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.

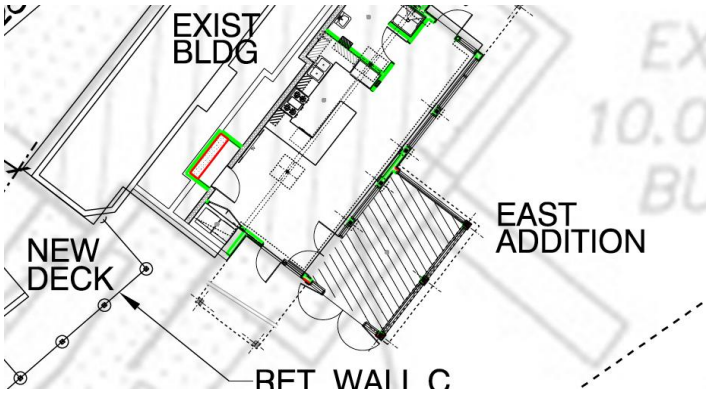
Prior to the permit expiration date, the applicant submitted a request for an extension of the previously approved zoning permit for the clubhouse renovation and addition located at 405 Park Street. The applicant provided the following explanation and evidence demonstrating that the development is likely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

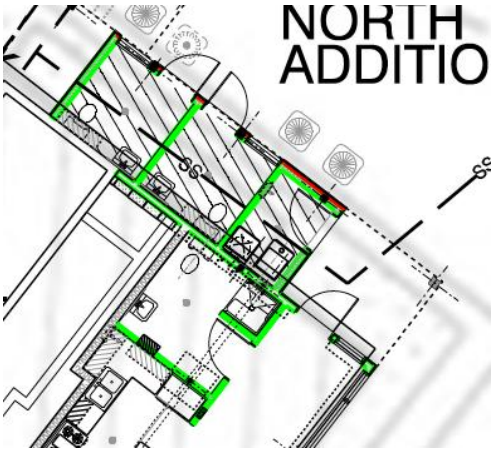
The applicant has also submitted revised plans that qualify as minor changes eligible for administrative approval. The originally approved plans, along with the administratively approved amended plans, are attached. The revisions include:

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

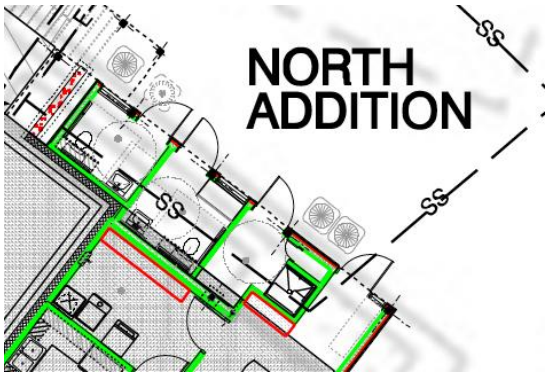


2. The north addition configuration has changed slightly in that the entry area adjacent walls will meet to create a vestibule entrance.

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).

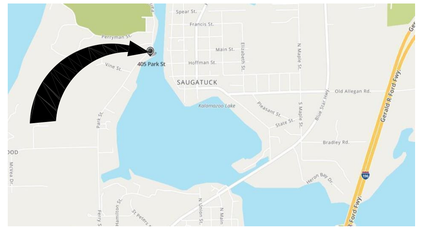
There is not expected loading or unloading area. Also no intention to have additional storage of trash or trash recepticals as a result of these improvements.

(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

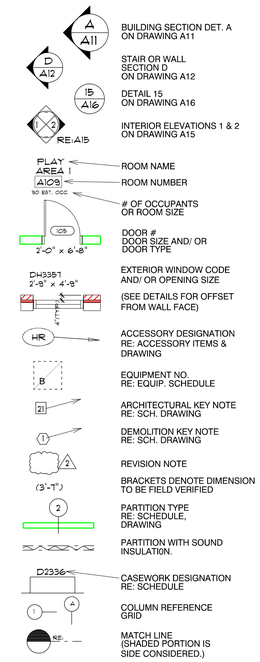
GENERAL CONDITIONS:

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

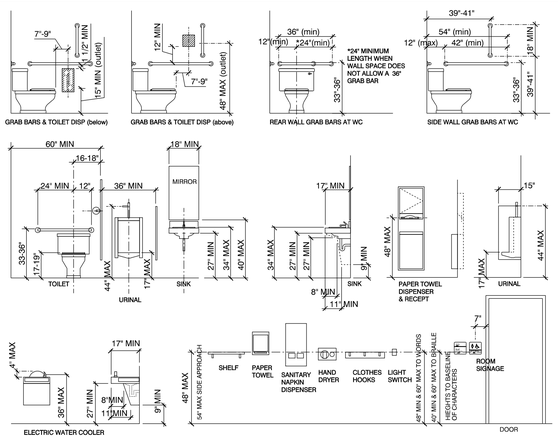
E1 ELECTRICAL & LIGHTING PLANS

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.

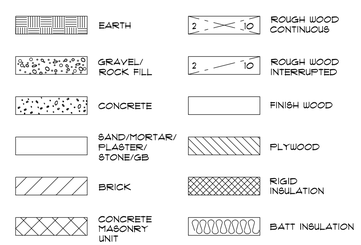
APPLICABLE CODES :

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

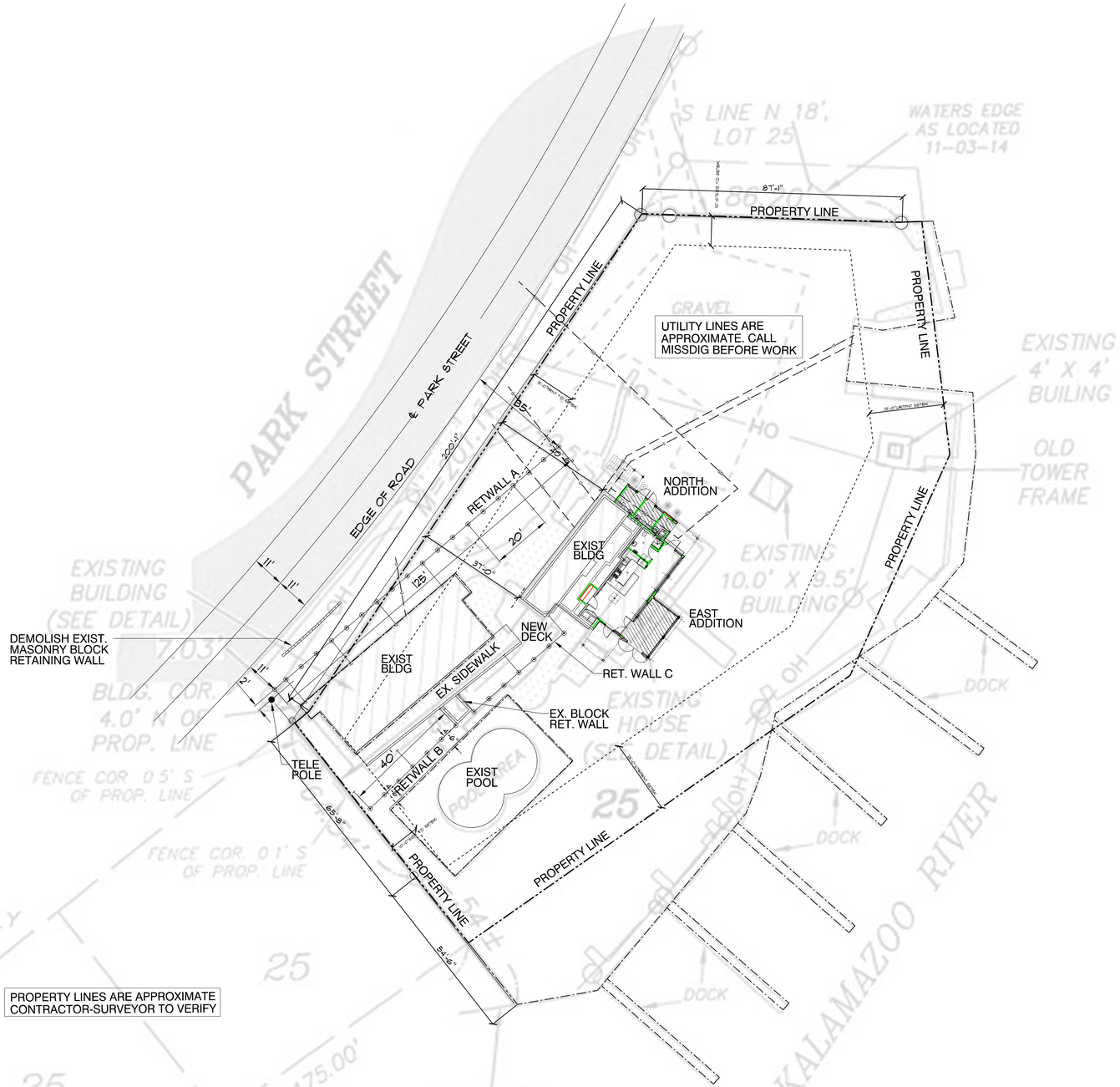
dlb Architects, LLC

24-25
T1

COPYRIGHT © 2025



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

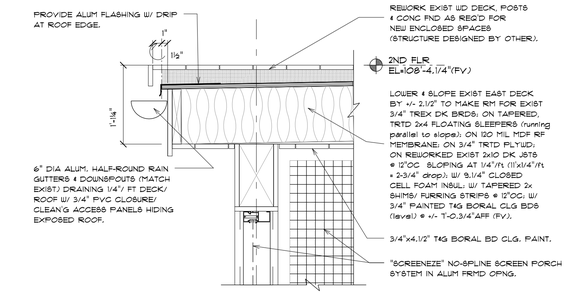
COPYRIGHT © 2025

EAST DECK

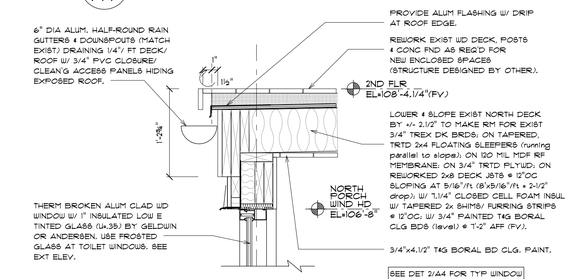
A-A BUILDING SECTION A-A
A4 3/4"=1'-0"

NORTH DECK

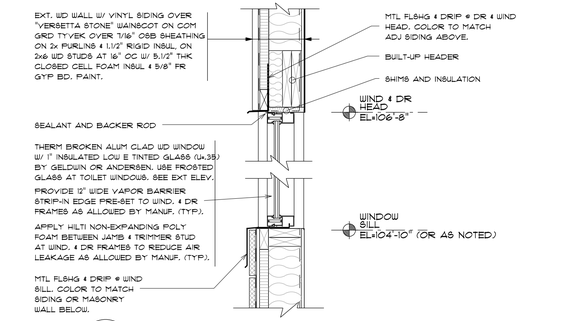
B-B BUILDING SECTION B-B
A4 3/4"=1'-0"



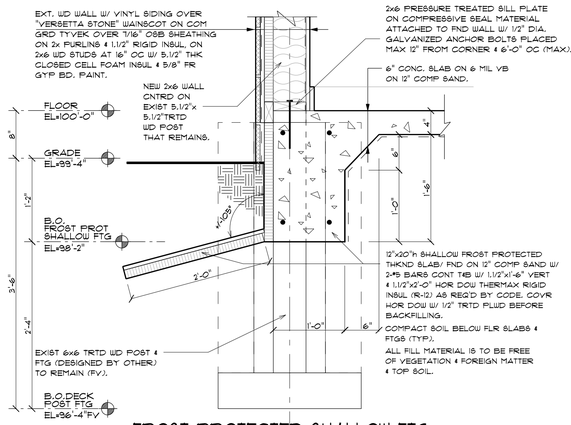
5 A4 EAST DECK EAVE
1"=1'-0"



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

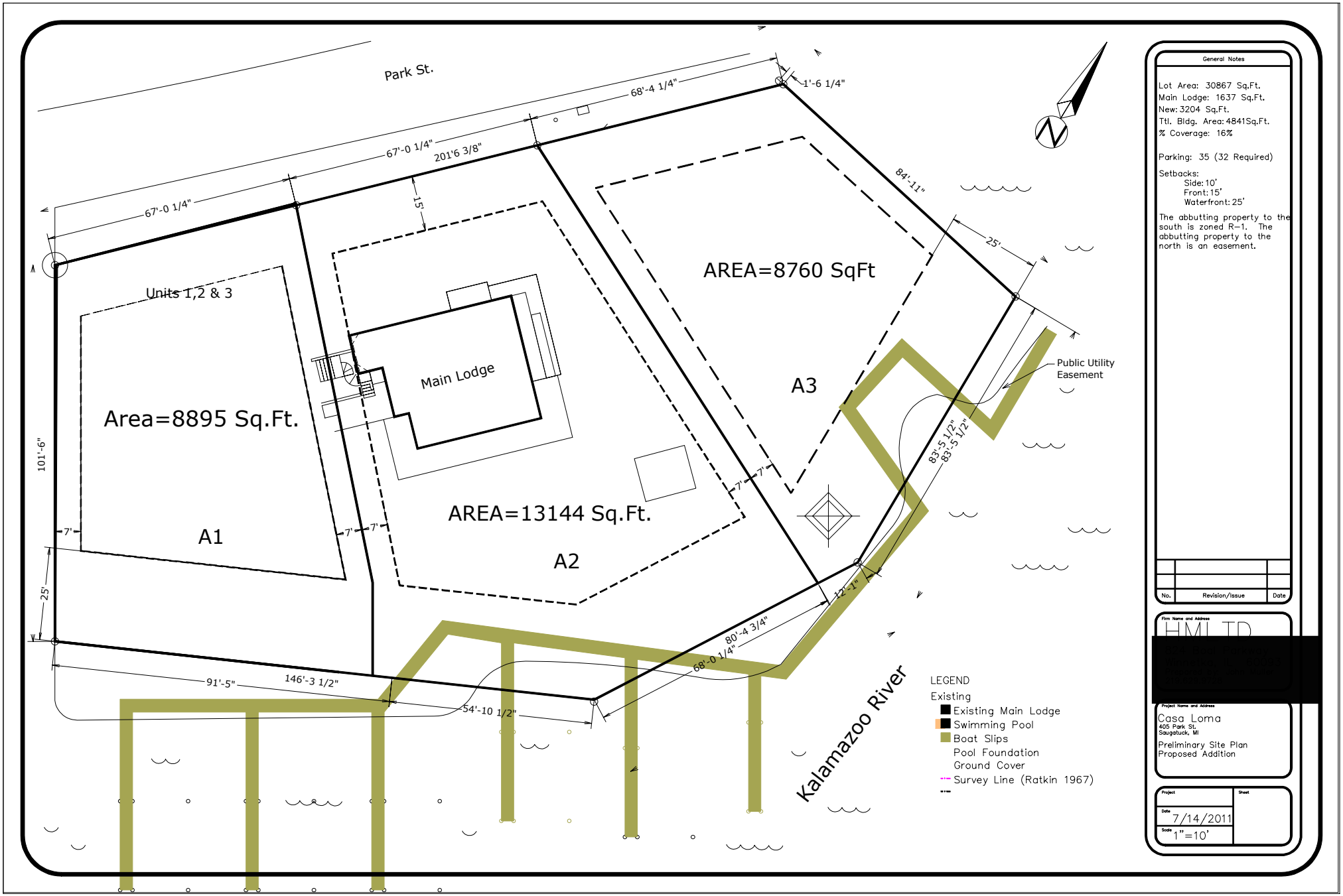
DATE: ISSUED FOR:
12/11/2024 99% OWNER REVIEW

Wednesday, December 11, 2024

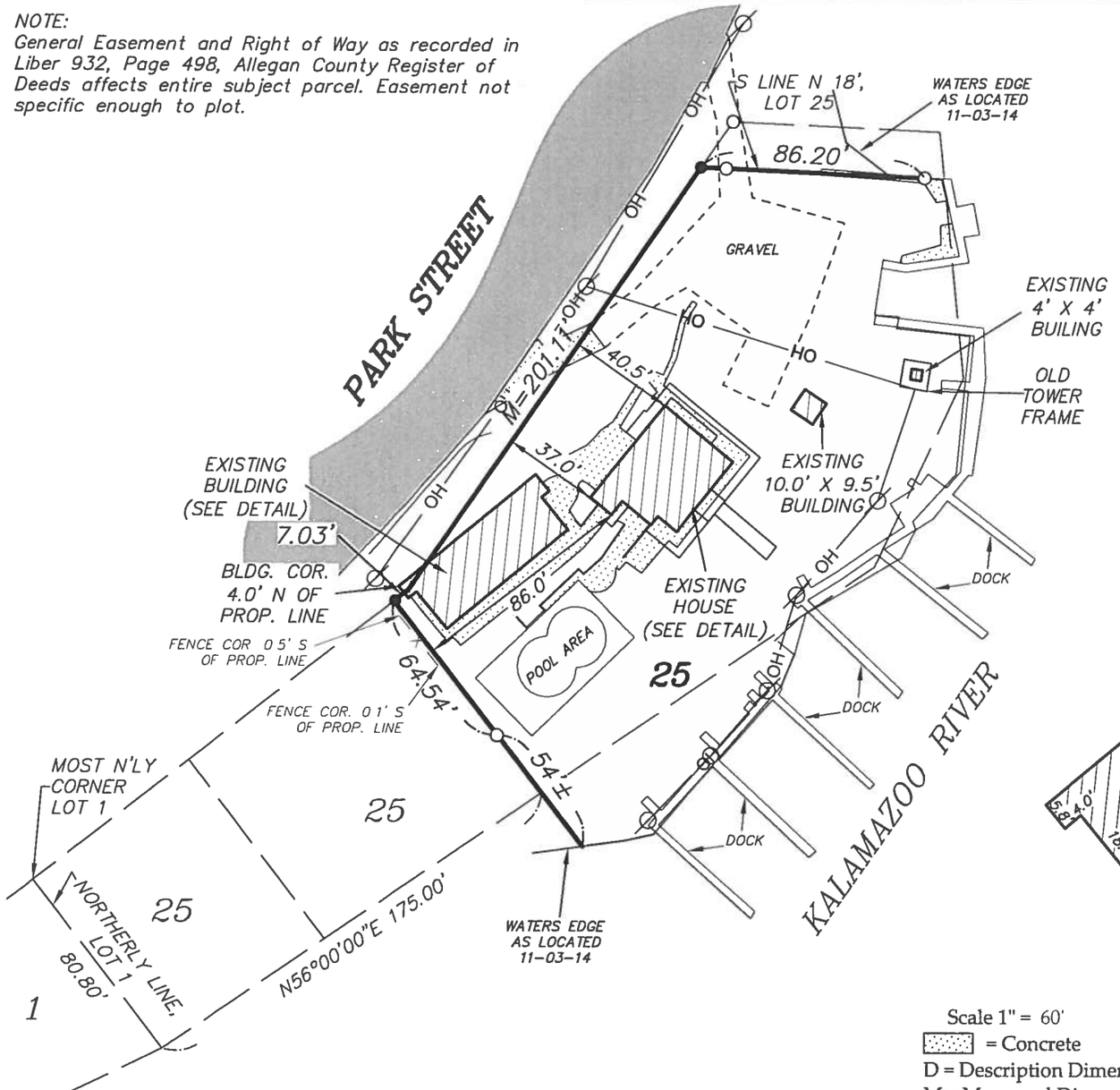
dlb Architects, LLC

24-25 A4

COPYRIGHT © 2025


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

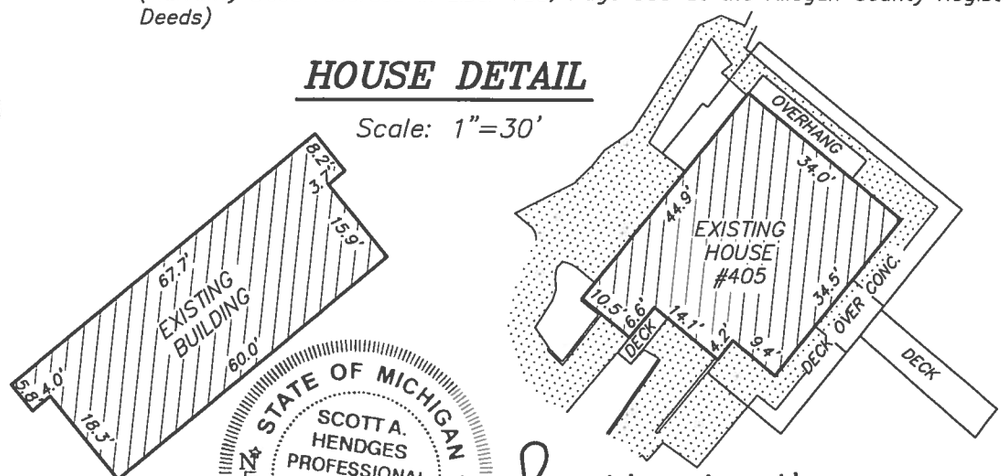
The following described lands and premises situated in the Village of Saugatuck, County of Allegan, and State of Michigan.

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

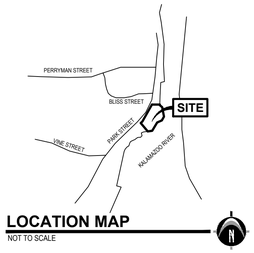
INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

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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.

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(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

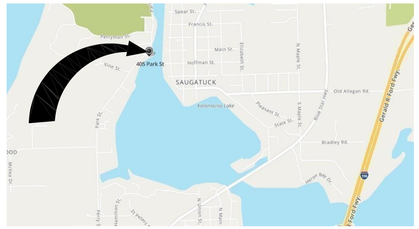
SHEET: 1 OF 1

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

© 2025 Nederveld, Inc.



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

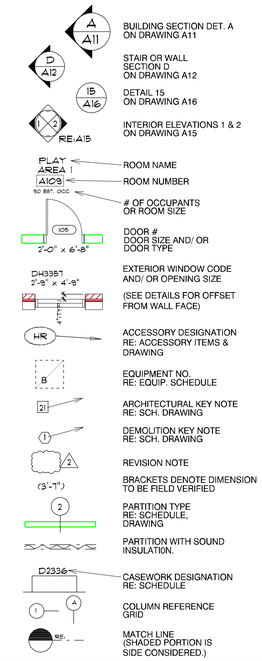
GENERAL CONDITIONS:

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.

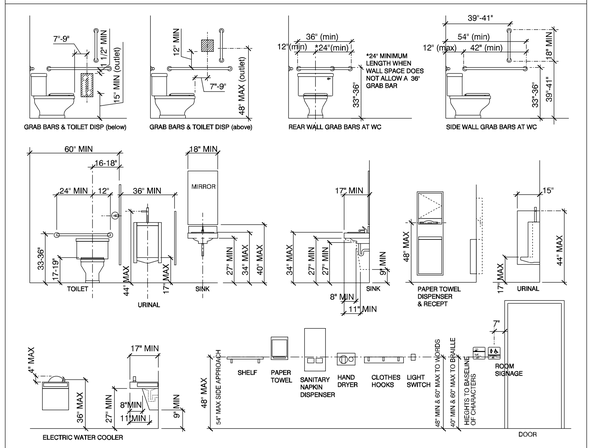
ABBREVIATIONS:

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

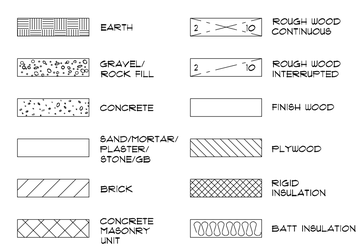
E1	ELECTRICAL & LIGHTING PLANS

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

COPYRIGHT © 2026

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)

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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.

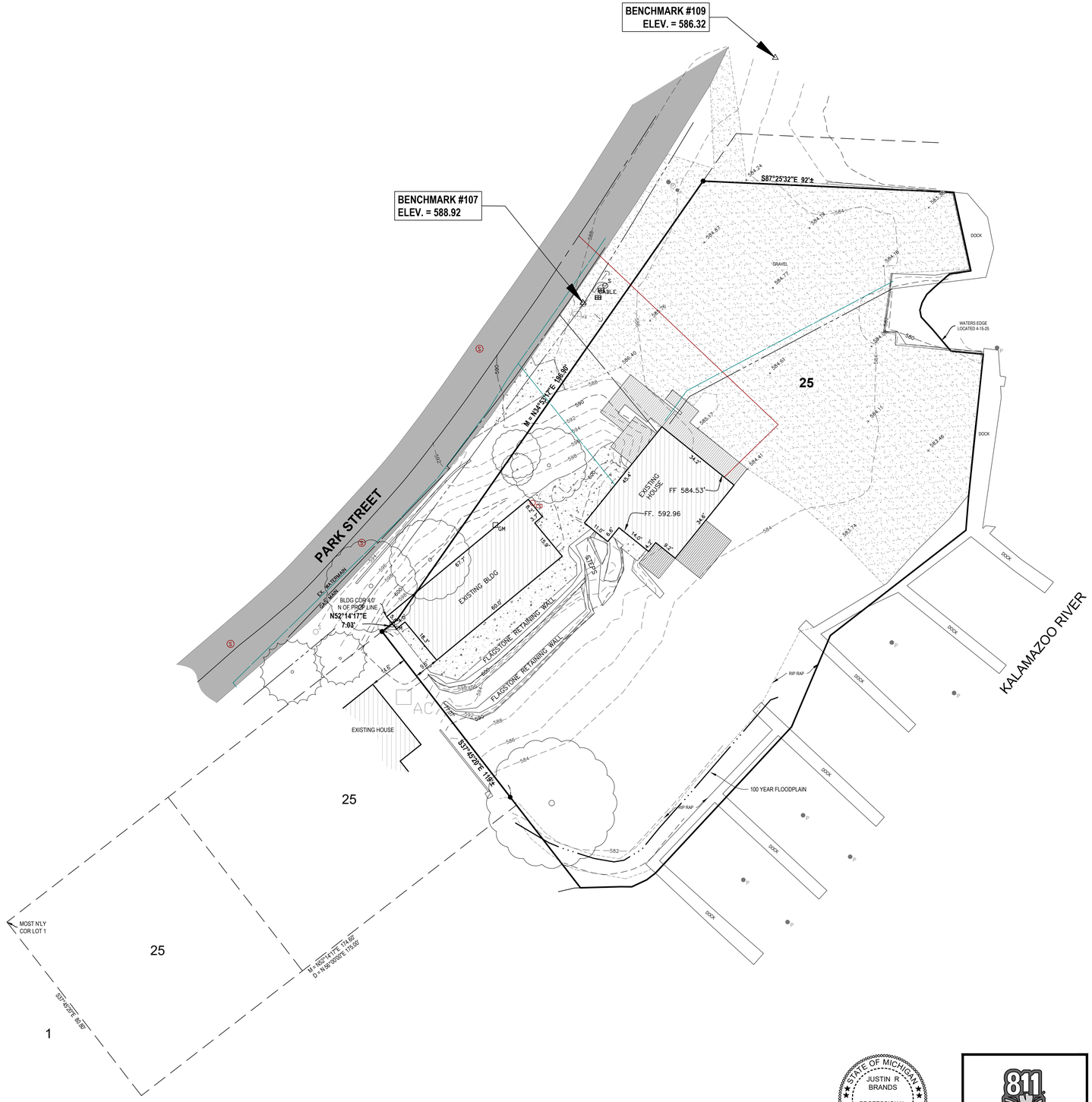
BENCHMARKS:

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

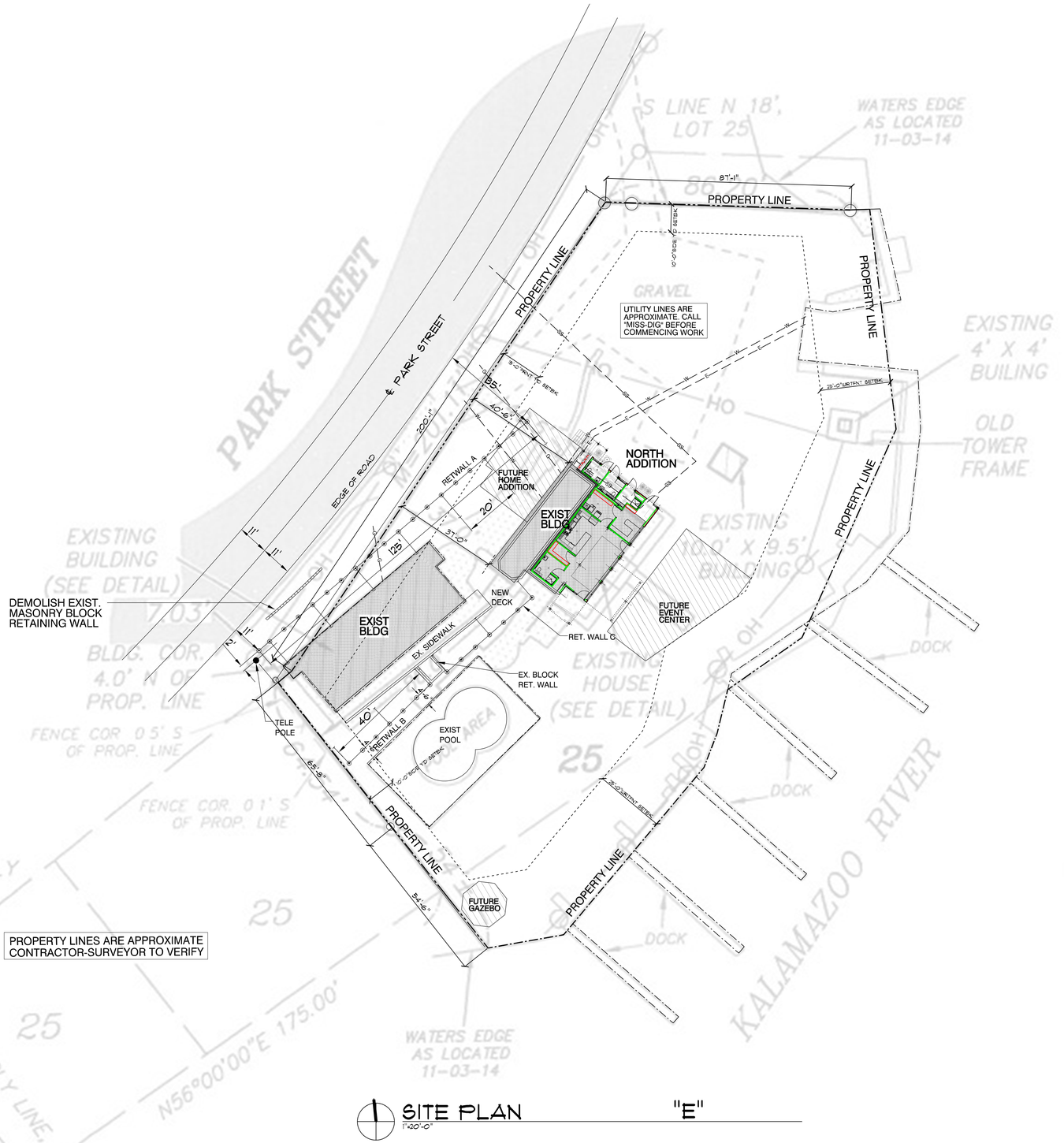
26-01 (previously 24-05)

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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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.

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.

REQUIREMENTS:

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

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

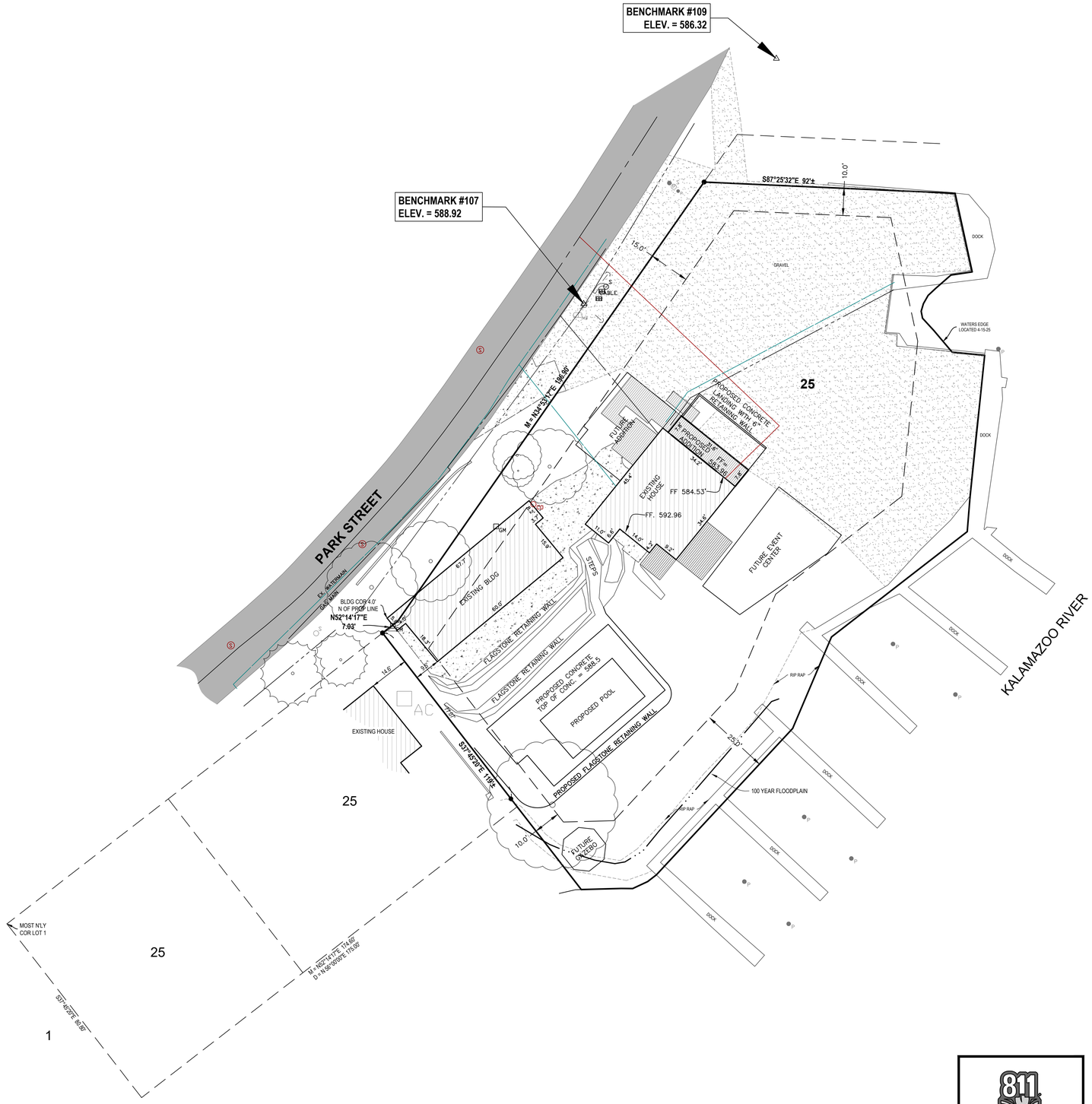
SETBACKS:

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

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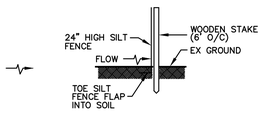
SOIL EROSION KEY NOTES:

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.

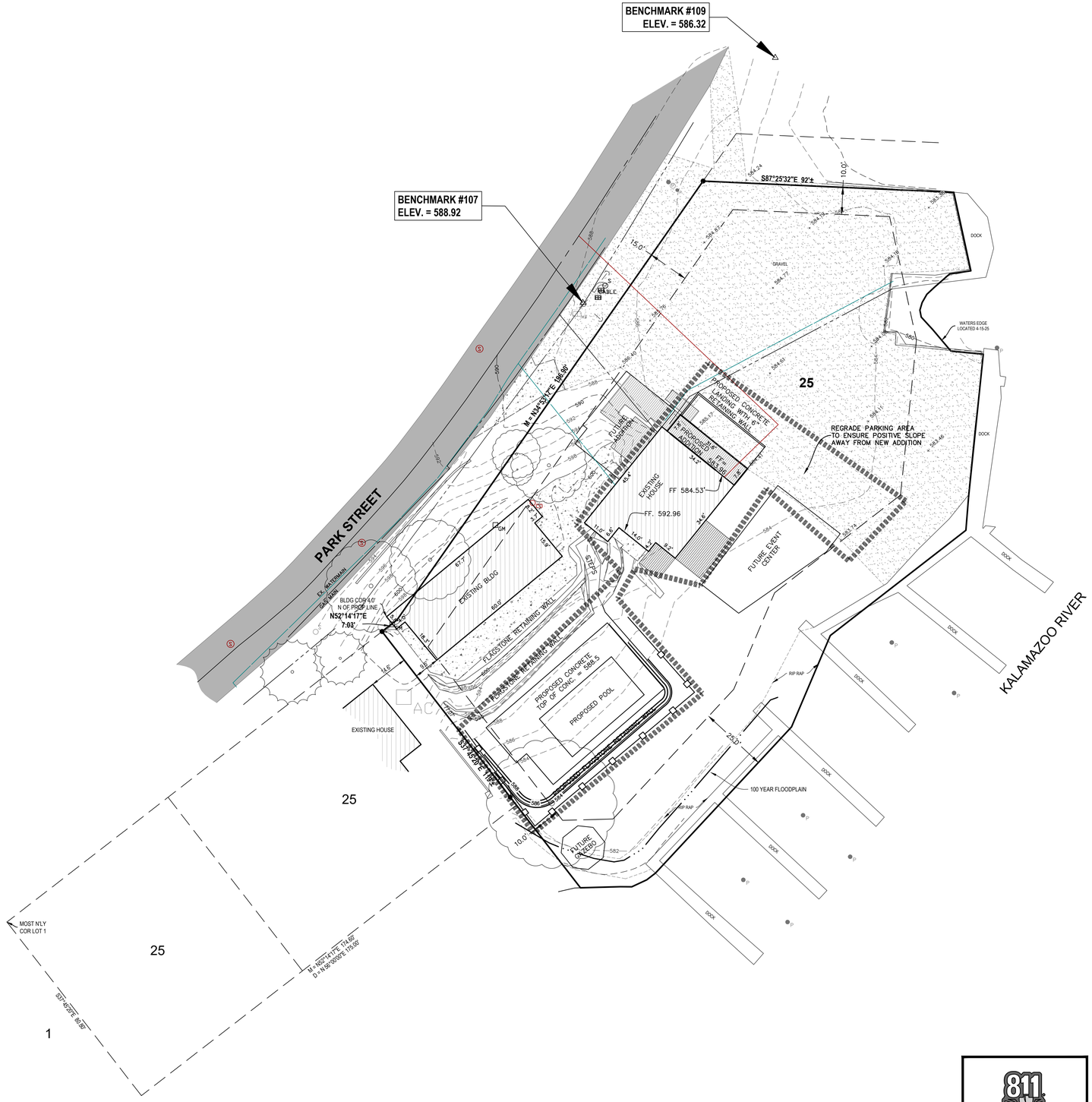


SILT FENCE DETAIL
NOT TO SCALE

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'

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3145 Fralick St., SU 103

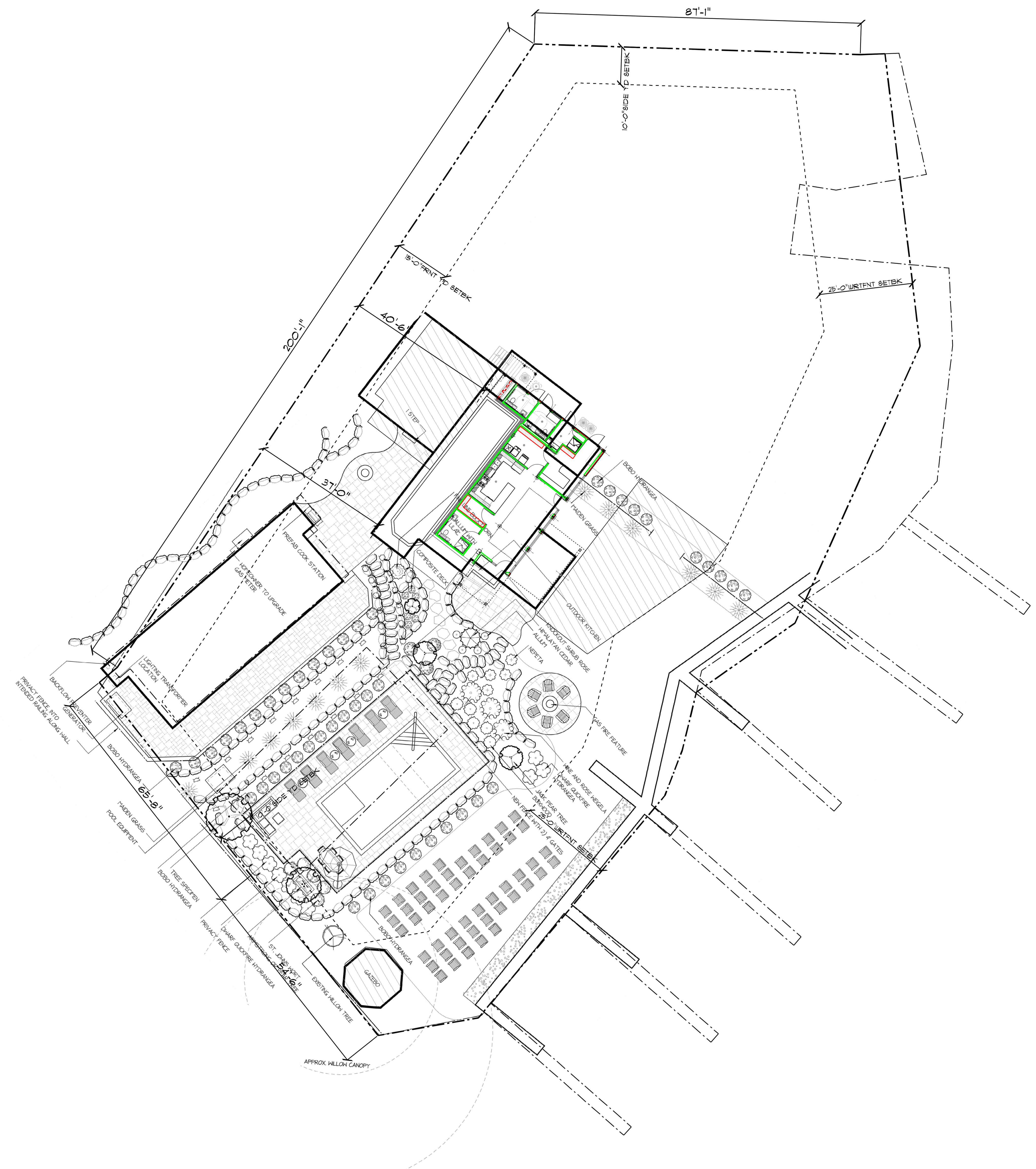
FACILITY RENOVATION & ADDITION
1ST FLR CLUBHS REDO #3
GRADING & SESC PLAN

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

dlb Architects, LLC

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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)

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PHOTO 1 — 1 / A1



PHOTO 2 — 2 / A1



PHOTO 3 — 3 / A1

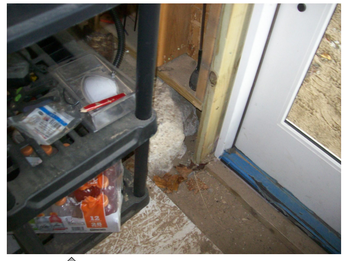


PHOTO 4 — 4 / A1



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

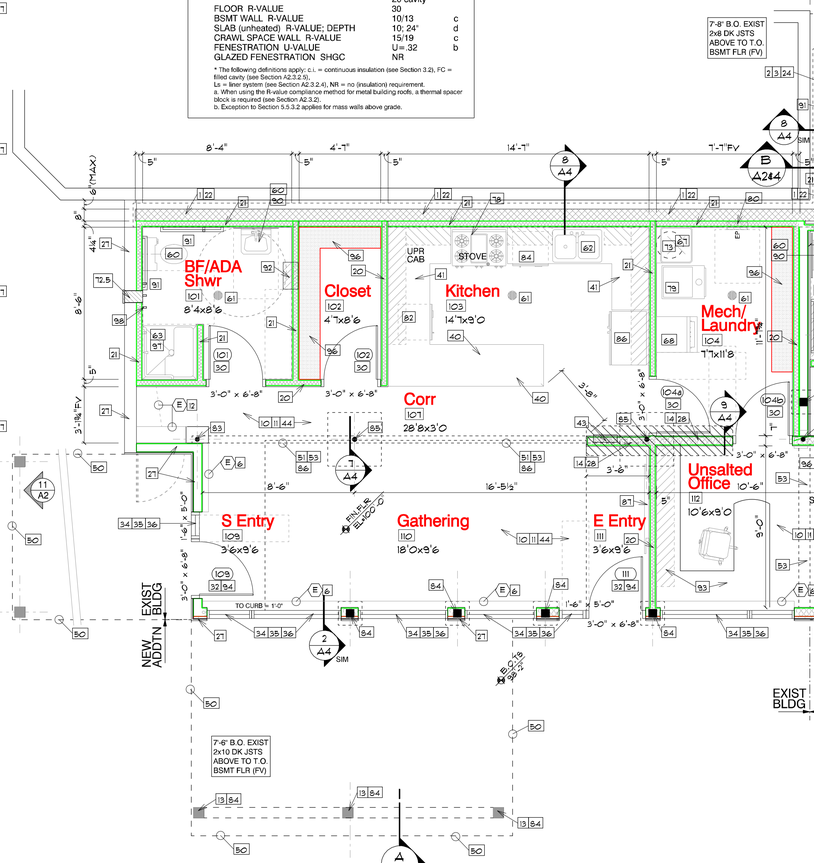
ASHRAE 90.1 2015 IECC

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

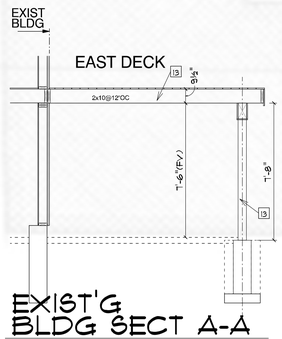
Wednesday, April 1, 2026

dlb Architects, LLC

26-01 (previously 24-20)

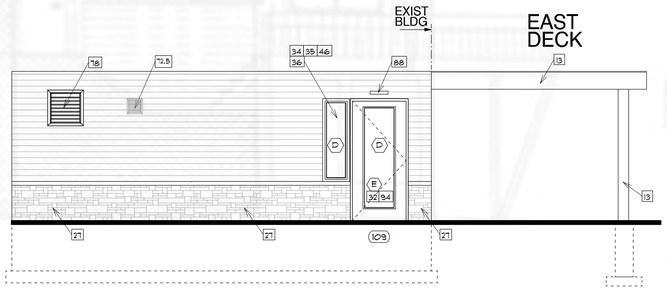
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EXIST'G BLDG SECT A-A

3/16" = 1'-0"



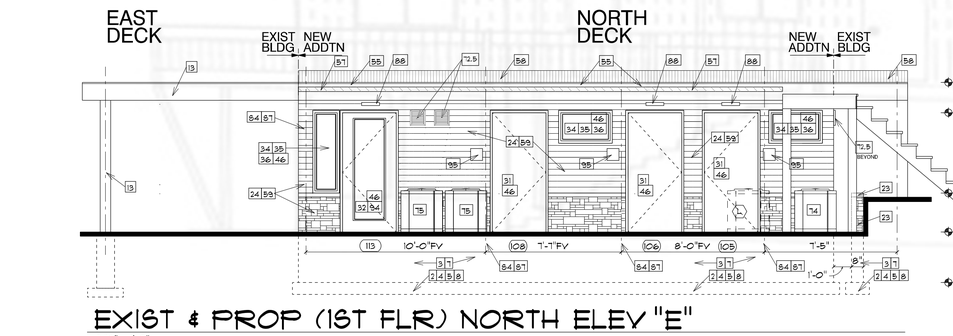
EXIST & PROP (1ST FLR) SOUTH ELEV "E"

3/16" = 1'-0"



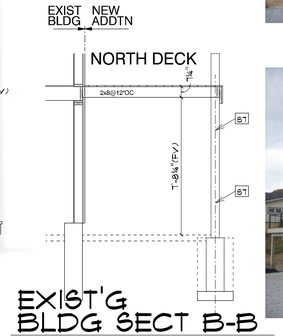
EXIST & PROP (1ST FLR) EAST ELEV

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.
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'x2'8"x44 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'x2'10.1/2'h 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'x2'10.1/2'h 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'x2'2x5'9h 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" 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 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.
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74. EXIST AC CONDENSOR TO REMAIN. SEE MECH.
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APPLICABLE CODES :

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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.

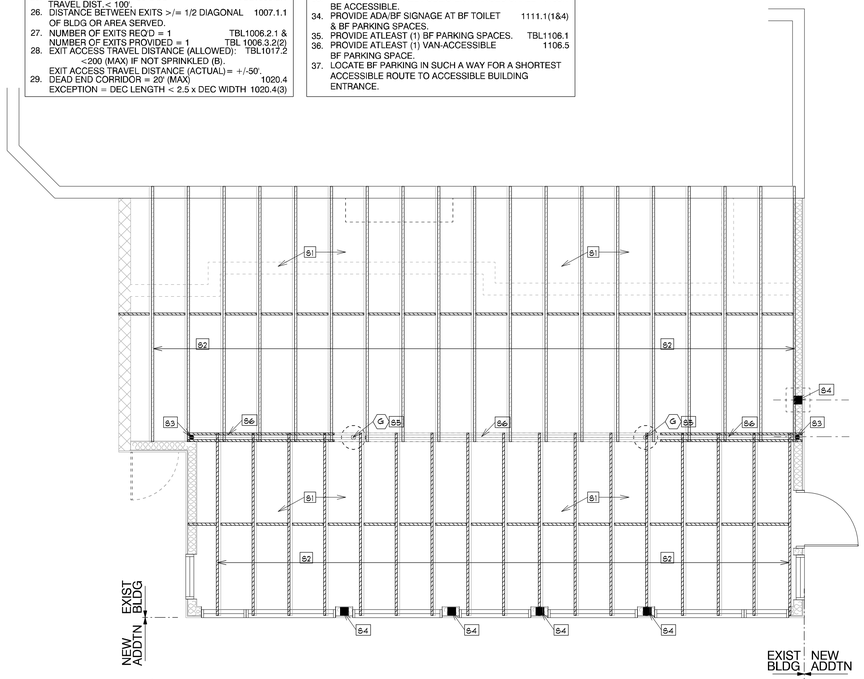
2015 MI BLDG CODE NOTES CONT.:

INT WALL & CLG FINISH REQMTS :

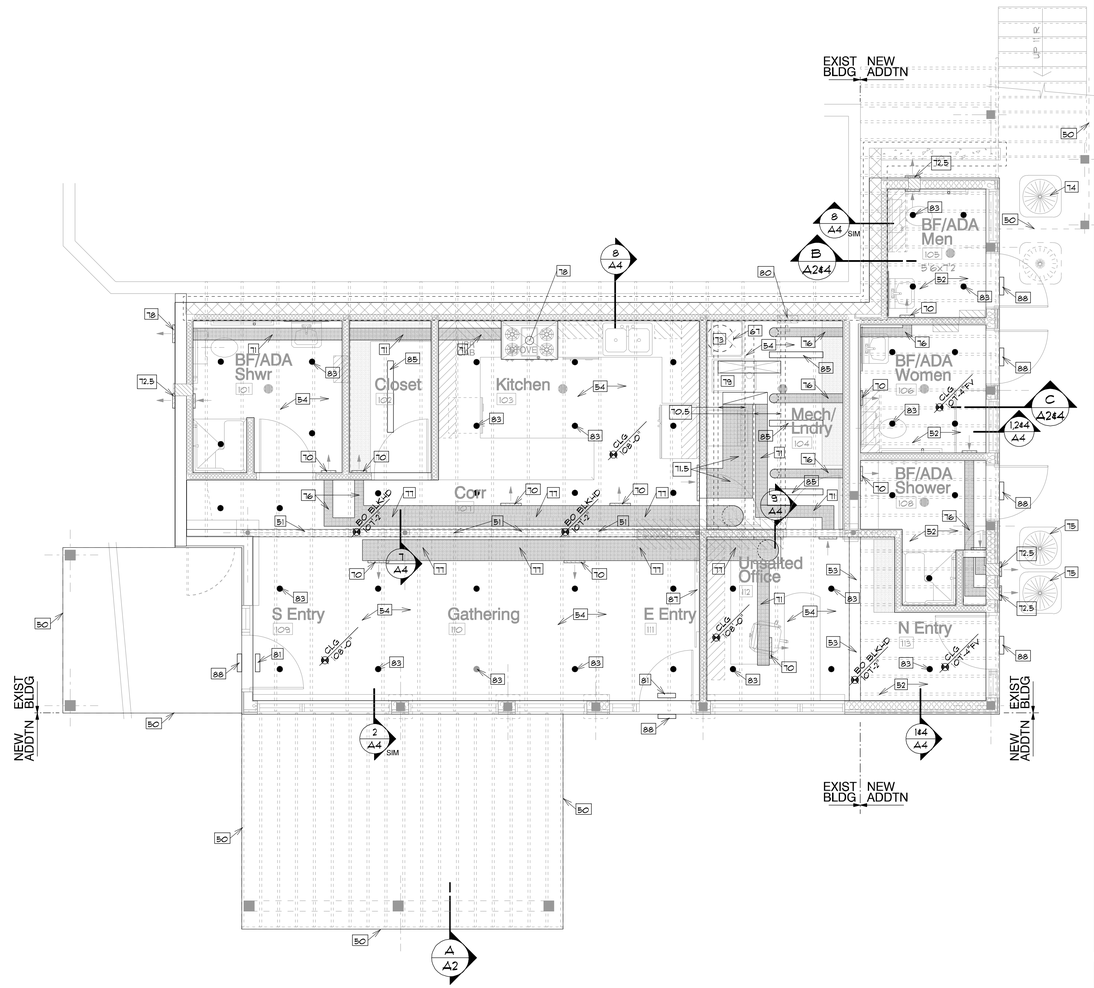
30. INT EXIT STAIRS & EXIT PASSAGEWAYS = CLASS "B" FINISH. TBL 803.11
31. CORRIDORS = CLASS 'B" FINISH.
32. ROOMS & ENCLOSED SPACES = CLASS "C" FINISH.

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

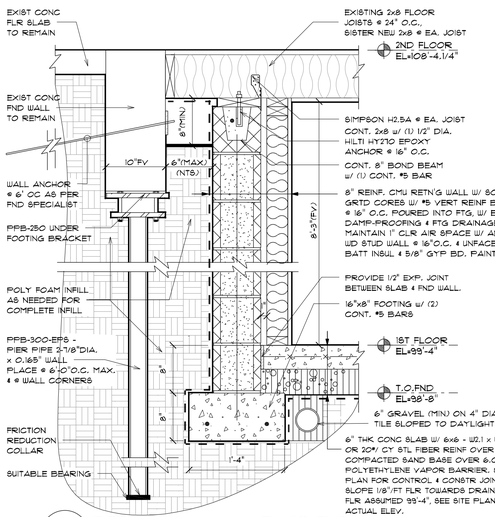
DATE: ISSUED FOR:
12/16/2024 CONSTRUCTION
03/31/2026 ADDENDUM #1

Wednesday, April 1, 2026

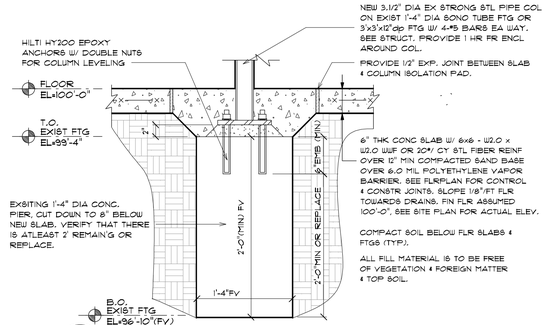
26-01 (previously 24-25)

A3

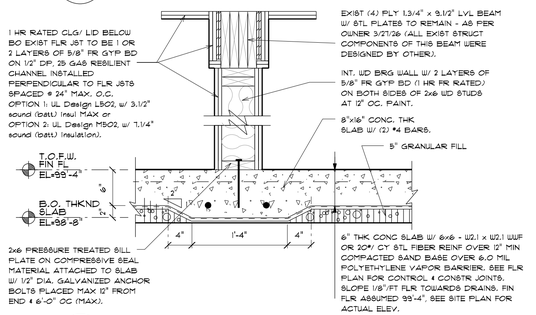
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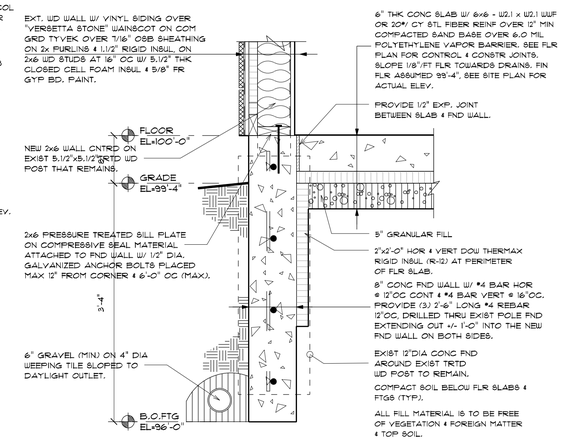
8 A4 RETAINING WALL @ EXIST FND
1"=1'-0"



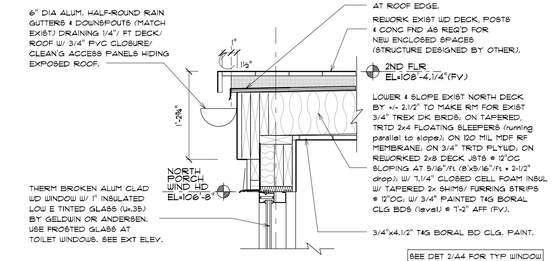
7 A5 NEW COL @ EXIST SONO TUBE FTG
1"=1'-0"



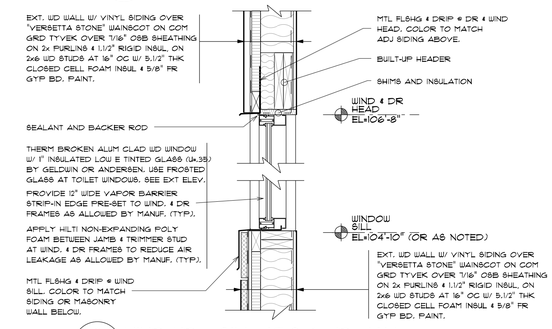
9 A4 INT WALL, THKND SLAB @ EXIST BEAM
1"=1'-0"



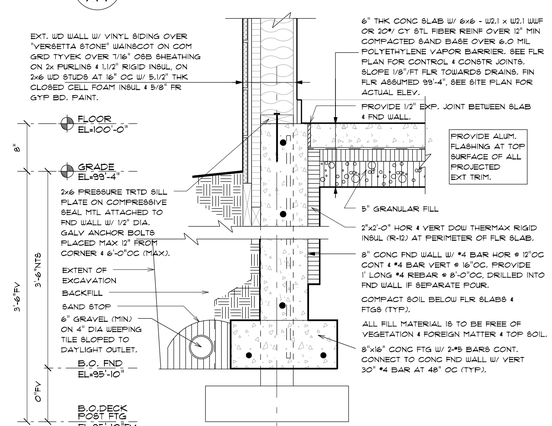
6 A4 GRADE WALL (Alternate pricing only)
1"=1'-0"



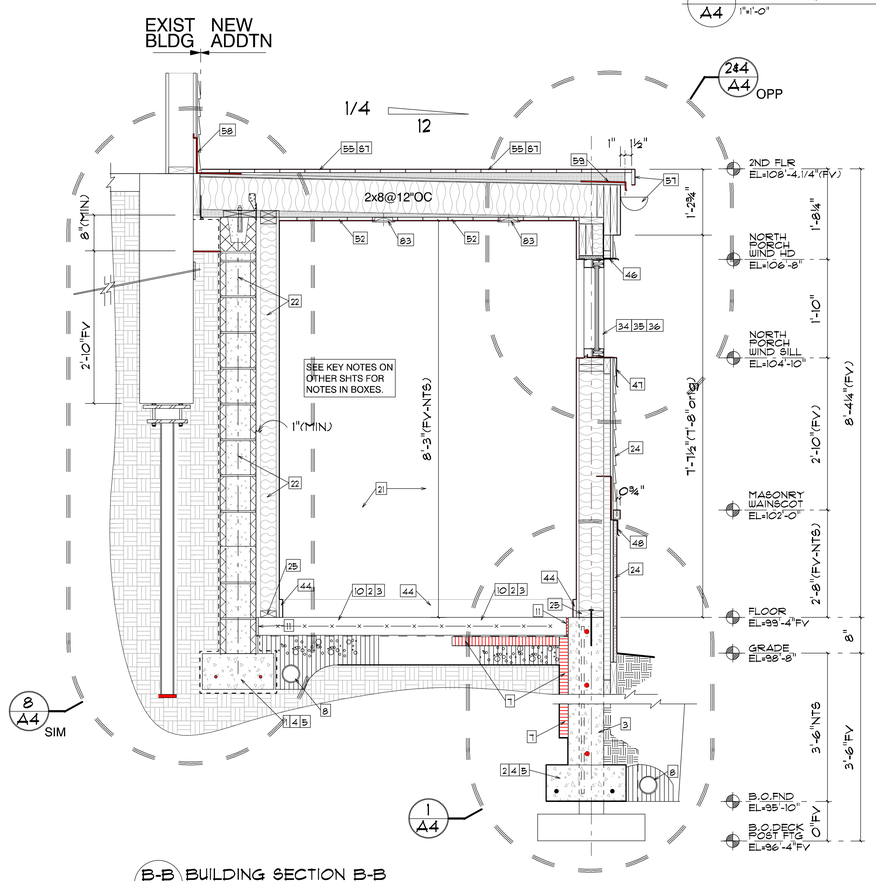
4 A4 NORTH DECK EAVE
1"=1'-0"



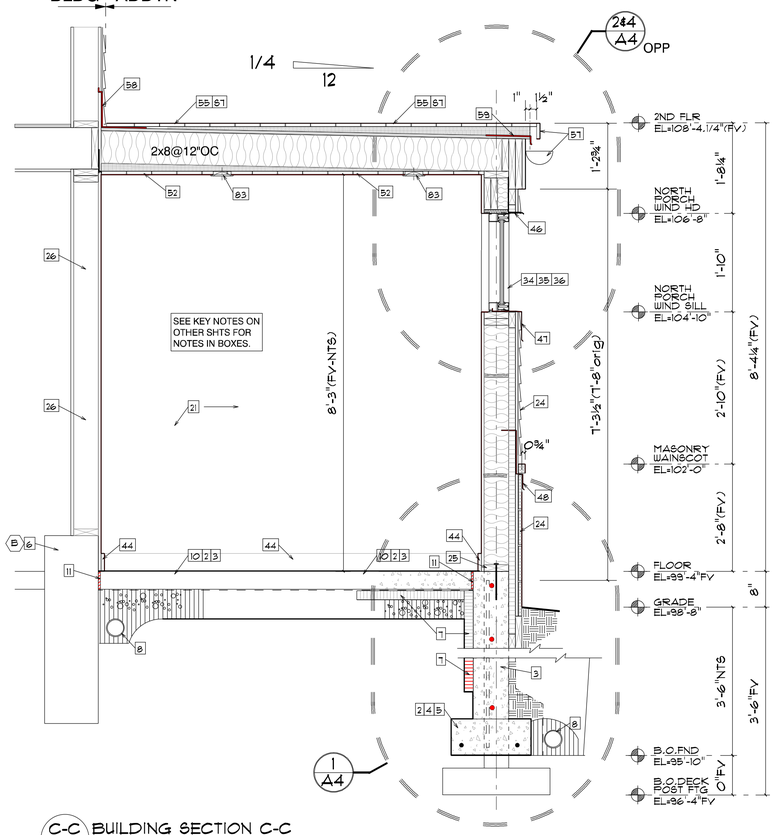
2 A4 WIND HD @ SILL AT 2x6 WD WALL
1"=1'-0"



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

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

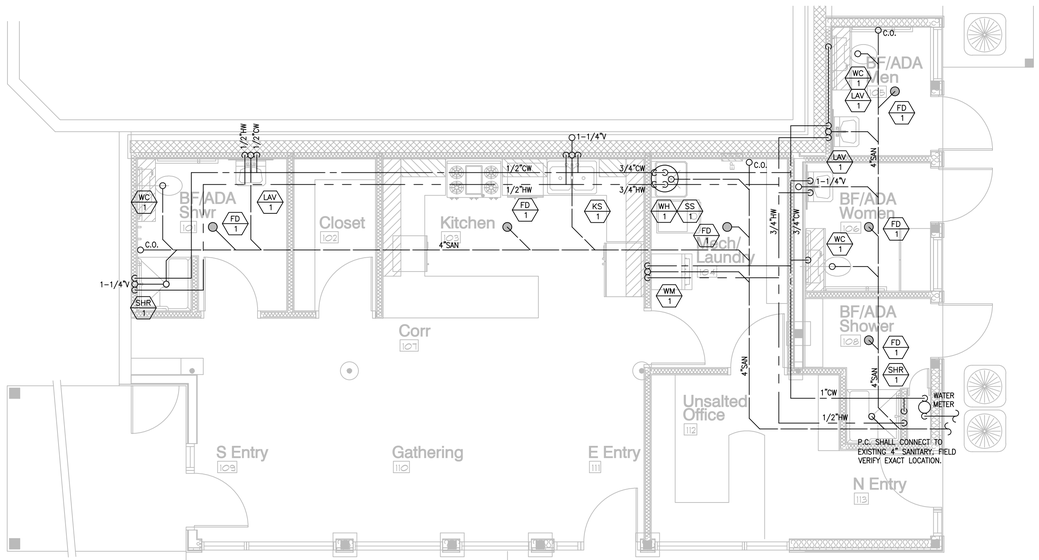
Wednesday, April 1, 2026

dlb Architects, LLC

26-01 (previously 24-05)

A4

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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

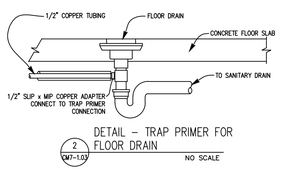
(2) WC-1 TO CONFORM TO ADA REQUIREMENTS

(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:

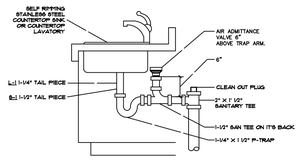
1. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE AND VERIFYING ALL EXISTING FIELD CONDITIONS PRIOR TO SUBMISSION OF HIS BID. THE CONTRACT DOCUMENTS INDICATE APPROXIMATE LOCATION OF EXISTING PIPING AND ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATION 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

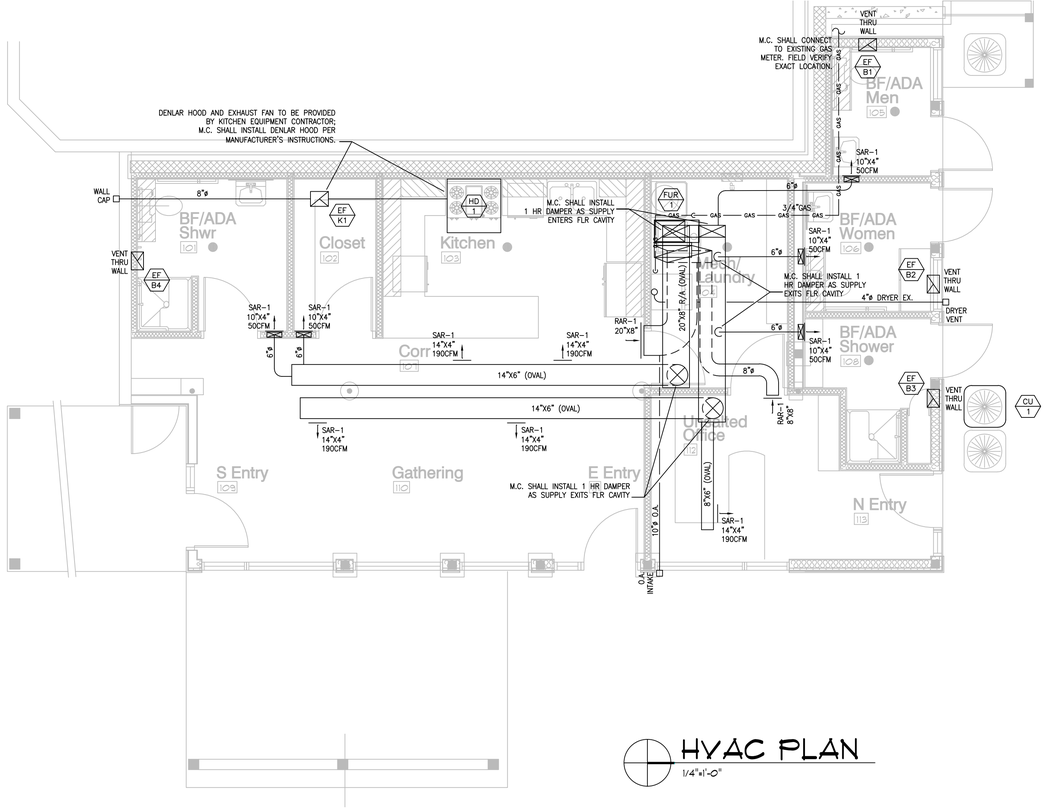
SPLIT SYSTEM AIR CONDITIONING UNIT

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

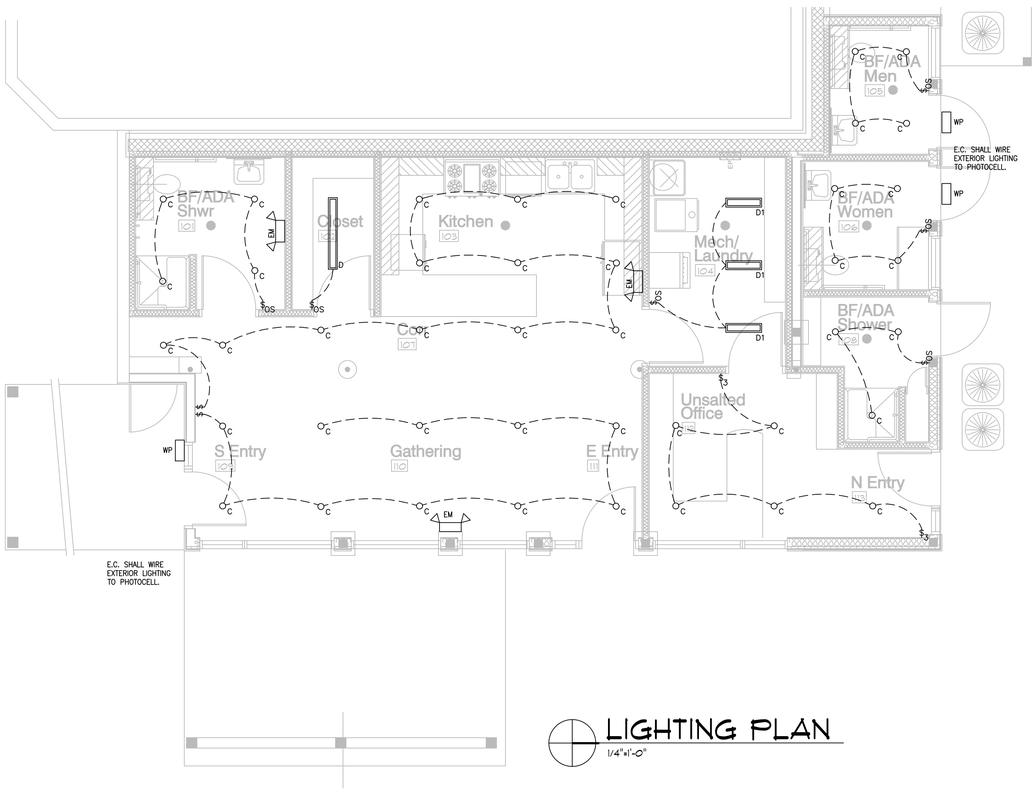
DATE: 12/16/2024 ISSUED FOR: CONSTRUCTION
03/31/2026 ADDENDUM #1

Thursday, March 19, 2026

dlb Architects, LLC

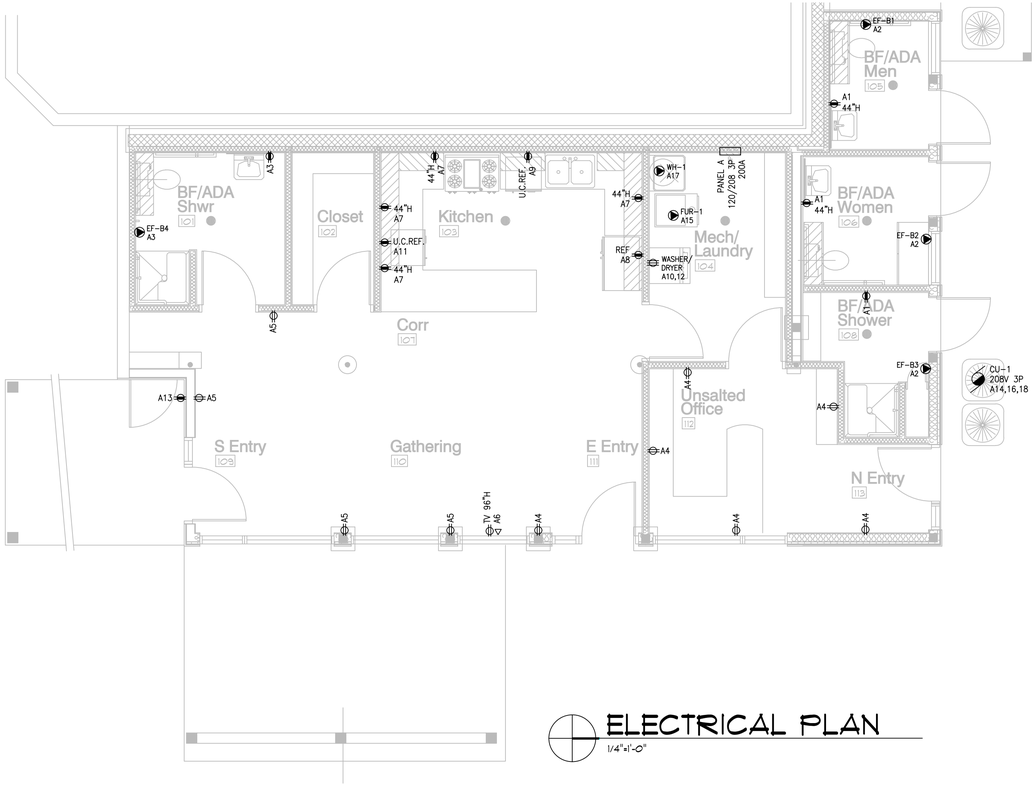
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LIGHTING PLAN

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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