



APPLICATION FOR AN AMENDMENT TO A PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · Fax: 616.396.2537

Applicant Information

Contact Name Gabriel Schneider
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Holland, MI 49423

Company Adams Ridge - Village Green
Phone 616.566.0359
Email gischneider@villagegreen.com

Owner Information

Contact Name West End Properties
Address 560 Sylvan Avenue, Suite 1070
Englewood Cliffs, NJ 07632

Company West End Properties
Phone _____
Email keith@westendrepartners.com

Plan Preparer Information

Contact Name James Pappas
Address 1204 Sycamore St
Wyandotte, MI 48192

Company Think to Finish llc
Phone 734 231 8356
Email Thinktofinish@wyan.org

Property Information

PUD Project Name _____
Address or Location _____
Parcel Number 70 - 16 - 35 - 200 - 006 Zoning District Holland Charter Township
Acreage of Parcel 29.6 Acreage to be Developed _____
Present Use (s) none/ some storage

Description of Proposed Use (attach additional pages as needed): To store tools and supplies necessary for the property.

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

Gabriel Schneider 8/1/2024
Signature of Applicant Date Signature of Owner Date

DO NOT WRITE BELOW THIS LINE

Date Received _____ Amount of Fee Paid \$ _____ Check No. _____
Planning Commission 1st Discuss on ____/____/____ Planning Commission Action on ____/____/____
Application Accepted by _____

Narrative Statement

The objective of this application is to make minor adjustments to the original submitted application and development plan for installation of the Shed at Adams Ridge in order to establish compliance with all requirements.

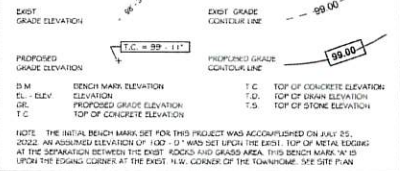
Adjustments to the original development plans:

- Roof style
- Physical location slightly adjusted

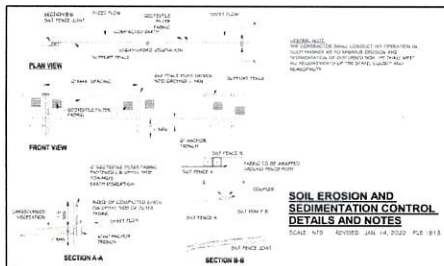
Physical Adjustments planned:

- Installation of insulation around the perimeter of the cement slab
- Installation of foundation bolts to secure the shed to the foundation

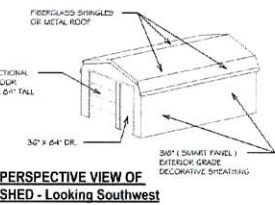
LEGEND FOR GRADING PLAN:



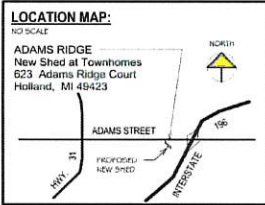
RED LINES DENOTE THE AS BUILT LOCATION OF 14' WIDE x 20' DEEP SHED



GENERAL ABBREVIATIONS:



PERSPECTIVE VIEW OF SHED - Looking Southwest



PROJECT AND BUILDING CODE DATA:

PROJECTS BUILDING CODE:	2015 MICHIGAN BUILDING CODE
BUILDING TYPE FOR THIS PROPOSED SHED:	TYPE V9 - COMBUSTIBLE
USE GROUP FOR SHED:	U - UTILITY AND MISCELLANEOUS FOR MAINTENANCE OFFICE
GROSS AREA OF SHED:	14' x 20' = 280 S.F.

NOTE # 1: THERE ARE NO ROOF TOP UNIT TREATERS PLANNED FOR THIS SHED. THE SHED IS NOT PRESENTLY PLANNED FOR MECHANICAL ROOM.
NOTE # 2: PROPER VENTING WILL BE PROVIDED BY THE SHEDS MANUFACTURER.
NOTE # 3: THERE ARE NO FIRE SUPPRESSOR SYSTEMS DESIGNED FOR THIS SHED.
NOTE # 4: FLOOR LOADS WILL BE APPLIED DIRECTLY TO 4" CONC. FLOOR SLAB WHICH WILL ACCEPT AT LEAST 125 P.S.F.

KEY NOTES for Sheets A 1 and A 2:

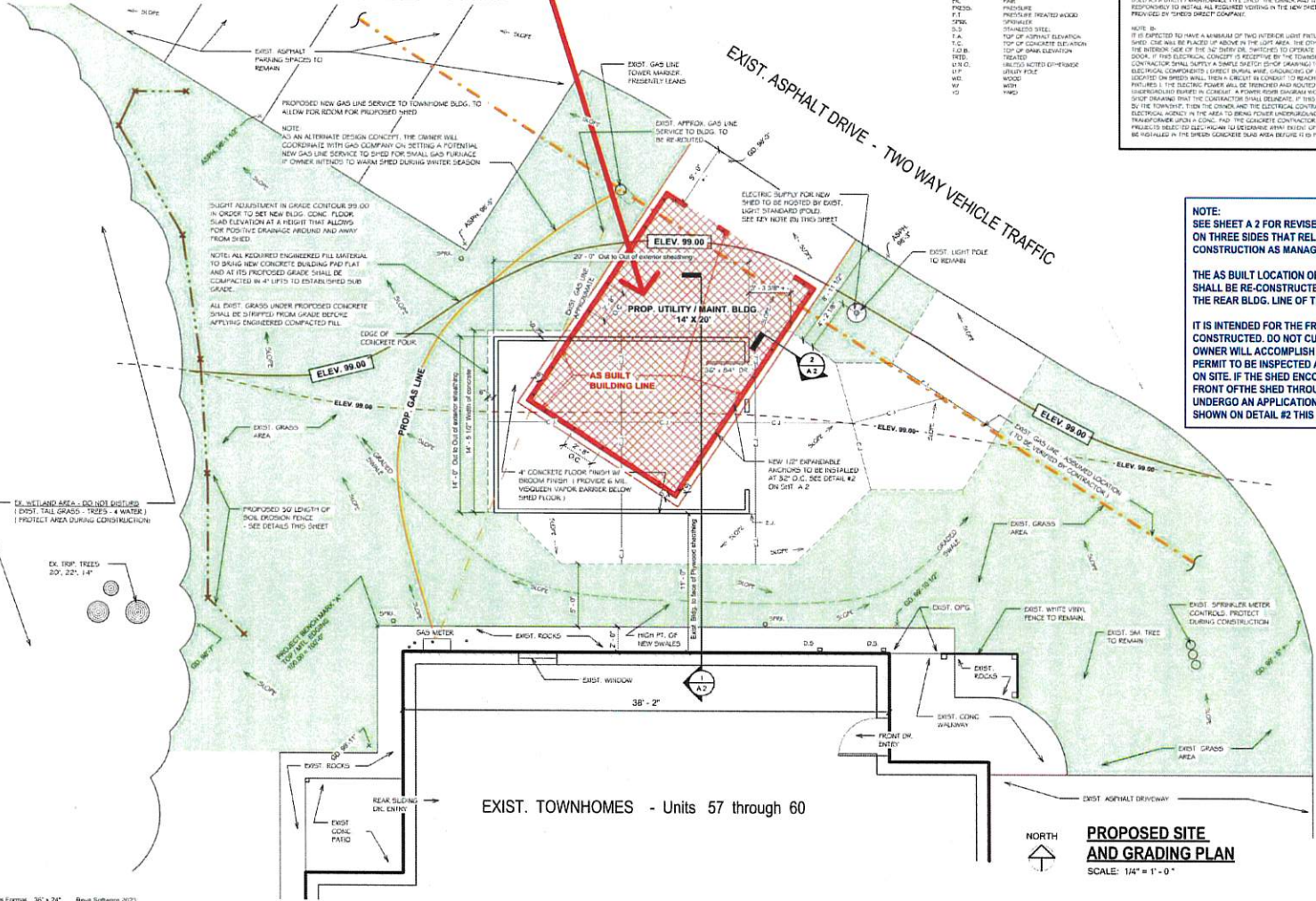
NOTE A:
THE OWNER HAS SELECTED AN OVERHEAD RAIL TYPE SECTIONAL ROLL UP METAL ROOF DESIGN THAT IS 6 FT. WIDE 17' 0" DEEP 7 FT. TALL 8" x 16" IN THE FINAL DESIGN CONCEPT FOR TWO SHEDS OVERHANG SLAB SIDE. THE SHADE ATTACHED TO THE SHED SHALL PROVIDE SHELTER FROM BOTH THE D.H. ROOF AND THE SHED'S 2' x 4' PARAPET WALL. THE DESIGN INTENT FOR THIS SHED IS TO BE USED AS A UTILITY/MAINTENANCE OFFICE. THE OWNER HAS THEN SELECTED THE SHED MANUFACTURER SHALL BE RESPONSIBLE TO INSTALL ALL REQUIRED VENTING IN THE SHED PRODUCT THAT WILL BE BUILT AND PROVIDED BY SHEDS DIRECT COMPANY.

NOTE B:
IT IS EXPECTED TO HAVE A MINIMUM OF TWO INTERIOR LIGHT FIXTURES TO BE PLACED INSIDE THE SHED. ONE WILL BE PLACED UP ABOVE IN THE UPT AREA. THE OTHER WILL BE WALL MOUNTED NEAR THE INTERIOR SIDE OF THE 30" THERM OP. SWITCHES. TO EXPASTE SHUTTERS WILL BE NEAR ENTRY DOOR. IF THIS ELECTRICAL CONCEPT IS RECEIVED BY THE TOWNSHIP THEN THE ELECTRICAL CONTRACTOR SHALL SUPPLY A SIMPLE SWITCH 20" DRAWING TO ASK ON THE INTENDED ELECTRICAL COMPONENTS (SWITCH, BUSHING, GROUNDS AND GROUNDING UNITS). SWITCHES IDENTIFIED ON SHEET WILL THEN BE IDENTIFIED IN CONDUIT TO REACH THE TWO INTERIOR LIGHT FIXTURES. THE ELECTRICAL POWER SHALL BE RUNNED AND ROUNTED INTO THE BUILDING. VISA SHEDS/HOULD REQUIRE A COMPLETE POWER SUPPLY DIAGRAM WOULD BE THE PREPARED TYPE OF SHED DRAWING THAT THE CONTRACTOR SHALL DEVELOPE. IF THIS CONCEPT DECEIVED APPROVED BY THE TOWNSHIP THEN THE OWNER AND THE ELECTRICAL CONTRACTOR WILL COORDINATE WITH THE PROJECTS SELECT TO IDENTIFY HOW TO RELOCATE WITH RUDY OF SHEDS AND SIZES THAT NEED TO BE INSTALLED IN THE SHEDS CONCRETE SLAB AREA BEFORE IT IS Poured.

NOTE:
SEE SHEET A 2 FOR REVISED SECTION THRU EXTERIOR FOUNDATION OF SHED ON THREE SIDES THAT RELATE TO THE AS-BUILT LOCATION OF THE SHEDS CONSTRUCTION AS MANAGED BY THE OWNER.

THE AS BUILT LOCATION OF THE SHED AS SHOWN IN RED LINES ON THIS SHEET SHALL BE RE-CONSTRUCTED ALONG BOTH SIDES OF THE SHED AS WELL AS THE REAR BLDG. LINE OF THE SHEDS POSITION PER DETAIL #2 ON SHEET A 2.

IT IS INTENDED FOR THE FRONT OF THE SHEDS CONCRETE TO REMAIN AS CONSTRUCTED. DO NOT CUT FRONT CONCRETE APRON IN FRONT OF SHED. THE OWNER WILL ACCOMPLISH ALL FINAL WORK ON THE SHED TO ALLOW THE PERMIT TO BE INSPECTED AND CLOSED AFTER INSPECTIONS ARE PERFORMED ON SITE. IF THE SHED ENCOUNTERS A RAISE ON CONC. SLAB HEIGHTS IN THE FRONT OF THE SHED THROUGH THE UPCOMING WINTERS FROST, THE SHED WILL UNDERGO AN APPLICATION OF INSULATION BOARD AND CEMENT BOARD AS SHOWN ON DETAIL #2 THIS SHEET IN THE COMING SPRING.



Proposed Utility / Maint. Shed relative to Property Mgt.

ENGINEER:
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DATE	ISSUE
07-24-24	As Built details and improve
08-13-23	Revised for Permit review
05-30-23	Revised for Permit review
05-11-23	Revision # 1 to plans
12-06-22	Building Permit Review
11-04-22	Design Review w/ Client
11-02-22	Design Review w/ Client

Proposed new shed at:
Adams Ridge
Townhomes
623 Adams Ridge Court
Holland, MI 49423
Allegan County

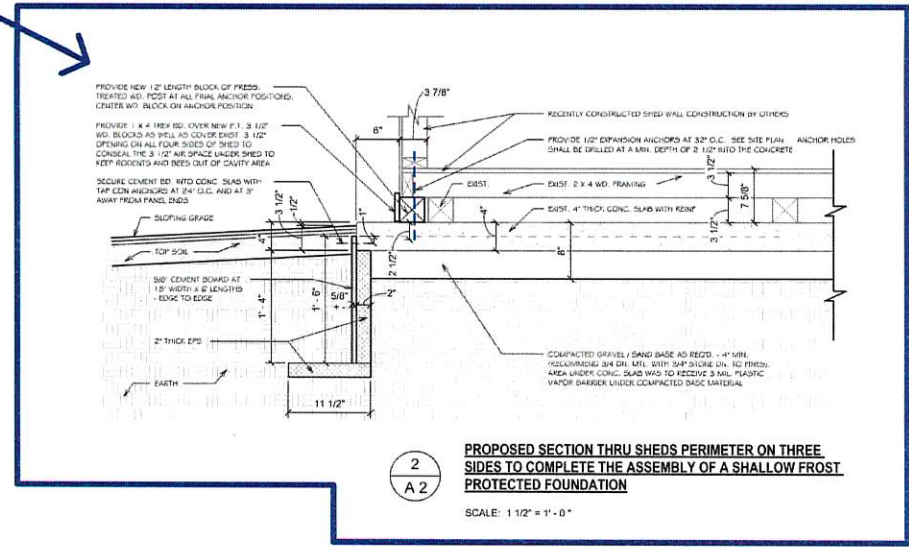
Prop. SITE PLAN & GRADING PLAN

Project number: 1943
Drawn by: JMP
Sheet: 1 of 2
A 1
Scale: As indicated

811
Know what's below.
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THE PLANNED FINAL COMPLETION OF THIS PROJECT IS TO UTILIZE THIS CONSTRUCTION DETAIL # 2 PROCEDURE TO COMPLETE THE PROJECT:

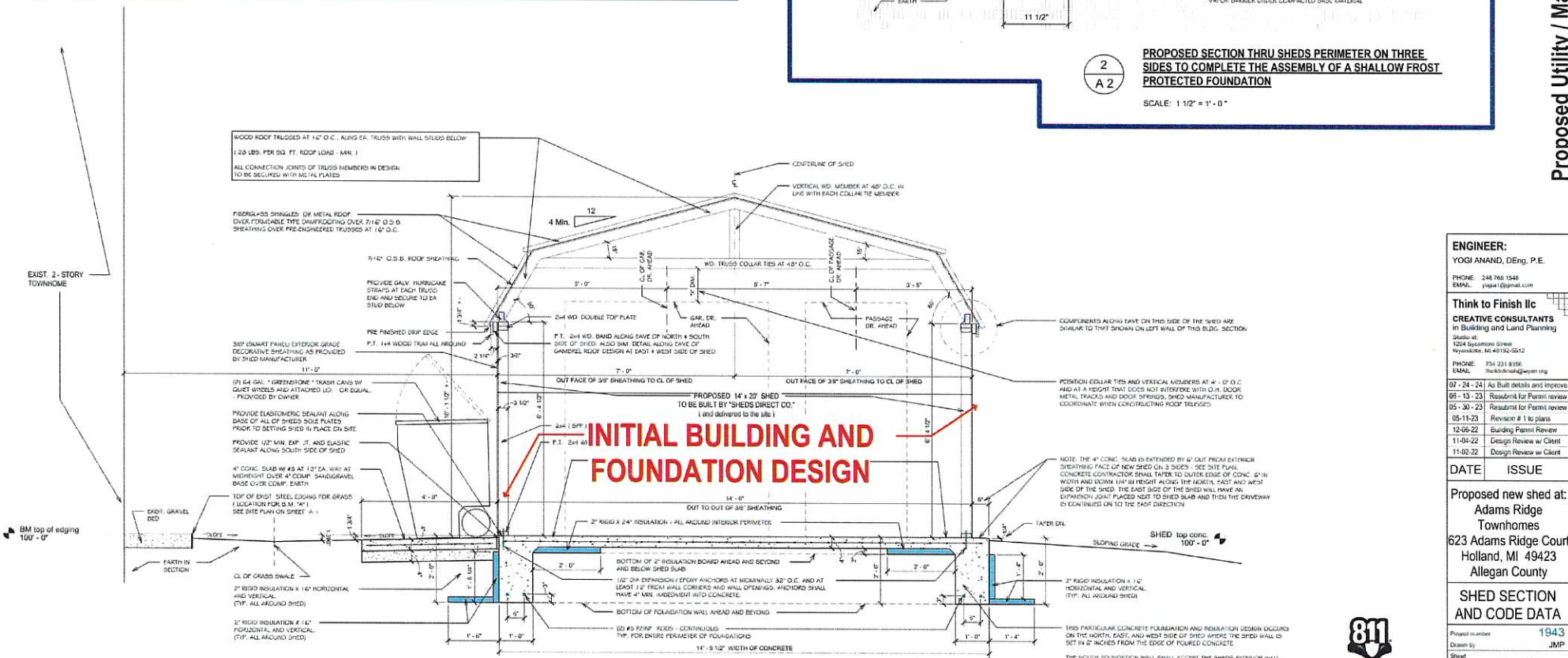
1. DIG THE GRADE UP ALONG BOTH SIDES AND BACK OF SHED TO THE DEPTH SHOWN IN THIS DETAIL TO INSTALL 2" RIGID FOAM FLAT ALONG THE BOTTOM OF THE NEW OPEN TRENCH AS WELL AS VERTICALLY JUST UNDER THE EDGE OF THE CONCRETE SLAB AS SHOWN.
2. PROVIDE 5/8" CEMENT BOARD OVER VERTICAL INSULATION AND SECURE INTO EDGE OF CONC. SLAB AS DESCRIBED.
3. INSTALL ANCHORS AS SHOWN IN DETAIL #2 THRU THE EXIST. SHEDS WALL PLATE AND THRU A 12" LONG 3 1/2" SQ. P.T. WD. BLOCK. ANCHORS TO BE SET INTO EXIST. CONC. SLAB AT A MIN. OF 2 1/2" DEPTH. SEE AS BUILT SHED LOCATION IN PLAN ON SHEET A 1 FOR LOCATIONS OF ALL NEW REQUIRED ANCHORS. AFTER SECURING NEW ANCHORS, CONTRACTOR SHALL REMOVE THE PRESENT METAL ANCHORS THAT ARE OUTSIDE OF THE SHEDS WALL AND SHALL PROVIDE ELASTOMERIC CAULKING IN DRILL HOLES THAT WILL BECOME EXPOSED AFTER REMOVING PRESENT ANCHORS.
4. PROVIDE 4" WIDE TREX TRIM BD. OVER 3 1/2" OPEN SPACE UNDER SHED ON ALL FOUR SIDES OF THE SHED. CONTRACTOR SHALL LAY A LINE OF ELASTOMERIC CAULKING UNDER BOTTOM OF TRIM BD. AS WELL AS TOP BACK EDGE AS IT IS PLACED OVER THE EXIST. SHED SIDING. THE TONGUE AND GROOVE JOINTS ON THE EXTERIOR SIDING SHALL ALSO RECEIVE ELASTOMERIC CAULK BEHIND THE TRIM BD. TO PREVENT STORM WATER FROM SEEPING THRU BACK OF TRIM BOARD.
5. COMPACT BACK FILL MATERIAL INTO TRENCH CAREFULLY IN 6" LIFTS. PROVIDE 4" OF TOPSOIL AND GRASS SEED TO FINISH OFF POSITIVE DRAINAGE AROUND SHED. USING STRIPS OF NEW SOD TO COVER FILLED TRENCH IS ALSO ACCEPTABLE.



2
A 2

PROPOSED SECTION THRU SHEDS PERIMETER ON THREE SIDES TO COMPLETE THE ASSEMBLY OF A SHALLOW FROST PROTECTED FOUNDATION

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



INITIAL BUILDING AND FOUNDATION DESIGN

1
A 2

PROPOSED SECTION THRU SHED OUTLINE AND ITS TYPICAL FOUNDATION - ALL AROUND SHED
SCALE: 3/4" = 1'-0"

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DATE **ISSUE**

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Holland, MI 49423
Allegan County

SHED SECTION AND CODE DATA

Drawn number: 1943
Sheet: JMP
2 of 2

A 2

Scale: As indicated

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