Planning Commission Regular Meeting
May 21, 2026, 6:30PM
City Hall
102 Butler Street, Saugatuck, MI

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1. **Call to Order/Roll Call:**
2. **Approval of Agenda:** (Voice Vote)
3. **Approval of Minutes:** (Voice Vote)
   A. Regular Meeting Minutes – April 16, 2026 ***Pg. 3***
4. **Public Comments on Agenda Items:** (Limit 3 minutes)
5. **New Business:**
   A. 405 Park – Permit Extension Request ***Pg. 11***
   B. 510 Butler/120 Mary (Wickwood Inn) – Special Land Use Request Sale of Alcoholic Beverages ***Pg. 36***
6. **Old Business:**
   A. Master Plan Discussion ***Pg. 65***
7. **Communication:**
8. **Reports of Officers and Committees:**
   A. Parking Improvements Task Force – Auston Marineau
9. **Public Comment:** (Limit 3 minutes)
10. **Commissioner Comments:**
11. **Adjourn** (Voice Vote)

NOTICE:
This public meeting will be held in-person. The public can join via Zoom video/audio conference technology.
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:
gmoore@saugatuckcity.com
Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Saugatuck City Clerk at

269-857-2603 or
sara@saugatuckcity.com for further information.

*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
    1) Participants shall identify themselves by name and address
    2) Comments/Questions shall be addressed to the Chair
    3) Comments/Questions shall be limited to **three** 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

Planning Commission

Meeting Minutes Draft – Subject to Approval

April 16, 2026, at 6:30 P.M.

Saugatuck City Hall, 102 Butler St, Saugatuck, MI 49453

1. Call to Order / Roll Call

The meeting was called to order at 6:30 p.m. by Chair Manns.
Members Present: Baldwin, Bagierek, Gardner, LaChey, Manns, & Marineau
Members Absent: Gaunt
Staff Present: Planning & Zoning Director Moore, Deputy Clerk Williams
Others Present: Trent Cunningham (Fahey Schultz Burzych Rhodes PLC), David Jirousek (Horizon Planning)

2. Approval of Agenda

Motion by Marineau, supported by Gardner, to amend the agenda to add New Business "A" Election of a Vice-Chair. Via voice vote, motion carried 6-0.

Motion by Bagierek, supported by Baldwin, to approve the amended agenda for April 16, 2026. Via voice vote, motion carried 5-0-1, with Commissioner LaChey abstaining.

3. Approval of Minutes

Motion by Baldwin, supported by Marineau, to approve the March 19, 2026, minutes as presented. Via voice vote, motion carried 6-0.

4. Public Comment

- Holly Anderson

5. New Business

A. Election of a Vice Chair
Motion by Marineau, supported by Manns, to elect Commissioner Baldwin as Vice-Chair of the Planning Commission effective April 16, 2026. Upon roll call vote, motion carried 6-0.

B. 405 Park St – Public Hearing for a Special Land Use Request

Public Hearing

A. Hearing was called to order by Chair Manns on 4/16/26 at 6:40 p.m.

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B. Summary by Zoning Director

Moore explained that the applicant submitted a Special Land Use request to add a pool at 405 Par Street in the C-4 Resort District, where swimming pools and similar recreational facilities for motel/hotel guests require special land use approval. He noted there were no special land use standards flagged specific to the pool itself. Flagged concerns from the site plan were:

- A gazebo shown within the Special Flood Hazard Area and inside the 25-foot waterfront setback.
- A six-foot privacy fence also within the 25-foot waterfront setback.

Moore stated that staff's recommended motion excludes those gazebo and fence elements from this approval and indicates they can be managed later through administrative approvals.

C. Presentation by the Applicant

Dan Cook, the owner of Casa Lona Resort and Marina at 405 Park Street explained that the proposed pool will be located in the exact spot of a former historic pool that was removed about three years ago. The old pool was approximately twelve feet deep, had a diving board, and held about 34,000 gallons of water. By contrast, the new pool is designed to be significantly smaller and less intense, with a maximize depth of about five feet and a capacity of roughly 12,000 gallons. It will feature a large shallow "shelf" area about six inches deep where lounge chairs can be placed in the water, emphasizing a comfortable pool deck and relaxation space rather than a large deep swimming pool. The applicant also noted that they hired ACME Pool Construction, a firm with roughly 45 years of experience building pools in the area, and that they invested extra effort in engineering and design up front to ensure the project is well planned and appropriate for the site.

D. Public comment regarding the application

1. Supporting Comments: None
2. Opposing comments: None
3. General Comments: None
4. Repeat Comment Opportunity: None

E. Public comment portion closed by the Chair at 6:50 p.m.

F. Commission Deliberation

During deliberation on the 405 Park Street application, commissioners expressed broad support for the proposed pool, noting that a pool had previously existed on the site and that the current plan is consistent with that historic use and with typical resort-district amenities. They appreciated the applicant's investment in quality design and construction, and discussed how remaining items such as the privacy fence, gazebo, and fire pit within the Special Flood Hazard Area and twenty-five-foot waterfront setback could be handled through administrative review rather than as part of this approval.

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G. Commission action

Motion by LaChey, second by Marineau, to approve the special land use and associated site plan for the proposed pool at 405 Park Street, based on satisfaction of the special land use standards in Section 154.082 and the site plan requirements in Section 154.060 as documented in the April 10, 2026, staff report, with approval contingent on the following conditions:

1. *All required approvals are obtained from applicable City departments and the Fire Department , if necessary.*
2. *The pool complies with all applicable State Construction Code requirements, including those related to automatic pool covers and enclosed fencing, if required.*
3. *Final approval is contingent upon administrative approval of:*
   - *The proposed six-foot privacy fence located within the 25-foot waterfront setback, and*
   - *The positioning of the proposed gazebo and fire pit within the Special Flood Hazard Area and the 25-foot waterfront setback.*

Upon roll call vote, motion carried 6-0.

C. 322 Culver – Public Hearing for a Special Land Use Request

Public Hearing

A. Hearing was called to order by Chair Manns on 4/16/26 at 6:55 p.m.

B. Summary by Zoning Director

Moore gave an overview of the special land use request for expanded outdoor dining at 322 Culver Street. He explained that the applicant is seeking approval for an expanded platform in the street right-of-way large enough to accommodate five tables, plus an additional two tables proposed in the sidewalk right-of-way. He noted that one of the affected parking spaces straddles the frontage of the applicant's business and the neighboring business, and he advised that the Planning Commission should decide whether a joint application across both tenant spaces can be considered; otherwise, the new platform must be limited to the applicant's own frontage. Moore also stated that staff need additional information before finalizing the review, specifically:

- The exact width of the applicant's tenant frontage on Culver Street (since current materials show the multi-tenant building frontage)
- The precise width and location of the proposed eight (8)' x thirty (30') platform relative to the tenant and building lines (noting that when it was first placed, it extended beyond the applicant's frontage, though they are now working on an agreement with the neighbor)
- The location and number of chairs on both the proposed platform and the sidewalk area that is currently described as "existing approved area."

C. Presentation by the Applicant

Jim Wohl, the owner of Scooters explained that he has owned the business for just under a year and is working hard to improve it while keeping it a vibrant part of downtown. He

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said he did not have enough time last summer (arriving at the end of May) to pursue outdoor dining, so he spent the winter designing a platform that would meet all city requirements. He emphasized that he has coordinated with both neighboring restaurants tenants in the same building: they have already shifted their existing outdoor platform so that Scooters' proposed platform will now fit fully within Scooters' own frontage, and all three restaurants' tenants are on board with the agreement.

D. Public comment regarding the application
   1. Supporting Comments: None
   2. Opposing comments: None
   3. General Comments: None
   4. Repeat Comment Opportunity: None

E. Public comment portion closed by the Chair at 7:05 p.m.

F. Commission Deliberation

The Commission were generally supportive of the proposal. They praised the sturdy, well-designed platform, noting its safety features (solid construction, setback from traffic, no trip edge at the curb, reflectors, planters) and that the applicant had coordinated with neighboring tenants so each would have a distinct, non-shared platform area. They confirmed that any shared parking-space frontage could be addressed through agreements and administrative review and discussed that using one additional parking space for outdoor dining would have only a minor impact on overall parking capacity, consistent with current city policy on expanded dining. Some questions were raised about documenting the exact number and placement of tables and seats, and about ensuring all checklist items and department/fire approvals are satisfied, but commissioners felt these could be handled as conditions of approval. They concluded that the use is appropriate for the downtown context and meets the special land use standards.

G. Commission action

Motion by Marineau, supported by Baldwin, to approve the special land use, so long as the following conditions are provided:

1. *Provide light fixture details and information concerning the compliant placement of electrical cords.*
2. *Secure all other applicable approvals from City departments, the fire department, and applicable outside agencies.*
3. *Provide all Expanded Outdoor Dining Area checklist items in accordance with Section 154.092 (O)(2)b:*
   a) *A revised/compliant site plan.*
   b) *An executed Revocable License Agreement between the City and Applicant.*
   c) *A one-time application fee and annual fee.*
   d) *Certificate of Insurance, demonstrating general and product liability coverage in the amount of $500,000 per person/$500,000 per incident with the City listed as a named insured.*
   e) *Certificate of umbrella insurance with policy limits of at least $1,000,000, with the City listed as a named insured.*

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f) Health Department Food Service License (If applicable).

g) Attestation form from Applicant, indicating that the Outdoor Dining Area will be lit 24 hours per day by both electrical lighting and traffic reflectors.

h) Written approval from the Fire Department for heating equipment (If Applicable).

i) Attestation from applicant that all property taxes, including personal property taxes, are current.

Via roll call vote, motion carried 6-0.

6. Old Business

A. 510 Butler/120 Mary (Wickwood Inn) – Amended Conditional Rezoning Request

The commission's discussion on 510 Butler/120 Mary (Wickwood Inn) focused on whether it was appropriate to rezone the property from Commercial Transitional back to Water Street East with the applicant's proposed voluntary conditions. Commissioners acknowledged the applicant's desire to expand services (liquor license, more dining, small events, limited public access to the dining room), but raised concerns about intensity of use, event size, parking, enforcement of conditions that run with the land, and the broader precedent of extending Water Street-type commercial intensity onto Butler Street frontage before the city finishes its new master plan. They noted that the conditions package had changed significantly since March, that the proposal did not clearly fit existing "hotel/inn" definitions, and that future land-use and zoning questions on Butler are better managed in the upcoming master-planning and text-amendment work.

The applicant request the Commissioners return their conversation and deliberation to the previously reviewed proposal submitted for the March 19, 2026, Planning Commission meeting which proposed less stringent voluntary conditions and positioned the future use request to be classified as a "Motel and Motor Court." The Commission reiterated concerns about the intensity of use, increased event size, and expanding Water Street zoning farther east of Water Street. The Commission also expressed concerns about the applicants' request to approve an application that was significantly different from the amended application and therefore was not included in the packet to have further review in preparation for the current meeting.

Motion by Marineau to recommend denial of the proposed ordinance to amend the zoning ordinance and zoning map at the City of Saugatuck by recommending denial of the rezoning at 120 Mary Street and 510 Butler Street with voluntary conditions.

Commissioner LaChey proposed an amendment; that the motion be prefaced with the phrase "based upon the discussions and sentiments of various Planning Commissioners stated at this meeting."

Commissioner Baldwin proposed another amendment to "refer specifically to the factors in Section 154.176 (C)(1)b, of the zoning ordinance", which is what the commission has been discussing.

The amendments were not formally seconded prior to the motion being restated.

Motion by Marineau, supported by LaChey, to recommend denial of the proposed ordinance to amend the zoning map at the City of Saugatuck. I recommend denial of the rezoning of 120 Mary Street and 510 Butler Street with voluntary conditions, as offered by staff based on the findings

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related to 154.176 (C)(1)b of the zoning ordinance as outlined in the memo dated February 13, 2026, and as discussed by planning commissioners with reservations they had during the discussion at the April 16th and March 19th Planning Commission meetings. Motion carried 6-0.

B. Sign Ordinance Amendment

The Commission's discussion on the Sign Ordinance Amendment centered on how to manage changes City Council requested after the draft left Planning Commission. Attorney Trent Cunningham explai8ned that he had revised the ordinance to reflect Council's direction and prepared a comparison table showing current vs. proposed rules. Commissioners clarified that their role at this stage was mainly to confirm they had no major objections to Council-driven edits, not to re-open the entire ordinance. They briefly reviewed key changes:

- Simplifying the mural definition and clarifying that murals should only need Historic District Commission approval when actually located in the historic district.
- Revising temporary and yard sign rules, including a carve-out tied to garage sales and removing the on-premises/off-premises distinction.
- Preserving more Planning Commission/Council oversight instead of delegating certain approvals fully to staff.

Motion by LaChey, supported by Bagierek, to approve the latest version of the sign ordinance, as presented to the Planning Commission for review, be recommended to City Council for approval. Upon voice vote, motion carried 6-0.

C. Master Plan Discussion

The Master Plan discussion focused on a draft "character areas" analysis prepared by consultant David Jirousek as an early chapter of the new master plan. Jirousek explained that he mapped and described neighborhoods purely by their existing physical and functional character (building types, setbacks, uses, streets, walkability, public spaces), without regard to current zoning lines, to create a baseline for later future land use and zoning decisions. Commissioners generally agreed that the mapped areas felt accurate and useful, noting how it reveals differences between blocks that today may share a zoning district and highlights where future changes (e.g., expanding downtown character, adjusting commercial edges, or protecting residential areas) would have real impacts. They discussed using this framework later for questions like whether and where to add pocket parks/benches, how to manage pressure on Butler Street and waterfront areas, and how to respond to regional growth in Douglas and the township. The commission's consensus was to treat this as a working reference, give members time to study it in more detail, and then use it to structure upcoming topic-specific chapters (mobility/sidewalks, public spaces, environmental issues, etc.) before tackling the final future land use map.

7. Communication

None

8. Reports of Officers and Committees

A. Parking Improvements Task Force – Auston Marineau

Auston Marineau reported that the Parking Improvements Task Force reviewed survey results, set a plan for off-season and peak-season field data collection to track parking demand and turnover), and did a first "around-the-table check of members' views on options like a parking

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garage and paid parking. His sense was that no one is eager to pursue either of those yet, though all options remain on the table. He also noted that, so far, task force meetings have had little public attendance, even though the survey response was strong, and that much of the work is still at an early, exploratory "idea-testing" stage rather than forming concrete recommendations.

9. Public Comments

None

10. Commissioner Comments

- Gardner thanked everyone for a strong, thoughtful meeting and said he was proud to serve with the other commissioners, noting their expertise and the quality of discussion. He then raised a specific concern about a house at 415 Park Street, stating that neighbors have reported it has not been properly maintained for years and may pose a danger to adjacent properties. He formally requested that the zoning director investigate the condition of that property, offering to provide additional information to staff outside of the meeting. He closed by publicly thanking Bobbie Gaunt for her years of service on the Planning Commission and saying she will be missed.
- Marineau briefly commented that it was a good, substantive discussion, and said he appreciates being part of the commission, and joined others in thanking Commissioner Bobbie Gaunt for her service and noting that her perspective will be missed.
- LaChey said he agreed with earlier remarks about the quality of the meeting and felt the commissioner's work on several complex issues was commendable, highlighting how members listen to one another, coalesce, and show mutual respect. He then thanked Bobbie Gaunt for her service, calling her the "moral compass" of the commission and emphasizing how important that role is. Finally, he congratulated Deputy Clerk Williams, noting that she had just completed the requirements to become a full-fledged municipal clerk and that this was recognized at the last City Council meeting.
- Baldwin stated that he wanted to echo others' comments about Bobbie Gaunt, calling her departure a significant loss for the Planning Commission. He noted that she las likely served for many years and that her experience, voice, and perspective will be missed.
- Bagierek remarked that many different businesses have come before Planning Commission, all wanting to help keep Saugatuck great. He said the commission's role is to "keep them in the navigational buoys"-to guide projects within the rules. He acknowledged that the commission had just voted down one request but encouraged businesses not to give up and to keep trying to find proposals that fit within the regulations, adding that he is glad to see new businesses continuing to invest in town.
- Manns reiterated how much the commission will miss Bobbie Gaunt and thanked her for her years of service, saying she is welcome to reconsider and return before interviews for a replacement begin. He then reflected on the evening's work, noting that even when the commission denies a request, it does so for sound reasons while still trying to think about future changes that could benefit businesses within the city's framework. He emphasized that this balance is exactly what a Planning Commission is supposed to do and said it is an honor to work with this particular group, praising the quality of the commission and thanking members for their ongoing commitment.

11. Adjournment

Motion by Gardner, supported by Bagierek, to adjourn the meeting at 8:42 p.m. Motion carried 6-0.

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Submitted by:
Sara Williams
Deputy Clerk
City of Saugatuck

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MEMORANDUM

TO: Planning Commission
City of Saugatuck

FROM: Grayson Moore
Director of Planning/Zoning

DATE: May 21, 2026

RE: Site Plan Extension Request, Brian Ruiter: 405 Park Street

REQUEST: The applicant requests approval from the Planning Commission for an extension of one (1) year in accordance with Section 154.065 for PZ24071, the renovation of a multifamily unit interior and addition of three (3) seasons room and two (2) bathrooms underneath the existing deck originally issued on May 2, 2025.

BACKGROUND: The property is located in the Resort C-4 zoning district and previously received site plan approval from the Planning Commission in 2025.

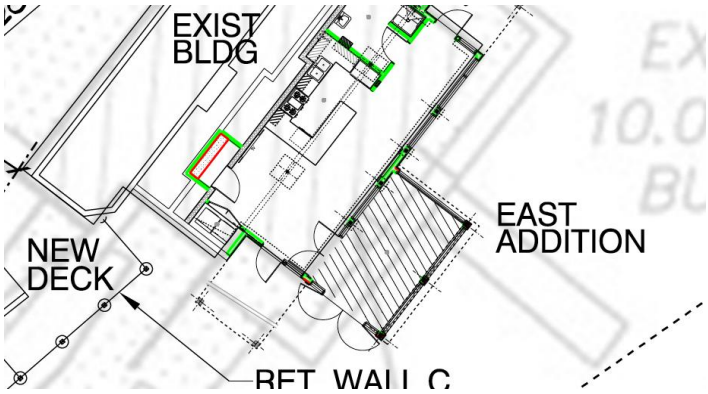
Prior to the permit expiration date, the applicant submitted a request for an extension of the previously approved zoning permit for the clubhouse renovation and addition located at 405 Park Street. The applicant provided the following explanation and evidence demonstrating that the development is likely to commence construction within the requested one-year extension period:

> *We are currently in the process of obtaining our building permit and are awaiting issuance of the SESC permit from the county. Once that is in hand, we will submit our final materials to MTS for permit approval. As part of that process, we understand updated or extended zoning documentation may be required.*

The construction is now intended to begin in September of 2026.

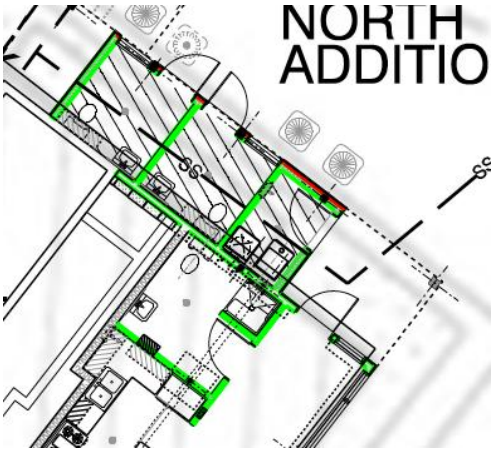
The applicant has also submitted revised plans that qualify as minor changes eligible for administrative approval. The originally approved plans, along with the administratively approved amended plans, are attached. The revisions include:

1. The originally approved east addition is no longer proposed.

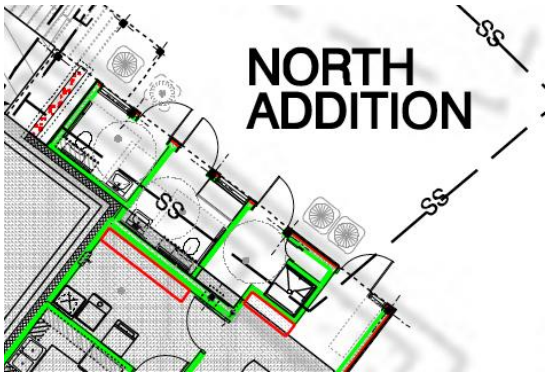


2. The north addition configuration has changed slightly in that the entry area adjacent walls will meet to create a vestibule entrance.

Originally Approved:



Administratively Approved Amendment:



APPLICABILITY: Pursuant to Section 154.065, the Planning Commission may approve a one-year extension for a previously approved site plan where the applicant has provided evidence demonstrating that the development is likely to commence construction within the extension period.

RECOMMENDATION:
The applicant submitted the extension request in compliance with Section 154.065, Validity of Site Plans. Staff finds the request reasonable given the pending issuance of the county SESC permit and the applicant's stated timeline for obtaining remaining approvals and commencing construction. Based on the information provided, it is reasonable to conclude that construction is likely to begin within the requested one-year extension period.

A sample motion is provided below:

*I move to **approve** the applicants request for the extension of PZ24071 as amended for a period of one (1) year.*

Application Fee: $750
Escrow Deposit: $2,000

Site Plan Review Application

City of Saugatuck Zoning Code: https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck_mi/0-0-0-4355

Location Information

Address 405 Park Street, Saugatuck, MI 49453 Parcel Number [redacted]

Applicants Information

Name 1AC Real Estate Holding Company, LLC Address / PO Box 405 Park Street

City Saugatuck State MI Z[redacted] Phon[redacted]

Interest In Project Owner E-Mail[redacted]

I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. I understand that this application will not be processed until it is deemed complete and the required fees and escrow deposit (if applicable) are paid. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature [signature] Date 12/4/24

Owners Information (if different from applicants)

Name J. Daniel Cook Address / PO Box Same

City State Zip Phone

E-Mail

I hereby authorize the applicant listed above to make this application for proposed work as my agent. I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. 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. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature Date 12/4/24

Contractors/ Developers Information (unless proposed work is to be done by the property owner)

Name Scott Van Eerden Builders, LLC Contact Name Scott Van Eerden

Address / PO B[redacted]

State MI Z[redacted] Fax

E-M[redacted]

License Number 2100208886 Expiration Date 05/31/26

PROPERTY INFORMATION

Depth _____ Width_____Size 30,492 _____ Zoning District_____Current Use Marina Resort, Boat Rental and event c

Check all that apply:

Waterfront_x_____Historic District_____Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Renovation of existing clubhouse in the first floor of the "lodge" building.

Addition of two exterior ADA compliant bathrooms under the existing deck on the North side of the building with a small storage room.

Addition of a 3 seasons room under the existing deck on the east side of the building.

Site Plan Review Application

SITE PLAN REQUIREMENTS (SECTION 154.061)

A) Applications for preliminary site plan approval shall consist of the following information unless waived by the Zoning Administrator.

Y	N	NA	
☐	☐	☐	Property dimensions
☐	☒	☐	Significant vegetation
☐	☐	☐	Water courses and water bodies, including human-made surface drainage ways
☐	☐	☐	Existing public right-of-way, pavements and/or private easements
☐	☐	☐	Existing and proposed uses, buildings, structures and parking areas
☐	☐	☐	Zoning classification of abutting properties
☐	☐	☐	The name, address and telephone number of the person and firm who prepared the site plan, and the date on which it was prepared
☐	☐	☐	A north arrow

B) Applications for final site plan approval shall consist of the following information unless waived by the Zoning Administrator. One (1) paper copy of a final site plan (no greater than 11" x 17") and one (1) digital copy, at a scale of not less than one inch equals ten feet, shall include:

Y	N	NA	
☐	☐	☐	Dimensions of property of the total site area,
☐	☐	☐	Contours at 2-foot intervals
☐	☐	☐	Locations of all buildings
☐	☐	☐	Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property
☐	☐	☐	Parking areas
☐	☐	☐	Driveways
☐	☐	☐	Required and proposed building setbacks
☐	☐	☐	Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths;
☐	☐	☐	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;
☐	☐	☐	Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths;
☐	☐	☐	Proposed water supply and wastewater systems locations and sizes;
☐	☐	☐	Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain;
☐	☐	☐	Proposed common open spaces and recreational facilities, if applicable;
☐	☐	☐	Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;
☐	☐	☐	Signs, including type, locations and sizes;

☐ ☐ ☐ Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives;

☐ ☐ ☐ Exterior lighting showing area of illumination and indicating the type of fixture to be used.

☐ ☐ ☐ Elevations of proposed buildings drawn to an appropriate scale shall include:

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.

☐ ☐ ☐ Location, if any, of any views from public places to public places across the property;

☐ ☐ ☐ 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.

STANDARDS FOR APPROVAL (SECTION 154.063)

Please respond to each of the following questions by explaining how the proposed development will meet the standards for site plan approval:
*note: not all questions will apply for all requests.

(1) How will the elements of the site plan shall be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of the buildings? Will the site be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter? The spaces are within the existing structures. They do not impede any future development or change the character of this or adjoining properties.

(2) How will the landscape be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter? These improvements do not require any removal or relocation of landscape.

(3) How will the site plan provide reasonable visual and sound privacy for all dwelling units located therein? How will fences, walks, barriers and landscaping shall be used, as appropriate, be used to accomplish these purposes? These are all interior spaces. They are not visible to neighboring properties.

(4) How will all buildings or groups of buildings be arranged so as to permit necessary emergency vehicle access as required by the Fire Department? These improvements do not change or restrict accessibility in any way.

(5) How will there be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, local shopping areas and other uses which generate a considerable amount of pedestrian traffic? (All federal, state and local barrier free requirements shall be met.) The entrances and exits to these areas are well within the private property and not near pedestrian areas.

(6) How will the arrangement of public or common ways for vehicular and pedestrian circulation be connected to existing or planned streets and pedestrian or bicycle pathways in the area? Will streets and drives which are part of an existing or planned street pattern serving adjacent development be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the City's land use plan?

These improvements do not require any changes to existing or new streets, pathways or traffic patterns.

(7) How will all streets be developed in accordance with city specifications, unless developed as a private road?

There is no street development as a part of these improvements.

(8) How will appropriate measures be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system? Will provisions be made to accommodate storm water, prevent erosion and the formation of dust? The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, create puddles in paved areas or create erosion problems.

There is not additional surface water removal required. We will add gutters and downspouts to each area with proper drainage onto the gravel parking lot.

(9) How will 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 thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six feet in height? (See §§ 154.142 through 154.144).

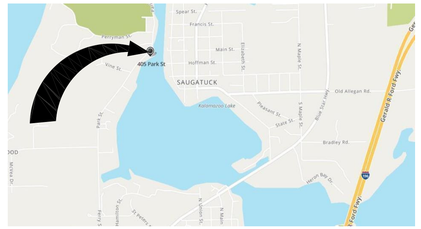
There is not expected loading or unloading area. Also no intention to have additional storage of trash or trash recepticals as a result of these improvements.

(10) How will exterior lighting be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets? Flashing or intermittent lights shall not be permitted.

There will be four small exterior lights added as a result of these improvements. Each my and entry/exit door. No outward shinning or flashing lights.



AERIAL PHOTO "1"
1"=40'



LOCATION MAP
NO SCALE

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO

CASA LOMA MARINA, 405 PARK STREET
SAUGATUCK, MICHIGAN 49453

ARCHITECT

dlb david lee bareman Architects, LLC
956 College Ave.
Holland, Michigan 49423
tel 616-392-6935
fax 616-392-2120 (call first)

P,M&E ENGINEER

MJW Consulting, LLC
840 Brookville Plaza, SE
Grand Rapids, MI 49508
tel 616-243-8650
fax 616-825-6208

EXIST HOME & DECK
STRUCTURAL ENGINEER

SERVINSKY ENGINEERING, PLLC
280 Douglas Avenue
Holland, MI 49424-1281
tel 616-738-1281
email marks@servinskieng.com

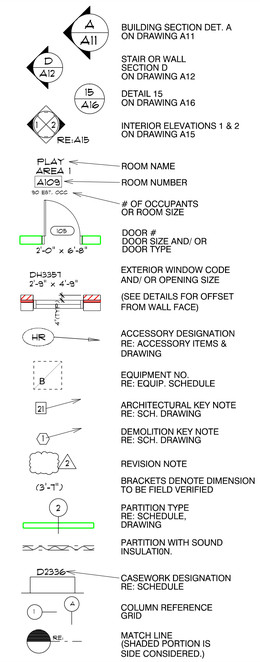
GENERAL CONDITIONS:

1. THE CONSTRUCTION DOCUMENTS ESTABLISH THE SCOPE & DESIGN INTENT OF THE NEW WORK & PROVIDE THE CONTRACTOR W/ KNOWLEDGE OF THE EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS & ACCOMPLISHING THE INTENT OF NEW WORK WITH MINIMAL REMOVAL OF EXISTING.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ ALL FEDERAL, STATE & LOCAL CODES & ORDINANCES IN EFFECT IN THE PROJECT AREA, AS WELL AS OTHER REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURSIDICTION.
3. REFER TO DOCUMENTS WHICH SHOW THE WORK OF OTHER TRADES TO COORDINATE INSTALLATION & METHODS OF CONSTRUCTION.
4. COORDINATE LOCATION OF ALL MECHANICAL & ELECTRICAL INSTALLATIONS W/ ARCHITECTURAL WORK. REFER QUESTIONS TO GENERAL CONTRACTOR/ BUILDER.
5. WHERE CONFLICT MAY EXIST, BETWEEN DRAWINGS &/OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
6. THE CONTRACTOR IS RESONSIBLE TO CONFIRM ALL DIMENSIONS W/ FINAL MATERIAL SELECTIONS & COORDINATE ACTUAL SIZES W/ CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
8. ALL WORK SHALL CONFORM TO INDUSTRY & MANUFACTURER'S PUBLISHED STANDARDS & THE BLDG OWNER'S REQUIREMENTS FOR QUALITY OF MATERIALS & WORKMANSHIP AS WELL AS ALL REQMTS OF THESE DWGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE BLDG PERMIT FOR THE WORK SHOWN ON THESE DWGS. INDIVIDUAL SUBCONTRACTORS SHALL SECURE PERMITS FOR THEIR PORTION OF THE WORK UNLESS DIRECTED OTHERWISE BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL SECURE COPIES OF THE CONSTRUCTION DOCUMENTS, SHOP DWGS & OTHER DOCUMENTS NECESSARY TO COORDINATE ALL WORK, INCLUDING THE OWNER'S SUPPLIED ITEMS. COPIES OF ALL DOCUMENTS SHALL BE KEPT & MADE AVAILABLE AT THE JOB SITE FOR THE ENTIRE DURATION OF THE WORK.
11. DO NOT SCALE DWGS. USE PROVIDED DIMENSIONS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SHALL VERIFY ALL NEW & EXISTING CONDITIONS SHOWN ON THE DWGS. IF DISCREPANCIES EXIST IN THE CONSTRUCTION DOCUMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR & HAVE CONTROL OVER THE SCHEDULING, SEQUENCING & CONSTRUCTION MEANS/ METHODS EMPLOYED IN THE EXECUTION OF THE WORK & FOR SAFETY ON THE PROJECT SITE.
14. COMMENCEMENT OF WORK IN AN AREA SHALL CONSTITUTE THE CONTRACTOR'S ACCEPTANCE & UNDERSTANDING OF THE NEW & EXIST CONDITIONS. THE ARCHITECT & OWNER WILL NOT BE RESPONSIBLE FOR CORRECTIVE MEASURES NECESSARY AS A RESULT OF THE CONTRACTOR'S FAILURE TO FULLY UNDERSTAND OR COORDINATE THE WORK.
15. ALL DOORS LEADING TO EXITS SHALL BE OPERABLE WITHOUT A KEY OR SPECIAL KNOWLEDGE & SHALL BE PROPERLY IDENTIFIED AS SUCH.
16. PROVIDE TEMPORARY, PORTABLE FIRE EXTINGUISHERS AS REQ'D BY THE BLDG CODE, INTERNATIONAL FIRE CODE & LOCAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
17. NO SUBSTITUTIONS FOR ITEMS SPECIFIED WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT & OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING SAMPLES OR PRODUCT INFORMATION AS NECESSARY TO EVALUATE THE PROPOSED SUBSTITUTION IN A TIMELY MANNER SO AS NOT TO PRECLUDE THE PROCUREMENT OF THE ORIGINALLY SPECIFIED PRODUCT.
18. THE CONTRACTOR SHALL PROVIDE A FLD SUPERVISOR FOR THE PROJECT & SUPPLY CONTACT INFO TO THE OWNER.
19. PROTECT ALL AREAS & NEW & EXISTING MATERIALS & FINISHES FROM DAMAGE THAT MAY OCCUR FROM CONSTRUCTION, DIRT, DUST, WATER, ETC. ANY DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS OR IMPROPER PROTECTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
20. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MEANS & BARRIERS TO PROTECT THE PROJECT SITE, & THE PUBLIC, AS REQUIRED BY APPLICABLE LOCAL, STATE & NATIONAL CODES & REGULATIONS.
    COMPLY W/ SMOKE DEVELOPED & FLAME SPREAD RATINGS
21. AS INDICATED ON THE DWGS. IN THE ABSENCE OF DEFINED RATINGS, PRODUCTS SHALL COMPLY W/ CLASS "A" REQMTS. COORDINATE THE INSTALLATION OF WORK &/OR EQUIPMENT
22. PROVIDED BY THE OWNER.
    ALL WORK IN THIS PROJECT SHALL BE WARRANTED AGAINST
18. ANY DEFECT IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE YEAR COMMENCING AT THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A LONGER PERIOD IS SPECIFIED IN THE CONSTRUCTION DOCS OR OFFERED BY THE MANUFACTURER. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
    PROVIDE MARKED AS-BUILT DWGS ALONG W/ COPIES OF ALL
19. WARRANTIES & OPERATING MANUALS TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
    REMOVE ALL RUBBISH & WASTE MTLS ON A DAILY BASIS TO
20. PREVENT THE ACCUMULATION OF DIRT & DEBRIS. PROVIDE FINAL CLEANING AT THE END OF THE PROJECT.
    THE CONSTRUCTION DOCUMENTS, DWGS & SPECS ARE
21. INSTRUMENTS OF SERVICE OF THE ARCHITECT & REMAIN THE PROPERTY OF THE ARCHITECT & SHALL NOT BE USED WITHOUT HIS EXPRESSED WRITTEN CONSENT.

ABBREVIATIONS:

AC	ACOUSTICAL	N	NONE
ACPL	ACOUSTICAL PLASTER	NA	NOT APPLICABLE
ACP	ACOUSTICAL PANEL	NS	NO SUBSTITUTIONS
ACT	ACOUSTICAL TILE	PLYWD	PLYWOOD
AL	ALUMINUM	PNT	PAINT(ED)
ANOD	ANODIZED	PLAS	PLASTER
AT	ASPHALT TILE	PLAM	PLASTIC LAMINATE
B	BASE	QT	QUARRY TILE
BRZ	BRONZE	QTB	QUARRY TILE BASE
BE	BAKED ENAMEL	RB	RUBBER BASE
BRK	BRICK	RT	RUBBER TILE
CPT	CARPET	SACP	SUSPENDED ACOUST CEILING PANEL
CPTB	CARPET BASE	SCW	SOLID CORE WOOD
CPPL	CEMENT PLASTER (PORTLAND)	SGB	SUSPENDED GYPSUM BOARD
CT	CERAMIC TILE	SGT	STRUCTURAL GLAZED TILE
CTB	CERAMIC TILE BASE	SHT	SHEET
CONC	CONCRETE	STN	STAIN
CMU	CONC MASONRY UNIT	SV	SHEET VINYL
CPR	COPPER	S	SEALER
CC	CUBICLE CURTAIN	TC	TERRA COTTA
DWG	DRAWING	TZ	TERRAZZO
EPNT	EPOXY PAINT	TP	TOILET PARTITION
ES	EXPOSED STRUCTURE	UCT	UNGLAZED CT
EIFS	EXTERIOR INSULATION FINISH SYSTEM	UCTB	UNGLAZED CT BASE
EXIST	EXISTING	VAR	VARNISH
FV	FIELD VERIFY	V	VINYL
FWC	FABRIC WALLCOVERING	VB	VINYL BASE
GCT	GLAZED CERAMIC TILE	VCT	VINYL COMPOSITION TILE
GCTB	GLAZED CERAMIC TILE BASE	VT	VINYL TILE
GCMU	GLAZED CONCRETE MASONRY UNITS	VWC	VINYL WALLCOVERING
GYPB	GYPSUM BOARD	WSCT	WAINSCOT
GYPPL	GYPSUM PLASTER	WD	WOOD
HCW	HOLLOW CORE WOOD	WB	WOOD BASE
HM	HOLLOW METAL	WS	WOOD STAIN
INSUL	INSULATION	X	EXISTING WHEN USED AS A CODE PREFIX (XCONC)
INTER	INTEGRAL		EXISTING TO REMAIN
ME	MATCH EXISTING	2	COLOR # WHEN USED AS A SUFFIX (PNT.2). REFER
MISC	MISCELLANEOUS		TO FINISH COLOR SCHED
MTL	METAL		

ARCHITECTURAL SYMBOL LEGEND



DRAWING INDEX:

CIVIL

T1 LOCATION MAP & AERIAL PHOTO
C1 SITE PLAN

ARCHITECTURAL

A1 EXIST & PROP 1ST FLR PLANS
A2 EXIST & PROP EXT ELEVATIONS
A3 1ST FLR REF CLG & 2ND FLR FRMG PLANS
A4 BLDG & WALL SECTIONS, & DETAILS

PLUMBING & MECHANICAL

MP1 PLUMBING & MECHANICAL PLANS

ELECTRICAL

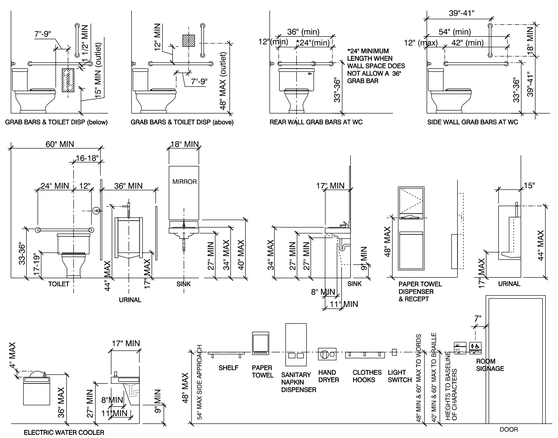
E1 ELECTRICAL & LIGHTING PLANS

SITE DESIGN, FIRE PROTECTION, STRUCTURAL (OTHER THAN 2ND FLR FRMG), AND CIVIL DESIGN/ DRAWINGS FOR THIS PROJECT HAVE BEEN PREPARED BY OTHERS AND ARE NOT INCLUDED IN THIS SET. THE ARCHITECT MAKES NO REPRESENTATION REGUARDING THE DESIGN PROVIDED BY OTHERS, OR FOR THE COORDINATION OF THESE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS.

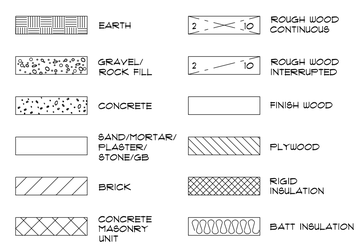
APPLICABLE CODES :

2015 MI BUILDING CODE (MBC)
2015 MI REHABILITATION CODE (MRC)
2015 INTERNATIONAL FIRE CODE (IFC)
ASHRAE 90.1 2015 (ECC)
2021 MI PLUMBING CODE (MPC)
2021 MI MECHANICAL CODE (MMC)
2023 NATNL ELECT.CODE (NEC) W/ MI PART 8 ADMDMTS

BF/ ADA MOUNTING HEIGHTS



MATERIAL LEGEND



SET NUMBER

dlb david lee bareman Architects, LLC

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO

TITLE SHEET

DATE:	ISSUED FOR:
11/5/2024	50% OWNER REVIEW (REDO)
12/06/2024	90% OWNER REVIEW (REDO)
12/11/2024	98% OWNER REVIEW (REDO)

PRELIMINARY
NOT FOR CONSTRUCTION

Wednesday, December 11, 2024

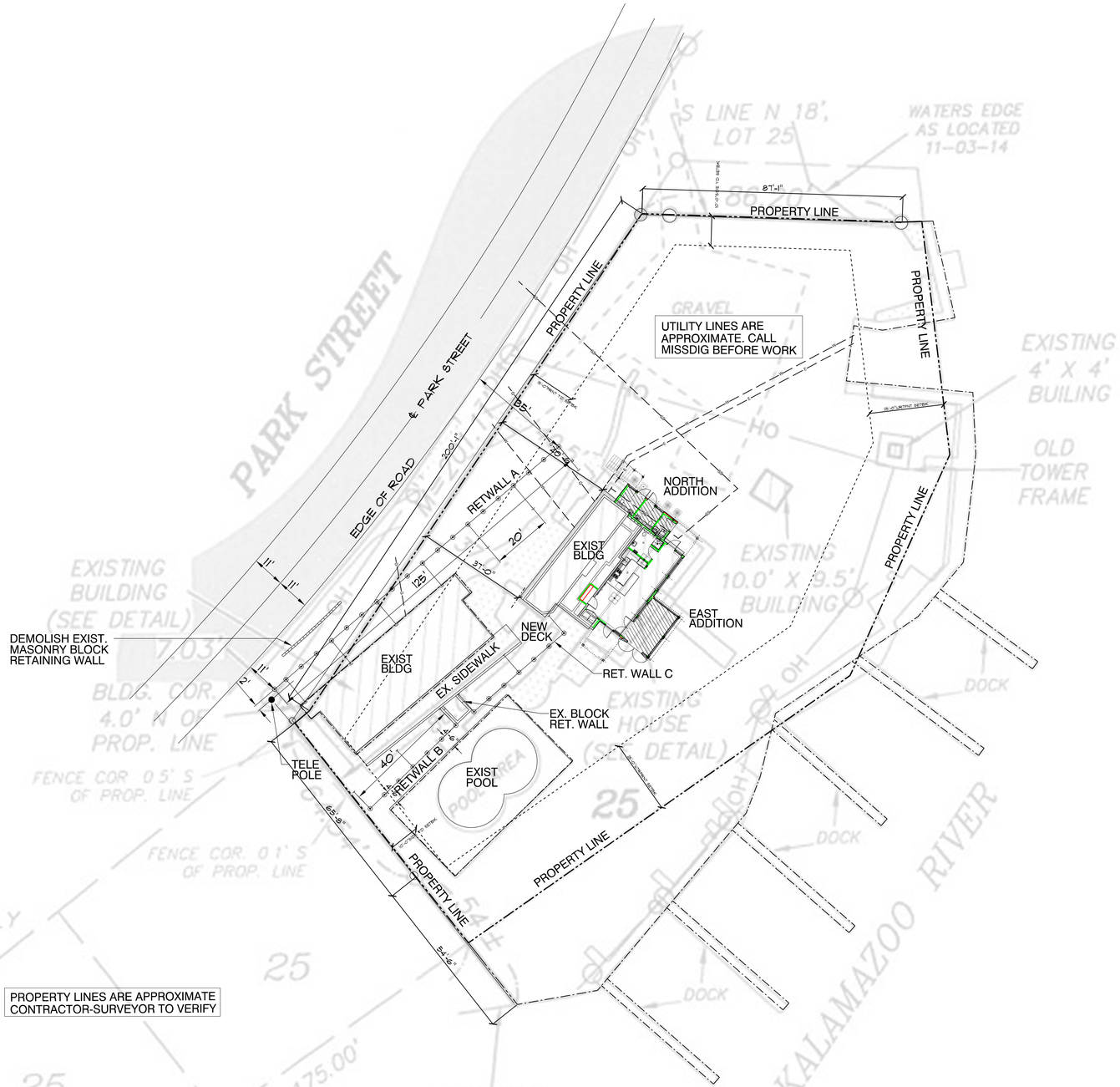
dlb Architects, LLC

24-25
T1

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AERIAL PHOTO 2
1"=40'-0"



PROPERTY LINES ARE APPROXIMATE
CONTRACTOR-SURVEYOR TO VERIFY

SITE PLAN "D"
1"=20'-0"

dlb david lee bareman Architects, LLC

NEDERVELD
www.nederveld.com • 800.222.1868
Holland
Ann Arbor, Chicago, Columbus, Grand Rapids, Indianapolis, St. Louis

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO

SITE PLAN

DATE:	ISSUED FOR:
11/5/2024	50% OWNER REVIEW (REDO)
12/06/2024	90% OWNER REVIEW (REDO)
12/11/2024	95% OWNER REVIEW (REDO)

PRELIMINARY
NOT FOR CONSTRUCTION

Wednesday, December 11, 2024

dlb Architects, LLC

24-25
C1

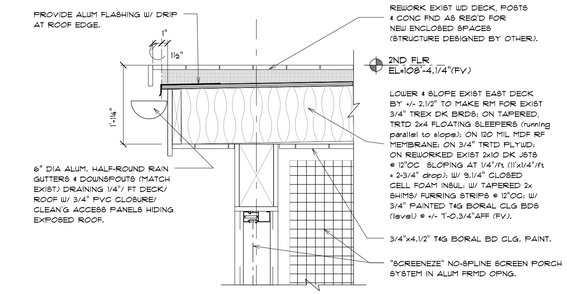
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EAST DECK

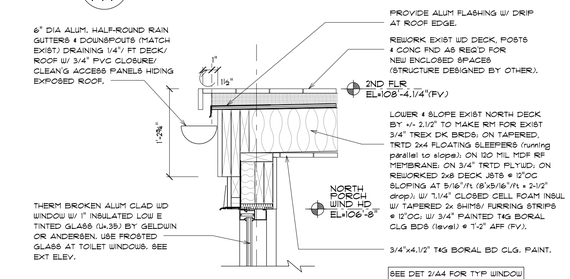
A-A BUILDING SECTION A-A
A4 3/4"=1'-0"

NORTH DECK

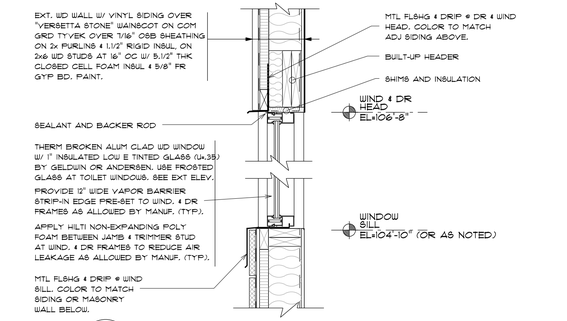
B-B BUILDING SECTION B-B
A4 3/4"=1'-0"



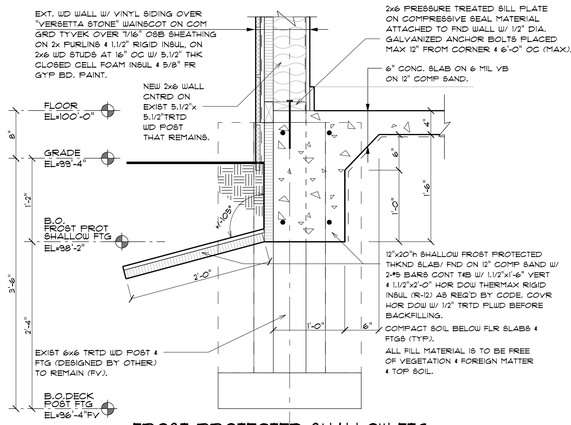
5 A4 EAST DECK EAVE
1"=1'-0"



4 A4 NORTH DECK EAVE
1"=1'-0"



2 A4 WIND HD & SILL AT 2x6 WD WALL
1"=1'-0"



1 A4 FROST PROTECTED SHALLOW FTG AT EXIST DECK & NEW 2x6 WD WALL
1"=1'-0"

dlb david lee berman Architects, LLC

MJW Consulting, LLC

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO
BLDG & WALL SECTIONS, & DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

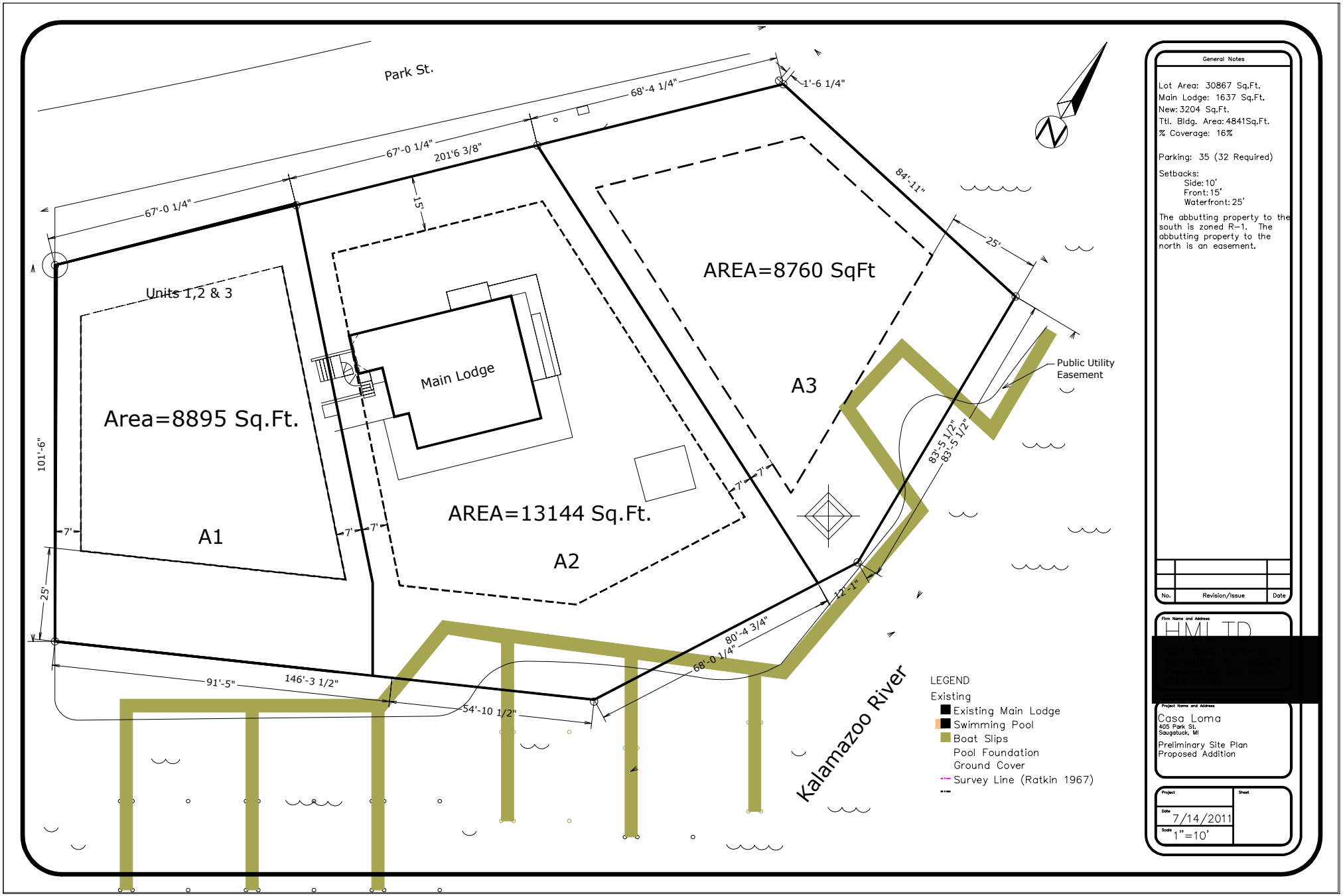
DATE: ISSUED FOR:
12/11/2024 99% OWNER REVIEW

Wednesday, December 11, 2024

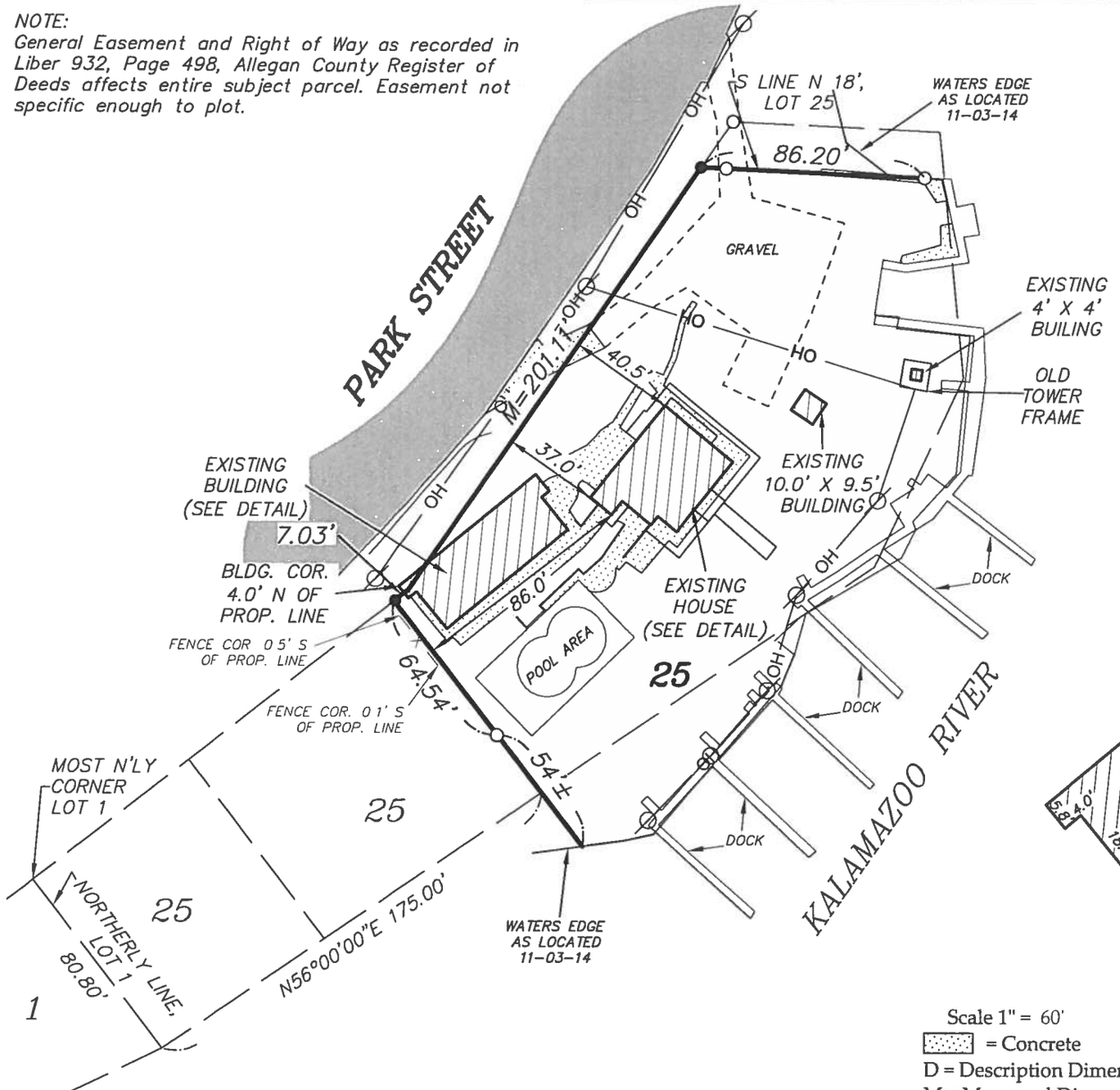
dlb Architects, LLC

24-25 A4

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Park St.
68'-4 1/4"
1'-6 1/4"
67'-0 1/4"
201'6 3/8"
67'-0 1/4"
15'
84'-11"
25'
Units 1,2 & 3
Area=8895 Sq.Ft.
A1
Main Lodge
AREA=8760 SqFt
A3
AREA=13144 Sq.Ft.
A2
Public Utility Easement
83'-5 1/2"
83'-5 1/2"
7'
7'
7'
7'
7'
101'-6"
25'
12'-1"
80'-4 3/4"
68'-0 1/4"
91'-5"
146'-3 1/2"
54'-10 1/2"
Kalamazoo River
LEGEND
Existing
Existing Main Lodge
Swimming Pool
Boat Slips
Pool Foundation
Ground Cover
Survey Line (Ratkin 1967)
General Notes
Lot Area: 30867 Sq.Ft.
Main Lodge: 1637 Sq.Ft.
New: 3204 Sq.Ft.
Ttl. Bldg. Area: 4841Sq.Ft.
% Coverage: 16%
Parking: 35 (32 Required)
Setbacks:
Side: 10'
Front: 15'
Waterfront: 25'
The abbutting property to the south is zoned R-1. The abbutting property to the north is an easement.
No.
Revision/Issue
Date
Firm Name and Address
HMLTD
[redacted]
Project Name and Address
Casa Loma
405 Park St.
Saugatuck, MI
Preliminary Site Plan
Proposed Addition
Project
Sheet
Date
7/14/2011
Scale
1"=10'

NOTE:
General Easement and Right of Way as recorded in Liber 932, Page 498, Allegan County Register of Deeds affects entire subject parcel. Easement not specific enough to plot.



PREPARED FOR: John Muller
405 Park Street
P.O. Box 906
Saugatuck, MI 49453

RE: 405 Park Street

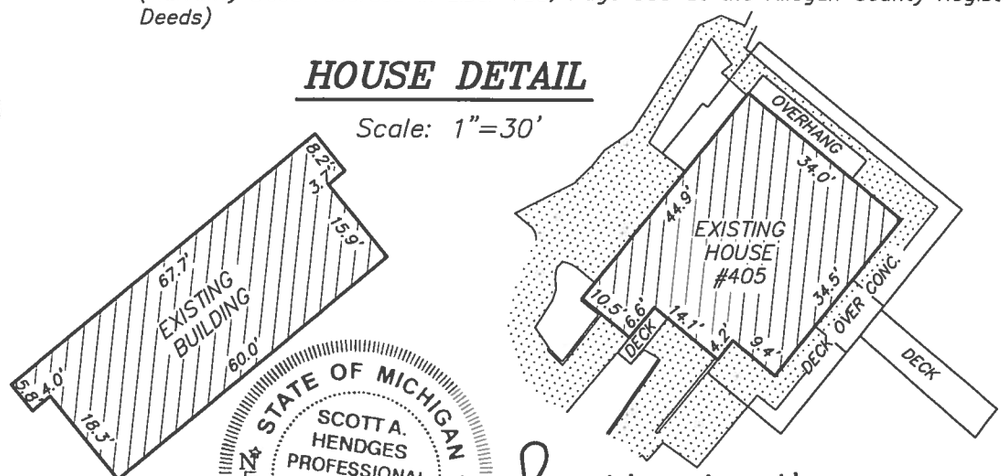
The following described lands and premises situated in the Village of Saugatuck, County of Allegan, and State of Michigan.

All of Lot 25 of Oak Knolls Plat, Village of Saugatuck, County of Allegan, State of Michigan, excepting: That part of Lot 25, Oak Knolls Plat described as follows: Commencing at the most Northerly corner of Lot 1 of said Oak Knolls Plat running thence Southeasterly along the Northeasterly line of Lot 1, 80.8 feet to the most Southerly corner of Lot 25; running thence North 56 degrees East, 175 feet along the Southeast boundary of said Lot 25; running thence Northwesterly parallel with the Northeasterly line of Lot 1 to the Southeasterly line of Park Street; running thence Northwesterly along the Southeasterly line of Park Street to the point of beginning. Also excepting the North 18 feet of Lot 25, Oak Knolls Plat. Together with all riparian rights appurtenance thereto.

(Warranty Deed recorded in Liber 739, Page 330 at the Allegan County Register of Deeds)

HOUSE DETAIL

Scale: 1"=30'



STATE OF MICHIGAN
SCOTT A. HENDGES
PROFESSIONAL SURVEYOR
No. 47953
LICENSED PROFESSIONAL SURVEYOR

By: Scott A. Hendges

Scott A. Hendges Licensed Professional Surveyor No. 47953

We hereby certify that we have examined the premises herein described, that the improvements are located entirely thereon as shown and that they do not encroach except as shown hereon.

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

Scale 1" = 60'
= Concrete
D = Description Dimension
M = Measured Dimension
P = Platted Dimension
● = Set Iron Stake
O = Found Iron Stake
——x—— = Fence Line

NEDERVELD

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

COLUMBUS
6355 Old Avery Road, Suite A
Dublin, OH 43016
PHONE: 614.859.1127

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.575.5190

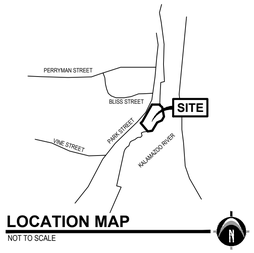
INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

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rev.:	date:
project no.: 14201473	date: 11/03/14 JN

14201473 JN 11/10/14 10:43

22



LOCATION MAP
NOT TO SCALE

DESCRIPTION

The following described lands and premises situated in the Village of Saugatuck, County of Allegan, and State of Michigan.

All of Lot 25 of Oak Knolls Plat, Village of Saugatuck, County of Allegan, State of Michigan, excepting: That part of Lot 25, Oak Knolls Plat described as follows: Commencing at the most Northerly corner of Lot 1 of said Oak Knolls Plat running thence Southeasterly along the Northeasterly line of Lot 1, 80.8 feet to the most Southerly corner of Lot 25; running thence North 56 degrees East, 175 feet along the Southeast boundary of said Lot 25; running thence Northwesterly parallel with the Northeasterly line of Lot 1 to the Southeasterly line of Park Street; running thence Northwesterly along the Southeasterly line of Park Street to the point of beginning. Also excepting the North 18 feet of Lot 25, Oak Knolls Plat. Together with all riparian rights appurtenance thereto.

(Warranty Deed recorded in Liber 739, Page 330 at the Allegan County Register of Deeds)

SURVEYOR'S NOTES

1) Flood Zone Classification: **An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260305, Map Number 26005C0162G, with an Effective Date of June 21, 2023, shows this parcel to be partially located in Zone AE 100 Year Floodplain = 581.5 (NAVD88) (subject to map scale uncertainty).**
2) Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
3) NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
4) Waters edge as plotted and shown hereon was field located on April 15, 2025. The boundary along the waters edge is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.

BENCHMARKS

BENCHMARK #107 ELEV. = 588.92 (NAVD88)
Set spindle in Northwest side of power pole. Located on the South side of Park Street in parking lot of building #405 Park Street.

BENCHMARK #109 ELEV. = 586.32 (NAVD88)
Marker Square on Southeast side of metal seawall. Located on the South side of Park Street & 20'± North of the North boundary line of subject parcel.

LEGEND

AC	Air Conditioning	W	Miss Dig Flag - Water
CO	Cleanout	P	Post
	Control Point/ Benchmark		Utility Pole
	Deciduous Tree		Sign
EM	Electric Meter	S	Sanitary Manhole
	Evergreen Tree	CABLE	Underground Fiber Marker
GM	Gas Meter	G	Gas Line
	Guy Anchor	OH	Overhead Utility
	Iron-Found	W	Watermain
	Iron-Set		Asphalt
MB	Mailbox		Existing Building
G	Miss Dig Flag - Gas		Concrete



0' 10' 20' 40'
SCALE: 1" = 20'

811 Know what's **below.** **CALL** before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE:
EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

NEDERVELD
[redacted]

PREPARED FOR:
[redacted]

CREATED:
Drawn: HM Date: 4-15-25

REVISIONS:
Rev:
Drawn: Date:

405 PARK STREET

Topographic Survey

LOT 5, OAK KNOLLS PLAT, SECTION 9, T3N, R16W,
CITY OF SAUGATUCK, ALLEGAN COUNTY, MICHIGAN

STAMP:
Scott A Hendges License No. 4001047953 Professional Surveyor

PROJECT NO: 25200406

SHEET NO: T0

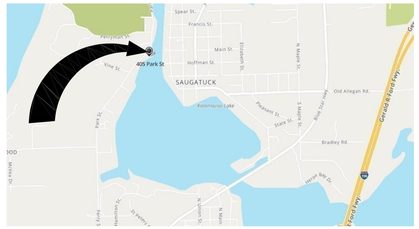
SHEET: 1 OF 1

25200406T0.dwg HM 4/30/2025 16:58

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AERIAL PHOTO "1"
1"=40'



LOCATION MAP
NO SCALE

Amended Administratively Approved Plans 2026

FACILITY RENOVATION & ADDITION

1ST FLR CLUBHS REDO #3

CASA LOMA MARINA, 405 PARK STREET
SAUGATUCK, MICHIGAN 49453

ARCHITECT

dlb david lee bareman Architects, LLC
956 College Ave.
Holland, Michigan 49423
tel 616-392-6995
fax 616-392-2120 (call first)

P,M&E ENGINEER

MJW Consulting, LLC
4398 Roger B Chaffee Blvd SE
Grand Rapids, MI 49548
tel 616-243-8650
fax 616-825-6208

PREVIOUS HOME & DECK STRUCTURAL ENGINEER

SERVINSKY ENGINEERING, PLLC
280 Douglas Avenue
Holland, MI 49424-1281
tel 616-738-1281
email marks@servinskieng.com

CIVIL ENGINEER

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Prairie St., SU 103
Grandville, MI 49418
tel 616-457-7050
email randy@feenstrainc.com

1ST FLR CLUBHS REDO #3 STRUCTURAL ENGINEER

HOFFMAN CONSULTANTS
4180 44th Street SE - Suite G
Kentwood, MI 49512
tel 616-299-4253
email bgeers@hoffmanconsultants.com

THE STRUCTURAL ENGINEER'S RESPONSIBILITY IS LIMITED SOLELY TO WORK PERFORMED FOR THIS PROJECT. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY, ADEQUACY, OR COMPLETENESS OF ANY PRIOR DESIGNS OR WORK PREPARED BY OTHERS AND DOES NOT ASSUME LIABILITY FOR SUCH WORK. ANY REFERENCE TO EXISTING ELEMENTS IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE REVIEW OR APPROVAL.

FOUNDATION REPAIR & WARRANTEE

Foundation Specialist, LLC
1518 Steele Ave., SW
Grand Rapids, MI 49507
tel 616-335-0364
email foster@foundationspecialistmi.com

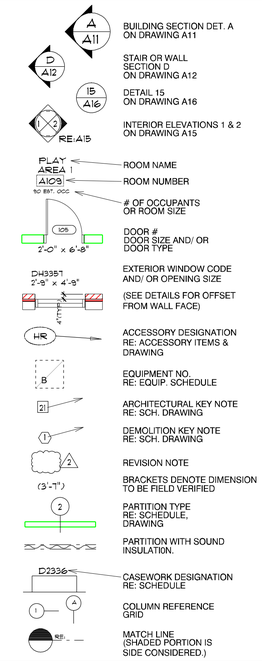
GENERAL CONDITIONS:

1. THE CONSTRUCTION DOCUMENTS ESTABLISH THE SCOPE & DESIGN INTENT OF THE NEW WORK & PROVIDE THE CONTRACTOR W/ KNOWLEDGE OF THE EXISTING CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS & ACCOMPLISHING THE INTENT OF NEW WORK WITH MINIMAL REMOVAL OF EXISTING.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ ALL FEDERAL, STATE & LOCAL CODES & ORDINANCES IN EFFECT IN THE PROJECT AREA, AS WELL AS OTHER REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
3. REFER TO DOCUMENTS WHICH SHOW THE WORK OF OTHER TRADES TO COORDINATE INSTALLATION & METHODS OF CONSTRUCTION.
4. COORDINATE LOCATION OF ALL MECHANICAL & ELECTRICAL INSTALLATIONS W/ ARCHITECTURAL WORK. REFER QUESTIONS TO GENERAL CONTRACTOR/ BUILDER.
5. WHERE CONFLICT MAY EXIST, BETWEEN DRAWINGS &/OR SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
6. THE CONTRACTOR IS RESONSIBLE TO CONFIRM ALL DIMENSIONS W/ FINAL MATERIAL SELECTIONS & COORDINATE ACTUAL SIZES W/ CONSTRUCTION.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
8. ALL WORK SHALL CONFORM TO INDUSTRY & MANUFACTURER'S PUBLISHED STANDARDS & THE BLDG OWNER'S REQUIREMENTS FOR QUALITY OF MATERIALS & WORKMANSHIP AS WELL AS ALL REQMTS OF THESE DWGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE BLDG PERMIT FOR THE WORK SHOWN ON THESE DWGS. INDIVIDUAL SUBCONTRACTORS SHALL SECURE PERMITS FOR THEIR PORTION OF THE WORK UNLESS DIRECTED OTHERWISE BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL SECURE COPIES OF THE CONSTRUCTION DOCUMENTS, SHOP DWGS & OTHER DOCUMENTS NECESSARY TO COORDINATE ALL WORK, INCLUDING THE OWNER'S SUPPLIED ITEMS. COPIES OF ALL DOCUMENTS SHALL BE KEPT & MADE AVAILABLE AT THE JOB SITE FOR THE ENTIRE DURATION OF THE WORK.
11. DO NOT SCALE DWGS. USE PROVIDED DIMENSIONS.
12. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS & SHALL VERIFY ALL NEW & EXISTING CONDITIONS SHOWN ON THE DWGS. IF DISCREPANCIES EXIST IN THE CONSTRUCTION DOCUMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR & HAVE CONTROL OVER THE SCHEDULING, SEQUENCING & CONSTRUCTION MEANS/ METHODS EMPLOYED IN THE EXECUTION OF THE WORK & FOR SAFETY ON THE PROJECT SITE.
14. COMMENCEMENT OF WORK IN AN AREA SHALL CONSTITUTE THE CONTRACTOR'S ACCEPTANCE & UNDERSTANDING OF THE NEW & EXIST CONDITIONS. THE ARCHITECT & OWNER WILL NOT BE RESPONSIBLE FOR CORRECTIVE MEASURES NECESSARY AS A RESULT OF THE CONTRACTOR'S FAILURE TO FULLY UNDERSTAND OR COORDINATE THE WORK.
15. ALL DOORS LEADING TO EXITS SHALL BE OPERABLE WITHOUT A KEY OR SPECIAL KNOWLEDGE & SHALL BE PROPERLY IDENTIFIED AS SUCH.
16. PROVIDE TEMPORARY, PORTABLE FIRE EXTINGUISHERS AS REQ'D BY THE BLDG CODE, INTERNATIONAL FIRE CODE & LOCAL AUTHORITY HAVING JURISDICTION OVER THE PROJECT.
17. NO SUBSTITUTIONS FOR ITEMS SPECIFIED WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT & OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING SAMPLES OR PRODUCT INFORMATION AS NECESSARY TO EVALUATE THE PROPOSED SUBSTITUTION IN A TIMELY MANNER SO AS NOT TO PRECLUDE THE PROCUREMENT OF THE ORIGINALLY SPECIFIED PRODUCT.
18. THE CONTRACTOR SHALL PROVIDE A FLD SUPERVISOR FOR THE PROJECT & SUPPLY CONTACT INFO TO THE OWNER.
19. PROTECT ALL AREAS & NEW & EXISTING MATERIALS & FINISHES FROM DAMAGE THAT MAY OCCUR FROM CONSTRUCTION, DIRT, DUST, WATER, ETC. ANY DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS OR IMPROPER PROTECTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
20. THE CONTRACTOR SHALL PROVIDE APPROPRIATE MEANS & BARRIERS TO PROTECT THE PROJECT SITE, & THE PUBLIC, AS REQUIRED BY APPLICABLE LOCAL, STATE & NATIONAL CODES & REGULATIONS.
21. COMPLY W/ SMOKE DEVELOPED & FLAME SPREAD RATINGS AS INDICATED ON THE DWGS. IN THE ABSENCE OF DEFINED RATINGS, PRODUCTS SHALL COMPLY W/ CLASS "A" REQMTS. COORDINATE THE INSTALLATION OF WORK &/OR EQUIPMENT PROVIDED BY THE OWNER.
22. ALL WORK IN THIS PROJECT SHALL BE WARRANTED AGAINST ANY DEFECT IN MATERIALS OR WORKMANSHIP FOR A PERIOD OF ONE YEAR COMMENCING AT THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A LONGER PERIOD IS SPECIFIED IN THE CONSTRUCTION DOCS OR OFFERED BY THE MANUFACTURER. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
18. PROVIDE MARKED AS-BUILT DWGS ALONG W/ COPIES OF ALL WARRANTIES & OPERATING MANUALS TO THE OWNER AT THE CONCLUSION OF THE PROJECT.
19. REMOVE ALL RUBBISH & WASTE MTLS ON A DAILY BASIS TO PREVENT THE ACCUMULATION OF DIRT & DEBRIS. PROVIDE FINAL CLEANING AT THE END OF THE PROJECT.
20. THE CONSTRUCTION DOCUMENTS, DWGS & SPECS ARE INSTRUMENTS OF SERVICE OF THE ARCHITECT & REMAIN THE PROPERTY OF THE ARCHITECT & SHALL NOT BE USED WITHOUT HIS EXPRESSED WRITTEN CONSENT.
21.

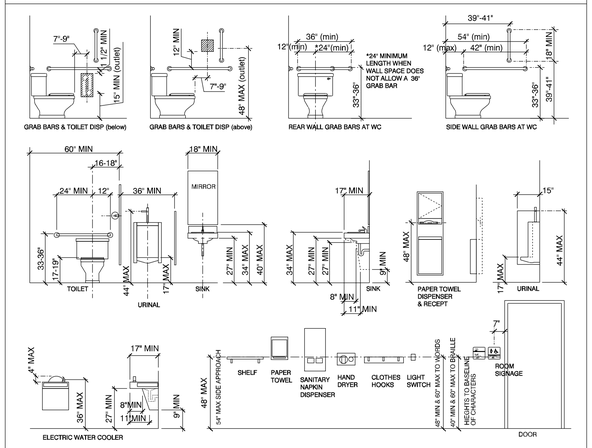
ABBREVIATIONS:

AC	ACOUSTICAL	N	NONE
ACPL	ACOUSTICAL PLASTER	NA	NOT APPLICABLE
ACP	ACOUSTICAL PANEL	NS	NO SUBSTITUTIONS
ACT	ACOUSTICAL TILE	PLYWD	PLYWOOD
AL	ALUMINUM	PNT	PAINT(ED)
ANOD	ANODIZED	PLAS	PLASTER
AT	ASPHALT TILE	PLAM	PLASTIC LAMINATE
B	BASE	QT	QUARRY TILE
BRZ	BRONZE	QTB	QUARRY TILE BASE
BE	BAKED ENAMEL	RB	RUBBER BASE
BRK	BRICK	RT	RUBBER TILE
CPT	CARPET	SACP	SUSPENDED ACOUST CEILING PANEL
CPTB	CARPET BASE	SCW	SOLID CORE WOOD
CPPL	CEMENT PLASTER (PORTLAND)	SGB	SUSPENDED GYPSUM BOARD
CT	CERAMIC TILE	SGT	STRUCTURAL GLAZED TILE
CTB	CERAMIC TILE BASE	SHT	SHEET
CONC	CONCRETE	STN	STAIN
CMU	CONC MASONRY UNIT	SV	SHEET VINYL
CPR	COPPER	S	SEALER
CC	CUBICLE CURTAIN	TC	TERRA COTTA
DWG	DRAWING	TZ	TERRAZZO
EPNT	EPOXY PAINT	TP	TOILET PARTITION
ES	EXPOSED STRUCTURE	UCT	UNGLAZED CT
EIFS	EXTERIOR INSULATION FINISH SYSTEM	UCTB	UNGLAZED CT BASE
EXIST	EXISTING	VAR	VARNISH
FV	FIELD VERIFY	V	VINYL
FWC	FABRIC WALLCOVERING	VB	VINYL BASE
GCT	GLAZED CERAMIC TILE	VCT	VINYL COMPOSITION TILE
GCTB	GLAZED CERAMIC TILE BASE	VT	VINYL TILE
GCMU	GLAZED CONCRETE MASONRY UNITS	VWC	VINYL WALLCOVERING
GYPB	GYPSUM BOARD	WSCT	WAINSCOT
GYPPL	GYPSUM PLASTER	WD	WOOD
HCW	HOLLOW CORE WOOD	WB	WOOD BASE
HM	HOLLOW METAL	WS	WOOD STAIN
INSUL	INSULATION	X	EXISTING WHEN USED AS A CODE PREFIX (XCONC) EXISTING TO REMAIN
INTEGR	INTEGRAL	2	COLOR # WHEN USED AS A SUFFIX (PNT.2). REFER TO FINISH COLOR SCHED
ME	MATCH EXISTING		
MISC	MISCELLANEOUS		
MTL	METAL		

ARCHITECTURAL SYMBOL LEGEND



BF/ ADA MOUNTING HEIGHTS



DRAWING INDEX:

CIVIL

T1	LOCATION MAP & 2 YR OLD AERIAL PHOTO
C1	TOPOGRAPHICAL SURVEY & DEMO PLAN
C2	SITE PLAN & CURRENT AERIAL PHOTO
C3	UTILITIES PLAN
C4	GRADING & SESC PLAN
C5	LANDSCAPING PLAN

ARCHITECTURAL

A1.1	EXIST/ DEMO & PROP 1ST FLR PLANS
A2	EXIST & PROP EXT ELEVATIONS
A3	1ST FLR REF CLG & 2ND FLR FRMG PLANS
A4	BLDG & WALL SECTIONS, & DETAILS

PLUMBING & MECHANICAL

MP1	PLUMBING & MECHANICAL PLANS

ELECTRICAL

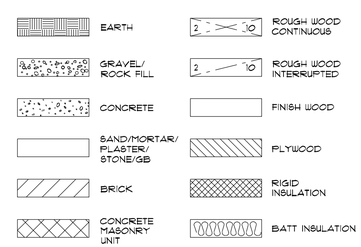
E1	ELECTRICAL & LIGHTING PLANS

FIRE PROTECTION & STRUCTURAL (OTHER THAN 1ST FLR CLUBHS REDO #3) DESIGN/ CONSTRUCTION DRAWINGS FOR THIS PROJECT HAVE BEEN PREPARED BY OTHERS & ARE NOT INCLUDED IN THIS SET. THE ARCHITECT MAKES NO REPRESENTATION REGUARDING THE DESIGN PROVIDED BY OTHERS, OR FOR THE COORDINATION OF THESE DRAWINGS WITH THE ARCHITECTURAL DRAWINGS.

APPLICABLE CODES :

2015 MI BUILDING CODE (MBC)
2015 MI REHABILITATION CODE (MRC)
2015 INTERNATIONAL FIRE CODE (IFC)
ASHRAE 90.1 2015 IECC
2021 MI PLUMBING CODE (MPC)
2021 MI MECHANICAL CODE (MMC)
2023 NATNL ELECT.CODE (NEC) W/ MI PART 8 ADMDMTS

MATERIAL LEGEND



SET NUMBER

dlb david lee bareman Architects, LLC

MJW Consulting, LLC

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3

TITLE SHEET

DATE: ISSUED FOR:
12/16/2024 CONSTRUCTION
03/31/2026 ADDENDUM #1

Wednesday, April 1, 2026

dlb Architects, LLC

26-01 (previously 24-25)

T1

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PROPERTY DESCRIPTION:

PPN# 57-550-025-00
401 Park St
Owner: 1 Ac Real Estate Holding Co, LLC
405 Park St
Saugatuck, MI 49453

(Warranty Deed recorded in Liber 739, Page 330, Allegan County Records)

The following described lands and premises situated in the Village of Saugatuck, County of Allegan, and State of Michigan.

All of Lot 25 of Oak Knolls Plat, Village of Saugatuck, County of Allegan, State of Michigan, excepting: That part of Lot 25, Oak Knolls Plat described as follows: Commencing at the most Northerly corner of Lot 1 of said Oak Knolls Plat running thence Southeasterly along the Northeasterly line of Lot 1, 80.8 feet to the most Southerly corner of Lot 25; running thence North 56 degrees East, 175 feet along the Southeast boundary of said Lot 25; running thence Northwesterly parallel with the Northeasterly line of Lot 1 to the Southeasterly line of Park Street; running thence Northwesterly along the Southeasterly line of Park Street to the point of beginning. Also excepting the North 18 feet of Lot 25, Oak Knolls Plat. Together with all riparian rights appurtenance thereto.

NOTES:

1. Flood Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 260305, Map Number 26005C0162G, with an effective date of June 21, 2023, shows this parcel to be partially located in Zone AE 100 Year Floodplain = 581.5 (NAVD88).
2. Source information from plans and markings has been combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation ma be necessary.
3. NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.
4. Waters edge as plotted and shown hereon was field located on April 15, 2025 by Nederveld and Associates, Project #25200406. The boundary along the waters edge is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.

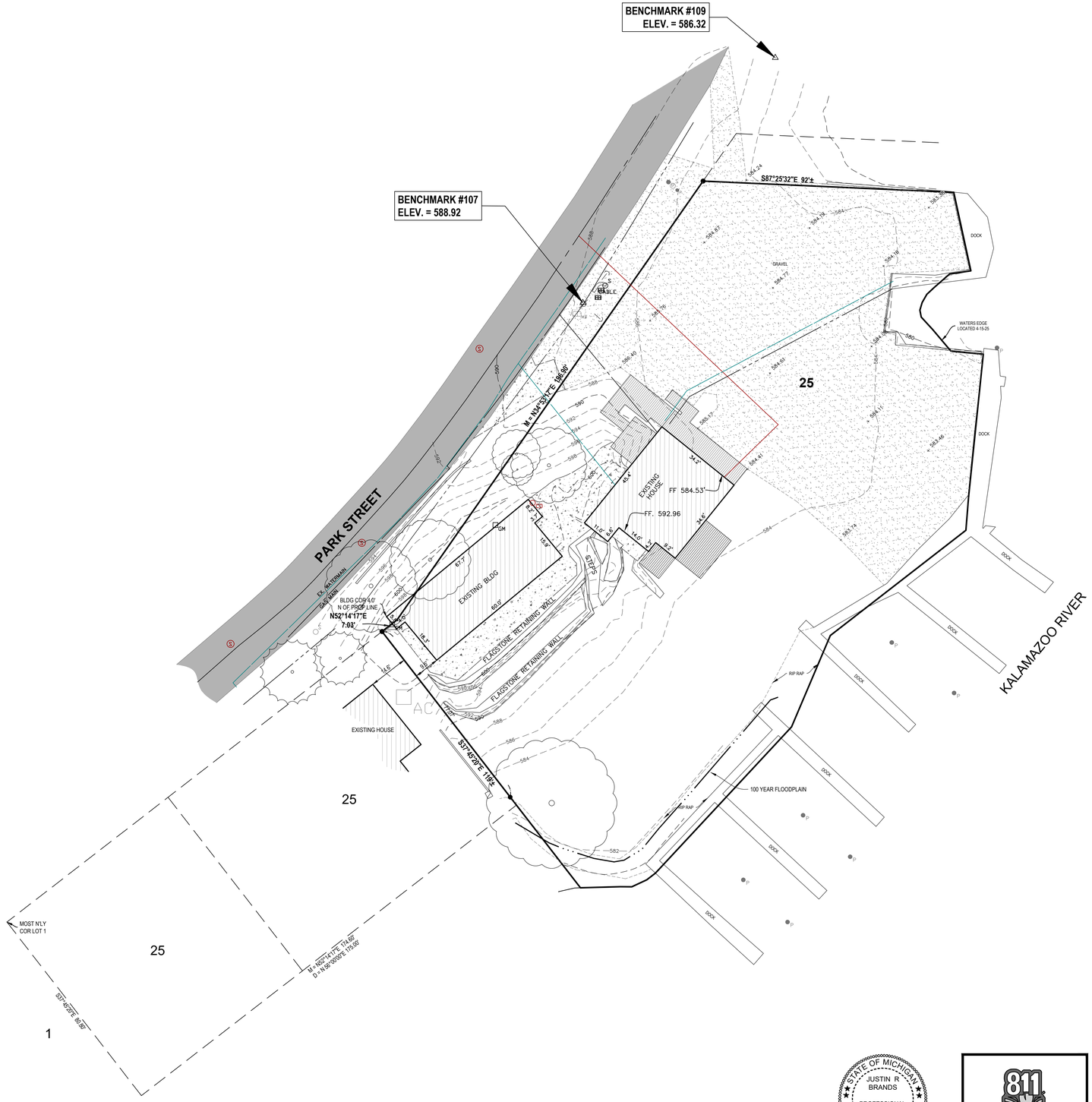
BENCHMARKS:

BENCHMARK #107 ELEV. = 588.92 (NAVD88)
Spindle in Northwest side of power pole. Located on the South side of Park Street in parking lot of building #405 Park Street.

BENCHMARK #109 ELEV. = 586.32 (NAVD88)
Marker Square on Southeast side of metal seawall. Located on the South side of Park Street & 20'± North of the North boundary line of subject parcel.

LEGEND

T – TOWN	SECTION CORNER
R – RANGE	SET CAPPED IRON
N – NORTH	FOUND IRON OR NAIL
S – SOUTH	STORM SEWER MANHOLE
E – EAST	SANITARY SEWER MANHOLE
W – WEST	CATCH BASIN
SEC. – SECTION	HYDRANT
POB – POINT OF BEGINNING	VALVE
PROPOSED BLACKTOP	UTILITY POLE
PROPOSED CONCRETE	GUY WIRE
EXISTING BLACKTOP	LIGHT POLE
EXISTING CONCRETE	WALL MOUNTED LIGHT
BUILDING	PEDESTAL
	TRANSFORMER
	SIGN



STATE OF MICHIGAN
JUSTIN R. BRANDS
PROFESSIONAL SURVEYOR NO. 4001071372
LICENSED PROFESSIONAL SURVEYOR

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NORTH

SCALE: 1" = 20'

dlb david lee bateman Architects, LLC

Feenstra & Associates, Inc.

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3
TOPOGRAPHICAL SURVEY & DEMO PLAN

DATE:	ISSUED FOR:
12/9/2024	CONSTRUCTION
03/30/2026	OWNER REVIEW
03/31/2026	ADDENDUM #1

dlb Architects, LLC

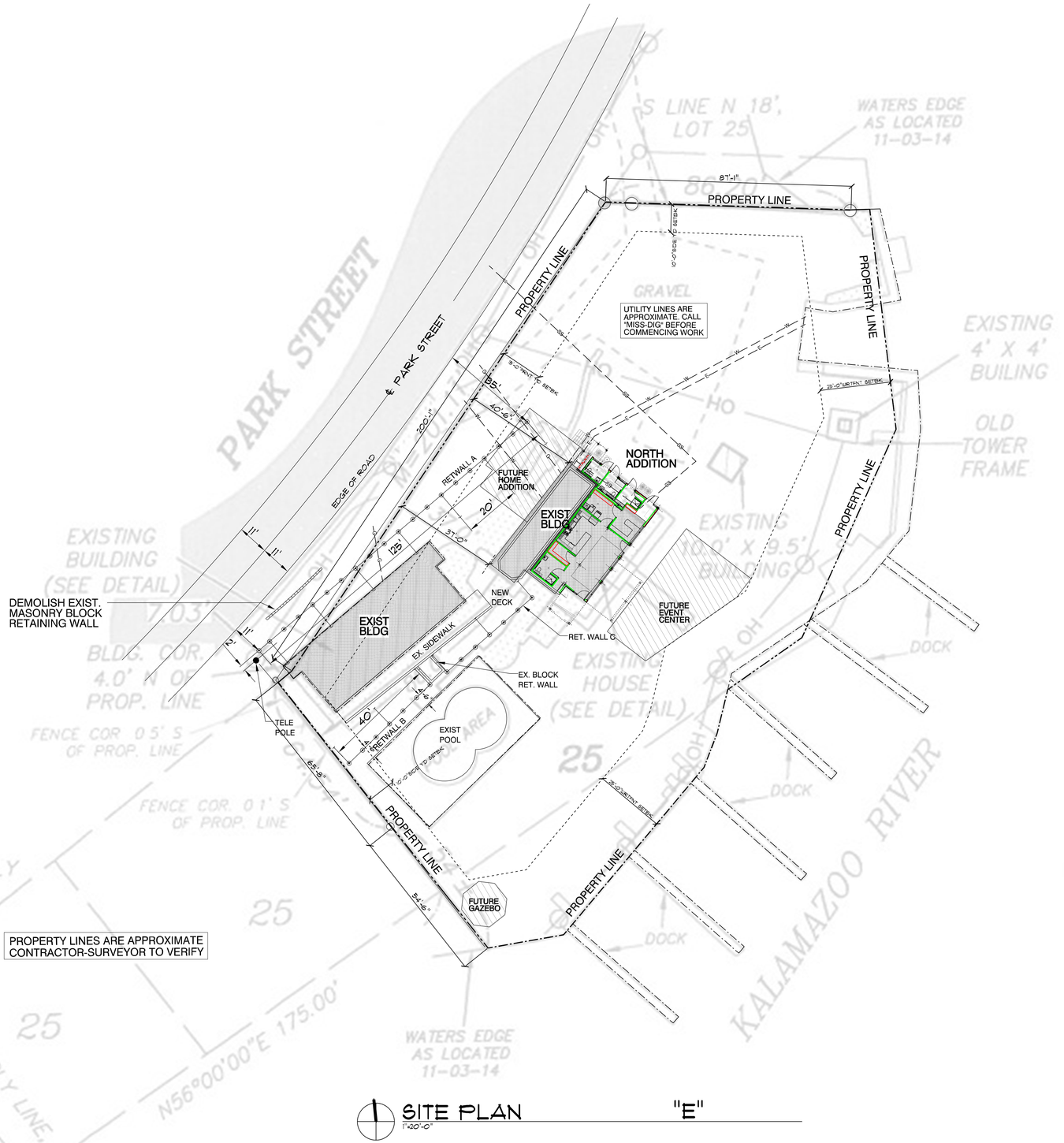
26-01 (previously 24-05)

C1

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AERIAL PHOTO 2
1"=40'-0"



SITE PLAN "E"
1"=20'-0"

dlb david lee bateman Architects, LLC
Feenstra & Associates, Inc. CIVIL ENGINEERS & SURVEYORS

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3
SITE PLAN & CURRENT AERIAL PHOTO

DATE: ISSUED FOR:
12/16/2024 CONSTRUCTION
03/31/2026 ADDENDUM #1

Wednesday, April 1, 2026

dlb Architects, LLC

26-01 (previously 24-20)
C2

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Marker Square on Southeast side of metal seawall. Located on the South side of Park Street & 20'± North of the North boundary line of subject parcel.

REQUIREMENTS:

1. PROJECT DESCRIPTION:
RENOVATE AND EXPAND EXISTING HOUSE AND ADD NEW POOL, CONCRETE AND RETAINING WALLS.

2. ZONING: C-4 (RESORT DISTRICT) ZONING

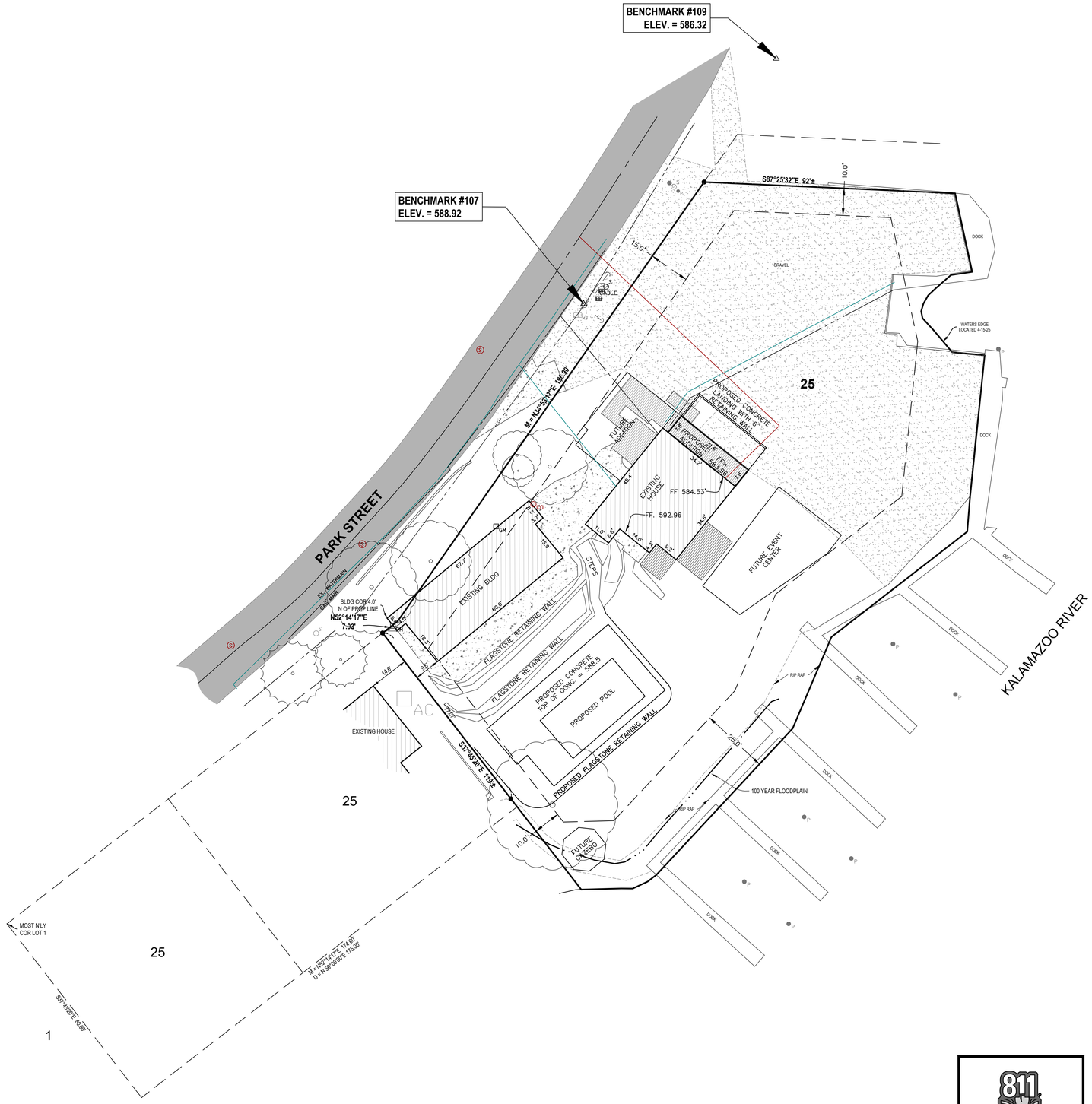
SETBACKS:

FRONT YARD:	15 FEET
REAR YARD:	10 FEET, 25 FEET WATERFRONT
SIDE YARD:	10 FEET

GENERAL NOTES:

1. All utilities shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be the exact locations nor should it be assumed that they are the only utilities in the area.
2. All work shall comply with applicable requirements or the local code, ordinances and accident/fire preventions regulations.
3. Remove all demolition materials and debris from the site and dispose of properly offsite.
4. Do not bury any debris, roots, topsoil or other materials.
5. Adequately protect the site, adjoining property, and utility services.
6. Contractor shall field verify all utilities prior to commencing work on new utility connections.
7. Install all utilities in accordance with local specifications and requirements.
8. Contractor shall be responsible for obtaining necessary permits for work in right-of-way and on any utility connections or abandonments.
9. Damage to existing utilities by the contractor shall be repaired at the contractor's expense.

STATE OF MICHIGAN
DAVID A. HANKO
ENGINEER NO. 39650
LICENSED PROFESSIONAL ENGINEER



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NORTH
SCALE: 1" = 20'

dlb david lee bateman Architects, LLC
356 College Ave.
Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3
UTILITY PLAN

DATE: ISSUED FOR:
12/16/2024 CONSTRUCTION
03/30/2026 OWNER REVIEW
05/31/2026 ADDENDUM #1

dlb Architects, LLC

26-01 (previously 24-25)
C3

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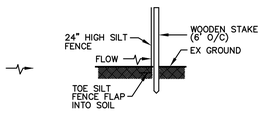
SOIL EROSION KEY NOTES:

1. GRADING LIMITS
2. SILT FENCE
3. PLACE SILT SACKS IN CATCH BASIN (3 PROP)
4. PLACE NA GREEN SC-150 STRAW BLANKET
5. CONSTRUCTION ENTRANCE AND EXIT FOR SITE
6. CONSTRUCTION STAGING AREA
7. SOIL TYPE 81B – URBAN LAND, SPINKS COMPLEX

Street sweeping shall be performed each day (or more often as needed) by mechanical means on paved streets in and around the perimeter of the project. This includes sweeping paved surfaces outside the limits of the project, as affected by any trucking operations.

Dust control shall be provided by means of water distribution on a regular basis over areas that could potentially produce dust conditions.

It shall be the responsibility of the property owner and all other persons participating in, causing or being factually or legally responsible for any earth change to provide soil erosion and sedimentation control to adequately prevent soil from being eroded and discharged onto adjacent properties, or into a City Stormwater Drainage System, a public street or right-of-way, wetland, creek, stream, water body, or floodplain. Non-compliance with this will result in violation notices with re-inspection fees.

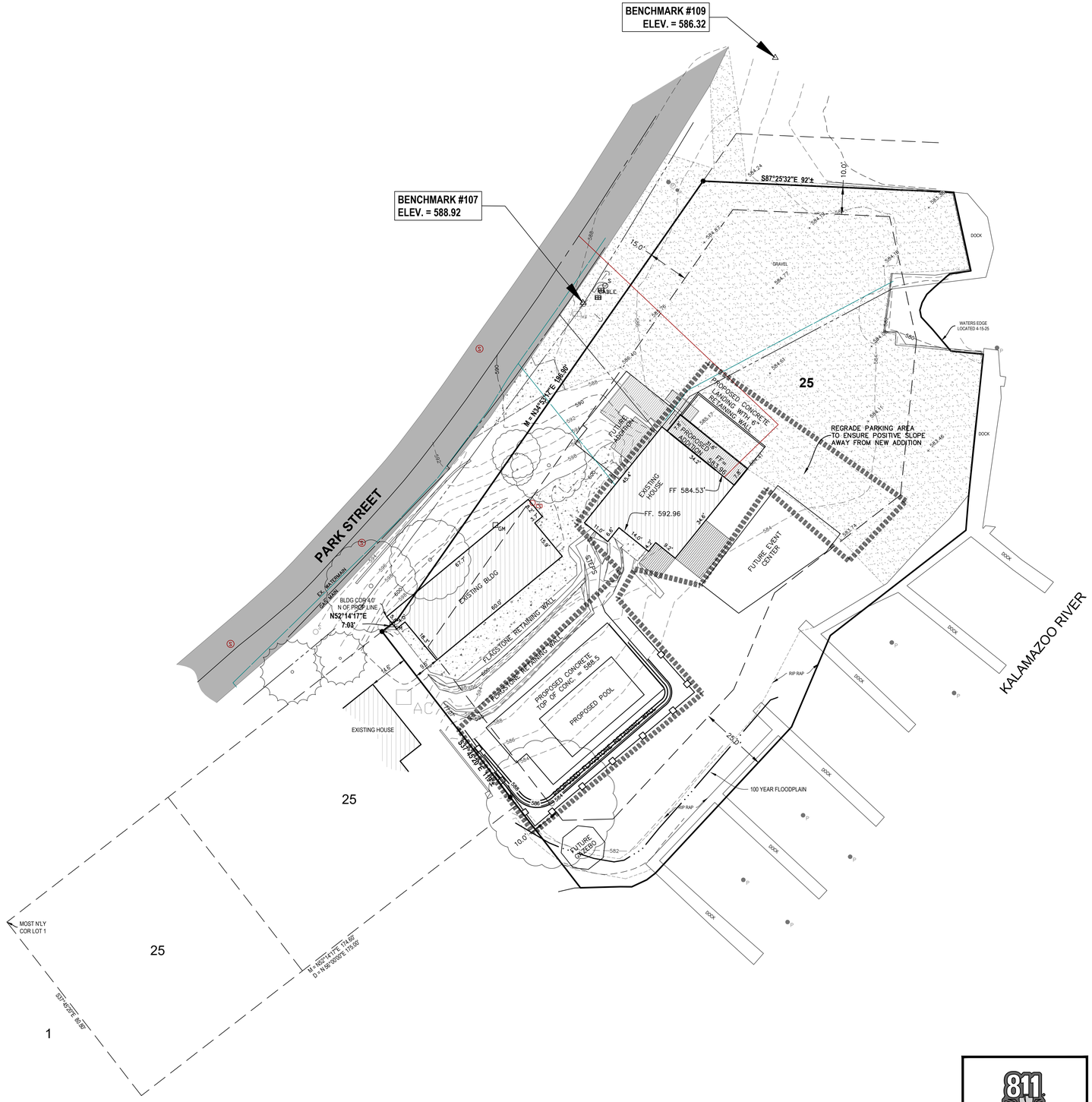


SILT FENCE DETAIL
NOT TO SCALE

SCHEDULED ACTIVITY

	2026 APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	2027 APR	MAY
CLEAR TREES AND BRUSH										
INSTALL TEMP. EROSION CONTROLS										
STRIP TOPSOIL										
ROUGH GRADE SITE										
UTILITIES										
PARKING LOT										
TOPSOIL, SEED, & LANDSCAPE										
FINAL RESTORATION & CLEANUP										
REMOVE TEMP. EROSION CONTROLS										

STATE OF MICHIGAN
DAVID A. HANKO
ENGINEER NO. 39650
LICENSED PROFESSIONAL ENGINEER



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NORTH
SCALE: 1" = 20'

dlb david lee berman Architects, LLC

Feenstra & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
3145 Fralick St., SU 103

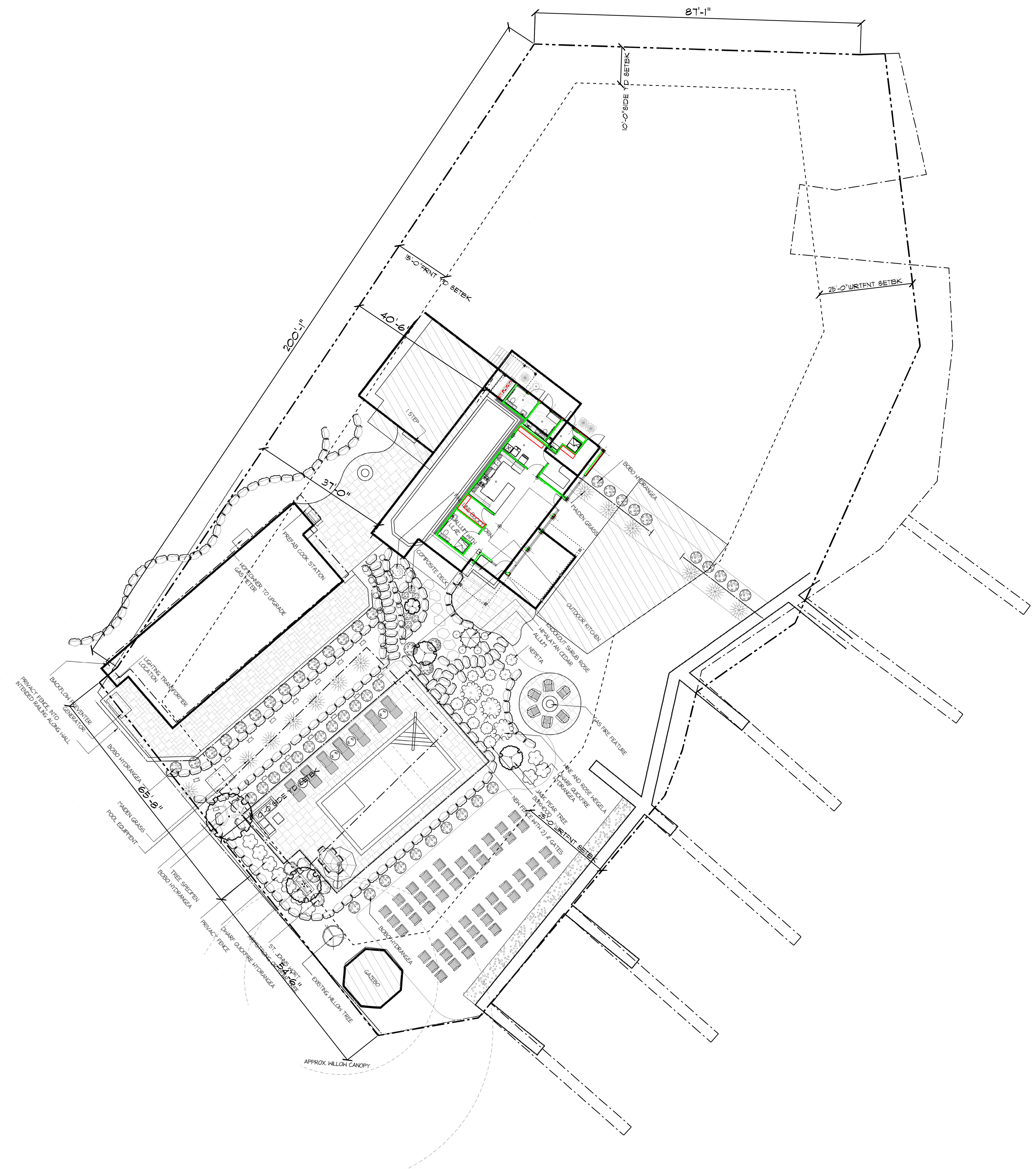
FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3
GRADING & SESC PLAN

DATE:	ISSUED FOR:
12/6/2024	CONSTRUCTION
03/30/2026	OWNER REVIEW
03/31/2026	ADDENDUM #1

dlb Architects, LLC

26-01 (previously 24-05)
C4

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LANDSCAPING PLAN "E"

1"=20'-0"

dlb david lee bareman
Architects, LLC
[redacted]

Harder & Warner
LANDSCAPES & BOUTIQUE GARDENS
[redacted]

FACILITY RENOVATION & ADDITION

1ST FLR CLUBHS REDO #3

[redacted]

LANDSCAPING PLAN

DATE:	ISSUED FOR:
12/16/2024	CONSTRUCTION
03/31/2026	ADDENDUM #1

Wednesday, April 1, 2026

dlb
Architects, LLC

26-01
(previously 24-25)

C5

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PHOTO 1 — 1 / A1



PHOTO 2 — 2 / A1



PHOTO 3 — 3 / A1

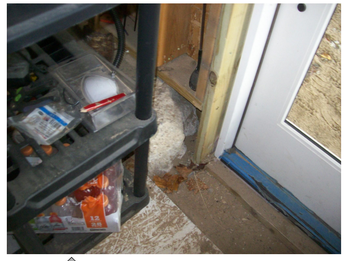


PHOTO 4 — 4 / A1



PHOTO 5 — 5 / A1



PHOTO 13 — 13 / A1



PHOTO 14 — 14 / A1



PHOTO 15 — 15 / A1



PHOTO 16 — 16 / A1

R-VALUES (min) FOR ZONE 5

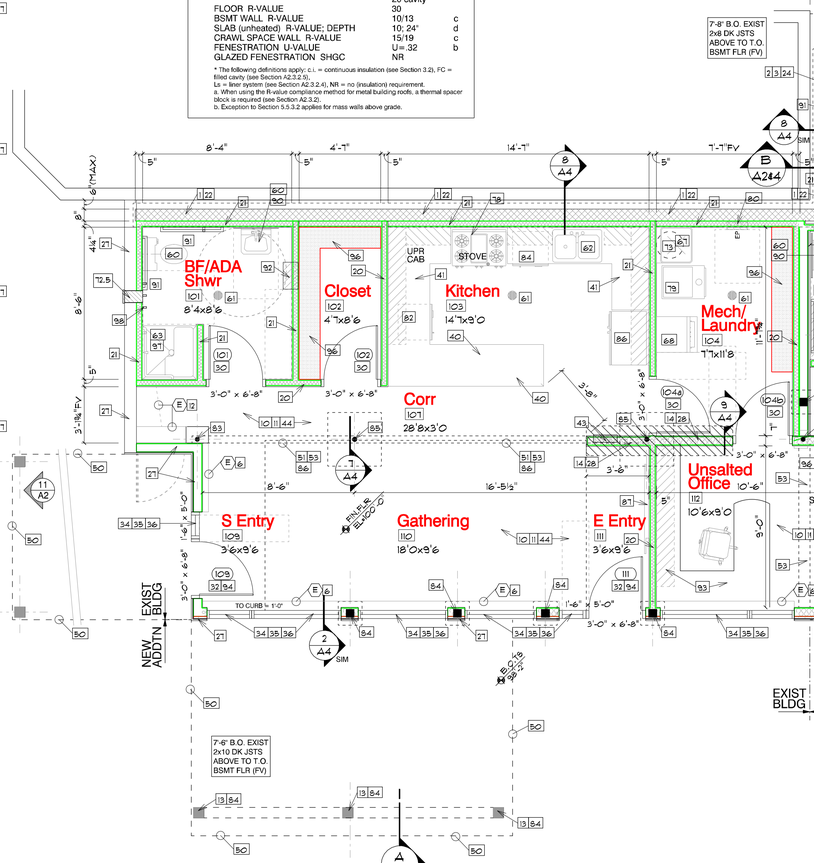
ASHRAE 90.1 2015 IECC

ASSEMBLY	R-VALUE	
CEILING/ ROOF R-VALUE	49	
WD FRAME WALL R-VALUE	13+5 ci OR 20 cavity	
FLOOR R-VALUE	30	
BSMT WALL R-VALUE	10/13	c
SLAB (unheated) R-VALUE; DEPTH	10; 24"	d
CRAWL SPACE WALL R-VALUE	15/19	c
FENESTRATION U-VALUE	U=.32	b
GLAZED FENESTRATION SHGC	NR	

* The following definitions apply: c.i. = continuous insulation (see Section 3.2), FC = filled cavity (see Section A2.3.2.5), Li = liner system (see Section A2.3.2.4), NR = no (insulation) requirement.
a. When using the R-value compliance method for metal building roofs, a thermal spacer block is required (see Section A2.3.2).
b. Exception to Section 5.5.3.2 applies for mass walls above grade.

EXIST 1ST FLR DEMO PLAN

1/4" = 1'-0"



PROPOSED 1ST FLR PLAN "E"

1/4" = 1'-0"

EXIST 604 GSF & NEW 364 GSF

KEY NOTES CONTINUED:

76. 6" SS SPIRAL DUCT ADJ TO CLG. SEE MECH.
77. 6"x14" SS OVAL SPIRAL DUCT ADJ TO BLKHD. SEE MECH.
78. 3'x2'x3'h STOVE & COMMERCIAL DENLARS HOOD. SEE MECH.
79. 2'x2'6"x4 95% EFF GAS FURNACE & AC COMBO. SEE MECH.

ELECTRICAL:

80. ELECTRICAL PANEL. MAINTAIN CLEARANCES. SEE ELEC.
81. EXIT SIGN & EXT LIGHT AT EXIT AS REQ'D. SEE ELEC.
82. 2'x2'x210.1/2h BELOW ICE MAKER BY GC.COORD W/ MILLWK CONTRACTOR. SEE ELEC & PLBG.
83. 4" DIA ROUND1-HR FR RECESSED SLIM CANLESS LED WAFER LIGHT. WET RATED (BUT NOT FR) IN CLGS BELOW DECKS ONLY. SEE ELEC.
84. 2'x2'x210.1/2h BELOW CNTR DISHWASHER BY GC.COORD W/ MILLWK CONTRACTOR. SEE ELEC & PLBG.
85. 6"x4" OR 6"x3' SURFACE MT VOLUMETRIC LED LIGHT. SEE ELEC.
86. 3'x2'x93h REFRG BY GC.COORD W/ MILLWK CONTRACTOR.
87. 64" FLAT SCREEN TV. SEE ELEC & INT ELEV.
88. 3"x12" WALL MNTD, WEDGE SHAPED LED LGHT. SEE ELEC.

MISCELLANEOUS:

90. GLASS MIRROR ANCHORED TO WALL ABOVE SINK.
91. 1.1/2" DIA SS BF; ADA GRAB BARS. PROVIDE BLKG IN WALLS.
92. 1'-6"w x 10dp x 2'-6h SS IN-WALL HAND TOWEL DISP & RECPT.
93. FURNITURE BY OWNER (TYP).
94. BF GRAPHIC SYMBOL DECAL ON EXT DR SIDELITES.
95. 8"x8" ACRYLIC BF/ ADA TOILET SIGN ON WALL ADJ TO DOOR.
96. (6) FLR TO CLG 1'-2"x6'-0" 3/4" PLYWD SHELVES; PAINT.
97. 36"x78" 'CHALET' HEAVY DUTY SHOWER CURTAIN & SS BAR.
98. (3) SS CLOTHING HOOKS ON WALL. PROVIDE BLCKG.

STRUCTURE:

S1. EXIST 2ND FLR IS 3/4"x6" WD FLRG NAILED TO EXIST DBL 2x8" FLR JSTS @ 24" OC. SEE STRUCT.
S2. SISTER NEW 2x8 FLR JST NEXT TO EXIST 2x8 FLR JSTS. PROVIDE CROSS BRACING OR BLKG AT MIDPOINT (TYP).
S3. EXIST STL COLUMN TO REMAIN. PROVIDE 1 HR FIRE RATED ENCLOSURE AROUND COLUMN.
S4. EXIST 6x6 TRTD WD POST & FTG (DESIGNED BY OTHER) TO REMAIN (FV).
S5. NEW 3.1/2" DIA EXTRA STRONG STL PIPE COLUMN ON 3'x3'x12"dp FTG W/ 4-#5 BARS EA WAY. SEE STRUCT. PROVIDE 1 HR FIRE RATED ENCLOSURE AROUND COLUMN.
S6. EXIST (4) PLY 1 3/4" x 9.1/2" LVL BEAM W/ STL PLATES TO REMAIN - AS PER OWNER 3/27/26 (ALL EXIST STRUCT COMPONENTS OF THIS BEAM WERE DESIGNED BY OTHER).
S7. REWORK EXIST WD DECK, POSTS & CONC FND AS REQ'D FOR NEW ENCLOSED SPACES (STRUCTURE DESIGNED BY OTHER).

KEY NOTES :

DEMOLITION:

A. REMOVE EXIST CONC FLR & EXCAVATE TO LOWER FLR BY +/-12". PREPARE ADJ FINISHES FOR NEW CONSTR.
B. SAW CUT & REMOVE EXIST CONC CURB WITHOUT DESTABILIZING ADJ WALL. PREPARE FOR NEW WINDOW SILL MATERIAL & WALL FINISH TO MINIMIZE DETRIMENTAL EFFECT OF CURB ON ADJ SPACE USE.
C. REMOVE EXIST RAISED FLR AS POSSIBLE. PREPARE FOR NEW +/- 12"h RAISED WD PLTFM.
D. SHORE EXIST CONSTR, REMOVE EXIST BRG EXT WALL, WINDOWS &/ OR DRS. PREPARE FOR NEW & REPAIR ADJ FINISHES.
E. SAW CUT & REMOVE EXIST CONC CURB WITHOUT DESTABILIZING ADJ WALL. PREPARE FOR NEW WALL, WINDOW &/ OR DOOR. REPAIR ADJ FINISHES FOR A CLEAN LOOK.
F. REMOVE EXIST GYP CLG & PREPARE FOR NEW.
G. SHORE EXIST CONSTR & REMOVE EXIST STL COLUMN & CONC BASE. PREPARE FOR INSTALL OF NEW LONGER STL COL & FTG.
H. REMOVE EXIST BELOW DECK STOR ENCLOSURE & ASSOC DOOR. PREPARE FOR NEW CONSTR.
J. SHORE EXIST CONSTR. REMOVE EXIST CONC BLK RETN'G WALL.
K. REMOVE & RELOCATE EXIST ELEC PANEL. SEE ELEC.
L. REMOVE & RELOCATE EXIST AC CONDENSOR. SEE MECH.
M. SHORE EXIST CONSTR. REMOVE EXIST WOOD RETN'G WALL.
N. SHORE EXIST CONSTR. REMOVE EXIST CONC FIRE PLC FND.
O. SHORE EXIST CONSTR. CAREFULLY REMOVE SOIL TO PREPARE FOR NEW FND & BLK RETAING WALL WITHOUT UNDERMINING EXIST FND AS PER FND SPECIALIST LLC 616-335-0364.

FOUNDATION:

1. 8"x16" CONC FTG W/ 2-#5 BARS CONT. CONNECT TO BLOCK RETN'G WALL W/ VERT 30" #4 BAR AT 12" OC (TYP).
2. 8"x16" CONC FTG W/ 2-#5 BARS CONT. CONNECT TO CONC FND WALL W/ VERT 30" #4 BAR AT 48" OC (TYP).
3. 8" CONC FND WALL W/ #4 BAR HOR @ 16"OC CONT & #4 BAR VERT @ 48"OC. PROVIDE 1'LONG #4 REBAR @ 8'-0"OC, DRILLED INTO FND WALL IF SEPARATE POUR.
4. ALL FILL MATERIAL IS TO BE FREE OF VEGETATION & FOREIGN MATTER & TOP SOIL.
5. COMPACT SOIL BELOW FLR SLABS & FTGS (TYP).
6. EXIST 12"wx12"h CONC OR BLK CURB TO REMAIN. SAW CUT TO STRAIGHTEN EDGE OR COVER W/ NEW CONSTR.
7. 2'x2'-0" HOR & VERT DOW THERMAX RIGID INSUL (R-12) AT PERIMETER OF FLR SLAB.
8. 6" GRAVEL (MIN) ON 4" DIA WEEPING TILE SLOPED TO DAYLIGHT OUTLET.

FLOOR:

10. 6" CONC. SLAB ON 6 MIL VB; ON 12" COMP SAND.
11. 1/2" EPS RIGID INSUL (TYPE IV 20 PSI) B/T SLAB & FND WALL.
12. EXIST 2'-4"wx12"h CONC RAISED FLR TO REMAIN, IF UNABLE TO BE REMOVED, EXCEPT UNDER SHOWER.
13. EXIST WD DECK & SUPPORT COLUMNS TO REMAIN.
14. 8"x16"(full) CONC. THICKENED SLAB W/ (2) #5 BARS CONT.

INT & EXT WALLS:

20. INT. [DRY] WALL W/ 2x4 WD STUDS AT 16" OC, SOUND BATT INSUL & 5/8" FR GYP BD BOTH SIDES W/ TRD PLT ON CONC.
21. INT. [WET] WALL W/ 2x4 WD STUDS AT 16" OC, SOUND BATT INSUL & 5/8" MR GYP BD BOTH SIDES W/ TRD PLT ON CONC.
22. 8" REINF. CMU RETN'G WALL PER MBC W/ SOLID- GRTD CORES W/ #5 VERT REINF BARS @ 16" O.C. POURED INTO FTG, W/ EXT DAMP-PROOFING & FTG DRAINAGE SYSTEM; MAINTAIN 1" CLEAR AIR SPACE W/ ADJ 3-1/2" WD STUD WALL @ 16" O.C. & UNFACED 3.1/2" BATT INSUL & 5/8" GYP BD. PAINT.
23. 8" CONC RETAIN'G & FND WALL. USE SAME REINF AS KN#3.
24. EXT. WD WALL W/ VINYL SIDING OVER "VERSETTA STONE" WAINSCOT ON COM GRD TYVEK OVER 7/16" OSB SHTHG ON 2x PURLINS & 1.1/2" RIGID INSUL. ON 2x6 WD STUDS AT 16" OC W/ 5.1/2" THK CLOSED CELL FOAM INSUL & 5/8" FR GYP BD. PAINT.
25. 2x6 PRESSURE TRTD SILL PLATE ON COMPRESSIVE SEAL MTL ATTACHED TO FND WALL W/ 1/2" DIA. GALV ANCHOR BOLTS PLACED MAX 12" FROM CORNER & 6'-0" OC (MAX).
26. EXIST EXT. WALL TO REMAIN. PREPARE FOR NEW CONSTR.
27. EXIST EXT. WD WALL W/ VINYL SIDING OVER "VERSETTA STONE" WAINSCOT TO REMAIN. PATCH TO MATCH WHERE ADJACENT TO NEW CONSTR.
28. INT. WD BRG WALL W/ 2 LAYERS OF 5/8" FR GYP BD (1 HR FR) ON BOTH SIDES OF 2x6 WD STUDS AT 12" OC. PAINT.

DOORS & WINDOWS:

30. ARCHITECTURAL PREMIUM CONSTRUCTION GRADE SOLID CORE FLUSH WOOD DR NATURAL FINISH, MAPLE FACE, 5 PLIES & PARTICLEBOARD CORE. PROVIDED BY Algoma Hardwoods Inc; Eagle Plywood & Door Manufacturing, Inc; Eggers Industries, Architectural Door Division; Fenestra Corporation; Ideal Wood Products, Inc; Marshfield Doors, Inc; OR Weyerhauser Co. SEE DR SCHED.
31. INSUL FIBERGLASS OR GALV HM DOOR & FRM. PAINT.
32. THERM BROKEN MED STILE ALUM FRENCH ENTRY DR W/ 1" INSULATED LOW E TINTED GLASS (U=.35). SEE EXT ELEV.
33. NOT USED.
34. THERM BROKEN ALUM CLAD WD WINDOW W/ 1" INSULATED LOW E TINTED GLASS (U=.35) BY GELDWIN OR ANDERSEN. USE FROSTED GLASS AT TOILET WINDOWS. SEE EXT ELEV.
35. PROVIDE 12" WIDE VAPOR BARRIER STRIP-IN EDGE PRE-SET TO WINDOW & DR FRAMES AS ALLOWED BY MANUF. (TYP).
36. APPLY HILTI NON-EXPANDING POLYURETHANE FOAM BETWEEN JAMB & TRIMMER STUD AT WINDOW & DR FRAMES TO REDUCE AIR LEAKAGE AS ALLOWED BY MANUF. (TYP).

MILLWORK/ CASEWORK & TRIM:

40. 3'h BASE CABINET OR ISLAND.
41. 3'h BASE CABINET W/ 2'-6"h WALL CABS ABOVE.
42. 5'h TALL LOCABLE CABINET W/ WINDOW ABOVE.
43. FIRE EXTINGUISHER & CABINET W/ SLIT GLASS DR.
44. 3/4"x4" HD WD OR FLR MTL BASE (IF TILE OR MSRY).

FLASHING:

46. MTL FLSHG & DRIP @ DR, WIND OR LOW WALL HEAD. COLOR TO MATCH ADJ SIDING OR MASONRY.
47. MTL FLSHG & DRIP @ WIND SILL. COLOR TO MATCH ADJ WALL.
48. MTL FLSHG & DRIP @ BLK OR CONC WAINSCOT WALL. COLOR TO MATCH MASONRY OR CONC WALL BELOW.

CEILING & ROOF:

50. DASHED LINE INDICATES EDGE OF DECK OR ROOF ABOVE.
51. GYP BD BULKHD COVERING EXIST WD BEAM. FOR FIRE RATING - MATCH THE CLG OPTION # OF LAYERS OF FR GYP. PAINT.
52. 3/4"x4 1/2" T&G BORAL BD CLG OR SOFFIT. PAINT.
53. DASHED LINE INDICATES GYP BLHD ABOVE. PAINT.
54. 1 HR RATED CLG/ LID BELOW BOTTOM OF FLR JST TO BE 1 OR 2 LAYERS OF 5/8" FR GYP BD ON 1/2" DP, 25 GAS RESILIENT CHANNEL INSTALLED PERPENDICULAR TO FLR JSTS SPACED @ 24" MAX. O.C.(OPTION 1: UL Design L502, w/ 3.1/2" sound (batt) insul MAX or OPTION 2: UL Design M502, w/ 7.1/4" sound (batt) insulation).
55. LOWER & SLOPE EXIST NORTH DECK BY +/- 2.1/2" TO MAKE RM FOR EXIST 3/4" TREX DK BRDS; ON TAPERED, TRTD 2x4 FLOATING SLEEPERS (running parallel to slope); ON 120 MIL MDF RF MEMBRANE; ON 3/4" TRTD PLYWD; ON REWORKED 2x8 DECK JSTS @ 12"OC SLOPING AT 5/16"/ft (8x5/16"/ft = 2-1/2" drop); W/ 7.1/4" CLOSED CELL FOAM INSUL; W/ TAPERED 2x SHIMS/ FURRING STRIPS @ 12"OC; W/ 3/4" PAINTED T&G BORAL CLG BDS (level) @ 7'-2" AFF (FV).
57. 6" DIA ALUM. HALF-ROUND RAIN GUTTERS & DOWNSPOUTS (MATCH EXIST) DRAINING 1/4"/ FT DECK/ ROOF W/ 3/4" PVC CLOSURE/ CLEG ACCESS PANELS HIDING EXPOSED ROOF.
58. PROVIDE 8" VERTICAL OF ALUM FLASHING AT ALL ROOF/ WALL INTERSECTIONS (1.1/2" EXPOSED).
59. PROVIDE ALUM FLSHG W/ DRIP AT ROOF EDGE & MASONRY WAINSCOT. COLOR TO MATCH MATL COVERED.

PLUMBING:

60. BF/ADA PLUMBING FIXTURES. SEE PLMG.
61. 6" FLOOR DRAIN. SEE PLBG.
62. TWO COMPRMT SINK W/ GARBAGE DISPOSAL & GOOSE NECK FAUCET. SEE PLUMBING.
63. 3'x3' TILE CURBLESS BF/ ADA SHWR W/ BF BARS & 1'-6"hx2'-9"W x1.1/2" thk PVC HINGED BF/ ADA BENCH W/ SS BARS FOR SUPPORT & BOLTED TO WALL.
67. 2'x2' MOP SINK W/ SS MOP RACK ABOVE.
68. STACKED WASHER/ DRYER. SEE PLUMBING.

MECHANICAL:

70. SUPPLY WALL DIFFUSER. SEE MECH.
70.5 EXIST 18x7 FLR SPACE INSIDE EXIST FLR STRUCT. SEE MECH.
71. 8" SS SPIRAL DUCT ADJ TO CLG. SEE MECH.
71.5 8"x20" SS OVAL SPIRAL DUCT ADJ TO CLG. SEE MECH.
72. NOT USED.
72.5 8"x8" THRU-WALL EXHAUST DIFFUSER. SEE MECH.
73. DASHED CIRCLE IS WALL MNTD HOT WATER HTR. SEE MECH.
74. EXIST AC CONDENSOR TO REMAIN. SEE MECH.
75. NEW OR RELOCATED AC CONDENSOR. SEE MECH.

APPLICABLE CODES :

2015 MI BUILDING CODE (MBC)
2015 MI REHABILITATION CODE (MRC)
2015 INTERNATIONAL FIRE CODE (IFC)
ASHRAE 90.1 2015 IECC
2021 MI PLUMBING CODE (MPC)
2021 MI MECHANICAL CODE (MMC)
2023 NATNL ELEC.CODE (NEC) W/ MI PART 8 ADMDMTS

dlb david lee bateman Architects, LLC

MJW Consulting, LLC

FACILITY RENOVATION & ADDITION
IST FLR CLUBHS REDO #3
DEMO & PROP IST FLR PLAN "E"

DATE:	ISSUED FOR:
12/16/2024	CONSTRUCTION
03/07/2026	TEAM REVIEW
03/31/2026	ADDENDUM #1

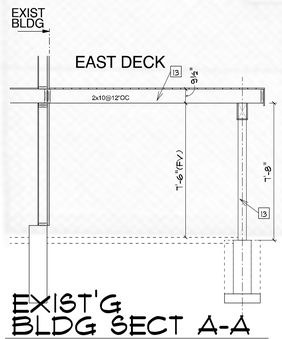
Wednesday, April 1, 2026

dlb Architects, LLC

26-01 (previously 24-20)

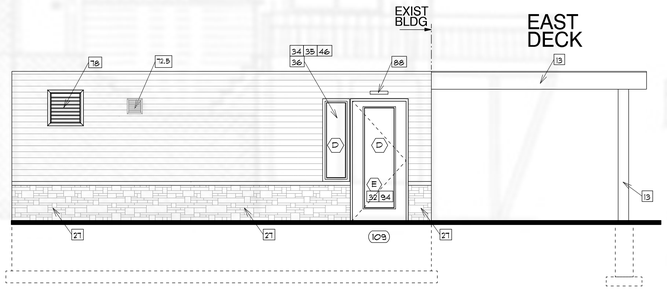
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EXIST'G BLDG SECT A-A

3/16" = 1'-0"



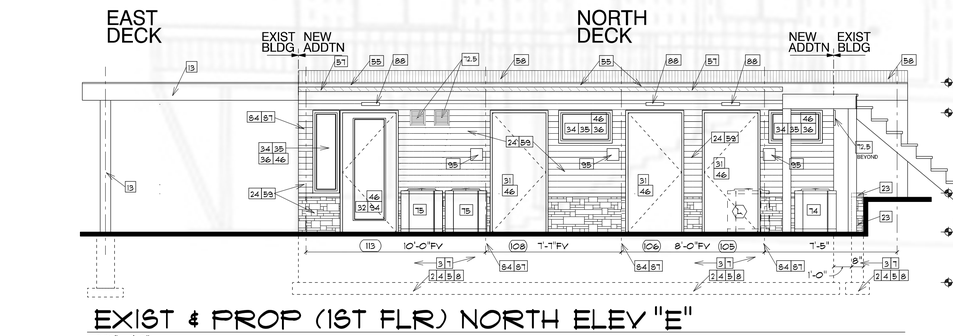
EXIST & PROP (1ST FLR) SOUTH ELEV "E"

3/16" = 1'-0"



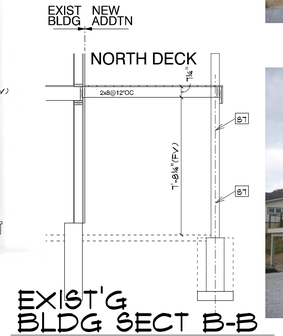
EXIST & PROP (1ST FLR) EAST ELEV

3/16" = 1'-0"



EXIST & PROP (1ST FLR) NORTH ELEV "E"

3/16" = 1'-0"



EXIST'G BLDG SECT B-B

3/16" = 1'-0"



PHOTO 6 (6/A2)



PHOTO 7 (7/A2)



PHOTO 8 (8/A2)



PHOTO 9 (9/A2)



PHOTO 10 (10/A2)



PHOTO 11 (11/A2)

KEY NOTES CONTINUED:

76. 6" SS SPIRAL DUCT ADJ TO CLG. SEE MECH.
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84. 2'x2'x2'10.1/2'h BELOW CNTR DISHWASHER BY GC.COORD W/ MILLWK CONTRACTOR. SEE ELEC & PLBG.
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D. SHORE EXIST CONSTR, REMOVE EXIST BRG EXT WALL, WINDOWS & / OR DRS. PREPARE FOR NEW & REPAIR ADJ FINISHES.
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F. REMOVE EXIST GYP CLG & PREPARE FOR NEW.
G. SHORE EXIST CONSTR & REMOVE EXIST STL COLUMN & CONC BASE. PREPARE FOR INSTALL OF NEW LONGER STL COL & FTG.
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J. SHORE EXIST CONSTR, REMOVE EXIST CONC BLK RETN'G WALL.
K. REMOVE & RELOCATE EXIST ELEC PANEL. SEE ELEC.
L. REMOVE & RELOCATE EXIST AC CONDENSOR. SEE MECH.
M. SHORE EXIST CONSTR, REMOVE EXIST WOOD RETN'G WALL.
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12. EXIST 2'-4"wx12"h CONC RAISED FLR TO REMAIN, IF UNABLE TO BE REMOVED, EXCEPT UNDER SHOWER.
13. EXIST WD DECK & SUPPORT COLUMNS TO REMAIN.
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20. INT. [DRY] WALL W/ 2x4 WD STUDS AT 16" OC, SOUND BATT INSUL & 5/8" FR GYP BD BOTH SIDES W/ TRD PLT ON CONC.
21. INT. [WET] WALL W/ 2x4 WD STUDS AT 16" OC, SOUND BATT INSUL & 5/8" MR GYP BD BOTH SIDES W/ TRD PLT ON CONC.
22. 8" REINF. CMU RETN'G WALL PER MBC W/ SOLID- GRTD CORES W/ #5 VERT REINF BARS @ 16" O.C. POURED INTO FTG. W/ EXT DAMP-PROOFING & FTG DRAINAGE SYSTEM; MAINTAIN 11" CLEAR AIR SPACE W/ ADJ 3-1/2" WD STUD WALL @ 16" O.C. & UNFACED 3.1/2" BATT INSUL & 5/8" GYP BD. PAINT.
23. 8" CONC RETAING & FND WALL. USE SAME REINF AS KN#3.
24. EXT. WD WALL W/ VINYL SIDING OVER "VERSETTA STONE" WAINSCOT ON COM GRD TYVEK OVER 7/16" OSB SHTHG ON 2x PURLINS & 1.1/2" RIGID INSUL, ON 2x6 WD STUDS AT 16" OC W/ 5.1/2" THK CLOSED CELL FOAM INSUL & 5/8" FR GYP BD. PAINT.
25. 2x6 PRESSURE TRTD SILL PLATE ON COMPRESSIVE SEAL MTL ATTACHED TO FND WALL W/ 1/2" DIA. GALV ANCHOR BOLTS PLACED MAX 12' FROM CORNER & 6'-0" OC (MAX).
26. EXIST EXT. WALL TO REMAIN. PREPARE FOR NEW CONSTR.
27. EXIST EXT. WD WALL W/ VINYL SIDING OVER "VERSETTA STONE" WAINSCOT TO REMAIN. PATCH TO MATCH WHERE ADJACENT TO NEW CONSTR.
28. INT. WD BRG WALL W/ 2 LAYERS OF 5/8" FR GYP BD (1 HR FR) ON BOTH SIDES OF 2x6 WD STUDS AT 12" OC. PAINT.

DOORS & WINDOWS:

30. ARCHITECTURAL PREMIUM CONSTRUCTION GRADE SOLID CORE FLUSH WOOD DR NATURAL FINISH, MAPLE FACE, 5 PLIES & PARTICLEBOARD CORE. PROVIDED BY Algoma Hardwoods Inc; Eagle Plywood & Door Manufacturing, Inc; Eggers Industries; Architectural Door Division; Fenestra Corporation; Ideal Wood Products, Inc; Marshfield Doors, Inc; OR Weyerhauser Co. SEE DR SCHED.
31. INSUL FIBERGLASS DR GALV HM DOOR & FRM. PAINT.
32. THERM BROKEN MED STILE ALUM FRENCH ENTRY DR W/ 1" INSULATED LOW E TINTED GLASS (U=.35). SEE EXT ELEV.
33. NOT USED.
34. THERM BROKEN ALUM CLAD WD WINDOW W/ 1" INSULATED LOW E TINTED GLASS (U=.35) BY GELDWIN OR ANDERSEN. USE FROSTED GLASS AT TOILET WINDOWS. SEE EXT ELEV.
35. PROVIDE 12" WIDE VAPOR BARRIER STRIP-IN EDGE PRE-SET TO WINDOW & DR FRAMES AS ALLOWED BY MANUF. (TYP).
36. APPLY HILTI NON-EXPANDING POLYURETHANE FOAM BETWEEN JAMB & TRIMMER STUD AT WINDOW & DR FRAMES TO REDUCE AIR LEAKAGE AS ALLOWED BY MANUF. (TYP).

MILLWORK/ CASEWORK & TRIM:

40. 3h BASE CABINET OR ISLAND.
41. 3h BASE CABINET W/ 2'-6"h WALL CABS ABOVE.
42. 5h TALL LOCABLE CABINET W/ WINDOW ABOVE.
43. FIRE EXTINGUISHER & CABINET W/ SLIT GLASS DR.
44. 3/4"x4" HD WD OR FLR MTL BASE (IF TILE OR MSRY).

FLASHING:

46. MTL FLSHG & DRIP @ DR, WIND OR LOW WALL HEAD. COLOR TO MATCH ADJ SIDING OR MASONRY.
47. MTL FLSHG & DRIP @ WIND SILL. COLOR TO MATCH ADJ WALL.
48. MTL FLSHG & DRIP @ BLK OR CONC WAINSCOT WALL. COLOR TO MATCH MASONRY OR CONC WALL BELOW.

CEILING & ROOF:

50. DASHED LINE INDICATES EDGE OF DECK OR ROOF ABOVE.
51. GYP BD BULKHD COVERING EXIST WD BEAM. FOR FIRE RATING - MATCH THE CLG OPTION # OF LAYERS OF FR GYP. PAINT.
52. 3/4"x4.1/2" T&G BORAL BD CLG OR SOFFIT. PAINT.
53. DASHED LINE INDICATES GYP BLHD ABOVE. PAINT.
54. 1 HR RATED CLG/ LID BELOW BOTTOM OF FLR JST TO BE 1 OR 2 LAYERS OF 5/8" FR GYP BD ON 1/2" DP, 25 GAS RESILIENT CHANNEL INSTALLED PERPENDICULAR TO FLR JSTS SPACED @ 24" MAX. O.C.(OPTION 1: UL Design L502, w/ 3.1/2" sound (batt) insul MAX or OPTION 2: UL Design M502, w/ 7.1/4" sound (batt) insulation).
55. LOWER & SLOPE EXIST NORTH DECK BY +/- 2.1/2" TO MAKE RM FOR EXIST 3/4" TREX DK BRDS; ON TAPERED, TRTD 2x4 FLOATING SLEEPERS (running parallel to slope); ON 120 MIL MDF RF MEMBRANE; ON 3/4" TRTD PLYWD; ON REWORKED 2x8 DECK JSTS @ 12"OC SLOPING AT 5/16"/ft (8x5/16"/ft = 2-1/2" drop); W/ 7.1/4" CLOSED CELL FOAM INSUL; W/ TAPERED 2x SHIMS/ FURRING STRIPS @ 12"OC; W/ 3/4" PAINTED T&G BORAL CLG BDS (level) @ 7'-2" AFF (FV).
57. 6" DIA ALUM. HALF-ROUND RAIN GUTTERS & DOWNSPOUTS (MATCH EXIST) DRAINING 1/4"/ FT DECK/ ROOF W/ 3/4" PVC CLOSURE/ CLEANO ACCESS PANELS HIDING EXPOSED ROOF.
58. PROVIDE 8" VERTICAL OF ALUM FLASHING AT ALL ROOF/ WALL INTERSECTIONS (1.1/2" EXPOSED).
59. PROVIDE ALUM FLSHG W/ DRIP AT ROOF EDGE & MASONRY WAINSCOT. COLOR TO MATCH MATL COVERED.

PLUMBING:

60. BF/ADA PLUMBING FIXTURES. SEE PLMG.
61. 6" FLOOR DRAIN. SEE PLBG.
62. TWO COMPRMT SINK W/ GARBAGE DISPOSAL & GOOSE NECK FAUCET. SEE PLUMBING.
63. 3'x3' TILE CURBLESS BF/ ADA SHWR W/ BF BARS & 1'-6"h x2'-9"w x1.1/2" thk PVC HINGED BF/ ADA BENCH W/ SS BARS FOR SUPPORT & BOLTED TO WALL
67. 2'x2' MOP SINK W/ SS MOP RACK ABOVE.
68. STACKED WASHER/ DRYER. SEE PLUMBING.

MECHANICAL:

70. SUPPLY WALL DIFFUSER. SEE MECH.
70.5 EXIST 18x7 FLR SPCE INSIDE EXIST FLR STRUCT. SEE MECH.
71. 8" SS SPIRAL DUCT ADJ TO CLG. SEE MECH.
71.5 8"x20" SS OVAL SPIRAL DUCT ADJ TO CLG. SEE MECH.
72. NOT USED.
72.5 8"x8" THRU-WALL EXHAUST DIFFUSER. SEE MECH.
73. DASHED CIRCLE IS WALL MNTD HOT WATER HTR. SEE MECH.
74. EXIST AC CONDENSOR TO REMAIN. SEE MECH.
75. NEW OR RELOCATED AC CONDENSOR. SEE MECH.

APPLICABLE CODES :

2015 MI BUILDING CODE (MBC)
2015 MI REHABILITATION CODE (MRC)
2015 INTERNATIONAL FIRE CODE (IFC)
ASHRAE 90.1 2015 IECC
2021 MI PLUMBING CODE (MPC)
2021 MI MECHANICAL CODE (MMC)
2023 NATNL ELEC.CODE (NEC) W/ MI PART 8 ADMDMTS

dlb david lee bateman Architects, LLC

MJW Consulting, LLC

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3
EXIST & PROP EXT ELEVATIONS

DATE:	ISSUED FOR:
10/16/2024	CONSTRUCTION
03/31/2026	ADDENDUM #1

Wednesday, April 1, 2026

dlb Architects, LLC

26-01 (previously 24-20)

A2

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2015 MI BLDG CODE NOTES :

USE GROUP CLASSIFICATION :

1. PREVIOUS & PROPOSED USES THE SAME
   1st Flr = BUSINESS GROUP B 301.1.1
   2nd & 3rd Flr = RESIDENTIAL GROUP R-3 310.5
   TYPE OF CONSTRUCTION REQUIREMENTS :
2. TYPE OF CONSTRUCTION : V-B 602.3 & TBL 601
3. FIRE RESISTANCE RATING FOR BLDG ELEMENTS:
   STRUCTURAL FRAME: 0
   BEARING WALLS:
   EXTERIOR: 0
   INTERIOR: 0
   NON-BEARING WALLS & PARTITIONS:
   EXTERIOR: 0 (>10')
   INTERIOR: 0
   FLOOR CONSTRUCTION: 0
   ROOF CONSTRUCTION: 0

BUILDING AREA CALCULATIONS:

4. HEIGHT: TBL 504.3
   ALLOWED: 40' FOR B
   ALLOWED: 40' FOR R-3
5. STORIES TBL 504.4
   ALLOWED: 2 STORIES FOR B
   ALLOWED: 3 STORIES FOR R-3
6. TOTAL FLR AREA (Gross) TBL 506.2
   ALLOWED: 9,000 SF FOR B
   ALLOWED: UL FOR R-3 (w/ sprinklers)

NUMBER OF OCCUPANTS : TBL 1004.1.2

7.	AREA (Net)	ESTIMATED	ACTUAL
3RD FLR (R-3)	1,435 gsf	/200 7.18	5
2ND FLR (R-3)	1,323 gsf	/200 6.62	5
1ST FLR (B) 719 gsf (254 lounge)	/100/15	21.55	10
TOTAL	3,477 gsf	36	20

8. ACTUAL1ST FLR (OWNER AFFIDAVIT) = 15 OCC (max)

FIRE & SMOKE PROTECTION FEATURES :

9. EXTERIOR WALLS - NOT APPLICABLE. 705
   FIRE WALLS - NOT APPLICABLE. 706
   FIRE BARRIERS B/T OCCUPANCIES: TBL 508.4
   1ST FLR CLG/ 2ND FLR =1 HR 420.3; 711.2.4.3
   FIRE BARRIERS TO LIMIT FIRE AREA - 3 HR TBL 716.5
   FIRE PARTITIONS - NOT APPLICABLE. 708
   SMOKE BARRIERS - NOT APPLICABLE. 709
   SMOKE PARTITIONS - NOT APPLICABLE. 710
   HORIZONTAL ASSEMBLIES - NOT APPLICABLE. 711
   VERITICAL OPENINGS - NOT APPLICABLE. 712
   SHAFT ENCLOSURES - NOT APPLICABLE. 713
   PENETRATIONS - NOT APPLICABLE 714

FIRE PROTECTION :

10. THE BLDG DOES NOT & WILL NOT HAVE AUTOMATIC FIRE SUPRESSION SYSTEM.
11. FIRE EXTINGUISHERS TO COMPLY W/ MBC 906.
12. FIRE ALARMS - NOT REQUIRED. 907.2.4
13. PLUMBING FIXTURE COUNT : MPC TBL 403.1

CLASSIFICATION	OCCU PANCY	WATER CLOSETS MALE	WATER CLOSETS FEMALE	LAVATORIES MALE	LAVATORIES FEMALE	DRINKING FOUNTAIN	SERVICE SINK
BUSINESS	B 15 occ	1 1:25 occ up to 50	1 1:25 occ up to 50	1 1:40 occ up to 80		0*	0**

14. NO EWC IS REQ'D SINCE OCC </= 15*. 403.1ex f
15. NO SERV SINK IS REQ'D SINCE OCC </=15*; HOWEVER ONE IS BEING PROVIDED. 403.1ex g
16. SEPARATE BF/ ADA MEN & WOMEN FACILITIES NOT REQ'D, BECAUSE OCC </=15***. 403.2 ex 1&2

EXITING REQUIREMENTS :

17. EGRESS WIDTH = 15 OCC x .2 = 3". 1005.3.2
18. PROVIDE ILLUMINATION LEVEL OF AN AVER-AGE OF 1 FT/CANDLE ALONG EGRESS ROUTE. EGRESS ILLUMINATION TO COMPLY W/ MBC 1008. 1008.2
19. PROVIDE BACK-UP POWER TO EXIT LIGHTS FOR NOT LESS THAN 90 MINUTES & LIGHTS AT EXTERIOR SIDE OF EXITS. EXIT SIGNAGE TO COMPLY W/ MBC 1008. 1008.3
20. PER ADA/BF REQMTS - EACH DR 32" (MIN/ CLR). 1010.1.1
21. ANY SPACE WITH OVER 50 OCCUPANTS WILL REQUIRE TWO SEPARATE EXITS & THE DR SWING WILL BE IN THE DIRECTION OF EGRESS. 1010.1.2.1
22. ANY EXIT WITH A TOTAL LOAD OF OVER 50 OCCUPANTS MUST BE EQUIPED WITH PANIC & FIRE EXIT HARDWARE. THIS DOES NOT APPLY TO ANY DOORS AS SHOWN. 1010.1.10
23. ANY SPACE WITH OVER 2 REQUIRED EXITS SHALL HAVE ILLUMINATED EXIT SIGNS. 1013.1
24. PROVIDE EXIT LIGHTS AT ALL EXITS & EXIT ACCESS DOORS VISABLE FROM ANY DIRECTION OF EGRESS TRAVEL AT A DISTANCE NOT GREATER THAN 100' OR SIGN VIEWING DISTANCE. PROVIDE ADDITIONAL SIGNS AS NEEDED IF ANY OWNER EQUIPMENT WILL OBSTRUCT THE VIEW OF REQUIRED SIGNS. 1013.1
25. EXIT W/ OCC LOAD < 50 OCC TRAVEL DIST. < 100' TBL1006.2.1
26. DISTANCE BETWEEN EXITS >/= 1/2 DIAGONAL OF BLDG OR AREA SERVED. 1007.1.1
27. NUMBER OF EXITS REQ'D = 1 TBL1006.2.1 & NUMBER OF EXITS PROVIDED = 1 TBL 1006.3.2(2)
28. EXIT ACCESS TRAVEL DISTANCE (ALLOWED): <200 (MAX) IF NOT SPRINKLED (B). TBL1017.2
    EXIT ACCESS TRAVEL DISTANCE (ACTUAL)= +/-50'.
29. DEAD END CORRIDOR = 20' (MAX) 1020.4
    EXCEPTION = DEC LENGTH < 2.5 x DEC WIDTH 1020.4(3)

2015 MI REHABILITATION CODE FOR EXIST BLDGS CODE NOTES:

GENERAL :

1. ALTERATION - LEVEL 2
2. APPLICANT TO SELECT 1 OF 3 OPTIONS 504
   Prescriptive per Chapter 4 301.1.1
   Work Area per Chapters 5-13 301.1.2
   Performance per Chapter 14 301.1.3
   PROJECT DESIGNED TO CHPTR 4 - PRESCRIPTIVE OPTION

STRUCTURAL :

3. New loads are equal to, or less than, existing design loads 402.3
4. Because the existing 2nd Flr structure is exposed, the architect has recommended that the contractor sister a new 2x8 flr jst adjacent to all of the existing 2x8s flr jists @ 24"OC.

USE & OCCUPANCY CLASS : (MBC, Sec 302)

5. Existing use(s): 1st is A<50occ = B, 2nd & 3rd = R
6. Proposed use(s): 1st is A<50occ = B, 2nd & 3rd = R

FIRE PROTECTION :

7. Existing fire sprinklers: none
8. Proposed sprinklers: not required. 1004.1

FIRE SEPARATION :

9. Existing Clg: Did comply.
10. Proposed Clg: New ceiling construction will comply by providing a 1 hr separation. 711.2.4.3

BARRIER FREE DESIGN : 410.1

11. Existing: Did not comply.
12. Proposed: New work to comply with A117.1.

ENERGY CODE :

11. Existing: Unknown compliance.
12. Proposed Insul.: Fill exposed exist cavities with batt insul. ASHRAE 5.1.3ex3
    Proposed Windows: Use window or door that is equal to or better than exist one. New work must comply with current energy code. ASHRAE 5.1.3ex2&8

OTHER CODE REPAIRS & ALTERATIONS :

13. Repair and/or replace EM lighting 101.7
14. Repair and/or replace and/or relocate EXIT signs 101.7
15. Remove unsafe electrical connections 101.7
16. Any exposed unsafe condition will be corrected 115.1
17. All new work will conform to current codes 403.1

GENERAL NOTES :

1. ALL DIMENSIONS ARE TO FACE OF STUD OR STRUCTURE UNLESS NOTED OTHERWISE.
2. PARTITIONS NOT LOCATED BY DIMENSIONS ARE TO BE LOCATED BY DETAIL OR SHOWN RELATIONSHIP TO CONSTRUCTION FEATURE.
3. ALL ARCHITECTURAL WORK IS TO COMPLY W/ ALL APPLICABLE LOCAL, STATE & FEDERAL CODES & REGULATIONS. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQ'D PERMITS.
4. ALL ELECTRICAL WORK IS TO COMPLY W/ ALL APPLICABLE LOCAL, STATE & FEDERAL CODES & REGULATIONS. THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL REQ'D PERMITS.
5. ALL MECHANICAL WORK IS TO COMPLY W/ ALL APPLICABLE LOCAL, STATE & FEDERALCODES & REGULATIONS. THE HVAC CONTRACTOR SHALL OBTAIN ALL REQ'D PERMITS.
6. ALL STRUCTURAL WORK IS TO COMPLY W/ ALL APPLICABLE LOCAL, STATE & FEDERAL CODES & REGULATIONS. THE STRUCTURAL CONTRACTOR SHALL OBTAIN ALL REQ'D PERMITS.

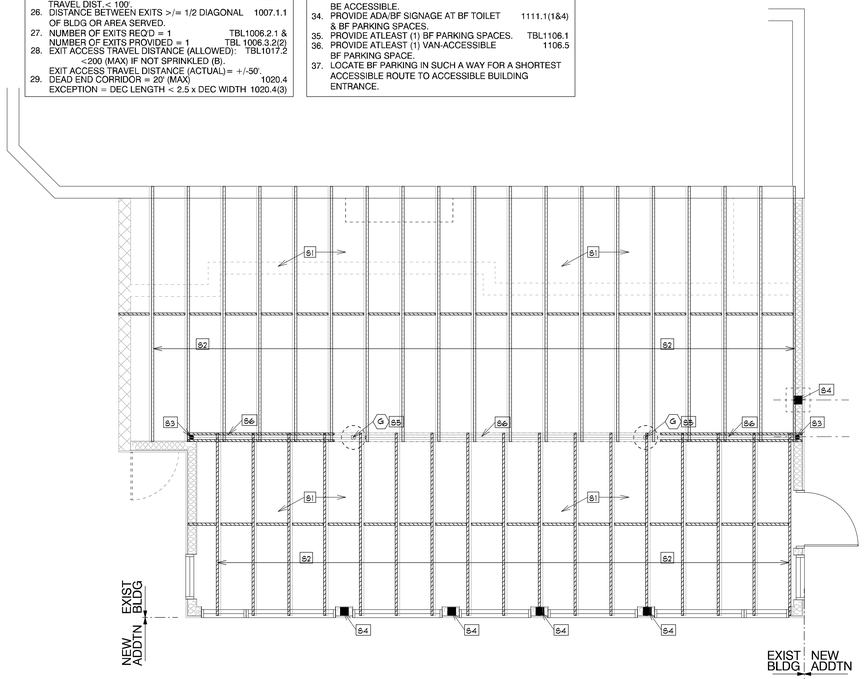
2015 MI BLDG CODE NOTES CONT.:

INT WALL & CLG FINISH REQMTS :

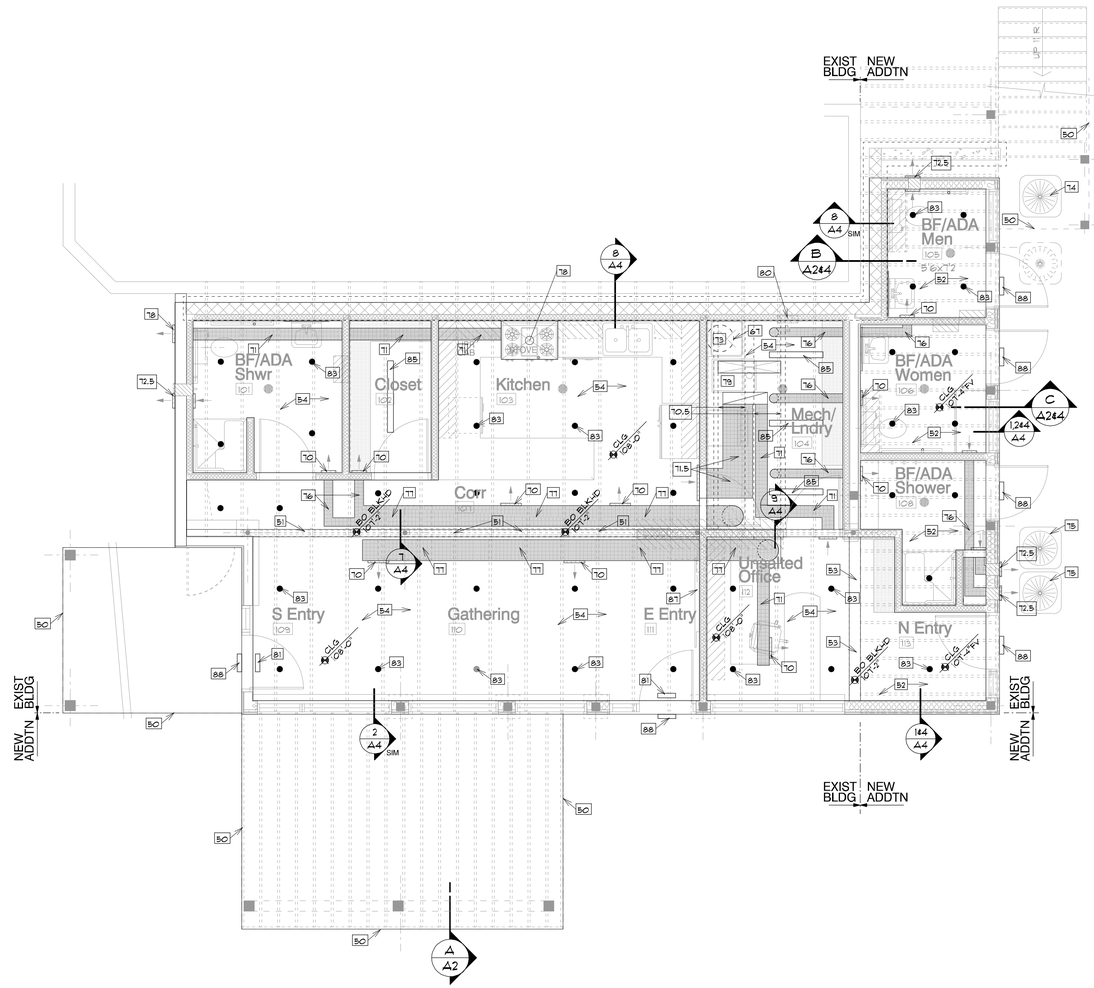
30. INT EXIT STAIRS & EXIT PASSAGEWAYS = CLASS "B" FINISH. TBL 803.11
31. CORRIDORS = CLASS 'B" FINISH.
32. ROOMS & ENCLOSED SPACES = CLASS "C" FINISH.

BARRIER FREE DESIGN :

33. ATLEAST 60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE. 1105.1
34. PROVIDE ADA/BF SIGNAGE AT BF TOILET & BF PARKING SPACES. 1111.1(1&4)
35. PROVIDE ATLEAST (1) BF PARKING SPACES. TBL1106.1
36. PROVIDE ATLEAST (1) VAN-ACCESSIBLE BF PARKING SPACE. 1106.5
37. LOCATE BF PARKING IN SUCH A WAY FOR A SHORTEST ACCESSIBLE ROUTE TO ACCESSIBLE BUILDING ENTRANCE.



2ND FLR FRMG PLAN
1/4" = 1'-0"



1ST FLR REF CLG PLAN "E"
1/4" = 1'-0"

KEY NOTES CONTINUED:

76. 6" SS SPIRAL DUCT ADJ TO CLG. SEE MECH.
77. 6"x14" SS OVAL SPIRAL DUCT ADJ TO BLKHD. SEE MECH.
78. 3'x2'x3'h STOVE & COMMERCIAL DENLARS HOOD. SEE MECH.
79. 2'x2'8x44 95% EFF GAS FURNACE & AC COMSO. SEE MECH.

ELECTRICAL:

80. ELECTRICAL PANEL. MAINTAIN CLEARANCES. SEE ELEC.
81. EXIT SIGN & EXT LIGHT AT EXIT AS REQ'D. SEE ELEC.
82. 2'x2'x2'10.1/2h BELOW ICE MAKER BY GC.COORD W/ MILLWK CONTRACTOR. SEE ELEC & PLBG.
83. 4" DIA ROUND I-HR FR RECESSED SLIM CANLESS LED WAFER LIGHT. WET RATED (BUT NOT FR) IN CLGS BELOW DECKS ONLY. SEE ELEC.
84. 2'x2'x10.1/2h BELOW CNTR DISHWASHER BY GC.COORD W/ MILLWK CONTRACTOR. SEE ELEC & PLBG.
85. 6"x4' OR 6'x3' SURFACE MT VOLUMETRIC LED LIGHT. SEE ELEC.
86. 3'x2'x5'9h REFRG BY GC.COORD W/ MILLWK CONTRACTOR.
87. 64" FLAT SCREEN TV. SEE ELEC & INT ELEV.
88. 3'x12" WALL MNTD. WEDGE SHAPED LED LIGHT. SEE ELEC.

MISCELLANEOUS:

90. GLASS MIRROR ANCHORED TO WALL ABOVE SINK.
91. 1.1/2" DIA SS BF/ ADA GRAB BARS. PROVIDE BLKG IN WALLS.
92. 1'-6"w x 10dp x 2'-6h SS IN-WALL HAND TOWEL DISP & RECPT.
93. FURNITURE BY OWNER (TYP).
94. BF GRAPHIC SYMBOL DECAL ON EXT DR SIDELITES.
95. 8"x8" ACRYLIC BF/ ADA TOILET SIGN ON WALL ADJ TO DOOR.
96. (6) FLR TO CLG 1'-2"x6'-0" x 3/4" PLYWD SHELVES. PAINT.
97. 36"x78" "CHALET" HEAVY DUTY SHOWER CURTAIN & SS BAR.
98. (3) SS CLOTHING HOOKS ON WALL. PROVIDE BLCKG.

STRUCTURE:

S1. EXIST 2ND FLR IS 3/4"x6" WD FLRG NAILED TO EXIST DBL 2x8" FLR JSTS @ 24" OC. SEE STRUCT.
S2. SISTER NEW 2x8 FLR JST NEXT TO EXIST 2x8 FLR JSTS. PROVIDE CROSS BRACING OR BLKG AT MIDPOINT (TYP).
S3. EXIST STL COLUMN TO REMAIN. PROVIDE 1 HR FIRE RATED ENCLOSURE AROUND COLUMN.
S4. EXIST 6x6 TRTD WD POST & FTG (DESIGNED BY OTHER) TO REMAIN (FV).
S5. NEW 3.1/2" DIA EXTRA STRONG STL PIPE COLUMN ON 3'x3'x12"dp FTG W/ 4-#5 BARS EA WAY. SEE STRUCT. PROVIDE 1 HR FIRE RATED ENCLOSURE AROUND COLUMN.
S6. EXIST (4) PLY 1.3/4" x 9.1/2" LVL BEAM W/ STL PLATES TO REMAIN - AS PER OWNER 3/27/26 (ALL EXIST STRUCT COMPONENTS OF THIS BEAM WERE DESIGNED BY OTHER).
S7. REWORK EXIST WD DECK, POSTS & CONC FND AS REQ'D FOR NEW ENCLOSED SPACES (STRUCTURE DESIGNED BY OTHER).

KEY NOTES :

DEMOLITION:

A. REMOVE EXIST CONC FLR & EXCAVATE TO LOWER FLR BY +/-12". PREPARE ADJ FINISHES FOR NEW CONSTR.
B. SAW CUT & REMOVE EXIST CONC CURB WITHOUT DESTABILIZING ADJ WALL. PREPARE FOR NEW WINDOW SILL MATERIAL & WALL FINISH TO MINIMIZE DETRIMENTAL EFFECT OF CURB ON ADJ SPACE USE.
C. REMOVE EXIST RAISED FLR AS POSSIBLE. PREPARE FOR NEW +/- 12"h RAISED WD PLTFM.
D. SHORE EXIST CONSTR, REMOVE EXIST BRG EXT WALL, WINDOWS &/ OR DRS. PREPARE FOR NEW & REPAIR ADJ FINISHES.
E. SAW CUT & REMOVE EXIST CONC CURB WITHOUT DESTABILIZING ADJ WALL. PREPARE FOR NEW WALL, WINDOW &/ OR DOOR. REPAIR ADJ FINISHES FOR A CLEAN LOOK.
F. REMOVE EXIST GYP CLG & PREPARE FOR NEW.
G. SHORE EXIST CONSTR & REMOVE EXIST STL COLUMN & CONC BASE. PREPARE FOR INSTALL OF NEW LONGER STL COL & FTG.
H. REMOVE EXIST BELOW DECK STOR ENCLOSURE & ASSOC DOOR. PREPARE FOR NEW CONSTR.
J. SHORE EXIST CONSTR, REMOVE EXIST CONC BLK RETN'G WALL.
K. REMOVE & RELOCATE EXIST ELEC PANEL. SEE ELEC.
L. REMOVE & RELOCATE EXIST AC CONDENSOR. SEE MECH.
M. SHORE EXIST CONSTR, REMOVE EXIST WOOD RETN'G WALL.
N. SHORE EXIST CONSTR, REMOVE EXIST CONC FIRE PLC FND.
O. SHORE EXIST CONSTR. CAREFULLY REMOVE SOIL TO PREPARE FOR NEW FND & BLK RETAIN'G WALL WITHOUT UNDERMINING EXIST FND AS PER FND SPECIALIST LLC 616-335-0364.

FOUNDATION:

1. 8"x16" CONC FTG W/ 2-#5 BARS CONT. CONNECT TO BLOCK RETN'G WALL W/ VERT 30" #4 BAR AT 12" OC (TYP).
2. 8"x16" CONC FTG W/ 2-#5 BARS CONT. CONNECT TO CONC FND WALL W/ VERT 30" #4 BAR AT 48" OC (TYP).
3. 8" CONC FND WALL W/ #4 BAR HOR @ 16"OC CONT & #4 BAR VERT @ 48"OC. PROVIDE 1 LONG #4 REBAR @ 8'-0"OC, DRILLED INTO FND WALL IF SEPARATE POUR.
4. ALL FILL MATERIAL IS TO BE FREE OF VEGETATION & FOREIGN MATTER & TOP SOIL.
5. COMPACT SOIL BELOW FLR SLABS & FTGS (TYP).
6. EXIST 12"wx12"h CONC OR BLK CURB TO REMAIN. SAW CUT TO STRAIGHTEN EDGE OR COVER W/ NEW CONSTR.
7. 2'-0" HOR & VERT DOW THERMAX RIGID INSUL (R-12) AT PERIMETER OF FLR SLAB.
8. 6" GRAVEL (MIN) ON 4" DIA WEEPING TILE SLOPED TO DAYLIGHT OUTLET.

FLOOR:

10. 6" CONC. SLAB ON 6 MIL VB: ON 12" COMP SAND.
11. 1/2" EPS RIGID INSUL (TYPE IV 20 PSI) B/T SLAB & FND WALL.
12. EXIST 2'-4"wx12"h CONC RAISED FLR TO REMAIN, IF UNABLE TO BE REMOVED, EXCEPT UNDER SHOWER.
13. EXIST WD DECK & SUPPORT COLUMNS TO REMAIN.
14. 8"x16"(full) CONC. THICKENED SLAB W/ (2) #5 BARS CONT.

INT & EXT WALLS:

20. INT. [DRY] WALL W/ 2x4 WD STUDS AT 16" OC, SOUND BATT INSUL & 5/8" FR GYP BD BOTH SIDES W/ TRD PLT ON CONC.
21. INT. [WET] WALL W/ 2x4 WD STUDS AT 16" OC, WD BATT INSUL & 5/8" MR GYP BD BOTH SIDES W/ TRD PLT ON CONC.
22. 8" REINF. CMU RETN'G WALL PER MBC W/ SOLID- GRTD CORES W/ #5 VERT REINF BARS @ 16" O.C. POURED INTO FTG. W/ EXT DAMP-PROOFING & FTG DRAINAGE SYSTEM; MAINTAIN 1" CLEAR AIR SPACE W/ ADJ 3-1/2" WD STUD WALL @ 16" O.C. & UNFACED 3.1/2" BATT INSUL & 5/8" GYP BD. PAINT.
23. 8" CONC RETAIN'G & FND WALL. USE SAME REINF AS KN#3.
24. EXT. WD WALL W/ VINYL SIDING OVER "VERSETTA STONE" WAINSCOT ON COM GRD TYVEK OVER 7/16" OSB SHTHG ON 2x PURLINS & 1.1/2" RIGID INSUL, ON 2x6 WD STUDS AT 16" OC W/ 5.1/2" THK CLOSED CELL FOAM INSUL & 5/8" FR GYP BD. PAINT.
25. 2x6 PRESSURE TRTD SILL PLATE ON COMPRESSIVE SEAL MTL ATTACHED TO FND WALL W/ 1/2" DIA. GALV ANCHOR BOLTS PLACED MAX 12' FROM CORNER & 6'-0" OC (MAX).
26. EXIST EXT. WALL TO REMAIN. PREPARE FOR NEW CONSTR.
27. EXIST EXT. WD WALL W/ VINYL SIDING OVER "VERSETTA STONE" WAINSCOT TO REMAIN. PATCH TO MATCH WHERE ADJACENT TO NEW CONSTR.
28. INT. WD BRG WALL W/ 2 LAYERS OF 5/8" FR GYP BD (1 HR FR) ON BOTH SIDES OF 2x6 WD STUDS AT 12" OC. PAINT.

DOORS & WINDOWS:

30. ARCHITECTURAL PREMIUM CONSTRUCTION GRADE SOLID CORE FLUSH WOOD DR NATURAL FINISH, MAPLE FACE, 5 PLIES & PARTICLEBOARD CORE. PROVIDED BY Algoma Hardwoods Inc; Eagle Plywood & Door Manufacturing, Inc; Eggers Industries, Architectural Door Division; Fenestra Corporation; Ideal Wood Products, Inc; Marshfield Doors, Inc; OR Weyerhauser Co. SEE DR SCHED.
31. INSUL FIBERGLASS OR GALV HM DOOR & FRM. PAINT.
32. THERM BROKEN MED STILE ALUM FRENCH ENTRY DR W/ 1" INSULATED LOW E TINTED GLASS (U= .35). SEE EXT ELEV.
33. NOT USED.
34. THERM BROKEN ALUM CLAD WD WINDOW W/ 1" INSULATED LOW E TINTED GLASS (U= .35) BY GELDWIN OR ANDERSEN. USE FROSTED GLASS AT TOILET WINDOWS. SEE EXT ELEV.
35. PROVIDE 12" WIDE VAPOR BARRIER STRIP-IN EDGE PRE-SET TO WINDOW & DR FRAMES AS ALLOWED BY MANUF. (TYP).
36. APPLY HILTI NON-EXPANDING POLYURETHANE FOAM BETWEEN JAMB & TRIMMER STUD AT WINDOW & DR FRAMES TO REDUCE AIR LEAKAGE AS ALLOWED BY MANUF. (TYP).

MILLWORK/ CASEWORK & TRIM:

40. 3'h BASE CABINET OR ISLAND.
41. 3'h BASE CABINET W/ 2'-6"h WALL CABS ABOVE.
42. 5h TALL LOCABLE CABINET W/ WINDOW ABOVE.
43. FIRE EXTINGUISHER & CABINET W/ SLIT GLASS DR.
44. 3/4"x4" HD WD OR FR FLM MTL BASE (IF TILE OR MSRY).

FLASHING:

46. MTL FLSHG & DRIP @ DR, WIND OR LOW WALL HEAD. COLOR TO MATCH ADJ SIDING OR MASONRY.
47. MTL FLSHG & DRIP @ WIND SILL. COLOR TO MATCH ADJ WALL.
48. MTL FLSHG & DRIP @ BLK OR CONC WAINSCOT WALL. COLOR TO MATCH MASONRY OR CONC WALL BELOW.

CEILING & ROOF:

50. DASHED LINE INDICATES EDGE OF DECK OR ROOF ABOVE.
51. GYP BD BULKHD COVERING EXIST WD BEAM. FOR FIRE RATING - MATCH THE CLG OPTION # OF LAYERS OF FR GYP. PAINT.
52. 3/4"x4.1/2" T&G BORAL BD CLG OR SOFFIT. PAINT.
53. DASHED LINE INDICATES GYP BLHD ABOVE. PAINT.
54. 1 HR RATED CLG/ LID BELOW BOTTOM OF FLR JST TO BE 1 OR 2 LAYERS OF 5/8" FR GYP BD ON 1/2" DP, 25 GAS RESILIENT CHANNEL INSTALLED PERPENDICULAR TO FLR JSTS SPACED @ 24" MAX. O.C.(OPTION 1: UL Design L502, w/ 3.1/2" sound (batt) insul MAX or OPTION 2: UL Design M502, w/ 7.1/4" sound (batt) insulation).
55. LOWER & SLOPE EXIST NORTH DECK BY +/- 2.1/2" TO MAKE RM FOR EXIST 3/4" TREX DK BRDS; ON TAPERED, TRTD 2x4 FLOATING SLEEPERS (running parallel to slope); ON 120 MIL MDF RF MEMBRANE; ON 3/4" TRTD PLYWD; ON REWORKED 2x8 DECK JSTS @ 12"OC SLOPING AT 5/16"/ft (8'x5/16"/ft = 2-1/2" drop); W/ 7.1/4" CLOSED CELL FOAM INSUL; W/ TAPERED 2x SHIMS/ FURRING STRIPS @ 12"OC; W/ 3/4" PAINTED T&G BORAL CLG BDS (level) @ 7'-2" AFF (FV).
57. 6" DIA ALUM. HALF-ROUND RAIN GUTTERS & DOWNSPOUTS (MATCH EXIST) DRAINING 1/4"/ FT DECK/ ROOF W/ 3/4" PVC CLOSURE/ CLEANG ACCESS PANELS HIDING EXPOSED ROOF.
58. PROVIDE 8" VERTICAL OF ALUM FLASHING AT ALL ROOF/ WALL INTERSECTIONS (1 1/2" EXPOSED).
59. PROVIDE ALUM FLSHG W/ DRIP AT ROOF EDGE & MASONRY WAINSCOT. COLOR TO MATCH MATL COVERED.

PLUMBING:

60. BF/ADA PLUMBING FIXTURES. SEE PLMG.
61. 6" FLOOR DRAIN. SEE PLBG.
62. TWO COMPRMT SINK W/ GARBAGE DISPOSAL & GOOSE NECK FAUCET. SEE PLUMBING.
63. 3'x3' TILE CURBLESS BF/ ADA SHWR W/ BF BARS & 1'-6"h'x2'-9"w x1.1/2" thk PVC HINGED BF/ ADA BENCH W/ SS BARS FOR SUPPORT & BOLTED TO WALL.
67. 2'x2' MOP SINK W/ SS MOP RACK ABOVE.
68. STACKED WASHER/ DRYER. SEE PLUMBING.

MECHANICAL:

70. SUPPLY WALL DIFFUSER. SEE MECH.
70.5 EXIST 18x7 FLR SPACE INSIDE EXIST FLR STRUCT. SEE MECH.
71. 6" SS SPIRAL DUCT ADJ TO CLG. SEE MECH.
71.5 8'x20" SS OVAL SPIRAL DUCT ADJ TO CLG. SEE MECH.
72. NOT USED.
72.5 8'x8" THRU-WALL EXHAUST DIFFUSER. SEE MECH.
73. DASHED CIRCLE IS WALL MNTD HOT WATER HTR. SEE MECH.
74. EXIST AC CONDENSOR TO REMAIN. SEE MECH.
75. NEW OR RELOCATED AC CONDENSOR. SEE MECH.

APPLICABLE CODES :

2015 MI BUILDING CODE (MBC)
2015 MI REHABILITATION CODE (MRC)
2015 INTERNATIONAL FIRE CODE (IFC)
ASHRAE 90.1 2013 (IECC)
2021 MI PLUMBING CODE (MPC)
2021 MI MECHANICAL CODE (MMC)
2023 NATNL ELEC.CODE (NEC) W/ MI PART 8 ADMDMTS

dlb david lee bateman Architects, LLC
MJW Consulting LLC

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3
1ST FLR REF CLG & 2ND FLR FRMG PLANS

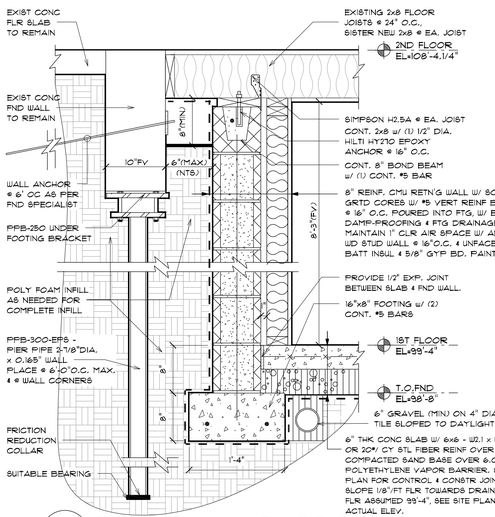
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12/16/2024 CONSTRUCTION
03/31/2026 ADDENDUM #1

Wednesday, April 1, 2026

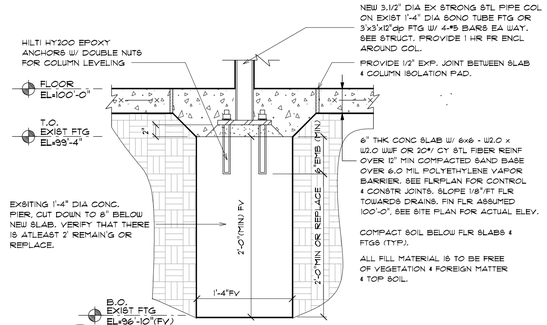
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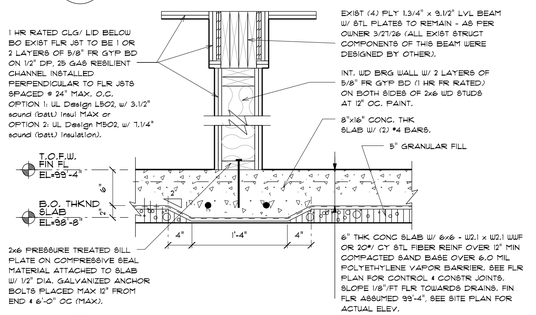
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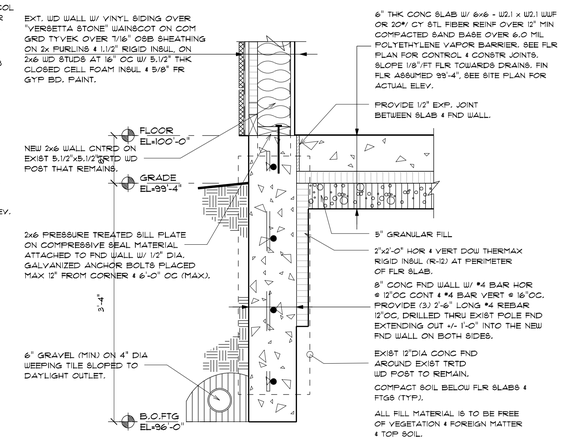
8 A4 RETAINING WALL @ EXIST FND
1"=1'-0"



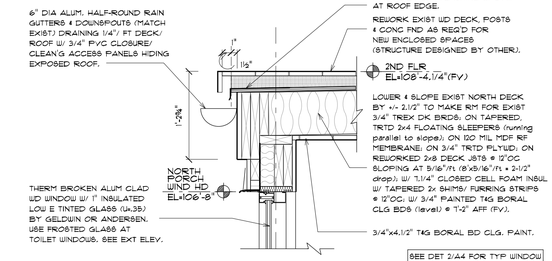
7 A5 NEW COL @ EXIST SONO TUBE FTG
1"=1'-0"



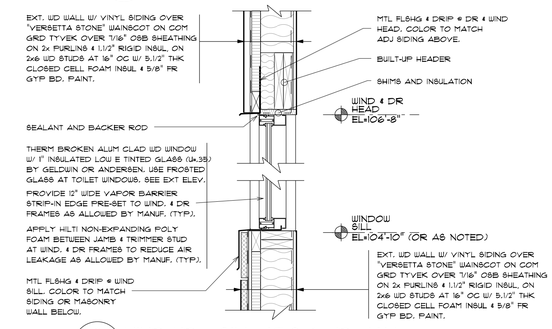
9 A4 INT WALL, THKND SLAB @ EXIST BEAM
1"=1'-0"



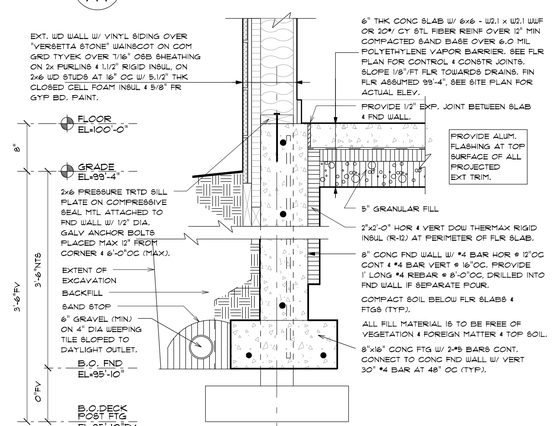
6 A4 GRADE WALL (Alternate pricing only)
1"=1'-0"



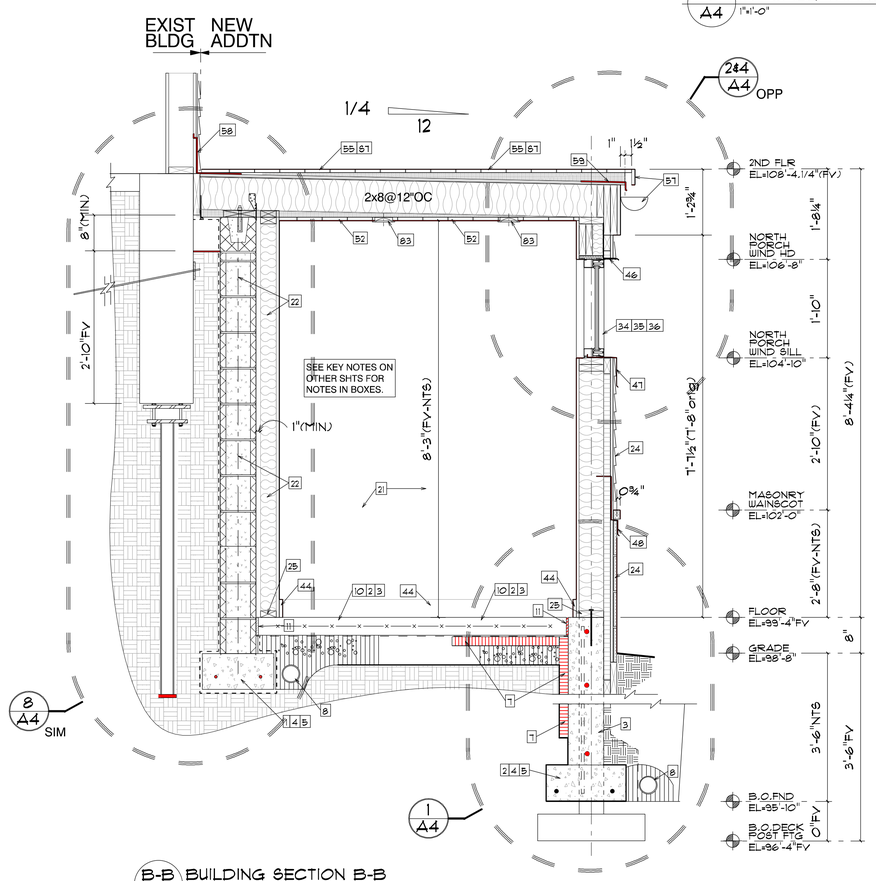
4 A4 NORTH DECK EAVE
1"=1'-0"



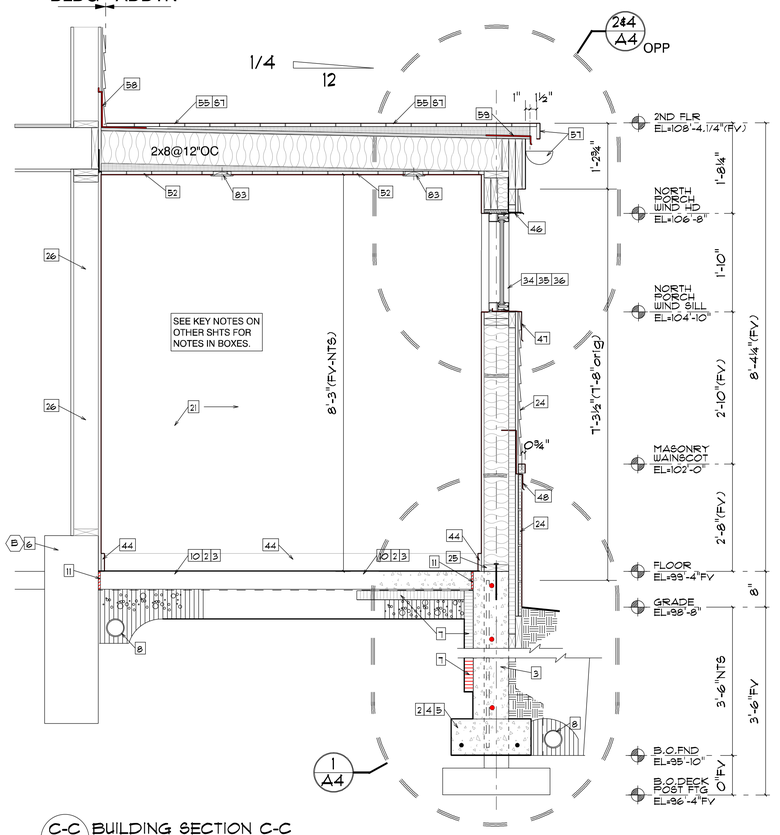
2 A4 WIND HD @ SILL AT 2x6 WD WALL
1"=1'-0"



1 A4 FND WALL @ SLAB @ 2x6 WALL
1"=1'-0"



B-B A4 BUILDING SECTION B-B
3/4"=1'-0"



C-C A4 BUILDING SECTION C-C
3/4"=1'-0"

dlb david lee berman Architects, LLC
MJW Consulting LLC

FACILITY RENOVATION @ ADDITION
1ST FLR CLUBHS REDO #3
BLDG @ WALL SECTIONS, @ DETAILS

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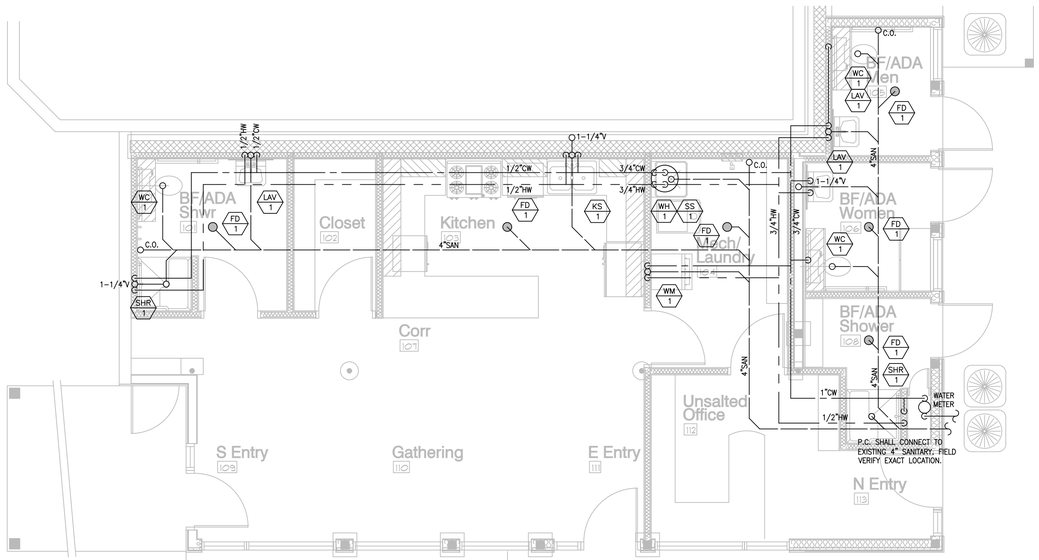
Wednesday, April 1, 2026

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26-01 (previously 24-05)

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PLUMBING PLAN

1/4"=1'-0"

ITEM	FIXTURE	MANUFACTURER / MODEL NUMBER	SAN	VENT	COLD	HOT	TEMPERED WATER	REMARKS
WC 1	WATER CLOSET	KOHLER: K-3999-U, FLOOR MT'D	3"	2"	1/2"	--	--	W/ BEMIS #1955C OPEN FRONT TOILET SEAT, 17" HIGH, INCLUDE TANK LINER
LAV 1	LAVATORY	KOHLER: K-2005, WALL MT'D	1-1/2"	1-1/2"	1/2"	1/2"	1/2"	W/ SLOAN EAF-275 SOLAR POWERED, SENSOR ACTIVATED FAUCET, SEE NOTE #4 W/ WILKINS ZW3870T-4P THERMOSTATIC MIXING VALVE, CONCEALED ARM SUPPORT
KS 1	KITCHEN SINK	ELKAY: D23322-3 KIT SINK DEALTA 1007P SGL HDL KIT: FAUCET	1-1/2"	1-1/2"	1/2"	1/2"	--	DROP IN DOUBLE BASIN STAINLESS STEEL KITCHEN SINK. OR EQUAL
SS 1	SERVICE SINK	ELKAY: SS81302 (33"WX27"DX14"H)	2"	2"	1/2"	1/2"	--	STAINLESS STEEL W/ WALL MOUNTED AND SUPPORT LEGS, ZURN 8" CENTERS, WALL FAUCET Z2843M1RC
SHR 1	SHOWER	SELECTED BY OWNER	2"	2"	1/2"	1/2"	--	ADA SHOWER TO BE SELECTED BY OWNER
WM 1	WASHING MACHINE	GE APPLIANCES: GFW148SSMWW	2"	2"	1/2"	1/2"	--	24" 2.4 CU. FT. ENERGY STAR FRONT LOAD WASHER WITH STEAM
WH 1	WATER HEATER	A.O. SMITH: BT-80	--	--	3/4"	3/4"	--	74 GALLON. 75,100 BTU COMMERCIAL GAS WATER HEATER. OR EQUAL
FD 1	FLOOR DRAIN	JAY R. SMITH: A06NB	3"	--	--	--	--	6" OVERALL DIAMETER, 2" OVERALL HEIGHT, NICKEL BRONZE.

(1) SEE ARCHITECTURAL DRAWINGS FOR ALL ROUGH-IN LOCATIONS OF PLUMBING FIXTURES

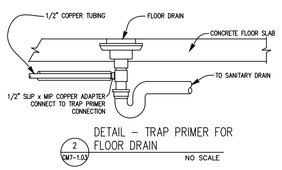
(2) WC-1 TO CONFORM TO ADA REQUIREMENTS

(3) COVER ALL EXPOSED LAVATORY SANITARY AND DOMESTIC HOT AND COLD WATER PIPING W/ PROFLO PF202WH TRAP COVER

(4) PROVIDE A WILKINS ZW3870T MIXING VALVE AT EACH LAVATORY

PLUMBING SPECIFICATIONS:

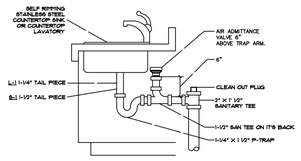
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMISSION OF HIS BID. THE CONTRACT DOCUMENTS INDICATE APPROXIMATE LOCATION OF EXISTING PIPING AND ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATION OF EXISTING PIPES.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THE WORK OF ALL OTHER TRADES AND MAKING ANY NECESSARY MODIFICATIONS TO HIS WORK AT NO ADDITIONAL COST, INCLUDING ALL OFFSETS.
3. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL CODES. THESE CODES SHALL BE FOLLOWED AS MINIMUM PROVIDING HIGHER GRADES OF MATERIAL AND WORKMANSHIP WHERE REQUIRED BY THESE DOCUMENTS. PROVIDE ALL TESTS REQUIRED BY LOCAL CODES.
4. ALL PERMITS, FEES, LICENSES, APPROVALS AND OTHER ARRANGEMENTS FOR WORK SHALL BE OBTAINED BY THE CONTRACTOR AT HIS OWN EXPENSE.
5. SUBMIT ASSEMBLED PRINTED INSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF EACH ITEM INSTALLED ALONG WITH EQUIPMENT CUTS AND CONTROL WIRING DIAGRAMS.
6. SUBMIT EQUIPMENT SPECIFICATIONS FOR REVIEW BEFORE PURCHASE.
7. CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR ONE YEAR AFTER COMPLETION AGAINST ALL DEFECTS OF MATERIAL, EQUIPMENT AND WORKMANSHIP.
8. FOR EXACT LOCATION OF PLUMBING FIXTURES REFER TO ARCHITECTURAL PLANS AND ELEVATIONS.
9. PROVIDE COLD WATER CONNECTION TO ICE MAKER.
10. INSULATION: DOMESTIC HOT AND COLD WATER PIPING SHALL BE INSULATED WITH 1" THICK 4# DENSITY, GLASS FIBER PRE-FORMED, ALL PURPOSE FLAME RETARDANT JACKET WITH BUILT-IN VAPOR BARRIER. RUN DOMESTIC WATER LINES IN JOIST SPACE ON WARM SIDE OF INSULATION.
11. MAKE PROVISIONS FOR WATER SOFTENER SYSTEM ON THE INCOMING WATER SERVICE, INCLUDING BYPASS. PROVIDE A 3/4" SERVICE TO ALL HOSE BIBS AND IRRIGATION SYSTEM CONNECTED PRIOR TO SOFTENER CONNECTION.
12. PLUMBING ACCESSORIES:
    A. ALL VALVES FOR SHUT-OFFS SHALL BE 'BALL' TYPE AS MANUFACTURED BY MILWAUKEE OR NIBCO. PROVIDE INDIVIDUAL OLD AND HOT WATER SHUT-OFFS FOR EACH FIXTURE GROUP.
    B. CONTR. TO PROVIDE TRAP PRIMERS FOR ALL NEW FLOOR DRAINS.
    C. AIR ADMITTANCE VALVES TO BE STUDOR MINI VENT (OR EQUAL) AND SHALL BE INSTALLED 4" ABOVE THE HORIZONTAL WASTE LINE AND BE ACCESSIBLE FOR MAINTENANCE ISSUES.



2 / CM7-1.03 — DETAIL – TRAP PRIMER FOR FLOOR DRAIN

NO SCALE

A waste water-supplied trap primer device, shall conform to ASSE 1044



DETAIL - AIR ADMITTANCE VALVE AT COUNTERTOP SINK

NO SCALE

NOTE: CONTRACTERS OPTION TO USE AIR ADMITTANCE VALVE ON LAVATORY L-1 OR SINK S-1

PLUMBING SYMBOLS

SYMBOLS	ABBREVIATION	DESCRIPTION
————	CW	DOMESTIC COLD WATER
————	HW	DOMESTIC HOT WATER
————	SAN	SANITARY WASTE (BURIED)
————	V	VENT
O	VTR	VENT THRU ROOF

Plumbing Notes:

1. P.C. IS RESPONSIBLE FOR ALL CROSS CONNECTIONS AND BACKFLOW PREVENTION DEVICES AS REQUIRED BY CODE.
2. P.C. IS RESPONSIBLE TO COORDINATE WITH HOLLAND CHARTER TOWNSHIP ANY METERING CHANGES (IF REQUIRED)
3. LOCATED WATERLINES TO EQUIPMENT CENTERED ON CUT-OUTS PROVIDED IN CABINETS. COORDINATE WITH CABINET SUPPLIER.
4. PLUMBING CONTRACTORS SHALL PROVIDE WATER TEMPERING VALVES. WATER TEMPERATURE SHALL CONFORM TO SECTION 607 OF THE M.P.C. AND ASSE 1016.

STATE OF MICHIGAN
MICHAEL J. WYSOCKI
ENGINEER
No. 6201042705
LICENSED PROFESSIONAL ENGINEER

PERFORATED FACE GRILLE SCHEDULE

ITEM	SIZE	RANGE CFM	MFG & MODEL #
DIFF-1 ☒	6"ø	75 – 150	16-W WITH CONTROL DAMPER HART & COOLEY
	8"ø	150 – 200	
	10"ø	200 – 275	
RAR-1 |——	20"X8"	900	HART & COOLEY
	8"X8"	200	
EAG-1 ⧄	8"X8"	80	HART & COOLEY RH45-SA
SAR-1 |—	10x4	50-100	HART & COOLEY

EXHAUST FAN SCHEDULE

EF MARK	CFM	SONES	AMPS	WATTS	VOLT	ACCESS: DISC	BDD	BRD SCREEN	V-BELT	D-DR	MANUFACTURER AND MODEL NO.	RPM	IN W.G.	BHP	REMARKS
EF-K1	300	4.0	1.25	96	120/1/60		X	X		X	DENLAR: D1030-I-WF	905	0.5		(2)
EF-B1	70	6.0	0.40	48	120/1/60		X	X		X	BROAN: 512M	2660	0.1		(1) (2)
EF-B2	70	6.0	0.40	48	120/1/60		X	X		X	BROAN: 512M	2660	0.1		(1) (2)
EF-B3	70	6.0	0.40	48	120/1/60		X	X		X	BROAN: 512M	2660	0.1		(1) (2)
EF-B4	70	6.0	0.40	48	120/1/60		X	X		X	BROAN: 512M	2660	0.1		(1) (2)

(1) INTERLOCK WITH LIGHTS. PROVIDE BROAN SPEED CONTROLLER.

(2) VENT TO EXTERIOR WITH APPROVED WALL CAP. STAY 10 FEET FROM AIR INTAKES.

FURNACE SCHEDULE

FUR MARK	MANUFACTURER AND MODEL NO.	%EFF	CFM	E.S.P	COOLING COIL	HEATING CAPACITY BTUH: HIGH	HEATING CAPACITY BTUH: LOW	ELECTRICAL DATA: VOLTS	ELECTRICAL DATA: AMPS	OPER. WT. LBS	FILTERS	REMARKS
FUR-1	CARRIER 59TP6A060E17-14	96.7	1200	0.5		60,000	--	115/1/60	7	140	(1) 16"X25"X1"	(1) (2) (3) (4)

(1) PROVIDE HONEYWELL VISION PRO 2TH8110U1003 SERIES PROGRAMMABLE TWO STAGE THERMOSTAT WITH VENTILATION CONTROL AND LOCKING COVER.

(2) PROVIDE CONCENTRIC PVC VENT KIT FOR SIDEWALL OR ROOF VENTING.

(3) PIPE CONDENSATE TO FLOOR DRAIN WITH 3/4" PVC.

(4) PROVIDE 10"MOTORIXED FA DAMPER

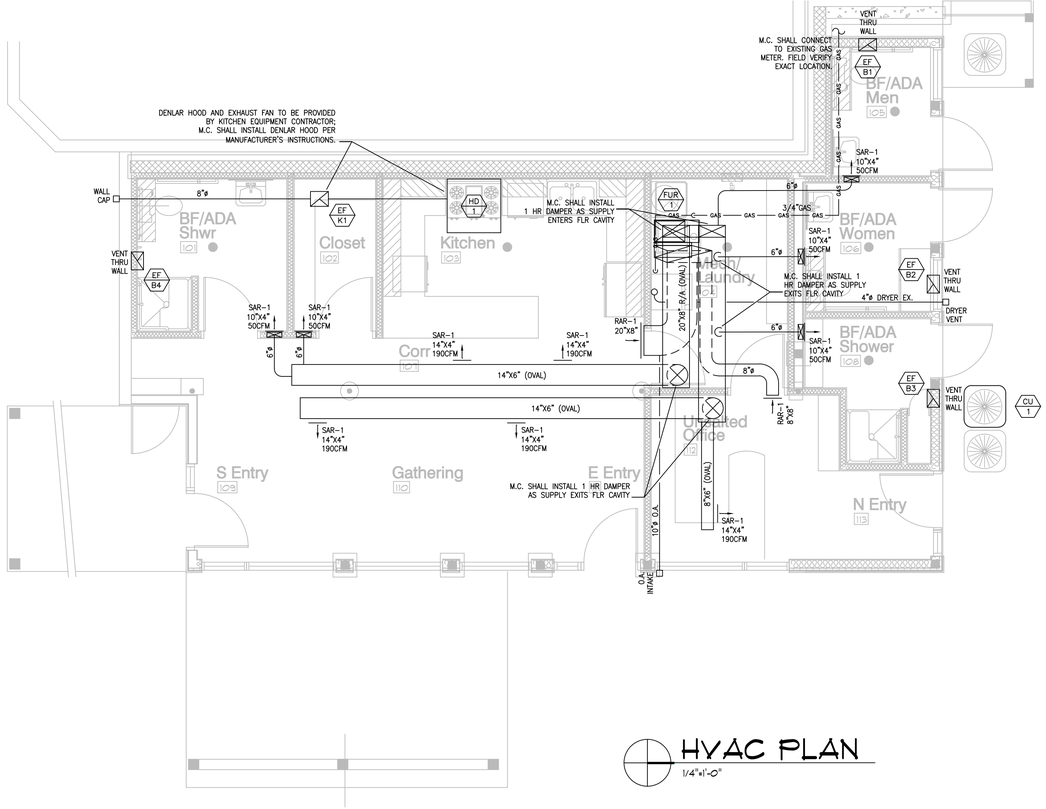
SPLIT SYSTEM AIR CONDITIONING UNIT

CU MARK	MANUFACTURER AND MODEL NO.	SEER	COOLING INPUT	ELECTRICAL DATA	MOCP	MCA	OPER. WT. LBS	--	REMARKS
CU-1	CARRIER 24SCA5336A003	16.5	36,000	208-230/1/60	30	18.4	149		(1) (2) (3)

(1) UNITS ARE R454B REFRIGERANT, COOLING BASED ON 95 DEG OUTDOOR TEMP, HEATING BASED ON 47 DEG OUTDOOR TEMP.

(2) PROVIDE 1-1/8"S AND 3/8"L FACTORY LINESET NOT TO EXCEED 80 FT.

(3) PROVIDE MINIMUM 30"X30" EQUIPMENT BASE.



HVAC PLAN

1/4"=1'-0"

VENTILATION PER MMC 2021 TABLE 403.3

ROOM	AREA (SQ.FT)	PEOPLE/ 1000 SQ.FT	CFM/ PERSON	CFM/ SQ.FT.	EXHAUST RATE	O.A. REQUIRED	EXHAUST REQUIRED	COMMENTS
101 BF/ADA SHWR	69	--	--	--	70/WC	--	70	FUR-1/EF-B4
102 CLOSET	39	--	--	.12	--	5	--	FUR-1
103 KITCHEN	130	20	7.5	.12	.7/SF	35	91	FUR-1/EF-K1
104 MECH/ LAUNDRY	88	--	--	.12	--	10	--	FUR-1
105 MEN'S	39	--	--	--	70/WC	--	70	FUR-1/EF-B1
106 WOMEN'S	50	--	--	--	70/WC	--	70	FUR-1/EF-B2
107 CORRIDOR	113	--	--	.06	--	7	--	FUR-1
108 BF/ADA SHOWER	42	--	--	--	70/WC	--	70	FUR-1/EF-B3
110 GATHERING	208	70	7.5	.18	--	147	--	FUR-1
112 OFFICE	124	5	5	.06	--	10	--	FUR-1
TOTALS:	643					214	371	

M.C. SHALL INSTALL PER MICHIGAN MECHANICAL CODE SECTION 403
TOTAL OUTSIDE AIR REQUIRED: 214 CFM

david lee bateman Architect, LLC
MJW Consulting LLC

FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3
PLUMBING & HVAC PLANS

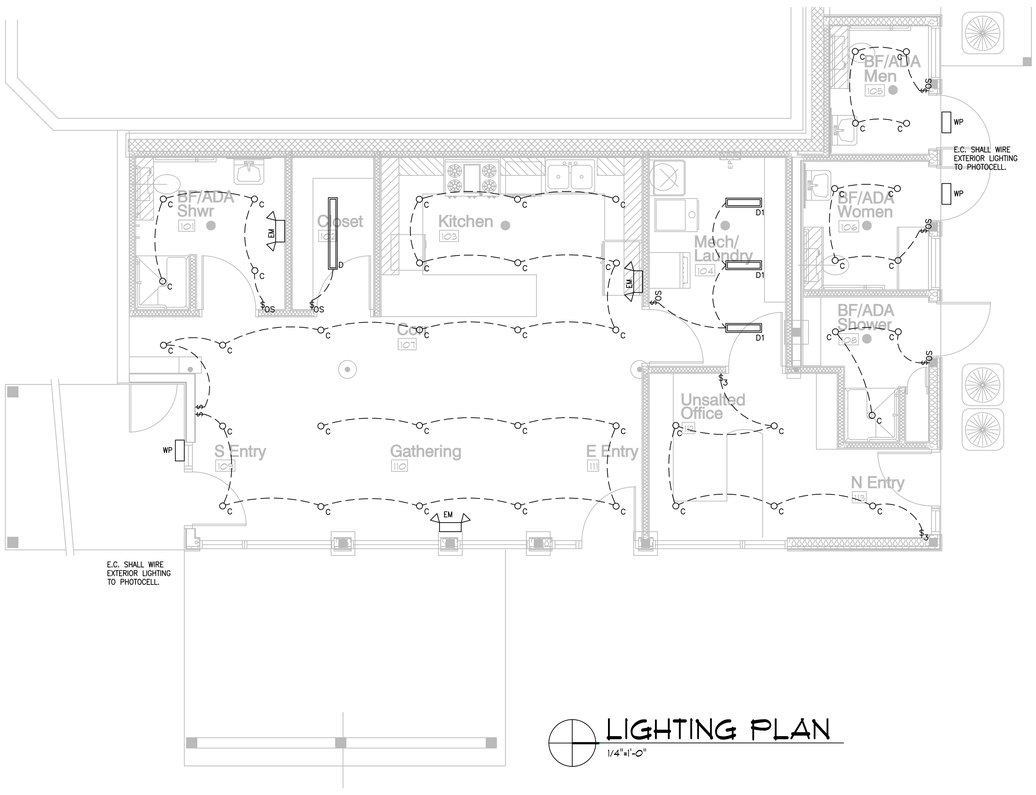
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03/31/2026 ADDENDUM #1

Thursday, March 19, 2026

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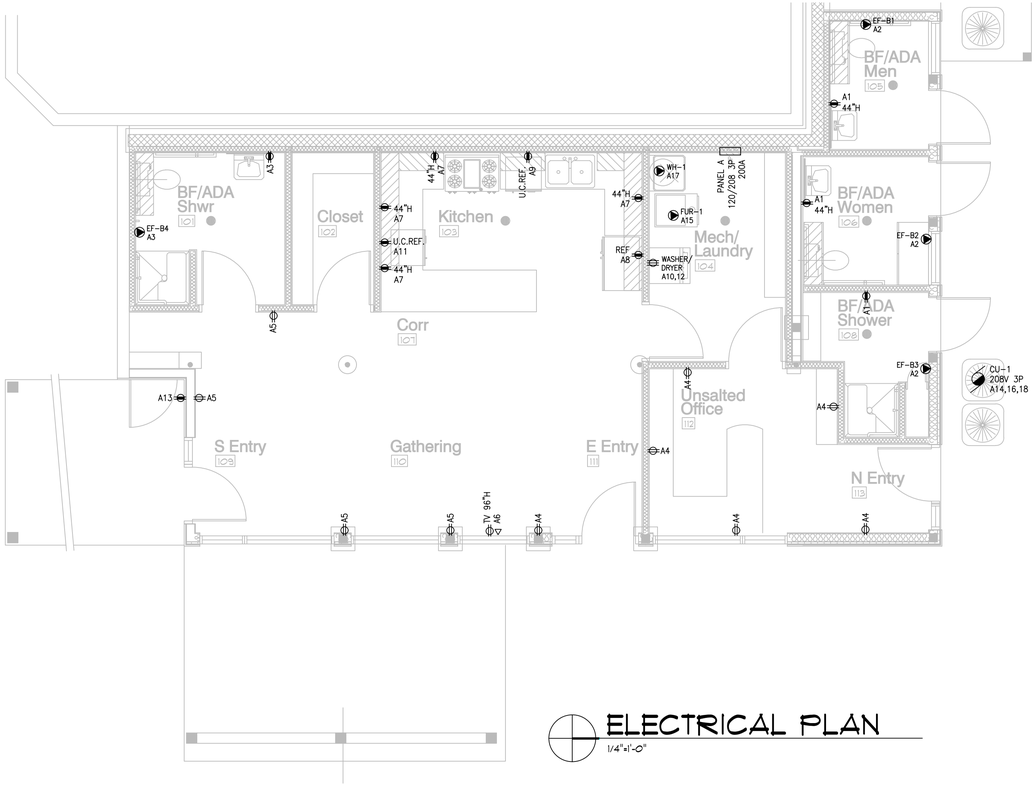
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LIGHTING PLAN

1/4"=1'-0"



ELECTRICAL PLAN

1/4"=1'-0"

LIGHTING FIXTURE LEGEND

MARK	DESCRIPTION	MANUFACTURER	LAMPS	INPUT WATTS	REMARKS
C	4" LED WAFER LIGHT	LITHONIA WF4-LED	LED	20	SURFACE MOUNTED
D	6"X4' LED PANEL	COMMERCIAL ELECTRIC FP0.5X4	LED	25	SURFACE MOUNTED
D1	6"X2' LED PANEL	COMMERCIAL ELECTRIC FP0.5X2	LED	12.5	SURFACE MOUNTED
EM	EMERGENCY LIGHT	LITHONIA ELM2L LED	LED	1.5	WALL MOUNT
EX	EXIT LIGHT	LITHONIA ECR LED HO M6	LED	3.2	WALL MOUNT
RH	REMOTE EMERGENCY LIGHT	LITHONIA ELA-LED-M12	LED	1.3	SOFFIT/WALL MOUNT
RH	LED WALL PACK	RAB XTOR1B	LED	12	WALL MOUNT

NOTES: EC SHALL FURNISH ALL SECONDARY SUPPORTS FOR LIGHT FIXTURES NOT SUPPLIED BY MANUFACTURER

OCCUPANCY SENSOR AND TIMER SYMBOL LEGEND

SYMBOL	DESCRIPTION	MANUF. & CATALOG NO.	REMARKS
$OS	WALL SENSOR (DUAL TECHNOLOGY)	LIGHTOUER #LRS2200/00	WALL MT. @ 48"A.F.F.
OS_1	OCCUPANCY SENSOR (DUAL TECHNOLOGY) (360° DEGREE BEAM), 120V	LIGHTOUER #LRM2240/00	CEILING MOUNTED
P	OCCUPANCY SENSOR POWER PACK; 120/24V	LIGHTOUER #LCA2285/00	ABOVE CEILING
$	SINGLE POLE SWITCH, 20A , 120/277V	LEVITON #1221-2I W/80701-1	MOUNT AT 48" AFF UNO

NOTES:

VERIFY DEVICE COLOR WITH ARCHITECT.

LOCATE POWER PACK ABOVE CEILING ADJACENT TO OCCUPANCY SENSOR

PROVIDE POWER PACKS FOR SENSORS AS NEEDED.

GENERAL ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE LATEST REVISED EDITIONS OF THE 2023 EDITION OF THE NATIONAL ELECTRIC CODE LISTED IN MBC, LIFE SAFETY CODE, AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES..
2. THIS CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES INVOLVED ON THE PROJECT AND COORDINATE HIS WORK WITH THEIRS BEFORE PROCEEDING. ALL UTILITY COMPANY BACK CHARGES SHALL BE PAID BY THIS CONTRACTOR AND INCLUDED IN HIS BID.
3. THIS CONTRACTOR SHALL FURNISH AND INSTALL THE TEMPORARY ELECTRICAL SERVICE FOR CONSTRUCTION TRAILERS, POWER TOOLS, TEMPORARY LIGHTING, ETC., AS REQUIRED AND IN ACCORDANCE WITH ALL CODES AND STANDARDS.
4. ALL WIRING SHALL BE RUN CONCEALED UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ELECTRICAL CONTRACTOR SHALL SUBMIT APPROVAL DRAWINGS FOR ALL PANELS, FIXTURES AND MOTOR CONTROL EQUIPMENT TO THE ENGINEER PRIOR TO ORDER OF PURCHASE. EIGHT (8) COPIES OF DRAWINGS SHALL BE SUBMITTED FOR APPROVAL.
6. ALL MATERIALS FURNISHED AND /OR INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE AND BEAR THE LABEL OF UNDERWRITERS LABORATORIES, INC.
7. FURNISH ALL LABOR, MATERIALS, TOOLS, ETC. TO PROVIDE A COMPLETE AND OPERABLE ELECTRICAL INSTALLATION AS SHOWN ON THE PLANS.
8. ALL NECESSARY ELECTRICAL PERMITS SHALL BE OBTAINED BY THIS CONTRACTOR WITH COSTS INCLUDED IN THIS PROPOSAL.
9. CONTRACTOR SHALL VISIT THE SITE AS TO SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
10. ALL ELECTRICAL WORK SHALL BE INSPECTED AND APPROVED BY THE STATE BUILDING INSPECTION, OR THE LOCAL INSPECTION AGENCY HAVING JURISDICTION; FEES FOR SAME TO BE INCLUDED IN THE CONTRACTORS PROPOSAL AND A FINAL CERTIFICATE OF INSPECTION AND APPROVAL FORWARDED TO THE OWNER AND ENGINEER AT THE COMPLETION OF THE PROJECT.
11. ALL ELECTRICAL EQUIPMENT SUCH AS PANELS, STARTERS, CONTROLS, JUNCTION BOXES, ETC. SHALL BE IDENTIFIED WITH ENGRAVED PHENOLIC, NAMEPLATES, SECURELY FASTENED TO THE EQUIPMENT.
12. CONTRACTOR SHALL GUARANTEE HIS WORKMANSHIP AND ALL MATERIALS (EXCEPT LAMPS) FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE.
13. ALL RACEWAYS RUN EXPOSED OR INSTALLED IN EXTERIOR WALLS SHALL BE RIGID, GALVANIZED STEEL CONDUIT. CONDUITS BURIED IN EARTH OR CAST IN CONCRETE MAY BE PVC SCH. 40 CONDUIT WITH RIGID STEEL ELBOWS AND RISERS, 3/4" DIAMETER MINIMUM. A GROUND WIRE SHALL BE ADDED IN PVC CONDUIT RUNS.
14. CONDUITS ABOVE SUSPENDED CEILINGS OR IN DRY EXTERIOR PARTITIONS MAY BE THINWALL (EMT) CONDUIT IN TRADE SIZES OF 1/2" DIAMETER THRU 2" DIAMETER.
15. ALL CONDUCTORS NO. 2 AWG AND LARGER SHALL BE STRANDED COPPER CONDUCTORS WITH 600 VOLT, 75 DEG. C. RATED TYPE XHHW INSULATION.
16. BRANCH CIRCUIT WIRING SHALL BE COPPER CONDUCTORS, NO. 12 AWG MINIMUM WITH 600 VOLT 75 DEG. C. RATED TYPE XHHN/THWN INSULATION. ALL CONDUCTORS NO. 12 AND LARGER SHALL BE STRANDED.
17. SAFETY SWITCHES SHALL BE HEAVY DUTY, H.P. RATED, QUICK-MAKE, QUICK-BREAK SQUARE D CO. HD. OR EQUAL.
18. THIS CONTRACTOR SHALL REMOVE DEBRIS CREATED BY THIS PORTION OF THE CONTRACT AND SHALL CLEAN ALL FIXTURES, PANELS, EQUIPMENT, ETC. AT THE COMPLETION OF THE PROJECT.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	MOUNTING A.F.F. *
$	SINGLE POLE SWITCH	46"
$D	DIMMER SWITCH	46"
$3	THREE WAY SWITCH	46"
$4	FOUR WAY SWITCH	46"
	DUPLEX RECEPTACLE	18" OR AS NOTED
	DUPLEX RECEPTACLE, GFI	
	DOUBLE DUPLEX RECEPTACLE	18" OR AS NOTED
WP	RECEPTACLE: DUPLEX, WEATHERPROOF	
GFI	RECEPTACLE: GROUND FAULT INTERRUPT	
	MOTOR: 1 PHASE, 3 PHASE	--
F/S	FUSE HOLDER/SWITCH	AS NOTED
	PANELBOARD (480/3) (120/208V)	72" **
	SPECIAL CONNECTION	
	SMOKE DETECTOR	
	DISCONNECT SWITCH	60" **
	MOTOR STARTER	
	JUNCTION BOX	AS NOTED
OS	OCCUPANCY SENSOR	
	COMBINATION PHONE/DATA OUTLET	18" OR AS NOTED
	TELEPHONE OUTLET	18" OR AS NOTED
AFF	ABOVE FINISHED FLOOR	
	FLUORESCENT FIXTURE (RECESSED) SEE FIXTURE SCHEDULE	
	FLUORESCENT FIXTURE (SURFACE) SEE FIXTURE SCHEDULE	
	FLUORESCENT EMERGENCY FIXTURE. SEE FIXTURE SCHEDULE	
	FLUORESCENT FIXTURE (SURFACE) SEE FIXTURE SCHEDULE	
	FLUORESCENT FIXTURE SEE FIXTURE SCHEDULE	
	LIGHTING FIXTURE: SEE FIXTURE SCHEDULE – RECESSED, SURFACE	
	EXIT SIGNS: SEE FIXTURE SCHEDULE – CEILING, WALL	
	EXTERIOR WALL PACK:	
	COMBINATION EXIT/EMERGENCY LIGHT: SEE FIXTURE SCHEDULE	

* MOUNTING HEIGHT TO DEVICE CENTERLINE, UNLESS OTHERWISE SPECIFIED.
** TO TOP OF DEVICE.

PANEL 'A'

VOLTAGE RATING: 120/ 208 VOLTS | PHASE: SINGLE | WIRE: THREE
MIN. BUSS AMPS: 200A | MAIN DEVICE AMPS: 200A M.L.O.
BREAKER A.I.C. 10,000 | MOUNTING: SURFACE

LOCATION DESCRIPTION	WIRE SIZE	LOAD KVA	DEVICE AMPS/P	#	PH	#	DEVICE AMPS/P	LOAD KVA	WIRE SIZE	LOAD DESCRIPTION
RECEPTS: RESTROOMS	12	1.0	20	1		2	20	1.0	12	EFB1-B3
RECEPTS: JC/N. ENTRY	12	1.0	20	3		4	20	1.0	12	RECEPTS: HIGHTOPS
RECEPTS: HIGHTOPS	12	1.0	20	5		6	20	1.0	12	TV'S
RECEPTS: KITCHEN	12	1.0	20	7		8	20	1.0	12	REFRIGERATOR
U.C. REFRIGERATOR	12	1.0	20	9		10			12	
U.C. REFRIGERATOR	12	1.0	20	11		12	20	2.0	12	WASHER/DRYER
RECEPTS: S. ENTRY	12	1.0	20	13		14			10	
FUR-1	12	0.5	20	15		16	30	3.5	10	CU-1
WH-1	12	0.5	20	17		18			10	
LIGHTS	12	1.0	20	19		20	20	1.0	12	LIGHTS
LIGHTS	12	0.5	20	21		22	20	0.5	12	LIGHTS
				23		24				
				25		26				
				27		28				
				29		30				
				31		32				
				33		34				
				35		36				
				37		38				
				39		40				
				41		42				
							TOTAL CONNECTED LOAD: 26.3 KVA			
							TOTAL AMPS: 73.1 A			

1. CONTRACTOR TO VERIFY BREAKER SIZING FOR ALL NEW EQUIPMENT AND INSTALL AS REQUIRED.

NOTE:EXISTING BREAKERS ARE TO BE REMOVED AND /OR REPLACED TO FIT NEW CONFIGURATION.
CONTRACTOR TO ADJUST SCHEDULE AS NEEDED.

POWER & COMMUNICATION NOTES:
1.) ELECTRICAL CONTRACTOR TO PROVIDE 3/4"ø CONDUIT, WIRE AND DEVICES FOR DATA/PHONE OUTLETS AND IS RESPONSIBLE FOR TERMINATIONS.
2.) G.C. TO COORDINATE WALK THRU MEETING WITH ELECTRICAL CONTRACTOR, PHONE/ DATA INSTALLER AND KITCHEN EQUIPMENT INSTALLER TO VERIFY ALL BOX LOCATIONS PRIOR TO RUNNING CONDUIT.
3.) ALL OUTLETS MOUNTED ABOVE COUNTERS TO BE 44"AFF TO BOTTOM OF PLATE.
4.) ALL DEVICES IN FRONT OF HOUSE TO BE BROWN IN COLOR W/MATCHING FACEPLATES.
5.) ALL DEVICES IN KITCHEN TO BE WHITE IN COLOR W/ MATCHING FACEPLATES.



ONE LINE DIAGRAM

WIRE SIZING IS FOR COPPER CONNECTIONS
NOTE: INSTALLATION OF SERVICE EQUIPMENT SHALL CONFORM TO NEC ARTICLE 230.
GROUNDING AND BONDING SHALL BE PER ARTICLE 250.

EM LIGHTING STATISTICS

DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
101 SHOWER	+	2.2 fc	5.7 fc	0.5 fc	11.4:1	4.4:1
103/110 KIT./GATHERING	+	1.4 fc	9.0 fc	0.3 fc	30.0:1	4.7:1
105 MEN	+	2.8 fc	9.1 fc	0.6 fc	15.2:1	4.7:1
106 WOMEN	+	2.8 fc	10.1 fc	0.5 fc	20.2:1	5.6:1
108 SHOWER	+	2.3 fc	8.5 fc	0.5 fc	17.0:1	4.6:1
112 OFFICE	+	1.0 fc	3.1 fc	0.3 fc	10.3:1	3.3:1



dlb david lee bateman Architects, LLC
MJW Consulting, LLC

FACILITY RENOVATION & ADDITION
1ST FLR CLUBS REDO #3
ELECTRICAL & LIGHTING PLANS "E"

DATE: ISSUED FOR:
12/16/2024 CONSTRUCTION
03/31/2026 ADDENDUM #1

Thursday, March 19, 2026

dlb Architects, LLC

26-01 E1

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MEMORANDUM

City of Saugatuck Planning Commission

Memo Date:	May 15, 2026	**Meeting Date:**	May 21, 2026
Request:	Special Land Use	**Applicant:**	Christopher Khorey
Address:	510 Butler and 120 Mary	**Project Name:**	Wickwood Inn
Parcel:	57-300-055-00 57-300-053-50	**Plan Date:**	N/A
Lot Size:	24,729 s.f.	**Zoning District:**	R-4 City Center Transitional Residential (CER)
Complete:	Yes	**Recommendation:**	Conditional Approval
City Staff:	Grayson Moore	**Consultant:**	David M. Jirousek, AICP

Overview

The applicant requests special land use approval for the service of alcoholic beverages at the Wickwood Inn bed and breakfast establishment, located at 510 Butler Street, and at the newly associated property at 120 Mary Street.

Background

Because the property is located in the R-4 zoning district, the Planning Commission provides a recommendation to the City Council for this particular use based on Section 154.049:

> *§ 154.049 SERVICE OF ALCOHOLIC BEVERAGES.*
> *The Planning Commission shall conduct a Special Land Use and Site Plan Review public hearing for any establishment seeking a license for the sale or consumption of beer, wine, or alcoholic beverages on-premises that is not located in the C-1 City Center Commercial District (CC), the C-4 Resort District, the C-2 Water Street East District (WSE), the C-1 Water Street North District (WSN), or the C-2 Water Street South District (WSS). Notice of the public hearing shall be served in the manner required by the Zoning Enabling Act, Act 110 of 2006 as amended. Following its determination as to whether the proposed special land use and accompanying site plan meet the criteria of the City Code,* ***the Planning Commission shall recommend to the City Council approval, approval with conditions or denial****. A*

recommendation for approval may be conditioned upon the execution of a development agreement between the applicant and the city. The City Council shall thereafter determine whether to deny, approve, or approve with conditions the special land use and site plan review.

Zoning Commentary

Based on the application narrative, the owners of the Wickwood Inn wish to serve alcoholic beverages to overnight guests as part of the meal service included in their stay. Additionally, alcohol service is also proposed for "events" for overnight guests, including "meetings, parties, weddings, and other gatherings."

However, it is important to note that approval of the special land use does not authorize events and activities beyond what is determined as "accessory" and allowable by the Zoning Administrator for bed and breakfast establishments. For instance, the Zoning Ordinance does not explicitly authorize a bed and breakfast establishment as an event venue, nor does it acknowledge meal service beyond breakfast. As such, desired accessory uses and activities remain subject to the administrative authority of the Zoning Administrator to ensure activities are incidental, secondary, and commonly associated with the use. If the City Council approves the special land use for service of alcoholic beverages, the approval must not be construed as open-ended approval of the "events" described above, or allowing any use or activity not authorized by the Zoning Ordinance.

We also understand from the previous review that the Wickwood Inn is seeking a Resort License through the State of Michigan Liquor Control Commission (MLCC). Although the MLCC license may allow broader service and sales of alcoholic beverages, the facility remains subject to all zoning requirements for bed and breakfast establishments. As a bed and breakfast, the sale of alcoholic beverages by the glass or charging for alcoholic beverages beyond the normal overnight rate has not been determined as allowable.

Review Process and Standards

The application requires review in accordance with the following sections of the City of Saugatuck Zoning Ordinance:

- Section 154.082 Standards [for Special Land Use Approval]
- Section 154.092 P Service of Alcoholic Beverages Standards

A review against Section 154.022 (R) Bed and Breakfast Establishments and Section 151.063 Standards for Formal Site Plan Approval is not necessary, as there will be no changes to the overall site plan, arrangement of rooms/buildings, and operations related to guest

accommodations and rooms. The review is limited to the service of alcoholic beverages during meal service.

Section 154.082 Standards for Special Land Use Approval

In accordance with Section 154.080, before any special land use permit is granted, the Planning Commission shall make findings of fact based upon competent evidence certifying compliance with the specific regulations governing individual special land uses and, in addition, ensure that the standards of Section 154.082 are satisfied. Findings related to each standard are provided for consideration by the Planning Commission.

1. *In location, size, height and intensity of the principal and/or accessory operations, be compatible with the size, type and kind of buildings, uses and structures in the vicinity and on adjacent property;*

   Comment: As long as the service of alcoholic beverages remains limited and ancillary to the general accommodations of guests, the use should remain compatible with nearby land uses.

2. *Be consistent with and promote the intent and purpose of this chapter;*

   Comment: The proposed special land use will expand the food and beverage services offered to overnight guests. As long as the use of land remains compliant with R-4 district and bed and breakfast establishment use allowances, it will be consistent with and promote the intent and purpose of Section 154.080.

3. *Be compatible with the natural environment and conserve natural resources and energy;*

   Comment: No site work is proposed as part of the proposal, and the service of alcoholic beverages will have no impact on the natural environment.

4. *Be consistent with existing and future capabilities of public services and facilities affected by the proposed use;*

   Comment: The service of alcoholic beverages to overnight guests will not create a measurable increase in demand for utilities, road access, or emergency services.

5. *Protect the public health, safety, and welfare as well as the social and economic well-being of those who will use the land use or activity, residents, businesses and landowners immediately adjacent and the City as a whole;*

Comment: The proposed increase in services can result in an overall improvement of the guest experience and should not impact public health, safety, and welfare as long as the service of alcohol is limited to overnight guests during normal meal service.

6. *Not create any hazards arising from storage and use of inflammable fluids;*

   Comment: The proposed use will not involve the storage or use of flammable fluids beyond typical residential levels, and no hazards are anticipated.

7. *Not be in conflict with convenient, safe and normal vehicular and pedestrian traffic routes, flows, intersections and general character and intensity of development. In particular:*

   (a) The property shall be easily accessible to fire and police; and
   (b) Not create or add to any hazardous traffic condition.

   Comment: The site is accessible to emergency services and will not create or contribute to hazardous traffic conditions. The service of alcoholic beverages will not increase the occupancy or usage of the facility; rather, it is an expanded service to overnight guests.

8. *Be of such a design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;*

   Comment: No building or site changes are proposed, and the overall design and appearance will remain compatible with surrounding properties, which will preserve neighborhood character and property values.

9. *That in the nature, location, size, and site layout of the use, be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of the district; and*

   Comment: The expanded service to overnight guests is consistent with the R-4 zoning district's limited commercial allowances. These limitations ensure that commercial uses remain compatible and harmonious with the district.

10. *That in the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, pollution, vibration, litter, refuse, glare or flash of lights to an extent which is greater than would be operations of*

any use permitted by right for that district within which the special land use is proposed to be located.

Comment: As long as the service of alcoholic beverages is limited to overnight guests as part of authorized meal service, the special land use should not be objectionable to residents of nearby dwellings.

Section 154.092 P Service of Alcoholic Beverages Standards

1. *Any new establishment seeking a license for the sale and consumption of beer, wine, or alcoholic beverages on-premises shall require special land use approval and site plan review in accordance with this division.*

   Comment: The applicant is seeking special land use and site plan approval in accordance with the Zoning Ordinance.

2. *The applicant shall provide a copy of any licensing materials submitted to the Michigan Liquor Control Commission.*

   Comment: In 2025, the Wickwood Inn representative stated their intention to see a Resort License through the State of Michigan Liquor Control Commission (MLCC). However, no information has been included in the current application package, and no copies of materials sent to the MLCC have been provided. The applicant should be prepared to address this during the upcoming meeting.

3. *The applicant shall provide a site plan illustrating the proposed location where the alcohol sales would occur, as well as all other locations where on-premises sales presently exist within a one thousand-foot radius of the closest lot lines of the subject site.*

   Comment: The applicant provided a seating chart showing eight indoor seats in the pool house, 30 outdoor seats on the green terrace, 22 outdoor seats on the brick terrace, and 24 indoor seats in the primary dining room. The applicant stated that regular meal services, with beverage service, will remain in the dining room. The additional outdoor seating and indoor pool house seating areas are proposed for food and beverage service during events.

   During the previous 2025 review, the applicant provided a working list of 20 properties with liquor licenses within 1,000 feet of 510 Buter Street.

4. *The proposed establishment must promote the city's economic development goals and objectives, and must be consistent with the city's master plan and zoning ordinance.*

   Comment: The owner previously stated that the total recent investment into the property would exceed four million dollars and would create approximately 12 year-round and eight seasonal jobs.

   Because the property lies within a "transitional" zoning district, the business must be limited in scale and intensity to serve as a buffer between commercial and residential zones. As such, the service of alcohol must only be part of regular and allowable meal service associated with bed and breakfast establishment uses.

5. *Given the character, location, development trends and other aspects of the area in which the proposed use or change in use is requested, the applicant shall demonstrate that the use will: rejuvenate an underutilized property or an identifiable area within the city; provide a unique business model, service, product, or function; add to the diversity of the to the city or to an identifiable area within the city; or, that the addition of the use or proposed change in use will be otherwise a benefit or asset to the city or identifiable area.*

   Comment: The proposed use expands the food and beverage service associated with a unique bed and breakfast accommodation in the downtown area.

6. *The applicant must demonstrate that the use or change in use as constructed and operated is compatible with the area in which it will be located, and will not have appreciable negative secondary effects on the area, such as:*
   a. *Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb area residents;*
   b. *Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings;*
   c. *Excessive numbers of persons gathering outside the establishment; or*
   d. *Peak hours of use that add to congestion or other negative effects in the neighborhood.*

   Comment: The applicant should further describe the hours and character of alcoholic beverage service as part of "events." A bed and breakfast establishment is not a commercial event venue, but it is understood that, on occasion, all overnight guests may be part of a wedding party, family reunion, business retreat, or other similar group. Alcohol service during organized social events shall remain incidental to food service provided to registered overnight guests and shall not function as a stand-alone bar or reception service.

Recommendation

Staff recommends that the Planning Commission provide a positive recommendation to the City Council regarding special land use approval to allow the service of alcoholic beverages to overnight guests as part of regular meal service. Conditions are also recommended, and the following sample motions are provided for your use. The Planning Commission may wish to add additional conditions based on conversation with the applicant during the meeting.

*I move to recommend **approval** of the special land use to allow the service of alcoholic beverages at the Wickwood Inn bed and breakfast establishment. This motion is based on compliance with Section 154.092 P and on the positive findings related to the special land use standards of approval in Section 154.082, as documented in the staff memo dated May 15, 2026. The following conditions apply to this approval:*

1. *The applicant shall secure the appropriate license from the State of Michigan Liquor Control Commission.*
2. *Alcoholic beverages shall only be served to overnight guests of the Wickwood Inn as part of regular meal service.*
3. *Alcoholic beverages shall not be sold by the glass or offered for purchase outside of the standard room charge.*
4. Alcohol service shall remain incidental and accessory to the bed and breakfast use.

Optional Conditions:

1. *Outdoor service of alcohol shall not be permitted after _____PM.*
2. _____
3. _____
4. _____

*I move to recommend **denial** of the special land use request to allow the service of alcoholic beverages at the Wickwood Inn bed and breakfast establishment based on the following standards not having been satisfied:*

1. _____
2. _____
3. _____
4. _____

MCKENNA

April 21, 2026

Planning Commission
City of Saugatuck
102 Butler Street
Saugatuck, MI 49453

Subject: Wickwood Inn Alcohol Sales – Special Land Use Application Narrative

Dear Commissioners,

On behalf of Wickwood Inn (510 Butler Street and 120 Mary Street), we are requesting a Special Use Approval under the City of Saugatuck Zoning Ordinance to allow alcohol sales in the R-4/CER Zoning District.

Section 154.049 requires Special Land Use and Site Plan Approval for any establishment wishing to serve alcohol in any district other than the five specifically listed in the Ordinance (C-1/CC, C-4, C-2/WSE, C-1/WSN, and C-2/WSS). Wickwood is currently zoned R-4/CER and therefore needs Planning Commission approval prior to applying for a liquor license from the City Council.

While Wickwood is currently in the process of seeking a Conditional Rezoning to be rezoned to C-2/WSE, this application is being submitted separately in case that is not approved. This application is also separate from any application for a Special Use permit to be re-classified as a Hotel(Inn), which cannot happen unless the Conditional Rezoning is approved.

This application is **only** for the service of alcohol. Wickwood would remain classified as a **Bed and Breakfast Establishment**. Approval would not authorize Wickwood to alter their operations other than serving alcohol within their allowable food and beverage service operation, which is as follows:

- Consistent with Section 154.022.R.3, Wickwood is permitted to serve food to **overnight guests only** and is not permitted to charge a fee beyond the room rate for breakfast.

- Planning and Zoning Director Grayson Moore confirmed via email on April 17 that Wickwood is permitted to serve meals other than breakfast, but, again, to **overnight guests only.**

- Planning and Zoning Director Grayson Moore confirmed via email on April 17 that Wickwood is permitted to hold “activities” for overnight guests, which could include meetings, parties, weddings, and other gatherings that are sometimes described as “events.” Importantly, these activities are currently **limited to overnight guests**, per Director Moore. Food and drink can be served at these activities. This approval would allow alcoholic beverages to be served.

Though Section 154.049 states that Council approval is required, Director Moore confirmed via email on April 1 that that approval pertains to the liquor license. Therefore, it is our understanding that, consistent with Sections 154.081 and 154.084, the Planning Commission is the final approving body for the Special Use and Site Plan.

[redacted]

SPECIAL USE STANDARDS (FROM APPLICATION FORM)

(1) How will the location, size, height and intensity of the principal and/or accessory operations, compatible with the size, type and kind of buildings, uses and structures in the vicinity and on adjacent property?

No new construction is proposed, nor are any other external alterations required. The operations of Wickwood will remain unchanged, except that alcohol could be served to overnight guests part of the already-authorized food and beverage services.

A seating diagram showing the places where meals and other activities with food/beverage service take place on site. These are existing and are not proposed to change. Regular meal service takes place in the Dining Room shown on the plans. Other locations are used for “activities” where food and beverage may be served.

(2) How will the proposed request consistent with, and will promote the intent and purpose of this chapter? The proposed request allows Wickwood to provide a more well-rounded service to its guests, within the current bounds of its approval as Bed and Breakfast Establishment.

(3) How will the proposed request compatible with the natural environment and will it conserve natural resources and energy? The request enhances the use of existing structures, preserving their life, and reducing the demand for new development to sprawl into the countryside surrounding Saugatuck.

(4) How will the proposed request consistent with existing and future capabilities of public services and facilities? The impact on public services and facilities will be minimal.

(5) How will the proposed request protect the public health, safety and welfare as well as the social and economic well-being of those who will use the land use or activity, residents, businesses and landowners immediately adjacent and the city as a whole? By serving alcohol on-site, Wickwood will reduce the desire of its guests to leave the property to seek opportunities for alcohol consumption. This could reduce the instances of public intoxication and drunk driving in Saugatuck.

(6) How will the proposed request create any hazards arising from storage and use of inflammable fluids? To the extent alcohol falls under this standard, it will be stored consistent with Michigan Liquor Control regulations and best practices for responsible alcohol consumption.

(7) How will the proposed request will be in conflict with convenient, safe and normal vehicular and pedestrian traffic routes, flows, intersections and general character and intensity of development? In particular:

> **(a) Will the property be easily accessible to fire and police?** The access conditions for public safety will not change.
>
> **(b) Will measure be taken as to not create or add to any hazardous traffic condition?** Vehicular access to the property will not change, nor will traffic flows to and from the property significantly increase. It is possible that the frequency of guests leaving Wickwood in automobiles will decrease.

(8) How will the proposed request be of such a design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site not hinder or discourage the appropriate development and use of adjacent land and buildings or

impair the value thereof? There will be no exterior physical changes to the property proposed, maintaining the existing historic character and charm of the bed and breakfast.

(9) How will the nature, location, size and site layout of proposed request be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of the district? The bed and breakfast is already a harmonious part of the district, and with no exterior physical changes, that harmony will not be interrupted.

(10) How will the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, pollution, vibration, litter, refuse, glare or flash of lights to an extent which is greater than would be operations of any use permitted by right for that district within which the special land use is proposed to be located? The site is not currently causing any negative impacts listed in this question. Because there will be no exterior physical changes, there is no reason to believe any of these impacts would occur if the alcohol sales are approved.

SITE PLAN

As required, a Site Plan and Landscape Plan have been submitted, along with a seating diagram showing the places where meals and other activities with food/beverage service take place on site. The plan reflects the existing conditions and operations. As no physical changes to the site are proposed, we request that the Site Plan be approved as submitted.

We look forward to further discussions on this proposed Special Land Use with the Planning Commission. Thank you for your consideration of this proposal.

Respectfully Submitted,

McKenna

Christopher Khorey, AICP
Vice President

Kyle Mucha, AICP
Principal Planner

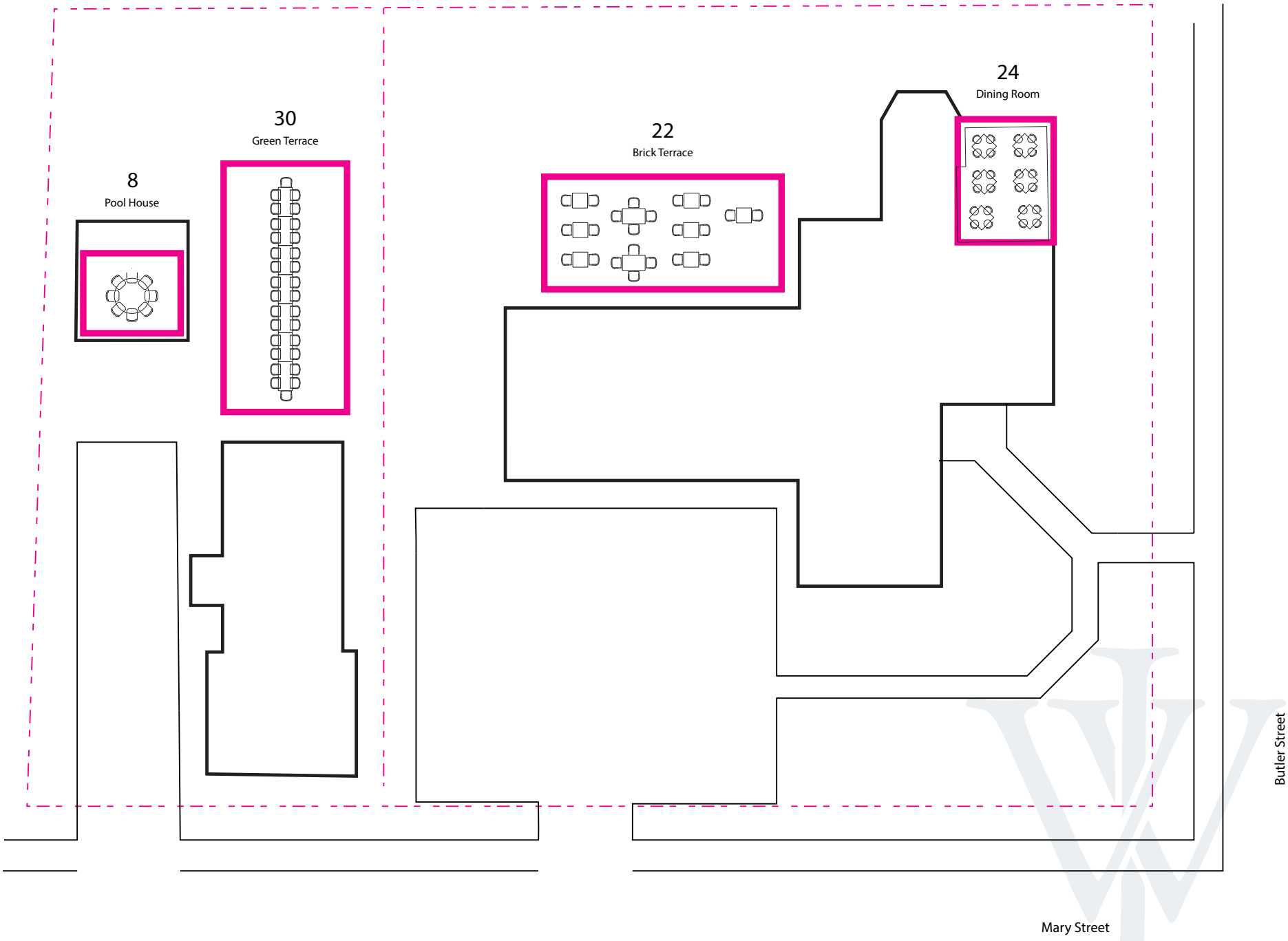
Liquor-Licensed Properties within ~1000 ft of 510 Butler St (Saugatuck, MI)

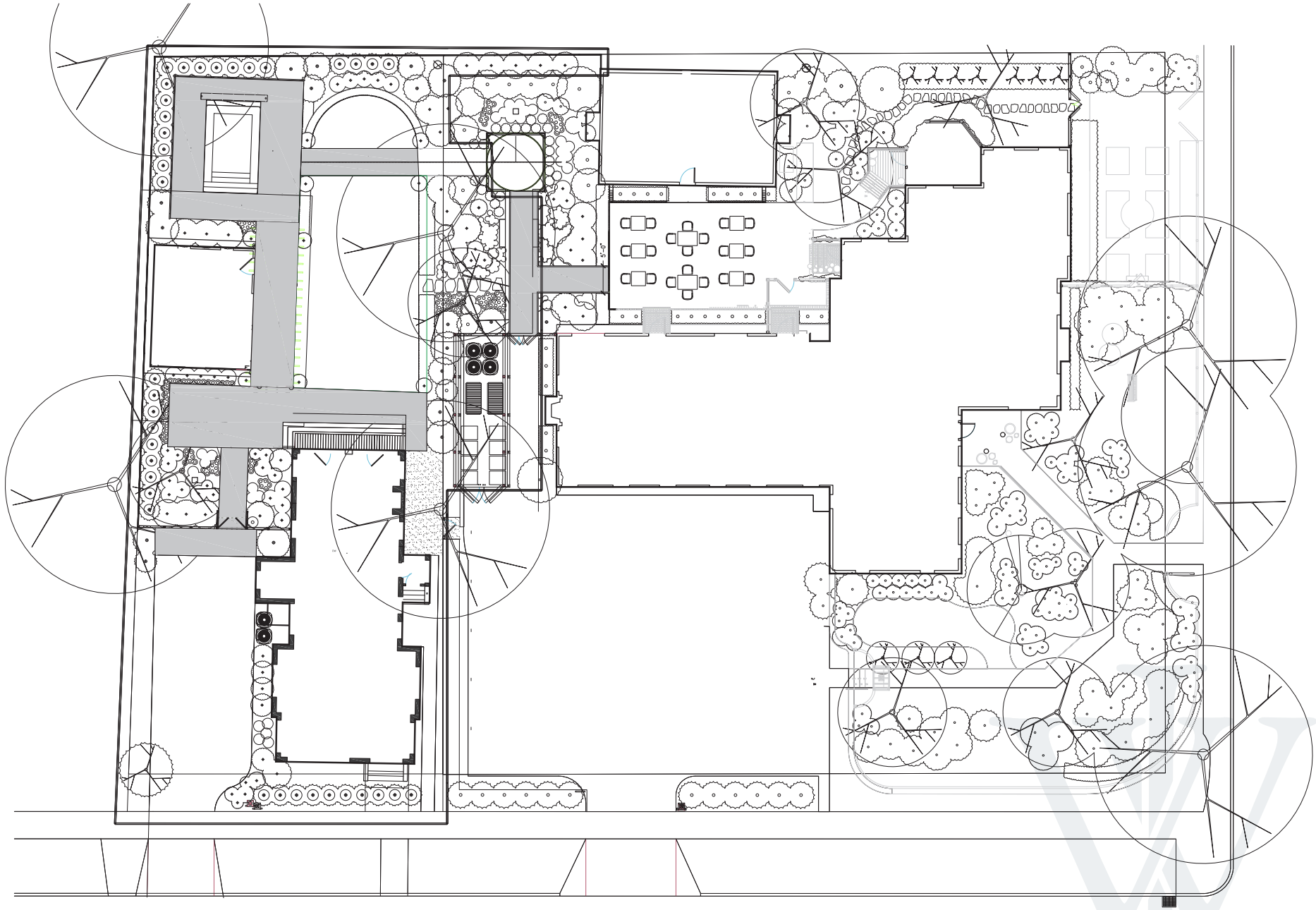
Working list; verify MLCC license numbers and types with MLCC database.

1. The Butler — 40 Butler St
2. Sand Bar Saloon — 141 Butler St
3. Phil’s Bar and Grill — 215 Butler St
4. Pumpernickels — 202 Butler St
5. Noble Twist Taphouse — 248 Butler St
6. Marro’s Restaurant — 147 Water St
7. Wicks Park Bar & Grill — 449 Water St
8. Coral Gables (Il Forno / Crow Bar / Rathskeller / Oyster Bar) — 220 Water St
9. Bowdie’s (Chophouse) — 230 Culver St
10. Scooters Café & Pizzeria — 322 Culver St
11. Loco Burrito — 322 Culver St
12. New Holland Brewing — 201 Culver St, Unit 3
13. Isabel’s Market (Pietsch/McWebb Hospitality Group) — 236 Culver St
14. Duck Alley (Weidman Outdoors) — 220 Culver St
15. Fenn Valley Vineyards — 310 Butler St
16. Mitten Brewing Company — 329 Water St
17. Retro Boat Rentals — 730 Water St
18. The Barge (528 Water Street, LLC & Ship ’N Shore LLC) — 528 Water St
19. Marker 14, LLC — 360 Water St, Units 1–6 & 12
20. Coppercraft Distillery LLC — 360 Water St, Units 9–11


LUCY STREET
SPEAR STREET
FRANCIS STREET
WATER STREET
BUTLER STREET
GRIFFITH STREET
ST JOSEPH STREET
MARY STREET
MAIN STREET
HOFFMAN STREET
MASON STREET
CULVER STREET
NORTH


THE
WICKWOOD
INN


8
Pool House
30
Green Terrace
22
Brick Terrace
24
Dining Room
Butler Street
Mary Street





















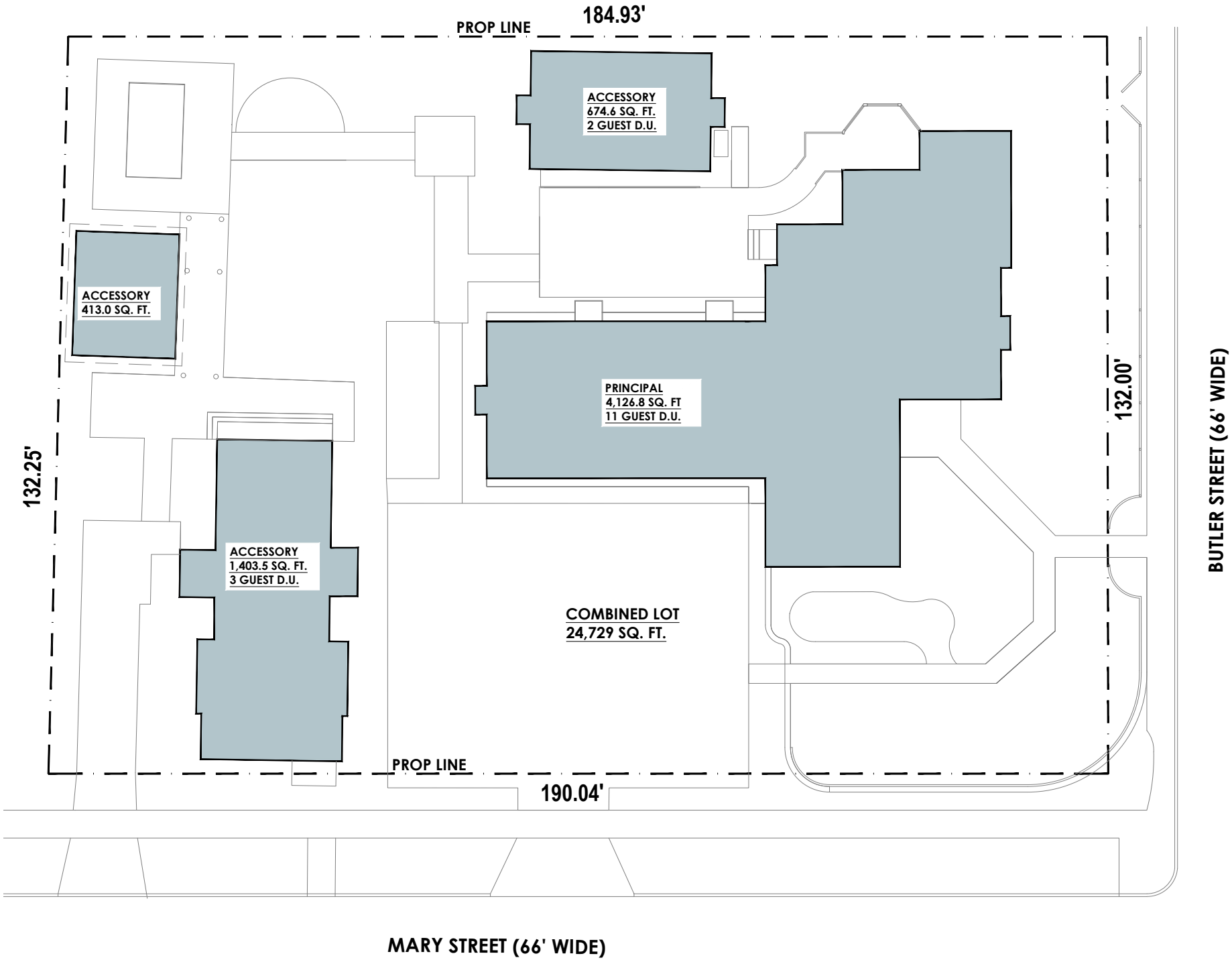


510 BUTLER STREET
SAUGATUCK, MI

THE
WICKWOOD INN

(269) 857-1465
WICKWOODINN.COM

OWNED & OPERATED BY SOUCIE HORNER DESIGN COLLECTIVE


PROP LINE
184.93'
ACCESSORY
674.6 SQ. FT.
2 GUEST D.U.
ACCESSORY
413.0 SQ. FT.
PRINCIPAL
4,126.8 SQ. FT
11 GUEST D.U.
132.00'
132.25'
ACCESSORY
1,403.5 SQ. FT.
3 GUEST D.U.
COMBINED LOT
24,729 SQ. FT.
PROP LINE
190.04'
BUTLER STREET (66' WIDE)
MARY STREET (66' WIDE)

Application Fee: $1,000
Escrow Deposit: $2,000

Special Land Use Application

City of Saugatuck Zoning Code: https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck_mi/0-0-0-4355

LOCATION INFORMATION

Address 510 Butler / 120 Mary Parcel Number 57-300-055-00 ; 57-300-053-50

APPLICANTS INFORMATION

Name Christopher Khorey, AICP (McKenna) Address / PO Bo [redacted]

City Grand Rapids State MI Zi [redacted] Phone [redacted]

Interest In Project Consulting Planner E-Mail [redacted]

I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. I understand that this application will not be processed until it is deemed complete and the required fees and escrow deposit (if applicable) are paid. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature _____ Date 4-17-26

OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Wickwood Inn Address / PO Box 510 Butler Street

City Saugatuck State MI Zip 49453 Phone [redacted]

E-Mail _____

I hereby authorize the applicant listed above to make this application for proposed work as my agent. I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. 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. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature _____ Date _____

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

Name _____ Contact Name _____

Address / PO Box _____ City _____

State _____ Zip _____ Phone _____ Fax _____

E-Mail _____

License Number _____ Expiration Date _____

PROPERTY INFORMATION

Depth 192 Width 100 Q 132 Size ~25,000 SF Zoning District _____ Current Use _____

Check all that apply:

Waterfront _____ Historic District ✓ Dunes _____ Vacant _____

PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)

Special Land Use Application

SITE PLAN REQUIREMENTS (SECTION 154.061)

A) Applications for preliminary site plan approval shall consist of the following information unless waived by the Zoning Administrator.

Y	N	NA	
☑	☐	☐	Property dimensions
☑	☐	☐	Significant vegetation
☐	☐	☑	Water courses and water bodies, including human-made surface drainage ways
☐	☐	☑	Existing public right-of-way, pavements and/or private easements
☑	☐	☐	Existing and proposed uses, buildings, structures and parking areas
☑	☐	☐	Zoning classification of abutting properties
☑	☐	☐	The name, address and telephone number of the person and firm who prepared the site plan, and the date on which it was prepared
☑	☐	☐	A north arrow

B) Applications for final site plan approval shall consist of the following information unless waived by the Zoning Administrator. One (1) paper copy of a final site plan (no greater than 11" x 17") and one (1) digital copy, at a scale of not less than one inch equals ten feet, shall include:

Y	N	NA	
☑	☐	☐	Dimensions of property of the total site area,
☐	☐	☑	Contours at 2-foot intervals
☑	☐	☐	Locations of all buildings
☐	☑	☐	Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property
☑	☐	☐	Parking areas
☑	☐	☐	Driveways
☑	☐	☐	Required and proposed building setbacks
☑	☐	☐	Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths;
☑	☐	☐	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;
☑	☐	☐	Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths;
☑	☐	☑	Proposed water supply and wastewater systems locations and sizes; – No Change
☑	☐	☑	Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain;
☐	☐	☑	Proposed common open spaces and recreational facilities, if applicable;
☑	☐	☐	Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;
☐	☐	☑	Signs, including type, locations and sizes; – No Change

Special Land Use Application

- ☑ ☐ ☐ Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives;
- ☐ ☐ ☑ Exterior lighting showing area of illumination and indicating the type of fixture to be used. → No change
- ☐ ☐ ☑ Elevations of proposed buildings drawn to an appropriate scale shall include:
  1. Front, side and rear views; No Change
  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.
- ☐ ☑ ☑ Location, if any, of any views from public places to public places across the property;
- ☑ ☐ ☐ 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.

STANDARDS FOR SPECIAL LAND USE APPROVAL (SECTION 154.082)

Please respond to how the request will meet each of the following standards for special land use:

(1) How will the location, size, height and intensity of the principal and/or accessory operations, compatible with the size, type and kind of buildings, uses and structures in the vicinity and on adjacent property?

See Attached

(2) How will the proposed request consistent with, and will promote the intent and purpose of this chapter?

See Attached

(3) How will the proposed request compatible with the natural environment and will it conserve natural resources and energy?

See Attached

(4) How will the proposed request consistent with existing and future capabilities of public services and facilities?

See Attached

(5) How will the proposed request protect the public health, safety and welfare as well as the social and economic well-being of those who will use the land use or activity, residents, businesses and landowners immediately adjacent and the city as a whole?

See Attached

(6) How will the proposed request create any hazards arising from storage and use of inflammable fluids?

See Attached

(7) How will the proposed request not be in conflict with convenient, safe and normal vehicular and pedestrian traffic routes, flows, intersections and general character and intensity of development? In particular:

(a) Will the property be easily accessible to fire and police?

See Attached

(b) Will measures be taken as to not create or add to any hazardous traffic condition?

See Attached

(8) How will the proposed request be of such a design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof?

See Attached

(9) How will the nature, location, size and site layout of proposed request be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of the district?

See Attached

(10) How will the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, pollution, vibration, litter, refuse, glare or flash of lights to an extent which is greater than would be operations of any use permitted by right for that district within which the special land use is proposed to be located?

See Attached

Special Land Use Application

STANDARDS FOR SITE PLAN APPROVAL (SECTION 154.063)

Please respond to each of the following questions by explaining how the proposed development will meet the standards for site plan approval:
*Note: Not all questions will apply for all requests.

(1) How will the elements of the site plan be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of the buildings? Will the site be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter?
See Attached

(2) How will the landscape be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter?
See Attached

(3) How will the site plan provide reasonable visual and sound privacy for all dwelling units located therein? How will fences, walks, barriers and landscaping shall be used, as appropriate, be used to accomplish these purposes?
See Attached

(4) How will all buildings or groups of buildings be arranged so as to permit necessary emergency vehicle access as required by the Fire Department?
See Attached

(5) How will there be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, local shopping areas and other uses which generate a considerable amount of pedestrian traffic? (All federal, state and local barrier free requirements shall be met.) See Attached

(6) How will the arrangement of public or common ways for vehicular and pedestrian circulation be connected to existing or planned streets and pedestrian or bicycle pathways in the area? Will streets and drives which are part of an existing or planned street pattern serving adjacent development be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the City's land use plan?
See Attached

(7) How will all streets be developed in accordance with city specifications, unless developed as a private road?
See Attached

(8) How will appropriate measures be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system? Will provisions be made to accommodate storm water, prevent erosion and the formation of dust? The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, create puddles in paved areas or create erosion problems. See Attached

(9) How will 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 thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six feet in height? (See §§ 154.142 through 154.144).

See Attached

(10) How will exterior lighting be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets? Flashing or intermittent lights shall not be permitted.

See Attached

HORIZON
Community Planning

Memorandum

To: City of Saugatuck Planning Commission

Date: May 15, 2026

From: David M. Jirousek, AICP

RE: Master Plan Update- Introduction to Mobility Priorities

Mobility Overview

Since mobility will be a primary chapter or topic area of the master plan, a general community goal may be to ensure convenient, safe mobility for all types of travel while improving streets and the overall public realm. This includes ensuring safe, accessible walking conditions, maintaining and improving transportation connections, accommodating vehicular circulation and parking needs, supporting transit services, and enhancing the overall functionality and appearance of public spaces.

Mobility within the community involves more than simply moving vehicles and people from one location to another; it also relates to how residents and visitors experience downtown, neighborhoods, waterfront areas, and parks. Survey responses indicate strong community interest in maintaining walkability, improving sidewalk and pathway connections, supporting transit, and addressing parking and accessibility concerns in ways that uphold overall community character and quality of life.

As we begin our discussion of mobility concerns and opportunities within the City, please consider the following input from the survey and additional commentary. This will help analyze needs and priorities for capital improvements related to this topic, as well as the development of a sidewalk, pathway, and street improvement plan.

Walking

Community Character

Survey results indicate that walkability is one of the defining characteristics of the community and a major component of its small-town identity. Of 337 survey participants, 193 respondents (57.27%) ranked “walkable downtown” among their top three descriptions of community character, making it the highest-ranked characteristic overall. “Walkable neighborhoods” also ranked in the top five overall, with 95 respondents (28.19%) ranking it within their top three choices.

Walking is already a common activity within the City. Of 293 respondents, 213 participants (72.70%) reported walking for shopping, and 205 respondents (69.97%) reported walking for exercise. A smaller portion, 67 respondents (22.87%), indicated they walk for commuting purposes.

Downtown

Downtown walking activity is particularly strong. Of 295 respondents, 229 participants (77.63%) reported walking downtown daily or weekly. However, approximately 55% stated they would not walk more frequently even if sidewalks and crosswalks were improved, suggesting that downtown is generally perceived as already functioning well for pedestrian activity.

Neighborhoods

Neighborhood walking patterns show somewhat different results. Of 293 respondents, 191 participants (65.19%) reported walking in neighborhoods daily or weekly. Unlike downtown responses, approximately 50.5% indicated they would walk more frequently if sidewalks and crosswalks were improved. This suggests that additional sidewalk connections, pathway continuity, or improvements to pedestrian infrastructure within neighborhoods may increase walking activity and connectivity.

Accessibility

Accessibility for disabled individuals produced mixed responses. Only 13% of respondents strongly agreed that downtown is safe and convenient for disabled individuals, while 30% somewhat agreed. However, 27% were unsure, and approximately 30% somewhat or strongly disagreed, suggesting that accessibility conditions may warrant further evaluation and improvement.

Improvements

Most respondents also supported additional sidewalk improvements and extensions, with 188 (66%) expressing agreement with the need for expanded or improved sidewalk infrastructure.

Biking

Activity

Bicycling activity appears substantially lower than walking activity within the community. Of 293 respondents, 182 participants (62.12%) indicated they do not bike within the City. Downtown bicycling activity is limited, with only 45 respondents (15.3%) reporting biking downtown daily or weekly. Similarly, 52 respondents (15.3%) reported biking in neighborhoods daily or weekly.

Improvements

Survey responses suggest that infrastructure improvements alone may not substantially increase bicycling activity for many residents. Even if street markings, signage, or pathways were improved, 195 respondents (66.5%) indicated they would not bike downtown more frequently, while 190 respondents (65.5%) stated they would not bike more frequently in neighborhoods.

Pathways

Despite relatively low overall bicycling participation, there was strong support for certain pathway improvements. Of 294 respondents, 232 participants (79%) somewhat or strongly agreed that multi-use pathways should be constructed along Perryman Street and Park Street to improve walking and bicycling access to Oval Beach.

Another recurring theme involved improving regional and recreational pathway connectivity. Respondents referenced completing or extending the Blue Star Trail, improving bicycle and pedestrian access along Blue Star Highway, creating additional nonmotorized connections to Douglas and surrounding townships, and developing trail or pathway connections between parks, beaches, and natural areas. Several responses also supported broader “greenway” or corridor-style connections linking downtown, neighborhoods, parks, and waterfront destinations.

Transit and Transportation

Saugatuck Interurban Transit Authority

The Saugatuck Interurban Transit Authority currently provides transit service within the area. The Interurban operates as a curb-to-curb, on-demand transit service rather than a traditional fixed-route bus system. Riders can request pickups and drop-offs throughout the service area, which includes the City of Saugatuck, the City of Douglas, Saugatuck Township, Laketown Township, and portions of the Fennville area.

The service is intended to provide affordable and accessible transportation for residents, employees, visitors, and seasonal tourists traveling throughout the area. The Interurban is particularly important during the peak summer season when parking demand and traffic congestion increase within downtown and waterfront areas. In addition to serving visitors and tourists, the system supports mobility for senior residents, individuals without personal vehicles, employees commuting to local businesses, and visitors traveling between lodging establishments, beaches, downtown destinations, and other attractions.

Survey results indicate general support for expanded public transportation options. Of 294 respondents, 172 (58.5%) somewhat or strongly agreed that public transit options, such as buses or trolleys, should be expanded.

Chain Ferry

The Chain Ferry was also identified as an important transportation component within the community. Of 293 respondents, 235 participants (80.21%) somewhat or strongly agreed that the Chain Ferry is an important part of the transportation system. Almost half of the respondents use the Chain Ferry several times a season, or more frequently.

Parking

Parking availability emerged as a significant concern among survey participants. Approximately 68% of respondents somewhat or strongly disagreed that parking is convenient and available when needed, indicating ongoing concerns regarding parking supply, convenience, or seasonal demand pressures.

Survey participants also identified parking wayfinding as an issue. Approximately 60% agreed that improved signage and identification of parking areas are needed, suggesting that improved parking information, directional signage, or wayfinding systems may help address some parking-related concerns.

Opportunities for Connectivity

Survey responses identified several recurring themes related to potential pedestrian, bicycle, and pathway connections throughout the community. At a high level, many responses focused on improving connections between downtown, neighborhoods, beaches, parks, schools, and regional trail systems. Open-ended survey responses are attached to this memo.

Oval Beach

One of the most common themes involved improving nonmotorized access between downtown and Oval Beach. Multiple respondents referenced the need for sidewalks, pathways, or separated pedestrian and bicycle facilities along Park Street and Perryman Street, citing safety concerns due to narrow roadways, traffic congestion, blind corners, and heavy seasonal pedestrian activity. Several comments also referenced improving connections between the Chain Ferry, Oval Beach, Mt. Baldy, the Beachway, and the broader trail system.

Gaps

Survey participants also frequently identified missing sidewalk gaps and incomplete pedestrian connections within residential neighborhoods and along major corridors. Repeated comments referenced the need for additional sidewalks or improved crossings along Lucy Street, Griffith Street, Holland Street, Maple Street, North Street, Water Street, Park Street, Perryman Street, Lake Street, and Blue Star Highway. Several responses specifically noted the importance of improving connections between neighborhoods and downtown, as well as improving access to schools, parks, and commercial areas.

Visibility and Markings

In addition to physical infrastructure improvements, many comments focused on pedestrian safety and visibility. Common concerns included vehicle speeds, lack of driver yielding, poor crosswalk visibility, limited lighting, narrow sidewalks, and conflicts among vehicles, pedestrians, and bicyclists in busy areas. Respondents frequently referenced intersections and crossings along Water Street, Butler Street, Blue Star Highway, Park Street, Griffith Street, and Lake Street as areas where improved crossings, signage, traffic calming, lighting, or enforcement may improve safety and comfort for nonmotorized users.

Map Analysis Exercise

As part of the master planning process, the City has also prepared a map of the sidewalk system that can be reviewed and analyzed alongside the survey responses and public input. Reviewing the map together with these comments may help identify missing gaps, incomplete connections, priority corridors, safety concerns, and opportunities to better “complete” the overall sidewalk and pathway network. This process may also help identify how existing and future connections can better link downtown, neighborhoods, schools, parks, waterfront areas, beaches, regional trail systems, and adjacent communities into a more coordinated and connected nonmotorized transportation network.

Q36 Where can crosswalks and pedestrian connections be added or improved?

Answered: 134 Skipped: 252

#	RESPONSES	DATE
1	SCA to Coughlin Park, Holland St at Simondson/Lucy	10/4/2025 7:52 AM
2	Bikes should not be allowed on sidewalks. A fog line could be drawn on the street to allow motorists to exist together with cyclists on the road. Walking on the narrow sidewalks with a dog or small child is very dangerous e when bikes or pedal bikes are trying to go by with no warning.	10/3/2025 10:19 PM
3	In the busier neighborhoods with more STRs	10/3/2025 3:00 PM
4	Enforce/ticket vehicles that do not YIELD to pedestrians.	10/3/2025 2:39 PM
5	Water, Butler and Culver Street's	10/3/2025 1:23 PM
6	Lucy/Simonson and Holland	10/3/2025 12:09 PM
7	Simply paint them regularly so that they are visable.	10/3/2025 10:19 AM
8	Coming down from the hill, the steps are broken on the way down to the Women’s Center.	10/2/2025 7:34 PM
9	unsure	10/2/2025 2:34 PM
10	Paint all of the cross walks before Memorial day with paint approved by MDOT. The rainbow cross walk is nice but its slippery when wet. I also feel its a distraction to drivers unfamiliar with our area. I feel its unsafe to bike in downtown Saugatuck the roads are to narrow and out of town visitors dont pay attention.	10/2/2025 1:03 PM
11	Need consistent sidewalks on all streets (both sides) and much improved lighting.	10/2/2025 11:25 AM
12	From Ferry to oval beach to mt Baldy and back along Campbell and lakeshore to center	10/2/2025 8:39 AM
13	Holland Street needs a bike lane. Bikes and pedestrians on sidewalks are a problem. Crossing Lake Street near Blue Star to get to the sidewalk on the north side is somewhat hazardous. There is a crosswalk, but traffic moves fast.	10/1/2025 8:32 PM
14	Across all the major streets -- Allegan, Maple, Park, Holland, Water, North (I am probably missing some)	10/1/2025 2:52 PM
15	A crosswalk between the chain ferry and the Beachway is needed. In the summer, the people walking to the and from the chain ferry to the beach or Mt. Baldy are crossing Perryman with cars coming down the hill very quickly stopping past the stop sign and people turning to go to Oval. It is a very dangerous crossing. Pedestrian walkway on Park and Perryman are very needed as well for safety. Blind corners and no place to move over to the side of the road make walking very dangerous.	10/1/2025 2:39 PM
16	Sidewalk on Griffith street down to Francis	10/1/2025 12:07 PM
17	There are no crosswalks on Holland Street. It is one of two streets that enter downtown.	10/1/2025 8:58 AM
18	Between Santa Fe & Grins on Butler St	10/1/2025 8:23 AM
19	N/A	9/30/2025 7:55 PM
20	Lucy Street	9/30/2025 7:54 PM
21	On the curve in front of Mill Pond Realty. At the intersection of Hoffman and Butler.	9/30/2025 4:32 PM
22	Leave the crosswalk warnings up all the time like Douglas does	9/30/2025 1:41 PM
23	Blue Star Hwy, Ferry Street/Park Street	9/30/2025 7:43 AM

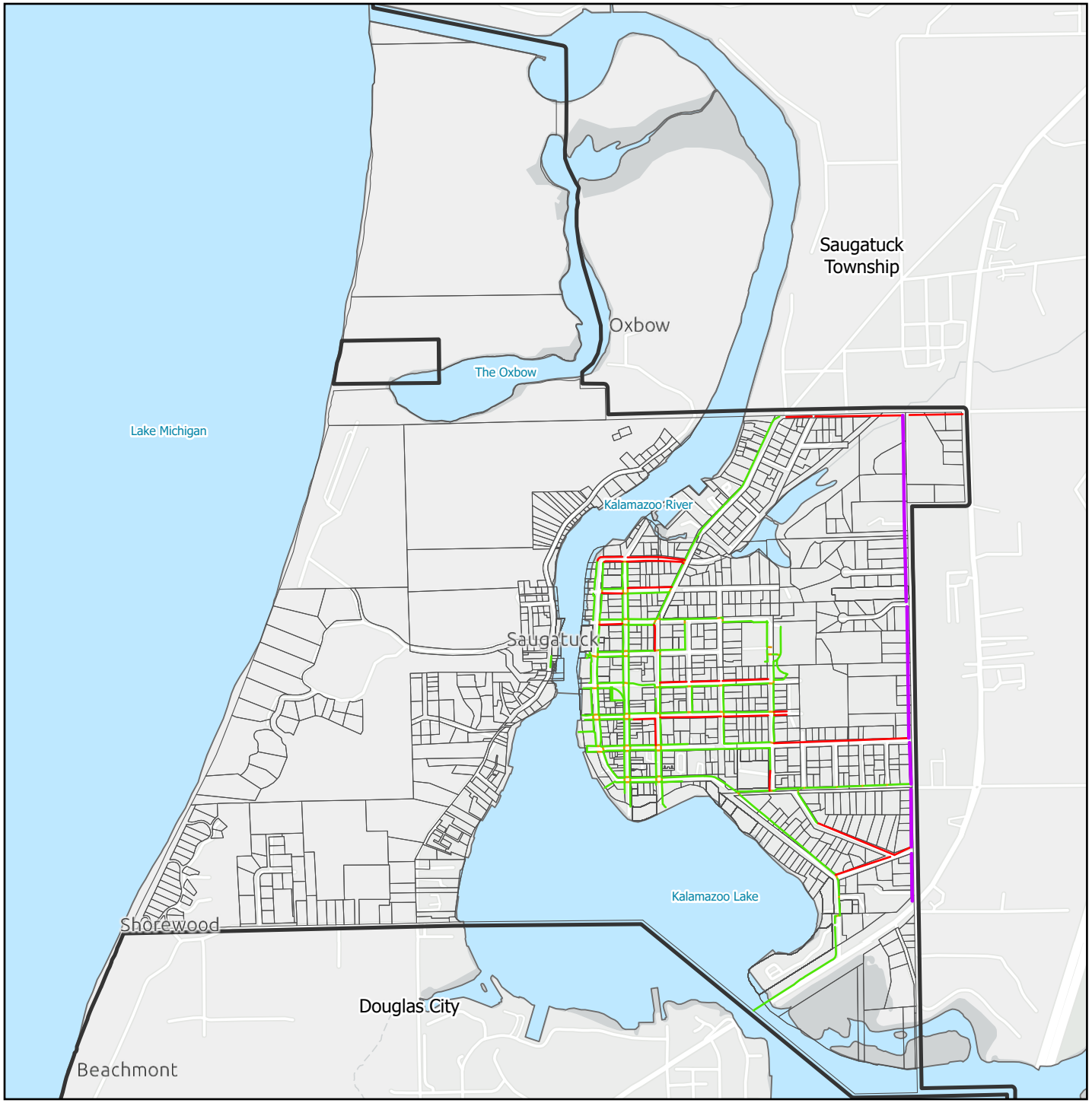
70

24	Chain ferry	9/29/2025 11:50 PM
25	On way to Oval beach	9/29/2025 10:59 PM
26	at the Chain Ferry on Park Street, Heule's ugly wall and electrical panels present a grave hazard to pedestrians	9/29/2025 8:31 PM
27	Blue Star and Lake Street intersection	9/29/2025 8:27 PM
28	Crossing over Griffith Street on Hill/Mary Street. The cross walk white paint is old. People tend to go fast in both directions. Very risky especially going into or coming from downtown... Maybe a sign can be added in both directions and new white paint?	9/29/2025 7:53 PM
29	Park street	9/29/2025 4:57 PM
30	Across Lake street at bluestar hwy.	9/29/2025 4:29 PM
31	Along park street.	9/29/2025 3:08 PM
32	Start giving ticket to those that disobey our traffic laws.	9/29/2025 2:59 PM
33	Park street.	9/29/2025 2:54 PM
34	none come to mind	9/29/2025 2:52 PM
35	Cars do not always yield to pedestrians	9/29/2025 10:02 AM
36	Lucy, Maple, any street in Saugatuck that doesn’t have a sidewalk	9/29/2025 8:31 AM
37	None	9/28/2025 9:47 PM
38	-	9/28/2025 8:21 PM
39	Lucy st	9/28/2025 2:44 PM
40	Signage to High school parking	9/28/2025 9:47 AM
41	plenty already	9/27/2025 12:52 PM
42	Dont waste community money	9/27/2025 10:18 AM
43	On Lake street between blue Star highway and downtown	9/26/2025 4:46 PM
44	Maple and North streets with sidewalk from North to Holland st.	9/26/2025 1:57 PM
45	as is	9/26/2025 1:04 PM
46	Put them back white.	9/26/2025 12:10 PM
47	It’s not easy to walk in many parts of the city that don’t have sidewalks	9/26/2025 12:08 PM
48	Griffith and hoffman streets near downtown. Sidewalks are incomplete.	9/26/2025 4:29 AM
49	There is absolutley no where to safely cross Lake St if you live east of Couglin Park until you get to near Blue Star highway. Its dangerous as traffic does not obey the speed limit.	9/25/2025 11:13 PM
50	Unsure	9/25/2025 9:39 PM
51	Unsure	9/25/2025 4:47 PM
52	Build the build the Blue Star Trail to make the more City accessible	9/24/2025 6:04 PM
53	Just about everywhere. It is very confusing to see where people walk especially if it is not along Butler.	9/24/2025 8:39 AM
54	Water and Lucy should have a painted crosswalk.	9/24/2025 7:29 AM
55	From the chain ferry to the woolham trail	9/23/2025 8:24 PM
56	Finish Blue Star trail. Sidewalk on Lucy Street. Sidewalk connection on Elizabeth Street so there is a complete sidewalk to the high school. Continue bike path down Holland Street. Crosswalk connecting Saugatuck Wilds and Tails and Trails park/trails. (in the township, but a bike trail along Old Allegan Rd to help residents bike into Saugatuck and Douglas)	9/23/2025 1:36 PM
57	Up and down butler st	9/23/2025 1:24 PM

58	Along Allegan, Maple, many of the streets on the hill	9/23/2025 9:22 AM
59	More crosswalks add to drivers confusion.	9/22/2025 9:57 PM
60	None	9/22/2025 8:12 PM
61	Park Street to Oval Beach.	9/22/2025 7:05 PM
62	Need to slow it all down. People looking for parking spots / not people. Would love to see less cars downtown and more people walking safely	9/22/2025 3:54 PM
63	Park Street	9/22/2025 2:49 PM
64	No	9/21/2025 9:55 AM
65	Sidewalk on both sides of Griffith st. Need a walking and biking path to the oval	9/20/2025 7:14 PM
66	There should be a side walk on the west side of Griffith street connecting to the church side walk going down to Francis street	9/20/2025 11:28 AM
67	Saugatuck is doing a far better job than the much larger cities.	9/17/2025 5:42 PM
68	Lake St where Saugatuck aign is at the bridge	9/17/2025 3:28 PM
69	Not needed	9/17/2025 1:26 PM
70	none that stand out to me.	9/15/2025 9:45 PM
71	Park St is a disaster and so unsafe, it needs to be a priority considering it leads to 2 of our most visited areas. It would be nice to have more greenspace corridors connecting towns, parks, trails and non-motorized trails.	9/15/2025 1:53 PM
72	Blue Star Highway	9/14/2025 5:19 PM
73	In the neighborhood streets connecting Blue Star/Holland St. and downtown.	9/13/2025 5:00 PM
74	It depends on the season	9/11/2025 12:56 PM
75	Corner of Holland and Lucy Sts.	9/11/2025 12:29 PM
76	Along Park Street at west chain ferry landing	9/11/2025 11:24 AM
77	No opinion	9/10/2025 12:49 PM
78	everywhere downtown	9/10/2025 11:44 AM
79	Everywhere!	9/9/2025 9:50 PM
80	Generally, sidewalks are narrow and uneven.	9/9/2025 11:56 AM
81	North Street, Maple Street and Mason Street	9/9/2025 10:24 AM
82	We need a pedestrian/bike path that crosses the old wash out on Lakeshore drive!	9/9/2025 9:51 AM
83	I'm not aware of any problems.	9/8/2025 8:37 PM
84	4 way stops everywhere. Tourists are confused and cause problems.	9/8/2025 3:02 PM
85	Golf carts	9/8/2025 1:03 PM
86	Communications on Chain Ferry (where to park on either side, cost, frequency) would be beneficial. I've only just recently started exploring parking on the Douglas side of the channel and ferrying to the other side for restaurants and shops but I'm not sure how the Chain Ferry works.	9/8/2025 11:13 AM
87	Crossing Blue Star Highway at North Ave and 134th	9/8/2025 11:12 AM
88	Crossing Lake street from the water side- people ex wed the speed limit	9/8/2025 10:28 AM
89	I am not sure if it is possible, but a sidewalk on Lucy would be helpful.	9/8/2025 9:40 AM
90	West side of Water Street from Butler to Mason needs a sidewalk; Lucy Street from Water to Holland; West side of Lake street	9/8/2025 8:45 AM

91	The 4 way stops on Water/Park in front of The Butler and Malu could be improved. It's challenging to navigate the stops with traffic and pedestrians.	9/8/2025 8:34 AM
92	Lucy St	9/8/2025 1:34 AM
93	Enforce the no-parking at intersections. Persistent illegal parking along Water by Francis blocks visibility of pedestrians and makes the area unsafe. Similar at several places along Water and Butler. Some offenders are locals/employees because I see the same vehicle for weeks during the summer.	9/7/2025 9:50 PM
94	Lucy st between water and holland	9/7/2025 8:50 PM
95	Fix the streets and roads! They are a mess on The Hill.	9/7/2025 8:29 PM
96	Lake and Culver Streets need a bike lane. I never feel safe riding my bike on those streets. I always use their sidewalks, which I know I shouldn't, but feels much safer than sharing the road.	9/7/2025 8:51 AM
97	Park st	9/6/2025 2:48 PM
98	Going downtown oathboff Griffith	9/6/2025 12:25 PM
99	Griffith at the path at the top of the hill. By the playground	9/6/2025 12:24 PM
100	It's difficult to cross the street downtown because of the parking situation. It's also hard to cross crosswalks by car for the same reason.	9/6/2025 12:22 PM
101	There isn't a need	9/6/2025 12:17 PM
102	On Griffith by the path to the hill. People don't stop. And by the playground.	9/6/2025 12:15 PM
103	From Blue star into downtown. Very dangerous	9/6/2025 8:20 AM
104	134/North and Blue Star Old Allegan and Blue Star	9/6/2025 7:43 AM
105	None	9/5/2025 11:43 PM
106	Along Park Street, Ferry Street	9/5/2025 9:57 PM
107	Griffith street in front of "secret" path to downtown.	9/5/2025 9:48 PM
108	By Wicks Park/Wicks Restaurant is a dangerous crosswalk	9/5/2025 9:23 PM
109	Add another crosswalk across Water Street at the south side of Wicks Park. music in Park Wednesdays that intersection is really busy on both sides of the street between the city parks.	9/5/2025 8:58 PM
110	Griffith street needs speed bumps— I live on Griffith street and people literally go 50 miles hour there should be a sidewalk on the west side of Griffith street all the way down to Francis Street	9/5/2025 8:06 PM
111	From the high-school to the downtown area	9/5/2025 8:06 PM
112	Unsure	9/5/2025 4:48 PM
113	Two cross walks need to be added to Culver street infront of the parking lot to the adjacent park.	9/5/2025 11:56 AM
114	They owned by the public. They should be neutral in color.	9/5/2025 8:44 AM
115	Blue Star highway	9/5/2025 8:35 AM
116	Water st and blue star Hwy, Allegan st and water st, Allegan and pleasant, Allegan st and Maple st	9/5/2025 8:12 AM
117	Better lighting	9/5/2025 8:10 AM
118	There are plenty of spots with very low visibility in the core downtown for pedestrians (Water and Butler). Spots where cars which are much larger than they used to be can park right next to the crosswalk make it incredibly hard for me to see pedestrians in a car and be seen on foot	9/5/2025 7:45 AM
119	Farmers market	9/5/2025 7:25 AM
120	Bridge desperately needed to connect oval beach	9/3/2025 1:34 PM

121	Butler Street and Mason.	9/3/2025 10:41 AM
122	Anywhere along oval beach the road is narrow. I think a great solution would be a hiking trail alongside the road for pedestrians. It is dangerous for them and cars when they walk on the side of the road.	8/31/2025 9:33 AM
123	I don't think these areas need improvement; I think the drivers need to be more aware of pedestrians right of way laws	8/30/2025 7:18 PM
124	Blue Star Highway, Park St, Maple St, Perryman, Holland	8/30/2025 5:54 PM
125	Park street, Maple street,	8/30/2025 4:13 PM
126	no input	8/30/2025 3:43 PM
127	everywhere	8/30/2025 12:47 PM
128	Park street and perryman	8/30/2025 10:39 AM
129	I see people fall on the corner of Mary and Butler often. the city's job is to spend our money on infrastructure all of the side streets between water and Butler need to be improved starting with Mary and going down to Spear. Our tax dollars should not be used to improve store fronts and other buildings. That's up to the people that own them.	8/30/2025 8:17 AM
130	we MUST construct a path down park street to oval beach and out to Woosa. so many people ride bikes and walk this area, it's so unsafe	8/30/2025 7:30 AM
131	Blue Star corridor	8/30/2025 6:11 AM
132	uncertain	8/29/2025 7:57 PM
133	Downtown and to the beaches	8/29/2025 5:31 PM
134	Anywhere where Blue Star Highway - Lake Street. Like electrical outlets in homes, cannot go wrong with identified cross walks. Possibly consider other type of markings to support the city’s support as a welcoming city of all, and appropriate signs that also include the responsibility of motor vehicle drivers.	8/29/2025 5:28 PM



Sidewalk Map

City of Saugatuck
Allegan County

Sidwalks

Type

- Crosswalk
- Existing Sidewalk
- Missing Sidewalk
- Proposed Sidewalk
- Saugatuck City Parcels
- Waterbodies

0 0.25 0.5
Miles

N

HORIZON
Community Planning

Memorandum

To: City of Saugatuck Planning Commission

Date: April 10, 2026

From: David M. Jirousek, AICP

RE: Master Plan Update- Character Analysis Progress Report and Exercise

Overview

As part of the ongoing Master Plan process, the project team has initiated a community character analysis to supplement findings from public input and the existing land use review. This analysis is intended to better understand the unique qualities of the City and its neighborhoods in ways that a traditional existing land use map alone cannot capture. Rather than serving as a simple inventory of land uses, the analysis evaluates the physical and functional characteristics that define districts, neighborhoods, and corridors, including development scale, block and lot patterns, street and sidewalk networks, pathways, parking, building types, and land use relationships.

This approach is helping the Planning Commission more clearly identify areas to preserve, enhance, or thoughtfully transform, and will provide a stronger foundation for future land use recommendations and zoning policy decisions. Ultimately, the character analysis is intended to ensure that future growth and development align with Saugatuck's established character and community context.

To better understand the City's physical form and development patterns, the community has been divided into character areas. These areas represent distinct parts of the City that share common patterns in land use, development intensity, built form, and environmental context. This analysis serves several purposes:

- Classifies areas based on common characteristics, including land use, zoning, density, intensity, infrastructure, and utilities, and helps to define a sense of place.
- Establishes a clear and simplified framework for future growth and land use planning.
- Provides justification for future land use recommendations and distinctions between different parts of the City.

Each character area is evaluated using the following components:

- **Buildings**: Predominant building types, setbacks, architectural character, and general form.
- **Land Use**: Primary and supporting uses within the area.
- **Scale**: Building height, massing, and overall development intensity.
- **Blocks and Streets**: Block patterns, street layout (grid, curvilinear, etc.), and connectivity.

- **Streetscape**: Sidewalks, street trees, lighting, and pedestrian environment.
- **Public Space**: Parks, plazas, waterfront access, and civic spaces.
- **Parking**: On-street and off-street parking patterns and visibility.
- **Walkability**: Distance from downtown and ease of pedestrian travel.

Intent

The Planning Commission is encouraged to review this character area framework and provide input to further refine and define what distinguishes each area. In particular, consideration should be given to whether these areas accurately represent the unique parts of the City or if additional distinctions, subareas, or refinements are warranted. Commissioners are also encouraged to suggest alternative names or descriptors that better capture the character, identity, and function of each area.

While this framework establishes an initial structure, it should be viewed as a working draft document intended to solicit feedback and discussion. This exercise should be approached independently of existing zoning designations, with a fresh perspective focused on the physical, functional, and experiential qualities that define neighborhoods and districts. The intent is to identify what makes areas similar or different based on real-world characteristics rather than regulatory boundaries.

This type of analysis also provides an opportunity to consider the unique opportunities, needs, concerns, and priorities associated with each planning area. By evaluating areas based on their existing character and conditions, the City can better identify where preservation is appropriate, where enhancements may be needed, and where change or reinvestment may be supported. This helps inform more thoughtful and context-sensitive planning decisions moving forward.

It is also important to note that delineating character area boundaries does not directly establish future land use or zoning. This analysis reflects existing conditions and serves as a foundation for understanding the City today. Future land use planning will build upon this work by identifying how areas should be preserved, enhanced, or transformed over time.

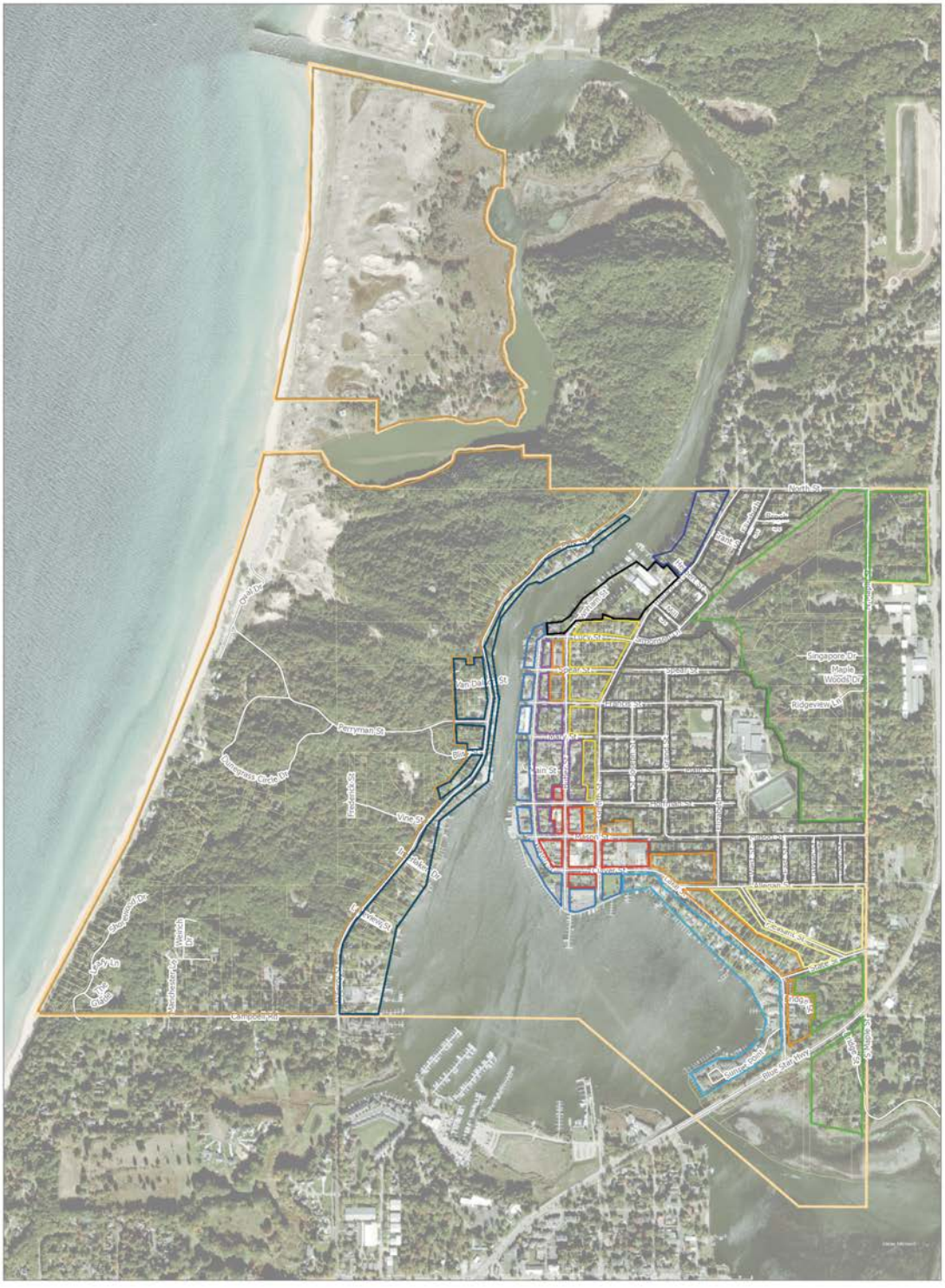
Planning Areas

The City has been organized into three primary planning areas, each containing multiple distinct character areas. This structure is intended to provide a clear, manageable framework for understanding and evaluating the City from a planning perspective. By grouping character areas within broader planning areas, the analysis can focus on both larger geographic patterns and the finer-grained distinctions between neighborhoods, districts, and corridors.

- **Central City**
  - Central Downtown Activity Center
  - Downtown Waterfront Commercial
  - Downtown Neighborhood Mixed-Use
  - Transitional Residential
  - Central City Residential
- **East Side Neighborhoods**
  - Traditional Neighborhood Residential
  - North Riverfront Residential
  - South Riverfront Mixed Residential
  - North Marina/Harbor Services Area
  - South Hillside Residential
  - Suburban/Rural Fringe Residential
- **Coastal Dunes and Peninsula**
  - West Riverfront Residential
  - Coastal Dune Residential

The planning areas reflect natural divisions within the community, shaped by geography, waterfront features, transportation patterns, and the overall arrangement of development. This approach allows for a more organized and practical assessment of existing conditions, ensuring that major portions of the City can be evaluated cohesively while still recognizing the unique characteristics that define smaller areas within each planning area.

Please note that these areas have not been formally mapped, but preliminary exhibits are included over the following pages.


City of Saugatuck
N
0
400
800
1,600
Feet

Planning Area One: Central City

This area represents the heart of Saugatuck and contains the highest concentration of commercial activity, tourism destinations, civic uses, and walkable neighborhoods. It is defined by a compact development pattern, strong pedestrian orientation, and direct access to the waterfront.

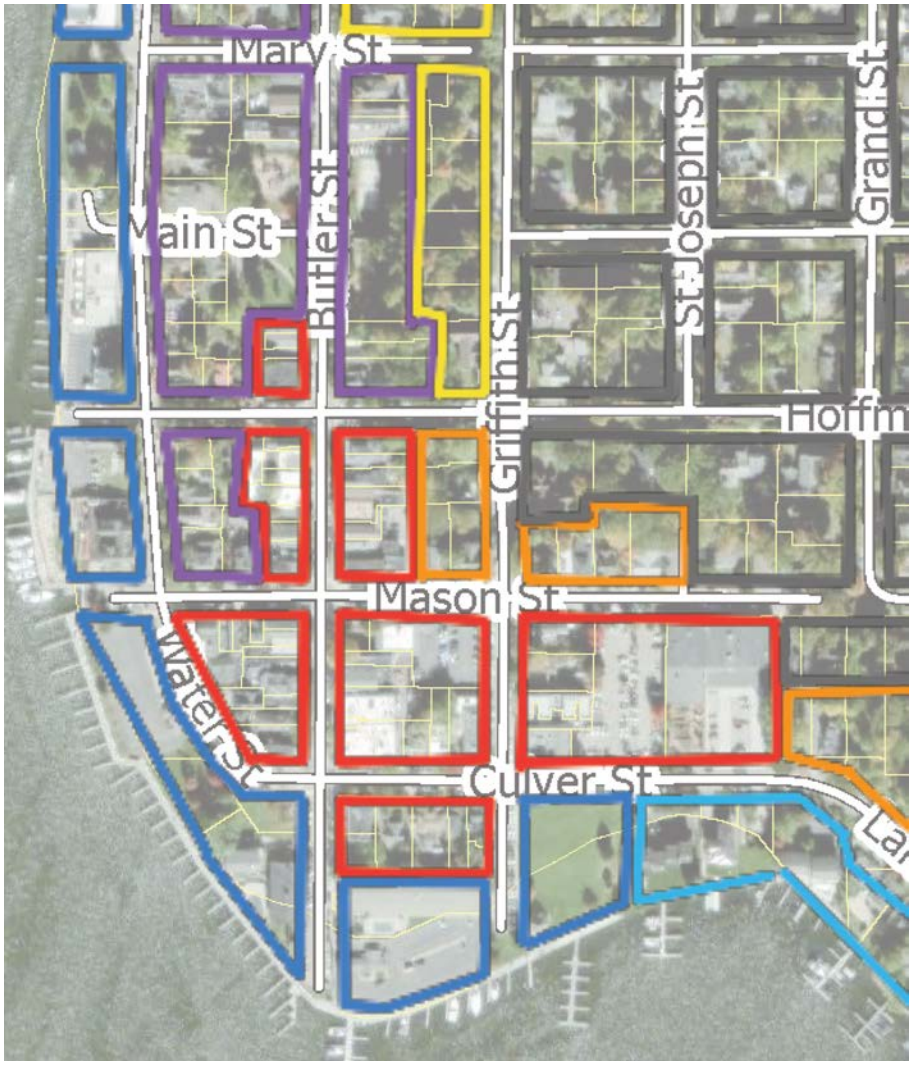
Central Downtown Activity Center

The Central Downtown Activity Center represents the historic and functional core of the City and serves as its primary center of activity. It is characterized by a cohesive pattern of traditional downtown buildings that define a continuous street edge and support an active, pedestrian-oriented environment. A mix of commercial, civic, and entertainment uses contributes to a vibrant atmosphere. This area serves as the focal point for daily activities, tourism, and community gatherings.

Butler and Culver Streets serve as the focal points of the character area. The area is characterized by a cohesive pattern of one- to two-story traditional downtown buildings, many of which are contributing resources within the Historic District, forming a largely continuous “street wall” of buildings from Culver Street to Hoffman Street. In this area, buildings are commonly attached or detached with minimal separations, reinforcing a highly active, pedestrian-oriented environment. However, while the area is predominantly defined by attached storefronts or buildings drawn closer to the right-of-way, the presence of house-scale detached buildings contributes to an eclectic, varied character.

This Central Downtown Activity Center is supported by wide sidewalks that extend from building facades to the curb, mature street trees, and streetscape elements such as bike racks, garbage receptacles, and clearly marked crosswalks.

- **Buildings**: Traditional historic storefronts drawn close to the street; attached buildings or those with minimal setbacks, with some house-scale detached buildings interspersed
- **Land Use**: Retail, offices, restaurants, taverns, entertainment, services, and civic uses
- **Scale**: 1–2 story buildings, occasionally 2.5; compact and continuous at a higher intensity
- **Blocks and Streets**: Traditional street grid with strong connectivity
- **Streetscape**: Wide sidewalks, wayfinding signage, outdoor dining areas, street trees, bike racks, planter boxes, public art, benches, hatched crosswalks, standard street lighting (some decorative), and overhead powerlines
- **Public Space**: Civic spaces, City Hall
- **Parking**: On-street parking on both sides of the streets and two public parking lots with 122 spaces
- **Walkability**: 0-5 minute walk throughout the Central Downtown Activity Center with a mostly complete network of sidewalks



Central Downtown Activity Center

Downtown Waterfront Commercial

This Downtown Waterfront Commercial area is oriented around the waterfront and functions as a primary destination for recreation, dining, shopping, tourism, and public activity within the City. It is defined by a mix of commercial buildings, parks, and open space uses that capitalize on water access and views. Many buildings are contributing resources within the Historic District. Development is generally arranged to allow access to the shoreline, with a pattern of buildings, public spaces, and pathways that reinforce the waterfront as a central gathering place. However, boardwalk and pathway access along the waterfront is fragmented.

- **Buildings**: Commercial and mixed-use structures oriented toward the water, most with pitched roofs and detached from other buildings
- **Land Use**: Retail, restaurants, marinas, hotel accommodations, recreation, and tourism-oriented uses
- **Scale**: 1–2.5 story buildings, occasionally 3; moderate intensity with a varying and diverse scale of buildings
- **Blocks and Streets**: Irregular waterfront pattern influenced by shoreline geometry; however, block lengths are consistent with the abutting character areas
- **Streetscape**: Intermittent sidewalks and street trees, standard street lighting (some decorative), and overhead powerlines
- **Public Space**: Parks, waterfront pathways and boardwalks, green space, and gathering areas
- **Parking**: Combination of off-street private lots, one public lot (16 spaces), and on-street parking along the west side of Water Street
- **Walkability**: 0-15 mins along waterfront, with fragmented sidewalk connectivity along Water Street and isolated areas of waterfront boardwalks



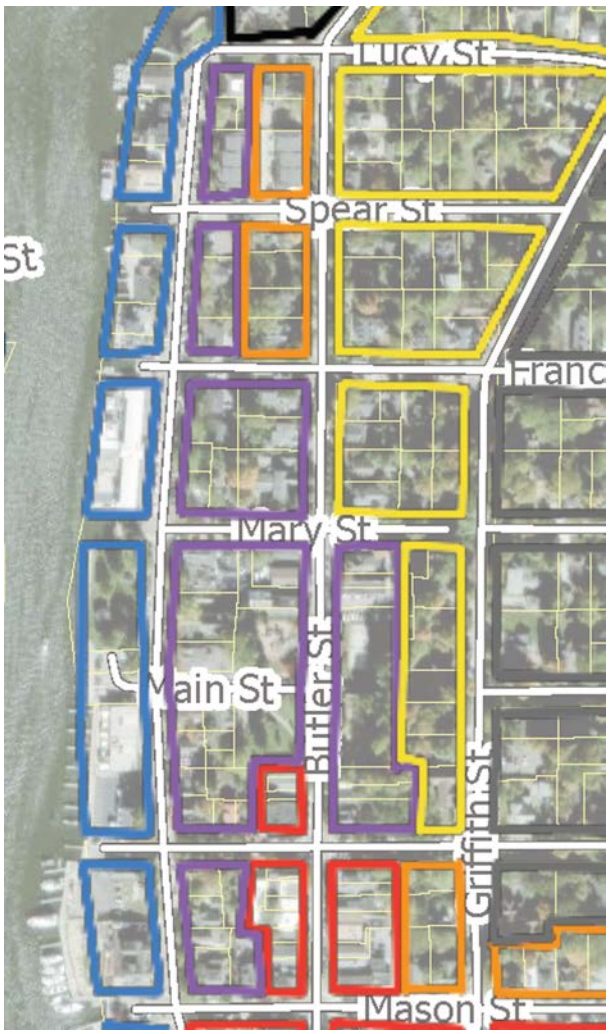
Downtown Waterfront Commercial

Downtown Neighborhood Mixed-Use

This area serves as a transition between the Central Downtown Activity Center and the surrounding residential neighborhoods, along the east side of Water Street and both sides of Butler Street. It is characterized by smaller-scale commercial development, often in buildings that retain a residential form, with a mix of uses that blend neighborhood-oriented commercial activity with residential living. The area reflects lower intensity and a more relaxed development pattern than the Central Downtown Activity Center, while still maintaining proximity to and connectivity with downtown. Buildings are set back farther from the sidewalks, with landscaped areas between the sidewalks and the street, indicating a more dispersed pattern. Many buildings are contributing resources within the Historic District.

Civic and park-related uses become more prominent near the intersection of Butler Street and Main Street. Village Square anchors this area, with sports courts and public restrooms on the east side and playground facilities and open space on the west side.

- **Buildings**: Smaller-scale, house-sized buildings; residential structures converted to commercial, and multi-unit attached dwellings
- **Land Use**: Retail restaurants, offices, inns, rental accommodations, small businesses, and residential dwellings
- **Scale:** 1–2.5 story buildings; low to moderate intensity
- **Blocks and Streets**: Traditional street grid with strong connectivity
- **Streetscape**: Frequent mature street trees, sidewalks, lawn between sidewalk and curb, standard street lighting (some decorative), and overhead powerlines
- **Public Space**: Public parks, US post office
- **Parking**: Combination of off-street private lots, one public lot (12 spaces), and on-street parking along both sides of all streets
- **Walkability**: 0-10 mins to the Central Downtown Activity Center



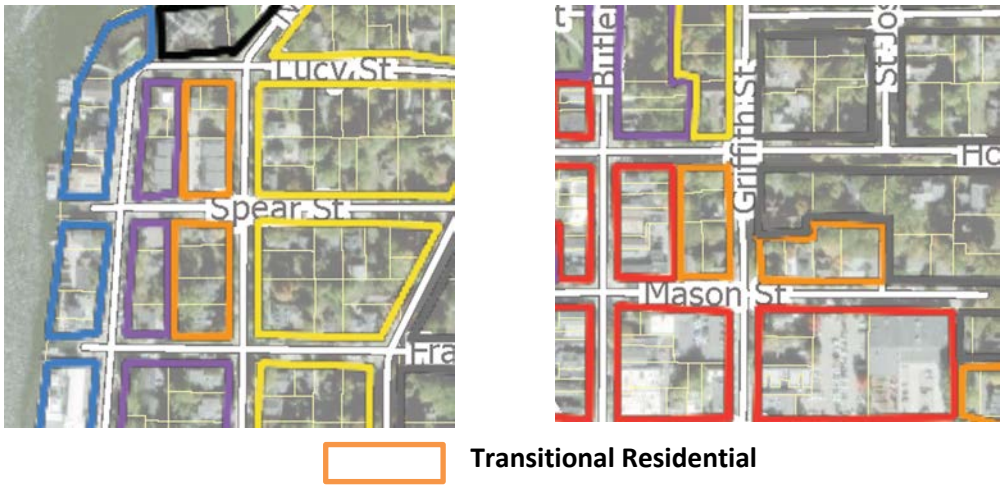
Downtown Neighborhood Mixed-Use

Transitional Residential

These areas serve as a transition between the more intense downtown commercial and mixed-use areas and the surrounding residential neighborhoods. They are primarily residential in character but may include a mix of housing types, limited accommodation uses (such as bed and breakfasts and motor courts), and some limited-scale non-residential uses. Buildings are generally residential in scale and form, and development patterns reflect a gradual shift from the activity and intensity of downtown to quieter neighborhood settings. This area maintains convenient walkable access to the downtown core.

While mostly east of the Central Downtown Activity Center and Downtown Neighborhood Mixed-Use, this character area also stretches south along the east side of Lake Street to Blue Star Highway.

- **Buildings**: Single-unit dwellings, bed and breakfast establishments, motor courts, and multi-unit attached dwellings
- **Land Use**: Primarily residential, with bed and breakfast accommodations, inns, and motor courts
- **Scale**: 1–2.5 story buildings; lower intensity; residential in character
- **Blocks and Streets**: Traditional grid pattern to the north, although a curvilinear pattern south of Culver along Lake Street
- **Streetscape**: Frequent mature street trees, sidewalks, lawn between sidewalk and curb, standard street lighting, and overhead powerlines
- **Public Space**: None
- **Parking**: Some on-street parking near downtown, private driveway/garage parking; no on-street parking along Lake Street, but a 24-space public/private lot is available
- **Walkability**: 0-20 mins to the Central Downtown Activity Center



Transitional Residential



Transitional Residential

Central City Residential

This area consists of established residential neighborhoods located within close proximity to the downtown core, generally within a five-minute walk. It is characterized by a traditional grid street pattern, smaller blocks, and a strong walkable connection to downtown amenities and services. Development is predominantly single-family in nature, with a consistent residential scale and pattern that reflects some of the City's older and more established neighborhoods. These areas play an important role in supporting downtown by providing nearby housing while maintaining a distinct residential character.

- **Buildings**: Predominantly single-unit dwellings
- **Land Use**: Residential, civic/institutional
- **Scale**: 1–2.5 story buildings; lower intensity; residential in character
- **Blocks and Streets**: Traditional grid layout
- **Streetscape**: Frequent mature street trees, sidewalks, lawn between sidewalk and curb, standard street lighting, and overhead powerlines
- **Public Space**: None
- **Parking**: Primarily on-street parking on both sides of the street (except for Griffith Street) and private driveway/garage parking
- **Walkability**: 0-10 mins to the Central Downtown Activity Center



Central City Residential

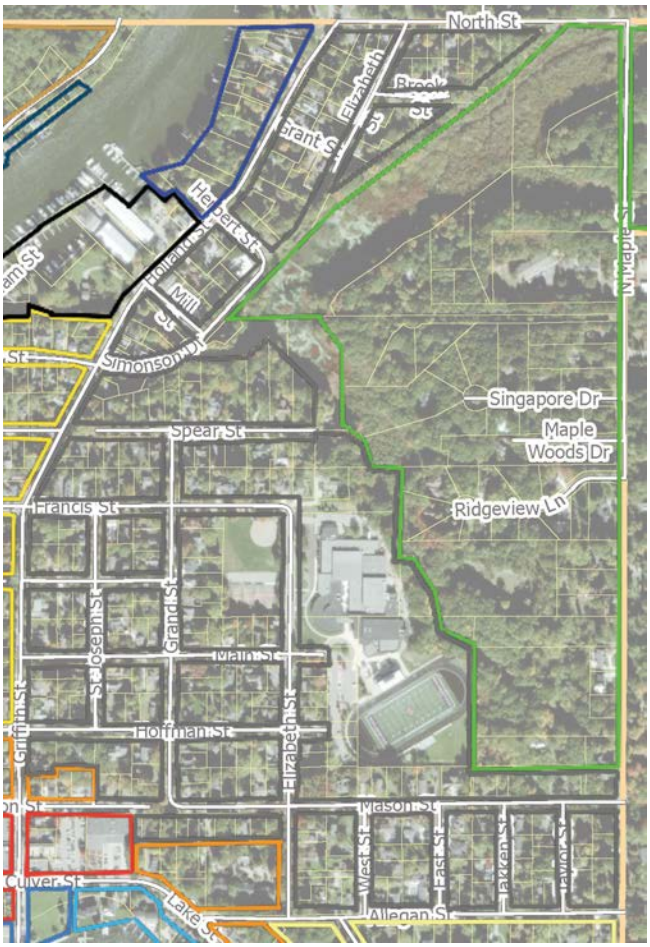
Planning Area Two: East Side Neighborhoods

This area includes neighborhoods and waterfront areas beyond the Central City Area on the east side of the Kalamazoo River. It reflects a range of residential patterns, from traditional grid neighborhoods to more suburban and rural layouts influenced by natural land patterns.

Traditional Neighborhood Residential

These neighborhoods represent the outward expansion of the City from the central area and are characterized by a traditional subdivision pattern with a connected street grid. They are primarily residential in nature and maintain a consistent, low-density development pattern. Located within moderate walking distance of the Central Downtown Activity Center, these areas provide a transition between the walkable core and more outlying neighborhoods, while still retaining strong neighborhood cohesion and accessibility to community amenities such as schools.

- **Buildings**: Predominantly single-unit dwellings
- **Land Use**: Residential, civic/institutional, schools
- **Scale**: 1–2.5 story buildings; lower intensity; residential in character
- **Blocks and Streets**: Traditional grid layout, although a linear pattern along Holland and Elizabeth Streets
- **Streetscape**: Frequent mature street trees, sidewalks along some streets, lawn between sidewalk and curb, standard street lighting, and overhead powerlines
- **Public Space**: Public school facilities
- **Parking**: Primarily on-street on both sides of the streets and private driveway/garage parking
- **Walkability**: 0-20 mins to the Central Downtown Activity Center, sidewalks on main connectors



Traditional Neighborhood Residential

North Riverfront Residential

This area consists of residential properties oriented along the riverfront and is characterized by direct water access and a quieter, low-intensity setting. Development is primarily single-family in nature, with homes taking advantage of views and private docks along the river. Located within walking distance of downtown, this area maintains a strong connection to the central city while offering a more private and residential character focused on the waterfront.

- **Buildings**: Predominantly single-unit waterfront dwellings
- **Land Use**: Residential
- **Scale**: 1–2.5 story buildings; lower intensity; residential in character
- **Blocks and Streets**: Linear pattern along Holland Street
- **Streetscape**: Frequent mature street trees, sidewalks along Holland Street, lawn between sidewalk and curb, standard street lighting, and overhead powerlines
- **Public Space**: None
- **Parking**: Private driveway/garage parking only; no on-street spaces
- **Walkability**: 10-20 mins to the Central Downtown Activity Center, sidewalk along Holland Street



North Riverfront Residential

South Riverfront Mixed Residential

This area is characterized by waterfront-oriented development that includes a mix of residential and accommodation uses. It features a broader range of housing types than other riverfront areas, including multi-unit and attached dwellings, as well as motor courts and lodging. Development exhibits a moderate level of intensity, with buildings arranged to take advantage of river views and access while maintaining connections to downtown and the surrounding neighborhoods.

- **Buildings**: Single-unit dwellings and multi-unit attached dwellings
- **Land Use**: Primarily residential
- **Scale**: 1–2.5 story buildings; low to moderate intensity; residential in character
- **Blocks and Streets**: Curvilinear pattern along Lake Street
- **Streetscape**: Frequent mature street trees, sidewalks, lawn between sidewalk and curb, standard street lighting, and overhead powerlines
- **Public Space**: Limited public access to the waterfront; primarily private waterfront
- **Parking**: Some on-street parking near downtown, private driveway/garage parking; no on-street parking along Lake Street
- **Walkability**: 0-20 mins to the Central Downtown Activity Center, but no sidewalk along the majority of the west side of Lake Street

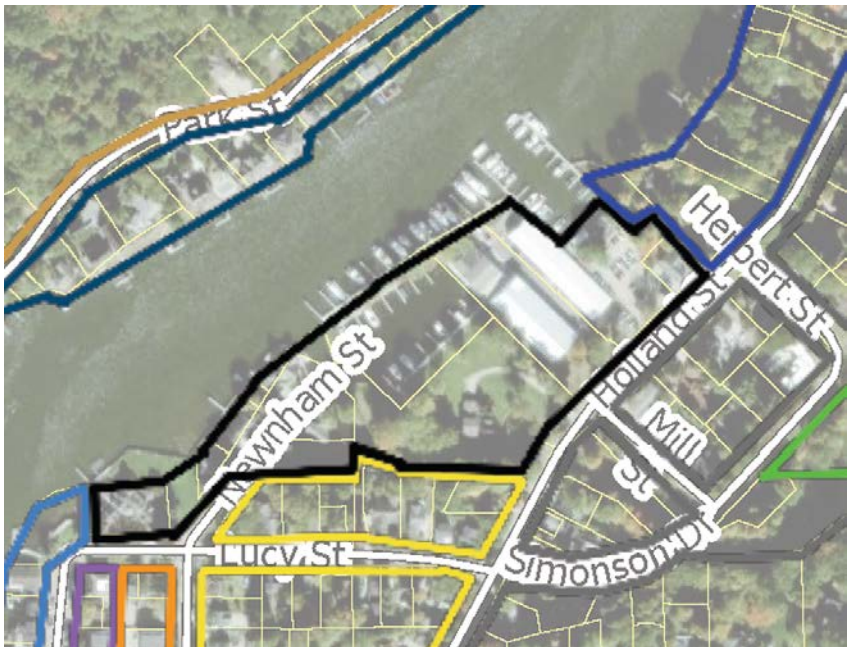


South Riverfront Mixed Residential

North Marina/Harbor Services Area

This area is centered around marina and waterfront service uses and is characterized by a more functional, service-oriented development pattern. Uses are primarily related to boating, docking, and waterfront activity, with supporting commercial uses such as restaurants and limited visitor services. The area has less public access than other waterfront locations and reflects a more private and operational character, with development focused on water-dependent uses.

- **Buildings**: Marina-related structures and supporting commercial uses
- **Land Use**: Marina, restaurant, and waterfront services; limited residential
- **Scale**: Low to moderate intensity
- **Blocks and Streets**: Linear pattern along Lake Street
- **Streetscape**: Frequent mature street trees, sidewalks along Holland Street, lawn between sidewalk and curb, standard street lighting, and overhead powerlines
- **Public Space**: None
- **Parking**: Private parking lots, driveways, and garages
- **Walkability**: Approximately 5–15 minute walk to downtown



North Marina/Harbor Services Area

South Hillside Residential

This area is characterized by residential development shaped by natural topography, with streets and lot patterns that follow the contours of the land rather than a traditional grid. The neighborhood consists primarily of single-family homes and reflects a lower-density, more natural setting. Development is influenced by elevation changes, wooded areas, and views, resulting in a less uniform, more organic pattern than in other parts of the City.

- **Buildings**: Predominantly single-unit dwellings adapted to topography
- **Land Use**: Residential
- **Scale**: 1–2.5 story buildings; low intensity
- **Blocks and Streets**: Curvilinear layout influenced by topography and natural features
- **Streetscape**: Frequent mature street trees, infrequent sidewalks, standard street lighting, and overhead powerlines
- **Public Space**: None
- **Parking**: Private driveway/garage parking; no on-street parking except for 19 spaces along State Street
- **Walkability**: Approximately 5–20 minute walk to downtown, street/shoulder walking in the character area

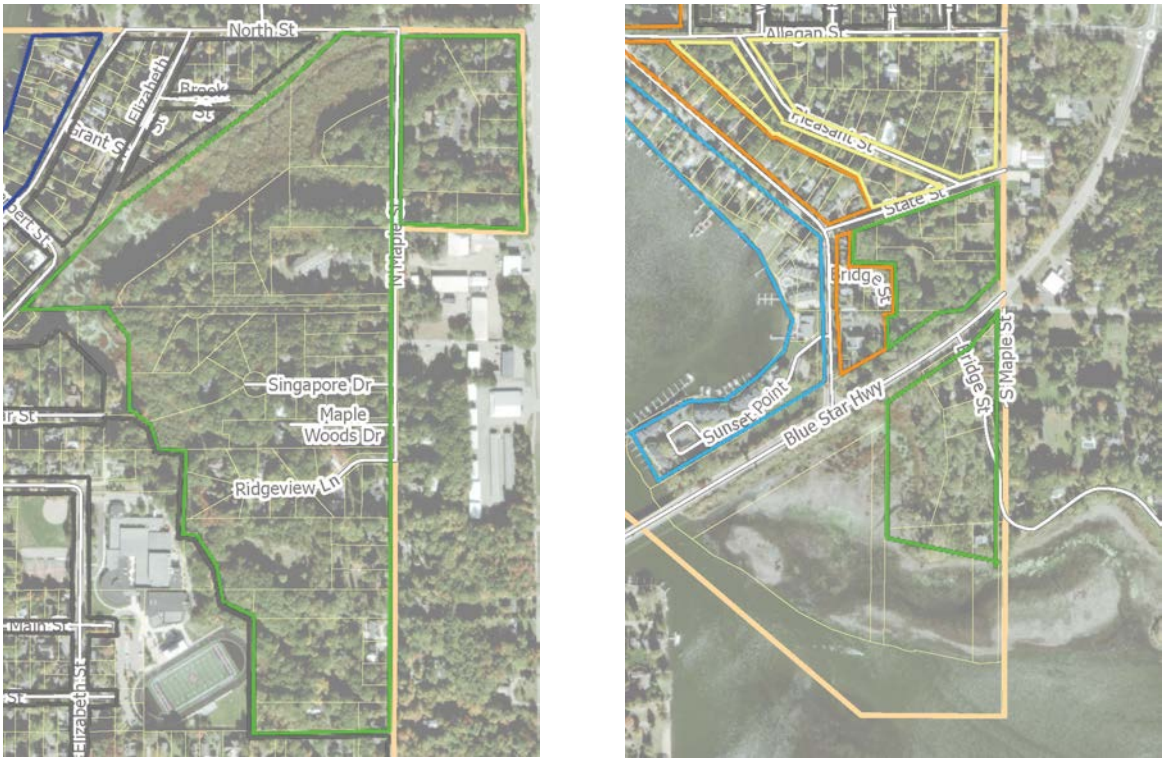


South Hillside Residential

Suburban/Rural Fringe Residential

This area represents the outer edge of the City and is characterized by a mix of suburban-style development and more rural residential patterns. Development varies in density and form, with some areas reflecting lower-density, larger-lot residential uses and others incorporating more contemporary subdivision design, including cul-de-sacs and limited connectivity. The area also includes some multi-unit and attached residential development, resulting in a broader range of housing types. Overall, this area reflects a transition from the more compact, walkable parts of the City to less-dense, more auto-oriented environments.

- **Buildings**: Mix of single-family homes, attached residential, and some multi-unit development
- **Land Use**: Residential
- **Scale**: 1–2.5 story buildings; low to moderate intensity
- **Blocks and Streets**: Cul-de-sacs, dead ends, and a less connected street network
- **Streetscape**: Frequent mature street trees, no sidewalks, standard street lighting, and overhead powerlines
- **Public Space**: None
- **Parking**: Private driveway/garage parking
- **Walkability**: Approximately 10–30 minute walk to downtown, street/shoulder walking in the character area



Suburban/Rural Fringe Residential

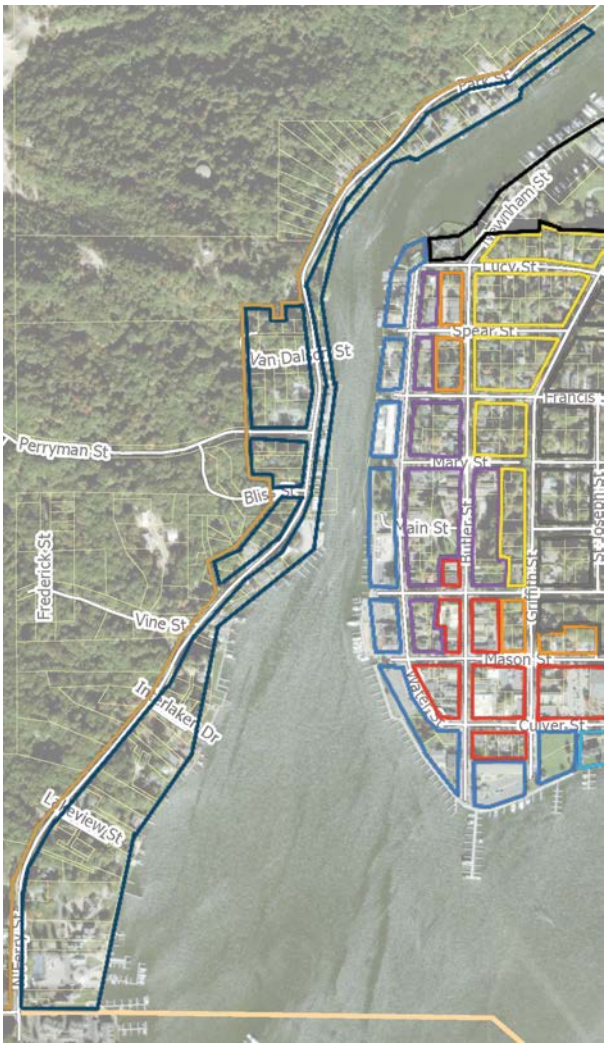
Planning Area Three: Coastal Dunes and Peninsula

This planning area is defined by its unique environmental features, including dunes, waterfront, and protected natural areas. Development is more limited and sensitive to environmental constraints. Much of this area is designated as a Critical Dunes Area and Designated Barrier Dune Formation by the State of Michigan. These dunes represent a unique and fragile ecosystem that is highly susceptible to erosion from wind and water. Development patterns are shaped by the need to preserve these natural features and minimize environmental impact.

West Riverfront Residential

This area is located along the west side of the Kalamazoo River and is defined by a narrow band of development between the river and the adjacent dune landscape. It includes a mix of single- and multi-unit residential, resort uses, and public park space, along with the chain ferry landing on Park Street. Development is oriented toward the river, with a combination of private and public access points. It reflects a moderate level of activity influenced by both residential use and visitor-oriented destinations. The linear form of this area, shaped by the river and dune topography, creates a distinct pattern of development and circulation.

- **Buildings**: Mix of single-family homes, multi-unit residential, and resort/accommodation uses
- **Land Use**: Residential, accommodations, park space, and ferry landing
- **Scale**: Low to moderate intensity
- **Blocks and Streets**: Linear pattern along Park Street following the river corridor
- **Streetscape**: None
- **Public Space**: Park areas and public access to the river, including the Chain Ferry landing
- **Parking**: Limited, on-site parking only
- **Walkability**: Limited, primarily along Park Street on a limited shoulder; walkable access to downtown by Chain Ferry



West Riverfront Residential

Coastal Dune Residential

This area is defined by its unique natural setting, including access to Lake Michigan and extensive dune formations, which strongly influence development patterns. It includes a mix of residential, recreational, and public uses, with development generally designed to fit within the surrounding landscape. Lot sizes tend to be larger, and buildings are often situated to preserve natural features, views, and open space. Significant portions of the area are environmentally sensitive, contributing to a lower overall development intensity and a strong emphasis on preservation.

- **Buildings**: Single-family homes
- **Land Use**: Residential, recreational
- **Scale**: Low intensity overall, with pockets of moderate intensity
- **Blocks and Streets**: Curvilinear
- **Streetscape**: None
- **Public Space**: Significant open space, parkland, and natural preserves
- **Parking**: Private driveway/garage
- **Walkability**: Limited along streets, but off-street trails meander throughout public lands; walkable access to downtown by Chain Ferry



Coastal Dune Residential

17 April 2026

Saugatuck City Council – Attention: Holly Anderson, Mayor
Saugatuck Planning Commission – Attention: Steven Manns, Chair
Saugatuck, MI 49453

Mayor Anderson, Chair Manns, and members of City Council and the Planning Commission:

It is with disappointment and sadness that I submit my resignation as a Planning Commissioner effective Friday, April 17, 2026. My decision lies in how the City Council, with the support of the Chair of Planning, chose to act on the matter of Commissioner Bagierek's multi-year violations of the City's Short Term Rental (STR) licensing and Special Land Use (SLU) approval requirements once the violations were known.

In spite of evidence that Commissioner Bagierek (also Vice Chair of Planning) violated City STR Licensing and Special Land Use approval requirements over a number of years as well as failed to disclose a conflict of interest, which is a violation of the City's Ethics Policy as well as the Michigan Planning Enabling Act and grounds for removal from office, the City Council referred the matter to the Planning Commission as a "learning and improvement opportunity". The Planning Commission rejected that premise and returned the matter to the City Council where it belongs.

When the matter was placed on the agenda for the City Council meeting of March 23 and discussed, of the six members of Council at the meeting, three concluded that Mr. Bagierek's actions warranted his resignation or removal from the Planning Commission, but three members disagreed so the motion failed. After further discussion, four members voted to censure Mr. Bagierek and ask for his resignation as Vice Chair. Inexplicably, two members disagreed that Mr. Bagierek's record required any redress.

When citizens join the Planning Commission, we take an oath to uphold the City Charter, and thereby the City's ordinances – I don't consider this promise to be conditional or variable. I also understand mistakes can be made, and grace should always be considered. At the same time, as officials, I believe we should hold ourselves and be held to a higher standard. I don't know how to live in a world where this particular set of facts occurring over a number of years justifies my continued trust in leadership, and it is for that reason that I am resigning.

Bobbie Gaunt