

# Torch Lake Township Zoning Board of Appeals (ZBA)

Regular Meeting Agenda

**Wednesday, February 18, 2026**

**6:00 PM**

Community Services Building, Torch Lake Township, Michigan

*Please turn off cell phones.*

- A. Call to order/Roll call
- B. Approval of Agenda
- C. Approval of November 19, 2025 Meeting Minutes
- D. Conflict of Interest
- E. Public Comment
- F. Communication(s)
- G. Business Before the Zoning Board of Appeals
  - 1. ZBA 2026-01 requested by Rani Salloum on behalf of Laura Kulinski-Masell; parcel # 05-14-335-012-30, a residentially zoned (R1) parcel, located at 567 Yellow Birch Dr, Kewadin MI, for a 50 ft front yard variance to construct a single family dwelling in the required 50 ft wetland setback
- I. Public Comment
- J. Summary of Action items before next ZBA Meeting
- K. Adjournment

Torch Lake Township  
Zoning Board of Appeals (ZBA)

Regular Meeting Agenda

**Wednesday, November 19, 2025**

**6:00 PM**

Community Services Building, Torch Lake Township, Michigan

*Please turn off cell phones.*

A. Call to order/Roll call-call to order 6:00pm, pledge recited

**Board Present:** Clarke, Graves, Nussdorfer, Impellizzeri, Anderson and Alternate Wynkoop

B. Approval of Agenda: Anderson makes 2 changes.

#1-Under item G., swap items 2 and 3.

#2-Public Comment should be H, not I. Adjust following items accordingly.

Motion to approve agenda with above changes by Anderson, second by Nussdorfer. Passes 5-0.

C. Approval of July 16, 2025 Meeting Minutes: Approved with changes. Motion by Andersen, second by Impellizzeri. Passes 5-0.

D. Conflict of Interest-none

E. Public Comment-none

F. Communication(s)-none

G. Business Before the Zoning Board of Appeals

1. Election of Officers -Graves nominates Andersen to remain chair, second by Nussdorfer. Andersen nominates Graves to remain secretary, second by Clarke. Andersen nominates Impellizzeri for Vice Chair. Nussdorfer makes motion to elect slate of officers, Clarke seconds. Passes by rollcall vote 5-0.

2. 2026 Meeting Calendar- Andersen makes motion to adopt the 2026 meeting schedule as the 3<sup>rd</sup> Wednesday of every month starting at 6pm. Second by Graves. Passes 5-0.

3. Bylaw Review-No changes at this time.

H. Public Comment-Cook points out that the alternate cannot vote when all regular members are present. He thanks the board for their participation on the ZBA.

I. Summary of Action items before next ZBA Meeting –

Clarke reports that the PC reviewed the bylaws and reelected the slate at their 11/17/2025 meeting. Reviewed Parks and Rec Plan and passed on to the Board for their review. Mentions the importance of having this plan in place to apply for grant money for future projects.

Andersen comments that there is currently nothing for the ZBA to review and cancels the December meeting.

J. Adjournment-Andersen makes motion to adjourn at 6:19pm, second by Impellizzeri.

project memorandum



Date: 02.11.2026

From: Sara Kopriva, AICP  
To: Torch Lake Zoning Board of Appeals

Project: ZBA 2026-01, 567 Yellow Birch Variance

**Request:**

The applicant is requesting a variance from the wetland setback regulations to construct a single family dwelling. The parcel is currently vacant.

Legal notice published January 29, 2026 in the Elk Rapids News and 300 ft mailings sent on February 3, 2026.

**Relevant Sections of Ordinance:**

3.4.3 R-1 Dimensional Standards

|                                   |                 |
|-----------------------------------|-----------------|
| Principal Structure Front Setback | 50 feet minimum |
| Principal Structure Side Setback  | 10 feet minimum |
| Maximum Lot Coverage              | 30%             |
| Minimum Ground Floor Area         | 960 sq ft       |
| Minimum Horizontal Dimensions     | 20 ft x 20 ft   |

**4.2.2 Applicability**

The standards of the Waterfront Overlay District shall apply to all private development and/or use of the portion of a lot or parcel within:

- A. Fifty (50) feet of the ordinary high water mark of Lake Michigan.
- B. Fifty (50) feet of the water's edge of Torch Lake.
- C. Fifty (50) feet of the normal stream bank of natural and built watercourses such as streams, rivers, channels, and established wetlands.

**4.2.4 Structure Regulations**

Except as provided herein, no structures or fences shall be allowed within the Waterfront

Beckett & Raeder, Inc.  
535 West William, Suite 101  
Ann Arbor, MI 48103

Petoskey Office  
113 Howard Street  
Petoskey, MI 49770

Traverse City Office  
148 East Front Street, Suite 207  
Traverse City, MI 49684

Toledo  
419.242.3428 ph

734 663.2622 ph  
734 663.6759 fx

231 347.2523 ph  
231 347.2524 fx

231 933.8400 ph  
231 944.1709 fx

Overlay District except as allowed in this section. All structures shall comply with side setback requirements.

- A. One stairway with a maximum width of forty eight (48) inches per parcel with a maximum of one (1) structure per one hundred (100) feet of water frontage is allowed in the district. The stairway may include landing(s) with a width not exceeding 48 inches and an area(s) not exceeding 48 square feet.
- B. Ground level walkways with a maximum width of 48 inches are allowed in district. Walkways may reasonably traverse gullies, ditches, dune ridges, and other such depressions at a height more than ground level if they meet Antrim County building code requirements for safety and do not impede pedestrian travel along the shore of Lake Michigan.



*initiative*

**Background:**

Property Address:  
567 Yellow Birch

Parcel Number:  
05-14-335-012-30

Zoning:  
R-1



#### Staff Remarks:

The applicant has requested a variance to construct within the 50 ft setback for wetlands. Construction in the wetland setback is regulated by Article 4, Shoreline Overlay District. While the applicant is proposing to fill in the wetlands, the filling of wetlands is regulated by EGLE, the Township is only considering the request for construction within the setback area.

## Criteria:

### 11.9 VARIANCES

The ZBA shall have authority in specific cases to authorize one or more dimensional or “non-use” variances from the strict letter and terms of this Ordinance by varying or modifying any of its regulations or provisions so that the spirit of this Ordinance is observed, public safety secured, and substantial justice done. Use variances shall be prohibited. A dimensional or non-use variance allows a deviation from the dimensional (i.e., height, bulk, setback) requirements of the Ordinance. The ZBA may grant a requested “non-use” variance only upon a finding that practical difficulties exist. A finding of practical difficulties is when the applicant has demonstrated all of the following:

- A. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.
- B. The variance requested is the minimum variance needed to provide substantial relief to the applicant and be fair to other property owners and be consistent with the spirit of the ordinance.
- C. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.
- D. The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant’s predecessors.



## **Torch Lake Township**

### **Zoning Board of Appeals**

#### **Zoning Ordinance Regulation Variance Checklist & Findings of Fact Worksheet**

**Date:** February 18, 2026

**Case Number:** ZBA 2026-01 567 Yellow Birch

**NOTE:**

- It is the applicant's responsibility to prove a practical difficulty. It is not the job of the ZBA to find the practical difficulty for the applicant.
- A non-conforming condition or conditions on neighboring lands may be considered but will not in and of itself or themselves be grounds for the issuance of a variance.
- **CONDITIONS OF APPROVAL** – In authorizing a variance, the ZBA may, in addition to the specific conditions of approval called for in the Torch Lake Township Zoning Ordinance, attach thereto such other conditions regarding location, character, landscaping or treatment reasonably necessary to the furtherance of the intent and spirit of this Ordinance and the protection of the public interest.

**General Findings of Fact:**

1.

2.

3.

4.

**CRITERIA TO SUBSTANTIATE A PRACTICAL DIFFICULTY**

- A. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.

Findings of Fact relevant to criteria A:

- B. The variance requested is the minimum variance needed to provide substantial relief to the applicant and be fair to other property owners and be consistent with the spirit of the ordinance.

Findings of Fact relevant to criteria B:

- C. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.

Findings of Fact relevant to criteria C:

- D. The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant's predecessors.

Findings of Fact relevant to criteria D:

Additional Findings of Fact:

Notes/Questions:

# **NOTICE**

## TORCH LAKE TOWNSHIP, ANTRIM COUNTY ZONING BOARD OF APPEALS

Zoning Board of Appeals (ZBA) of Torch Lake Township will hold a hearing at the regular meeting on Wednesday, **February 18, 2026** at the Township Community Services Building 2355 North US 31, Kewadin, Michigan 49648 beginning at 6 p.m.

The ZBA Board will review the following appeal:

Appeal #ZBA 2026-01 requested by Rani Salloum on behalf of Laura Kulinski-Masell; parcel # 05-14-335-012-30, a residentially zoned (R1) parcel, located at 567 Yellow Birch Dr, Kewadin MI, for a 50 ft front yard variance to construct a single family dwelling in the required 50 ft wetland setback.

A copy of the application is available for public inspection in the Township Hall. Written comments may be submitted prior to the hearing and directed to the Zoning Administrator, PO Box 713, Eastport, MI 49627. E-mailed comments must be sent to [zoningadmin@torchlaketownship.org](mailto:zoningadmin@torchlaketownship.org) to be a part of the record. Written and emailed comments must be received by noon on February 18, 2026 to be considered. Comments left on voicemail will not be considered.

Citizens are invited to attend the hearing to provide input for the board's deliberations. As well, the meeting will be live streamed on YouTube. Torch Lake Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities who plan on attending, upon 14 days' notice to the Township clerk, who may be contacted at (231) 599-2036 ext. 103

**NOTICE OF APPEAL FORM  
TORCH LAKE TOWNSHIP  
ZONING BOARD OF APPEALS  
(Revised 11.19.2024)**

Torch Lake Township  
Zoning Board of Appeals  
PO Box 713  
Eastport, Michigan 49627  
231-599-2036  
231-599-2981 Fax

FOR OFFICE USE ONLY  
Appeal Number: ZBA 2026-01  
Appeal Category:  
a. Variance: \_\_\_\_\_  
b. Interpretation: \_\_\_\_\_  
c. Appeal of a Decision: \_\_\_\_\_  
Date ZA received appeal: \_\_\_\_\_  
Date ZA inspected property: \_\_\_\_\_  
Date ZA verified completeness of appeal form: \_\_\_\_\_  
Date ZBA received completed form : \_\_\_\_\_  
Fee Received: Amt: \$ \_\_\_\_\_  
Date: \_\_\_\_\_  
HEARING DATE: \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_  
APPROVED, WITH CONDITIONS: \_\_\_\_\_

**Before you begin filling out this form.....**

**Read through the “Guidelines - Appeal Application” included with this appeal form.** We are strict about compliance with these guidelines because they help us to better understand your request. Failure to accurately complete this form WILL RESULT in a delay to this process. If there is any part of the guidelines or application that you do not understand, do not hesitate to contact the Zoning Administrator with your questions(s). Because it is unusual for an applicant not to have questions before completing this form, we recommend that you start this process as soon as you know you will be seeking an appeal. If a question does not apply to your request, mark the form N/A. Add extra sheets as necessary to explain the request.

A site plan drawn to scale, showing lot, setback, and building lines, significant angles and dimensions, and other details relevant to the matter (waterfront, well and septic locations, roads, topographic features, front side and bird’s eye views of proposed structures, easements, etc. when applicable.)

**1. Applicant Information:**

Rani Salloum

|  |                     |                                      |
|--|---------------------|--------------------------------------|
| First Name<br><u>51313 Plymouth Ridge Dr</u> | Middle Initial      | Last Name                            |
| Number<br><u>Plymouth</u>                    | Street<br><u>MI</u> | Apt. Number<br><u>48170</u>          |
| City   | State               | Zip Code                             |
| Home Phone: <u>734-927-2378</u>              | Work Phone: _____   | E-Mail: <u>ranisalloum@gmail.com</u> |
| Area Code/Number                             | Area Code/Number    |                                      |

**2. Reason for Appeal—Check one of the following:**

- A. X **Zoning Variance:** Complete Sections 1, 2, 3, 4 and 5
- B. \_\_\_\_\_ **Zoning Ordinance Interpretation:** Complete Sections 1, 2 and 6
- C. \_\_\_\_\_ **Appeal of Zoning Administrator’s Decision:** Complete Sections 1, 2, 3 and 6 (Completed Appeal Form must be submitted within thirty (30) calendar days after decision that is be appealed.)

3. **Property Information (add additional sheets if necessary):**

Property Address: 567 Yellow Birch Dr  

|                |           |              |
|----------------|-----------|--------------|
| Number         | Street    |              |
| <u>Kewadin</u> | <u>MI</u> | <u>49648</u> |
| City           | State     | Zip Code     |

Property Tax ID # 05-14-335-012-30

Platted (Registered Subdivision) name Yellow Birch Cove

Un-platted name (if any) N/A

List any deed restrictions that are affected by this request and attach a copy of same.

N/A

Directions to the property: (begin at intersection of US 31 and M 88)

Head West off of US-31, down Creswell Rd. At West end of Creswell Rd, turn North onto S Golden  
Beach Dr. That will terminate into Yellow Birch Dr.

Names, addresses and phone numbers of all persons having a legal or equitable interest in the property.  
(Appeals must be signed by the owners of record or an agent authorized in writing [attach copy] by the  
owners of record).

Laura Kulinski-Masell - Owner. Agent Authorization to Rani Salloum is attached

Current zoning of the property: R-1

Current use of the property:

Vacant residential parcel under contract for construction of a single-family dwelling

4. **Zoning Variance**

The ZBA shall have authority in specific cases to authorize one or more dimensional or “non-use”  
variances from the strict letter and terms of this Ordinance by varying or modifying any of its  
regulations or provisions so that the spirit of this Ordinance is observed, public safety secured, and  
substantial justice done. Use variances shall be prohibited. A dimensional or non-use variance  
allows a deviation from the dimensional (i.e., height, bulk, setback) requirements of the Ordinance.  
The ZBA may grant a requested “non-use” variance only upon a finding that practical difficulties  
exist. A finding of practical difficulties is when the applicant has demonstrated all of the following:

- A. Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, will unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome.
- B. The variance requested is the minimum variance needed to provide substantial relief to the applicant and be fair to other property owners and be consistent with the spirit of the ordinance.
- C. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district.
- D. The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant's predecessors.

5. **Variance request details including reasons for the same.**

- A. State in detail the variance from the zoning that you are seeking. Reference that part of the zoning ordinance to which your request applies.

We are requesting a dimensional variance from the required 50-foot wetland setback to allow a 0-foot setback for the placement of a single-family dwelling on the subject parcel.

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- B. State, in detail, the reason(s) for the variance. Include any and all scale drawings and other information necessary to understand the request. (Use additional pages if necessary).

Due to the location and extent of regulated wetlands on the property, strict enforcement of the 50-foot wetland setback renders the parcel unbuildable for any permitted residential use. The subject parcel is significantly constrained by the location and extent of regulated wetlands, which occupy the majority of the buildable area when the required 50-foot wetland setback is applied. As a result, strict compliance with the setback requirement eliminates any reasonable location for a single-family dwelling on the lot.

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The proposed home location on the site plan represents the only feasible area where a residence can be constructed.

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I am also concurrently pursuing all required state approvals, including a wetland permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE), and no construction will occur without receipt of all applicable state and local permits

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- C. State in detail how you believe you satisfy each of the following four criteria. All four conditions must be met in order to receive a variance.

1. Strict compliance with restrictions governing area, setback, frontage, height, bulk,

density or other non-use matters, will unreasonably prevent my use of the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome, because:

Strict compliance with the 50-foot wetland setback requirement unreasonably prevents us from using the property for a permitted single-family residential purpose.

When applied to the subject parcel, the setback eliminates all buildable areas due to the size, configuration, and location of wetlands on the property, rendering the lot unbuildable without the requested variance.

2. The variance I am requesting is the minimum variance needed to provide substantial relief and be fair to other property owners and be consistent with the spirit of the ordinance, because:

The variance requested is the relief necessary to allow residential use of the property.

The proposed home location represents the only feasible building site on the parcel. No greater deviation from the Ordinance is requested than is necessary to permit construction of a single-family dwelling

3. The need for the variance is due to unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district, because:

The need for the variance is due to unique physical conditions specific to the subject parcel, including the extent, configuration, and placement of regulated wetlands within the lot boundaries. These conditions are not generally applicable to other properties in the same zoning district and substantially limit the buildable area in a manner that is unique to this property.

4. The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, not by myself or my predecessors, because:

The practical difficulty necessitating the variance was not created by myself. The wetlands and resulting constraints existed prior to my involvement with the property, and to preexisting natural conditions on the site.

6. **Zoning Ordinance Interpretation/Appeal of Zoning Administrator's Decision** [Not for use with variance appeals]. Be sure to include the following information:
- a. Zoning Ordinance Chapter(s), Title(s) and Sections that are in question.
  - b. Detailed explanation and history of request.
  - c. Clearly stated explanation of what you believe to be incorrect or open to interpretation.

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The applicant(s) agrees and certifies that the information supplied in this application is accurate and true. This includes any additional material introduced before a final decision related to this appeal is rendered by the Zoning Board of Appeals. The applicant(s) understand that they are solely responsible for all material submitted. The Zoning Board of Appeals will be held harmless for any decision or finding based on inaccurate information or documents which do not include all pertinent information or which do not truthfully or fully represent the facts and conditions related to the request.

Further, it is understood by the applicant that, in signing this application form, he/she is allowing reasonable access to the property to which this application applies for both initial inspection(s) and subsequent/final inspections to ensure compliance. Please make sure all property lines are clearly marked and if on Grand Traverse Bay, the Ordinary Highwater Mark (OHWM 580.5') is staked. In addition, if the applicant is not the owner of the property, he/she must have permission, in writing, of the owner to carry out the application requirements of the variance request. The owner's written permission is to be included with this application.

**Return this completed form to the Zoning Administrator at least 45 days prior to the scheduled hearing.**

**Be Aware.....**

Zoning permits issued by the Torch Lake Township Zoning Administrator and zoning variance requests approved by the Torch Lake Township Zoning Board of Appeals for properties located in Torch Lake Township are not to be construed to be the only necessary permits for the intended activity in Torch Lake Township. Property owners are responsible for determining and obtaining from the various governmental agencies all necessary permits for the intended activity. These may include county permits covering soil erosion, building, wetlands and county road access. State of Michigan permits may include wetland permits, high-risk erosion permits for properties along Lake Michigan, critical dune permits and various permits associated with commercial development. An Army Corps of Engineers permit may be required for activities that effect wetlands along Lake Michigan. The coordination of such permits is also the responsibility of the property owner. Torch Lake Township is not responsible for any other such permits.

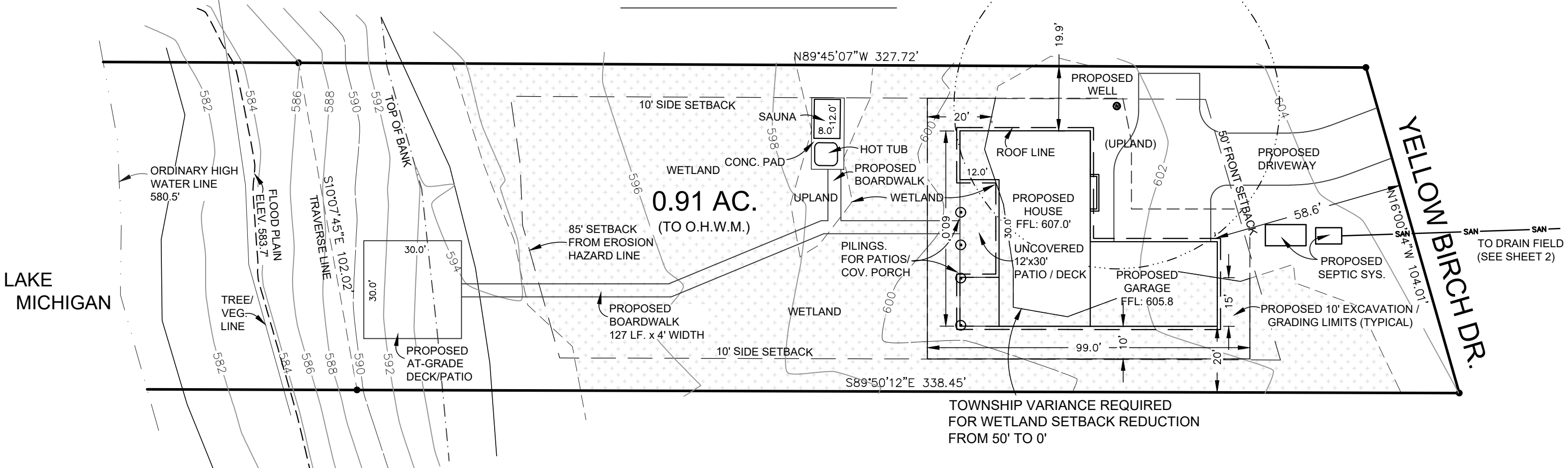
**SITE PLAN DRAWING REQUIREMENT:**

To the Applicant: Provide a drawing that shows the dimensional variation from zoning that you are seeking. Members of the ZBA, because of their experience, may have a more conforming, and often better, way for you to obtain the variance sought. To do this requires, what may seem to you, more information than you feel is needed. When done with the drawing, you might show the drawing to the Zoning Administrator for his/her input. Incomplete or lacking information can result in delays.

The property shall be staked to show the property lines and the construction that the variance request is associated with. By signing this application, you agree for the ZBA members, staff, and representatives to access the property to review the request. When on the property, the ZBA members are not able to discuss the application or request with property owners or neighbors.

|   |          |
|---|----------|
| Owner Signature (All Owners Must Sign)      | Date     |
| Owner Signature                             | Date     |
| <i>Rani Salloum</i>                         | 12/19/25 |
| Authorized Agent/ Representative Signature* | Date     |
| *Attach authorization letter                |          |

# SITE PLAN



**SITE DATA:**

PARCEL ID: 05-14-335-012-30  
PARCEL ADDRESS: 567 YELLOW BIRCH DR.  
KEWADIN, MI 49648

ZONING DISTRICT: R1 - SINGLE FAMILY RESIDENTIAL

**SETBACKS:**

FRONT: 50'  
SIDE: 10'  
WATER: 50'

**DESCRIPTION AS FURNISHED:**

**PARCEL A**

COM AT NE COR OF SEC 35; TH N 88 DEG W 1320 FT ALG N SEC LINE TO E LINE OF GOV LOT 1; TH S 00 DEG W 2713.72 FT TO S LINE OF GOV LOT 2; TH S 89 DEG W 660.05 FT TO W LINE OF E 660 FT OF GOV LOT 2; TH E 660 FT; TH N 00 DEG E 250.04 FT; TH S 89 DEG W 74.20 FT TO WLY LINE OF 30 FT WIDE ESMT; TH N 65 DEG E 61.88 FT ALG ESMT; TH N 16 DEG W 76.90 FT FOR POB; TH S 89 DEG W 338.01 FT TO SHORE OF GRAND TRAVERSE BAY; TH N 10 DEG W 101.65 FT ALG SHORE; TH N 89 DEG E 327.63 FT TO WLY LINE OF ESMT; TH S 16 DEG E 104.01 FT TO POB; BEING PART OF GOV LOT 2 SEC 35 T31N R9W 0.764 A M/L.

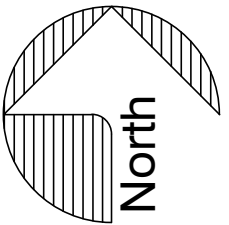
NOTE: UNDERGROUND UTILITIES SUPPLYING SAUNA AND HOT TUB TO BE INSTALLED BY DIRECTIONAL BORE

**AREA CALCULATIONS:**

HOUSE/GARAGE ROOF: 3,360 SF  
BOARDWALK OVER WETLAND: 127 L.F.

WETLAND DREDGE VOLUME: 62 C.Y.  
WETLAND FILL VOLUME: 248 C.Y.

AREA DREDGE: 3,322 SF. (AVG. 6" DEPTH)  
AREA FILL: 3,322 SF. (AVG. 24" DEPTH)



SCALE: 1" = 30'  
CONTOURS SHOWN ARE AT ONE FOOT INTERVALS

ELEVATIONS ARE ON AN NAVD88 DATUM

**Legend**

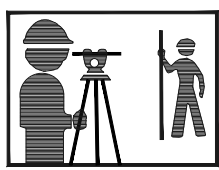
- IRON SET
- IRON FOUND
- ⊙ MONUMENT FOUND
- △ NAIL SET
- ▲ NAIL FOUND
- ⊕ GOVERNMENT 1/4 CORNER
- SECTION CORNER
- ⊕ CENTER 1/4 CORNER
- (R) RECORD
- (M) MEASURED

BASIS OF BEARING: NAD 83 MISPCS CENTRAL ZONE

|   |                |                   |
|---|----------------|-------------------|
| CLIENT:<br>RANI SALLOUM   |                |                   |
| LOCATION:<br>PART OF GOV'T LOT 2, SECTION 35,<br>TOWN 31 NORTH, RANGE 9 WEST,<br>TORCH LAKE TOWNSHIP,<br>ANTRIM COUNTY, MICHIGAN. |                |                   |
| DWN. MJC  | DATE 1/30/2026 | FILE NO. 20250507 |
| CK. JEM   | FLD. BK. X     | PG. X             |
|   |                | SHEET 1 OF 2      |

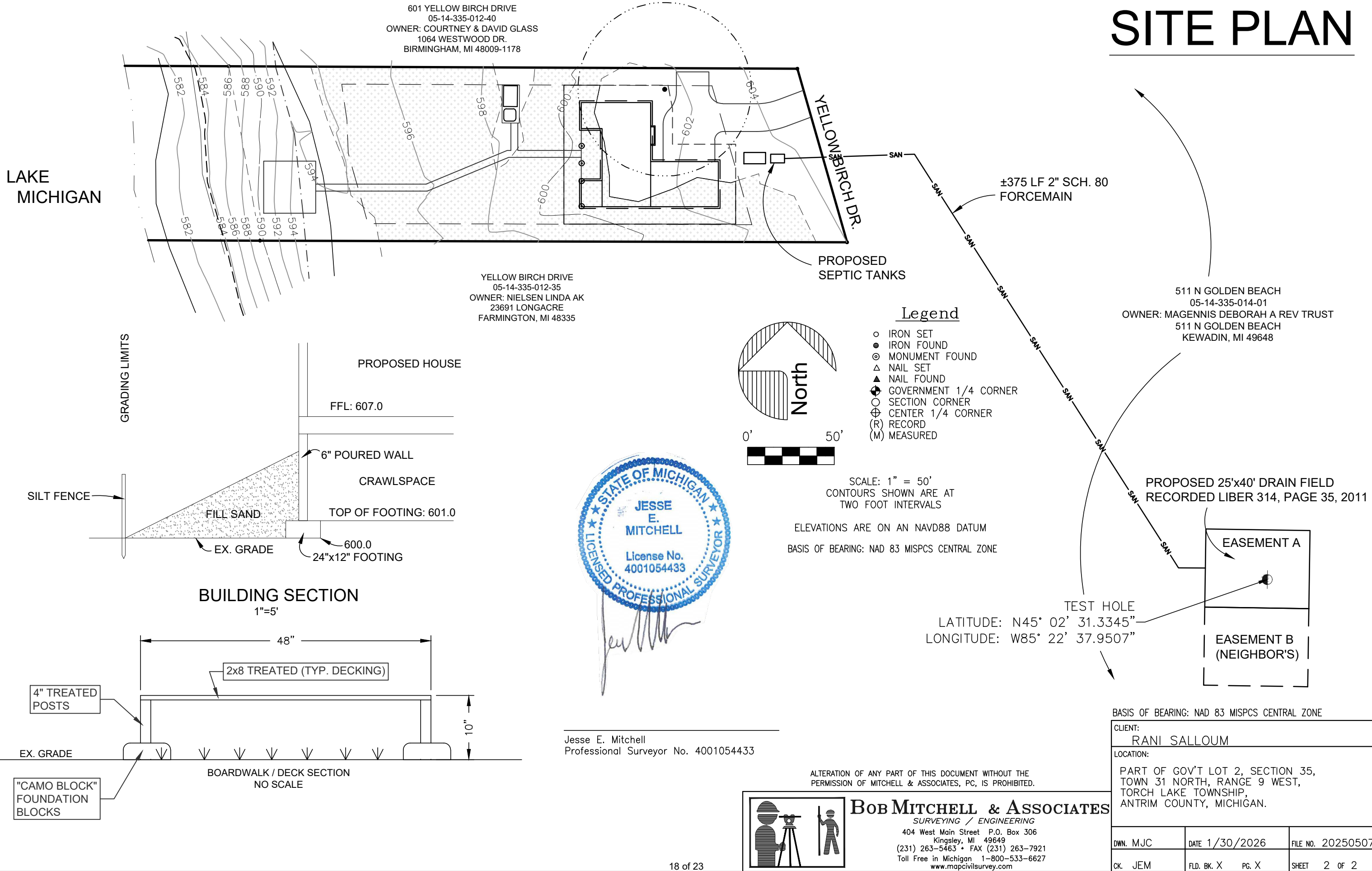


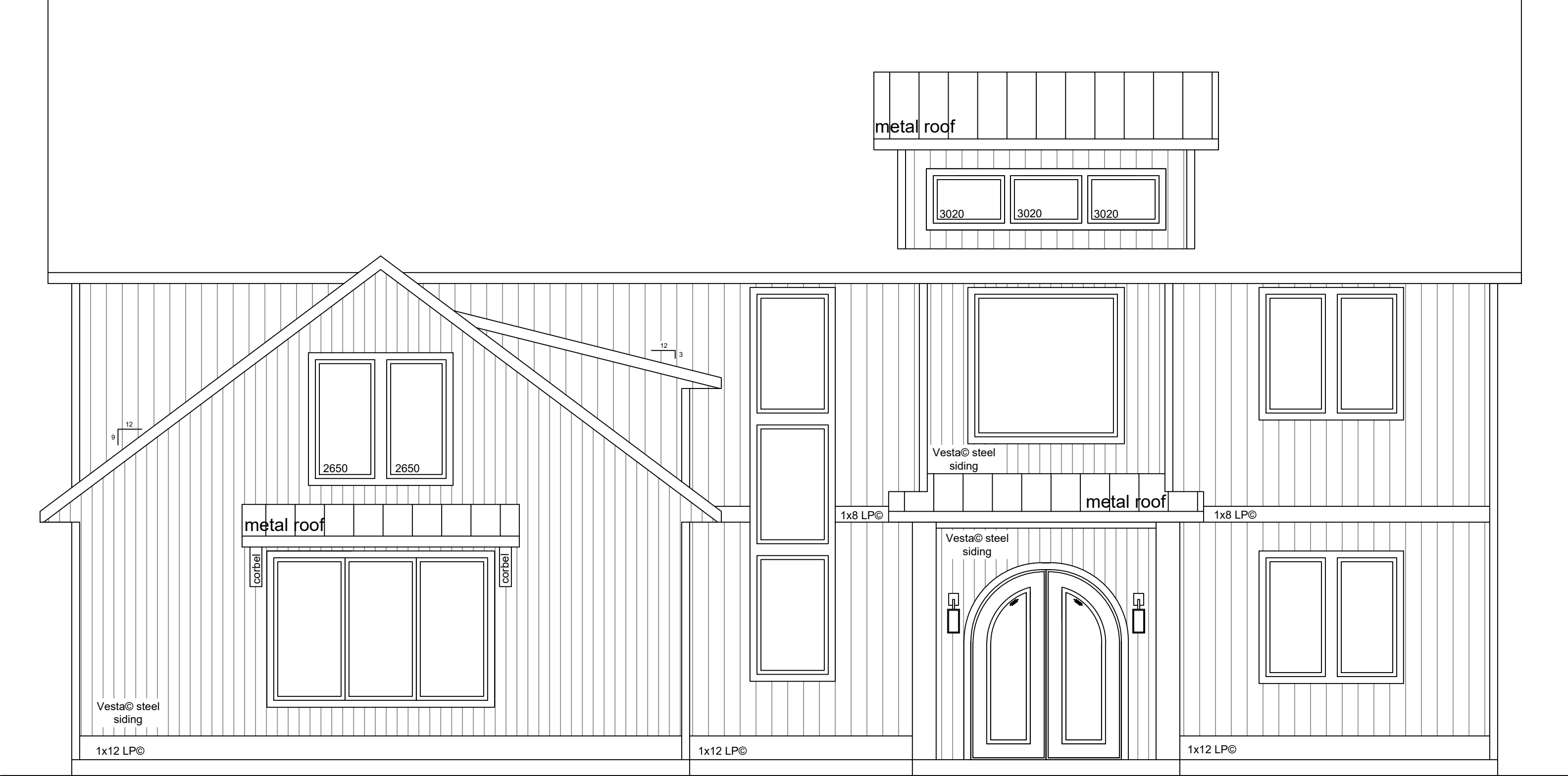
Jesse E. Mitchell  
Professional Surveyor No. 4001054433



**Bob Mitchell & Associates**  
SURVEYING / ENGINEERING  
404 West Main Street P.O. Box 306  
Kingsley, MI 49649  
(231) 263-5463 • FAX (231) 263-7921  
Toll Free in Michigan 1-800-533-6627  
www.mapcivilsurvey.com

# SITE PLAN





East Elevation



West Elevation



# FORGE HOMES

DRAWN BY:  
Cam Van Koevering  
Kyle Glass  
Forge Homes LLC

PROJECT:  
SALLOUM

PARCEL:  
567 Yellow Birch Dr  
Kewadin, MI 49648  
PP # 05-14-335-012-30

General Notes:

- 1x4 LP® Trim corners throughout
- 1x4 LP® Trim around all doors & windows & overhead doors
- LP® Trim bands per layout
- LP® B&B siding per layout
- Vinyl B&B all other siding areas

DATE  
12/4/2025

SCALE  
 $\frac{1}{4}'' = 1'$

SHEET

FRONT / REAR  
ELEVATIONS



# FORGE HOMES

DRAWN BY:  
Cam Van Koevering  
Kyle Glass  
Forge Homes LLC

PROJECT:  
SALLOUM

PARCEL:  
567 Yellow Birch Dr  
Kewadin, MI 49648  
PP # 05-14-335-012-30

General Notes:

- 1x4 LP® Trim corners throughout
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- LP® Trim bands per layout
- LP® B&B siding per layout
- Vinyl B&B all other siding areas



North Elevation



South Elevation

DATE  
12/4/2025

SCALE  
 $\frac{1}{4}'' = 1'$

SHEET

SIDE  
ELEVATIONS

#### ROOF STRUCTURE

- FIBERGLASS BLEND SEAL DOWN SHINGLES
- ALUM. STEP FLASHING @ ALL ROOF TO WALL INTERSECTIONS
- (2) ROWS OF 36" ICE & WATER SHIELD ON HORIZ. EAVES (TYPICAL)
- ANY 2x6 RAFTER OVER 7'-11" TO BE BRACED TO TRUSS PER MANUFACTURER
- ATTIC ACCESS W/ WEATHER STRIP GASKET & R30 BATT. ATTACHED
- 15# FELT TYPICAL OR EQUIV. OVER ENTIRE ROOF
- 7/16" O.S.B. ROOF SHEATHING
- ENG. TRUSSES @ 24" O.C.
- R-38 CEILING INSULATION
- 5/8" CEILING DRYWALL

#### FLASHING / OTHER

- ALL HORIZ. TRIM PROJECTIONS TO HAVE METAL DRIP FLASHING
- TYVEK WINDOW TAPE ALL WND. & DOOR OPEN'GS
- WEEP SCREED TO BE INSTALLED @ BASE OF WALL @ ALL MASONRY 2" ABOVE CONC. & 4" ABOVE GRADE
- 2 1/4" R-9 OPEN CELL INSUL. @ JOIST RIM BD. OR EQUIV.

#### EXTERIOR WALLS (HOUSE)

- TYVEK HOUSE WRAP
- EXTERIOR SIDING/ MASONRY
- 7/16" OSB (CS BRACING METHODOLOGY)
- #2 BTR 2x4 OR 2x6 STUDDING @ 16" O.C.
- 1.5" CLOSED CELL SPRAY FOAM AGAINST OSB, FOLLOWED BY 4" NUWOOL CELLULOSE (R-21)
- REST OF STUD BAY
- SPRAY INSULATION, AROUND ALL WINDOW & DOOR OPENINGS
- 1/2" DRYWALL
- INTERIOR PAINT

#### EXTERIOR WALLS (GARAGE)

- TYVEK HOUSE WRAP
- EXTERIOR SIDING/ MASONRY
- 7/16" OSB (CS BRACING METHODOLOGY)
- #2 BTR 2x6 WALL STUDS @ 16" O.C.
- TREATED BOTTOM PLATES
- 7/16" OSB ADJACENT TO ALL LIVING SPACE
- DRYWALL @ CEILING & ALL FACES OF SUPPORTING STRUCTURES IN GARAGE
- DOOR BETWEEN HOUSE AND GARAGE TO HAVE 20 MIN. FIRE RATING

#### FOUNDATION/ SLAB

- ALL POURED FOUNDATION WALL FOOTINGS TO BE MIN. 3'-6" BELOW FINISHED GRADE
- 2x4's 24" O.C. @ PG WALLS w/ UNFACED (3 1/2", R13) INSULATION & NETTING OR NUWOOL CELLULOSE ECOCCELL PANELS
- (1) #4 CONT. BAR @ MID-STORY OF WALL AND (1) #4 BAR WITHIN 12" OF TOP OF WALL
- 1/2" FOUNDATION BOLTS, MAX. 6'-0" SPACING, MIN. 2 PER WALL SECTION, WITHIN 12" OF PLATE CORNER & PLACED MIDDLE THIRD OF PLATE WIDTH (OR EQUIVALENT)
- BACKFILL NO HIGHER THAN 6" BELOW T.O.W.
- 6 MIL VAPOR BARRIER UNDER BSMT. SLAB
- TREMCO® TUFF-N-DRI H8 WATERPROOF MEMBRANE @ EXT. SIDE OF FOUNDATION WALLS FROM FOOTING TO GRADE
- THERMAL TRAIN BOARD (R-10) APPLIED ON TOP OF FOUNDATION WATERPROOFING
- Foundation Drainage will be 4" corrugated sock tile covered with clean sand. Around entire exterior and interior footings of living space

#### STRUCTURE

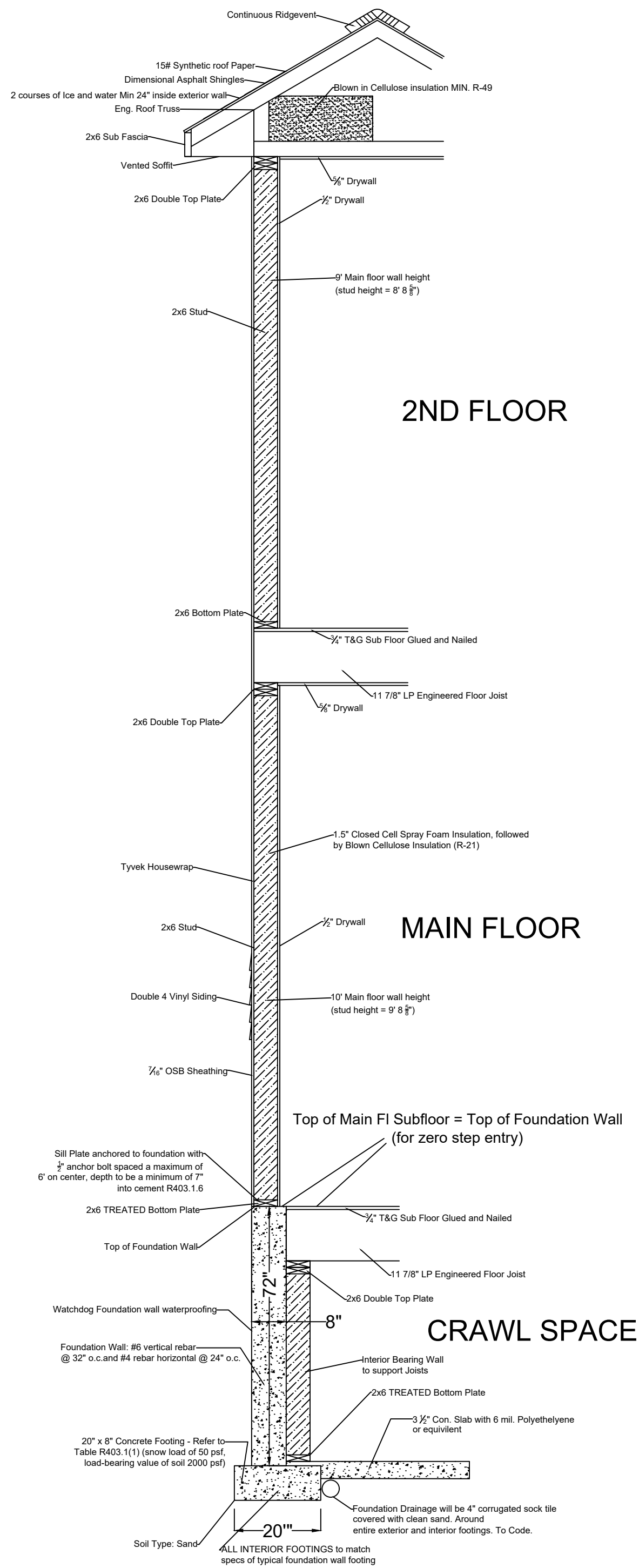
- (2) JACK STUDS REQUIRED ON HEADERS W/ OPENINGS GREATER THAN 4'-0" WIDE
- 6 MIL VAPOR BARRIER UNDER BSMT. FLOOR
- MICHIGAN ROOM WALLS TO BE CONNECTED TO HOUSE STRUCTURE W/ APPROVED CONNECTORS

#### EGRESS/ SAFETY

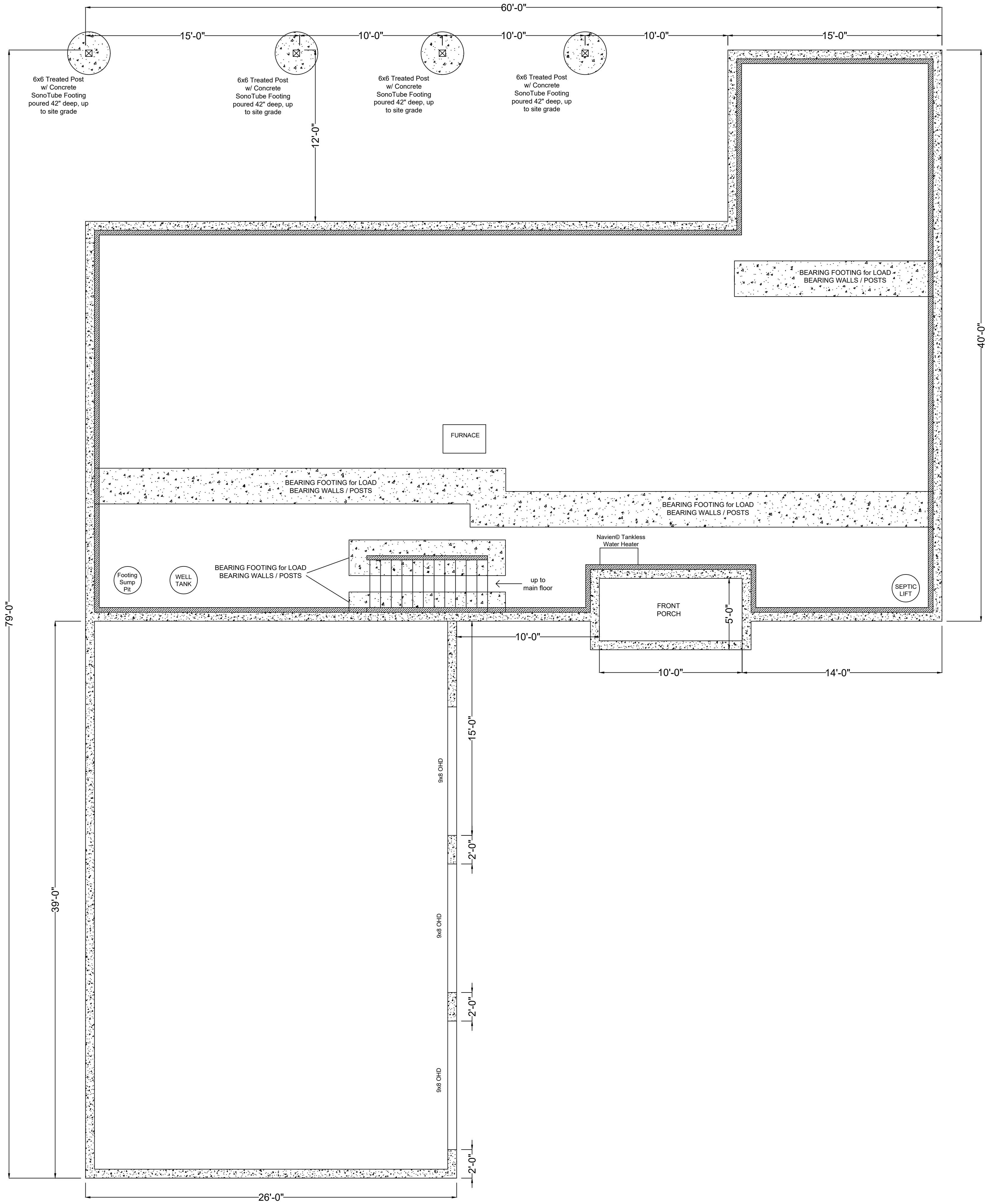
- ALL WINDOW SILLS 6" OR MORE ABOVE GRADE TO BE MIN. 24" FLOOR TO FINISHED SILL HT. OR HAVE APPROVED HARDWARE TO LIMIT OPENING

#### EXTERIOR

- FLASHING AND ICE & WATER SHIELD (2 ROWS) AT A MINIMUM OF 36" ON HORIZONTAL EAVES (TYP.)
- INSTALL GUTTERS & DOWNSPOUTS TO ENTIRE HOME
- ALUM FASCIA AND SOFFIT (VENTED @ EAVES)



Wall Cross Section - Scale 1/2" = 1'



**FORGE**  
HOMES

DRAWN BY:  
Cam Van Koevering  
Kyle Glass  
Forge Homes LLC

PROJECT:  
SALLOUM

PARCEL:  
567 Yellow Birch Dr  
Kewadin, MI 49648  
PP # 05-14-335-012-30

#### General Notes:

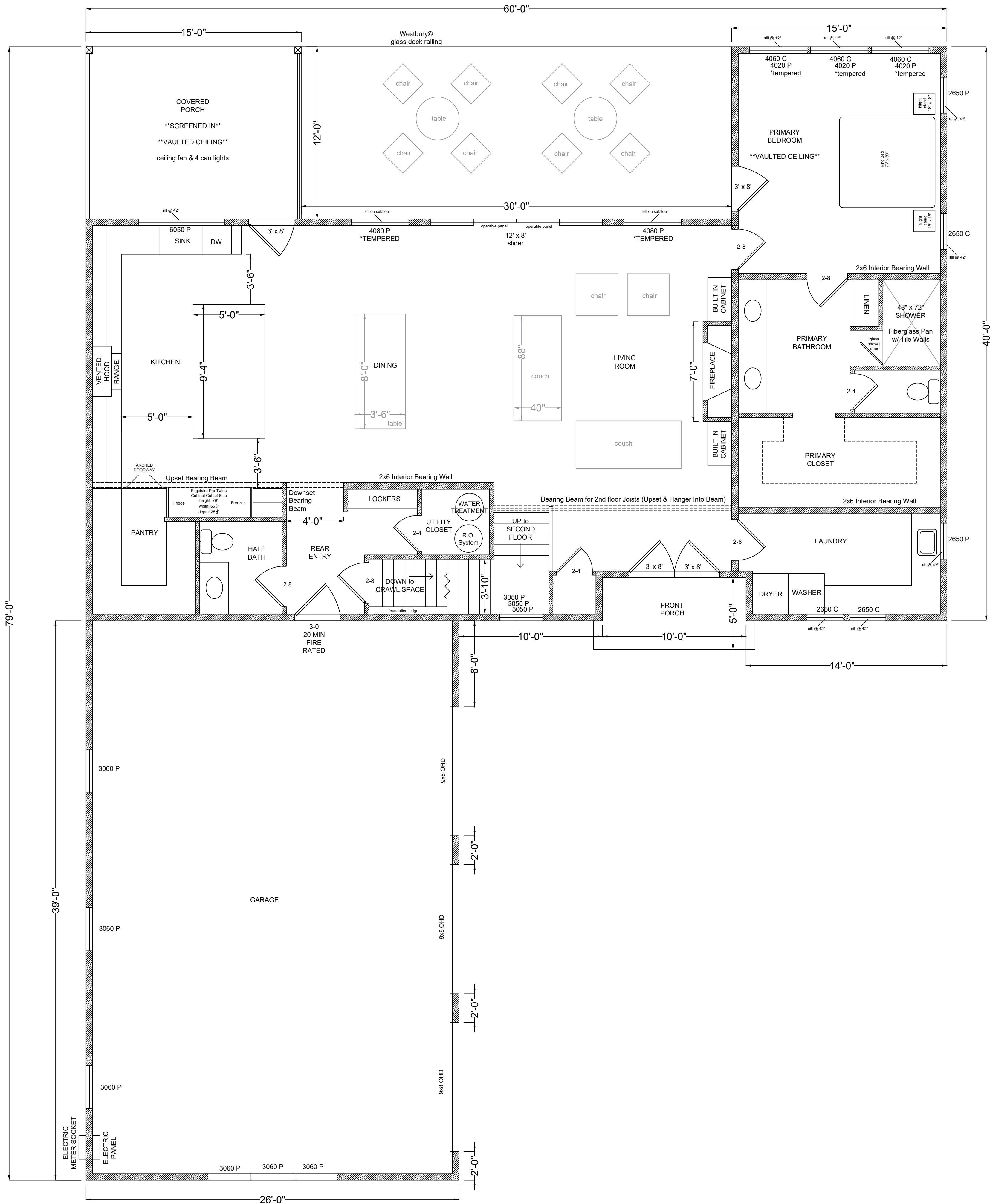
- Crawl Space Foundation
- 6' Foundation Wall Height
- ZERO ENTRY into home
- Frame bearing wall around perimeter of basement, so that top of main floor subfloor equals top of foundation wall.

DATE  
12/4/2025

SCALE  
1/4" = 1'

SHEET

FOUNDATION



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- General Notes:
- 2x6 Exterior Walls
  - 2x6 Interior Bearing Walls
  - 2x4 Interior Walls
  - 10' Main Floor Wall Height
  - 2 Story open above through Living Room & Dining Area
  - Reverse Osmosis system ran to the sink, fridge, and freezer

Main Floor Finished Footage : 1830 sq ft  
Second Floor Finished Footage : 1650 sq ft

TOTAL Finished Footage : 3480 sq ft

DATE  
12/4/2025

SCALE  
 $\frac{1}{4}" = 1'$

SHEET

MAIN FLOOR



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PROJECT:  
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PARCEL:  
567 Yellow Birch Dr  
Kewadin, MI 49648  
PP # 05-14-335-012-30

- General Notes:
- 2x6 Exterior Walls
  - 2x4 Interior Walls
  - 9' Second Floor Wall Height

Main Floor Finished Footage : 1830 sq ft  
Second Floor Finished Footage : 1650 sq ft

TOTAL Finished Footage : 3480 sq ft

DATE  
12/4/2025

SCALE  
 $\frac{1}{4}" = 1'$

SHEET

SECOND  
FLOOR

