I. Call to Order

II. Roll Call

III. Pledge to the Flag

IV. Approval of the February 7, 2022 Planning Commission Meeting Minutes and Approval of the January 31, 2022 Township Board and Planning Commission Joint Meeting

V. Correspondence

VI. Brief Public Comments & Questions (Limited to 3 minutes)

VII. New Business
   A. Site Plan Amendment – GHCM – New Construction of Warehouse

VIII. Reports
   A. Staff Report
   B. Commissioner Comments

IX. Extended Public Comments & Questions (Limited to 4 minutes)

X. Adjournment

Persons wishing to speak at public hearings, on agenda items, or extended comments, must fill out a “Speakers Form” located on the counter. Completed forms must be submitted to Township Staff prior to the meeting.
MEETING MINUTES
GRAND HAVEN CHARTER TOWNSHIP
PLANNING COMMISSION
FEBRUARY 7, 2022

I. CALL TO ORDER
Wilson called the meeting of the Grand Haven Charter Township Planning Commission to order at 7:00pm.

II. ROLL CALL
Members present: Reenders, Wilson, Chalifoux, Mesler, Hesselsweet, Cousins, Lemkuil, and Wagenmaker
Members absent: Taylor
Also present: Senior Planner Thibault and Associate Planner Hoisington

Without objection, Wilson instructed Thibault to record the minutes.

III. PLEDGE TO THE FLAG

IV. APPROVAL OF MINUTES
Without objection, the minutes of the January 3, 2022 meeting were approved.

V. CORRESPONDENCE – None

VI. PUBLIC COMMENTS

Joy Gaasch — 15195 Lakeshore Dr., Grand Haven
- Grand Haven Chamber of Commerce Director noted the need for ALICE housing in the area and provided a summary of the 2021-2025 Projected Housing Needs Assessment as prepared by Housing Next.

Elizabeth Butler — 14735 154th St., Grand Haven
- Chamber Economic Development Director noted the Chamber’s support for further amendments to the Master Plan to accommodate the Jost International expansion and to seek creative solutions for viability in consolidating operations onsite.

Terry Nash — 17863 170th Ave., Spring Lake
- Coach Road Capital discussed their proposal to expand the Lakeshore Flats apartment complex to the east of the existing development and requested that the proposed Master Plan Amendment change the designation for the applicable properties to High Density Residential.

Zach Voogt — 2020 Monroe Ave NW, Grand Rapids 49505
- Moore & Bruggink on behalf of The Redstone group discussed their proposal to develop a mix-use residential development near M-45 and US-31 with 500± units and requested that the proposed Master Plan Amendment allow for High Density
Residential for the applicable parcels.

VII. PUBLIC HEARING
   A. Rezoning – Chittenden

   Thibault provided information through a memo dated February 7, 2022.

   Wilson opened the hearing at 7:17 pm.

   • Dwight Chittenden, the property owner, explained the desire to rezone the land in order to be allowed to divide the land and sell to family members.

   There being no further comments, Wilson closed the hearing at 7:18 pm.

VIII. Old Business
   A. Rezoning - Chittenden

   Motion by Cousins, supported by Mesler, to recommend the Township Board approve the rezoning application for 15721 Lincoln St. from Agricultural (AG) to Rural Residential (RR) based on the application meeting the rezoning standards of the Zoning Ordinance and Master Plan. Which motion carried unanimously.

IX. New Business
   A. Discussion — Rejection of the Master Plan Amendments

   Thibault provided information through a memo dated February 3, 2022.

   The Planning Commission provided the following feedback:

   • JOST Expansion
     o In support of the effort to consolidate and expand the business in place.
     o In support of changing the FLU designation for Cech property to the South from Medium Density Residential to Industrial.
       ▪ Considered if Light Industrial would restrict the area to much for future expansion.
       ▪ Discussed if a lot split was possible.
     o Questioned if air right restrictions from the Airport are present (i.e. glider path).

   • Lakeshore Flats Expansion
     o In support of changing the FLU designation from Office/Service to High Density Residential.
     o In support of the studio apartments, per the housing needs assessment referenced by the Chamber of Commerce.

   • Redstone Homes
     o Recognized the site issues limiting the extent of potential development.
     o Recognized the need to densify in order to make cost-competitive development.
Recognized the need for workforce housing, and different housing options in this location.
Recognized the fact that development would be screened from the highway with significant natural buffers.
In support of changing the FLU designation to High Density Residential from Industrial/Light Industrial.

Consensus: Amend the Future Land Use Map in accordance with the discussion points as recorded in the minutes and direct staff to schedule a Public Hearing for the next available meeting.

X. REPORTS
   A. Staff Report - None
   B. Commissioner Comments - None

XI. EXTENDED PUBLIC COMMENTS & QUESTIONS – None

XII. ADJOURNMENT

Without objection, the meeting adjourned at 7:47 pm.

Respectfully submitted,

Rory Thibault
Acting Recording Secretary
REGULAR MEETING

I. CALL TO ORDER
Supervisor Reenders called the special joint meeting of the Grand Haven Charter Township Board and the Planning Commission to order at 7:00 p.m.

II. PLEDGE TO THE FLAG

III. ROLL CALL
Board members present: Redick, Larsen, Wagenmaker, Behm, Reenders
Board members absent: Meeusen, Kieft

Planning Commission members present: Cousins, Wilson, Chalifoux, Mesler, Taylor, Hesselsweet, Reenders, Lemkuil, and Wagenmaker

Planning Commission members absent:

Also present were Manager Cargo, Senior Planner Thibault; Associate Planner Hoisington, and Assistant Manager/Human Resources Director Dumbrell.

IV. APPROVAL OF MEETING AGENDA
Motion by Clerk Larsen and seconded by Trustee Wagenmaker to approve the meeting agenda. Which motion carried.

V. PUBLIC COMMENTS
None

VI. NEW BUSINESS
Supervisor Reenders led discussion on expanding Low Density Residential land under the Master Plan for an area North of M-15, East of US-31, South of Lincoln Street and West of 156th Avenue.

After discussion was complete, Supervisor Reenders noted that there appeared to be consensus on the following:

1. The three objections to the Master Plan from the Township Board would be immediately addressed by the Planning Commission to complete the current Master Plan Amendment process.
2. In three months (i.e., May of 2022) the Planning Commission would re-open the Master Plan to evaluate the following amendments:
   a. Changing the Master Plan designation South of Lincoln Street and East of US-31 from Agricultural Preserve to Medium Density Residential;
   b. Evaluate land designated as Agricultural Preserve to determine if the
amount of land available under the Master Plan for Low Density Residential
development can be expanded while also ensuring that certain minimal
infrastructure accompanied low density development (e.g., paved roads); and,
c. Determining if the amount of land designated under the Master Plan for
residential PUD or Cluster Development should be expanded adjacent to
the expanded DDA because of the expansion of water and sewer
infrastructure.

There were no objections.

VII. PUBLIC COMMENTS
None.

VIII. ADJOURNMENT

Motion by Clerk Larsen and seconded by Trustee Behm to adjourn the meeting at 8:26
p.m. Which motion carried

Respectfully Submitted,

[Signature]
Laurie Larsen
Grand Haven Charter Township Clerk

[Signature]
Mark Reenders
Grand Haven Charter Township Supervisor
Community Development Memo

DATE: February 15, 2022
TO: Planning Commission
FROM: Rory Thibault – Senior Planner
RE: Site Plan Amendment – GHCM – New Construction of Warehouse

BACKGROUND

To recall, the owner of Grand Haven Custom Molding (GHCM) purchased the former Consumers Concrete plant at 14016 172nd Avenue. The old batch plant structure has been demolished. The new owner needs to expand because he has product that needs to be stored in a warehouse and his current facility is not large enough.

The applicant originally brought the project to the Planning Commission and ZBA in May, 2020. Comments were offered and the drawings were adjusted pursuant to suggestions and conditionally approved. The drawings were resubmitted in April, 2021 to address the aforementioned conditions.

The property is zoned Industrial and is in the US-31 Overlay Zone. The site is a little over 6 acres and is a flag lot. A 50,250 sqft warehouse + 6 loading docks are currently proposed. A future expansion of 42,300 sqft is also possible.

MATERIAL CHANGES

Between the “Site Plan Approval Revision” submittal dated 04/20/2021 which was approved, and the “Building Permit” set dated 09/10/2021, the drawings were modified. The material changes are described as following.
1. **Removal of the Red Block Vertical Stripes and Window**
   As shown in the renderings, the vertical red metal projections are removed. These projections are not reflected in the original floor plans, therefore indicating they are non-structural elements.

2. **Substitution of Split and Smooth Face Concrete Masonry Veneer**
   Veneer (split and smooth face CMU) has been added along the West side of the building from the Southwest corner to the loading dock, stepping down from 24’ to 4’-8” at the minimum. A 4’-8” band of CMU has also been added from the SW corner extending along the South side of the building. CMU has been removed from the upper portion of the second bay of windows as indicated.

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**A: Planning Commission and ZBA Approved Design**

**B: Addendum**
A: Planning Commission and ZBA Approved Design

1. South Elevation

B: Addendum

4. West Elevation

A: Planning Commission and ZBA Approved Design

B: Addendum

4. West Elevation
Per Section 8.11.B.3 of the Zoning Ordinance:

New Construction in a US-31 Character Overlay District shall meet the requirements for both (a) Building Walls and (b) Building Materials, shown below.

(a) Building Walls. All new industrial buildings should be designed to blend harmoniously with site features and promote a high-quality image to those traveling through the Township. To achieve this standard, building walls over fifty (50) feet in length shall be broken up with items such as:

- Varying Rooflines
- Varying Building Lines
- Recesses
- Projections
- Wall Insets
- Arcades
- Windows
- Architectural Accents
- Bands of Complementary Building Materials and Trees

The Planning Commission can waive this requirement for walls that are effectively screened from view by other buildings, landscaping, or Landmark Trees/other pre-existing vegetation.

(b) Building Materials. A minimum of eighty percent (80%) of the exterior finish material of all building facades (excluding the roof) visible from one or more publicly accessible spaces (public streets, private streets, parking lots, other spaces as determined by the Planning Commission), or adjacent residentially zoned land, exclusive of window areas, shall consist of one or more of the following:

- Facing Brick
- Cut Stone
- Split Face Block
- Fluted Block
- Scored Block
- Native Field Stone
- Cast Stone
- EIFS Materials
- Wood with an Opaque or Semi-Transparent Stain, or Bleaching Oil

Any other block or building material not specifically listed may be reviewed and approved by the Planning Commission if the material is compatible with surrounding uses, protects the investment of the adjacent landowners, blends harmoniously with the natural features and promotes a high-quality image to those traveling through the Township.

Recall the 03/02/2020 Planning Commission meeting, an excerpt of the minutes are reflected below with respect to the design submitted on 2/21/2020 as illustrated on the following page.

- The proposed design on the plans is not sufficient and need the applicant to show a true effort to comply with the ordinance. The Planning Commission is willing to reduce the requirements based on what is visible from 172nd Avenue. Commissioners suggested the horizontal strip of masonry would likely be obstructed from view and recommended vertical detailing instead.
With that said, the current proposal increases the gross square footage of Smooth Face CMU with a band that extends horizontally along the lower quarter of the building and removes CMU from the upper portion of the building.

Is the Planning Commission satisfied with the use of smooth face CMU meeting the Building Materials requirement?

Is the Planning Commission satisfied with the substitution of red metal accents for additional CMU?

Is the Planning Commission satisfied with the new placement of the CMU?
SAMPLE MOTIONS

If the Planning Commission finds the application meets the standards, the following motion can be offered:

Motion to approve the Grand Haven Custom Molding Site Plan Review application for a warehouse located at 14016 172nd Avenue based on it meeting the requirements set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report.

If the Planning Commission finds the application partially meets the standards, the following motion can be offered:

Motion to conditionally approve the Grand Haven Custom Molding Site Plan Review application for a warehouse located at 14016 172nd Avenue based on it meeting the requirements set forth by the Grand Haven Charter Township Zoning Ordinance. This motion is subject to, and incorporates, the following report. Approval is conditioned upon the following:

1. List the conditions.

If the Planning Commission finds the application does not meet the applicable standards, the following motion can be offered:

Motion to deny the Grand Haven Custom Molding Site Plan Review application, and direct staff to draft a formal motion and report for those discussion points which will be reflected in the meeting minutes. This will be reviewed and considered for adoption at the next meeting.

REPORT (TO BE USED WITH A MOTION FOR APPROVAL)

1. The application meets the site plan review standards of Section 18.07.G of the Zoning Ordinance. Specifically, the Planning Commission finds as follows:
   A. The uses proposed will not adversely affect the public health, safety, or welfare. Uses and structures located on the site take into account topography, size of the property, the uses on adjoining property and the relationship and size of buildings to the site.
   B. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this ordinance.
   C. Safe, convenient, uncontested, and well-defined vehicular and pedestrian circulation is provided for ingress/egress points and within the site. Drives, streets, and other circulation routes are designed to promote safe and efficient traffic operations within the site and at ingress/egress points.
   D. The arrangement of public or private vehicular and pedestrian connections to existing or planned streets in the area are planned to provide a safe and efficient circulation system for traffic within the township.
   E. Removal or alterations of significant natural features are restricted to those areas which are reasonably necessary to develop the site in accordance with the requirements of this Ordinance. The Planning Commission has required that landscaping, buffers, and/or greenbelts be preserved and/or
provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

F. Areas of natural drainage such as swales, wetlands, ponds, or swamps are protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

G. The site plan provides reasonable visual and sound privacy for all dwelling units located therein and adjacent thereto. Landscaping shall be used, as appropriate, to accomplish these purposes.

H. All buildings and groups of buildings are arranged so as to permit necessary emergency vehicle access as requested by the fire department.

I. All streets and driveways are developed in accordance with the Ottawa County Road Commission specifications, as appropriate.

J. Appropriate measures have been taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.

K. Exterior lighting is arranged so that it is deflected away from adjacent properties and so it does not interfere with the vision of motorists along adjacent streets, and consists of sharp cut-off fixtures.

L. All loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public streets, are screened.

M. Entrances and exits are provided at appropriate locations so as to maximize the convenience and safety for persons entering or leaving the site.

N. The site plans conform to all applicable requirements of County, State, Federal, and Township statutes and ordinances.

O. The general purposes and spirit of this Ordinance and the Master Plan of the Township are maintained.

2. The Planning Commission also finds the Project complies with the Overlay Zone findings and statement of purpose found in Section 8.01 and 8.06 of the Zoning Ordinance.

A. The Project accommodates a variety of uses permitted by the underlying zoning, but ensures such uses are designed to achieve an attractive built and natural environment.

B. The Project provides architectural and site design standards that are more demanding than required elsewhere in the Township in order to promote harmonious development and complement the natural characteristics in the western sections of the Township.

C. The Project promotes public safety and efficient flow of vehicular traffic by minimizing conflicts from turning movements resulting from the proliferation of unnecessary curb cuts and driveways.

D. The Project ensures safe access by emergency vehicles.

E. The Project encourages efficient flow of traffic by minimizing the disruption and conflicts between through traffic and turning movements.

F. The Project preserves the capacity along US-31 and other roads in the Overlay Zone by limiting and controlling the number and location of driveways and requires alternate means of access through service drives.

G. The Project seeks to reduce the number and severity of crashes by improving traffic operations and safety.

H. The Project requires coordinated access among adjacent lands where possible.

I. The Project provides landowners with reasonable access, although the number and location of access points may not be the arrangement most desired by the Developer.
J. The Project requires demonstration that prior to approval of any land divisions, the resultant parcels are accessible through compliance with the access standards.

K. The Project preserves woodlands, view sheds, and other natural features along the corridor.

L. The Project ensures that distractions to motorists are minimized by avoiding blight and clutter while providing property owners and businesses with appropriate design flexibility and visibility.

M. The Project implements the goals expressed in the US-31/M-45 Corridor Study.

N. The Project establishes uniform standards to ensure fair and equal application.

O. The Project addresses situations where existing development within the Overlay Zone does not conform to the standards.

P. The Project promotes a more coordinated development review process with the Michigan Department of Transportation and the Ottawa County Road Commission.
# SITE PLAN REVIEW APPLICATION

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**Applicant Information**

Name: Grand Haven Custom Molding  
Phone: 616-935-3160  
Address: 1500 S. Beechtree, Grand Haven, MI 49417  
Email Address: 

**Owner Information (If different from applicant)**

Name: 14016 - 172nd Avenue, LLC (same as Grand Haven Custom Molding)  
Phone: 616-935-3160  
Address: 1500 S. Beechtree St. Grand Haven, MI 49417  
Email: 

**Property Information**

Address/Location: 14016 172nd Ave. Grand Haven, MI 49417  
Parcel Number: 70-07-04-200-034  
Current Zoning: I-1 Industrial  
Size (acres): 6.48  
Master-Planned Zoning: Industrial  

**Description of Proposed Use/Request (attach additional pages as needed)**

Grand Haven Custom Molding is proposing an amendment to their previously approved site plan to modify the exterior by removing the vertical red accents and replacing these with extended split face block at 4° to the truck docks on the West elevation as well as on the South elevation to the SE corner of the building.

**NOTE:** The architect, engineer, planner, or designer shall be responsible for utilizing the Township Ordinance books and following all applicable requirements, including those of Chapter 18 of the Zoning Ordinance.

I hereby attest the information on this application is, to the best of my knowledge, true and accurate.

Signature of applicant:  
Date: 2/10/2022

* To cover cost of legal and consulting fees, may be increased as necessary

** If approval of this application requires/includes the extension of a municipal utility, an additional $5,000 escrow fee shall be required, and an additional $2,000 escrow fee shall be required for the installation of a lift station.
For Office Use Only

Date Received
Materials Received: Site Plans
Survey

Fee Paid?
Location Map
Legal Description

Dated copy of approved minutes sent to applicant? Date Sent

PLANNING COMMISSION USE ONLY

Approval
Tabled
Denied
Conditional Approval

The following conditions shall be met for approval:


Signature of Planning Commission Chair Date
ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY

HIGH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
NO THRESHOLD OR CHANGE IN FLOOR FINISH MATERIAL SHALL EXCEED 1/2-INCH. CHANGES IN LEVEL BETWEEN 1/4-INCH AND 1/2-INCH
CARPET SHALL BE SECURELY ATTACHED AND SHALL HAVE A PILE HEIGHT NO GREATER THAN 1/2-INCH. EXPOSED EDGES OF CARPET

EXTERIOR ACCESSIBLE ROUTES MUST BE PROVIDED FROM ALL POINTS OF PUBLIC ACCESS ON THE SITE TO AN ACCESSIBLE ENTRANCE.

FIRE EXTINGUISHERS SHALL BE PROVIDED DURING CONSTRUCTION ACCORDING TO THE INTERNATIONAL FIRE CODE AND BEAR THE LABEL
OF AN APPROVED AGENCY.

DEBRIS SHALL BE CONTAINED WITHIN LIMITS OF CONTRACT.
ALL DIMENSIONS ARE FROM FACE OF MASONRY, UNLESS OTHERWISE NOTED.
ALL DIMENSIONS ARE TO FACE OF FINISHED WALL, UNLESS OTHERWISE NOTED.

RELATED TO THEIR WORK CATEGORY AND SHALL CERTIFY TO THE ACCURACY OF EACH PRINT, THAT THE WORK IS COMPLETE ACCORDING
COMPLETE.

RESPONSIBLE FOR PROJECT SECURITY FROM THE START OF THE WORK UNTIL THE OWNER ACCEPTS THE PROJECT AS TOTALLY

PROTECTION: ALL CONSTRUCTION PARTIES SHALL BE JOINTLY RESPONSIBLE FOR TAKING ALL STEPS NECESSARY TO PROTECT THE
INSPECTION BY THE ARCHITECT OR OWNER.

NEATLY AND CORRECTLY ENTER IN COLOR PENCIL. RECORD DRAWINGS AND SPECIFICATIONS SHALL BE MADE AVAILABLE FOR
DOCUMENTATION: THE CONSTRUCTOR SHALL KEEP A RECORD OF ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS. THEY SHALL

PERMITS, DRAWINGS AND CODE COMPLIANCE ADDENDA WITH PLAN EXAMINERS COMMENTS WITHIN 24 HOURS OF RECEIPT OF THE SAME
COMPLETE THEIR RESPECTIVE WORK CATEGORY. CONSTRUCTOR SHALL FORWARD TO THE ARCHITECT A COPY OF ALL APPROVED
APPLICABLE CODES, SHALL BE FURNISHED WITHOUT ADDITIONAL COST TO THE OWNER OR THE ARCHITECT. REGARDLESS, IF NEITHER
DISCIPLINE. DO NOT SCALE DRAWINGS.

DRAWINGS: THE CONSTRUCTOR SHALL REVIEW ALL DRAWINGS AND SPECIFICATIONS. NO “EXTRAS” FOR MISSED ITEMS IN SECTIONS NOT

THE RESPONSIBLE CONSTRUCTION PARTY SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS

SIDE REACH HEIGHT RANGE: UP TO 48” MAX. (WITH 20”-25” WIDE OBSTRUCTION)

ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
The Lighting Analysis, ezLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. RAB neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by RAB. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Prepared For: McDonough and Associates
8640 Ronda Drive
Canton, MI 48187-2005

Job Name: GHCM
Grand Haven, MI
Lighting Layout
Version D

CASE #340452

DRAWN BY: [Signature]
PROJECT #141176

Scale: 1 inch = 25 Ft.

File Name: C:\Users\shaun.fillion\Desktop\GHCM 340452D.AGI
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<td>Normal</td>
</tr>
<tr>
<td>Parking Area</td>
<td>Illuminance</td>
<td>FC</td>
<td>3.91</td>
<td>5.7</td>
<td>0.1</td>
<td>19.10</td>
<td>27.00</td>
<td>readings at 0 FT AFF</td>
<td>10</td>
<td>10</td>
<td>Horizontal</td>
</tr>
<tr>
<td>Warehouse Workplane</td>
<td>Illuminance</td>
<td>FC</td>
<td>43.71</td>
<td>51.7</td>
<td>12.9</td>
<td>3.39</td>
<td>4.01</td>
<td>readings at 3 FT AFF</td>
<td>5</td>
<td>5</td>
<td>Normal</td>
</tr>
</tbody>
</table>

### NOTES:
- The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) of mean lumens / initial lumens per lamp manufacturers’ specifications.
- Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.
- Mounting height determination is job site specific, our lighting simulations assume a mounting height of 2.5 FT AFF.
- Hidden illuminance design is job specific, our lighting simulations assume a mounting height of 2.5 FT AFF.
- Height determination is job site specific, our lighting simulations assume a mounting height of 2.5 FT AFF.
- The actual luminaires are to be installed as shown in the project plans.
- The actual luminaire locations are to be determined by the customer. The actual luminaires are to be installed per the project plans.
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1. Dumpster Enclosure Plan

2. Front Elevation

3. Side Elevation

4. Rear Elevation

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SPR: 5/21/2020

8-YARD DUMPSTER
(6'-0" X 6'-0")

6'-0"
6'-0"
6'-0"
3 1/2"
10'-4"
11'-5 1/2"

SEALED 1X6 CEDAR BATTENS OVER ENCLOSURE STRUCTURE.

5" DIAM. CONC-FILLED STEEL PIPE BOLLARD PAINT SAFETY YELLOW.