CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION MEETING

September 2, 2025 @ 4:00 PM

MUSKEGON CITY HALL, ROOM 204
933 TERRACE STREET, MUSKEGON, MI 49440

- ☐ **CALL TO ORDER:**
- ☐ **ROLL CALL:**
- ☐ **APPROVAL OF MINUTES:**
  - **A. Approval of Minutes of the July 17, 2025 special meeting and the August 5, 2025 regular meeting** Planning
- ☐ **OLD BUSINESS:**
  - **A. Case 2025-08: 1095 3rd** Planning
- ☐ **NEW BUSINESS:**
  - **A. Case 2025-22: 540 W. Webster** Planning
  - **B. Case 2025-23: 557 W. Western** Planning
  - **C. Case 2025-24: 349 W. Webster** Planning
- ☐ **ANY OTHER BUSINESS:**
  - **A. New HDC Agenda/Packet Format** Planning
  - **B. 2025 Staff Approval Update #3** Planning
- ☐ **PUBLIC COMMENT:**
- ☐ **ADJOURNMENT:**

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they

must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit: www.shorelinecity.com
The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705. clerk@shorelinecity.com

Agenda Item Review Form

Muskegon Historic District Commission

Case Approval of Minutes of the July 17, 2025 special meeting and the August 5, 2025 regular meeting	**Description of Work:**
Applicant:	**District:**
Current Use:	**Date of Construction:**
Discussion: The minutes will be shared at the meeting.	
Standards:	
Deliberation: I move that the HDC (approve/deny/approve with changes) the minutes from the July 17, 2025 special meeting and the August 5, 2025 regular meeting.	

Agenda Item Review Form

Muskegon Historic District Commission

Case Case 2025-08: 1095 3rd	**Description of Work:** Remodel and Building Addition
Applicant: Muskegon Midtown Center LLC	**District:** Houston
Current Use: Vacant	**Date of Construction:** 1/1/1946

Discussion:

This case was last reviewed at the July 17th special meeting at which time the applicant was requesting approval for the exterior cladding materials and windows. Prior to that, at the April 1st meeting, the applicant received approval to remodel the exterior of the existing building and construct a new two-story building addition along Houston Avenue. The applicant is now seeking approval of a revised, three-story design for the new building addition due to an existing access easement on the property. Further information and updated drawings and renderings are attached.

Standards:
See attached Design Guidelines for New Construction.

Deliberation:

I move that the HDC (approve/deny) the request to construct a new three-story building addition along Houston Avenue as depicted in the drawings included in the September 2, 2025 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.

August 11, 2025

Jamie Pesch
City of Muskegon
Historic District Commission
933 Terrace Street
Muskegon, MI 49440

Re: Muskegon Midtown Center Project Updated Application

Jamie,

As we discussed, we are seeking a new/updated review from the Historic District Commission for our previously-approved project at 1095 Third Street. For the benefit of the HDC, I will provide an explanation of the issue(s) and our proposal to move the project forward.

Easement Disagreement

Our property is subservient to a non-exclusive easement benefitting the property located at 1148 4th Street. The easement's only stated purpose is for "ingress and egress," but it impacts 84-feet of our parcel The 1148 4th Street parcel is a residential home that is used as a counseling office. We opened a dialogue with the property owners to discuss the easement several weeks ago, and they have determined that it is in the best interest of their business to maintain the easement as originally intended. We cannot build any permanent structures that would impede their use of the easement.

Proposed Solution

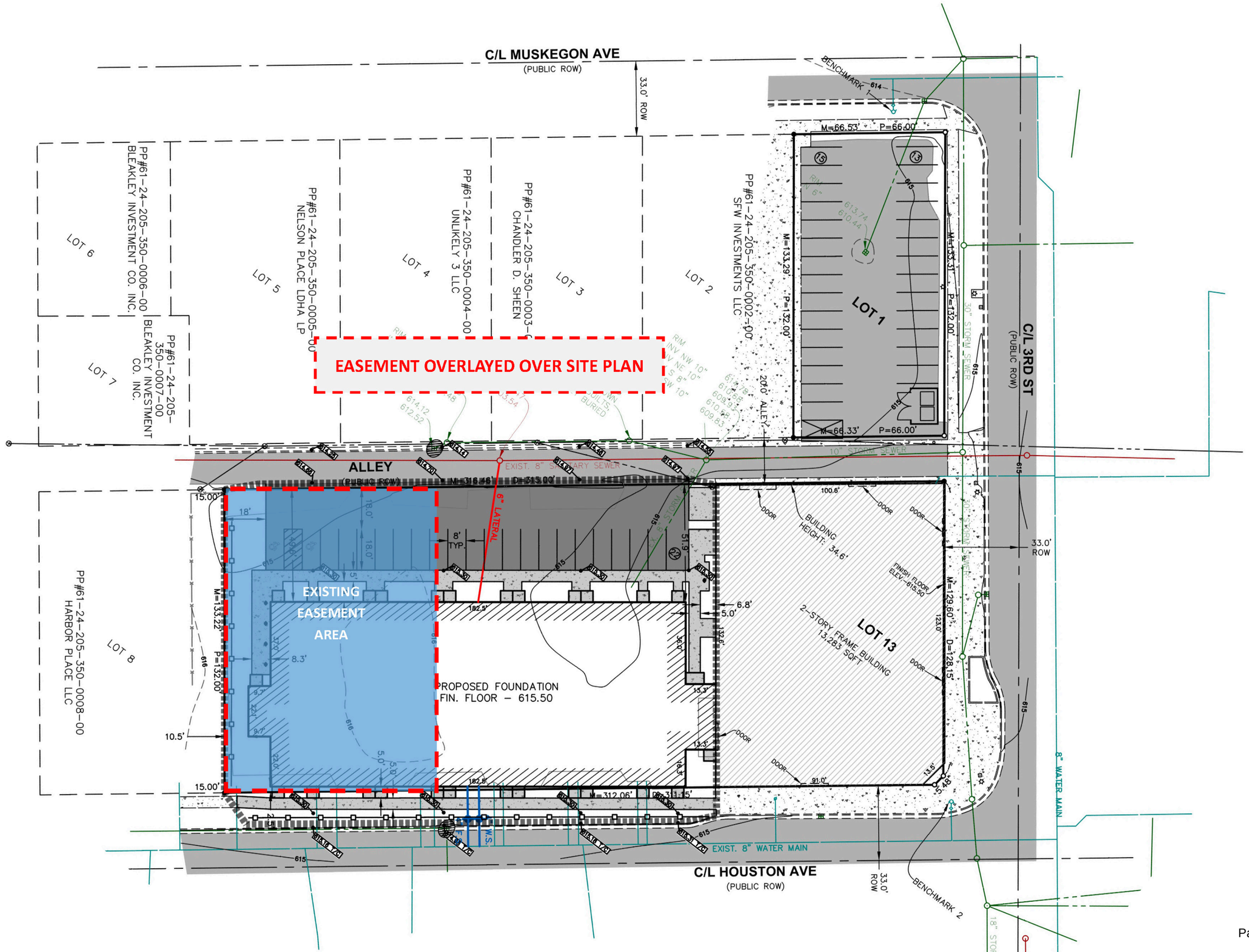
Our development team quickly came together to determine a solution that would preserve the housing units without building on the easement area. The solution is to simply shift our parking to easement area and construct a smaller building with a third floor. We are not proposing any other changes to the look of the building.

We look forward to discussing it at the September HDC meeting. Please reach out if you have any questions prior to the meeting.

Warm regards,



Frank Peterson
Muskegon Midtown Center, LLC
231-788-8086


C/L MUSKEGON AVE
(PUBLIC ROW)
33.0' ROW
BENCHMARK 1
614
M=66.53'
P=66.00'
LOT 1
M=133.29'
P=132.00'
M=133.31'
P=132.00'
20.0' ALLEY
M=66.33'
P=66.00'
C/L 3RD ST
(PUBLIC ROW)
30" STORM SEWER
10" STORM SEWER
PP#61-24-205-350-0002-00
SFW INVESTMENTS LLC
PP#61-24-205-350-0003-00
CHANDLER D. SHEEN
PP#61-24-205-350-0004-00
UNLIKELY 3 LLC
PP#61-24-205-350-0005-00
NELSON PLACE LDHA LP
PP#61-24-205-350-0006-00
BLEAKLEY INVESTMENT CO. INC.
PP#61-24-205-350-0007-00
BLEAKLEY INVESTMENT CO. INC.
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
EASEMENT OVERLAYED OVER SITE PLAN
ALLEY
(PUBLIC ROW)
EXIST. 8" SANITARY SEWER
M=316.48'
D=313.00'
6" LATERAL
6" STORM
EXISTING
EASEMENT
AREA
PROPOSED FOUNDATION
FIN. FLOOR – 615.50
M=133.22'
P=132.00'
PP#61-24-205-350-0008-00
HARBOR PLACE LLC
LOT 8
M=312.06'
D=311.15'
EXIST. 8" WATER MAIN
C/L HOUSTON AVE
(PUBLIC ROW)
33.0' ROW
BENCHMARK 2
8" WATER MAIN
18" STORM SEWER
BUILDING HEIGHT: 34.6'
2-STORY FRAME BUILDING
13,283 SQFT
LOT 13
FINISH FLOOR ELEV=615.50
M=129.60'
D=128.15'
100.6'
91.0'
8' TYP.
15.00'
10.5'
6.8'
5.0'

WARRANTY DEED
STATUTORY FORM
FOR PARTNERSHIPS

AFFIX REAL ESTATE TRANSFER TAX STAMP AFTER RECORDING

LIBER 1604 PAGE 13

KNOW ALL MEN BY THESE PRESENTS: That Midtown Development Limited Partnership, a Michigan Limited Partnership

whose street number and postoffice address is 1095 Third St.
Muskegon, Michigan 49441

Conveys and Warrants to 1095 Third Street Partners, Inc., a Michigan Corporation

whose street number and postoffice address is 700 Washington Place Suite 220
Grand Haven, Michigan 49417

the following described premises situated in the City of Muskegon County of Muskegon and State of Michigan, to-wit:

STATE OF MICHIGAN
COUNTY OF MUSKEGON
RECEIVED FOR RECORD
1992 JAN 17 PM 2:54
REGISTER OF DEEDS

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

PLEASE AFFIX REVENUE STAMPS AFTER RECORDING.

for the sum of One Dollar

subject to Easements, use, building and other restrictions of record, if any.

Dated this 1st day of November 19 91

Signed and Sealed in presence of

ROSEMARY LAMBERT

THOMAS U. OLSON

Signed and Sealed:

Midtown Development Limited Partnership, a Michigan Limited X partnership

By _____, partner (L.S.)
William H. Mills, General Partner

And _____, partner (L.S.)
David J. Mills, General Partner

And _____, partner (L.S.)

And _____, partner (L.S.)

STATE OF MICHIGAN
COUNTY OF Muskegon ss.

The foregoing instrument was acknowledged before me this *(1) 1st day of November 19 91
by *(2) William H. Mills and David J. Mills, partner(s) on behalf of
*(3) Midtown Development Limited Partnership, a Michigan Limited X partnership

*(4) Mary B. Sampson
MARY B. SAMPSON
Notary Public, Muskegon County, Michigan

My Commission expires 1-27 19 93

*Note: (1) insert date (2) insert name of acknowledging partner(s) (3) name of partnership (4) signature of person taking acknowledgment

County Treasurer's Certificate

Muskegon, Mich. 1-17 19 92
"I hereby certify that there are no tax liens or titles held by the state or any individual against the within description, and all taxes on same are paid for five years previous to the date of this instrument, as appears by the records in my office."
No. _____ Dan A. Koss Co. Treas.
DS

City Treasurer's Certificate

LIBER 1604 PAGE 13

Please note the following:
The name of each person who signs this instrument shall be legibly printed, typewritten or stamped upon such instrument immediately beneath the signature of such person.

2. If the notarial act is performed outside the State of Michigan, the acknowledgment must show the rank or title and serial number, if any, of the person taking the acknowledgment. The official seal of the person performing the notarial act outside the State of Michigan should be affixed to the deed.

18/00 05305
05272

Drafted by: Under the direction of:
Business address: Investment Property Associates, Inc.
700 Washington Place Suite 220
Grand Haven, Michigan 49417-1462

After recording return to: Grantee

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lot 9 except the Westerly 15 feet thereof and entire Lots 10, 11, 12, and 13, Block 350 of the Revised Plat of 1903 of the City of Muskegon, Muskegon County, Michigan, except a triangular parcel of land located in the Southeast corner of Lot 13, described as follows: Commencing at the Southeast corner of said Lot 13, Block 350 at the intersection of Third Street and Houston Avenue for beginning, thence Northwesterly along Third Street 3.85 feet, thence Southerly to Houston Avenue to a point 3.85 feet Southwesterly of point of beginning, thence Northeasterly to point of beginning. Together with the right of reversion as to that part of Lot 13 deeded for highway purposes to the City of Muskegon in the instrument recorded February 21, 1945 in Liber 482, Page 51. Subject to a perpetual nonexclusive easement for means of ingress and egress across the Westerly 1/2 of Lot 10 and Lot 9 except the Westerly 15 feet thereof.

Entire Lot 1, Block 350, Revised Plat (of 1903) of the City of Muskegon, as recorded in Liber 3 of Plats, page 71, Muskegon County Records.

Grantor reserves unto itself, its heirs and assigns, a perpetual non-exclusive easement appurtenant for the purposes of ingress and egress across the Westerly 1/2 of Lot 10 and Lot 9 except the Westerly 15 feet thereof, Block 350 of the Revised Plat of the City of Muskegon. Easement shall benefit and run with the property described on Exhibit "B" attached hereto.

1604 14

Exhibit "B"

Attachment to Warranty Deed dated November 1, 1991, by and between Midtown Development Limited Partnership and 1095 Third Street Partners, Inc.

LEGAL DESCRIPTION

Lot 8 and the Westerly 15 feet of Lot 9, Block 350 of the Revised Plat of 1903 of the City of Muskegon, Muskegon County, Michigan.

1604 15





ENCROACHMENTS:

1 The building on Parcel 1 lies up to 0.5 feet into the 3rd Street right of way,

BENCHMARK:

1. ELEVATION 615.94
Top of Southerly flange bolt on hydrant located at the south corner of Muskegon Avenue and 3rd Street.

2. ELEVATION 617.03
Top of Northerly flange bolt on hydrant located at the west corner of Houston Avenue and 3rd Street.

PROPERTY DESCRIPTION:

PPN#61-24-205-350-0009-00, 61-24-205-350-0001-00
1095 3rd St, 301 W Muskegon Ave
Owner: Midtown Center LLC
3265 Walker Ave NW Suite D
Grand Rapids, MI 49544

Parcel 1, 1095 3rd St:
Lot 9, except the Westerly 15 feet thereof, and entire of Lots 10, 11, 12, and 13, Block 350 of the Revised Plat (of 1903) of the City of Muskegon, Muskegon County, Michigan, except a triangular parcel of land located in the Southeast corner of Lot 13, described as follows: Commence at the Southeast corner of said Lot 13, Block 350 at the intersection of Third Street and Houston Avenue for beginning; thence Northwesterly along Third Street 3.85 feet; thence Southerly to Houston Avenue to a point 3.85 feet Southwesterly of point of Beginning; thence Northeasterly to point of beginning.

Parcel 2, 301 W Muskegon Ave:
Entire of Lot 1, Block 350 of the Revised Plat (of 1903) of the City of Muskegon, Muskegon County, Michigan, as recorded in Liber 3 of Plats, Page 71, Muskegon County Records.

EASEMENT KEY:

9 Easements and the terms, conditions and provisions thereof which are recited in Warranty Deed recorded in Liber 1604, Page 13. Affects subject parcel as shown.

All other Schedule B Exception items in the provided survey are non-survey items.

FLOODNOTE:

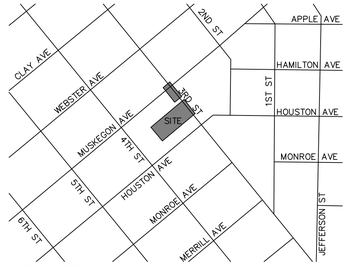
The Flood Rate Insurance Map, Community Panel Nos. 26121C0257E and 26121C0276E, dated October 7th, 2021, places this property in Zone X, Areas of Minimal Flood Hazard.

PARKING:

There are no marked parking spaces on this property.

NOTES:

1. This property contains 1.17 acres.
2. Title work was supplied by Transnation Title Agency of Michigan Lakeshore Division, Commitment No. 401477LKS, Revision No. 1, dated September 4, 2024.
3. The location of underground utilities are based on the above ground structures and record drawings provided to the surveyor. Locations of underground utilities and structures may vary from the locations shown hereon. Additional buries utilities and structures may be encountered. No excavations were made during the survey to locate buried utilities and structures. Before excavations begin, MISSDIG should be contacted for verification of location and utility type.
4. There is no proposed change to the Right of Way.
5. Vertical Datum is NAVD88 (GPS derived).
6. The legal description shown hereon describes the same property as the provided title commitment.
7. No zoning report or letter was provided detailing the zoning classification or relevant setbacks and building restrictions for the property, regarding the ALTA/NSPS Land Title Survey requirements, items 6(a) and 6(b).



LOCATION MAP
NOT TO SCALE

SHEET INDEX

S1 SURVEY AND DEMOLITION PLAN
C1 SITE AND UTILITY PLAN
C2 GRADING & SOIL EROSION CONTROL PLAN
C3 LANDSCAPING PLAN

NORTH

SCALE: 1" = 30'

SCALE
0 15 30 60

CALL MISS DIG
(800) 482-7171

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL (800) 482-7171 A MINIMUM OF THREE (3) FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO EXCAVATING 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 UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

LEGEND

T – TOWN	SECTION CORNER
R – RANGE	SET CAPPED IRON
N – NORTH	FOUND IRON OR NAIL
S – SOUTH	STORM SEWER MANHOLE
E – EAST	SANITARY SEWER MANHOLE
W – WEST	CATCH BASIN
SEC. – SECTION	HYDRANT
POB – POINT OF BEGINNING	VALVE
PROPOSED BLACKTOP	UTILITY POLE
PROPOSED CONCRETE	GUY WIRE
EXISTING BLACKTOP	LIGHT POLE
EXISTING CONCRETE	WALL MOUNTED LIGHT
BUILDING	PEDESTAL
	TRANSFORMER
	SIGN

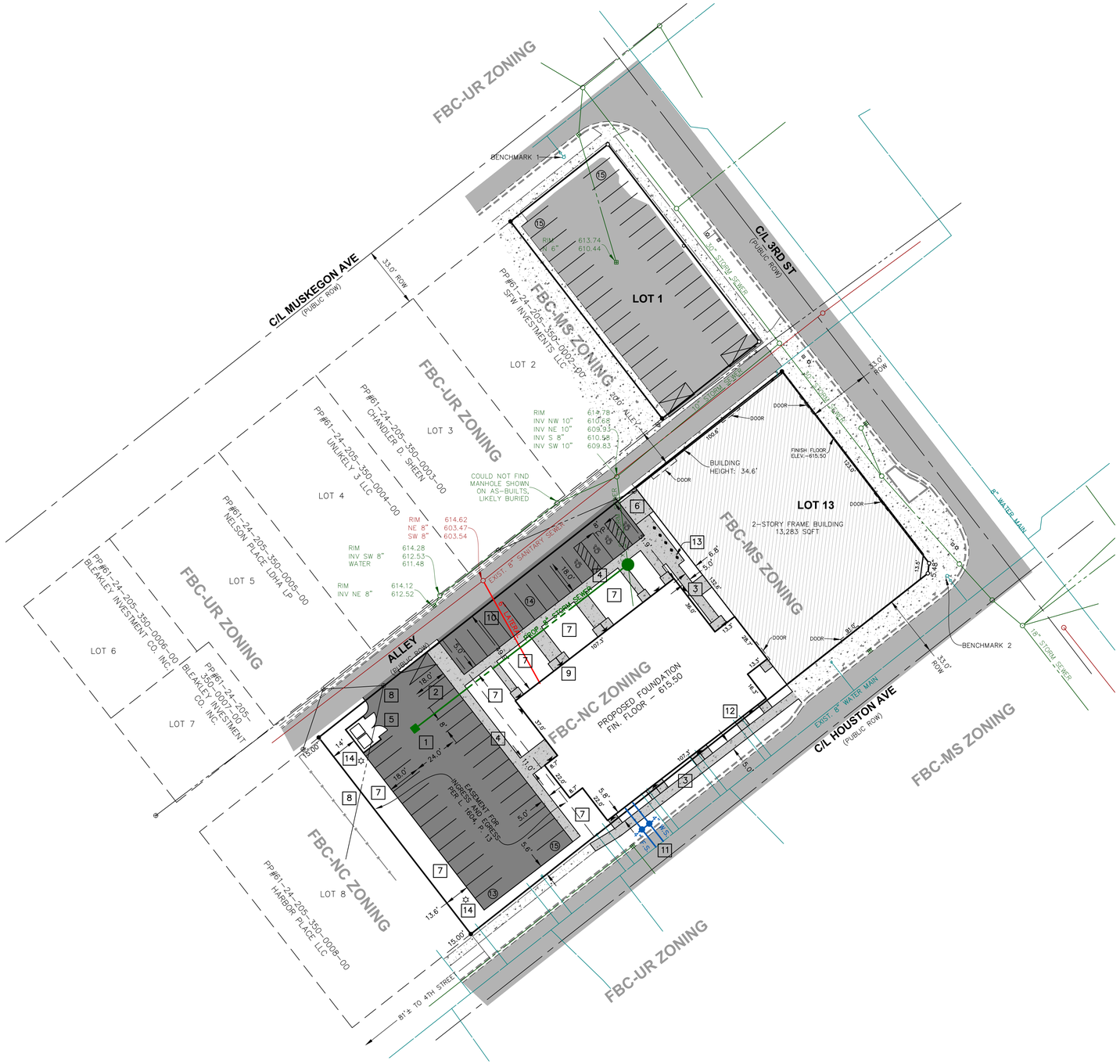
SURVEY AND DEMOLITION PLAN
1095 3RD ST
301 W. MUSKEGON ST

FOR: MUSKEGON MIDTOWN CENTER LLC
3265 WALKER AVE NW, SUITE D
GRAND RAPIDS, MI 49544

PART OF THE NORTHEAST 1/4, SECTION 30, T10N, R16W,
CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

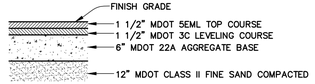
Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstrainc.com

S1
DATE: 08/08/2025



SITE PLAN KEY NOTES:

1. BITUMINOUS PAVEMENT
2. PARKING SPACE 8'x18' (TYP)
3. CONCRETE SIDEWALK, 4" THICK
4. CONCRETE SIDEWALK ALONG PARKING, 6" THICK, FLUSH WITH BITUMINOUS PAVEMENT
5. DUMPSTER ENCLOSURE
6. CONCRETE TRANSFORMER PAD
7. SNOW STORAGE AREA
8. RELOCATE UTILITY POLE AND LINE (BY OTHERS)
9. EXTERIOR LIGHTING, WALL MOUNTED, FULLY SHIELDED
10. 6" SANITARY LATERAL
11. 4" WATER SERVICE AND 4" FIRE SERVICE SAWCUT AND REPLACE EXISTING CURB AND PAVEMENT
12. CUT AND CAP EXISTING 1" WATER SERVICE AS NECESSARY
13. 4-BIKE HITCH, AMERICAN BICYCLE SECURITY COMPANY OR APPROVED EQUAL
14. LIGHT POLE, FULLY SHIELDED



PAVING DETAIL

NOT TO SCALE

BENCHMARK:

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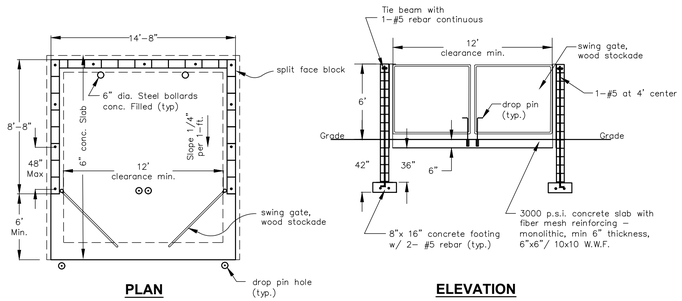
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SITE STATISTICS:

1.	Residential Units	73
2.	Off-street parking spaces	72
3.	Bicycle spaces	10

GENERAL NOTES:

1. All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
2. All work shall comply with applicable requirements or the local code, ordinances and accident/fire preventions regulations.
3. Remove all demolition materials and debris from the site and dispose of properly offsite.
4. Do not bury any debris, roots, topsoil or other materials.
5. Adequately protect the site, adjoining property, and utility services.
6. Contractor shall field verify all utilities prior to commencing work on new utility connections.
7. Install all utilities in accordance with local specifications and requirements.
8. Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
9. Damage to existing utilities by the contractor shall be repaired at the contractor's expense.



DUMPSTER ENCLOSURE

NOT TO SCALE

NORTH

SCALE: 1" = 30'

SCALE
0 15 30 60

LEGEND

T – TOWN	SECTION CORNER
R – RANGE	SET CAPPED IRON
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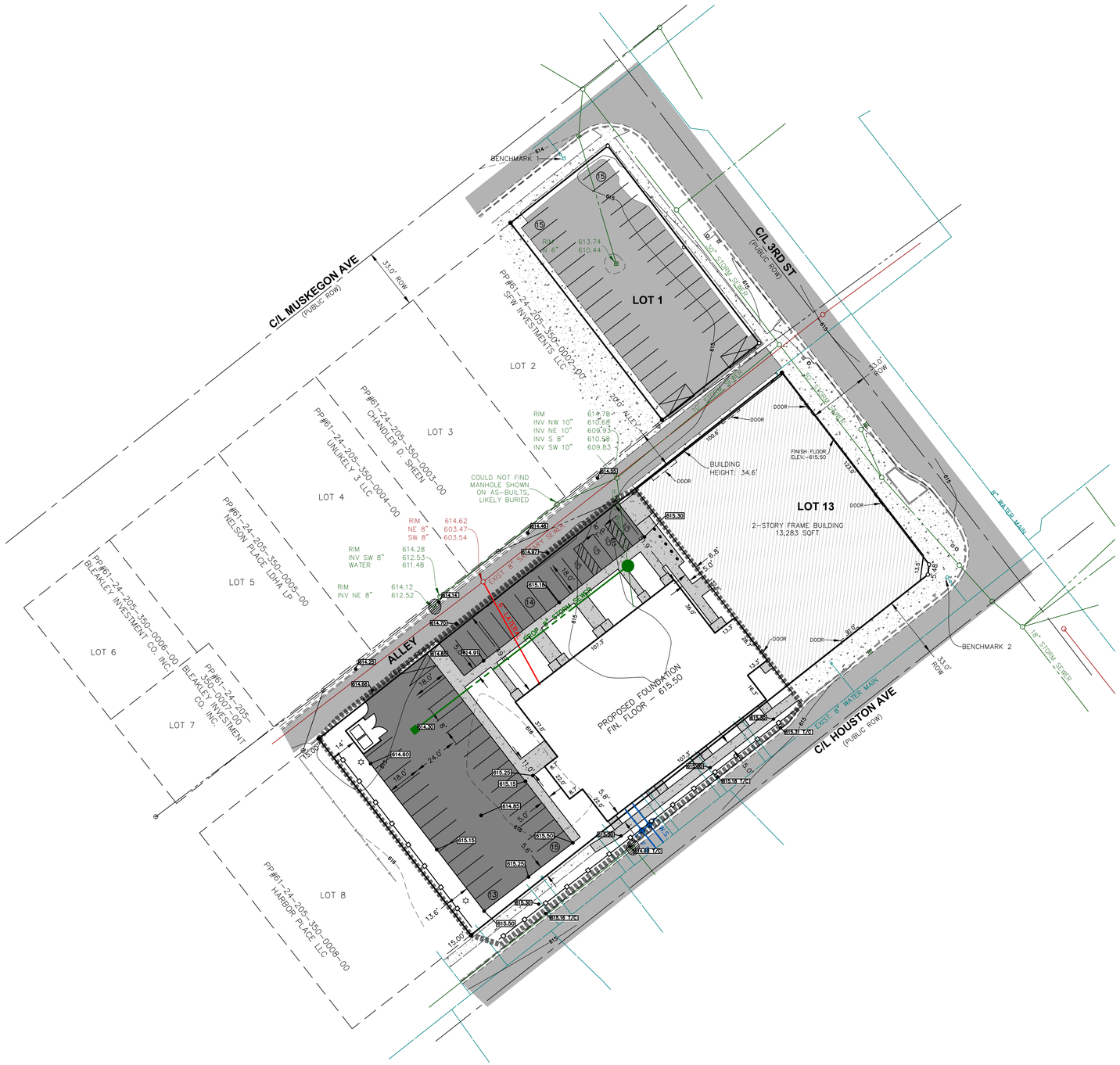
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C1

DATE: 08/08/2025

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SILT FENCE DETAIL
NOT TO SCALE

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SOIL EROSION CONTROL GENERAL NOTES

1. ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION AND MAINTAINED, AS NECESSARY, UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
3. RE-SPREAD 9" OF TOPSOIL OVER ALL GRADED AREAS. SEED AND FERTILIZE USING DRILL (MDOT ROADSIDE MIX).
4. ALL DRAINAGE SWALES SHALL BE STABILIZED WITH A MINIMUM OF 4" TOPSOIL, SEEDING, AND SC-150 EROSION CONTROL MATTING.
5. STONE RIP-RAP SHALL BE 8" MIN. DIAMETER.
6. SILT FENCE SHALL BE TOED IN 6" AND STAKED EVERY 6' O/C.
7. PROTECT NEW & EXISTING STORM INLETS BY EXCAVATING A SUMP AROUND THEM & PLACING A SILT SACK INSIDE THE CATCHBASIN.
8. INSPECT AND MAINTAIN ALL TEMPORARY SOIL EROSION CONTROLS AFTER EACH SIGNIFICANT RAINFALL.
9. STREET SWEEPING SHALL BE COMPLETED DAILY ON AN AS NEEDED BASIS THROUGHOUT CONSTRUCTION.
10. DETENTION FACILITIES SHALL BE THE FIRST ITEM CONSTRUCTED. THE POND SHALL BE GRADED, TOPSOILED, SEEDED, AND SC-150 EROSION CONTROL MATTING PLACED BEFORE WORK PROCEEDS ON OTHER ITEMS.

SOIL EROSION KEY NOTES:

1. GRADING LIMITS
2. SILT FENCE
3. PLACE SILT SACKS IN CATCH BASIN (2)

SCHEDULED ACTIVITY

	2025 SEP	OCT	NOV	DEC	2026 JAN	FEB	MAR	APR	MAY	JUN
DEMOLITION										
INSTALL TEMP. EROSION CONTROLS										
ROUGH GRADE SITE										
UTILITIES										
BUILDING										
PARKING LOT										
TOPSOIL, SEED, & LANDSCAPE										
FINAL RESTORATION & CLEANUP										
REMOVE TEMP. EROSION CONTROLS										

NORTH

SCALE: 1" = 30'

SCALE 0 15 30 60

LEGEND

T – TOWN
R – RANGE
N – NORTH
S – SOUTH
E – EAST
W – WEST
SEC. – SECTION
POB – POINT OF BEGINNING

PROPOSED BLACKTOP
PROPOSED CONCRETE
EXISTING BLACKTOP
EXISTING CONCRETE
BUILDING

SECTION CORNER
SET CAPPED IRON
FOUND IRON OR NAIL
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
CATCH BASIN
HYDRANT
VALVE
UTILITY POLE
GUY WIRE
LIGHT POLE
WALL MOUNTED LIGHT
PEDESTAL
TRANSFORMER
SIGN

GRADING AND SESC PLAN
1095 3RD ST
301 W. MUSKEGON ST

FOR: MUSKEGON MIDTOWN CENTER, LLC
3265 WALKER AVE NW, SUITE D
GRAND RAPIDS, MI 49544

PART OF THE NORTHEAST 1/4, SECTION 30, T10N, R16W,
CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St SW
Grandville, MI 49418
Phone: 616.457.7050
www.feenstrainc.com

C2
DATE: 08/08/2025



LANDSCAPING NOTES:

1. ALL LANDSCAPING TO BE INSTALLED BY A QUALIFIED LANDSCAPE CONTRACTOR.
2. ALL PLANTINGS SHALL BE MULCHED WITH 3" SHREDDED HARDWOOD BARK MULCH.
3. TREES AND SHRUBS SHALL BE PLANTED WITH A PLANT MIX CONSISTING OF 1 PART TOPSOIL, 1 PART PEAT, AND 1 PART EXISTING SOIL.
4. LAWN AREAS SHALL RECEIVE 4" TOPSOIL AND SEED.
5. LAWN AND PLANTING AREAS SHALL BE IRRIGATED.
6. MAINTENANCE OF THE LANDSCAPE SHALL BE PROVIDED FOR BY THE OWNER AND INCLUDE: WATERING, FERTILIZING OF LAWN AND PLANTS, YEARLY PRUNING, AND TOP DRESSING OF MULCH AREAS EVERY OTHER YEAR.
7. PLANT MATERIAL SHALL BE CHOSEN AND INSTALLED IN ACCORDANCE WITH STANDARDS RECOMMENDED BY THE COUNTY COOPERATIVE EXTENSION SERVICE OR AMERICAN NURSERY ASSOCIATION.

MAINTENANCE NOTES:

(a) IN-GROUND AUTOMATIC IRRIGATION SHALL BE INSTALLED AND UTILIZED WITHIN THE REQUIRED FRONT YARD AND SECONDARY FRONT YARDS FOR ALL COMMERCIAL AND OFFICE ZONED DISTRICTS. IRRIGATION SHALL BE INSTALLED ALONG THE ENTIRE STREET FRONTAGE EITHER WITH NEW DEVELOPMENTS OR WITH BUILDING ADDITIONS ADJACENT TO THE STREET FRONTAGE THAT EXCEEDS 50% OF THE EXISTING WIDTH.

(b) ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE, FREE FROM REFUSE AND DEBRIS.

(c) PLANTS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT THEY DO NOT RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARDS.

(d) ANY DEAD OR DISEASED PLANTS THAT WERE REQUIRED BY SITE PLAN APPROVAL SHALL BE REMOVED AND REPLACED WITHIN NE YEAR FROM THE TIME THAT THE PLANT DIES.

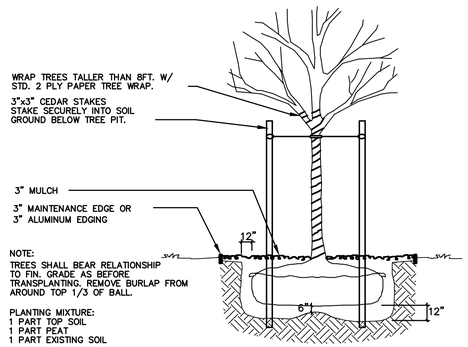
(e) TREES SHOWN ON THE SITE PLAN SHALL NOT BE REMOVED, EXCEPT TO REPLACE DEAD OR DISEASED TREES, UNLESS APPROVED AS A SITE PLAN AMENDMENT. ANY TREE THAT IS REMOVED MUST BE REPLACED IN ACCORDANCE WITH THE APPROVED SITE PLAN.

LANDSCAPING LEGEND:

Deciduous canopy tree (min. 2" caliper)

Ornamental grasses and perennials

Lawn seed mix



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

CALL MISS DIG

(800) 482-7171

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL CALL (800) 482-7171 A MINIMUM OF THREE (3) FULL WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) PRIOR TO EXCAVATING 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 UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEM.

NORTH

SCALE: 1" = 30'

SCALE
0 15 30 60

LEGEND

T – TOWN	SECTION CORNER
R – RANGE	SET CAPPED IRON
N – NORTH	FOUND IRON OR NAIL
S – SOUTH	STORM SEWER MANHOLE
E – EAST	SANITARY SEWER MANHOLE
W – WEST	CATCH BASIN
SEC. – SECTION	HYDRANT
POB – POINT OF BEGINNING	VALVE
PROPOSED BLACKTOP	UTILITY POLE
PROPOSED CONCRETE	GUY WIRE
EXISTING BLACKTOP	LIGHT POLE
EXISTING CONCRETE	WALL MOUNTED LIGHT
BUILDING	PEDESTAL
	TRANSFORMER
	SIGN

LANDSCAPING PLAN
1095 3RD ST
301 W. MUSKEGON ST

FOR: MUSKEGON MIDTOWN CENTER, LLC
3265 WALKER AVE NW, SUITE D
GRAND RAPIDS, MI 49544

PART OF THE NORTHEAST 1/4, SECTION 30, T10N, R16W, CITY OF MUSKEGON, MUSKEGON COUNTY, MICHIGAN

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C3

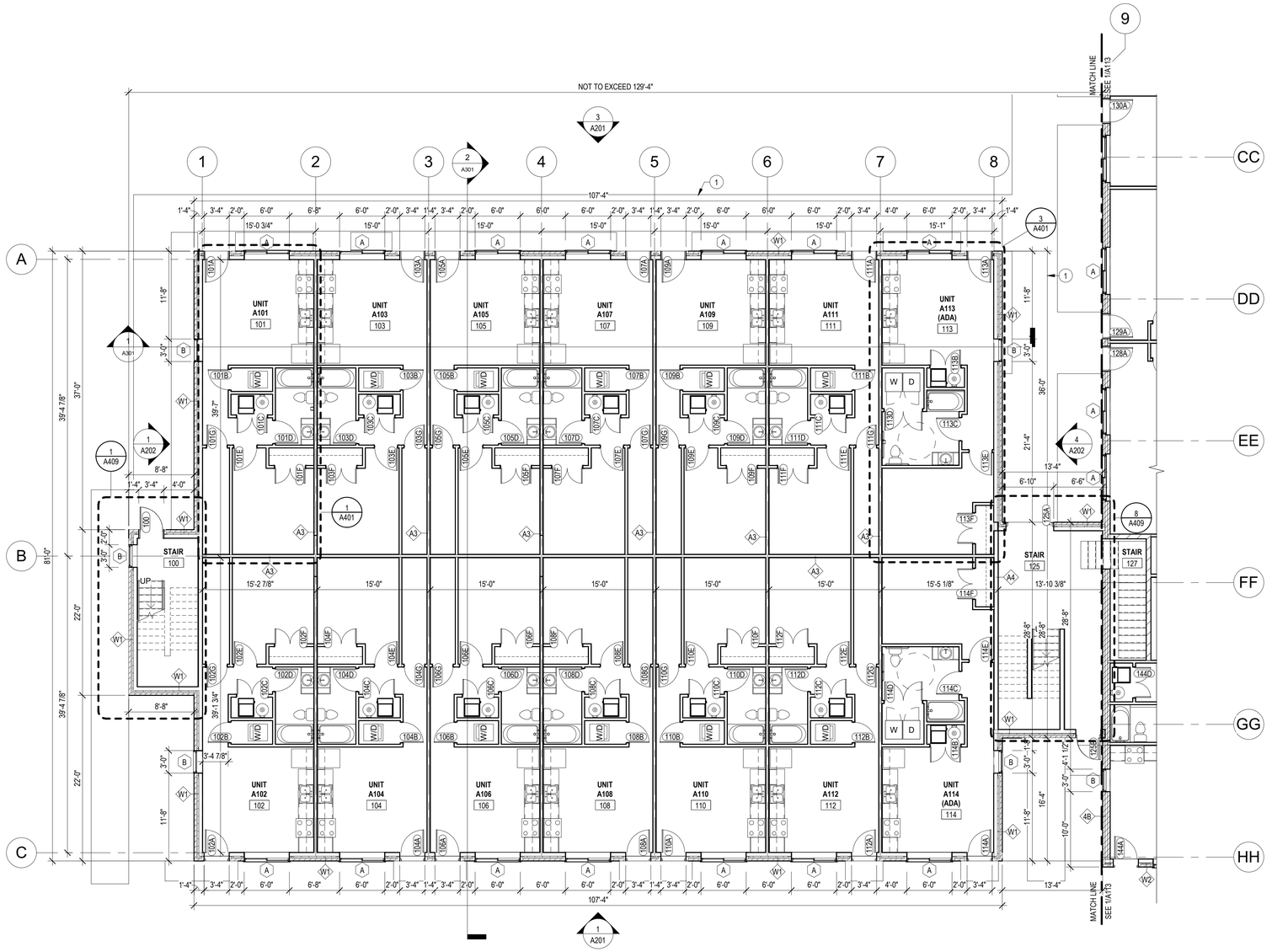
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KEYNOTES - LEVEL 1 AREA A (#)

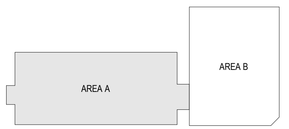
1 CONCRETE WALKWAY, SEE STRUCTURAL

FLOOR PLAN GENERAL NOTES

A FIELD VERIFY ALL DIMENSIONS
B ALL INTERIOR DIMENSIONS TO FINISH FACE UNLESS NOTED OTHERWISE
C GENERAL NOTE C
D SEE SHEETS A401 - A406 FOR ENLARGED UNIT PLANS



1 A112 FLOOR PLAN - LEVEL 1 AREA A
1/8" = 1'-0"



NORTH KEY PLAN
1" = 80'-0"

8/5/2025 8:50:20 AM

SEH

Muskegon Midtown Center LLC
MUSKEGON MIDTOWN CENTER
1095 3rd Street, Muskegon, MI 49441

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SEH Project	180390
Checked By	AR
Drawn By	MA

Project Status	**Issue Date**
BID DRAWINGS	06/24/2025
BID DRAWINGS	07/16/25

REVISION SCHEDULE

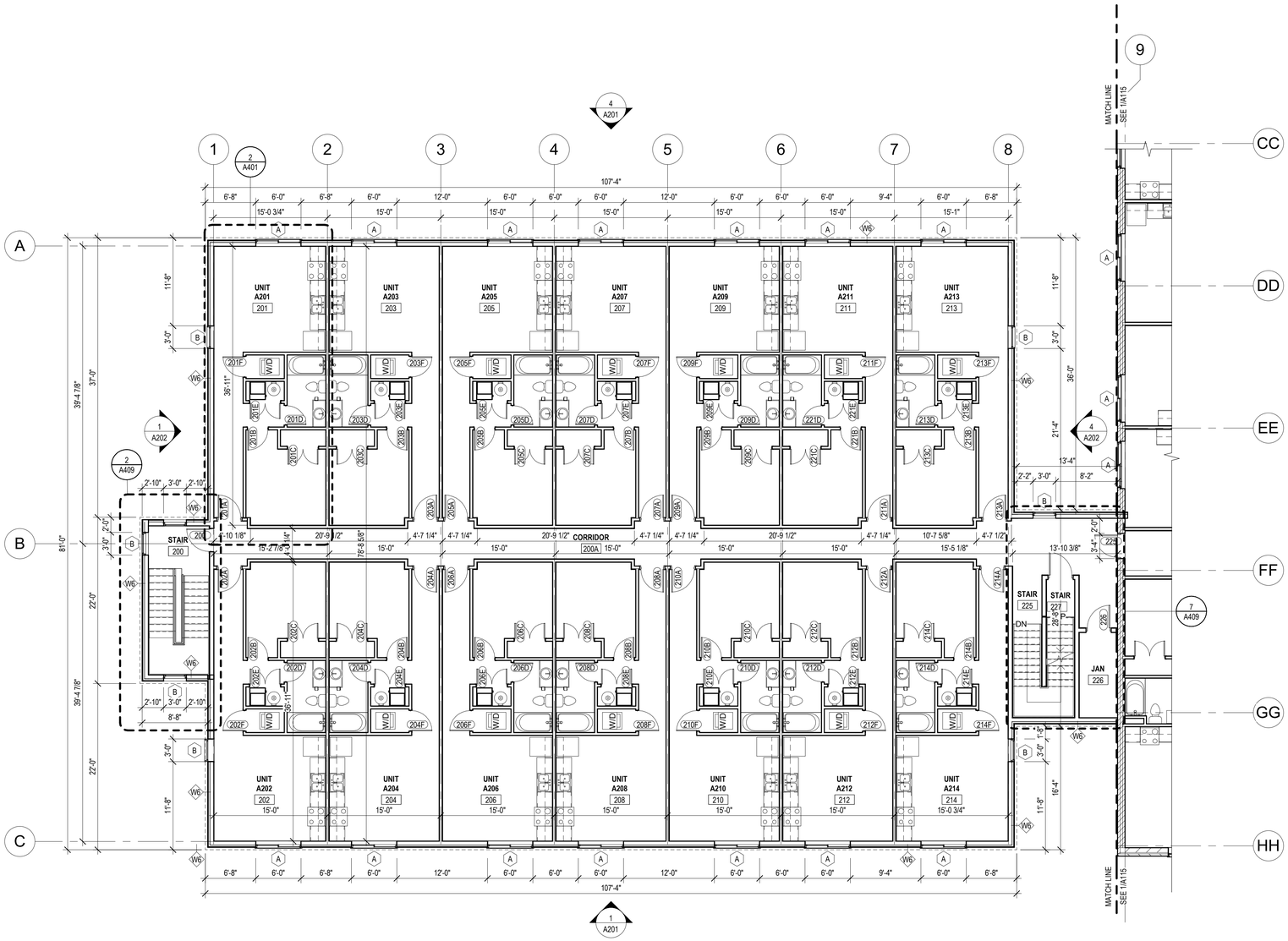
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FLOOR PLAN - LEVEL 1
AREA A

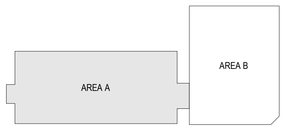
A112

FLOOR PLAN GENERAL NOTES

A FIELD VERIFY ALL DIMENSIONS
B ALL INTERIOR DIMENSIONS TO FINISH FACE UNLESS NOTED OTHERWISE
C GENERAL NOTE C
D SEE SHEETS A401 - A406 FOR ENLARGED UNIT PLANS



1 A114 FLOOR PLAN - LEVEL 2 AREA A
1/8" = 1'-0"



NORTH KEY PLAN
1" = 80'-0"

8/5/2025 8:50:21 AM

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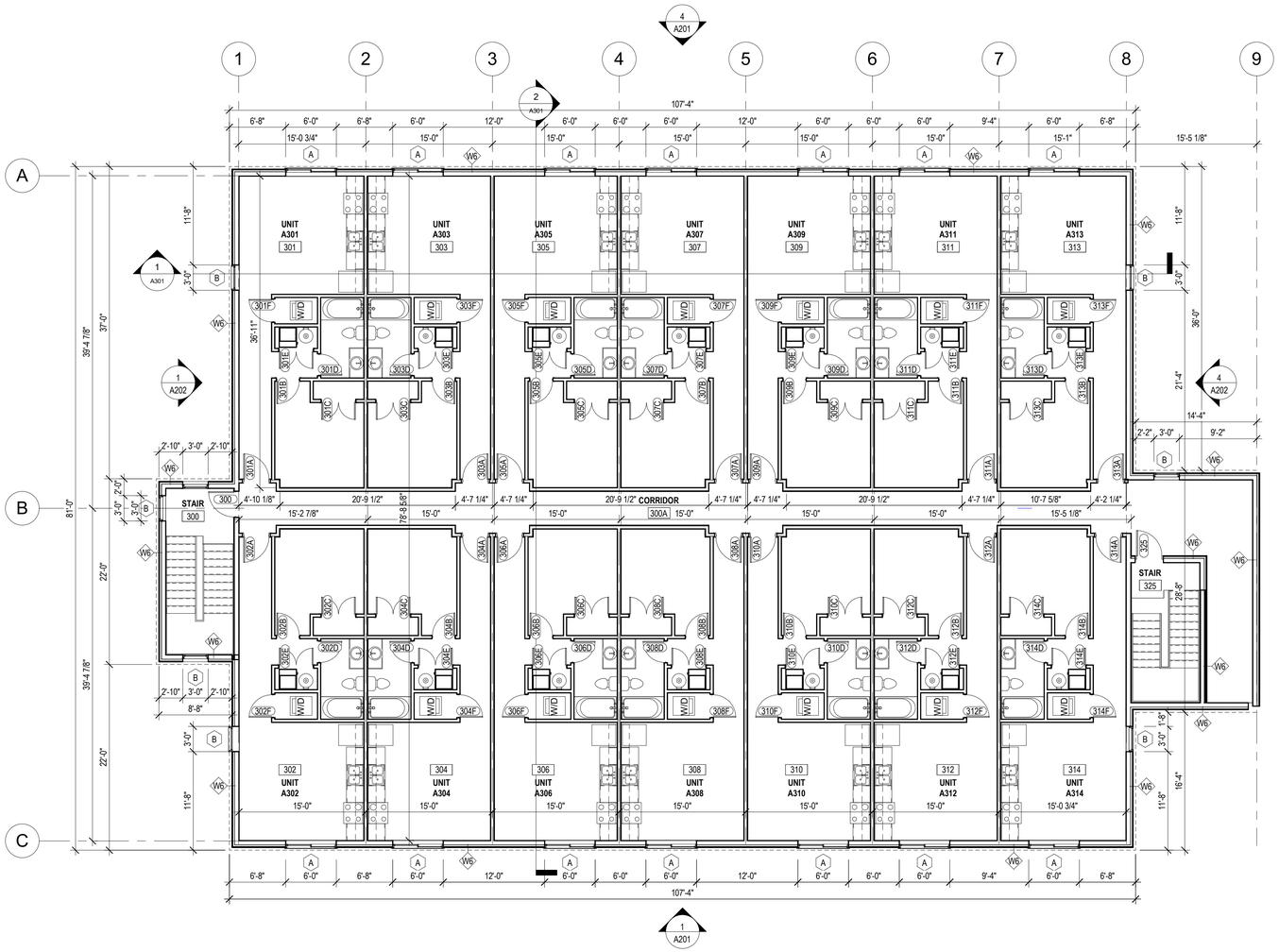
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FLOOR PLAN - LEVEL 2
AREA A

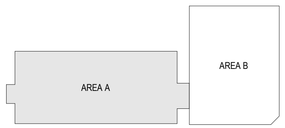
A114

FLOOR PLAN GENERAL NOTES

A FIELD VERIFY ALL DIMENSIONS
B ALL INTERIOR DIMENSIONS TO FINISH FACE UNLESS NOTED OTHERWISE
C GENERAL NOTE C
D SEE SHEETS A401 - A406 FOR ENLARGED UNIT PLANS



1 A116 FLOOR PLAN - LEVEL 3 AREA A
1/8" = 1'-0"



NORTH KEY PLAN
1" = 80'-0"

8/5/2025 8:50:21 AM

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FLOOR PLAN - LEVEL 3
AREA A

A116



1 A201 EXTERIOR SOUTH ELEVATION - AREA A - HOUSTON AVE

1/8" = 1'-0"



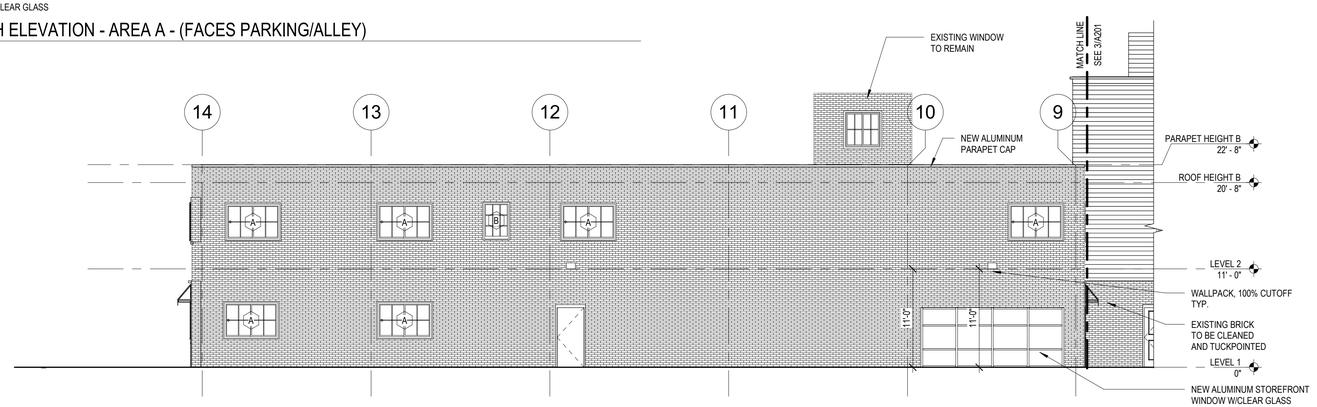
2 A201 EXTERIOR SOUTH ELEVATION - AREA B - HOUSTON AVE

1/8" = 1'-0"



3 A201 EXTERIOR NORTH ELEVATION - AREA A - (FACES PARKING/ALLEY)

1/8" = 1'-0"



4 A201 EXTERIOR NORTH ELEVATION - AREA B (FACES ALLEY)

1/8" = 1'-0"

8/5/2025 8:50:24 AM

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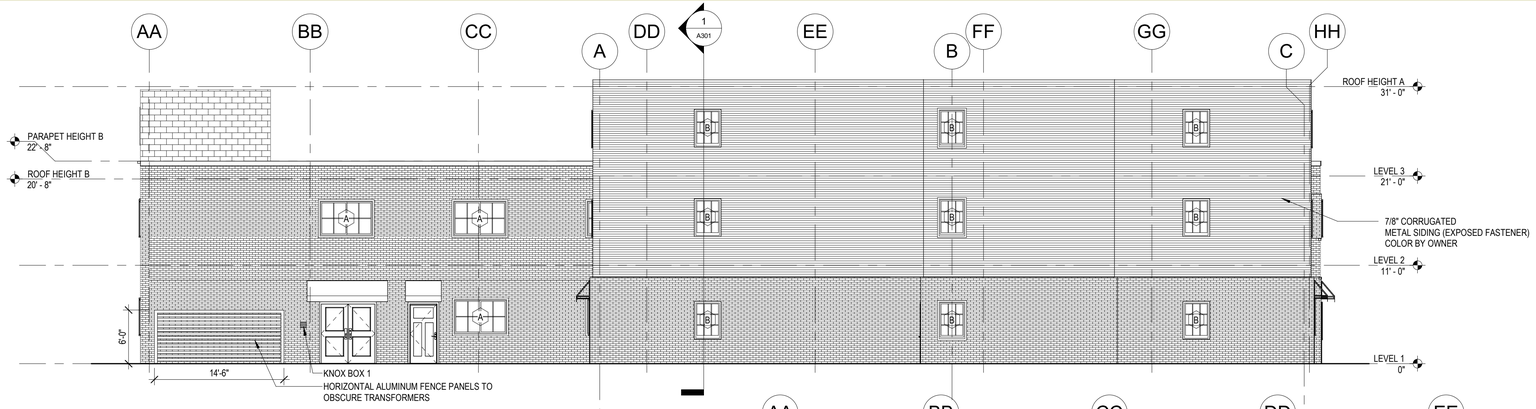
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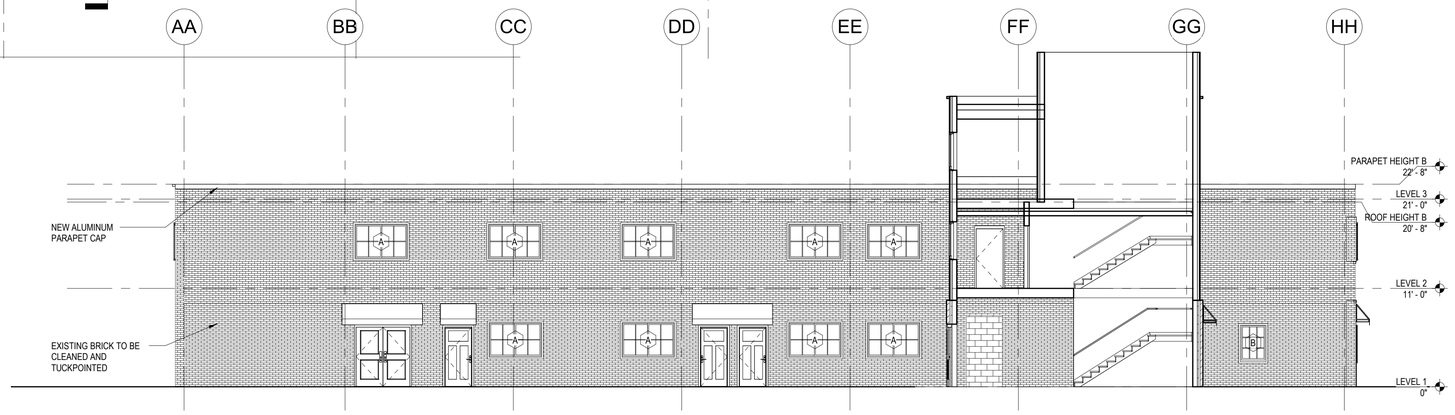
REV. #	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

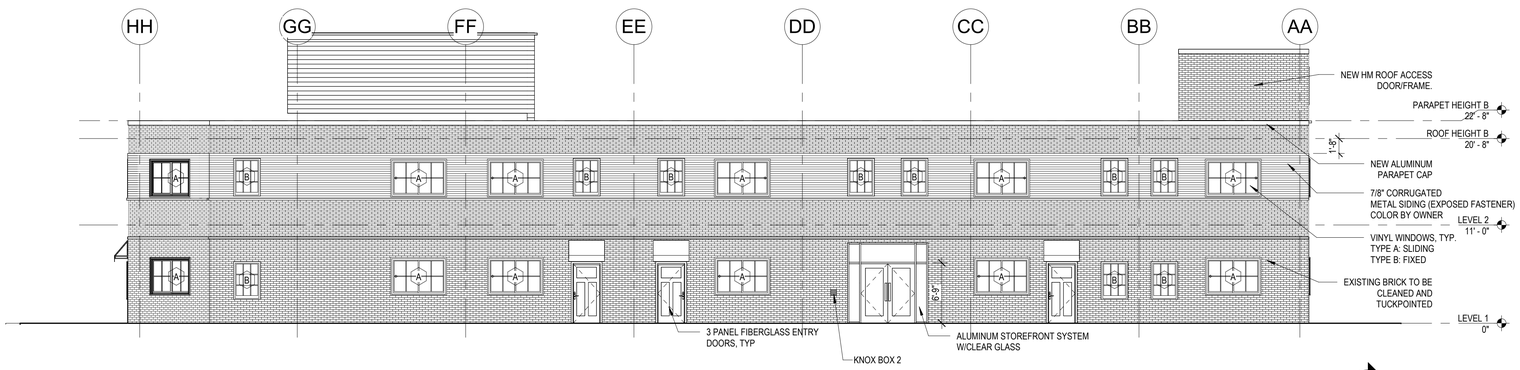
A201



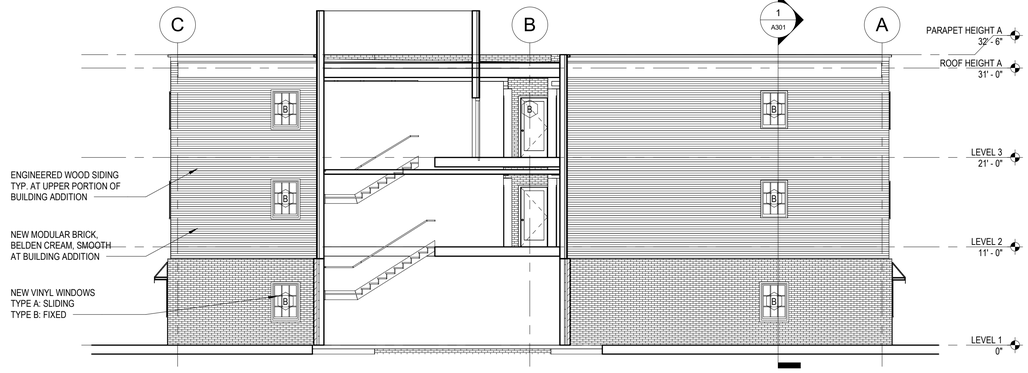
1 A202 EXTERIOR WEST - (FACES PARKING)
1/8" = 1'-0"



2 A202 EXTERIOR WEST ELEVATION (FACES PARKING)
1/8" = 1'-0"



3 A202 EXTERIOR EAST - THIRD STREET
1/8" = 1'-0"



4 A202 EXTERIOR EAST ELEVATION - ADDITION
1/8" = 1'-0"

8/5/2025 8:50:28 AM

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1095 3rd Street, Muskegon, MI 49441

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REV. #	DESCRIPTION	DATE

EXTERIOR ELEVATIONS

A202

CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

HISTORIC DISTRICT DESIGN GUIDELINES

FOR NEW CONSTRUCTION

(Adopted December 4, 1990)

Although a significant amount of the Commission's work is centered on historic structures, the construction of new structures on vacant lots within historic districts is permitted and encouraged. However, those professionals designing new structures should strive for excellence in design whether small individual infill construction within the existing historic district blocks, or larger independently sited projects. New structures should be in keeping with the existing historical character of the neighborhood or district with a design that is compatible with the size, scale, material, and color of the surrounding buildings and landscaping. Good design which responds positively to its surroundings can be done in several different ways; therefore, it is impossible to develop specific interpretations which will apply in all cases. Every site has its own design opportunities.

The following design recommendations shall be used by the Historic District Commission in evaluating requests for new construction within the districts. These basic criteria should be a part of any proposed design brought before the Commission for approval.

Recommended

Height - Relating the overall height of new construction to that of adjacent structures. As a general rule, construct new buildings to a height roughly equal to the average height of existing buildings from the historic period on and across the street.

Scale - Relating the size and proportions of new structures to the scale of adjacent buildings. Although a building may be much larger than its neighbors in terms of square footage, it should maintain the same scale and rhythm as the existing buildings.

Massing - Breaking up uninteresting box-like forms into smaller, varied masses such as are common on most buildings from the historic period. Variety of form and massing are elements essential to the character of the streetscape in historic districts. For example, if an infill site is large, the mass of the facade can be broken into a number of small bays.

Directional Expression - Relating the vertical, horizontal, or non-directional facade character of new buildings to the predominant directional expression of nearby buildings. Horizontal buildings can be made to relate to the more vertical adjacent structures by breaking the façade into smaller masses that conform to the primary expression of the streetscape.

Setback - Maintaining the historic façade lines of streetscape by locating front walls of new buildings in the same plane as the facades of adjacent buildings. If exceptions are made, buildings should be set back into the lot rather than closer to the street than neighboring, existing buildings. If existing setbacks vary, new buildings should conform to historic siting patterns.

Not Recommended

Height - Introducing new construction that varies greatly in height (too high or too low) from older buildings in the vicinity. Extreme differences in building heights will have a detrimental visual effects on the appearance of surrounding property.

Scale - Creating buildings that in height, width, or massing violate the existing scale of the area. The new building should not disrupt the scale and rhythm of the streetscape, although it might be appropriate in a different location.

Massing - Introducing single, monolithic forms that are not relieved by variations in massing. Box-like facades and forms are intrusive when placed in a streetscape of older buildings that have varied massing and facade articulation.

Directional Expression - Creating strongly horizontal or vertical facade expressions unless compatible with the character of structures in the immediate area. A new building that does not relate well to its neighbors or to the rhythm of the streetscape because of an unbroken horizontal façade should be avoided.

Setback - Violating the existing setback pattern by placing a new building in front of or behind the historic facade line. Placing buildings at odd angles to the street, unless in an area where diverse siting already exists, even if property setback is maintained, should be avoided.

Sense of Entry - Articulating the main entrances to the building with covered porches, porticos, and other pronounced architectural forms. Entries were historically a prominent visual feature of the street elevation of the building and often raised a few steps above the grade of the property.

Sense of Entry - Introducing facades with no strong sense of entry. Side entries or entries not defined by a porch or similar transitional element result in an incompatible "flat" first-floor façade.

Roof Shapes - Relating the roof forms of the new buildings to those found in the area. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches, and materials on new construction is one way of making new structures more visually compatible.

Roof Shapes - Introducing roof shapes, pitches, or materials not traditionally used in the area.

Rhythm of Openings - Respecting the recurrent alteration of wall areas with door and window elements in the facade. Also considering the width-to-height ratio of bays in the facade. The placement of openings with respect to the facade's overall composition, symmetry or balanced symmetry should be carefully studied.

Rhythm of Openings - Introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. For example, glass walls and window and door shapes and locations which are disrespectful to the adjoining buildings.

Design Expression - Composing the materials, textures and colors of the new building facade to compliment adjacent facades and relating details and decorations of the new building to those of existing surrounding buildings.

Design Expression - Violating the existing character of the district by introducing non-compatible materials, textures, colors, details, and decoration on new buildings.

Imitations - Accurate restoration of or visually compatible additions to existing buildings and former construction, contemporary architecture that well represents our own time yet, enhances the nature and character of the historic district.

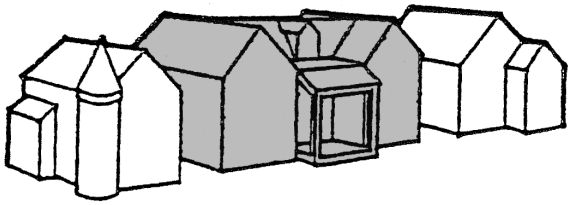
Imitations - Replicating or imitating the styles, motif, or details of older periods. Such attempts detract from the character of the district by compromising what is truly historic.

Recommended

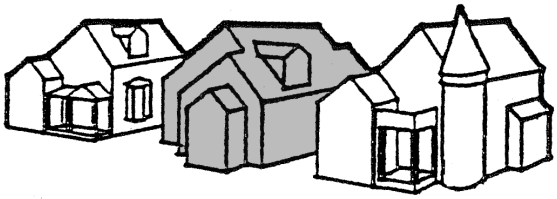
Height



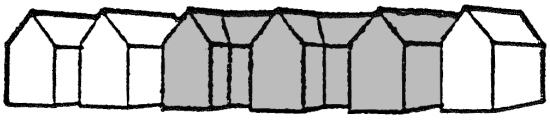
Scale



Massing

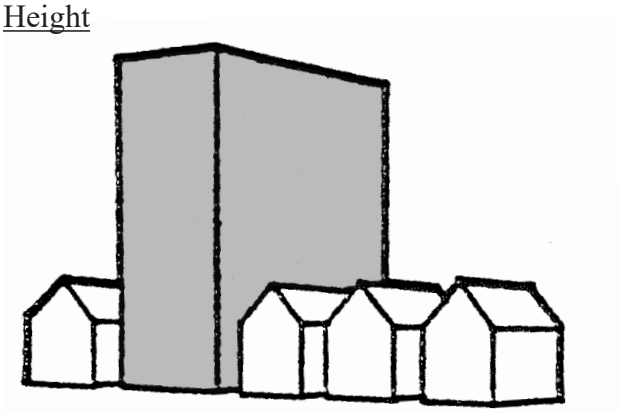


Directional Expression

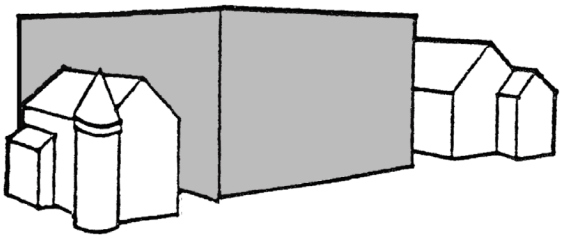


Not Recommended

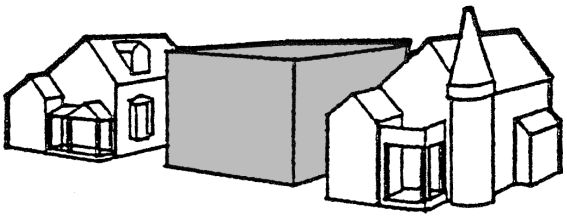
Height



Scale



Massing

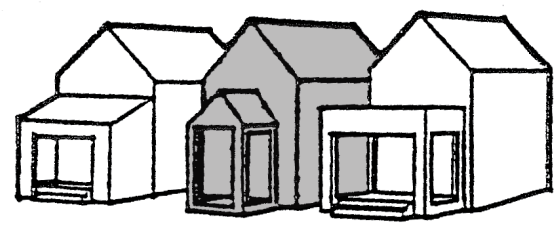


Directional Expression

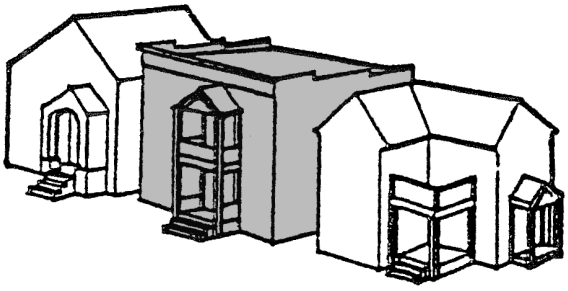


Recommended

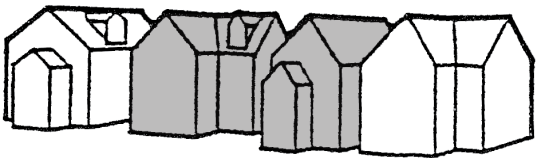
Setback



Sense of Entry



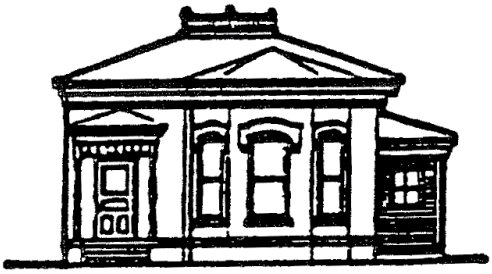
Roof Shapes



Rhythm of Openings

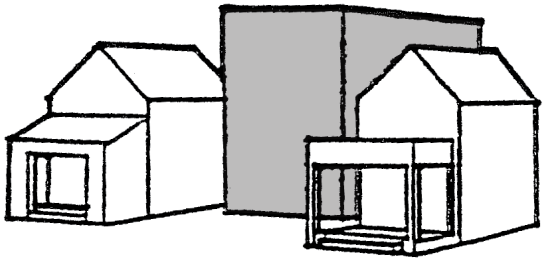


Imitations

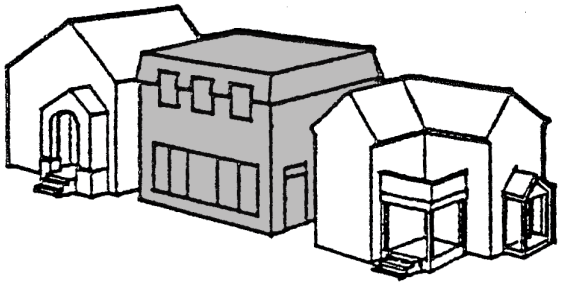


Not Recommended

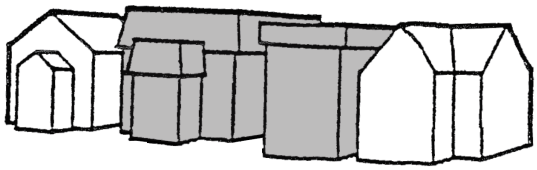
Setback



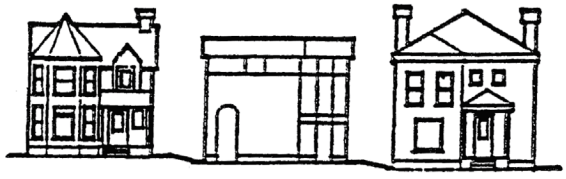
Sense of Entry



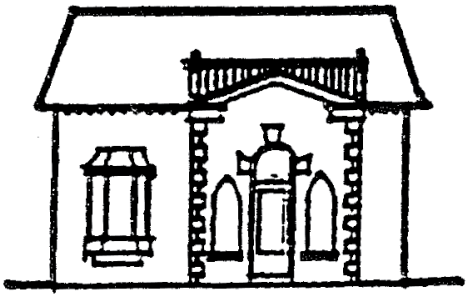
Roof Shapes



Rhythm of Openings



Imitations



Agenda Item Review Form

Muskegon Historic District Commission

Case Case 2025-22: 540 W. Webster	**Description of Work:** Front Porch Railing
Applicant: Jere Clausen	**District:** Clay-Western
Current Use: Residential	**Date of Construction:** 1/1/1929

Discussion:

The applicant is seeking approval to replace the existing metal front porch railing with a composite railing that matches the brick red trim color of the house.

Standards:
See attached Porch and Deck Standards and Guidelines.

Deliberation:

I move that the HDC (approve/deny) the request to replace the existing metal front porch railing with a composite railing in the style presented at the September 2, 2025 HDC meeting as long as the work meets all zoning requirements and the necessary permits are obtained.



View from W. Webster Avenue, looking west showing existing front porch railing (photo from April 2025).



View from 7th Street, looking north (photo from April 2025).



View from 7th Street, looking east showing rear porch railing (photo from April 2025).

CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

PORCH AND DECK STANDARDS AND GUIDELINES

(Adopted December 6, 1994 - Effective January 1, 1995)

Covered Porches

Newly constructed covered porches shall be decked with tongue and groove decking and painted to complement or contrast the house (unless the construction involves the rebuilding of a missing original porch where documentable evidence shows a different method of decking). Ventilation under the porch deck is necessary to prevent excessive moisture from causing deterioration to the porch members. Therefore, the porch skirt shall be detailed in a similar manner to that shown on the attached decking detail illustration. In some cases, composite decking materials may be permitted for use on covered porches.

Freestanding or Attached Decks (Uncovered Porches)

Placement and design of all decks shall be approved by the Commission. Decks should be located in unobtrusive locations and shall feature one of the edge details featured on the attached decking detail illustration. Decking boards shall consist of 5/4" thick pressure treated decking or square-edged fir decking and appropriately finished. In some cases, composite decking materials may be permitted for use on uncovered porches.

Handrails and Guardrails

Existing original handrails and guardrails shall not be removed without the approval of the Commission. Deteriorated rails shall be repaired as a first course of action. When replacement is necessary, the original details shall be replicated. In cases where height or spacing is required to be modified to meet code requirements, the Commission will carefully review the options to determine the most appropriate method to accomplish this requirement. In cases where handrails or guardrails are new (including those for new decks), the design shall generally conform to the railing and balustrade detail illustrated on the attached sketches.

New guardrails in the historic districts shall conform to the minimum guardrail height in the most recent edition of the building code.

PORCH OR DECK FLOOR HEIGHT FROM FINISHED GROUND GRADE	MINIMUM GUARDRAIL HEIGHT
0" - 30"	0"
≥ 30"	36"

New guardrails on commercial buldings shall conform to the minimum guardrail height for commercial buildings as defined in the most recent edition of the building code.

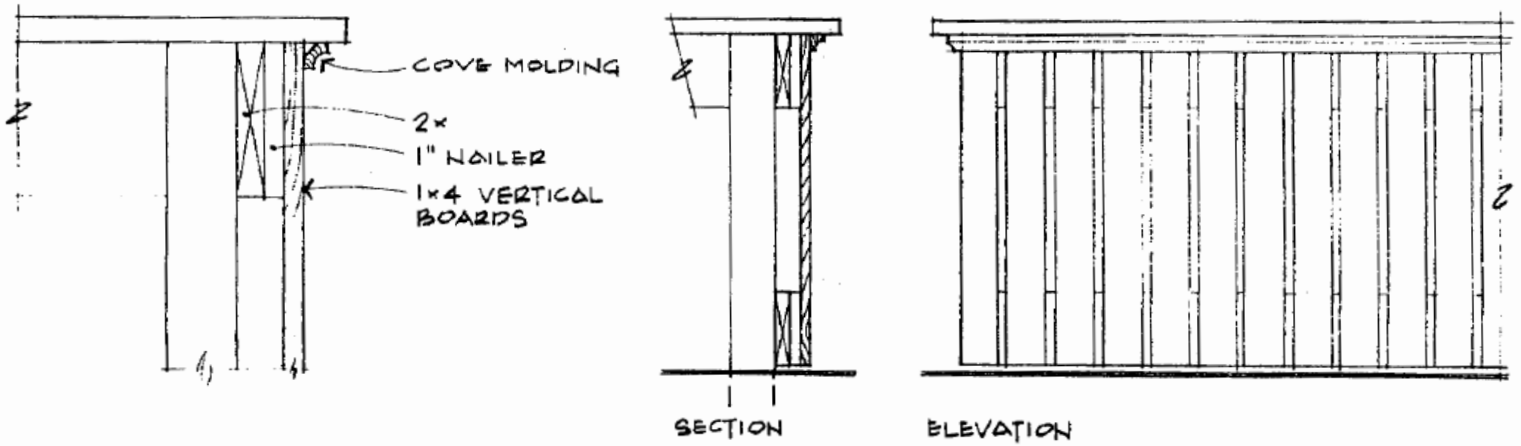
In all cases, if an original guardrail was higher than the minimum height as listed above, then the original height applies.

Porch Enclosure

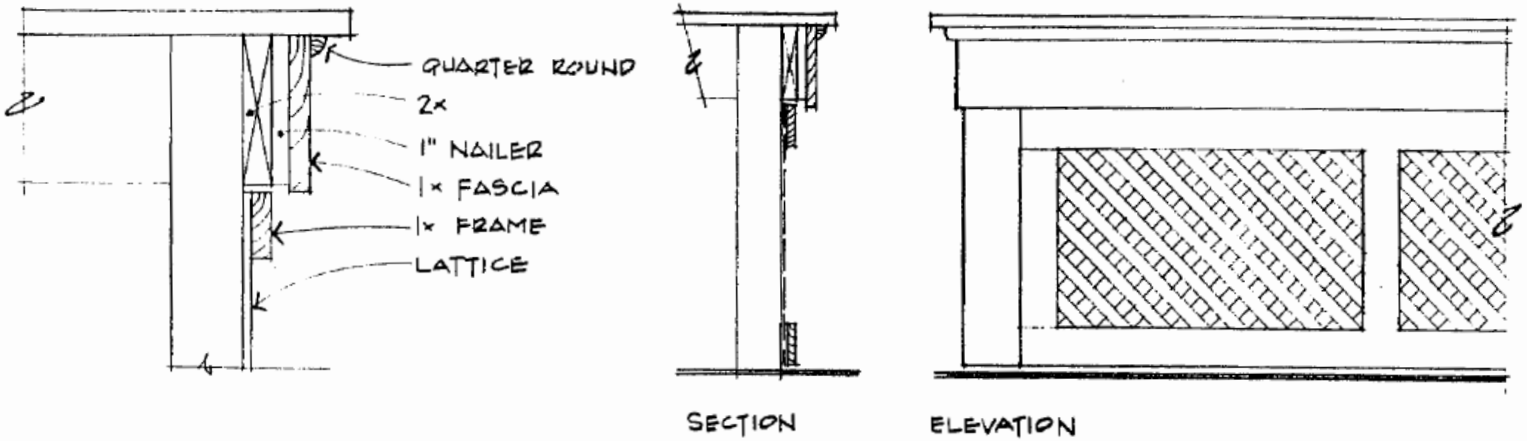
Existing screen or open porches shall not be enclosed with framing or windows without approval by the Commission. Generally, when an open or screened porch is enclosed, the enclosure materials or windows should preserve the appearance of a porch in order to maintain the original design and to avoid the visual effect of a boxed-in appendage. This can often be accomplished with full length windows and exterior screens which would extend from within a few inches off the floor or base of the existing porch opening thus maintaining the effect of a screened in porch or solarium. On most full length porches, building up a half-wall at the base and enclosing it with short windows would not be in keeping with the original design of the house and would detract from the overall appearance. Each request for a porch enclosure will be carefully analyzed by the Commission, taking into consideration the practical and intended usage of the area and the overall visual effect upon the house.

Paint

All exposed deck or porch wood shall be painted to complement or contrast the existing structure. Pressure treated wood shall be painted no later than one year after installation.



VERTICAL BOARDS

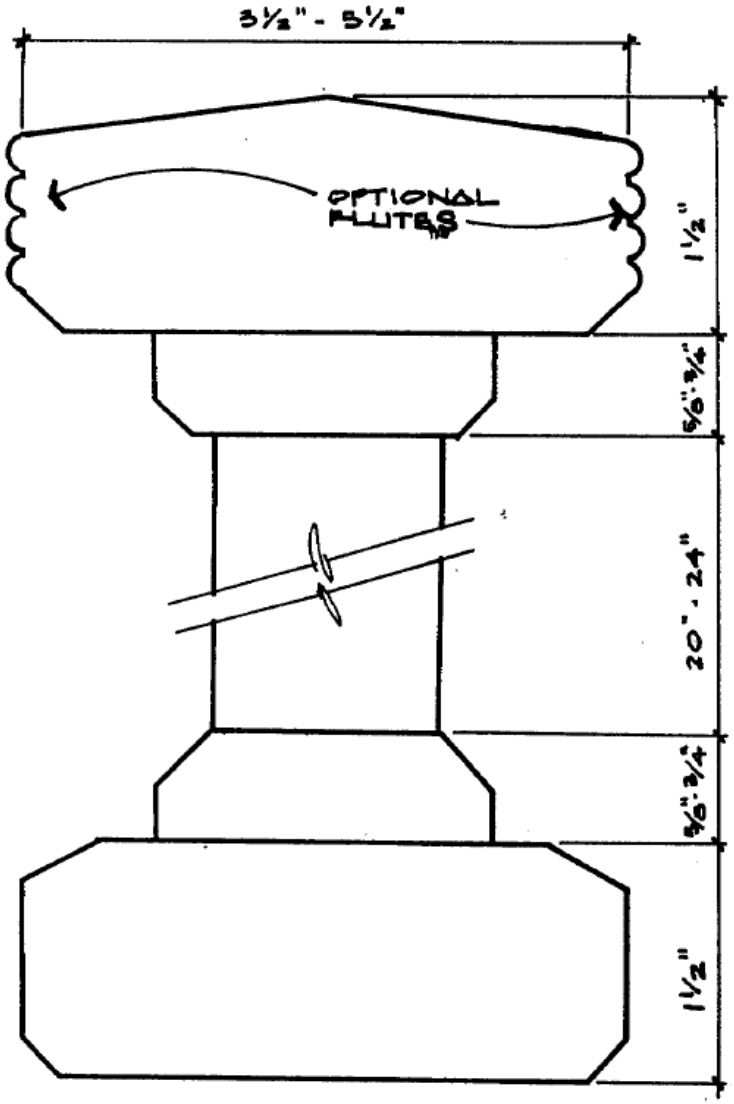


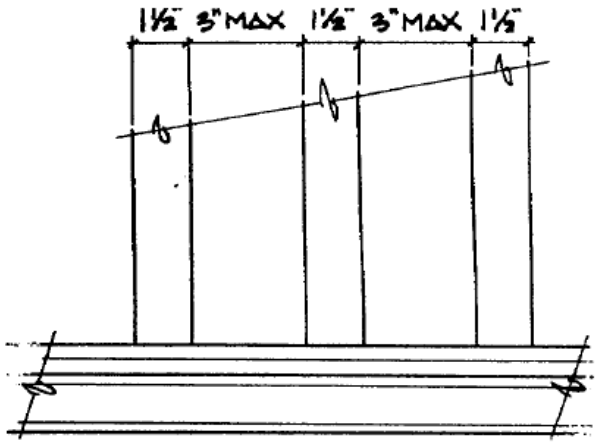
LATTICE

DECKING DETAILS

GRAPHICS COURTESY CITY OF KALAMAZOO

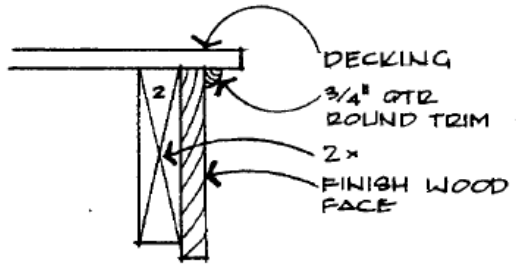
DETAIL OF SAMPLE
BALUSTRADE CONSTRUCTION



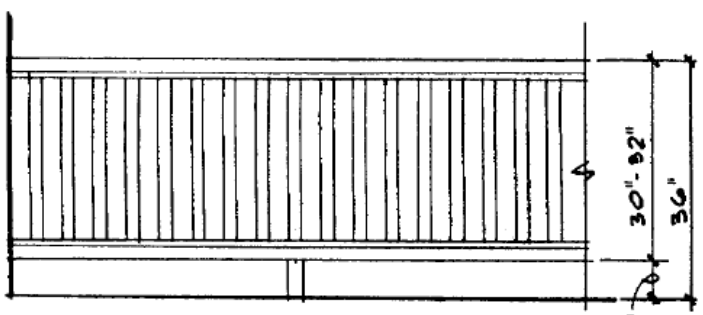


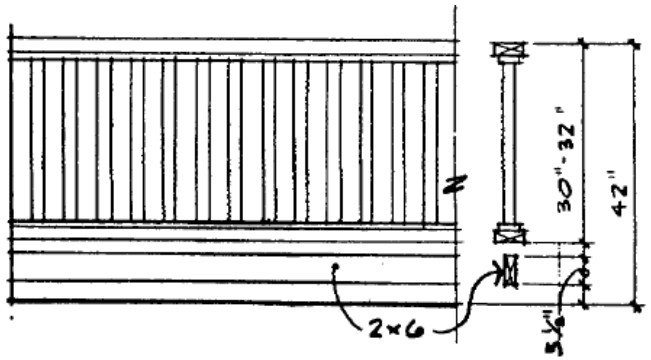
SPACING OF BALUSTERS

WIDTH × 3 = CENTER-TO-CENTER SPACING

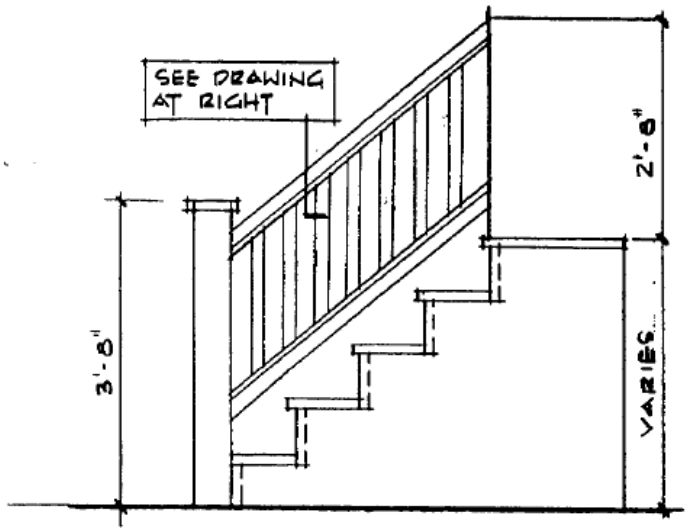


EDGE DETAIL



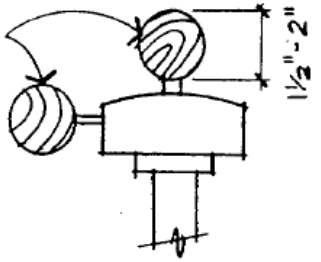


MINIMUM RAIL HEIGHT REQUIREMENTS ARE 24"-30" DEPENDING ON DECK HEIGHT FROM GROUND LEVEL
IF A GREATER HEIGHT IS RECOMMENDED FOR SAFETY REASONS (WHERE THE RAIL IS NEW OR REBUILT)
THE ABOVE CONSTRUCTION METHODS MAY BE ACCEPTABLE (PLEASE SEE ATTACHED TEXT FOR DETAILS)



"GRASPABLE" HANDRAIL
(1½"-2" CROSS SECTIONAL DIMENSION)

ROUNDED CORNERS



HANDRAIL CAP

SAMPLE
RAILING DETAILS (NEW RAILS)

GRAPHICS COURTESY CITY OF KALAMAZOO

Agenda Item Review Form

Muskegon Historic District Commission

Case Case 2025-23: 557 W. Western	**Description of Work:** Signs
Applicant: Eric Cockream	**District:** Clay-Western
Current Use: Commercial	**Date of Construction:** 1/1/1910

Discussion:

The applicant is seeking approval to install vinyl window signs and one wall sign in the former transom above the door. The sign band sign installed on the parapet wall above the storefront replaced a previous sign and was staff approved in February 2025. All the signs have already been installed.

Standards:
See attached Sign Policy.

Deliberation:

I move that the HDC (approve/deny) the request to install vinyl window signs and one wall sign in the former transom above the door as presented in the September 2, 2025 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.



View from W. Western Avenue before sign installation (photo from July 2023).



View from W. Western Avenue after sign installation.

CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

SIGNAGE POLICY

Adopted October 2, 1986 with revisions

Purpose & Intent

A. It is recognized by the Historic District Commission that signs in general perform certain functions in the community which are essential for the public safety and general welfare, such as communicating messages, providing information about the availability of goods and services, and providing orientation. It is further recognized by the Historic District Commission that because of their potential detrimental impact on the historic and architectural character of the structures and surroundings within the City's designated historic districts, exterior signs must be regulated in order to:

1. Prevent conditions which have a blighting influence and contribute to the loss of character and declining property values within the historic districts.

2. Safeguard the heritage of the City by preserving and protecting historic district environments which include elements reflective of its cultural, social, economic, political, and architectural history.

3. Preserve the historic quality and architectural content of the historic districts by curbing deterioration and otherwise unsuitable additions, removals, or alterations to the properties within them.

4. Permit compatible signs for use within historic districts which would provide for easy recognition, legibility, and comply with other acceptable conditions.

It is the intent of this policy by the Historic District Commission to protect property values, preserve and enhance the architectural features of the City's historic structures, promote a more enjoyable and visually pleasing historic environment and encourage the most appropriate use and type of exterior signs for location within the historic districts.

The establishment of the sign standards, design criteria and other regulations and requirements of this policy as the basis for acceptance or denial of a sign by the Historic District Commission ensures that all signs will be reviewed in an objective manner, thereby protecting the right of property owners from any potentially arbitrary or capricious decisions of the Commission.

Definitions

A. Sign: The use of any letters, numerals, pictorial representations, devices, designs or trademarks which constitute a name, identification, description, display, or illustration which is affixed or applied to or represented directly or indirectly upon a building structure or historic district property which attention to an object, product, activity, person, institution, organization, or business.

B. Sign Types: The Historic District Commission shall review for approval the installation or alternation of any sign type as indicated below:

1. Flat wall signs. Any sign that is painted directly on a building surface or painted on a separate background material and applied to the facade as a unit.

2. Dimensional surface signs. Any sign that consists in whole or in part, of three-dimensional letter forms applied directly to the building surface or applied to a separate flat background which is attached parallel to the building surface.

3. Free-standing signs. Signs supported by upright braces, frames, poles, or other similar structures, independent of any building.

4. Ground signs. Any free standing sign located on or close to the ground, the top of which does not extend more than four feet above the ground.

5. Projecting or pole signs. Any sign that has a face that is other than parallel to the exterior facade of the building. A sign which is attached to a pole or other structure and extends above or projects out there from.

6. Window signs. Any sign that is applied directly to the inside or outside surface of a window glass or exists as opaque, translucent or transparent panels which are suspended or supported by other means inside the window and parallel to its surface, which are intended to be seen from the exterior.

7. Awning & canopy signs. Any symbol or message which is attached to or is an integral part of any awning (fixed or retractable) or canopy is considered a sign.

8. Banners. Any banner hung either with or without frames that contains a message, symbol, or which is simply a decorative addition is considered a sign.

9. Directional signs. A sign directing and guiding vehicular or pedestrian traffic or parking but bearing no advertising matter.

C. Sign Area: The area within the smallest circle or rectangle that encloses the extreme limits of the advertising message, including any frame, background, or trim. Two faces which are back- to-back are counted only once.

D. Signage Wall Area: The area of a wall that is a continuous portion of a building unbroken by columns, ridges, doors, or windows. It is calculated by selecting a continuous facade, then drawing an imaginary rectangle within specified height limitations and computing the square-foot area of this rectangle.

E. Sign Face: The surface of a sign board or background area on which a message is displayed.

Review Requirements

A. Policy Statement

As established by Chapter 38 of the Code of Ordinances of the City of Muskegon, the Historic District Commission is empowered with the authority to review and approve plans for Building Permit applications for exterior work to construct, alter, repair, move or demolish any structure in a historic district. As described by City Building Code, a sign is a structure and, therefore, installation of such structure requires the filing of a Building Permit which must be subjected to Historic District Commission approval.

B. Historic District Commission (HDC)

The Historic District Commission will hold meetings on the first Tuesday of every month (unless otherwise publicly notified) for review of Building Permits, including any sign applications. If approved, a "Certificate of Appropriateness" will be issued by the Commission for all appropriate signs.

C. Review Requirements

To effectively determine the appropriateness of any sign for use within the City's historic districts, the Historic District Commission shall require that the following permits, plans, drawings and/or other details be provided, prior to the fabrication and installation of such sign, and prior to the Commission's meeting for approval.

1. Building Permit: A Building Permit Application must be filed for installation of all new exterior signs and alteration of any existing signs.

2. Site Plan: drawn to scale with measurements indicating proposed location and position of the sign in relation to building(s) on site, lot lines, sidewalks, drives, streets, and any other proposed or permanently existing structures or objects.

3. Elevation drawing(s): drawn to scale with measurements depicting complete sign dimensions, including minimum and maximum heights, distances from other structures (if appropriate), method of installation, supporting members, and any other features which might be visible.

4. Wall signs: For signs attached to a building wall, drawings shall indicate wall surface dimensions and any outstanding building lines or architectural details which may exist, including

complete sign dimensions, method of attachment and size of protrusion.

5. ALL PLANS/DRAWINGS: shall indicate types of installation materials to be used, colors of sign display and other components, letter styles and sizes, method of installation (anchoring) and any other elements which may affect the sign's exterior appearance.

6. Material samples: provide material samples and/or other catalog information when possible.

7. Photographs: provide current photos of the proposed site and/or building surface where the sign(s) will be installed.

8. Examples and HDC assistance: The HDC will provide additional information and samples of acceptable drawings upon request.

Standards & Design Criteria

General Conditions: All signs shall comply with the regulations for erection and construction of structures as contained within the City's Building Code of Ordinances and shall comply with existing zoning requirements as established within the City's Code of Zoning Ordinances.

The following Standards and Design Criteria shall be used in whole or part by the Historic District Commission in its determination of appropriateness of a particular type of sign for a specific property, including size, design features, fabrication and methods, intended positioning and on-site location, and all other elements affecting a sign's physical appearance:

A. Letters

1. Style. Uniform lettering style shall be used throughout the sign to avoid incoherence and otherwise incompatible letter form combinations which may be determined as inappropriate by the Historic District Commission. The use of serifed (footed) letter styles is preferred for certain historical buildings; however, Gothic letter forms (those without serifs) and script letter forms may be acceptable to the Historic District Commission dependent upon the style and period of architecture represented by the building involved.

2. Size. "Letters should be subordinate to the background area". The maximum allowable height of capital letter forms shall not exceed two-thirds the height of the background area on which it appears (the background area is, in turn governed by the sign size and location restrictions which follow) or shall be reduced to the size declared appropriate by the Historic District Commission, dependent upon the actual signable wall area or sign size, location and viewing distance.

B. Fabrication Materials

The following materials, when properly used to compliment the architectural features and character of a historic building, are considered compatible for use in whole or part within the historic districts, provided the conditions as described are adhered to:

1. Wood - Any wood utilized shall be painted, stained, varnished or lacquered, carved or routed, or be negative cutout (letter forms described by voids in continuous background) or positive cutouts (individual dimensional letters).

2. Metal - Any metal shall be painted or varnished engraved mechanically or chemically etched. Bright chromium effect is not acceptable. Individually cast or cutout letters applied to building surface or separate background of wood would be acceptable.

3. Glass - Glass may be stained, leaded, painted, silk screen printed, etched, gold leafed, or any combination of the foregoing. Neon signs are not appropriate for use on historic buildings and, therefore, are considered unacceptable by the Historic District Commission.

4. Masonry - Masonry shall be carved stone or brick, molded concrete or terra cotta, provided such material would appear to be an authentic architectural addition to the facade of the building, as determined by the Historic District Commission.

5. Plastic or Fiberglass - The use of custom thin-gauge, die-cut vinyl letters which give the effect of a painted or silk screen imprinted letter is permitted. Any other use of plastic or fiberglass or the use of molded surface plastics or corrugated fiberglass sheeting is prohibited except in those cases where the surface finish closely duplicates the effect of a painted surface, as determined by the Historic District Commission.

6. Fabric - The use of bright, glossy, or leatherette finished vinyls is prohibited. All banner fabric must be durable and designed for outdoor use and maintained to prevent fraying, disintegration, and other unsightly appearances. Paper signs for window displays are prohibited for permanent use.

C. Illumination: Certain lighted signs are permitted for use with the historic districts, provided that they shall be illuminated by a reflected light from an exterior source which may be incandescent or fluorescent and that the light source is non-exposed and shielded from view.

1. Intensity of light. All lighting devices shall employ lights of constant intensity. No sign shall be illuminated by flashing, intermittent, rotating or moving lights or lights creating the illusion of movement or in such a manner as to affect adversely the use and enjoyment of the neighboring historic district properties – as determined by the Historic District Commission.

D. Sign Message - Content: All signs shall display only the formal name of the business or operation conducted on the premises. A brief secondary identification describing the nature of the business/operation and street numbers is also permitted. Where buildings are occupied by professional offices, the listing of occupants is permitted, provided the sign complies with all provisions established within this policy.

There shall be no labeling, graphics or commercial advertising on any part of any sign that the Historic District Commission determines to be inappropriate, whereas it will adversely affect the

use and enjoyment of neighboring historic district properties.

E. Number of Signs: The maximum allowable number of business identification signs per street frontage per establishment shall be limited to one (1). Whereas additional directory or directional signs which point out parking lots and other specific services are requested, the Historic District Commission shall determine the appropriateness and building/site compatibility of such exceptions.

F. Shape and Form: The physical form of a sign shall be proportioned in massiveness and scale to the building for which it is meant. All shapes shall be simple (square, rectangle…) and relate directly to the architectural features of the immediate and surrounding historic structures.

G. Location and Size: Sign use, sign type and location may be dictated by established district zoning ordinances. Whether those ordinance requirements are established or nonexistent, the following standards shall apply and prevail for all signs used within the City's designated historic districts.

1. General:

a. No sign may be erected upon or within any dedicated public easement or right-of-way without the expressed permission of the Muskegon City Commission.

b. No sign shall be placed so as to conceal, disfigure, or otherwise violate any architectural features of a building.

c. Sign size shall be visually compatible with the scale of the building for which it is meant. No sign shall be located in such a manner or position as to affect adversely the use and enjoyment of neighboring historic district properties.

2. Flat wall signs. No flat wall sign shall exceed twenty (20) percent of the signable wall area to which it will be attached, and shall not exceed twenty four (24) square feet in sign face area. No flat wall sign shall exist above a point fifteen (15) feet from the sidewalk level or one (1) inch below the second story window sill, whichever is lower.

3. Dimensional surface signs. No such sign shall exceed the above limits of a flat wall sign or extend above the building roof line, and shall not protrude from the primary building facade surface more than eight (8) inches.

4. Free standing signs. When used as business identification, these shall not exceed twenty (20) square feet per sign face. Such signs shall not exceed fifteen (15) feet in height from ground level or exist above the roof line of the building for which it is meant. The Historic District Commission may require a size and height less than these limits, including a specific location, in order to ensure consistency with the objectives and standards as established within this policy.

Directional signs, when permitted by the Historic District Commission, shall not exceed four (4) square feet in sign face area and shall not be higher than four (4) feet from ground level.

5. Ground signs. These shall not exceed twenty (20) square feet per sign face. No such sign shall exceed four (4) feet in height from ground level. To maintain consistency with the objectives and standards of this Policy, the Historic District Commission may require a smaller sign face and specific location.

For directional sign size and height limitations, use the same as above under No. 4.

6. Projecting or pole signs. These shall not exceed nine (9) square feet in area per sign face nor shall they extend below a point eight (8) feet from the sidewalk surface or out from the building facade surface more than four (4) feet. The top edge of such sign may not exist higher than a point fifteen (15) feet above the sidewalk surface or one (1) inch below the second-story window sill, whichever is lower.

7. Window signs. These may be applied directly to the glass and shall exist as message lettering only. Such a window sign message may not obscure more than twenty (20) percent of the area of the window surface to which it is applied.

8. Awning & canopy signs. These must comply with all provisions established within this Policy. The size, location, and height of awning and canopy structures are predetermined by existing City Ordinance.

9. Banners shall not exceed twenty-four (24) square feet in area or extend below a point eight (8) feet from the sidewalk surface or out from the facade surface more than four (4) feet. The top edge of such banner may not exist higher than a point fifteen (15) feet above the sidewalk surface or one (1) inch below the second-story window sill, whichever is lower.

Banners, when permitted, are on an interim basis only and shall be annually reviewed by the Historic District Commission to ensure their sightly appearance.

Special Provisions

A. Signs exempted from Historic District Commission Review

1. Signs required by Federal, State, or other local ordinance for purposes of traffic, public safety, and other directional assistance.

2. Special event signs: which will exist for a single period of not more than seven (7) days in any quarter calendar year and are not prohibited under any provision of this policy.

3. Signs not visible off the lot upon which they are situated.

4. Commemorative plaques not exceeding one (1) square foot in area.

5. Address signs: indicating street address and not exceeding one (1) square foot in area.

6. Temporary signs: any sign relating to construction, real estate, political elections which are not in violation of any provision of this policy.

7. Flags: National, State, or municipal flags with messages or symbols representing institutions or businesses.

B. Prohibited signs. It shall be unlawful to erect, install, place, or maintain any of the following:

1. Portable signs: Any sign that is readily moveable from one location to another and is not permanently affixed to a building or the ground.

2. Roof signs: Any sign which projects above or beyond the roof or parapet.

3. Signs which move or create the illusion of movement. Signs which flash or make noise.

4. Signs attached to any natural growth (i.e. trees or other natural foliage).

5. Signs which are obsolete, that do not relate to existing business.

6. Signs which are not expressly permitted by this policy or which violate any provision thereof.

C. Alteration to Existing Signs. Any sign that exists on the effective date of this policy or amendment thereof, which is nonconforming and does not at that time comply with all of the provisions hereof, including any amendment, shall not be changed, altered, or rebuilt in any manner described as follows, without prior review and written approval of the Historic District Commission. These signs shall not:

1. Be changed to another type of sign which is not in compliance with the policy; or

2. Have any changes made in the words or symbols used or message displayed on the sign (unless the sign is designed for periodic change of message); or

3. Be structurally altered so as to prolong the life of the sign or so to change the shape, size, type or design of the sign.

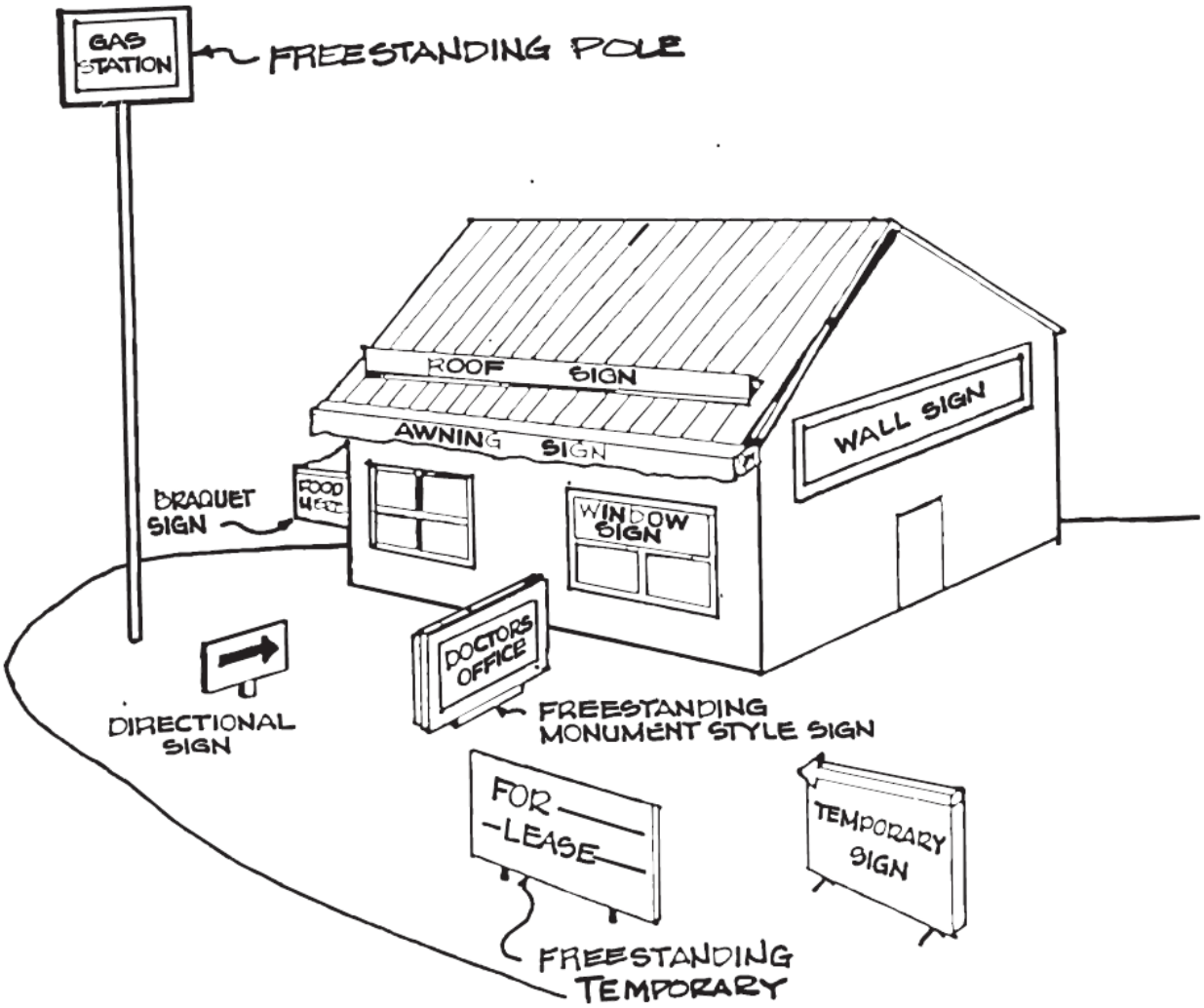
Maintenance & Enforcement

A. Maintenance: All signs approved for installation by the Historic District Commission shall be maintained in a safe, presentable manner and shall remain in good structural and/or material condition at all times, including the replacement of defective or damaged parts, painting, repainting, cleaning, and other acts necessary for maintenance of such signs.

B. Inspection/Removal: The Building Inspections Department and its authorized representatives shall inspect and have the authority to order painting, repairs, or removal of any sign installed upon or after the adoption date of this policy, if it fails to comply with the conditions established under

this policy.

C. Penalties: Violation of any provision of this policy in any particular or the failure to comply with any of the regulatory measures or conditions adopted by the Historic District Commission pursuant to its approval of a specific Building Permit and/or plans can result in issuance of a civil infraction notice which carries penalties ranging from $100 for the first offense to $500 for the third and all subsequent offenses. Each day such violation continues shall be deemed a separate offense.



Agenda Item Review Form

Muskegon Historic District Commission

Case Case 2025-24: 349 W. Webster	**Description of Work:** Rehabilitation
Applicant: Reset Ventures/349 Webster LLC	**District:** National Register
Current Use: Vacant	**Date of Construction:** 1/1/1891

Discussion:

The applicant is seeking approval for grading/site work, replacement windows, replacement doors, and a new dumpster enclosure. Additional information and drawings are attached.

Standards:
See attached Window, Door, and Exterior Woodwork Standards and Guidelines.

Deliberation:

I move that the HDC (approve/deny) the request to grade the site, replace the windows and doors, and construct a new dumpster enclosure as depicted in the September 2, 2025 HDC staff report as long as the work meets all zoning requirements and the necessary permits are obtained.

August 21, 2025

Jamie Pesch
City of Muskegon
Historic District Commission
933 Terrace Street
Muskegon, MI 49440

Re: Hackley Castle Project Updated Application

Jamie,

We are seeking a final review from the Historic District Commission in anticipation of submitting for zoning and building department approvals for our project at 349 West Webster next month. For the benefit of the HDC, I will provide an explanation of major points to move the project forward.

Accessibility Improvements

The existing building was constructed with a garden-level lower level. As a result, universal access to the building is difficult. Of the five existing entries, only the SE entry at the corner of Third and Muskegon allows entry to the building without the use of stairways. We consider this to be inappropriate, as we intend to activate the Webster Avenue side of "front" of the building. Our proposal strategically changes the site's grade to maximize access to the building. These are the site-related changes necessary to meet a universal access standard:

1. The current garden/basement level will become the first floor, with all main entries pointing directly to that level. To accomplish this, every door leading directly to that level will need to be lowered by approximately 32 inches.
    a. The current existing entries will be impacted as follows:
        i. The existing SE entry will be lowered.
        ii. The existing entry at the base of the clock tower will be lowered.
        iii. The existing SW, NW, and NE entries will remain unchanged from a grade standpoint, as they will used for egress only to meet fire safety.
    b. New accessible ingress/egress points will be added to allow for accessibility from the building to the outdoor seating along the building's east-facing wall. The doors will use existing window openings, which will be extended down to the new lower level. The openings will not be changed otherwise.
    c. New accessible ingress/egress points will be added to allow for accessibility from the building to the pool area along the building's west-facing wall. The doors will use existing window openings, which will be extended down to the new lower level. The openings will not be changed otherwise.
2. As part of the change in grade to meet accessibility standards, we expect the following impacts:
    a. North-facing façade: A "u" shaped walkway will allow pedestrians to walk from the existing public sidewalk along Webster Ave down to the lower grade at the main clocktower entrance. The area spanning the two turrets on the north side of the building will all be set to the new lower grade. This will allow for some of the existing windows in

that area to become doorways – improving accessibility from the various indoor amenities out to a public plaza area.

b. West-facing façade: The new lower grade will exist along the entire west-facing façade, extending approximately 20-feet from the building. This will accommodate a sunken outdoor pool/spa area. This area is sunken to ensure easy accessible access from the building and also to help provide privacy to the guests while limiting the pool-area's visibility from the public viewshed along the street/sidewalks. The sunken nature of the pool area will also help secure the space to ensure the public does not accidentally enter the pool.
c. South-facing façade: Much of the parking lot area is being lowered to reduce the existing heavy slope up from the existing sidewalks to the existing parking lot. The most-noticeable difference from the public viewshed will be the elimination of the grassy elevation change from the Muskegon Ave. sidewalk to the paved area of the parking lot.
d. East-facing façade: A sunken patio and service area is proposed along much of the east-facing façade. This will allow restaurant guests barrier-free access the outdoor seating. This will also allow employees to access the dumpsters and accept deliveries directly from the kitchen service area.

3. There are several small retaining walls throughout the property to help with the change in grade. Wherever practical, out team used landscaping and natural slopes to allow for the change in grade without retaining walls.

Dumpster and Mechanical Equipment Enclosure

We are proposing a dumpster enclosure that will also provide screening for the required outdoor mechanical equipment. We feel the most appropriate location for the enclosure is on the southeast lawn just north of the parking lot. This will allow for easy access to the dumpster from the kitchen area while also providing easy access for servicing the dumpster. We plan to use plant material to hide the enclosure as much as possible.

Windows and Doors

None of the exterior doors or windows are original. We plan to replace all the current double-hung windows with non-operable aluminum clad windows that emulate a 50/50 double hung window. All other windows will be aluminum clad to match the historic openings. All doors or windows that historically had transoms above will again have transoms in place.

Balconies

We are proposing balcony areas to activate the top of the two turrets facing Webster Ave. The doors leading to the balconies will be noticeable from the ground, as the public currently cannot see the exterior wooden walls at the back of the turrets. The existing stonework at the top of the turret provides a 24-inch wall around the balconies, and the new glass safety railing will blend into the stonework.

Outdoor Equipment

We have two large pieces of equipment that are better-suited for exterior placement:

1. A large walk-in cooler to service the restaurant will be placed outside the restaurant service door on the east-facing façade. The equipment will be screened in the same manner as the dumpster and mechanical equipment enclosure.
2. A dry sauna will installed in the pool area. This will be a pre-fabricated luxury unit, and will it will be used to help provide privacy from the parking lot to the pool area.



Landscaping

We are proposing a robust landscape plan that uses high-quality paving materials to create unique areas throughout the site. We plan to use both large-format and small-format pavers, as well as colored crushed gravel for the various plazas, sunken patios, and the walkways throughout the gardens.









View from the corner of 3rd Street and W. Muskegon Avenue, looking west (photo from March 2025).



View from the corner of 3rd Street and W. Muskegon Avenue, looking west (photo from March 2025).



View from the corner of 4th Street and W. Muskegon Avenue, looking north (photo from March 2025).



View from 4th Street, looking northeast (photo from March 2025).



View from 4th Street, looking northeast (photo from March 2025).



View from the corner of 4th Street and W. Webster Avenue, looking east (photo from March 2025).



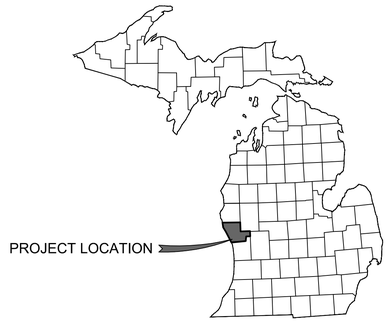
View from the corner of 3rd Street and W. Webster Avenue, looking south (photo from March 2025).



View from 3rd Street, looking southwest (photo from March 2025).



View from 3rd Street, looking southwest (photo from March 2025).



VICINITY MAP

HACKLEY CASTLE

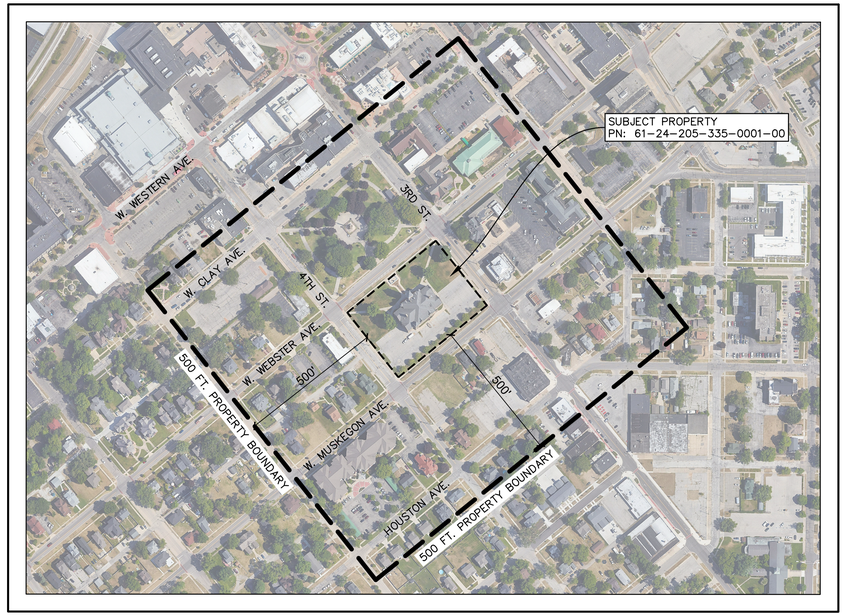
349 W. WEBSTER AVENUE

CITY OF MUSKEGON

MUSKEGON COUNTY, MICHIGAN 49440

INDEX OF SHEETS

CS	COVER SHEET
C0.1	REMOVALS PLAN
C1.0	OVERALL SITE PLAN
C2.0	GRADING, DRAINAGE, & SESC PLAN
C3.0	X-SECTIONS, NOTES, AND DETAILS
L1.0	LANDSCAPE PLAN
AS1.0	SITE STRUCTURES
ES1.2	ELECTRICAL SITE PHOTOMETRIC CALCULATIONS



VICINITY MAP

NORTH

0 250 500

SCALE IN FEET

Know what's **below.**
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BM "X"

BENCH MARKS:

BM 1 TOP OF W'LY FLANGE BOLT ON HYDRANT AT S'LY CORNER OF WEBSTER AVENUE AND THIRD STREET.
Elevation: 105.32 ft. (NAVD 88)

BM 2 TOP OF W'LY FLANGE BOLT ON HYDRANT, SW SIDE OF THIRD STREET, 175'± SE OF C/L WEBSTER AVENUE.
Elevation: 106.86 ft. (NAVD 88)

BM 3 TOP OF S'LY FLANGE BOLT ON HYDRANT, AT S'LY CORNER OF WEBSTER AVENUE AND FOURTH STREET.
Elevation: 105.79 ft. (NAVD 88)

PROJECT LOCATION

SECTION 30, T10N, R16W,
CITY OF MUSKEGON,
MUSKEGON COUNTY, MICHIGAN

OWNER

349 WEBSTER, LLC
700 TERRACE POINT RD. #200
MUSKEGON, MICHIGAN 49440
PHONE: 231-788-8086

STATE OF MICHIGAN
BRUCE A. CALLEN
6201047992
REGISTERED PROFESSIONAL ENGINEER

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: 08-18-25

ISSUANCES

SITE PLAN REVIEW	07-14-25
HDC REVIEW	08-18-25

REVISIONS

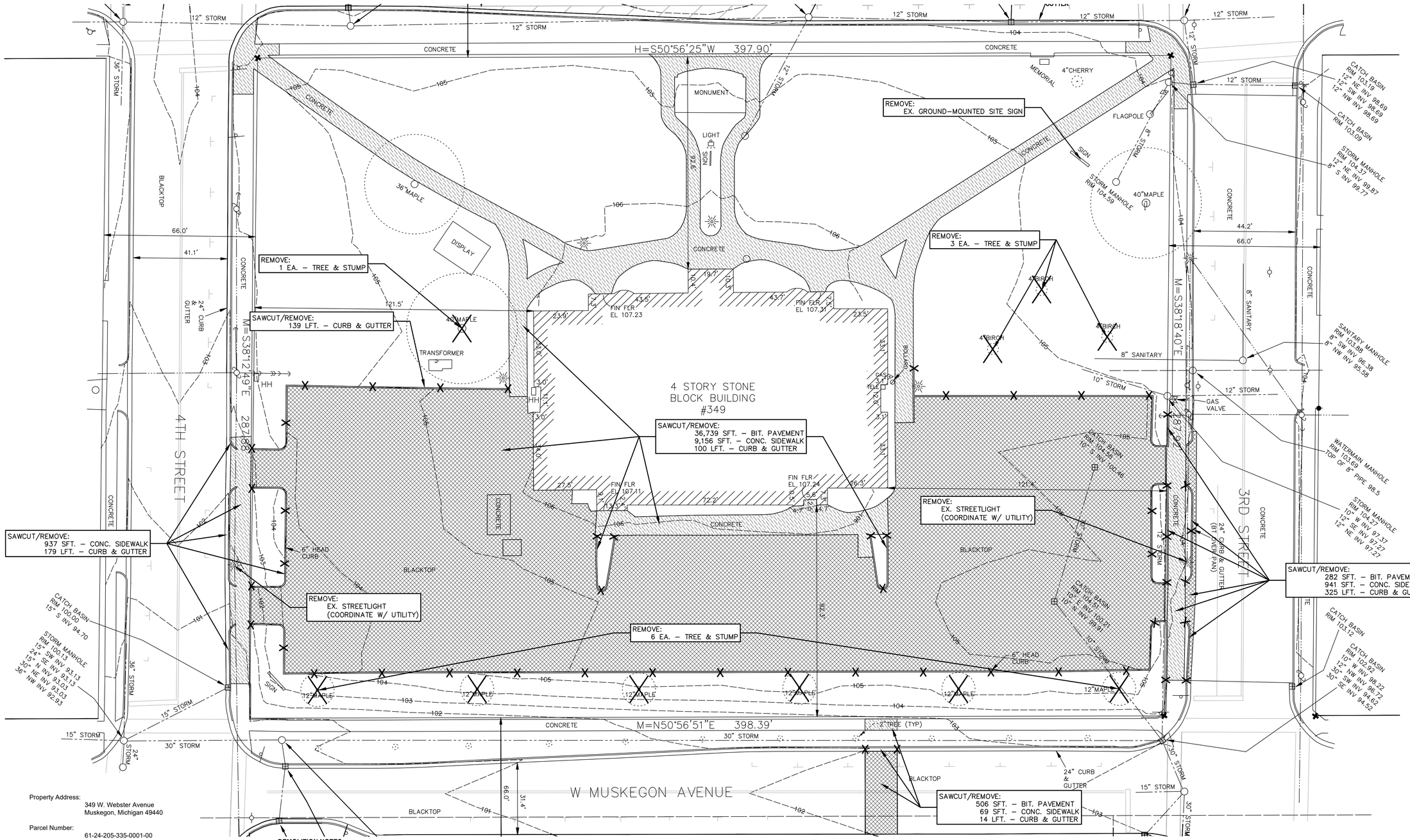
DESIGNED BY:

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T.616.414.5260
www.callenengineering.com

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

Callen Engineering Project No.
024 - HACKLEY

Sheet No.
CS



Property Address:
349 W. Webster Avenue
Muskegon, Michigan 49440

Parcel Number:
61-24-205-335-0001-00

Property Description:

ENTIRE BLOCK 335, REVISED PLAT (OF 1903) OF THE CITY OF MUSKEGON, AS RECORDED IN LIBER 3 OF PLATS, PAGE 71, MUSKEGON COUNTY RECORDS. CITY OF MUSKEGON, COUNTY OF MUSKEGON, STATE OF MICHIGAN.

Total Acreage:
2.63 Acres (114,616 sft.)

Property Zoning:
FBC - FBC Neighborhood Core

Setbacks:

Front: 40 ft.

Side: 5 ft.

Rear: 5 ft.

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.

REMOVALS LEGEND

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

BENCH MARKS:

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NORTH

0 20 40
SCALE IN FEET

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DATE OF PLAN: 08-18-25

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

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NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	07-14-25
2.	HDC REVIEW	B.A.C.	08-18-25

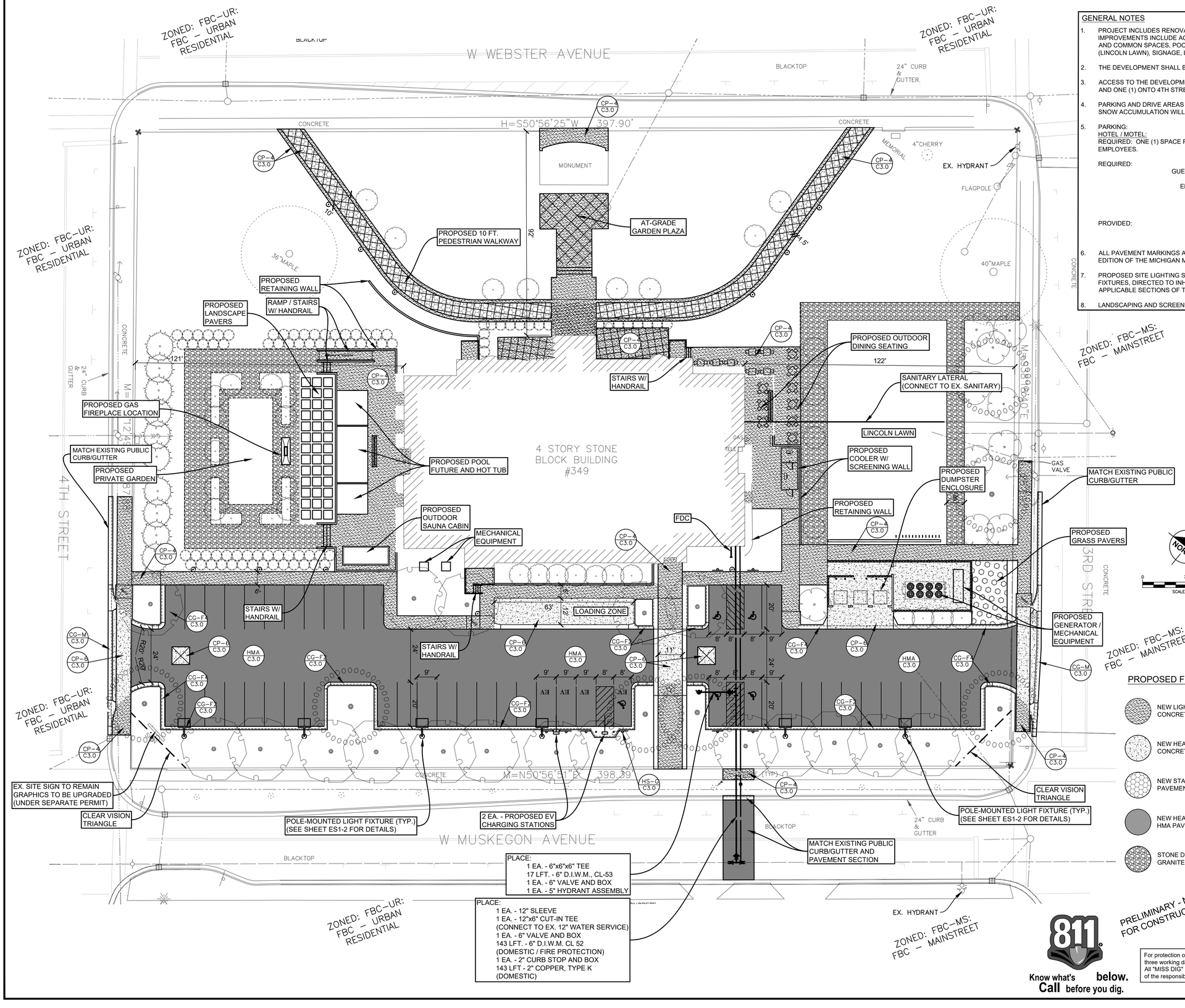
REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

349 WEBSTER, LLC
700 TERRACE POINT RD. #200
MUSKEGON, MICHIGAN 49440
231-788-8086

HACKLEY CASTLE
349 W. WEBSTER AVENUE
CITY OF MUSKEGON HEIGHTS
MUSKEGON COUNTY, MICHIGAN

EXISTING CONDITIONS & REMOVALS PLAN

DRAWN BY: J.W.C.	DATE: MAR '25
ENGINEER: B.A.C.	DATE: MAR '25
EDIT: J.W.C.	DATE: AUG '25
SCALE: DRAWING / PLOT SCALE: AS NOTED / 1:1	
PROJECT: 024 HACKLEY	
SHEET NO.: C0.1	



GENERAL NOTES

1. PROJECT INCLUDES RENOVATION OF THE HACKLEY CASTLE FOR HOTEL USE. RELATED IMPROVEMENTS INCLUDE ACCESSIBLE PARKING AND PEDESTRIAN WAYS, PRIVATE AND PUBLIC GARDENS AND COMMON SPACES, POOL AND SPA AREA, OUTDOOR DINING AREA, OUTDOOR RECEPTION LAWN (LINCOLN LAWN), SIGNAGE, LIGHTING, UTILITIES, AND LANDSCAPING.
2. THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.
3. ACCESS TO THE DEVELOPMENT SHALL BE VIA. TWO (2) PROPOSED CURBCUTS. ONE (1) ONTO 3RD STREET, AND ONE (1) ONTO 4TH STREET.
4. PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENTS. EXCESS SNOW ACCUMULATION WILL BE HAULED OFF SITE.
5. PARKING:
   HOTEL / MOTEL:
   REQUIRED: ONE (1) SPACE PER GUESTROOM, PLUS ONE (1) ADDITIONAL SPACE PER FIVE (5) EMPLOYEES.

   REQUIRED:

GUEST ROOMS	=	46 ROOMS
1 x 46	=	46 SPACES
EMPLOYEES	=	X EMPLOYEES
1 / X	=	X SPACES
TOTAL	**=**	**46 SPACES**

   PROVIDED:

TOTAL	**=**	**46 SPACES,** INCLUDING FIVE (5) BARRIER FREE SPACES, AND 120 EX. ON-STREET SPACES WITHIN 300 FT.
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. PROPOSED SITE LIGHTING SHALL BE A COMBINATION OF PROPOSED WALL & POLE-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE CITY OF MUSKEGON ZONING ORDINANCE.
8. LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF THE CITY OF MUSKEGON ZONING ORDINANCE.

PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HEAVY DUTY CONCRETE PAVEMENT AREA
- NEW STAMPED CONCRETE PAVEMENT AREA
- NEW HEAVY DUTY HMA PAVEMENT AREA
- STONE DUST / DECOMPOSED GRANITE AREA

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

811

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	SITE PLAN REVIEW	B.A.C.	07-14-25
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2.			

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SITE LAYOUT PLAN

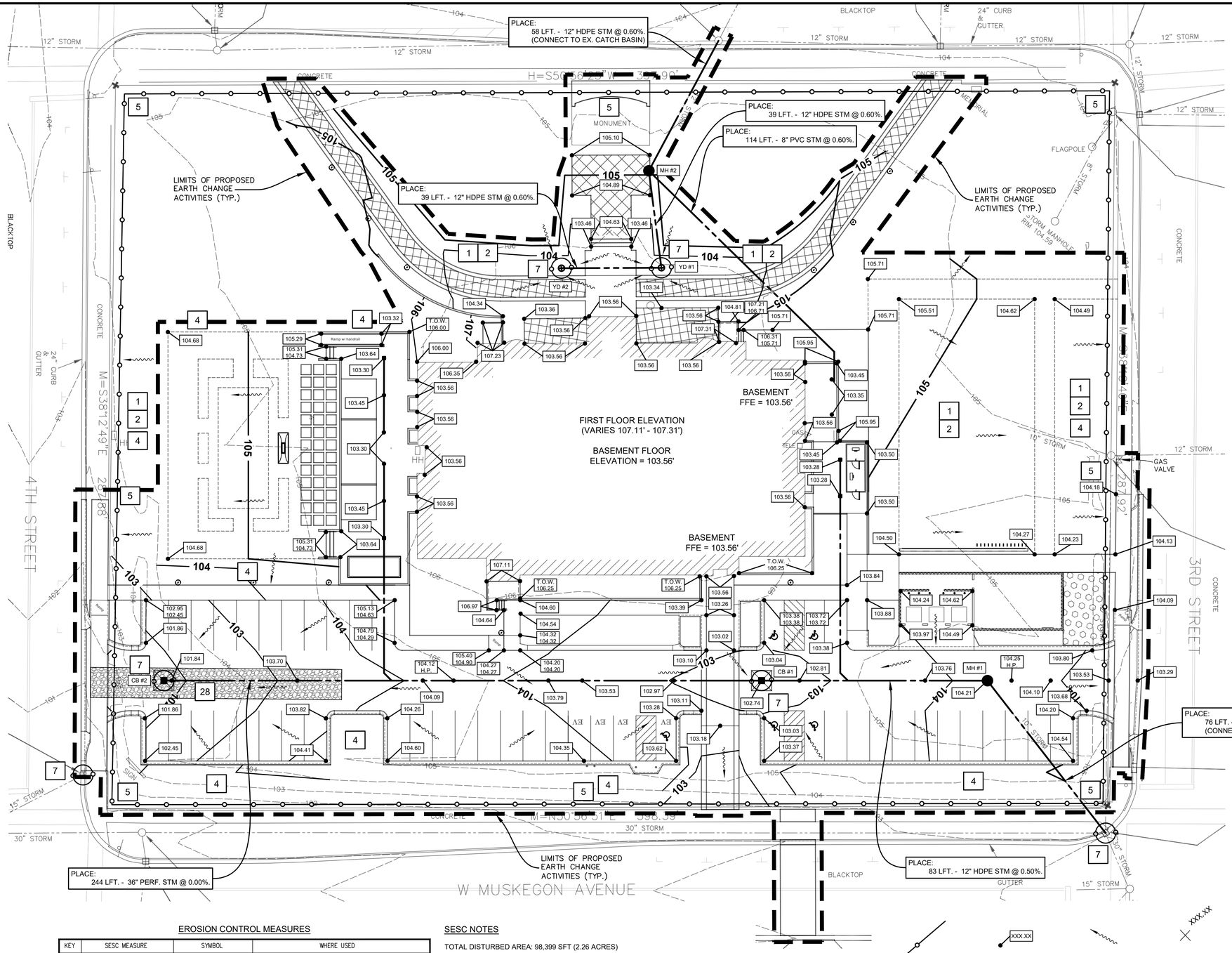
DRAWN BY	J.W.C.	DATE	MAR '25
ENGINEER	B.A.C.	DATE	MAR '25
EDIT	J.W.C.	DATE	AUG '25

SCALE

DRAWING	PLOT SCALE
AS NOTED	1:1

PROJECT 024 HACKLEY

SHEET NO. C1.0



STORM STRUCTURE SCHEDULE (THIS SHEET)

MH#1 (4' DIA) RIM = 102.71 FT
(COVER: EJIW 1045 W/ SOLID COVER OR A.E.)
12" INV (E) = 98.38 FT (SOLID WALL HDPE @ 0.50%)
12" INV (SW) = 98.78 FT (SOLID WALL HDPE @ 0.50%)

MH#2 (4' DIA) RIM = 105.03 FT
(COVER: EJIW 1045 W/ SOLID COVER OR A.E.)
(CONSTRUCT OVER EX. 12" STM)
12" INV (N) = 98.75 FT (SOLID WALL HDPE @ 0.60%)
12" INV (SSE) = 98.75 FT (SOLID WALL HDPE @ 0.60%)
8" INV (SE) = 98.75 FT (PVC STM @ 0.60%)

CB#1 (5' DIA) RIM = 102.74 FT
(COVER: EJIW 5100 Z MDOT TYPE D W/ M2 GRATE OR A.E.)
12" INV (NE) = 99.20 FT (HDPE STM @ 0.50%)
36" INV (SW) = 97.34 FT (PERF. STM @ LAY FLAT)

CB#2 (5' DIA) RIM = 101.75 FT
(COVER: EJIW 5100 Z MDOT TYPE D W/ M2 GRATE OR A.E.)
36" INV (NE) = 97.34 FT (PERF. STM @ LAY FLAT)

YD#1 (4' DIA) RIM = 103.00 FT
(COVER: EJIW 1045 W/ O2 GRATE OR A.E.)
12" INV (NW) = 98.98 FT (PERF. STM @ 0.60%)
12" INV (SW) = 98.98 FT (PERF. STM @ 0.60%)

YD#2 (2' DIA) RIM = 103.00 FT
(COVER: EJIW 1045 W/ O2 GRATE OR A.E.)
12" INV (NE) = 99.21 FT (PERF. STM @ 0.60%)

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 3/16" 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.

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: 98,399 SFT (2.26 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.

DURING THE ENTIRE CONSTRUCTION PHASE OF THE PROPOSED PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CLEAN-UP OPERATIONS ALONG AND ON THE ROADWAY WHERE DIRT AND/OR DEBRIS HAS BEEN DEPOSITED DUE TO THE CONSTRUCTION ACTIVITIES AND/OR RELATED WORK. AS A MINIMUM, CLEAN-UP WILL BE DONE ON A DAILY BASIS; ADDITIONAL CLEAN-UP WILL BE PERFORMED AS DEEMED NECESSARY BY THE CITY

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.

SILT FENCE — XXX.XX PROPOSED SPOT ELEVATION — DRAINAGE FLOW DIRECTION — XXX.XX EX. SPOT ELEVATION

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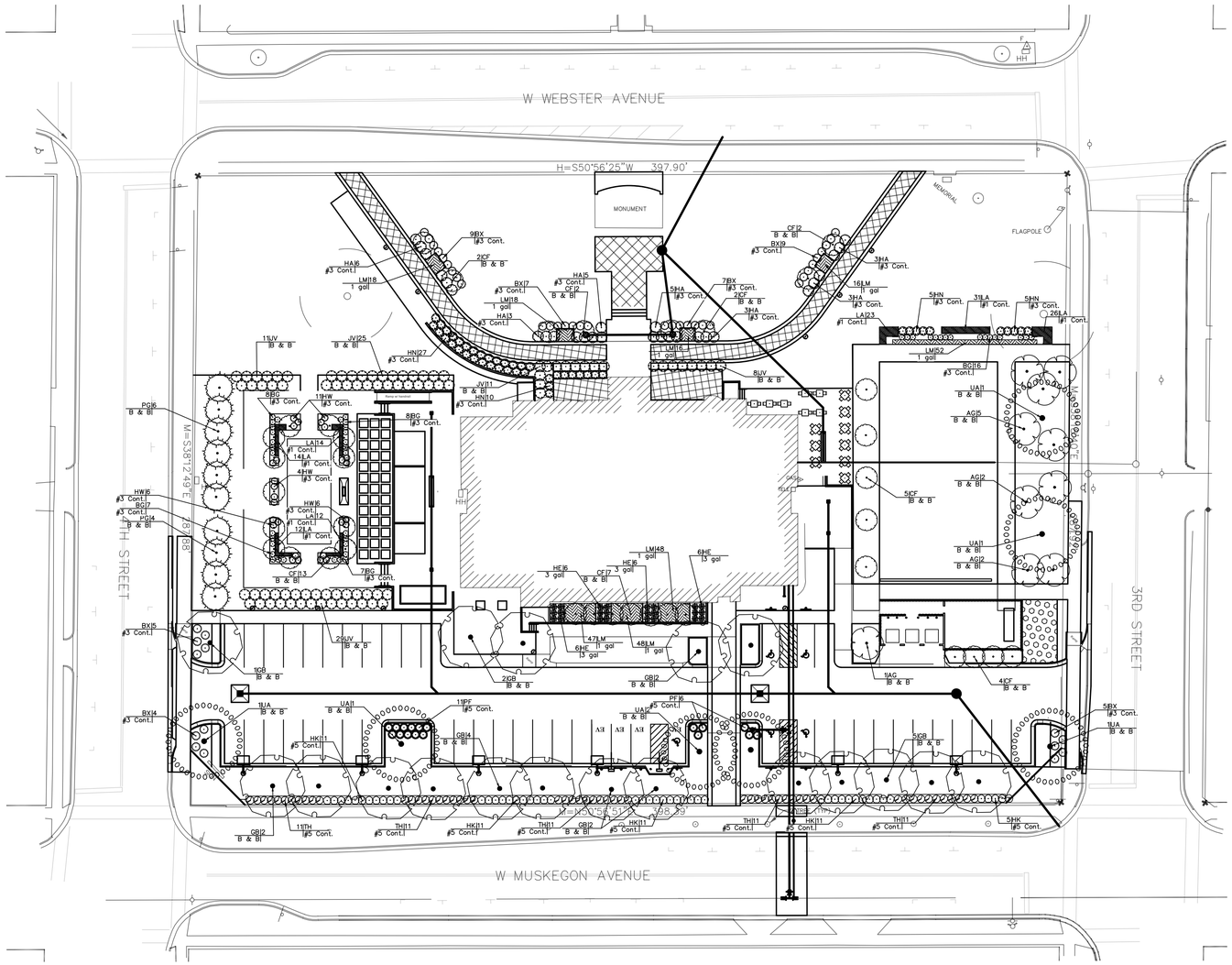
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GRADING, DRAINAGE, AND SESC PLAN

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SCALE			
DRAWING	AS NOTED	PLOT SCALE	1:1
PROJECT	024 HACKLEY		
SHEET NO.	C2.0		



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 MUSKEGON 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.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
TREES							
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	B & B	2"Cal			10
	CF	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	B & B	2"Cal			37
	GB	Ginkgo biloba 'PNI 2720' / Princeton Sentry®Maidenhair Tree	B & B	2"Cal			18
	JV	Juniperus virginiana 'FARROWJVBF' / Aquavita™ Juniper	B & B	2"Cal			84
	PG	Picea glauca 'Densata' / Black Hills White Spruce	B & B		Min 8' Ht		10
	UA	Ulmus americana 'Princeton' / Princeton American Elm	B & B	2"Cal			8
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT			QTY
SHRUBS							
	BX	Buxus x 'Green Gem' / Green Gem Boxwood	#3 Cont.				46
	BG	Buxus x 'Green Velvet' / Green Velvet Boxwood	#3 Cont.				46
	HE	Hosta x 'Blue Mouse Ears' / Blue Mouse Ears Hosta	3 gal				24
	HW	Hydrangea arborescens 'NCHA5' / Invincibelle®Wee White Hydrangea	#3 Cont.				27
	HN	Hydrangea arborescens 'NCHA7' / Invincibelle Mini Mauvette®Hydrangea	#3 Cont.				47
	HA	Hydrangea arborescens 'NCHA8' / Invincibelle Limetta®Hydrangea	#3 Cont.				28
	HK	Hypericum kalmianum 'Ames' / Ames St. Johnswort	#5 Cont.				49
	IS	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	#3 Cont.				1
	PF	Potentilla fruticosa 'Pink Whisper' / Pink Whisper Bush Cinquefoil	#5 Cont.				17
	TH	Thuja occidentalis 'Hetz Midget' / Hetz Midget Arborvitae	#5 Cont.				55
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING		SPACING	QTY
GROUND COVERS							
	LA	Lavandula angustifolia 'Munstead' / Munstead English Lavender	#1 Cont.			18" o.c.	278 sf
	LM	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal			20" o.c.	696 sf

LANDSCAPE DATA

Off Street Parking

Required

- Any frontage along all streets with surface parking at the build-to-line or within the required build-to zone shall be defined by a 3' high street screen. Required street screens shall be of one of the following: The same building material as the principal building on the lot or a vegetative screen composed of shrubs planted to be opaque at maturity, or a combination of the two.

Proposed

- 3ft. high shrubs, trees and berm along W. Western Ave. Along 4th/3rd Streets, 3 ft. high shrubs.

Replacement Trees

Required

- Preservation Required: All existing live trees in excess of twelve (12) inches in diameter and at four and one half (4 ½) feet above the ground shall be preserved as much as practical. Those that must be removed and cannot be replaced on site may donate those trees to the City's nursery to be used elsewhere around the
- City Replacement Required: Should any tree required by this ordinance to be preserved or planted die, it shall be the responsibility of the owner/developer to replace the dead tree with two (2) trees for every one tree lost with trees of a minimum of three (3) inches in diameter four and one-half (4 ½) feet above the ground.
- 5 ea. Trees to be removed. 10 ea. Trees to be planted.

Proposed

- 10 ea. Trees along W. Western Ave.

Front Yard Greenbelt

Required

- All required front setbacks shall be landscaped with a minimum of one (1) canopy or shade tree, two (2) understory or evergreen trees and (2) shrubs, for each thirty (30) lineal feet (or major portion thereof) of frontage abutting the right-of-way. Access ways from public rights-of-way through required landscape strips shall be permitted, but such access ways shall not be subtracted from the lineal dimension used to determine the minimum number of trees and shrubs required.
- 398 ft. / 30 = 13 Canopy Trees
- 398 ft. / 30 = 26 Understory Trees
- 398 ft. / 30= 26 Shrubs

Proposed

- 11 ea. Proposed Trees and 2 ea. existing Trees = 13 Canopy Trees
- 5 ea. Trees along 3rd St., 13 ea. Trees along 4th St., 10 ea. Evergreen Trees along 4th St. = 28 Understory/Evergreen Trees
- 92 ea. Shrubs

Parking Lot Landscaping

Required

- Parking lots exceeding 5,000 square feet (including all parking spaces, lanes, drives and other areas devoted to vehicular use) shall be landscaped with at least one (1) landscape island. For each additional 5,000 square feet (or each additional 20 spaces, whichever is greater) an additional landscape island shall be required. Landscape islands shall be at least 180 square feet in size, with a minimum width of three (3) feet. Landscape islands shall be landscaped with one (1) shade canopy tree and three (3) shrubs for every eight (8) parking spaces. Canopy trees shall be a minimum of twelve (12) feet in height with a minimum caliper of 2 inches at four and one-half (4 ½) feet above the ground.
- 17,500 sf. /5,000 sf. = 4 islands
- 4 Canopy Tree and 45 parking spaces / 8 = 17 shrubs.

Proposed

- 4 Islands = 180 sf. or greater
- 3 Additional islands
- 1 Canopy Tree per island
- 17 shrubs

PRELIMINARY - NOT FOR CONSTRUCTION

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

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

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: 08-18-25

Callen Engineering, Inc.
108 East Savidge Street
Spring Lake, MI 49456
T.616.414.5260
www.callenengineering.com

349 WEBSTER, LLC
700 TERRACE POINT RD. #200
MUSKEGON, MICHIGAN 49440
231-788-8086

NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	07-14-25
2.	HDC REVIEW	B.A.C.	08-18-25

REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

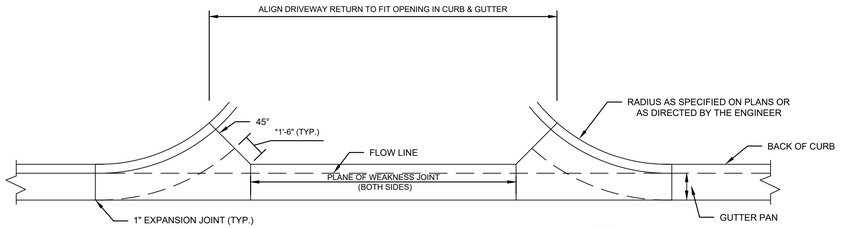
HACKLEY CASTLE
349 W. WEBSTER AVENUE
CITY OF MUSKEGON HEIGHTS
MUSKEGON COUNTY, MICHIGAN

LANDSCAPE PLAN

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

PROJECT 024 HACKLEY

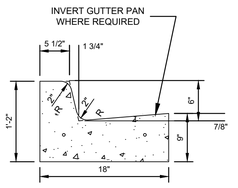
SHEET NO. L1.0



* TO FRONT EDGE OF GUTTER PAN

CONCRETE DRIVEWAY OPENING, DETAIL M (TYP.) CG-M

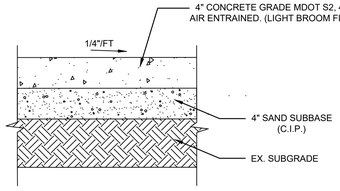
NO SCALE



CONCRETE CURB & GUTTER CG-F2

DETAIL F2, MODIFIED

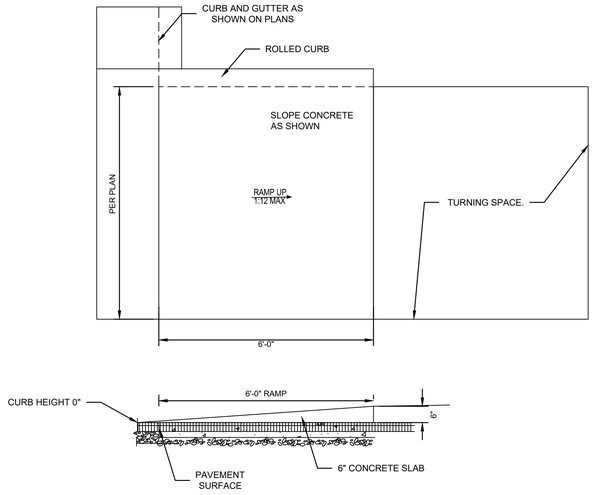
NO SCALE



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

CONCRETE SIDEWALK SECTION CP-4

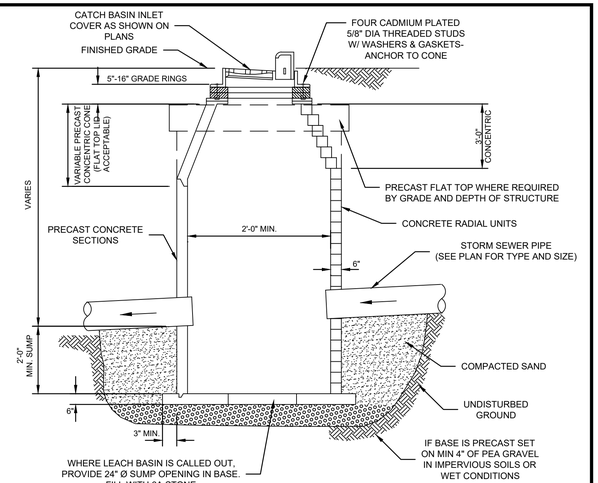
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B.F. RAMP DETAIL HC-R3

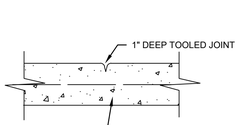
TYPE R

NO SCALE



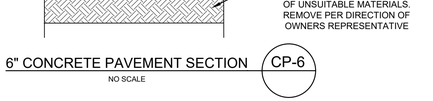
CATCH BASIN DETAIL

NO SCALE



GUTTER DETAIL CG-G

NO SCALE



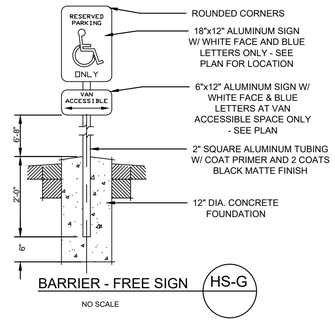
6" CONCRETE PAVEMENT SECTION CP-6

NO SCALE



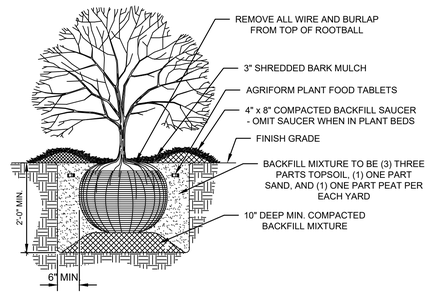
HMA PAVEMENT SECTION HMA

NO SCALE



BARRIER - FREE SIGN HS-G

NO SCALE



SHRUB INSTALLATION

NO SCALE

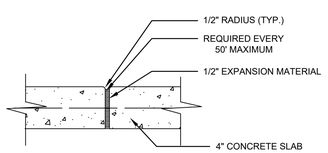
WALK CONTROL JOINT SW-CJ

NO SCALE

NOTE: 1) PROVIDE 3/8" EXPANSION JOINT WHERE WALK MEETS BUILDING
2) PROVIDE CONTROL JOINTS AT 6' O/C

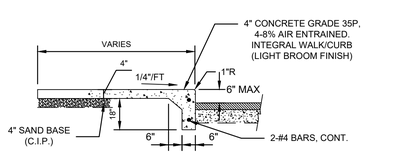
CONCRETE SIDEWALK W/ FLUSH CURB SW-2

NO SCALE



WALK EXPANSION JOINT SW-EJ

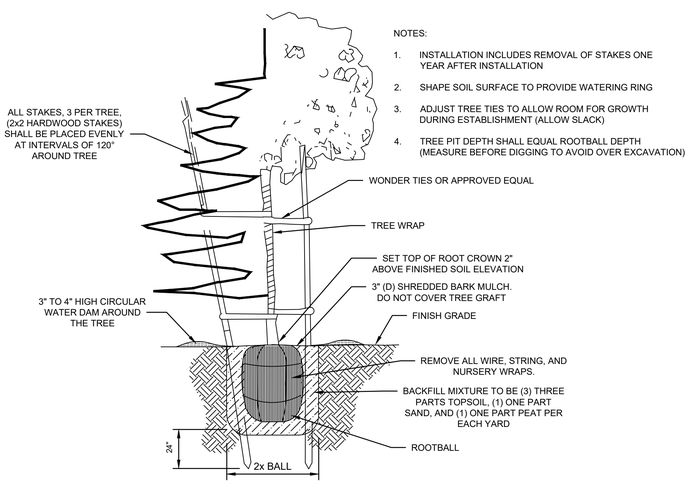
NO SCALE



NOTE: 1) PROVIDE 3/8" EXPANSION JOINT WHERE WALK MEETS BUILDING
2) PROVIDE CONTROL JOINTS AT 6' O/C

INTEGRAL WALK / CURB SW-1

NO SCALE



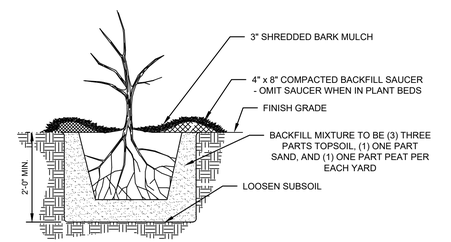
NOTES:

1. INSTALLATION INCLUDES REMOVAL OF STAKES ONE YEAR AFTER INSTALLATION
2. SHAPE SOIL SURFACE TO PROVIDE WATERING RING
3. ADJUST TREE TIES TO ALLOW ROOM FOR GROWTH DURING ESTABLISHMENT (ALLOW SLACK)
4. TREE PIT DEPTH SHALL EQUAL ROOTBALL DEPTH (MEASURE BEFORE DIGGING TO AVOID OVER EXCAVATION)

21 GRAM "AGRIFORM" PLANTING TABLETS AS FOLLOWS:
2 TABLETS PER 1 GAL. PLANT
3 TABLETS PER 5 GAL. PLANT
4 TABLETS PER 15 GAL. PLANT
LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER

TYPICAL - TREE STAKING

NO SCALE



PERENNIAL INSTALLATION

NO SCALE

PRELIMINARY - NOT FOR CONSTRUCTION

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

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DATE OF PLAN: 08-18-25

Plan Prepared By:
Bruce A. Callen, PE
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NO.	ISSUANCE / REVISION	BY	DATE
1.	SITE PLAN REVIEW	B.A.C.	07-14-25
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REVISED IN ACCORDANCE WITH CONSTRUCTION RECORDS

HACKLEY CASTLE
349 W. WEBSTER AVENUE
CITY OF MUSKEGON HEIGHTS
MUSKEGON COUNTY, MICHIGAN

X-SECTIONS, NOTES, AND DETAILS

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

PROJECT 024 HACKLEY

SHEET NO. C3.0

Production remark:

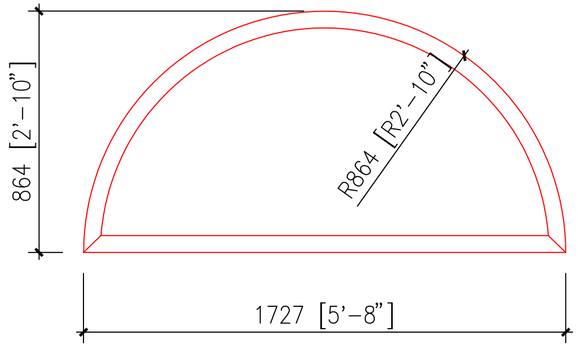
1. Profile color: matte black powder coated



2. Glass: 6 low E 2# XDTN0079 +16Ar + 6 mm low iron tempered glass
   Glass performance VLT:0.54 , SHGC: 0.33, U value: 0.29

NO.:

vlew from outside



INSIDE

OUTSIDE

Item No.: W-01

90 thermal break fix window

Qty:4

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

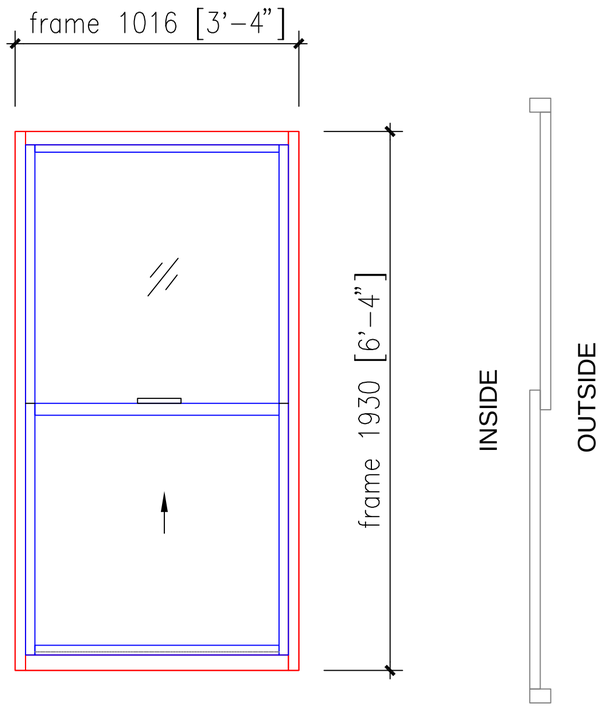
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	01

NO.:

vlew from outside



Item No.: W-02

85 thermal break hung window

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

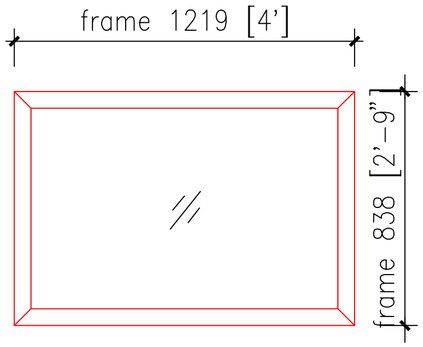
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location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color：	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	02

NO.:

vlew from outside



Item No.: W-03

90 thermal break fix window

Qty:3

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

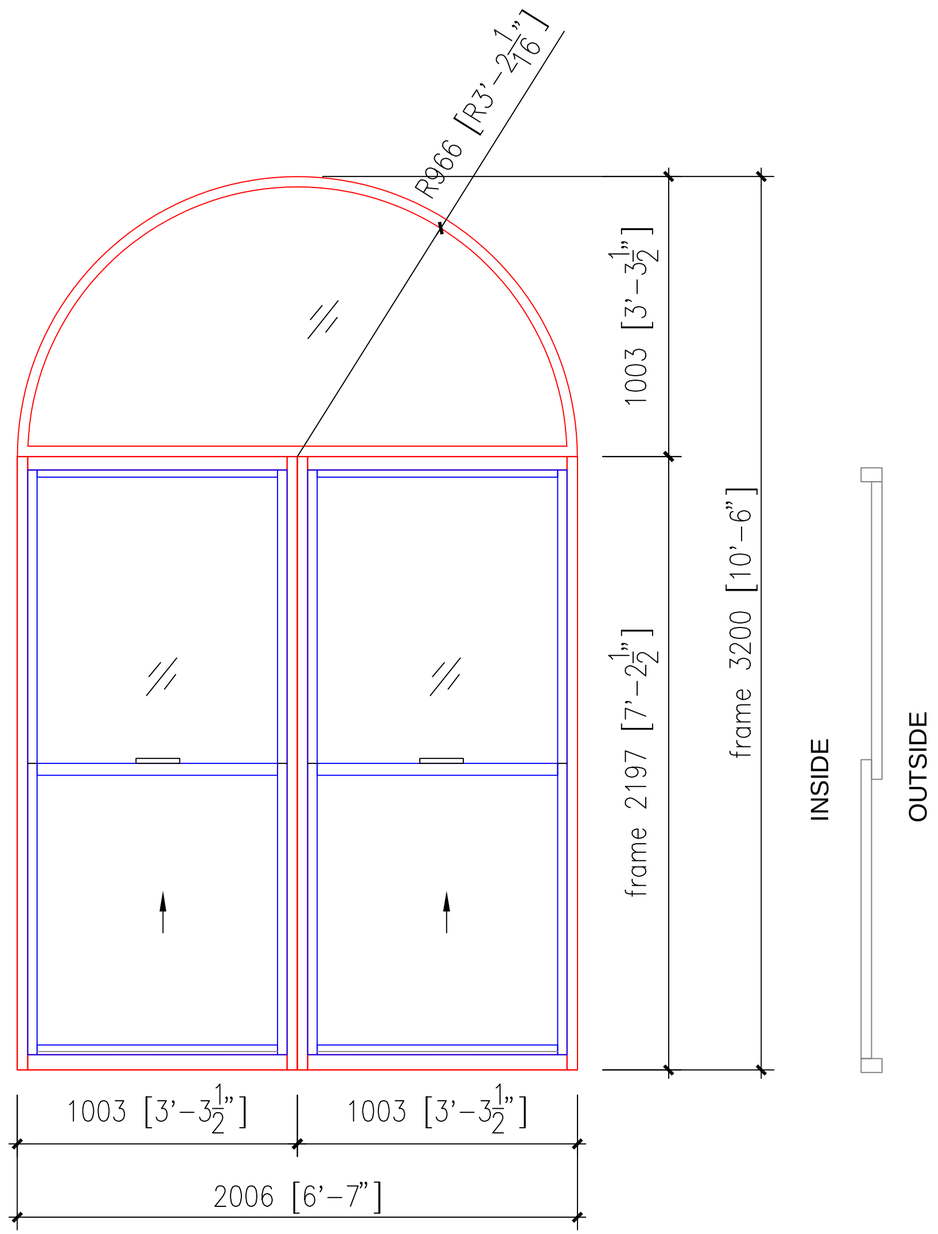
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	03

NO.:

vlew from outside



Item No.: W-04

85 thermal break hung window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

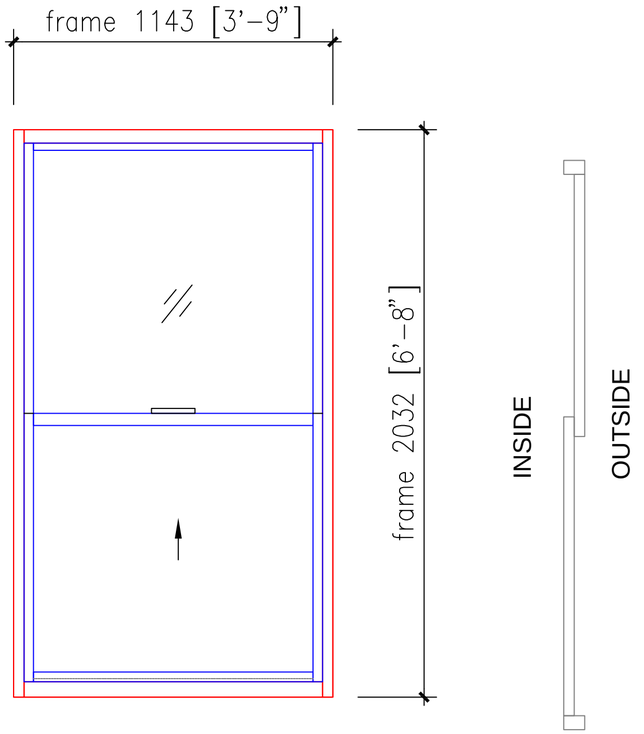
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	04

NO.:

vlew from outside



Item No.: W-05

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

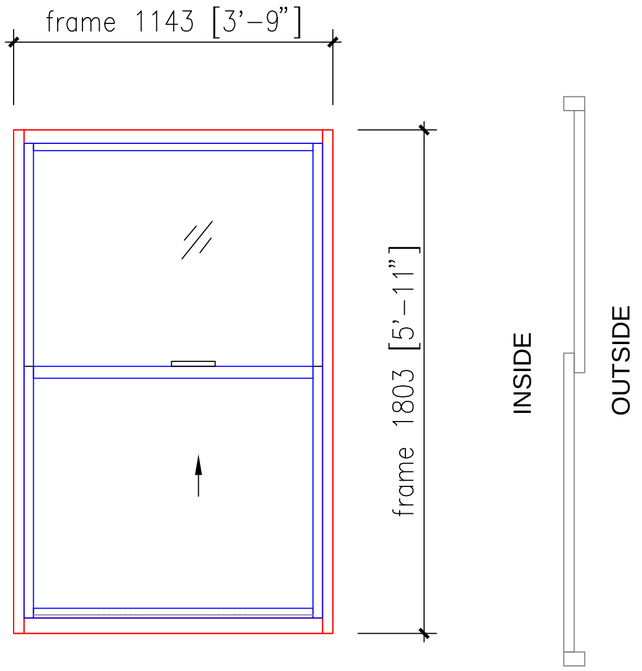
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	05

NO.:

vlew from outside



Item No.: W-06

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

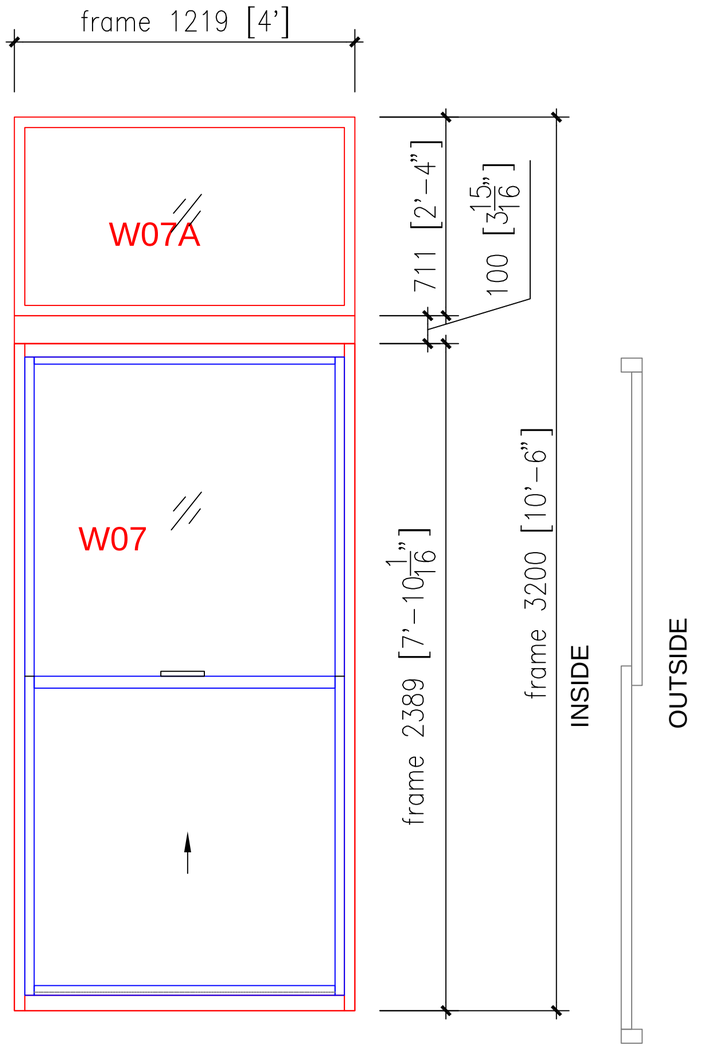
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series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	06

NO.:

vlew from outside



Item No.: W-07

85 thermal break hung window

Qty:12

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

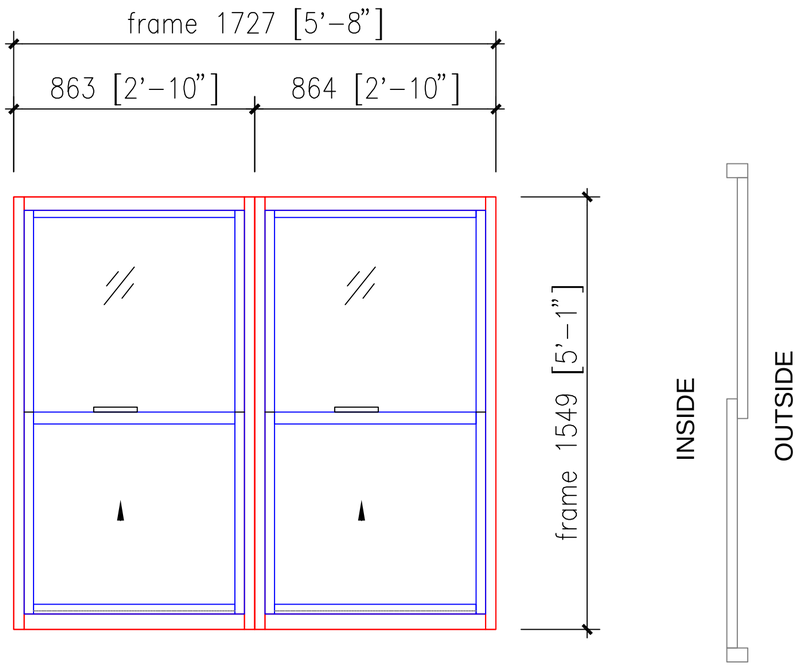
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location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	07

NO.:

vlew from outside



Item No.: W-08

85 thermal break hung window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

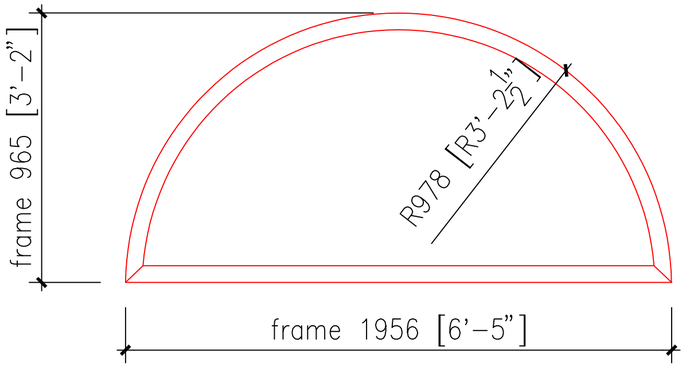
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	08

NO.:

vlew from outside



Item No.: W-09

90 thermal break fix window

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

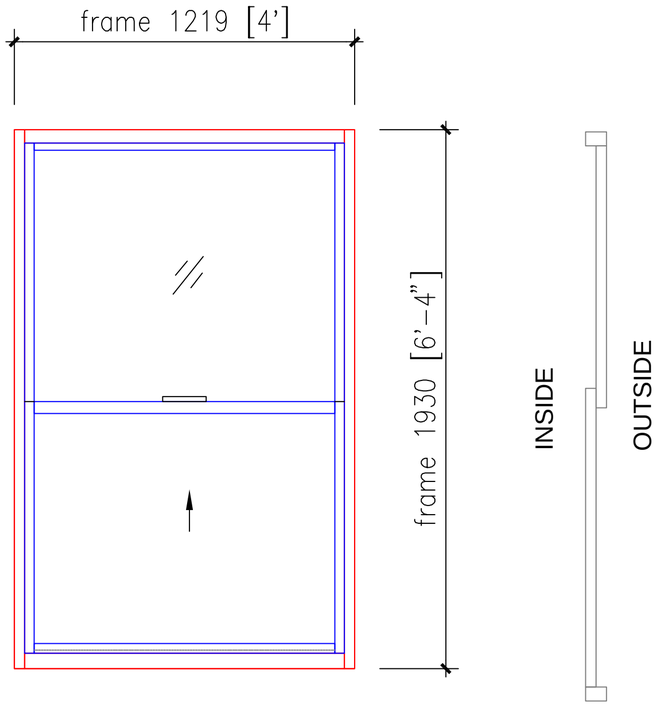
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

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total of 48 pages	09

NO.:

vlew from outside



Item No.: W-10

85 thermal break hung window

Qty:37

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

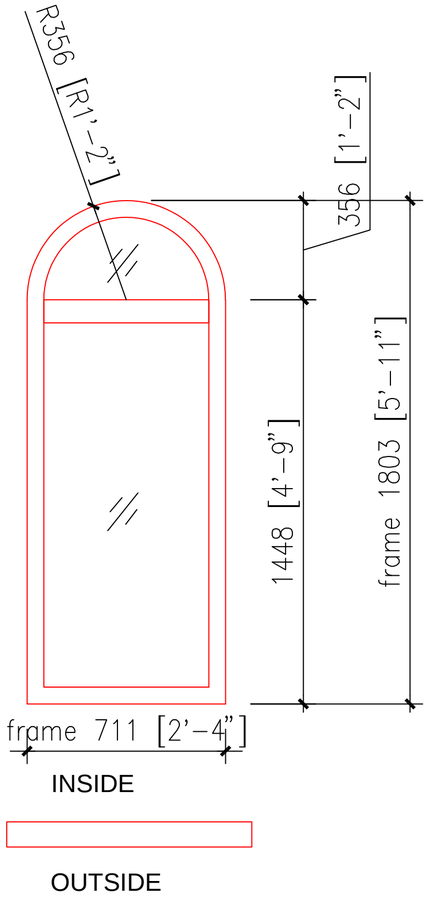
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	10

NO.:

vlew from outside



Item No.: W-11

90 thermal break fix window

Qty:4

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

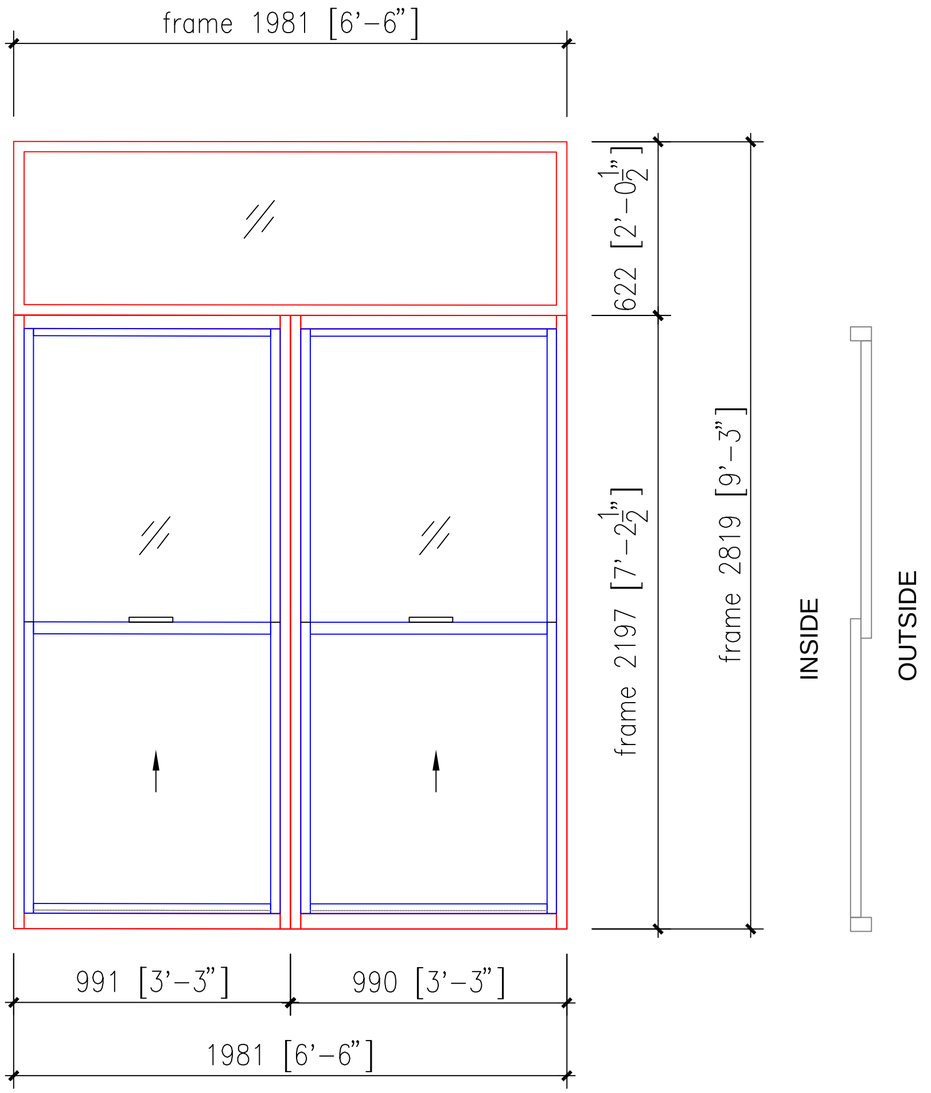
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

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total of 48 pages	11

NO.:

vlew from outside



Item No.: W-12

85 thermal break hung window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

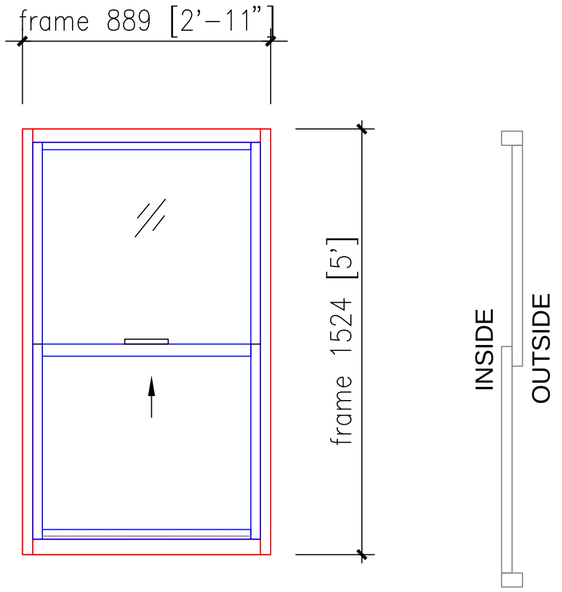
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	12

NO.:

vlew from outside



Item No.: W-13

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

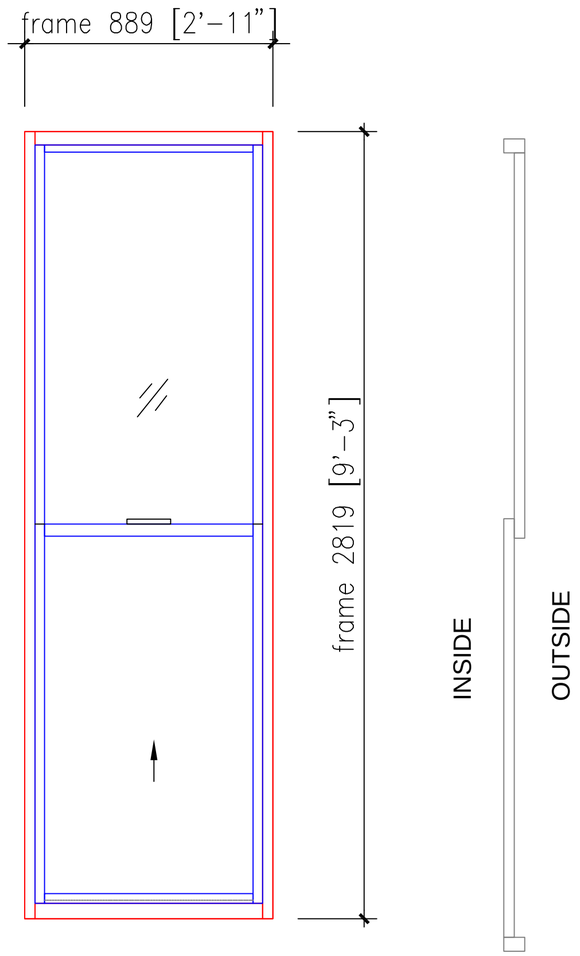
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

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total of 48 pages	13

NO.:

vlew from outside



Item No.: W-14

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

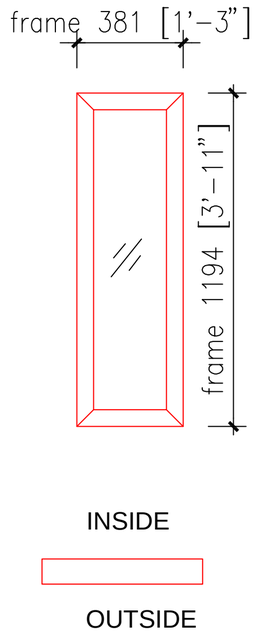
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	14

NO.:

vlew from outside



Item No.: W-15

90 thermal break fix window

Qty:4

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

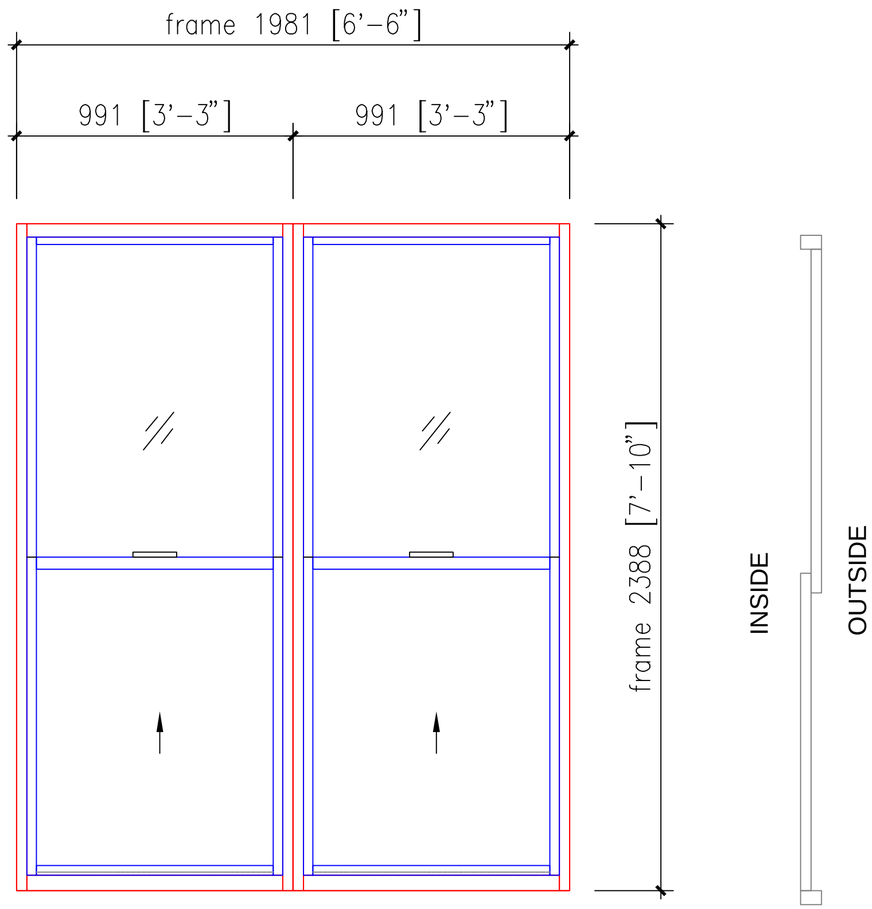
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	15

NO.:

vlew from outside



Item No.: W-16

85 thermal break hung window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

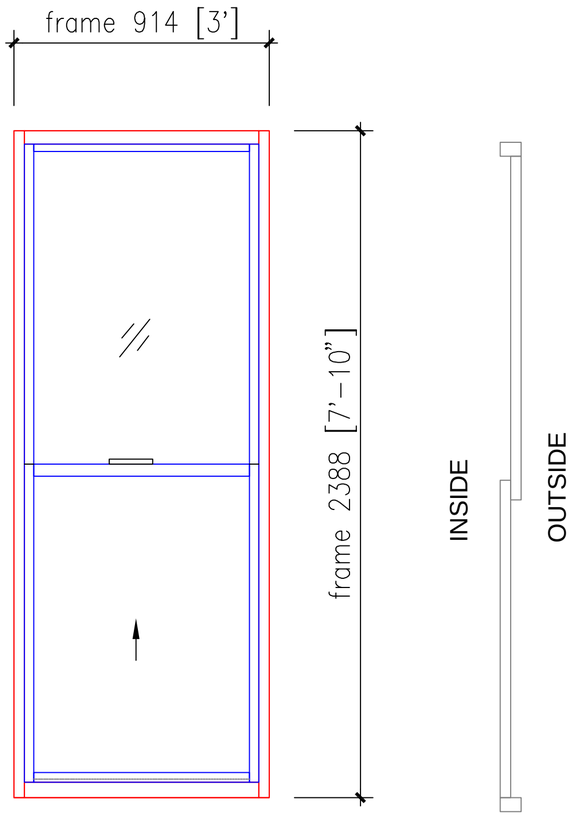
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

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total of 48 pages	16

NO.:

vlew from outside



Item No.: W-17

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

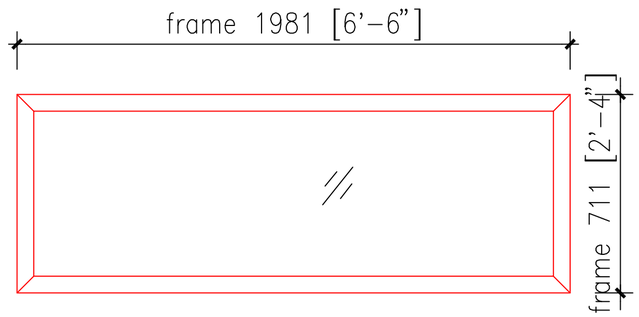
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	17

NO.:

vlew from outside



INSIDE

OUTSIDE

Item No.: W-18

90 thermal break fix window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

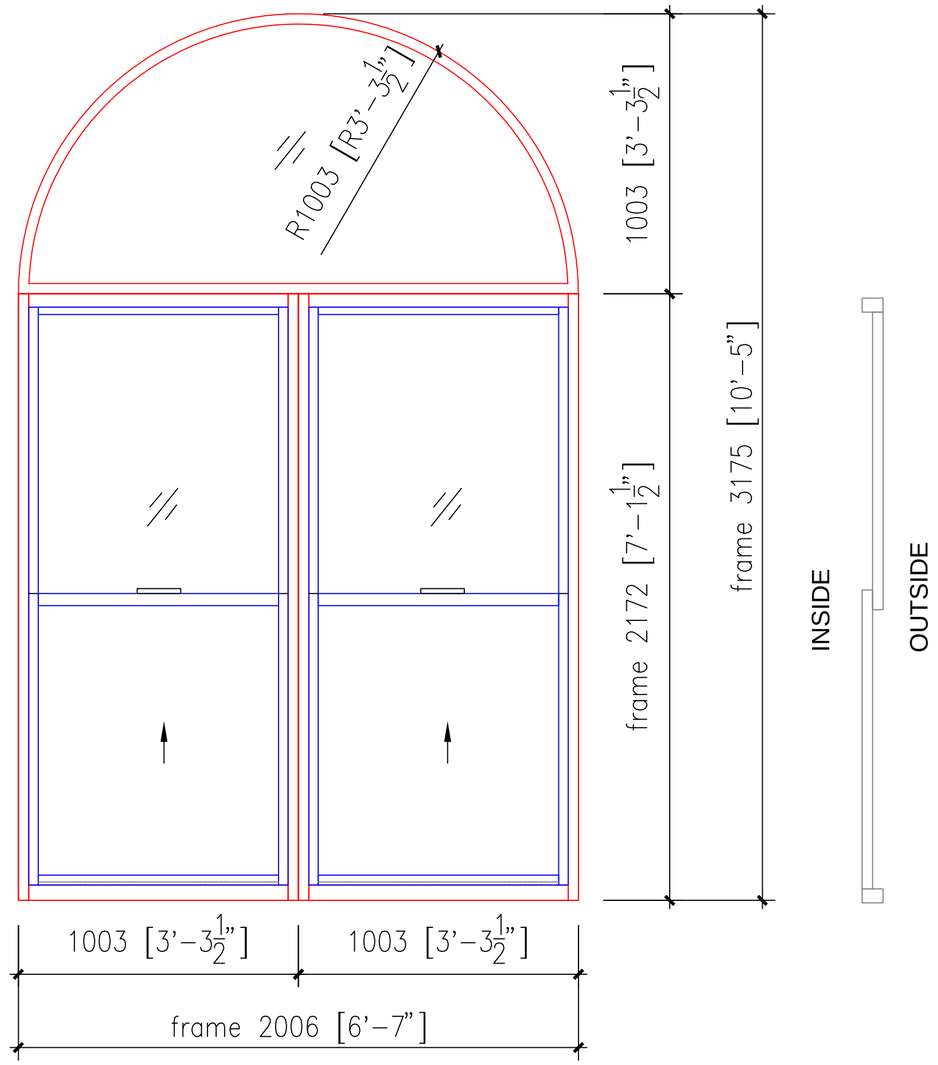
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	18

NO.:

vlew from outside



Item No.: W-19

85 thermal break hung window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

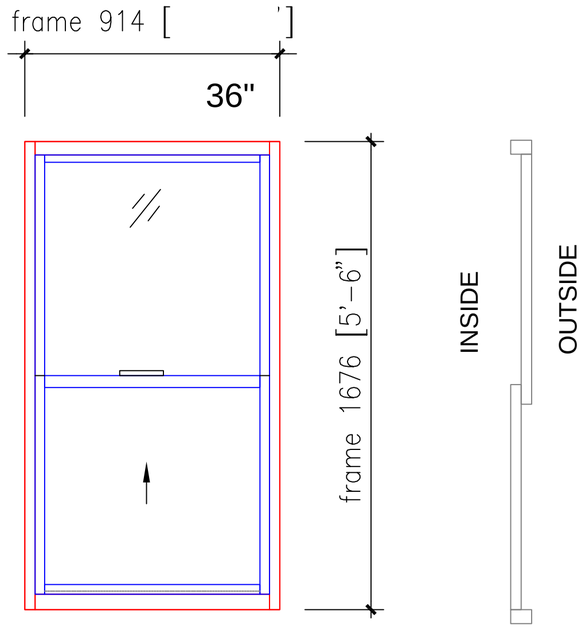
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	19

NO.:

vlew from outside



Item No.: W-20

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

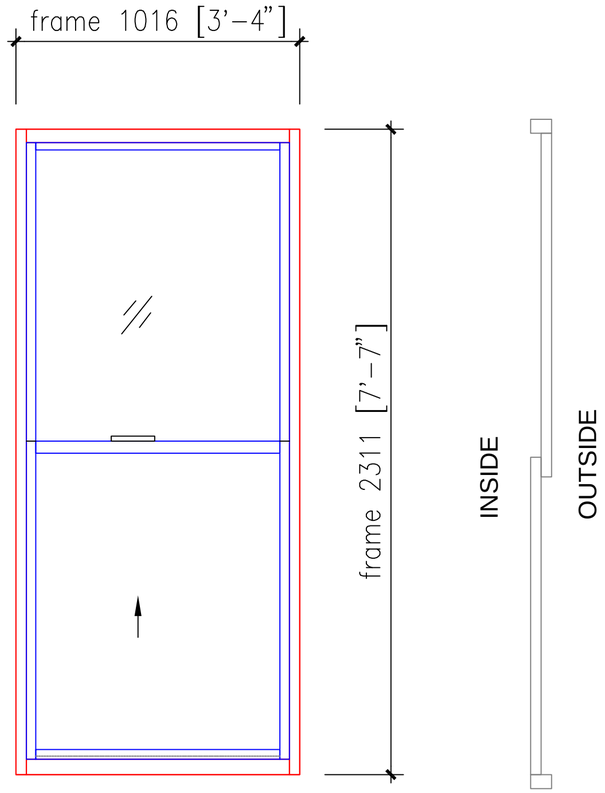
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	20

NO.:

vlew from outside



Item No.: W-21

85 thermal break hung window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

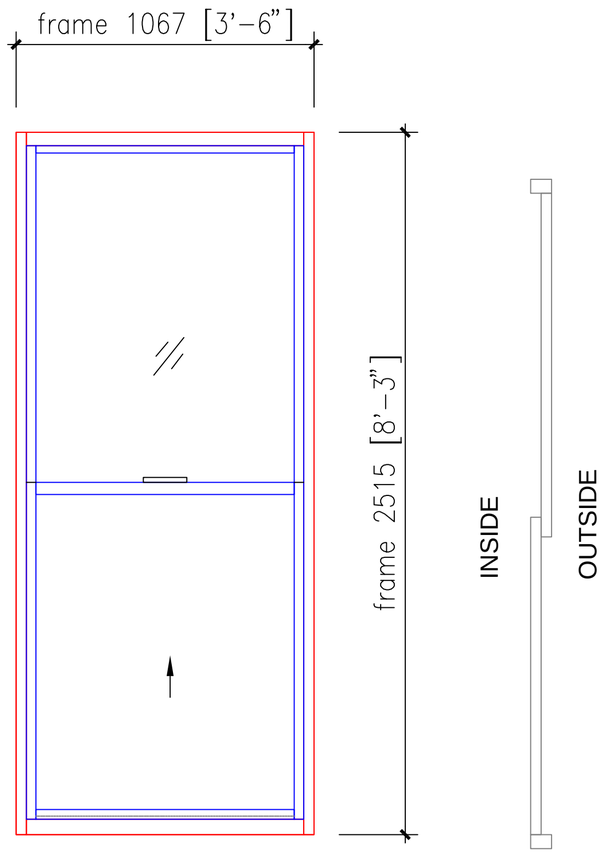
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

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total of 48 pages	21

NO.:

vlew from outside



Item No.: W-22

85 thermal break hung window

Qty:4

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

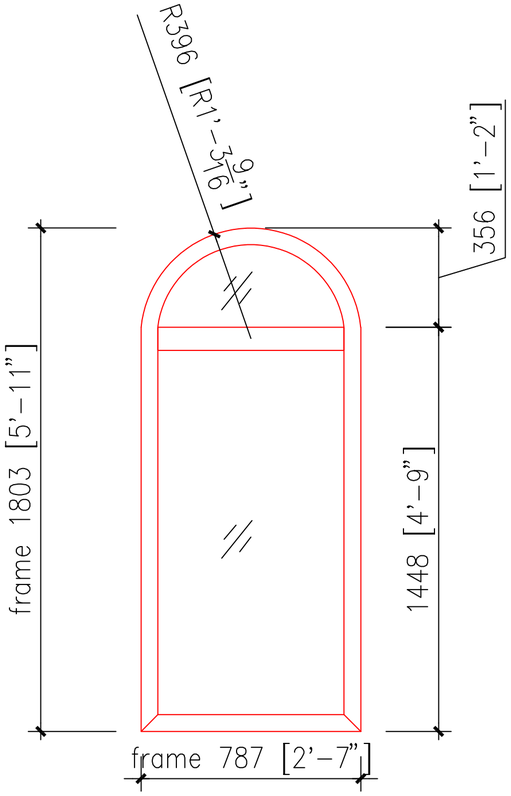
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color：	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	22

NO.:

vlew from outside



INSIDE

OUTSIDE

Item No.: W-23

90 thermal break fix window

Qty:4

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

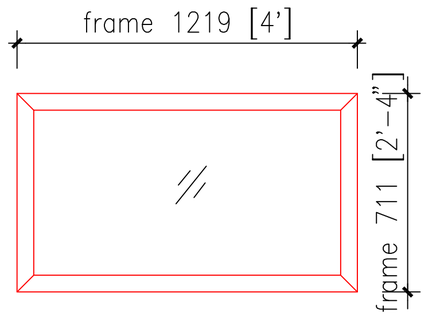
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color：	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

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total of 48 pages	23

NO.:

vlew from outside



INSIDE

OUTSIDE

Item No.: W-24

90 thermal break fix window

Qty:12

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

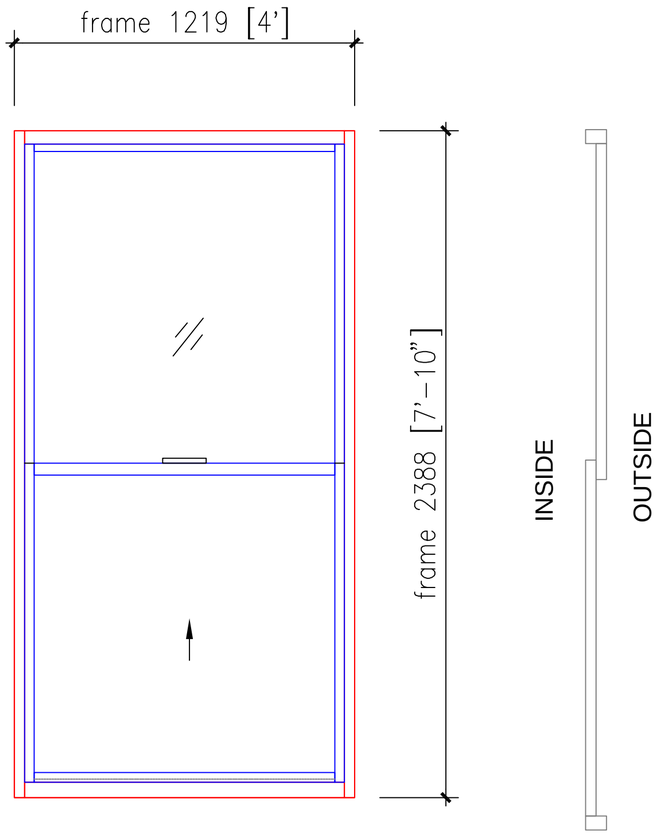
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	24

NO.:

vlew from outside



Item No.: W-25

85 thermal break hung window

Qty:12

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

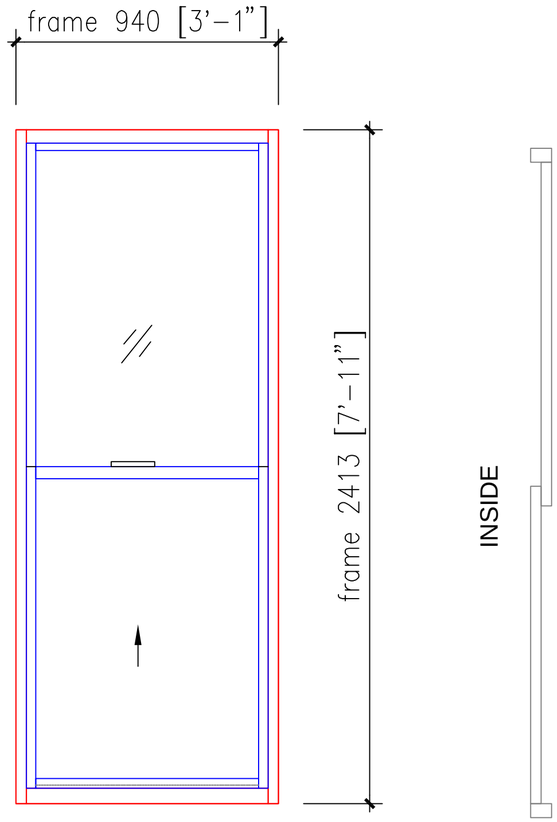
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	25

NO.:

vlew from outside



Item No.: W-26

85 thermal break hung window

Qty:8

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

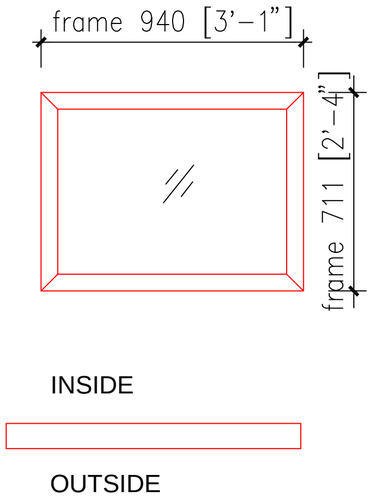
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color：	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	26

NO.:

vlew from outside



Item No.: W-27

90 thermal break fix window

Qty:8

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

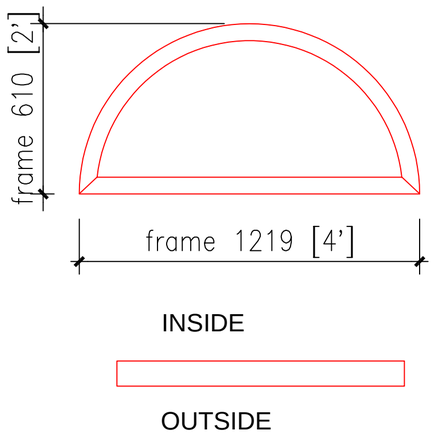
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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NO.:

vlew from outside



Item No.: W-28

90 thermal break fix window

Qty:12

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

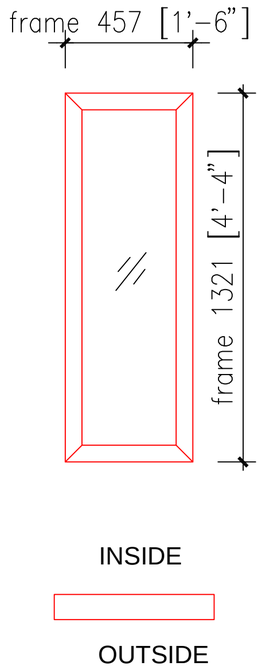
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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NO.:

vlew from outside



Item No.: W-29

90 thermal break fix window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

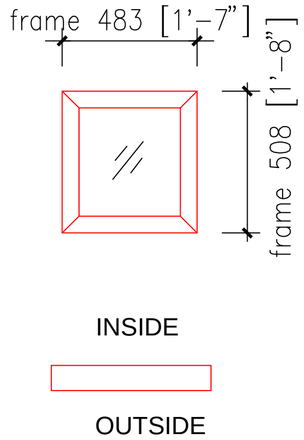
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	29

NO.:

vlew from outside



Item No.: W-30

90 thermal break fix window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

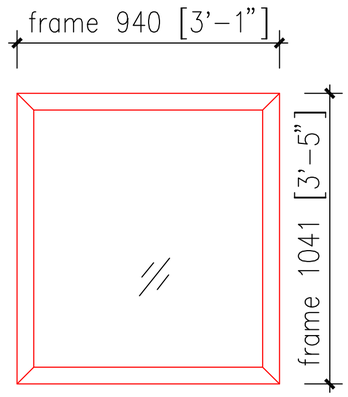
Date confirmed:

DRAWN BY:BYM	REVISION:
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NO.:

vlew from outside



Item No.: W-31

90 thermal break fix window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

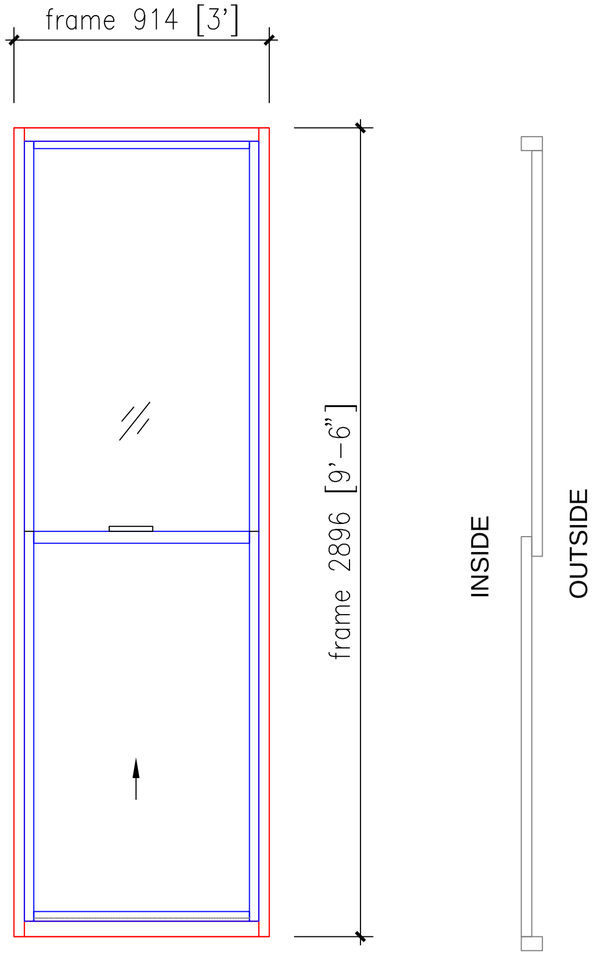
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	31

NO.:

vlew from outside



Item No.: W-32

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

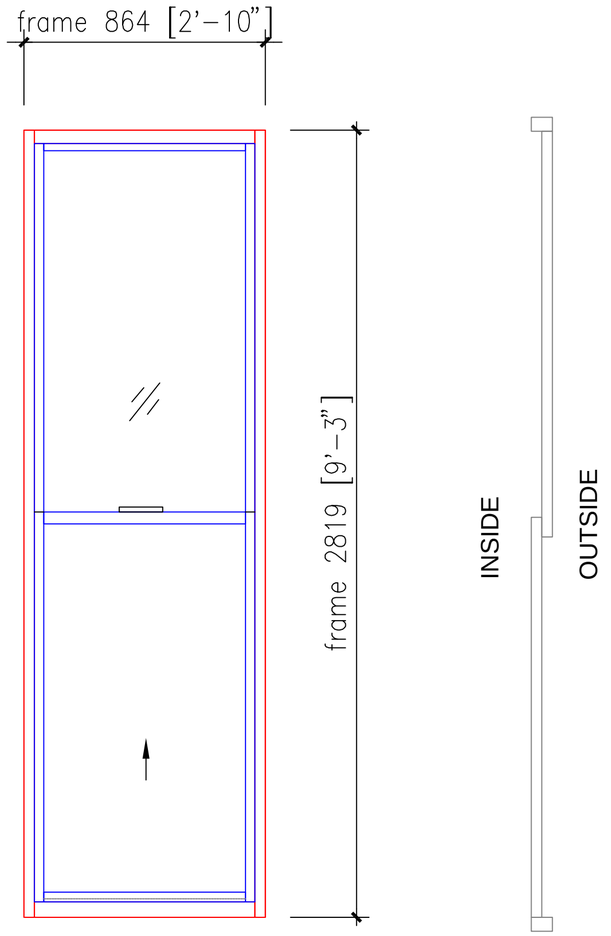
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	32

NO.:

vlew from outside



Item No.: W-33

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

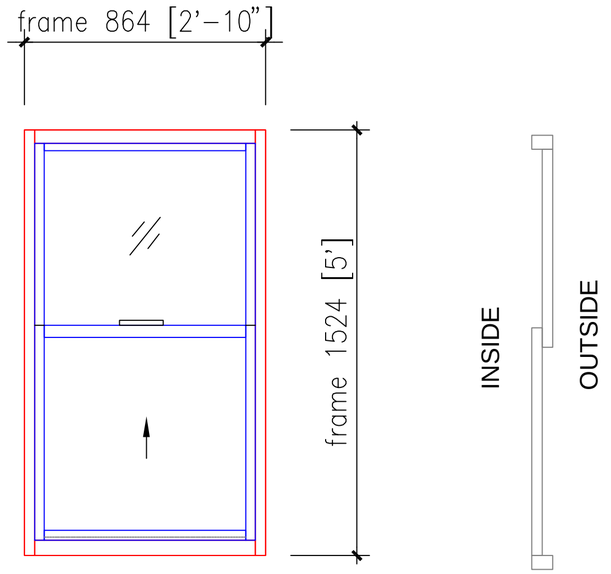
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
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total of 48 pages	33

NO.:

vlew from outside



Item No.: W-34

85 thermal break hung window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

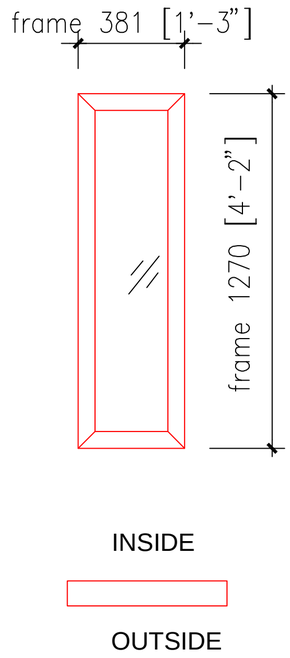
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	34

NO.:

vlew from outside



Item No.: W-35

90 thermal break fix window

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

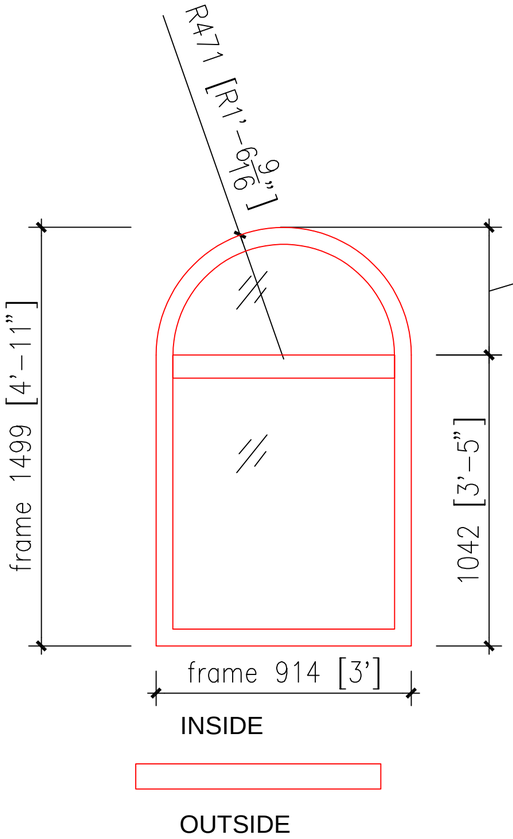
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	35

NO.:

vlew from outside



Item No.: W-36

90 thermal break fix window

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

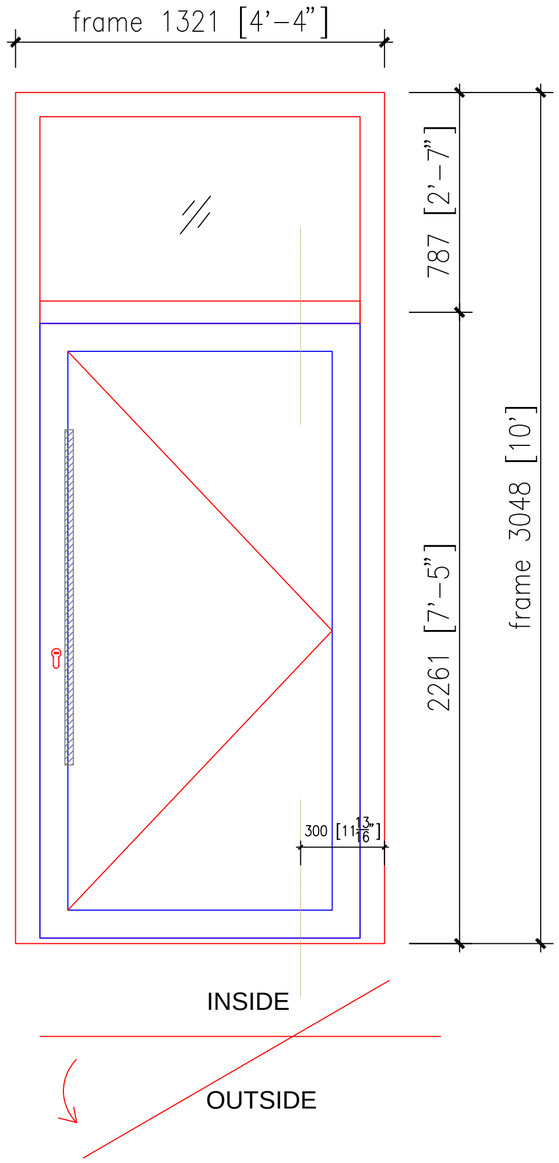
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	36

NO.:

vlew from outside



Item No.: SF-01

100 thermal break storefront

Qty:7

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

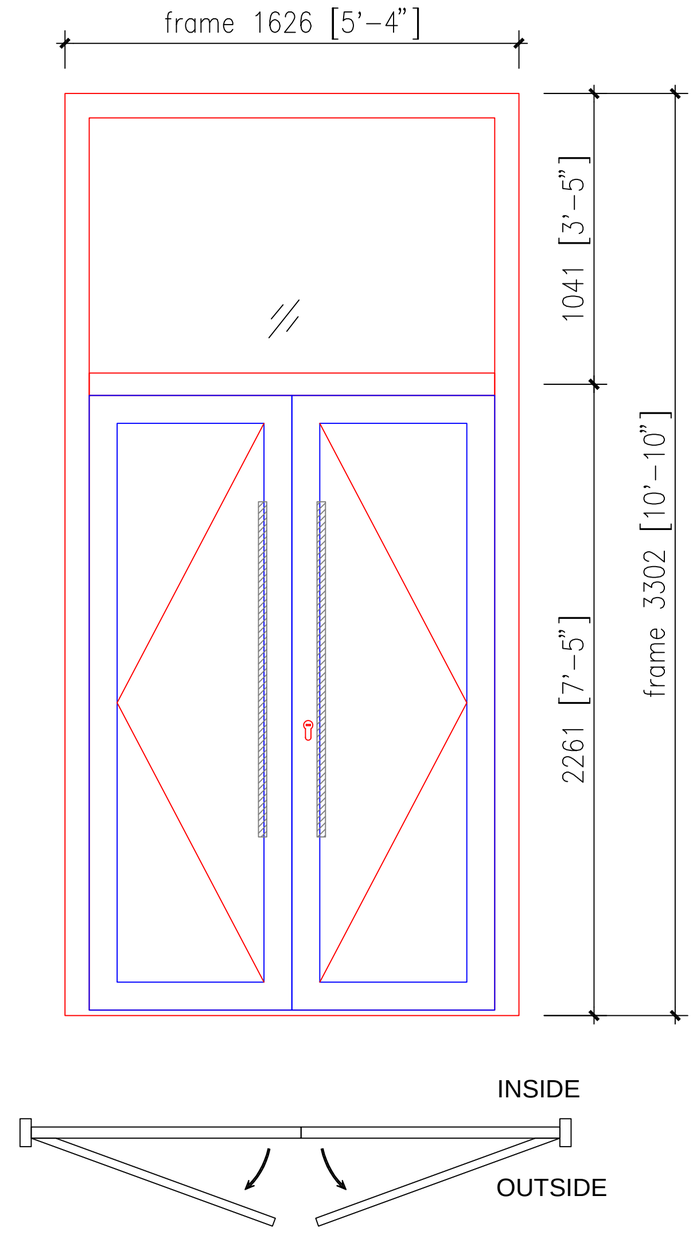
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	37

NO.:

vlew from outside



Item No.: SF-02

100 thermal break storefront

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

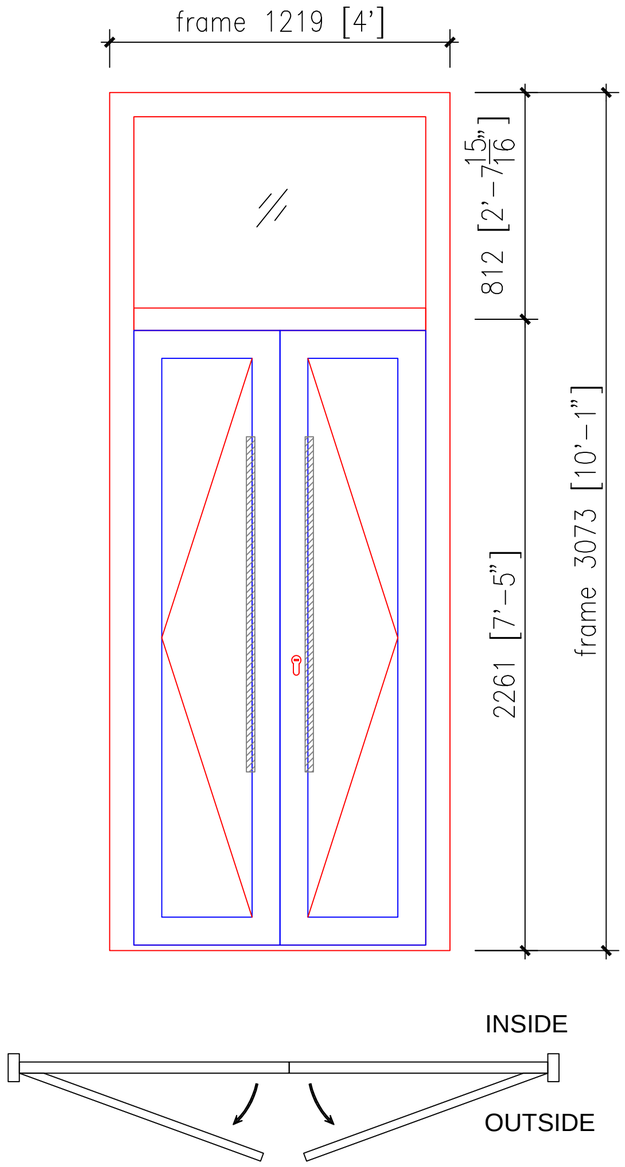
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	38

NO.:

vlew from outside



Item No.: SF-03

100 thermal break storefront

Qty:6

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

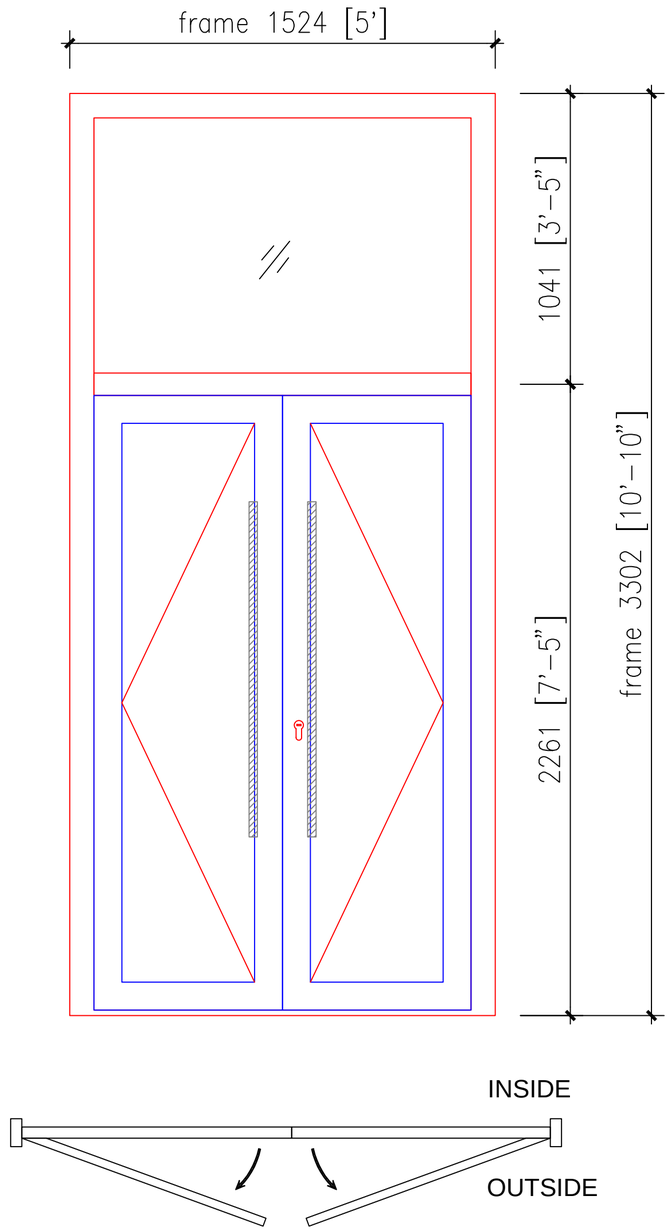
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	39

NO.:

vlew from outside



Item No.: SF-04

100 thermal break storefront

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

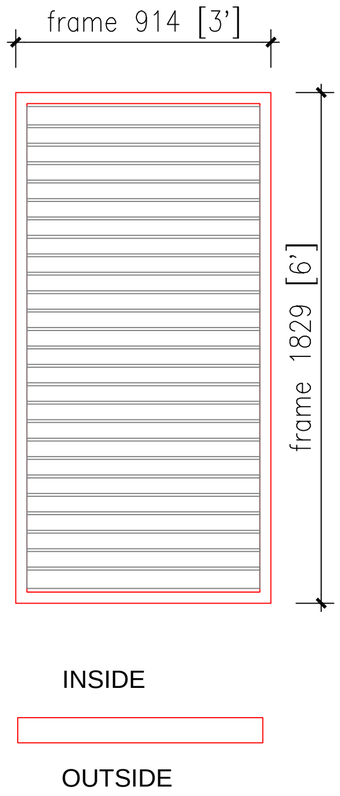
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	40

NO.:

vlew from outside



Item No.: L-01

louver

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

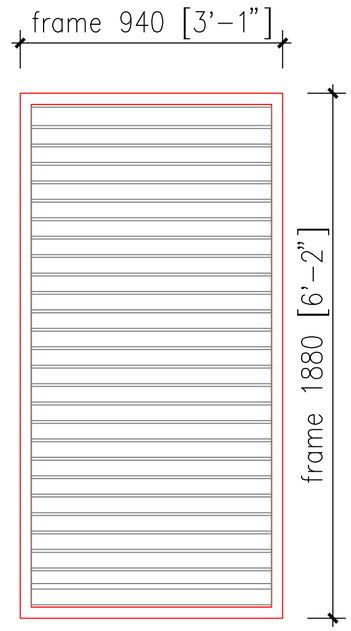
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	41

NO.:

vlew from outside



Item No.: L-02

louver

Qty:2

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

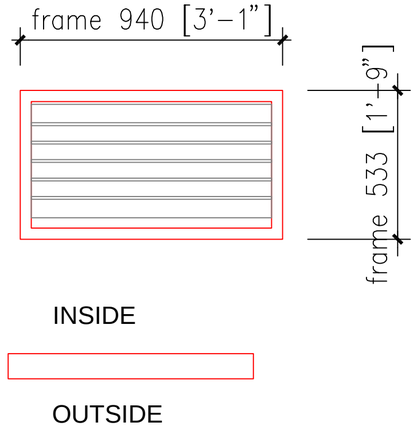
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	42

NO.:

vlew from outside



Item No.: L-03

louver

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

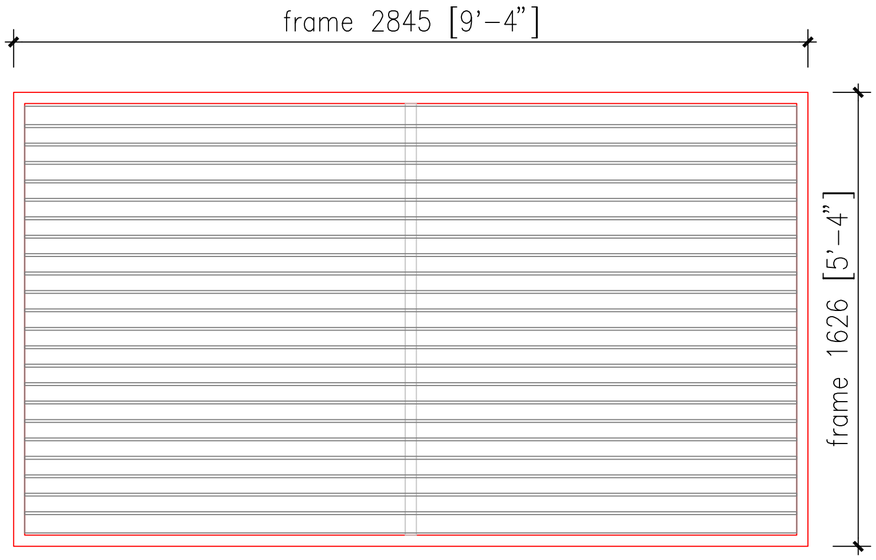
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	43

NO.:

vlew from outside



INSIDE

OUTSIDE

Item No.: L-04

louver

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

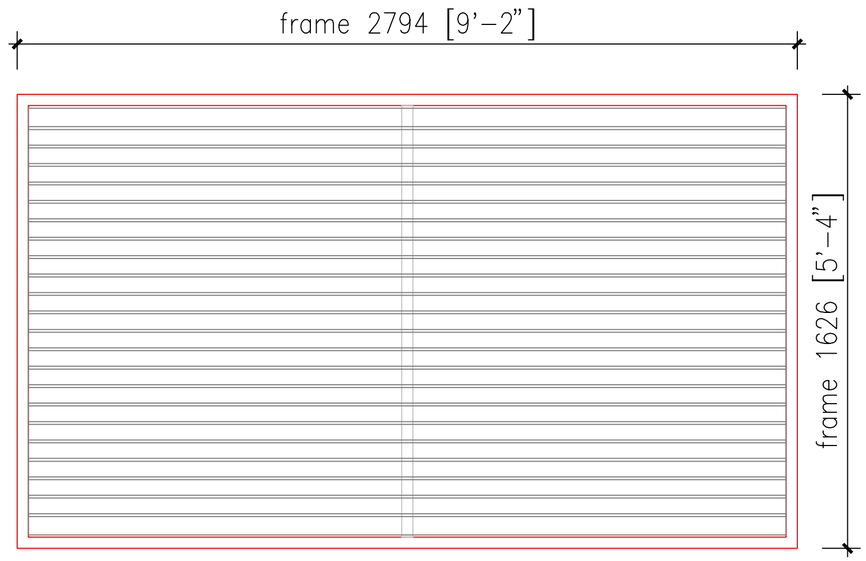
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	44

NO.:

vlew from outside



Item No.: L-05

louver

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

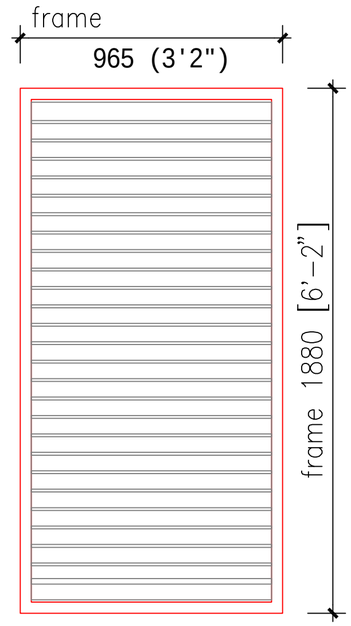
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	45

NO.:

vlew from outside



Item No.: L-06

louver

Qty:1

GLASS: 6mm+18Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

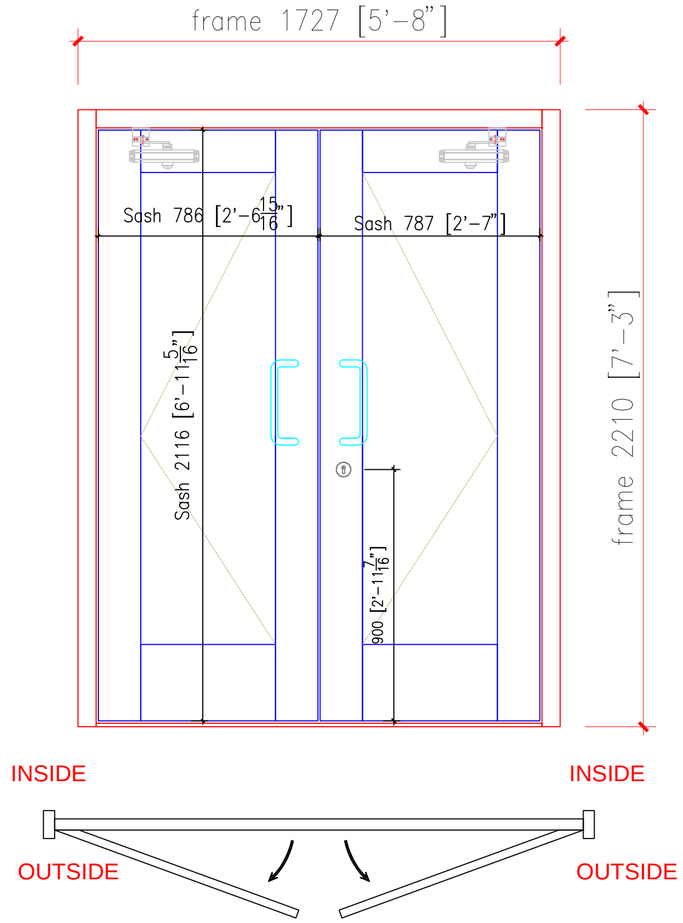
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	42

NO.:

vlew from outside



Item No.: D-01

115 thermal break commercial door

Qty:2

GLASS: 6mm+16Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

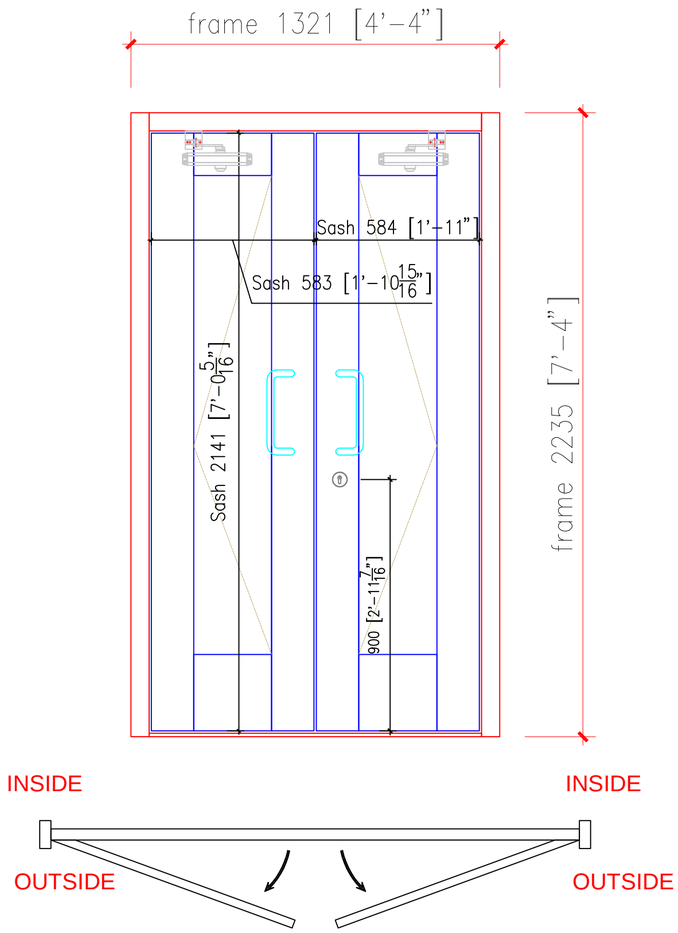
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	46

NO.:

vlew from outside



Item No.: D-02

115 thermal break commercial door

Qty:3

GLASS: 6mm+16Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

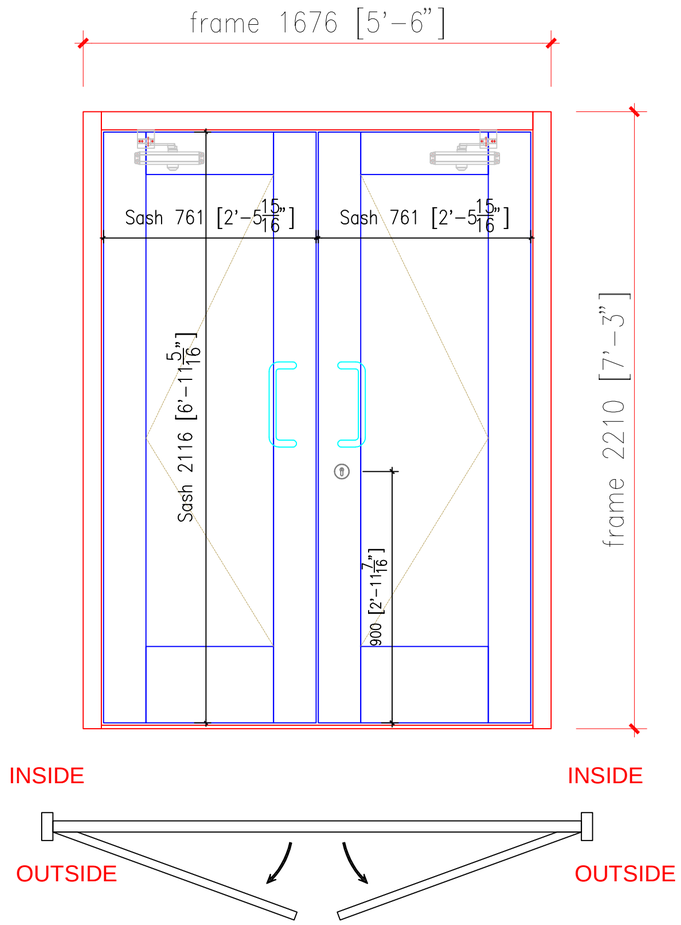
Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	

NO.:

vlew from outside



Item No.: D-03

115 thermal break commercial door

Qty:1

GLASS: 6mm+16Ar+6mm Low-E#2 tempered glass

Windows & Doors

Glass LOGO:
TEMPERED + 3C

Customer:

Project:

Item No:	
location:	
series :	
Size:	
Qty:	
glass :	tempered clear glass
color:	Black
profile:	Aluminium
Hardware:	Standard

Date confirmed:

DRAWN BY:BYM	REVISION:
Date: 2025. 6 . 24	
total of 48 pages	48

HACKLEY CASTLE RENOVATION 349 WEBSTER, MUSKEGON, MI

Windows Schedule

S.No	Window Type	Width	Height	Quantity in North Elevation	Quantity in South Elevation	Quantity in East Elevation	Quantity in West Elevation	Total Qunatity
1	W-01	5'-8"	2'-10"	2	2			**4**
2	W-02	3'-4"	6'-4"	1				**1**
3	W-03	4'-0"	2'-9"	3				**3**
4	W-04	6'-7"	10'-6"	6				**6**
5	W-05	3'-9"	6'-8"	2				**2**
6	W-06	3'-9"	5'-11"	2				**2**
7	W-07	4'-0"	7'-10"	6	6			**12**
8	W-07A	4'-0"	2'-4"	6	6			**12**
9	W-08	5'-8"	5'-1"	6				**6**
10	W-09	6'-5"	3'-2"	1				**1**
11	W-10	4'-0"	6'-4"	7	17	7	6	**37**
12	W-11	2'-4"	5'-11"	4				**4**
13	W-12	6'-6"	9'-3"	6				**6**
14	W-13	2'-11"	5'-0"	2				**2**
15	W-14	2'-11"	9'-3"	2				**2**
16	W-15	1'-3"	3'-11"	4				**4**
17	W-16	6'-6"	7'-10"		6			**6**
18	W-17	3'-0"	7'-10"		2			**2**
19	W-18	6'-6"	2'-4"		6			**6**
20	W-19	6'-7"	10'-5"		6			**6**
21	W-20	3'-0"	5'-6"		2			**2**
22	W-21	3'-4"	7'-7"		6			**6**
3	W-22	3'-1"	7'-11"		4			**4**
24	W-23	2'-7"	5'-11"		4			**4**
25	W-24	4'-0"	2'-4"			6	6	**12**
26	W-25	4'-0"	7'-10"			6	6	**12**
27	W-26	3'-1"	7'-11"			4	4	**8**
28	W-27	3'-1"	2'-3"			4	4	**8**
29	W-28	4'-0"	2'-0"			6	6	**12**
30	W-29	1'-6"	4'-4"			3	3	**6**
31	W-30	1'-7"	1'-8"			1	1	**2**
32	W-31	3'-0"	3'-5"			1	1	**2**
33	W-32	3'-0"	9'-6"			1	1	**2**
34	W-33	2'-10"	9'-3"			1	1	**2**
35	W-34	2'-10"	5'-0"			1	1	**2**
36	W-35	1'-3"	4'-2"			3	3	**6**
37	W-36	3'-0"	4'-11"			1	1	**2**
					Total			**216**

STOREFRONTS SCHEDULE

S.No	StorefrontType	Width	Height	Quantity in North Elevation	Quantity in South Elevation	Quantity in West Elevation	Quantity in East Elevation	Total Qunatity
1	SF-01	4'-4"	10'-0"	2		3	2	7
2	SF-02	5'-4"	10'-10"	1				1
3	SF-03	4'-0"	10'-1"	4			2	6
4	SF-04	5'-0"	10'-10"		1			1
					Total			**15**

ALUM DOOR SCHEDULE

S.No	StorefrontType	Width	Height	Quantity in North Elevation	Quantity in South Elevation	Quantity in West Elevation	Quantity in East Elevation	Total Qunatity
1	D-01	5'-8"	7'-3"	2				2
2	D-02	4'-4"	7'-4"	3				3
3	D-03	5'-6"	7'-3"		1			1
					Total			**6**

LOUVERS SCHEDULE

S.No	StorefrontType	Width	Height	Quantity in North Elevation	Quantity in South Elevation	Quantity in West Elevation	Quantity in East Elevation	Total Qunatity
1	L-01	3'-0"	6'-0"	1				1
2	L-02	3'-1"	6'-2"		2			2
3	L-03	3'-1"	1'-9"			1		1
4	L-04	9'-4"	5'-4"			1		1
5	L-05	9'-2"	5'-4"				1	1
6	L-06	3'-2"	6'-2"				1	1
					Total			**7**



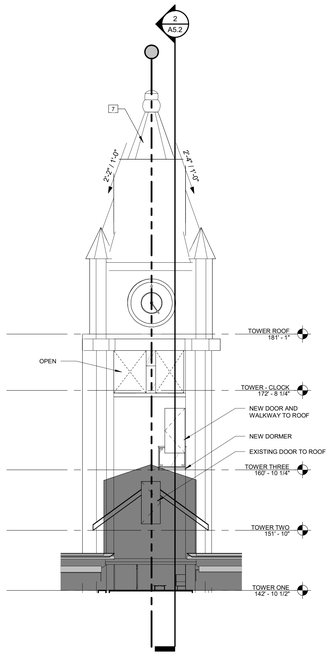
2 A4.1 NORTH ELEVATION

1/8" = 1'-0"



1 A4.1 SOUTH ELEVATION

1/8" = 1'-0"



3 A4.1 SOUTH ELEVATION - TOWER

1/8" = 1'-0"

GENERAL ELEVATION NOTES

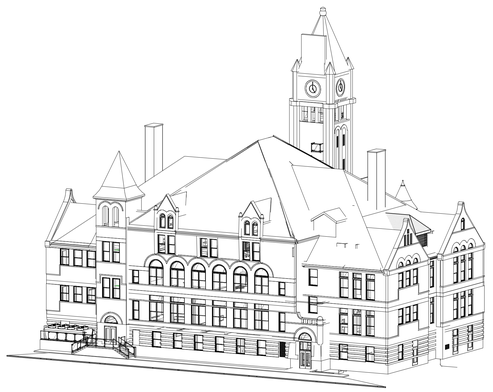
(APPLIES TO ALL ELEVATION DRAWINGS)

1. PROVIDE COMPOSITE TRIM BLOCKS AT ALL EXTERIOR PENETRATIONS, MOUNTING LOCATIONS, SCUPPERS, CONDUITS, ETC. W/SIDING.
2. PAINT ALL EXTERIOR PENETRATIONS, LOUVERS, VENTS, PIPES, COVERS, ETC TO MATCH EXISTING WALL COLOR/FINISH.
3.

EXTERIOR ELEVATION KEYNOTES

1. LOWER EXISTING GRADE AND EXPOSE WALLS
2. NEW RETAING WALL AND WALKWAY
3. NEW DOORS
4. NEW TRANSOM WINDOW
5. NEW WINDOW SYSTEM
6. MECHANICAL EQUIPMENT - SEE MECHANICAL
7. NEW ASPHALT ROOFING SYSTEM
8. NEW DORMER
9. LOUVER - PAINTED TO MATCH TRIM
10. 6" COMPOSITE TRIM - PAINTED TO MATCH NEW SHINGLES
11. NEW SKYLIGHT





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Suite 410
Muskegon, MI
49440
P. 231.722.3407
F. 231.722.2589

HACKLEY CASTLE RENOVATION
349 WEBSTER, MUSKEGON, MI

349 WEBSTER, LLC

PROJECT NUMBER	2021.0176

ISSUANCE

NO.	DATE	DESCRIPTION
1	2024.06.07	INTERIOR DEMOLITION
2	2025.02.21	SD QC SET
3	2025.03.03	SD - CORE & SHELL
4	2025.03.19	PROGRESS SET

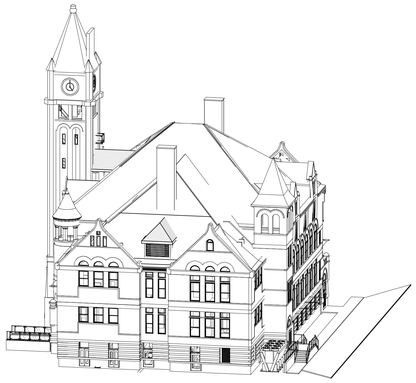
NOT FOR CONSTRUCTION

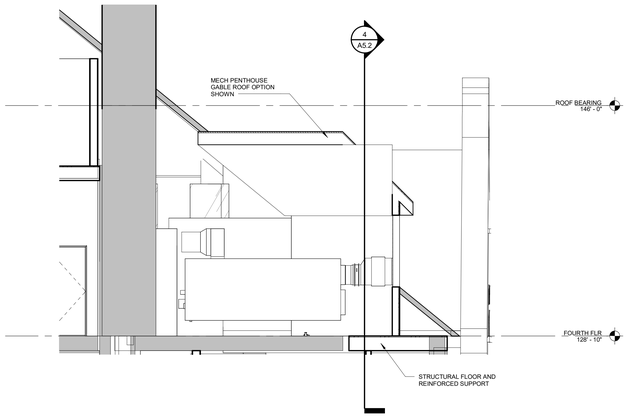
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EXTERIOR ELEVATIONS - NORTH & SOUTH

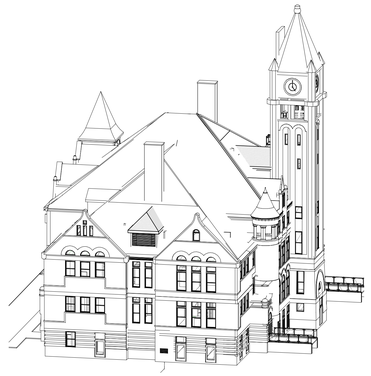
A4.1

3/28/2025 11:25:27 AM
Autodesk Docs://349 Webster LLC Hackley Square - 2021.0176/2021_0176 ARCH_Renovation 2024.rvt





3 A4.2 MECH GABLE ROOF DORMER SECTION
1/4" = 1'-0"



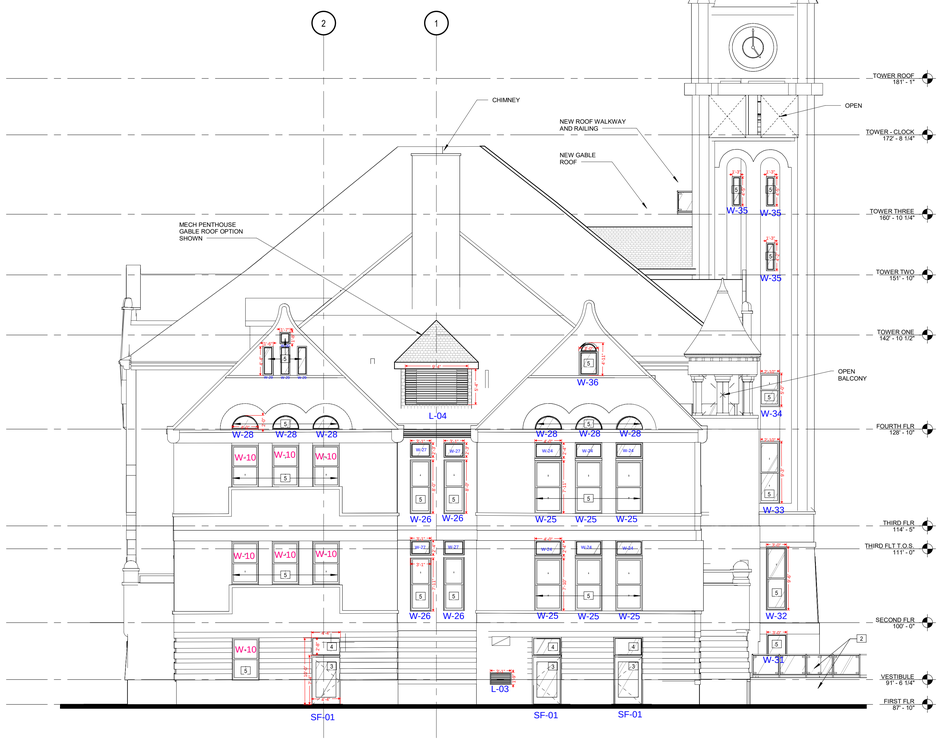
GENERAL ELEVATION NOTES

(APPLIES TO ALL ELEVATION DRAWINGS)

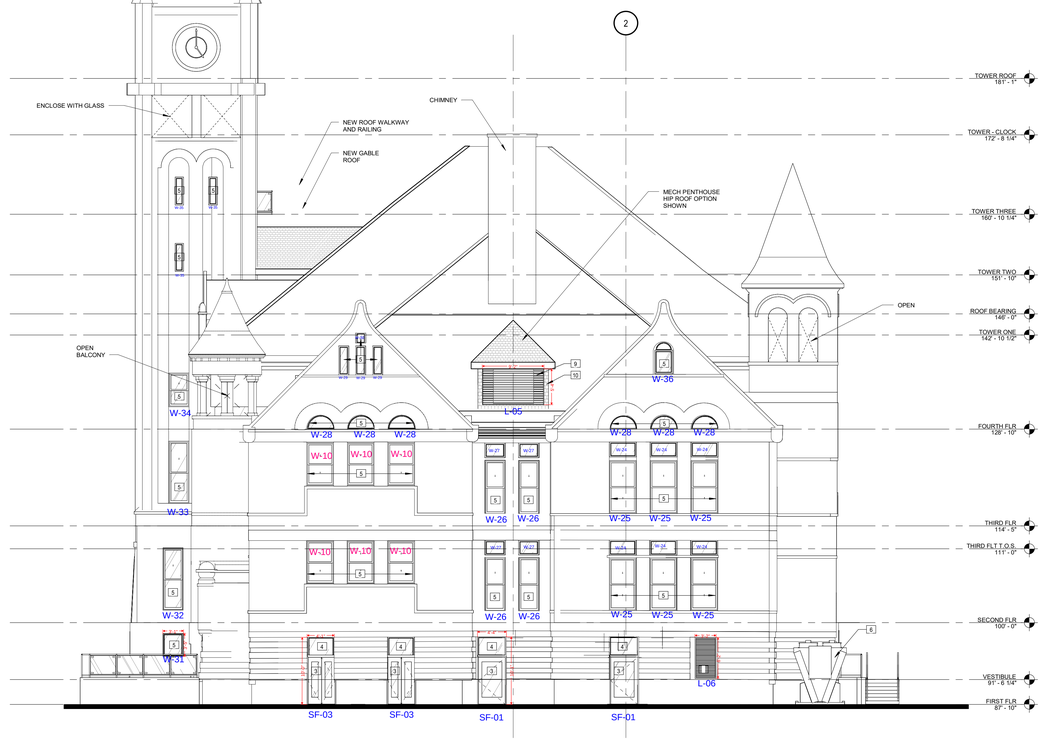
1. PROVIDE COMPOSITE TRIM BLOCKS AT ALL EXTERIOR PENETRATIONS, MOUNTING LOCATIONS, SCUPPERS, LOUVERS, ETC. ON SIDING.
2. PAINT ALL EXTERIOR PENETRATIONS, LOUVERS, VENTS, PIPES, COVERS, ETC TO MATCH EXISTING WALL COLOR/FINISH.
3.

EXTERIOR ELEVATION KEYNOTES

1. LOWER EXISTING GRADE AND EXPOSE WALLS
2. NEW RETAING WALL AND WALKWAY
3. NEW DOORS
4. NEW TRANSOM WINDOW
5. NEW WINDOW SYSTEM
6. MECHANICAL EQUIPMENT - SEE MECHANICAL
7. NEW ASPHALT ROOFING SYSTEM
8. NEW DORMER
9. LOUVER - PAINTED TO MATCH TRIM
10. 8" COMPOSITE TRIM - PAINTED TO MATCH NEW SHINGLES
11. NEW SKYLIGHT



1 A4.2 EAST ELEVATION
1/8" = 1'-0"



2 A4.2 WEST ELEVATION
1/8" = 1'-0"

316 Morris Avenue
Suite 410
Muskegon, MI
49440
P. 231.722.3407
F. 231.722.2589

HACKLEY CASTLE RENOVATION
349 WEBSTER, MUSKEGON, MI

349 WEBSTER, LLC

PROJECT NUMBER 2021.0176

ISSUANCE

NO	DATE	DESCRIPTION
1	2024.06.07	INTERIOR DEMOLITION
2	2025.02.21	SD QC SET
3	2025.03.03	SD - CORE & SHELL
4	2025.03.19	PROGRESS SET

NOT FOR CONSTRUCTION

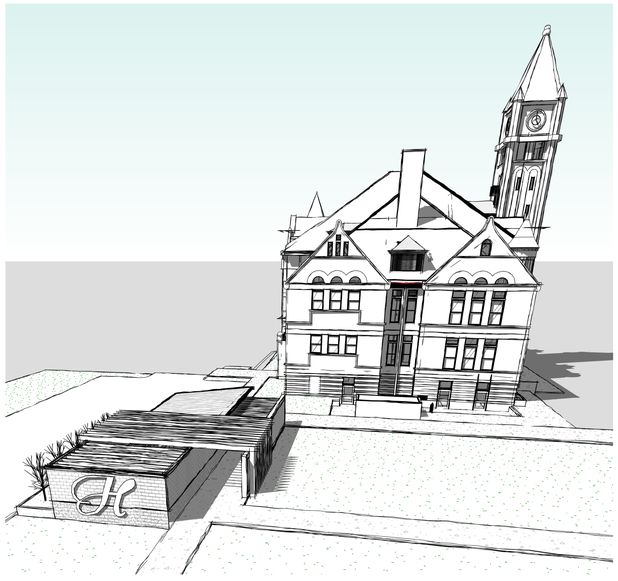
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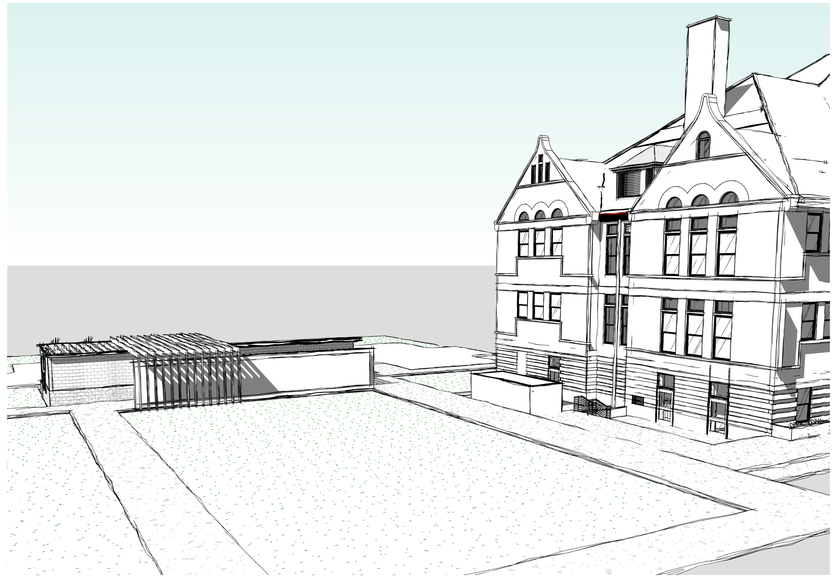
EXTERIOR ELEVATIONS - EAST & WEST

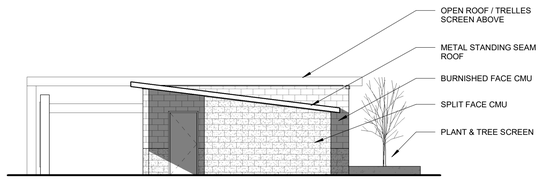
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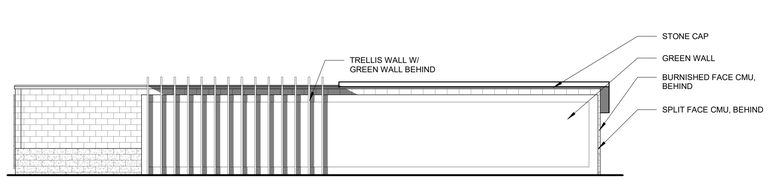




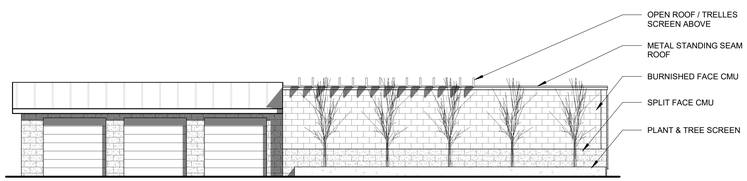




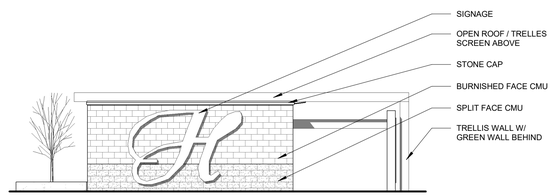
4 AS1.0 **ENCLOSURE WEST ELEVATION**
1/8" = 1'-0"



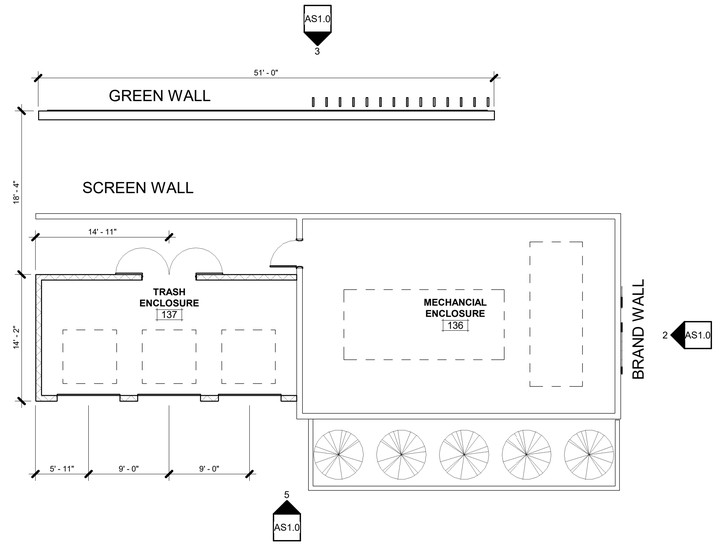
3 AS1.0 **ENCLOSURE NORTH ELEVATION**
1/8" = 1'-0"



5 AS1.0 **ENCLOSURE SOUTH ELEVATION**
1/8" = 1'-0"



2 AS1.0 **ENCLOSURE EAST ELEVATION**
1/8" = 1'-0"



1 AS1.0 **UTILITY ENCLOSURE FLOOR PLAN**
1/8" = 1'-0"

HDJ Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS

Hooker DeJong Inc
ARCHITECTS • ENGINEERS • PLANNERS
316 Morris Avenue
Suite 410
Muskegon, MI 49440
P 231.722.3407
F 231.722.2589

EXISTING BUILDING REHABILITATION
HACKLEY CASTLE
349 W. WEBSTER AVE, MUSKEGON, MI 49440

349 WEBSTER, LLC

PROJECT NUMBER *2021.0176*

ISSUANCE

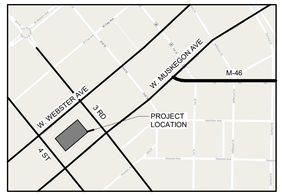
NO.	DATE	DESCRIPTION

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SITE STRUCTURES

AS1.0

7/14/2025 12:23:45 PM
Autodesk Docs://349 Webster LLC Hackley Square - 2021.0176/2021_0176 ARCH_Renovation 2024.rvt



LOCATION MAP

EXISTING BUILDING REHABILITATION

HACKLEY CASTLE

349 W. WEBSTER AVE, MUSKEGON, MI 49440

349 WEBSTER, LLC

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HDJ
Improving lives through design.

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SHEET INDEX

SHEET #	SHEET NAME	CURRENT ISSUANCE DATE	CURRENT ISSUANCE DESCRIPTION
TITLE			
A0-RP	COVERSHEET - ROOF PACKAGE	2025.08.12	ROOFING PACKAGE
ARCHITECTURAL			
AC0.0	CODE REVIEW & ABBREVIATIONS	2025.08.12	ROOFING PACKAGE
A0.6	ROOF PLAN AND DEMOLITION	2025.08.12	ROOFING PACKAGE
A4.1	EXTERIOR ELEVATIONS - NORTH & SOUTH (ROOF PACKAGE)	2025.08.12	ROOFING PACKAGE
A4.2	EXTERIOR ELEVATIONS - EAST & WEST (ROOF PACKAGE)	2025.08.12	ROOFING PACKAGE
A6.11	PLAN DETAILS - ROOF	2025.08.12	ROOFING PACKAGE
A6.12	PLAN DETAILS - ROOF CONT.	2025.08.12	ROOFING PACKAGE
A9.11	FOURTH FLOOR PLAN - DORMERS	2025.08.12	ROOFING PACKAGE
A9.12	FOURTH FLOOR PLAN - TOWER DORMER	2025.08.12	ROOFING PACKAGE
STRUCTURAL			
S1.4	STRUCTURAL NOTES & DETAILS	2025.08.12	ROOFING PACKAGE
SHEET TOTAL: 10			

NEED TO ADD SCOPE DESCRIPTION FOR ELEVATOR DORMER

ROOF PACKAGE SCOPE OF WORK

THIS CONSTRUCTION PHASE WORK PERMIT CONSISTS OF THE FOLLOWING SCOPE:

1. REMOVE ALL LAYERS OF EXISTING ROOF SHINGLES, UNDERLAYMENT, FLASHING, AND DRIP EDGES AT ALL ROOF LEVELS OF THE BUILDING– currently containing asphalt shingles
2. REMOVE, AND REPLACE ANY DAMAGED OR ROTTED SUBSTRATE UNCOVERED DURING ROOFING REMOVAL.
3. REMOVE (2) MASONRY CHIMNEYS ON THE NORTH SIDE OF THE BUILDING TO BELOW THIS ROOF LINE, AND INFILL OPENING IN ROOF PREPARATION FOR NEW ROOFING.
4. REMOVE ALL ROOF PENETRATIONS (VENT STACKS, ROOF VENTS, ETC.), AND INFILL OPEN IN ROOF. PREP SURFACE FOR NEW ROOFING.
5. CONSTRUCT (2) NEW DORMER ENCLOSURES (EAST AND WEST) FOR NEW MECHANICAL ROOMS. SCOPE INCLUDES CUTTING OPENINGS IN THE EXISTING ROOF DECK, INSTALLING ADDITIONAL RAFTER STRUCTURES / HEADERS TO SUPPORT THE NEW OVERBUILT DORMER STRUCTURES, INSTALLATION OF THE EXTERIOR MATERIALS, ROOFING, TRIM, LOUVER, GUTTERS AND DOWNSPOUTS.
6. THE EXISTING DRAINAGE SADDLE SOUTH OF THE BELL TOWER WILL BE REMOVED FOR THE CONSTRUCTION OF A LARGER "DORMER" SADDLE IN THE SAME LOCATION. SCOPE INCLUDES CUTTING LARGER OPENINGS IN THE ROOF DECK, INSTALLING ADDITIONAL RAFTER STRUCTURES / HEADERS TO SUPPORT THE NEW OVERBUILT DORMER STRUCTURES, INSTALLATION OF THE EXTERIOR MATERIALS, ROOFING, TRIM, LOUVER, GUTTERS AND DOWNSPOUTS.
7. ROOFING CONTRACTOR TO INSPECT THE CONDITION OF THE EXISTING METAL FASCIA, GUTTERS AND COPPER DOWNSPOUTS AROUND THE ENTIRE PERIMETER OF THE BUILDING, AND ISSUE A "CONDITIONS REPORT". ITEMS IDENTIFIED, AND DETERMINED TO BE REPAIRED OR REPLACES WILL BE INCLUDED WITHIN THIS SCOPE OF WORK.
8. INSTALL METAL T-DRIP AT THE PERIMETER OF THE BUILDING ROOF.
9. APPLY (1) LAYER OF ICE & WATER SHIELD TO THE ROOF DECK EXTENDING 6FT. FROM THE PERIMETER, AND 3FT UP AT EACH VALLEY. SYNTHETIC UNDERLAYMENT WILL BE UTILIZED THROUGHOUT THE REMAINDER OF THE THE ROOF. INSTALL ASPHALT SHINGLES AT ALL ROOF LEVELS.
10. REMOVE EXISTING BELL FROM BELL TOWER VIA CRANE, AND STORE FOR OWNER'S USE.

NOTE: THIS "ROOFING PACKAGE" CONSTITUTES A PORTION OF THE OVERALL BUILDING DESIGN PACKAGE SLATED FOR THE RENOVATION OF THIS PROJECT. ANY WORK INCLUDED IN THIS DRAWING PACKAGE (AKA ROOFING PACKAGE") NOT FALLING WITHIN THE SOW DESCRIBED ABOVE SHALL NOT BE INTERPRETED AS "APPROVED" BY THE DESIGN TEAM OR CONTRACTOR, BUT SHALL BE INCLUDED AND REVIEWED FOR APPROVAL IN FUTURE PERMIT SUBMISSION PACKAGES.

PROJECT SUMMARY

HISTORIC BUILDING:
THE HACKLEY SCHOOL ADMINISTRATION BUILDING, BUILT IN 1889, IS CERTIFIED AS A CONTRIBUTING RESOURCE WITHIN THE NATIONAL REGISTER MUSKEGON HISTORIC DISTRICT. FROM THE CENTER FRONT OF THE SCHOOL, A SQUARE TOWER OVERLOOKS HACKLEY PARK AND THE CITY. THE STONE BUILDING IS AN ASYMMETRICAL MASS COMBINING RICHARDSONIAN ROMANESQUE GABLES, TOWERS, TURRETS, ROUND ARCHES, AND ROCK-FACED MASONRY.

CLASSIFICATION OF WORK:
REPAIR
THE RECONSTRUCTION OR RENEWAL OF ANY PART OF AN EXISTING BUILDING FOR THE PURPOSE OF ITS MAINTENANCE OR TO CORRECT DAMAGE. REPAIRS INCLUDE THE PATCHING OR RESTORATION OR REPLACEMENT OF DAMAGED MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES FOR THE PURPOSE OF MAINTAINING SUCH COMPONENTS IN GOOD OR SOUND CONDITION WITH RESPECT TO EXISTING LOADS OR PERFORMANCE REQUIREMENTS

ALTERATION
LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA. THE WORK AREA IS THAT PORTION OR PORTIONS OF A BUILDING CONSISTING OF ALL RECONFIGURED SPACES AS INDICATED ON THE CONSTRUCTION DOCUMENTS. WORK AREA EXCLUDES OTHER PORTIONS OF THE BUILDING WHERE INCIDENTAL WORK ENTAILED BY THE INTENDED WORK MUST BE PERFORMED AND PORTIONS OF THE BUILDING WHERE WORK NOT INITIALLY INTENDED BY THE OWNER IS REQUIRED BY THIS CODE.

CHANGE OF OCCUPANCY
A CHANGE IN THE USE OF THE BUILDING OR A PORTION OF A BUILDING. A CHANGE OF OCCUPANCY SHALL INCLUDE ANY CHANGE OF OCCUPANCY CLASSIFICATION, ANY CHANGE FROM ONE GROUP TO ANOTHER GROUP WITHIN AN OCCUPANCY CLASSIFICATION OR ANY CHANGE IN USE WITHIN A GROUP FOR A SPECIFIC OCCUPANCY CLASSIFICATION

HEIGHT IN FEET:
- FOURTH FLOOR = 41 FEET ABOVE GRADE
- CLOCK TOWER FLOOR = 85 FEET ABOVE GRADE
- PEAK OF MAIN BUILDING ROOF = 79 FEET ABOVE GRADE
- PEAK OF CLOCK TOWER ROOF = 88 FEET ABOVE GRADE

NUMBER OF STORIES: 4 STORIES WITH ONE ADDITIONAL UNIT OCCUPYING FOUR LEVELS WITHIN THE CLOCK TOWER, ABOVE THE FOURTH STORY

AREA: APPROXIMATELY 50,000 SQ. FT.

TYPE OF CONSTRUCTION: TYPE III

FIRE PROTECTION SYSTEMS:
- AUTOMATIC SPRINKLER SYSTEM:
  1. EXISTING: NONE
  2. PROPOSED: NFPA 13
- FIRE ALARM AND DETECTION SYSTEM: TO BE INSTALLED

PARKING COUNT:

PROJECT TEAM

ARCHITECT:
HOOKER DEJONG, INC.
316 MORRIS AVE., SUITE 410
MUSKEGON, MI 49440
P. 231-722-3407

INTERIOR DESIGNER:
GRANITI VICENTIA GROUP
2135 HWY 6 SOUTH
HOUSTON TX, 77077
P. 713-869-0800

MECHANICAL, ELECTRICAL AND PLUMBING, FIRE PROTECTION ENGINEER:
HOOKER DEJONG, INC.
316 MORRIS AVE., SUITE 410
MUSKEGON, MI 49440
P. 231-722-3407

STRUCTURAL ENGINEER:
JDH ENGINEERING, INC.
3000 IVANREST AVE SW
GRANDVILLE, MI 49418
P. (616) 531-6020

OWNER:
WHEELFISH GROUP, LLC.
700 TERRACE POINT SUITE 200
MUSKEGON, MI. 49440
P. (231) 788-8086

OWNERS REPRESENTATIVE:
COALITION COMPANIES
847 REYNARD STREET SOUTHEAST
GRAND RAPIDS, MI 49507
P. (616) 450-3946

ROOFING CONTRACTOR:
BOB'S ROOFING COMPANY INC.
900 INDUSTRIAL PARK DRIVE
WHITEHALL, MI 49461
P. (231) 894 - 5627

Construction Manager:
Wolverine Building Group
4045 Barden SE,
Grand Rapids, MI. 49512

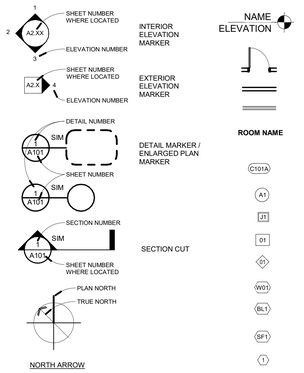


HACKLEY CASTLE REHABILITATION

ROOFING PACKAGE - AUGUST 12, 2025

2021.0176

SYMBOLS



ARCHITECTURAL / INTERIORS ABBREVIATIONS

ACP	ACOUSTICAL CEILING PANELS
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BF	BARRIER FREE
BO	BOTTOM OF
BOS	BOTTOM OF STEEL
BRG	BEARING
BSMT	BASEMENT
CG	CORNER GUARD
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMB	COMBUSTIBLE
CONC	CONCRETE
CPT	CARPET
D	DRYER
DF	DRINKING FOUNTAIN
DIV	DIVISION
DS	DOWNSPOUT
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
EM	ENTRANCE MAT
EP	ELECTRICAL PANEL
EPT	EPOXY PAINT
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FHC	FIRE HOSE CABINET
FND	FOUNDATION
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GMU	GLAZED MASONRY UNIT
GWB	GYPSUM WALLBOARD
HC	HOLLOW CORE
HDCP	HANDICAP, HANDICAPPED
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HTG	HEATING
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
INSUL	INSULATING, INSULATION
JC	JANITOR CLOSET
LIN	LINOLEUM
LLV	LONG LEG VERTICAL
LP	LOW POINT
MB	MARKER BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MO	MASONRY OPENING
MTD	MOUNTED
PCT	PORCELAIN CERAMIC TILE
PLAM	PLASTIC LAMINATE
PNT	PAINT
PR	PAIR
PRE-ENG	PRE-ENGINEERED
PRE-FIN	PRE-FINISHED
PT	PRESSURE TREATED
QT	QUARRY TILE
R	RISER
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCED, REINFORCING, REINFORCEMENT
RF	RUBBER FLOORING
RFT	RUBBER FLOOR TILE
RO	ROUGH OPENING
SB	SMART BOARD
SC	SOLID CORE
SCONC	SEALED CONCRETE
SQ	SQUARE
SS	SOLID SURFACE
SSTL	STAINLESS STEEL
ST	STAIN
SUSP	SUSPENDED
SV	SHEET VINYL
T	TREAD
T&G	TONGUE AND GROOVE
TB	TACKBOARD
TC	TRAFFIC COATING
TEMP	TEMPERED
TERR	TERRAZZO
TOB	TOP OF BEAM
TOF	TOP OF FOUNDATION, TOP OF FOOTING
TOJ	TOP OF JOIST
TOS	TOP OF STEEL
TOW	TOP OF WALL
UL	UNDERWRITER'S LABORATORY
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VRR	VENTILATING ROOF
VWC	VINYL WALLCOVERING
W	WASHER
WR	WATER RESISTANT
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

GENERAL ABBREVIATIONS

ALT	ALTERNATE
APPROX	APPROXIMATELY
BLDG	BUILDING
CF	CUBIC FEET
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CONT	CONTINUOUS
D	DEEP, DEPTH
DEMO	DEMOLITION
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DWG	DRAWING
EA	EACH
EGC	ENTERPRISE GREEN COMMUNITIES
EQ	EQUAL
FT	FOOT, FEET
GC	GENERAL CONTRACTOR
GSF	GROSS SQUARE FEET
H	HIGH
HT	HEIGHT
INFO	INFORMATION
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LF	LINEAR FEET
MAX	MAXIMUM
MIN	MINIMUM
MISC	MISCELLANEOUS
NIC	NOT IN CONTRACT
NSF	NET SQUARE FEET
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
R	RADIUS
REQD	REQUIRED
RM	ROOM
SIM	SIMILAR
SF	SQUARE FEET
TFCI	TENANT FURNISHED, CONTRACTOR INSTALLED
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
W	WIDE, WIDTH

CLASSIFICATION OF WORK:
REPAIR
THE RECONSTRUCTION OR RENEWAL OF ANY PART OF AN EXISTING BUILDING FOR THE PURPOSE OF ITS MAINTENANCE OR TO CORRECT DAMAGE. REPAIRS INCLUDE THE PATCHING OR RESTORATION OR REPLACEMENT OF DAMAGED MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES FOR THE PURPOSE OF MAINTAINING SUCH COMPONENTS IN GOOD OR SOUND CONDITION WITH RESPECT TO EXISTING LOADS OR PERFORMANCE REQUIREMENTS

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TYPE OF CONSTRUCTION: TYPE III

FIRE PROTECTION SYSTEMS:
- AUTOMATIC SPRINKLER SYSTEM:
  1. EXISTING: NONE
  2. PROPOSED: NFPA 13
- FIRE ALARM AND DETECTION SYSTEM: TO BE INSTALLED

PARKING COUNT:

CODE SUMMARY

PROJECT DESCRIPTION:	BUILDING USE: HOTEL (OCCUPANTS ARE PRIMARILY TRANSIENT) ASSEMBLY (SOCIAL, RECREATIONAL, FOOD AND DRINK) NUMBER OF BUILDINGS AND NUMBER OF STORIES: 1 BUILDING, 4 STORIES OVERALL BUILDING AREA(S): 1ST FLOOR: 13,697 SF 2ND FLOOR: 13,697 SF 3RD FLOOR: 13,697 SF 4TH FLOOR: 12,308 SF TOTAL: 53,399 SF NUMBER OF UNITS: 47 CONSTRUCTION MATERIALS FLOORS/WALLS/ROOF FRAMING: CONCRETE, STEEL, WOOD EXTERIOR WALL MATERIALS: MASONRY ROOFING MATERIALS: ASPHALT SHINGLES AUTOMATIC SPRINKLER SYSTEM TYPE: NEW NFPA 13 SUSTAINABILITY GOALS: NONE HISTORIC STATUS / GOALS: CONTRIBUTING RESOURCE WITHIN HISTORIC DISTRICT
APPLICABLE CODES:	THE CITY OF MUSKEGON ENFORCES THE FOLLOWING CODES: • 2021 MICHIGAN BUILDING CODE • 2021 MICHIGAN REHAB CODE • 2023 NATIONAL ELECTRICAL CODE • 2021 MICHIGAN PLUMBING CODE • 2021 MICHIGAN MECHANICAL CODE • 2012 MICHIGAN LIFE SAFETY CODE • 2021 INTERNATIONAL FIRE CODE • 2021 MICHIGAN ENERGY CODE • 2017 MICHIGAN ACCESSIBILITY CODE
USE GROUP (MBC 303.3, 303.4 , 310.2):	ASSEMBLY GROUP A-2 ASSEMBLY GROUP A-3 RESIDENTIAL GROUP R-1
ALLOWABLE BUILDING HEIGHT: (MBC TABLE 504.3, TABLE 504.4):	75 FEET ABOVE GRADE PLANE (EXCEPTION: TOWERS, SPIRES, STEEPLES, AND OTHER ROOFTOP STRUCTURES NOT USED FOR HABITATION OR STORAGE. A-2/A-3: 3 STORIES ABOVE GRADE PLANE R-1: 5 STORIES ABOVE GRADE PLANE
ACTUAL BUILDING HEIGHT:	75 FEET ABOVE GRADE PLANE A-2/A-3* 1 STORY ABOVE GRADE PLANE R-1: 4 STORIES ABOVE GRADE PLANE
ALLOWABLE BUILDING AREA (MBC 506.2.2, 506.3, TABLE 506.2):	MIXED-OCCUPANCY WITH FRONTAGE INCREASE: [48,000 + (16,000 X 0.75)] = 60,000 SF
ACTUAL BUILDING AREA:	1ST FLOOR: 13,697 SF 2ND FLOOR: 13,697 SF 3RD FLOOR: 13,697 SF 4TH FLOOR: 12,308 SF (INCLUDING MULTI-LEVEL FAMILY SUITE) TOTAL: 53,399 SF (EXCLUDING ROOFTOP STRUCTURES NOT USED FOR HABITATION OR STORAGE) EXISTING BUILDING IS WITHIN LIMITS
SEPARATION OF OCCUPANCIES (MBC TABLE 508.4):	BETWEEN A & R, SPRINKLERED: 1 HOUR
INCIDENTAL USES (MBC TABLE 509.1):	1 HR SEPARATION OR AUTOMATIC SPRINKLER SYSTEM PROTECTION: • FURNACE ROOM WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU/HR INPUT • BOILER ROOM WHERE LARGEST PIECE OF EQUIPMENT IS OVER 15 PSI AND 10 HP • LAUNDRY ROOMS OVER 100 SF • WASTE AND LINEN COLLECTION ROOMS OVER 100 SF
CONSTRUCTION TYPE (MBC 602.3):	TYPE IIB : EXTERIOR WALLS ARE NONCOMBUSTIBLE MATERIALS AND INTERIOR BUILDING ELEMENTS ARE ANY MATERIAL PERMITTED BY CODE. FIRE-RETARDANT-TREATED WOOD FRAMING AND SHEATHING ARE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF 2-HOUR RATING OR LESS.
ATRIUMS (MBC 404.5, 404.6):	SMOKE CONTROL IS NOT REQUIRED FOR ATRIUMS THAT CONNECT ONLY TWO STORIES. A FIRE BARRIER IS NOT REQUIRED BETWEEN THE ATRIUM AND THE ADJOINING SPACES WHERE THE ATRIUM IS NOT REQUIRED TO BE PROVIDED WITH A SMOKE CONTROL SYSTEM
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (MBC TABLE 601, TABLE 705.5):	PRIMARY STRUCTURAL FRAME: 0 HOUR BEARING WALLS EXTERIOR: 2 HOUR INTERIOR: 0 HOUR NONBEARING WALLS EXTERIOR: 0 HOUR (FIRE SEPARATION DISTANCE ≥ 30') INTERIOR: 0 HOUR FLOOR CONSTRUCTION: 0 HOUR ROOF CONSTRUCTION: 0 HOUR
FIRE WALLS (MBC TABLE 706.4):	N/A
FIRE BARRIERS (MBC 707.3):	SHAFT ENCLOSURES (713.4): 2 HOURS INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION (1023.1): 2 HOURS EXIT ACCESS STAIRWAY ENCLOSURE (713.4): N/A EXIT PASSAGEWAY (1024.3): N/A HORIZONTAL EXIT (1026.1): N/A ATRIUMS (404.6): SEE ABOVE INCIDENTAL USES (TABLE 509): SEE ABOVE CONTROL AREAS (414.2.4): N/A SEPARATED OCCUPANCIES (TABLE 508.4): SEE ABOVE FIRE AREAS (TABLE 707.3.10): N/A
FIRE PARTITIONS (MBC 708.3):	SEPARATION WALLS FOR FROUP R-1 SLEEPING UNITS (420.2): 0.5 HOUR CORRIDOR WALLS (TABLE 1020.2): 0.5 HOUR ELEVATOR LOBBY SEPARATION (3006.3): UL 1784 SMOKE AND DRAFT CONTROL DOOR ASSEMBLY
SMOKE BARRIERS (MBC 709.3):	N/A
SMOKE PARTITIONS (MBC 710.3):	N/A
HORIZONTAL ASSEMBLIES (MBC 711.2.4):	SEPARATING MIXED OCCUPANCIES (508.4): SEE ABOVE SEPARATING FIRE AREAS (707.3.10): N/A DWELLING UNITS AND SLEEPING UNITS: 0.5 HOUR SEPARATING SMOKE COMPARTMENTS (709): N/A SEPARATING INCIDENTAL USES: SEE ABOVE
FIRE-RESISTIVE JOINT SYSTEMS (MBC 715.1):	JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTIVE JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH THE SYSTEM IS INSTALLED. FIRE-RESISTIVE JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER ASTM E1966 OR UL 2079.
FIRE-RESISTIVE JOINT SYSTEMS IN SMOKE BARRIERS (MBC 715.6):	N/A
INTERIOR FINISHES (MBC TABLE 803.13, SECTION 804.4.2):	WALL AND CEILING FINISH FLAME SPREAD INDEX: *(SPRINKLERED)* INTERIOR EXIT STAIRWAYS & EXIT PASSAGEWAYS: CLASS B; FLOOR FINISH MINIMUM CRITICAL RADIANT FLUX: CORRIDORS & EXIT ACCESS STAIRWAY ENCLOSURES: A-2/A-3: CLASS B, R-1: CLASS C; CLASS II ROOMS & ENCLOSED SPACES: CLASS C; CLASS II
AUTOMATIC SPRINKLER SYSTEM (MBC 903.3.1.1):	NFPA 13 SPRINKLER SYSTEM; CLASS II EXEMPT LOCATIONS: - GENERATOR AND TRANSFORMER ROOMS SEPARATED FROM THE REMAINDER OF THE BUILDING BY WALLS AND FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS. - FIRE SERVICE ACCESS ELEVATOR MACHINE ROOMS AND MACHINERY SPACES. - MACHINE ROOMS, MACHINERY SPACES, CONTROL ROOMS AND CONTROL SPACES ASSOCIATED WITH OCCUPANT EVACUATION ELEVATORS. - GROUP R BATHROOMS THAT DO NOT EXCEED 55 SQUARE FEET IN AREA AND ARE LOCATED WITHIN INDIVIDUAL SLEEPING UNITS.
FIRE ALARM AND DETECTION SYSTEMS (MBC 907.2.8):	NFPA 72 FIRE ALARM SYSTEM GROUP A: MANUAL FIRE ALARM BOXES NOT REQUIRED GROUP R: - ONE MANUAL FIRE ALARM BOX AT ANJ APPROVED LOCATION - AUTOMATIC SMOKE DETECTION SYSTEM - SINGLE- AND MULTIPLE-STATION SMOKE ALARMS IN SLEEPING AREAS, IN EVERY ROOM IN PATH FROM SLEEPING AREA TO EXIT ACCESS, IN EACH STORY OF SLEEPING UNIT
OCCUPANT LOAD (MBC TABLE 1004.5, 1004.7):	INDOOR AREAS: 489 PERSONS ASSEMBLY, LOOSE TABLES AND CHAIRS: X / 15 = X EXERCISE ROOM: 295/50 = 6 KITCHENS, COMMERCIAL: X / 200 = 2 RESIDENTIAL: 42,029 / 200 = 210 ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM: X / 300 = X OUTDOOR AREAS: X PERSONS ASSEMBLY, LOOSE TABLES AND CHAIRS: 1263 / 15 = 84 SWIMMING POOL: 229/50 = 5 SWIMMING POOL DECK: 768/50= 15
MEANS OF EGRESS SIZING (MBC 1005.3):	STAIRWAYS (1005.3.1): 489 * 0.2 = 97.8 INCHES REQUIRED: 162 INCHES PROVIDED (TOTAL) STAIRWAYS (1011.2): 44 INCHES REQUIRED; 54 INCHES PROVIDED (EACH OF THREE STAIRWAYS) OTHER EGRESS COMPONENTS (1005.3.2): 489 * 0.15 = 73.35 INCHES REQUIRED; 108 INCHES PROVIDED (TOTAL) DOORS (1010.1.1): 32 INCHES REQUIRED; 36 INCHES PROVIDED (X3) CORRIDORS (TABLE 1020.3): 44 INCHES REQUIRED; 60 INCHES PROVIDED
ACCESSIBLE MEANS OF EGRESS (MBC 1009.1):	EXCEPTION: ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS NO AREA OF REFUGE REQUIRED ELEVATOR NOT CONSIDERED PART OF AN ACCESSIBLE MEANS OF EGRESS
NUMBER OF EXITS (MBC TABLE 1006.3.3):	1-500 OCCUPANT LOAD PER STORY: REQUIRED: 2 PROVIDED: 3
AREAS OF REFUGE (1009.3.3, 1009.4.2):	AREAS OF REFUGE ARE NOT REQUIRED AT STAIRWAYS IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM ELEVATORS ARE NOT REQUIRED TO BE ACCESSED FROM AN AREA OF REFUGE IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
EXIT ACCESS TRAVEL DISTANCE (MBC TABLE 1017.2):	REQUIRED: 250 FEET PROVIDED: 125 FEET PROPOSED IS WITHIN LIMITS
DEAD END CORRIDORS (MBC 1020.5):	REQUIRED: (GROUP A): 50 FEET (GROUP R-1, SPRINKLERED) PROVIDED: 15 FEET
ACCESSIBILITY (MBC 1108.6.1):	ACCESSIBLE UNITS: - 26 TO 50 TOTAL UNITS PROVIDED - 2 ACCESSIBLE UNITS REQUIRED: 2 PROVIDED - 0 ROLL-IN SHOWERS REQUIRED: 2 PROVIDED TYPE B UNITS: - STRUCTURE WITH 4+ SLEEPING UNITS - EVERY SLEEPING UNIT SHALL BE TYPE B (EXCEPT MULTI-STORY UNIT)
ELEVATOR CAR TO ACCOMODATE AMBULANCE STRETCHER (MBC 3002.4):	WHERE ELEVATIONS ARE PROVIDED IN BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, NOT FEWER THAN ONE ELEVATOR SHALL BE PROVIDED FOR FIRE DEPARTMENT EMERGENCY ACCESS TO ALL FLOORS. THE ELVATOR CAR SHALL BE OF SUCH A SIZE AND ARRANGEMENT TO ACCOMODATE AN AMBULANCE STRETCHERCVATOR CAR
BUILDING THERMAL ENVELOPE (MEC TABLE C402.1.3, TABLE C402.1.4, TABLE C402.4):	COMMERCIAL BUILDING CLIMATE ZONE: 5A (MUSKEGON COUNTY) BUILDING ENVELOPE REQUIREMENTS: ROOF, ATTIC: R-49 WALLS, ABOVE GRADE: EXISTING TO REMAIN, ADD R-4 ON INTERIOR FURRING ON MASONRY WALLS, BELOW GRADE: EXISTING TO REMAIN, ADD R-4 ON INTERIOR FURRING ON MASONRY FLOORS, SLAB-ON-GRADE, HEATED: R-15 FOR 36" BELOW + R-5 FULL SLAB OPAQUE DOORS, SWINGING: U-0.37 FIXED FENESTRATION: U-0.36, SHGC-0.38 OPERABLE FENESTRATION: U-0.45, SHGC-0.33 ENTRANCE DOORS: U-0.63, SHGC-
MINIMUM PLUMBING FACILITIES (MPC TABLE 403.1)	ALL OCCUPANCIES: 1 SERVICE SINK REQUIRED, 1 PROVIDED ASSEMBLY OCCUPANCIES: 1 DRINKING FOUNTAIN PER 500 OCCUPANTS, 2 PROVIDED (1 HIGH, 1 LOW) FOOD SERVICE ESTABLISHMENTS: HAND WASHING SINKS PROVIDED A-2 BARS, TAVERNS: WATER CLOSETS, MALE: 1 PER 40 WATER CLOSETS, FEMALE: 1 PER 40 LAVATORIES: 1 PER 75 A-2 RESTAURANTS, BANQUET HALLS: WATER CLOSETS, MALE: 1 PER 75 WATER CLOSETS, FEMALE: 1 PER 75 LAVATORIES: 1 PER 200 A-3 INDOOR RECREATION: WATER CLOSETS, MALE: 1 PER 125 WATER CLOSETS, FEMALE: 1 PER 65 LAVATORIES: 1 PER 200 A-3 OUTDOOR RECREATION: WATER CLOSETS, MALE: 1 PER 125 WATER CLOSETS, FEMALE: 1 PER 65 LAVATORIES: 1 PER 200 R-1 HOTELS: WATER CLOSETS: 1 PER SLEEPING UNIT REQUIRED, 1 PROVIDED LAVATORIES: 1 PER SLEEPING UNIT REQUIRED, 1 PROVIDED BATHTUBS/SHOWERS: 1 PER SLEEPING UNIT REQUIRED, 1 PROVIDED

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PROJECT NUMBER *2021.0176*

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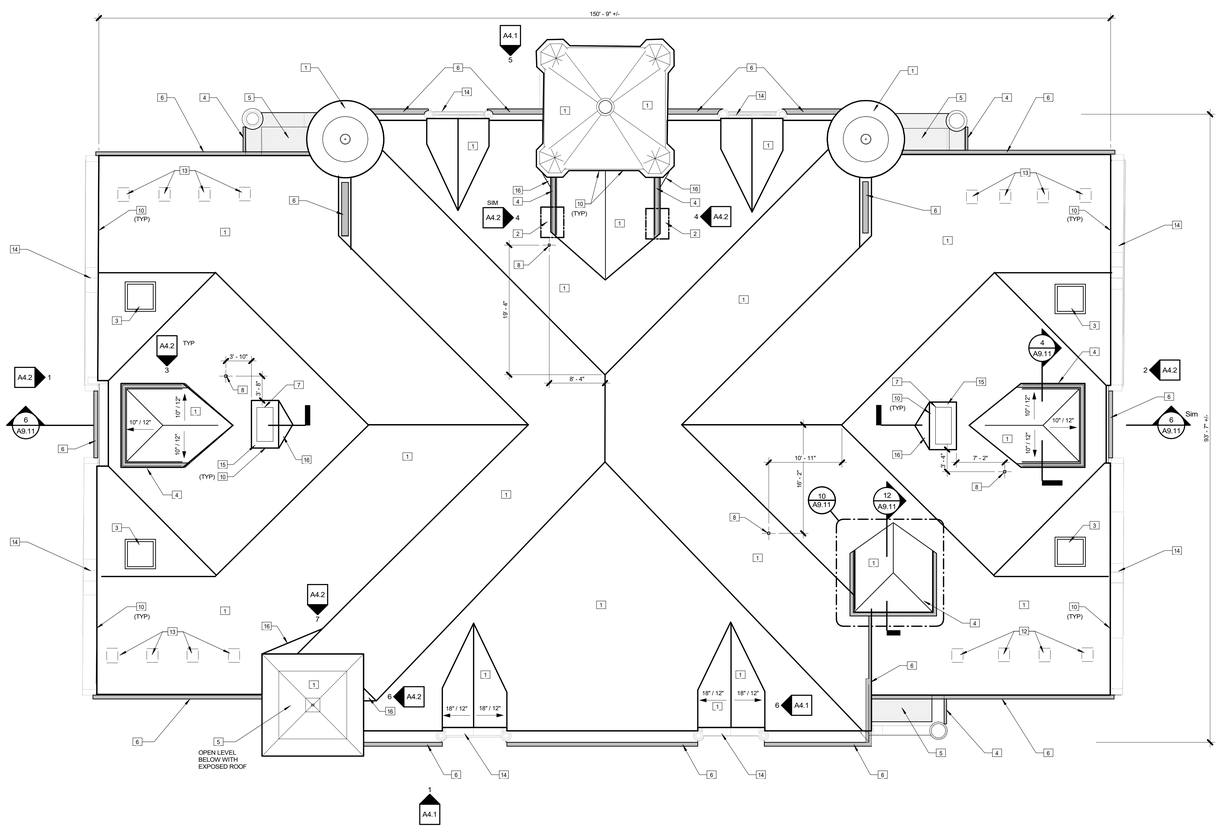
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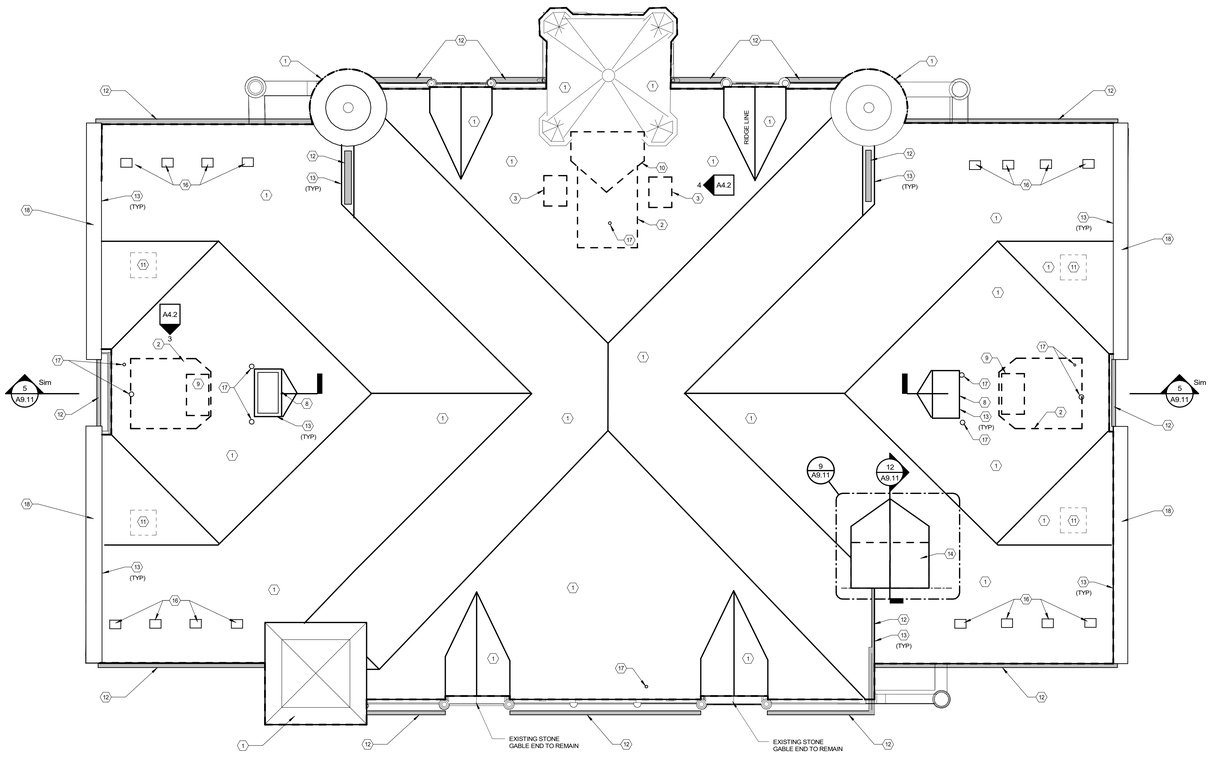
CODE REVIEW & ABBREVIATIONS

AC0.0



3 A0.6 ROOF PLAN

1/8" = 1'-0"



1 A0.6 ROOF DEMOLITION PLAN

1/8" = 1'-0"

ROOF PLAN LEGEND

ASPHALT ROOFING- REPLACEMENT

SLOPE IN STRUCTURE

ROOFING MATERIALS

CERTAINTEED INTEGRITY ROOF SYSTEM:
GRAND MANOR SHINGLES, COLONIAL SLATE
HIGH PERFORMANCE STARTER SHINGLES
SHANGLE HIP & RIDGE CAPS
DIAMOND DECK WATER RESISTANT UNDERLAYMENT
GRACE VYCOR ICE AND WATER SHIELD
DRIP EDGE, 1-1-1/2" T-STYLE, BLACK
PVC BOOTS, BLACK
FLASHINGS, BLACK

SIDING MATERIALS

(AT EXISTING ELEVATOR PENTHOUSE AND NEW DORMERS)

HAMES HARDIE SHINGLE SIDING, STRAIGHT EDGE, GRAY SLATE
JAMES HARDIE TRIM, GRAY SLATE

GENERAL ROOF PLAN NOTES

1. ALL ROOF-MOUNTED EQUIPMENT AND PENETRATIONS ARE NOT SHOWN. COORDINATE QUANTITIES AND LOCATIONS WITH OTHER DISCIPLINES.
2. PROVIDE SADDLES AT OBSTRUCTIONS THAT RESTRICT THE FLOW OF WATER TO DRAINAGE SYSTEM.

ROOF PACKAGE KEYNOTES

1. PROVIDE METAL EDGE STRIPS, ICE & WATER SHIELD AT BUILDING PERIMETER (6 FT FROM ROOF EDGE AND 3 FT AT ALL VALLEYS) PLUS UNDERLAYMENT AT REMAINING ROOF AREAS, INSTALL ASPHALT SHINGLES PER SCHEDULE BELOW.
2. PROVIDE INFILL FRAMING AND SHEATHING TO ENCLOSE ROOF OPENING FROM REMOVED CHIMNEY. PREPARE FOR NEW ROOFING.
3. INSTALL SKYLIGHT SYSTEM. REFER TO SHEET A6.12 FOR DETAILS AND SPECIFICATIONS.
4. PROVIDE AND INSTALL METAL GUTTER AND DOWNSPOUTS.
5. LOW ROOF, HORIZONTAL LEAD ROOFING REPLACEMENT BY OTHERS (N.I.C.)
6. EXISTING METAL FASCIA, GUTTER AND DOWNSPOUT - WORK TBD
7. PROVIDE NEW CONCRETE CHIMNEY CAP
8. VENT STACKS
9. PRE-FABRICATED GUTTERS WITH COPPER LINING AND FLASHING
10. PROVIDE STEPPED CUT-IN METAL FLASHING VERTICALLY AT ROOF / STONE WALL INTERFACE.
11. 8" OF FLASHING AT BASE (ALL DORMERS AND CHIMNEYS - TYP)
12. SKIRT BOARD TRIM, PAINTED
13. PROVIDE INFILL FRAMING AND SHEATHING AT DEMOLISHED ROOF VENT OPENINGS. PREPARE FOR NEW ROOFING.
14. EXISTING STONE GABLE ENDS
15. EXISTING CHIMNEY
16. SADDLE
17. FUTURE DOOR (N.I.C.)
18. EXISTING DOOR TO BE IN-FILLED
19. METAL WALL FLASHING
20. SHINGLE SIDING - PAINTED
21. BUILT UP FASCIA - PAINTED
22. PROVIDE SPANDREL GLASS AT WINDOW.
23. CLEAN AND ENSURE SOLID BEARING AND TIES TO EXISTING STONE AND CHIMNEY ENCLOSURE, AND REPLACE MISSING STONE VENEER BY UTILIZING REMOVED STONE VENEER FROM CHIMNEY DEMOLITION.

GENERAL ROOF DEMOLITION NOTES

1. WHEN EXISTING STONE FACING IS REMOVED, CLEAN FREE OF GROUT AND DEBRIS, SALVAGE TO OWNER FOR REUSE.
2. CONTRACTOR TO PROVIDE THE OWNER AND ARCHITECT WITH WRITTEN AND PHOTOGRAPHIC DOCUMENTATION OF THE EXISTING ROOF DECK PRIOR TO INSTALLATION OF NEW ROOFING SYSTEM.

DEMOLITION KEYNOTES

1. REMOVE ROOF SHINGLES, UNDERLAYMENT, METAL DRIP EDGES, ETC. IN THEIR ENTIRETY. INSPECT CONDITION OF ROOFING SUBSTRATE, AND REPLACE WHERE DAMAGED, WATER SATURATED OR ROTTED. CUT ALL EXISTING ROOF VENTS / MECHANICAL PENETRATIONS JUST BELOW THE ROOFLINE. INFILL THE SUBSTRATE OPENING AND PREP TO RECEIVE NEW ROOFING SYSTEM.
2. CUT AND REMOVE SHEATHING AND ROOF RAFTERS TO CREATE OPENING FOR DORMER (REFER TO SHEETS A9.11 & A9.12 FOR DETAILS.
3. REMOVE EXISTING MASONRY CHIMNEYS TO BELOW THE ROOF LINE. CAREFULLY REMOVE CHIMNEY STONE FACING, CLEAN FREE OF GROUT AND DEBRIS, AND RETURN TO OWNER FOR RE-USE.
4. REMOVE EXISTING 8x8 WOOD HEADER
5. REMOVE JOISTS/SHEATHING
6. REMOVE EXISTING BEAM AT DORMER OPENING
7. CUT ROOF RAFTER TAILS
8. REMOVE EXISTING CONCRETE CAP
9. REMOVE EXISTING SKYLIGHT/ VENT AND FRAME
10. REMOVE EXISTING ROOF SADDLE INCLUDING SHINGLES, UNDERLAYMENT, SHEATHING AND OVERBUILD WOOD STRUCTURE. REMOVE FLASHING AT STONE FACE OF TOWER PROTECT WALL FROM DAMAGE.
11. CUT AND REMOVE SHEATHING AND ROOF RAFTERS TO ACCEPT NEW SKYLIGHTS
12. SURVEY AND DOCUMENT CONDITIONS OF EXISTING METAL FASCIAS, GUTTERS & DOWNSPOUTS. PREPARE A REPORT OF CONDITIONS AND RECCOMMENDATIONS FOR REPAIR OR REMOVE / REPLACE
13. CAREFULLY REMOVE EXISTING RAKE WALL FLASHING. CLEAN AND REPAIR ANY DAMAGED GROUT, INFILL OPENINGS, PREPARE WALL SURFACE FOR NEW METAL FLASHING.
14. REMOVE ROOF SHINGLE, UNDERLAYMENT, METAL DRIP EDGE, ETC. IN THEIR ENTIRETY. REMOVE SHEATHING, ROOF FRAMING AND WALLS. PREP AREA FOR CONSTRUCTION OF NEW ELEVATOR DORMER STRUCTURE.
15. EXISTING CHIMNEY TO REMAIN
16. REMOVE ROOF ATTIC VENT LOCATIONS (SQUARE) - SEE DEMOLITION KEYNOTE #1
17. REMOVE MECHANICAL ROOF PENETRATION (ROUND) - SEE DEMOLITION KEYNOTE #1
18. EXISTING STONE GABLE ENDS TO REMAIN

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349 WEBSTER, LLC

PROJECT NUMBER	2021.0176

ISSUANCE

NO.	DATE	DESCRIPTION
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2	2025.08.12	ROOFING PACKAGE
3	2025.08.15	PROGRESS REVIEW

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ROOF PLAN AND DEMOLITION

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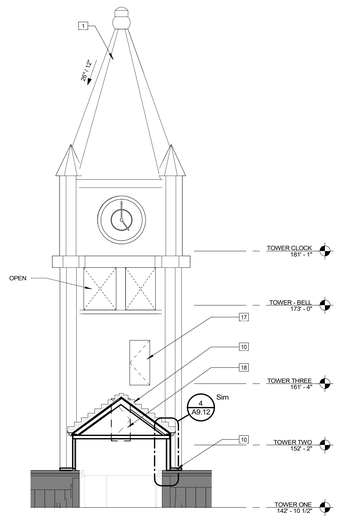
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GENERAL ROOF PLAN NOTES

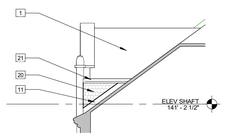
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2. PROVIDE SADDLES AT OBSTRUCTIONS THAT RESTRICT THE FLOW OF WATER TO DRAINAGE SYSTEM.

ROOF PACKAGE KEYNOTES

1. PROVIDE METAL EDGE STRIPS, ICE & WATER SHIELD AT BUILDING PERIMETER (4 FT FROM ROOF EDGE AND 3 FT AT ALL VALLEYS) PLUS UNDERLAYMENT AT REMAINING ROOF AREAS. INSTALL ASPHALT SHINGLES PER SCHEDULE BELOW.
2. PROVIDE INFILL FRAMING AND SHEATHING TO ENCLOSE ROOF OPENING FROM REMOVED CHIMNEY. PREPARE FOR NEW ROOFING.
3. INSTALL SKYLIGHT SYSTEM. REFER TO SHEET A6.12 FOR DETAILS AND SPECIFICATIONS.
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11. 8" OF FLASHING AT BASE (ALL DORMERS AND CHIMNEYS - TYP)
12. SKIRT BOARD TRIM, PAINTED
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7 A4.1 SOUTH ELEVATION - TOWER
1/8" = 1'-0"

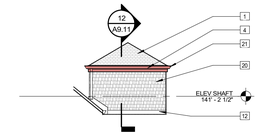


HISTORIC DORMER
EAST AND WEST WALLS
(TYP OF 4 LOCATIONS)

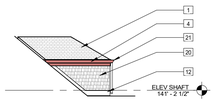
6 A4.1 1/8" = 1'-0"



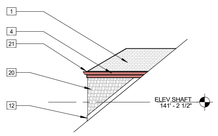
5 A4.1 NORTH ELEVATION
1/8" = 1'-0"



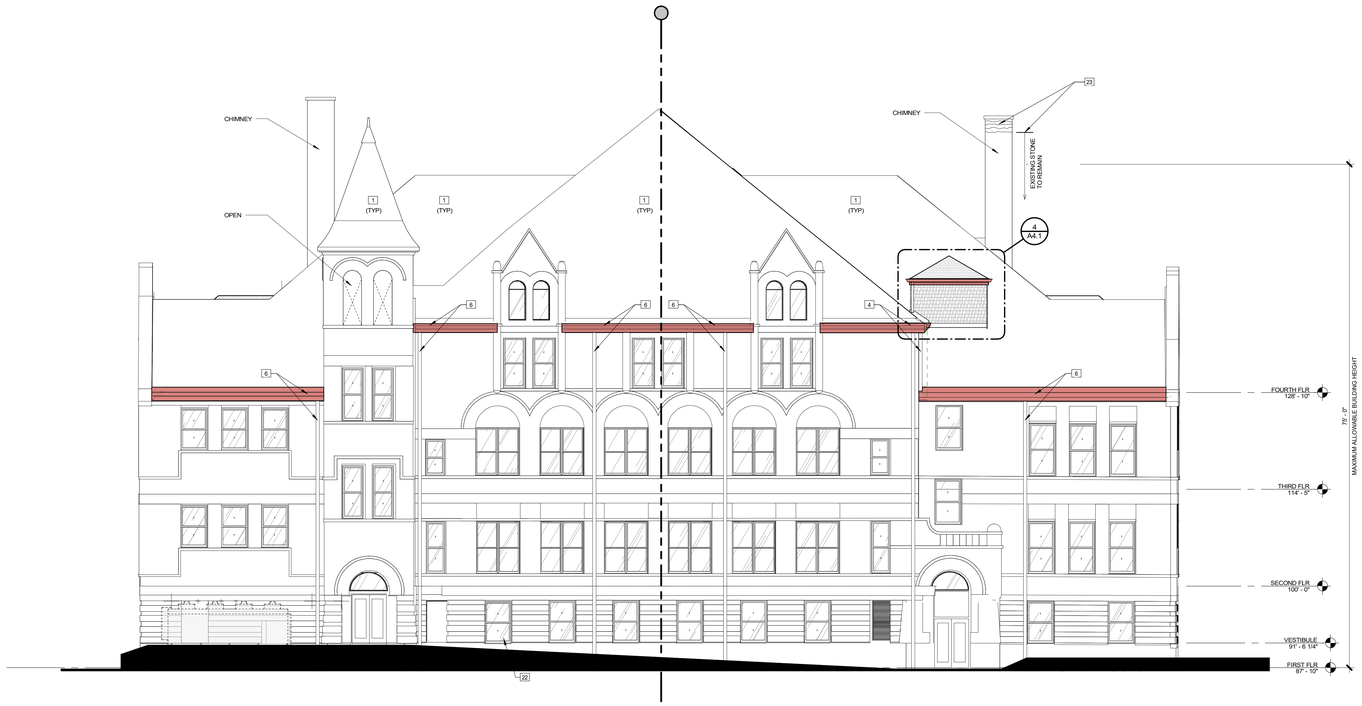
4 A4.1 ELEVATOR SOUTH ELEVATION
1/8" = 1'-0"



3 A4.1 ELEVATOR DORMER WEST
1/8" = 1'-0"



2 A4.1 ELEVATOR DORMER EAST
1/8" = 1'-0"



1 A4.1 SOUTH ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - NORTH & SOUTH (ROOF PACKAGE)

A4.1

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ROOF PACKAGE MATERIAL SELECTIONS

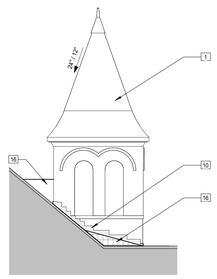
MARK	DESCRIPTION	MANUFACTURER	MATERIAL	COLOR / STYLE	SIZE	COMMENTS
1	ROOF SHINGLES	CERTAIN TEED GRAND MANOR	ASPHALT	COLONIAL SLATE	N/A	ALGAE RESISTANT
2	T-DRIP (EDGING)	TBD	METAL	BLACK	1 - 1/2"	-
3	GUTTER / DOWNSPOUTS	TBD	ALUMINUM	PNT-1	TBD	-
4	EXTERIOR SIDING	AZEK EXTERIORS	ENG POLYMER	PNT-1	N/A	SHINGLE SIDING, STRAIGHT EDGE STYLE
5	EXTERIOR FASCIA / FRIEZE / SKIRT BOARD TRIM	AZEK EXTERIORS	ENG POLYMER	PNT-1	SEE COMMENTS	8" FASCIA TRIM, 8" SKIRT BOARD
6	SKYLIGHT SYSTEM	TBD	MTL FRAME + GLASS	N/A	44 3/4" x 46 1/4"	RO: 44 1/4" x 45 3/4"
7	WALL LOUVER	GREENHECK	METAL	PNT-1	60" x 108"	6" DRAINABLE BLADE LOUVER
-	-	-	-	-	-	-
-	-	-	-	-	-	-

GENERAL ROOF PLAN NOTES

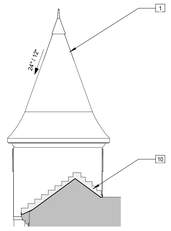
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ROOF PACKAGE KEYNOTES

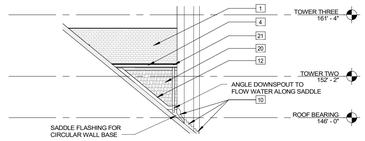
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2. PROVIDE INFILL FRAMING AND SHEATHING TO ENCLOSE ROOF OPENING FROM REMOVED CHIMNEY. PREPARE FOR NEW ROOFING.
3. INSTALL SKYLIGHT SYSTEM. REFER TO SHEET A6.12 FOR DETAILS AND SPECIFICATIONS.
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5. LOW ROOF, HORIZONTAL LEAD ROOFING REPLACEMENT BY OTHERS (N.I.C.)
6. EXISTING METAL FASCIA, GUTTER AND DOWNSPOUT - WORK TBD
7. PROVIDE NEW CONCRETE CHIMNEY CAP
8. VENT STACKS
9. PRE-FABRICATED GUTTERS WITH COPPER LINING AND FLASHING
10. PROVIDE STEPPED CUT-IN METAL FLASHING VERTICALLY AT ROOF / STONE WALL INTERFACE
11. 8" OF FLASHING AT BASE (ALL DORMERS AND CHIMNEYS - TYP)
12. SKIRT BOARD TRIM, PAINTED
13. PROVIDE INFILL FRAMING AND SHEATHING AT DEMOLISHED ROOF VENT OPENINGS. PREPARE FOR NEW ROOFING.
14. EXISTING STONE GABLE ENDS
15. EXISTING CHIMNEY
16. SADDLE
17. FUTURE DOOR (N.I.C.)
18. EXISTING DOOR TO BE IN-FILLED
19. METAL WALL FLASHING
20. SHINGLE SIDING - PAINTED
21. BUILT UP FASCIA - PAINTED
22. PROVIDE SPANDREL GLASS AT WINDOW
23. CLEAN AND ENSURE SOLID BEARING AND TIES TO EXISTING STONE AND CHIMNEY ENCLOSURE, AND REPLACE MISSING STONE VENEER BY UTILIZING REMOVED STONE VENEER FROM CHIMNEY DEMOLITION.



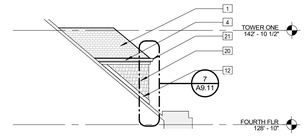
7 A4.2 SOUTHWEST TOWER - NORTH ELEVATION
1/8" = 1'-0"



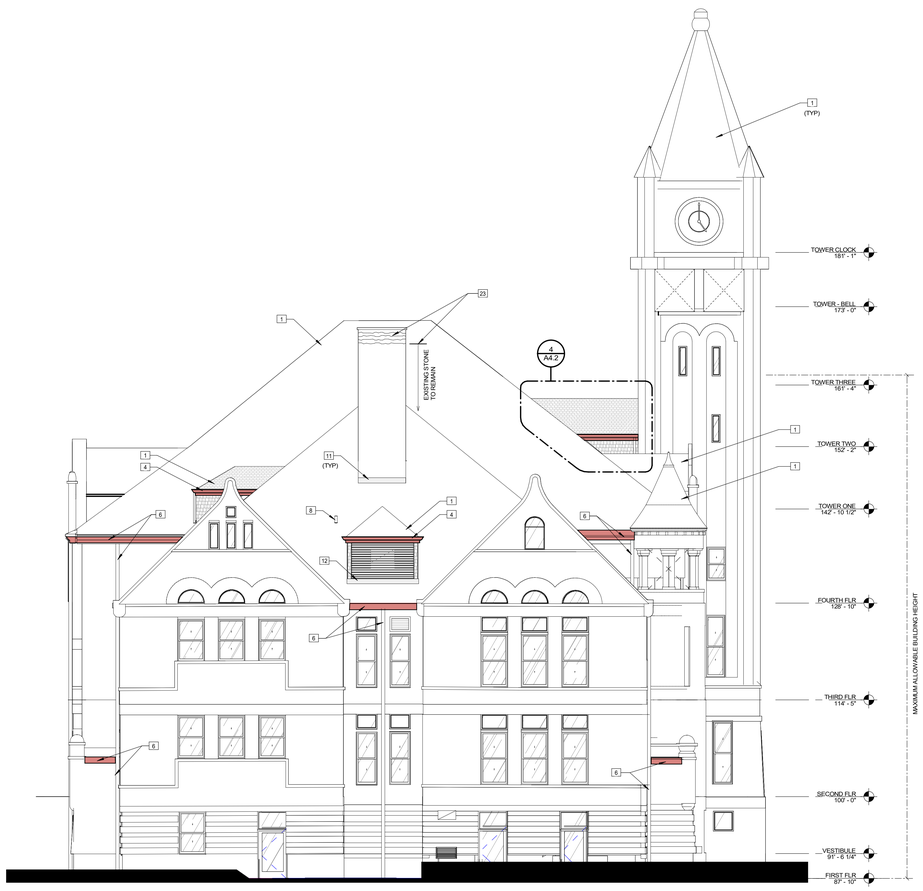
6 A4.2 SOUTHWEST TOWER - EAST ELEVATION
1/8" = 1'-0"



4 A4.2 TYPICAL TOWER DORMER ELEVATION
1/8" = 1'-0"



3 A4.2 TYPICAL MECHANICAL DORMER ELEVATION
1/8" = 1'-0"



2 A4.2 EAST ELEVATION
1/8" = 1'-0"



1 A4.2 WEST ELEVATION
1/8" = 1'-0"

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349 WEBSTER, LLC

PROJECT NUMBER	2021.0176

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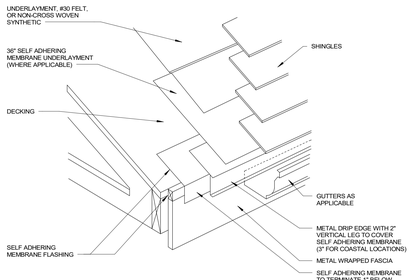
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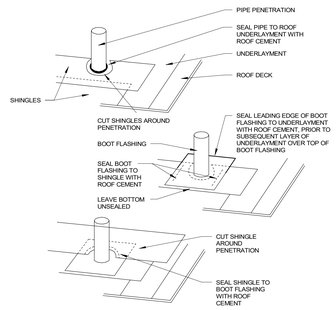
EXTERIOR ELEVATIONS - EAST & WEST (ROOF PACKAGE)

A4.2

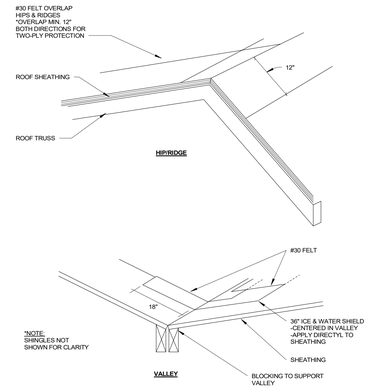
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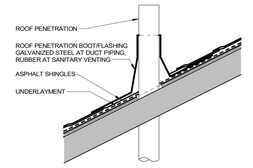
12 A6.11 SHINGLE ROOF - EAVE W/GUTTER
NOT TO SCALE



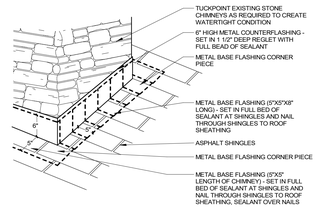
11 A6.11 SHINGLE ROOF PIPE PENETRATION
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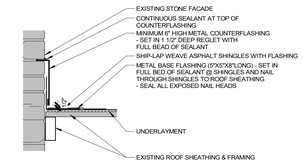
10 A6.11 SHINGLE ROOF PIPE VALLEY HIP RIDGE
NOT TO SCALE



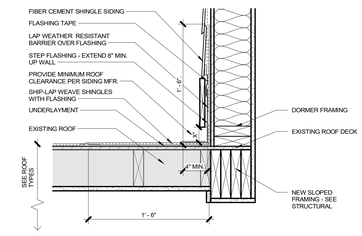
9 A6.11 ROOF PENETRATION BOOT DETAIL
1 1/2" = 1'-0"



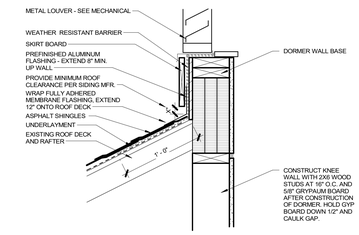
8 A6.11 CHIMNEY FLASHING ISOMETRIC
NOT TO SCALE



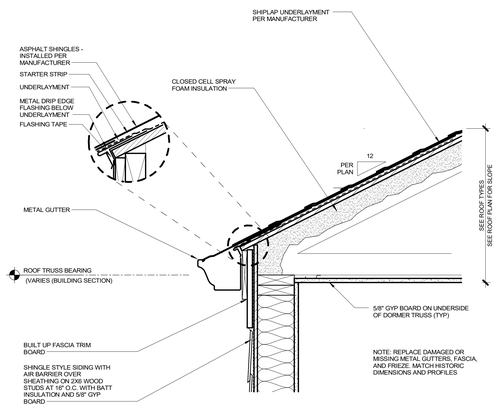
7 A6.11 CHIMNEY FLASHING DETAIL
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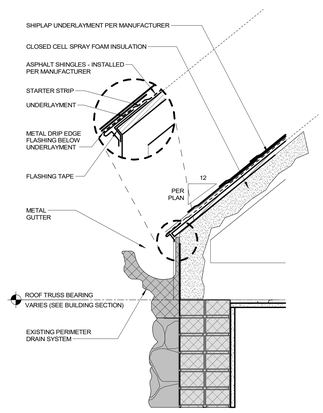
6 A6.11 ROOF SIDING DETAIL AT DORMERS
1 1/2" = 1'-0"



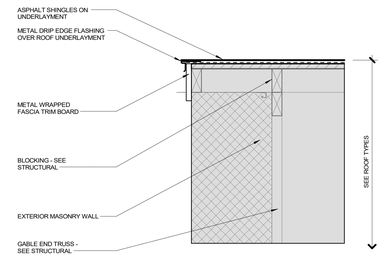
5 A6.11 SLOPED ROOF SIDING DETAIL AT DORMER
1 1/2" = 1'-0"



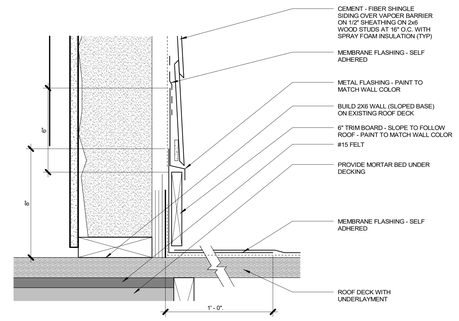
4 A6.11 EAVE DETAIL AT DORMER
1 1/2" = 1'-0"



3 A6.11 EAVE DETAIL @ EXISTING STONE
1 1/2" = 1'-0"



2 A6.11 RAKE DETAIL
1 1/2" = 1'-0"



1 A6.11 DORMER AT WALL BASE (TYP)
3" = 1'-0"

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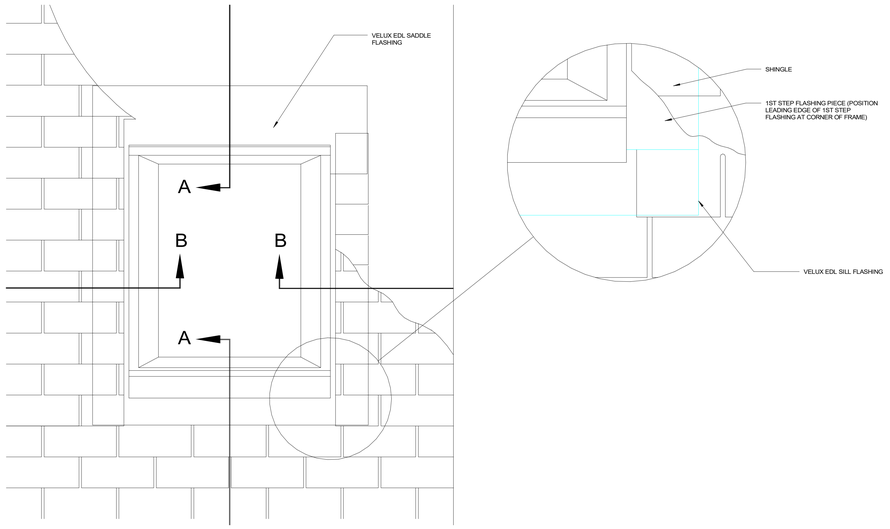
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PLAN DETAILS - ROOF

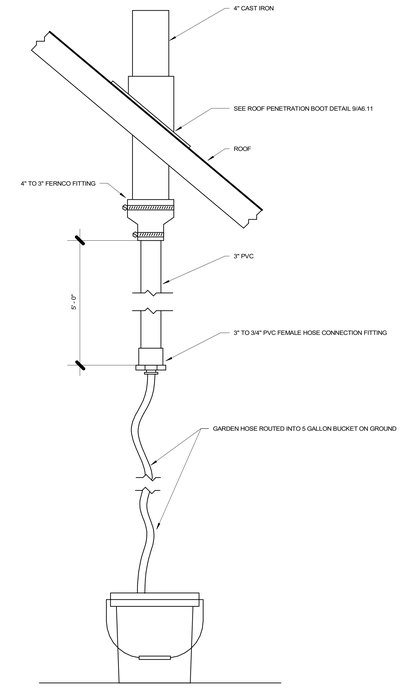
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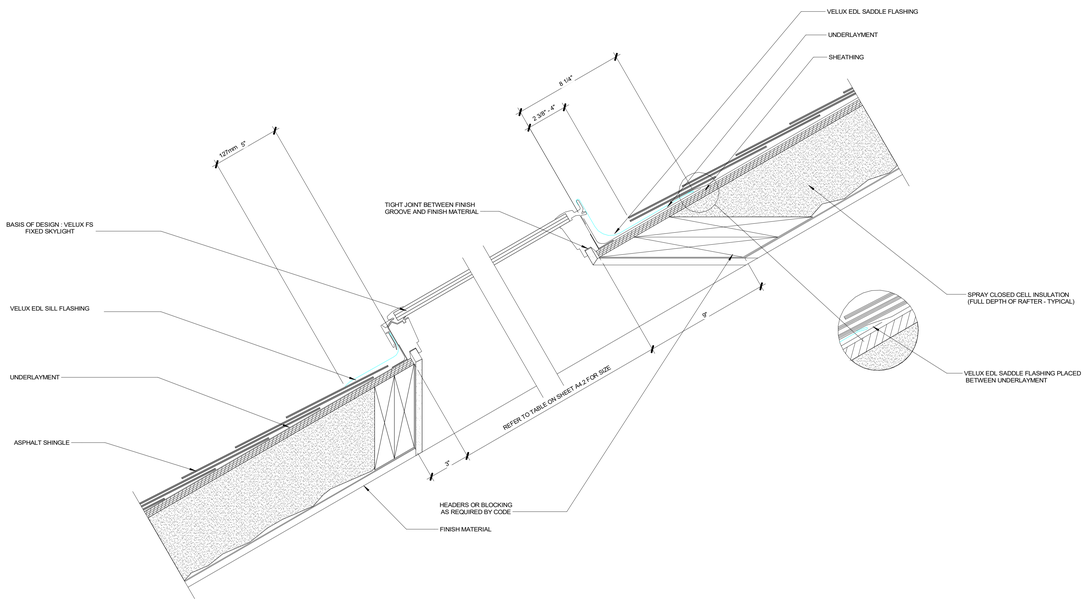
4 A6.12 SKYLIGHT DETAIL

3" = 1'-0"



PRELIMINARY SANITARY VENT PENETRATION DETAIL

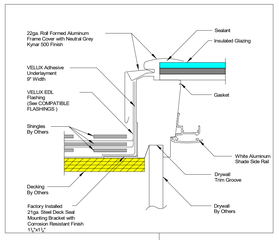
33 A6.12 1/2" = 1'-0"



SECTION A-A

2 A6.12 SKYLIGHT DETAIL

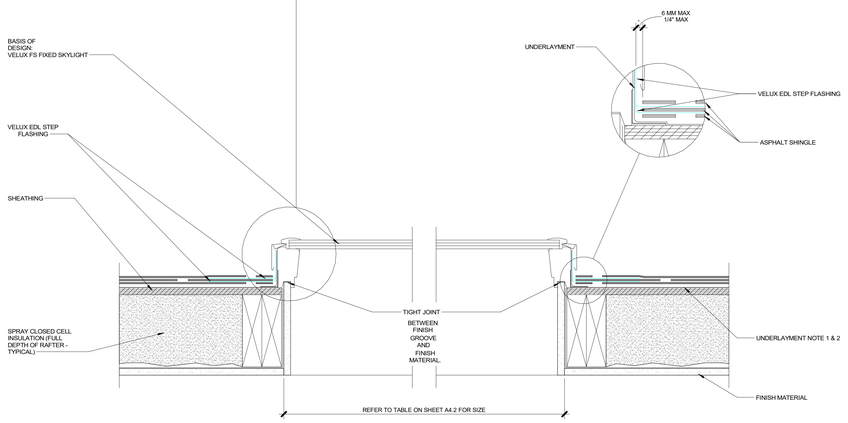
3" = 1'-0"



DETAIL 1

GENERAL NOTES:

1. WRAP FRAME IN ADHESIVE UNDERLAYMENT PROVIDED WITH VELUX FLASHING. VELUX RECOMMENDS USE OF VELUX TYPE ZGZ 216 ADHESIVE UNDERLAYMENT TO WRAP FRAME WHEN NOT USING VELUX FLASHINGS.
2. UNDERLAYMENT TO BE FOLDED UP AGAINST ALL SIDES OF FRAME.
3. VAPOR BARRIER SHOULD BE USED TO AVOID MOISTURE.



SECTION B-B

1 A6.12 SKYLIGHT DETAIL

3" = 1'-0"

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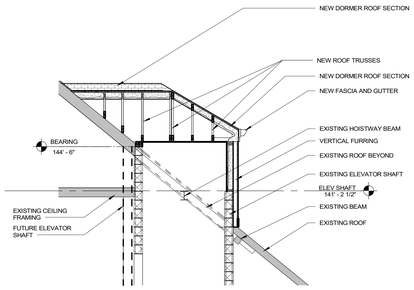
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PLAN DETAILS - ROOF CONT..

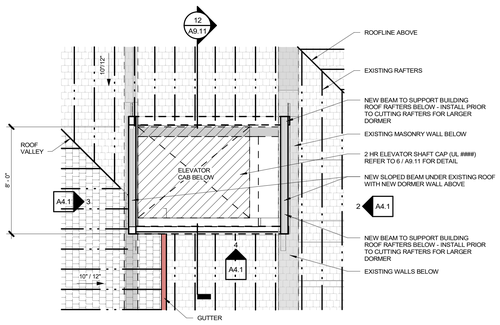
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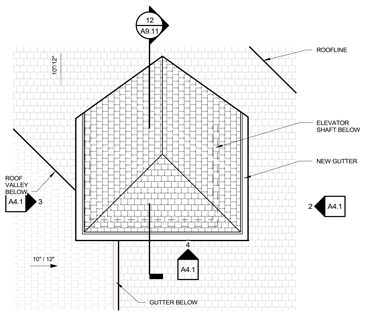


NOTE: COORDINATE CONSTRUCTION OF NEEW ELEVATOR DORMER WITH NEW ELEVATOR INSTALLATION AND SHAFT CONSTRUCTION

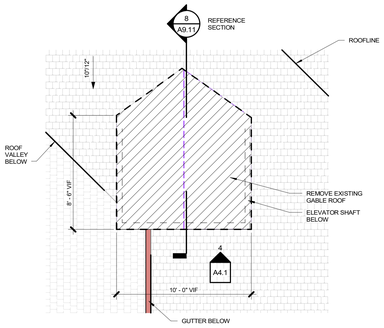
12 A9.11 ELEVATOR DORMER SECTION
1/4" = 1'-0"



11 A9.11 ELEVATOR DORMER PLAN
1/4" = 1'-0"



10 A9.11 ELEVATOR DORMER PLAN
1/4" = 1'-0"



9 A9.11 ELEVATOR DORMER DEMOLITION PLAN
1/4" = 1'-0"

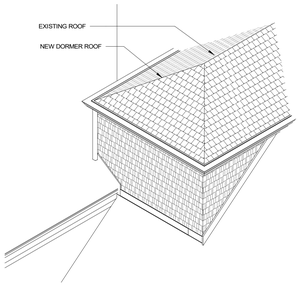
GENERAL FLOOR PLAN NOTES

1. FLOOR PLAN DIMENSIONS ARE TO:

   EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.

   INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.

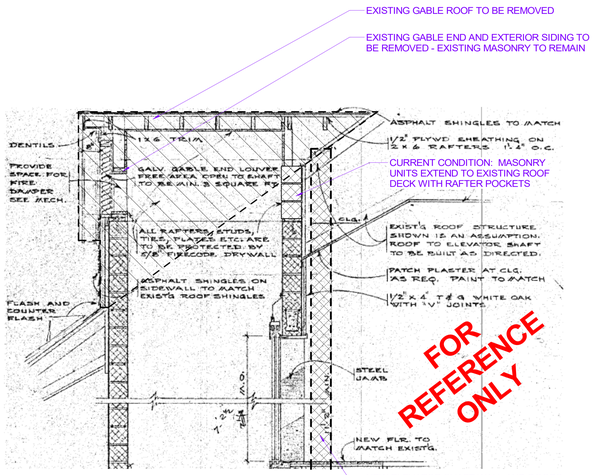
   EXISTING WALLS: FACE OF FINISH.
2. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES AS REQUIRED TO ALIGN BOTH SIDES.
3. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. SEAL BUILDING ENVELOPE PENTRATIONS AS REQUIRED TO PREVENT AIR LEAKAGE.
5. DO NOT SCALE DRAWINGS.
6. ADD DOORSTOPS WITH ALL DOORS



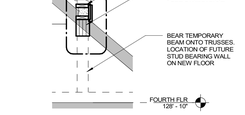
ELEVATOR DORMER PERSPECTIVE

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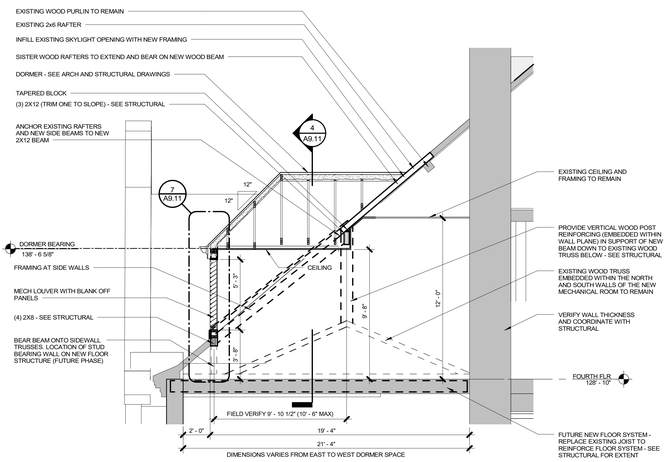
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8 A9.11 ELEVATOR DORMER EXISTING -1978
NOT TO SCALE

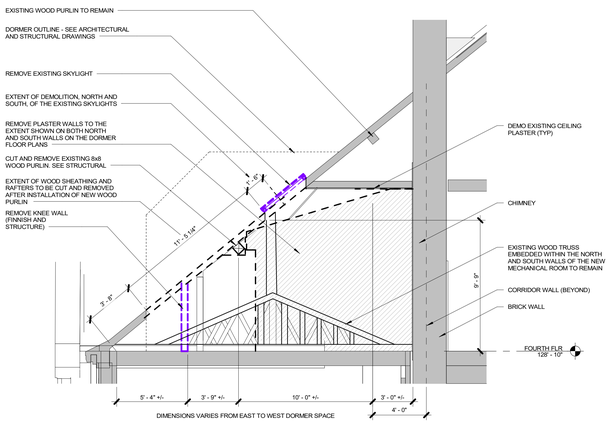


7 A9.11 WALL SECTION
1/2" = 1'-0"



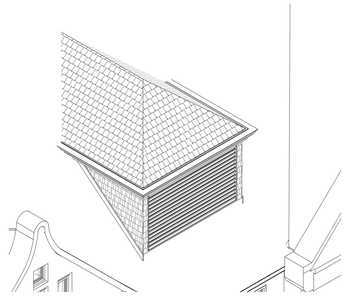
NOTE: THERE A MINOR DIMENSIONAL DIFFERENCES BETWEEN THE EAST AND WEST MECHANICAL SPACES. THE DESIGN INTENT FOR THE DORMER CONSTRUCTION IS IDENTICAL, HOWEVER THE PROXIMITY WITHIN THE SPACE MAY BE ADJUSTED TO ACCOMMODATE THE SLIGHT VARIATION IN ROOM SIZE.

6 A9.11 MECHANICAL HIP ROOF DORMER SECTION
1/4" = 1'-0"

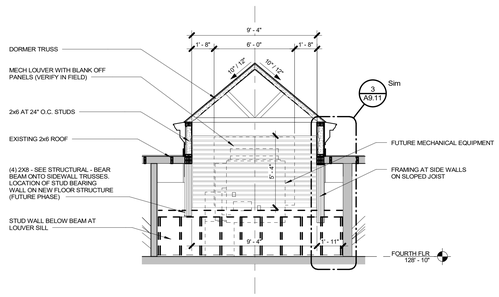


NOTE: THERE A MINOR DIMENSIONAL DIFFERENCES BETWEEN THE EAST AND WEST MECHANICAL SPACES. THE DESIGN INTENT FOR THE DORMER CONSTRUCTION IS IDENTICAL, HOWEVER THE PROXIMITY WITHIN THE SPACE MAY BE ADJUSTED TO ACCOMMODATE THE SLIGHT VARIATION IN ROOM SIZE.

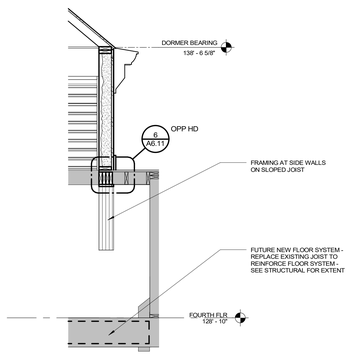
5 A9.11 MECHANICAL ROOF DORMER SECTION DEMOLITION
1/4" = 1'-0"



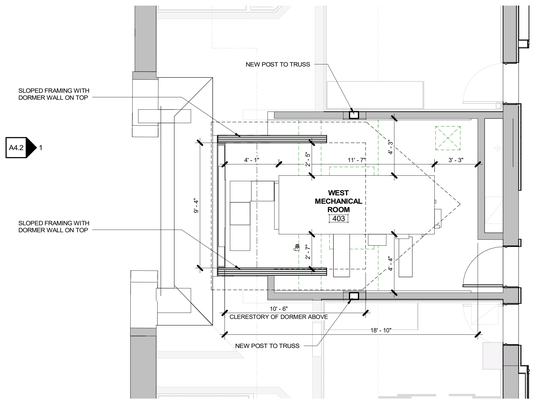
MECHANICAL DORMER PERSPECTIVE



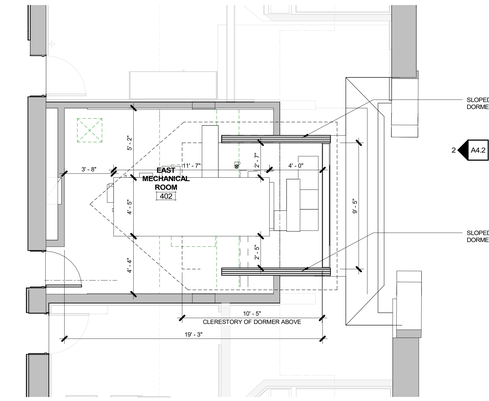
4 A9.11 MECHANICAL DORMER SECTION
1/4" = 1'-0"



3 A9.11 WALL SECTION
1/2" = 1'-0"



2 A9.11 WEST DORMER FLOOR PLAN
1/4" = 1'-0"



1 A9.11 EAST DORMER FLOOR PLAN
1/4" = 1'-0"

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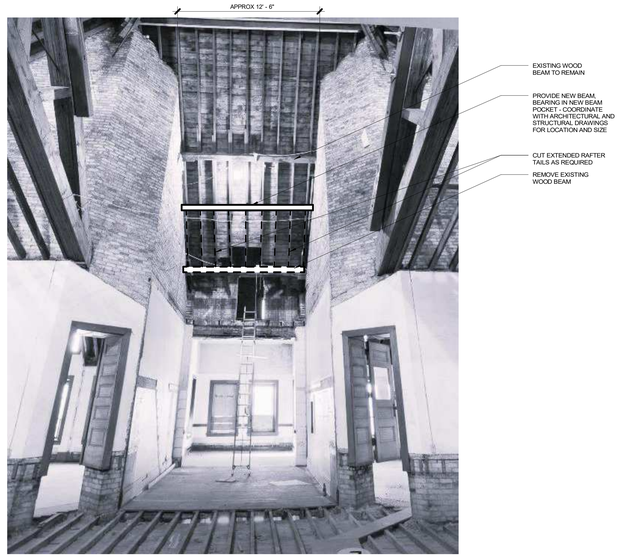
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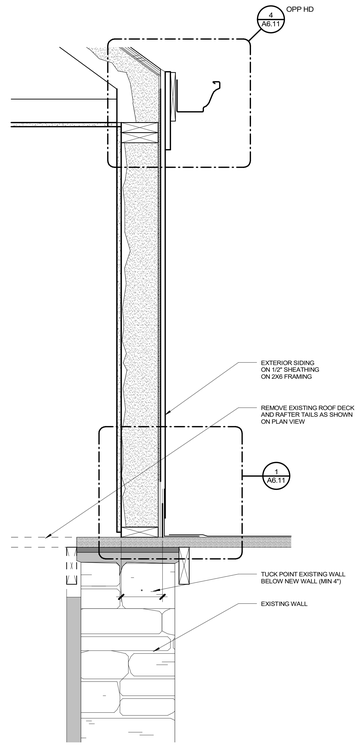
FOURTH FLOOR PLAN - DORMERS

A9.11

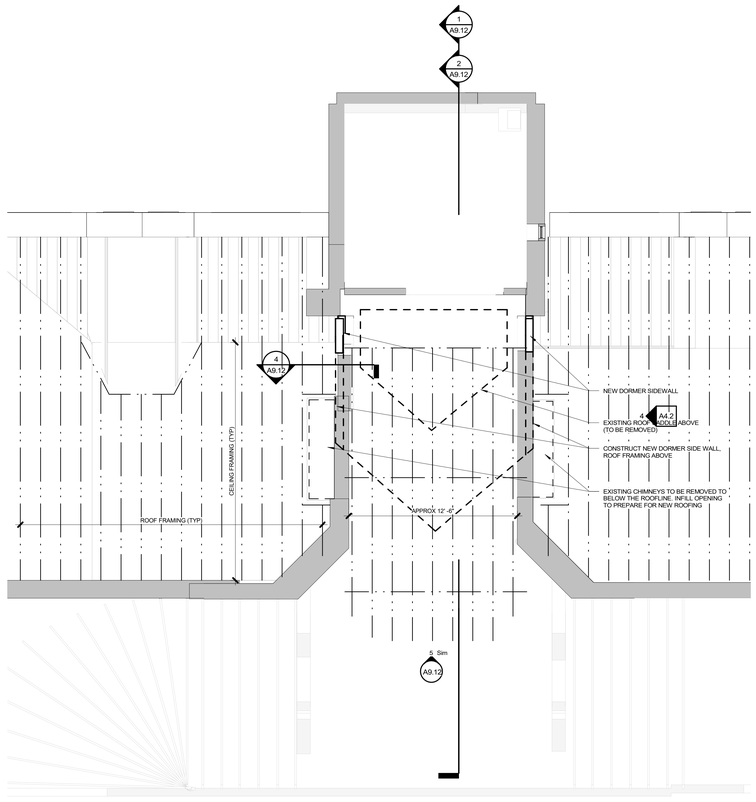
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5 A9.12 DEMOLITION - INTERIOR PERSPECTIVE
12" = 1'-0"



4 A9.12 DORMER AT EXISTING ROOF
1 1/2" = 1'-0"



3 A9.12 TOWER ONE FLOOR LEVEL DEMOLITION
1/4" = 1'-0"

GENERAL ROOF DEMOLITION NOTES

1. WHEN EXISTING STONE FACING IS REMOVED, CLEAN FREE OF GROUT AND DEBRIS. SALVAGE TO OWNER FOR REUSE.
2. CONTRACTOR TO PROVIDE THE OWNER AND ARCHITECT WITH WRITTEN AND PHOTOGRAPHIC DOCUMENTATION OF THE EXISTING ROOF DECK PRIOR TO INSTALLATION OF NEW ROOFING SYSTEM.

(#) DEMOLITION KEYNOTES

1. REMOVE ROOF SHINGLES, UNDERLAYMENT, METAL DRIP EDGES, ETC. IN THEIR ENTIRETY. INSPECT CONDITION OF ROOFING SUBSTRATE, AND REPLACE WHERE DAMAGED, WATER DAMAGED OR ROTTED. CUT ALL EXISTING ROOF VENTS / MECHANICAL PENETRATIONS JUST BELOW THE ROOFLINE. INFILL THE SUBSTRATE OPENING AND PREP TO RECEIVE NEW ROOFING SYSTEM.
2. CUT AND REMOVE SHEATHING AND ROOF RAFTERS TO CREATE OPENING FOR DORMER (REFER TO SHEETS A5.11 & A5.12 FOR DETAILS.
3. REMOVE EXISTING MASONRY CHIMNEYS TO BELOW THE ROOF LINE. CAREFULLY REMOVE CHIMNEY STONE FACING, CLEAN FREE OF GROUT AND DEBRIS, AND RETURN TO OWNER FOR RE-USE.
4. REMOVE EXISTING 8x8 WOOD HEADER
5. REMOVE JOISTS/SHEATHING
6. REMOVE EXISTING BEAM AT DORMER OPENING
7. CUT ROOF RAFTER TAILS
8. REMOVE EXISTING CONCRETE CAP
9. REMOVE EXISTING SKYLIGHT/ VENT AND FRAME
10. REMOVE EXISTING ROOF SADDLE INCLUDING SHINGLES, UNDERLAYMENT, SHEATHING AND OVERBUILD WOOD STRUCTURE. REMOVE FLASHING AT STONE FACE OF TOWER. PROTECT WALL FROM DAMAGE.
11. CUT AND REMOVE SHEATHING AND ROOF RAFTERS TO ACCEPT NEW SKYLIGHTS.
12. SURVEY AND DOCUMENT CONDITIONS OF EXISTING METAL FASCIAS, GUTTERS & DOWNSPOUTS. PREPARE A REPORT OF CONDITIONS AND RECCOMMENDATIONS FOR REPAIR OR REMOVE / REPLACE.
13. CAREFULLY REMOVE EXISTING RAKE WALL FLASHING. CLEAN AND REPAIR ANY DAMAGED GROUT, INFILL OPENINGS, PREPARE WALL SURFACE FOR NEW METAL FLASHING.
14. REMOVE ROOF SHINGLE, UNDERLAYMENT, METAL DRIP EDGE, ETC. IN THEIR ENTIRETY. REMOVE SHEATHING, ROOF FRAMING AND WALLS. PREP AREA FOR CONSTRUCTION OF NEW ELEVATOR DORMER STRUCTURE.
15. EXISTING CHIMNEY TO REMAIN
16. REMOVE ROOF ATTIC VENT LOCATIONS (SQUARE) - SEE DEMOLITION KEYNOTE #1
17. REMOVE MECHANICAL ROOF PENETRATION (ROUND) - SEE DEMOLITION KEYNOTE #1
18. EXISTING STONE GABLE ENDS TO REMAIN

GENERAL FLOOR PLAN NOTES

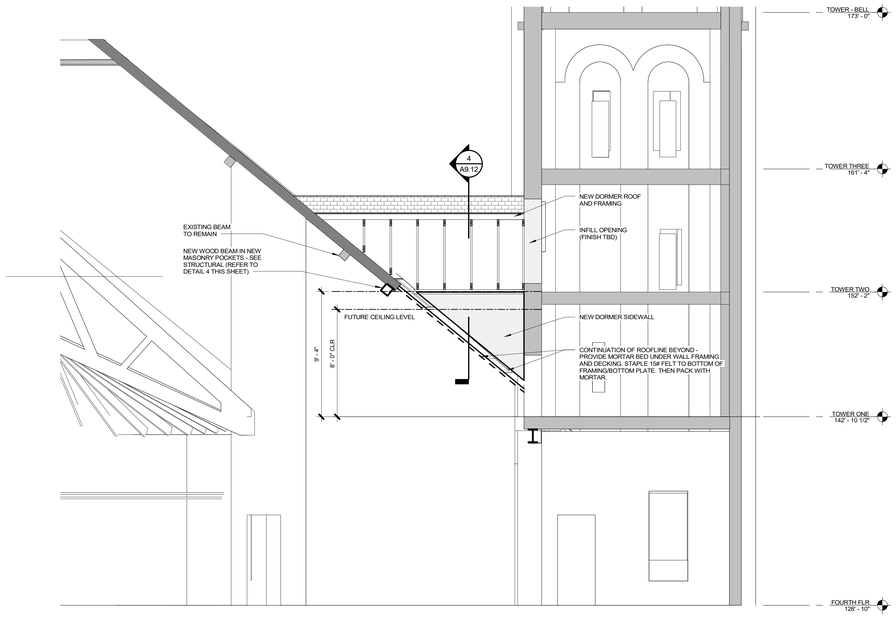
1. FLOOR PLAN DIMENSIONS ARE TO:

   EXTERIOR WALLS: OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE INDICATED.

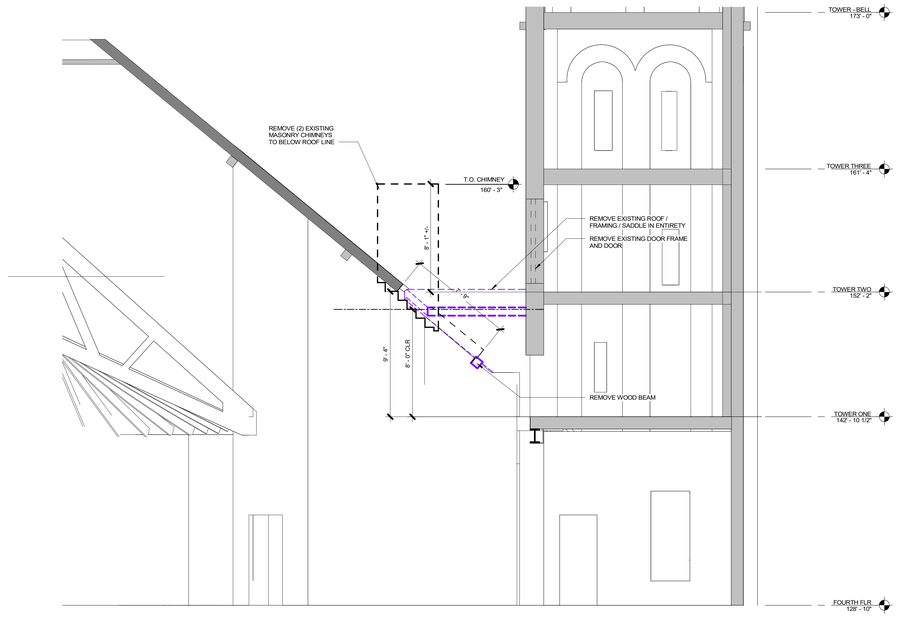
   INTERIOR WALLS: FACE OF CMU, STUDS, AND/OR CENTERLINE OF COLUMNS UNLESS OTHERWISE INDICATED.

   EXISTING WALLS: FACE OF FINISH.

2. ALIGN NEW WALL FINISHES WITH EXISTING WALL FINISHES AS SHOWN. ADJUST NEW WALL THICKNESSES AS REQUIRED TO ALIGN BOTH SIDES.
3. FIELD VERIFY DIMENSIONS SHOWN TO EXISTING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. SEAL BUILDING ENVELOPE PENTRATIONS AS REQUIRED TO PREVENT AIR LEAKAGE.
5. DO NOT SCALE DRAWINGS.
6. ADD DOORSTOPS WITH ALL DOORS



2 A9.12 ROOFING AT TOWER / NEW SADDLE INTERSECTION
1/4" = 1'-0"



1 A9.12 ROOFING DEMOLITION AT TOWER / SADDLE INTERSECTION
1/4" = 1'-0"

HDJ Improving lives through design.
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F. 231.722.2589

EXISTING BUILDING REHABILITATION
HACKLEY CASTLE
349 W. WEBSTER AVE, MUSKEGON, MI 49440
349 WEBSTER, LLC

PROJECT NUMBER	2021.0176	
ISSUANCE		
NO.	DATE	DESCRIPTION
1	2025.06.02	CM PRICING PACKAGE
2	2025.08.12	ROOFING PACKAGE
3	2025.08.15	PROGRESS REVIEW

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FOURTH FLOOR PLAN - TOWER DORMER

A9.12

8/14/2025 4:57:10 PM
Autodesk Docs://349 Webster LLC Hackley Square - 2021.0176/2021_0176 ARCH_Renovation 2024.rvt

CITY OF MUSKEGON

HISTORIC DISTRICT COMMISSION

WINDOW, DOOR, AND EXTERIOR WOODWORK

STANDARDS AND GUIDELINES

(Adopted December 6, 1994 - Effective January 1, 1995)

General

These guidelines pertain only to proposed changes to the structure and do not affect existing construction.

These guidelines are primarily directed toward the front and side elevations of the structure. Greater variances and more leniency may be extended toward proposed changes to the rear elevation of the building by the Commission. All desired or proposed changes should be referred to the Historic District Commission for consideration. Extenuating circumstances, the effect upon the architecture of the particular structure together with the general effect upon the surrounding structures, variables in architectural design, or the effect upon usage and viability of the structure could dictate a variance from these guidelines.

No exterior doors, windows, or exterior woodwork shall be altered, removed, relocated, or added without Historic District Commission approval.

Existing exterior window or door casings, sills, and caps shall not be altered from the original design or appearance. Damaged or deteriorated wood shall be repaired as a first course of action. When repair is not possible, elements shall be replaced with matching wood members. Damaged or deteriorated wood elements may be replaced or covered with formed aluminum or vinyl, subject to Commission approval and provided that the original profile of the woodwork is not altered or changed.

Primary Windows

Existing damaged or deteriorating window frames and sash shall be repaired as a first course of action. When repair is not possible, elements shall be replaced with matching wood members. Metal or vinyl replacement windows may be acceptable provided they match the original windows in design and type and that they consist of or are painted an appropriate color. Bare metal finishes generally will not be acceptable.

The size of glass lites and muntin arrangements shall not be altered without Commission approval. Special glazing, such as stained or leaded art glass, shall not be removed without Commission approval. Unusual decorative windows such as Palladian windows, oriels, bays, Gothic arch or segment tops, etc. shall not be removed or altered.

Storm Windows

Wood storm and screen windows are the most appropriate for use in the historic district. Other types of storm, screen, or combination windows will be approved provided that the new storm window mullions align with the mullions of the primary windows. Blind stop storm and screen windows (where such windows are placed inside the existing window frames rather than affixed to the exterior of the frames) are preferable and may be required in some instances. Bare metal storm and screen windows must be painted to match or complement the trim. Interior storm windows may be acceptable as long as they do not detract from the appearance of the primary windows. Care should be taken, however, when using interior storm windows because condensation tends to form on the inside surface of the primary window and could cause damage to the wood and paint if not properly ventilated.

Primary Doors

Every effort should be made to preserve or repair the original doors where damage has occurred. When repair is not possible, a new wood door may be used. Such new door shall match the original in detail and finish.

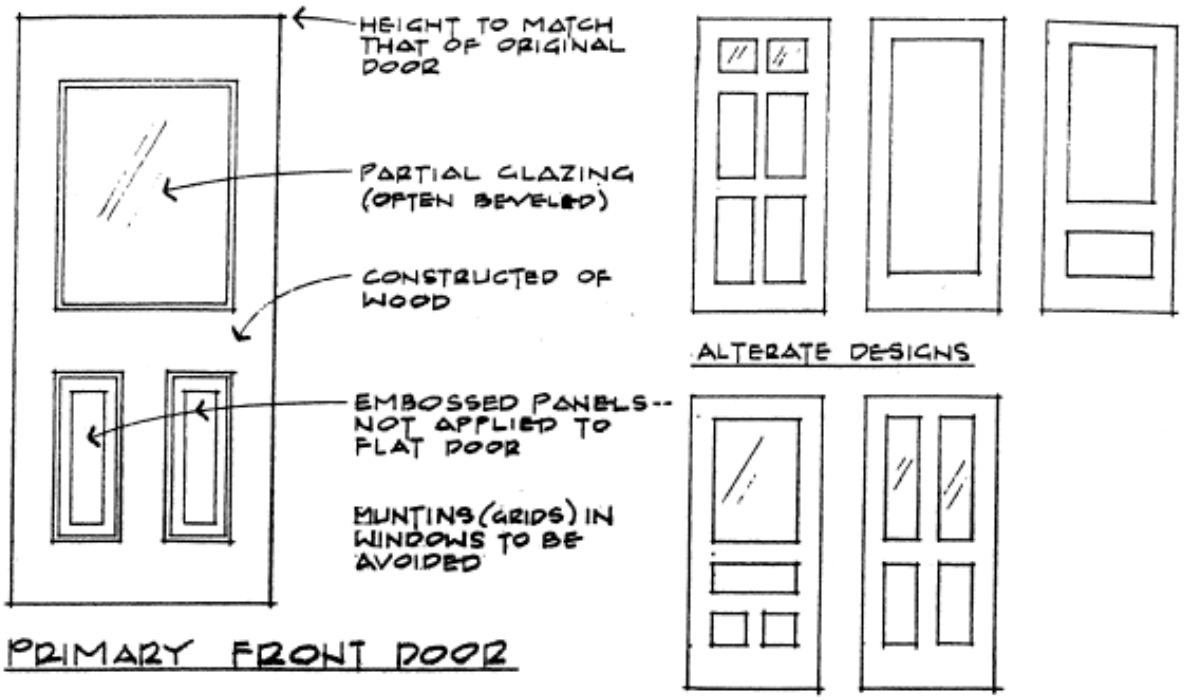
The Commission may approve new wood doors that may slightly differ from the original in cases where replicating the original may not be feasible, as long as such doors generally conform to the ones illustrated on the attached sheet. Under certain circumstances, the Commission may approve doors made of material other than wood provided they conform to the same design requirements.

Storm Doors

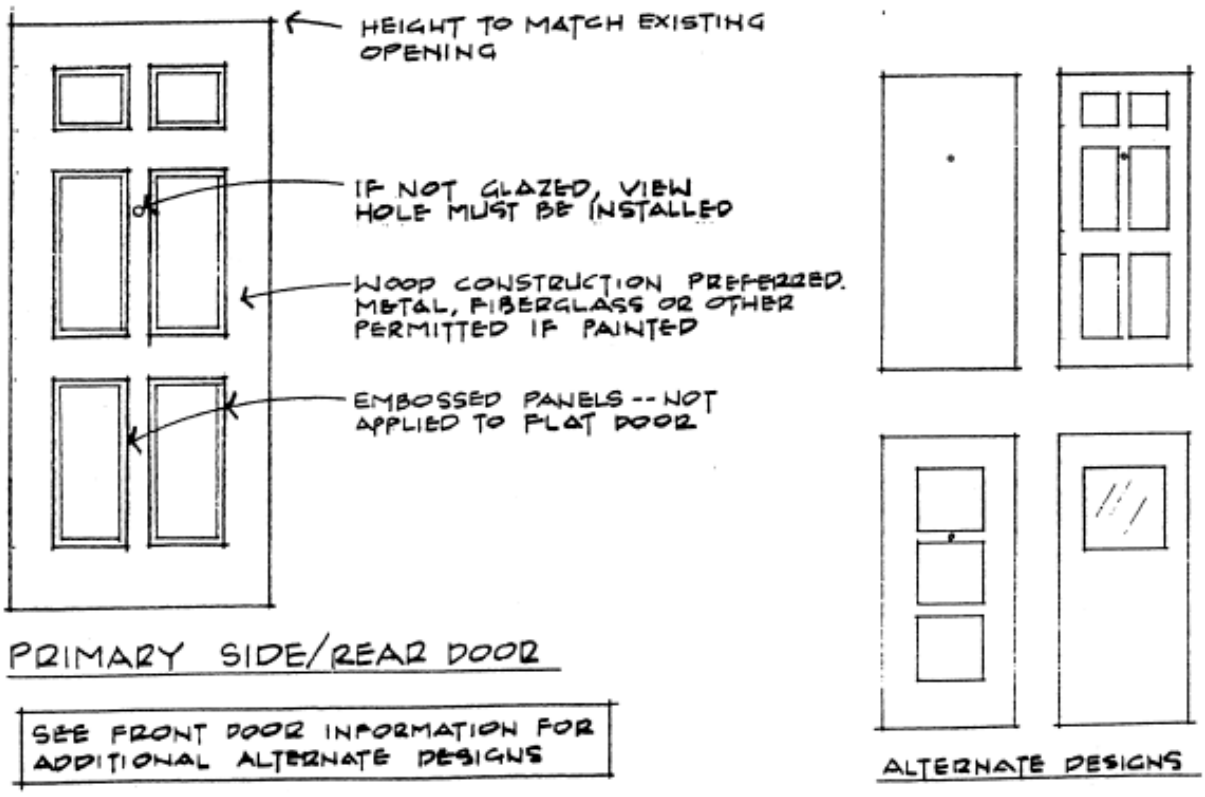
Wooden storm and screen doors are preferred and will generally be the required option especially on the front of the structure. Aluminum or metal storm and screen doors may be used so long as they are not mill finished or anodized aluminum. Baked enamel or other applicable paints or finishes will be acceptable. In general, storm and screen doors shall conform to those illustrated on the attached sheet. The door stiles and rails should be a minimum of 4” wide and one lite doors, where practical, are preferred in order not to detract from the existing primary door. Jalousie doors are not acceptable for use as storm doors in the historic districts. Ornamental iron work safety doors are also generally inappropriate in the historic districts.

Exterior Woodwork

Existing decorative woodwork such as railings, moldings, eave, and gable cornice trim, tracery, columns, observatories, scrolls, bargeboards, lattice, and other carved or sawn wood ornament shall not be removed or altered without Commission approval. Existing deteriorated ornamental woodwork shall not be removed but shall be repaired or replaced with matching materials where possible.



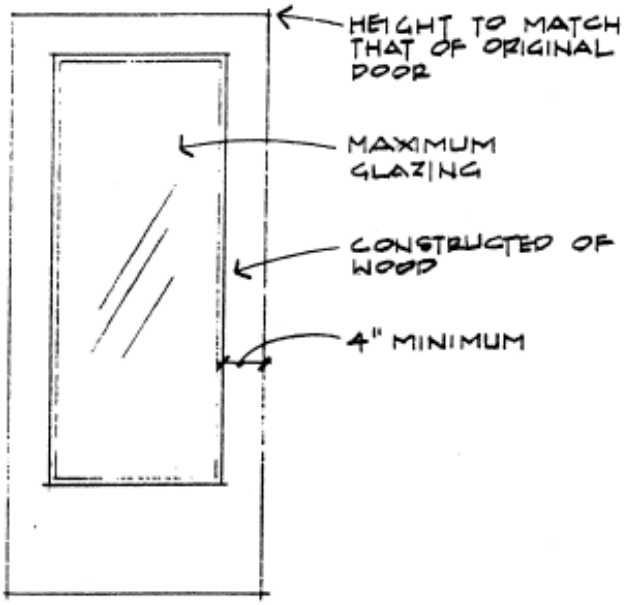
PRIMARY FRONT DOOR



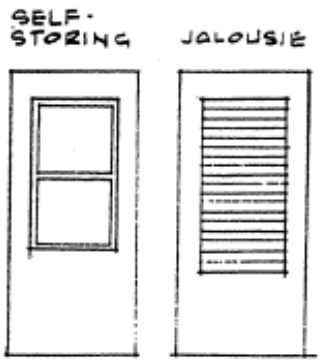
PRIMARY SIDE/REAR DOOR

SEE FRONT DOOR INFORMATION FOR ADDITIONAL ALTERNATE DESIGNS

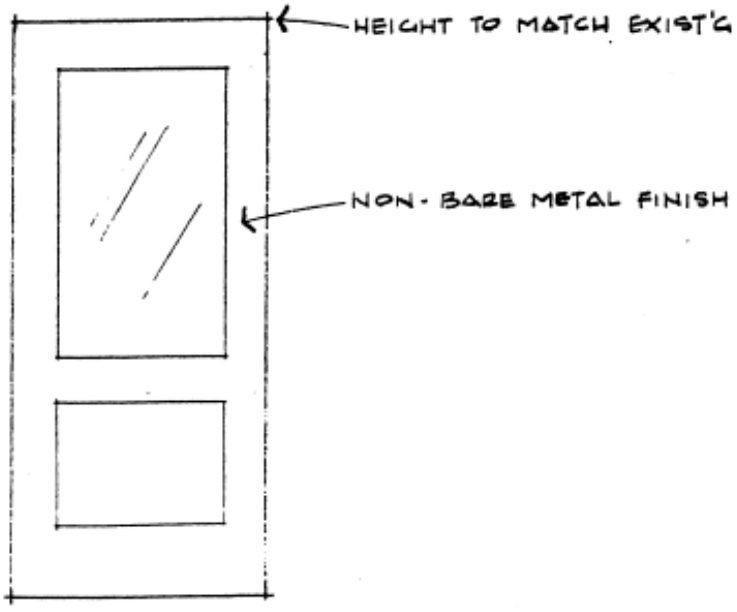
GRAPHICS COURTESY CITY OF KALAMAZOO



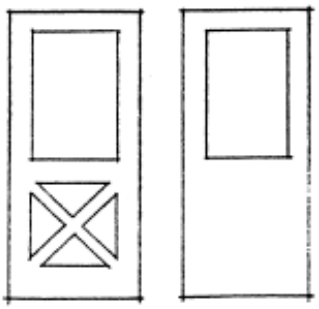
FRONT STORM DOOR



NOT PERMITED



SIDE/REAR STORM DOOR



GRAPHICS COURTESY CITY OF KALAMAZOO

Agenda Item Review Form

Muskegon Historic District Commission

Case New HDC Agenda/Packet Format	**Description of Work:**
Applicant:	**District:**
Current Use:	**Date of Construction:**

Discussion:

The City of Muskegon is utilizing a new meeting management platform for all of its boards and commissions. This will result in some changes to the appearance of HDC meeting agendas and minutes. Staff is making adjustments to the way in which information is presented in HDC packets, and will likely continue to do so over the next few meetings. Staff will also review how meeting packets will be shared with the HDC members moving forward.

Standards:

Deliberation:

Agenda Item Review Form

Muskegon Historic District Commission

Case 2025 Staff Approval Update #3	**Description of Work:**
Applicant:	**District:**
Current Use:	**Date of Construction:**

Discussion:

Since the last update in June 2025, staff has approved 12 projects:

- 1204 8th - Reroof flat roof
- 1319 Jefferson - Reroof house and replacement gutters
- 382 W Muskegon - Reroof rear section of house
- 1569 Clinton - Reroof garage and shed
- 406 Houston - Reroof house and garage
- 1423 Clinton - Construct 16x10 storage shed
- 1102 Terrace - Reroof house
- 1187 Ransom - Reroof house
- 408 W. Muskegon - Repave and extend driveway
- 1593 Peck - Replace one second-story vinyl window on rear of house
- 150 Catherine - Reroof house
- 408 W Muskegon - Replace cellar door with matching door

Standards:

Deliberation: