



**CITY OF SAUGATUCK
SPECIAL MEETING ZONING BOARD OF APPEALS
THURSDAY JUNE 10, 2021 – 7:00 PM**

1. Call to Order/Roll Call
2. Agenda Changes
3. Approval of Minutes: December 10, 2020
4. New Business
 - A. 442 Park Street
 - i. Bathroom setbacks
 1. Front
 2. Side
 3. Waterfront
 - ii. Fence height and opacity– front with gate
 - iii. Fence height - Security
5. Unfinished Business: None
6. Communications: None
7. Public Comments:
8. ZBA Comments:
9. Adjourn:

Public Hearing Procedure

- A. Hearing is called to order by the Chair
- B. Summary by the Zoning Administrator
- C. Presentation by the Applicant
- D. Public comment regarding the application
 - Participants shall identify themselves by name and address
 - Comments/Questions shall be addressed to the Chair
 - Comments/Questions shall be limited to five minutes
 1. Supporting comments (audience and letters)
 2. Opposing comments (audience and letters)
 3. General comments (audience and letters)
 4. Repeat comment opportunity (Supporting, Opposing, General)
- E. Public comment portion closed by the Chair
- F. Commission deliberation
- G. Commission action

NOTICE:

This public meeting will be held using Zoom video/audio conference technology due to the COVID-19 restrictions currently in place.

Join online by visiting:

<https://us02web.zoom.us/j/2698572603>

Join by phone by dialing:

(312) 626-6799

-or-

(646) 518-9805

Then enter “Meeting ID”:

269 857 2603

Please send questions or comments regarding meeting agenda items prior to meeting to:
cindy@saugatuckcity.com

City of Saugatuck
Zoning Board of Appeals Special Meeting
Thursday, December 10, 2020 at 7:00 pm.

1. **Call to Order:** by Vice Chairperson Bont at 7:00 pm.

Attendance:

Present: Bont, Bouck, Muir, Zerfas, Ludlow (joined at 7:09 pm)

Absent: Kubasiak

Others Present: Zoning Administrator Osman, Clerk Wilkinson

2. **Agenda Changes:** None

3. **Approval of Minutes:** A motion was made by Muir, 2nd by Bouck, to approve the November 12, 2020 meeting minutes as presented. Upon roll call vote the motion passed unanimously. Ludlow and Kubasiak abstained as they were not at the November 12, 2020 meeting.

4. **New Business**

Osman presented an overview of the application at 979 Singapore Drive, and the public hearing was opened at 7:08 PM. The proposed new home is squeezed between a curved front yard at the end of a cul-de-sac, and a drainage easement on the rear and on the side of the lot.

The public hearing was closed at 7:38 pm.

- A. **Front yard setback for 979 Singapore Drive** - A motion was made by Muir, 2nd by Ludlow, to approve the application for a six foot variance at the front yard for a new home at 979 Singapore Drive as submitted with the following findings of fact: The lot is an unusual shape with significant portions taken up by drainage easements. A single family home is a permitted use in this zone district. Extending the house toward the easement would create an unreasonable burden by a significant portion of the foundation would have to extend over a challenging bank. In addition to the 50 foot setback, there is an unimproved portion of the ROW between the property line and the paved portion of the street (about 20 – 25 feet) on the cul-de-sac. The property lines, topography, and cul-de-sac were not created by the owners. Upon roll call vote the motion passed unanimously.

5. Adjourn: A motion was made by Bouck, 2nd by Ludlow, to adjourn the meeting at — pm.
Upon roll call vote the motion passed unanimously.

Respectfully Submitted,

Erin K. Wilkinson
City Clerk



ZONING BOARD OF APPEALS JUNE 10, 2021

APPLICATION: 21001

443 PARK STREET

VHH SAUGATUCK HOLDINGS, LP

REQUEST: Ed Pynnonen on behalf of VHH SAUGATUCK HOLDINGS, LP is requesting dimensional setback variances in connection with a 181 square foot bathroom and utility structure at 443 Park Street, and various fencing and screening variances.

Ed Pynnonen, agent for the owner of property located at 443 Park Street has submitted an application to the Zoning Board of Appeals for setback variances and fence and height variances. The purpose of this report is to provide a review of the application, requirements of the zoning ordinance, and standards for consideration.

ZONE DISTRICT: The property is located in the R Resort C-4 zoning district.

IMPORTANT REMINDER: This board is authorized to grant or deny requests for variances from the requirements of the zoning ordinance. In this case, dimensional variances are requested. This board does not have the ability to approve or deny a permitted use. Should you determine to grant these variances, it does not absolve the applicants from any other requirements under Local, State or Federal laws.

Variance 1: Bathroom/Utility Room

While the applicant is requesting multiple variances for the bathroom structure, it appears as if the conditions of the land apply equally to each variance request for the building. In this case, it would be appropriate to make a single motion to cover all of the dimensional variances requested for the building.

The applicant is requesting the following variances in connection with the proposed 181 sq. ft. bathhouse and storage area.

	Required	Proposed	Variance of:	Section
Front setback	15 feet	.2 feet	14.8 feet	154.37,D,1
Side setback	10 feet	1.5 feet	8.5 feet	154.37,D,1
Set back to roadway	20 feet	10 feet	10 feet	154.092,D,2c-d
Waterfront setback	25 feet	9 feet	16 feet	154.021,F,4

Section 154.155 (B) provides the standards that must be met in order for the Board to grant a dimensional (non-use) variance:

1. That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.
2. That a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others.
3. That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.
4. That the problem is not self-created or based on personal financial circumstances.

RECOMMENDATION: We bring to your attention that it is the responsibility of the applicant to provide evidence that ALL of the above conditions be met in order to grant a variance. If ALL of the above conditions are met the variance shall be granted. In order to assure that your decision can withstand any challenges, either for or against, it is essential that the findings are clearly articulated.

The sample motion may be used:

I hereby make a motion to (Approve/Deny) the application for 443 Park Street for the construction of a bathroom and laundry area at the following setbacks:

Description	Required	Proposed	Variance of:	Section
Front setback	15 feet	.2 feet	14.8 feet	154.37,D,1
Side setback	10 feet	1.5 feet	8.5 feet	154.37,D,1
Set back to roadway	20 feet	10 feet	10 feet	154.092,D,2c-d
Waterfront setback	25 feet	9 feet	16 feet	154.021,F,4

and conditioned upon proper building and zoning permits being issued, subject to any actions by the Planning Commission and the State and Federal Governments. This motion is based on the following findings of fact:

Please restate the findings of fact:

Standard 1 is met/not met because: _____

Standard 2 is met/not met because: _____

Standard 3 is met/not met because: _____

Standard 4 is met/not met because: _____

Variance 2. Four foot high screen with gate

It would be appropriate to make a single motion to cover all the dimensional variances requested for the screen with gate.

The applicant is requesting the following variances in connection with the proposed screen with gate.

	Ordinance	Proposed	Variance of:	Section
Maximum height	3 feet	4 feet	1 foot	154.143 (E) 5
Opacity	6:1	Solid board	No opacity	154.143 (F) 6

Section 154.155 (B) provides the standards that must be met in order for the Board to grant a dimensional (non-use) variance:

1. That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity unnecessarily burdensome.
2. That a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others.
3. That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.
4. That the problem is not self-created or based on personal financial circumstances.

RECOMMENDATION: We bring to your attention that it is the responsibility of the applicant to provide evidence that ALL of the above conditions be met in order to grant a variance. If ALL of the above conditions are met the variance shall be granted. In order to assure that your decision can withstand any challenges, either for or against, it is essential that the findings are clearly articulated.

The sample motion may be used:

I hereby make a motion to (Approve/Deny) the application for 443 Park Street for a four foot high solid board screen in the front yard and within 25 feet of the waterfront subject to any actions by the Planning Commission. This motion is based on the following findings of fact:

Please restate the findings of fact:

Standard 1 is met/not met because: _____

Standard 2 is met/not met because: _____

Standard 3 is met/not met because: _____

Standard 4 is met/not met because: _____

Variance 3. Eight feet high screen for electrical equipment

154.142 SCREENING.

(A) *Intent.* The intent of this section is to promote the public’s health, safety and general welfare by minimizing noise, air and visual pollution; to improve the appearance of off-street parking and other vehicular use areas; and require buffering between incompatible land uses.

* * * * *

(D) *Screening between land uses.* Upon any project for which a site plan is required, or whenever a nonresidential use or multiple family dwelling abuts a residentially zoned or used property, screening shall be constructed along all adjoining boundaries with residentially zoned or used property. . . . The required screening may be accomplished by the following methods:

* * * * *

(3) A solid wall or fence meeting the requirements of this section at least five feet but not greater than six feet in height measured on the side of the proposed wall having the higher grade within five feet horizontally. When the distance between structures or adjoining lots is less than twice the minimum setback, or where there is a need to provide a greater noise or dust barrier or to screen more intense development, a solid wall or fence may be required at the discretion of the Planning Commission.

* * * * *

(F) *Additional screening requirements.* Where a commercial or industrial zone or use abuts a residential zone or use, all support equipment including but not limited to air conditioning and heating equipment, gas meters and exhaust fans located outside of a building shall be screened from the view of abutting streets and surrounding properties. If the building is located in the Historic District, the proposed screening must be approved by the Historic District.

Screening	Ordinance	Proposed	Variance of:	Section
Maximum height	6 feet	6 feet / 8 feet section	2 foot	154.142 (D) 3, (F)

RECOMMENDATION: We bring to your attention that it is the responsibility of the applicant to provide evidence that ALL of the above conditions be met in order to grant a variance. If ALL of the above conditions are met the variance shall be granted. In order to assure that your decision can withstand any challenges, either for or against, it is essential that the findings are clearly articulated.

Section 154.155 (B) provides the standards that must be met in order for the Board to grant a dimensional (non-use) variance:

1. That strict compliance with area, setbacks, frontage, height, bulk, or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.

2. That a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others.
3. That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.
4. That the problem is not self-created or based on personal financial circumstances.

RECOMMENDATION: We bring to your attention that it is the responsibility of the applicant to provide evidence that ALL of the above conditions be met in order to grant a variance. If ALL of the above conditions are met the variance shall be granted. In order to assure that your decision can withstand any challenges, either for or against, it is essential that the findings are clearly articulated.

The sample motion may be used:

I hereby make a motion to (Approve/Deny) the application for the screening between 443 Park Street and the Chain Ferry by solid board screen at 8 foot high for a section 10 feet in length to screen the electric panels, and the remainder will be reduced to 6 feet in height subject to any actions by the Planning Commission. This motion is based on the following findings of fact:

Please restate the findings of fact:

Standard 1 is met/not met because: _____

Standard 2 is met/not met because: _____

Standard 3 is met/not met because: _____

Standard 4 is met/not met because: _____



Zoning Board of Appeals Application

LOCATION INFORMATION APPLICATION NUMBER _____ - _____

Address 443 Park St Parcel Number 03-57-009-054-00

APPLICANTS INFORMATION

Name Paul Heule Address / PO Box 231 W Fulton
City Grand Rapids State MI Zip 49503 Phone 616-813-3333
Interest In Project Manager of Dune Ridge SA, LP E-Mail pcheule@eenhoorn.com
Signature _____ Date _____

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Dune Ridge SA, LP Address / PO Box 231 W Fulton
City Grand Rapids State MI Zip 49503 Phone 616-813-3333

I hereby authorize that the applicant as listed above is authorized to make this application for proposed work as my agent and we agree to conform to all applicable laws and regulations of the City of Saugatuck. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed or to gather further information related to this request.

Signature  Date 5/5/2021

CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name Graystone Homes LLC Contact Name Ed Pynnonen
Address / PO Box 7114 Gladys SE City Grand Rapids
State MI Zip 49546 Phone 616-437-4288 Fax NA
License Number 2102212841 Expiration Date 5/31/22

PROPERTY INFORMATION

Depth 25 Width 105 Size 0.8 A Zoning District R-C4 Current Use Boat slip
Check all that apply: Waterfront Historic District _____ Dunes _____ Vacant _____
Application Type: Interpretation _____ Dimensional Variance Use Variance _____

REQUEST DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

(See Attached Request Description)



SITE PLAN REQUIREMENTS (SECTION 154.061)

A site plan and survey showing the following information shall be submitted with the coverage of this application and other required information as outlined below. (Please note that not all will apply for minor waterfront construction)

- | Y | N | NA | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Dimensions of property of the total site area, |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Contours at 2-foot intervals |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locations of all buildings |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Parking areas |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveways |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Required and proposed building setbacks |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location, screening, dimensions and heights of proposed buildings and structures, such as trash receptacles, utility pads and the like, including accessory buildings and uses, and the intended uses thereof. Rooftop or outdoor appurtenances should also be indicated, including proposed methods of screening the equipment, where appropriate; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed water supply and wastewater systems locations and sizes; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Proposed common open spaces and recreational facilities, if applicable; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Signs, including type, locations and sizes; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exterior lighting showing area of illumination and indicating the type of fixture to be used. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Elevations of proposed buildings drawn to an appropriate scale shall include: <ol style="list-style-type: none"> 1. Front, side and rear views; 2. Heights at street level, basement floor level, top of main floor, top of building, and if applicable, height above water level; and 3. Exterior materials and colors to be used. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location, if any, of any views from public places to public places across the property; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Location, height and type of fencing; and |



- The name and address of the person and firm who drafted the plan, the seal of the professional responsible for the accuracy of the plan (licensed in the state) and the date on which the plan was prepared.
- Other information as requested by the Zoning Administrator

DIMENSIONAL VARIANCE REQUEST STANDARDS PER SECTION 154.155(B)

Please respond to each of the following questions. As part of your request to obtain a dimensional or non-use variance, the owner must show a practical difficulty by demonstrating that all of the following standards are met:

- (1) Explain how strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome;

The property cannot be used for any of the uses permitted in the district because all of the property is covered by setback.

- (2) Explain how a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others;

A variance to allow the construction on a bathroom and storage/laundry room and would allow the owner to use the property for an intended use that is much less impact than a variance to build a home (which is consistent with what other property owners have done).

- (3) Explain how the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions; and

It is unique to have a lot that due to setbacks has no building envelope. Granting a variance would not alter the essential character of the neighborhood as the intended use is consistent the existing uses along the riverfront.

- (4) Explain how the problem is not self-created or based on personal financial circumstances.

This problem is a result of the geometry of the lot and riverfront, the offset of the road right of way, the set backs in the zoning district, the Kalamazoo River and the adjacent property for the landing area for the chain ferry, none of which are self-created.



USE VARIANCE REQUEST STANDARDS PER SECTION 154.155(C)

Please respond to each of the following questions. As part of your request to obtain a use variance, the applicant must show an unnecessary hardship by demonstrating that all of the following standards are met:

- (1) Please explain how the property in question cannot be used for any of the uses permitted in the district in which it is located;

The setbacks do not allow for the construction of any structure. The dock adjacent to the City's chain ferry is so close, and the number of times that numerous people leave the chain ferry and walk past the dock each time the chain ferry arrives on the west side of the river, and the number of times that numerous people stand next to that dock waiting for the chain ferry to arrive is so large, that it makes the adjacent dock (without a privacy screen) essentially unusable to any of the owners of units in Dunegrass. A privacy screen is essential allowing the entire intended uses of the dock.

- (2) Please explain how the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions;

The unique proximity of the ROW to the Riverfront prevent the construction of any structure. It's unique shape and its proximity to the City's chain ferry property are what cause the unnecessary hardship without a privacy screen. Though possibly created in part by artificial means (the dredging or filling of the south boundary of the City's chain ferry parcel so that the river abuts most of it, the lack of sufficient space to properly buffer the dock (and accompanying vessel) from the chain ferry customers leaves no other means for providing necessary buffering than a privacy screen.

- (3) Please explain how by granting the variance, the essential character of the neighborhood would not be altered; and

The essential nature of the area revolves around waterfront activities, primarily related to pleasure boating granting a variance for the bath room/laundry/storage building is consistent the existing uses. The requested 6' privacy screen would allow a continuation of pleasure boat usage at the adjacent dock. The only other parcel that the privacy screen would be close enough to impact would be the City's chain ferry parcel. Applicant is proposing to landscape the City parcel in front of the privacy screen and allow a part of it to be used for a historic story board. Thus the City will not be negatively impacted by the privacy screen.

- (4) Please explain how the problem is not self-created or based on personal financial circumstances.

This problem is a result of the geometry of the lot and riverfront, the offset of the road right of way, the set backs in the zoning district, the Kalamazoo River and the adjacent property for the landing area for the chain ferry, none of which are self-created. The applicant agreed to swap nearby parcels with the City, to provide a radar speed sign, and to stripe a crossing lane and sidewalk in exchange for the right to construct the privacy screen (at its cost). Applicant is now also agreeing to reduce the height of the privacy screen, to landscape the City parcel in front of the privacy screen, and to allow an historic story board on part of it. Thus applicant is trying to minimize the problem that other parties created.



OFFICE USE ONLY:

Application Complete _____ Date _____ Fee Paid _____ Date Paid _____
Date Notice Sent _____ Date Resident Notification _____ Hearing Date _____

Notes: _____

Motion to Approve _____ Deny _____

Findings of Fact:

Chair Signature _____	Vote _____
Member Signature _____	Vote _____
Member Signature _____	Vote _____
Member Signature _____	Vote _____
Member Signature _____	Vote _____

REQUESTED DESCRIPTION

The owner requests a variance from the front yard setback from the 15' to 2', side setbacks from 10' to 2', and from the water side set back from 25' to 10' to construct a bathroom and storage closet/laundry on the upland portion of its marina. The owner requests a dimension variance for a 4' solid board half wall with gate in lieu of a 3' fence with 6:1 ratio open space. If these requested variances are approved, then the owner will consent to reducing the existing 8' privacy screen that was installed pursuant to a 2019 written agreement with the City. The owner would request a variance to allow the 8' privacy screen to remain at 8' to cover the electric meter, but would agree to reduce the rest of the privacy screen to 6' (without waiving its legal argument that the entire 8' privacy screen has already been properly approved by the City in a legally enforceable document). As a result of the unique lot shape, the riverfront, the offset of the Park Street right-of-way, and the overlapping setbacks, the upland portion of the parcels have no building envelope (see site setback sketch). The structures proposed to be built are customary accessories to marina uses. Boat owners that use the marina would utilize these structures as is done in other area marinas. The marina is fully permitted (both state and US Army Corps of Engineers) and is a use that is permitted with special land use approval, which was obtained from the Planning Commission in 2017. It is a long-time parcel that is subject to property tax yet is not capable of being used like other marinas without a variance.

443 PARK STREET, SAUGATUCK, MI

GENERAL NOTES

1. CONTRACTOR TO SITE VERIFY ALL SITE CONDITIONS AND COORDINATION OF ALL DIMENSIONS OF THIS DRAWINGS. IF ANY CONFLICTS OCCUR DURING CONSTRUCTION THE CONTRACTOR IS TO NOTIFY OWNER OR OWNER'S REPRESENTATIVE BEFORE PROCEEDING.
2. STRUCTURAL DRAWINGS TO BE PROVIDED BY OTHERS. ANY STRUCTURAL NOTES ON THESE DRAWINGS TO BE VERIFIED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTORS AND SUB-CONTRACTORS ARE TO NOTIFY OWNER OR OWNER'S REPRESENTATIVE BEFORE CUTTING INTO, DRILLING OR OTHERWISE CHANGING ANY STRUCTURAL ELEMENT BEFORE PROCEEDING. ANY ISSUES CREATED BY CHANGING ANY STRUCTURAL ELEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THAT DID THE MANIPULATION.
4. ALL WORK SHALL BE DONE TO THE "BEST PRACTICE" QUALITY STANDARDS OF THE INDUSTRY AND IN A PROFESSIONAL WORKMANSHIP MANNER.
5. ALL WORK TO BE DONE TO THE CODE REQUIREMENTS/PRACTICES OF ALL GOVERNING BODIES WITH JURISDICTION OVER PROJECT.

SITE/GRADE/CONCRETE WORK

1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION CODE OF THE AMERICAN CONCRETE INSTITUTE AND THE LATEST EDITION OF MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES SHALL BE ADHERED TO.
2. LOCATION OF ALL CONSTRUCTION OR COLD JOINTS MUST BE APPROVED BY THE ENGINEER.
3. PIPE OR DUCTS EXCEEDING 1/3 THE SLAB OR WALL THICKNESS SHALL NOT BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. PIPES MAY PASS THROUGH CONCRETE IN SLEEVES BUT SHALL NOT BE IMBEDDED THEREIN.
4. ALL REINFORCING BARS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. BAR PLACEMENT, REPLACEMENT AND SUPPORT SHALL BE IN ACCORDANCE WITH THE RECOMMENDED PRACTICE ACCEPTED BY A.C.I.
5. ALL INSERTS, ANCHOR BOLTS, PLATES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE HOT DIP GALVANIZED UNLESS NOTED OTHERWISE.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE ADEQUATE DRAINAGE AWAY FROM THE STRUCTURE WITH BOTH SOIL AND CONCRETE FINISH GRADES. CONCRETE CONTRACTOR TO WORK WITH EXCAVATION CONTRACTOR TO INSURE PROPER DRAINAGE.
7. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE COMPACTED SUB GRADES/FINISH GRADES/ AND WELL DRAINED BACKFILLS PER ACCEPTED INDUSTRY STANDARDS AS REQUIRED FOR EXISTING SOIL AND MARINA CONDITIONS.
8. CONCRETE USED SHALL BE AS PRESCRIBED FOR MARINA SITES. ANY VAPOR BARRIER/CONTROL JOINTS OR EXPANSION CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR, SCOPE OF WORK TO BE INCLUDED IN CONTRACTOR'S QUOTE.
9. USE OF ADMIXTURES IS PERMITTED TO PROVIDE PROPER SLUMP AND WORKABILITY BUT SUBJECT TO THE ENGINEER'S APPROVAL. ADDITION OF WATER TO CONCRETE AT THE JOB SITE IS NOT ALLOWED.
10. ALL AREAS TO RECEIVE WALL PLATES TO BE PROVIDED WITH INSET ANCHOR BOLTS PER CODE.
11. ALL FOOTINGS FOR NEW LAND FOUNDATION WALLS TO BE KEYED INTO EXISTING SOIL BY 2".
12. PROVIDE 4" PERFORATED SOCK DRAIN TILE AROUND OUTSIDE OF FOOTINGS AS REQUIRED/NEEDED FOR DRAINAGE.
13. CONCRETE LAND WALLS SHALL BE HEIGHT, DEPTH AND REINFORCED PER ENGINEERED SPECIFICATIONS.
14. ALL FOOTINGS TO BE PER ENGINEER'S SPECIFICATIONS.
15. PROVIDE FOUNDATION BLEEDERS AS NEEDED, MIN. (1) EACH 30' OF WALL.
16. PROVIDE ALL NEW CONCRETE SLABS AS NOTED ON PLANS.

WOOD FRAMING NOTES

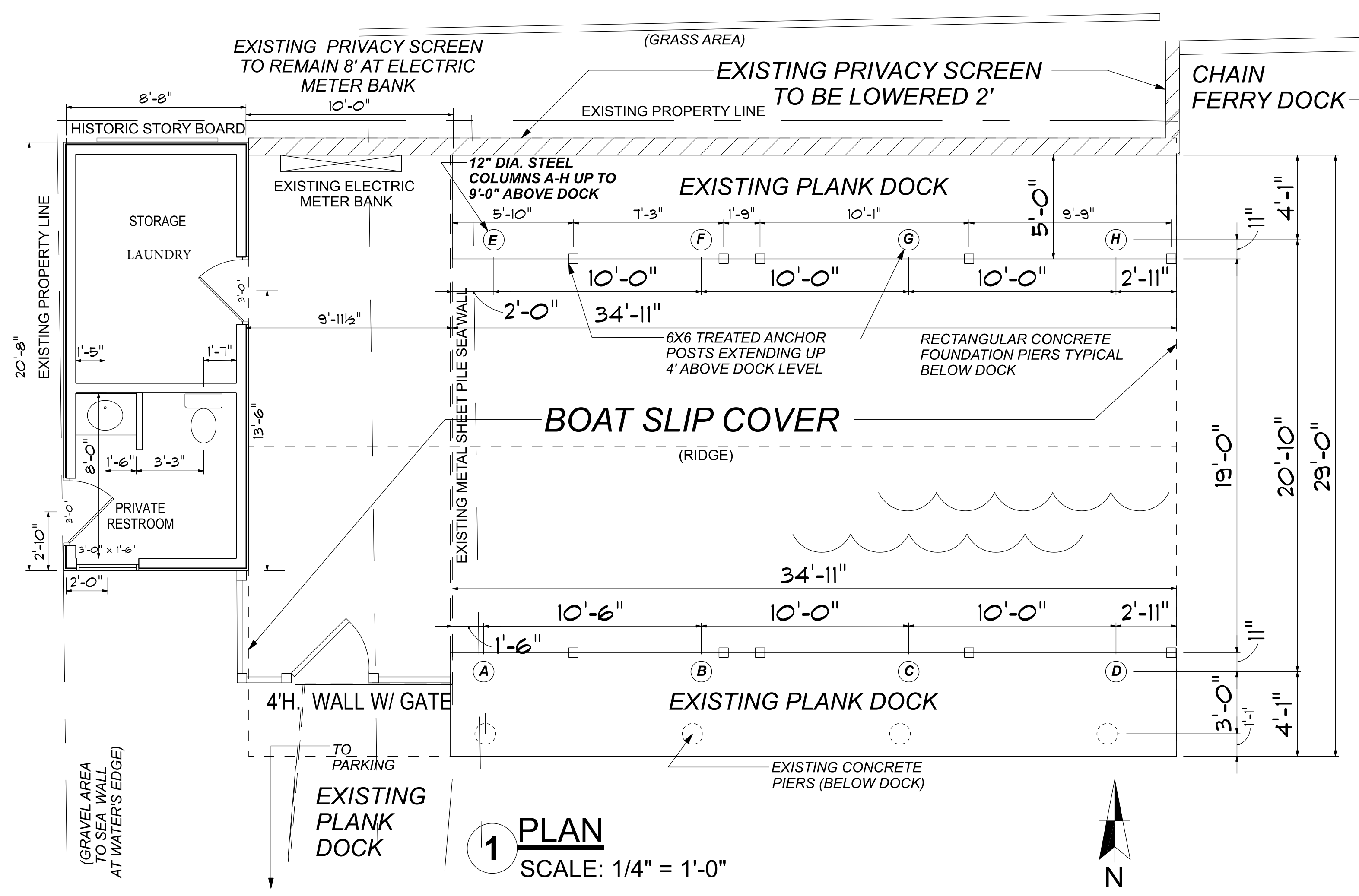
1. SEE STRUCTURAL DRAWINGS FOR ROOF TRUSSES, BEAMS, FLOOR SYSTEMS, HEADERS & OTHER STRUCTURAL ELEMENTS.
2. ALL BASE PLATES AGAINST CONCRETE TO BE ANTI-ROT TREATED LUMBER WITH FOAM INSULATION PAD AND SECURED BY ANCHOR BOLTS SET INTO CONCRETE.
3. TYPICAL EXTERIOR WALL FINISH TO BE 3/4" OSB/TYVEC/AND SPECIFIED SIDING/SHEATHING UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO PROVIDE PROPER FLASHING TO INSURE WEATHER TIGHT JOINT.
5. FRAMER TO BUILD STEPS AS NEEDED FOR ACCESS AND EGRESS TO MEET CODE, NO RISER HIGHER THAN 7", MIN. TREAD 11"
6. FRAMER TO INSTALL BRACES FOR ROOF SUPPORT AND WIND BRACING DURING CONSTRUCTION WITH EFFECTIVE HOLD DOWNS IN PLACE TO PROTECT AGAINST UPLIFT AND GRAVITY.
7. FRAMER TO INSTALL MOISTURE BARRIER.
8. ALL FRAMING TO BE 16" O.C. FOR WALLS/FLOORS/CEILING UNLESS OTHERWISE NOTED. SEE STRUCTURAL DRAWINGS FOR OTHER SPACING.
9. ALL FRAMING SHALL BE PLUMB/SQUARE.
10. STEEL WELDING TO BE COMPLETED PRIOR TO WOOD COMPONENT INSTALLATION - INCLUDING ALL ACHORS, SEATS, FASTENERS TO SUPPORT WOOD/STEEL CONNECTIONS.

FINISH & MATERIAL NOTES

1. ALL INTERIOR FINISHES AND CEILING TO BE WATERPROOF/WATER RESISTANT CERTIFIED UNLESS OTHERWISE NOTED.
2. INSULATION ONLY AS REQUIRED AND INCLUDE ATTIC VENTING AND ENERGY SAVING SEAL BLOCKING BY CONTRACTOR TO MEET ALL CODE REQUIREMENTS.
3. ALL FASTENING SYSTEMS AND PRODUCTS TO BE PROVIDED BY CONTRACTOR AND THEY MUST MEET CODE REQUIREMENT PER SITUATION.
4. ALL FRAMING TO BE 16" O.C. FOR WALLS/FLOORS/CEILING UNLESS OTHERWISE NOTED. SEE STRUCTURAL DRAWINGS FOR OTHER SPACING.
5. ALL FRAMING NOT PLUMB/SQUARE IS TO BE CORRECTED PRIOR TO INSTALLATION OF FINISH MATERIAL.
6. ALL WINDOWS/DOORS/EXTERIOR & INTERIOR COLOR SPECIFICATIONS/OTHER PRODUCT SPECIFICATIONS TO BE SPECIFIED BY OWNER. CONTRACTOR TO PROVIDE SAMPLES FOR APPROVAL AS REQUIRED.
7. ALL DETAILS FOR PRODUCTS, PLUMBING FIXTURES, BUILT-IN FIXTURES/COVERINGS & MISCELLANEOUS PRODUCT REQUIRED TO BE PROVIDED BY OWNER, VENDOR TO SUPPLY DETAIL DRAWINGS/SAMPLES WHEN REQUIRED.
8. INSTALLATION FOR INTERIOR AND EXTERIOR MATERIALS/PRODUCTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY THE OWNER.
9. ALL TRIM SPECIFICATIONS AND LOCATIONS (NOT SHOWN ON THE DRAWINGS) TO BE SPECIFIED BY BUILDER/OWNER'S-REPRESENTATIVE.

ELECTRICAL NOTES

1. ALL POWER OUTLETS TO BE EXTERIOR/GFI PROTECTED PROVIDED PER CODE, AND AT MIN. 18" TOP OF BOX ABOVE FLOOR PER LOCATIONS SPECIFIED BY BUILDER/OWNER'S-REPRESENTATIVE.
2. ALL SWITCH CONTROLS TO BE PROVIDED AT 41" TOP OF BOX PER LOCATIONS SPECIFIED BY OWNER.
3. ALL POWER/LIGHTING/UTILITY OUTLETS IN WET LOCATIONS TO BE PROVIDED WITH SAFETY PROTECTIONS PER CODE.
4. LIGHTING LOCATIONS TO BE PROVIDED/SPECIFIED BY OWNER OTHER THAN THOSE REQUIRED BY CODE.



1 PLAN
SCALE: 1/4" = 1'-0"

MAIN FLOOR - DOCK ONLY
SCALE: 1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

1. ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE MICHIGAN RESIDENTIAL BUILDING CODE 2015
2. DESIGN LOADS: TO BE DETERMINED BY STRUCTURAL ENGINEER
LIVE LOAD: SNOW 50 PSF (GROUND)
WIND: T.B.D.
SEISMIC: T.B.D.
DESIGN SOIL BEARING: TO BE VERIFIED BY SOIL SAMPLE TESTING, FOUNDATION FOR THIS STRUCTURE IS EXISTING.
SOILS: TO BE VERIFIED BY SOIL SAMPLE TESTING
3. TRUSS MANUFACTURER TO SUBMIT CERTIFIED TRUSS DRAWINGS AND LVL/STEEL BEAM ROOF FRAME/STRUCTURE TO BUILDING AUTHORITY.

CODE INFORMATION --- RESIDENTIAL

DESIGN PARAMETERS:
2015 MICHIGAN BUILDING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
NFPA 70 - NATIONAL ELECTRIC CODE 2017

OCCUPANCY:
U - UTILITY & MISCELLANEOUS GROUP, BOATHOUSE

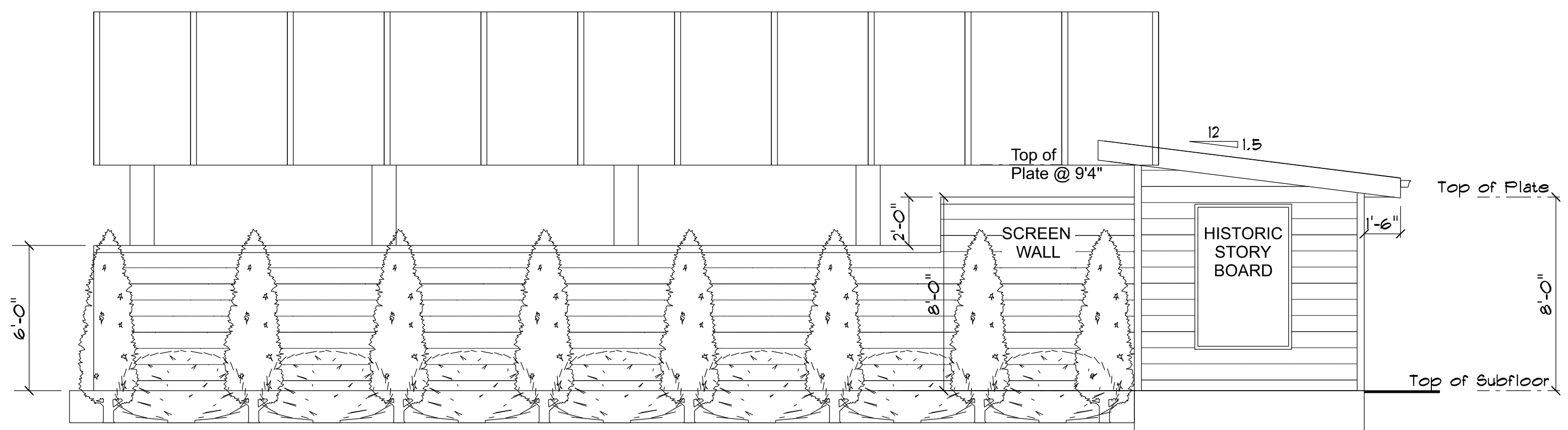
CONSTRUCTION:
TYPE 5-B UNPROTECTED
NON-SPRINKLERED
EXTERIOR BEARING WALLS - #2 & BTR 6PF
ROOFING MATERIAL - WOOD TRUSS/BEAMS, STEEL BEAMS
SHINGLE, EPDM

SEPARATION:
NONE

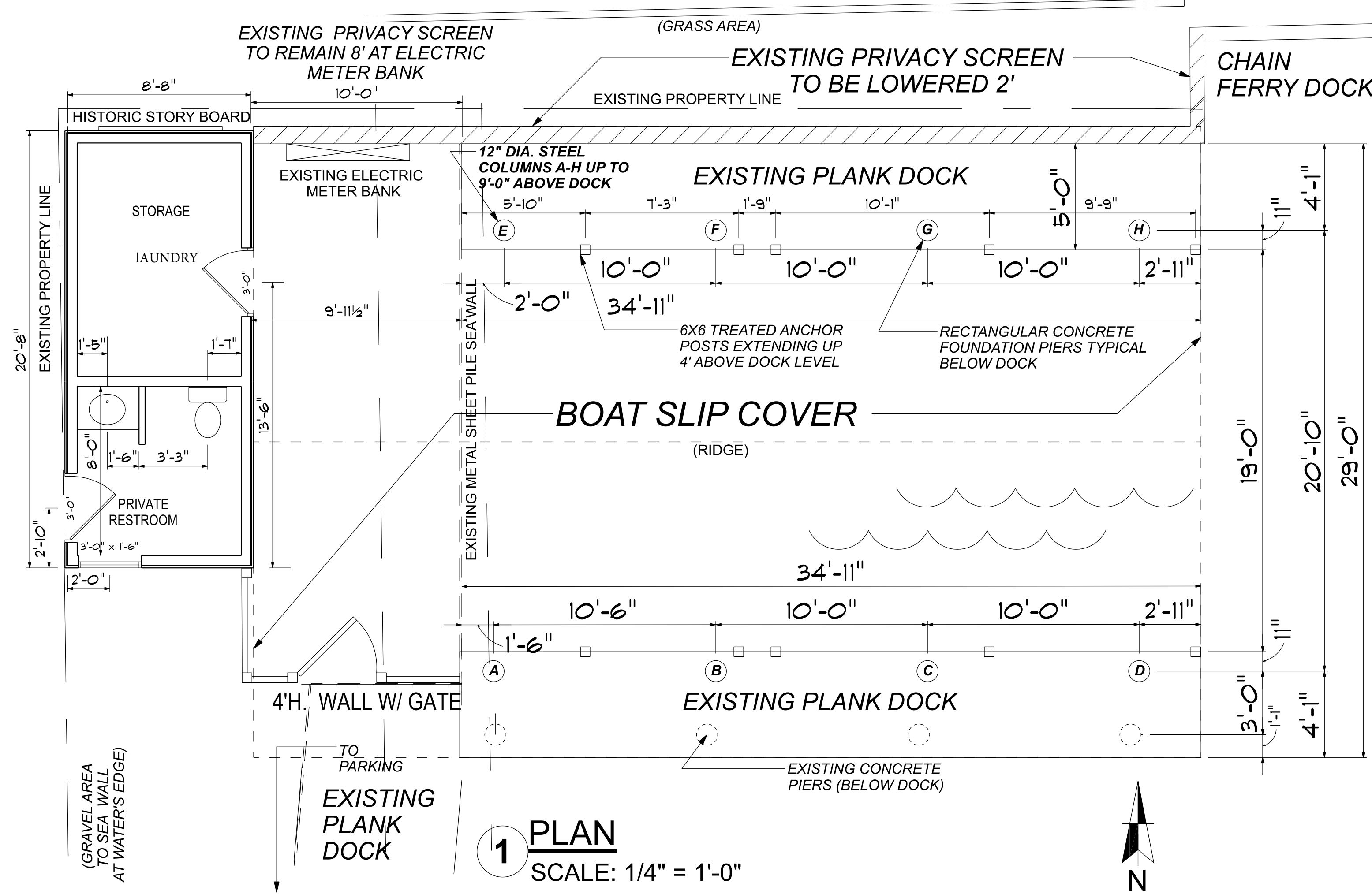
DRAWING TITLE	PAGE #
COVER/SCHEMATIC DESIGN	PAGE #1
MAIN DOCK LEVEL PLAN	PAGE #2
FOUNDATION LEVEL PLAN	PAGE #3
NORTH/SOUTH ELEVATIONS	PAGE #4
EAST/WEST ELEVATIONS	PAGE #5



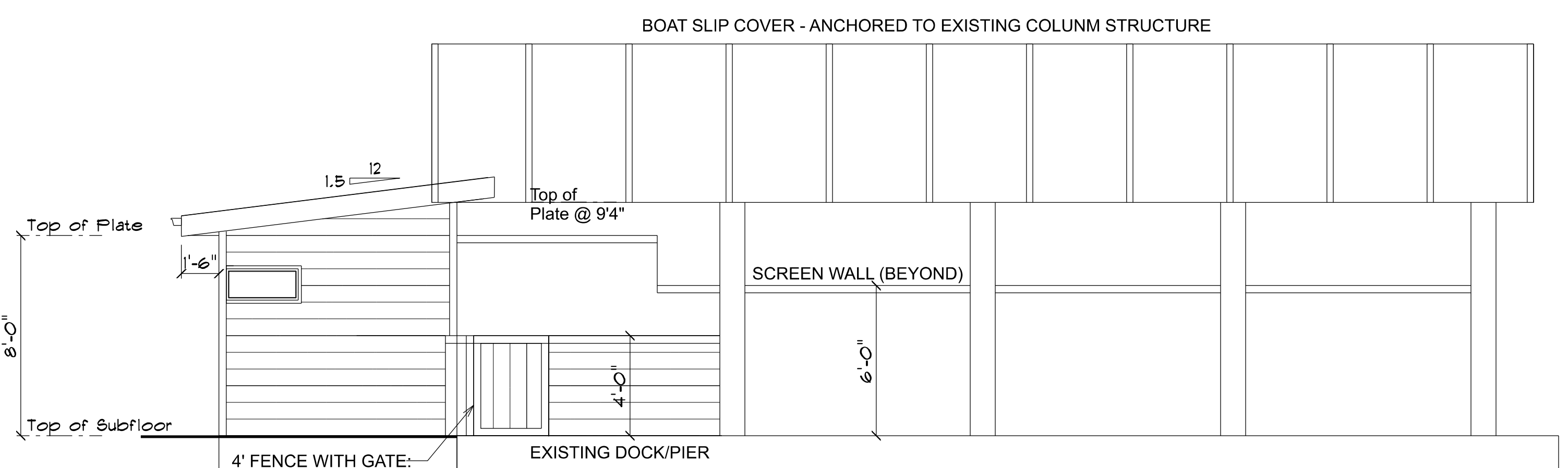
EXISTING DOCK + STEEL COLUMN STRUCTURE



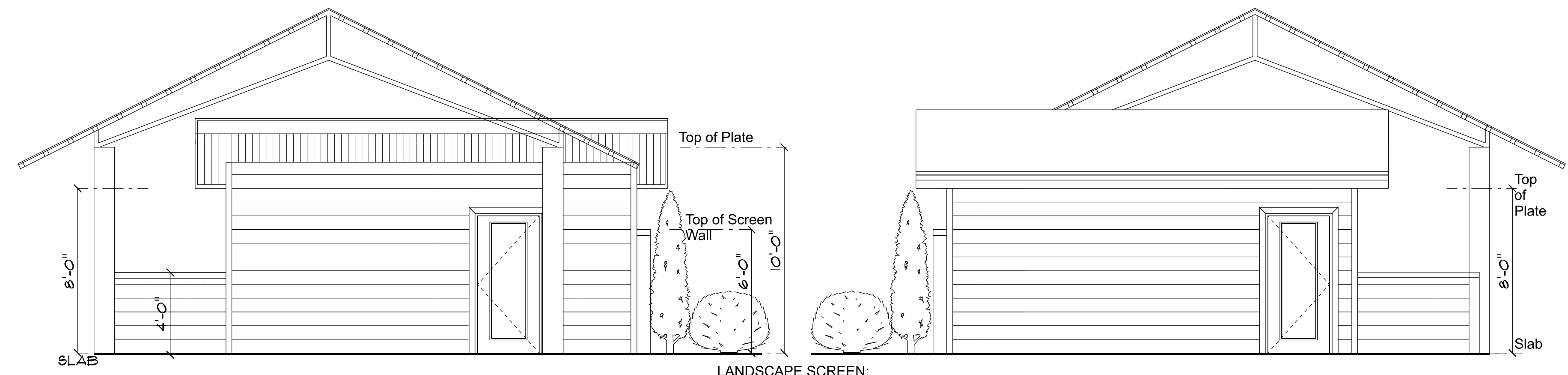
CHAIN FERRY ELEVATION



1 PLAN SCALE: 1/4" = 1'-0"

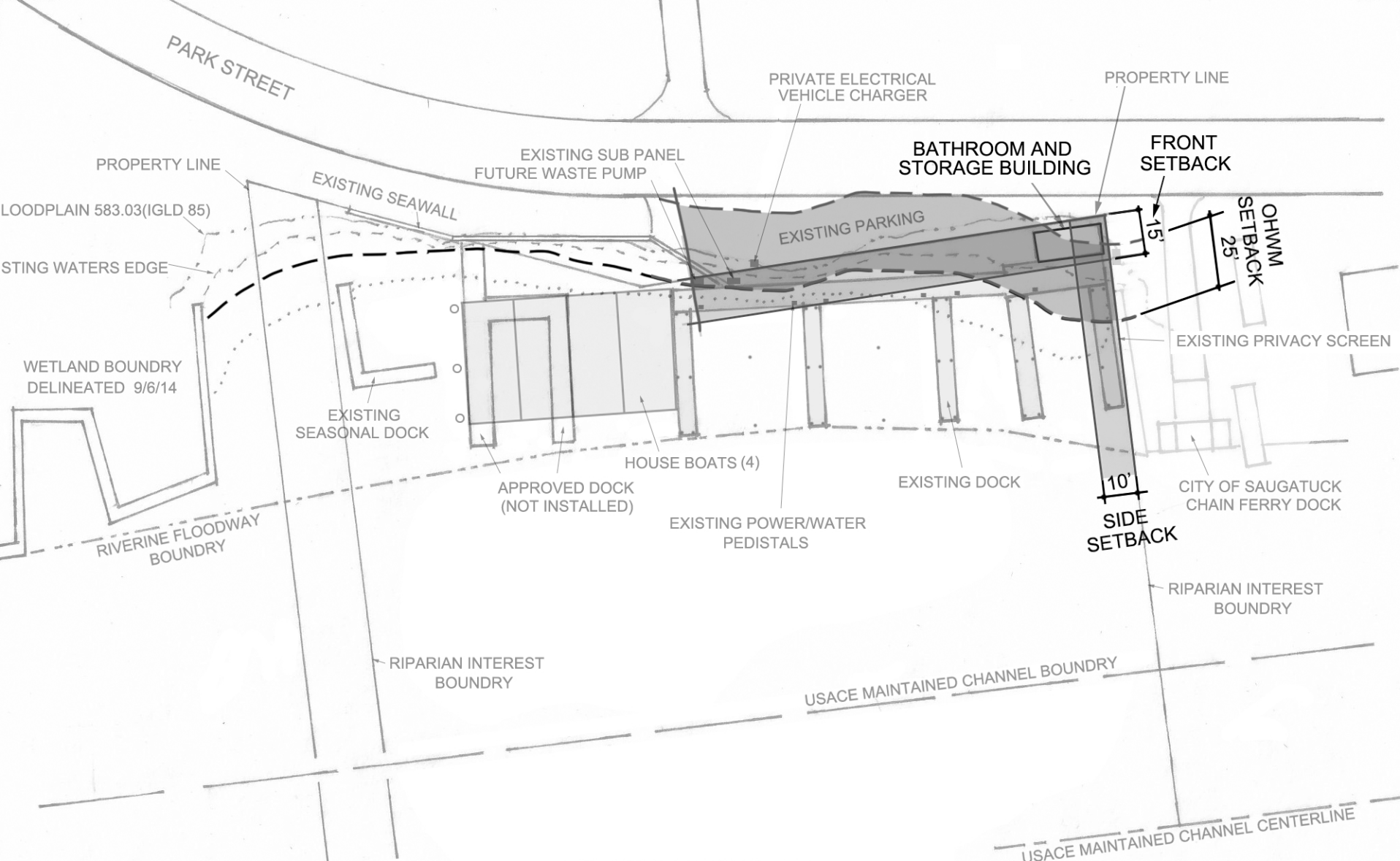


PARKING SIDE - ELEVATION (PRIVATE ENTRY SIDE)



WATER ELEVATION

LAND ELEVATION



**LOT SETBACKS AT
BATHROOM STORAGE BUILDING**

SCALE: 1" = 40'