

**CITY OF EAST GRAND RAPIDS
PLANNING COMMISSION & CITY COMMISSION
NOTICE OF PUBLIC MEETINGS FOR SITE PLAN REVIEW**

Coiffeteria, a beauty salon located at 610 Lovett Avenue, SE, has applied for Site Plan Review as required by Article 10 of the East Grand Rapids Zoning Ordinance. The applicant plans to replace a small one-story rear addition with a 20 by 20 foot one-story addition with basement. They also propose to add a handicap-accessibility ramp along the south and west sides of the building, leading to the front door. Changes of this scale which do not affect parking are ordinarily reviewed administratively, but since there is no previously-approved site plan, a full review will be conducted. If the Planning Commission recommends approval at its regular August meeting, the City Commission will conduct its review at the first regular meeting in September (NOTE - change of day due to holiday). A public hearing is not required.

The application and plans may be viewed on the following pages or in person at the Public Works Administration office during business hours at the Community Center.

You are welcome to comment on this matter. You may comment at the scheduled meetings or write to the Commissions. Address mail to either commission at the address below. Address email to the Planning Commission Recording Secretary, Lynda Taylor, at ltaylor@eastgr.org. To email the City Commission, address the City Clerk, Karen Brower, kbrower@eastgr.org. To be included in the hearing, written communications must contain the sender's name and address. Questions regarding this application may be directed to the Zoning Administrator at (616)940-4817, or by email to tfaasse@eastgr.org.

PLANNING COMMISSION MEETS TUESDAY, AUGUST 9, 2016, AT 5:30 PM

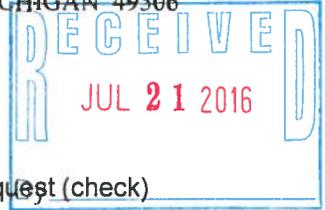
CITY COMMISSION MEETS TUESDAY, SEPTEMBER 6, 2016, AT 6:00 PM

PLACE: East Grand Rapids Community Center
 Commission Chambers
 750 Lakeside Drive, SE
 East Grand Rapids, Michigan 49506

Thomas A. Faasse
Zoning Administrator



CITY OF EAST GRAND RAPIDS
750 LAKESIDE DRIVE SE • EAST GRAND RAPIDS, MICHIGAN 49506



Zoning Review Application

Project Name Coiffeteria
 Property Address 610 Lovett
 Project Description Remodel

(attach separate sheet if necessary)

Type of Request (check)	Fee
<input type="checkbox"/> Site Plan Review (Administrative)	\$200*
<input type="checkbox"/> Site Plan Review (Intermediate)	\$300*
<input checked="" type="checkbox"/> Site Plan Review (Complete)	\$500*
<input type="checkbox"/> Rezoning Application	\$800
<input type="checkbox"/> Special Use Permit	\$500
<input type="checkbox"/> Planned Unit Development	\$1,000*

*Escrow fees may also be required.

Permanent Parcel Number 41-14-33-276-013
 Zoning District _____
 Current Property Use Hair Salon

Contact Information (Please provide email addresses.)

	Company	Address	Contact Person	Daytime Phone
Applicant	Coiffeteria by Cottrell & Jacobs	610 Lovett	Catherine Jacobs	616-682-5574
Owner	Coiffeteria	610 Lovett	Maricelle Shuster	459-4884
Developer	Progressive AE	1811-4 Mile Rd. NE Grand Rapids, MI 49525	Jim Harmon Christopher Alexander	616-361-2644x 4909
Designer				

See the back of this form for items that must be attached to this application at the time of submission.

CM Daulton
 Property Owner Signature *Attorney*
7/20/2016
 Date

CM Daulton
 Applicant Signature (if different)
7/20/2016
 Date

Attachments Required For Preliminary Review

	Site Plan Review			Rezoning Application	Special Use Permit	Planned Unit Development
	Administrative	Intermediate	Complete			
A narrative describing the overall objective of the proposed project	X	X	X	X	X	X
Site Plan Drawings showing:						
A. Name of Applicant	X	X	X	X	X	X
B. North arrow	X	X	X	X	X	X
C. Legend	X	X	X	X	X	X
D. Scale of drawing	X	X	X	X	X	X
E. A location map w/exact location of project and surrounding area	X	X	X	X	X	X
F. Location, size, appearance of any existing or proposed signs	X	X	X	X	X	X
G. Location and type of exterior lighting	X	X	X	X	X	X
H. Screening and buffering with reference to dimensions and character	X	X	X	X	X	X
I. Dimensions of setbacks, locations, heights and size of buildings and structures	X	X	X	X	X	X
J. Proposed parking areas with lines showing individual spaces – include all barrier-free parking.	X	X	X	X	X	X
K. Highlights of changes made from existing building(s), parking or site plans.	X					
L. Locations of fire hydrants, curbs, gutters, utility lines, easements.	X	X	X	X	X	X
M. Topography of site			X	X	X	X
N. Proposed grading			X	X	X	X
O. Drainage, storm and sanitary sewers			X	X	X	X
Environmental Impact			X		*	*
Fiscal Impact Analysis			X		*	*
Traffic Impact Analysis			X		*	*

* Depending on the scope of the development, these items may be required.

This list is provided as a summary of ordinance requirements, and additional information may be required in some cases. Please see the appropriate section of the City's zoning ordinance for complete details of all the above.

July 27, 2016

Coiffeteria
610 Lovett SE
East Grand Rapids, MI 49506

Re: Coiffeteria Interior Finishes and Addition
Project Narrative

To Whom It May Concern:

A small addition and interior renovation is proposed for the Coiffeteria Salon and the existing building. The rear addition of the existing building shall be removed and an approximately 20 feet by 20 feet addition will be built in its place. This 400 square foot addition to the rear of the building will predominantly be in place of existing impermeable site elements.

This addition will accommodate the addition of duplicative services already provided at the facility including two additional salon chairs, and an additional washing station, manicure, pedicure, and treatment room to create accessible services located on the first floor but which are already currently provided by the business. The addition of an accessible ramp on the southwest exterior of the building leading to an accessible deck but maintaining the current entry roof will allow for accessibility throughout the site.

All proposed work adheres to the applicable regulations, zones, and codes for work in this location. The addition is proposed on the rear of the building which faces another commercial lot and does not extend closer to the neighboring northeast property than it does currently. All exterior colors for the new portion will complement the existing building and the character of the neighborhood. Materials are typical residential style including asphalt shingles and vinyl siding. The mansard roof allows for integration within the adjacent residential area while the inset low-slope roof allows for daylight access along the southeast wall of the second floor. Drainage from the roof will be accommodated on the site within existing permeable surfaces and the existing drainage system used. The metal and cables railing is intended to blend with the commercial aspects of nearby Gaslight Village. Existing exterior building materials and elements will remain including siding, roofs, and opening locations and sizes. Minimal work is required on the site in order to increase the accessibility of the building itself and will cause no increase in traffic or other negative impacts upon completion of construction.

Traffic circulation, storm water, screening, lighting, exterior uses, emergency vehicle access, and signage shall not be altered in the proposed scope of work. Landscaping shall be minimal in amount and adhere to the context of the neighborhood. Utility services including water and sewer will not be altered.

The proposed addition and renovation of this business will help to continue the vibrancy of East Grand Rapids while providing the optimal transitional space between the commercial Gaslight Village and the Lovett neighborhood community.

Sincerely,

Progressive AE



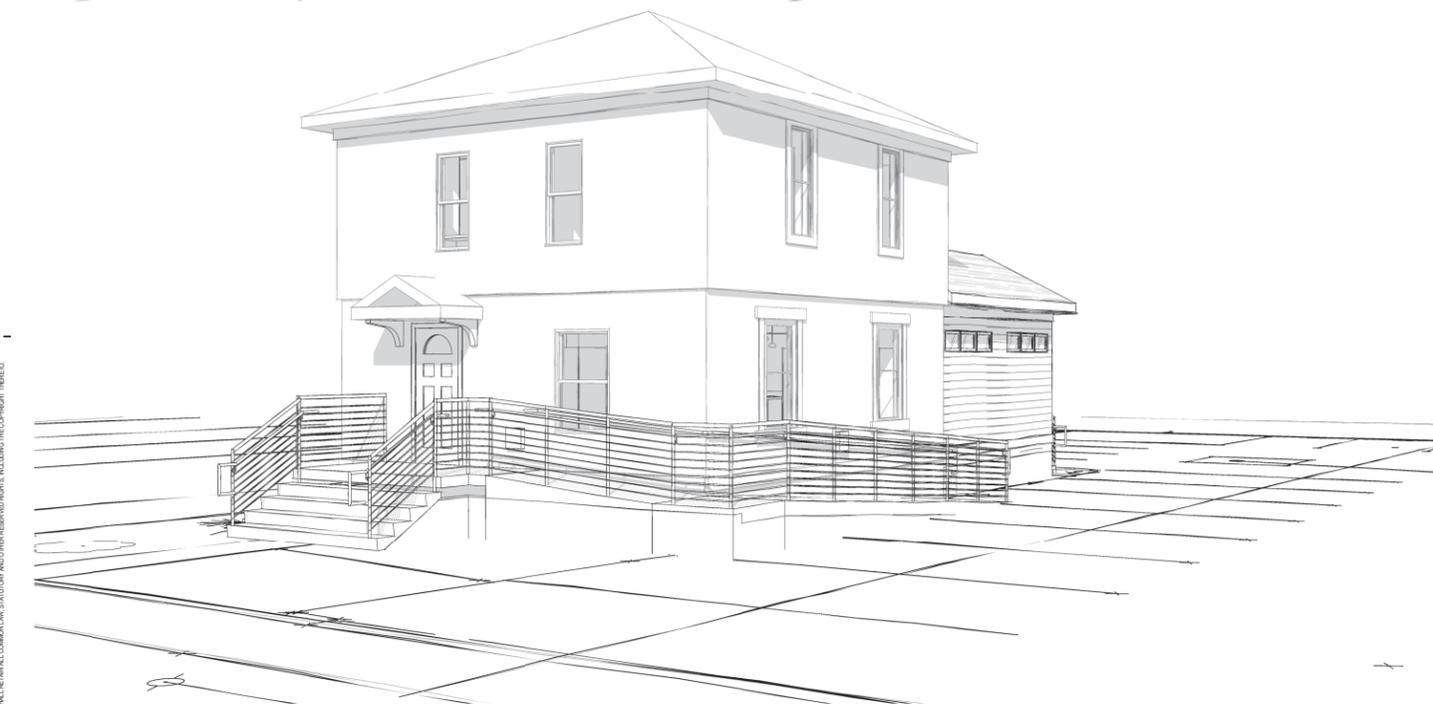
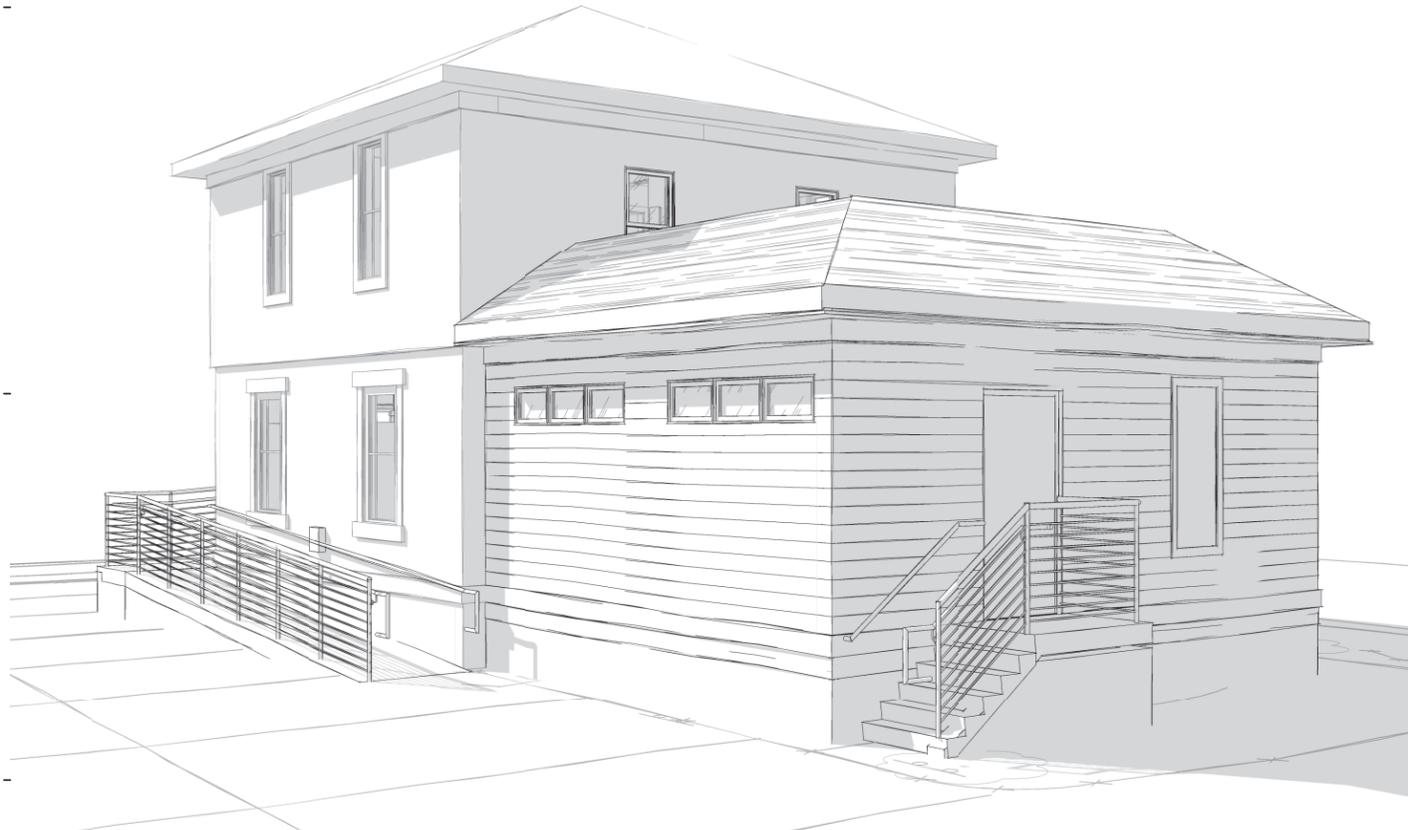
Christopher Alexander, AIA
Architect

INTERIOR FINISHES AND ADDITION

COIFFETERIA

610 Lovett SE

East Grand Rapids, MI 49506



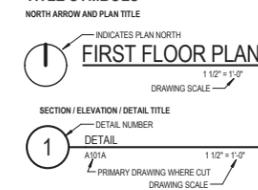
DRAWING INDEX

GENERAL	TD001	TITLE DRAWING
CIVIL	C101	SITE PLAN
STRUCTURAL	S101	FOUNDATION AND FRAMING PLANS
ARCHITECTURE	AD101	DEMOLITION PLANS
	A100	BASEMENT AND FOUNDATION PLANS
	A101	FIRST FLOOR PLANS
	A102	SECOND FLOOR PLANS
	A201	EXTERIOR ELEVATIONS AND DETAILS

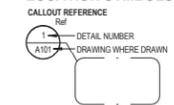
progressive|ae

1311 A.M. BLVD., Grand Rapids, MI 49503
616.361.2664 OFFICE 616.361.1981 FAX
www.progressiveae.com

TITLE SYMBOLS



LOCATION SYMBOLS



BUILDING SECTION CUT



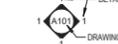
WALL SECTION CUT



DETAIL CUT



INTERIOR ELEVATION REFERENCE



ELEVATION MARK



SPOT ELEVATION INDICATOR



TAG SYMBOLS

ROOM TAG



KEYNOTE TAG



PLAN / ELEVATION TAG



DEMOLITION TAG



WALL TAG



WINDOW TAG



CEILING TAG



PROXIMITY PLAN

1" = 100'-0"

INTERIOR FINISHES AND ADDITION

COIFFETERIA

610 Lovett SE
East Grand Rapids, MI 49506

ISSUANCES
BIDS AND PERMITS
06/24/2016

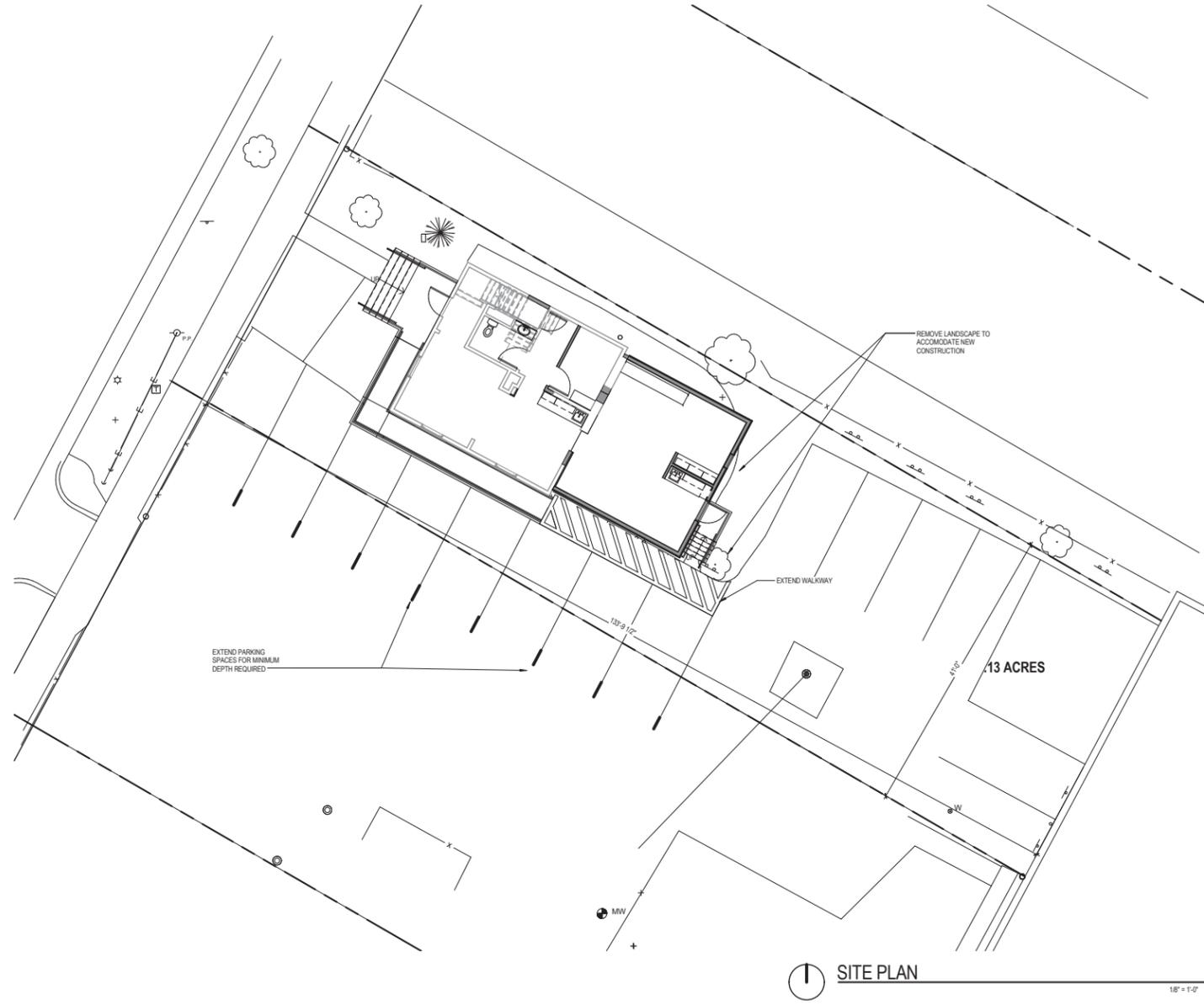
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NO. DATE DESCRIPTION

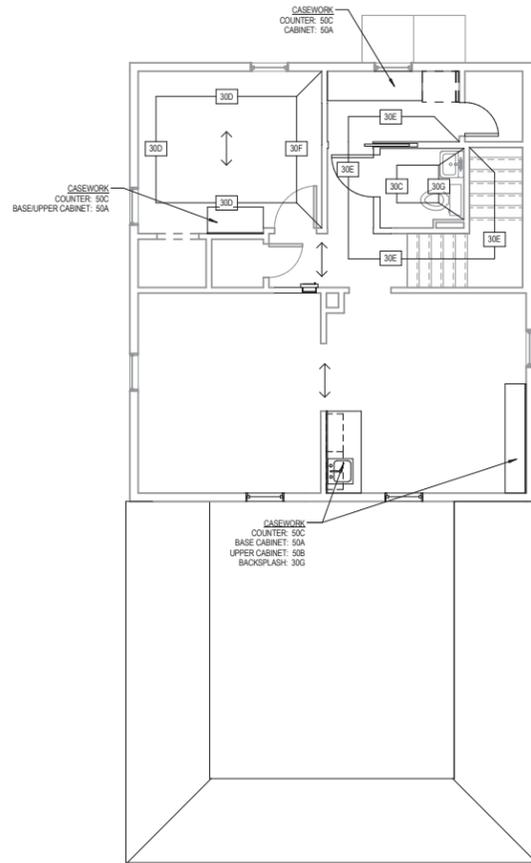
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DRAWN BY CPA
JC/ENG BY CPA
CHECKED BY
PROJECT MGR JFH

TITLE DRAWING
TD001

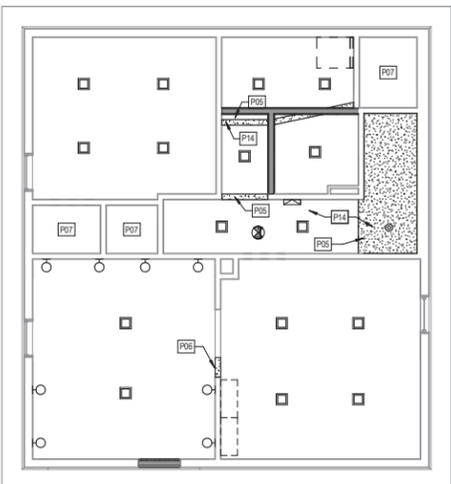
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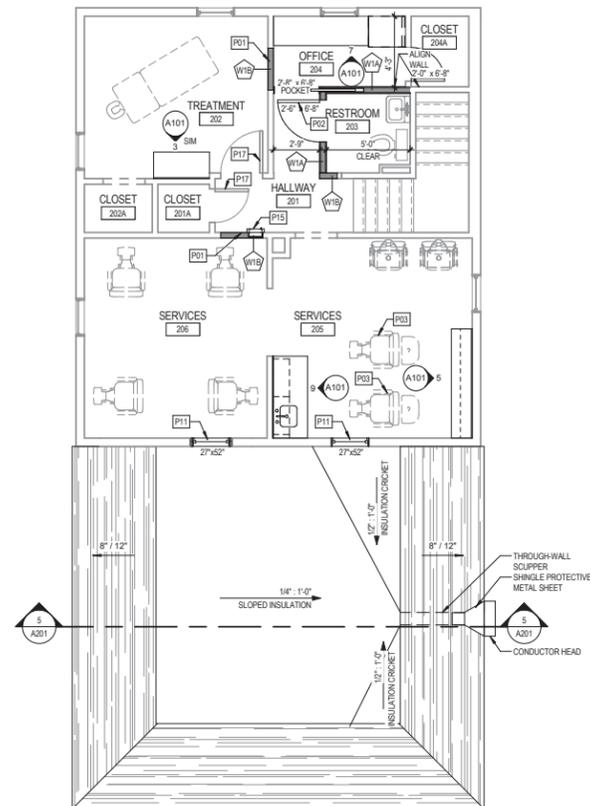


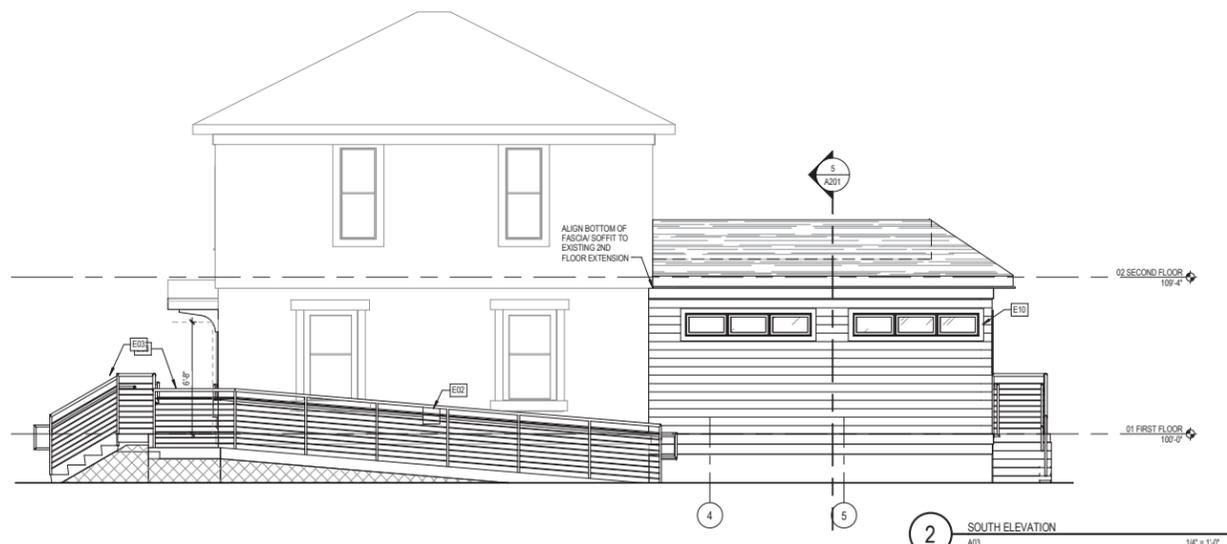


SECOND FLOOR FINISH PLAN 1/4" = 1'-0"

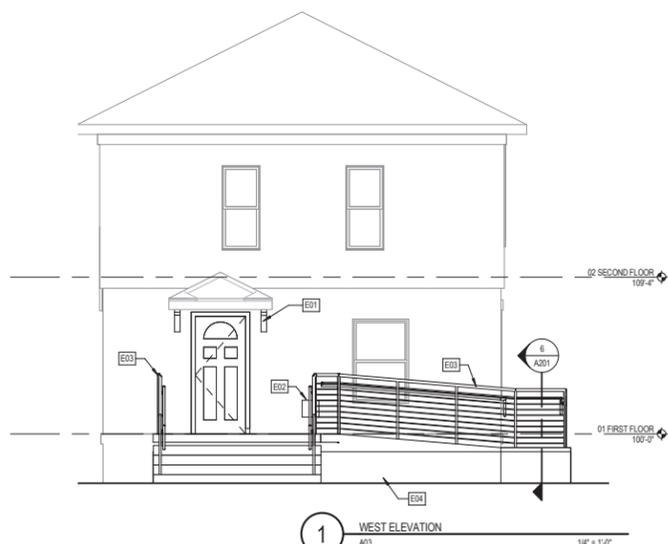


SECOND FLOOR REFLECTED CEILING PLAN 1/4" = 1'-0"

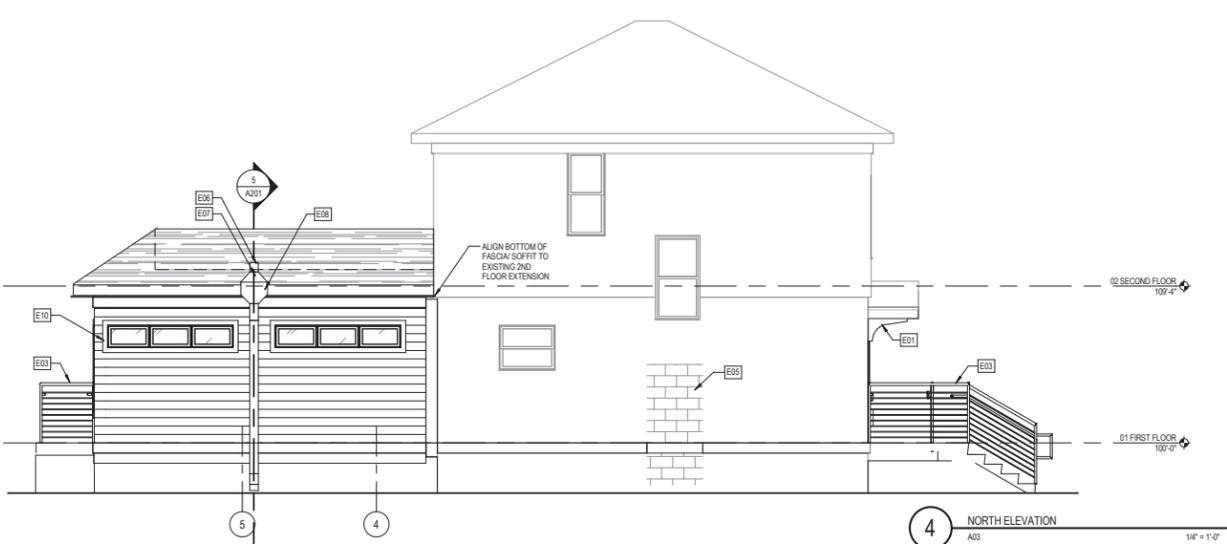




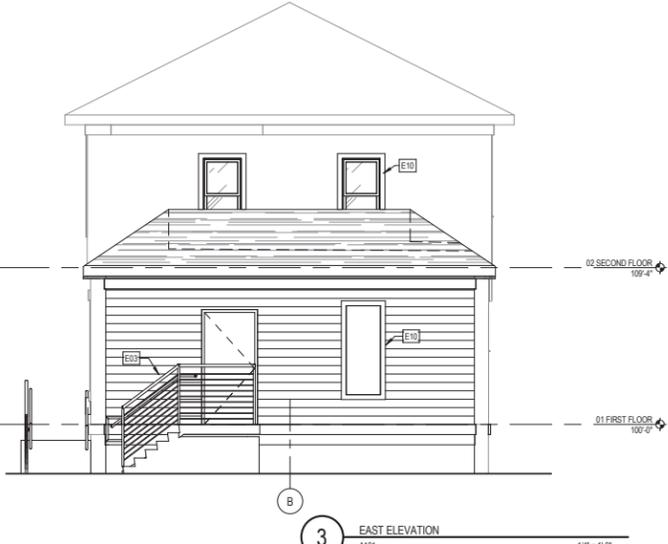
2 SOUTH ELEVATION
A03 1/4" = 1'-0"



1 WEST ELEVATION
A03 1/4" = 1'-0"



4 NORTH ELEVATION
A03 1/4" = 1'-0"



3 EAST ELEVATION
A101 1/4" = 1'-0"

EXTERIOR MATERIALS LEGEND

- EXISTING TO REMAIN
- LAP SIDING
- SMOOTH FACE C.M.U. (8 x 16)
- ROOFING, SHINGLES
- GLAZING

EXTERIOR ELEVATION KEYNOTES

KEYNOTE	DESCRIPTION
E01	REPLACE COLUMNS WITH BRACKETS, VERIFY SIZE AND COMPLIANCE WITH APPLICABLE CODES, VERIFY SUBSTRATE AND SUBSTRUCTURE FOR SUPPORT IN FIELD.
E02	REQUIRED EGRESS LIGHTING FIXTURE.
E03	EXTERIOR GUARDRAIL AND HANDRAIL SYSTEM.
E04	PAINTED WOOD TRILLS SCREEN.
E05	INFILL WALL MATCH BLOCK AND TOOTH IN TO ADJACENT COURSING, PAINT TO MATCH ADJACENT.
E06	THROUGH-WALL SCUPPER.
E07	SHINGLE PROTECTIVE METAL SHEET.
E08	CONDUCTOR HEAD.
E10	WINDOW TRIM TO MATCH EXISTING WINDOW TRIM STYLE AND SIZE, TYPICAL.

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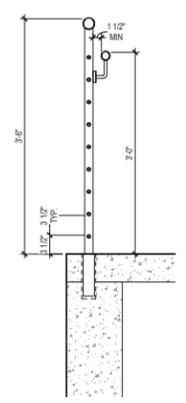
INTERIOR FINISHES AND ADDITION
COIFFETERIA
 610. Lower SE
 East Grand Rapids, MI 49506

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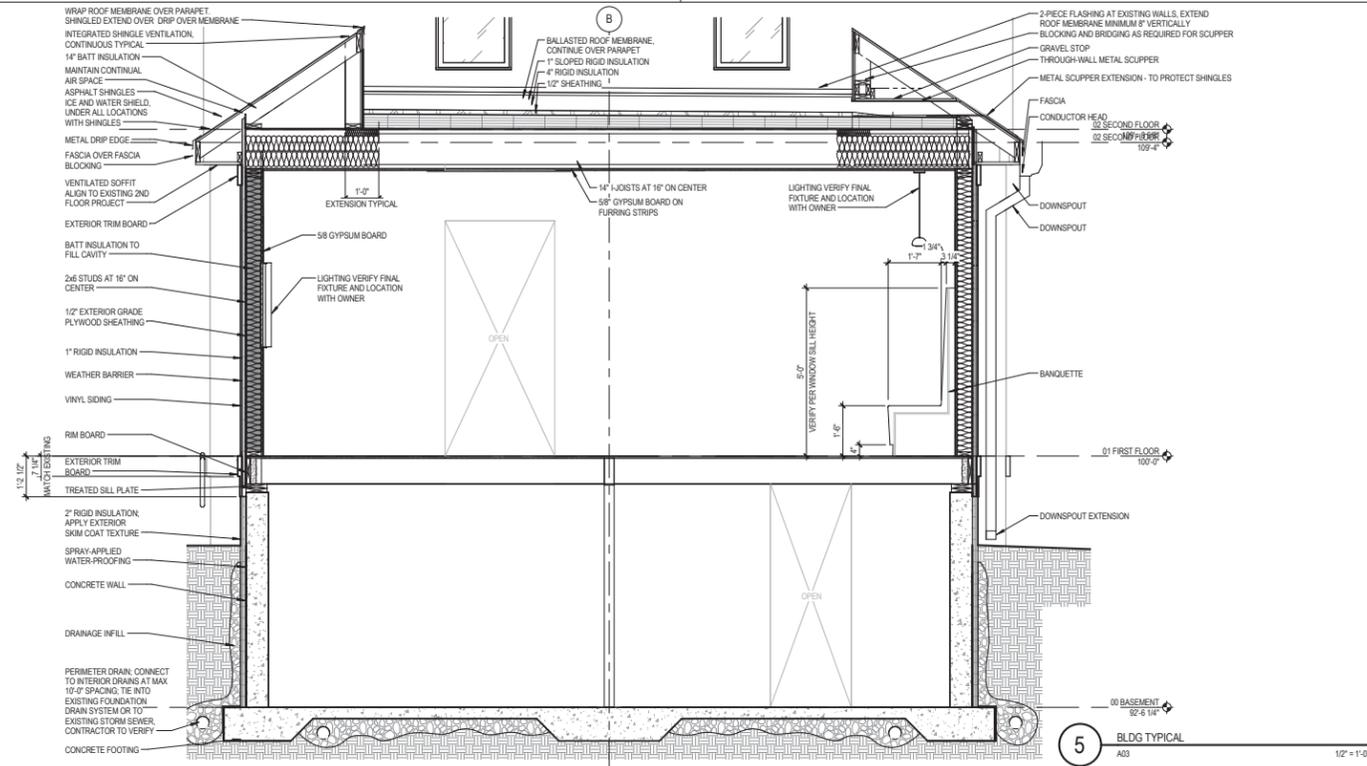
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 NO. DATE DESCRIPTION

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 CHECKED BY JFH
 PROJECT MGR

EXTERIOR ELEVATIONS AND DETAILS
A201



6 TYPICAL RAILING
A101 1" = 1'-0"



5 BLDG TYPICAL
A03 1/2" = 1'-0"

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