



**ZONING BOARD OF APPEALS  
APRIL 30, 2020 – 7:00 P.M.**

1. Call to Order/Roll Call
2. Agenda Changes
3. Approval of Minutes: December 17, 2019
4. New Business
  - A. Election of Officers
  - B. Height Variance for 1034 Holland Street
5. Unfinished Business:
6. Communications:
7. Public Comments: **Use the “raise hand” button in the participants screen in the Zoom interface or enter \*9 if you are calling in by phone to raise hand.**
8. ZBA Comments:
9. Adjourn

**Public Hearing Procedure**

**Use the “raise hand” button in the participants screen in the Zoom interface or enter \*9 if you are calling in by phone to raise hand.**

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

**NOTICE:**

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

Join online by visiting:  
[https://zoom.us/j/816 9129 5640](https://zoom.us/j/81691295640)

Join by phone by dialing:  
**(312) 626-6799**  
**-or-**  
**(646) 518-9805**

Then enter “Meeting ID”:  
**816 9129 5640**

**NOTICE**

Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact Saugatuck City Clerk at 269-857-2603 or [monica@saugatuckcity.com](mailto:monica@saugatuckcity.com) for further information.

Phone: 269-857-2603 Website: [www.saugatuckcity.com](http://www.saugatuckcity.com)

**PROPOSED Minutes**  
**Saugatuck Zoning Board of Appeals Meeting**  
**Saugatuck, Michigan, December 17, 2019**

The Saugatuck Zoning Board of Appeals met in regular session at 6:00 p.m. at City Hall, 102 Butler Street, Saugatuck, Michigan.

1. **Call to Order** by Chairperson Kubasiak at 7:00 p.m.

**Attendance:**

Present: Kubasiak, Bouck, Vlasity  
Absent: Zerfas, Bont, Ludlow, Riekse  
Others Present: Zoning Administrator Osman

2. **Approval of Agenda:** A motion was made by Kubasiak, 2<sup>nd</sup> by Bouck, to approve agenda as presented. Upon voice vote the motion carried unanimously.

3. **Approval of Minutes:** A motion was made by Kubasiak, 2<sup>nd</sup> by Bouck, approve the August 21, 2019 special meeting minutes as presented. Upon voice vote the motion carried unanimously.

4. **New Business:**

**A. Application V190004 / 181 Park Street:** A public hearing was scheduled on this date to hear comments regarding additions to existing house along or within current setbacks at 2 feet where 10 feet is required and add ½ story to the elevation. The applicant plans for substantial reconstruction and modifications to the existing structure. The applicant includes a proposal to replace the 14' x 8' shed with a 12' x 20' garage resulting in lot coverage of 27.7% where a maximum of 25% is permitted.

Chairperson Kubasiak opened the public hearing at 7:05 p.m.

ZA Osman described the requested variances and reviewed the ordinance requirements.

Stephen Scheller described the layout of the house, and the challenges of meeting the letter of the ordinances and still have a functional dwelling unit. Some of the existing foundation will be retained.

There being no further comments, Chairperson Kubasiak closed the public hearing at 7:57 p.m.

A motion was made by Bouck, 2<sup>nd</sup> by Vlasity, to approve Application V190004 / 181 Park Street to reconstruct the house on its existing foundation granting an 8-foot setback variance on the south property line, and a 2.7% variance for lot coverage. Upon roll call vote the motion carried unanimously, and established the following findings of fact:

The lot is 37 feet wide, staff knows of only three other platted lots in the city that are this narrow, so the issue is with the land, not the owner.

There are only 3 identified lots of this width in residential zone districts, so it is quite a unique situation and not common.

The garage is a single stall, and the additions are quite modest. It will not be an ostentatious house. It will not be closer to the south property line than the existing house. The property to the south has a large side yard setback, and the encroaching air conditioning unit will be relocated. The owners worked hard to keep the coverage and need for variances to a minimum.

There will be no injustice to the neighbors, and will provide for a floor plan that is functional and structurally stable.

**B. 2020 Schedule of Meetings:** A motion was made by Kubasiak, 2<sup>nd</sup> by Bont, to approve the 2020 Schedule of Meetings as presented. Upon voice vote the motion carried unanimously.

5. **Unfinished Business:** None

6. **Communications:** None

7. **Public Comments:** None

8. **ZBA Comments:** None

11. **Adjournment:** Chairperson Kubasiak adjourned the meeting at 8:10 p.m.

Respectfully Submitted,

Monica Nagel, CMC  
City Clerk

**BACKGROUND REPORT  
ZONING BOARD OF APPEALS APRIL 30, 2020**

**APPLICATION: V200001**

**1034 HOLLAND ST 57-100-005-00**

**LAUGHNER STEVEN T**

**REQUEST:** Demolish existing house, build new house at approximately 30 feet in height, where a maximum of 28 feet is allowed.

Ed Zwylghuizen, on behalf of owner of property, Steve Laughner, known as **1034 HOLLAND ST** has submitted an application to the Zoning Board of Appeals for a variance. The purpose of this report is to provide a review of the application, standards for consideration, and any available history of zoning activity for this parcel.

**BACKGROUND:** The property is approximately 0.12 and is located in the **CR-COMM RES R-1 zone district**. It is located in the Flint Assessor's Plat created in 1971 and approved by City (then Village) of Saugatuck, and by the State of Michigan.

The applicant proposes to demolish the existing house and build a new house at approximately 30 feet in height, where a maximum of 28 feet is allowed.

benefit the appeal and value of the neighborhood.

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

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

**Comment:** The current house is in dangerous condition and is held in place by a tree. A single family dwelling is a permitted use in this zone district. Setback requirements and those created by the flood plain location limit the footprint of the house to an unreasonably small house, the existing house encroaches into the side yard.

2. That a variance would do substantial justice to the owner as well as to other property owners in the district, or whether a lesser relaxation would give substantial relief and be more consistent with justice to others.

**Comment:** The architect and the owners worked hard to get the height to the lowest possible level without compromising the minimum reasonable floor area. Other homes in the area are



higher than the proposed new home. The height at the peak will not exceed 32 feet and all the setbacks will be met.

3. That the plight of the owner is due to unique circumstances of the property and not to general neighborhood conditions.

**Comment:** The property is unique because of its size, shape, and topography. The creation of this plat in 1971 posed challenges that are unique to this plat only and this lot in particular.

4. That the problem is not self-created or based on personal financial circumstances.

**Comment:** The situation is created by the platters of the subdivision and is not based on personal financial circumstances.

Possible motion: Move to approve/deny application V200001 for a new house at 1034 Holland Street with an average height of not more than 30 feet resulting in a variance of 2 feet. The proposed home will meet all the setback requirements.

# FLINT ASSESSOR'S PLAT

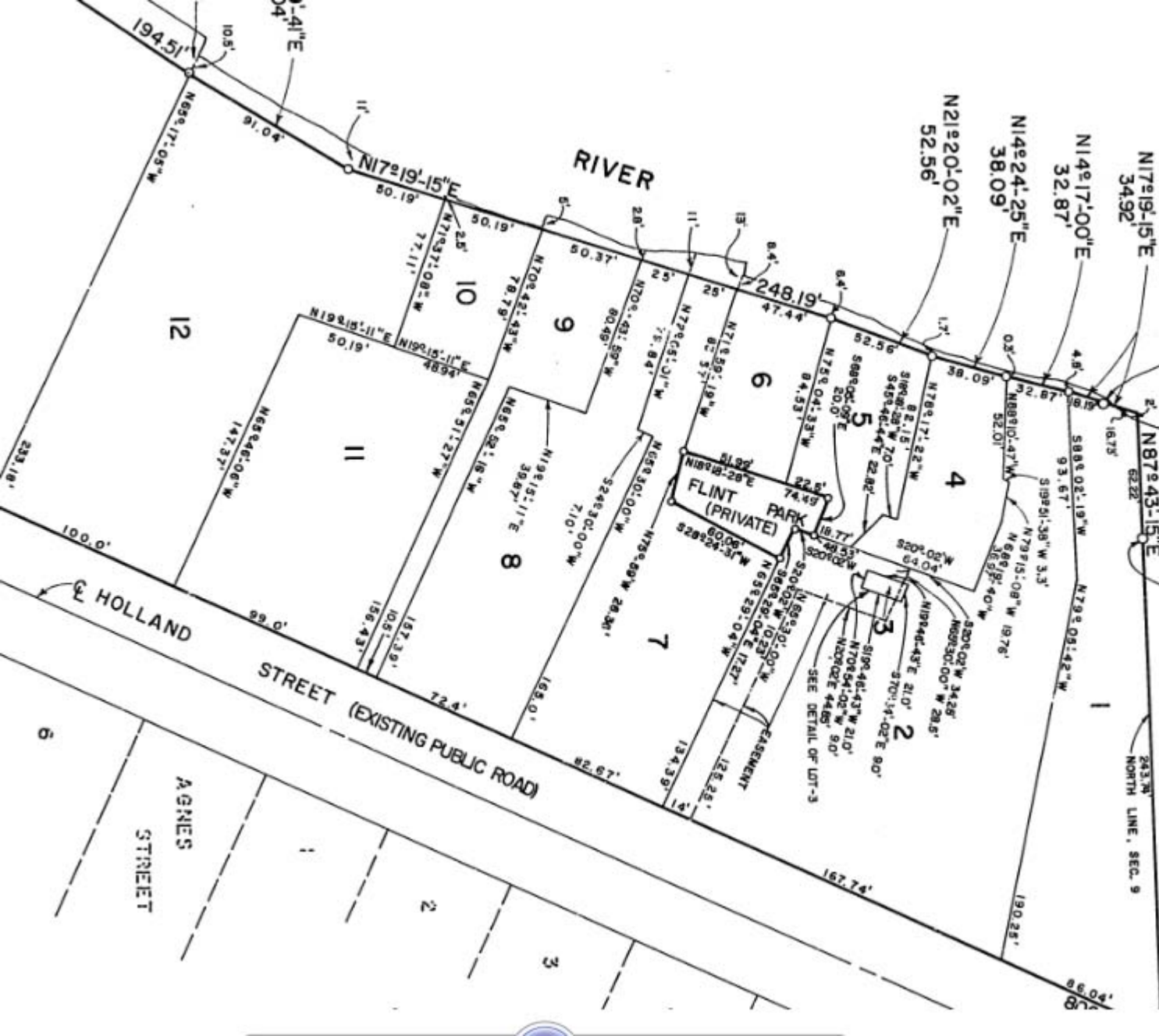
Being in the Northeast 1/4 of Section-9, T3N R16W SAUGATUCK VILLAGE, ALLEGAN COUNTY, MICHIGAN

REFERENCE MONUMENT  
S17°19'-15"W 16.73' FROM  
TRUE CORNER

REFERENCE MONUMENT  
N67°43'-15"E 62.22' FROM  
TRUE CORNER

PLACE OF BEGINNING

3059





**GEN1 ARCHITECTURAL  
GROUP**

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Zeeland, MI 49464

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F 1+616-931-3721  
zwyghuizen@me.com

[www.gen1-architectural.com](http://www.gen1-architectural.com)

**To:** Zoning Board of Appeals

**Project:** 1034 Holland St. Saugatuck, Michigan

**Project Number:** 19-827

**Date:** March 4, 2020

**Request Description:**

The owners request a variance that would allow a new home to be built at 1034 Holland St. Due to the unusual shape of the lot, its' size and narrow frontage, and the fact that the property contains a very steep slope going down to a 100 year flood plain, the owners cannot build a home that fits their needs as a typical one or two story home. The design for the new home contains four (4) floors, allowing for a livable square footage comparable to that of an average home. The planned home cannot be built without exceeding the zoned average height of 28', creating an average height that will depend on the final grading and sides and the river-side base of the home, but most likely around 32 ft. The site currently has an older existing home on it that would be removed to allow for the construction of the new residence. This current home is in a non-livable state. It sits on a crumbling foundation, and the entire home is leaning toward the river. In several spots the home is utilizing large trees, which are preventing the entire home from collapsing. This current home is in violation of current zoning regulations, as some portions are within the 7 ft. setbacks at the front of the property. A house of similar size and shape being built today would not be allowed per current zoning. This is the reason, as mentioned above, that the owners request the variance to allow for the new home to be taller in order to fit well within current zoning requirements (with the exception of the average height requirement) on all sides yet continue to allow for all living spaces needed by the owners.

## Dimensional Variance Request Standards per Section 154.155(B)

(1): The property lines are on a diagonal angle, and are quite narrow (see attached plans.) As stated previously, a new home cannot be built on the site without designing it with much fewer sq. ft. than an average home. The lot will require the narrower, taller structure that is being proposed. This taller design fulfills all of the setback requirements, but would be in violation of the average height regulations. Rather than fewer floors with larger sq. footage on each floor, the new design calls for four floors, each with smaller sq. footages, to fit onto the lot. (Refer to attached plans for reference of square footage.)

(2): Approving this variance request will allow the owners to remove an aging, unsafe structure and replace it with a new building that fulfills their needs in a home, fits well within the setbacks of this uniquely-shaped lot, is constructed to fit into the property's steep slope, and whose entire construction will remain above the 100 year flood plain of the Kalamazoo River.

(3): The property is unique, with narrow frontages and diagonal lot lines. The lot also contains a very steep slope from the top (front) of the property down to the bottom (river side) of approximately 30 ft. The narrow, diagonal lot, the steep hill, as well as the close proximity to existing homes on either side of the property, would prevent a one or two-story home with a reasonable square footage from being built. As previously mentioned, the existing older home on the lot is structurally unsafe and would be in violation of current setback regulations were it to be built today.

(4): The needs of the property owners require a home with a reasonable, average square footage. Due to the nature of the lot, a home with a square footage comparable to the average home of today would not work if not allowed to be built slightly taller than current zoning allows. There are no circumstances other than the unique size and shape of the lot that requires a variance. The owners plan a home similar in size to existing homes nearby, which due to this lot's specifications will require a more narrow, taller structure.

## Use Variance Request Standards Per Section 154.55(C)

(1): As previously stated, the property in question is unique in several ways. First, the property lines of the lot are on a diagonal, with existing homes built very near to the property lines. Second, the lot is extremely narrow in width, 55' at the front (east) and 50' at the river side (west.) Third, the property features a prominent steep slope across its entire width. And fourth, a sizable portion of the property lies in the 100 year flood plain of the Kalamazoo River, which it borders, approximately 45' (see attached site plan.) All of these factors, coupled with the City of Saugatuck's zoning regulations, place a strict limitation on the size and shape of any home built on it.



(2): In order to build a home on the property that meets their personal criteria, and is of a reasonable size comparable to the average square footage of homes in the area, the home will by necessity have a very narrow footprint which will limit its design and total square footage. Adjacent homes, as well as the existing older home to be removed, were built before current zoning regulations were in place and would not meet certain regulations (such as setback requirements) if they were built today. The owner's new home will meet those regulations, with the exception of the average height requirement. The variance to exceed that height requirement is necessary to build a modern new home on this smaller lot with unique properties as described above.

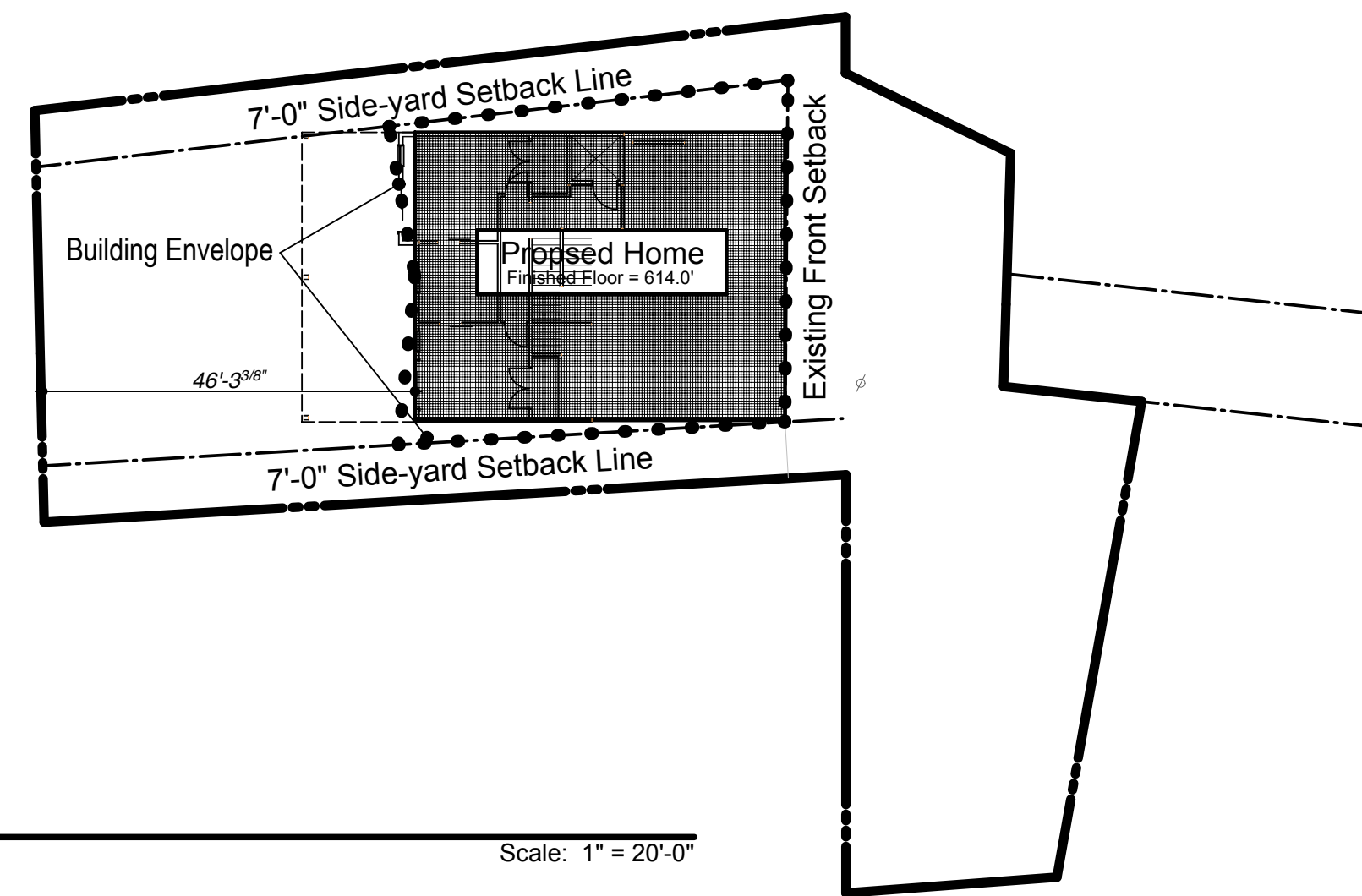
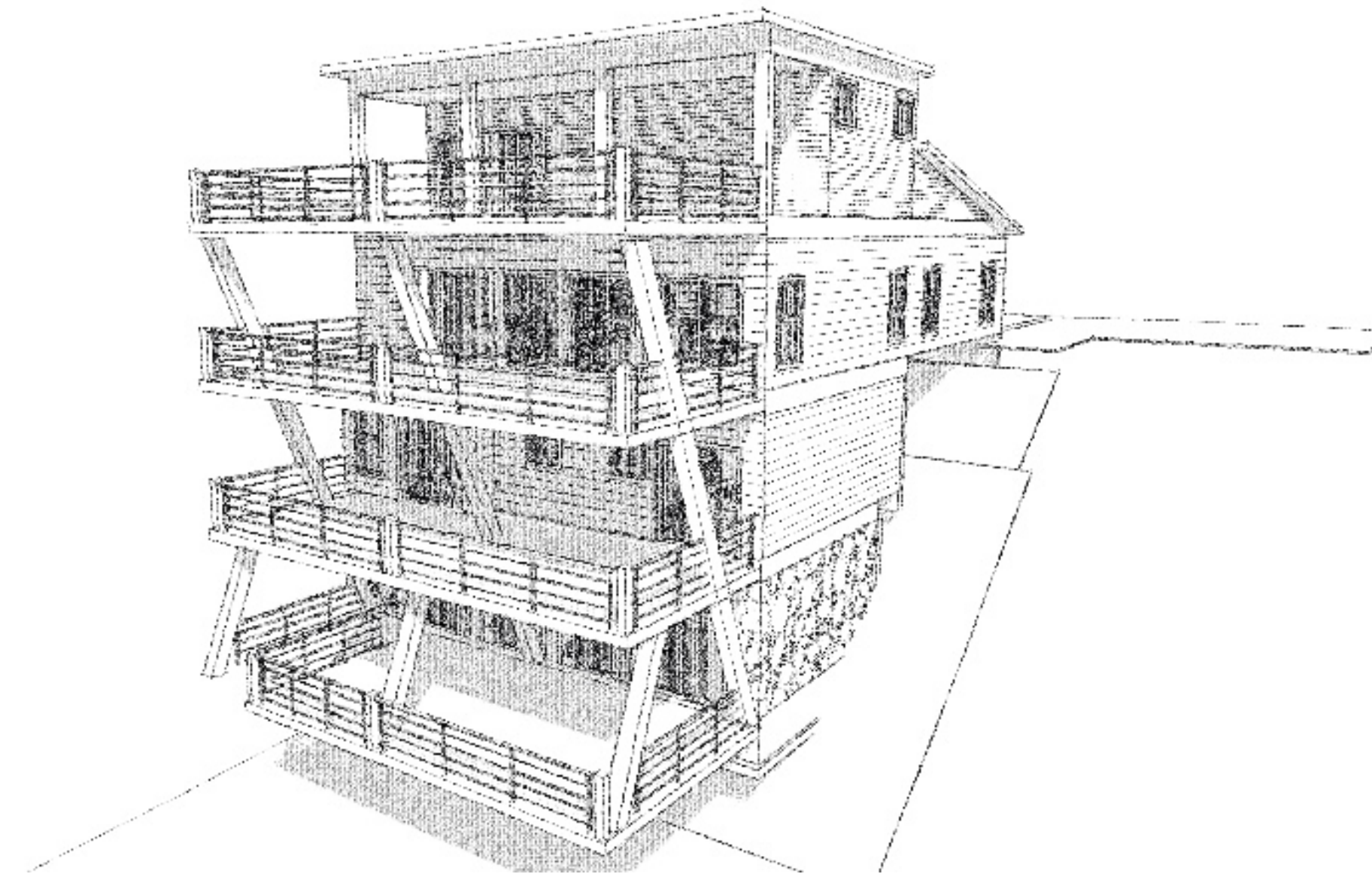
(3): There are no factors that would negatively alter the immediate surrounding area. As viewed from the front, the new home will not be taller than the existing adjacent homes. The new home will be similar in square footage to nearby homes. The variance request will also allow for the removal of the existing home, which is old and unsafe for habitation. The removal of the aging, vacant home will immediately improve the neighborhood by eliminating an unsafe structure that is currently non-occupiable and deteriorating. The neighborhood will then be further improved with the addition of a new home that fits well on its lot between the existing homes, a home that is inhabitable and safe. Improvements in landscaping around the new home will also further benefit the appeal and value of the neighborhood.

(4): This situation was not created by the owners' need to build a home that is much too large or would need to be "shoehorned" into this smaller lot and its' unique qualities. The proposed new home, as stated earlier, will be a reasonably-sized structure for this property. Its' size will be in keeping with the size of existing homes nearby. The only reason for the variance request is to allow the owners to construct a home that will fit very nicely into the lot, not overwhelm it. The variance, if approved, will allow for the slightly taller structure to contain all of the features necessary to satisfy the owner's needs, as well as create an attractive modern home that will be highly marketable to any possible future owners.

# New Custom Home

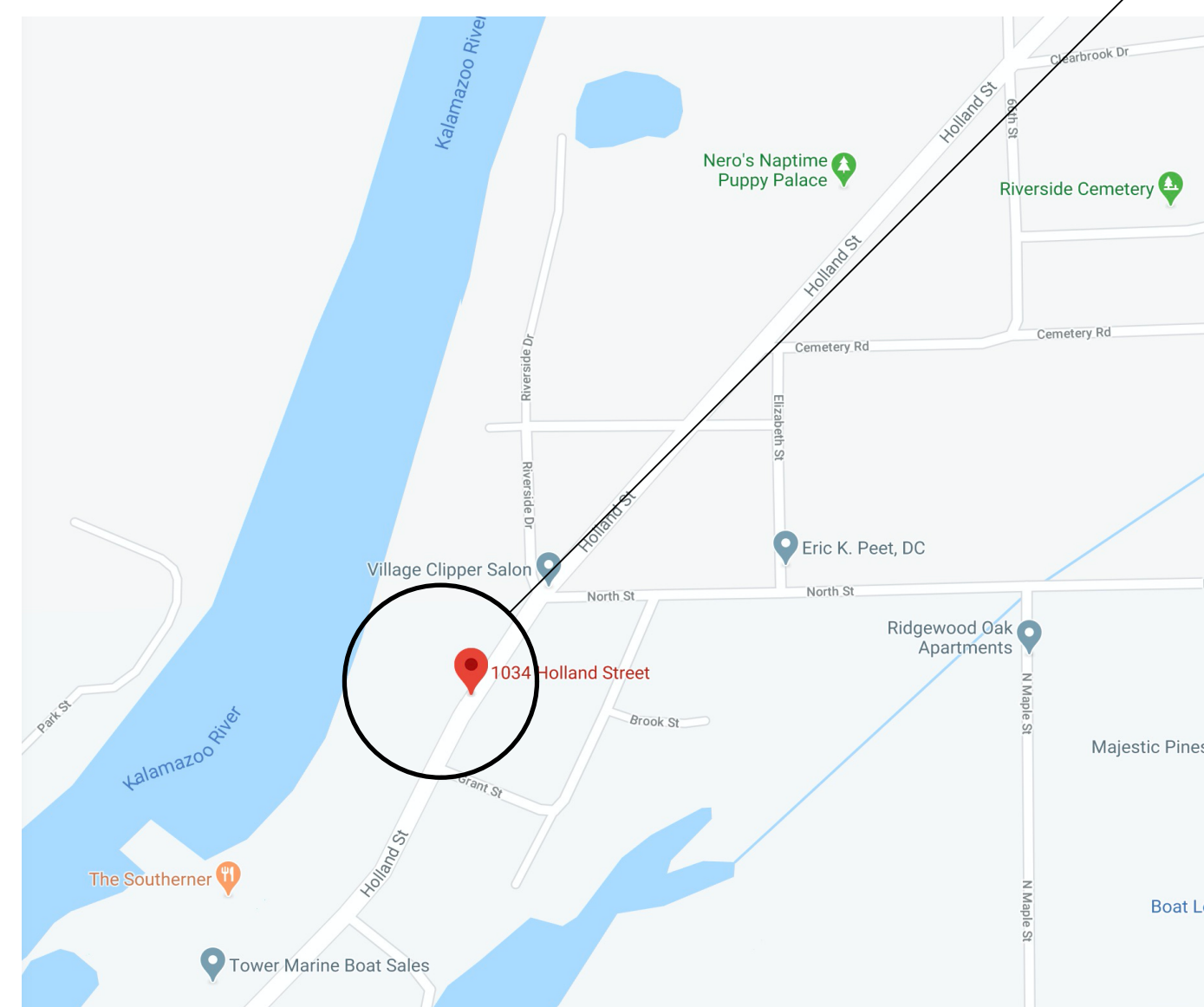
1034 Holland Street Saugatuck, MI 49453

Not Included:



Site Plan

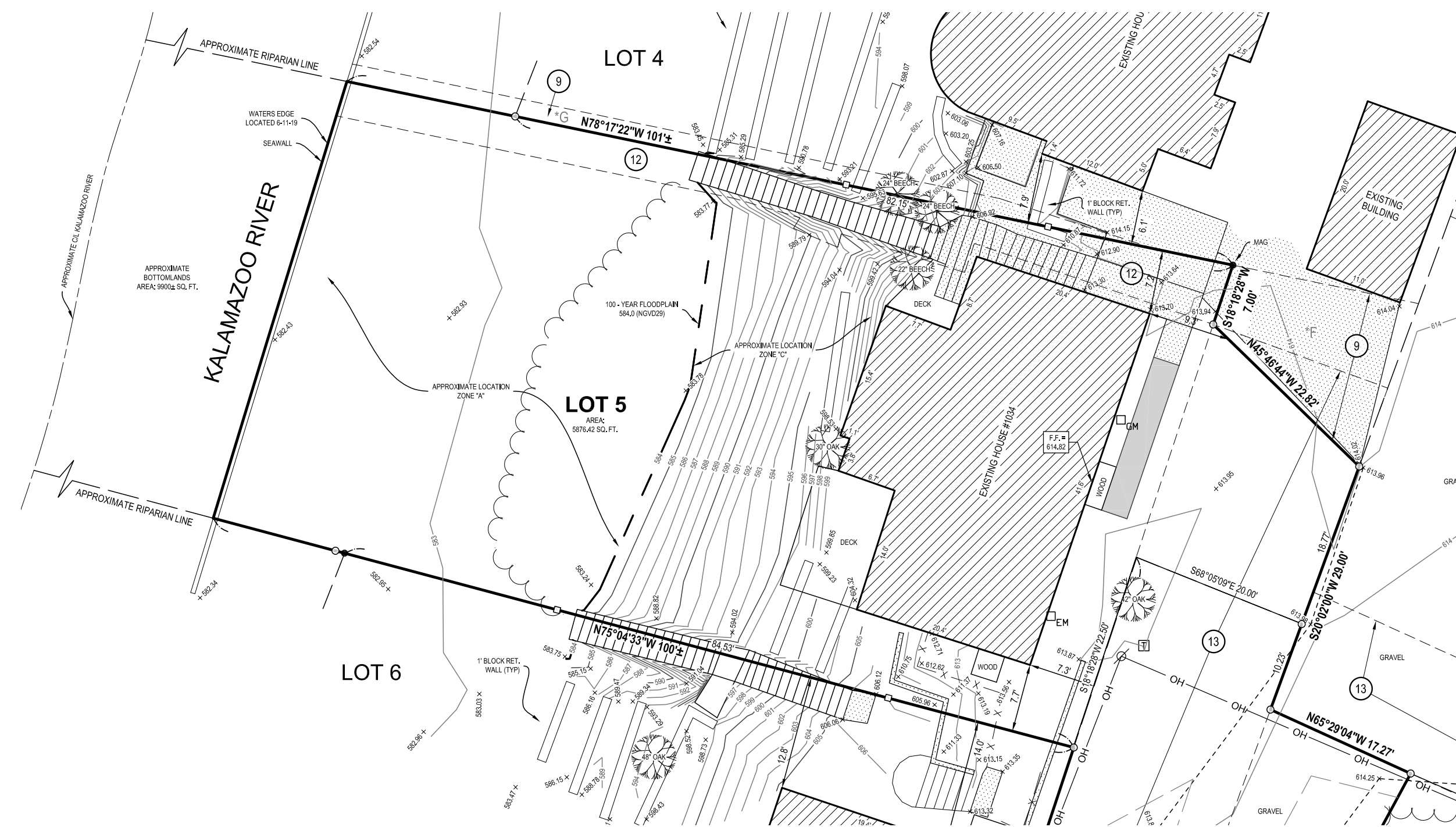
Scale: 1" = 20'-0"



Site Location Map

Not To Scale

Project Location  
16488 Pineview Court  
West Olive, MI 49460



Site Plan

Scale: Not to Scale

## Sheet Index

T1	Title, Site Plan, Location Map, Sheet Index, Notes
A1	Foundation Plan, Notes
A2	Main Level Floor Plan, Notes
A3	Bonus Room Plan, Notes
A4	Roof Plan, Details, Notes
A5	Exterior Elevations, Notes
A6	Exterior Elevations, Notes
A7	Wall Sections, Details, Notes
A8	Framing Details, Notes
S1	Roof Framing Plan

## Project Information

Governing Codes:  
 • Michigan Residential Code 2015; Incorporating the 2015 International Residential Code  
 • Michigan Plumbing Code 2015  
 • Michigan Mechanical Code 2015  
 • Michigan Electrical Code 2017  
 • ICC/ANSI A117.1-2013

Code of Ordinances: City of Saugatuck, MI  
 Enforcing Agency: City of Saugatuck, MI  
 Zoning: R2- Riverside Residential  
 SITE ADDRESS: 1034 Holland Street, Saugatuck MI  
 Building Construction Type: VB  
 Use Group: Residential (R-2)

## Structural Design Notes

- SOIL TYPE: 1,500 - 2,000 PSF
- SOIL BEARING: 2,500 PSF (not exposed to weather)
- CONCRETE: 3,500 PSF (exposed to weather)
- REINFORCING STEEL: 40,000 PSI
- STRUCTURAL STEEL: 36,000 PSI
- STRUCTURAL LUMBER: 1,000 PSI (Fb)
- FLOOR LOAD: 40 PSF
- SNOW LOAD: 50 PSF
- WIND LOAD: 90 MPH, Exposure "A"

## House Area (Sq.Ft. Calculations)

Square Footage Totals Main Level:	
House: Main Floor:	1,080 sq. ft.
House: Garage:	576 sq. ft.
Deck:	505 sq. ft.
Square Footage:	
House: Lower Level:	740 sq. ft.
Bedroom Level:	880 sq. ft.
Master Suite:	550 sq. ft.

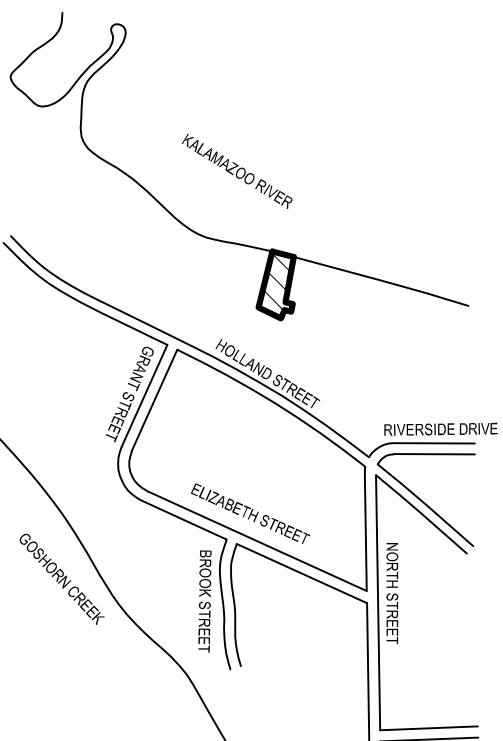
Habitable Space = A space in a building for living, sleeping, eating or cooking.  
 SQUARE FOOTAGE-METHOD FOR CALCULATING: ANSI Z765-2003  
 AMERICAN NATIONAL STANDARD FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS



New Custom Home - 1034 Holland Street



March 4, 2020	T1



LOCATION MAP  
NOT TO SCALE

**BENCHMARKS**  
**BENCHMARK "A"** ELEV. = 353.23 (NSV029)  
 Point: Square on angle point of seawall.  
**BENCHMARK "B"** ELEV. = 615.84 (NSV029)  
 Set: spindle in Northeast side of power pole. ±19 feet West of mailbox #1022. (Offsite)

**TITLE INFORMATION**  
 The Title Description and Schedule B items herein are from Affidavit Title Commitment No. 03-1862033-JAF, dated May 10, 2019.

**TITLE DESCRIPTION**

The land referred to in this commitment is described as follows: Township of Saugatuck, County of Allegan, State of Michigan.  
 Lot 5 and Flint Park are the same as plotted on "Final Assessor's Plat," recorded in Liber 11 of Plats, Page 52, Allegan County Records.  
 Together with and subject to an easement running from Holland Street along south side of Lot 2 as shown on said Assessor's Plat to the said Flint Park and to said Lot 3 as shown on said Assessor's Plat, subject to the rights of the owners of Lots 4, 5 and 6 to use said easement as a right of way and entry and their respective lots and the use thereof for such other services as or utilities in the same manner as said lots are now being served.

**SCHEDULE B - SECTION II NOTES**

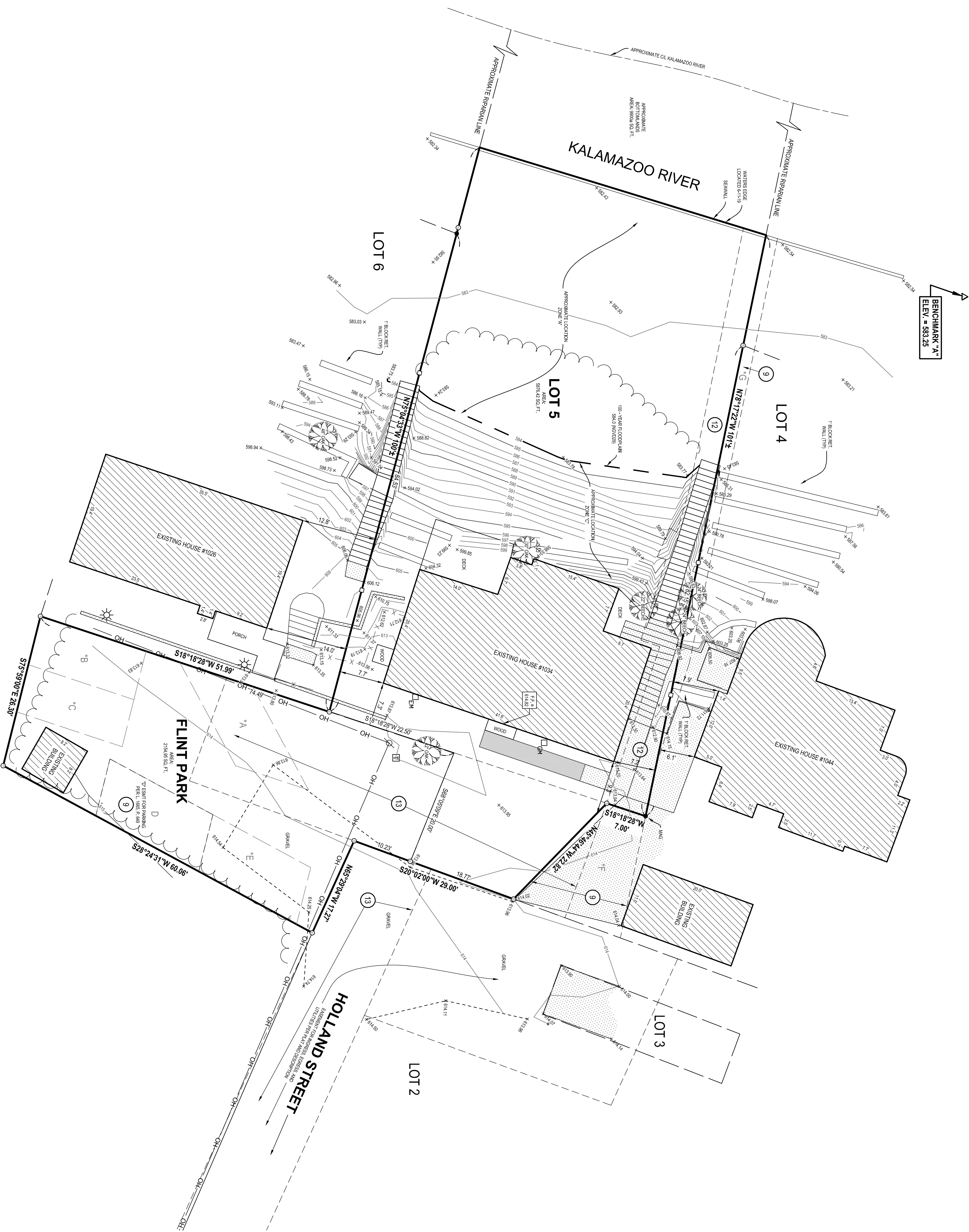
- 9 Terms, conditions, and provisions which are recited in Agreement Regarding Garage Easement, Use of Slurway and Right of First Refusal recorded in Liber 1569, Page 492 and Amendment recorded in Liber 1855, Page 648 (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS SHOWN ON THIS SURVEY.)
- 11 Terms, conditions, and provisions which are recited in Boundary Agreement recorded in Liber 3325, Page 213. (NO EASEMENT TO DERIVE)
- 12 Terms, conditions and provisions which are recited in Grant of Slurway Easement recorded in Liber 3355, Page 620. (THE EASEMENT DESCRIBED IN THIS DOCUMENT IS SHOWN ON THIS SURVEY.)
- 13 Terms, conditions and provisions which are recited in General Easement and Right of Way recorded in Liber 332, Page 342.

**SURVEYOR'S NOTES**

- 1) Final Zone Classification: An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 28008, Parcel Number 0010C, with an Effective Date of February 1, 1990, shows this parcel to be partially located in Zone A (Areas of 100 Year Flood) & Zone C (Areas of minimal flooding (100-Year Floodplain = 584.0 (NGVD29)).
- 2) Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should the assumed that they are the only utilities in the area.
- 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) Riparian Bottomlands Apportionment Boundary: Only a Court can set the riparian boundary. The Surveyor's layout is an interpretation of what he or she believes that the Court would do in that particular case configuration. The Surveyor's primary objective is to create a proposed apportionment configuration that is fair and equitable to all of the riparian owners involved. One of the purposes of riparian apportionments is to permit each riparian owner full access to navigable water (Veisley's "Veisley's 279 Mich App 444 (2009)).
- 5) Utility Street Fronts A-C shown hereon from previous FET Survey, Project No. 96-10-380, dated December 5, 1995, said survey being Exhibit #1 to document recorded in L. 1995, P. 545.

**LEGEND**

- Benchmark
- Permanent Tree
- Electric Meter
- Gas Meter
- Iron, Set
- Iron, Found
- Light Pole
- Pylon Sign
- Survey Stake/Marked
- Set Wood Stake
- Overhead Utility
- Fence
- Tie
- Asphalt
- Concrete
- Existing Building



**NEDE RVELD**  
 www.nederveld.com  
 800.222.1888  
**HOLLAND**  
 347 Hoover Blvd  
 Holland, MI 49423  
 Phone: 616.353.5449  
**ANN ARBOR**  
**CHICAGO**  
**COLUMBUS**  
**GRAND RAPIDS**  
**INDIANAPOLIS**  
**ST. LOUIS**

**PREPARED FOR:**  
 Century 21 Affiliated  
 LZ Fiegel  
 83 Center St  
 P.O. Box 1044  
 Douglas, MI 49406

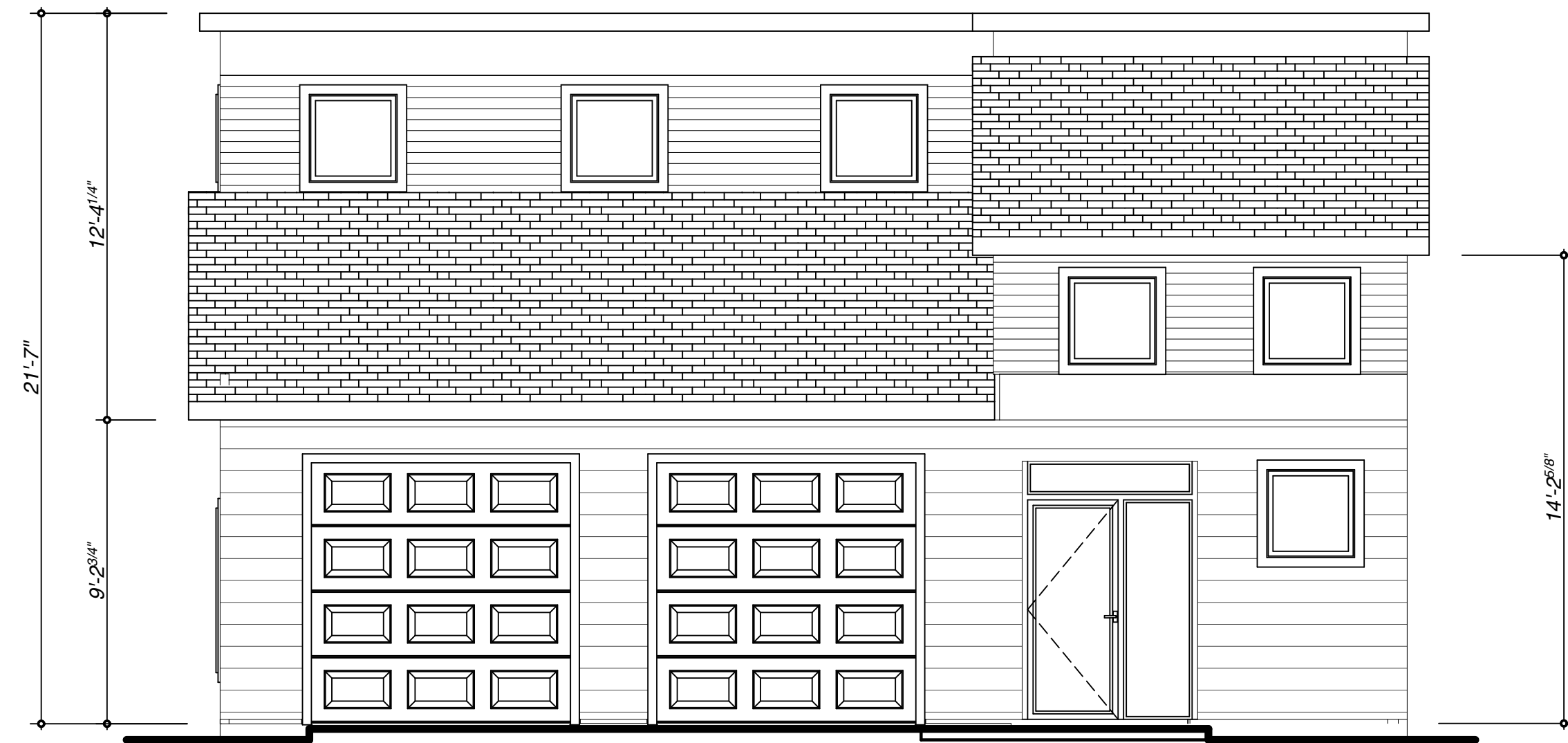
**CREATED:** Date: 6/5/19  
 Drawn: WBB  
**REVISIONS:**  
 Rev: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawn: \_\_\_\_\_ Date: \_\_\_\_\_

**1034 Holland Street**  
**Topographic Survey**  
 PART OF THE NORTHEAST 1/4 OF SECTION 9, T3N, R16W,  
 SAUGATUCK TOWNSHIP, ALLEGAN COUNTY, MICHIGAN

**STAMP:**

**PROJECT NO:** 19200817  
**SHEET NO:** TO  
**SHEET:** 1 OF 1

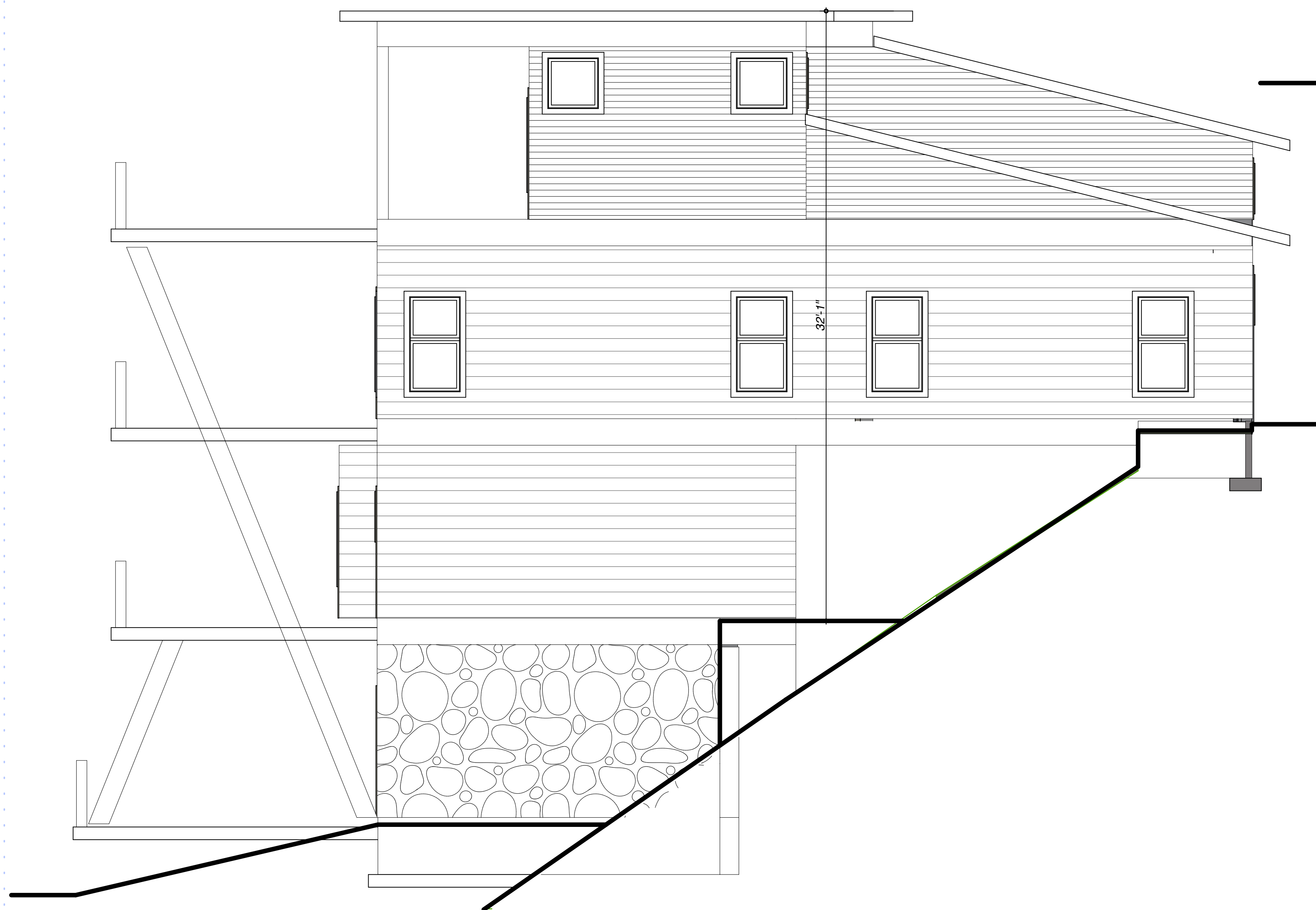
**811 Know what's below. CALL before you dig.**  
 UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD THE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.  
 BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.  
 EXISTING BUILDINGS AND SERVICE LINES SHOWN AS "PLAN" ARE DERIVED FROM AVAILABLE CITY, STATE, REGIONAL, NATIONAL, AND FEDERAL RECORDS. THE SURVEYOR HAS VISUALLY VERIFIED THE LOCATION OF THESE UTILITIES AND SERVICE LINES FROM OVERHEAD CONNECTIONS.



East Elevation - (streetside)



West Elevation - (riverside)



South Elevation - (north side similar)

### Elevation Notes

Weather-Resistive Sheathing Paper, a minimum of one layer no. 15 asphalt felt complying with ASTM D226, for type 1 felt or other approved weather-resistive materials shall be applied over all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped not less than 2". Where joints occur, felt shall be lapped not less than 6". Building paper or other approved material shall be continuous up to the underside of the rafter or truss top chord and terminated at penetrations and building appendages in such a manner to meet the requirements of the exterior wall envelope.

Flashing: Approved corrosion resistant flashing shall be provided in the exterior wall envelope in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope. Flashing shall extend to, or beyond, the fished exterior face of the wall. Approved corrosion-resistive flash shall be installed at all of the following locations.

At the top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap of not less than 1 1/8" over the sheathing material around the perimeter of the opening, including corners, do not require additions flashing; jamb flashing may also be omitted when specifically approved by the building official. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings. Under and at the ends of masonry, wood, or metal copings and sills. Continuously above all projecting wood trim. Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction. At wall and roof intersections.

#### Exterior Finishes

Exterior Stone Lower House - Southern Wolf Creek (in Large Stone Format)

Siding - Smart Styles, expressions, Color, Clay (to be finalized by owner)

Fascia & Soffit - TBD via samples - concept creamy beige /tan (to be finalized by owner)

Windows, Trim, Corbels, Roof Deck Spindles - TBD - concept creamy beige /tan

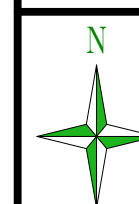
Shingles - TBD - concept creamy beige /tan



**GEN 1**  
Architectural Group

9818 Perry Street, Zealand, MI 49464 Ph: 616.931.9079 gen1architectural.com

New Custom Home - 1034 Holland Street

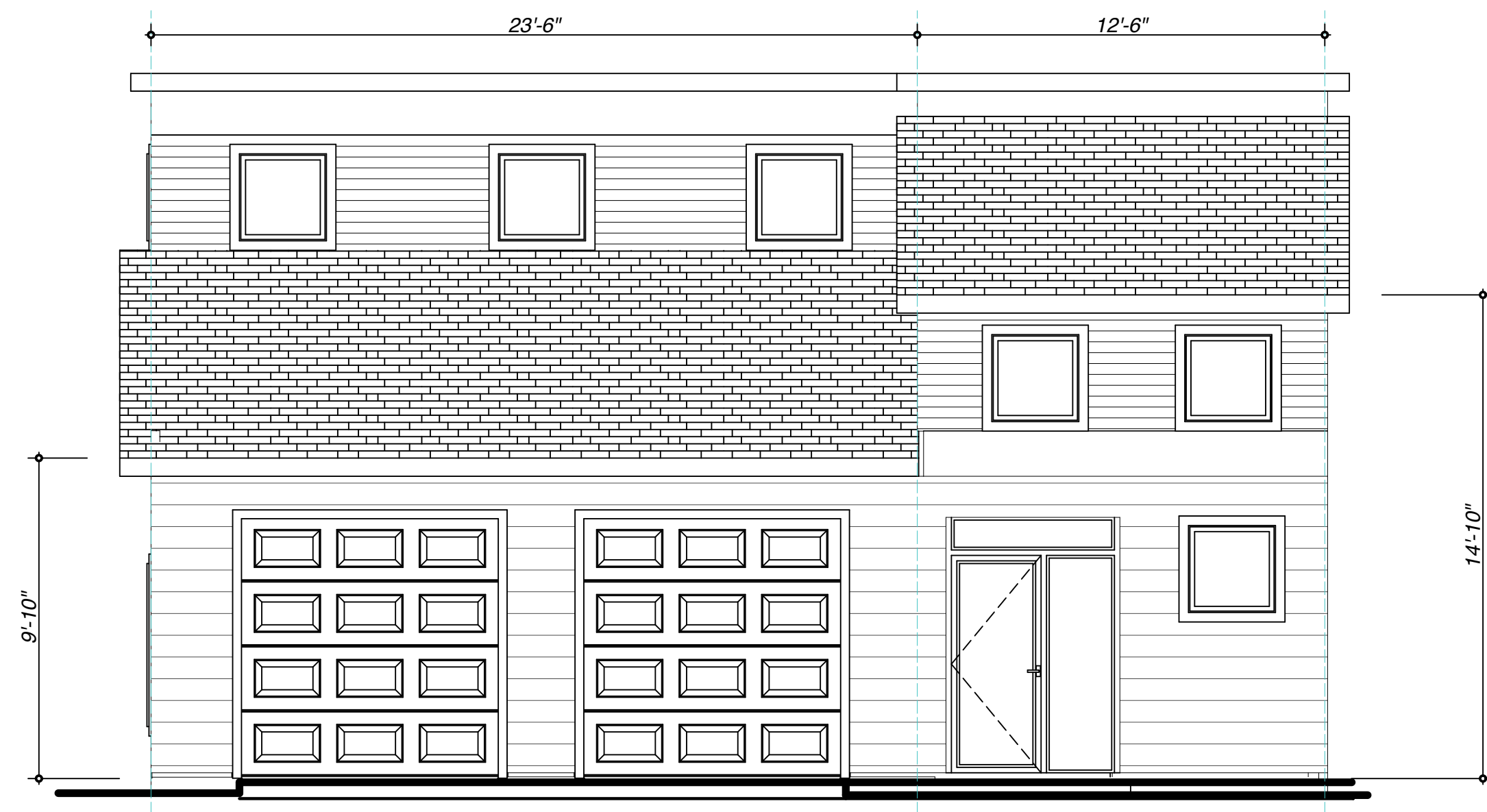


Exterior Elevations

March 4, 2020

A6

© Gen 1 Architectural Group



**East Elevation - (streetside)**

Section Height = 9'-10"      \*\*\*Overall Average Front = 11'-7"      Section Height = 14'-10"

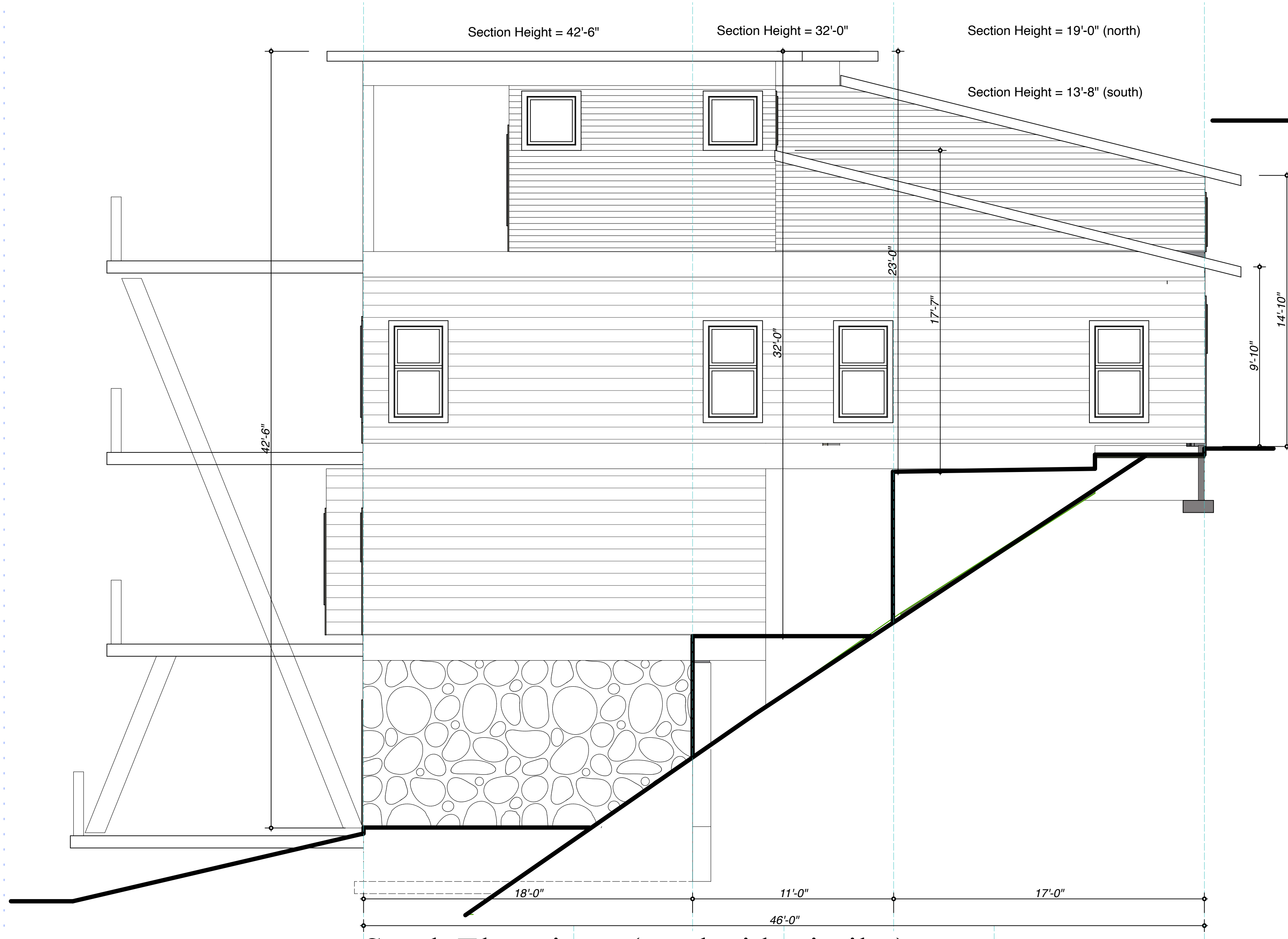
North = 30'-9" average = 31'-0"  
South = 28'-2" average = 29'-1"



**West Elevation - (riverside)**

Average Height = 42'-6"

***Overall Average (riverside) = 42'-6"	} (54.2) / 2 = 27'-6"	36 L.F.	72'-0"
***Overall Average (streetside) = 11'-7"		36 L.F.	
***Overall Average (southside) = 31'-0"	} (60.0) / 2 = 30'-0"	46 L.F.	92'-0"
***Overall Average (northside) = 29'-0"		46 L.F.	
Average Height = 28.88888'			



**South Elevation - (north side similar)**

**Elevation Notes**

Weather-Resistive Sheathing Paper, a minimum of one layer no. 15 asphalt felt complying with ASTM D226, for type 1 felt or other approved weather-resistive materials shall be applied over all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped not less than 2". Where joints occur, felt shall be lapped not less than 6". Building paper or other approved material shall be continuous up to the underside of the rafter or truss top chord and terminated at penetrations and building appendages in such a manner to meet the requirements of the exterior wall envelope.

Flashing: Approved corrosion resistant flashing shall be provided in the exterior wall envelope in such a manner to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope. Flashing shall extend to, or beyond, the fished exterior face of the wall. Approved corrosion-resistive flash shall be installed at all of the following locations.

At the top of all exterior window and door openings in such a manner as to be leakproof, except that self-flashing windows having a continuous lap of not less than 1 1/8" over the sheathing material around the perimeter of the opening, including corners, do not require additions flashing; jamb flashing may also be omitted when specifically approved by the building official.

At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.

Under and at the ends of masonry, wood, or metal copings and sills.

Continuously above all projecting wood trim.

Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction.

At wall and roof intersections.

- Exterior Finishes**
- Exterior Stone Lower House - Southern Wolf Creek (in Large Stone Format)
  - Siding - Smart Styles, expressions, Color, Clay (to be finalized by owner)
  - Fascia & Soffit - TBD via samples - concept creamy beige /tan (to be finalized by owner)
  - Windows, Trim, Corbels, Roof Deck Spindles - TBD - concept creamy beige /tan
  - Shingles - TBD - concept creamy beige /tan

**GEN 1**  
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New Custom Home - 1034 Holland Street

**Exterior Elevations**

March 4, 2020

**A6**

# on - (riverside)

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***Overall Average (riverside) = 42'-6"	}	$(54.2) / 2 = 27'-6"$	36 L.F.	72'-0"
***Overall Average (streetside) = 11'-7"			36 L.F.	
***Overall Average (southside) = 31'-0"	}	$(60.0) / 2 = 30'-0"$	46 L.F.	92'-0"
***Overall Average (northside) = 29'-0"			46 L.F.	

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Average Height = 28.88888'