

ZONING / SITE ANALYSIS

ZONING DISTRICT: PROPOSED BUILDING USE: MIN. LOT SIZE: EXISTING LOT SIZE (LOT #11):

ZONING DIMENSIONAL REGULATIONS MAX. BUILDING HEIGHT (1268.05A): **EXISTING BUILDING HEIGHT:**

MIN. SIDE SETBACK (2):

MIN. REAR SETBACK:









205 SHORELINE DRIVE

SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) R-1 (SINGLE-FAMILY) 9,600 SF 29,200 +/- SF (.67 +/- ACRES)

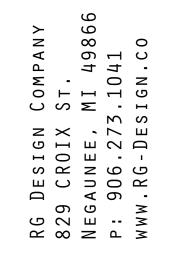
35' (PRIMARY BLDG.) 32' +/- (SEE EXTERIOR ELEVATIONS)

EVERY LOT SHALL HAVE (2) SIDE YARDS, NEITHER OF WHICH SHALL BE LESS THAN TEN PERCENT (10%) OF THE WIDTH OF THE LOT. THE WIDTH OF THE LOT SHALL BE DETERMINED AT THE FRONT SETBACK LINE OF THE STRUCTURE TO BE BUILIT. 25'



SITE PREP NOTES:

- 1. REMOVE ALL ORGANIC SOIL, PEAT AND OTHER UNSUITABLE MATERIALS WITH THE FOOTPRINT OF THE BUILDING ADDITIONS AND TO A LATERAL DISTANCE 5 FEET BEYOND THE FOOTPRINT OF THE ADDITIONS. ANY EXCAVATION BELOW FINISHED GRADE NECESSARY TO REMOVE UNSUITABLE SOIL SHALL EXTEND LATERALLY A DISTANCE EQUAL TO THE DEPTH OF THE EXCAVATION IN ALL DIRECTIONS.
- 2. CONTACT THE ARCHITECT & CONSTRUCTION MANAGER IMMEDIATELY WHEN QUESTIONABLE SOILS ARE ENCOUNTERED.
- 3. FOOTINGS ARE DESIGNED TO BEAR ON NATURAL MATERIALS OR ENGINEERED FILL PER NOTE 6 WITH AN ASSUMED ALLOWABLE BEARING CAPACITY OF 2000 PSF PER TABLE 1804.2 OF THE 2003 MICHIGAN BUILDING CODE (CONTRACTOR TO VERIFY BY QUALIFIED TESTING AGENCY IN THE FIELD). IF MATERIAL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE LOWERED OR ENLARGED AT THE DIRECTION OF THE ARCHITECT/ENGINEER.
- 4. THE FINAL 6" OF SOIL DIRECTLY BELOW FLOOR SLABS SHALL BE CLEAN GRANULAR FILL COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR/MICHIGAN CONE.
- 5. PROOFROLL EXISTING FOOTING SUBGRADES TO IDENTIFY SOFT SPOTS. CUT OUT SOFT SPOTS AND RECOMPACT EXISTING SOIL OR REPLACE WITH ENGINEERED FILL PER NOTE 6.
- 6. A WELL GRADED, GRANULAR, ENGINEERED FILL SHALL BE USED TO REPLACE EXISTING SOILS WHICH HAVE BEEN REMOVED, AND TO ACHIEVE PROPER GRADE ELEVATIONS IN "FILL" SITUATIONS. ENGINEERED FILL SHALL NOT HAVE MORE THAN 7% BY WEIGHT PASSING THE NUMBER 200 SIEVE. PLACE FILL IN LIFTS NOT EXCEEDING 12" AND COMPACT TO 95% OF MODIFIED PROCTOR.
- 7. EXISTING INORGANIC SITE SOILS & FILL MAY BE USED AS ENGINEERED FILL IF IT MEETS THE GRADING REQUIREMENTS OF NOTE 6.



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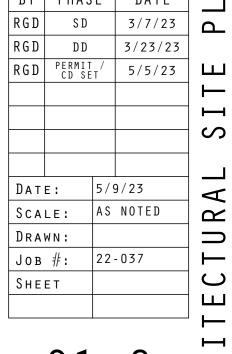
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1" ACTUAL > IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES. BY PHASE DATE



Plotted On: 5/9/23

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