	Required	80 sq ft provided	Complies

The design adheres to the dimensional and design parameters of the OT district and has been custom designed with TK Design to meet these needs and requirements.

C. Public Health, Safety and Welfare

The project promotes residential housing opportunities within walking distance to downtown and services, consistent with the intent of the Old Town district.

The building is fully code-compliant under the Michigan Residential Code and incorporates:

- Required fire separation between units
- Code-compliant egress windows
- Fire-rated demising wall construction
- Required insulation and energy standards (Climate Zone 6A)

There are no hazardous operational characteristics associated with the use.

D. Traffic Safety and Circulation

Traffic impacts are minimal due to:

- Only two residential units
- Standard residential occupancy levels

To proactively address potential parking or congestion concerns:

- Two enclosed garages are provided (1 per unit)
- Three additional driveway parking spaces are provided
- Driveway width and layout allow adequate maneuvering without reliance on street parking

The site plan demonstrates sufficient paved area to prevent overflow parking impacts to Jackson Avenue or 3rd Street.

Given the small scale (two units), traffic generation will be comparable to two single-family homes.

E. Utilities and Infrastructure

The project connects to existing municipal water and sanitary sewer systems. No extension of infrastructure is required.

Stormwater will be managed in compliance with City engineering requirements. The relatively small footprint (34.84% coverage) preserves pervious surface area consistent with residential standards .

F. Environmental Impacts

The property is an existing platted residential lot

. There are:

- No dunes
- No shoreline
- No wetlands
- No protected natural features identified

A soil erosion control plan will be implemented during construction, including:

- Protective silt fencing around the perimeter of the disturbed area
- Stabilization of disturbed soils
- Compliance with Ottawa County Soil Erosion and Sedimentation Control requirements

No excessive noise, glare, odor, or environmental impact is anticipated beyond typical residential construction.

---

3. Compliance with Section 40-526

Specific Standards for Duplex in OT District

The proposed duplex:

1. Meets all dimensional requirements.
2. Maintains required porch frontage (80 sq ft provided).
3. Meets height limitation of 35 feet.
4. Meets maximum lot coverage of 35% (proposed 34.84%).
5. Provides adequate off-street parking (5 total spaces).
6. Maintains architectural compatibility with the district.

The massing, façade articulation, and material selections reflect residential architectural character appropriate for Old Town.

---

4. Required Impact Statement

A. Emergency Services

The addition of two dwelling units will not materially impact emergency services demand. Access is direct from existing public streets, and building design complies with fire separation standards

.

B. Schools

Two dwelling units represent a negligible impact on local school enrollment. The expected demographic profile is consistent with urban infill housing and comparable to two single-family homes.

C. Stormwater Systems

The lot coverage remains under 35%

GHO001 - Blueprint

, preserving pervious surface area. Stormwater will be managed in accordance with City engineering requirements. No unusual runoff conditions are anticipated.

D. Sanitary Sewer Facilities

The duplex will connect to existing municipal sanitary sewer. The incremental increase of two residential units is minimal and consistent with typical residential density.

E. Automobile and Truck Circulation Patterns

Construction traffic will be temporary. Long-term traffic generation will be limited to residential trips typical of two dwelling units.

The site provides:

- 2 enclosed garage spaces
- 3 driveway spaces

This exceeds minimum parking needs and reduces reliance on on-street parking.

F. Local Traffic Volumes

Traffic generation from two units is comparable to two single-family residences and will not materially increase local traffic volumes.

---

5. Additional Information

- Soil erosion protection will include silt fencing and stabilization measures.

- No dune, shoreline, or view protection issues are applicable.
- Construction will comply with all applicable building and engineering codes.
- No excessive noise or adverse impacts are anticipated beyond normal residential use.

---

6. Summary

The proposed duplex at 301 Jackson Avenue:

- Complies with OT district dimensional standards
- Meets Section 40-116.03 review criteria
- Provides compatible infill housing
- Minimizes traffic and infrastructure impact
- Enhances residential housing opportunities in proximity to downtown
- Is consistent with adjacent approved multifamily development

The applicant respectfully requests approval of the Special Land Use Permit.

From: Mackie Woodruff
To: Brian Urquhart
Subject: Special Land Use Permit – 301 Jackson Ave
Date: Thursday, April 9, 2026 9:31:17 AM

Dear Mr. Urquhart,

I live at 406 N 3rd St, Grand Haven, MI 49417 and would like to comment on the special land use permit application for 301 Jackson Ave.

While I had hoped to see another single family home built here, the proposed building is in line with recently constructed duplex next door and would look better than the vacant unkept lot for the past few years. My one concern is the lack of a landscaping plan with the submission. It would appear based on the site plan that there is very little room for screening of any sort along the north property line and their planned drive and parking off of 3rd street. With the change in use from single family residential to multifamily rental I would hope that this would be taken into consideration. I would like to see similar screening requirements placed on this parcel as were on 309 Jackson Ave.

I hope the City and Planning Commission take these concerns into consideration in reviewing this request.

Thanks,
Lee Woodruff

DATE: April 10, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-09:** Special Land Use – 908 S. Harbor Dr. Retaining Wall

---

Current Zoning: DR – Dune Residential & Sensitive Area Overlay

Existing Use: Retaining wall

Future Use: Retaining wall

1.0 Request

Zach Vandenberg of *Peterson & Vandenberg Environmental*, on behalf of property owner Robert Meeuwsen, submitted a special land use request for the retaining wall located throughout the property at 908 S. Harbor Dr. (parcel #70-03-29-103-014). The applicant is proposing a tear down and removal the deteriorated wooden retaining wall in the rear yard and replace it with a steel retaining wall.

2.0 Background

Late 2025, *Peterson & Vandenberg Environmental* approached the City about proposed plans for the property at 912 S. Harbor. This also included plans to remove the retaining wall at 908 S. Harbor, located just to the north, Due to the fact the portions of the retaining wall are greater than 48 inches in height, as measured per Sec. 40-327.A, and the retaining wall is horizontally closer to the lot line than is tall, a special land use is required. According to the project narrative, the replacement of the retaining wall is necessary to hold up the rear patio adjacent to the home. Keeping the retaining walls in the current location would preserve the site's natural topography, comply with practical engineering constraints, and ensure compatibly with nearby land uses.



Street view

3.0 Special Land Use Regulations & Conditions

Section 40-327.A of the Zoning Ordinance provides requirements for retaining walls and outlines provisions for administrative approvals and Planning Commission approvals.

4.0 Correspondence

As of the date of this memo, no correspondence has been received.

5.0 Sample motion

Motion to APPROVE PC Case 26-09, a special land use permit and sensitive area overlay permit for a retaining wall that exceeds 48 inches in height at 908 S. Harbor Dr. (parcel #70-03-29-103-014), subject to the condition(s) below:

1. *(Insert any additional Planning Commission conditions)*

Attachments

A. Special Land Use application dated February 27, 2026
B. Project narrative
C. Site Plan and retaining wall details

RECEIVED
FEB 27 2026
GRAND HAVEN PLANNING
BUILDING AND ZONING

SPECIAL LAND USE PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: 908 S Harbor Drive
Parcel #: 70-03-29-103-014
Current Use: Wooden retaining wall
Area in Acres or Sq. Ft.: 34LFT
Zoning District: Dune Residential
Proposed Use: Steel retaining wall
Zoning of adjacent properties: Dune residential

2. Applicant

Name: Zach VandenBerg
Company: Peterson & VandenBerg Environmental
Address: 12261 Cleveland Street - STE D
Nunica, MI 49448
Phone: 616-928-7983
Email: zach@petersonenviro.com

3. Property Owner

Name: Robert Meeuwsen
Address: 908 S Harbor Drive
Grand Haven, MI 49417
Phone: 616-748-1831
Email: robbm@zfsinc.com

4. Required Application Materials

- Application (PDF + 5 copies)
- Site Plan (PDF + 5 copies)
- Letter or signed narrative describing the proposed special land use and detailing why the location selected is appropriate. Narrative must include responses to the special land use review standards of Section 40-116.03 and the specific review standards of Article V of the Zoning Ordinance.
- Statement of expected effect of the special land use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns and local traffic volumes
- Additional information which may be necessary (i.e. soil erosion, dune protection, view protection, shoreline protection, excessive noise or adverse impact on surrounding properties).
- Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing a Special Use permit application as provided in Section 40-116.03.
- Required fee

1. Fees and Escrow Deposit

Application Fee: $350.00 (*any Site Plan Review is in addition to this review)*

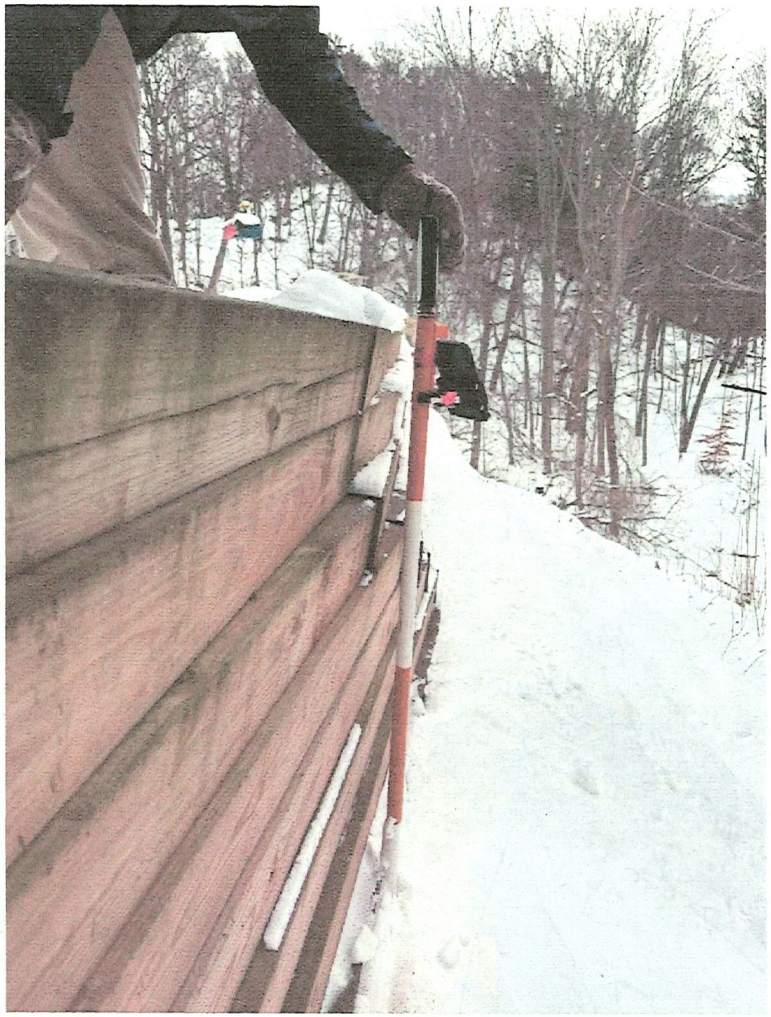
A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.


Peterson & VandenBerg Environmental, LLC
Wetlands • Critical Dunes • Permit Assistance
Threatened & Endangered Species • Wetland Mitigation
Existing deteriorated wooden retaining wall to be replaced with SSP retaining wall (WRD-008)
0
20 ft
1:300
ESRI:102121
12/19/2025
908 S Harbor Drive
~Property Line
Existing Retaining Wall

908 S Harbor Drive

Site Photographs – December 15, 2025





Special Land Use Application Narrative

908 S. Harbor Drive, City of Grand Haven, Ottawa County, Michigan

The property owner of 908 S Harbor Drive in the City of Grand Haven are proposing to replace an existing 4' high (max) retaining wall in the same location with a new retaining wall in the same location. The retaining wall is needed to hold up the rear patio area adjacent to the home. The Special Land Use permit is being requested to allow a replacement retaining wall to be installed in the same location – within a foot of the south property line. An attachment is included showing the current condition of the existing wall.

Sec. 40-116.03 – Special Use Review Standards

1. **The special use shall be consistent with the adopted City of Grand Haven Master Plan.** The proposed retaining wall is consistent with the adopted City of Grand Haven Master Plan. By replacing the existing retaining wall in the same location, it will prevent the dune from eroding and undermining the existing rear patio. Any incidentally disturbed areas will be stabilized with native vegetation.
2. **The special use shall be designed, constructed, operated, and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.** The proposed retaining wall is an existing retaining wall that is being removed and replaced. The location and use have not changed, so the existing character of the general vicinity will not change, nor will the essential character of the area. The site will be stabilized with native vegetation after construction is complete.

3. **The special use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.** Because the retaining wall is proposed in the same location as the previously existing retaining wall, it will not be hazardous or disturbing to existing or future uses in the same general vicinity and the community as a whole. The use in this area is not changing and retainage is needed to maintain the dune and patio.

4. **The special use shall be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, stormwater drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.** The retaining wall will not require any additional use of essential public facilities and services. It is being constructed in the same location as the previously existing retaining wall, so the use will not be changing in any way.

5. **The special use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.** The retaining wall will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community. The property owner will cover any costs associated with the replacement of the retaining wall.

DATE: April 10, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-11:** Special Land Use – 1108 S. Harbor Dr. Retaining Wall

---

Current Zoning: DR – Dune Residential & Sensitive Area Overlay

Existing Use: Retaining wall

Future Use: Retaining wall and detached garage

1.0 Request

Adrienne Peterson of *Peterson & Vandenberg Environmental*, on behalf of property owner Tracy & Tom Lybrook, submitted a special land use request for the retaining wall located near the front yard at 1108 S. Harbor Dr. (parcel #70-03-29-153-034). The applicant is requesting to replace the exiting retaining wall and install a newer, taller retaining wall to aid in the construction of a garage off Harbor Dr.

2.0 Background

Last year, *Peterson & Vandenberg Environmental* approached the City about proposed plans for the property at 1108 S. Harbor. The property owner was requesting to construct a detached 2-stall garage in place of the parking pad. The parking pad contains an aging railroad tie retaining wall in need of replacement. In order to fulfill the requirements of the setback and building placement in the DR – Dune Residential District, and protection of the sensitive area overlay, the garage would need to extend into the critical dune, in which a retaining wall is needed to retain the dune soil. The existing retaining wall will remain at a maximum height of 4.5 ft. On the south side of the driveway, the railroad tie retaining wall will be replaced at a height of no greater than 6 ft. And around the garage, 70 linear feet of sheet pile shoring retaining wall will replace the existing retaining wall at a maximum height of 10 ft. The applicant has received approval from EGLE for this work.



Street view

3.0 Special Land Use Regulations & Conditions

Section 40-327.A of the Zoning Ordinance provides requirements for retaining walls and outlines provisions for administrative approvals and Planning Commission approvals.

4.0 Correspondence

As of the date of this memo, no correspondence has been received.

5.0 Sample motion

Motion to APPROVE PC Case 26-11, a special land use permit and sensitive area overlay permit for a retaining wall that exceeds 48 inches in height at 1108 S. Harbor Dr. (parcel #70-03-29-154-034), subject to the condition(s) below:

1. *(Insert any additional Planning Commission conditions)*

Attachments

A. Special Land Use application dated March 10, 2026
B. Sensitive Area Overlay application dated March 10, 2026
C. Project narrative
D. Site Plan and retaining wall details
E. EGLE Permit

Docusign Envelope ID: 1228D192-C52A-47DB-BAC0-C2745ED9B3A7

SPECIAL LAND USE PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: 1108 S. Harbor Drive, Grand Haven, MI 49417
Parcel #: 70-03-29-154-034
Zoning District: Dune Residential
Current Use: Single-Family Residential
Proposed Use: Single-Family Residential
Area in Acres or Sq. Ft.: 0.21 Acres
Zoning of adjacent properties: Dune Residential

2. Applicant

Name: Adrienne Peterson - Agent, Permitting Only
Company: Peterson & VandenBerg Environmental
Address: 12261 Cleveland Street, Suite D
Nunica, MI 49448
Phone: 616-402-6946
Email: [redacted]

3. Property Owner

Name: Tracie & Tom Lybrook
Address: 1108 S. Harbor Drive, Grand Haven, MI 49417
Phone: 847-254-2802
Email: [redacted]

4. Required Application Materials

- Application (PDF + 5 copies)
- Site Plan (PDF + 5 copies)
- Letter or signed narrative describing the proposed special land use and detailing why the location selected is appropriate. Narrative must include responses to the special land use review standards of Section 40-116.03 and the specific review standards of Article V of the Zoning Ordinance.
- Statement of expected effect of the special land use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns and local traffic volumes
- Additional information which may be necessary (i.e. soil erosion, dune protection, view protection, shoreline protection, excessive noise or adverse impact on surrounding properties).
- Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing a Special Use permit application as provided in Section 40-116.03.
- Required fee

1. Fees and Escrow Deposit

Application Fee: $350.00 **(***any Site Plan Review is in addition to this review)*

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

Docusign Envelope ID: 1228D192-C52A-47DB-BAC0-C2745ED9B3A7

2. Details of the Nature of Work Proposed

Replace an existing 24 LF railroad tie retaining wall on the north side of the driveway with a maximum height of 4.5'. Replace an existing 16 LF railroad tie retaining wall on the south side of the driveway with a maximum height of 6'. Install 70 LF of sheet pile shoring to replace existing retaining walls with a maximum height of 10' (around garage).

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: Signed by: Adrienne Peterson 7503C4DAFDA64C3... Date: 3/9/2026

Print Name: Adrienne Peterson - Agent, Permitting Only

Signature of Owner: Signed by: Thomas Lybrook D712D4FB6FB849E... Date: 3/10/2026

Print Name: Tracie & Tom Lybrook

Office Use Only

Case #:_____ Date Received:_____ Fee:_____

Date of Approval:_____ Date of Denial:_____ Approved by:_____

Special Land Use Application Narrative

1108 S. Harbor Drive, City of Grand Haven, Ottawa County, Michigan

The property owners of 1108 S. Harbor Drive in the City of Grand Haven are proposing to replace existing deteriorating retaining walls in the same location on their property and construct a new garage. A 24 LF timber railroad tie retaining wall on the north side of the driveway will be 2' high at the west end, and 5.5' high at the east end. A 16 LF timber railroad tie retaining wall on the south side of the driveway will be 3' high at the west end and 6' high at the east end. 70 LF of sheet pile shoring is proposed around the perimeter of the garage with a maximum height of 10', also replacing an existing retaining wall. These retaining walls are needed to replace the failing retaining walls that are holding up the dune adjacent to the driveway and proposed garage, as well as to prevent soil and debris from eroding onto the driveway. The Special Land Use permit is being requested to allow these retaining walls to be greater than 4' high. The heights of the retaining walls have been designed to match the existing grade surrounding the driveway and garage to properly support the dune and structures.

Sec. 40-116.03 – Special Use Review Standards

1. **The special use shall be consistent with the adopted City of Grand Haven Master Plan.**

   The proposed retaining walls are consistent with the adopted City of Grand Haven Master Plan. Replacing the existing retaining walls will prevent the dune from eroding into the existing driveway and adjacent road. The retaining walls will also minimize disturbance to the surrounding dune area during construction of the detached garage for a single-family residence. The site will be stabilized with native vegetation as described in the enclosed Vegetation Assurance submitted to and approved by EGLE.

2. **The special use shall be designed, constructed, operated, and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.**

   The location and use have not changed, so the existing character of the general vicinity will not change, nor will the essential character of the area change. The retaining walls are replacements for existing retaining walls that are supporting the dune on the property, and the heights will primarily remain the same as the existing retaining walls. The proposed retaining walls will improve the function of the current retaining walls while maintaining the essential character of the area. A plan with the existing and proposed heights are included with this application. The site will be stabilized with native vegetation after construction is complete.

3. **The special use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.**

   Because the replacement retaining walls are proposed in the same location as the existing retaining walls at similar heights, it will not be hazardous or disturbing to existing or future uses in the same general vicinity and the community as a whole. The retaining walls are

proposed in an existing use area where there are currently terraced retaining walls and a driveway. The use in this area is not changing, and retainage is needed to support the dune, protect the proposed garage, and prevent soil and debris from eroding into the driveway, sidewalk and road.

4. **The special use shall be served adequately by essential public facilities and services, such as highways, streets, police, and fire protection, stormwater drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.**

   The retaining walls will not require any additional use of essential public facilities and services. They are being constructed in existing use areas with retaining walls currently in place, so the use will not be changing in any way. The increased height in certain areas will prevent the soil from eroding into the driveway, sidewalk and road and is needed to support the proposed garage.

5. **The special use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.**

   The retaining walls will not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community. The retaining walls will be a benefit in that they will prevent soil and debris from washing into the sidewalk and road and support the dune surrounding the driveway and proposed garage. The property owner will cover any costs associated with the installation and maintenance of the retaining walls.

6. **The special use shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.**

   The retaining walls will not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any of the above-listed entities. The retaining walls will be used to protect the dune slope adjacent to the existing driveway and proposed garage and prevent soil and debris from eroding onto the driveway, sidewalk and road. The retaining walls will not cause additional traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors. Measures will be taken during construction to ensure it does not disrupt the surrounding environment.

7. **The special use shall meet the intent and purpose of the zoning ordinance; be related to the standards established in the ordinance for the land use or activity under consideration; and will be in compliance with these standards.**

   The proposed retaining walls will meet the intent and purpose of the zoning ordinance. The retaining walls are proposed in the same location as the existing retaining walls. The

proposed heights will primarily match the current heights of the existing walls. The use is not changing in any way.

8. **The special use shall comply with the City of Grand Haven Code of Ordinances, as amended, including but not limited to chapter 23, nuisances, as well as any applicable state and federal laws.**

   The proposed retaining walls will not annoy, injure or endanger the safety, health, comfort, or repose of the public; interfere with or destroy or render dangerous any street, highway or navigable stream; allows accumulation of junk or obnoxious matters on private property, or in any way render the public insecure in life or property. The existing retaining walls have been in place for several decades and are being replaced in the same location, and primarily the same heights. EGLE has permitted this project as it is presented in this application, and the signed EGLE permit is enclosed.



Aerial image of property from 1994 with retaining walls in place.

The retaining walls will aid in soil erosion and dune protection on this property. Native vegetation will be used to restabilize the area after construction is complete. There are no adverse impacts expected on the surrounding properties. The retaining walls will not impact emergency service requirements, schools, stormwater systems, sanitary sewer facilities, automobile truck circulation patterns, and local traffic volumes. The replacement retaining walls will be constructed in the same location as the existing retaining walls, which according to historic imagery has been in place for several decades. Because the retaining walls have been in place for so long and will be replaced in the same location, stormwater runoff and soil erosion issues are not anticipated. The height will aid in preventing soil erosion and protecting the dune and will not affect stormwater runoff.

Included with this application is a rendering of what the retaining walls will look like with the new proposed garage, compared with photographs of the existing conditions. The retaining walls are deteriorating and are in obvious need of replacement. Also included is a sheet with the specific retaining wall heights and a table comparing existing heights vs. proposed heights.

Thomas Lybrook
1108 S Harbor Drive
Grand Haven, MI 49417

March 17, 2025

Ms. Adrienne Peterson
Peterson & VandenBerg Environmental
PO Box 262
Spring Lake, MI 49456

Re: 1108 S Harbor Drive
City of Grand Haven, Ottawa County, Michigan
Parcel No. 70-03-29-154-034

Dear Ms. Peterson,

Please consider this letter as authorization for Peterson & VandenBerg Environmental to act as my agent in making application to the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Ottawa County Water Resources Commissioner (OCWRC), and City of Grand Haven (City).

By Signing This Letter, I Am Confirming That I Have Reviewed The EGLE/OCWRC/City Application Package, And I Acknowledge That I Am Certifying To All Of The Following:

- I am applying for a permit(s) to authorize the activities described herein.
- I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program.
- I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information contained in this application is untrue. I have the legal authority to undertake the activities proposed in this application if a permit is granted.
- I agree to allow representatives of EGLE, OCWRC, City, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project.
- I understand that I must obtain all other necessary local, county, state, or federal permits, and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity.
- I understand that the payment of the application fee does not guarantee the issuance of a permit.
- I understand that I am liable for any activities that have already occurred and/or will occur on this property.

Peterson & VandenBerg Environmental is not liable for any activities that have occurred onsite and/or will occur onsite. Please contact me at your convenience if you have any questions.

Sincerely,

Thomas Lybrook 3-28-25

Thomas Lybrook

BILLING ADDRESS 726 BEAVER ROAD
GLENVIEW ILLINOIS
60025

NOTICE OF AUTHORIZATION

Permit Number: WRP047519 v. 1.0 **Date Issued: December 19, 2025**
Site Name: 70-1108 S Harbor Drive-Grand Haven
Expiration Date: December 19, 2030

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

☒ Part 353, Sand Dunes Protection and Management.

Authorized activity:

Install up to 41 linear feet of temporary shoring. Replace existing retaining walls and install new for a total of 110 linear feet of permanent retaining wall or shoring. Construct a 480 square feet garage. Resurface 630 square feet of driveway/parking area. Remove and replace existing concrete stairs. Stabilize and revegetate site. All work shall be completed in accordance with the attached plans and the terms and conditions of this permit.

To be conducted at property located in: Ottawa County, Waterbody: Lake Michigan
Section 29, Town 08N, Range 16W, City of Grand Haven

Permittee:
Tracie and Thomas Lybrook
1108 S Harbor Dr
Grand Haven, MI 49417

Kristen Fischer
Grand Rapids District Office
Water Resources Division
616-446-6523

This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.
Please refer to the above permit number with any questions or concerns.

EGLE
WRP047519 v1.0
Approved
Issued On:12/19/2025
Expires On:12/19/2030

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT

Issued To:

Tracie and Thomas Lybrook
1108 S Harbor Dr
Grand Haven, MI 49417

Permit No: **WRP047519 v.1.0**
Submission No.: **HQB-5HXY-5HN13**
Site Name: **70-1108 S Harbor Drive-Grand Haven**
Issued: **December 19, 2025**
Revised:
Expires: **December 19, 2030**

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

☒ **Part 353, Sand Dunes Protection and Management**

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan's water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Install up to 41 linear feet of temporary shoring. Replace existing retaining walls and install new for a total of 110 linear feet of permanent retaining wall or shoring. Construct a 480 square feet garage. Resurface 630 square feet of driveway/parking area. Remove and replace existing concrete stairs. Stabilize and revegetate site. All work shall be completed in accordance with the attached plans and the terms and conditions of this permit.

Waterbody Affected: Lake Michigan
Property Location: Ottawa County, City of Grand Haven, Town/Range/Section 08N/16W/29, Property Tax No. 70-03-29-154-034

EGLE
WRP047519 v1.0
Approved
Issued On:12/19/2025
Expires On:12/19/2030

Authority granted by this permit is subject to the following limitations:

A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.

B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.

C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.

D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.

E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.

F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.

G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.

H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.

I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit.

J. This permit shall not be assigned or transferred without the written approval of EGLE.

K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.

L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).

M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.

N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.

O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.

EGLE
WRP047519 v1.0
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P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.

Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.

R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.

S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.

T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).

U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.

V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.

W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.

X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.

Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:

1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview and select “Soil Erosion and Sedimentation Control Agencies”.
2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.

EGLE
WRP047519 v1.0
Approved
Issued On:12/19/2025
Expires On:12/19/2030

4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.
7. Notification shall be provided to EGLE 72 hours prior to commencing construction, vegetation removal, or grading activity. Contact: Kristen Fischer at FischerK2@michigan.gov; or Grand Rapids District Office, 350 Ottawa Ave NW, Unit 10, Grand Rapids, MI 49503
8. Altering the crest and the area lakeward of the crest by placing retaining walls or other regulated structures, removing soil or vegetation, lowering or raising the elevation of the crest, placing materials or soils lakeward of the crest on the lakeward facing bluff is not permitted.
9. The construction of porches, decks, landscaping (with the exception of planting native dune vegetation), on-grade walkways, on-grade stairways, and retaining walls including the placement of boulders, are considered uses, and not permitted unless specified in the authorized activities of the permit and depicted on the approved plans.
10. All earth moving and contour changes must occur within 10 feet of the permitted use.
11. Vegetation changes are not authorized more than 10 feet outside of the permitted use. All disturbed areas shall be re-vegetated with native dune species and stabilized with temporary measures before or upon commencement of the permitted use and maintained until permanent measures are in place. The removal and reestablishment of vegetation must be in accordance with the submitted vegetation assurance.
12. All revegetation shall be completed with native dune species only. Non-native or ornamental species are not allowed.
13. The permitted use and development shall provide for disposal of storm water without serious soil erosion and without sedimentation to any waterbody or wetland.
14. The re-stabilization and replanting of the site shall follow the submitted stabilization and planting plan. Vegetation shall be monitored for a minimum of two growing seasons to ensure the vegetation is fully established in the disturbed area and that no invasive species become established in the disturbed area.
15. The transport of building materials/excavated sand and access to and from the site shall be via the existing or permitted driveway. A separate temporary driveway or access road is not permitted for construction activities.
16. All slopes steeper than one-on-three (33%) must not be disturbed. Impacting the dunes is not authorized outside of the permitted use including activities such as driving machinery on slopes steeper than one-on-three (33%), or storing (permanently or temporarily) machinery, soil, materials, equipment, or removed vegetation, on any slopes steeper than one-on-four (25%).
17. Install temporary slope protection (such as plywood or plastic sheeting, for example) prior to the start of the project. The slope protection shall be placed to prevent slope impacts, unintended vegetation removal, and dune stability issues caused by excavation and access during construction. Silt fence is not an acceptable temporary slope protection measure. The slope protection shall remain in place during construction and shall be removed once the project has been completed and stabilized.

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18. Install permanent slope protection (such as steel sheet piling, for example) prior to the start of the project. The permanent slope protection shall remain in place and shall not be removed once the project has been completed. The slope protection shall be placed to prevent slope impacts, unintended vegetation removal, and dune stability issues caused by excavation and access during construction.
19. Excess excavated clean sand must be deposited in a critical dune area on the beach above the ordinary high-water mark (OHWM) of 580.5 feet IGLD85, or on-site in areas with slopes less than one-on-three (33%) which do not contain woody vegetation or as noted on the site plan. Machinery is not permitted to be driven down the lakeward facing bluff, on slopes steeper than one-on-three (33%) or in the water of the lake for the purpose of depositing the excess sand. Sand shall not be left in piles. The sand shall be leveled out immediately and planted with native dune vegetation.
20. All excess woody debris, concrete, building materials, or other types of soil must be deposited off site, outside of the critical dune area.
21. If it is not feasible to dispose of excess excavated sand or soil on-site, then it must be deposited off-site, outside of a floodplain, lake, river, stream, or wetland, and stabilized with temporary measures until permanent measures are in place. Permanent measures shall be in place within five (5) days of achieving final grade.
22. The permittee is encouraged to use Certified Weed Free or treated or washed fill products for landscaping and other uses to prevent the introduction of new invasive species. More information is available at: https://naisma.org/programs/weed-free-products/.
23. All fill/backfill must consist of clean, inert material that will not cause siltation nor contain soluble chemicals, organic matter, pollutants, contaminants, or invasive species. The fill site must be monitored for invasive species which must be removed should they be introduced.

Issued By: Kristen Fischer

Kristen Fischer
Grand Rapids District Office
Water Resources Division
616-446-6523

EGLE
WRP047519 v1.0
Approved
Issued On:12/19/2025
Expires On:12/19/2030

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.

_____ _____

Permittee Signature Date

cc: City of Grand Haven Clerk
Ottawa County Drain Commissioner
Ottawa County Clerk
Laurel Bronkella, Agent
Adrienne Peterson, Agent

EGLE
WRP047519 v1.0
Approved
Issued On:12/19/2025
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DRAWING CONTENTS:

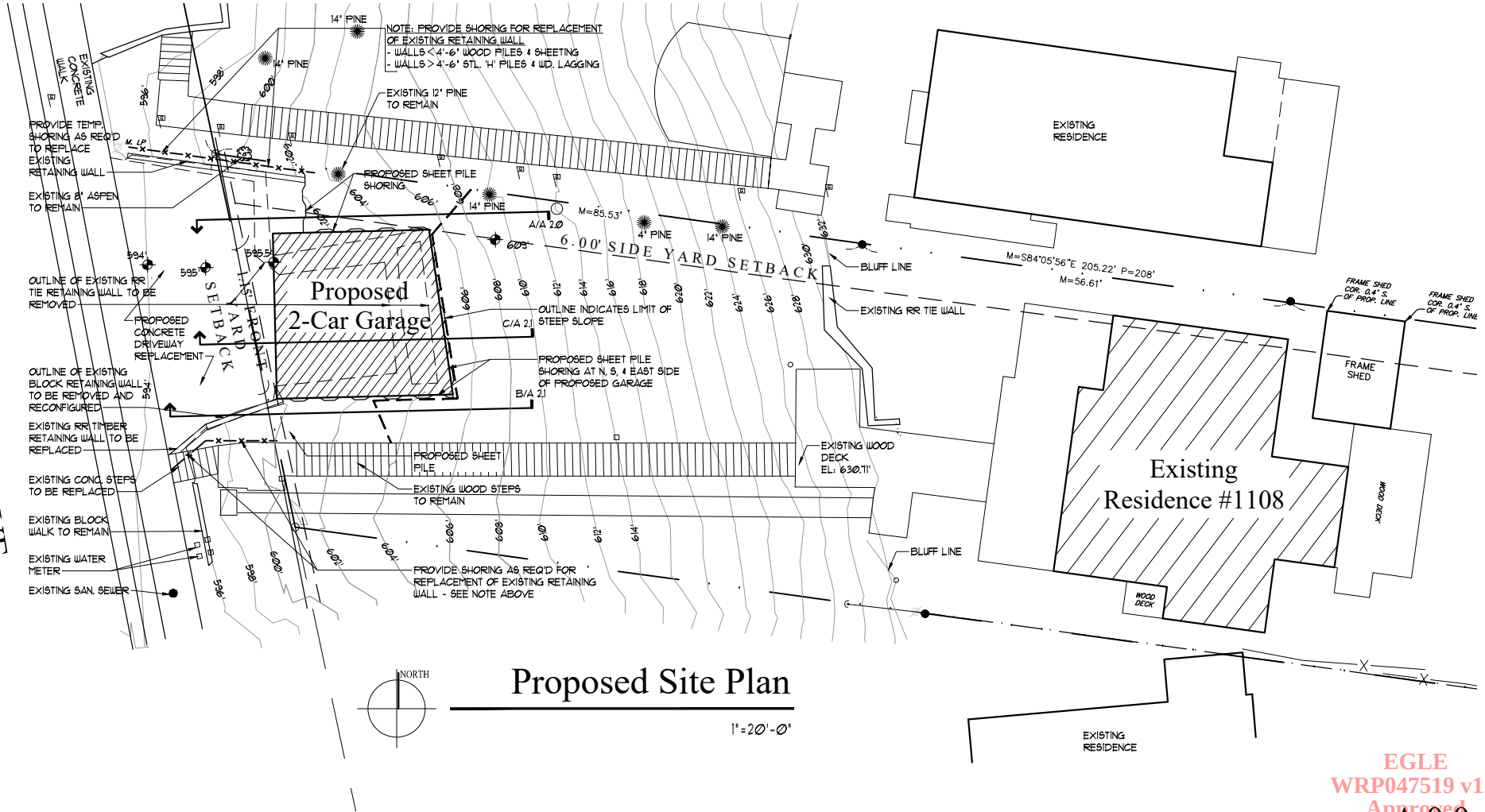
Date:
12.16.25

A 0.0 Cover Sheet /Proposed Site Plan
A 0.1 Existing Site Plan

Architectural Drawings:

A 1.0 First Floor Construction Plan/ Roof Plan
A 2.0 North Section Elevation A/ West Elevation
A 2.1 South Section Elevation B/ Building Section C
A 3.0 Low Wood Retaining Wall Detail
A 3.1 Tall Wood Retaining Wall Detail

STATE OF MICHIGAN
THOMAS E. LYBROOK
ARCHITECT
No. 1301034186
LICENSED ARCHITECT
12-16-25
EXP. 11-23-27



Proposed Site Plan

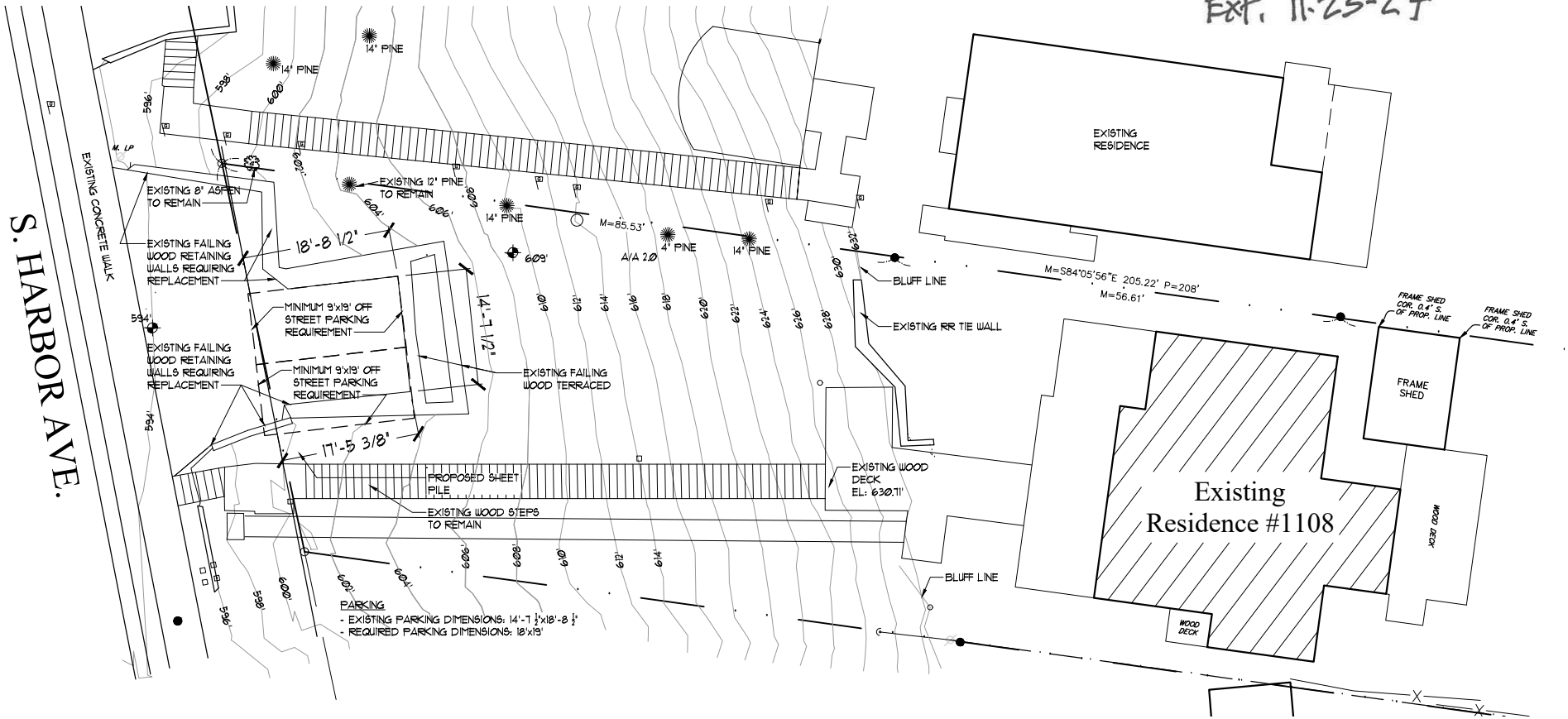
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EGLE
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Approved
Issued On:12/19/2025
Expires On:12/19/2030

Date:
12.16.25

STATE OF MICHIGAN
THOMAS E. LYBROOK
ARCHITECT
No. 1301034186
LICENSED ARCHITECT

12-16-25
EXP. 11-23-27



NORTH

Existing Site Plan

1"=20'-0"

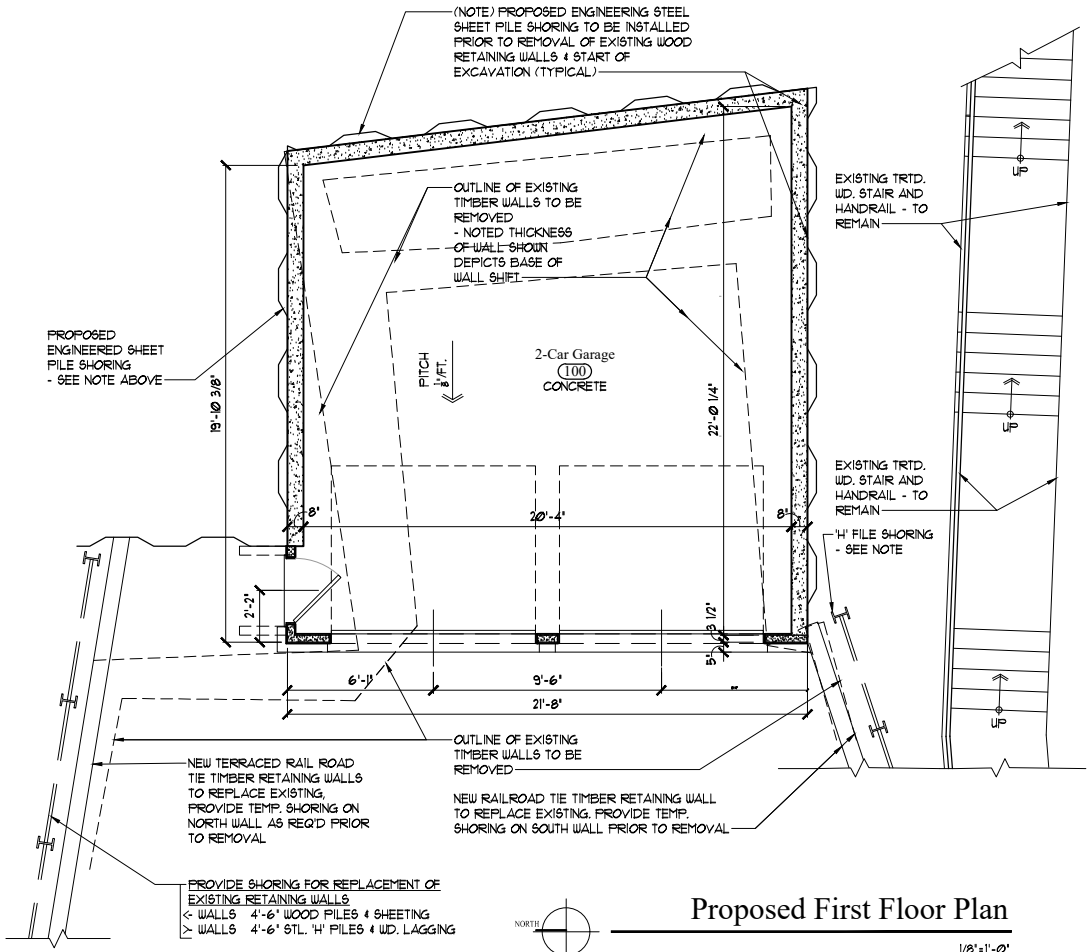
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Date:
09.25.25

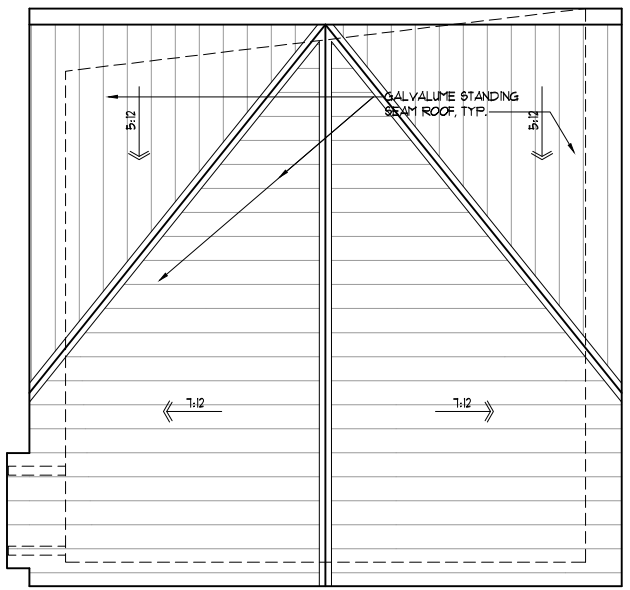
STATE OF MICHIGAN
THOMAS E. LYBROOK
ARCHITECT
No. 1301034186
LICENSED ARCHITECT

12-16-25
Exp. 11-23-27



Proposed First Floor Plan

1/8"=1'-Ø"



Proposed Roof Plan

1/8"=1'-Ø"

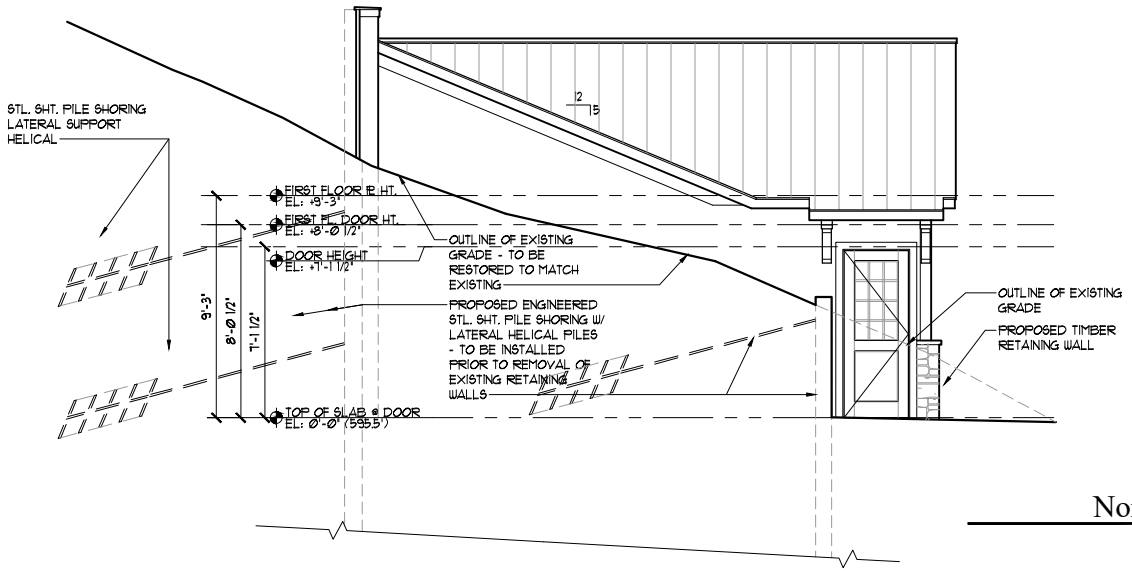
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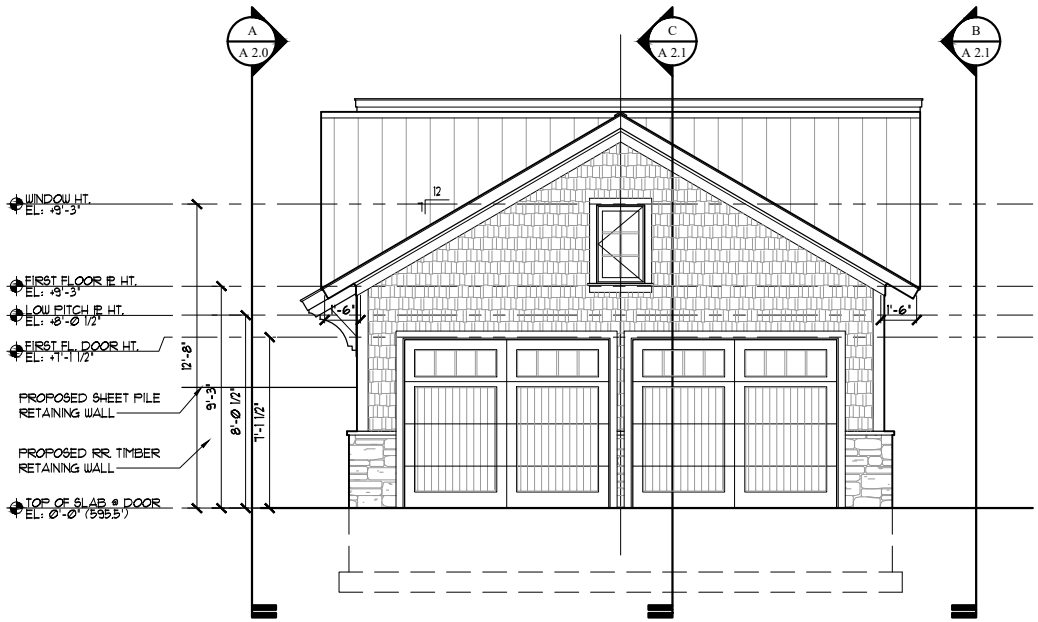
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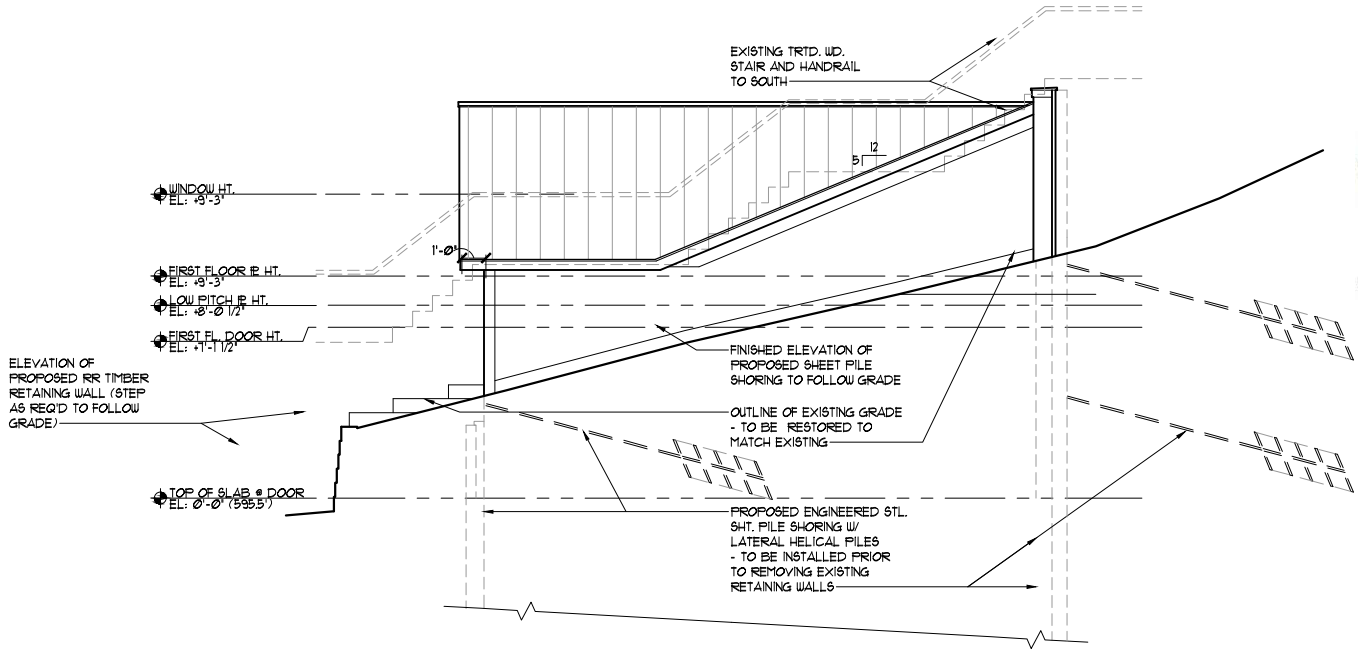
North Section Elevation (A)
1/8"=1'-Ø"



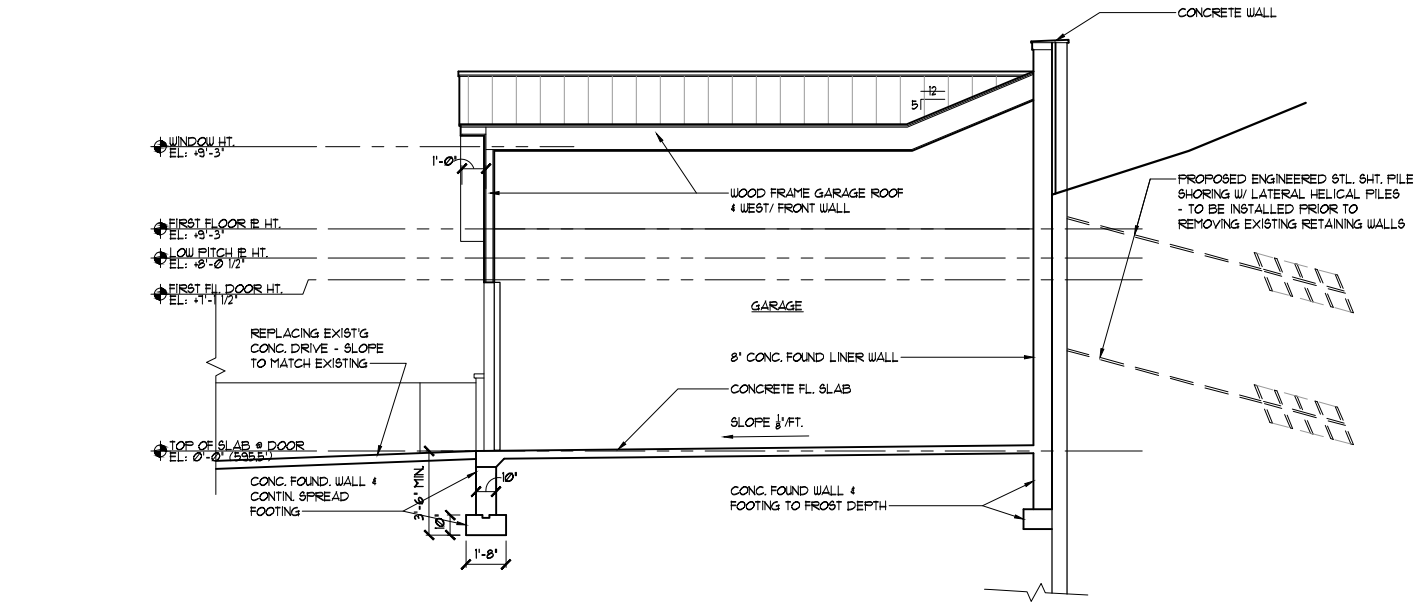
West Elevation
1/8"=1'-Ø"

EGLE
WRP047519 v1.0
Approved
Issued On:12/19/2025
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South Section Elevation (B)
1/8"=1'-Ø"



Building Section (C)
1/8"=1'-Ø"

STATE OF MICHIGAN
THOMAS E. LYBROOK
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A 2.1

Date:
09.25.25

PROVIDE SHORING (REMOVE UPON COMPLETION OF NEW RETAINING WALL)
- INSTALL 2x4 P.T. WD. VERTICAL P.T. WD. PILES 2'-0" O.C. PRIOR TO REMOVAL OF EXISTING RETAINING WALL
- INSTALL ¾" THK. PLYWOOD SHEETING BEHIND PILES SEQUENCED WITH REMOVAL OF EXISTING RETAINING WALL

RESTORE ORIGINAL GRADE & RESTORE VEGETATION

7"x9" TIMBER RAILROAD TIES
- STAGGERED RUNNING BOND

10" LG. EXT. GRADE STRUCTURAL 'TIMBERLOK SCREWS', 12" O.C.

7"x9" TIMBER RAILROAD TIE DEADMAN W/ 3'-0" LG. 'T' TIMBER, 8'-0" O.C.

2'-8"± WALL HEIGHT (H)

3/4" BATTER

2'-8"± WALL HEIGHT (H)

EXISTING CONCRETE DRIVE TO BE REPLACED

3" MIN. TOE LOCK AT BASE

10" DEEP COMPACTED GRANULAR BASE

#5 x 3'-6" LG. DOWELS 4'-0" O.C. MAX.

4" DIA. FABRIC WRAPPED PERIMETER DRAINAGE PIPE SET IN WASHED GRAVEL SURROUND

STATE OF MICHIGAN
THOMAS E. LYBROOK
ARCHITECT
No. 1301034186
LICENSED ARCHITECT

12-16-25
EXP. 11-23-27

Low Wood Retaining Wall Detail
(Typical 2'-0" High to 4'-6" High) ①
1"=1'-0"

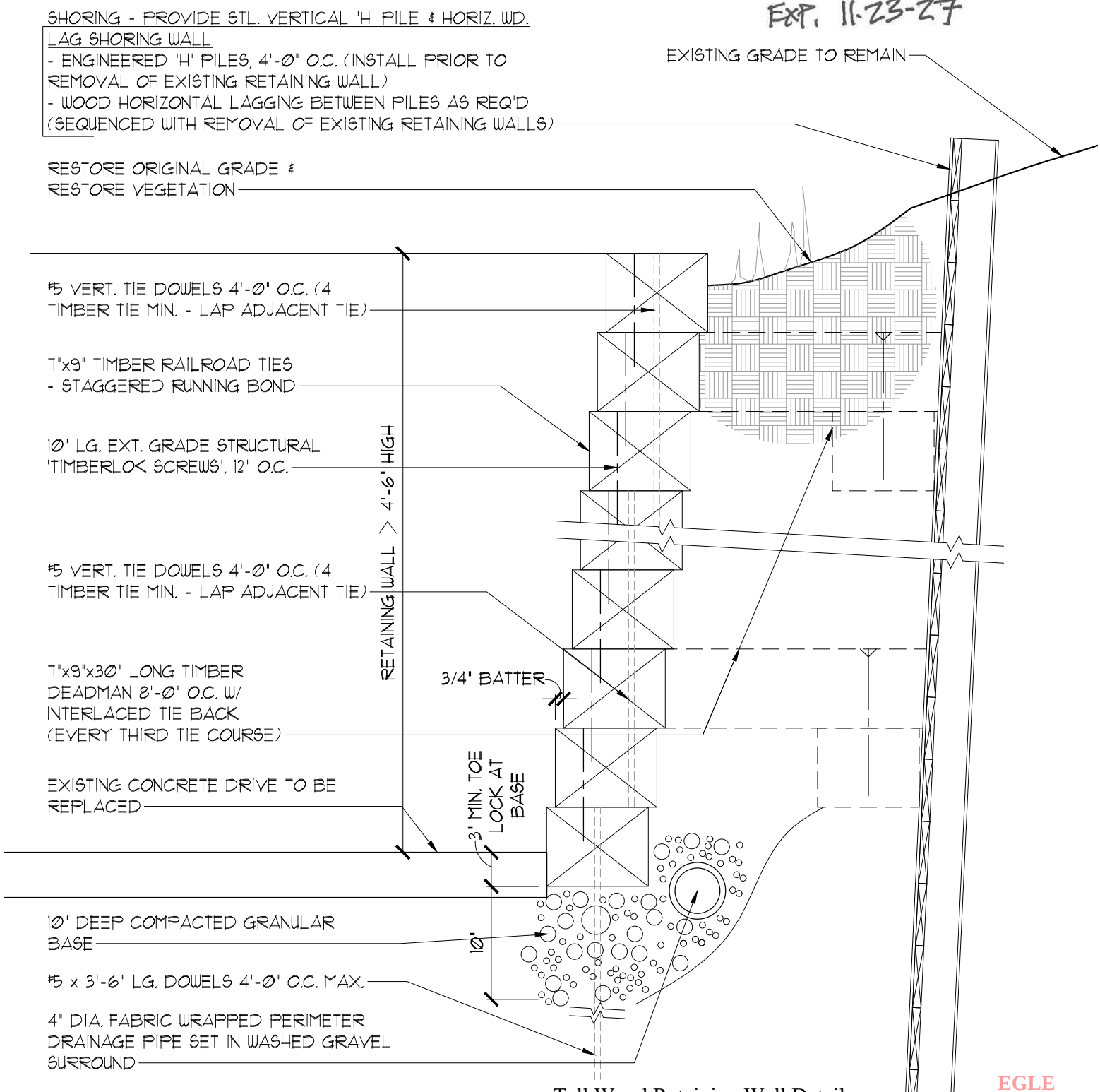
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Issued On:12/19/2025
Expires On:12/19/2030

Date:
09.25.25

STATE OF MICHIGAN
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EXP. 11-23-27



Tall Wood Retaining Wall Detail
(Typical 4'-6" High & Greater)
2
1"=1'-0"

EGLE
WRP047519 v1.0
Approved
Issued On:12/23/2025
Expires On:12/19/2030

Vegetation Assurance

1108 S. Harbor Drive, City of Grand Haven, Ottawa County, Michigan

Project Site Description

The site is a forested backdune with an existing single-family residence and associated infrastructure.

Proposed Development

The development proposes a new detached garage, retaining walls, stairs, and replacement and expansion of the existing driveway. Existing use areas will be utilized, and no trees will be removed for this project.

Proposed Actions for Maintaining Site Stability During & After Construction

1. No disturbance is proposed outside of the retaining walls and a 5-foot buffer around the driveway and stairs. Any incidental disturbance will be restored as deemed appropriate.
2. All trees outside the limits of disturbance will be protected from construction activities.

Proposed Re-Vegetation of the Site

1. Upon completion of construction activities, all exposed soils will be re-vegetated with harvested dune native species or covered with a weed-free biodegradable mulch blanket to stabilize soils and allow dead leaf material to accumulate, if deemed appropriate by the landscaper. Where possible, existing herbaceous layers of soils and seedling plant materials will be recovered and moved for re-establishment in disturbed areas.
2. The property will be restored and stabilized with native dune vegetation from the species listed below, or other species deemed appropriate by the landscaper.

Common Name	Scientific Name	Category
Balsam Fir	*Abies balsamea*	Tree
Red Maple	*Acer rubrum*	Tree
Sugar Maple	*Acer saccharum*	Tree
Smooth Shadbush	*Amelanchier laevis*	Tree
Alternate Leaved Dogwood	*Cornus alternifolia*	Tree
American Beech~	*Fagus grandifolia*	Tree
Eastern Red Cedar	*Juniperus virginiana*	Tree
Hop-Hornbeam	*Ostrya virginiana*	Tree
Red Pine	*Pinus resinosa*	Tree
Jack Pine	*Pinus banksiana*	Tree
Eastern White Pine	*Pinus strobus*	Tree
Cottonwood	*Populus deltoides*	Tree
Northern Red Oak*	*Quercus rubra*	Tree
Black Oak*	*Quercus velutina*	Tree
Northern White Cedar	*Thuja occidentalis*	Tree
American Basswood	*Tilia americana*	Tree
Eastern Hemlock^	*Tsuga canadensis*	Tree
* = not recommend if Oak Wilt in area ^ = not recommended if Hemlock Woolly Adelgid in area ~ = not recommended if Beech Bark Disease in area		
Common Name	**Scientific Name**	**Category**
Bearberry	*Arctostaphylos uva-ursi*	Shrub
Serviceberry	*Amelanchier interior*	Shrub

Round-Leaved Serviceberry	*Amelanchier sanguinea*	Shrub
Shadbush Serviceberry	*Amelanchier spicata*	Shrub
Bunchberry	*Cornus canadensis*	Shrub
Round-Leaved Dogwood	*Cornus rugosa*	Shrub
Red-Osier Dogwood	*Cornus stolonifera (sericea)*	Shrub
Shrubby Cinquefoil	*Dasiphora fruticosa*	Shrub
Witch Hazel	*Hamamelis virginiana*	Shrub
Beach-Heath	*Hudsonia tomentosa*	Shrub
Kalm's St. John's Wort	*Hypericum kalmianum*	Shrub
Ground Juniper	*Juniperus communis*	Shrub
Creeping Juniper	*Juniperus horizontalis*	Shrub
Sand Cherry	*Prunus pumila*	Shrub
Hop Tree	*Ptelea trifoliata*	Shrub
Blueleaf Willow	*Salix myricoides*	Shrub
American Yew	*Taxus canadensis*	Shrub
Low Sweet Blueberry	*Vaccinium angustifolium*	Shrub
Velvetleaf Blueberry	*Vaccinium myrtilloides*	Shrub
Common Milkweed	*Asclepias syriaca*	Forb
Wild Columbine	*Aquilegia canadensis*	Forb
Rue Anemone	*Thalictrum thalictroides*	Forb
Jack-in-the-Pulpit	*Arisaema triphyllum*	Forb
Sea Rocket	*Cakile endetula*	Forb
Bluebell	*Campanula rotundifolia*	Forb
Dutchman's Breeches	*Dicentra cucullaria*	Forb
Yellow Trout Lily	*Erythonium Americanum*	Forb
Round-Lobed Hepatica	*Hepatica acutiloba*	Forb
Common Evening Primrose	*Oenothera biennis*	Forb
May-Apple	*Podophyllum peltatum*	Forb
Starry False Solomon's Seal	*Maianthemum stellatum*	Forb
Common Blue Violet	*Viola sororia*	Forb
Horse Mint	*Monarda punctata*	Forb
Hairy Puccoon	*Lithospermum caroliniense*	Forb
Seaside Spurge	*Euphorbia polygonifolia*	Forb
Flowering Spurge	*Euphorbia corollata*	Forb
Hyssop-Leaved Bugseed	*Corispermum hyssopifolium*	Forb
Wild Wormwood	*Artemisia campestris*	Forb
Sand Cress	*Arabidopsis lyrata*	Forb
Marram Grass	*Ammophila breviluglata*	Grass
Sand Reed Grass	*Calamovilfa longifolia*	Grass
Canada Wild Rye	*Elymus canadensis*	Grass
Little Bluestem	*Schizachyrium scoparium*	Grass
Pennsylvania Sedge	*Carex pensylvanica*	Sedge
Beach Pea	*Lathyrus japonicus*	Vine
Virginia Creeper	*Parthenocissus quinquefolia*	Vine
Summer Grape	*Vitis aestivalis*	Vine
Riverbank Grape	*Vitis riparia*	Vine

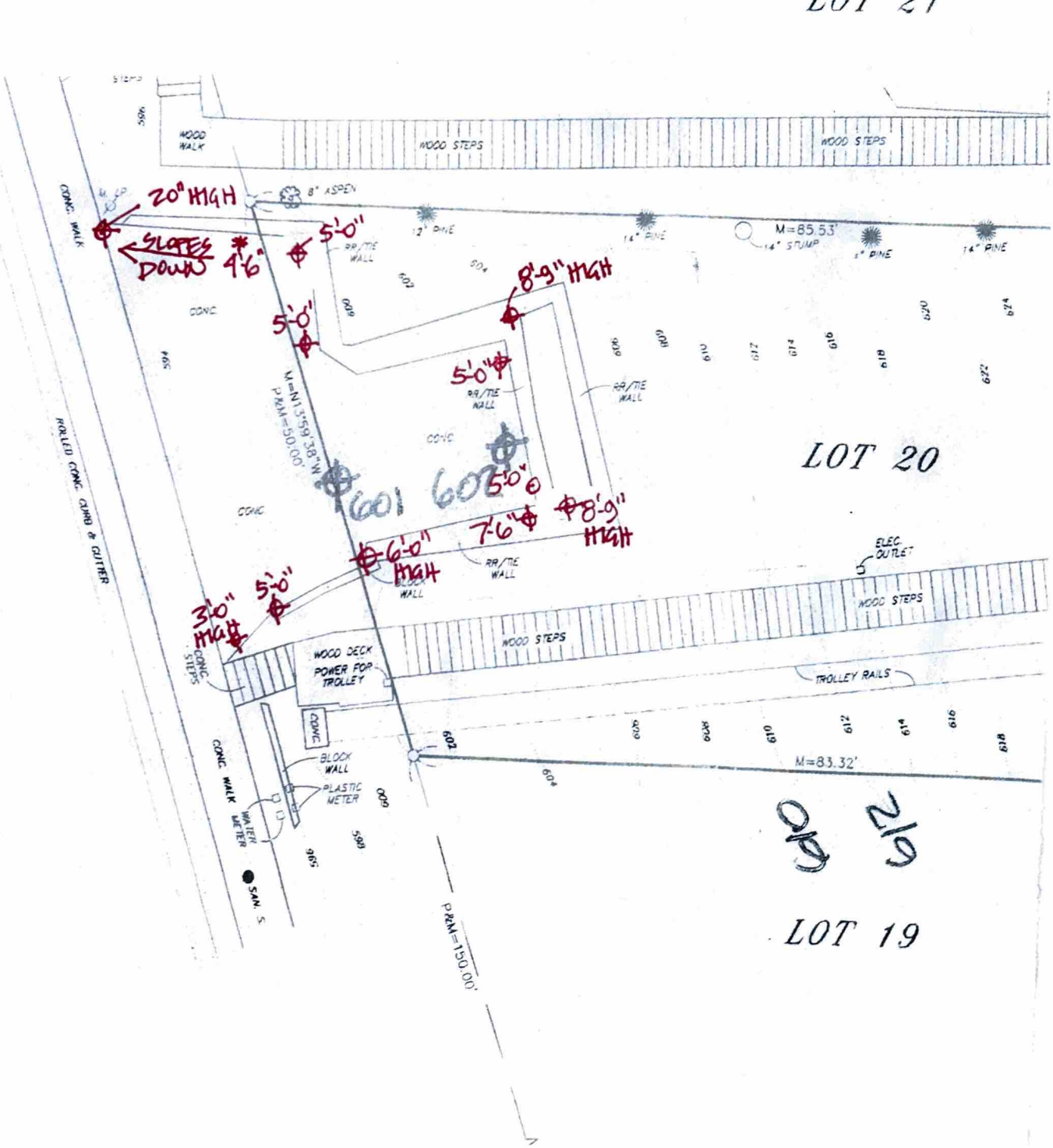
PRIORITY

2 DUNE REQUIREMENTS

1108 S. HARBOR

APPROX. EXISTING RETAINING WALL HEIGHTS

T.L. 3-4-26



DRAWING CONTENTS:

A 0.0 Cover Sheet /Proposed Site Plan
A 0.1 Existing Site Plan

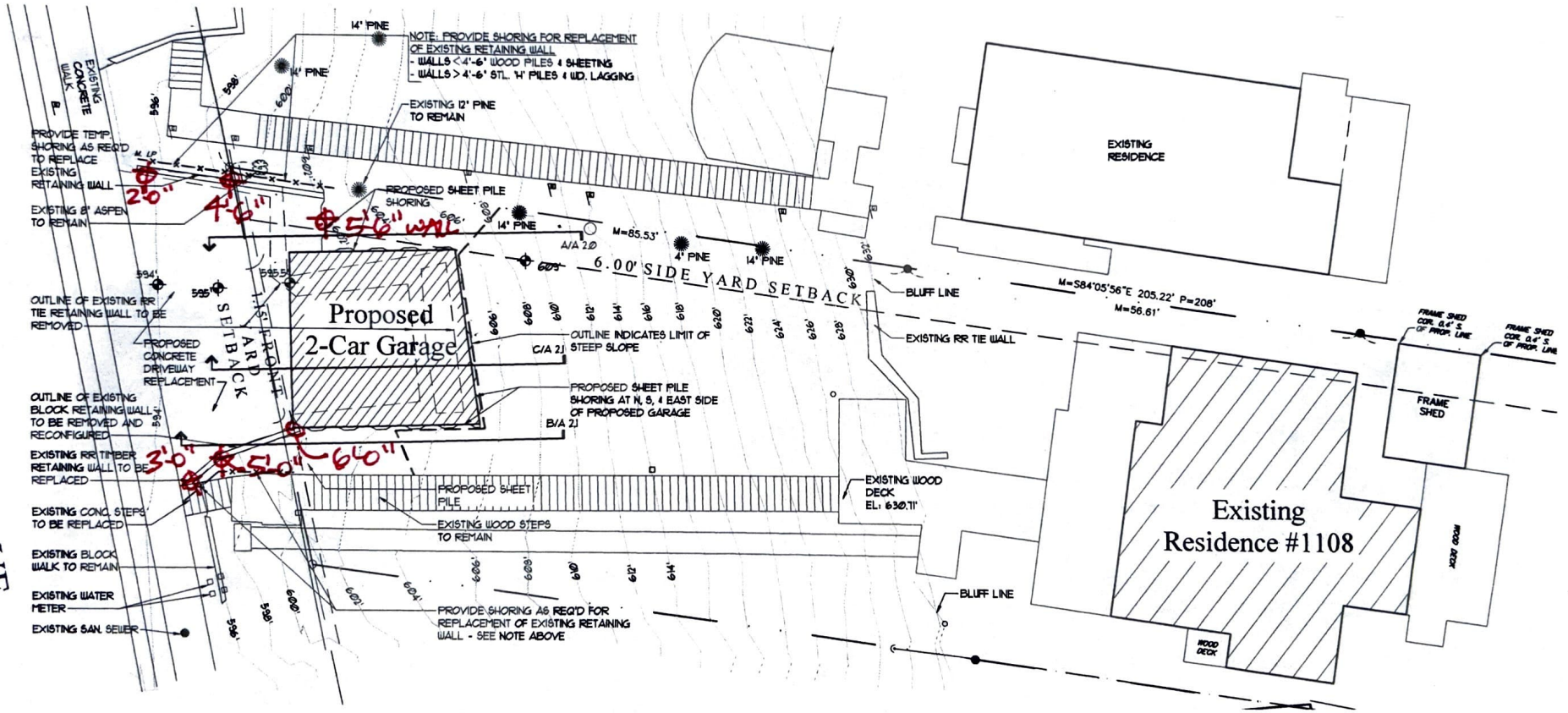
Architectural Drawings:

A 1.0 First Floor Construction Plan/ Roof Plan
A 2.0 North Section Elevation A/ West Elevation
A 2.1 South Section Elevation B/ Building Section C
A 3.0 Low Wood Retaining Wall Detail
A 3.1 Tall Wood Retaining Wall Detail

STATE OF MICHIGAN
THOMAS E. LYBROOK
ARCHITECT
No. 1301034186
LICENSED ARCHITECT

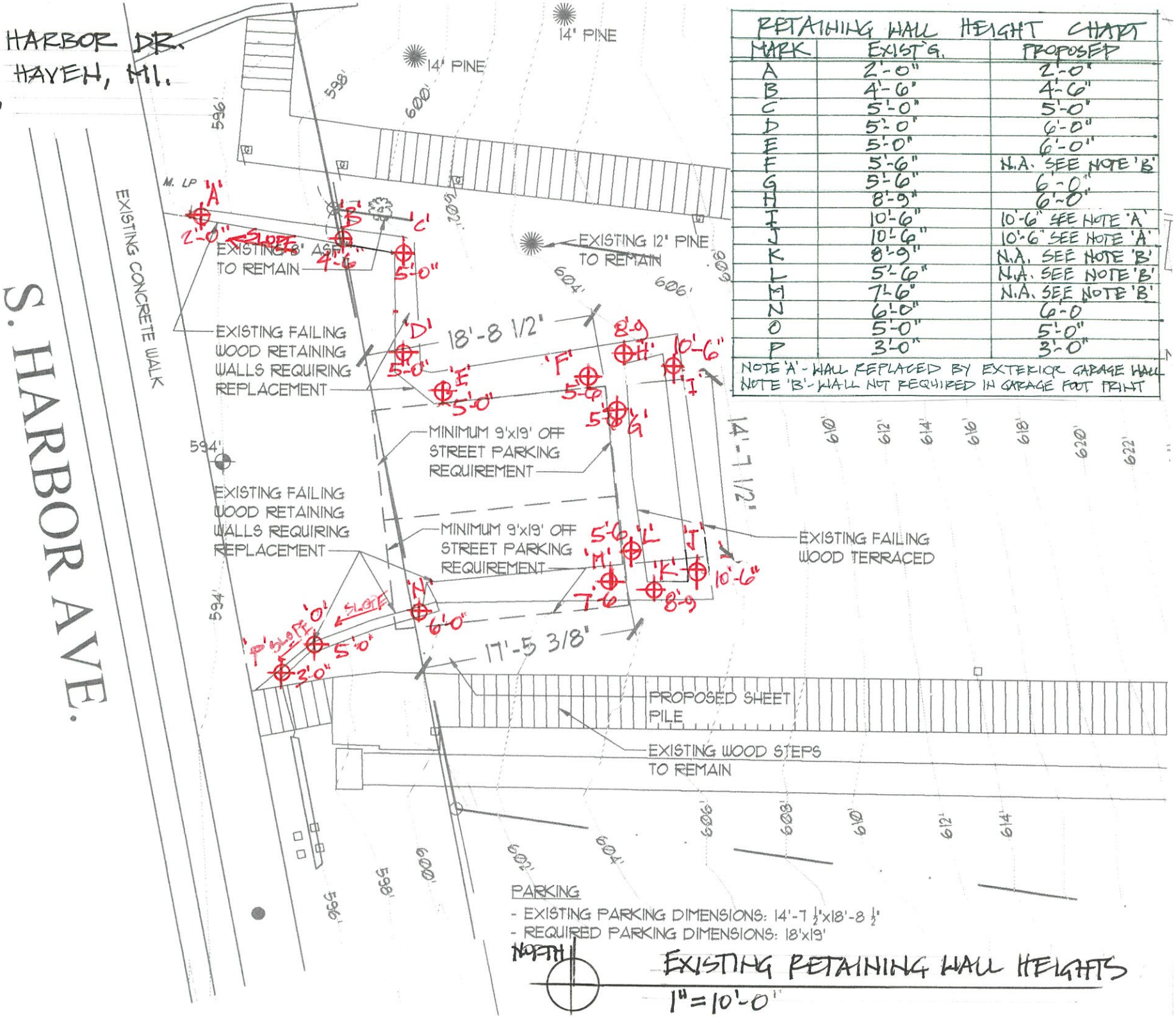
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EXP. 11-23-27

Date:
12.16.25



PROPOSED NEW WALL HEIGHTS
TL. 3-4-26

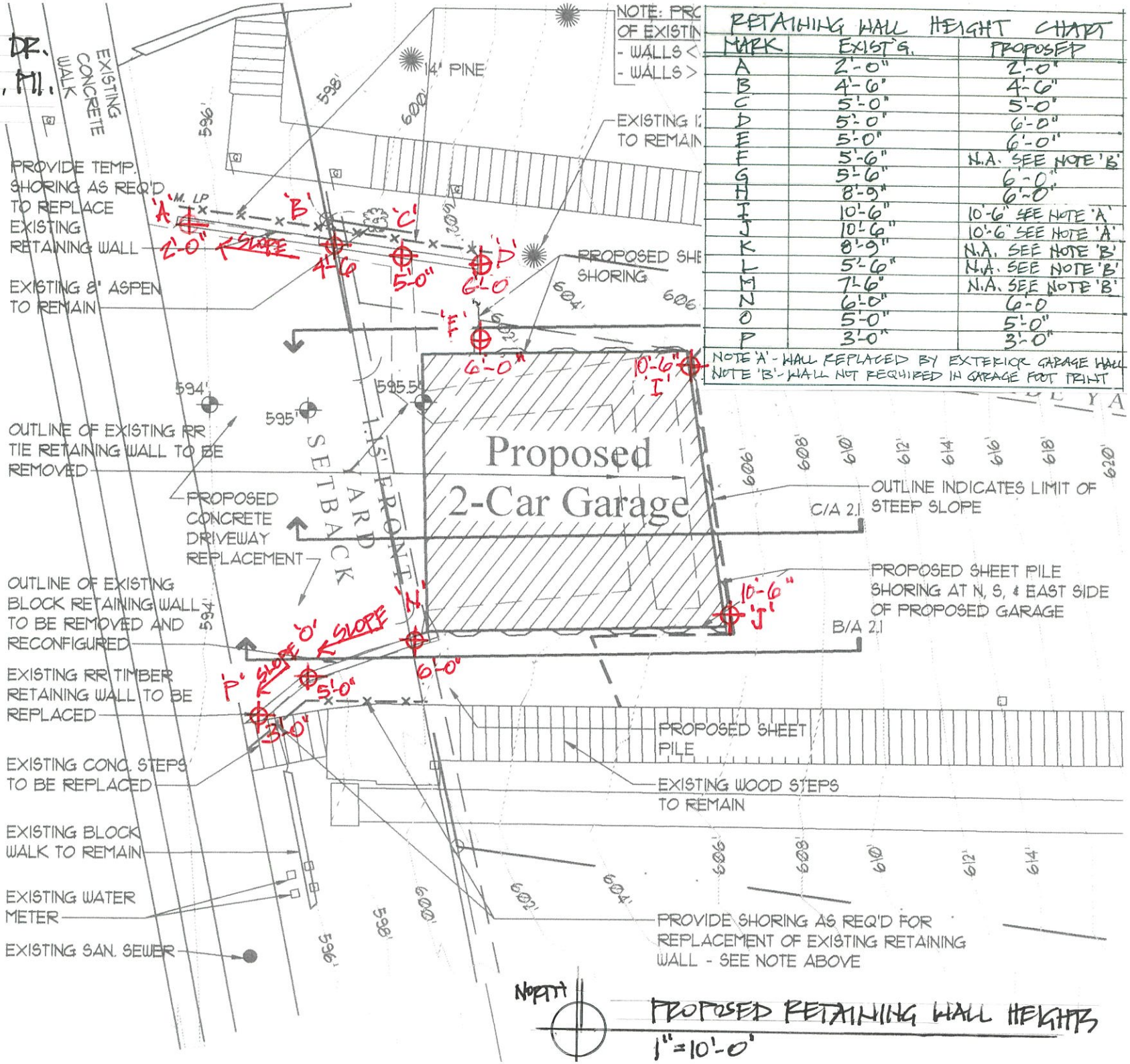
1108 S. HARBOR DR.
GRAND HAVEN, MI.
3-10-26



RETAINING WALL HEIGHT CHART		
MARK	EXIST'G.	PROPOSED
A	2'-0"	2'-0"
B	4'-6"	4'-6"
C	5'-0"	5'-0"
D	5'-0"	6'-0"
E	5'-0"	6'-0"
F	5'-6"	N.A. SEE NOTE 'B'
G	5'-6"	6'-0"
H	8'-9"	6'-0"
I	10'-6"	10'-6" SEE NOTE 'A'
J	10'-6"	10'-6" SEE NOTE 'A'
K	8'-9"	N.A. SEE NOTE 'B'
L	5'-6"	N.A. SEE NOTE 'B'
M	7'-6"	N.A. SEE NOTE 'B'
N	6'-0"	6'-0
O	5'-0"	5'-0"
P	3'-0"	3'-0"

NOTE 'A' - WALL REPLACED BY EXTERIOR GARAGE WALL
NOTE 'B' - WALL NOT REQUIRED IN GARAGE FOOT PRINT

1108 S. HARBOR DR.
GRAND HAVEN, MI.
3-10-26



NOTE: PRC
OF EXISTIN
- WALLS <
- WALLS >

RETAINING WALL HEIGHT CHART

MARK	EXIST'G.	PROPOSED
A	2'-0"	2'-0"
B	4'-6"	4'-6"
C	5'-0"	5'-0"
D	5'-0"	6'-0"
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P	3'-0"	3'-0"

NOTE 'A' - WALL REPLACED BY EXTERIOR GARAGE WALL
NOTE 'B' - WALL NOT REQUIRED IN GARAGE FOOT PRINT


AHEAD


AHEAD



DATE: April 10, 2026

TO: City of Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-13:** Special Land Use Permit – 417 Jackson Ave. Short-Term Rental

---

Current Zoning: OT, Old Town District

Existing Use: One-Family Dwelling/Long-Term rental

Proposed Use: Short-Term Rental

1.0 Request

Kimberley Brown has submitted an application for a Special Land Use Permit for a Short-Term Rental located at 417 Jackson Ave. (parcel #70-03-21-157-008). The home is a single-family dwelling on the north side of Jackson Avenue near 4th Street. The Old Town Zoning District allows new short-term rentals if the property is on a key street.

2.0 Special Land Use Regulations & Conditions

Section 40-513 of the Zoning Ordinance provides a list of ten (10) regulations and conditions for a Short-Term Rental. The review of the Special Land Use Permit application is also subject to the standard regulations and conditions of all Special Land Uses outlined in Section 40-116.03. The applicant has provided a narrative that responds to these review standards and a scaled drawing depicting the property and location of the home.

417 Jackson Ave. is a nonconforming lot in the Old Town district with respect to lot width of 39 ft, and lot area of 5,148 sq. ft. According to the applicant, the dwelling unit will have five (5) bedrooms and five (5) bathrooms after renovations. The number of bedrooms could support an estimated sleeping occupancy of 10 people, which would require four (4) parking spaces. The plan calls for an concrete driveway improvement to accommodate 2 vehicles.

Address	Use	Short Term Rental?
413 Jackson Ave.	Single-family	No
419 Jackson Ave.	Single-family	No
423 Jackson Ave.	Single-family	No
429 Jackson Ave.	Single-family	Yes
433 Jackson Ave.	Single-family	Yes
430 Jackson Ave.	Single-family	Long term rental
405 N. 5th St.	Single-family	No
426 Jackson Ave.	Two-family	Yes with SLU in 2020
422 Jackson Ave.	Single-family	Yes with SLU in 2021
418 Jackson Ave.	Two-family	No, SLU denied in 2024
416 Jackson Ave.	Single-family	Yes
410 Jackson Ave.	Single-family	Yes
406 Jackson Ave.	Single-family	No
400 Jackson Ave.	Commercial business	No

The city placed a tracking list of all registered short term rentals on the city webpage. For reference, please see the link: https://grandhaven.org/wp-content/uploads/2025/04/Str-Map-List.pdf\

In 2024, the Planning Commission did deny a special land use permit for a short term rental at 418 Jackson due to the fact the lot did not meet the min. lot width or lot size in Old Town. However, the circumstances were different in which the lot width was 33 ft., lot size of 4,360 sq. ft. and the underlying use was a two-family dwelling.



STR Neighborhood Map

3.0 Correspondence

As of the date of this staff report, the city received one public comment against the short term rental, citing an abundance in the area.

4.0 Sample Motions

Motion to APPROVE Case 26-13, a request for a Special Use Permit for a Short-Term Rental located at 417 Jackson Ave. (parcel #70-03-21-157-008)) based on the information submitted for review, and subject to the following condition:

1. *The sleeping occupancy shall be determined by the building official.*
2. *(Insert any additional conditions as necessary)*

Motion to DENY Case 26-13, a request for a Special Use Permit for a Short-Term Rental located at 417 Jackson Ave. (parcel #70-03-21-157-008)) based on the information submitted for review, and subject to the following reasons:

1. *The lot does not meet the minimum loth size and width requirements in the Old Town District, failing to satisfy Sec. 40-513.2.a.*
2. *(Insert any additional reasons as necessary)*

Attachments:

A. Special Land Use application
B. Sec. 40-513 response
C. Sec. 40-116.03 response
D. Site Plan and Floor Plan
E. Correspondence

SPECIAL LAND USE PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: 417 Jackson Avenue, Grand Haven
Parcel #: 70-03-21-157-008
Current Use: Long Term Rental / 2nd Home
Area in Acres or Sq. Ft.: 5148 Sq Ft
Zoning District: Old Town
Proposed Use: Short Term Rental
Zoning of adjacent properties: Old Town

2. Applicant

Name: Kimberly Brown
Company: The Jackson House, LLC
Address: 417 Jackson Ave
Grand Haven, MI 49417
Phone: 616-402-1525
Email: [redacted]

3. Property Owner

Name: Kimberly Brown
Address: 13955 132nd Ave
Grand Haven, MI 49417
Phone: 616-402-1525
Email: [redacted]

4. Required Application Materials

- Application (PDF + 5 copies)
- Site Plan (PDF + 5 copies)
- Letter or signed narrative describing the proposed special land use and detailing why the location selected is appropriate. Narrative must include responses to the special land use review standards of Section 40-116.03 and the specific review standards of Article V of the Zoning Ordinance.
- Statement of expected effect of the special land use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns and local traffic volumes
- Additional information which may be necessary (i.e. soil erosion, dune protection, view protection, shoreline protection, excessive noise or adverse impact on surrounding properties).
- Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing a Special Use permit application as provided in Section 40-116.03.
- Required fee

1. Fees and Escrow Deposit

Application Fee: $350.00 **(***any Site Plan Review is in addition to this review)*

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

2. Details of the Nature of Work Proposed

Over the last three years I have been working on completing my renovation project at 417 Jackson. After many set backs and several life changes, I have finally have the house in livable condition. It was certified in December for long term rentals. I am now requesting approval to also be certified for short term rentals.

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: Kimberly Brown Date: 3/10/2026

Print Name: Kimberly Brown

Signature of Owner: Kimberly Brown Date: 3/10/2026

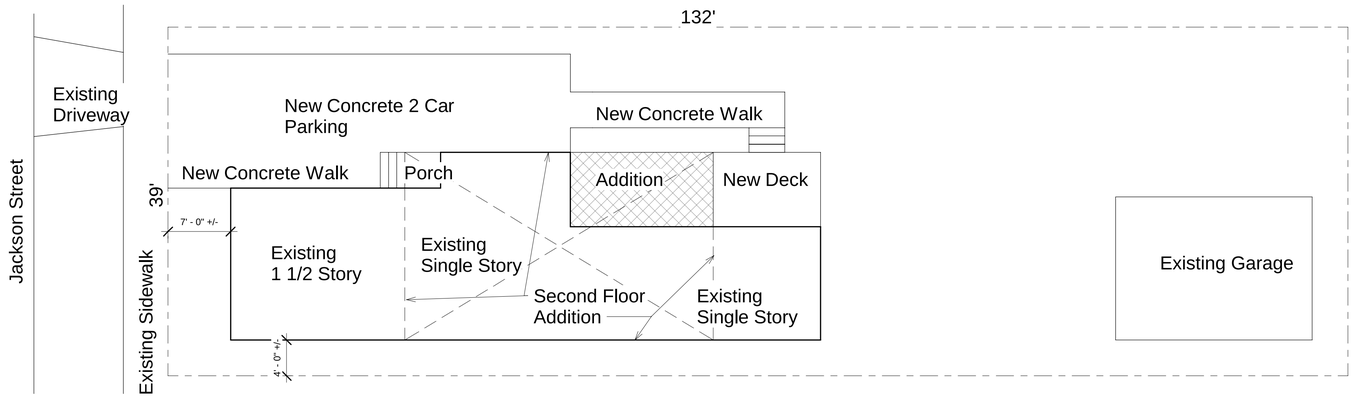
Print Name: Kimberly Brown

Office Use Only

Case #: Date Received: Fee:

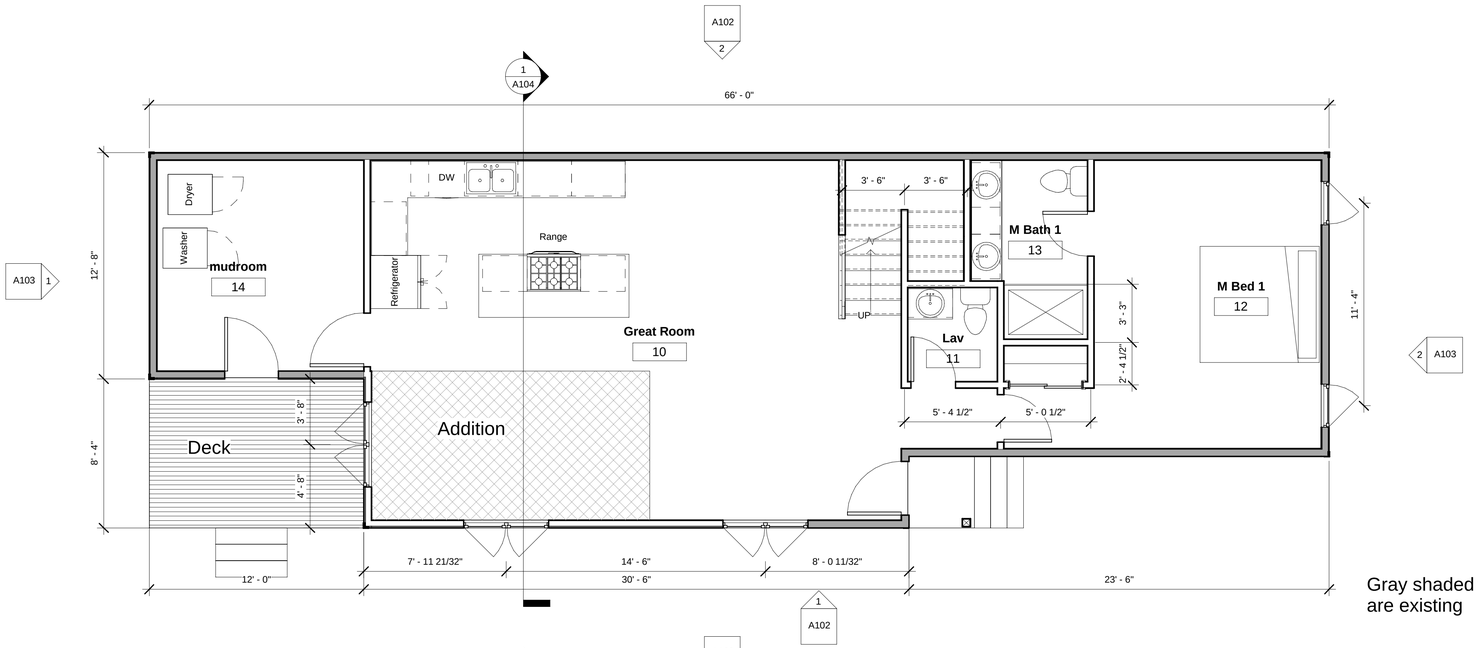
Date of Approval: Date of Denial: Approved by:

Sheet List	
Sheet Number	Sheet Name
A100	Site Plan
A101	Floor Plans
A102	East & West Elevations
A103	North & South Elevations
A104	Sections / Details



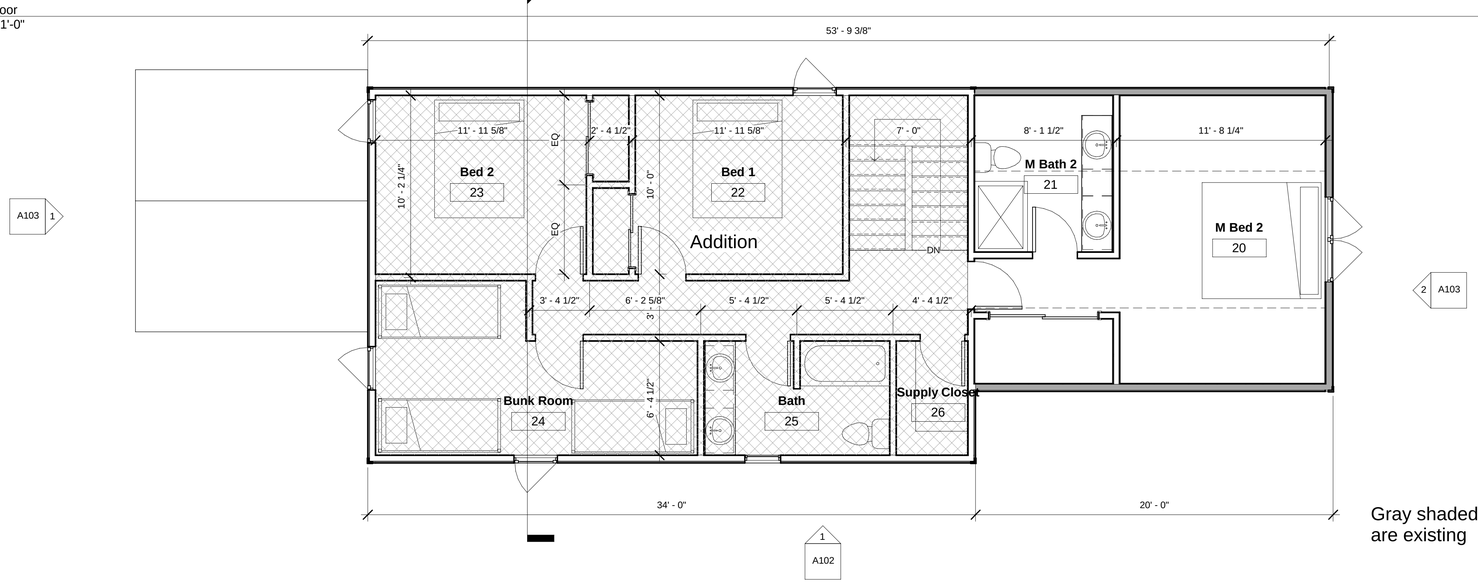
1 Site Plan
1/8" = 1'-0"

No.	Description	Date



1 First Floor
1/4" = 1'-0"

Gray shaded walls
are existing



2 Second Floor
1/4" = 1'-0"

Gray shaded walls
are existing

No.	Description	Date

Addition / Renovation

417 Jackson St.

Floor Plans

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A101

Scale 1/4" = 1'-0"

9/6/2023 12:40:20 PM

SPECIAL LAND USE PERMIT APPLICATION

SITE PLAN - SHORT TERM RENTAL

Kimberly Brown
417 Jackson Avenue
Grand Haven, MI 49417
kimmiebrownmi@gmail.com
616-402-1525

Parcel Number: 70-03-21-157-008
Zoning District: Old Town

Project & Site Overview:

The two-story property at 417 Jackson Ave was acquired by myself, Kimberly Brown, and my husband, at the time, Daniel Brown, in April of 2023. The house was cited as condemned when we purchased it and therefore was vacant. My husband and I have built our own houses in the past and wanted to renovate an old home with the overall desire of being able to spruce up a house and the community where it resides. We found this challenge right in our hometown, Grand Haven. In addition to glorifying an older home, this home is located in the Old Town district, which means we could also use it as rental property. This house quickly became something I did not want to sell, and I incorporated it into our retirement plan. We quickly had house plans drawn up and had a vision of taking a condemned 3-bedroom, 1 bath, 1,290 square foot house that was built in 1900 and transforming it into a beautiful 5-bedroom, 5 bath, 2,544 square foot home. The house had severe roof and rotting damage, but a new roof was put on about five years prior to us purchasing it. The rotting created immense damage in the home, to include a 4' x 4' hole in the main floor going into the crawl space. This hole and several other issues with the house made it a space for animals, critters and some inhabitants, to utilize the house as they wished, for whatever they wanted. These were known issues. We got to work right away and ended up finding many other issues, which we then completely gutted everything except for the outer walls. Unfortunately, in addition to the many unknown issues, there were a couple unforeseen life events, as well. In November of 2024 our divorce was final and I acquired both of our homes. Having to buy out Daniel's portion of this house and my primary residence left me to the confines of an extremely tight budget. Over the course of the next 8 months, I went from hiring a general contractor, which I had to let go because I could not afford him, to hiring an old "friend" who overcharged me and did unnecessary work, to then me becoming the general contractor. The addition on the 2nd story affected the foundation and I brought in an engineer to tell me what needed to be done, which quotes for the support work came in at $50k+. This was, of course, not in the budget. The insulation needed to be blown-in due to the exterior wall structures, which was double my budgeted amount. The plumbing was $8k higher than the plumber's estimate and the

electrical was roughly $15k over budget. There were times when I just wanted to cry but I was determined to never give up and get the house completed. Despite all the financial, mental and physical challenges I endured, I was able to complete the renovations in December of 2025 and am certified for long term rentals. I am excited to be able to say that I am now a new female business owner in Grand Haven!

Every last dollar I have, and then some, has gone into the renovations of the Jackson house. It has brightened the neighborhood and is no longer an condemned, vacant, eye sore. It can be served by police and fire protection, refuse disposal, water and sewage facilities and schools but not create excessive additional requirements or be detrimental to the economic welfare of the community. The Jackson house will not produce excessive traffic or noise and will not be a nuisance as it complies with the zoning ordinances.

Using the Jackson house as a short-term rental is feasible because it resides in Old Town, is suitable for temporary lodging, and would not negatively impact the neighboring properties. This location should not impede or increase the flow of traffic, increase emergency service requirements, schools, storm water systems or sewer facilities. If anything, utilizing the Jackson house will be positive to the community and city. It will bring another family into Grand Haven during the Spring and Summer months, so they too can enjoy our beautiful city and everything it has to offer.

Lot Size: 39’ x 132’ = 5,148 square feet



Structure Details:

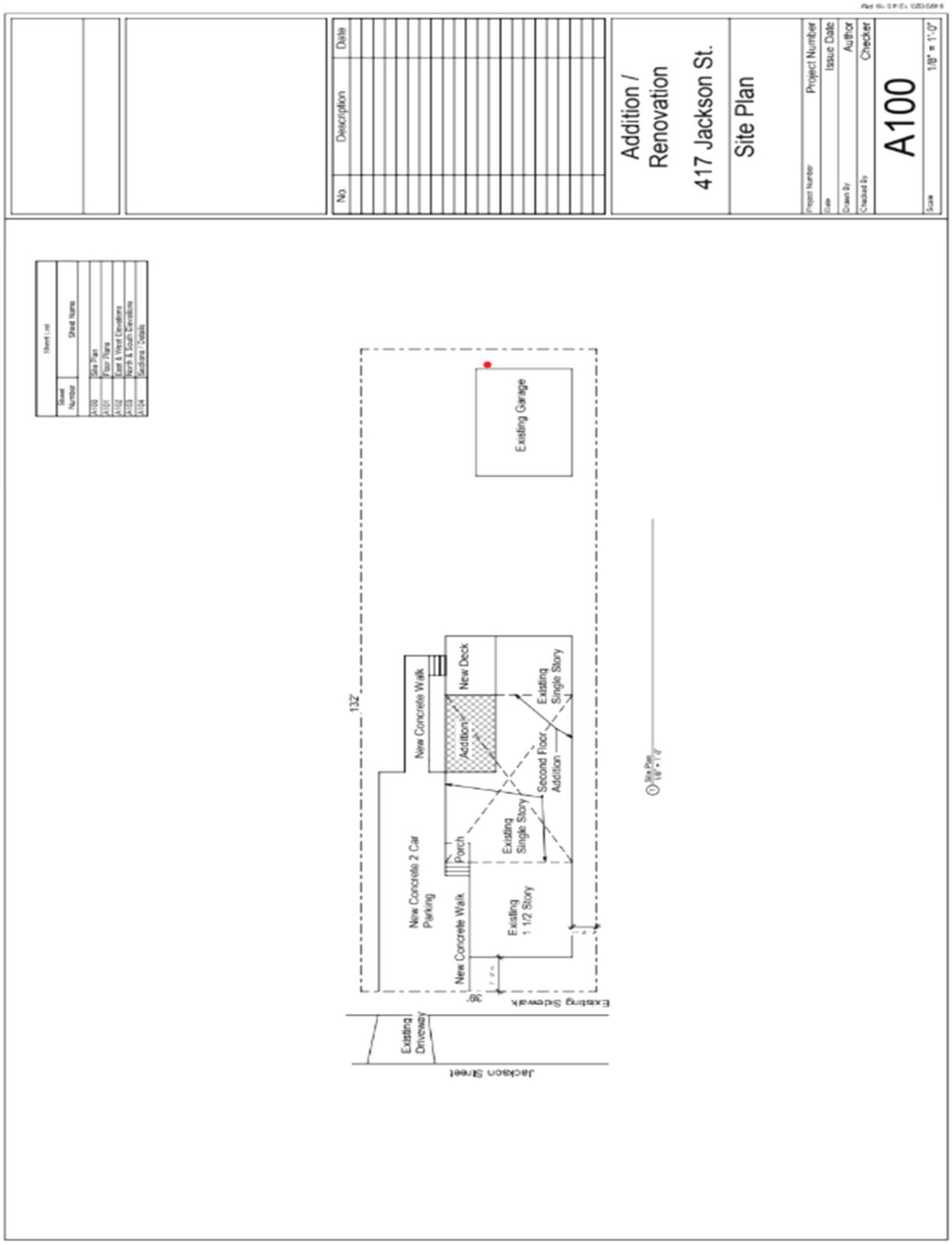
Type of Structure: Single-family home
Number of Stories: 2 stories
Square Footage: 2,544
Number of Bedrooms: 5
Number of Bathrooms**:** 5 (amended house plans - added 5th bathroom within laundry room)
Primary Entrance: Front door located on the West side of the house
Secondary Entrance: Back door located on the North side of the house (amended from original house plans)

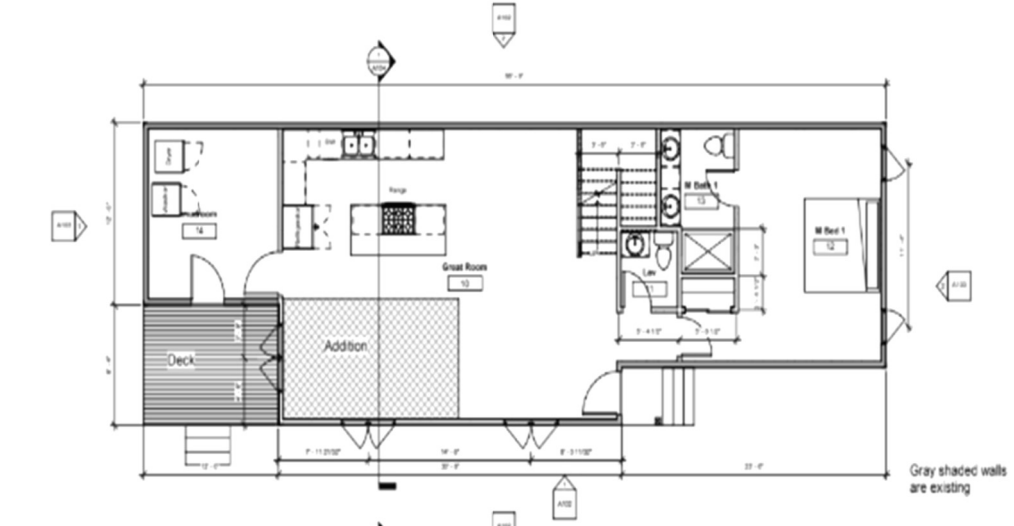


Safety Features:

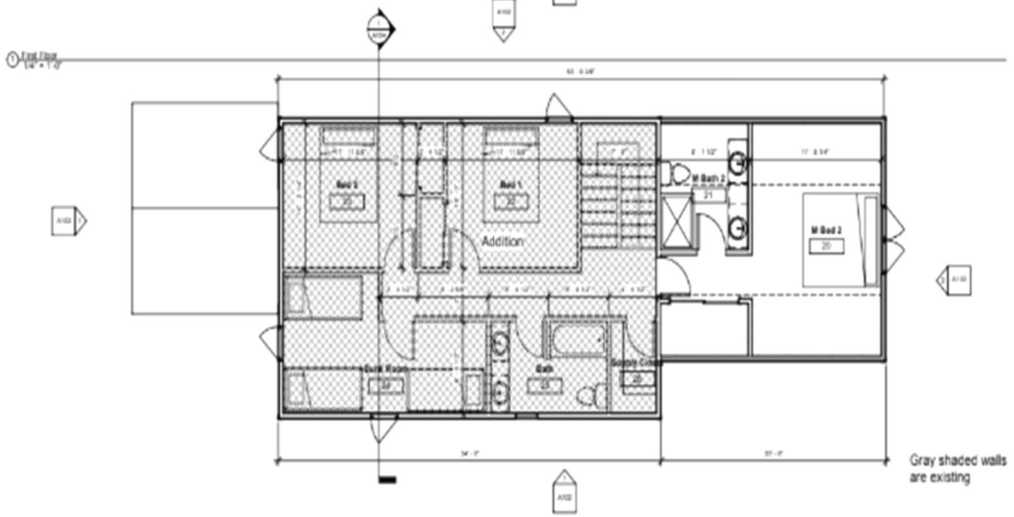
Smoke detectors: 7 total – 1 in each bedroom (5), 1 in 2nd story hallway, 1 in 1st story hallway
Fire extinguishers: 1 total - Kitchen
Carbon monoxide detectors: 1 in 2nd story hallway, 1 in 1st story hallway

Architectural Site Plan:





1 First Floor
1/4" = 1'-0"



2 Second Floor
1/4" = 1'-0"

No.	Description	Date

Addition / Renovation

417 Jackson St.

Floor Plans

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

A101

Scale 1/4" = 1'-0"

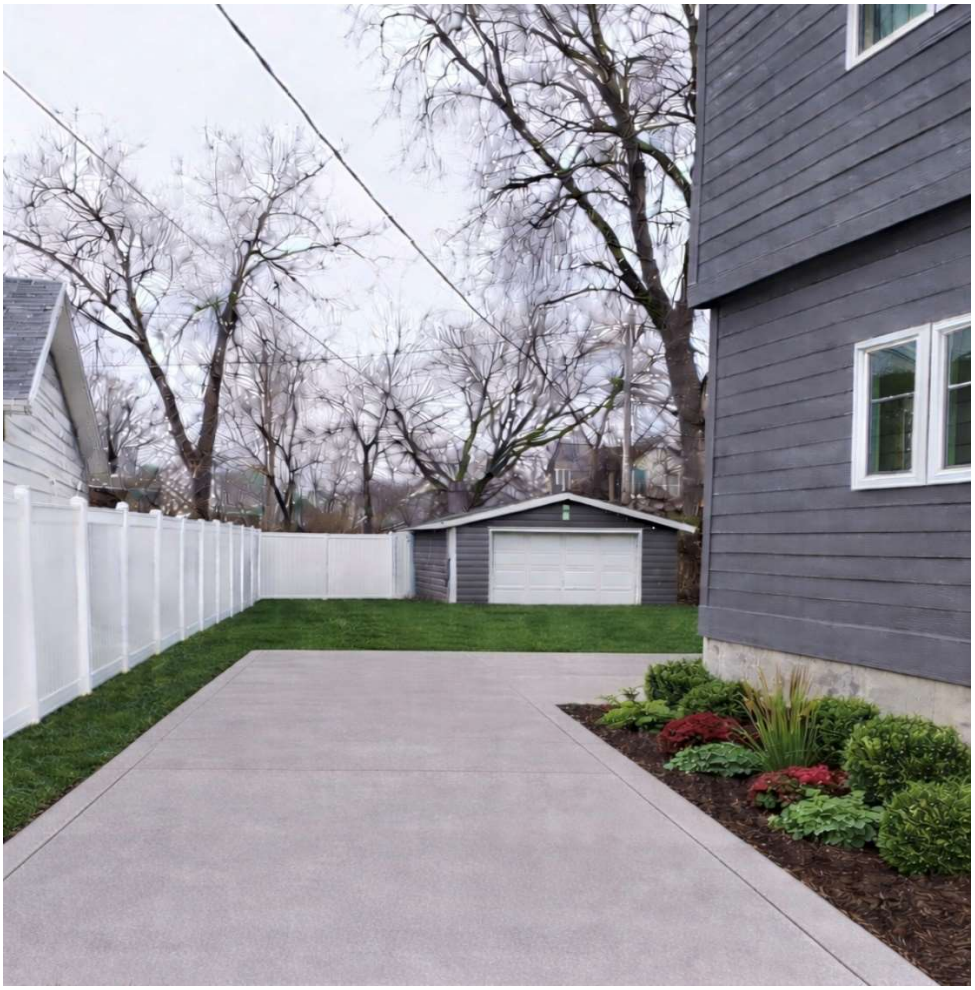
Parking Plan:

Driveway layout: 2 spaces on the west side of the house and two spaces in existing garage
On-street Parking: Not available
Number of off-street spaces: Off street parking should not be necessary
Dimensions of parking spaces: driveway is 12’ wide by 54’ in length, plus garage
Surface type: Concrete



Outdoor Areas:

Decks, patios, porches: Two 3’ x 3’ landings at the front and back doors, concrete patio on ground level (amended house plans – area labeled as the deck on plans), no deck
Fire pit location: n/a
Outdoor seating: Wicker patio furniture on the patio – 4 chairs and tables (no glass)
Trash bin location: Next to secondary back door, Northside of the house
Fenced or landscaped areas: Property will have newly installed 6’ white vinyl privacy fence surrounding west side of the yard, back yard to the garage and possibly the east side of the yard
Hot tub location: n/a



Closing & Request for Approval:

This was a project I needed to prove to myself I could do. I have learned many things from taking over as the general contractor. It is really amazing, actually! I am truly proud of myself! Although it took 3 years, many challenges to overcome, a lot of blood, sweat, and tears, I can say I did it!!! The interior of the house is complete and this spring certain exterior items on the outside will be completed as well. Having this approved for short-term rentals is the last goal for me to complete. Not only does this complete my dreams and visions for the Jackson house, but it also will assist me financially, now and in my retirement years. Thus, the time is finally here… I am asking for approval to utilize the Jackson house as short-term rental property.

Owner Signature:

I certify that this site plan is accurate to the best of my knowledge.

Owner Signature: Kimberly Brown

Date: March 7, 2026

From: c fuller
To: Brian Urquhart
Subject: Special Land Use 417 Jackson
Date: Tuesday, April 7, 2026 4:22:18 PM

Sent from my iPhone This is for Mr. Ukourt and the Grand Haven Planning Commission. I am responding to the public hearing scheduled for Tuesday, April 14 at 7 p.m., regarding Case No. 26-13, an application for a special land use permit for a short-term rental at 417 Jackson Avenue.

Commissioners, I want to say that I am generally on board with this. I have been a full-time resident in the City of Grand Haven for many years, and I currently live on Elliott Street. On my block alone, there are six short-term rentals.

Now, don't get me wrong. I enjoy this town, I am proud of this town, and I welcome tourists and visitors who come here to experience it. I am more than willing to share what we have. However, there needs to be a balance, and that is where my concern lies when it comes to approving additional short-term rentals.

I am not sure if there is currently a quota or a ratio between full-time residential homes and short-term rentals, but from my experience living here, nearly every night in the summer can feel like a party. People are here on vacation, enjoying themselves, gathering outside, and often having bonfires. Most of the time, it is simply the sound of people having a good time, and that is part of what makes this town special. There have been some negative situations, though those often depend on how well the property owners manage their rentals.

The other side of this issue is what it does to a neighborhood. Living here year-round, it becomes difficult to establish a true sense of community. With so many properties being used as short-term rentals, there is a constant turnover of people. You do not have the same opportunity to build relationships or maintain a stable neighborhood environment.

So I ask that you carefully consider this application, as well as future ones that may come before you. I am not here to say yes or no, but rather to encourage thoughtful consideration of how many short-term rentals exist within a given area and what that balance should look like.

Thank you for your time and consideration.

DATE: April 10, 2026

TO: Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-02:** Site Plan Review – Flatiron Building at 7th & Washington Ave.

Current Zoning: NMU, Neighborhood Mixed-Use and Centertown Overlay

Existing Use: Retail, Parking

Proposed Use: Mixed-use residential

Future Land Use: Traditional Neighborhood Mixed Use

1.0 Request

John Groothuis of Capstone Companies on behalf of property owner John Steinbach, has submitted a site plan application for a proposed mixed-use development for 7 N. 7th St. (named the Flatiron Building) at the corner of 7th St. and Washington Ave. The parcel is triangular shaped, abutting Washington Ave., 7th St. and the CSX railroad. The parcel shape offers creativity in design and construction. This site serves as a key location, establishing the framework for future development within Centertown.



Aerial View

2.0 Background

7 N. 7th St. is a 3,023 sq. ft. single-story brick building that currently houses Vintage Green, Overtime Sports, and Fashion Forward Design. Over time, the structure aged and has grown tired. John Groothius and property owner John Stienbech have teamed up for a mixed-use development at the highly visible corner of 7th and Washington in Centertown. The proposed use is permitted by right in the NMU District and Centertown Overlay.



Current Condition from Washington Ave.

3.0 Site Plan Review

Site Preparation

The building and parking lot will be entirely razed. The removals plan calls for removal of the pavement and existing utility poles, utility services, and remove and replace a section of 7th St. for new water, sewer, fire protection, and gas lines.

Building site placement and features

The Flatiron building will take advantage of the strategic location at the 7th and Washington, and the CSX railroad crossing, incorporating a zero setback off 7th and Washington, and a 3 ft. setback from the railroad right-of-way. The plan is to construct a 3-story mixed-use building, 34 ft. 4 in. tall, with ground floor retail, 4 residential units on the second and third floors, and an attached 5-stall garage with 1 residential unit. The building calls for balconies on the 2nd and 3rd stories facing 7th, and a balcony on the 3rd story overlooking the parking area.

The carriage house is connected by an open balcony, with trellis above. The 5-stall garage in the carriage house contains 4 garage units equipped with a lift, creating space for 9 vehicles. Sec. 40-605 requires 1.2 spaces for each residential unit above retail in mixed-use development.

Building form

The exterior will be modeled after the iconic Flatiron building in Manhattan. The elevation drawings depict a 65% brick exterior with brown and buff brick and black brick accents. Spandrel and storefront bulkhead panels are shown to be painted fiber cement board or similar smooth hardboard siding. The color scheme includes a prefinished gray metal panels for roof fascia and metal panels at the top of the wall. The site plan depicts the garage doors comprised of wooden materials. The soffits are versta siding with prefinished wood grain metal panels.

The Centertown Overlay requires a minimum of 60% and maximum of 85% ground floor transparency for primary walls, and minimum of 40% and maximum of 85% for upper stories. Based on the information submitted, the transparency percentage is unknown. The applicant should confirm transparency percentages.

Parking

Sec. 40-605 requires 1.2 spaces for each residential unit in mixed-use development, therefore 5 x 1.2 = , or 6 spaces. A retail business requires 1 space per 250 sq. ft. of gross floor area. Therefore 2,175 sq. ft. /250 sq. ft. = 9 spaces. The retail spaces can be met by on street parking and off-street parking in the public not off 7th St. Should the use change to a short-term rental, the minimum number of spaces per unit is 2 parking spaces.

Driveway and access

The driveway will be accessed from 7th Street at a width of 18 ft. at the right-of-way line. No other access is proposed. The driveway aisle is 25 ft. wide, allow for enough vehicles to make the turn into each garage unit, and back out.

Signage and lighting

The renderings depict wall signs for the retail spaces. No other signs are proposed.
The site plan calls for 14 light fixtures, with canopy can lights and deck downlights, located at 10 ft. at the canopies and 7 ft. above the doors. The garage will be illuminated by LED downward facing wall pack lighting.

Landscaping

As a built-out site, opportunity for extensive landscaping is minimal. The enclosed carriage house will be setback a few feet off 7th, providing space shrub plantings 2 ft. wide planting of shrubs, providing the needed screening for parking areas in the NMU district. The street trees removed during construction will be replaced by 2 canopy trees along 7th St. The west lot line with be screened by a 6 ft. tall wooden fence.

Rooftop/Mechanical Screening

The site plan calls for an elevator shaft extending above the roofline. Any above ground and rooftop mechanical equipment must be screened. A transformer pad is shown in the NW corner of the site, screened by a fence and building walls.

Fire Protection

The building will contain full fire suppression. The Fire Marshal has also made note of the need to install a full-size fire protection line off 7th St. The Fire Marshal confirmed the height of the canopy at 13 ft. 6 in. will allow for fire truck access into the parking area.

Trash Receptacles and snow storage

Each residential and commercial unit will have a trash and recycle carts, a total of 14 carts. The carts will be stored in the NW corner of the site and enclosed by a 6 ft. tall wooden fence and gate. Regarding now removal, the applicant notes any snow will be hauled off site.

Use

The application does indicate the residential development will be in the form of a condominium, with possible short-term rentals in the future. A special land use permit would be required for each dwelling unit seeking short-term certification, which must satisfy the standards in Sec. 40-513.

4.0 Sample Motion

Motion to APPROVE Case 26-02, a site plan review for a mixed-use building at 7th and Washington Ave. referred to as the Flatiron building (parcel #70-03-21-353-007) with the following conditions:

1. *All conditions of the BLP, DPW and Fire Marshal shall be met.*
2. *Ground floor and upper stories transparency calculations shall be confirmed on amended site plan.*
3. *(Insert any additional conditions as necessary)*

Attachments:

A. Site Plan Review application dated March 13, 2026
B. Site Plan (3 sheets)
C. Archtiectural details
D. BLP Review
E. Fire Marshall review

RECEIVED
MAR 13 2026
GRAND HAVEN PLANNING BUILDING AND ZONING

SITE PLAN REVIEW PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: 633 Washington Ave, Grand Haven Mi. 49417
Parcel #: 70-03-21-353-007
Zoning District: NMU, CTO
Current Use: retail, parking
Proposed Use: mixed use retail / residential
Area in Acres: .16
Zoning of adjacent properties:

2. Applicant

Name: Same as Property
Company: owner
Address #:
Phone #:
Email:

3. Property Owner

Name: Steinbach bros. real estate, LLC
Address: 18 N 7th Street
Grand Haven Mi. 49417
Phone #: 231-759-7727
Email: [redacted]

4. Required Attachments

- PDF + 5 copies of the application
- PDF + 5 copies of site plan
- PDF + 5 copies of the building elevations
- PDF + 5 copies of the landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Proposed topographic map
- Existing topographic map

5. Fees and Escrow Deposit

Up to $100,000:	$200.00
$100,001 to $500,000:	$300.00
$500,001 to $1,000,000:	$400.00
$1,000,001 & Up:	$500.00
Estimate Project Cost:	$ 3.2m

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

New 3 Story building to replace existing one story structure. Ground floor is two retail spaces and garage parking for residential units. Second level is three residential condominium. Exterior to be brown & buff brick with black brick accents. (Belden Concord Blend Field Brick and Belden Black Diamond Velour Accent Brick) Spandrel and Storefront bulkhead panels are to be painted fiber cement or similar hardboard siding, with prefinished gray metal panel for the roof fascia and matching fluted metal panels at the top of wall above the 30' brick limit. Garage doors to be Wood-Look garage door panels. Soffits to be Versta Siding prefinished wood-grain metal panels. Color Teak or Gilded Grain TBD.

7. Buildings and Structures

Number of buildings on site: 1
Use of buildings: Commerical and Residential
Height of buildings & # of stories: 35'-4" 3-story
Height of rooftop mechanical equipment: 5'-0"+/- TBD

8. Floor Use and Area (in square feet)

Commercial Structures

Total floor area: 2,175 sf
Open space (area & %):
Office space (area):
Retail space (area): 2,175 sf
Industrial space (area):
Assembly space (area):
Seating capacity: If two Restaurants then 95 max assuming 2/3rd seating area & 1/3 kitchen area total
Maximum occupancy load: 99 if all restaurant space / 37 if all retail floor space

Residential Structures

Total floor area: 6,582 sf inside units + 1,226 parking) 7,941 SF total of Condos + common areas but excluding 1,226 sf garage)
Total # of units: 5 Units
# of 1 bedroom units:
# of 2 bedroom units: 5 Units
# of 3 bedroom units:
Open space (area and %): 6,505 sf Lot Area, 4,680 sf total roofed area including patios, 28% open space (green & paved, of which 527 sf is green space (8% of total)
Rental or condominium?: Condominium (possible short term rental)
Maximum occupancy load: 33 Occupant Load at 1/100 SF

9. Setbacks *(see Article Four: District Regulations, Table 40-402.02, for setback requirements)*

Required front yard: Zero
Required rear yard: Zero
Required total side yard: Zero
Proposed front yard: Zero Lot Line (East Side 7th Street Frontage)
Proposed rear yard: Zero at North Lot line along Guitar Haven
Proposed total side yard: 2' -3' West Setback (Varies as Train Track Curves)

10. Parking *(see Article Six: Parking, for zoning requirements)*

Required # of spaces: 1.2 Parking Per Condo = 6 Total or 2 per Short term rental = 10 total
Typical angle of spaces: 90
Location of parking on site: North Side Garage
Shared parking agreement?:
Number of employees: TBD per Future Retail Tenants
Proposed # of spaces: 5' Garages with 5 Parking Lifts = 10 max Total
Size of spaces: 10' x 21'-7 3/4" interior garage dimensions
Number of handicap spaces:
Location and # of off-street spaces:
Explanation of screening (including location and materials): Inside Parking and 6; Wood Slat Fence along the West property line

11. Loading *(see Section 40.605.04 for loading space requirements)*

N/A

Required # of spaces:
Typical angle of space(s):
Location of loading space(s) on site:
Proposed # of spaces:
Size of space(s):
Explanation of screening (including location and materials):

12. Site Lighting *(see Section 40-317 for lighting requirements)*

Building Lighting

of fixtures proposed: 14 Fixtures
Type of lighting proposed: Wall Sconces and Canopy Can lights and Deck Downlights
Height of fixtures: Wall Sconces and Canopy Can lights and Deck Downlights
Location of fixtures: 7'-0" at Doors, 10' at Canopies and 10' Above deck surface

(Approval to be contingent upon staff review and approval of final lighting design per local lighting ordinance once final electrical system engineering is completed.)

Parking Area Lighting

of fixtures proposed: 5 Wall Sconces above Garage Doors
Type of lighting proposed: LED Downward facing wall packs
Height of fixtures: 10'
Location of fixtures: Above Garage Doors
Foot-candles at property line: TBD but not to exceed zoning minimum

13. Landscaping *(see Article Eight: Landscaping, for zoning requirements)*

Location of landscape areas:
Proposed landscape material:

Site constraints allow for little to no landscaping. To be addressed with City Planner.

14. Exterior Trash Receptacles *(see Section 40-301.03 for Dumpster Enclosure requirements)*

Location of receptacle: NW Corner of the lot.
Size of receptacle: 1 Recycle and Trash Cart per unit, - 14 Carts total
Enclosure material: Solid Wood Fence
Height of Enclosure: 6'-0"

15. Mechanical Equipment *(see Sections 40-306.08(C) & 40-322 for zoning requirements)*

Ground Mounted Mechanical Equipment

# of units: No Ground Mounted Units Anticipated
Size of units (LxWxH):
Location of units:
Screening:

Rooftop Mechanical Equipment

# of units: Seven
Type of rooftop units: Mini Splits
Size of units (LxWxH): TBD APPROX 2'X3'X5'
Location of units: Rooftop North of Elevator Shaft 1 unit above Carriage house Unit
Screening: To be provided if required based on unit height and sight lines from roof edge
(Approval to be contingent upon City Staff Approval of HVAC and Screening once final HVAC design is completed.)

16. Accessory Buildings *(see Section 40-301 for standards for accessory buildings)*

# of accessory building(s): 1
Size of accessory building(s) (LxWxH): 25 x 50 x 22
Location of accessory building(s): Attached garage / residential building on NE portion of site

17. Emergency Access Features *(contact City of Grand Haven Fire Marshal with questions)*

Emergency Access Roads: 7th Street and Washington Ave.
Location of hydrants and fire department connection (FDC):

18. Historic District information *(contact City of Grand Haven Historic Conservation District Commission)*

Is this location within a Historic Conservation District? Yes (No) Unsure
Name of District, if applicable: N/A

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: John Steinbach Date:
Print Name: John Steinbach.
Signature of Owner: John Steinbach Date:
Print Name: John Steinbach

Office Use Only

Case #: 26-02 Date Received: 3-11-26 Fee: $500.00
Date of Approval: Date of Denial: Approved by:

STEINBACH CROSSINGS – 7TH & WASHINGTON
Narrative

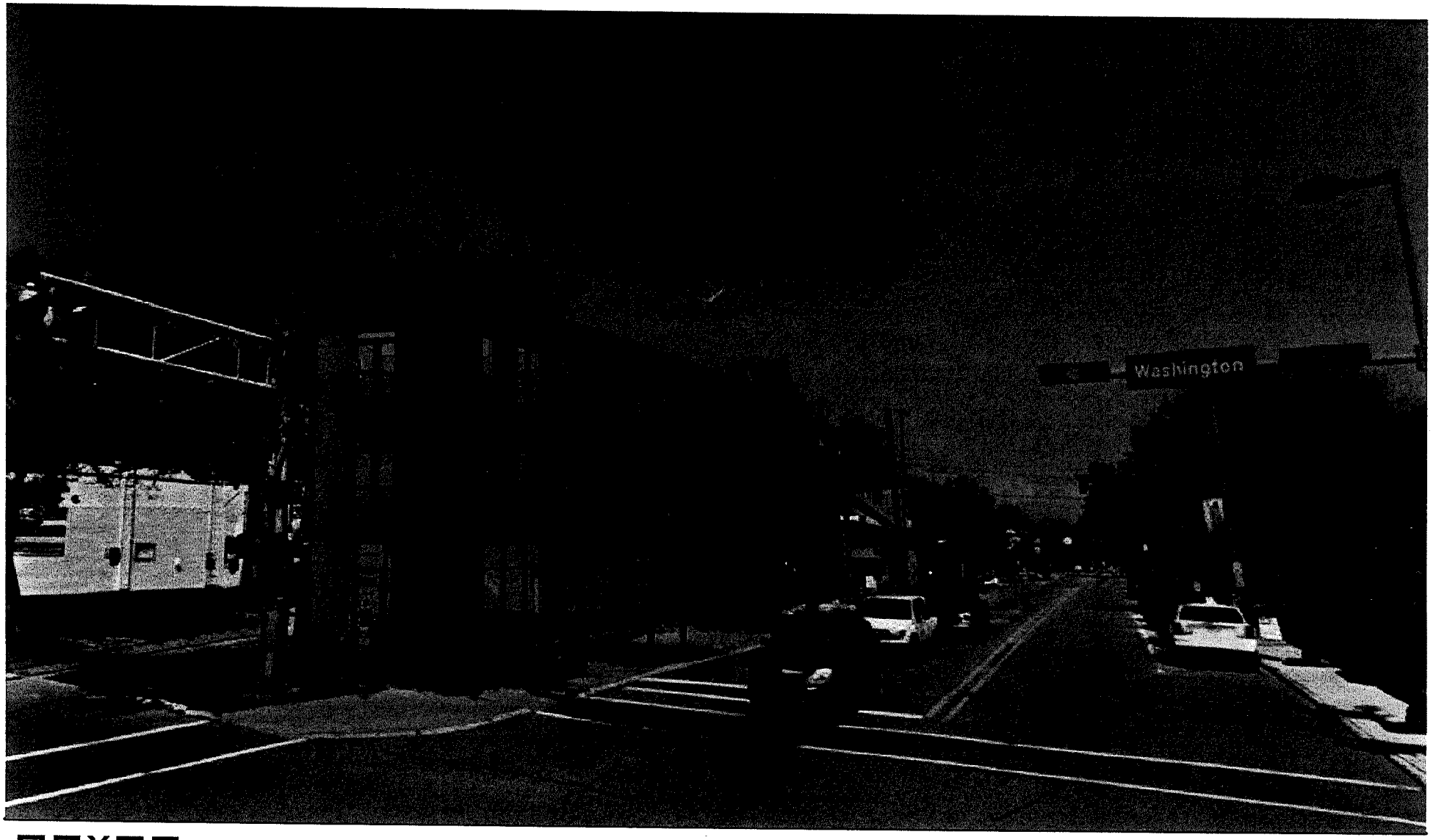
Property owners John and Randy Steinbach of Steinbach Brothers Real Estate (SBRE) have partnered with Dave TenCate and John Groothuis from Capstone Real Estate to develop property SBRE owns on the NW corner of 7th and Washington in Grand Haven's Centertown neighborhood.

The current structure on the irregularly shaped, .16-acre parcel will be razed and developed into a 3-story building that will accommodate five for sale residential units on the second and third floors. Two to three retail users comprising 2,300 square feet will occupy the street level space along with a common area for mail delivery and access to the residential units above. The residential units will be approximately 1,400 SF each and designed as 2-bedroom/2-bath units with an option to add a third bedroom.

Parking for the five residential units will be accommodated via an attached carriage house building that will include five garage stalls capable of adding vehicle lifts in each. Parking for retail consumers is satisfied by utilizing street spaces and municipal parking lots within close proximity to the site.

As of the date of writing, Short Term Rental (STR) will not be pursued, as a redevelopment Tax Increment Financing (T.I.F.) is being pursued. Grand Haven's current city incentive policy precludes pursuing both STR and an incentive package.

The exterior of the new building is modeled after the iconic Flatiron Building in Manhattan and will become a focal point for Centertown and future development in the neighborhood. Exterior finish will be comprised of 65% brick with darker accent brick for the storefront bulkheads and wall base. Storefront bulkheads will be a smooth hardboard panel siding.



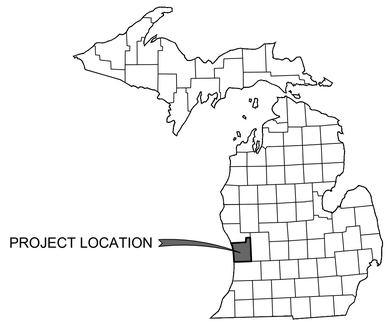
MAXAM ARCHITECTURE

© MAXAM ARCHITECTURE, PLLC. 12/31/25

Flatiron Building

Grand Haven, MI

R-1



VICINITY MAP

INDEX OF SHEETS

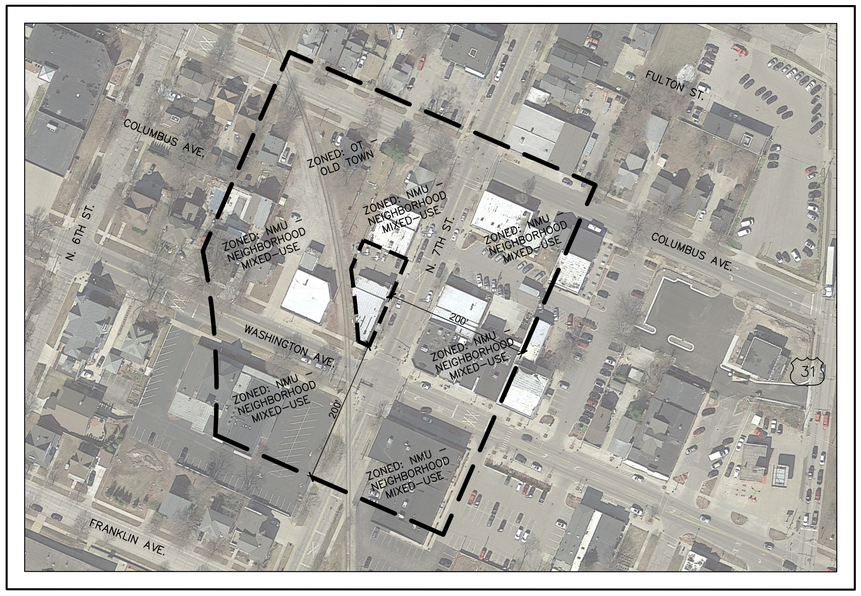
CS	COVER SHEET
C1.0	EXISTING CONDITIONS & SITE PLAN
C2.0	GRADING, DRAINAGE, SESC PLAN & DETAILS

FLATIRON BUILDING

A NEW MIXED-USE DEVELOPMENT

7 N. 7TH STREET

GRAND HAVEN, MICHIGAN 49417



VICINITY MAP

NORTH

0 100 200

SCALE IN FEET

Know what's **Call** before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

BENCH MARKS:

BM 1 NAIL IN POWER POLE AT NORTH QUAD OF 7TH AND COLUMBUS.
Elevation: 595.77 ft. (NAVD 88)

PROJECT LOCATION

SECTION 21, T8N, R16W,
CITY OF GRAND HAVEN,
OTTAWA COUNTY, MICHIGAN

OWNER

CAPSTONE COMPANIES, LLC
22 S. HARBOR DRIVE, UNIT 101
GRAND HAVEN, MICHIGAN 49417
PHONE: 616-847-1031

PRELIMINARY - NOT FOR CONSTRUCTION

STATE OF MICHIGAN
BRUCE A. CALLEN
PROFESSIONAL ENGINEER
No. 47392

Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
108 E. Savidge St.
Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

DATE OF PLAN: 03-11-26

ISSUANCES

SITE PLAN REVIEW RESPONSE 03-11-26

REVISIONS

DESIGNED BY:

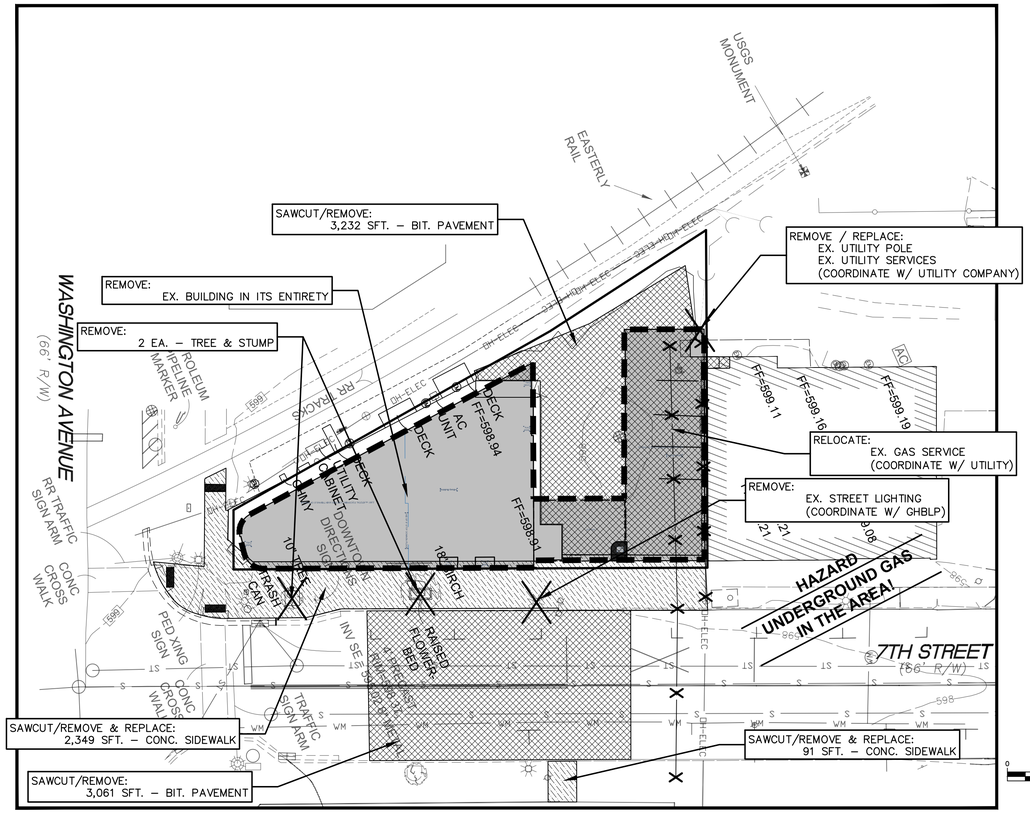
callen civil engineers

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T.616.414.5260
www.callenengineering.com

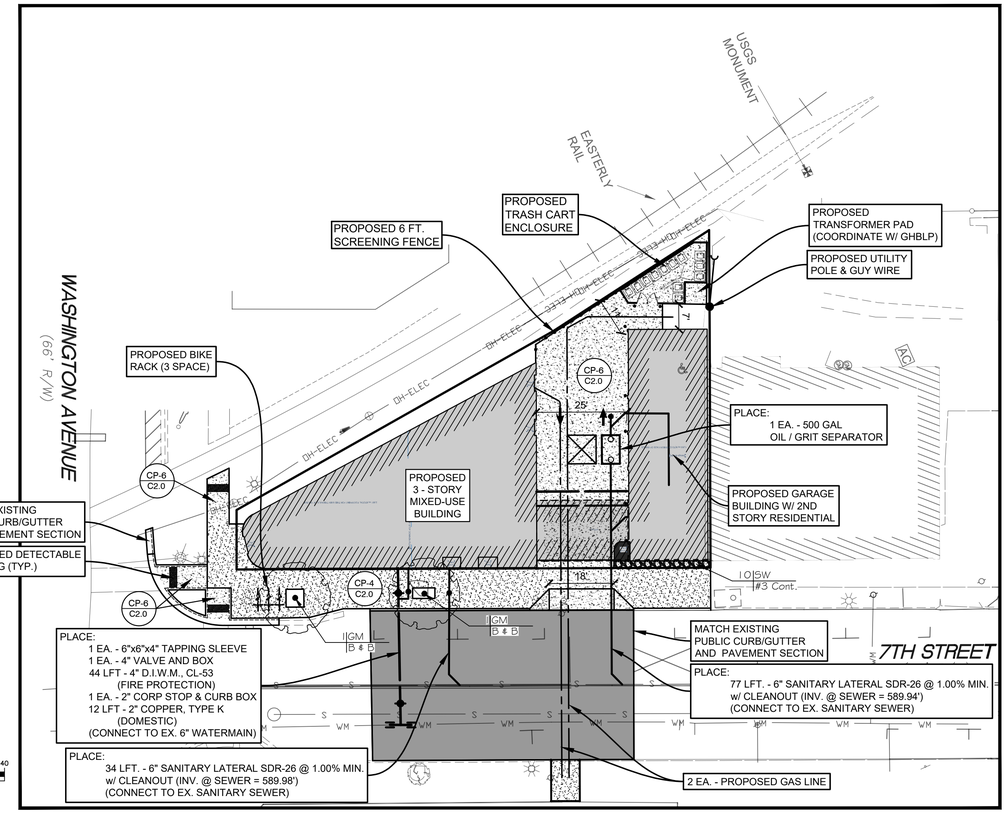
Drawn by J.W.C.
Engineer B.A.C. Check A.J.B.

Callen Engineering Project No.
025 - 7TH & WASHINGTON

Sheet No.
CS



EXISTING CONDITIONS & REMOVALS PLAN



SITE PLAN

Property Address:
7 N. 7th Street
Grand Haven, Michigan 49417

Parcel Number:
70-03-21-353-007

Property Description:

LOT 7 BLK 16 EXC PERE MARQUETTE RR ROW, ALSO EXC BEG SW COR SD LOT 7, TH N 23D 09M 23S E 28.96 FT TO SD RR ROW, S'LY 33.11 FT ALG A 1185 FT RAD CURVE TO RT (CHD BEARS S 5D 20M 18S E 33.1 FT), TH N 66D 22M 24S W 15.79 FT ALG S LI SD LOT 7 TO BEG, ALSO PART LOT 8 BLK 16 BEG NE COR SD LOT 8, TH S 23D 34M 33S W 43.8 FT TO SD RR ROW, N'LY 52 FT ALG A 1215 FT RAD CURVE TO LEFT (CHD BEARS N 9D 11M 07S W 52 FT), TH S 66D 35M 08S E 28.14 FT ALG N LI SD LOT 8 TO BEG. MONROE & HARRIS ADD

Total Acreage:
0.16 Acres (7,108 sft.)

Property Zoning:
NMU - NEIGHBORHOOD MIXED-USE W/
CENTERTOWN OVERLAY DISTRICT

Setbacks:

Front: 0 ft.
Side: 0 ft.
Rear: 0 ft.

Maximum Allowable
Building Height: 40 ft.

Lot Coverage: Max 100% Centertown Overlay

DEMOLITION NOTES

ALL MATERIAL THAT IS NOT SUITABLE AS BACKFILL AND MATERIALS THAT ARE EXCESS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

ALL AREAS OF UNDERGROUND DEMOLITION, UTILITY LINE REMOVAL; AND UNDERGROUND TREE, STUMP, AND VEGETATION REMOVAL SHALL BE BACKFILLED.

BACKFILLING SHALL PROMPTLY FOLLOW UNDERGROUND DEMOLITION OR REMOVAL WORK AND SHALL CONTINUE AS THE DEMOLITION PROGRESSES.

CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL NECESSARY DEMOLITION PERMITS AND PAYING FOR ANY ASSOCIATED PERMIT FEES.

NOTIFY ARCHITECT/ENGINEER OF ANY OTHER UNDERGROUND MATERIALS OR EQUIPMENT ENCOUNTERED DURING EXCAVATION NOT SPECIFICALLY NOTED ON THE DRAWING(S).

PRIVATE UTILITY REMOVAL - CONTRACTOR TO COORDINATE PRIVATE UTILITY (GAS, ELECTRIC, PHONE, CABLE, ETC.) REMOVAL WITH APPROPRIATE AUTHORITY. ALTHOUGH ALL PRIVATE UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

PUBLIC UTILITY REMOVAL - CONTRACTOR TO COORDINATE PUBLIC UTILITY (WATER, SEWER, STORM) REMOVAL WITH APPROPRIATE UTILITY COMPANY. ALTHOUGH ALL PUBLIC UTILITY SERVICES MAY NOT BE SHOWN ON THIS DRAWING, CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SERVICE AS NECESSARY.

WHERE CURBING OR PAVEMENT IS INDICATED TO BE REMOVED, IT SHALL BE SAWCUT FULL DEPTH. REMOVE TO THE NEAREST JOINT, IF THE JOINT IS WITHIN 3 FEET OF THE REMOVAL LINE. VERIFY REMOVAL LIMITS WITH ENGINEER PRIOR TO BEGINNING WORK.

BENCH MARKS:

BM 1 NAIL IN POWER POLE AT NORTH QUAD OF 7TH AND COLUMBUS.
Elevation: 595.77 ft. (NAVD 88)

BM "X"

REMOVALS LEGEND

- PROPOSED BUILDING FOOTPRINT
- PAVEMENT REMOVAL AREA
- CONCRETE REMOVAL AREA
- X REMOVAL ITEM

PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HMA PAVEMENT AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA

DWELLING UNIT DENSITY

DWELLING UNITS / NET ACREAGE:
DWELLING UNITS = 5 UNITS
12 UNITS / 0.17 NET ACRES) = **29.4 UNITS PER ACRE**

LAND USE TABLE

TOTAL LAND AREA:	7,188	SFT	0.17	ACRES							
IMPERVIOUS AREA	6,992	SFT	97.3%								
PERVIOUS AREA	196	SFT	2.7%								
	IMPERVIOUS AREA						PERVIOUS AREA				
	BUILDINGS		PAVEMENTS		SIDEWALKS		LANDSCAPE / LAWN				
	4,812	SFT	2,181	SFT	-	SFT		196	SFT		
	66.9	%	30.3	%	0.0	%		2.7	%		

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES					
	GM	Ginkgo biloba 'Magyar' / Magyar Maidenhair Tree	B & B	2"Cal	2
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY
SHRUBS					
	SW	Schizachyrium scoparium 'Wind Dancer Tall Arron' / Tall Arron® Little Bluestem	#3 Cont.		10

SITE PLAN

GENERAL NOTES

1. PROJECT INCLUDES CONSTRUCTION OF A NEW, MIXED-USE DEVELOPMENT CONSISTING OF A THREE (3) STORY BUILDING WITH FIVE (5) RESIDENTIAL UNITS ON SECOND & THIRD FLOORS, AND FIRST FLOOR COMMERCIAL / RETAIL USE. RELATED IMPROVEMENTS INCLUDE FIRST LEVEL PARKING, STORM DRAINAGE, AND UTILITIES. WORK WITHIN THE PUBLIC R.O.W. SHALL BE COORDINATED WITH 7TH STREET RECONSTRUCTION (EST. 2027)
2. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.
3. ACCESS TO THE DEVELOPMENT SHALL BE VIA ONE (1) IMPROVED CURBCUT ONTO 7TH ST.
4. PARKING AND DRIVE AREAS SHALL BE PAVED WITH CONCRETE PAVEMENTS. ALL SNOW WILL BE HAULED OFF SITE.
5. PARKING:
   RETAIL BUSINESS:
   REQUIRED: 1 SPACE PER 250 SFT. OF GROSS FLOOR AREA
   GROSS FLOOR AREA = 2,229 SFT.
   (2,229/250) = 9 SPACES
   TOTAL = 9 SPACES
   (PROVIDED IN OFF-STREET MUNICIPAL LOTS WITHIN 500 FEET, AND ON-STREET PARKING)

   RESIDENTIAL ABOVE RETAIL BUSINESS:
   REQUIRED: 1.2 SPACES PER DWELLING UNIT
   DWELLING UNITS = 5 UNITS
   (5*1.2) = 6 SPACES
   TOTAL = 6 SPACES

   TOTAL REQUIRED = 15 SPACES

   PROVIDED: 2 SPACES PER DWELLING UNIT
   GARAGE LEVEL = 9 SPACES, INCLUDING 5 GROUND LEVEL SPACES, ONE (1) ADA VAN ACCESSIBLE SPACE, FOUR (4) GARAGE LIFT SPACES
   EX. OFF-STREET PUBLIC = 9 SPACES

   TOTAL = 18 SPACES

   GARAGE SPACES ARE FOR RESIDENTS ONLY.
6. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
7. MECHANICAL EQUIPMENT SHALL BE LOCATED ON THE ROOF AND PROPERLY SCREENED.

PRELIMINARY - NOT FOR CONSTRUCTION

Plan Prepared By:
Bruce A. Callen, PE
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108 E. Savidge St.
Spring Lake, Michigan 49456
Tel: 616-414-5260
email: bcallen@callenengineering.com

Know what's **Call** before you dig. **below.**

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 03-11-26

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CAPSTONE COMPANIES, INC.
22 S. HARBOR DRIVE, UNIT 101
GRAND HAVEN, MI 49417
616-847-1031

NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW RESPONSE	B.A.C.	03-11-26
	REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS		

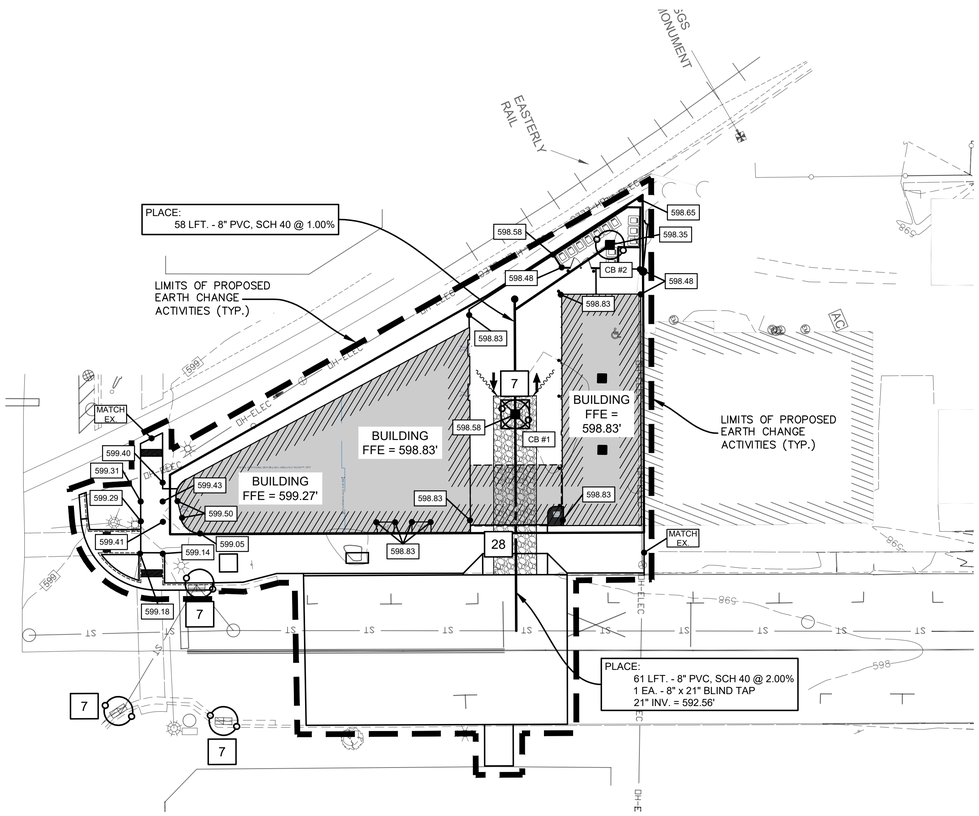
FLATIRON BUILDING
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OTTAWA COUNTY, MICHIGAN

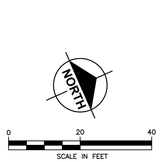
EXISTING CONDITIONS & SITE PLAN

DRAWN BY J.W.C.	DATE NOV '25
ENGINEER B.A.C.	DATE NOV '25
EDIT J.W.C.	DATE MAR '26
SCALE	
DRAWING AS NOTED	PLOT SCALE 1:1

PROJECT 025 FLATIRON

SHEET NO. C1.0





EROSION CONTROL MEASURES

KEY	SESC MEASURE	SYMBOL	WHERE USED
1	Seeding		When bare soil is exposed, temporarily or permanently, to erosive forces from wind and or water on flat areas, mild slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles.
2	Mulch		On flat areas, slopes, grassed waterways and spillways, diversion ditches and dikes, borrow and stockpile areas, and spoil piles when areas are subject to raindrop impact, and erosive forces from wind or water.
4	Trees, Shrubs, Vines and Ground Cover		When bare soil or recently vegetated slopes are exposed to erosive forces from wind and/or water.
5	Perimeter Sediment Control Measures (Silt Fence, Straw Wattles, etc.)		As a temporary measure used to capture sediment from sheet flow. May also divert small volumes of sheet flow to protected outlets.
7	Storm Drain Inlet Protection		Around the entrance to a catch basin or an inlet that will capture runoff from an earth change activity.
28	Stone Construction Access		At locations where construction equipment will enter and exit the drain easement and tracking of soil is anticipated.

*SESC MEASURES SHALL COMPLY WITH MICHIGAN ASSOCIATION OF COUNTY DRAIN COMMISSIONERS SESC MANUAL SPECIFICATIONS

SESC NOTES

TOTAL DISTURBED AREA: 14,461 SFT (0.33 ACRES)

ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THE SITE PLAN MAY BE NECESSARY AS SITE WORK PROGRESSES. PERMITTEE IS RESPONSIBLE FOR ALL MEASURES NECESSARY TO PREVENT OFFSITE SEDIMENTATION.

GEOTEXTILE SILT FENCE AND ALL CATCH BASIN PROTECTION MEASURES SHALL BE PROPERLY PLACED AS SHOWN ON PLANS AND AS NEEDED TO RETAIN SOILS ONSITE. PERIODIC MAINTENANCE AND INSPECTION OF SESC MEASURES IS REQUIRED FOR PROPER EFFECTIVENESS.

STABILIZE SITE AS SOON AS POSSIBLE.

CONSTRUCTION IS ANTICIPATED TO BEGIN APR 2026 WITH SUBSTANTIAL SITEWORK COMPLETION NO LATER THAN NOV 2026.

STORM STRUCTURE SCHEDULE (THIS SHEET)

CB#1 (4' DIA) RIM = 598.58 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
8" INV (W) = 594.76 FT (PVC, SCH 40 @ 1.00%)
8" INV (E) = 594.76 FT (PVC, SCH 40 @ 2.00%)

CB#2 (2' DIA) RIM = 598.35 FT
(COVER: EJIW 1045 W/ M1 GRATE OR A.E.)
8" INV (SE) = 595.34 FT (PVC, SCH 40 @ 1.00%)

STORM STRUCTURE NOTES

STORM SEWER LENGTHS PROVIDED ARE MEASURED FROM CENTER OF STRUCTURE. RIM ELEVATIONS ARE MEASURED AT EDGE OF METAL.

STORM SEWER SHALL BE WATER-TIGHT, SOLID-WALL HDPE OR APPROVED EQUAL, UNLESS INDICATED ON THE PLANS.

MANHOLES AND CATCH BASINS SHALL BE IN ACCORDANCE WITH MDOT STANDARD SPECIFICATIONS. CATCH BASINS SHALL INCLUDE 2-FT SUMP.

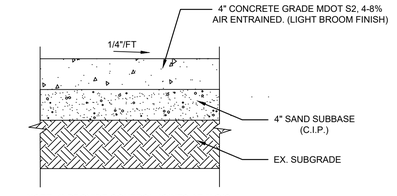
ALL EXISTING CATCH BASINS TO REMAIN SHALL BE CLEANED AND INSPECTED TO VERIFY OPERABILITY.

CONNECTIONS TO MANHOLES SHALL BE MADE WITH A RESILIENT CONNECTOR FOR PIPE DIAMETERS 24 INCHES OR LESS.

MANHOLE RIM ELEVATIONS SHALL BE SET 1/4" BELOW PLAN GRADE.
CATCH BASIN RIM ELEVATIONS SHALL BE SET 1 $\frac{3}{10}$" BELOW PLAN GRADE.

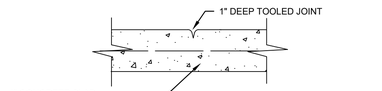
ALL CURB DIMENSIONS ARE MEASURED FROM EDGE OF METAL.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND DEPTH OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS IN GRADES SHALL BE REPORTED TO ENGINEER AND ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.

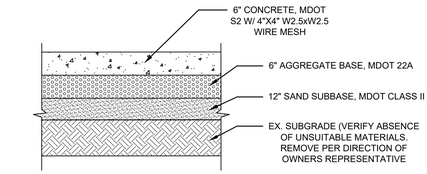


NOTE: 1) PROVIDE CONTROL JOINTS AT 5' O/C

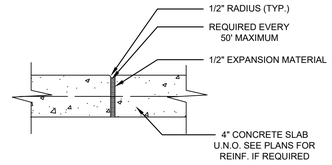
CONCRETE SIDEWALK SECTION CP-4
NO SCALE



WALK CONTROL JOINT SW-CJ
NO SCALE



6" CONCRETE PAVEMENT SECTION CP-6
NO SCALE



WALK EXPANSION JOINT SW-EJ
NO SCALE

LANDSCAPE NOTES

1. ALL PLANTING BEDS SHALL RECEIVE 4" OF EVENLY SPREAD SHREDDED HARDWOOD BARK MULCH OVER 4" OF TOPSOIL. MULCH BLANKET SHALL BE PLACED AT ALL LOCATIONS WITH SLOPES 1:3 OR STEEPER. NO MULCH SHALL BE PLACED IN DETENTION / RETENTION BASIN BOTTOM AREA.
2. CONTRACTOR SHALL NOTIFY "MISS DIG" TO LOCATE ANY UNDERGROUND UTILITY LINES OR STRUCTURES PRIOR TO STARTING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SPECIFIED SHRUBS, GROUNDCOVERS AND OTHER PLANT MATERIALS THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI 280.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANT MATERIAL SHALL BE CERTIFIED TO BE HARDY TO OTTAWA COUNTY, FREE OF DISEASE AND INSECTS AND BE HEALTHY, VIGOROUS STOCK, GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
4. ALL LANDSCAPE BEDS AND MULCH BORDERS ADJACENT TO LAWN AREAS SHALL HAVE A METAL EDGE UNLESS SPECIFIED OTHERWISE.
5. SEED SHALL BE PLACED OVER 4" OF TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION WITH SLOPES LESS THAN 1:3.
   SEED MIXES SHALL BE AS FOLLOWS:

   10% TALL FESCUE
   20% PERENNIAL RYE GRASS
   30% CREEPING RED FESCUE
   40% KENTUCKY BLUEGRASS
   @ 6 LBS PER 1000 SFT

   SEED MIXES SHALL BE DROUGHT TOLERANT @ 6 LBS PER 1,000 SFT.
6. ALL PLANTINGS AND LANDSCAPE IMPROVEMENTS SHALL BE CONSISTENT WITH LOCAL ZONING REQUIREMENTS.

PRELIMINARY - NOT FOR CONSTRUCTION

BENCH MARKS:

BM 1 NAIL IN POWER POLE AT NORTH QUAD OF 7TH AND COLUMBUS.
Elevation: 595.77 ft. (NAVD 88)

Know what's **Call** below. before you dig.



Plan Prepared By:

Bruce A. Callen, PE
Callen Engineering, Inc.
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Spring Lake, Michigan 49456

Tel: 616-414-5260
email: bcallen@callenengineering.com

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FLATIRON BUILDING
7 N. 7TH STREET
GRAND HAVEN, MI 49417
OTTAWA COUNTY, MICHIGAN

GRADING, DRAINAGE, SESC PLAN, AND DETAILS

DRAWN BY J.W.C.	DATE NOV '25
ENGINEER B.A.C.	DATE NOV '25
EDIT J.W.C.	DATE MAR '26
SCALE	
DRAWING: AS NOTED	PLOT SCALE: 1:1

PROJECT 025 FLATIRON

SHEET NO. C2.0



MAXAM ARCHITECTURE

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Flatiron Building

Grand Haven, MI

R-1



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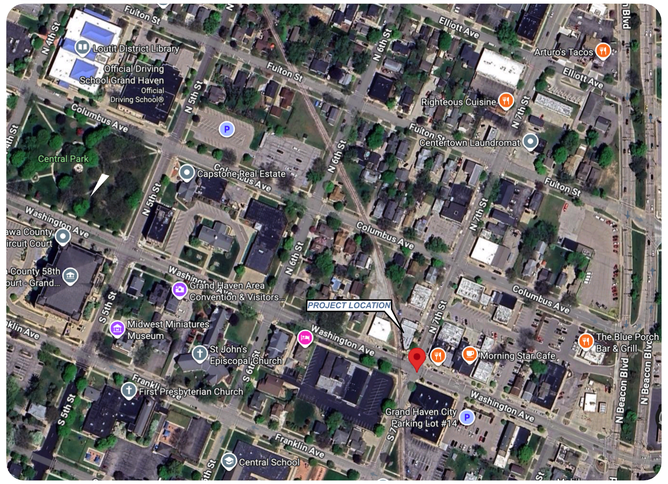
Flatiron Building

Grand Haven, MI

R-5

Flatiron Grand Haven

Site Vicinity Map





Energy Code Summary

CLIMATE ZONE 5A - OTTAWA COUNTY

CONDOMINIUMS: CATEGORIZED AS RESIDENTIAL PER IECC 2021(DEFINED AS 3 STORIES OR LESS.)

ROOF-CEILING ASSEMBLY:
R-22 MINIMUM THICKNESS OF TAPERED INSULATION ABOVE ROOF DECK, WITH MINIMUM R-30 CAVITY INSULATION. (FILL JOIST SPACE WITH BLOWN-IN INSULATION SO AS TO LEAVE NO AIRSPACE IN THE ASSEMBLY THAT WOULD REQUIRE SPINKLERING)

EXTERIOR WALLS: PROVIDE R-19 MIN. WALL INSULATION AND R-7.5 MIN MINERAL WOOL CONTINUOUS INSULATION.

8" CMU EXTERIOR MASS WALLS: R-5.47 POLYURETHANE FOAM INSULATED CMU WITH + CONTINUOUS 1" FOIL FACED R-3.85 EPS FOAM BOARD AND R-13 BATT INSULATION IN 3.5" FURRING (R-11.3 EFFECTIVE) = R-20.62 TOTAL ASSEMBLY

EXISTING BURIED BASEMENT WALLS: R-3.85 FOIL FACED EPS FOAM BOARD + R-13 BATT FURRING CAVITY INSULATION

General Notes

1. *THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS, INCLUDING THE CONTRACTORS, SUBCONTRACTORS, AND MANUFACTURERS SHOP DRAWINGS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED THEREBY UNTIL CORRECTIONS HAVE BEEN MADE.*
2. *CONSTRUCTION SHALL COMPLY WITH ALL CODES, STANDARD BUILDING PRACTICES AND REGULATIONS OF GOVERNING AUTHORITIES.*
3. *VERIFY ALL WORK TO COMPLY WITH OWNER REQUIREMENTS.*
4. *SITE CONDITIONS: BY COMMENCING THE WORK , ALL CONTRACTORS ACCEPT THE CONDITIONS OF THE SITE.. ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING THE WORK.*
5. *DRAWINGS: ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS IF INCLUDED. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER OF ANY AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. THE CONTRACTOR SHALL DISTRIBUTE COMPLETE SETS OF DRAWINGS TO ALL SUBCONTRACTORS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. DO NOT SCALE DRAWINGS.*
6. *COMPLETENESS: ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL APPLICABLE CODES SHALL BE FURNISHED. IN THE CASE OF CONFLICTING QUANTITIES / VALUES, THE GREATER AMOUNT OR THE ONE OF GREATER VALUE SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION. IN THE CASE OF CONFLICTING OR INCONSISTENT INFORMATION, THE MOST STRINGENT REQUIREMENTS SHALL PREVAIL AND BE PROVIDED BY THE CONTRACTOR AS PART OF HIS BASE CONTRACT AND SHALL NOT BECOME A BASIS FOR CHANGE ORDERS OR CLAIMS FOR ADDITIONAL COMPENSATION.*
7. *PERMITS: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LABORS, EQUIPMENT, ETC. AS MAY BE REQUIRED TO COMPLETE THEIR RESPECTIVE WORK CATEGORY. CONTRACTORS SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 48 HOURS OF RECEIPT OF THE SAME AT NO COST TO THE ARCHITECT. ANY ADDITIONAL WORK REQUIRED AS A RESULT OF PLAN REVIEWERS COMMENTS SHALL BE PROVIDED BY THE CONTRACTOR.*
8. *SUBSTITUTIONS: NO SUBSTITUTION OF SPECIFIED MATERIALS OR EQUIPMENT WILL BE ACCEPTED WITHOUT OWNER APPROVAL.*
9. *PROTECTION: ALL CONTRACTORS SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ADJACENT PROPERTY FROM DAMAGES DURING CONSTRUCTION AS REQUIRED BY LOCAL CODES. ALL CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY COMPLETE.*
10. *DRAWINGS INDICATE THE MINIMUM STANDARDS, SHOULD ANY WORK INDICATED BE SUBSTANDARD TO ANY ORDINANCE, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE CONTRACTOR SHALL EXECUTE THE WORK IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES, OR REGULATIONS AS A PART OF HIS BASE CONTRACT WITHOUT INCREASE IN COST.*
11. *ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED.*
12. *ALL DIMENSIONS ARE FROM FACE OF MASONRY, UNLESS OTHERWISE NOTED.*
13. *CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS RELATED TO THEIR WORK CATEGORY FROM JOB SITE. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN LIMITS OF CONTRACT.*
14. *ALL CONTRACTORS ARE JOINTLY RESPONSIBLE TO HAVE ENTIRE AREA CLEAN AT TIME OF TURN OVER.*
15. *PRESERVATIVE-TREATMENT: ALL WOOD EXPOSED TO MOISTURE SHALL BE NON-ARSNIC PRESERVATIVE TREATED WOOD.*
16. *MECHANICAL AND ELECTRICAL CONTRACTORS MUST COORDINATE WITH OTHER TRADES TO ASSURE COMPATIBILITY INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:*
    - *A. STRUCTURAL LOADING*
    - *B. POWER REQUIREMENTS*
    - *C. CLEARING FOR INSTALLATION & MAINTENANCE*
17. *MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS ARE FULLY RESPONSIBLE FOR THEIR OWN WORK IN TERMS OF BUT NOT LIMITED TO: ALL CODES, DIMENSIONS, COORDINATION WITH OTHER TRADES & ALL APPLICABLE MUNICIPAL AND OTHER GOVERNMENTAL APPROVALS.*
18. *ALL ELECTRICAL OUTLETS SHALL BE LOCATED 18" A.F.F., UNLESS OTHERWISE NOTED.*

Project Directory

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Grand Rapids MI 49503
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Contact: David Maxam, AIA

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Drawing Symbols

SYMBOL	DESCRIPTION	REMARKS
2 / A4.1	DETAIL REFERENCE	UPPER NUMBER REFERS TO DETAIL NUMBER AND LOWER NUMBER REFERS TO SHEET NUMBER IN DRAWING SET
2 / A4.1	INTERIOR ELEVATION DETAIL	SAME AS ABOVE.
2 / A4.1	EXTERIOR ELEVATION REFERENCE	SAME AS ABOVE.
3 / A5.1	BUILDING SECTION REFERENCE	SAME AS ABOVE.
A	STRUCTURAL GRID REFERENCE	IDENTIFIES THE CENTERLINE OF THE GRID
12	KEYNOTE SYMBOL	REFERENCES LIST OF "KEYNOTES" FOR THE SHEET ON WHICH THE SYMBOL OCCURS ONLY
A	WINDOW TYPE REFERENCE	SEE WINDOW SCHEDULE
5'-0"	DIMENSION LINE	DIMENSIONS ARE TO FACE OF FRAMING UNLESS OTHERWISE NOTED; OR TO CENTERLINE OF GRID, OR WINDOW OPENING. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF FOUNDATION.
1	REVISION REFERENCE	REVISION IDENTIFIED WITHIN CLOUDED AREA AND DATED IN TITLE BLOCK.
	DATUM POINT	REFERENCES ELEVATION

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C201 Site Layout, Grading and Utility Plan

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S-2.1 Foundation Details
S-3.1 Main Floor Framing Plan
S-3.2 Second Floor Framing Plan
S-3.3 Third Floor Framing Plan
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S-4.4 Framing
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PRELIMINARY PENDING FINAL REVIEW

PRELIMINARY PENDING FINAL REVIEW

Building Code Summary

Project:	Flatiron Building	Sprinkler System:	Required. per MBC 903.2.8
Address:	633 Washington Ave, Grand Haven, MI 49417		
Project Description:	New mixed-use construction: 3-story main building with ground-floor commercial and upper-floor residential, plus detached 2-story carriage house with ground-floor private garage and upper-floor condominium.	Smoke Alarms:	Required per MBC 907.2.11 in all R-2 dwelling units: each sleeping room, outside each sleeping area, each story of unit. Hard-wired, battery backup, interconnected within each unit.
Jurisdiction:	City of Grand Haven, MI		
Zoning:	NMU (Neighborhood Mixed-Use) Centertown Overlay D		Per MBC 915.1:
Applicable Codes:	Michigan Building Code 2021 (MBC) based on IBC w/ MI amendments. Michigan Rehabilitation Cc Michigan Residential Code Michigan Mechanical Code Michigan Plumbing Code 20 Michigan Electrical Code 2021 (NEC 2020). Michigan Accessibility Code / ANSI A117.1-2017. NFPA 13-2019 (Automatic Sprinkler Systems).		Carriage House condo: Required per MBC 915.1.5 (unit above attached private garage). Install outside each sleeping area per MBC 915.2.1. Main Bldg units: Required per MBC 915.1.2 if units contain fuel-burning appliances (gas range, furnace, water heater), OR per MBC 915.1.3 if served by central fuel-burning forced-air furnace, OR per MBC 915.1.4 if building contains fuel-burning appliances elsewhere (e.g., A-2 commercial kitchen). Exceptions per 915.1.4 may apply if no communicating openings or detector placed between source and units.
Residential Unit Mix:	Main Building: 4 condominiums (2nd and 3rd floors) Carriage House: 1 unit (2nd floor condominium) Total Dwelling Units: 5	Standpipe:	Not required per MBC 905.3.1. Highest occupied floor (3rd) is 22'-1" above grade — below 30 ft threshold.
Commercial Spaces:	Commercial Space A: 1,256 SF (ground floor, A-2/M) Commercial Space B: 919 SF (ground floor, A-2/M)	Portable Extinguishers:	Required per MBC 906.1. One 1-A:10-B:C min per DU per 906.1 Exception (reduces common-area distribution to Items 2-6 locations only). Commercial/garage: 2-A min per Table 906.3(1), Light hazard, 75 ft max travel, one per 3,000 SF, 11,250 SF max floor area per extinguisher. Mount top 5'-0" AFF max per MBC 906.9.1. See Fire Extinguisher Schedule.
Occupancy Classification:	Main Bldg Ground Floor: A-2 (restaurant/bar), M (retail) Main Bldg 2nd & 3rd Fl: R-2 (residential) Carriage Hse Ground Fl: S-2 (private garage) Carriage Hse 2nd Floor: R-2 (residential condominium)		
Mixed Occupancy Method:	Separated Occupancy per MBC Table 508.4	Draftstopping:	Required per MBC 718.3 in concealed floor/ceiling.
Construction Type:	Type V-A	Stairs:	Min width: 36 in. per MBC 1011.2 Exception 1 (OL < 50). Residential stairways qualify (OL = 14, 14, 7). Min landing: 36 in. (OL < 50); Max riser: 7 in. per MBC 1011.5.2. Min tread: 11 in. per MBC 1011.5.3. Handrails: 34-38 in. per MBC 1014.2. Guards: 42 in. min per MBC 1015.2.
Building Height:	Main Building: 3 stories, 36'-10" above grade plane. Carriage House: 2 stories, 27'-6" above grade plane. Allowable: 70 ft / 4 stories (Type VA, NFPA 13, R-2) per MBC Tables 504.3 and 504.4.		
Building Area:	11,556 SF total (gross, all stories) Main Bldg Story 1: 2,902 SF (gross, to ext. face of framing Commercial: 2,175 SF Lobby/Corr/Elev/Stair: 727 SF Main Bldg Story 2: 2,902 SF Main Bldg Story 3: 2,902 SF Carriage Hse Story 1: 1,26 Carriage Hse Story 2: 1,266 Shared Patio/Bridge: 318 SF (at connection) Combined Story 1: 4,168 SF (uses one-building calc basis) Combined Story 2: 4,486 SF (incl. patio/bridge) Combined Story 3: 3,046 SF (incl. balconies) Allowable: 48,000 SF/story (Type VA, NFPA 13, R-2) per MBC Table 506.2.	Exits and Egress:	Not required per MBC 1009.3 Exception 4 (sprinklered building). Min corridor width: 44 in. per MBC 1020.2. (OL formula per 1005.1 yields < 44" for all floors — Ch10 minimum governs throughout.) Dead-end corridors: 50 ft max (spr.) per 1020.3.
Occupant Load:	Commercial Space A: 84 occ (1,256 SF / 15 SF net, A-2) Commercial Space B: 62 occ (919 SF / 15 SF net, A-2) Main 2nd Fl Residential: 14 occ (2,608 SF / 200 SF gross, R-2) Main 3rd Fl Residential: 14 occ (2,608 SF / 200 SF gross, R-2) Carriage Hse Garage: 6 occ (1,156 SF / 200 SF gross, S-2) Carriage Hse Condo: 7 occ (1,266 SF / 200 SF gross, R-2) Total Building OL: 188 occupants per MBC Table 1004.5	Door Widths:	Unit entry: 3'-0" x 7'-0" min per ANSI A117.1 1003.5 (Type B) and FHA Design Manual. Interior passage in DU: 32 in. clear per FHA. Common area / exit: 32 in. clear per MBC 1010.1.1 and ANSI A117.1 404, 7'-0" height. Commercial exits: swing in egress direction per MBC 1010.1.2 (OL > 50). Residential: either.
		Travel Distance:	250 ft max (spr. R-2) per MBC Table 1017.2.
		Common Path of Egress Travel:	125 ft max (spr. R-2) per MBC Table 1006.2.1.
Fire-Resistance Ratings:	Exterior Walls per MBC Table 705.5: West wall (3'-0" FSD): 1 hour, rated both sides (FSD < 5 ft). Openings: 15% max per MBC Table 705.8 (3-5 ft, spr.). Carriage N wall (0' FSD): CMU fire wall per MBC 706. Openings: Not permitted per MBC Table 705.8 (FSD < 3 ft). East wall (30'+ FSD): 0 hours (to street centerline). Openings: No limit per MBC Table 705.8. South wall (30'+ FSD): 0 hours (to street centerline). Openings: No limit per MBC Table 705.8.	Plumbing Fixtures:	Commercial restrooms TBD per future tenant fit-out. Residential 2wc, 2 shower, 2 lav per unit.
		Accessibility:	Per ANSI A117.1-2017 and MBC Chapter 11. Type A units: Not required. (2% but not less than 1 where > 20 units per MBC 1108.6.2.2.1; < 20 here.) Accessible entrances: All public entrances per MBC 1105.1 (60% min) and 1105.1.7 (each tenant).
		Elevator:	Elevator provided, However not required by code per MBC 1104.4 Exception 2 / 1108.7.
Interior Separations:	DU separation walls: 1 hour per MBC 420.2 / 708.3. (1/2-hr reduction per 708.3 Exception 2 applies only to Types IIB, IIIB, VB w/ NFPA 13 — not applicable to V-A.) Occupancy separation: R-2/A-2 per Table 508.4. Corridor walls, R-2 floors (spr.): 1/2 hour per MBC Table 1020.2 (Group R, OL > 10, sprinklered). Corridor walls, commercial floor (spr.): 0 hours per MBC Table 1020.2 (Group A/M, OL > 30, sprinklered). Stairway enclosure: 1 hour per MBC 1023.2 (<4 stories). Floor/ceiling assembly: 1 hour per MBC Table 601 (V-A).		
Sound Separation:	STC 50 / IIC 50 for DU and corridor walls and floor/ceiling assemblies per MBC 1207.2 / 1207.3.		

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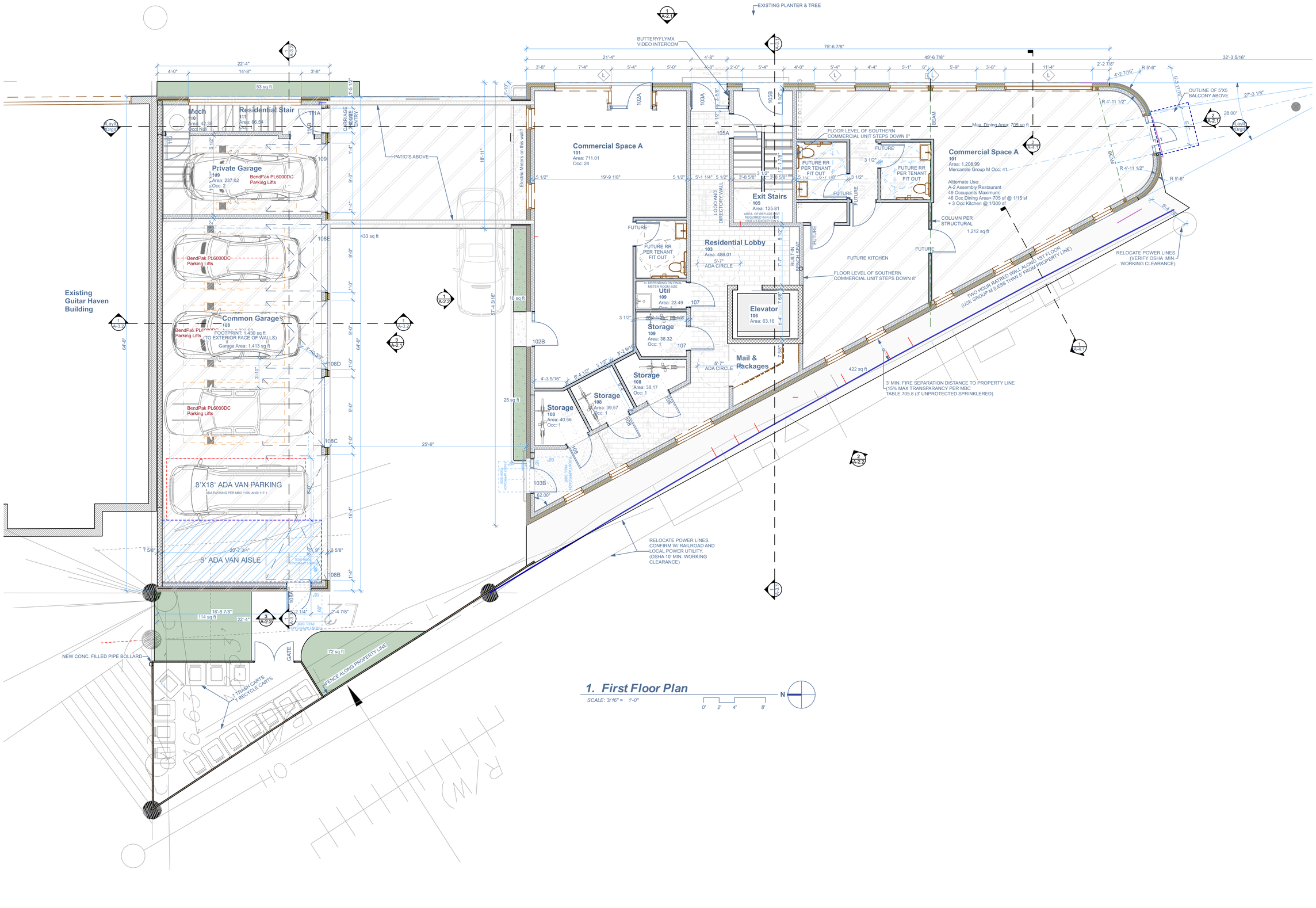
Flatiron Grand Haven
633 Washington Ave
Grand Haven, MI 49417
Cover Sheet

Rev'd	Ch'd	Change Name	Date

Project No: 25005
Issue Date: 4/9/26
Plot Date: 4/9/26
Reviewer: DRM
Drawn By: DRM

CS

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1st Floor Plan

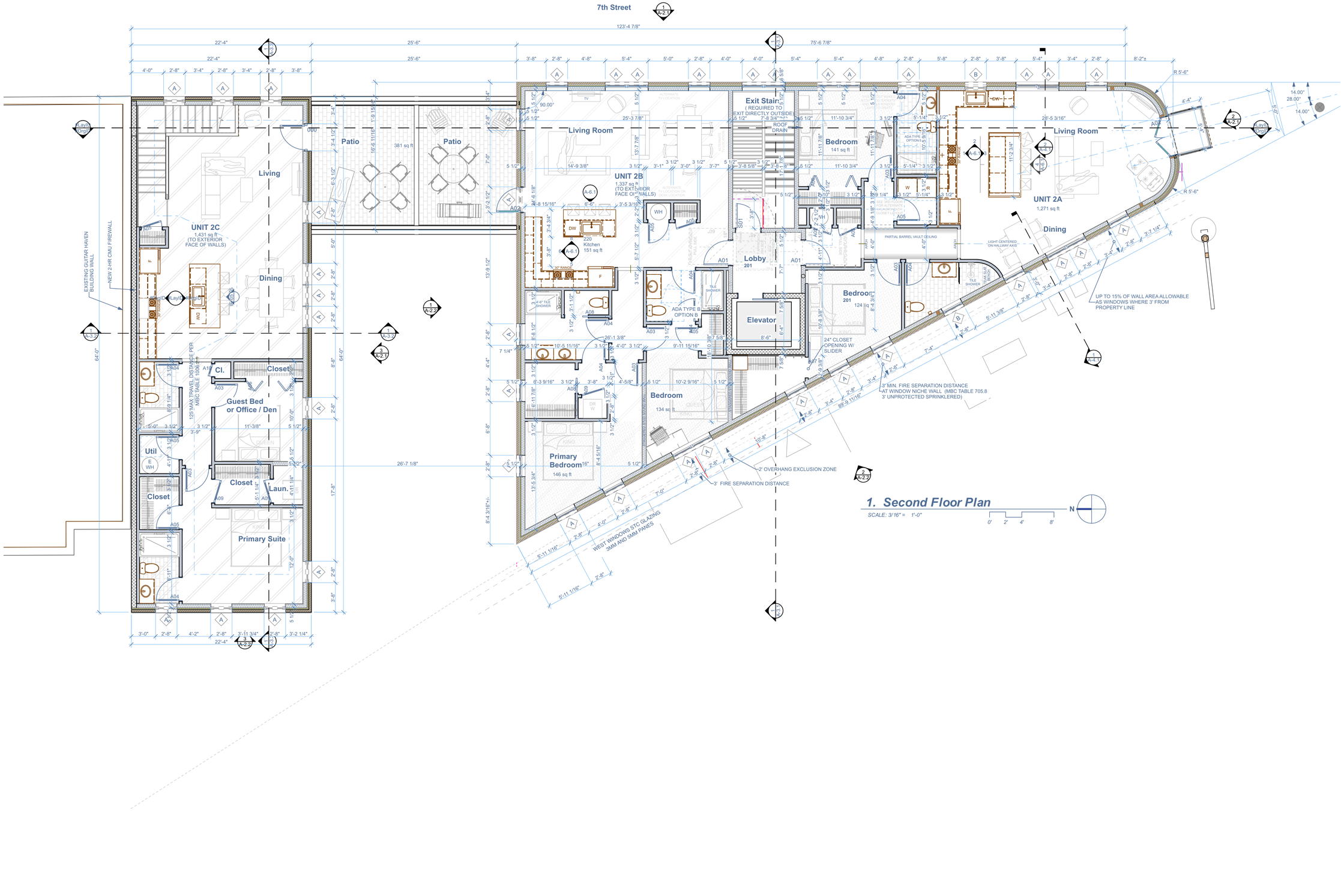
RevID	ChID	Change Name	Date

Project No: 25005
Issue Date: 4/9/26
Plot Date: 4/9/26
Reviewer: DRM
Drawn By: DRM

A-1.1

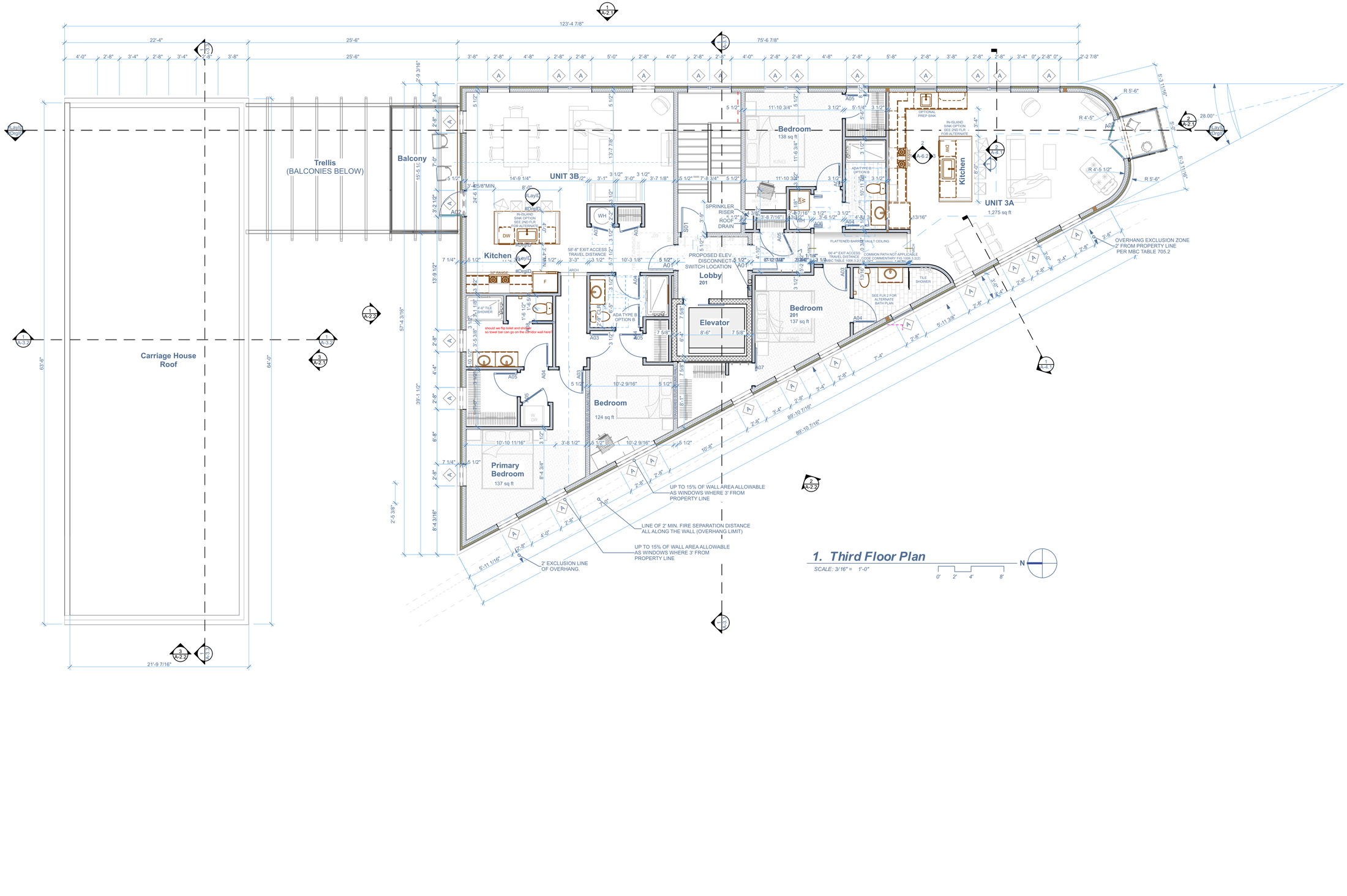
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Occ: 1



1. Second Floor Plan

SCALE: 3/16" = 1'-0"



1. Third Floor Plan

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

N

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Third Floor Plan

RevID	ChID	Change Name	Date

Project No: 25005
Issue Date: 4/9/26
Plot Date: 4/9/26
Reviewer: DRM
Drawn By: DRM

A-1.3

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1. Roof Plan

SCALE: 3/16" = 1'-0"

N

0' 2' 4' 8'

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Roof Plan

RevID	ChID	Change Name	Date
		DECK LOCATION	6/16/2022

Project No: 25005
Issue Date: 4/9/26
Plot Date: 4/9/26
Reviewer: DRM
Drawn By: DRM

A-1.4

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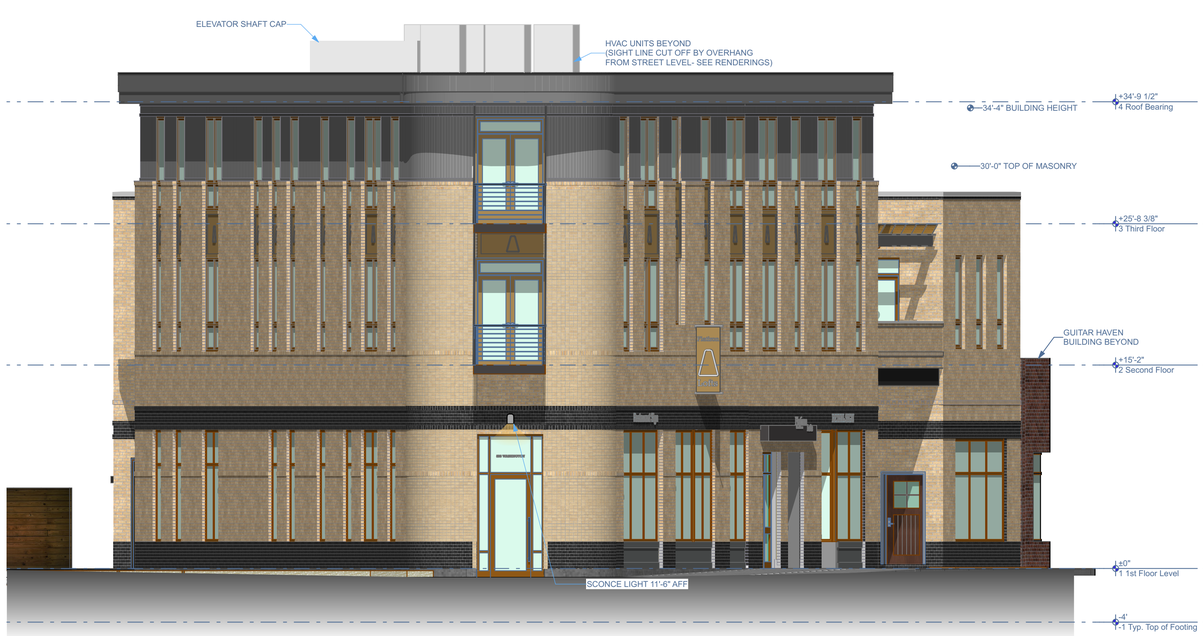
Material Percentages:
MAIN WING OF THE BUILDING= 3,008± SF:
103 SF BULKHEADS ~3.4%
406 SF STOREFRONT GLASS ~13.4%
470 SF UPPER LEVEL RESIDENTIAL WINDOWS ~15.6%
133 SF SPANDREL PANEL ~4.4%
302 SF FRIEZE FLUTED METAL PANEL ~10%
200 SF FASCIA METAL ~6.6%
1,394 SF BRICK ~46%

NORTH CARRIAGE HOUSE WING AND BALCONY SPAN= 770± SF :
33 SF STEEL BRIDGE BEAM ~4.2%
112 SF "STOREFRONT" TYPE GLASS ~5.7%
57 SF RESIDENTIAL GLASS ~7.4%
568 SF BRICK ~73%

1. East Elevation

SCALE: 3/16" = 1'-0"

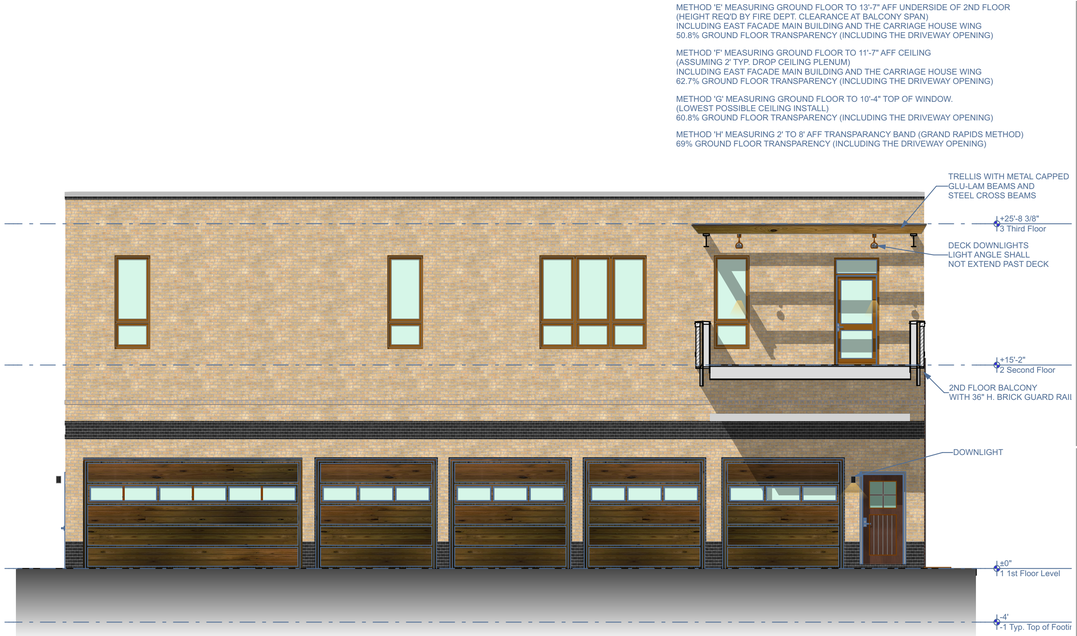
0' 2' 4' 8'



2. South Elevation (on Axis)

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'



3. South Carriage House Elevation

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

GROUND FLOOR TRANSPARENCY:
METHOD 'A' MEASURING GROUND FLOOR TO 13'-7" AFF UNDERSIDE OF 2ND FLOOR (ADDITIONAL HEIGHT REQ'D BY FIRE DEPT. CLEARANCE AT BALCONY SPAN AFFECTS TRANSPARENCY CALCULATION WITH INCREASED CEILING HEIGHT)
INCLUDING EAST FACADE MAIN BUILDING AND THE CARRIAGE HOUSE WING
40% GROUND FLOOR TRANSPARENCY (NOT INCLUDING THE DRIVEWAY OPENING)

ALTERNATE CALCULATIONS FOR COMPARISON:

METHOD 'B' MEASURING GROUND FLOOR TO 11'-7" CEILING HEIGHT
ASSUMING A TYPICAL 2' DROP CEILING PLENUM INSTALLED BY COMMERCIALTENANTS
48% GROUND FLOOR TRANSPARENCY (NOT INCLUDING THE DRIVEWAY OPENING)

METHOD 'C' MEASURING GROUND FLOOR TO 10'-4" TOP OF WINDOW.
(LOWEST POSSIBLE CEILING INSTALL)
53% GROUND FLOOR TRANSPARENCY (NOT INCLUDING THE DRIVEWAY OPENING)

METHOD 'D' MEASURING 2' TO 8' ABOVE FLOOR
(GRAND RAPIDS METHOD)
65% GROUND FLOOR TRANSPARENCY (NOT INCLUDING THE DRIVEWAY OPENING)

METHOD 'E' MEASURING GROUND FLOOR TO 13'-7" AFF UNDERSIDE OF 2ND FLOOR (HEIGHT REQ'D BY FIRE DEPT. CLEARANCE AT BALCONY SPAN)
INCLUDING EAST FACADE MAIN BUILDING AND THE CARRIAGE HOUSE WING
50.8% GROUND FLOOR TRANSPARENCY (INCLUDING THE DRIVEWAY OPENING)

METHOD 'F' MEASURING GROUND FLOOR TO 11'-7" AFF CEILING
(ASSUMING 2' TYP. DROP CEILING PLENUM)
INCLUDING EAST FACADE MAIN BUILDING AND THE CARRIAGE HOUSE WING
62.7% GROUND FLOOR TRANSPARENCY (INCLUDING THE DRIVEWAY OPENING)

METHOD 'G' MEASURING GROUND FLOOR TO 10'-4" TOP OF WINDOW.
(LOWEST POSSIBLE CEILING INSTALL)
60.8% GROUND FLOOR TRANSPARENCY (INCLUDING THE DRIVEWAY OPENING)

METHOD 'H' MEASURING 2' TO 8' AFF TRANSPARANCY BAND (GRAND RAPIDS METHOD)
69% GROUND FLOOR TRANSPARENCY (INCLUDING THE DRIVEWAY OPENING)

NOTE: PRELIMINARY LIGHTING AND SIGNAGE IS SHOWN FOR DESIGN INTENT. FINAL TENANT SIGNAGE DESIGNS AND FINAL ENGINEERED LIGHTING PLANS PER ELECTRICAL AND ZONING CODES SHALL BE PROVIDED FOR CITY STAFF APPROVAL PRIOR TO CONSTRUCTION.

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Flatiron Grand Haven
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S & E Exterior Elevations

RevID	ChID	Change Name	Date

Project No: 25005
Issue Date: 4/9/26
Plot Date: 4/9/26
Reviewer: DRM
Drawn By: DRM

A-2.1

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2. West Elevation

SCALE: 3/16" = 1'-0"

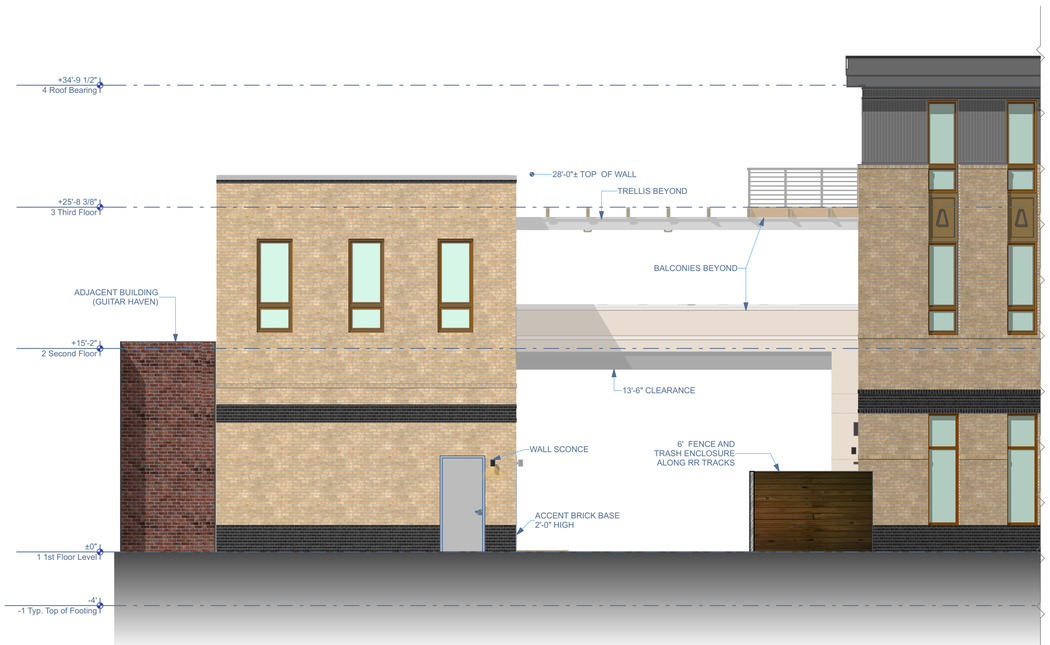
0' 2' 4' 8'



1. North Elevation

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'



3. West Carriage House Elevation

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

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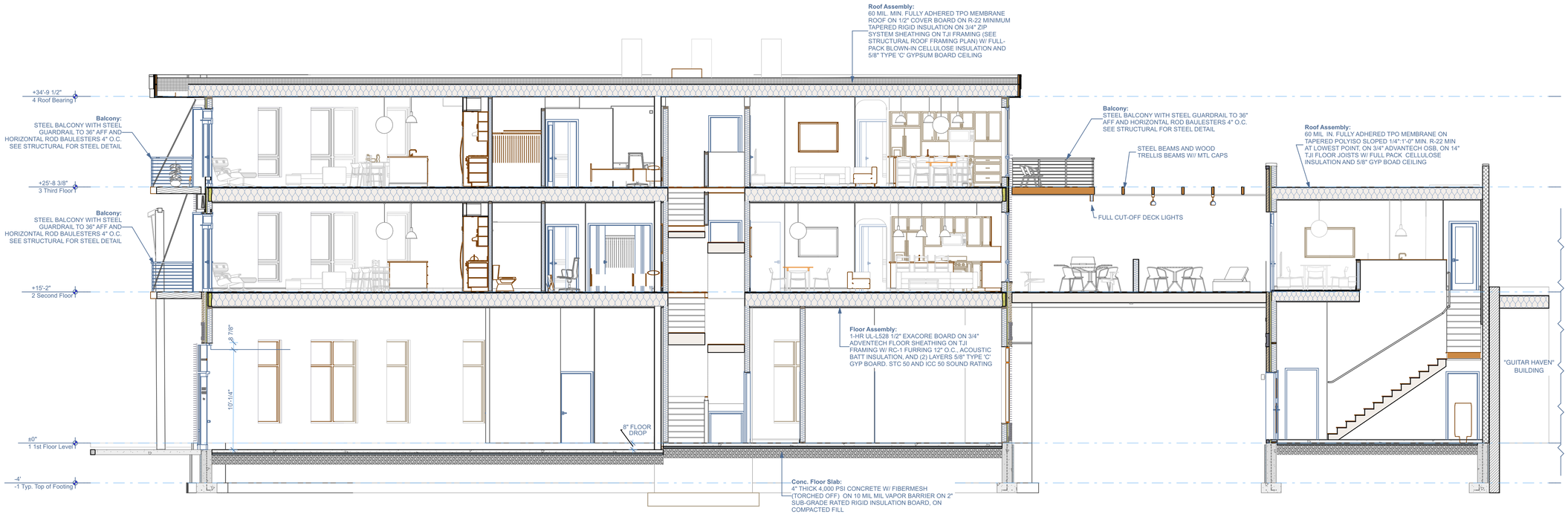
N & W Exterior Elevations

RevID	ChID	Change Name	Date

Project No:	25005
Issue Date:	4/9/26
Plot Date:	4/9/26
Reviewer:	DRM
Drawn By:	DRM

A-2.2

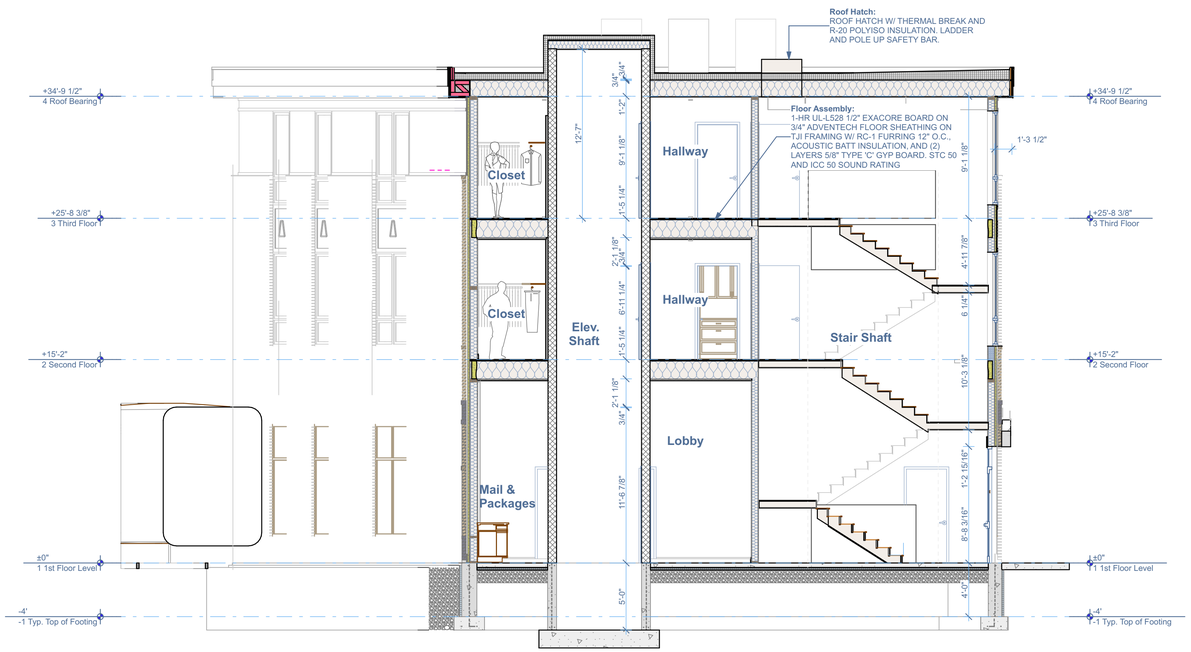
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2. N-S Building Section

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'



1. E-W Building Section at Stairs

SCALE: 3/16" = 1'-0"

0' 2' 4' 8'

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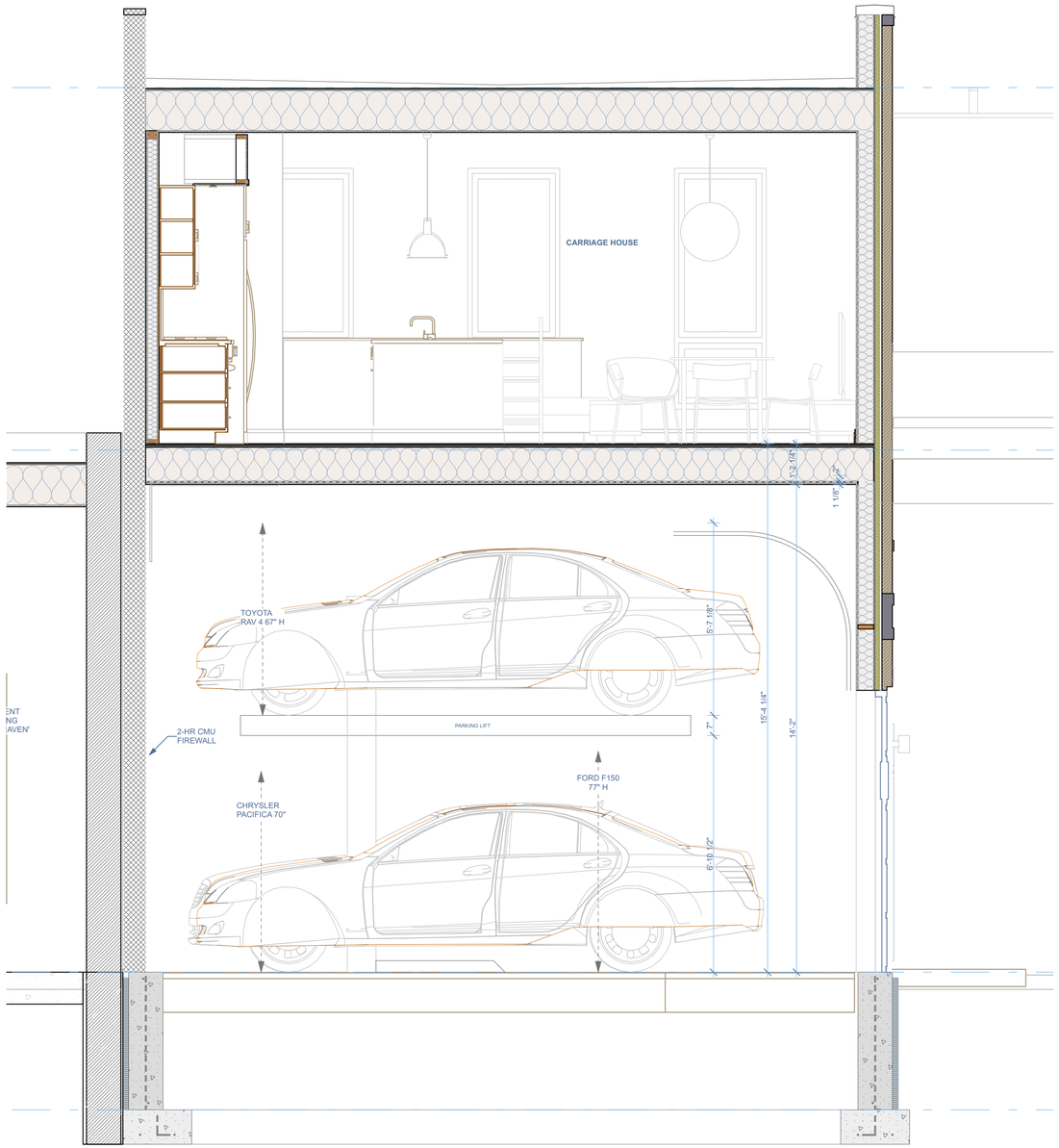
Building Sections

RevID	ChID	Change Name	Date

Project No: 25005
Issue Date: 4/9/26
Plot Date: 4/9/26
Reviewer: DRM
Drawn By: DRM

A-3.1

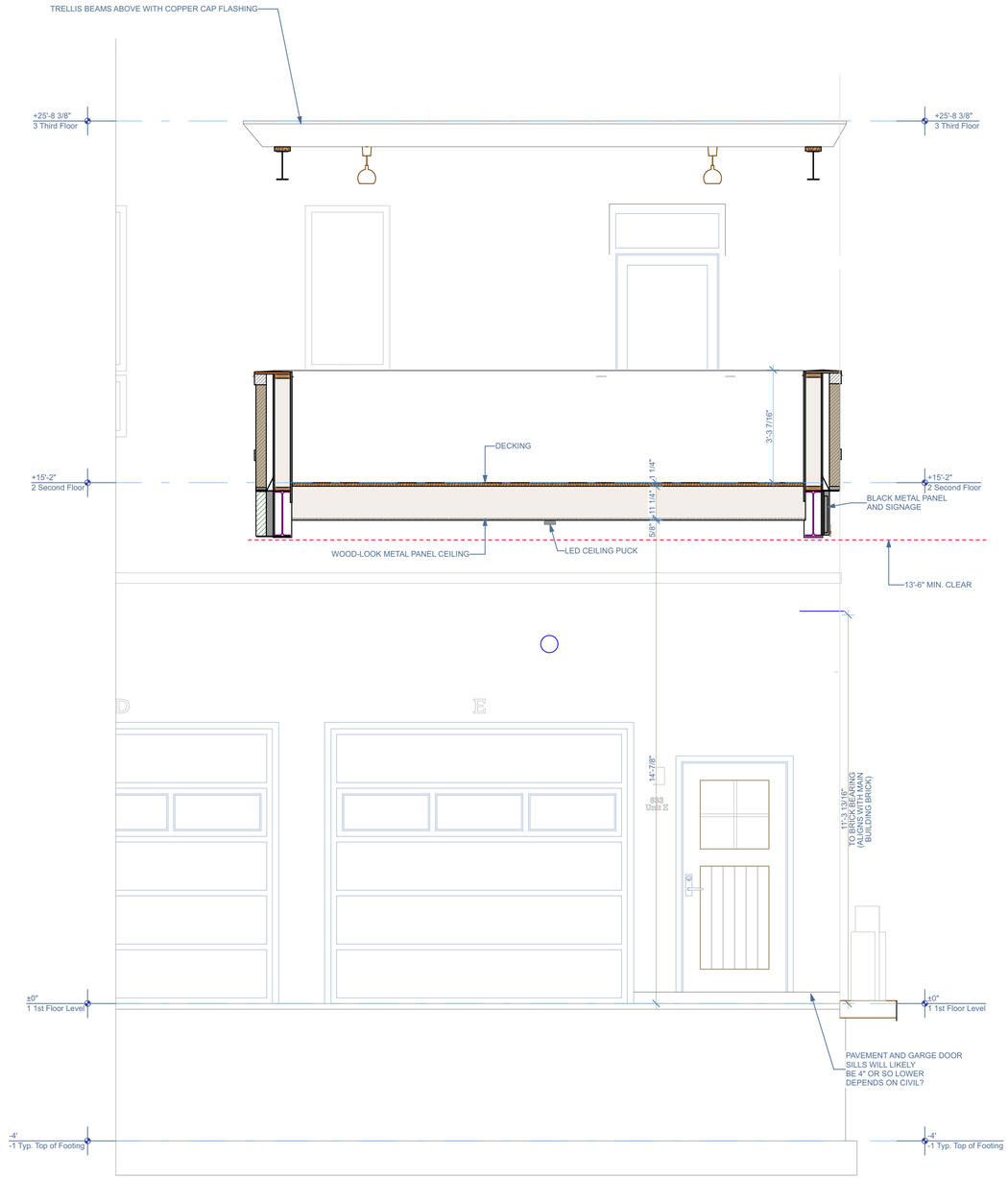
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1. N-S Carrige House Section

SCALE: 1/2" = 1'-0"

0' 1' 2' 4'



2. Bridge Deck Section

SCALE: 1/2" = 1'-0"

0' 1' 2' 4'

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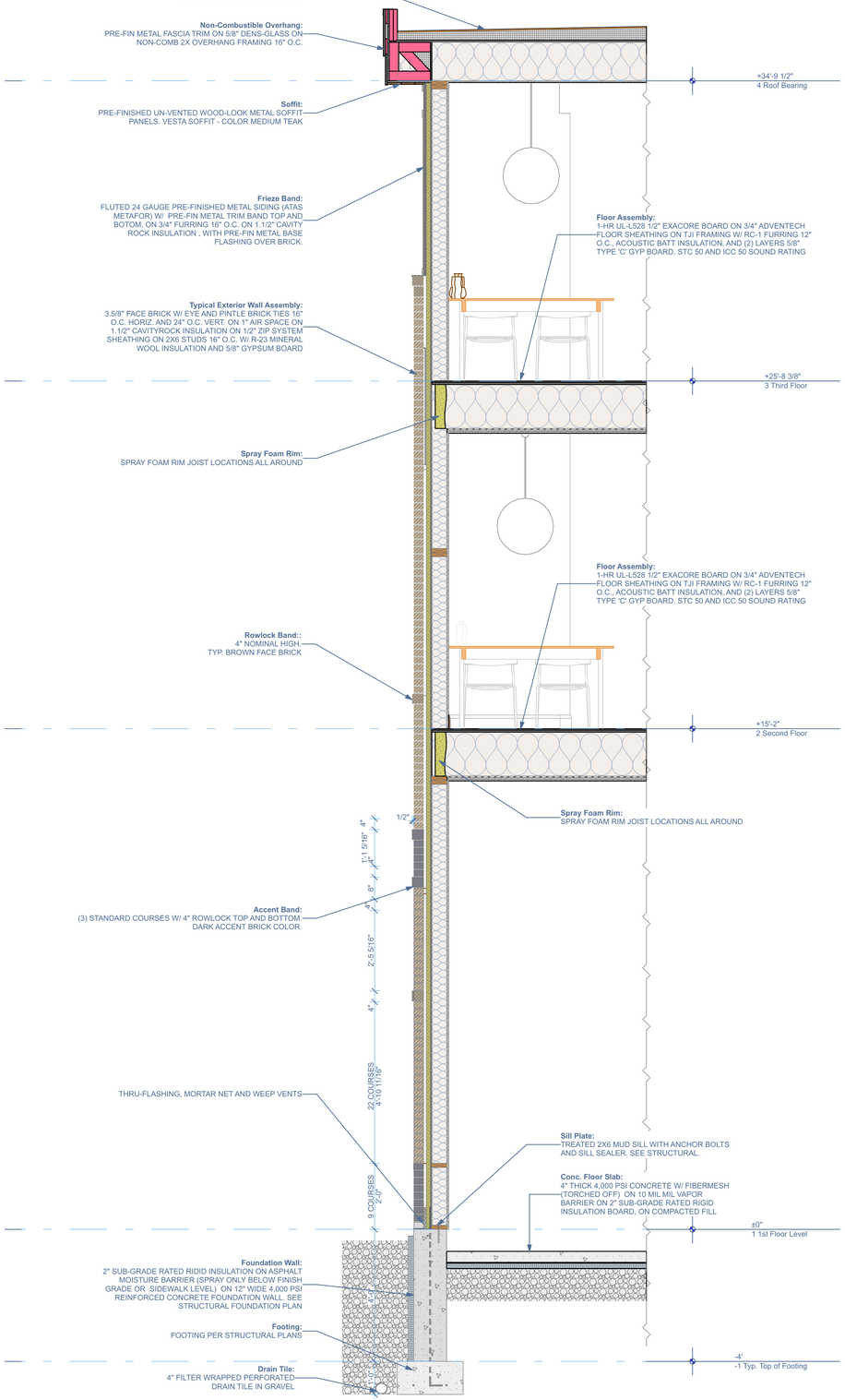
Building Sections

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Plot Date: 4/9/26
Reviewer: DRM
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A-3.2

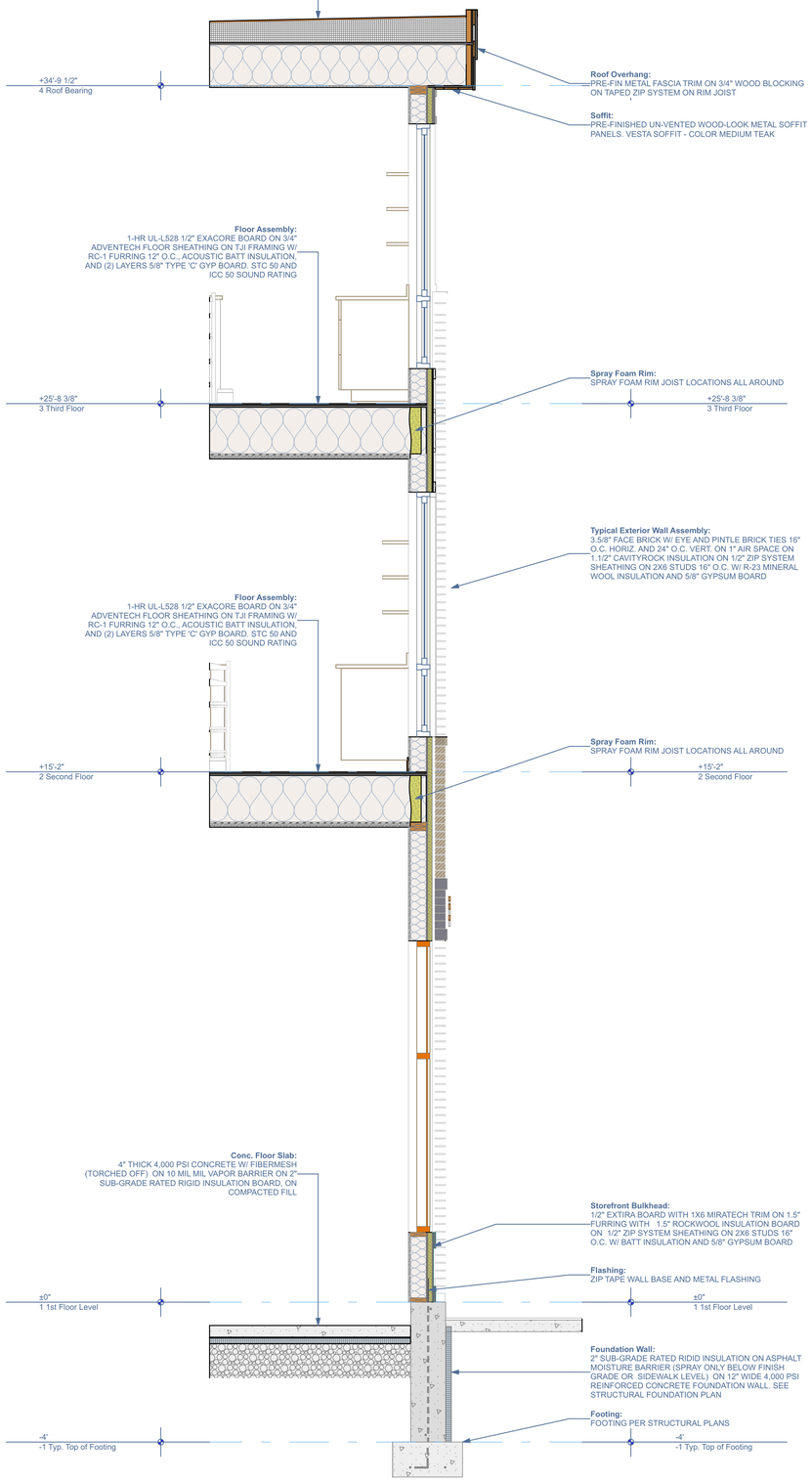
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1. West Wall Section

SCALE: 1/2" = 1'-0"

0' 1' 2' 4'



2. East Wall Section at Windows

SCALE: 1/2" = 1'-0"

0' 1' 2' 4'

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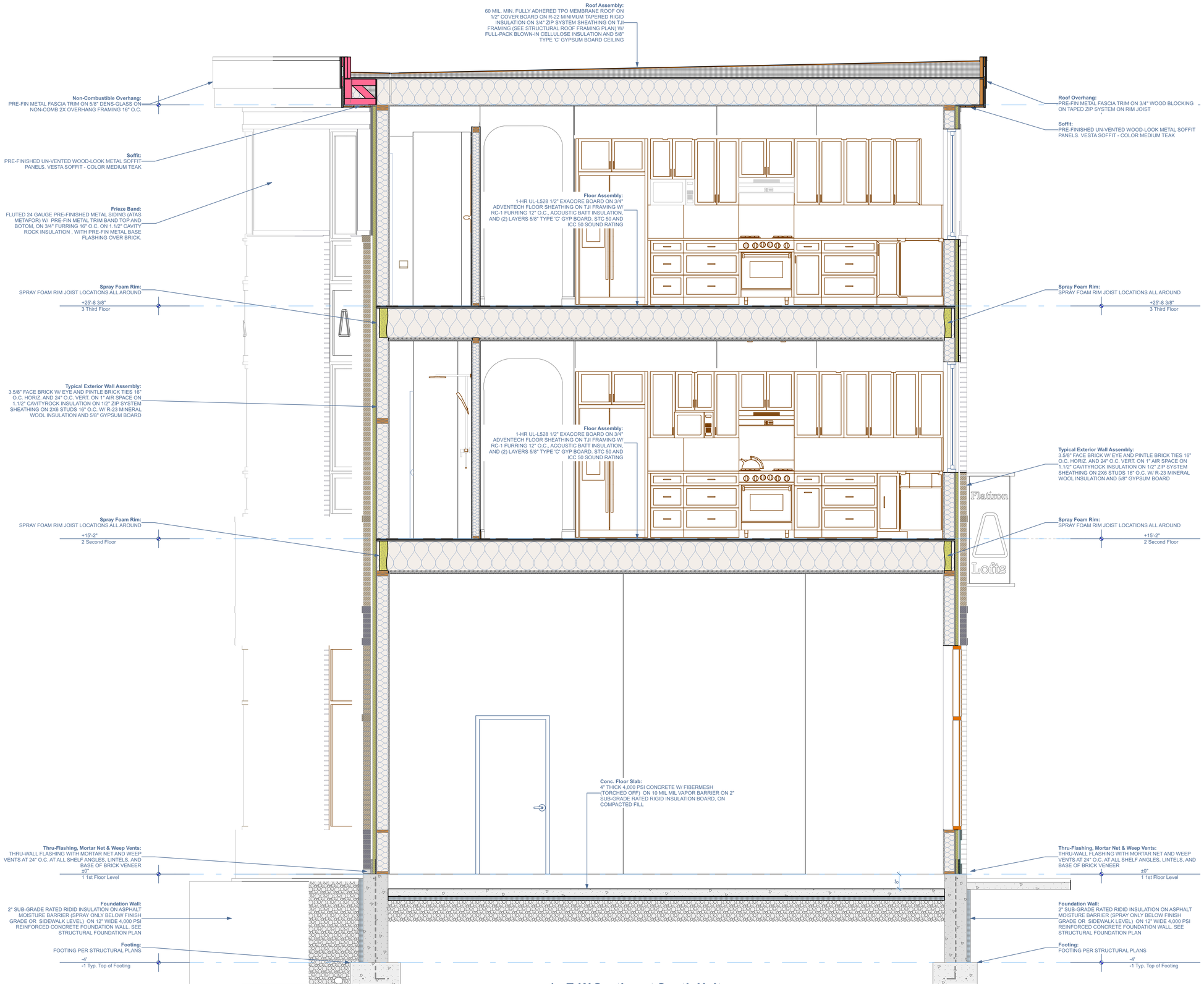
Wall Sections

RevID	ChID	Change Name	Date

Project No:	25005
Issue Date:	4/9/26
Plot Date:	4/9/26
Reviewer:	DRM
Drawn By:	DRM

A-4.1

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1. E-W Section at South Units

SCALE: 1/2" = 1'-0"

0' 1' 2' 4'

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Wall Sections

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Drawn By: DRM

A-4.2

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Dyer LED Sconce

Clearance On Select Options
$99.97 - $279 ~~$249 - $279~~

All | Sale

Finish:

Find The Right Finish

− 0 +

Delivery Options:

Ship This Item
to 49501

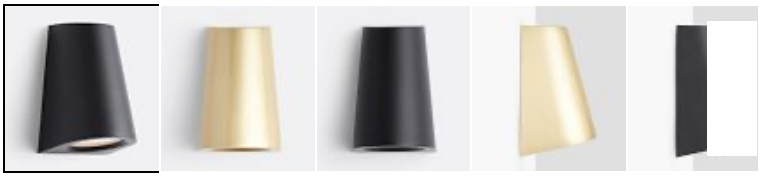


ADD TO CART



See if you're pre-approved – you could earn up to **10% back in rewards**[1] today with a new Rejuvenation credit card. **Learn More**





@rejuvenation

Be the first to show us how you've styled this item!

See how our customers styled this in their home projects.

+ SUBMIT YOUR PHOTO

Still Deciding?

View More Outdoor Wall Lights ›

Request a Free Design Appointment ›

OVERVIEW

DIMENSIONS

- Fixture Width with Shade: 4-3/4"
- Length / Height with Shade: L: 5-1/4", H: 7-3/4"
- Adjustable Height: N
- Projection with Shade: 4-3/4"
- Canopy/Base Diameter: L: 5-1/4", H: 7-3/4"
- Fixture Weight: 1.8 lbs.
- Socket Type/Integrated LED: Integrated LED
- Dimmable: N
- Volts: 120V
- Power Source: Hardwired
- Max. Wattage Per Socket: 8.5W LED
- Lumens: 800
- Kelvins: 3000K
- CRI: 90
- Lifespan: 50000h

TOP

CHAT

SHIPPING + RETURNS

RESPONSIBLY MADE

Finish Guide

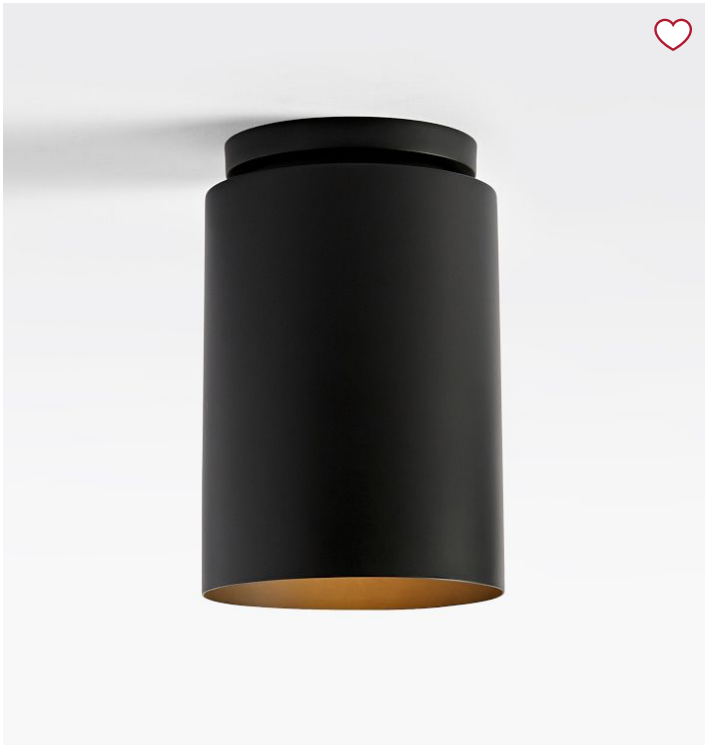
Find the finish and material that best suits your space. Our solid brass, bronze, and stainless steel collections feature a range of customizable finishes.

BRASS MARINE GRADE STEEL









Paige Cylinder Can Light

$369

Finish: Oil-Rubbed Bronze

Your Total:
$369

– 1 +

Delivery Options:

Ship This Item — Arrives Apr. 14 - 16

to 49501

YOU MAY ALSO NEED:



Tala A19 4W 2700K
$20

ADD TO CART

See if you're pre-approved – you could earn up to **$36** (10% back in rewards)[1] today with a new Rejuvenation credit card. **Learn More**

@rejuvenation
Be the first to show us how you've styled this item!

See how our customers styled this in their home projects.

+ SUBMIT YOUR PHOTO

Still Deciding?

View More Flush Mount & Semi-Flush Mount Lighting ›

Request a Free Design Appointment ›

SKU: 7284403

OVERVIEW

DIMENSIONS

TOP



Tala A19 4W 2700K Lightbulb E26

$16 - $20

Bulb:

Clear | Matte White

– 0 +

Delivery Options:

Ship This Item

to 49501

View Details



BESTSELLER

Tala A19 7W 2700K Lightbulb E26

$16 - $20

Color:

Matte White | Clear

– 0 +

Delivery Options:

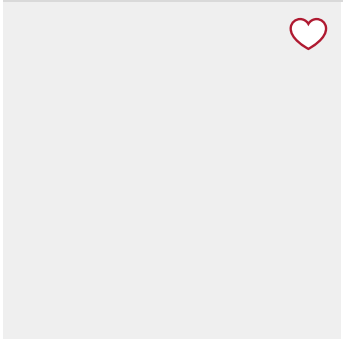
Ship This Item

to 49501

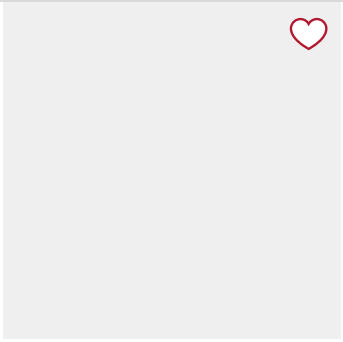
View Details

ADD TO CART

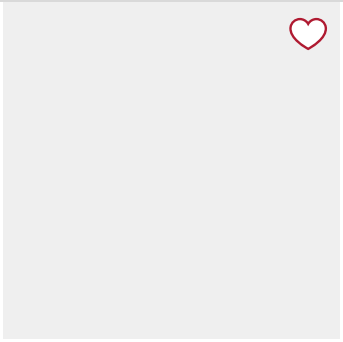
Similar Items



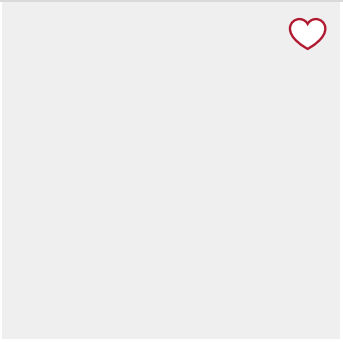
Paige Semi-Flush Mount
$ 449 – $ 499



Augustine Sconce
$ 299 – $ 499



Paige 3-1/4" Cylinder Sconce
$ 449



Crawford Flush Mount, Glass Shade
$ 339



Fost
Mou
$ 30

Frequently Paired With

ALCON LIGHTING

SPECIFICATION SHEET

Shop Now

Project Name: Type: Quantity:

INTENDED USE

This recessed LED downlight is ideal for kitchens, bathrooms, hallways, and commercial interiors requiring flexible, energy-efficient lighting. Its tunable white technology offers multiple color temperatures via a selectable CCT switch on the junction box. Integrated spring clips allow quick, tool-free installation. An included gasket ensures an airtight, wet-location rated seal without caulking. Rated <2 CFM per ASTM-E283 for airtight ceilings.



6-Inch



4-Inch

FEATURES

Construction: Non-metallic, dead-front flat LED luminaire with integrated spring clips
Mounting: Installs without housing using two tension steel spring clips; supports ceiling thickness up to 15/16"
Junction Box: Pre-wired with two 1/2" and two 3/8" knockouts, snap-on cover, and 10" quick connect wire. Includes 6" quick connect. Supports up to four No. 12 AWG 90°C branch circuit conductors. Max distance between luminaire and driver is 40'
Beam Spread: 113° wide flood
Lumens: 700 lm / 1050 lm
Wattage: 10W / 13.5W
Color Temperature: 27/30/35/40/50K selectable switch
Operating Temperature: 0°C to 40°C
Dimming Driver: ELV, TRIAC
Voltage: 120 VAC
CRI: 90+
Warranty: 5 Years carefree for parts & components (Labor not included)
Listings: cETLus listed for wet locations, Title 24 JA8-2022 compliant, FCC compliant, IC Air-Tight rated

4" Lumens	6" Lumens	Color Temperature
640 lm	958 lm	2700K
681 lm	1060 lm	3000K
726 lm	1090 lm	3500K
740 lm	1088 lm	4000K
708 lm	1059 lm	5000K

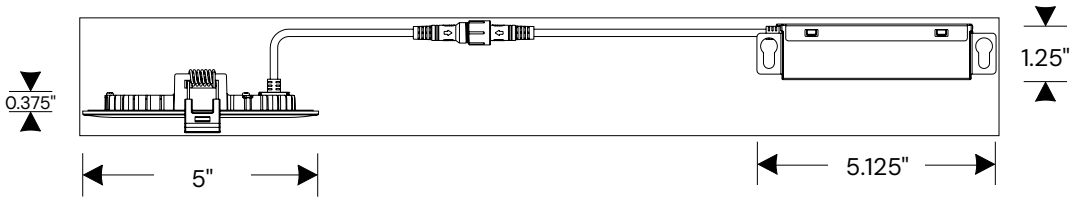
SPEC GRADE · 5 YEAR WARRANTY · CCT SELECTABLE · DIMMABLE · WET · JA8 TITLE 24 · FC · cETLus · IC RATED

ORDERING INFORMATION Example: 14133-4-TRI-BK-NC

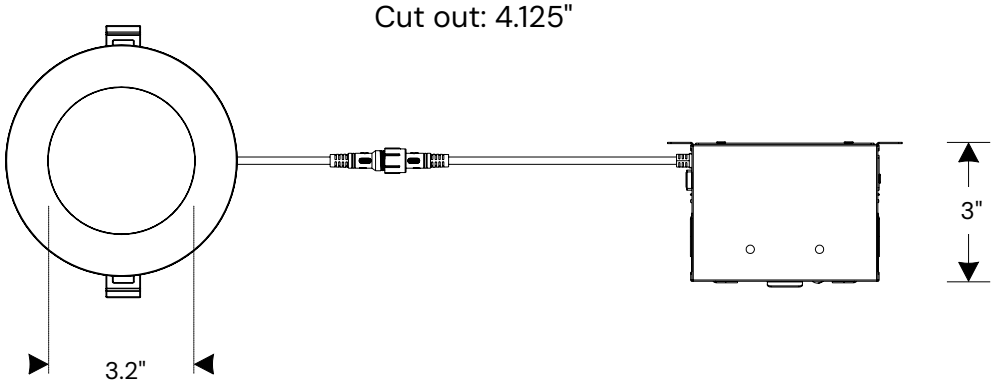
Model	Size | Wattage	Driver	Finish	Options
14133	**4** 4" | 10W **6** 6" | 13.5W	**TRI** Triac (120V) **ELV** Electronic Low Voltage (120V)	**WH** White **BK** Black	**OR** Oversize Ring **NC** New Construction Non-IC Housing **NP** New Construction Plate **EC4** 4' Extension Cable **EC20** 20' Extension Cable

LINE DRAWINGS

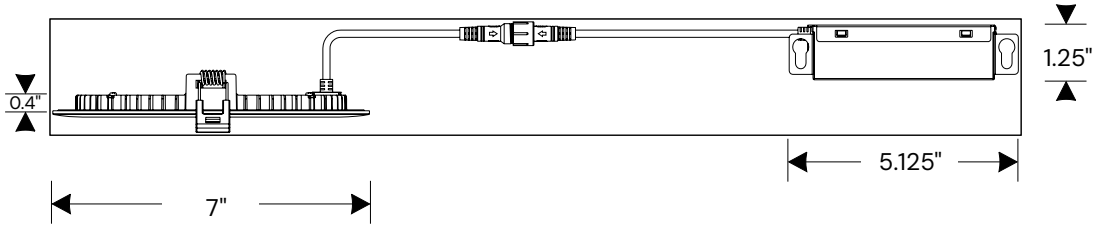
4"



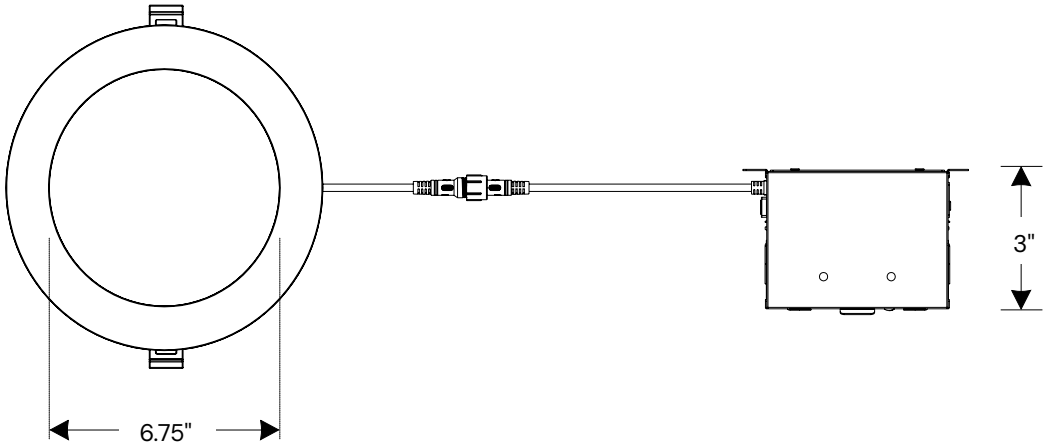
Cut out: 4.125"



6"



Cut out: 6.25"



ACCESSORIES

Oversize Ring

Available in two sizes to conceal larger ceiling openings:

4-Inch cut-out: 5-1/4"

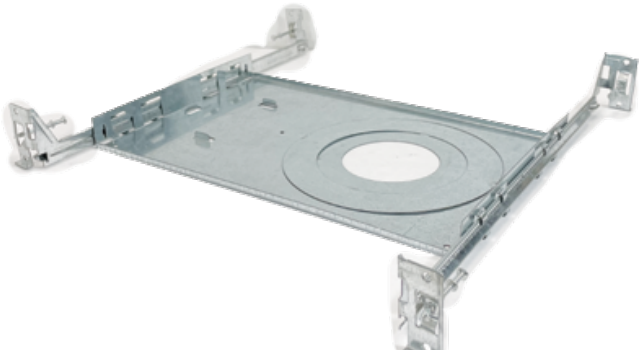


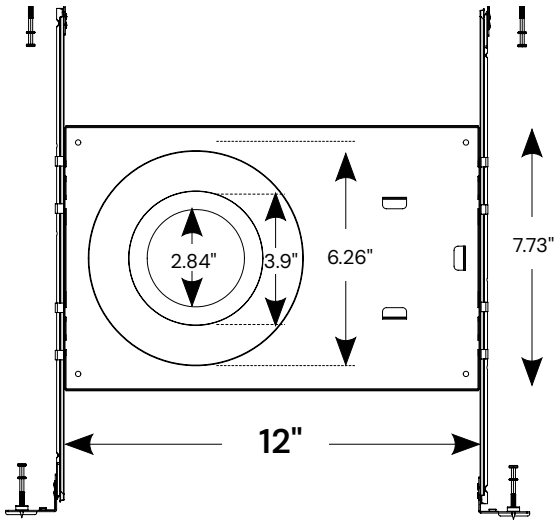
6-Inch cut-out: 7-1/4"



New Construction Non-IC Housing for 4" & 6"

Provides a cutting guide and marks the wiring location to assist with accurate placement and installation of can-less recessed downlights.



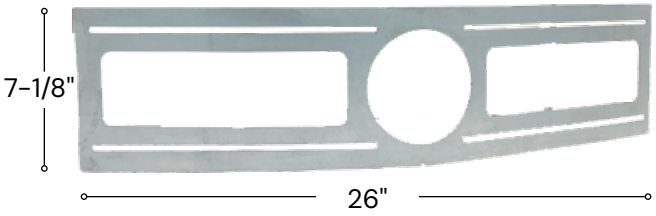


ACCESSORIES

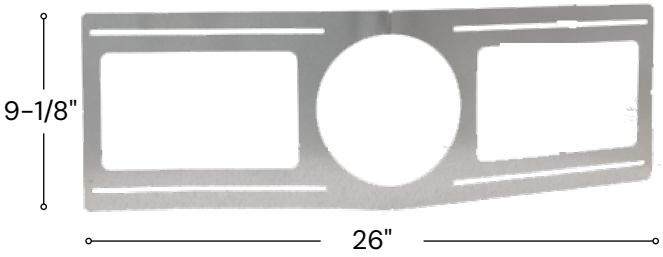
New Construction Plate

Facilitates the installation of can-less recessed downlights by marking wiring locations and providing a cutting guide.

4-Inch



6-Inch



Extension Cable

Linkable extension cables extend the distance between the luminaire and driver enclosure. Cables can be connected to create custom lengths, with 4' and 20' options available. The maximum total run is 40 feet; for longer distances, contact the factory for remote driver solutions.

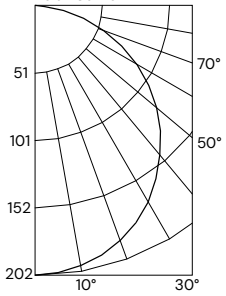


PHOTOMETRY

4-Inch

Beam Spread: 114° Wide Flood
Lumens: 640 lm
Wattage: 9.26W
Efficacy: 69lpw
CCT / CRI: 2700K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.26

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	13.9fc	12'-0"
6'	6.2fc	18'-1"
8'	3.5fc	24'-1"
10'	2.2fc	30'-1"
12'	1.5fc	36'-1"

Zonal Lumen Summary

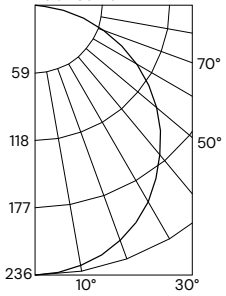
Zone	Lumens	% Luminaire
0-30	172	26.9
0-40	281	44
0-60	498	77.8
0-90	640	100
90-180	0	0
0-180	640	100

Candela Table

Vertical Angles	Candela
0	222
5	220
15	212
25	197
35	174
45	145

Beam Spread: 113° Wide Flood
Lumens: 681lm
Wattage: 9.12W
Efficacy: 75lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.26

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	14.7fc	12'-0"
6'	6.6fc	18'-1"
8'	3.7fc	24'-1"
10'	2.4fc	30'-1"
12'	1.6fc	36'-1"

Zonal Lumen Summary

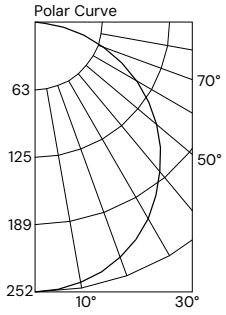
Zone	Lumens	% Luminaire
0-30	183	26.9
0-40	300	44
0-60	530	77.9
0-90	681	100
90-180	0	0
0-180	681	100

Candela Table

Vertical Angles	Candela
0	236
5	235
15	226
25	209
35	185
45	154

Beam Spread: 113° Wide Flood
Lumens: 726 lm
Wattage: 8.91W
Efficacy: 81lpw
CCT / CRI: 3500K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.26

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	15.7	12'-0"
6'	7.0fc	18'-0"
8'	3.9fc	24'-1"
10'	2.5fc	30'-1"
12'	1.8fc	36'-1"

Zonal Lumen Summary

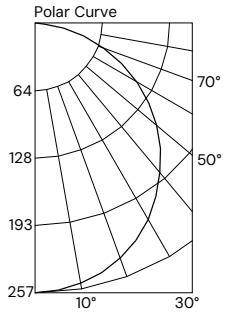
Zone	Lumens	% Luminaire
0-30	161	26.9
0-40	268	44.1
0-60	549	78.2
0-90	726	100
90-180	0	0
0-180	726	100

Candela Table

Vertical Angles	Candela
0	252
5	251
15	241
25	223
35	197
45	165

Beam Spread: 113° Wide Flood
Lumens: 740lm
Wattage: 8.95W
Efficacy: 83lpw
CCT / CRI: 4000K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.28

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	16fc	12'-0"
6'	7.1fc	18'-0"
8'	4.0fc	24'-1"
10'	2.6fc	30'-1"
12'	1.8fc	36'-1"

Zonal Lumen Summary

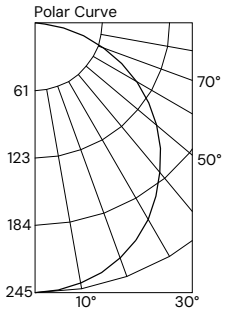
Zone	Lumens	% Luminaire
0-30	199	26.9
0-40	326	44.1
0-60	576	77.9
0-90	740	100
90-180	0	0
0-180	740	100

Candela Table

Vertical Angles	Candela
0	257
5	255
15	245
25	228
35	201
45	168

Beam Spread: 113° Wide Flood
Lumens: 708 lm
Wattage: 9.32W
Efficacy: 76lpw
CCT / CRI: 5000K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.26

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	15.3fc	12'-0"
6'	6.8fc	18'-0"
8'	3.8fc	24'-1"
10'	2.5fc	30'-1"
12'	1.7fc	36'-1"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	157	22.2
0-40	262	37
0-60	535	75.6
0-90	708	100
90-180	0	0
0-180	708	100

Candela Table

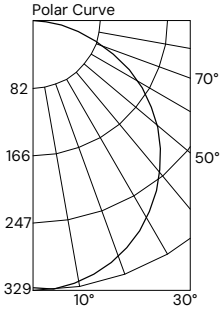
Vertical Angles	Candela
0	245
5	244
15	235
25	217
35	192
45	161

PHOTOMETRY

6-Inch

Beam Spread: 113° Wide Flood
Lumens: 958lm
Wattage: 12.7W
Efficacy: 75lpw
CCT / CRI: 2700K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.28

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	20.6fc	12'-2"
6'	9.1fc	18'-4"
8'	5.1fc	24'-5"
10'	3.3fc	30'-6"
12'	2.3fc	36'-7"

Zonal Lumen Summary

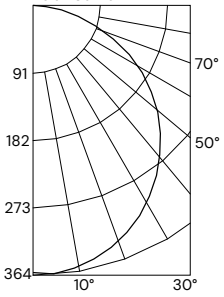
Zone	Lumens	% Luminaire
0-30	256	26.7
0-40	419	43.7
0-60	743	77.5
0-90	958	100
90-180	0	0
0-180	958	100

Candela Table

Vertical Angles	Candela
0	329
5	328
15	316
25	294
35	261
45	219

Beam Spread: 113° Wide Flood
Lumens: 1060lm
Wattage: 12.3 W
Efficacy: 86lpw
CCT / CRI: 3000K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.28

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	22.8fc	12'-2"
6'	10.1fc	18'-4"
8'	5.7fc	24'-5"
10'	3.6fc	30'-6"
12'	2.5fc	36'-7"

Zonal Lumen Summary

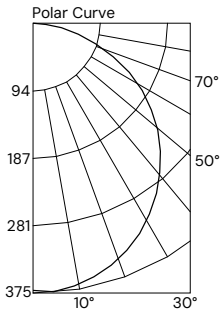
Zone	Lumens	% Luminaire
0-30	283	26.7
0-40	464	43.7
0-60	822	77.5
0-90	1060	100
90-180	0	0
0-180	1060	100

Candela Table

Vertical Angles	Candela
0	364
5	363
15	350
25	326
35	289
45	242

Beam Spread: 114° Wide Flood
Lumens: 1090lm
Wattage: 12.2W
Efficacy: 89lpw
CCT / CRI: 3500K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.28

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	23.4fc	12'-2"
6'	10.4fc	18'-4"
8'	5.9fc	24'-4"
10'	3.8fc	30'-5"
12'	2.6fc	36'-6"

Zonal Lumen Summary

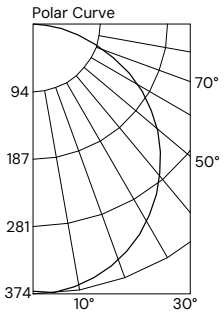
Zone	Lumens	% Luminaire
0-30	241	22.1
0-40	400	36.7
0-60	821	75.3
0-90	1090	100
90-180	0	0
0-180	1090	100

Candela Table

Vertical Angles	Candela
0	375
5	373
15	360
25	334
35	297
45	249

Beam Spread: 114° Wide Flood
Lumens: 1088lm
Wattage: 12.51W
Efficacy: 87lpw
CCT / CRI: 4000K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.28

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	23.4fc	12'-2"
6'	10.4fc	18'-4"
8'	5.8fc	24'-5"
10'	3.7fc	30'-6"
12'	2.6fc	36'-7"

Zonal Lumen Summary

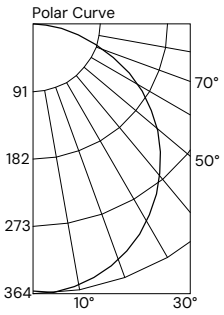
Zone	Lumens	% Luminaire
0-30	291	26.7
0-40	476	43.8
0-60	844	77.5
0-90	1088	100
90-180	0	0
0-180	1088	100

Candela Table

Vertical Angles	Candela
0	374
5	372
15	359
25	334
35	296
45	249

Beam Spread: 114° Wide Flood
Lumens: 1059lm
Wattage: 12.754W
Efficacy: 83lpw
CCT / CRI: 5000K / 90 CRI
Spacing Criteria (0°-180°): 1.26
Spacing Criteria (90°-270°): 1.28

Polar Curve



Illuminance at a Distance

Distance from Luminaire	FC at Nadir	Beam Diameter
4'	22.7fc	12'-2"
6'	10.1fc	18'-4"
8'	5.7fc	24'-5"
10'	3.6fc	30'-6"
12'	2.5fc	36'-7"

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	233.5	22.1
0-40	389	36.7
0-60	797	75.3
0-90	1059	100
90-180	0	0
0-180	1059	100

Candela Table

Vertical Angles	Candela
0	364
5	362
15	349
25	325
35	288
45	242

COLOR TEMPERATURE GUIDE



From: Austin Gagnon
To: Brian Urquhart
Cc: Michael England; Logan Cuddington
Subject: RE: Site Plan Review: Flatiron Building
Date: Monday, February 9, 2026 11:28:43 AM

Brian,

Here are my comments. Copying DPW because this will affect the traffic signal at Washington/7th.

As a whole, GHBLP will be happy to provide electric service to this development, and is looking forward to the project. The minimal setbacks and railroad restrictions do pose some challenges, specifically for getting three phase power to the site and maintaining the existing electric services in this block.

New Electric Service

- Due to the railroad on the West, power will need to come from the east side of 7th street and will be underground via a directional bore. The developer will need to reserve at least a 6'x6' area to set a transformer pad, with clear access on at least two sides.
- This will be a considered a commercial service, and will be fed from a 120/208V three phase transformer. The developer will be responsible for installing and maintaining the secondary voltage wire from the meter locations to the transformer. Meters must be attached to an exterior wall of the building.

Existing Services:

- The design requests GHBLP to relocate a power pole. A pole must remain on the site to feed the structures on the north side of the block unless the developer converts these services to underground at their own expense.
- Regardless of making these overhead vs underground, all existing services will be fed from the new 120/208V transformer. Any cost of voltage conversion will be born by the developer (typically there is not an issue in residential applications, but older or commercial equipment may not function at 208V without modification).
- Currently the railroad has a service attached to the existing building. This service will need to be relocated. I met with the railroad and Renew Construction, and they are prepared install new underground wire in the railroad ROW if the project moves forward. I imagine they will pass on their cost to the developer.
- The electric service for the Washington/7th traffic signal is also attached to the building. This meter will need to be relocated (I'd suggest right near the traffic signal cabinet cabinet), and a directional bore would be required to get wire to the traffic signal cabinet.

A couple thoughts for you guys (**does not concern this developer)** – As the city redoes 7th, it

would be a good time to add some green space near the intersections where we can put cabinets/handholes to allow further development. Today we really have no right of way available for upgrading/undergrounding electric services. I'd also recommend we work together to replace the street lights at the same time, or at least get the necessary conduits in the ground to make that easy in the future.

Austin Gagnon
Distribution and Engineering Manager
Grand Haven Board of Light and Power
616-607-1274
agagnon@ghblp.org

From: Brian Urquhart <burquhart@grandhaven.org>
Sent: Wednesday, January 28, 2026 5:46 PM
To: Austin Gagnon <AGagnon@ghblp.org>; Brian Urquhart <burquhart@grandhaven.org>; Chandi Pape <cpape@grandhaven.org>; Dana Kollewehr <dkollewehr@grandhaven.org>; Logan Cuddington <lcuddington@grandhaven.org>; Michael England <mengland@grandhaven.org>; Patrick Qua <Pdqua65@gmail.com>; Ryan Vredeveld <rvredeveld@grandhaven.org>; Terry Turkelson <tturkelson@grandhaven.org>; Tom Bruursema <tbruursema@grandhaven.org>
Subject: Site Plan Review: Flatiron Building

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Greetings,

Please see the updated application and site plan for the mixed-use building at 7th & Washington (aka Flatiron Building).

We will review at our next meeting Wednesday the 4th at 11am.

Brian Urquhart, AICP
City Planner
City of Grand Haven
burquhart@grandhaven.org
616-935-3276

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Plan Review Report

General

Plan Review Property Address:

Plans Reviewed on:

Plan Review Notes/Comments: 633 Washington/Flatiron Building

No issues at this time. Will provide a complete plan review once comprehensive plans have been submitted.

Questions or Comments? Please contact Fire Marshal Terry Turkelson at 616-842-3460 or tturkelson@grandhaven.org

DATE: April 10, 2026

TO: Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-04:** Mulligan's Hollow Ski bowl improvements

Current Zoning: LDR, Low Density Residential and Sensitive Overlay

Existing Use: Ski Bowl

Proposed Use: Snowmaking system improvements and shed

1.0 Background

Mulligan's Hollow is a City-owned facility used for public recreation. The Ski Bowl is operated by Mulligan's Hollow Board of Directors, which identified a significant need for upgrading the aging snowmaking system. According to Jamie Walter, director of snowmaking infrastructure, the current system does not support the demands of the ski bowl. Therefore, proposed changes include increasing the water line and pressure. Due to the grading and location within the sensitive are overlay district, Planning Commission review is required. Prior to applying for local permits, Mulligan's Hollow did receive approval from EGLE.

Proposed Improvements

The work includes replacement of existing PVC snowmaking supply with ductile lines and fittings, with new connections. Any land impacted by the grading would be restored appropriately, while minimizing dune grass removal. The improvements also include the installation of a shed, up to 1,000 sq. ft., to house the new pump. The location of the shed pump has not been determined. However, the shed is requested to be located near the maintenance building in the rear parking lot, and could possibly be smaller in size.

2.0 Request

Per Sec. 40-115.02 D of the Zoning Ordinance, Jamie Walter requests the Grand Haven Planning Commission acknowledge this facility improvement and expansion project and defer the site plan review to the City Planner for the following reasons:

1.) The project will result in a planned improvement and expansion of an existing use.
2.) The project will not significantly change the nature of the public use.

Attachments:

A. Site Plan application
B. Sensitive Area Overlay Application
C. Site Plan
D. EGLE Permit

SITE PLAN REVIEW PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

RECEIVED
FEB - 4 2026
GRAND HAVEN PLANNING BUILDING AND ZONING

1. Project Information

Address/location of property: 600 Mulligans Hollow Drive
Parcel #: 70-03-29-160-004
Current Use: Ski Hill
Area in Acres: 88.97
Zoning District: LDR
Proposed Use: Ski Hill
Zoning of adjacent properties: VFZ/MDR/DR

2. Applicant

Name: Jamie Walter, Director of Snowmaking
Company: Mulligans Hollow Board of Directors
Address #: 600 Mulligans Hollow Drive
Phone #: 616.250.1235
Email:

3. Property Owner

Name: City of Grand Haven, MI
Address: 519 Washington Ave
Grand Haven, MI 49417
Phone #: 616.842.3210
Email:

4. Required Attachments

- PDF + 5 copies of the application
- PDF + 5 copies of site plan
- PDF + 5 copies of the building elevations
- PDF + 5 copies of the landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Proposed topographic map
- Existing topographic map

5. Fees and Escrow Deposit

Up to $100,000:	$200.00
$100,001 to $500,000:	$300.00
$500,001 to $1,000,000:	$400.00
$1,000,001 & Up:	$500.00
Estimate Project Cost:	$ 975,000

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

Replacement of existing PVC snowmaking supply lines with poly tube lines & fittings. New connections & approx. 1,000 ft shed to house new pump.

7. Buildings and Structures

Number of buildings on site: 7 Use of buildings: Lodge, Storage, Tax Shacks

Height of buildings & # of stories: <30' / 1 Story Height of rooftop mechanical equipment: N/A

8. Floor Use and Area (in square feet)

Commercial Structures N/A

Total floor area:_____

Open space (area & %):_____

Office space (area):_____

Retail space (area):_____

Industrial space (area):_____

Assembly space (area):_____

Seating capacity:_____

Maximum occupancy load:_____

Residential Structures N/A

Total floor area:_____

Total # of units:_____

# of 1 bedroom units:_____

# of 2 bedroom units:_____

# of 3 bedroom units:_____

Open space (area and %):_____

Rental or condominium?:_____

Maximum occupancy load:_____

9. Setbacks *(see Article Four: District Regulations, Table 40-402.02, for setback requirements)* N/A

Required front yard:_____ Proposed front yard:_____

Required rear yard:_____ Proposed rear yard:_____

Required total side yard:_____ Proposed total side yard:_____

10. Parking *(see Article Six: Parking, for zoning requirements)* N/A

Required # of spaces:_____ Proposed # of spaces:_____

Typical angle of spaces:_____ Size of spaces:_____

Location of parking on site:_____ Number of handicap spaces:_____

Shared parking agreement?:_____ Location and # of off-street spaces:_____

Number of employees:_____

Explanation of screening (including location and materials):_____

_____

11. Loading *(see Section 40.605.04 for loading space requirements)* N/A

Required # of spaces:_____ Proposed # of spaces:_____

Typical angle of space(s):_____ Size of space(s):_____

Location of loading space(s) on site:_____

Explanation of screening (including location and materials):_____

12. Site Lighting *(see Section 40-317 for lighting requirements)* N/A

Building Lighting

# of fixtures proposed:_____

Type of lighting proposed:_____

Height of fixtures:_____

Location of fixtures:_____

Parking Area Lighting

# of fixtures proposed:_____

Type of lighting proposed:_____

Height of fixtures:_____

Location of fixtures:_____

Foot-candles at property line:_____

13. Landscaping *(see Article Eight: Landscaping, for zoning requirements)* N/A

Location of landscape areas:_____ Proposed landscape material:_____

_____ _____

14. Exterior Trash Receptacles *(see Section 40-301.03 for Dumpster Enclosure requirements)* N/A

Location of receptacle:_____ Size of receptacle:_____

Enclosure material:_____ Height of Enclosure:_____

15. Mechanical Equipment *(see Sections 40-306.08(C) & 40-322 for zoning requirements)* N/A

Ground Mounted Mechanical Equipment	**Rooftop Mechanical Equipment**
# of units:_____	# of units:_____
Size of units (LxWxH):_____	Type of rooftop units:_____
Location of units:_____	Size of units (LxWxH):_____
_____	Location of units:_____
Screening:_____	Screening:_____

16. Accessory Buildings *(see Section 40-301 for standards for accessory buildings)* N/A

# of accessory building(s):_____ Size of accessory building(s) (LxWxH):_____

Location of accessory building(s):_____

17. Emergency Access Features *(contact City of Grand Haven Fire Marshal with questions)*

Emergency Access Roads: McMillans Hollow Drive

Location of hydrants and fire department connection (FDC):_____

18. Historic District information *(contact City of Grand Haven Historic Conservation District Commission)*

Is this location within a Historic Conservation District? Yes/No/Unsure

Name of District, if applicable: _____

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant:_____ Date: 1/28/26

Print Name: Jamie Walter

Signature of Owner:_____ Date:_____

Print Name:_____

Office Use Only

Case #:_____ Date Received:_____ Fee:_____

Date of Approval:_____ Date of Denial:_____ Approved by:_____

SENSITIVE AREAS OVERLAY PERMIT APPLICATION

Planning Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

RECEIVED
FEB - 4 2026
GRAND HAVEN PLANNING
BUILDING AND ZONING

1. Project Information

Address/location of property: 600 Mulligans Hollow Drive
Name of Development: Mulligans Hollow Ski Bowl Parcel #: 70-03-29-160-004
Current Use: Ski Hill Proposed Use: Ski Hill
Area in Acres: 88.97 Zoning District: LDR
Zoning of adjacent properties: VFZ / MDR / DR

2. Applicant

Name: Jamie Walter, Director of Snow Making
Company: Mulligans Hollow Board of Directors
Address #: 600 Mulligans Hollow Drive
Phone #: 616.250.1235
Email:

3. Property Owner

Name: City of Grand Haven, MI
Address: 519 Washington Ave
Grand Haven, MI 49417
Phone #: 616.842.3210
Email:

4. Single-Family Dwelling Projects: Administrative Review

- 1 copies of site plan
- 1 copy of the application (pg. 1 & 2 only)
- 1 copy of narrative (see page 3)
- Building elevations
- Landscape plan
- Existing topographic map
- Proposed topographic map
- Project phasing plan (if applicable)
- Required fee ($50)

5. All Other Projects: Planning Commission Review *(see additional info on page 4)*

- 5 copies of site plan
- 5 copies of the application (pg. 1 & 2 only)
- 5 copies of narrative (see page 3)
- Existing topographic map
- Proposed topographic map
- Building Elevations
- Landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Required fees ($50 + escrow deposit, if required)

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. **Details of the Nature of Work Proposed** *(please identify materials and colors to be used)*

REPLACEMENT OF EXISTING PVC SNOWMAKING SUPPLY LINES WITH DUCTILE LINES & FITTINGS. NEW CONNECTIONS & APPROX. 1,000 LF SHED TO HOUSE NEW PUMP.

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: _____ Date: 1/28/26

Print Name: JAMIE WALTER

Signature of Owner: _____ Date: _____

Print Name: _____

Office Use Only

Administrative Review: ____ Planning Commission Review: ____

Permit #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Approved by: _____

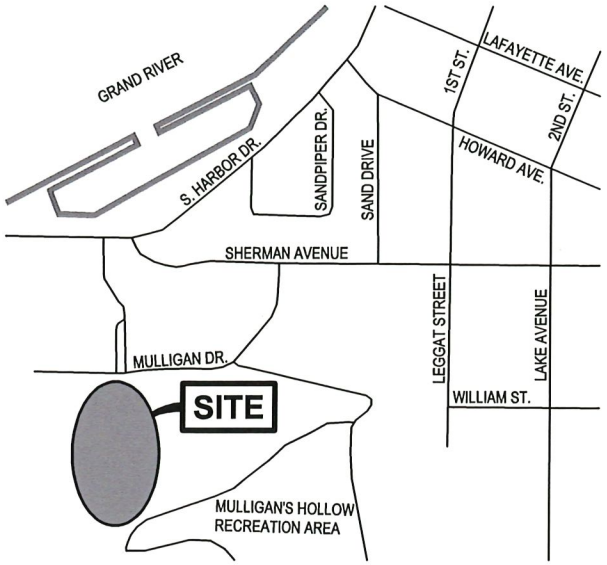
SENSITIVE AREAS OVERLAY DISTRICT NARRATIVE

See Section 40-422 of the Zoning Ordinance for a complete set of regulations.

M. The proposed use, expansion or improvement will not unacceptably impact the Sensitive Area or surrounding property or uses. In determining such issues, staff (if subject to staff review) or the Planning Commission (if subject to planning commission review) shall, at a minimum and not by limitation, consider at least the following factors:

1. Traffic generation and traffic flows, including any hazardous conditions:
   TRAFFIC WILL FOLLOW EXISTING ROADS & DISTURBED AREAS ONSITE.
2. Noise generation:
   EXCAVATORS & WELDING
3. The effects of vehicles and paved driveways on the premises including, without limitation, the effects of exhaust, run-off, snow removal, noise, etc. resulting from the presence and use of vehicles and paved driveways as they relate to the Sensitive Area and the vegetation or animal life thereon:
   NO NEW IMPACT OVER CURRENT USE.
4. Lot coverage: NEW 1,000 ft² SHED
5. Impacts upon wildlife and native plant species habitat:
   NONE
6. Landscaping:
   IMPACTS TO LAWN & DUNE GRASS
7. Compatibility with other uses and zoning in the vicinity:
   YES. REPLACEMENT OF EXISTING INFRASTRUCTURE
8. Compatibility with neighboring properties:
   YES.
9. The use of any herbicides, insecticides, other pesticides or hazardous substances on the site, including, without limitation, the effects of any run-off:
   N/A
10. Native vegetation removal:
    IMPACTS TO EXISTING DISTURBED DUNE GRASS.
11. Any mitigation of any effects upon the sensitive area:
    N/A
12. Long-term shoreline erosion estimates:
    N/A
13. Other factors deemed by the Planning Commission to be important in the protection of the Sensitive Area.

SITE LOCATION MAP:



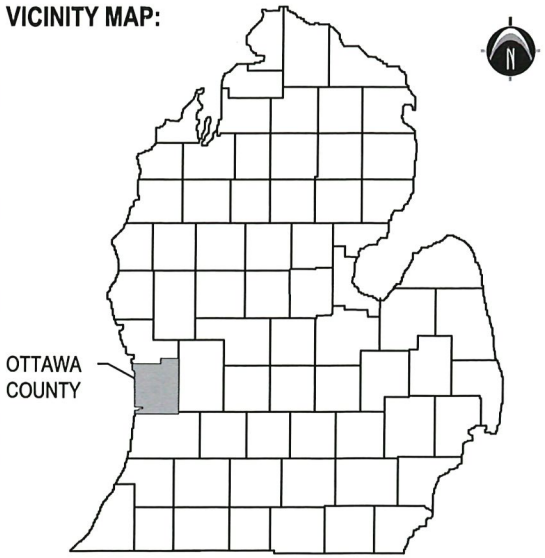
LOCATION MAP

NOT TO SCALE

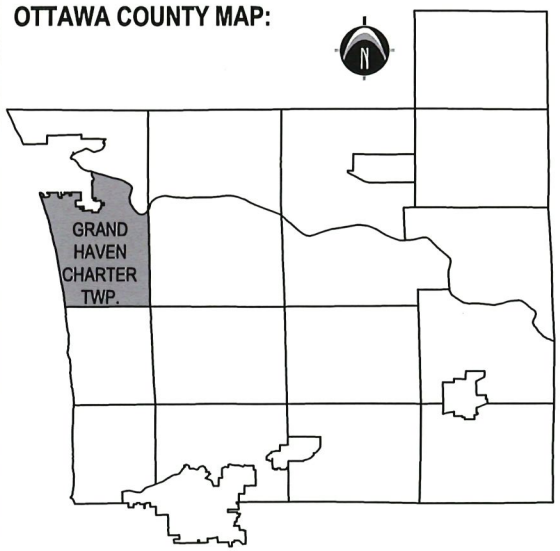
SHEET INDEX

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3	OVERALL SITE MAP
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5	SHEET 5
6	SHEET 6
7	SHEET 7
8	PROFILE A-A
9	PROFILE B-B
10	PROFILE C-C
11	PROFILE D-D

VICINITY MAP:



OTTAWA COUNTY MAP:



Permit Application Sketches For:

PROJECT: **22200398**

APPLICANT: **MULLIGAN'S HOLLOW SKI BOWL**

SITE LOCATION MAP

600 Mulligans Hollow Drive

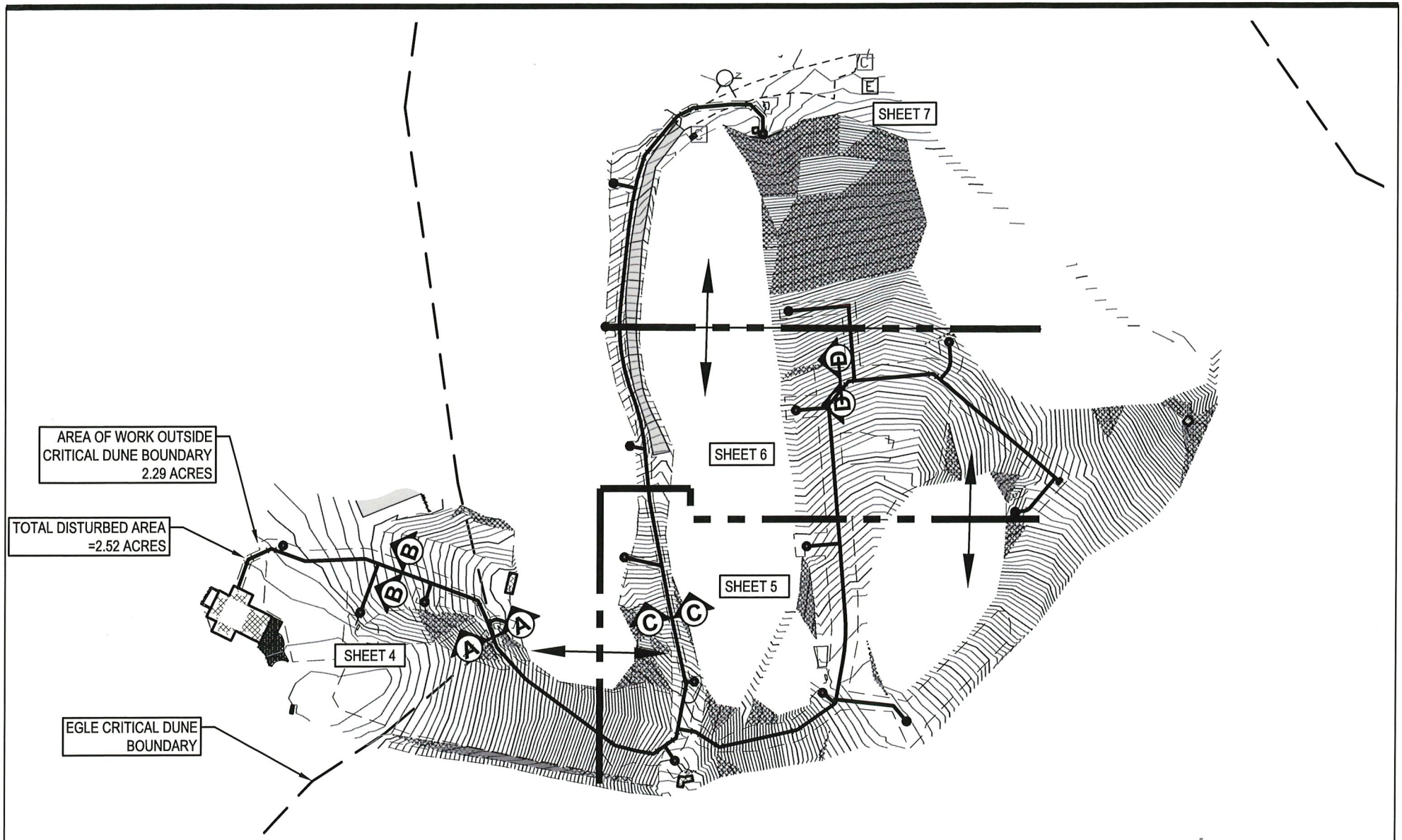
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LEGEND

712 Existing Grade Contour

SCALE: 1" = 150' 0' 75' 150' NORTH

MULLIGAN'S HOLLOW SKI BOWL

OVERALL SITE LAYOUT PLAN

GRAND HAVEN, OTTAWA COUNTY, MI

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SCALE: 1" = 500' 0' 250' 500' N NORTH

LEGEND

712 Existing Grade Contour

MULLIGAN'S HOLLOW SKI BOWL

OVERALL SITE MAP

GRAND HAVEN, OTTAWA COUNTY, MI

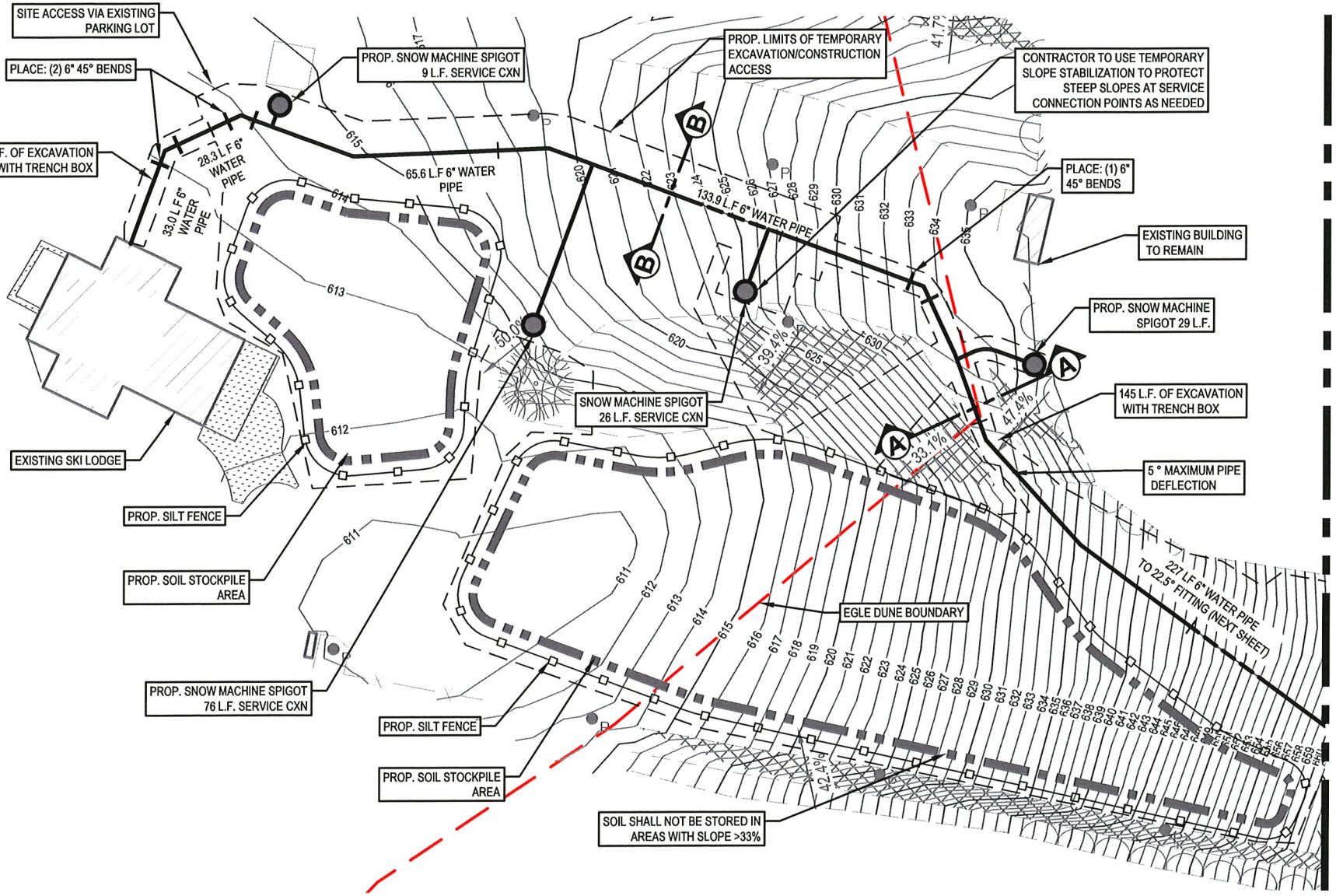
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LEGEND

- Existing Grade Contour (712)
- 33% Slope
- PROP. WATER SUPPLY LINE

SCALE: 1" = 50' 0' 25' 50' NORTH

TEMPORARY EXCAVATION VOLUME
7,585 C.Y.

MULLIGAN'S HOLLOW SKI BOWL

SHEET 4

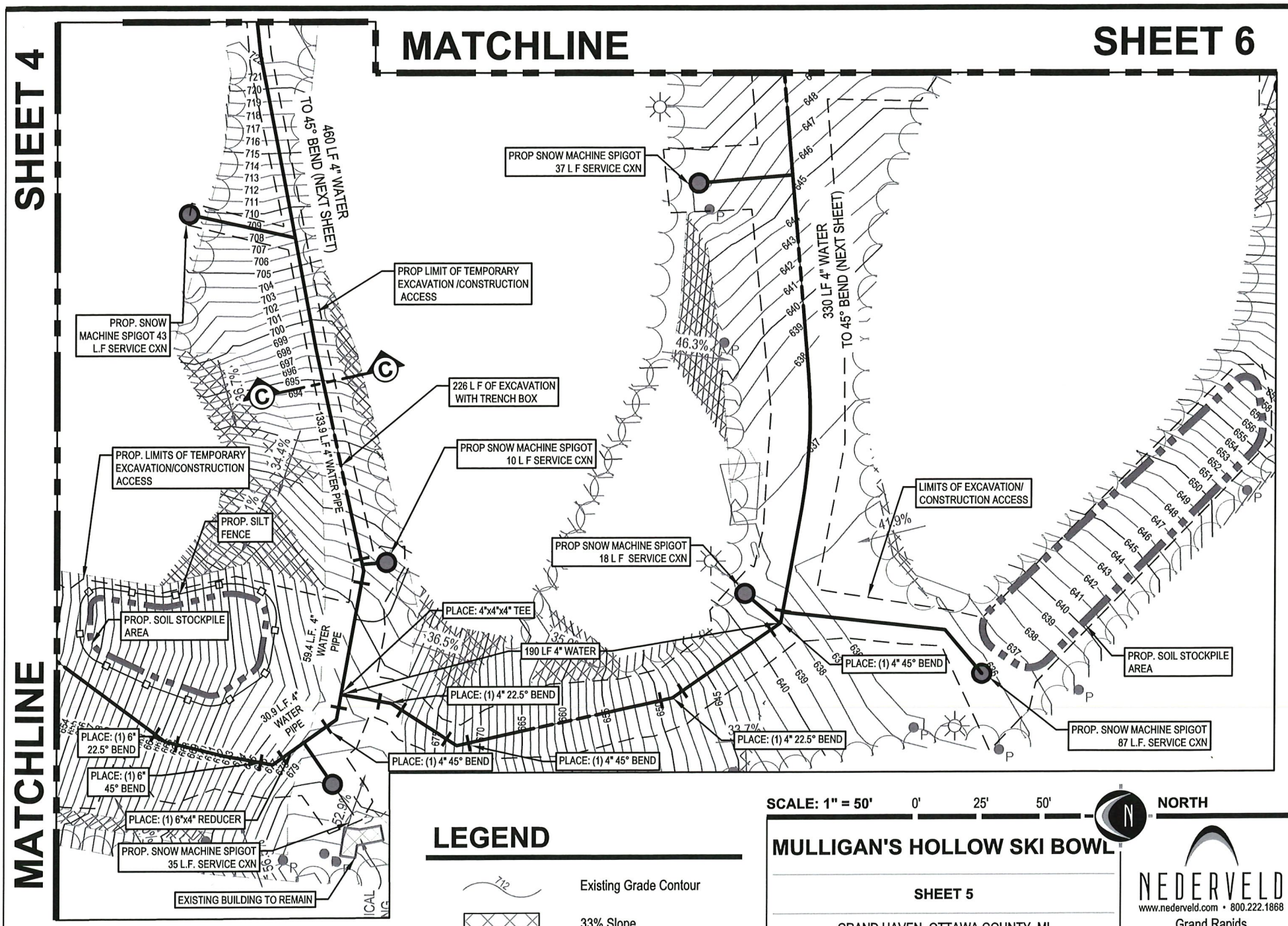
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TEMPORARY EXCAVATION VOLUME
7,585 C.Y.

MULLIGAN'S HOLLOW SKI BOWL

SHEET 5

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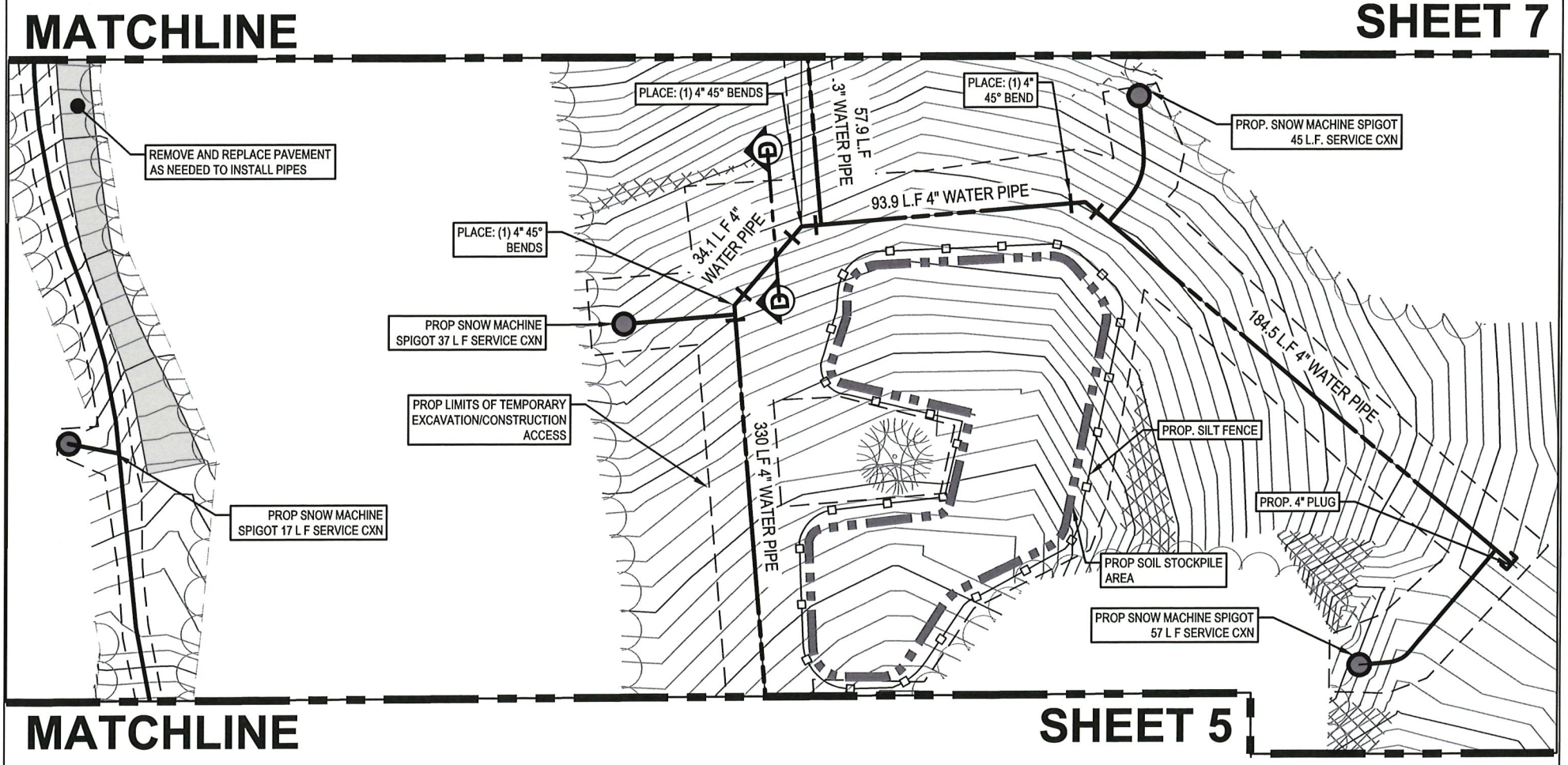
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TEMPORARY EXCAVATION VOLUME
7,585 C.Y.

LEGEND

712 — Existing Grade Contour

33% Slope

PROP. WATER SUPPLY LINE

SCALE: 1" = 50' 0' 25' 50' NORTH

MULLIGAN'S HOLLOW SKI BOWL

SHHET 6

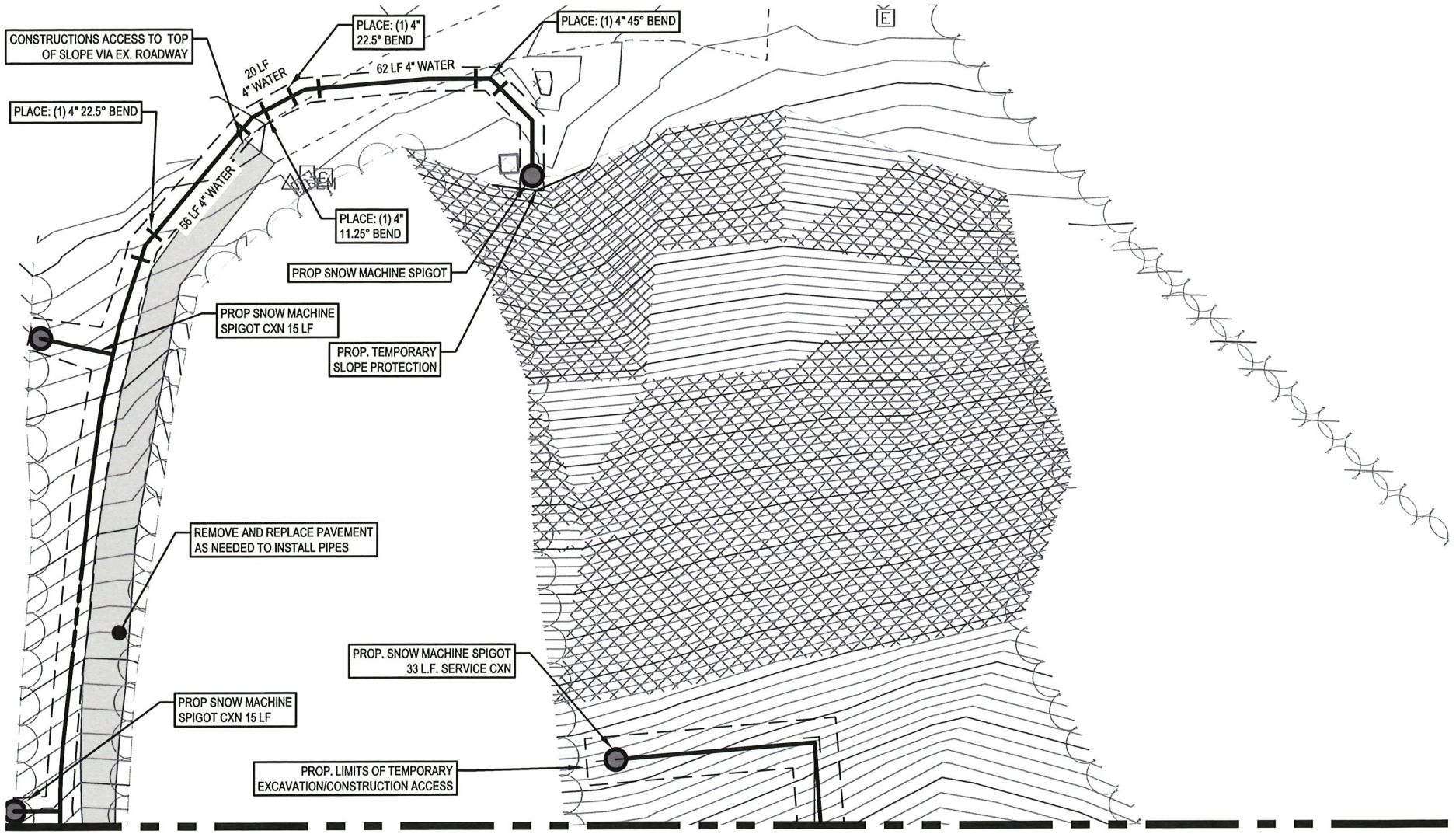
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MATCH LINE

SHEET 6

TEMPORARY EXCAVATION VOLUME
7,585 C.Y.

LEGEND

- 712 — Existing Grade Contour
- 33% Slope
- PROP. WATER SUPPLY LINE

SCALE: 1" = 50' 0' 25' 50' NORTH

MULLIGAN'S HOLLOW SKI BOWL

SHEET 7

GRAND HAVEN, OTTAWA COUNTY, MI

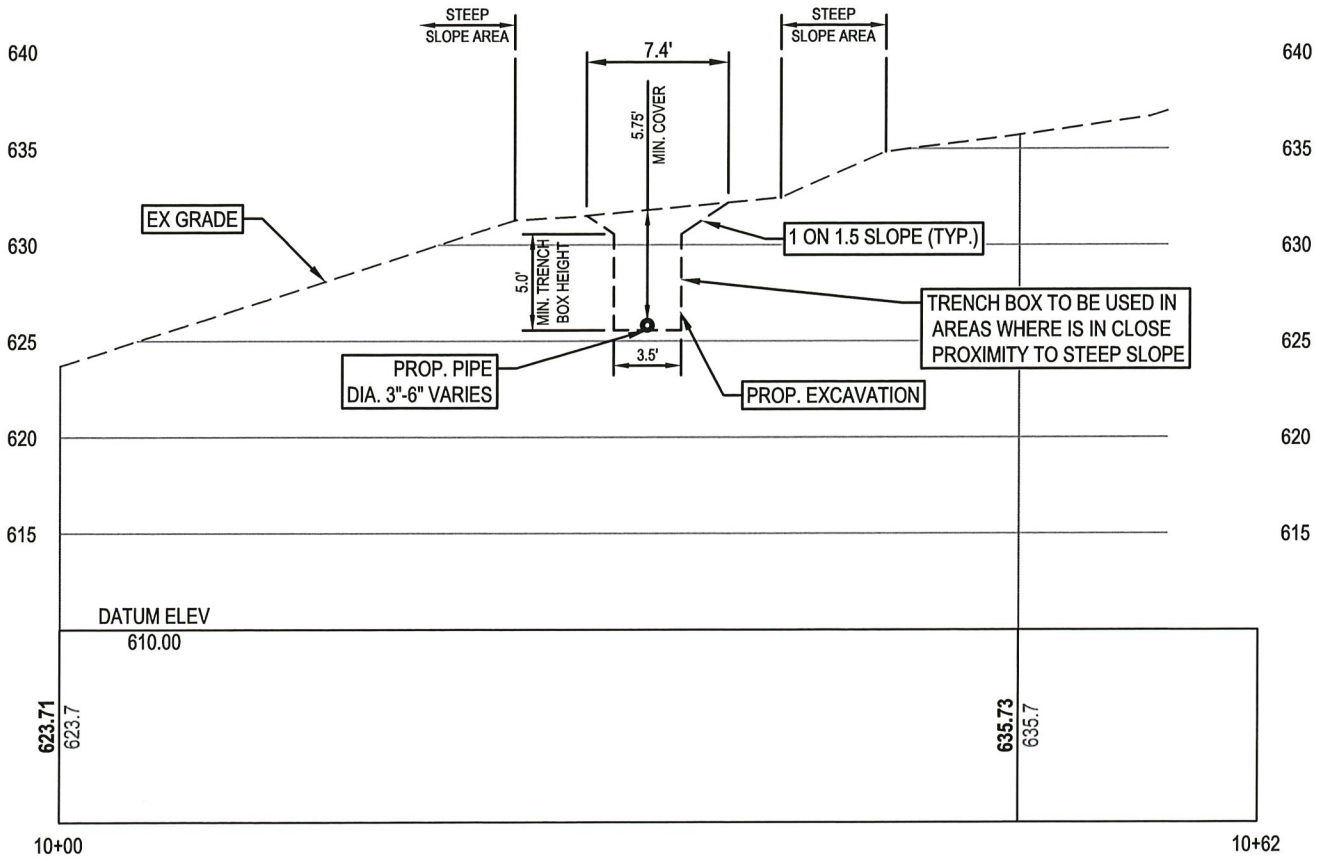
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PROFILE A-A

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

TEMPORARY EXCAVATION VOLUME
7,585 C.Y.

SCALE: 1" = 10' 0' 5' 10' NORTH

MULLIGAN'S HOLLOW SKI BOWL

PROFILE A-A

GRAND HAVEN, OTTAWA COUNTY, MI

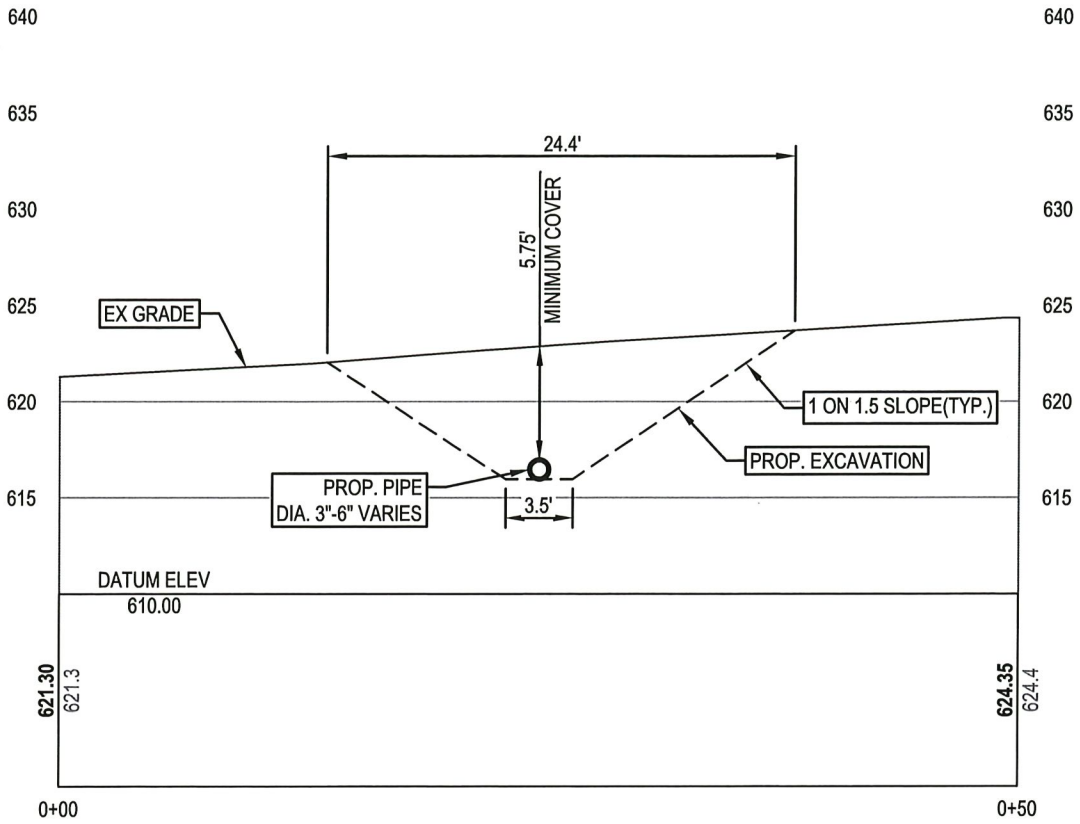
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CHECKED BY: RJB	S. DATE: 2025.09.11	8 OF 11

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PROFILE B-B

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

TEMPORARY EXCAVATION VOLUME
7,585 C.Y.

SCALE: 1" = 10' 0' 5' 10' NORTH

MULLIGAN'S HOLLOW SKI BOWL

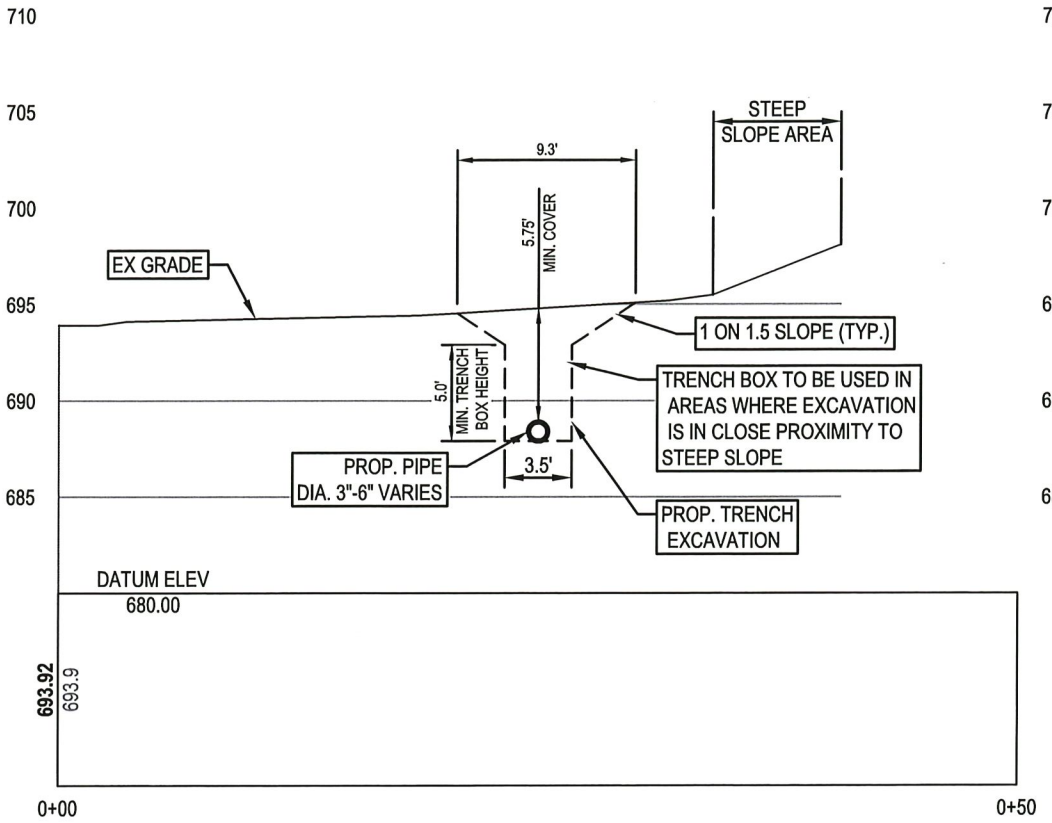
PROFILE B-B

GRAND HAVEN, OTTAWA COUNTY, MI

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PROFILE C-C

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

TEMPORARY EXCAVATION VOLUME
7,585 C.Y.

SCALE: 1" = 10' 0' 5' 10' NORTH

MULLIGAN'S HOLLOW SKI BOWL

PROFILE C-C

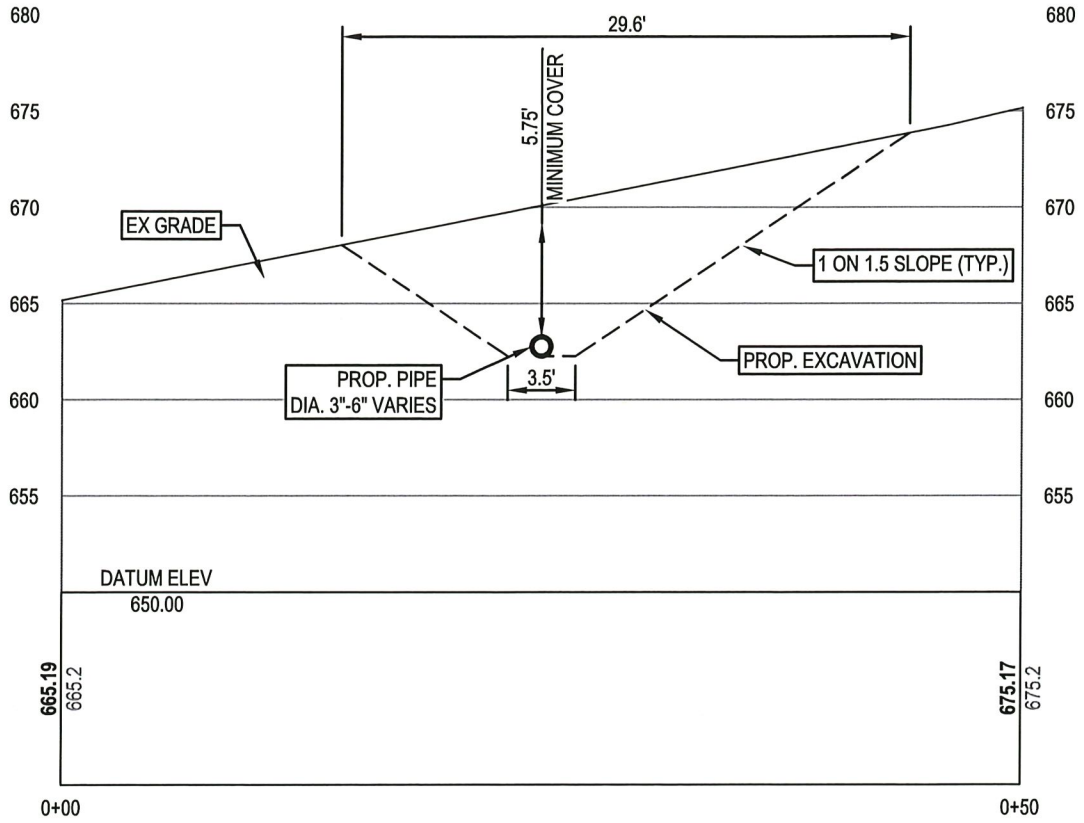
GRAND HAVEN, OTTAWA COUNTY, MI

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PROFILE D-D

SCALE: HORZ. 1" = 10'
VERT. 1" = 10'

TEMPORARY EXCAVATION VOLUME

7,585 C.Y.

SCALE: 1" = 10' 0' 5' 10' NORTH

MULLIGAN'S HOLLOW SKI BOWL

PROFILE D-D

GRAND HAVEN, OTTAWA COUNTY, MI

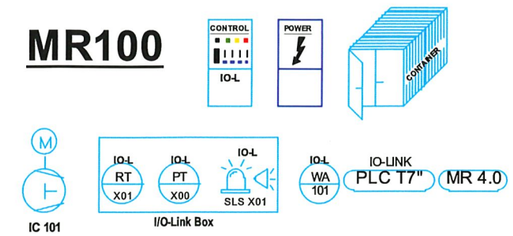
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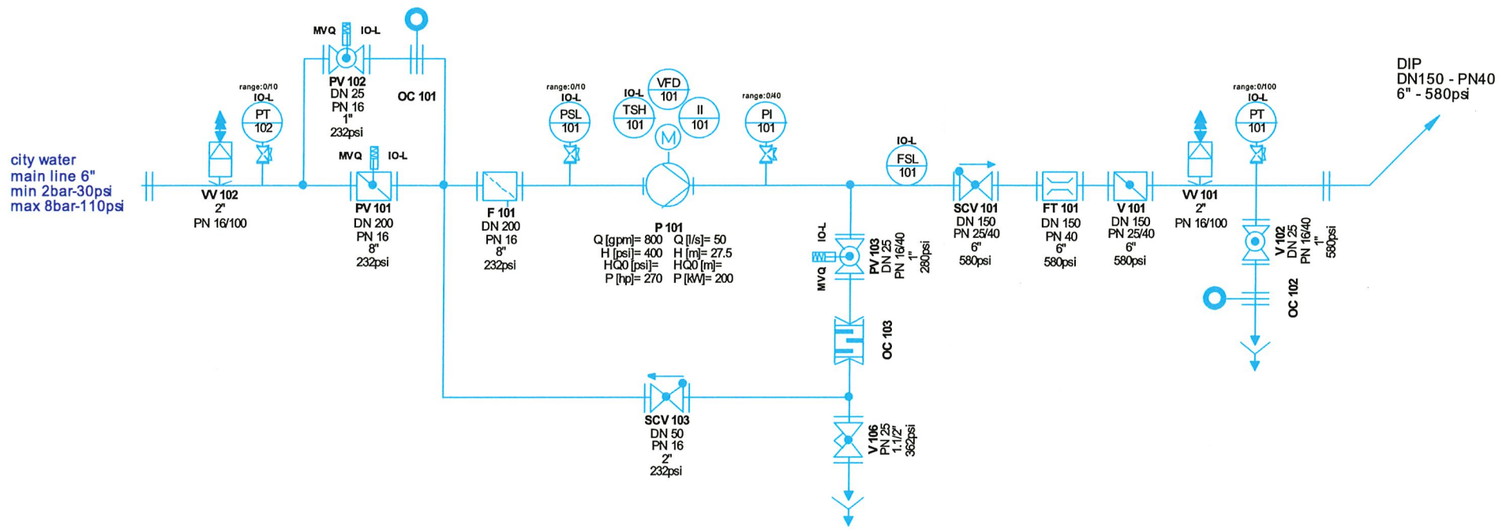
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MR100





Existing/Local supply
Phase 1

Mulligans Hollow

TECHNOALPIN
TechnoAlpin S.p.A.
Piero Agostini Str. Nr. 2 I-39100 Bozen
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info@technoalpin.com

Snowmaking System
Flow Diagram

MR100

Preliminary design

Project no.:	US0413-25
Date:	14/04/2025
Proj. manager:	MTA
Drawer:	HSI
Inspector:	PKA

A3 US0413-MR100-FD-00-V0-C

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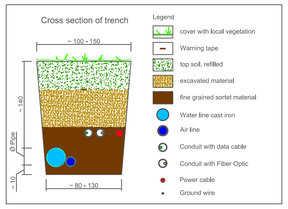
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17m (56ft)

- 3" Water line 1450 psi
- Conduit with data cable ARCTIC EURO2 2x(2x0,5mm²)
- 2x Power cable 300 MCM
- Power cable 350 MCM
- Warning tape for cable

MR100-A: 178m (584ft)

- 6" Water line 580 psi
- Conduit with data cable ARCTIC EURO2 2x(2x0,5mm²)
- 2x Power cable 300 MCM
- Power cable 350 MCM
- Warning tape for cable

A-B: 265m (870ft)

- 4" Water line 580 psi
- Power cable 350 MCM
- Warning tape for cable

32m (105ft)

- 3" Water line 1450 psi
- 2x Power cable 300 MCM
- Warning tape for cable

46m (151ft)

- 3" Water line 580 psi
- Conduit with data cable ARCTIC EURO2 2x(2x0,5mm²)
- 2x Power cable 300 MCM
- Warning tape for cable

C-D-E-F: 267m (875ft)

- 4" Water line 580 psi
- Conduit with data cable ARCTIC EURO2 2x(2x0,5mm²)
- 2x Power cable 300 MCM
- Warning tape for cable

T1 MR100

TT10 TT140

1 84 m - 275 ft 3,261 m²- 35,101 ft² Big Pine Bunny Hill

2 138 m - 452 ft 3,956 m²-42,582 ft² Al's Run

3 246 m - 807 ft 4,066 m²- 43,766 ft² Ridge Run

4 207 m - 679 ft 6,479 m²- 69,739 ft² Water Tank Face

5 71 m - 232 ft 1,218 m²- 13,110 ft² Piece of Cake

6 150 m - 492 ft 2,818 m²- 30,332 ft² Hollow

7 65 m - 213 ft 2,642 m²- 28,438 ft² Eagle

8 196 m - 643 ft 1,958 m²- 21,075 ft² Jacks track

A B C D E F G

- Pump station
- Compressor station
- Pump- and compressor station
- Water intake
- Shaft for lance
- Shaft for snowgun
- Combi shaft
- Hydrant
- Valve pit
- Safety fuse
- Power cable interruption
- Power supply
- Trafostation
- Air-free valve
- Manual drain valve
- Automatic drain valve
- Ecodrain
- Radio
- Gateway
- Network
- Wireless network
- Fibre optic converter
- Repeater
- Meteo station
- Wind gauge
- Meteo station + wind gauge
- PC for Atass
- SMS for Atass

N W O S

- Existing/Local supply
- Phase 1

0m 100 200 300 400 500m 1:5,000

TECHNOALPIN

Resort: Mulligans Hollow

Title: Snowmaking System

Masterplan

Project:

Mark: Preliminary design

Draftsman:	ASO	Date:	04.08.2025
Examiner:	ASO	Scale:	1:1000
Projectmanager:	ALO	Project N°:	US0413-25
Drawing number:	00-V0-E		

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EGLE

MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
WATER RESOURCES DIVISION
PERMIT

Issued To:

Robert Hardebeck
PO Box 969
Grand Haven, MI 49417

Permit No:	**WRP047767 v.1**
Submission No.:	**HQF-MA4K-P7P14**
Site Name:	**70-600 Mulligans Hollow Drive-Grand Haven**
Issued:	**January 23, 2026**
Revised:	
Expires:	**January 23, 2031**

This permit is being issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, under the provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); specifically:

☒ **Part 353, Sand Dunes Protection and Management**

EGLE certifies that the activities authorized under this permit are in compliance with the State Coastal Zone Management Program and certifies without conditions under the Federal Clean Water Act, Section 401 that the discharge from the activities authorized under this permit will comply with Michigan's water quality requirements in Part 31, Water Resources Protection, of the NREPA and associated administrative rules, where applicable.

Permission is hereby granted, based on permittee assurance of adherence to State of Michigan requirements and permit conditions, to:

Authorized Activity:

Open trench 226 linear feet of water line, install 47 linear feet of snow machine spigot connections, install 3 snow machine spigots, construction will involve 1,005 square feet of temporary excavation, replace in kind in place 4,686 square feet of paved walkway. Stabilize and revegetate site. All work shall be completed in accordance with the attached plans and the terms and conditions of this permit.

Waterbody Affected:	Lake Michigan
Property Location:	Ottawa County, City of Grand Haven, Town/Range/Section 08N/16W/20, Property Tax No. 70-03-29-160-004

EGLE
WRP047767 v1.
Approved
Issued On:01/23/2

Authority granted by this permit is subject to the following limitations:

A. Initiation of any work on the permitted project confirms the permittee's acceptance and agreement to comply with all terms and conditions of this permit.

B. The permittee, in exercising the authority granted by this permit, shall not cause unlawful pollution as defined by Part 31 of the NREPA.

C. This permit shall be kept at the site of the work and available for inspection at all times during the duration of the project or until its date of expiration.

D. All work shall be completed in accordance with the approved plans and specifications submitted with the application and/or plans and specifications attached to this permit.

E. No attempt shall be made by the permittee to forbid the full and free use by the public of public waters at or adjacent to the structure or work approved.

F. It is made a requirement of this permit that the permittee give notice to public utilities in accordance with 2013 PA 174 (Act 174) and comply with each of the requirements of Act 174.

G. This permit does not convey property rights in either real estate or material, nor does it authorize any injury to private property or invasion of public or private rights, nor does it waive the necessity of seeking federal assent, all local permits, or complying with other state statutes.

H. This permit does not prejudice or limit the right of a riparian owner or other person to institute proceedings in any circuit court of this state when necessary to protect his rights.

I. Permittee shall notify EGLE within one week after the completion of the activity authorized by this permit.

J. This permit shall not be assigned or transferred without the written approval of EGLE.

K. Failure to comply with conditions of this permit may subject the permittee to revocation of permit and criminal and/or civil action as cited by the specific state act, federal act, and/or rule under which this permit is granted.

L. All dredged or excavated materials shall be disposed of in an upland site (outside of floodplains, unless exempt under Part 31 of the NREPA, and wetlands).

M. In issuing this permit, EGLE has relied on the information and data that the permittee has provided in connection with the submitted application for permit. If, subsequent to the issuance of a permit, such information and data prove to be false, incomplete, or inaccurate, EGLE may modify, revoke, or suspend the permit, in whole or in part, in accordance with the new information.

N. The permittee shall indemnify and hold harmless the State of Michigan and its departments, agencies, officials, employees, agents, and representatives for any and all claims or causes of action arising from acts or omissions of the permittee, or employees, agents, or representative of the permittee, undertaken in connection with this permit. The permittee's obligation to indemnify the State of Michigan applies only if the state: (1) provides the permittee or its designated representative written notice of the claim or cause of action within 30 days after it is received by the state, and (2) consents to the permittee's participation in the proceeding on the claim or cause of action. It does not apply to contested case proceedings under the Administrative Procedures Act, 1969 PA 306, as amended, challenging the permit. This permit shall not be construed as an indemnity by the State of Michigan for the benefit of the permittee or any other person.

O. Noncompliance with these terms and conditions and/or the initiation of other regulated activities not specifically authorized shall be cause for the modification, suspension, or revocation of this permit, in whole or in part. Further, EGLE may initiate criminal and/or civil proceedings as may be deemed necessary to correct project deficiencies, protect natural resource values, and secure compliance with statutes.

EGLE
WRP047767 v.1
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Issued On:01/23/20

P. If any change or deviation from the permitted activity becomes necessary, the permittee shall request, in writing, a revision of the permitted activity from EGLE. Such revision request shall include complete documentation supporting the modification and revised plans detailing the proposed modification. Proposed modifications must be approved, in writing, by EGLE prior to being implemented.

Q. This permit may be transferred to another person upon written approval of EGLE. The permittee must submit a written request to EGLE to transfer the permit to the new owner. The new owner must also submit a written request to EGLE to accept transfer. The new owner must agree, in writing, to accept all conditions of the permit. A single letter signed by both parties that includes all the above information may be provided to EGLE. EGLE will review the request and, if approved, will provide written notification to the new owner.

R. Prior to initiating permitted construction, the permittee is required to provide a copy of the permit to the contractor(s) for review. The property owner, contractor(s), and any agent involved in exercising the permit are held responsible to ensure that the project is constructed in accordance with all drawings and specifications. The contractor is required to provide a copy of the permit to all subcontractors doing work authorized by the permit.

S. Construction must be undertaken and completed during the dry period of the wetland. If the area does not dry out, construction shall be done on equipment mats to prevent compaction of the soil.

T. Authority granted by this permit does not waive permit requirements under Part 91, Soil Erosion and Sedimentation Control, of the NREPA, or the need to acquire applicable permits from the County Enforcing Agent (CEA).

U. Authority granted by this permit does not waive permit requirements under the authority of Part 305, Natural Rivers, of the NREPA. A Natural Rivers Zoning Permit may be required for construction, land alteration, streambank stabilization, or vegetation removal along or near a natural river.

V. The permittee is cautioned that grade changes resulting in increased runoff onto adjacent property is subject to civil damage litigation.

W. Unless specifically stated in this permit, construction pads, haul roads, temporary structures, or other structural appurtenances to be placed in a wetland or on bottomland of the water body are not authorized and shall not be constructed unless authorized by a separate permit or permit revision granted in accordance with the applicable law.

X. For projects with potential impacts to fish spawning or migration, no work shall occur within fish spawning or migration timelines (i.e., windows) unless otherwise approved in writing by the Michigan Department of Natural Resources, Fisheries Division.

Y. Work to be done under authority of this permit is further subject to the following special instructions and specifications:

1. Authority granted by this permit does not waive permit or program requirements under Part 91 of the NREPA or the need to acquire applicable permits from the CEA. To locate the Soil Erosion Program Administrator for your county, visit https://www.michigan.gov/egle/about/organization/water-resources/soil-erosion/sesc-overview and select "Soil Erosion and Sedimentation Control Agencies".
2. The authority to conduct the activity as authorized by this permit is granted solely under the provisions of the governing act as identified above. This permit does not convey, provide, or otherwise imply approval of any other governing act, ordinance, or regulation, nor does it waive the permittee's obligation to acquire any local, county, state, or federal approval or authorization necessary to conduct the activity.
3. No fill, excess soil, or other material shall be placed in any wetland, floodplain, or surface water area not specifically authorized by this permit, its plans, and specifications.

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WRP047767 v1.0
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4. This permit does not authorize or sanction work that has been completed in violation of applicable federal, state, or local statutes.
5. The permit placard shall be kept posted at the work site in a prominent location at all times for the duration of the project or until permit expiration.
6. This permit is being issued for the maximum time allowed and no extensions of this permit will be granted. Initiation of the construction work authorized by this permit indicates the permittee's acceptance of this condition. The permit, when signed by EGLE, will be for a five-year period beginning on the date of issuance. If the project is not completed by the expiration date, a new permit must be sought.
7. Notification shall be provided to EGLE 72 hours prior to commencing construction, vegetation removal, or grading activity. Contact: Abigail Richmond at Richmonda3@michigan.gov; or Grand Rapids District Office, 350 Ottawa Ave NW, Unit 10, Grand Rapids, MI 49503
8. The construction of porches, decks, landscaping (with the exception of planting native dune vegetation), on-grade walkways, on-grade stairways, and retaining walls including the placement of boulders, are considered uses, and not permitted unless specified in the authorized activities of the permit and depicted on the approved plans.
9. All earth moving and contour changes must occur within 10 feet of the permitted use.
10. Vegetation changes are not authorized more than 10 feet outside of the permitted use. All disturbed areas shall be re-vegetated with native dune species and stabilized with temporary measures before or upon commencement of the permitted use and maintained until permanent measures are in place. The removal and reestablishment of vegetation must be in accordance with the submitted vegetation assurance.
11. All revegetation shall be completed with native dune species only. Non-native or ornamental species are not allowed.
12. The permitted use and development shall provide for disposal of storm water without serious soil erosion and without sedimentation to any waterbody or wetland.
13. The transport of building materials/excavated sand and access to and from the site shall be via the existing or permitted driveway or temporary construction access. A separate temporary driveway or access road is not permitted for construction activities.
14. The temporary construction access as depicted on the attached plans shall not involve a contour change or vegetation removal that increases erosion or decreases stability, shall be maintained in stable condition, and temporary stabilization measures shall be installed before or upon completion of project.
15. The re-stabilization and replanting of the temporary construction access shall follow the submitted stabilization and planting plan. Vegetation shall be monitored for a minimum of two growing seasons to ensure the vegetation is fully established in the disturbed area and that no invasive species become established in the disturbed area.
16. All slopes steeper than one-on-three (33%) must not be disturbed. Impacting the dunes is not authorized outside of the permitted use including activities such as driving machinery on slopes steeper than one-on-three (33%), or storing (permanently or temporarily) machinery, soil, materials, equipment, or removed vegetation, on any slopes steeper than one-on-four (25%).

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17. Excess excavated clean sand must be deposited in a critical dune area on the beach above the ordinary high-water mark (OHWM) of 580.5 feet IGLD85, or on-site in areas with slopes less than one-on-three (33%) which do not contain woody vegetation or as noted on the site plan. Machinery is not permitted to be driven down the lakeward facing bluff, on slopes steeper than one-on-three (33%) or in the water of the lake for the purpose of depositing the excess sand. Sand shall not be left in piles. The sand shall be leveled out immediately and planted with native dune vegetation. Where mature trees are present, sand shall not be placed greater than 2 inches deep. Where shrubs are present, sand shall not be placed greater 3 inches deep. In areas of open sand or dune grass, sand shall not be placed greater than 18 inches deep.
18. All excess woody debris, concrete, building materials, or other types of soil must be deposited off site, outside of the critical dune area.
19. All man-made debris that has been compromised by erosion and is threatening to be discarded below the Ordinary High Water Mark of a Great Lake, such as stairways, decks, catch basins, septic systems, pool foundations, buildings, sheds, pipes, and concrete, must be removed and deposited in an upland location outside of the critical dune area.
20. If it is not feasible to dispose of excess excavated sand or soil on-site, then it must be deposited off-site, outside of a floodplain, lake, river, stream, or wetland, and stabilized with temporary measures until permanent measures are in place. Permanent measures shall be in place within five (5) days of achieving final grade.
21. The use of pervious materials or pervious pavement is required for all driveways, parking areas, patios, walkways, and other hardened surfaces. The pervious materials should be maintained to remain functional.
22. Stairway(s)/walkway(s) must be constructed elevated above grade, on a hand dug post foundation, a maximum of five (5) feet in width and shall not have a roof or walls.
23. Underground utility lines must be placed in areas with slopes less than one-on-four (25%) or the lines must be installed using the directional bore method or by hand digging. If the directional bore method is used, the bore pits must be in areas with slopes less than one-on-four (25%). The disturbed areas must be stabilized and repaired with temporary measures before or upon commencement of the permitted use and shall be maintained until permanent measures are in place. Trenching areas with slopes steeper than one-on-four (25%) is not permitted.
24. The tree pest, hemlock woolly adelgid (HWA), is known to infest hemlock and tiger-tail spruce trees in this county. The Michigan Department of Agriculture and Rural Development (MDARD) has issued a quarantine on the movement of all branches, boughs, any tree part bearing twigs and needles and un-composted, chipped/shredded/ground parts that include twigs and needles. Issuance of this permit does not obviate the need to obtain approval to move hemlock and tiger-tail spruce parts off the project site prior to commencement of construction activity as stated in the quarantine effective on September 10, 2020, by authority of Public Act 72 of 1945, as amended, for Allegan, Ottawa, Muskegon, Oceana and Mason counties. Contact Robert Miller, MDARD Invasive Species Prevention and Response Specialist, MillerR35@Michigan.gov or 517-614-0454. For more information about HWA visit the HWA webpage at Michigan.gov/Invasives

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25. Oak wilt, a non-native tree killing fungus, is known to infect oak trees in this county. Damage to the trees from construction, such as cut or broken branches, during the growing season may result in the tree becoming infected and dying shortly thereafter. If possible, do not cut or trim oak trees during the growing season, especially April 15 through July 15. Open cuts on damaged trees should be immediately painted with pruning sealer or tree paint. Contact the local Cooperative Invasive Species Management Area (CISMA) staff for more information, info@MichiganInvasives.org or www.MichiganInvasives.org
26. Beech Bark Disease, a tree killing fungus disease spread by insects, is known to occur in this county. To limit the spread of beech bark disease do not move beech tree firewood or other beech wood materials onto or off of the property. Learn to identify and report beech bark disease infestations at: https://www.michigan.gov/invasives/id-report/disease/beech-bark-disease. For more information, contact your local Cooperative Invasive Species Management Area (CISMA) staff at michiganinvasives.org or info@michiganinvasives.org.

Issued By: Abigail Richmond

Abigail Richmond
Grand Rapids District Office
Water Resources Division
616-260-7328

THIS PERMIT MUST BE SIGNED BY THE PERMITTEE TO BE VALID.

I hereby assure that I have read, am familiar with, and agree to adhere to the terms and conditions of this permit.

Permittee Signature _____ Date _____

cc: City of Grand Haven Clerk
Ottawa County Drain Commissioner
Ottawa County Clerk

EGLE
WRP047767 v1.0
Approved
Issued On:01/23/20

DATE: April 10, 2026

TO: Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-12:** 1209 Jackson Ave. Site Plan

Current Zoning: TI, Transitional Industrial

Existing Use: Vacant building

Proposed Use: 11,990 sq. ft. warehouse building

1.0 Request

John Rycenga of *Rycenga Building Center* submitted a site plan application for demolition of the existing building and construction of a warehouse at 1209 Jackson Ave. (parcel #70-03-21-274-004). A warehouse is permitted by right use in the TI – Transitional Industrial District per Sec. 40-419.02. The warehouse will store building material storage.



Street View

2.0 Site Plan Review

Removals

The applicant is proposing to demolish the building and foundation for the existing building. No asphalt or access drives will be removed.

Building and Use

1209 Jackson Ave. sits on 0.67 acres, majority of which is paved. The building dimensions are 80 ft. x 128 ft. and 36 ft. x 50 ft., a total of 11,990 sq. ft. The building is single story and 37 ft. in height.

The building will contain steel siding and roofing, with matching tan, forest green, and white color theme as the primary Rycenga Building. In the TI district, primary and secondary walls require building articulation every 50 ft. in the form of varying materials, balconies or windows. The site plan will need to be amended to require building articulation every 50 ft. for the east wall.

Site Access and Parking
The existing drives off Jackson will remain. The site plan depicts the typical entrance and turning method of delivery trucks. There are 4 parking spaces shown adjacent to the west of the building, and two parking spaces near entrance drive.

Loading spaces
Two loading spaces are shown for deliveries. The loading spaces meet the minimum size requirements and will accommodate the necessary turning radius for the length of the delivery trucks.

Stormwater Management
Two storm drains are located near the north and east of the building. No major grading will occur, and storm water will sheet drain towards the drains. The remainder of the site will drain into Jackson Ave. DPW shall prepare a review.

Landscaping and screening
As an entirely built out site and adjacent to TI zoning, no landscape screening is required. The site conditions make it impractical to apply landscaping requirements for parking areas.

Lighting
The building will include 8 wall hung down facing light fixtures. No additional parking area lighting is shown, the site will use the existing street light lamp.

Dumpster
A waste and recycling bin are shown northwest of the building. The bins will need to be screened with the appropriate material and pad layout.

Signs
One 94 sq. ft. wall sign is shown on the south wall.

Snow removal and storage
Snow from the site will be removed and stored behind the building near the north wall.

Water and Sewer
During demolition, the existing water and sewer line will be cut and capped. However the applicant will install a restroom, which will need a domestic water and sewer line.



Aerial View

3.0 Sample Motion

Motion to APPROVE Case 26-12, a site plan review for warehouse building at 1209 Jackson Ave. (parcel #70-03-21-274-004) with the following conditions:

1. *All conditions of the BLP, DPW and Fire Marshal shall be met.*
2. *(Insert any additional conditions as necessary)*

Attachments:

A. Site Plan Review application dated 3-09-2026
B. Site Plan
C. Floor Plan and elevation plan
D. Fire Marshal review

SITE PLAN REVIEW PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

RECEIVED
MAR 16 2026
GRAND HAVEN PLANNING
BUILDING AND ZONING

1. Project Information

Address/location of property: 1209 JACKSON AVE
Parcel #: 70-03-21-274-004
Current Use: STORAGE
Area in Acres: .67
Zoning District: TI
Proposed Use: WINDOW/DOOR/TRIM STORAGE
Zoning of adjacent properties: TI

2. Applicant

Name: JOHN RYCENGA
Company: RYCENGA BUILDING CENTER
Address #: 1053 JACKSON AVE
Phone #: 616-485-8401
Email: [redacted]

3. Property Owner

Name: RYBIZ PROPERTIES, LLC
Address: 1053 JACKSON AVE
Phone #: 616-842-5600
Email: [redacted]

4. Required Attachments

- PDF + 5 copies of the application
- PDF + 5 copies of site plan
- PDF + 5 copies of the building elevations
- PDF + 5 copies of the landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Proposed topographic map
- Existing topographic map

5. Fees and Escrow Deposit

Up to $100,000:	$200.00
$100,001 to $500,000:	$300.00
$500,001 to $1,000,000:	$400.00
$1,000,001 & Up:	$500.00
Estimate Project Cost:	$ 600,000.00

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

2x6 & 2x8 SYP #1 STUD & PLATE, 7/16 OSB EXTERIOR & 1/2 OSB INTERIOR SHEATHING (CONTINUOUS SHEER WALL),
ULTRA 2000 STEEL SIDING & ROOFING (MATCHING TAN, FOREST GREEN, AND WHITE THEME ON MAIN BUILDING)

7. Buildings and Structures

Number of buildings on site: 1
Use of buildings: BUILDING MATERIAL STORAGE
Height of buildings & # of stories: 37' / 1 STORY
Height of rooftop mechanical equipment: N/A

8. Floor Use and Area (in square feet)

Commercial Structures

Total floor area: 11,990 SQ FT OUTSIDE FOOTPRINT
Open space (area & %): 11,646 SQ FT
Office space (area): N/A
Retail space (area): N/A
Industrial space (area): N/A
Assembly space (area): N/A
Seating capacity: N/A
Maximum occupancy load: 6

Residential Structures

Total floor area:
Total # of units:
# of 1 bedroom units:
# of 2 bedroom units:
# of 3 bedroom units:
Open space (area and %):
Rental or condominium?:
Maximum occupancy load:

9. Setbacks *(see Article Four: District Regulations, Table 40-402.02, for setback requirements)*

Required front yard: 25'
Proposed front yard: 25'
Required rear yard: 10'
Proposed rear yard: 16'-6"
Required total side yard: 10'
Proposed total side yard: 10'

10. Parking *(see Article Six: Parking, for zoning requirements)*

Required # of spaces: 6
Proposed # of spaces: 6
Typical angle of spaces: NONE
Size of spaces: 9' X 18'
Location of parking on site: NEXT TO BUILDING
Number of handicap spaces: 1
Shared parking agreement?: YES
Location and # of off-street spaces:
Number of employees: 4
Explanation of screening (including location and materials): NONE

11. Loading *(see Section 40.605.04 for loading space requirements)*

Required # of spaces: N/A
Proposed # of spaces: N/A
Typical angle of space(s): N/A
Size of space(s): N/A
Location of loading space(s) on site: N/A
Explanation of screening (including location and materials): N/A

12. Site Lighting *(see Section 40-317 for lighting requirements)*

Building Lighting

# of fixtures proposed: 8 TOTAL
Type of lighting proposed: WALL HUNG, DOWN FACING
Height of fixtures: 18'
Location of fixtures: ON BUILDING, WALL HUNG

Parking Area Lighting

# of fixtures proposed: 1 STREET LAMP EXISTING
Type of lighting proposed: EXISITING
Height of fixtures: 24'
Location of fixtures: UTILITY POLE
Foot-candles at property line: N/A

13. Landscaping *(see Article Eight: Landscaping, for zoning requirements)*

Location of landscape areas: N/A
Proposed landscape material: N/A

14. Exterior Trash Receptacles *(see Section 40-301.03 for Dumpster Enclosure requirements)*

Location of receptacle: N/A
Size of receptacle: N/A
Enclosure material: N/A
Height of Enclosure: N/A

15. Mechanical Equipment *(see Sections 40-306.08(C) & 40-322 for zoning requirements)*

Ground Mounted Mechanical Equipment

# of units: N/A
Size of units (LxWxH): N/A
Location of units: N/A
Screening: N/A

Rooftop Mechanical Equipment

# of units: N/A
Type of rooftop units: N/A
Size of units (LxWxH): N/A
Location of units: N/A
Screening: N/A

16. Accessory Buildings *(see Section 40-301 for standards for accessory buildings)*

# of accessory building(s): 0
Size of accessory building(s) (LxWxH): 0
Location of accessory building(s): N/A

17. Emergency Access Features *(contact City of Grand Haven Fire Marshal with questions)*

Emergency Access Roads: JACKSON AVE
Location of hydrants and fire department connection (FDC): HYDRANT ON PROPERTY LINE (MARKED "FH")

18. Historic District information *(contact City of Grand Haven Historic Conservation District Commission)*

Is this location within a Historic Conservation District? Yes/No/Unsure
Name of District, if applicable: N/A

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: John Rycenga Date: 3-10-2026
Print Name: JOHN RYCENGA

Signature of Owner: John Rycenga Date: 3-10-2026
Print Name: JOHN RYCENGA

Office Use Only

Case #: 26-11 Date Received: 3.17.24 Fee:
Date of Approval: Date of Denial: Approved by:

1053 JACKSON AVENUE
RYCENGA BUILDING CENTER
EXISTING

LEGEND

- GRASS
- STORM DRAIN
- ELECTRICAL POLE

1053
275-004
199-009
274-002
1209
274-004
MARINA
582
583
584
585
586
587
N
TO BE REMOVED
GAS TO BE CAPPED @ ROAD

CHECKED BY: NOT CHECKED

ARCHITECT OF RECORD: BROCK HESSELSWEET

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO THE START OF WORK, AND WORK OF ALL SUBCONTRACTORS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. CONTRACTOR IS TO OBTAIN ALL PERMITS AND APPROVALS FROM AUTHORITIES HAVING JURISDICTION PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR IS TO CONSTRUCT ALL IMPROVEMENTS IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
6. CONTRACTOR IS TO COORDINATE ALL UTILITY SERVICES AND CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANIES.
7. CONTRACTOR IS TO OBTAIN AND PAY FOR ALL APPLICABLE PERMITS AND INSPECTIONS.
8. ALL CONSTRUCTION SHALL BE PERFORMED BY LICENSED PERSONNEL AND COORDINATED BY CONTRACTOR
9. CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES AND WARNING DEVICES AS REQUIRED FOR PUBLIC SAFETY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING IMPROVEMENTS DURING CONSTRUCTION.
11. PROJECTS SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES AND ORDINANCES.
12. CONTRACTOR IS TO COORDINATE WITH LOCAL CODES FOR ALL REQUIREMENTS TO COMPLY WITH LOCAL CODES FOR ALL INSPECTIONS.
13. CONTRACTOR SHALL PERFORM ALL WORK IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
14. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES.
15. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES AND IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION.
16. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES AND SUBCONTRACTORS.
17. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FACILITIES AND UTILITIES DURING CONSTRUCTION.
18. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FACILITIES AND UTILITIES DURING CONSTRUCTION.
19. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FACILITIES AND UTILITIES DURING CONSTRUCTION.
20. CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FACILITIES AND UTILITIES DURING CONSTRUCTION.

CODE SUMMARY NOTES:

CONFORM TO:
- 2021 MICHIGAN BUILDING CODE
- MECHANICAL: 2021 MICHIGAN MECHANICAL CODE
- PLUMBING: 2021 MICHIGAN PLUMBING CODE
- ELECTRICAL: 2023 NATIONAL ELECTRICAL CODE
- ENERGY: 2021 MICHIGAN ENERGY CODE
- FIRE: 2021 INTERNATIONAL FIRE CODE
- EXISTING BUILDING: 2021 INTERNATIONAL EXISTING BUILDING CODE

STRUCTURAL LOADING DATA

- Roof Ground Snow Load = 55 psf (I = 1.0)
- Roof Live Load = 20 psf
- Mezzanine Floor Live Load = 125 psf
- Mezzanine Floor Dead Load = 15 psf
- Warehouse Floor Live Load = 250 psf
- Warehouse Floor Dead Load = 15 psf
- Office Floor Live Load = 100 psf
- Office Floor Dead Load = 15 psf
- Wind Load = 115 mph (Exposure B)
- Design Wind Pressure = 20 psf
- Seismic Design Category = B (Ss = 0.144 and S1 = 0.045)
- Basic Seismic Force Resistance System = Ordinary Steel Moment Frame

BUILDING DATA

- EXISTING USE GROUP = S-1
- CONSTRUCTION TYPE = TYPE II-B
- OCCUPANT LOAD = (Table 1004.1.2 BASEMENT/GF = 100 SF PER PERSON / FLOOR = 14 PEOPLE @ 300 SF/PERSON)
- EGRESS WIDTH = 44" PER OCCUPANT
- TRAVEL DISTANCE = (Table 1017 SECTION 1006, 1017) 250 FT MAX TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL = (Table 1006.2.1 SECTION 1006.2.1) 75 FT MAX COMMON PATH OF EGRESS TRAVEL
- FIRE ALARM = (Table 907.2.7 SECTION 907.2.7) A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907.2.7 (EXISTING)
- FIRE SPRINKLER = (Table 903.2.8 SECTION 903.2.8) AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 903.2.8 (EXISTING)
- EXITS = (Table 1006.3.2 SECTION 1006.3.2) 2 EXITS REQUIRED (EXISTING)
- * Where an exit or emergency battery backup lighting in the path of egress to the exit shall conform.

THIS DESIGN IS FOR ILLUSTRATION PURPOSES ONLY; CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, AND SHALL VERIFY ALL JOBSITE DIMENSIONS AND CONDITIONS, AND INFORM DESIGNER OF ANY INTERFERENCES, CHANGES, OMISSIONS, OR ADDITIONS.

BUILDING 12 (BLD12)
(616) 842-5600
Rycenga.com
1053 JACKSON, ST.
GRAND HAVEN, MICHIGAN, 49417

RYCENGA BUILDING CENTER
1053 JACKSON STREET
GRAND HAVEN, MI 49417
(616) 842-5600
RYCENGA.COM

DESIGNED BY
J. Feenstra

DATE:
3/23/2026

SCALE: 3/32" = 2'

N.52°01'22"E. 18.31'
S.63°28'23"E. 28.06'
S.55°55'58"E. 14.09'
S.48°01'40"E. 14.22'
S.42°29'39"E. 13.96'
S.39°03'51"E. 31.34'
over 45.4'
365
N.13°28'14"E. 39.02'
S.81°55'26"E. 111.38'
28.0'
106.7'
S.35°11'51"E. 98.11'
Fence 1' shorts. Rocks
S.32°44'51"E. 69±.08'
Fence
S.21°29'51"E. 18.56'
S.14°26'33"W. 96.13'
2.0'
S.73°40'49"E. 307.43'
42'
2.2'
S.13°48'06"W. 59.15' D. 5931 M.
S.75°29'00"E. 153.50' 163.81'
M.= N.07°30'06"E. 12.59'
N.75°29'00"E. 136.11'
19.92'
N.01°50'05"E. 756.78'
N.75°29'00"W. 604.41'
S.80°00'00"W. 99.98'
N.90°00'00"E. 356.16'
33.02'
101.19'
90.50'
N.01°03'00"W. 323.34'
N.01°57'00"E. 324.34' M.
N.01°57'00"E. 256.42'
N.01°57'10"E. 232.60'
N.01°57'10"E. 166.54'
N.01°57'00"E. 253.36' M.
N.01°57'00"E. 263.50'
E line W 2/3 W 1/2, NE Fr. 1/4
284.8' S.
122.2' M.
197.08'
229.17'
249.17'
25.63'
59.8'
78.4'
182.53'
229.51'
160.3'
186.61'
149.91'
150.17'
217.94'
65.8'
101.2'
90.6'
42.5'
12.4'
26.3'
26.2'
26.9'
20.2'
20.5'
9.4'
7.8'
9.0'
8.61'
18.92'
25.9'
24.9'
16.3'
16.2'
48.3'
40.5'
3.9'
24.1'
7.6'
7.8'
23.6'
6.8'
24.7'
2.8'
40.6'
39.3'
27.5'
28.1'
94.00'
104.53'
59.15' D. 5931 M.
25.00' N.14°31'00"E.
Abandoned CSX Corplanters Spur
ASPH.
ASPH
GRAVEL
Grand River
Jackson Street
Rycenga Building Center
Carpet Building
Frame 1 bldg.
LEAN TO
Easement
Tel. box
H.YD.
P.P.
diesel pump
Gas pump
TO BE REMOVED
Ⓐ 274-001 3.187 ACRES 138.820 Sq. ft.
Ⓑ 274-002 0.625 ACRES 27,224 Sq. ft.
Ⓒ 274-003 0.816 ACRES 35,536 Sq. ft.
Ⓓ 274-004 0.646 ACRES 28,123 Sq. ft.
Ⓔ 275-004 2.537 ACRES 110,503 Sq. ft.
Ⓕ 275-006 1.4 ACRES
#1 Metal Shed 32. 100.2'
#2 Metal Bldg. 80.2'
#3 Metal Bldg. 111.3 26.1' 36.3'
#5 Metal Bldg. 28.1' 99.2'
#6 Metal Shed 36.1' 100'
#7 Metal Shed 32. 100.2'
#9 Metal Bldg. 130' 108.5' 91.9' 40.8' 15.7' 10.9'
#10 Metal storage bldg. 273' 42' 12'
#16 Metal Bldg. 100' 100'
metal Bldg. 56'
48.3' metal Bldg. 32' 16.3'
Rycenga Building Center 120.5' 68.2' 34.2' 50.5' 30' 34.0' 18.0' 160.3' 82.0' 40' 9.0' 0.8' 29.5'

CHECKED BY: NOT CHECKED

ARCHITECT OF RECORD: BROCK HESSELSWEET

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO START OF WORK, AND WORK OF ALL SUBCONTRACTORS CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURACY OF ALL NEW CONSTRUCTION ON SITE.
3. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR MASONRY UNLESS NOTED OTHERWISE.
4. CONTRACTOR IS TO CONSIDER JOB SITE REMOVAL IF IT EXCEEDS 5% OF CONSTRUCTION CONTRACT (OR AS STIPULATED BY OWNER) AS A CHANGE ORDER. ALL EXCAVATED MATERIALS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS TO CONSTRUCT (OR AS DIRECTED BY ENGINEER) A TEMPORARY ROAD FOR CONSTRUCTION TRAFFIC AS REQUIRED BY THE CITY OF GRANDVILLE. SHALL BE REMOVED AND GRADED TO DRAINAGE.
6. ALL EXCAVATION, TRENCHING, SHORING, AND BACKFILLING TO BE PERFORMED BY A LICENSED PERSONNEL, AND COORDINATED BY CONTRACTOR
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
8. PROJECTS EARLY COMPLETION REQUIREMENTS TO COMPLY WITH LOCAL CODES SEC 2303.1 BY PERFORMANCE METHOD AND DOCUMENTATION.
9. CONTRACTOR & SUBCONTRACTORS RESPONSIBLE TO COMPLY WITH OSHA CODES SEC 2303.1 BY PERFORMANCE METHOD AND DOCUMENTATION.
10. CONTRACTOR & SUBCONTRACTORS RESPONSIBLE TO COMPLY WITH OSHA CODES SEC 2303.1 BY PERFORMANCE METHOD AND DOCUMENTATION.

CODE SUMMARY NOTES:

CONFORM TO:
- BUILDING: 2021 MICHIGAN BUILDING CODE
- MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
- PLUMBING: 2015 MICHIGAN PLUMBING CODE
- ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE
- ENERGY: 2015 MICHIGAN ENERGY CODE
- EXISTING BUILDING: 2015 MICHIGAN EXISTING BUILDING CODE
- FIRE: 2015 INTERNATIONAL FIRE CODE
- RESIDENTIAL: 2015 INTERNATIONAL RESIDENTIAL CODE

STRUCTURAL LOADING DATA

- Roof Ground Snow Load = 55 psf (I = 1.0)
- Roof Snow Load = 38.5 psf
- Balcony Live Load = 100 psf
- Stairwell Live Load = 100 psf
- Residential Live Load = 40 psf
- Residential Floor Dead Load = 15 psf
- Residential Floor Live Load = 30 psf
- Roof Dead Load = 15 psf
- Roof Live Load = 20 psf
- Corridor Live Load = 100 psf
- Office Live Load = 50 psf
- Snow Drift Load = 75 psf (Lu = 14 psf, Ls = 61 psf)
- Sliding Snow Load = 100 psf (Pu = 14 psf, Ps = 86 psf)

BUILDING DATA

- BUILDING USE GROUP = S-1
- CONSTRUCTION TYPE = TYPE 2-B
- ALLOWABLE AREA = 26,000 SQ. FT. (SECTION 506.2.3 MAXIMUM AREA OF SPECIAL OCCUPANCY)
- ACTUAL BUILDING AREA = 7,800 SQ. FT.
- FIRE RESISTANCE RATING REQUIREMENTS: 0 HOURS (TABLE 601)
- FIRE PROTECTION SYSTEMS: NONE REQUIRED
- ALLOWABLE HEIGHT = 1 STORY (SECTION 506.2.3 MAXIMUM HEIGHT OF SPECIAL OCCUPANCY)
- ACTUAL BUILDING HEIGHT = 1 STORY
- EGRESS WIDTH REQUIREMENTS: 0.2" PER OCCUPANT FOR STAIRWAYS; 0.15" PER OCCUPANT FOR OTHER EGRESS COMPONENTS (SECTION 1005.3.1)
- EXIT ACCESS TRAVEL DISTANCE = 250 FEET (TABLE 1017.2 MAX. TRAVEL DISTANCE)
- COMMON PATH OF EGRESS TRAVEL = 75 FEET (SECTION 1006.2.1 MAX. COMMON PATH OF EGRESS TRAVEL)
- # OF EXITS REQUIRED = 1 (SECTION 1006.2.1 OCCUPANT LOAD)
- # OF EXITS PROVIDED = 2 (SECTION 1006.2.1 OCCUPANT LOAD)
- EXIT DOOR SWING = IN DIRECTION OF EGRESS TRAVEL (SECTION 1010.1.2 Occupancies per player less than 50)
- EXIT DOOR WIDTH = 36" (SECTION 1010.1.1 Minimum door width)
- EXIT DOOR HEIGHT = 80" (SECTION 1010.1.1 Minimum door height)
- EXIT DOOR HARDWARE = PANIC HARDWARE (SECTION 1010.1.10 Panic and fire exit hardware)
- EXIT DOOR LOCKING = NOT LOCKED FROM INSIDE (SECTION 1010.1.9.3 Locks and latches

LEGEND

SNOW STORAGE

GAS

UTILITY BOX

STORM DRAIN

ELECTRICAL POLE

582

584

583

KEENAN MARINA

LOT LINE

SD

SD

SD

584

274-002

CARGOLOAD

WASTE

16'-7"

128'-1"

10'-7"

PROPOSED

RAMP UP 48" (1:12) FROM GRADE TO TOP OF SLAB

PARKING 5

PARKING 4

PARKING 3

80'-1"

BLD 12
11,990 SF

80' X 128'
10,240 SF
2X8 SYP#1 @ 12" O.C.
20' CEILING
2' STEM WALL

130'-1"

FENCE

35' X 50'
1750 SF
2X6 SYP#1 @ 12" O.C.
18' CEILING

RAMP UP 24" (1:14) FROM GRADE TO TOP OF SLAB

50'

50'

N

90.342684°

585

79'-8"

93'

35'-1"

10'-1"

128'-1"

26'

25'

LOT LINE

586

PARKING 2

PARKING 1

LAND COVERAGE PERCENTAGE:
11,990 SF / 28,725 SF = 41.74%

G

U

FH

CURBED ENTRY

CURBED ENTRY

CURBED ENTRY

1209 JACKSON AVE

587

ED ENTRY

CHECKED BY:
NOT CHECKED

ARCHITECT OF RECORD:
BROCK HESSELSWEET

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, SEQUENCES, TIMING, AND WORK OF ALL SUBCONTRACTORS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP & DUMPSTER AT ALL TIMES DURING CONSTRUCTION (SITE TO REMAIN CLEAN)
4. CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH LOCAL UTILITY COMPANIES
5. CONTRACTOR TO COORDINATE ALL SITE ITEMS (E.G. FLOOR DRAINS, SLOPES, ETC.) WITH ARCHITECTURAL PLANS
6. CONTRACTOR TO COORDINATE ALL SITE ITEMS (E.G. FLOOR DRAINS, SLOPES, ETC.) WITH ARCHITECTURAL PLANS
7. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, SEQUENCES, TIMING, AND WORK OF ALL SUBCONTRACTORS
9. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP & DUMPSTER AT ALL TIMES DURING CONSTRUCTION (SITE TO REMAIN CLEAN)
10. CONTRACTOR TO COORDINATE ALL UTILITY CONNECTIONS WITH LOCAL UTILITY COMPANIES
11. CONTRACTOR TO COORDINATE ALL SITE ITEMS (E.G. FLOOR DRAINS, SLOPES, ETC.) WITH ARCHITECTURAL PLANS

CODE SUMMARY NOTES:

CONFORM TO:
- 2021 INTERNATIONAL BUILDING CODE
- 2021 MECHANICAL, 2015 MICHIGAN MECHANICAL CODE
- 2021 PLUMBING, 2015 MICHIGAN PLUMBING CODE
- 2021 ELECTRICAL, 2017 NATIONAL ELECTRICAL CODE
- 2021 ENERGY, 2015 MICHIGAN ENERGY CODE
- ANSI/ASHRAE/IESNA 90.1-2007
- 2009 ICC/ANSI A117.1-2017 CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE

STRUCTURAL LOADING DATA

- Roof Ground Snow Load = 55 psf (I = 1.0)
- Roof Live Load = 20 psf
- Mezzanine Floor Live Load = 125 psf
- Mezzanine Floor Dead Load = 15 psf
- Warehouse Floor Live Load = 250 psf
- Warehouse Floor Dead Load = 12 psf
- Office Floor Live Load = 100 psf
- Office Floor Dead Load = 12 psf
- Wind Load = 115 mph (Exposure B)
- Collateral Load = 5 psf
- Seismic Design Category = B (Ss = 0.144 and S1=0.045)
- Basic Wind Speed = 115 mph (Ultimate) / 90 mph (Nominal)
- 3 Second Gust = 140 mph (Ultimate) / 108 mph (Nominal)

BUILDING DATA

- Building Use Group = U
- Occupant Load = 1 Man / 500 S.F. (Warehouse) = 24 Men (8 Women)
- Occupant Load = 1 Man / 100 S.F. (Office) = 2 Men (1 Women)
- Exit Travel Distance = 300' (2015 SECTION 1006, 2015 / 2009 IFC MAX TRAVEL DISTANCE)
- Fire Protection = Fully Sprinklered (2015 SECTION 903.2.10.1 GROUP S-1)
- ADA / ANSI Accessibility requirements for Barrier Free access shall conform
- Emergency lighting shall be provided in accordance with 1008.3 to provide not less than 1 foot-candle per square foot of illumination at floor level for not less than 90 minutes in case of primary power loss. Illumination at any point shall not be less than 0.1 foot-candle measured along the path of egress at floor level. Emergency power shall be provided for exit signs in accordance with 1013.6.3 and for means of egress illumination in accordance with 1008.3. Emergency power shall be provided

PROPOSED

BLD 12
11,990 SF

80' X 128'
10,240 SF
2X8 SYP#1 @ 12" O.C.
20' CEILING
2' STEM WALL

35' X 50'
1750 SF
2X6 SYP#1 @ 12" O.C.
18' CEILING

RAMP UP 48" (1:12) FROM GRADE TO TOP OF SLAB

RAMP UP 24" (1:14) FROM GRADE TO TOP OF SLAB

10" THICKENEND SLAB

PARKING 6
PARKING 5
PARKING 4
PARKING 3
PARKING 2
PARKING 1

586

5

90.342684°

N

LAND COVERAGE PERCENTAGE:
11,990 SF / 28,725 SF = 41.74%

WAREHOUSE: 3/16" = 1'

CURBED ENTRY

CURBED ENTRY

WASTE

ENTRY

(3) 1-3/4 X 7-1/4 LVL HEADER

(3) 1-3/4 X 11-7/8 LVL HEADER

5-1/4 X 11-7/8" PSL

5 1/8 X 36 GLULAM BEAM

FH

U

G

CHECKED BY: NOT CHECKED

ARCHITECT OF RECORD: BROCK HESSELSWEET

GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING ANY WORK, AND WORK OF ALL SUBCONTRACTORS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK
4. CONTRACTOR IS TO COORDINATE ALL SITE ITEMS WITH THE SITE PLAN AND ALL OTHER CONSULTANTS' DRAWINGS
5. CONTRACTOR IS TO COORDINATE ALL SITE ITEMS WITH THE SITE PLAN AND ALL OTHER CONSULTANTS' DRAWINGS
6. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES
7. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES REQUIRED BY JURISDICTIONS HAVING JURISDICTION
9. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH ALL APPLICABLE CODES
10. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES REQUIRED BY JURISDICTIONS HAVING JURISDICTION
12. ALL CONSTRUCTION TO COMPLY WITH 2024 CODES FOR 130 MPH ULTIMATE WIND SPEED, EXPOSURE C, RISK CATEGORY II
13. ALL CONSTRUCTION TO COMPLY WITH 2024 CODES FOR 130 MPH ULTIMATE WIND SPEED, EXPOSURE C, RISK CATEGORY II
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50. ALL CONSTRUCTION TO COMPLY WITH 2024 CODES FOR 130 MPH ULTIMATE WIND SPEED, EXPOSURE C, RISK CATEGORY II

CODE SUMMARY NOTES:

CONFORM TO:
- 2024 MICHIGAN BUILDING CODE
- MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
- PLUMBING: 2015 MICHIGAN PLUMBING CODE
- ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE
- ENERGY: 2015 MICHIGAN ENERGY CODE
- FIRE: 2024 INTERNATIONAL FIRE CODE
- EXISTING BUILDING: 2015 MICHIGAN EXISTING BUILDING CODE

STRUCTURAL LOADING DATA

- Roof Ground Snow Load = 50 psf (I = 1.0)
- Roof Snow Load = 50 psf
- Residence Floor Live Load = 40 psf
- Residence Floor Dead Load = 10 psf
- Warehouse Floor Live Load = 125 psf
- Warehouse Floor Dead Load = 12 psf
- Roof Wind Load = 130 mph
- Design Wind Load = 26 psf
- Design Seismic Load = 21 psf
- Soil Bearing Capacity = 2000 psf (Provided Soils)

BUILDING DATA

- BUILDING USE GROUP = S-1
- CONSTRUCTION TYPE = TYPE V-B
- EXISTING BUILDING AREA = 28,725 SF
- PROPOSED BUILDING AREA = 11,990 SF
- TOTAL BUILDING AREA = 40,715 SF
- ALLOWABLE BUILDING AREA = 48,000 SF
- FIRE SEPARATION DISTANCE = 30' MIN
- EXIT TRAVEL DISTANCE = 300' (2015 SECTION 1006, 2017 CBHT MAX TRAVEL DISTANCE)
- EXIT ACCESS TRAVEL DISTANCE = 250' (2015 SECTION 1017.2, 2017 CBHT MAX TRAVEL DISTANCE)
- EXIT ACCESS DOORWAYS = 2 (2015 SECTION 1006, 2017 CBHT MAX TRAVEL DISTANCE)
- ADA: 2 ADA (Accessibility requirements for Special Use access and Facilities)
- ADA: 2 ADA (Accessibility requirements for Special Use access and Facilities)
- 1 Wall mounted emergency battery back-up lighting in the path of egress to the exit door (uniform, 1 foot-candle minimum illumination)
- 1 Wall mounted emergency battery back-up lighting in the path of egress to the exit door (uniform, 1 foot-candle minimum illumination)

THIS DESIGN IS FOR ILLUSTRATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, AND SHALL VERIFY ALL JOBSITE DIMENSIONS AND CONDITIONS, AND INFORM DESIGNER OF ANY INTERFERENCES, CHANGES, OMISSIONS, OR ADDITIONS.

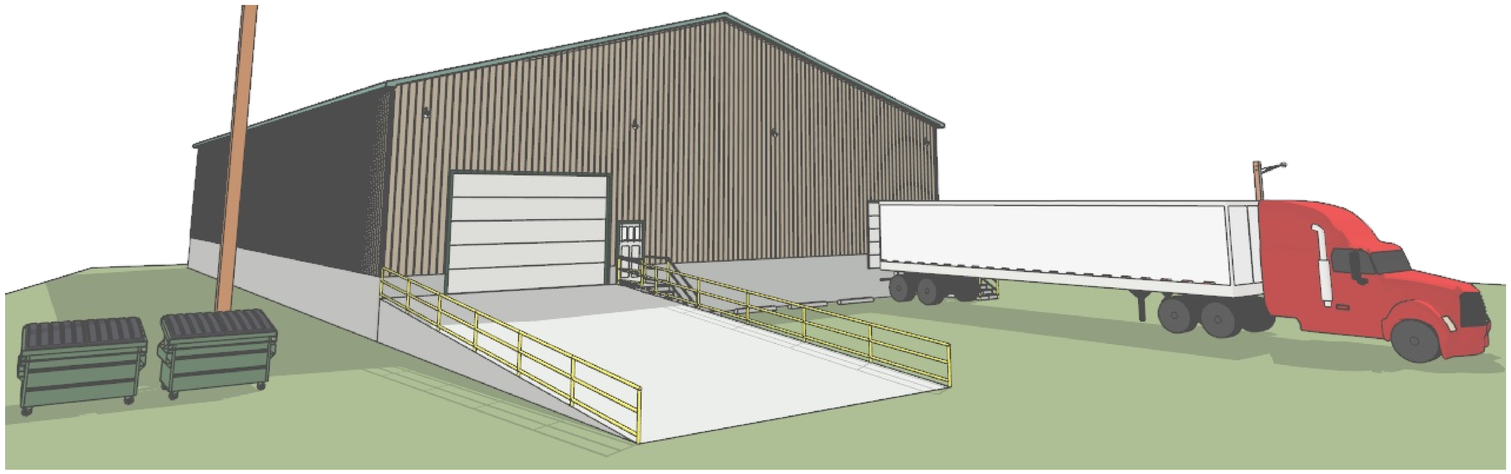
BUILDING 12 (BLD12)
(616) 842-5600
Ryecenga.com
1053 JACKSON ST.
GRAND HAVEN, MICHIGAN, 49417

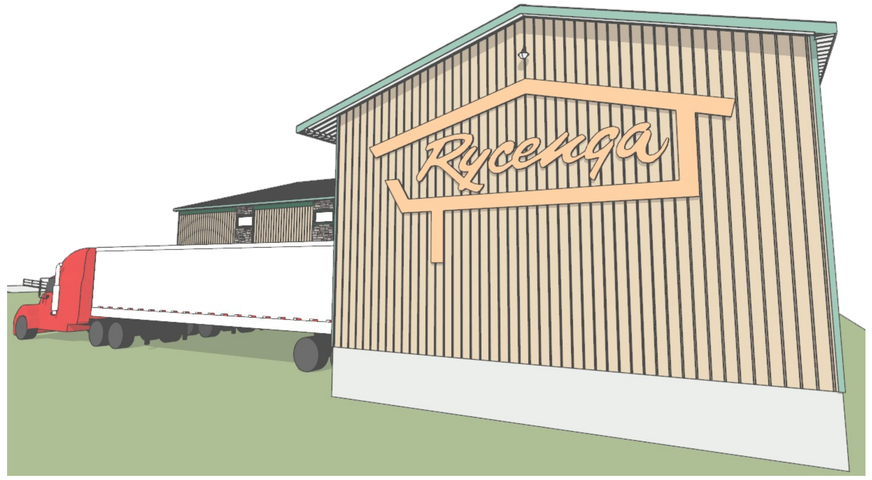
RYCENGA BUILDING CENTER
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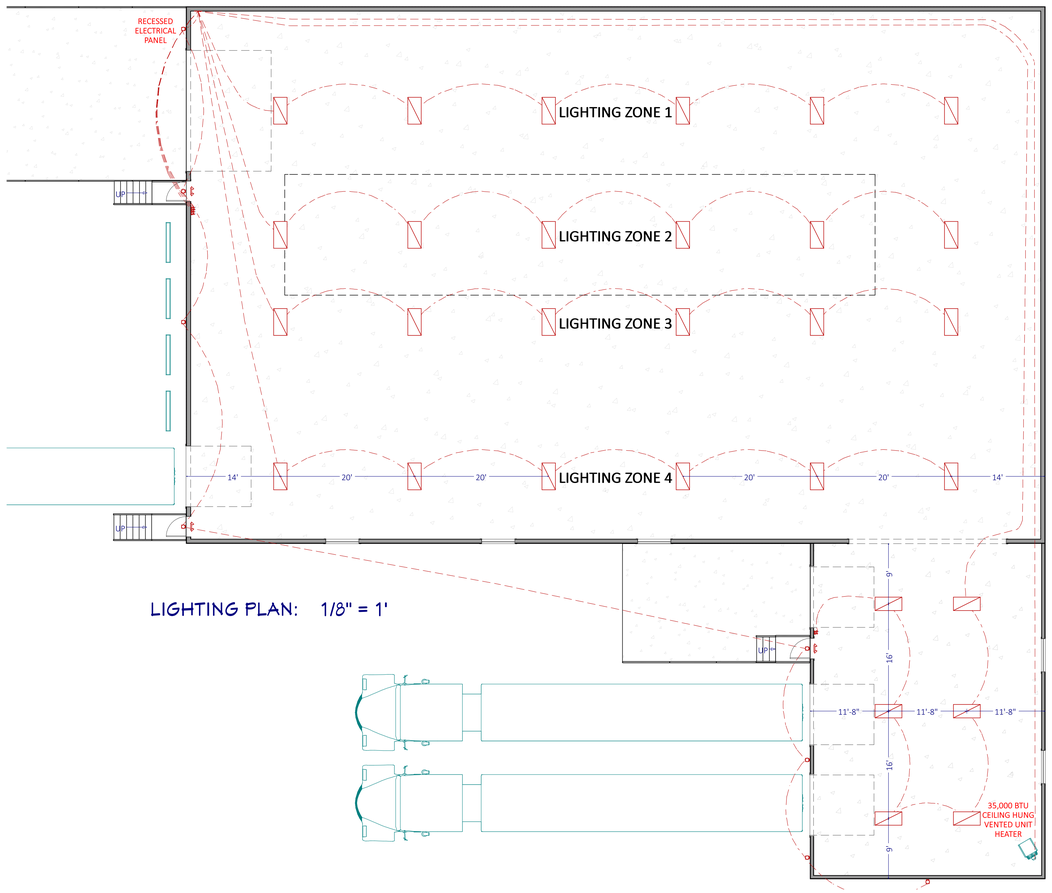
DESIGNED BY: J. Feenstra

DATE: 3/23/2026

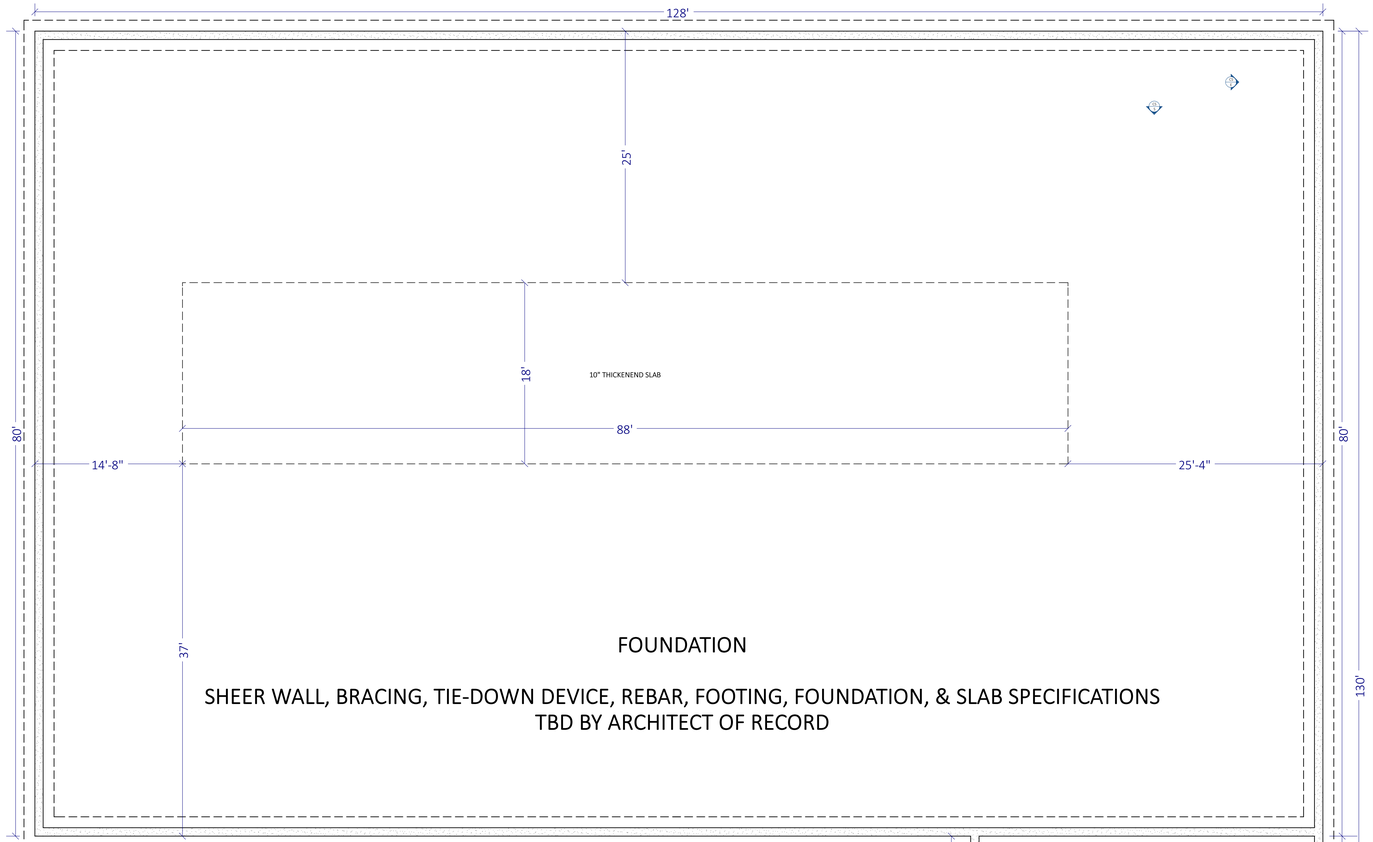
SCALE: 3/16" = 1'





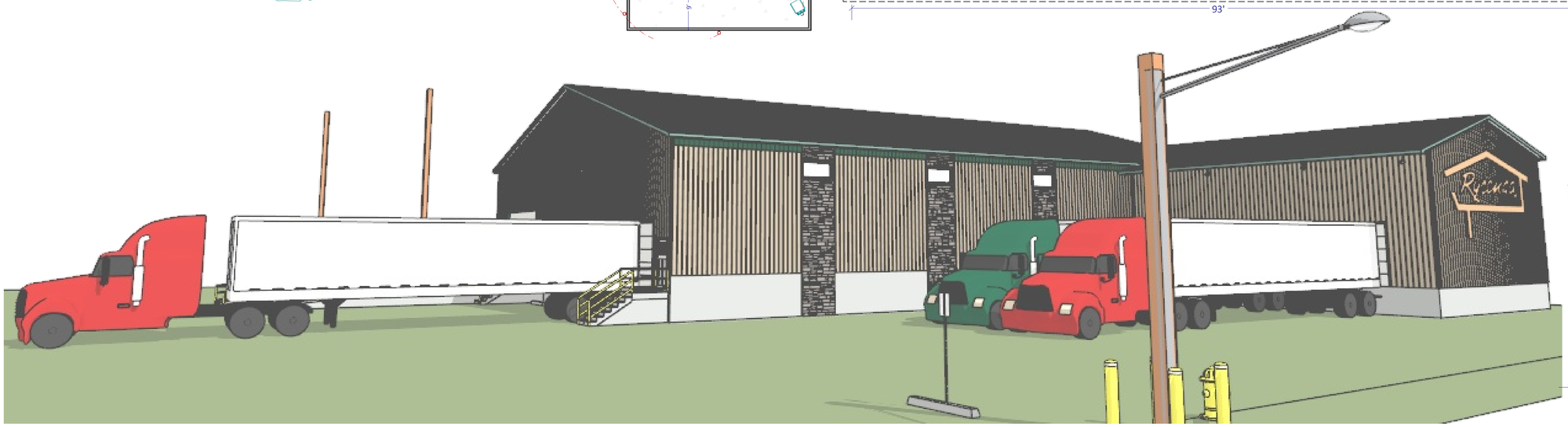


LIGHTING PLAN: 1/8" = 1'



FOUNDATION

SHEER WALL, BRACING, TIE-DOWN DEVICE, REBAR, FOOTING, FOUNDATION, & SLAB SPECIFICATIONS
TBD BY ARCHITECT OF RECORD



FOUNDATION: 3/16" = 1'

CHECKED BY: NOT CHECKED

ARCHITECT OF RECORD: BROCK HESSELSWEET

GENERAL NOTES:

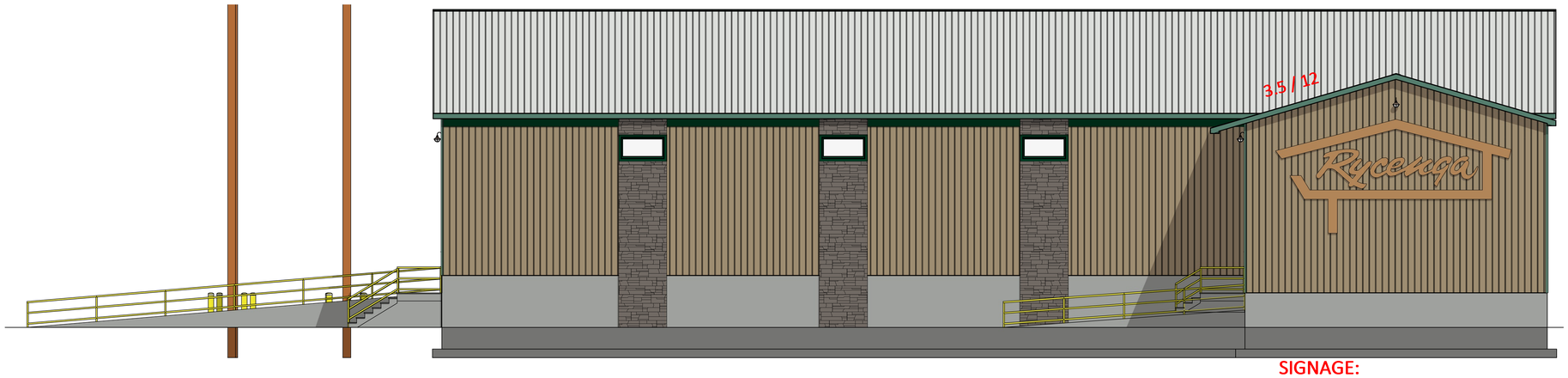
1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, AND WORK OF ALL SUBCONTRACTORS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND FEES REQUIRED FOR THE PROJECT.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AT JOBSITE PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF RECORD OF ANY DISCREPANCIES.
5. CONTRACTOR IS TO COORDINATE SUBCONTRACTORS' & PROVIDERS' WORK TO ENSURE PROPER SEQUENCING AND SCHEDULING OF CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND TEMPORARY SUPPORTS AS REQUIRED FOR STABILITY AND SAFETY OF THE STRUCTURE DURING CONSTRUCTION.
7. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY QUALIFIED PERSONNEL AND COORDINATED BY CONTRACTOR.
8. ALL PRODUCTS SHALL BE NEW, FREE FROM FLAWS AND DAMAGES, TO SPECIFICATIONS.
9. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODES.
10. CONTRACTOR TO PROVIDE ALL REQUIRED SAFETY EQUIPMENT AND ENSURE COMPLIANCE WITH OSHA REGULATIONS.
11. PROJECTS EARLY CLOSE REQUIREMENTS TO COMPLY WITH OSHA CODES SEC 1910.39 PERFORMANCE METHOD AND DOCUMENTATION.
12. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORGANIZED WORK AREA, REMOVING DEBRIS AND WASTE REGULARLY.
13. EXISTING STRUCTURES & CONDITIONS NOTED TO BE DEMOLISHED, REMOVED, OR ALTERED SHALL BE DONE SO WITH CARE TO AVOID DAMAGE TO ADJACENT STRUCTURES, UTILITIES, & IMPROVEMENTS. ANY DAMAGES CAUSED BY DEMOLITION SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.

CODE SUMMARY NOTES:

CONFORM TO:
- 2021 MICHIGAN BUILDING CODE
- MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
- PLUMBING: 2015 MICHIGAN PLUMBING CODE
- ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE
- ENERGY: 2015 MICHIGAN ENERGY CODE
- EMERGENCY AND EXIT LIGHTING: 2015 MICHIGAN BUILDING CODE
- FIRE: 2015 MICHIGAN FIRE CODE
- FIRE CODE: 2018 INTERNATIONAL FIRE CODE
- MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE

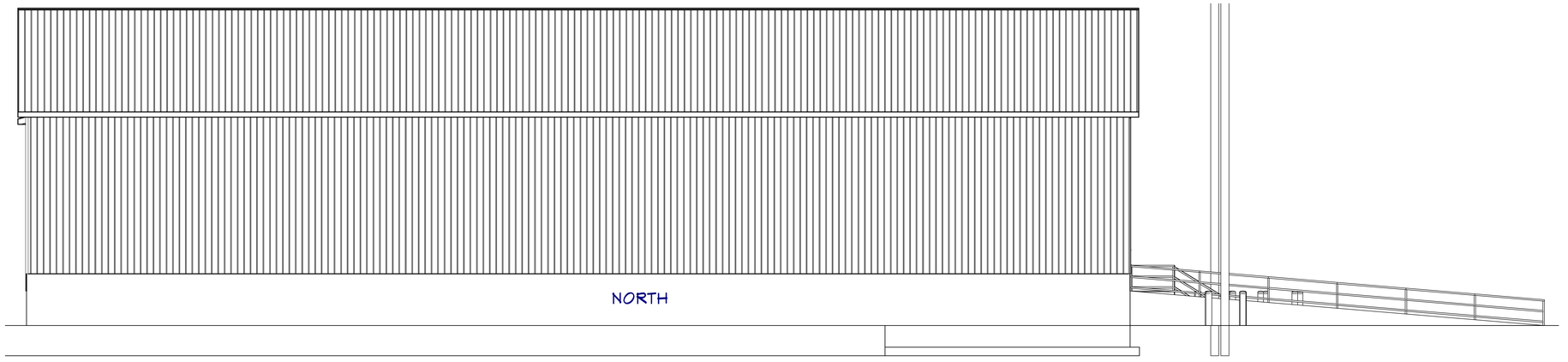
STRUCTURAL LOADING DATA

- Roof Ground Snow Load = 55 psf (I = 1.0)
- Roof Snow Load = 38.5 psf
- Basement Floor Live Load = 125 psf
- Basement Floor Dead Load = 12 psf
- Warehouse Floor Live Load = 250 psf
- Warehouse Floor Dead Load = 12 psf
- Mezz. Floor Live Load = 125 psf
- Mezz. Floor Dead Load = 12 psf
- Roof Live Load = 20 psf (reducible)
- Roof Dead Load = 12 psf
- Collateral Load = 5 psf
- Ceiling Hung Unit Loads = 20 psf
- Wind Load = 115 mph (Ultimate) 90 mph (nominal) (Exposure B) (Enclosed) (Risk Category II) (Internal pressure coefficient = +/-0.18) (Components and cladding pressures per plans)
- Seismic Design Category = B (SDC A permitted per exception 1.1) (Importance factor = 1.0) (Site class = D) (Ss = 0.167) (S1 = 0.067) (Sds = 0.178) (Sd1 = 0.107) (Seismic force resisting system = Ordinary reinforced masonry shear walls) (Response modification coefficient = 2.0) (Analysis procedure = Equivalent lateral force procedure) (Basic seismic force-resisting system = Bearing wall system) (Design base shear = 3.6 kips) (Seismic response coefficient = 0.089) (Redundancy factor = 1.3) (Seismic load effects including overstrength factor = 1.3) (Deflection amplification factor = 1.25) (Drift limit = 0.020hsx) (Diaphragm flexibility = Flexible

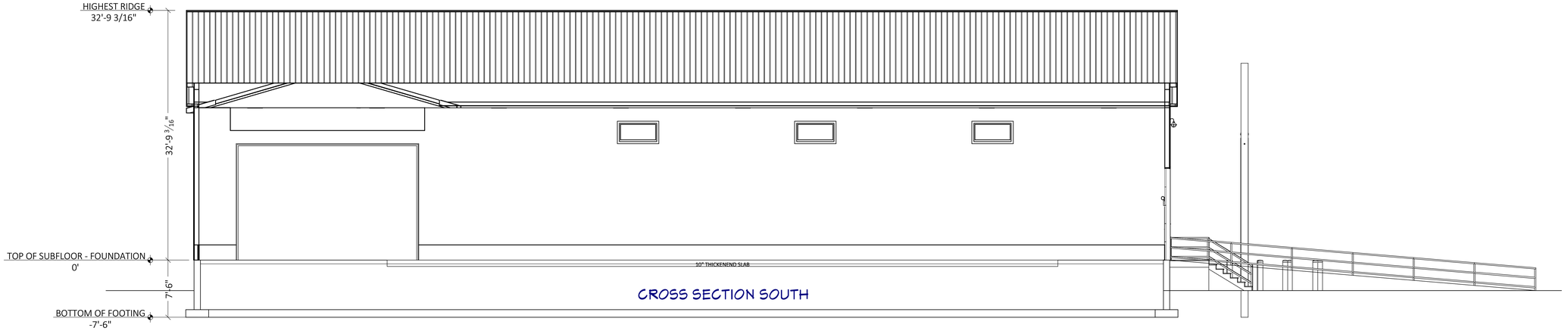


SOUTH

SIGNAGE:
ALLOWED: 100 SQ FT
ACTUAL: 94.38 SQ FT



NORTH



CROSS SECTION SOUTH

GENERAL NOTES:
1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK, AND WORK OF ALL SUBCONTRACTORS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK
4. CONTRACTOR SHALL OBTAIN ALL PERMITS AND APPROVALS FOR CONSTRUCTION (STRUCTURAL, MECHANICAL, ELECTRICAL, ETC.) AS REQUIRED BY LOCAL AUTHORITIES
5. CONTRACTOR IS TO COORDINATE OUR EXTERIOR & IT ACCESSORIES TO ACCOMPANY PACKAGE (OTTER BOX) FOR SITE COMPATIBILITY
6. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND CONFORM TO HIGHEST STANDARDS
7. ALL CONSTRUCTION SHALL BE BUILT TO PLANS AND DRAWINGS. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR APPROVAL BY OWNER OR LICENSED PROFESSIONAL, AND COORDINATED BY CONTRACTOR
8. ALL CONSTRUCTION DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, AND DRAWINGS, ARE THE PROPERTY OF THE ARCHITECT AND ARE PROTECTED BY COPYRIGHT LAW. UNAUTHORIZED USE, REPRODUCTION, OR DISTRIBUTION IS PROHIBITED
9. PROJECTS SUBJECT TO CODE REQUIREMENTS TO COMPLY WITH ICC/ANSI A117.1-2017 OR EQUIVALENT ACCESSIBILITY STANDARDS

CODE SUMMARY NOTES:
CONFORM TO:
- BUILDING: 2021 MICHIGAN BUILDING CODE
- MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
- PLUMBING: 2015 MICHIGAN PLUMBING CODE
- ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE
- ENERGY: 2015 MICHIGAN ENERGY CODE
- FIRE: ICC/ANSI A117.1-2017 / 2004
- EXISTING BUILDING: 2015 MICHIGAN EXISTING BUILDING CODE
- IRC CODE: 2018 INTERNATIONAL FIRE CODE
- MECHANICAL: 2018 INTERNATIONAL MECHANICAL CODE

STRUCTURAL LOADING DATA
- Roof Ground Snow Load = 55 psf (I = 1.0)
- Roof Snow Load = 55 psf
- Residence Floor Live Load = 125 psf
- Residence Floor Dead Load = 15 psf
- Warehouse Floor Live Load = 250 psf
- Warehouse Floor Dead Load = 25 psf
- Attic Floor Live Load = 20 psf
- Attic Floor Dead Load = 15 psf
- Roof Live Load = 20 psf (reduced)
- Roof Dead Load = 15 psf (roof) 10 psf (ceiling)
- Ultimate Wind Load = 115 mph (ASCE 7-16 Risk Category II)
- Seismic Design Category = B (Grand Haven, MI)

BUILDING DATA
- BUILDING USE GROUP = S-1
- ACCUMULATIVE AREA = 7,200 SQ FT
- OCCUPANT LOAD = (Table 1004.1.2) AMERICANS = 100 SF PER PERSON / 11,590 = 24 MAX (6 AVERAGE)
- ALLOWABLE AREA = (Table 506.2) S-1 UNLIMITED
- EXIT TRAVEL DISTANCE = (Table 1017.2) SECTION 1006, 1017.2 EXIT ACCESS TRAVEL DISTANCE
- EXIT ACCESS DOORWAYS = (Table 1006.3.3) SECTION 1006, 1006.3.3 EXIT ACCESS DOORWAYS
- COMMON PATH OF EGRESS TRAVEL = (Table 1006.2.1) SECTION 1006, 1006.2.1 COMMON PATH OF EGRESS TRAVEL
- FIRE SEPARATION DISTANCE = (Table 602) SECTION 602, 602.1 FIRE SEPARATION DISTANCE
- EGRESS WIDTH = (Table 1005.3.1) SECTION 1005, 1005.3.1 EGRESS WIDTH
- CONSTRUCTION TYPE = (Table 601) SECTION 601, 602.1 CONSTRUCTION TYPE
- ALLOWABLE HEIGHT = (Table 504.3) SECTION 504, 504.3 ALLOWABLE HEIGHT
- ALLOWABLE STORIES = (Table 504.4) SECTION 504, 504.4 ALLOWABLE STORIES
- FIRE SUPPRESSION = (Table 903.2.1) SECTION 903, 903.2.1 FIRE SUPPRESSION
- FIRE ALARM = (Table 907.2.1) SECTION 907, 907.2.1 FIRE ALARM
- EMERGENCY LIGHTING = (Table 1006.3.3) SECTION 1006, 1006.3.3 EMERGENCY LIGHTING
- ACCESSIBILITY = (Table 1109.2) SECTION 1109, 1109.2 ACCESSIBILITY
- ENERGY = (Table 402.1.1) SECTION 402, 402.1.1 ENERGY
- 1 Fire hose shall be provided for every 3,000 sq ft of gross floor area or portion thereof.
- 2 Fire hose cabinets shall be provided on each floor in the path of egress to the exit shall conform.
- 3 Fire hose as well as emergency battery back-up lighting in the path of egress to the exit shall conform.

THIS DESIGN IS FOR ILLUSTRATION PURPOSES ONLY; CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, AND SHALL VERIFY ALL JOBSITE DIMENSIONS AND CONDITIONS, AND INFORM DESIGNER OF ANY INTERFERENCES, CHANGES, OMISSIONS, OR ADDITIONS.

BUILDING 12 (BLD12)
(616) 842-5600
Rycenga.com
1053 JACKSON ST.
GRAND HAVEN, MICHIGAN, 49417

DESIGNED BY
J. Feenstra

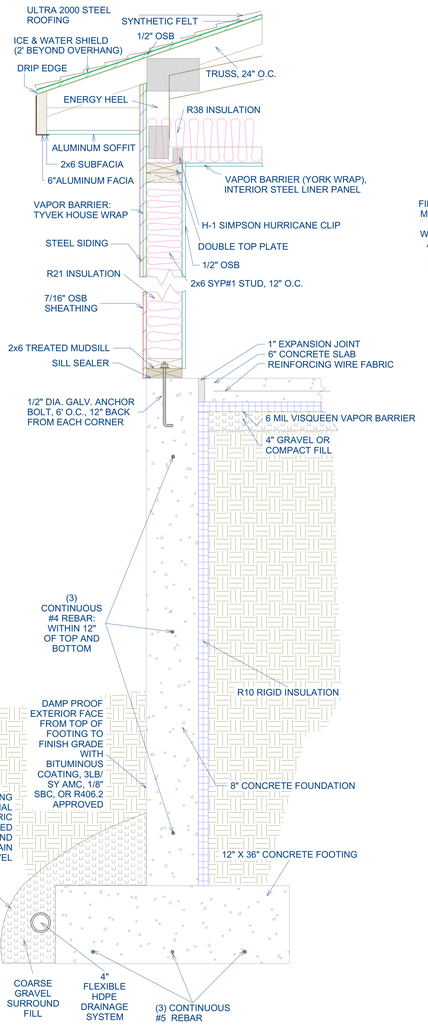
DATE:
3/23/2026

RYCENGA BUILDING CENTER
1053 JACKSON STREET
GRAND HAVEN, MI 49417
(616) 842-5600
RYCENGA.COM

SCALE: 3/16" = 1'

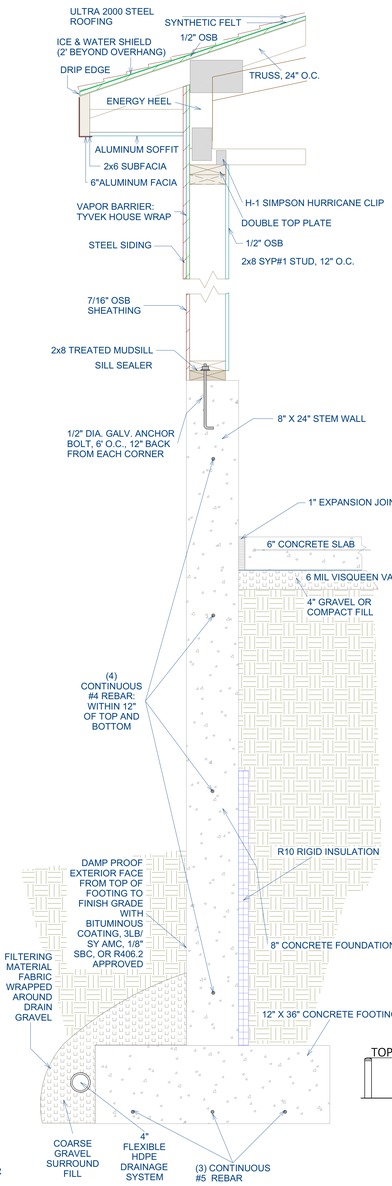
CHECKED BY:
NOT CHECKED

ARCHITECT OF RECORD:
BROCK HESSELSWEET



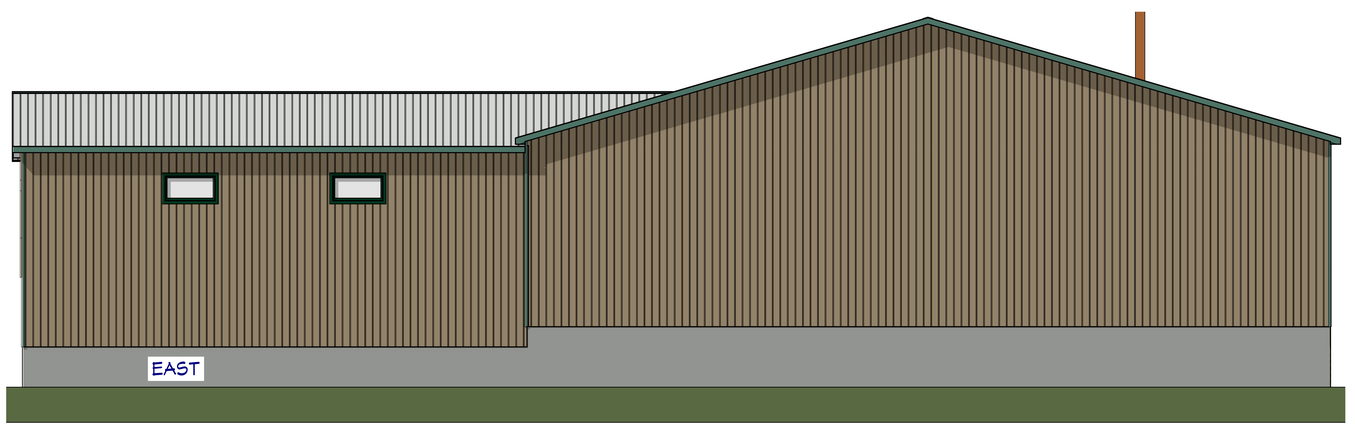
35'X50' FOUNDATION DETAIL

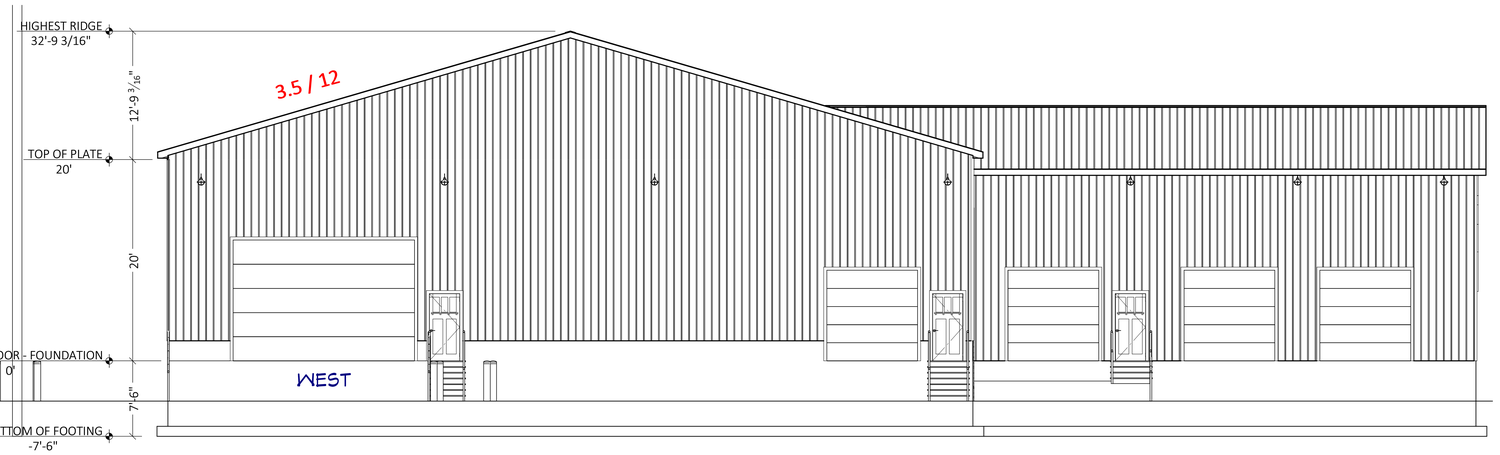
(DO NOT SCALE)

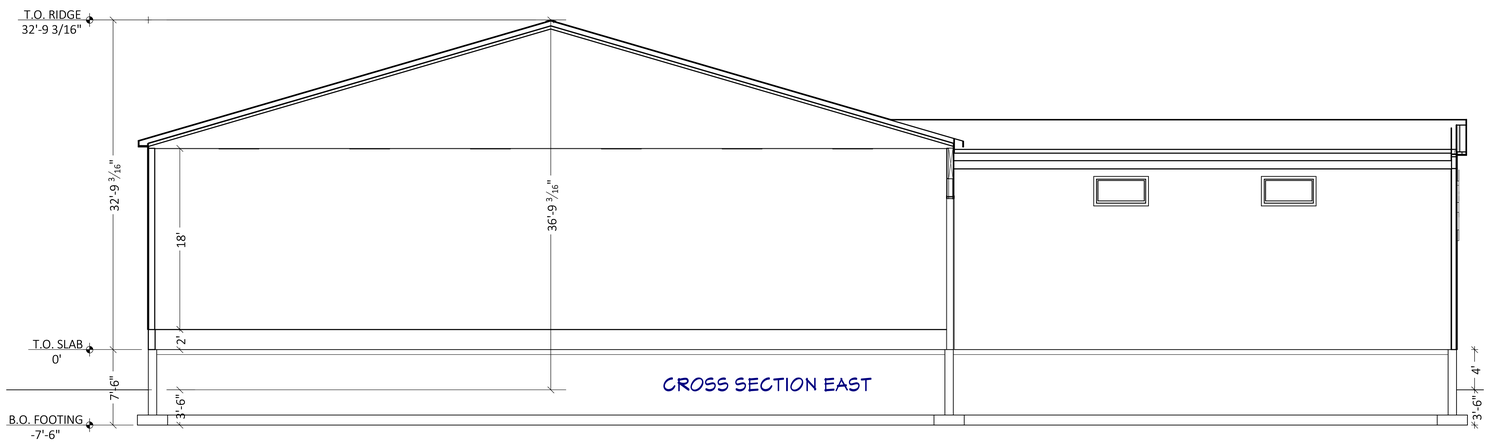


80'X128' FOUNDATION DETAIL

(DO NOT SCALE)







GENERAL NOTES:

1. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES.
2. ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY WORK AND WORK OF ALL SUBCONTRACTORS CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY WORK AND WORK OF ALL SUBCONTRACTORS
3. ALL NEW CONSTRUCTION SHALL BE COORDINATED BY THE CONTRACTOR WITH EXISTING CONDITIONS AND ADJACENT SURFACES AS REQUIRED TO ACHIEVE A FINISHED PROJECT.
4. CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS AND SUPPLIERS TO ENSURE PROPER SEQUENCING AND INSTALLATION OF ALL WORK.
5. CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS AND SUPPLIERS TO ENSURE PROPER SEQUENCING AND INSTALLATION OF ALL WORK.
6. ALL DRAWINGS SHALL BE READ AS A WHOLE AND ANY CONFLICTS BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
7. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
8. ALL PRODUCTS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION.
10. ALL CONSTRUCTION TO COMPLY WITH 2024 CODES AND 2021 IECC COMPLIANCE METHOD AND DOE ZONE 5 REQUIREMENTS.
11. CONTRACTOR TO COORDINATE ALL SUBCONTRACTORS AND SUPPLIERS TO ENSURE PROPER SEQUENCING AND INSTALLATION OF ALL WORK.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY WORK AND WORK OF ALL SUBCONTRACTORS
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14. CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS AND SUPPLIERS TO ENSURE PROPER SEQUENCING AND INSTALLATION OF ALL WORK.
15. ALL DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. ANY WORK AND WORK OF ALL SUBCONTRACTORS
16. ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES.

CODE SUMMARY NOTES:

CONFORM TO:
- 2021 MICHIGAN BUILDING CODE
- MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
- PLUMBING: 2021 MICHIGAN PLUMBING CODE
- ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE
- ENERGY: 2021 IECC
- BARRIER FREE: ICC/ANSI A117.1-2017/2004
- EXISTING BUILDING: 2021 INTERNATIONAL EXISTING BUILDING CODE
- FIRE CODE: 2018 INTERNATIONAL FIRE CODE
- MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE

STRUCTURAL LOADING DATA

- Roof Ground Snow Load = 55 psf (I = 1.0)
- Roof Dead Load = 15 psf
- Mezzanine Floor Live Load = 125 psf
- Mezzanine Floor Dead Load = 15 psf
- Warehouse Floor Live Load = 250 psf
- Warehouse Floor Dead Load = 12 psf
- Ground Floor Live Load = 100 psf
- Ground Floor Dead Load = 12 psf
- Seismic Design Category = B
- Wind Speed = 115 mph (Ultimate), 90 mph (nominal)
- Wind Exposure = B
- Roof Live Load = 20 psf (1-hr) or 12 psf (2-hr) per square foot of horizontal projection
- Roof Dead Load = 15 psf
- Floor Live Load = 100 psf
- Floor Dead Load = 12 psf
- Snow Load = 55 psf
- Roof Live Load = 20 psf (1-hr) or 12 psf (2-hr) psf
- Roof Dead Load = 15 psf
- Floor Live Load = 100 psf
- Floor Dead Load = 12 psf
- Seismic Design Category = B
- Wind Speed = 115 mph (Ultimate), 90 mph (nominal)
- Wind Exposure = B

Plan Review Report

General

Plan Review Property Address:

Date on Plans: 04/03/2026

Plans Reviewed on: 04/03/2026 **Plans Reviewed by:** Terry Turkelson

Status of Review: Review Complete, Submitted

Plan Review Notes/Comments: 1209 Jackson/Rycenga Building Center

No concerns at this point. Will provide a plan review and comments when a comprehensive set of plans are submitted.

Questions or Comments? Please contact Fire Marshal Terry Turkelson at 616-842-3460 or tturkelson@grandhaven.org

Plan Review Report

General

Plan Review Property Address:

Date on Plans: 04/03/2026

Plans Reviewed on: 04/03/2026 **Plans Reviewed by:** Terry Turkelson

Status of Review: Review Complete, Submitted

Plan Review Notes/Comments: 1209 Jackson/Rycenga Building Center

No concerns at this point. Will provide a plan review and comments when a comprehensive set of plans are submitted.

Questions or Comments? Please contact Fire Marshal Terry Turkelson at 616-842-3460 or tturkelson@grandhaven.org

DATE: April 10, 2026

TO: Grand Haven Planning Commission

FROM: Brian Urquhart, City Planner

RE: **Case 26-10:** Site Plan Review of addition to Polyply at 1540 Marion Ave.

Current Zoning: TI, Transitional Industrial

Existing Use: Vacant

Proposed Use: 33,000 sq. ft. addition and parking for PolPly Composites

1.0 Request

Steve Czadcek of *Abonmarche*, on behalf of property owner PolyPly Composites, submitted a site plan for a 33,000 sq. ft. addition at 1540 Marion Ave. (parcel #70-03-27-315-012; 70-03-27-315-013, 70-30-27-315-015). A warehouse is permitted by right use in the TI – Transitional Industrial District per Sec. 40-419.02

2.0 Background

924 Beechtree Ave. was split into 5 separate parcels in 2024. In 2025, 3 of the 5 parcels were rezoned from I – Industrial to TI – Transitional Industrial. PolyPly expressed interest in the land, with the intent to expand their operations at their current site at 1540 Marion. Polyply purchased the 4 of the parcels in 2024. The 2 parcels to the south and east, remained zoned Industrial.
These parcels are within the sensitive area overlay. A concept plan was presented to the Planning Commission in July prior to the final rezoning.

3.0 Site Plan Review

Site Prep

The removals plan on sheet 2 denotes the existing concrete drive off Beechtree will be removed. The existing concrete and curb and gutter along Marion Ave. will also be removed. The land in front of Beechtree will serve as the location for construction staging and stockpiling of topsoil.

Building and Use

The parcel to the south of 1540 Marion is 1.32 acres. The addition will come off the south wall and extend 150 ft., and have a width of 218 ft. The 32,775 sq. ft. addition will complement the existing production facility. The addition will be single-story, 27 ft. in height, and with an exterior comprised of metal panel. The color has not been determined. In the TI District, building articulation for primary walls will need to be met. The applicant shall submit an amended elevation plan that provides building articulation in the form of windows, balconies, or different material every 50 ft. for the south and west walls. All setbacks are met. The plan does call for a possible addition of 4,000 sq. ft. towards the east. This area is currently planned to be paved with asphalt, providing fire truck turn around.

Site Access and Parking

The existing drive off Beechtree will be removed. The access drive located to the west off Marion will be paved and extend into a 13-space parking lot. The plan does allow for additional parking to expand towards the west. The parking lot in front will be improved for 27 spaces. The ordinance requires 1 space per employee on the largest shift, or 30 spaces, and 1 space per 2,000 sq. ft. of gross floor area, or 46 spaces, for a total of 76 spaces. The applicant is showing a total of 72 spaces, with 3 ADA accessible spaces. Should the future parking be constructed, it would include additional 15 spaces, or 87 total. The plans call for the parking area to be expanded should additional employee count increase.

The access drive to the west of Marion will extend a gravel drive for Fire dept. access. Along the south of the building, the gravel drive will extend along the building to the southeast property corner. The Fire Marshal has agreed to this layout, provided the gravel drive can support 70,000 lbs. Due to the slopes, the access road along the south and east will require a sheet pile retaining wall on the edge to support the fire truck weight, which will result in a retaining wall 14 ft. in height. A retaining wall over 4 ft. requires special land use review.



Street View prior to mound removal

Loading spaces

Two loading spaces are required for the 33,000 sq. ft. addition. One loading space is located in front, with access off Marion, and along the NW corner of the addition, near the new parking area. Both loading spaces meet the minimum size requirements.

Stormwater Management

Due to the grading and proximity to the sensitive area overlay and Warber County Drain, the parcel to the south of the addition will serve as a drainage basin. Surface water from the parking lot and building addition is shown to drain towards manholes, then directed to the drainage basin. The City and the County Drain Commission will conduct a dual review of stormwater management plan.

Landscaping and screening

With adjacent parcels zoned TI, and I, no screening is required. The plan does calls for installation of Colorado Spruce, Ponderosa Pine, and Red Oak located just to the west of the proposed parking area, providing screening from Beechtree Ave. The stockpile area will be restored using onsite topsoil and reseeded.

Lighting

The plans call for wall pack lighting at access doors in the addition, located at 10 ft. to 16 ft. in height. No parking area lighting is proposed. Should the parking area be expanded as shown on the plan, the parking area should be lighted, meeting the standards in Sec. 40-317. A photometric plan has been submitted, depicting the illumination levels,

Dumpster

According to the applicant, the existing dumpster will be utilized. No additional refuse or recycling areas will be necessary.

Snow removal and storage
Note 17 on Sheet 3 of 6 of the site plan shows snow will be stored just south of the west parking area, and within storage area off the east parking area. No snow will be stored in the fire access road.

Mechanical Equipment
No ground mounted or roof mounted mechanical equipment is proposed. Should any mechanical equipment be installed, it shall be screened per Sec. 40-322.

4.0 Sample Motion
Motion to APPROVE Case 26-10, a site plan review for an addition to PolyPly Composites at 1540 Marion Ave. (parcels #70-03-27-315-012; 70-03-27-315-013, 70-30-27-315-015) with the following conditions:

1. *All conditions of the BLP and DPW shall be met*
2. *Fire access drive shall meet the capacity to hold 70,000 lbs.*
3. *A special land use permit shall be submitted for the proposed sheet pile retaining wall.*
4. *(Insert any additional conditions as necessary)*

Attachments:

A. Site Plan Review application dated March 27, 2026
B. Site Plan
C. Floor Plan and elevation plan
D. Fire Marshal review

SITE PLAN REVIEW PERMIT APPLICATION

Community Development Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: Polyply Composites 1540 Marion Grand Haven, MI
Parcel #: 70-03-27-154-002 & 70-03-27-315-102, -013,-015 Zoning District: TI
Current Use: Industrial and vacant Proposed Use: Addition to existing industrial building
Area in Acres: 6 Zoning of adjacent properties: I and TI

2. Applicant

Name: Attn; Jon Newmyer
Company: POLYPLY MARION, LLC
Address #: 1540 MARION AVE
GRAND HAVEN, MI 49417
Phone #: 231-286-8809
Email: [redacted]

3. Property Owner

Name: POLYPLY MARION, LLC
Address: 19 INDUSTRIAL DR.
PACIFIC, MO 63069
Phone #: c/o Jon Newmyer - 231-286-8809
Email: [redacted]

4. Required Attachments

- PDF + 5 copies of the application
- PDF + 5 copies of site plan
- PDF + 5 copies of the building elevations
- PDF + 5 copies of the landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Proposed topographic map
- Existing topographic map

5. Fees and Escrow Deposit

Up to $100,000:	$200.00
$100,001 to $500,000:	$300.00
$500,001 to $1,000,000:	$400.00
$1,000,001 & Up:	$500.00

Estimate Project Cost: $ greater than 1,000,000

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

Construction of a 32,775 sft addition to the existing production facility. Related site work includes installation of a sheet pile retaining wall, partial demolition to existing site features to facilitate installation of paved parking and driveways, gravel fire access, and future expansion areas.

Site utilities will include a storm water collection system and storage for water generated by new construction, with a controlled release to the adjacent county drain.

A wetland impact permit will be required from EGLE, and a special use application will be submitted to the City for the retaining wall

7. Buildings and Structures

Number of buildings on site: 1
Use of buildings: Industrial
Height of buildings & # of stories: single story - 27'
Height of rooftop mechanical equipment: none proposed

8. Floor Use and Area (in square feet)

Commercial Structures

Total floor area: ex. 57,409 sft, proposed 32,775 sft, Total = 90,184 sft
Open space (area & %):
Office space (area): 5,561 sft - 6%
Retail space (area):
Industrial space (area): 84,623 sft - 94%
Assembly space (area):
Seating capacity:
Maximum occupancy load:

Residential Structures

Total floor area:
Total # of units:
# of 1 bedroom units:
# of 2 bedroom units:
# of 3 bedroom units:
Open space (area and %):
Rental or condominium?:
Maximum occupancy load:

9. Setbacks *(see Article Four: District Regulations, Table 40-402.02, for setback requirements)*

Required front yard: 25'
Proposed front yard: 40' (as existing)
Required rear yard: 20'
Proposed rear yard: 31'
Required total side yard: min 10'
Proposed total side yard: 20'

10. Parking *(see Article Six: Parking, for zoning requirements)*

Required # of spaces: 76
Proposed # of spaces: 73 - more than double the maximum 30 person shift
Typical angle of spaces: mixed
Size of spaces: 9'x19'
Location of parking on site: front and side yards
Number of handicap spaces: 3
Shared parking agreement?: none
Location and # of off-street spaces: Existing and proposed all off street
Number of employees: 30 proposed on first shift - post expansion
Explanation of screening (including location and materials): Screening will include evergreen trees planted west of the proposed parking area on the west end of the proposed building.

11. Loading *(see Section 40.605.04 for loading space requirements)*

Required # of spaces: 2
Proposed # of spaces: 2
Typical angle of space(s): 90
Size of space(s): both exceed required 10x25
Location of loading space(s) on site: Front yard (ex) and west side of expa
Explanation of screening (including location and materials): As above, #10

12. Site Lighting *(see Section 40-317 for lighting requirements)*

Building Lighting

# of fixtures proposed: to be determined
Type of lighting proposed: wall packs at access doors on expansion
Height of fixtures: 10 - 16'
Location of fixtures: above doors on exterior walls

Parking Area Lighting

# of fixtures proposed: none proposed
Type of lighting proposed: -
Height of fixtures: -
Location of fixtures: -
Foot-candles at property line: see photometric plan

13. Landscaping *(see Article Eight: Landscaping, for zoning requirements)*

Location of landscape areas: Evergreen trees west of proposed parking area, restoration seeding on disturbed areas.
Proposed landscape material: Evergreen trees west of proposed parking area, restoration seeding on disturbed areas.

14. Exterior Trash Receptacles *(see Section 40-301.03 for Dumpster Enclosure requirements)*

Location of receptacle: No Change - west side of existing building
Size of receptacle: 8' x 30'
Enclosure material: existing truck dock
Height of Enclosure: 4'

15. Mechanical Equipment *(see Sections 40-306.08(C) & 40-322 for zoning requirements)*

Ground Mounted Mechanical Equipment

# of units: none proposed
Size of units (LxWxH): _____
Location of units: _____
Screening: _____

Rooftop Mechanical Equipment

# of units: none proposed
Type of rooftop units: _____
Size of units (LxWxH): _____
Location of units: _____
Screening: _____

16. Accessory Buildings *(see Section 40-301 for standards for accessory buildings)*

# of accessory building(s): none proposed
Size of accessory building(s) (LxWxH): _____
Location of accessory building(s): _____

17. Emergency Access Features *(contact City of Grand Haven Fire Marshal with questions)*

Emergency Access Roads: as shown on site plan - as per Fire Marshal review and comment
Location of hydrants and fire department connection (FDC): No hydrants, pending fire protection calculations. Existing FDCs will be shown on plan

18. Historic District information *(contact City of Grand Haven Historic Conservation District Commission)*

Is this location within a Historic Conservation District? Yes/No/Unsure
Name of District, if applicable: None

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: _____ Date: 3/27/26

Print Name: JON NEWMYER

Signature of Owner: _____ Date: 3/27/26

Print Name: Thomas White

Office Use Only

Case #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Approved by: _____

SENSITIVE AREAS OVERLAY PERMIT APPLICATION

Planning Department, City of Grand Haven
519 Washington Avenue, Grand Haven, MI 49417
Phone: (616) 935-3276 Website: www.grandhaven.org

1. Project Information

Address/location of property: Polyply Composites 1540 Marion Grand Haven, MI
Name of Development: Polyply Composites Building Expansion
Parcel #: 70-03-27-154-002 & 70-03-27-315-102, -013,-015
Current Use: Industrial and Vacant
Proposed Use: Industrial
Area in Acres: 6
Zoning District: TI
Zoning of adjacent properties: I and TI

2. Applicant

Name: Attn; Jon Newmyer
Company: POLYPLY MARION, LLC
Address #: 1540 MARION AVE
GRAND HAVEN, MI 49417
Phone #: 231-286-8809
Email: jnewmyer@polyplycomposites.com

3. Property Owner

Name: POLYPLY MARION, LLC
Address: 19 INDUSTRIAL DR.
PACIFIC, MO 63069
Phone #: c/o Jon Newmyer - 231-286-8809
Email: jnewmyer@polyplycomposites.com

4. Single-Family Dwelling Projects: Administrative Review

- 1 copies of site plan
- 1 copy of the application (pg. 1 & 2 only)
- 1 copy of narrative (see page 3)
- Building elevations
- Landscape plan
- Existing topographic map
- Proposed topographic map
- Project phasing plan (if applicable)
- Required fee ($50)

5. All Other Projects: Planning Commission Review *(see additional info on page 4)*

- 5 copies of site plan
- 5 copies of the application (pg. 1 & 2 only)
- 5 copies of narrative (see page 3)
- Existing topographic map
- Proposed topographic map
- Building Elevations
- Landscape plan
- Project phasing plan (if applicable)
- Signage plan and details
- Required fees ($50 + escrow deposit, if required)

A deposit of $1,500 shall be collected for all Planning Commission and Zoning Board of Appeals cases where it is expected that costs above staff time and one public hearing publication will be incurred. These expenses include additional public hearing notifications, attorney fees, engineering or surveying fees, or other special studies. Should expenses total more than the deposit, the applicant will be billed by the City for the additional costs, or additional escrow payment shall be required to complete the Planning Commission or Zoning Board of Appeals process. Should expenses total less than the deposit received, excess amounts shall be returned to the applicant.

6. Details of the Nature of Work Proposed *(please identify materials and colors to be used)*

Construction of a 32,775 sft addition to the existing production facility. Related site work includes installation of a sheet pile retaining wall, partial demolition to existing site features to facilitate installation of paved parking and driveways, gravel fire access, and future expansion areas. Site utilities will include a storm water collection system and storage for water generated by new construction, with a controlled release to the adjacent county drain. A wetland impact permit will be required from EGLE, and a special use application will be submitted to the City for the retaining wall

By signing below, permission is granted for city staff, including Planning Commissioners, to enter the subject property for purpose of gathering information to review this request. In addition, the applicant agrees to perform the described work in accordance with all applicable Sections of the City of Grand Haven Code of Ordinances. Signer will insure that all inspection requests are made a minimum of 24 hours prior to the requested time.

Signature of Applicant: _____ Date: 3/27/26

Print Name: Jon Newmeyer

Signature of Owner: _____ Date: 3/27/26

Print Name: Thomas White

Office Use Only

Administrative Review:____ Planning Commission Review: ____

Permit #:_____ Date Received:_____ Fee:_____

Date of Approval:_____ Date of Denial:_____ Approved by:_____

Steve will fill out to attach to pages 1-2. Some of this is part of the EGLE permit.

SENSITIVE AREAS OVERLAY DISTRICT NARRATIVE

See Section 40-422 of the Zoning Ordinance for a complete set of regulations.

M. The proposed use, expansion or improvement will not unacceptably impact the Sensitive Area or surrounding property or uses. In determining such issues, staff (if subject to staff review) or the Planning Commission (if subject to planning commission review) shall, at a minimum and not by limitation, consider at least the following factors:

1. Traffic generation and traffic flows, including any hazardous conditions:
Expansion will add 12 new employees who will access the site from Marion St.. Additional deliveries and shipping will occur on the north side of the building to support added production capacity.

2. Noise generation:
Noise levels will be similar to existing - and as related to added production capacity. Additional staffing will result in additional shifts not unlike the surrounding industrial and commercial properties.

3. The effects of vehicles and paved driveways on the premises including, without limitation, the effects of exhaust, run-off, snow removal, noise, etc. resulting from the presence and use of vehicles and paved driveways as they relate to the Sensitive Area and the vegetation or animal life thereon: ***All new stormwater runoff will be subject to fore bay treatment as required under the City storm water rules. Snow removal will not be placed directly on any sensitive areas***

4. Lot coverage: ***Proposed 90,184 sft total building area = 35% lot coverage (future expansion = 113,250 sft @ 44%)***

5. Impacts upon wildlife and native plant species habitat: ***None anticipated. An ample wildlife corridor will remain along the county drain on the adjacent parcel. None of the plant species impacted by the proposed wetland fill are rare, and the primary specie is narrow-leaved cattail (T. angustifolia), a non-native***

6. Landscaping: ***An evergreen tree screen will be provided along the west side of the proposed expansion as shown on the site plan. All areas of disturbed soil will be restored using native seed stabilization mixes appropriate to the location. The stormwater basin will be seeded with a wetland compatible restoration seed, and all work in regulated areas will be restored according to EGLE or other permit requirements.***

7. Compatibility with other uses and zoning in the vicinity:
The proposed project will be an expansion of an existing, compatible use. All other adjacent properties are zoned either I or TI.

8. Compatibility with neighboring properties:
The proposed project will be an expansion of an existing, compatible use. All other adjacent properties are either vacant or contain similar industrial uses.

9. The use of any herbicides, insecticides, other pesticides or hazardous substances on the site, including, without limitation, the effects of any run-off:
Only as needed for the continued operations. All materials and use are subject to maintenance of mandated environmental operations controls (Spill Prevention Plans, MSDS) as applicable

10. Native vegetation removal:
Only as needed to install retaining wall and fire access lane on south side of proposed addition. Construction will use mechanical vegetation removal methods.

11. Any mitigation of any effects upon the sensitive area:
Construction BMPs and SESC controls will be maintained throughout construction and until established. No statutory wetland mitigation requirements are anticipated

12. Long-term shoreline erosion estimates:
Stormwater outfall will be subject to erosion control BMPs and receive permanent erosion controls (rip rap and revegetation) The proposed retaining wall will be stabilized at its base using native soil, seeding, and other methods required by the pending EGLE permit

13. Other factors deemed by the Planning Commission to be important in the protection of the Sensitive Area.

THIS PAGE IS FOR REFERENCE ONLY
AND SHOULD NOT BE SUBMITTED WITH YOUR APPLICATION

PLANNING COMMISSION REVIEW PROCESS

See Section 40-422.04 and 40-115 of the Zoning Ordinance for a complete list of regulations.

For all projects other than those related to a single-family dwelling, the project is subject to Planning Commission review. Below is a list of filing deadlines and associated meeting dates. The applicant will be notified of the date, time and place of the meeting on the application not less than three (3) days prior to such date.

Following receipt of a complete application and supporting documentation, the Zoning Administrator and City Plan Review Team (Building Official, Public Works Director, Fire Marshall, and others) will review the plans and provide feedback to the applicant in advance of the Planning Commission meeting. The applicant will have an opportunity to revise their plans in advance of the Planning Commission meeting.

Please note that the Sensitive Areas Overlay Review is in addition to any site plan, special use, or permitting process that may be required to complete your project.

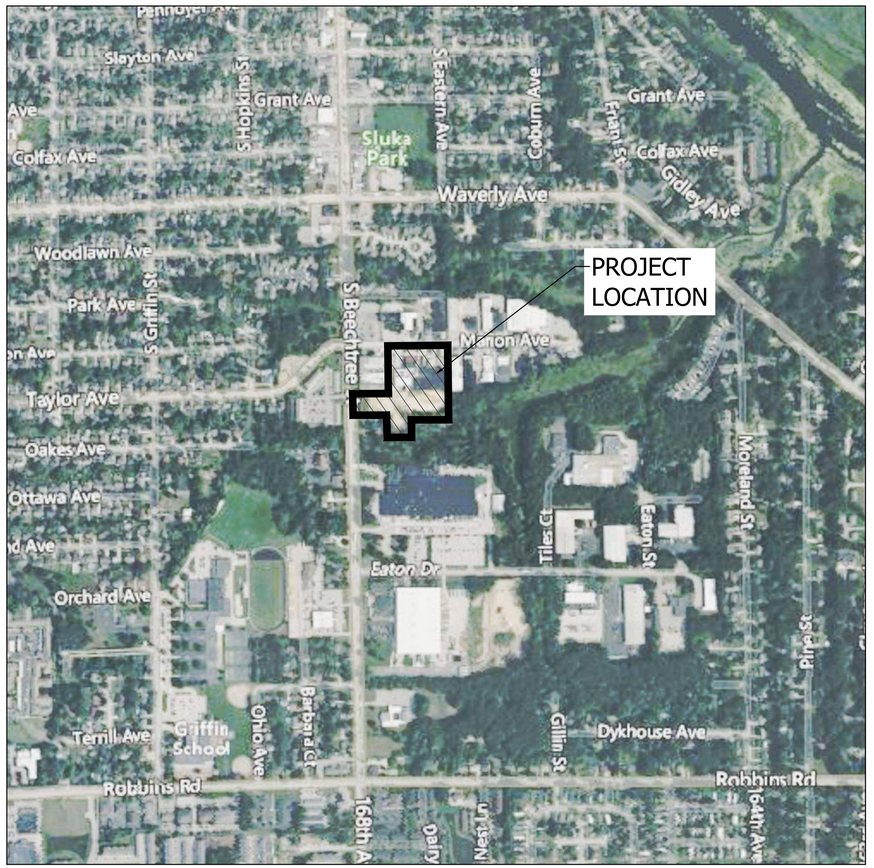
Filing deadline	**Meeting Date**
December 10, 2025	January 13, 2025
January 7, 2026	February 10, 2026
February 4, 2026	March 10, 2026
March 11, 2026	April 14, 2026
April 8, 2026	May 12, 2026
May 6, 2026	June 9, 2026
June 10, 2026	July 14, 2026
July 8, 2026	August 11, 2026
August 12, 2026	September 15, 2026
September 9, 2026	October 13, 2026
October 7, 2026	November 10, 2026
November 4, 2026	December 8, 2026
December 9, 2026	January 12, 2027

INDEX OF SHEETS	
SHT. #	DESCRIPTION
1	TITLE SHEET
2	SITE REMOVAL PLAN
3	SITE LAYOUT PLAN
4	GRADING AND DRAINAGE PLAN
5	NOTES AND DETAILS
6	EXTERIOR LIGHTING PLAN (BY OTHERS)

POLYPLY COMPOSITES
2026 EXPANSION
1540 MARION ST
GRAND HAVEN, MI 49417



COUNTY KEY



PROJECT LOCATION MAP

NOT TO SCALE

PROJECT CONTACTS

OWNER	POLYPLY MARION, LLC 1540 MARION, GRAND HAVEN, MI ATTN: JON NEWMYER; 842-6330
ENGINEER	ABONMARCHE 11 N. 6TH ST. GRAND HAVEN, MI ATTN: STEVE CZADZECK; 616-847-4070
ARCHITECT	MEM DESIGNS ATTN: MARK McDOWELL; 616-560-2565
GENERAL CONTRACTOR	MIDWEST CONSTRUCTION GROUP 16 E. ELM, ZEELAND, MI ATTN: DEREK EADE; 616-772-6070

PROPERTY INFORMATION

ORIGINAL PARCEL
PP# 70-03-27-154-002; 1540 MARION AVE.;
AREA: 2.74 ACRES; CURRENT USE: INDUSTRIAL

ADDITIONAL PARCELS:
PP# 70-03-27-315-012; 924 S. BEECHTREE ST.;
AREA: 1.08 ACRES; CURRENT USE: VACANT
PP# 70-03-27-315-013; NO ADDRESS;
AREA: 1.32 ACRES; CURRENT USE: VACANT
PP# 70-03-27-315-015; NO ADDRESS
AREA: 0.86 ACRES; CURRENT USE: VACANT

EXISTING ZONING
THE SUBJECT PARCELS ARE ZONED TI, TRANSITIONAL INDUSTRIAL.
THE EXISTING ZONING OF ABUTTING PROPERTIES ON MARION IS TI

THE PROJECT ABUTS A SENSITIVE DISTRICT OVERLAY, IT IS NOT LOCATED ON ANY KEY STREET SEGMENT.

CALL MISS DIG

1-800-482-7171 OR 811

FOR PROTECTION OF THE UNDERGROUND UTILITIES, THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS PRIOR TO BEGINNING CONSTRUCTION OPERATIONS. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE "MISS DIG" ALERT SYSTEM.

811 Know what's below. Call before you dig.

ABONMARCHE
Surveying
Engineering
Architecture
11 North 6th Street
Grand Haven, MI 49417
T 616.847.4070
abonmarche.com

ABONMARCHE CONSULTANTS, INC.
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MIDWEST CONSTRUCTION GROUP
POLYPLY COMPOSITES
2026 EXPANSION
1540 MARION AVE, GRAND HAVEN, MI 49417
TITLE SHEET

FOR SITE PLAN APPROVAL

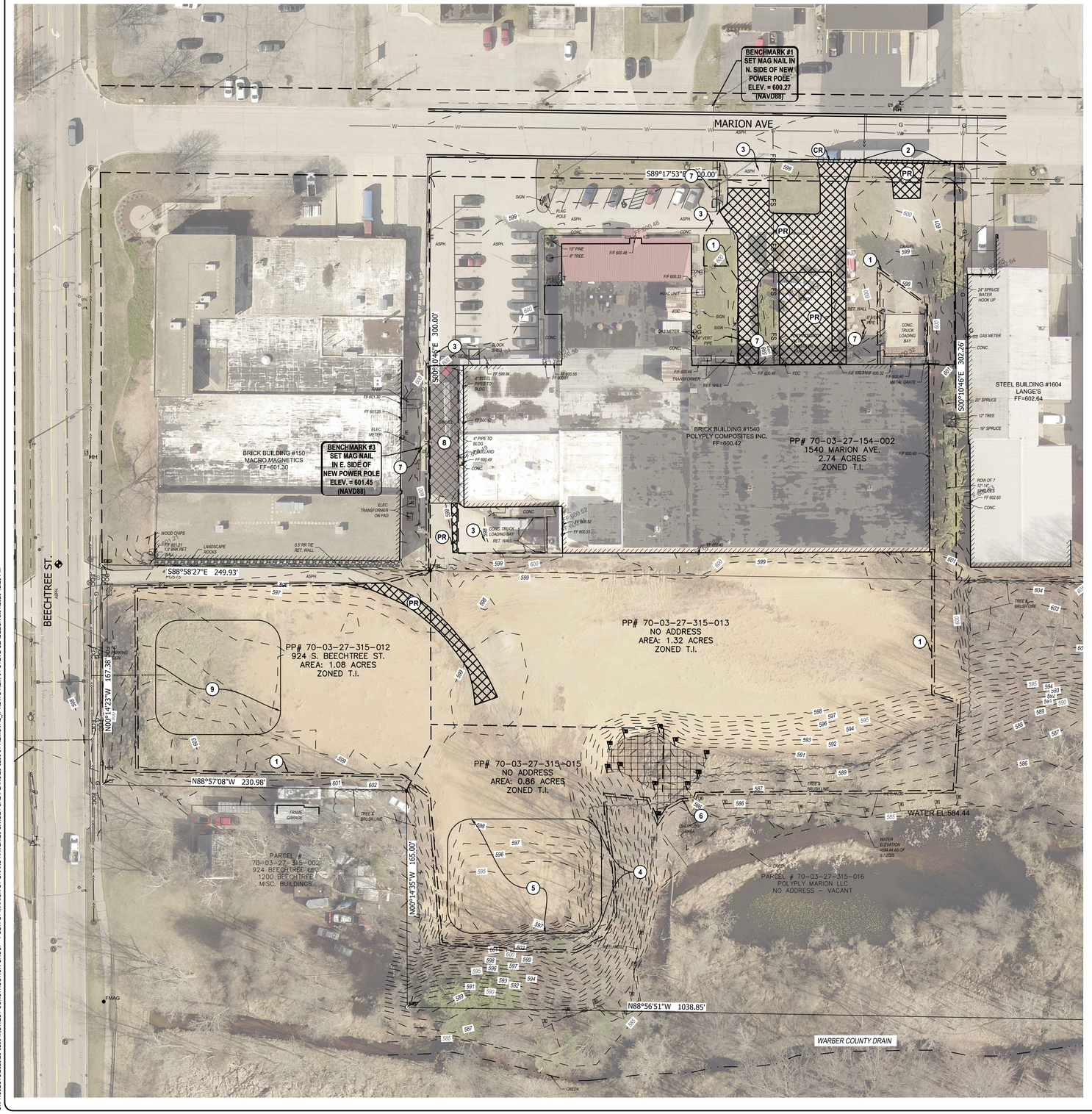
ISSUE DATE: 03.31.2026
PM: SJC QA / QC: SJC
DESIGN: JCR/DTM

#	ISSUANCE / REVISION	DATE

ORIGINAL SHEET IS 24"x36", USE DIMENSIONS SHOWN, DO NOT SCALE DRAWING.

PROJECT NO: 25-0296

O:\PROJECTS\2025\25-0296 MIDWEST CONSTRUCTION GROUP - POLYPLY MARION ST GRAND HAVEN\20 CIVIL\24 CAD\PLANS\25-0296 00 TITLE_IFT.DWG TS-LOCAL Funded STEVE CZADZECK 3.31.2026 12:25 PM



LEGEND

U.P.	UTILITY POLE	SS	SANITARY SEWER
P.P.	POWER POLE	W	WATERMAIN
	LIGHT POLE	S	STORM SEWER
	HYDRANT	GAS	GAS LINE
	WATER VALVE/GAS VALVE		UTILITY LINES
	MANHOLE (STORM/SAN SEWER)	x	SILT FENCE

NOTE:
UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CRITICAL LOCATIONS SHOULD BE VERIFIED BEFORE CONSTRUCTION. UTILITY LOCATIONS ARE FROM VISIBLE SURFACE OBJECTS.

REMOVAL PLAN CALLOUTS

- (PR) PAVT, REM
- (CR) CURB AND GUTTER, REM
- (1) LIMITS OF CONSTRUCTION DISTURBANCE
- (2) SELECTIVELY REMOVE CURB & GUTTER FOR NEW DRIVE ENTRANCE
- (3) EXISTING PAVEMENT TO REMAIN
- (4) REMOVE VEGETATION IN CONSTRUCTION AREA
- (5) EXCAVATE AREA FOR DRAINAGE IMPROVEMENTS
- (6) PROPOSED WETLAND IMPACT AREA. ALL ACTIVITY IN REGULATED AREAS SHALL BE ONLY AS DESCRIBED IN EGLE PERMIT - PENDING
- (7) EXISTING UTILITY TO BE PROTECTED DURING CONSTRUCTION
- (8) STRIP EXISTING GRAVEL AND RETAIN ONSITE IF SUITABLE FOR CONSTRUCTION
- (9) CONSTRUCTION STAGING AND TOPSOIL STOCKPILE AREA

SCALE IN FEET
40 0 20 40 80
1" = 40'

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MIDWEST CONSTRUCTION GROUP

POLYPLY COMPOSITES 2026 EXPANSION

1540 MARION AVE, GRAND HAVEN, MI 49417

REMOVAL PLAN

FOR SITE PLAN APPROVAL

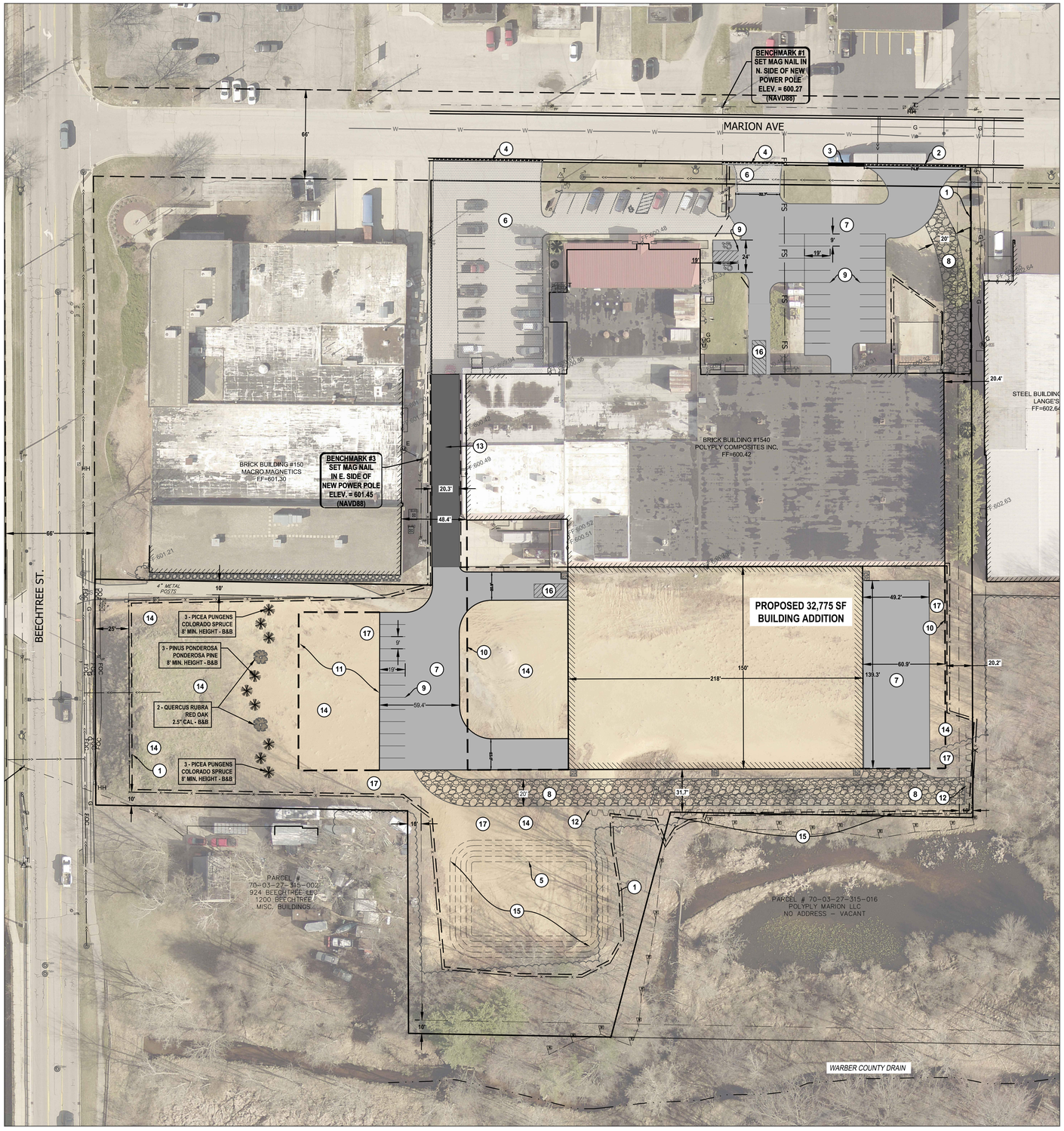
ISSUE DATE: 03.31.2026
PM: SJC QA / QC: SJC
DESIGN: JCR/DTM

#	ISSUANCE / REVISION	DATE

ORIGINAL SHEET IS 24"x36", USE DIMENSIONS SHOWN, DO NOT SCALE DRAWING.

PROJECT NO: 25-0296

O:\PROJECTS\2025\25-0296 MIDWEST CONSTRUCTION GROUP - POLYPLY MARION ST GRAND HAVEN\20 CIVIL\24 CAD\PLANS\25-0296 01 REMOVAL_LPT.DWG REM-01 STEVE CZADZECK 3.31.2026 12:25 PM



LEGEND

U.P.	UTILITY POLE	SS	SANITARY SEWER
P.P.	POWER POLE	W	WATERMAIN
	LIGHT POLE	ST	STORM SEWER
	HYDRANT	GAS	GAS LINE
	WATER VALVE/GAS VALVE		UTILITY LINES
	MANHOLE (STORM/SAN SEWER)	x	SILT FENCE

NOTE:
UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CRITICAL LOCATIONS SHOULD BE VERIFIED BEFORE CONSTRUCTION. UTILITY LOCATIONS ARE FROM VISIBLE SURFACE OBJECTS.

SITE LAYOUT PLAN CALLOUTS

1. LIMITS OF CONSTRUCTION DISTURBANCE
2. NEW DEPRESSED CURB AND GUTTER ALONG APRON
3. NEW BARRIER CURB AND GUTTER. MATCH EXISTING SIZE AND MATERIAL.
4. EXISTING CURB AND GUTTER TO REMAIN
5. DETENTION BASIN - SEE GRADING PLAN FOR DETAILS
6. EXISTING PAVEMENT TO REMAIN
7. PROPOSED ASPHALT PAVEMENT
8. PROPOSED GRAVEL FIRE LANE
9. NEW PAVEMENT MARKINGS FOR PARKING SPACES
10. FUTURE BUILDING EXPANSION
11. FUTURE PARKING EXPANSION
12. PROPOSED SHEET PILE RETAINING WALL. S.U.P. AND EGLE PERMIT REQUIRED
13. REPAVE OR REFURBISH EXISTING DRIVEWAY AREA
14. RESTORE UPLAND AREAS USING ONSITE TOPSOIL AND SHORTGRASS PRAIRIE SEED MIX
15. STORMWATER BASIN AND WETLAND BORDERS TO BE RESTORED WITH MESIC BASIN SEED MIX OR NATIVE SEED AS PER EGLE OR OTHER APPLICABLE PERMITS
16. LOADING SPACE
17. SNOW REMOVAL AREA

PROPERTY INFORMATION

ORIGINAL PARCEL
PP# 70-03-27-154-002; 1540 MARION AVE.;
AREA: 2.74 ACRES; CURRENT USE: INDUSTRIAL

ADDITIONAL PARCELS:
PP# 70-03-27-315-012; 924 S. BEECHTREE ST.;
AREA: 1.08 ACRES; CURRENT USE: VACANT

PP# 70-03-27-315-013; NO ADDRESS;
AREA: 1.32 ACRES; CURRENT USE: VACANT

PP# 70-03-27-315-015; NO ADDRESS
AREA: 0.86 ACRES; CURRENT USE: VACANT

APPLICANT / PROPERTY OWNER
POLYPLY MARION, LLC
1540 MARION AVE
GRAND HAVEN, MI 49417
ADDITIONAL PARCELS OWNER
POLYPLY MARION LLC
19 INDUSTRIAL DR. PACIFIC, MO 63069

PROPOSED USE
32,775 SFT. INDUSTRIAL EXPANSION

EXISTING ZONING
PARCELS ARE ZONED TI, TRANSITIONAL INDUSTRIAL
THE PROJECT ABUTS A SENSITIVE DISTRICT OVERLAY.
IT IS NOT LOCATED ON ANY KEY STREET SEGMENT. +

THE EXISTING ZONING OF ABUTTING PROPERTIES ON MARION IS TI.
ALL OTHER ABUTTING PARCELS ARE ZONED TI OR I.

ZONING REGULATIONS FOR TI ZONING DISTRICT

1.)	MINIMUM LOT AREA	= N.A.
2.)	MINIMUM LOT WIDTH	= N.A.
3.)	MAXIMUM BUILDING HEIGHT	= 40 FT
	PROPOSED BUILDING HEIGHT	= 27 FT
4.)	MAXIMUM LOT COVERAGE	= 70%
	PROPOSED LOT COVERAGE	= 35%
5.)	MINIMUM FRONT YARD SETBACK	= 25 FT.
	EXISTING FRONT YARD SETBACK	= 40 FT.
6.)	MINIMUM SIDE YARD SETBACK	= 10 FT.
	PROP. MIN. SIDE YARD SETBACK	= 20 FT.
7.)	MINIMUM REAR YARD SETBACK	= 20 FT.
	PROP. MIN. REAR YARD SETBACK	= 31 FT.

SETBACK DIMENSIONS ARE SHOWN ON THE PLAN.

LOT COVERAGE CALCULATIONS:

1.)	ORIGINAL PARCEL AREA	= 119,350 SF
2.)	ORIGINAL (EXISTING) BUILDING AREA	= 57,409 SF
3.)	ORIGINAL (EXISTING) LOT COVERAGE	= 48%
4.)	NEW (ADDED IN 2025) PARCELS AREA	= 136,641 SF
5.)	TOTAL PROPOSED PARCEL AREA	= 255,990 SF
6.)	PROPOSED BUILDING ADDITION	= 32,775 SF
7.)	TOTAL PROPOSED BUILDING AREA	= 90,184 SF
8.)	PROPOSED LOT COVERAGE	= 35%
9.)	FUTURE EXPANSION TOTAL BUILDING AREA	= 113,250 SF
10.)	FUTURE EXPANSION TOTAL LOT COVERAGE	= 44%

PARKING REQUIREMENTS:
MANUFACTURING REQUIRES 1 SPACE PER EMPLOYEE OF LARGEST SHIFT, PLUS 1 SPACE PER 2,000 SQUARE FEET OF GROSS FLOOR AREA.

1.) PARKING REQUIRED FOR 90,184 SFT BUILDING:	46 SPACES
2.) 30 EMPLOYEES ON LARGEST PROPOSED SHIFT	30 SPACES
3.) PARKING REQUIRED BY ORDINANCE	76 SPACES

ADA PARKING STANDARDS REQUIRE THREE ACCESSIBLE PARKING SPACES IN 76 SPACES, WITH AT LEAST ONE BEING VAN ACCESSIBLE

TOTAL PARKING PROVIDED PER PLAN = 72 SPACES
INCLUDES 3 ADA VAN-ACCESSIBLE PARKING

PROPOSED 72 PARKING SPACES EXCEEDS REQUIRED PARKING FOR SHIFT CHANGE OVERLAP

PARKING REQUIRED BY ORDINANCE WITH FUTURE EXPANSION = 87 SPACES . (PROPOSED LOT EXPANDED TO WEST IF FUTURE EXPANSION REQUIRES ADDITIONAL STAFF)

REQUIRED LOADING AND UNLOADING SPACES:
TWO 10'X25' (250 SFT) LOADING SPACES ARE REQUIRED FOR BUILDINGS UP TO 100,000 SFT.
TWO DEDICATED LOADING SPACES ARE PROVIDED AS NOTED ON PLAN.

FUTURE EXPANSION WILL INCLUDE ADDED TRUCK LOADING DOCK AS SHOWN ON SITE PLAN.

SITE ACCESS
VIA EXISTING AND MODIFIED DRIVEWAYS ON MARION

SITE LIGHTING
BUILDING MOUNTED PACKS AT ENTRIES. A PHOTOMETRIC PLAN IS ATTACHED FOR PLANNING COMMISSION REVIEW

LANDSCAPE & SCREENING
LIMITED TO RESTORATION SEEDING AND SCREENING WEST OF PROPOSED PARKING TOWARD BEECHTREE AS SHOWN ON THIS SHEET.

MUNICIPAL SANITARY SEWER AND WATER SERVICE
THE BUILDING WILL UTILIZE THE EXISTING SERVICES FROM THE MUNICIPAL SANITARY SEWER AND WATER IN THE MARION STREET RIGHT-OF-WAY.

STORM WATER MANAGEMENT
ALL STORM WATER WILL BE MANAGED ON SITE AND SUBJECT TO REVIEW AND APPROVAL BY THE GRAND HAVEN DEPARTMENT OF PUBLIC WORKS. PRELIMINARY STORM WATER REQUIREMENTS ARE SHOWN AS 30,000 CF +/-
1.) EXISTING BUILDINGS & IMPERVIOUS SURFACES = 93,522 SF
2.) TOTAL PROPOSED & FUTURE EXPANSION AREAS = 74,000 SF +/-

ALL WORK IN COUNTY DRAIN WILL BE UNDER PERMIT FROM O.C.W.R.C. AND EGLE IF APPLICABLE.

OTHER UTILITIES
THE BUILDING WILL BE SERVICED BY EXISTING GAS, ELECTRIC, AND COMMUNICATIONS FACILITIES LOCATED ON SITE OR WITHIN THE ADJACENT STREET RIGHT-OF-WAY.

FIRE PROTECTION
FIRE ACCESS LANES SHOWN ON THIS PLAN WILL BE KEPT CLEAR AND SIGNED AS DESIGNATED FIRE LANES. BUILDING FIRE SUPPRESSION SYSTEMS WILL BE UPGRADED TO MEET CURRENT CODE REQUIREMENTS, AND SUBJECT TO FIRE MARSHAL AND BUILDING PERMIT APPROVALS.

SENSITIVE AREA OVERLAY
THE PROPOSED BUILDING EXPANSION AND FIRE ACCESS ROAD WILL IMPACT APPROXIMATELY 2,500 SFT OF REGULATED WETLAND AREA. A JOINT PERMIT APPLICATION WITH EGLE IS BEING REVIEWED CONCURRENTLY

RETAINING WALL
A SHEET PILE RETAINING WALL WILL BE INSTALLED ALONG THE SOUTH WALL OF THE PROPOSED BUILDING. THIS WALL WILL EXCEED 4' HIGH AND REQUIRE A SPECIAL USE PERMIT APPLICATION SUBSEQUENT TO STRUCTURAL WALL DESIGN AND FILING THE EGLE PERMIT.

SCHEDULE

ARCH & ENGINEERING	FEB/APRIL 2026
SITE PLAN APPROVAL	APRIL/MAY 2026
WETLAND PERMITTING	MAY-SEPT 2026
PERMITS & BIDDING	MAY-JULY 2026
CONSTRUCTION BEGINS	JULY/AUGUST 2026
INTERIORS AND SITE WORK	Q2/Q3 2026
OCCUPANCY	Q4 2026

SCALE IN FEET
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MIDWEST CONSTRUCTION GROUP

POLYPLY COMPOSITES 2026 EXPANSION

1540 MARION AVE, GRAND HAVEN, MI 49417

SITE LAYOUT PLAN

FOR SITE PLAN APPROVAL

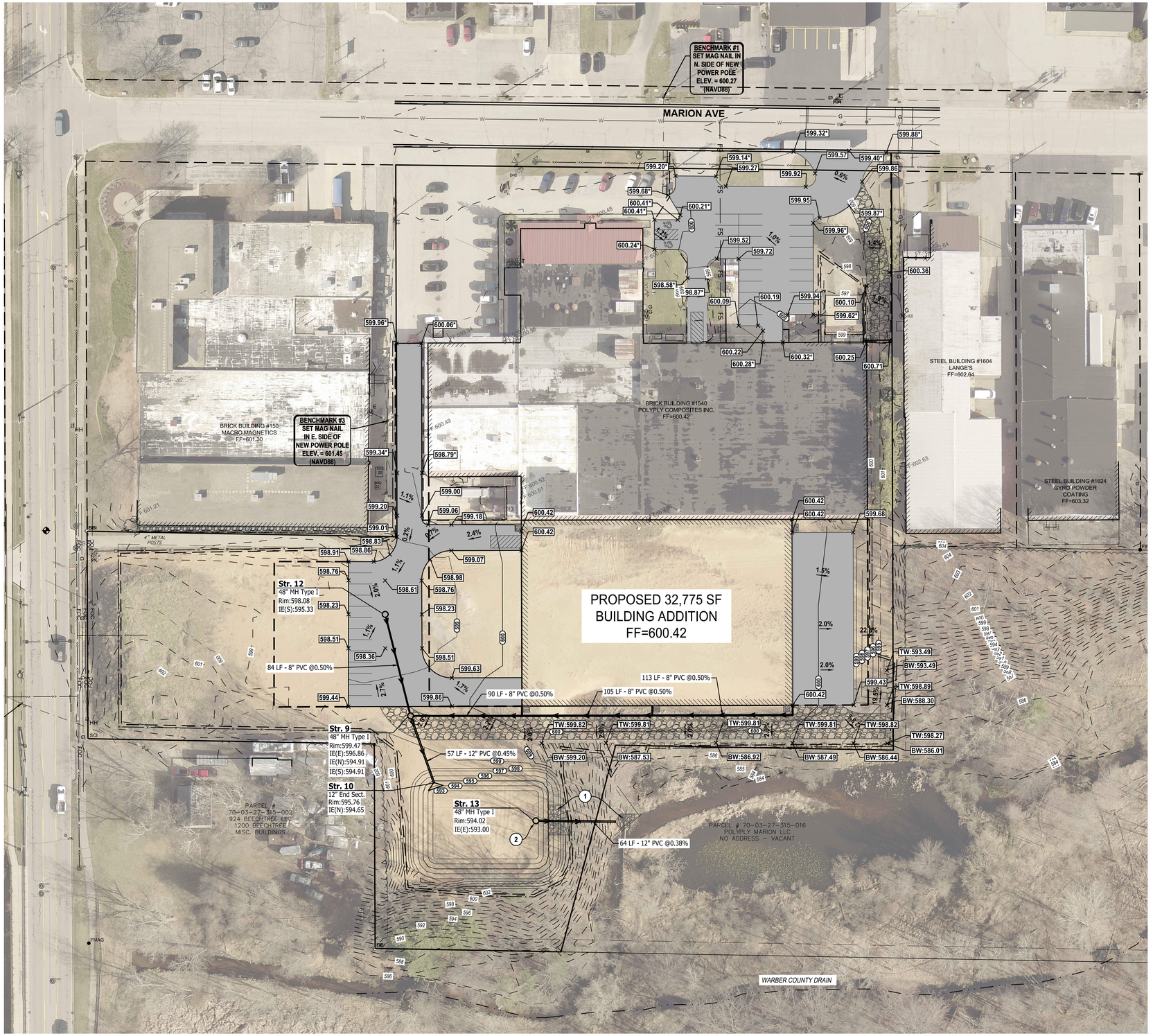
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PROJECT NO: 25-0296

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LEGEND			
U.P.	UTILITY POLE	SS	SANITARY SEWER
P.P.	POWER POLE	W	WATERMAIN
	LIGHT POLE	S	STORM SEWER
	HYDRANT	GAS	GAS LINE
	WATER VALVE/GAS VALVE		UTILITY LINES
	MANHOLE (STORM/SAN SEWER)		SILT FENCE

NOTE:
UTILITY LINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. CRITICAL LOCATIONS SHOULD BE VERIFIED BEFORE CONSTRUCTION. UTILITY LOCATIONS ARE FROM VISIBLE SURFACE OBJECTS.

STORMWATER NOTES AND CALCULATIONS

SEE LGROW SPREADSHEET FOR TRIBUTARY TABULATION AND RUNOFF CALCULATIONS.

RUNOFF FROM PROPOSED REDEVELOPMENT WILL BE CAPTURED BY PROPOSED INLETS AND DIRECTED TO A DETENTION SYSTEM WITH THE FOLLOWING COMPONENTS:

1. SEDIMENT FOREBAY TO FULFILL PRETREATMENT REQUIREMENTS, SIZED TO HOLD XXXX CFT OF RUNOFF AND OVERFLOW TO THE DETENTION BASIN.
2. DETENTION BASIN SIZED TO DETAIN THE RUNOFF VOLUME DIFFERENCE BETWEEN PROPOSED AND EXISTING CONDITIONS.
3. DETENTION OUTLET STRUCTURE WILL HAVE AN OUTLET RESTRICTOR SIZED TO LIMIT DETENTION RELEASE RATE AT 0.95 CFS
4. DETENTION OUTFALL LOCATED ONSITE. ANY IMPACT TO REGULATED AREAS SUBJECT TO PENDING PERMIT REQUIREMENTS
5. ALL STORM WATER DESIGN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF GRAND HAVEN DEPARTMENT OF PUBLIC WORKS AND/OR OTTAWA WATER RESOURCES COMMISSION
6. ANY WORK IN REGULATED AREAS SHALL BE SUBJECT TO THE CONDITIONS OF THE NESCESSARY PERMITS

DRAINAGE PLAN CALLOUTS

1. RIPRAP
2. OUTLET CONTROL STRUCTURE PER DRAINAGE REVIEW

LEGEND

- TW:XXX — TOP OF WALL
- BW:XXX — BOTTOM OF WALL
- XXX' — MATCH EXISTING
- XXX — PROPOSED
- 600 — EX CONTOUR
- 600 — PROPOSED CONTOUR

SCALE IN FEET
40 0 20 40 80
1" = 40'

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POLYPLY COMPOSITES 2026 EXPANSION

1540 MARION AVE, GRAND HAVEN, MI 49417

GRADING AND DRAINAGE PLAN

FOR SITE PLAN APPROVAL

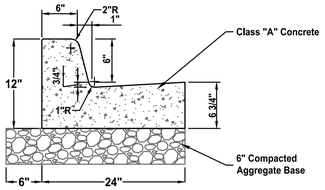
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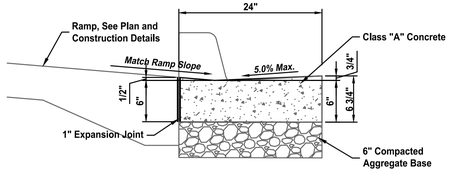
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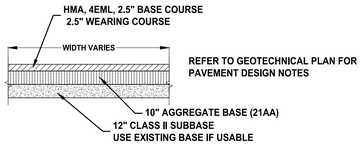
CURB AND GUTTER, 6"

(NOT TO SCALE)



CURB AND GUTTER AT CURB RAMP OPENING

(NOT TO SCALE)



PARKING LOT CROSS SECTION, 5-INCH

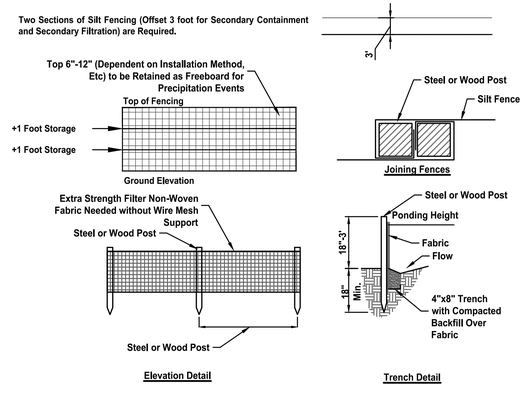
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INSTALLATION NOTES

1. Lay Out the Location of the Fence so that it is Parallel to the Contour of the Slope and at Least 10 feet Beyond the Toe of the Slope to Provide a Sediment Storage Area. Turn the Ends of the Fence up Slope such that the Point of Contact Between the Ground and the Bottom of the Fence end Terminates at a Higher Elevation than the Top of the Fence at its Lowest Point.
2. Excavate an 8-inch Deep by 4-inch Wide Trench Along the Entire Length of the Fence.
   (Installation by Plowing is Acceptable)
3. Install Silt Fence with the Filter Fabric Located on the Up-slope Side of the Excavated Trench and the Support Posts on the Down-slope Side of the Trench.
4. Drive the Support Posts at Least 18 inches into the Ground, Tightly Stretching the Fabric Between the Posts as each is Driven into the Soil. A Minimum of 12 inches of the Filter Fabric should Extend into the Trench.
5. Lay the Lower 4 inches of Fabric on the Bottom of the Trench and Extend it Toward the Up-slope Side of the Trench.
6. Backfill the Trench with Soil Material and Compact it in Place.

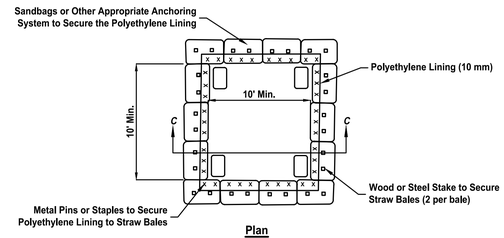
NOTE:

If the Silt Fence is Being Constructed on site, Attach the Filter Fabric to the Support Posts and Attach Wooden Lathe to Secure the Fabric to the Posts. Allow for at Least 12 inches of Fabric Below Ground Level. Complete the Silt Fence Installation, Following Steps 1 Through 6 Above.

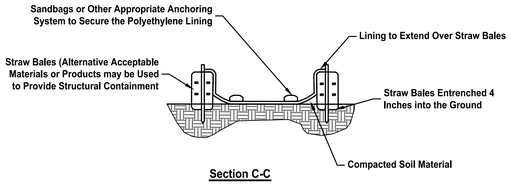


SILT FENCE

(NOT TO SCALE)



Plan



Section C-C

Note:
Contractor Must Install a Secure and Highly Visible "Concrete Washout Area" Sign Adjacent to each Concrete Washout Facility to Inform Concrete Workers of its Location.

CONCRETE MIXER WASHOUT STRUCTURE - ABOVE GRADE

(NOT TO SCALE)

Installation Notes:

Dependent upon the type of system, either excavate the pit or install the containment system. For prefabricated containers, locate, and install according to the manufacturer's recommendations.
A base shall be constructed and prepared that is free of rocks and other debris that may cause tears/punctures in the polyethylene lining.
Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples, or other fasteners.
Place flags, safety fencing, or equivalent to provide a barrier to construction equipment and other traffic.
Place a non-collapsing, non-water holding cover over the washout facility prior to a predicted rainfall event to prevent accumulation of water and possible overflow of the system (optional).
Install signage that identifies concrete washout areas and post signs directing contractors and suppliers to designated locations.
Where necessary, provide stable ingress and egress or alternative approach pad for concrete washout systems.

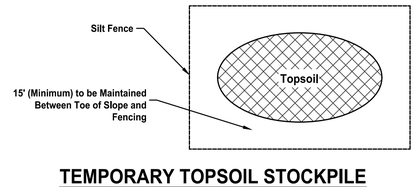
Maintenance:

Inspect daily - Inspect the integrity of the overall structure and containment system where applicable.
Inspect the system for leaks, spills, and tracking of soil by equipment, and the polyethylene lining for failure, including tears and punctures.
Once concrete wastes harden, remove and dispose of the material.
Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this this criterion, unless the manufacturer has alternate specifications.
Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
Dispose of all the concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/demolition landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
The concrete washout system should be repaired or enlarged as necessary to maintain capacity for concrete waste.
Concrete washout systems are designed to promote evaporation. However, if the liquids do not evaporate and the system is near capacity it may be necessary to vacuum or remove the liquids and dispose of them in an acceptable method. Disposal may be allowed at the local sanitary sewer authority provided their national pollutant discharge elimination system permits allow for acceptance of this material. Another option would be to utilize a secondary containment system or basin for further dewatering.
Prefabricated units are often pumped and the company supplying the unit provides this service.
Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify violators and take appropriate action.
When concrete washout systems are no longer required, the concrete washout system shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
Holes, depressions and other land disturbances associated with the system should be backfilled, graded, and stabilized.

CONCRETE WASHOUT STRUCTURE NOTES

(NOT TO SCALE)

Note:
If Straw Bales are Utilized Instead of Silt Fence, the Bales Shall be Placed a Minimum of 10 feet from the Toe of Slope. Each Bale Shall Entrenched a Minimum of 4 inches into Subsoil and Shall be Anchored with (2) 36-inch Long Steel Rebar or 2x2 inch Wood Stakes Driven Through the Bale. The Minimum Bale Size Shall be 14"x18"x36".

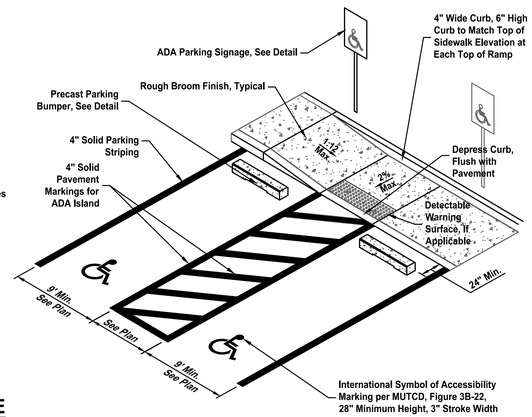


TEMPORARY TOPSOIL STOCKPILE

(NOT TO SCALE)

Notes:

1. Accessible Parking Spaces Shall be Identified by a Sign Showing the International Symbol of Accessibility, Complying with the Latest Accessibility Standards. Signs Shall not be Obscured by a Vehicle Parked in These Spaces.
2. It is the Responsibility of the Contractor to Ensure the Construction of Sidewalks, Ramps, and Parking Spaces Meet the Latest ADA Requirements.
3. Pavement Markings Shall be Blue.



TYPICAL ADA PARKING SPACE LAYOUT

(NOT TO SCALE)

Notes:

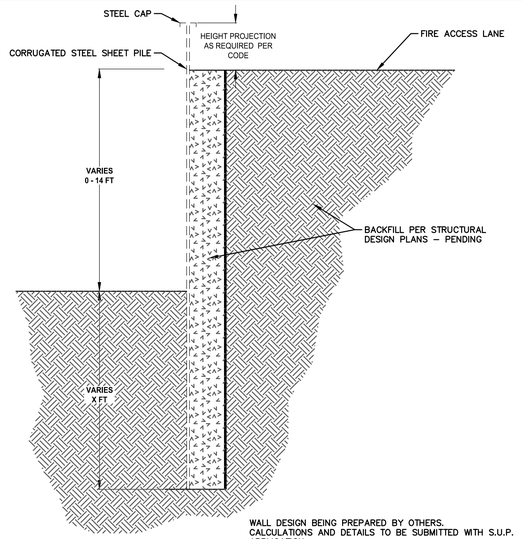
1. Paint for handicap parking stall marking shall be blue in accordance with all current applicable standards, including MUTCD, local Municipality and any state design standards.

PAVEMENT MARKING

(NOT TO SCALE)

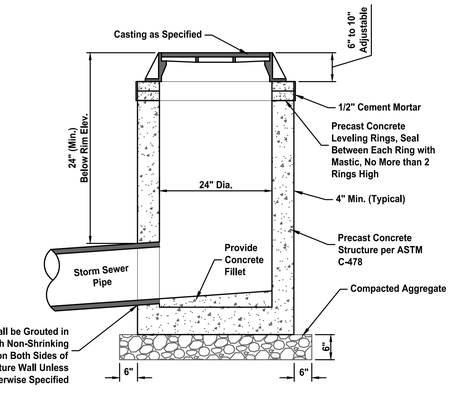
GENERAL NOTES:

1. MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2020 EDITION SHALL PREVAIL, UNLESS INDICATED OTHERWISE. ALL WORK AND MATERIALS SHALL BE CONSTRUCTED PER CITY OF GRAND HAVEN STANDARDS.
2. THREE WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL REQUEST THE LOCATIONS OF ALL UTILITIES BY CALLING MISS DIG. REGARDLESS OF DURATION, NO SUBSURFACE WORK SHALL COMMENCE UNTIL ALL UTILITIES HAVE CLEARED THE MISS DIG REQUEST.
3. ANY EXCESS/UNSUITABLE MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND THEY SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF THIS MATERIAL.
4. ALL EXISTING FEATURES AND IMPROVEMENTS (INCLUDING TREES, LANDSCAPING, ETC.) NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED BY THE CONTRACTOR. DAMAGED ITEMS SHALL BE RESTORED TO OWNER'S SATISFACTION OR REPLACED AT THE CONTRACTORS EXPENSE. ALL TREES DAMAGED BEYOND SAVING AS DETERMINED BY THE ENGINEER SHALL BE REMOVED AND REPLACED WITH A NURSERY GROWN TREE AS SPECIFIED BY THE ENGINEER.
5. WHERE CONCRETE SIDEWALK IS ADJACENT TO THE BACK OF CURB, A 1/2" EXPANSION JOINT SHALL BE PLACED BETWEEN THE CURB AND SIDEWALK. PAYMENT IS INCLUDED IN CONCRETE SIDEWALK.
6. BACKFILL MATERIAL SHALL BE MDOT CLASS II SAND COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN 12" MAXIMUM LIFTS UNLESS OTHERWISE SPECIFIED.
7. PAVEMENT DESIGNATED FOR REMOVAL SHALL BE SAWCUT FULL DEPTH AT REMOVAL LIMITS PRIOR TO REMOVAL. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY RAMPS AND/OR SECONDARY SAWCUTS IN ORDER TO PROVIDE A NEAT JOINT BETWEEN EXISTING AND PROPOSED PAVEMENT. NO EXTRA PAYMENT WILL BE MADE FOR ADDITIONAL SAWCUTTING WORK OR PAVEMENT REMOVAL BEYOND THE REMOVAL LIMITS IN ORDER TO ADDRESS DETERIORATION OF EXISTING PAVEMENT DUE TO THE CONTRACTOR'S OPERATIONS.



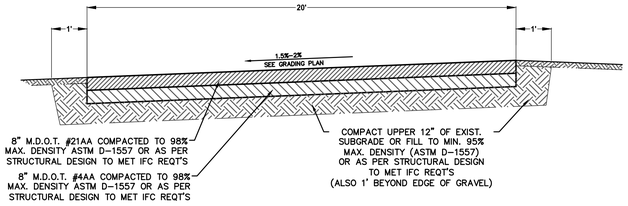
SHEET PILE RETAINING WALL DETAIL

NOT TO SCALE



STANDARD STORM INLET

(NOT TO SCALE)



PROPOSED GRAVEL FIRE ACCESS DRIVE CROSS SECTION

NOT TO SCALE

BEARING CAPACITY OF THE FINISHED GRAVEL DRIVE SHALL BE INSTALLED TO MEET THE 75,000 LB BEARING CAPACITY REQUIREMENTS OF THE INTERNATIONAL FIRE CODE

Know what's **below.**
Call before you dig.

ABONMARCHE
Surveying
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11 North 6th Street
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MIDWEST CONSTRUCTION GROUP

POLYPLY COMPOSITES 2026 EXPANSION

1540 MARION AVE, GRAND HAVEN, MI 49417

NOTES AND DETAILS

FOR SITE PLAN APPROVAL

ISSUE DATE: 03.31.2026
PM: SJC QA / QC: SJC
DESIGN: JCR/DTM

#	ISSUANCE / REVISION	DATE

ORIGINAL SHEET IS 24"x36", USE DIMENSIONS SHOWN, DO NOT SCALE DRAWING.

PROJECT NO: 25-0296

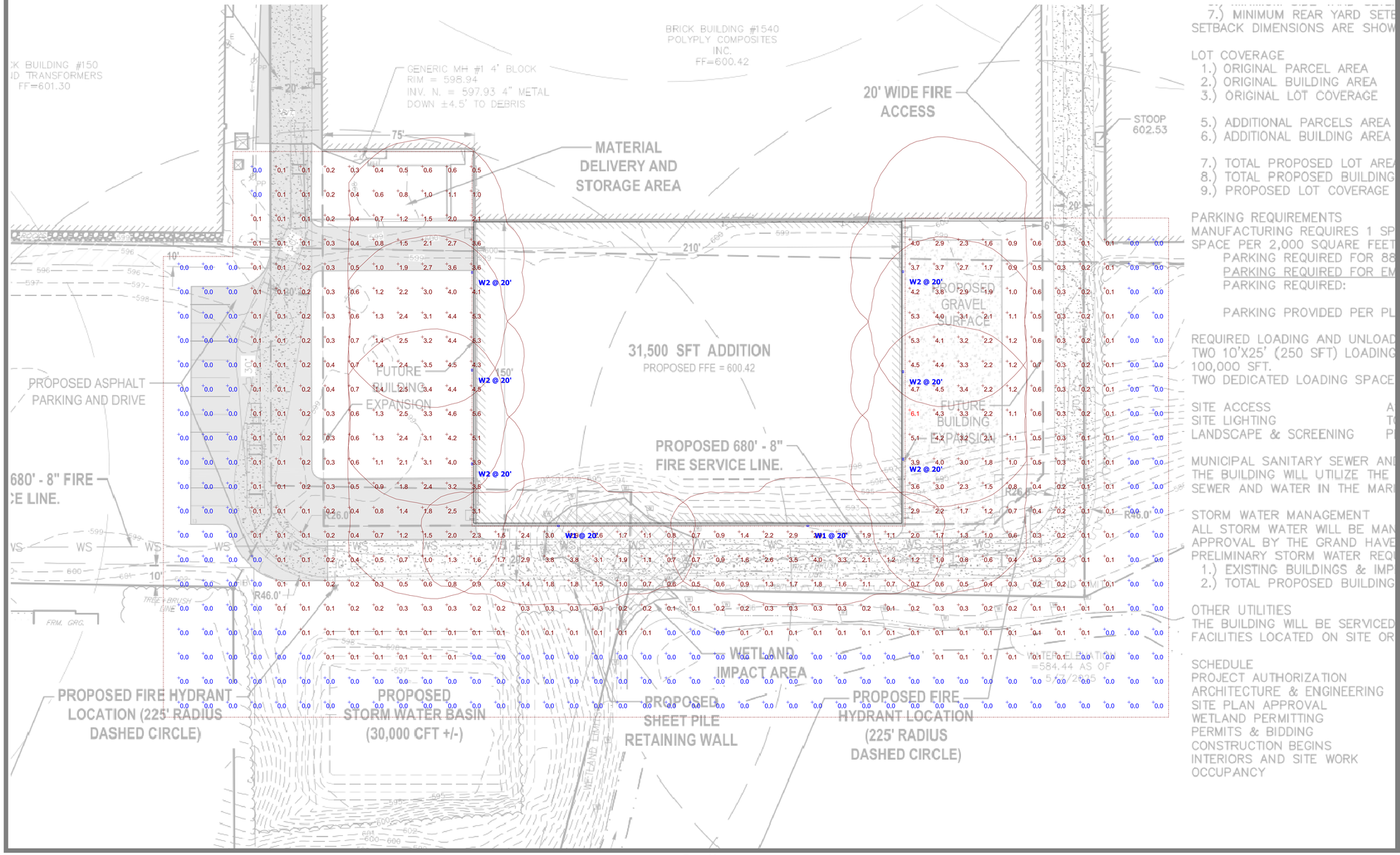
O:\PROJECTS\2025\25-0296 MIDWEST CONSTRUCTION GROUP - POLYPLY MARION ST GRAND HAVEN\20 CIVIL\24 CAD\PLANS\25-0296 04 NOTES AND DETAILS.DWG NOTES STEVE CZADZECK 3.31.2026 12:26 PM

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	W1		2	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-PA1C-740-U-T2U	PREVAIL AREA AND WALL LUMINAIRE (1) 70 CRI, 4000K, 930mA LIGHT ENGINE WITH 24 LEDS AND TYPE II U OPTICS	24	395	1	72.1
	W2		6	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-C25-D-UNV-T4	PREVAIL AREA AND WALL LUMINAIRE (1) 70 CRI, 4000K, 1650mA LED AND TYPE IV OPTIC	1	11777	1	94.1

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	6.1 fc	0.0 fc	N/A	N/A



Plan View
Scale - 1" = 35ft

VISUAL

PolyPly - Exterior Lighting

Designer

Date
03/27/2026
Scale
Not to Scale
Drawing No.

Summary

BUILDING CODE:

2021 MICHIGAN BUILDING CODE
2021 MICHIGAN MECHANICAL CODE
2021 MICHIGAN PLUMBING CODE
2023 NATIONAL ELECTRICAL CODE
MICHIGAN UNIFORM ENERGY CODE
2015 ICC-ANSI 117.1 / MICHIGAN BARRIER FREE

USE & OCCUPANCY CLASSIFICATION (CHAPTER 3)

F-1: FACTORY (MBC 306) & S-1: STORAGE (MBC 311)

CONSTRUCTION CLASS (CHAPTER 6)

3B - FULLY SPRINKLED

BUILDING HEIGHT & AREA (CHAPTER 5)

ALLOWED: 48,000 S.F./FLOOR (TABLE 506.2)(F-1)

PROPOSED: 34,303 S.F.

OCCUPANT LOAD (CHAPTER 10)

PROPOSED: (202) SEE PLAN (TABLE 1004.1.2)
OWNER STATED OCCUPANCY OF 25

RESTROOMS (TABLE 403.1 MPC2015)

REQUIRED: 1 UNISEX B.F. RESTROOM W/
1 WATER CLOSET & 1 LAVATORY
1 HIGH/LOW DRINKING FOUNTAIN
1 MOP SINK

PROVIDED: 2 UNISEX B.F. RESTROOM W/
1 WATER CLOSET & 1 LAVATORY
1 HIGH/LOW DRINKING FOUNTAIN
1 MOP SINK

EGRESS (CHAPTER 10)

SEE PLAN FOR EGRESS DOORS, TRAVEL DISTANCE & LOAD PER DOOR

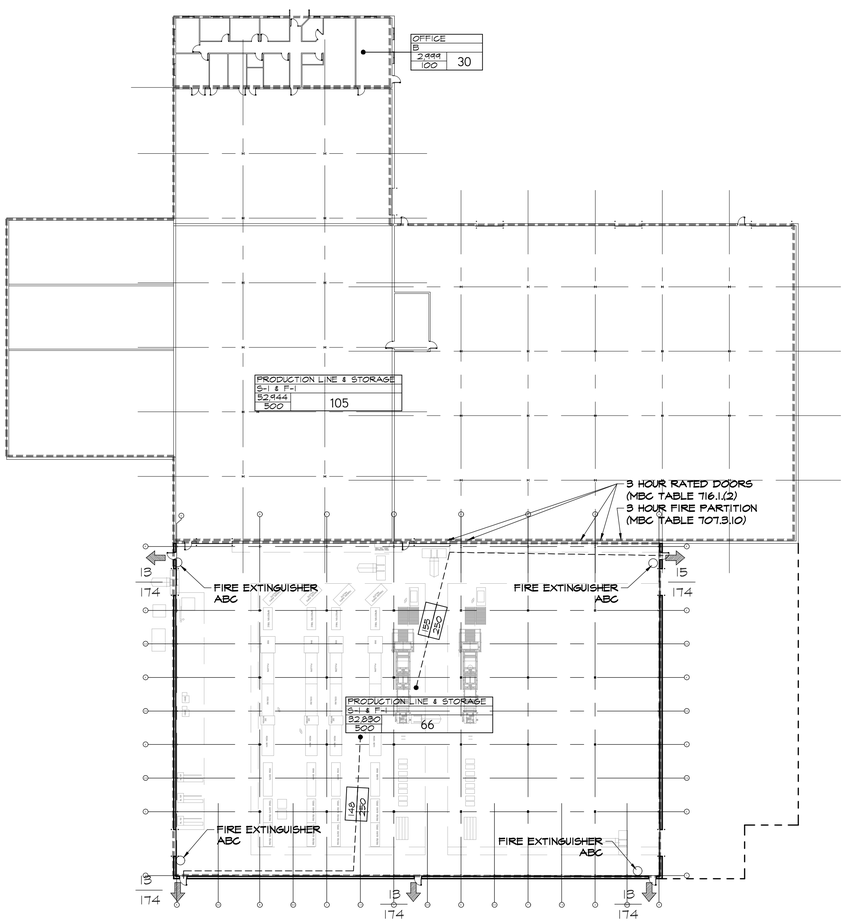
2 MEANS OF EGRESS REQUIRED
5 MEANS OF EGRESS PROVIDED
250' MAXIMUM TRAVEL DISTANCE

NOTES

EGRESS WIDTHS:
EXISTING STAIRS: (PER MBC PRIOR TO 2015 EDITION)
36" STAIRS = 36" / 0.2" PER OCCUPANT = 180 OCCUPANTS PER STAIR
42" STAIRS = 42" / 0.2" PER OCCUPANT = 210 OCCUPANTS PER STAIR
48" STAIRS = 48" / 0.2" PER OCCUPANT = 240 OCCUPANTS PER STAIR
EXISTING DOORS (PER MBC PRIOR TO 2015 EDITION)
SINGLE 36" 33.5" CLEAR - 33.5" / 0.15" PER OCCUPANT = 223 PER SINGLE DOOR
DOUBLE 36" 68" CLEAR - 68" / 0.15" PER OCCUPANT = 453 PER DOUBLE DOOR

LEGEND

ROOM INFORMATION	ROOM SQUARE FOOTAGE; ROOM NAME / OCCUPANCY / 500 / CODE SF PER OCCUPANT / 100 / 31 / ROOM OCCUPANT LOAD
BUILDING EXIT	85 / 453 — ACTUAL OCCUPANT LOAD / ALLOWABLE OCCUPANT LOAD
TRAVEL DISTANCE	180 / 200 — ACTUAL TRAVEL DISTANCE / ALLOWABLE TRAVEL DISTANCE



Code Plan
1/16"=1'-0"

MEM DESIGNS
616.560.2565
mark@mem-designs.com

MIDWEST CONSTRUCTION GROUP INC

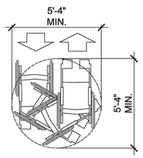
Polyply Composites

1540 Marion Street
Grand Haven, Michigan

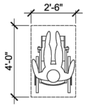
Code Plan
Code Study

JOB No:	250522
ISSUED FOR:	Review
DATE:	3/22/26
DRAWN BY:	MEM
CHECKED:	JL
REVISIONS:	

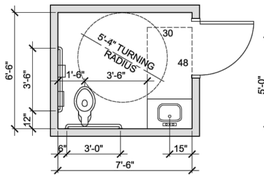
A-0.1



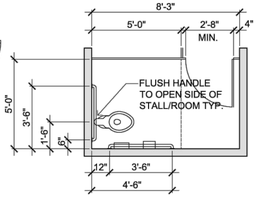
WHEELCHAIR TURNING SPACE



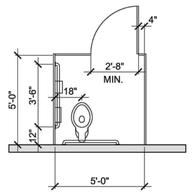
CLEAR FLOOR AREA



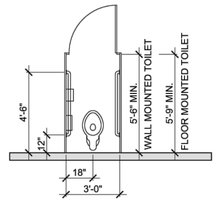
STANDARD B.F. TOILET ROOM DIMENSIONS



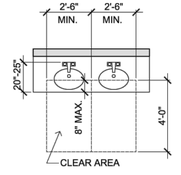
STANDARD B.F. TOILET STALL DIMENSIONS



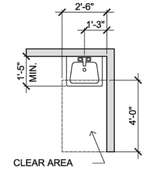
STANDARD B.F. TOILET STALL DIMENSIONS



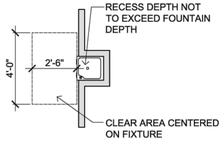
ALTERNATE TOILET STALL DIMENSIONS



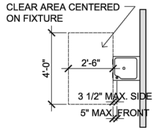
COUNTER LAVATORY PLAN



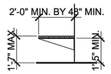
WALL LAVATORY PLAN



RECESSED - PLAN



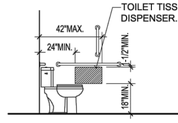
SURFACE - PLAN



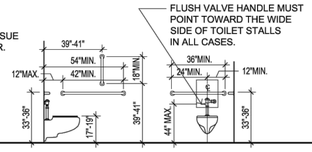
LOCKER ROOM BENCH



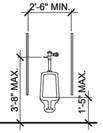
GRAB BAR DETAIL



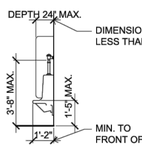
SURFACE MOUNTED DISPENSOR



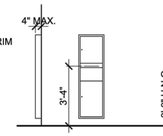
TOILET & GRAB BARS (SIDE) TOILET & GRAB BARS (FRONT)



URINAL (FRONT)



URINAL (SIDE)



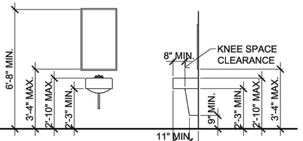
PAPER TOWEL DISPENSER/WASTE RECEPTACLE



PAPER TOWEL DISPENSER

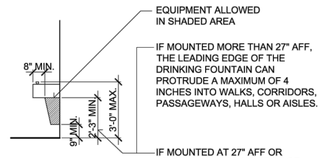


SOAP DISPENSER

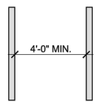


MIRROR & SINK

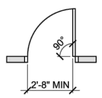
MIRROR & SINK (SIDE)



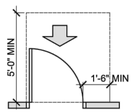
DRINKING FOUNTAIN (SIDE)



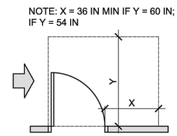
MINIMUM PASSAGE WIDTH FOR WHEELCHAIR AND ONE AMBULATORY PERSON



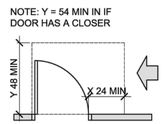
MIN. DOORWAY DEPTH



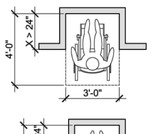
FRONT APPROACH, PULL SIDE

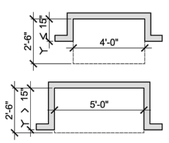


HINGE APPROACH, PULL SIDE

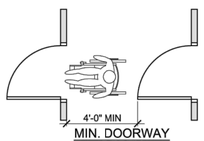


LATCH APPROACH, PULL SIDE

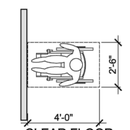




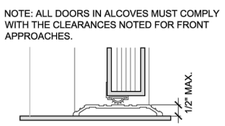
MANEUVERING CLEARANCES AT ALCOVES



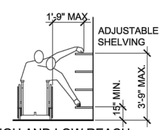
MIN. DOORWAY DEPTH



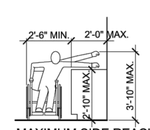
CLEAR FLOOR AREA (FORWARD)



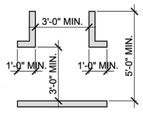
DOOR THRESHHOLD DETAIL



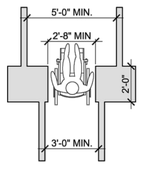
HIGH AND LOW REACH (ADJUSTABLE SHELVES)



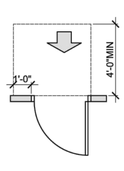
MAXIMUM SIDE REACH OVER AN OBSTRUCTION



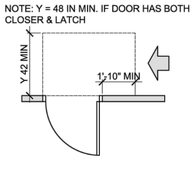
T-SHAPED SPACE FOR 180° TURNS



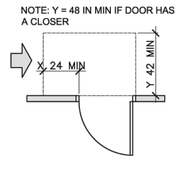
MAXIMUM DOORWAY DEPTH



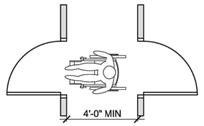
FRONT APPROACH, PUSH SIDE



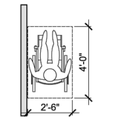
HINGE APPROACH, PUSH SIDE



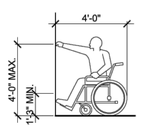
LATCH APPROACH, PUSH SIDE



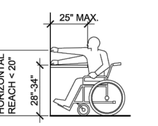
MANEUVERING CLEARANCES AT ALCOVES



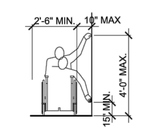
CLEAR FLOOR AREA (PARALLEL)



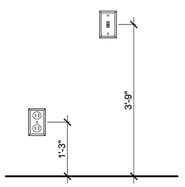
FORWARD REACH



MAXIMUM FRONT REACH OVER AN OBSTRUCTION

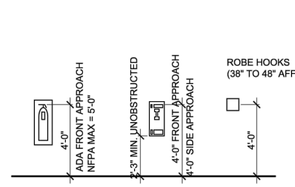


HIGH AND LOW SIDE REACH



ELEC. / COMM. OUTLET

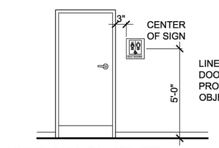
WALL SWITCH



FIRE EXTINGUISHER

B.F. TELEPHONE

CONVENIENCE CONTROLS

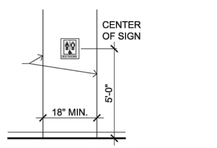


MOUNTING LOCATION REQUIRED AT STRIKE SIDE OF DOOR

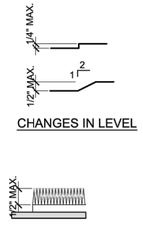
SIDELITE SIGNS TO BE DOUBLE BLANK SIGN ON BACK SIDE OF GLASS

LINE OF NEAREST DOOR SWING OR PROTRUDING OBJECT

NOTE:
A PERSON MUST BE ABLE TO APPROACH WITHIN 3" OF SIGN WITHOUT ENCOUNTERING ANY DOOR SWING OR PROTRUDING OBJECT

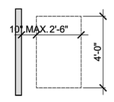


ALTERNATE MOUNTING LOCATION WHERE STRIKE SIDE MOUNTING NOT POSSIBLE. (NEAREST ADJACENT WALL)

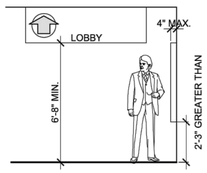


CHANGES IN LEVEL

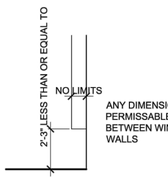
CARPET PILE THICKNESS



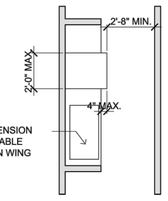
SIDE REACH



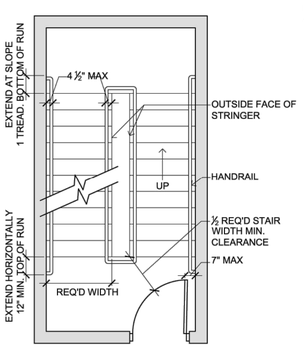
PROTRUSION LIMITS



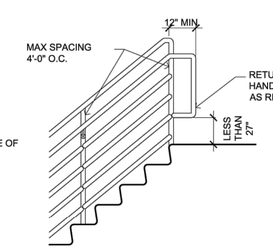
PROTRUSION LIMITS



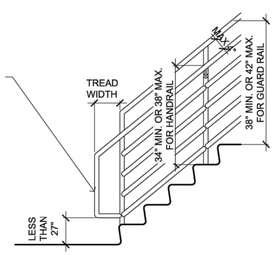
PROTRUSION LIMITS (PLAN)



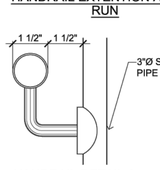
HANDRAIL EXTENSIONS & CLEARANCES (PLAN)



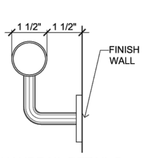
HANDRAIL EXTENTION AT TOP RUN



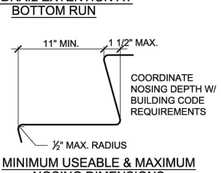
HANDRAIL EXTENTION AT BOTTOM RUN



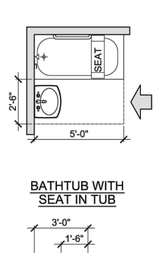
HANDRAIL DETAIL A.



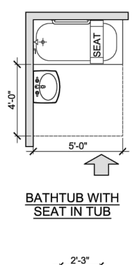
HANDRAIL DETAIL B.



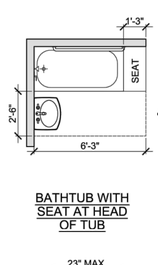
MINIMUM USEABLE & MAXIMUM NOSING DIMENSIONS



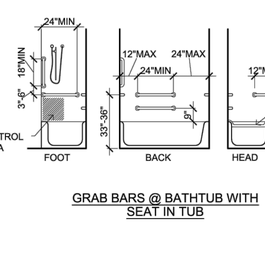
BATHTUB WITH SEAT IN TUB



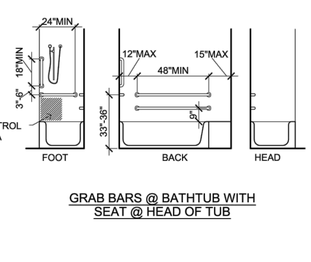
BATHTUB WITH SEAT IN TUB



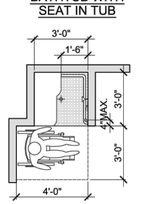
BATHTUB WITH SEAT AT HEAD OF TUB



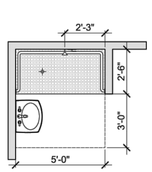
GRAB BARS @ BATHTUB WITH SEAT IN TUB



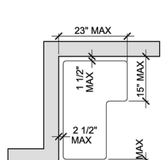
GRAB BARS @ BATHTUB WITH SEAT @ HEAD OF TUB



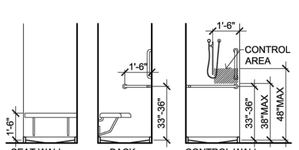
SHOWER WITH SEAT



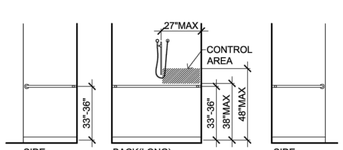
SHOWER



SHOWER SEAT



GRAB BARS @ SHOWER STALLS 36X36



GRAB BARS @ SHOWER STALLS 36X60

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MIDWEST CONSTRUCTION GROUP INC

Polyply Composites

1540 Marion Street
Grand Haven, Michigan

BF Details

JOB No:	250522
ISSUED FOR:	Review
DATE:	3/22/26
DRAWN BY:	MEM
CHECKED:	JL
REVISIONS:	

A-0.2

Door Schedule

NO.	LOCATION	SIZE	DOOR MAT.	DOOR TYPE	FRAME MAT.	FRAME TYPE	LOCKING FUNCTION	REMARKS
100A	STORAGE AREA	3'-0"x7'-0"x1 3/4"	HM	A	HM			
100B	STORAGE AREA	3'-0"x7'-0"x1 3/4"	HM	A	HM			
100C	STORAGE AREA	16'-0"x12'-0"	MTL	D	MTL			
100D	STORAGE AREA	16'-0"x12'-0"	MTL	D	MTL			
100E	STORAGE AREA	3'-0"x7'-0"x1 3/4"	HM	A	HM			
100F	STORAGE AREA	3'-0"x7'-0"x1 3/4"	HM	A	HM			
100G	STORAGE AREA	16'-0"x12'-0"	MTL	D	MTL			
100H	STORAGE AREA	16'-0"x12'-0"	MTL	D	MTL			
100J	STORAGE AREA	3'-0"x7'-0"x1 3/4"	HM	B	HM			
100K	STORAGE AREA	16'-0"x12'-0"	MTL	D	MTL			3 HOUR RATED DOOR
100L	STORAGE AREA	3'-0"x7'-0"x1 3/4"	HM	A	HM			3 HOUR RATED DOOR
100M	STORAGE AREA	16'-0"x12'-0"	MTL	D	MTL			3 HOUR RATED DOOR
100N	STORAGE AREA	3'-0"x7'-0"x1 3/4"	HM	B	HM			3 HOUR RATED DOOR

Hardware:

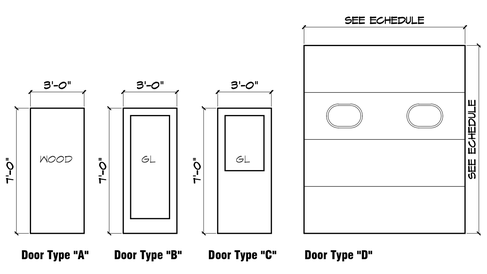
1. PASSAGE
2. KEYED LOCK
3. SELF CLOSER
4. DOOR STOP
5. PUSH-PULL
6. PANIC HARDWARE
7. THRESHOLD
8. DOOR SWEEP
9. KICK PLATE
10. "UNISEX" SIGN
11. NOT USED
12. PRIVACY LOCK
13. ELECTRIC OPERATOR

Hardware Notes:

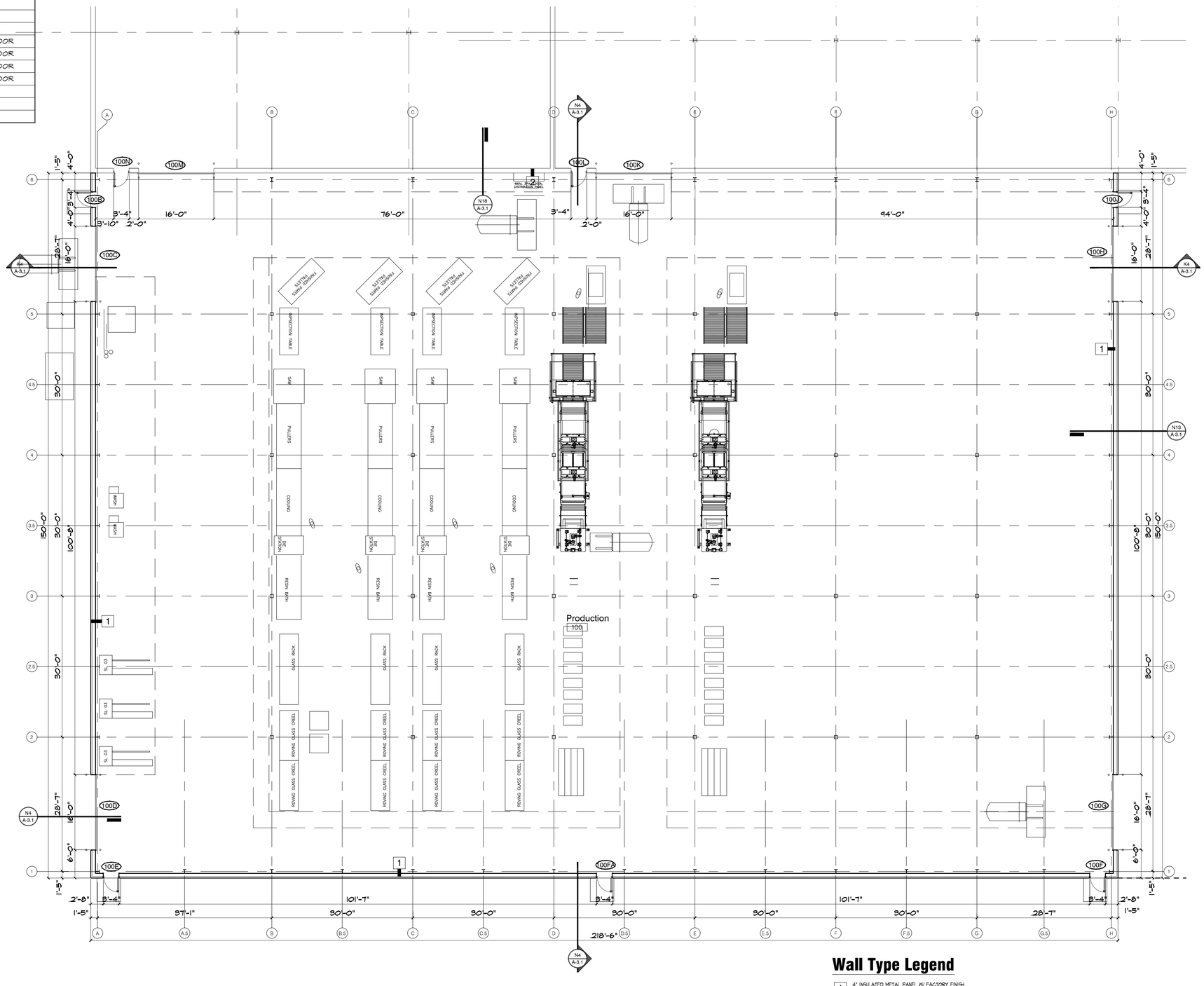
- ALL HARDWARE TO BE US26D UNLESS NOTED OTHERWISE
- ALL LOCKSETS TO BE KEYED SEPARATELY
- CLOSERS AND LOCKSETS SHALL MEET ADA REQUIREMENTS - SECTION 404.2.7 & 404.2.8.
- EXTERIOR DOORS TO HAVE MAXIMUM 8.5 POUNDS PUSH/PULL PRESSURE; INTERIOR DOORS TO HAVE MAX. 5 POUNDS PUSH/PULL PRESSURE.
- ALL DOORS TO HAVE LEVER TYPE OPERATOR EXCEPT EXTERIOR DOORS
- ALL DOOR HARDWARE MUST COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS.
- ACCESSIBLE DOORS SHALL NOT HAVE THUMB TURNS OR OTHER HARDWARE THAT REQUIRES TIGHT GRASPING, PINCHING OR TURNING OF THE WRIST, PER MICHIGAN BARRIER FREE SECTION 304.4.

Abbreviations:

AL	=	ALUMINUM
APG	=	ACOUSTICAL PANEL GRID
BLK	=	BLOCK
CPT	=	CARPET TILE
CT	=	CERAMIC TILE
CONC	=	CONCRETE
EX	=	EXISTING
FACT	=	FACTORY
GL	=	GLASS
GPDW	=	GYPSUM DRYWALL
LVT	=	LUXURY VINYL TILE
MTL	=	METAL
NA	=	NOT APPLICABLE
PT	=	PAINT
TEMP	=	TEMPERED
WD	=	WOOD



Door Types



Wall Type Legend

1. 4" INSULATED METAL PANEL W/ FACTORY FINISH O/ STEEL BUILDING STRUCTURE
2. EXISTING MASONRY WALL

Floor Plan
3/32"=1'-0"

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MIDWEST CONSTRUCTION GROUP INC

Polyply Composites
1540 Marion Street
Grand Haven, Michigan

Floor Plan
Schedules

JOB No:	250522
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REVISIONS:	

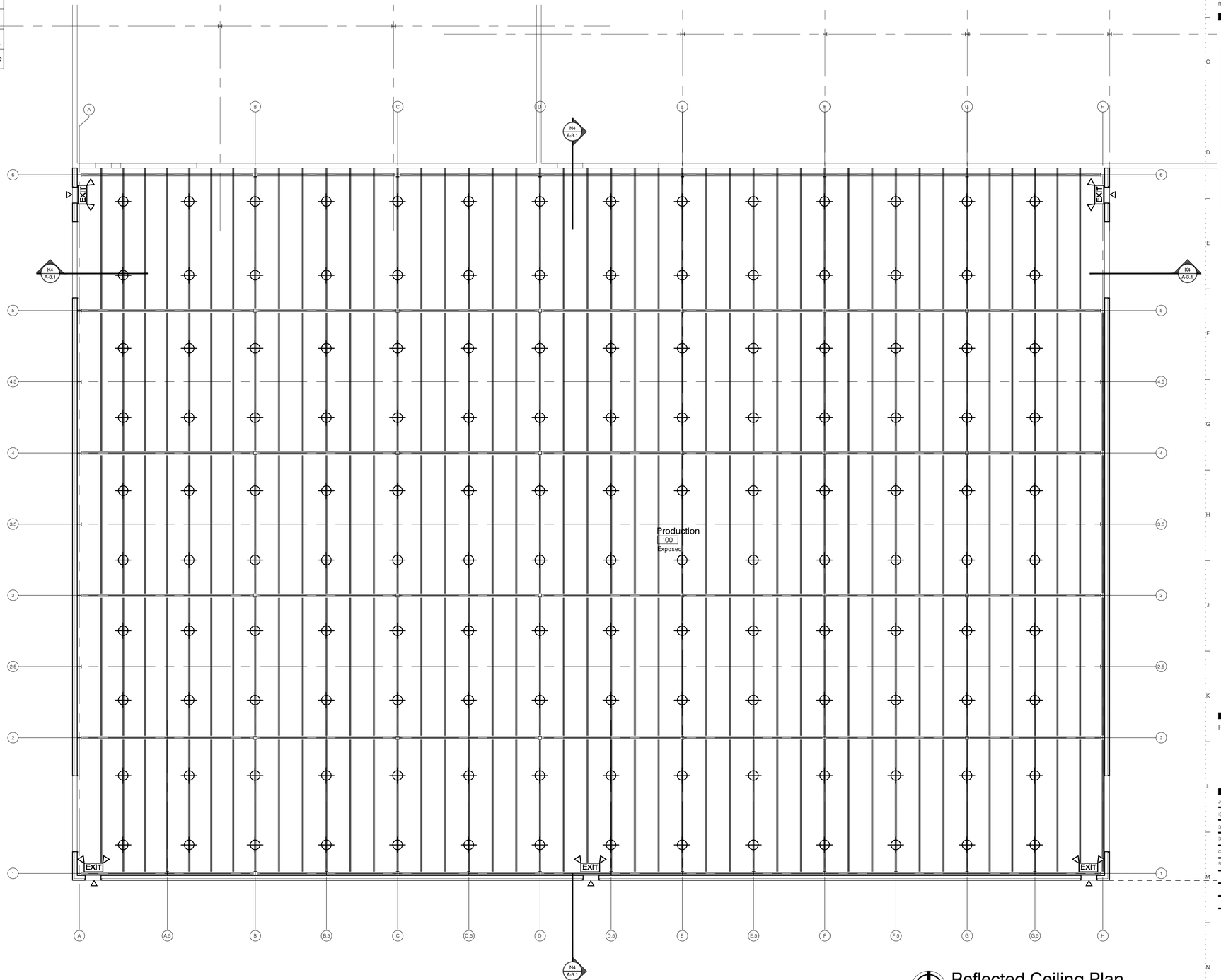
A-1.1

Ceiling Plan Legend

SYMBOL	DESCRIPTION
	SUPPLY AIR GRILL
	RETURN AIR GRILL
	2X4 LIGHT FIXTURE
	RECESSED LED CAN FIXTURE
	LED HIGH BAY LIGHT
EXIT	EXIT LIGHT FIXTURE W/ EMERGENCY LIGHTING
	EMERGENCY LIGHTING
EF	EXHAUST FAN
	ACOUSTIC CEILING TILE CEILING HEIGHT = ELEV. 8'-4" U.N.O.
	GYPSUM BOARD CEILING/BULKHEAD

NOTES:

1. 1 FOOT CANDLE AT EXTERIOR OF EXIT DOORS.
2. EMERGENCY LIGHT PROVIDES MI. 1 FOOT CANDLE THROUGHOUT SPACE.
3. ALL ACOUSTICAL GRID TO BE SUSPENDED W/ ACOUSTIC ISOLATION HANGERS.
4. CEILING PADS TO BE USG RADAR-NRC/ HIGH-CAC PANELS.
5. ALL CEILING TO RECEIVE UNFACED BATT INSULATION ABOVE CEILING PADS.



Reflected Ceiling Plan
3/32"=1'-0"

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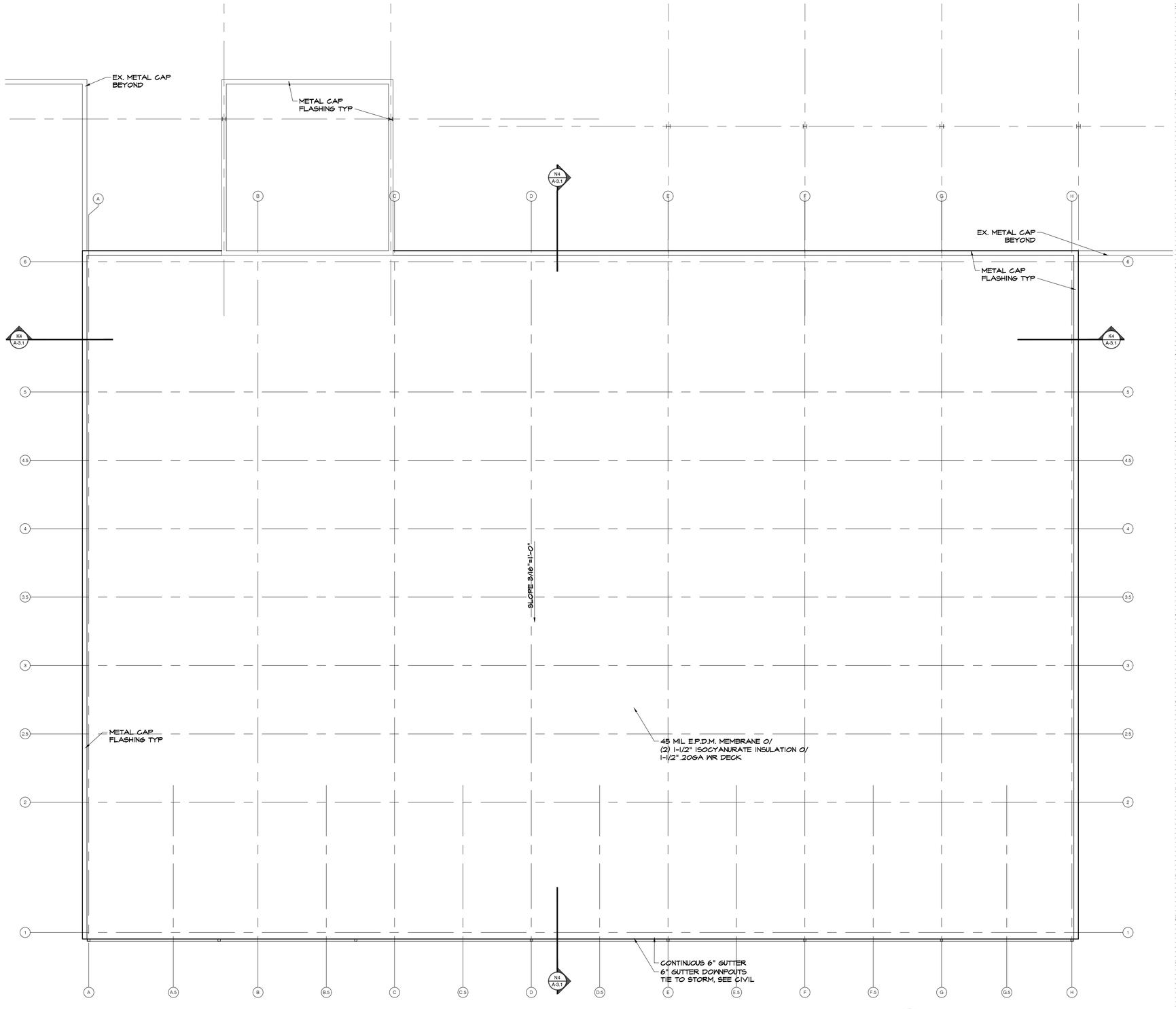
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Grand Haven, Michigan

Reflected Ceiling Plan

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REVISIONS:	

A-1.2



Roof Plan
3/32"=1'-0"

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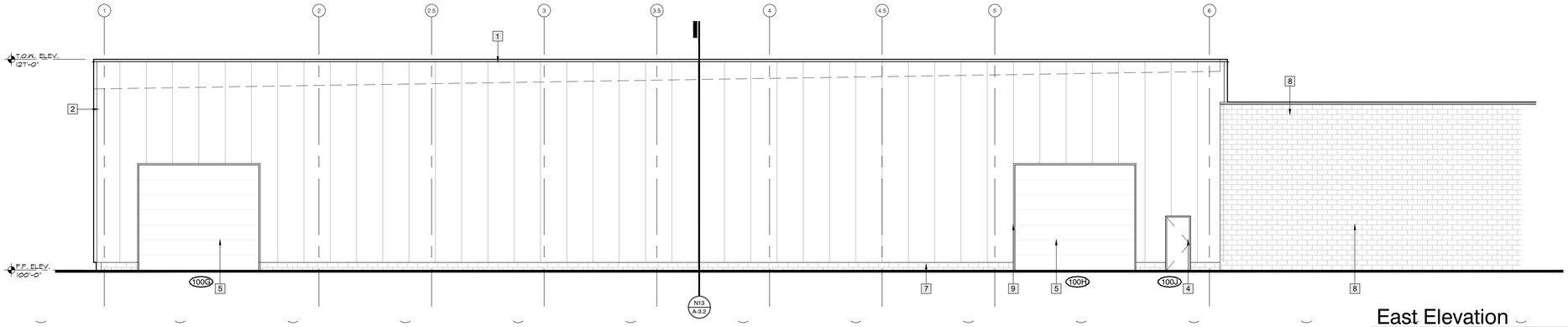
Roof Plan

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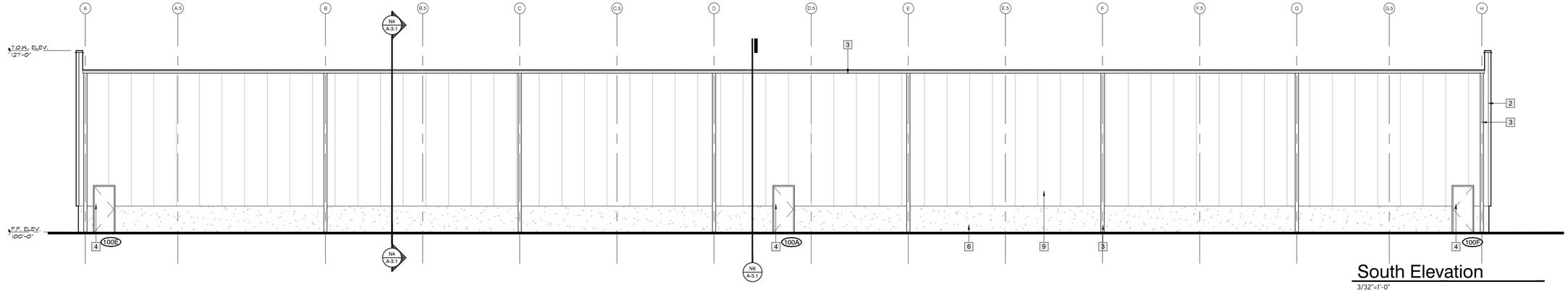
A-1.3

Material Legend (CONTRACTOR TO VERIFY ALL COLORS WITH OWNER)

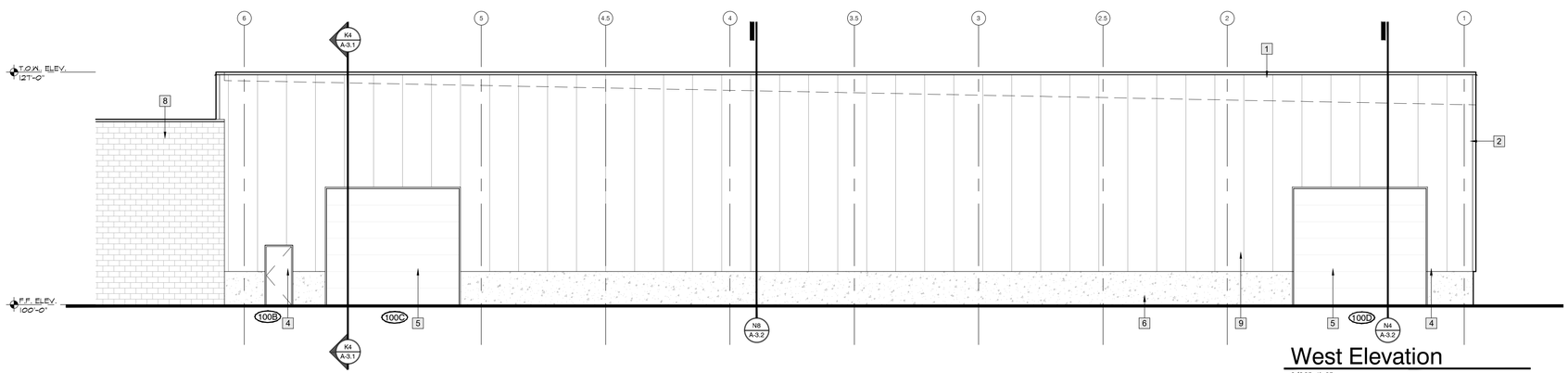
	MATERIAL
1	METAL FASCIA
2	METAL CORNER TRIM
3	METAL GUTTER & DOWNSPOUT
4	PAINTED HOLLOW METAL DOOR & FRAME
5	PRE-FINISHED INSULATED OVERHEAD DOOR
6	CONCRETE KNEE WALL
7	MASONRY EXPANSION WALL
8	EXISITNG PAINTED MASONRY WALL
9	INSULATED METAL PANEL



East Elevation
3/32"=1'-0"



South Elevation
3/32"=1'-0"



West Elevation
3/32"=1'-0"

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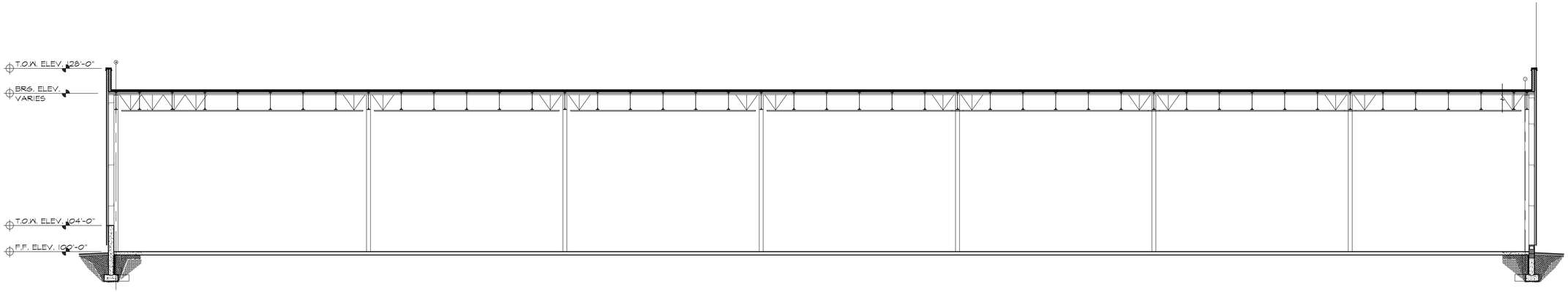
Exterior Elevations

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REVISIONS:	

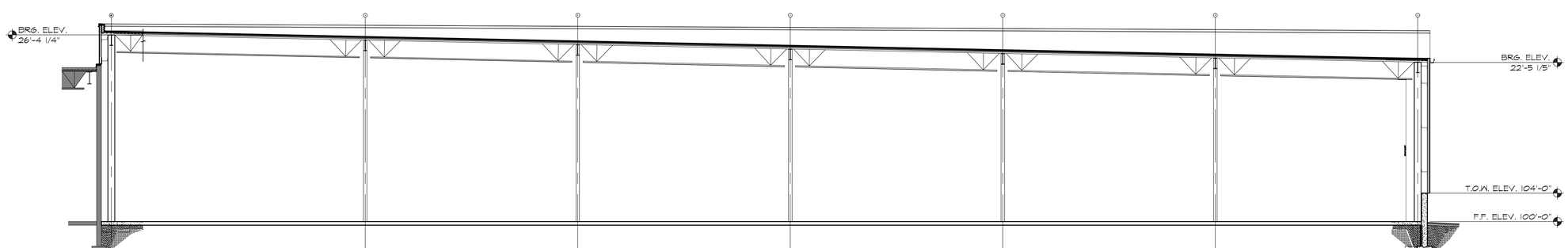
A-2.1

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K4 Building Section
A-3.1 1/8"=1'-0"



N4 Building Section
A-3.1 1/8"=1'-0"

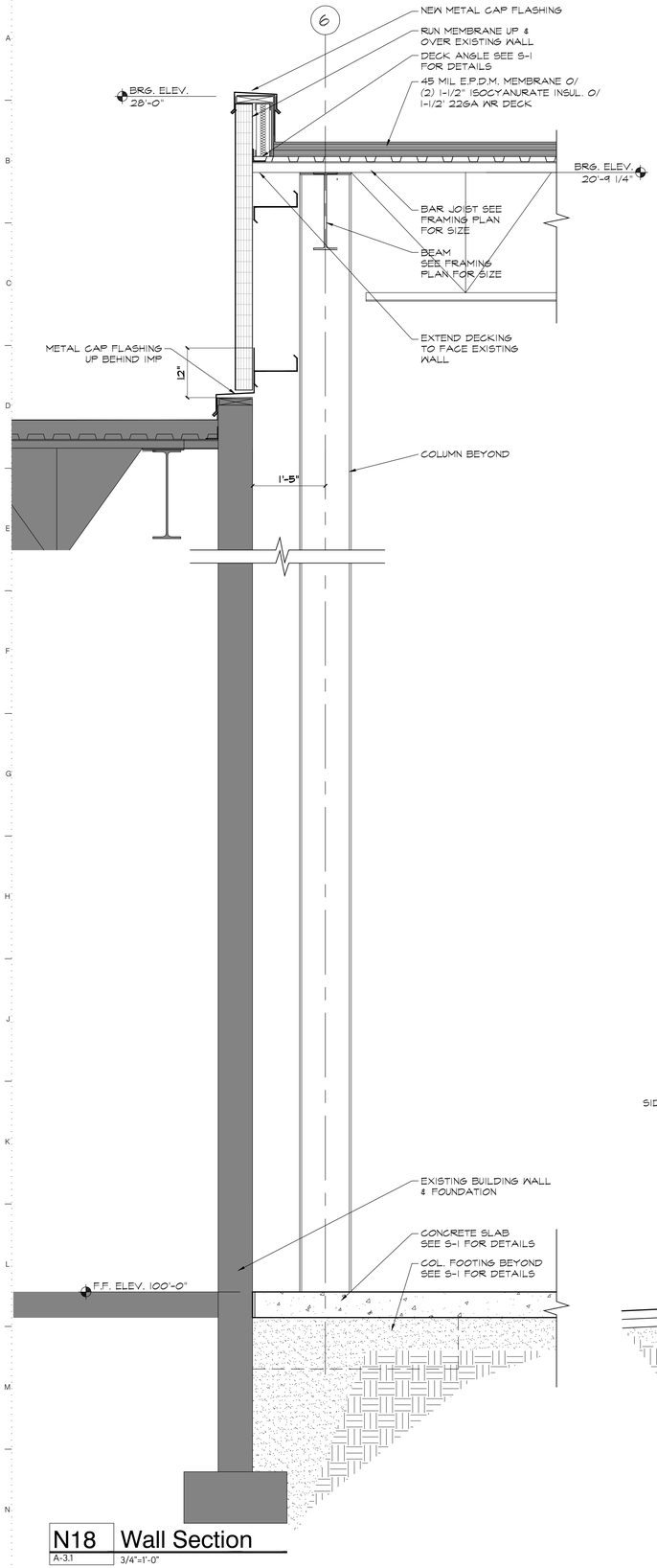
Polyply Composites

1540 Marion Street
Grand Haven, Michigan

Building Sections

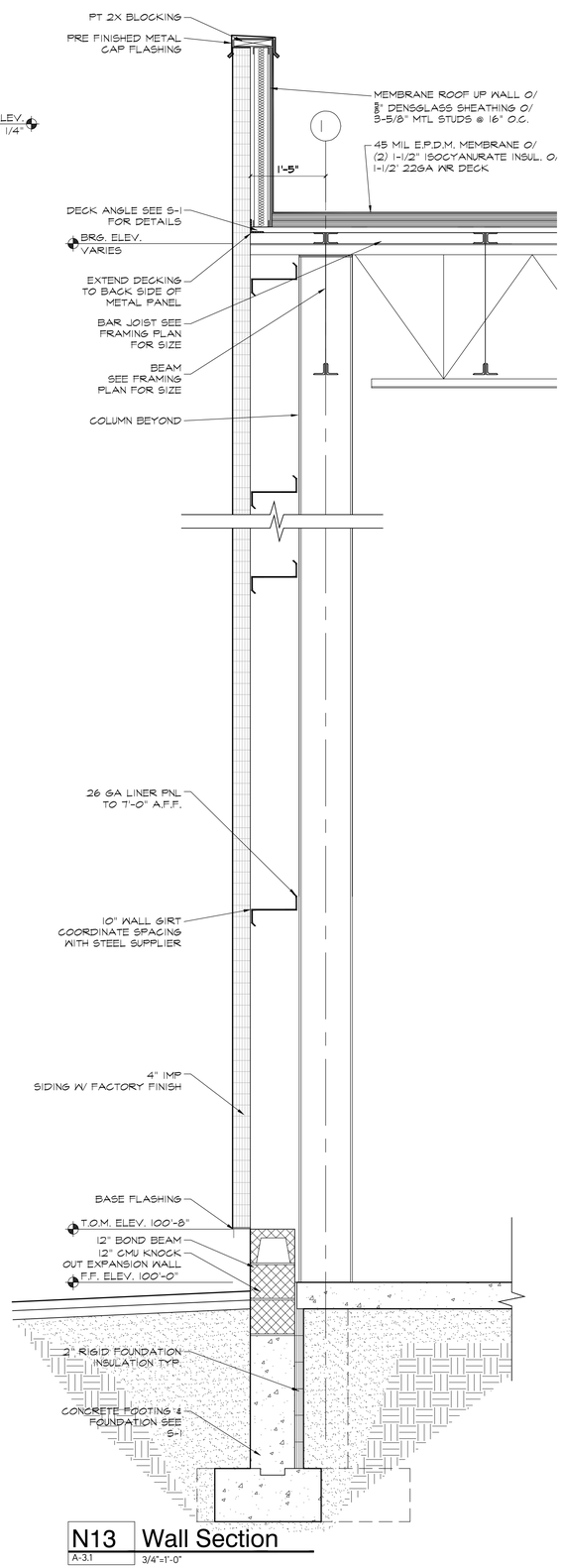
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CHECKED:	JL
REVISIONS:	

A-3.1



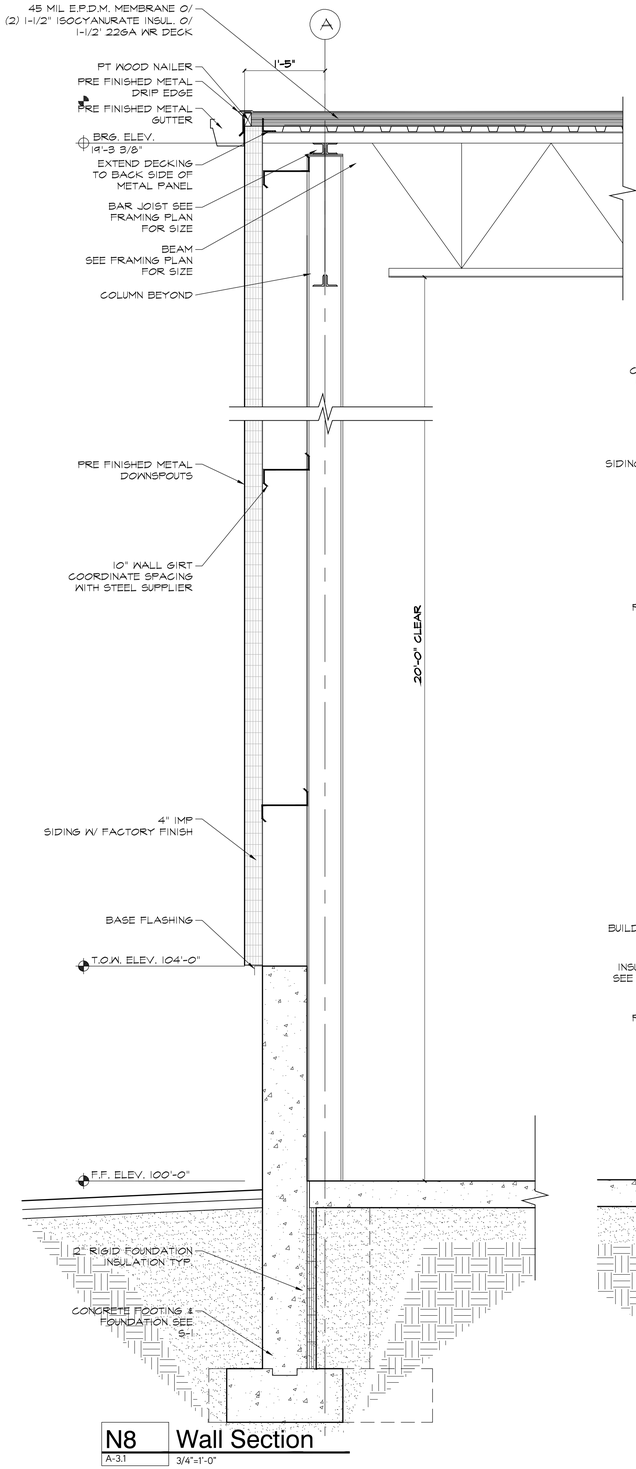
N18 Wall Section

A-3.1 3/4"=1'-0"



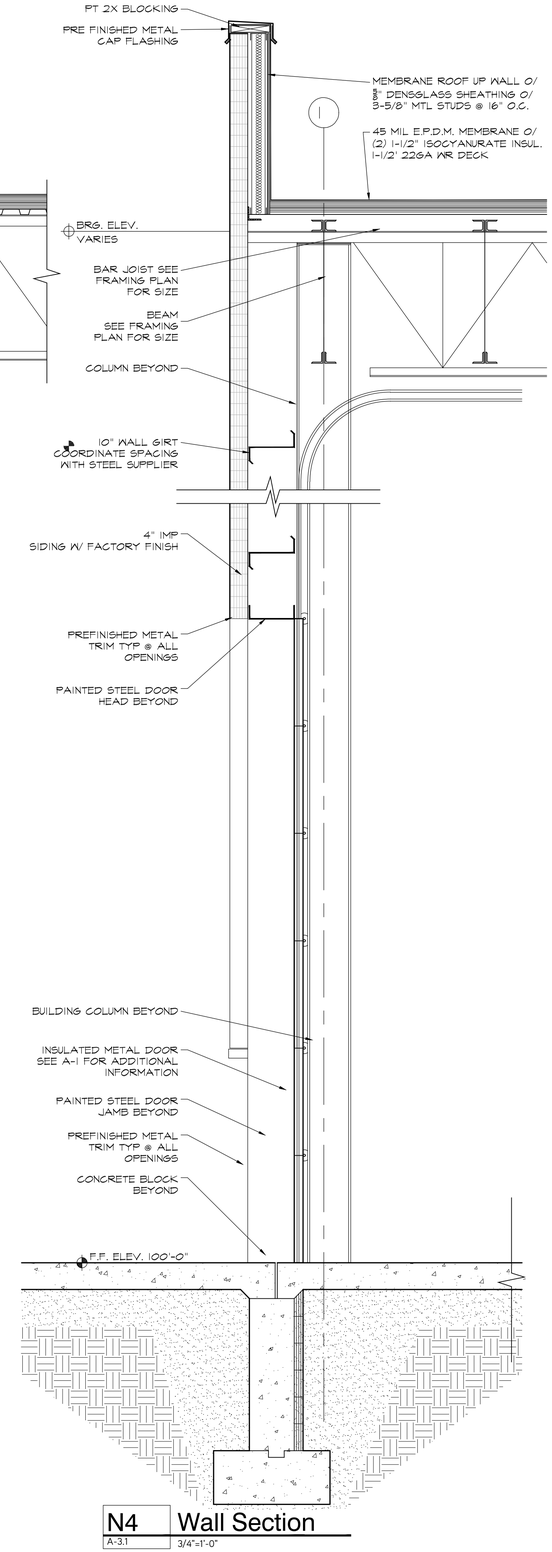
N13 Wall Section

A-3.1 3/4"=1'-0"



N8 Wall Section

A-3.1 3/4"=1'-0"



N4 Wall Section

A-3.1 3/4"=1'-0"

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Polyply Composites

1540 Marion Street
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Wall Sections

JOB No.	250522
ISSUED FOR:	Review
DATE:	3/22/26
DRAWN BY:	MEM
CHECKED:	JL
REVISIONS:	

A-3.2