

CITY OF MACKINAC ISLAND  
PLANNING COMMISSION & BUILDING DEPARTMENT  
APPLICATION FOR ZONING ACTION

[www.cityofmi.org](http://www.cityofmi.org) [kep@cityofmi.org](mailto:kep@cityofmi.org) 906-847-6190 PO Box 455 Mackinac Island, MI 49757

**APPLICANT NAME & CONTACT INFORMATION:**

GC North, LLC  
c/o Jim Murray, Member

231-838-6102

jamesmurrayesq@gmail.com

Phone Number

Email Address

Please complete both sides of application.

The Fee and five (5) copies of the application, plans and all required documents must be submitted to the Zoning Administrator fourteen (14) days prior to the scheduled Planning Commission Meeting.

**Property Owner & Mailing Address (If Different From Applicant)**

Bonzheim Revocable Trust, Scott and Kimberly Bonzheim, Trustees  
7730 Parkcrest Circle Clarkston MI 48348

Is The Proposed Project Part of a Condominium Association?

Yes

Is The Proposed Project Within a Historic Preservation District?

No

Applicant's Interest in the Project (If not the Fee-Simple Owner):

Owner

Is the Proposed Structure Within Any Area That The FAA Regulates Airspace?

No

Is a Variance Required?

Yes

Are REU's Required? How Many?

No

n/a

**Type of Action Requested:**

☒ Standard Zoning Permit

☐ Special Land Use

☐ Planned Unit Development

☐ Other

☐ Appeal of Planning Commission Decision

☐ Ordinance Amendment/Rezoning

☐ Ordinance Interpretation

**Property Information:**

A. Property Number (From Tax Statement): 051-752-017-00

B. Legal Description of Property: Stonebrook Condo Unit No. 17

C. Address of Property: 4311 Pine Cove Lane

D. Zoning District: R-1

E. Site Plan Checklist Completed & Attached: yes

F. Site Plan Attached: (Comply With Section 20.04 of the Zoning Ordinance) yes

G. Sketch Plan Attached: yes

H. Architectural Plan Attached: yes

I. Association Documents Attached (Approval of project, etc.): on file

J. FAA Approval Documents Attached: on file

K. Photographs of Existing and Adjacent Structures Attached: yes

File No. R125.017.020

Exhibit A

Date 4-24-25

Initials KP

**Proposed Construction/Use:**

A. Proposed Construction:

☒ New Building

☐ Alteration/Addition to Existing Building

☐ Other, Specify

## B. Use of Existing and Proposed Structures and Land:

Existing Use (If Non-conforming, explain nature of use and non-conformity):

vacant

Proposed Use: single-family home

## C. If Vacant:

Previous Use: vacantProposed Use: single- family home

STATE OF MICHIGAN            )  
COUNTY OF MACKINAC        ) ss.

## AFFIDAVIT

The applicant agrees that the permit applied for, if granted, is issued on the representation made herein and that the permit issued may be revoked without further notice on any breach of representation or conditions.

The applicant further understands that any permit issued on this application will not grant any right of privilege to erect any structure or to use any premises described for any purposes or in any manner prohibited by the Zoning Ordinance, or by other codes or ordinances or regulations of the City of Mackinac Island.

The Applicant further agrees to furnish evidence of the following before a permit will be granted:

- A. Proof of ownership of the property; and/or other evidence establishing legal status to use the land in the manner indicated on the application.
- B. Proof that all required federal, state, county, and city licenses or permits have been either applied for or acquired.
- C. Other information with respect to the proposed structure, use, lot and adjoining property as may be required by the Zoning Administrator in accord with provisions of the Mackinac Island Zoning Ordinance.

The Applicant further agrees to notify the Zoning Administrator when construction reaches the stage of inspection stated on the permit, if granted. Upon completion of construction to the structure(s) or land the Zoning Administrator shall inspect the premises for compliance with the Mackinac Island Zoning Ordinance and the terms of this permit. Upon determination of compliance, an occupancy permit may be issued. It is further understood that pursuant to the City of Mackinac Island Zoning Ordinance, No. 479 and amendments, adopted November 2013, unless a substantial start on the construction is made within one year, unless construction is completed within one and one-half years from the date of issuance of the permit, this permit shall come under review by the Planning Commission and may either be extended or revoked.

**The undersigned affirms that he/she or they is (are) the applicant and the general contractor (specify: owner, Lessee, Architect/Engineer, Contractor or other type of interest) involved in the application and that the answers and statements herein attached are in all respects true and correct to the best of his, her or their knowledge and belief. The applicant hereby further affirms that he/she or they has read the foregoing and understands the same. If the applicant is other than the owner, then a notarized affidavit from the owner, giving the applicant permission to seek the requested zoning action on their behalf, shall also be submitted with this application.**

Signature

SIGNATURES

Signature

Please Print Name

James Murray, Authorized Member of GC North, LLC

Please Print Name

Signed and sworn to before me on the 11 day of April, 2025.

K. RICKLEY, Notary Public  
Mackinac County, State of Michigan  
Acting in the County of Mackinac  
My Commission Expires: 10/21/2025

Notary Public

Mackinac County, Michigan  
My commission expires: 10/21/2025

**FOR OFFICE USE ONLY**

Zoning Permit Issued: \_\_\_\_\_

Inspection Record:

	Inspection	Date	Inspector	Comments
1.				
2.				
3.				

Occupancy Permit Issued \_\_\_\_\_

Revised October 2023

**OFFICE USE ONLY**

FILE NUMBER: R125-017-020

FEE: \$150-

DATE: 4-11-25

CHECK NO: 1501

INITIALS: KP

Revised October 2023

## City of Mackinac Island

7358 Market Street  
P.O. Box 455  
Mackinac Island, MI 49757

### Site Plan Review Checklist

#### Please Submit With The Application for Zoning Action

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As a minimum, the following information shall be included on the site plan submitted for review and processing; more complex plans may require additional information as noted.

NOTE: The engineer, architect, planner and/or designer retained to develop the site plan shall be responsible for securing a copy of the City of Mackinac Island Zoning Ordinance (Ord. No. 479, effective November 12, 2013), which can be obtained via the City's website at [www.cityofmi.org](http://www.cityofmi.org).

Site plan review requirements are primarily found within Article 4, General Provisions, and Article 20, Site Plan Review of the City Zoning Ordinance. References are provided whenever possible for the section of the Zoning Ordinance that deals with a particular item. When in doubt, refer to the Zoning Ordinance directly for required information.

For further information, contact Mr. Dennis Dombroski, City Building Official/Zoning Administrator, at (906) 847-4035.

---

#### ***Optional Preliminary Plan Review Informational Requirements (Section 20.03)***

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Sketch drawings showing tentative site plans, property boundaries, placement of structures on the site, and nature of development	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Site Plan Informational  
Requirements (Section 20.04, B and C)**

<u>General Information</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership. For condominium subdivision project site plans, also include the name and address of the planner, design engineer or surveyor who designed the project layout and any interest he holds in the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Name and address of the individual or firm preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Scale of not greater than one 1 in = 20 ft for a development of not more than three acres and a scale of not less than 1 in = 100 ft for a development in excess of three acres	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Legend, north arrow, scale, and date of preparation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Legal description of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Lot lines and general location together with dimensions, angles, and size correlated with the legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Area of the subject parcel of land	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Present zoning classification of the subject parcel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Written description of the proposed development operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Written description of the effect, if any, upon adjoining lands and occupants, and any special features which are proposed to relieve any adverse effects to adjoining land and occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. A freight hauling plan shall be shown to demonstrate how the materials, equipment, construction debris, and any trash will be transported to and from the property, what, if any motor vehicles may be needed for the project. (Applicant is responsible for ensuring frost laws do not delay necessary actions of this plan).	<input checked="" type="checkbox"/>	<input type="checkbox"/>

12. A construction staging plan shall be shown to demonstrate where and how materials, equipment, construction debris, trash, dumpsters and motor vehicles will be stored and secured during construction. This plan shall ensure the site is kept clean, show how construction debris and trash will be controlled, and how safety issues will be secured including any necessary fencing or barriers that will be needed.
13. Proposed construction start date and estimated duration of construction.
14. Other information pertinent to the proposed development, specifically required by the Zoning Ordinance, and/or as may be determined necessary by the City Planning Commission

☒☐☒☐☒☐Natural FeaturesProvidedNot Provided  
or Applicable

15. Location of natural features such as wood lots, streams, wetlands, unstable soils, bluff lines, rock outcroppings, and similar features (see also Section 4.26)
16. Topography of the site with at least two- to five-foot contour intervals
17. Proposed alterations to topography or other natural features
18. Earth-change plans, if any, as required by state law

☒☐☒☐☒☐☒☐Physical FeaturesProvidedNot Provided  
or Applicable

19. Location of existing manmade features on the site and within 100 feet of the site
20. Location of existing and proposed principal and accessory buildings, including proposed finished floor and grade line elevations, height of buildings, size of buildings (square footage of floor space), and the relationship of buildings to one another and to any existing structures on the site
21. For multiple family residential development, a density schedule showing the number of dwelling units per acre, including a

☒☐☒☐☐☒

dwelling schedule showing the unit type and number of each such units.

22. Existing and proposed streets, driveways, sidewalks and other bicycle or pedestrian circulation features
23. Location, size and number of on-site parking areas, service lanes, parking and delivery or loading areas (see also Section 4.16)
24. Location, use and size of open spaces together with landscaping, screening, fences, and walls (see also Section 4.09 and Section 4.21)
25. Description of Existing and proposed on-site lighting (see also Section 4.27)

☒☐☒☐☒☐☒☐

#### Utility Information

#### Provided

#### Not Provided or Applicable

26. Written description of the potential demand for future community services, together with any special features which will assist in satisfying such demand
27. Proposed surface water drainage, sanitary sewage disposal, water supply and solid waste storage and disposal (see also Section 4.13)
28. Location of other existing and proposed utility services (i.e., propane tanks, electrical service, transformers) and utility easements (see also Section 4.13)
29. Written description and location of stormwater management system to be shown on a grading plan, including pre- and post-site development runoff calculations used for determination of stormwater management, and location and design (slope) of any retention/detention features (see also Section 4.

☐☒☒☐☒☐☒☐

**Site Plan Informational (Demolition)  
Requirements (Section 20.04, D)**

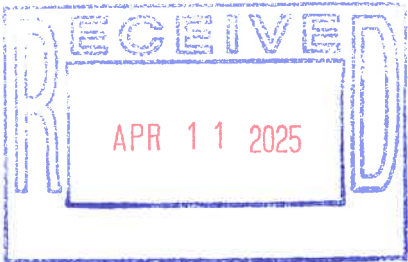
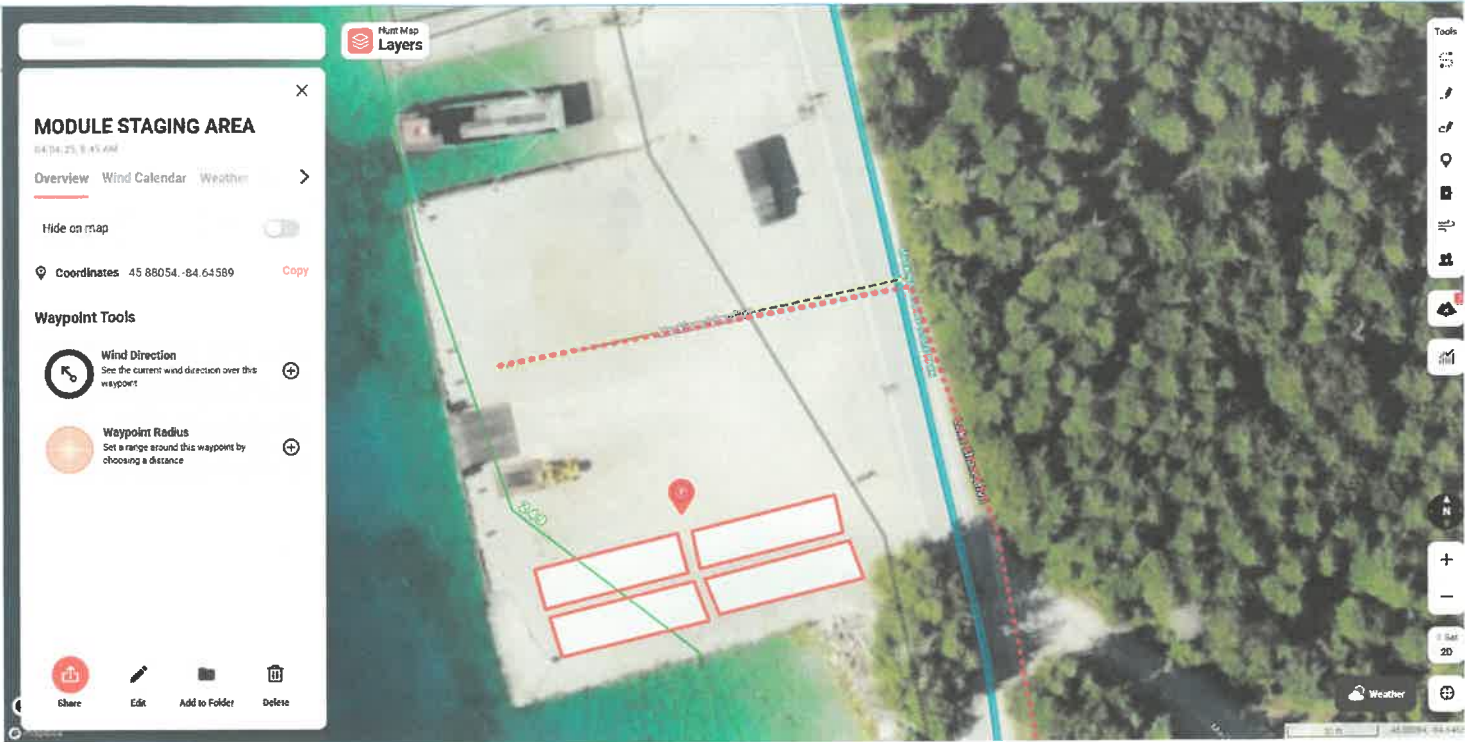
<u>Demolition</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Site plan of property where demolition is going to take place. This plan shall include structure(s) being demolished, location of utilities, septic tanks, an itemized statement of valuation of demolition and restoration work to be performed, or other such items as may be required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Copy of asbestos survey if required by EGLE or other state department.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Results of a pest inspection and, if necessary, a pest management plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Plans for restoring street frontage improvements (curb closure, sidewalk replacement, street patch, or other items as required by the building official). These items will not be required if building permits for redevelopment have been applied for or if redevelopment is planned within six months. In such case, the cash bond will be held until building permits for redevelopment are issued or improvements are complete. Completion shall not be deferred more than six months. Temporary erosion control and public protection shall be maintained during this time.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. A written work schedule for the demolition project. Included in this may be, but are not limited to, street closures, building moving dates, right-of-way work, or other items as required by the building official.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Acknowledgment that if any unknown historic or archeological remains discovered while accomplishing the activity authorized by a permit granted by the City, all work must immediately stop and notification of what was discovered must be made by the applicant to the City as well as any other required offices. The City will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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**Architectural Review  
Informational Requirements (Section 18.05)**

<u>Item</u>	<u>Provided</u>	<u>Not Provided or Applicable</u>
1. Name and address of the applicant or developer, including the names and addresses of any officers of a corporation or partners of a partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Legal description of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Drawings, sketches and plans showing the architectural exterior features, heights, appearance, color and texture of the materials of exterior construction and the placement of the structure on the lot, and any additional information determined necessary by the planning commission to determine compliance with the architectural standards (see also Section 18.06)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Photographs of existing site conditions, including site views, existing buildings on the site, streetscape views in all directions, and neighboring buildings within 150 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>











**ARCHITECTURAL CONTROL COMMITTEE  
STONE BROOK OWNERS' ASSOCIATION**

April 14, 2025

Scott & Kim Bonzheim  
7730 Parkcrest Circle  
Clarkston, MI 48348

Subject: ***Stone Brook Owners' Association  
Architectural Control Committee  
Preliminary Approval – Unit 17 House Plans***

File No.	B125-078020
Exhibit	G
Date	4-24-25
Initials	KD

Dear Scott & Kim:

At a meeting on April 14, 2025, the Architectural Control Committee of the Stone Brook Owners' Association granted preliminary approval of the following submittals related to your proposed home at Stone Brook Unit 17:

- C1844 Bonzheim Pricing Plan Set 2-10-25,
- Site Plan\_2025-2-21 (PDF),
- Site Model\_2025-2-21, and
- Bonzheim Timeline – 11-27-24.

Attached you will find copies of those documents marked "Approved - Preliminary."

In conjunction with preliminary approval and in accordance with the Stone Brook Architectural Control Guidelines, the committee established the following conditions to be met prior to final approval of the plans:

- No polyurethane or polyvinyl chloride (PVC) materials shall be used for porch railings, trim, or ornamental detailing. This includes, but is not limited to, brand names such as Fypon and Azek.
- Painted wood siding and painted wood shingles are required for exterior walls. The proposed Diamond Kote siding does not conform to Stone Brook's guidelines.

In accordance with the provisions of the Stone Brook architectural control guidelines, final approval of the house plans will be considered by the committee upon receipt of the following items:

- Updated construction documents incorporating the conditions stated above;
- Dimensioned site plan, indicating where trees are to be removed;
- Landscape plan;
- Updated construction schedule,
- A sample board providing samples or other sufficiently detailed information describing major materials, finishes, and colors (i.e., base, siding, windows, trim, roof, chimney, accessories, lighting, etc.); and
- A written description of any deviations from the preliminary approval documents.

The architectural control guidelines also require that all improvements to be made on Unit 17 must be accurately staked out on the site prior to final approval, including building corners, all major decks, terraces, and other improvements. Grading stakes indicating degree of cut and fill must also be present prior to final approval.

Please feel free to contact me if you have questions regarding this.

Sincerely,

A handwritten signature in dark ink, appearing to read "Neal K. Liddicoat". The signature is fluid and cursive, with the first name "Neal" and last name "Liddicoat" clearly distinguishable.

Neal K. Liddicoat, Chairman  
Architectural Control Committee

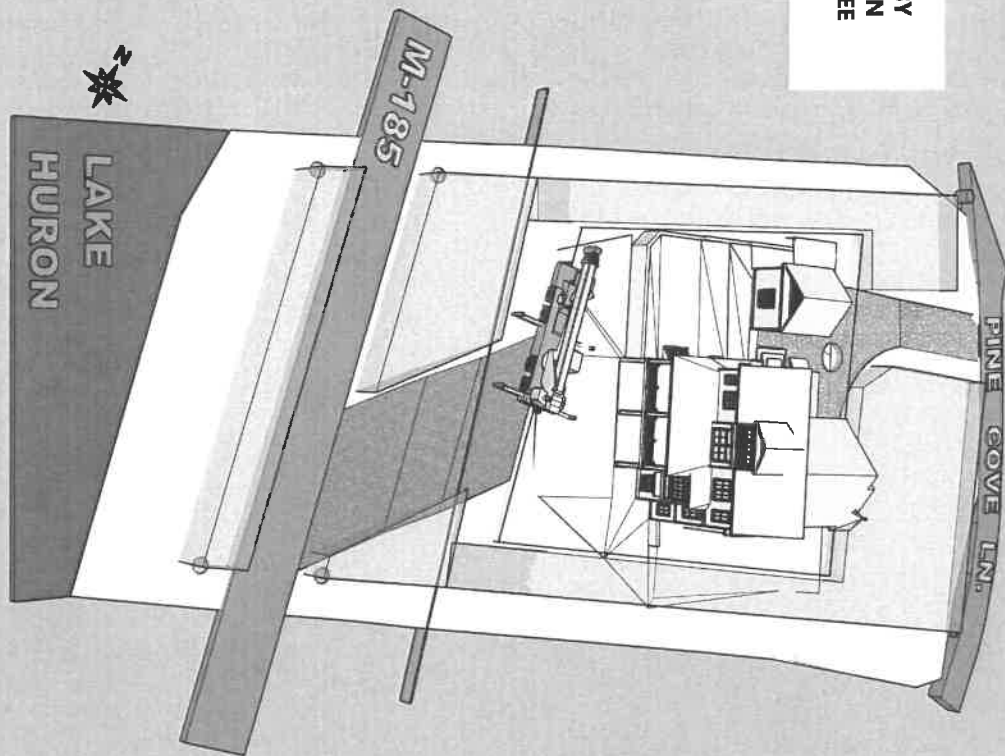
cc: Ms. Janet Randazzo  
Mr. Joel Hancock  
Mr. Tim Shea  
Mr. Francesco Viola  
Mr. Ryan Spencer, Dickinson Homes  
Mr. James Murray, GC North, LLC  
Ms. Katie Pereny, City of Mackinac Island Building & Zoning Department

Attachments

APPROVED - PRELIMINARY  
PRELIMINARY APPROVAL GRANTED BY  
STONE BROOK OWNERS' ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE  
APRIL 14, 2025

*Wade T. Clinton*

NOTE: THE COLORS SHOWN ARE  
REPRESENTATIVE FOR EXACT COLOR  
DETAIL SEE SPEC SHEETS



A.01

Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
M

PROJECT  
Bonzheim Residence  
PROJECT NO.  
C1844

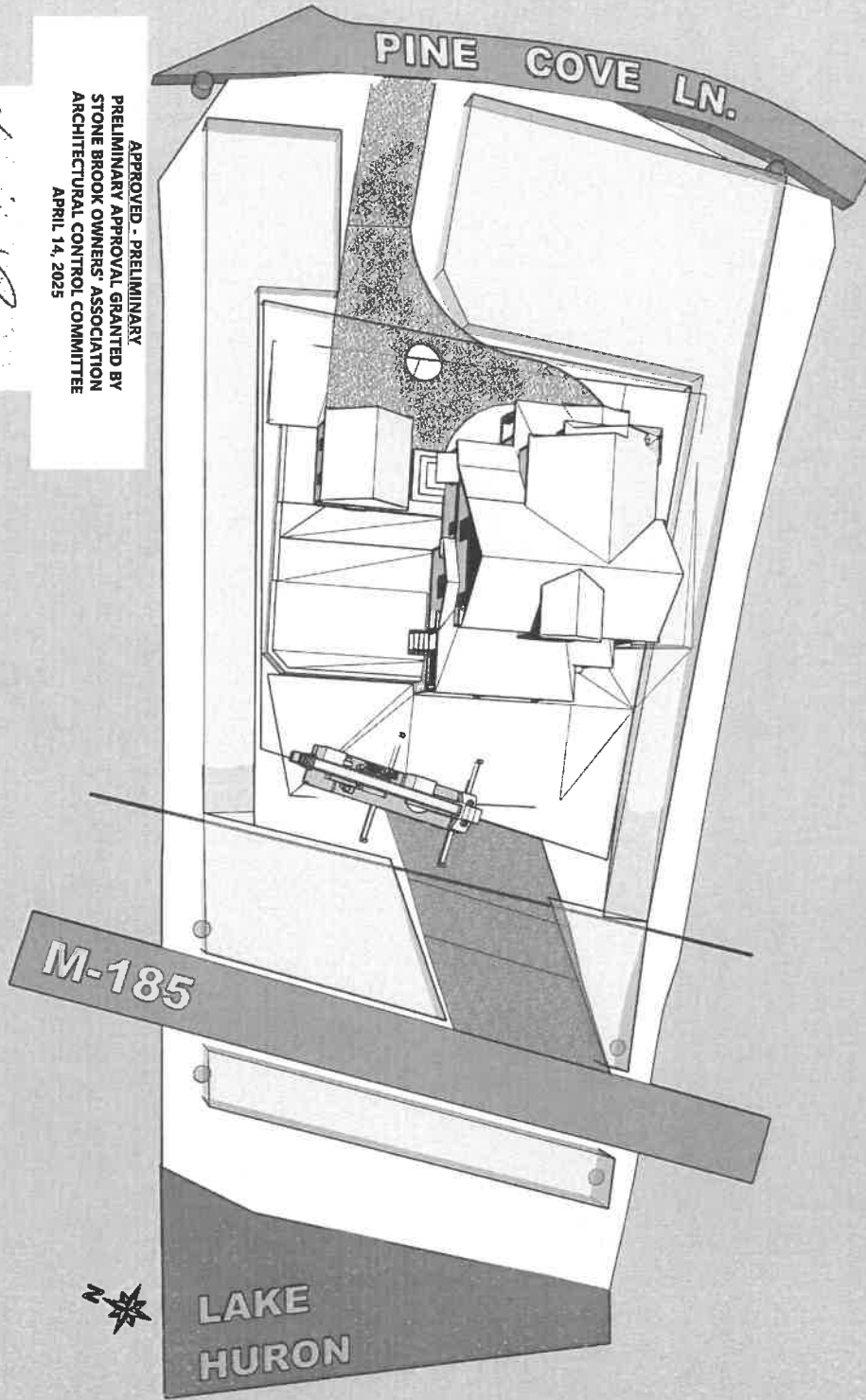
**Dickinson Homes**



NOTE: THE COLORS SHOWN ARE REPRESENTATIVE. FOR EXACT COLOR DETAIL SEE SPEC SHEETS

*Wade K. Dineen*

APPROVED - PRELIMINARY  
PRELIMINARY APPROVAL GRANTED BY  
STONE BROOK OWNERS' ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE  
APRIL 14, 2025



A.07

Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
M

PROJECT  
Bonzheim Residence  
PROJECT NO.  
C1844

**Dickinson Homes**

## Read for Pricing February 3rd 2025

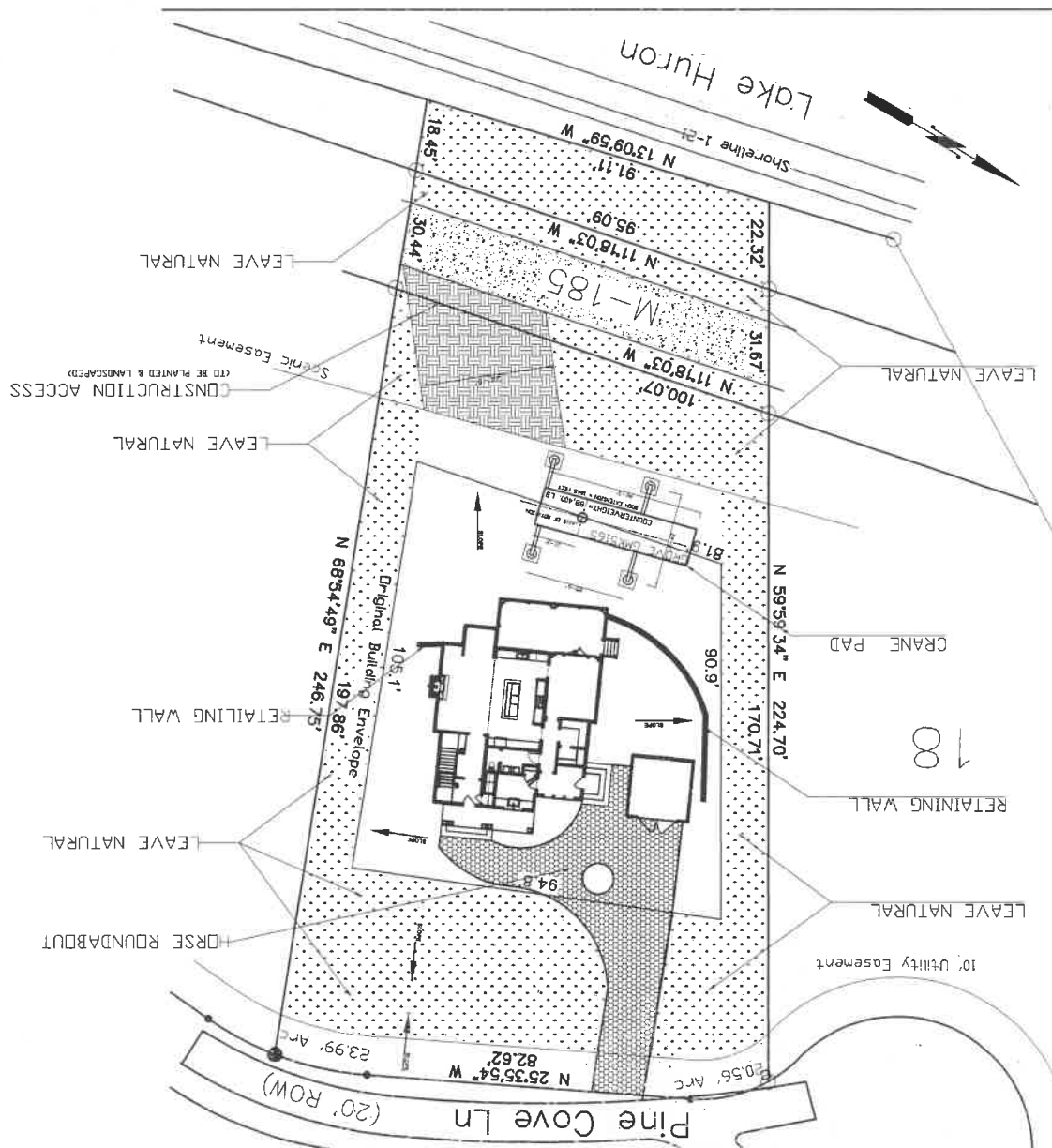
COMPANY NAME

DATE	11-27-24
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**APPROVED - PRELIMINARY**

**APRIL 14, 2025**

Wm. H. Kilian



APPROVED - PRELIMINARY  
 PRELIMINARY APPROVAL GRANTED BY  
 STONE BROOK OWNERS' ASSOCIATION  
 ARCHITECTURAL CONTROL COMMITTEE  
 APRIL 14, 2025

*Handwritten signature*

revision	proj title
1	
dr.	A
dl.	A
date	A
job no	A
int no	A

**Dickinson Homes**  
 1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800

## **Surface Water Drainage Narrative Plan**

**Project:** Bonzhiem New Build

**Location:** Mackinac Island Michigan

**Reference Document:** Neil Hill Official Site Plan (Dated 4-7)

**Prepared By:** Project Management Team

**Applicable Code:** 2015 Michigan Residential Code (MRC), Section R401.3

### **Code Compliance:**

Section R401.3 of the Michigan Residential Code requires that surface water must be directed away from the foundation walls. The ground should fall a minimum of 6 inches within the first 10 feet. If not feasible, approved alternatives such as swales or drains may be used. Discharge of runoff onto neighboring lots or public right-of-ways is prohibited without proper approval.

### **Site Description:**

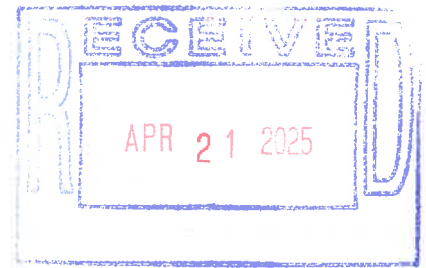
The structure is centrally located on the lot, with the driveway situated on the northeast side. North, South, East, and West yard spaces provide opportunities for drainage.

### **Drainage Strategy:**

- **Grading:** Maintain a **minimum** slope of 6 inches over 10 feet away from all sides of the foundation using compacted soil.
- **Swales:** Shallow grassed swales on the north, east, and south sides of the structure route water away: - North swale (driveway side) flows south. - East swale runs east. - East swale collects from both North and South swale and discharges east towards the road.
- **Downspouts:** All roof downspouts will discharge a minimum of 5 feet away from the foundation and toward the swales.
- **Driveway:** Slight slope or trench drain may be added to direct flow into the south swale.
- **Discharge Point:** Final water discharge is directed to the southwestern corner of the lot.

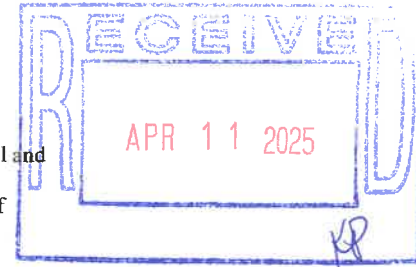
### **Optional Enhancements:**

- French drains along South and West walls.
- Subsurface drain tile beneath swales.
- Catch basins and overflow containment.



## Bonzheim Project Timeline

1. **Pre-Summer 2025**
  - o **Excavation:** Complete foundation excavation and grading for the temporary driveway.
2. **Summer 2025**
  - o **Foundation Installation:** Winberg to install foundations.
3. **Fall 2025**
  - o **Retaining Wall & Backfill:** Belonga to install the natural rock retaining wall and perform minimal backfilling.
  - o **Weather Protection:** Ensure foundation is protected prior to the first frost of 2025.
4. **Spring 2026**
  - o **Module Delivery & Set:** Transport modular units from St. Ignace to Mackinac Island and complete the crane set over three days (Monday setup, Tuesday placing up to six modules, Wednesday placing the remaining three modules).
5. **Post-Delivery (Immediate)**
  - o **Site Finish Construction:** Focus first on finishing the exterior of the home, then proceed with interior work once the exterior is complete.
  - o **Fall 2026:** Complete final landscaping, hardscaping, and grading.
  - o **Move-In Ready:** November 2026.



## 1. Delivery and Staging

### St. Ignace Ford Garage (Initial Staging)

- **Timeline:** One week (prior to Spring 2026 set)
- **Activity:** Deliver and stage all modules at St. Ignace Ford Garage to ensure readiness for island transport.

### Transport to Mackinac Island (Secondary Staging)

- **Timeline:** One week (Spring 2026)
- **Activity:** Move modules from St. Ignace to Mackinac Island, staging at British Landing in coordination with the City and State Park.
- **Recommendation:** Schedule deliveries toward the end of each week to minimize on-site storage time.

## 2. Setting the Modules

### Three-Day Set Schedule

1. **Day 1 (Monday):** Crane setup on the Bonzheims' property.
2. **Day 2 (Tuesday):** Placement of up to six modules.

File No. R125-017-020  
Exhibit B  
Date 4.24.25  
Initials KP

3. **Day 3 (Wednesday):** Placement of the remaining three modules.

#### **Crane Placement**

- **Crane:** 185-ton all-terrain crane (Plutchack Crane).
- **Road Closures:** Minimal and only during actual lifts.

#### **Temporary Driveway**

- **Grading & Use:** Belonga Excavating to grade a temporary driveway (3D PDF reference).
- **Restoration:** Once modules are set, remove the temporary driveway, replant trees, and install a discreet bike path and steps.

### **3. Site Maintenance and Debris Management**

#### **Debris Containment**

- **Containment:** All construction debris stored in a “2-footer” (designated bin or dumpster).
- **Oversight:** GC North to maintain site cleanliness and minimize disruption.

#### **Equipment Required**

- **Dickinson Homes:** Set truck and sling trailer
- **Transport Vehicles:** Three toters
- **Belonga Excavating:** Excavator, dump truck, skid steer
- **Crane:** 185-ton all-terrain crane (Plutchack Crane)

#### **Retaining Walls**

- **Scope:** Natural rock retaining walls installed by Belonga Excavating.
- **Timing:** Wall installation during Fall 2025, with boulders placed by excavator.

### **Conclusion**

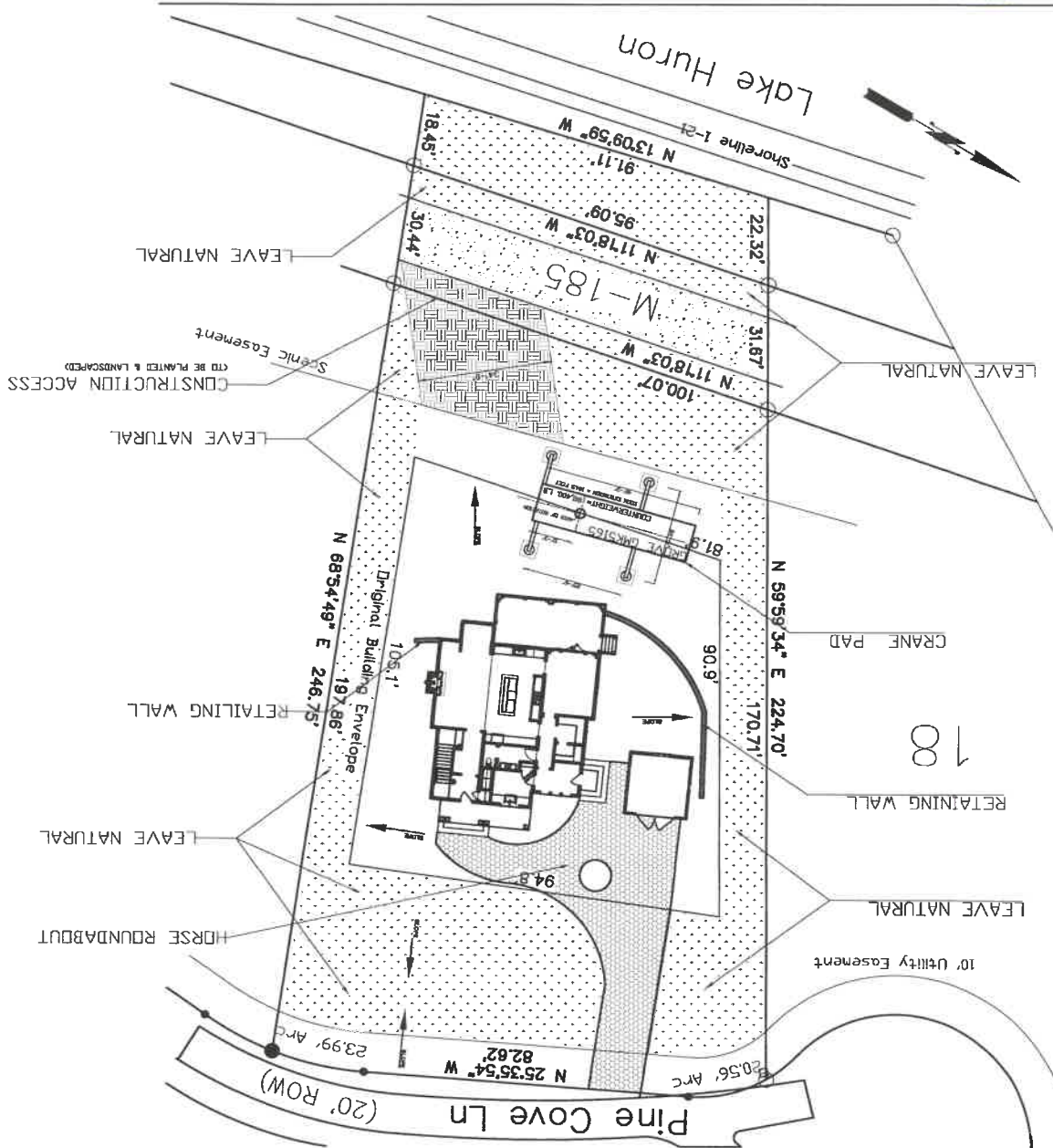
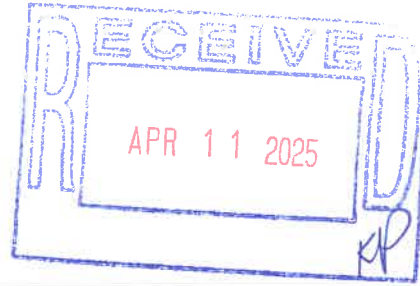
By adhering to this phased timeline—excavation before Summer 2025, foundations in Summer 2025, site protection and retaining wall in Fall 2025, module delivery and set in Spring 2026, and full exterior finishing followed by interior work—this plan keeps the project on track for a final move-in by November 2026. Restoration efforts and exterior landscaping will ensure the property is both functional and aesthetically pleasing.

No. R125-017-020

Unit C

Date 4-24-25

Initials KP



proj title	revision
A	A
date	DL
job no	A
site no	A

**Dickinson Homes**  
1500 W. BREITUNG AVE. KINGSFORD, MI 906-774-5800



# Site Plan

## Stone Brook Unit 17

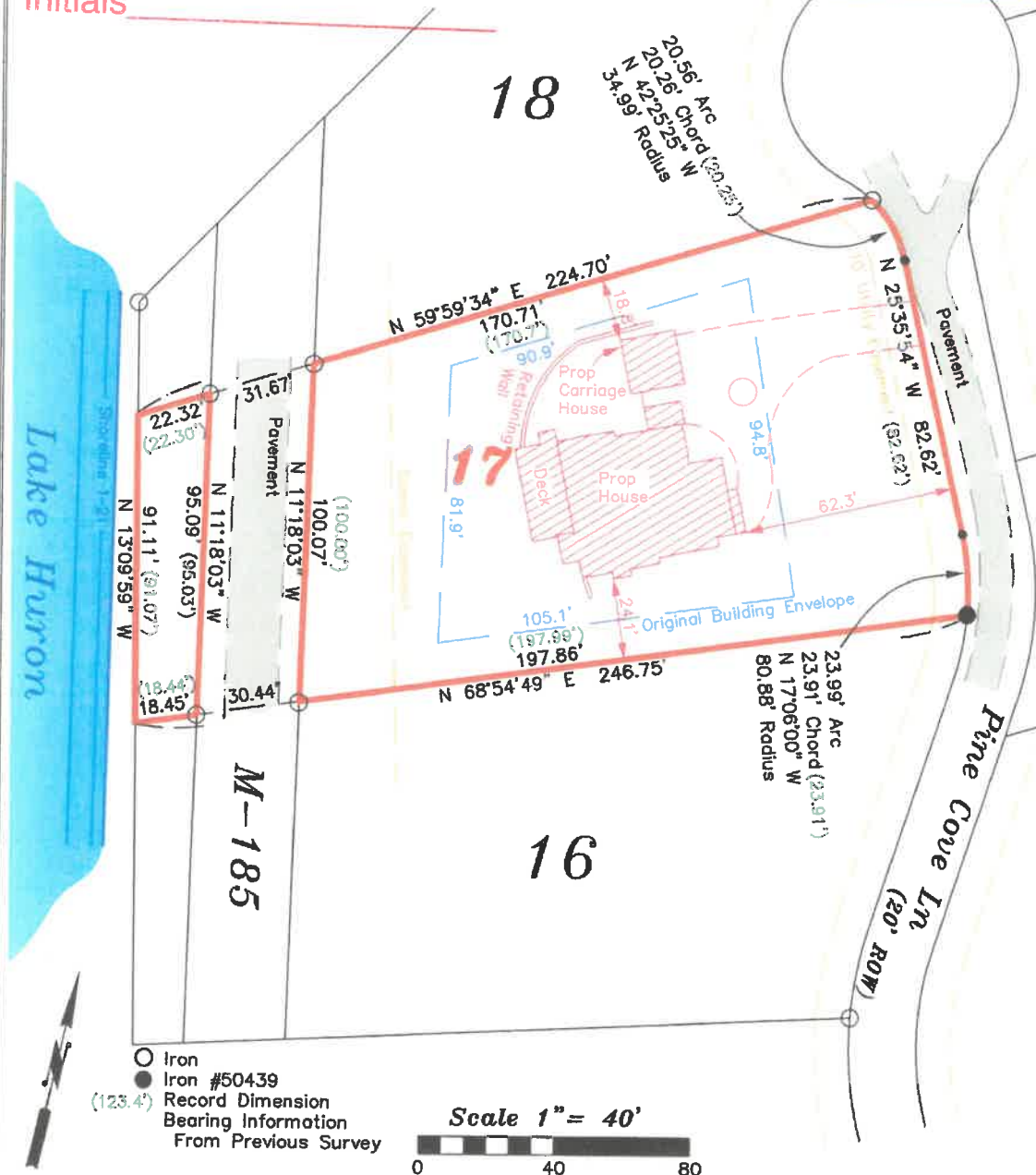
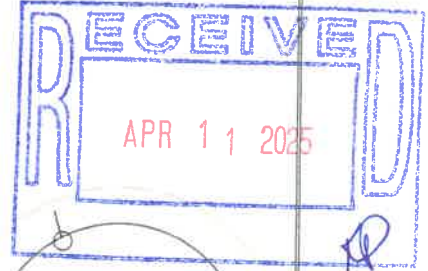
Client: Scott Bonzheim

File No. \_\_\_\_\_

Exhibit \_\_\_\_\_

Date \_\_\_\_\_

Initials \_\_\_\_\_



By: Neil W. Hill P.S.  
Neil W. Hill P.S. #50439  
Registered Land Surveyor

Date: February 21, 2025  
Order No.: 21009-SB-17-SB-MI

© 2025 This map may NOT be reproduced without written consent of surveyor

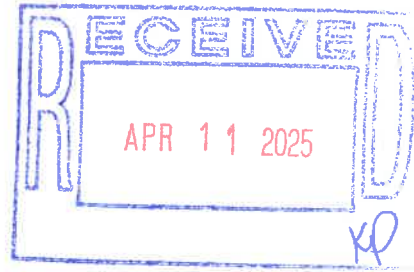


429 Ellsworth Street  
St. Ignace, MI 49781  
(906) 643-9418 Phone  
info@mackinacsurveys.com

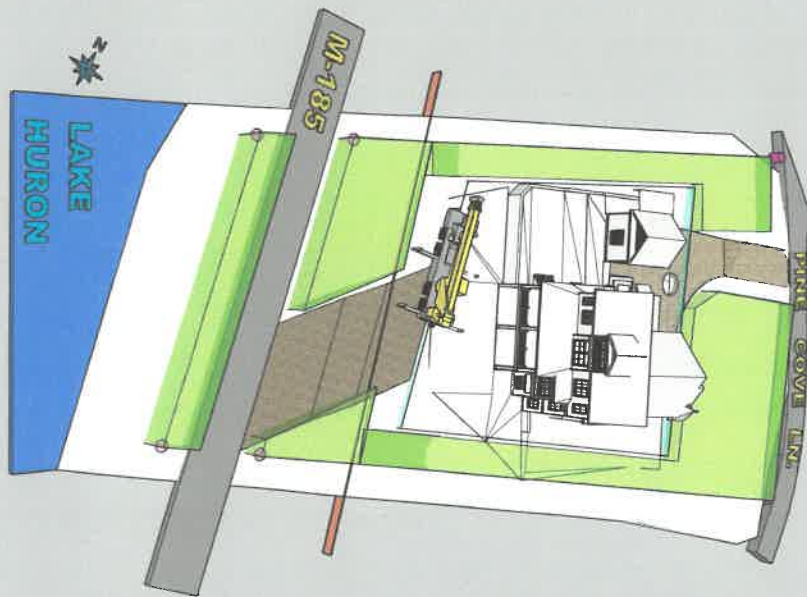




File No. R125-017-020  
Exhibit D  
Date 4-24-25  
Initials KP



NOTE: THE COLORS SHOWN ARE  
REPRESENTATIVE. FOR EXACT COLOR  
DETAIL SEE SPEC SHEETS



A.01

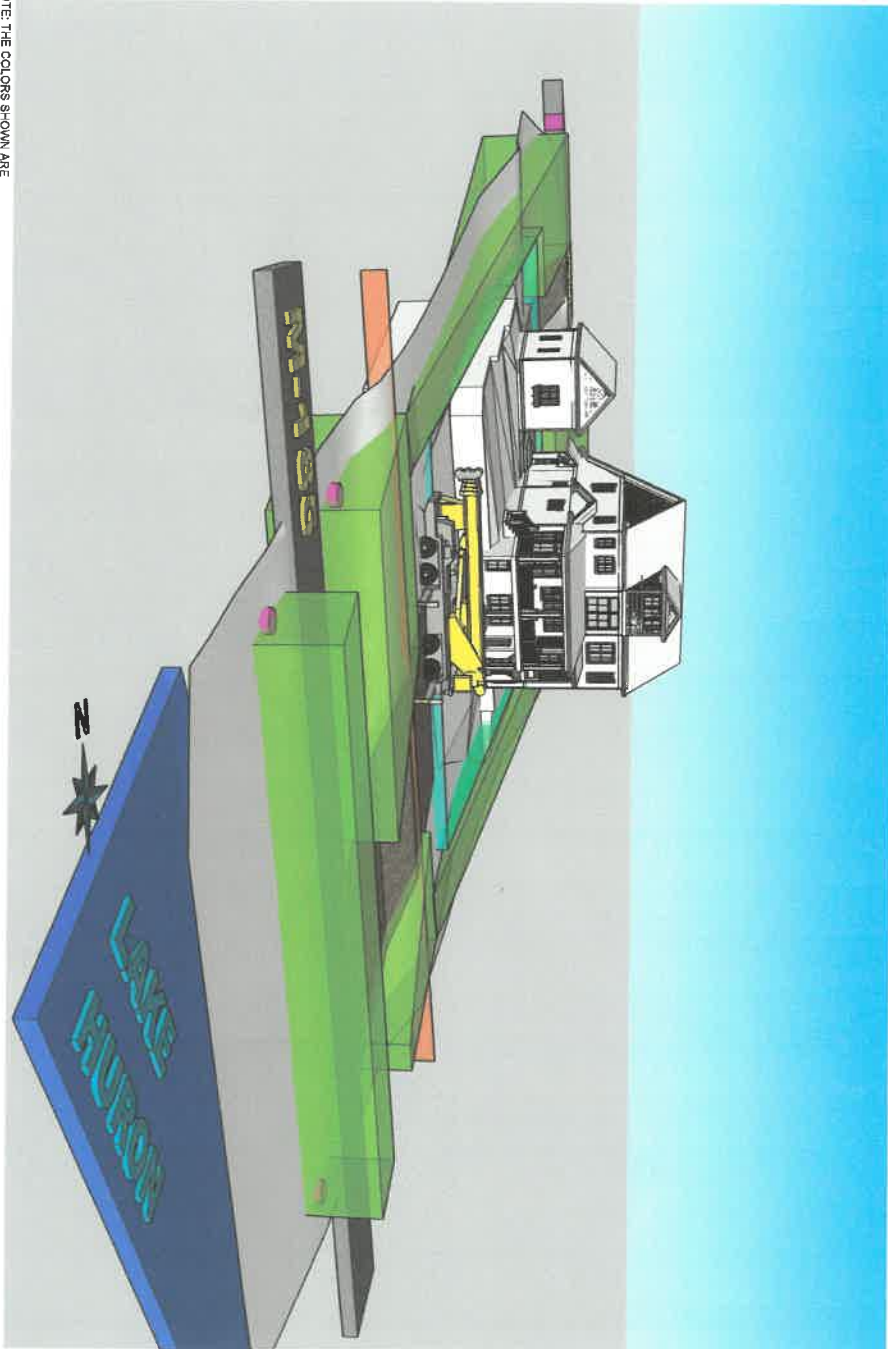
Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
M

PROJECT  
Bonzheim Residence  
PROJECT NO.  
C1844

**Dickinson Homes**

NOTE: THE COLORS SHOWN ARE  
REPRESENTATIVE OF THE  
DETAIL SEE SPEC SHEETS



A.02

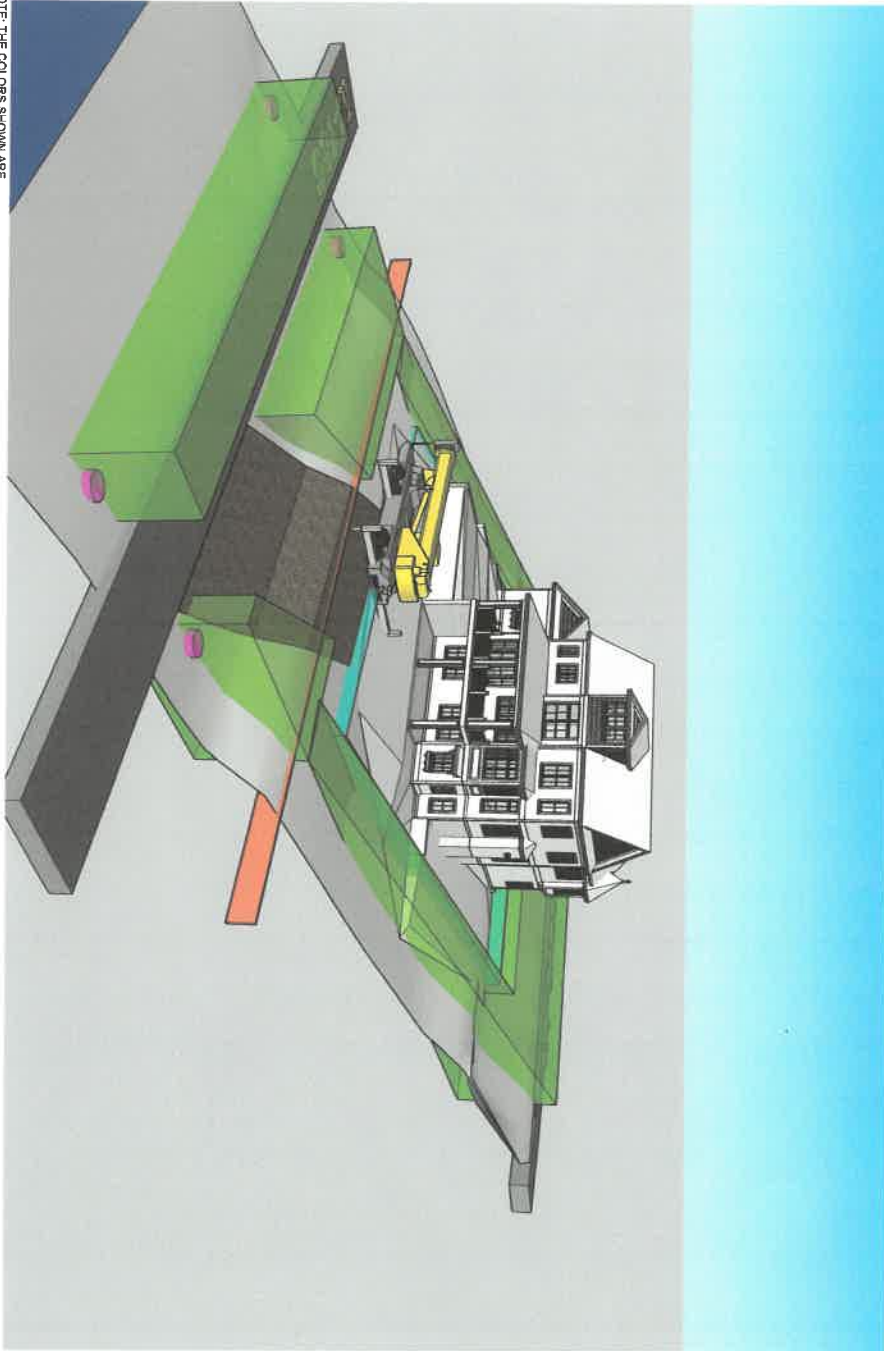
Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
M

PROJECT  
Bonzheim Residence  
PROJECT NO.  
C1844

**Dickinson Homes**

NOTE: THE COLORS SHOWN ARE  
REPRESENTATIVE OF EACH COLOR  
DETAIL SEE SPEC SHEETS



A.03

Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
IM

PROJECT  
Bonzheim Residence  
PROJECT NO.  
C1844

**Dickinson Homes**

NOTE: THE COLORS SHOWN ARE  
REPRESENTATIVE, NOT EXACT COLOR  
DETAIL SEE SPEC SHEETS



A.04

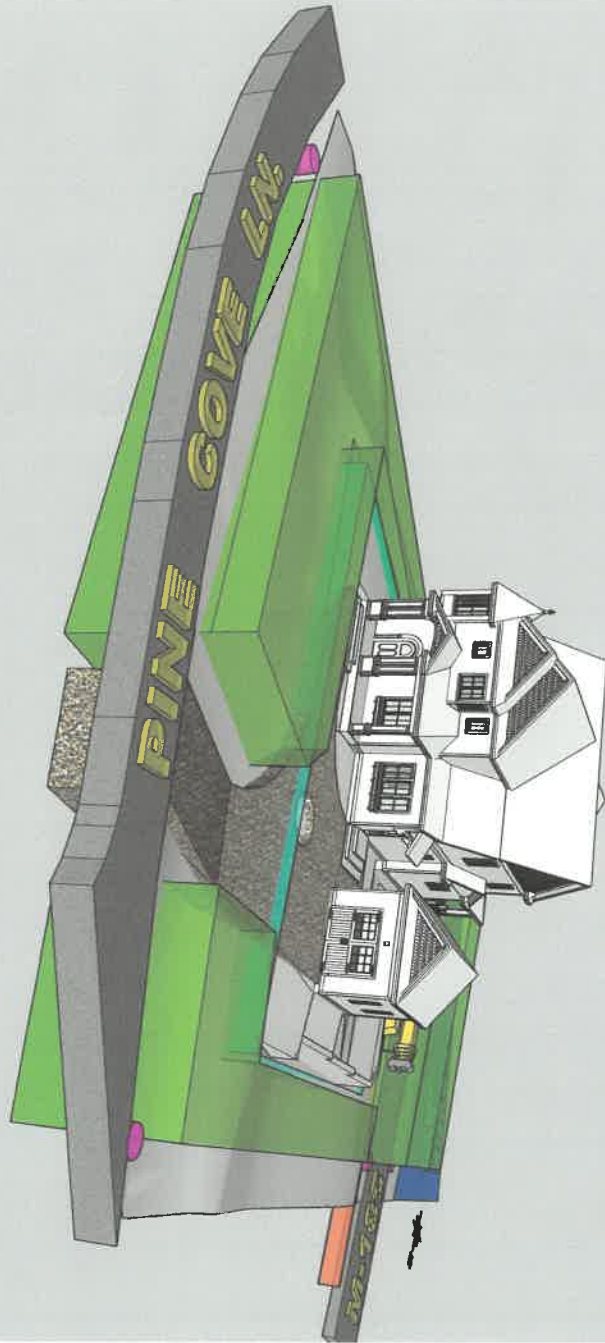
Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
M

PROJECT  
Bonzheim Residence  
PROJECT NO.  
C1844

**Dickinson Homes**

NOTE: THE COLORS SHOWN ARE  
REPRESENTATIVE OF THE  
DETAIL. SEE SPEC SHEETS



A.05

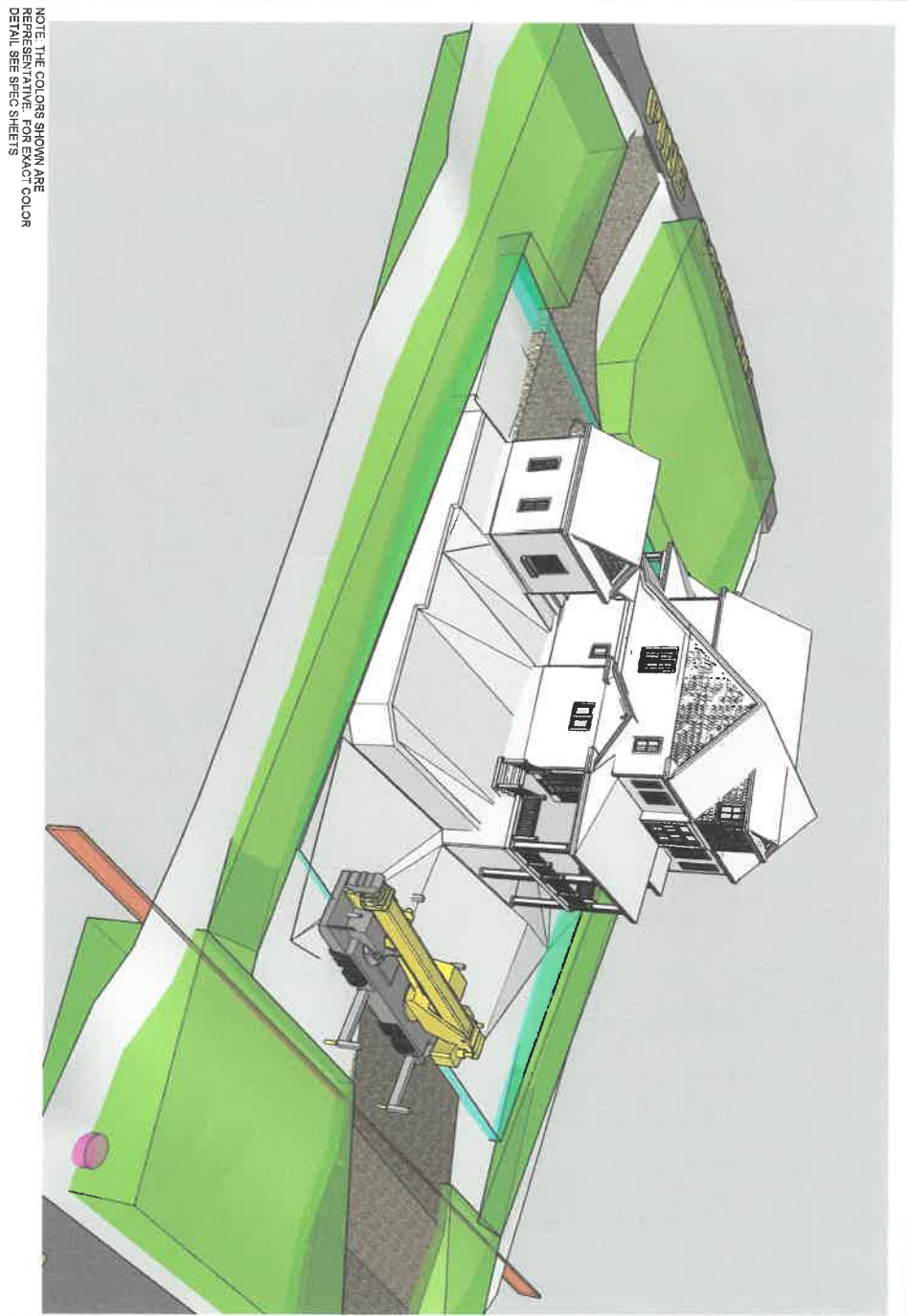
Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
M

PROJECT  
Benzheim Residence  
PROJECT NO.  
C1844

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A.06

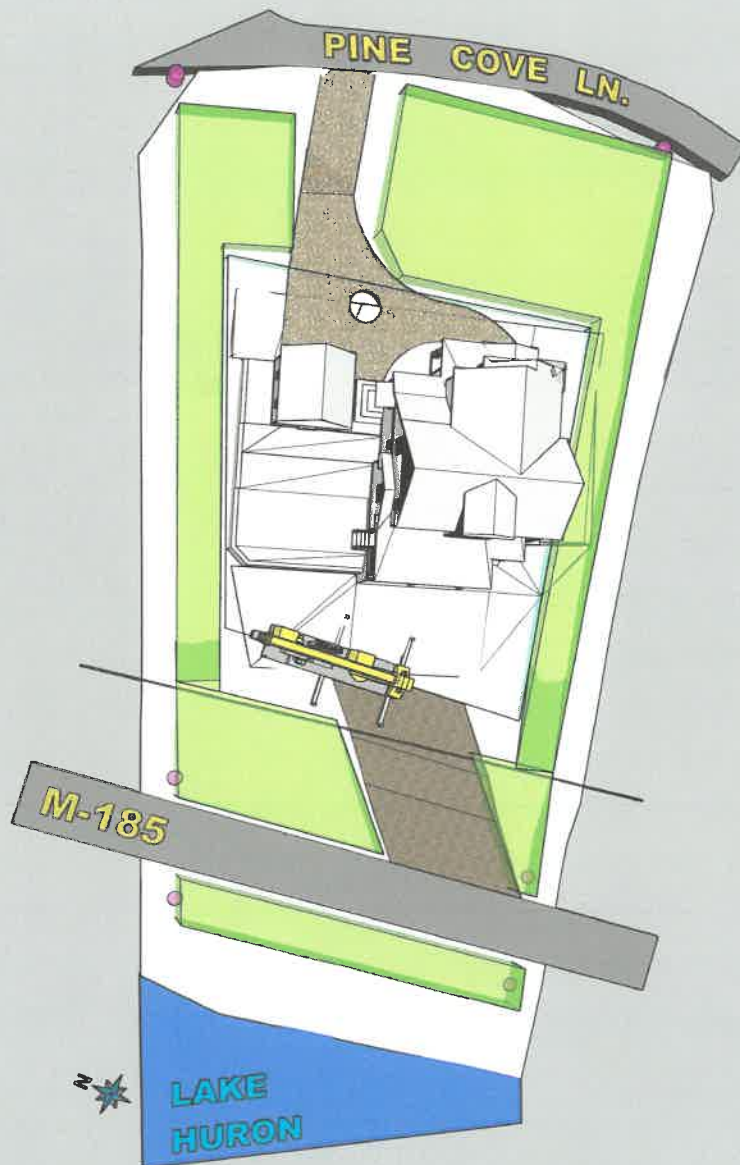
Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
M

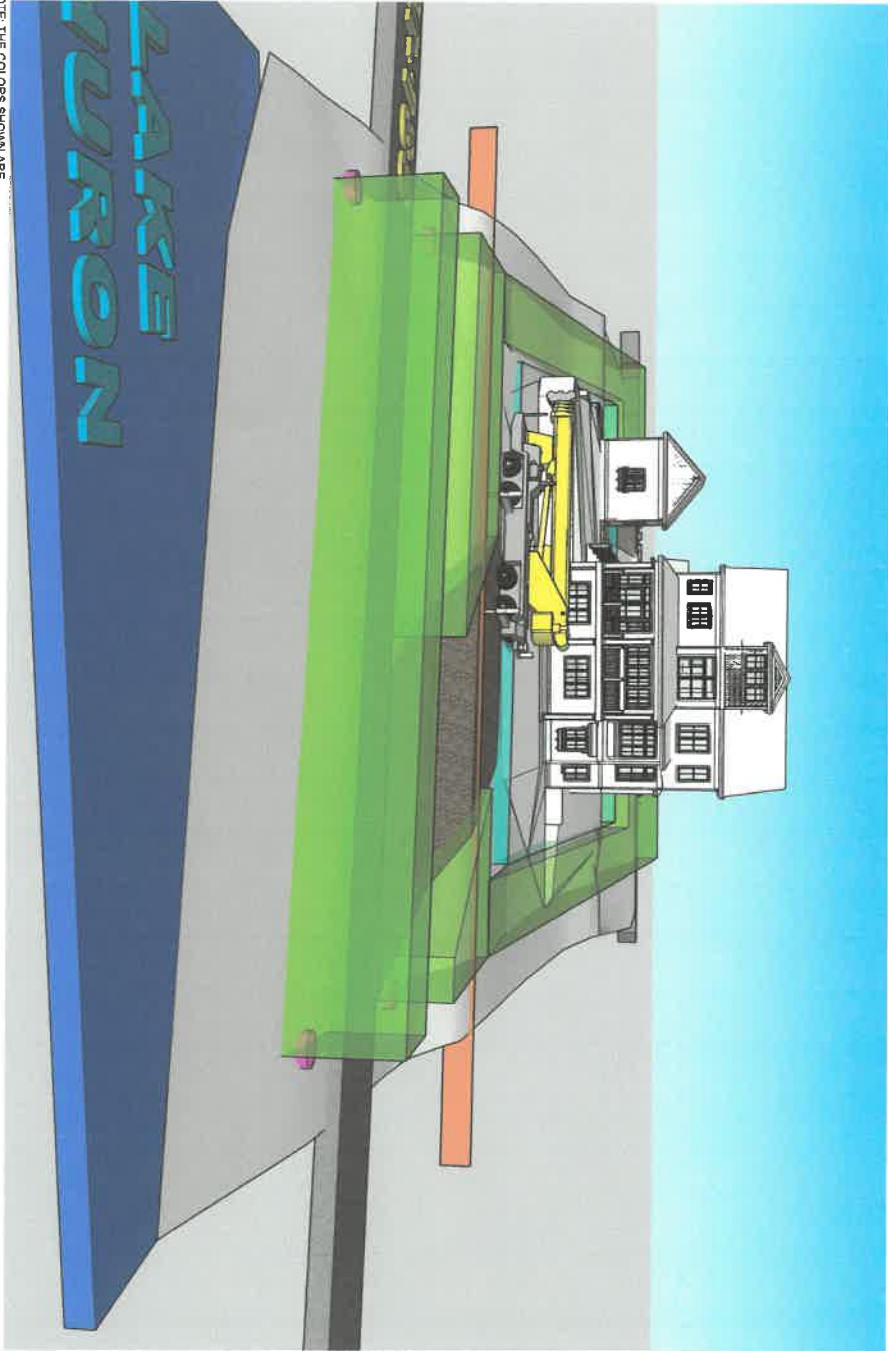
PROJECT  
Bonzheim Residence  
PROJECT NO.  
C1844

**Dickinson Homes**

NOTE: THE COLORS SHOWN ARE  
REPRESENTATIVE FOR EXACT COLOR  
DETAIL SEE SPEC SHEETS



NOTE: THE COLORS SHOWN ARE  
REPRESENTATIVE FOR EXACT COLOR  
DETAIL SEE SPEC SHEETS



A.08

Site  
Model

ISSUE  
2/20/2025  
DRAWN BY  
M

PROJECT  
Bonzheim Residence  
PROJECT NO.  
C1844

**Dickinson Homes**



CUSTOM SIDING PATTERN  
(ALTERNATE 12" SCALLOP  
& DIAMOND COURSES)

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ARCHITECTURAL CONTROL COMMITTEE  
APRIL 14, 2025

APRIL 14, 2025

Wm. F. Johnson

REC'D  
APR 21 2005  
DPCL MAILING

APR 21 2025

WWW.DICKINSONHOMES.COM  
FAX: 906-774-5813

TURRET SIDING (ALL BLACK)  
5/4x6 TRIM HORIZONTAL,  
DHI TO MAKE CORNERS  
FROM 5/4x12 & 5/4x10,  
4x8x3/8" NO GROOVE  
PANEL IN FIELD, BLACK  
SOFFIT UNDERNEATH

2x4 OWNER SUPPLIED  
'PILASTER'-BLACK TRIM—  
AROUND FRONT DOOR  
ENDURA-CRAFT COLUMN WRAP  
12" SQUARE RECESSED PANEL  
PRAIRIE CAPITAL & BASE

PVC WINDOW BOX  
w/ SELF WATERING  
RESERVOIR KIT,  
MOUNTING HARDWARE  
KIT & OPTIONAL  
SIZE TO 10"X10"  
w/ (3) "Typon"  
#DTLBSX5X3 PVC  
DECOR BRACKETS  
BRACKETS to be  
PAINTED 'BLACK'

CIRCULATIONS 36  
 PVC WINDOW BOX  
 w/ SELF WATERING  
 RESERVOIR KIT,  
 MOUNTING HARDWARE  
 KIT & OPTIONAL  
 SIZE to 10" h. x 10" w.  
 w/ (4) "Fypn".  
 #DLB55X3 PVC  
 DECOR. BRACKETS  
 to be  
 PAINTED 'BLACK'

WHITE BRACKET  
IN PEAKS  
(FYPON BKT1X6)

CUSTOM SIDING PATTERN  
(ALTERNATE 12" SCALL  
& DIAMOND COURSED)

12  
9.75

FRONT ELEVATION

FRONT ELEVATION

---

EAST ELEVATION

**JOB #C1844**  
**DRAWING SCALE 3/16" = 1'-0"**

proj title	BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER	contact person APS	date 2/17/23	original APS	sheet no A5.0
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# Dickinson Homes

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File No. R135.017.020  
Exhibit E  
Date 4.24.25  
Initials KQ

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APRIL 14, 2025

*Wesley H. Smith*



REAR ELEVATION  
WEST ELEVATION

JOB #C1844  
DRAWING SCALE 3/16" = 1'-0"

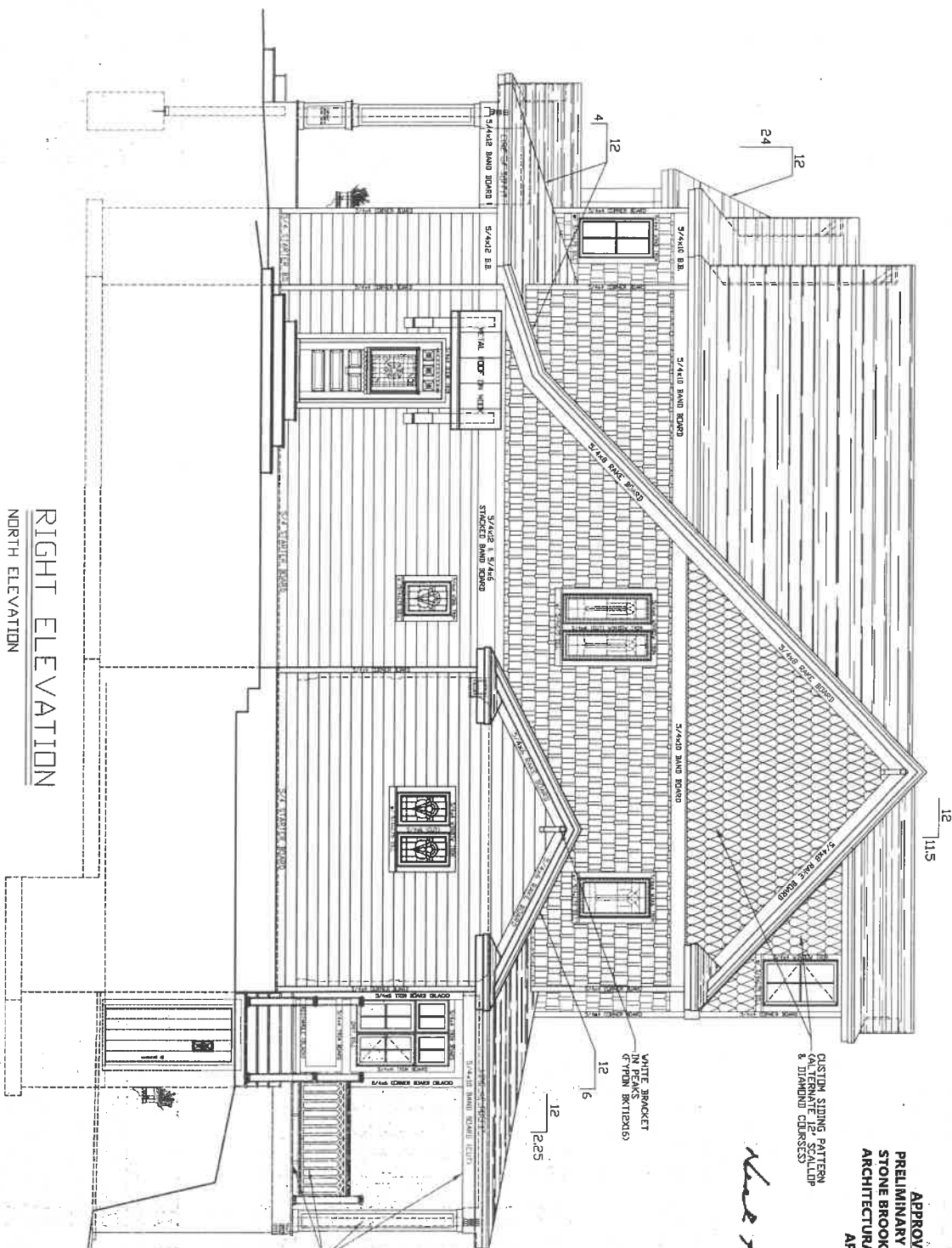
DATE	2/17/23
DESIGNED BY	APPS
CHECKED BY	APPS
DATE	2/17/23
PROJECT	BONZHEIM (SCOTT & KIP) RESIDENCE RYAN SPENCER
DESCRIPTION	CUSTOM FRONT EXTERIOR ELEVATION-WEST

REVISION	1/16/23
BY	APPS
DESCRIPTION	1. 1/2\"/>

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RIGHT ELEVATION

NORTH ELEVATION



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APRIL 14, 2025

Vol. 5: *History*

TimberTech, decking w/  
TOP & BOTTOM 'Premier Rail'  
w/ 'The Porch Company'  
'Hemlock' SLEEVES OVER  
4x4 'Secure Mount' POSTS v  
'Cathedral Picket' & 'Picket'  
1 1/2" PVC INFILL  
1x4 BEAD BOARD SOFFIT w/  
DRIPPED PVC WRAPPED HDSS  
ENDURA-CRAFT COLUMN WRAP  
12" SQUARE RECESSED PANEL  
PRAIRIE CAPITAL & BASE

revision	11-28-24 PD
1/16/23 APS	12-10-24 PD
2/13/23 APS	1-8-24 PD
8-21-24 PD	1-9-25 PD
9-6-24 PD	1-24-25 PD
10-18-24 PD	2-10-25 PD
11-7-24 PD	

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date 2/17/23	contact person APS	BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER
original APS	site no A5.2	CUSTOM FRONT EXTERIOR ELEVATION-NORTH

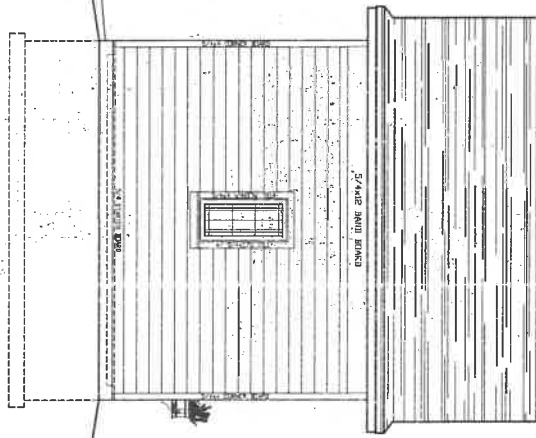
Wes. T. Gilchrist



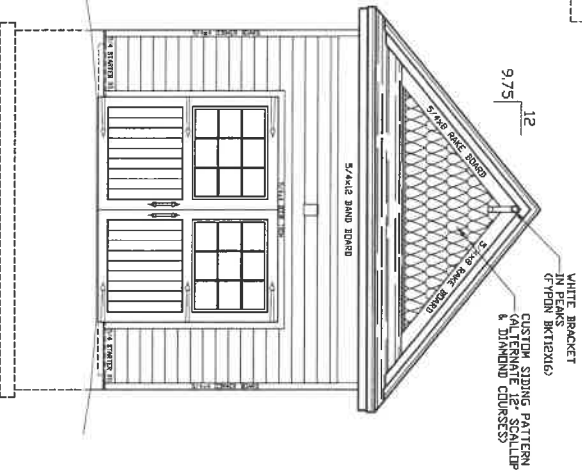
DRAWING SCALE 3/16" = 1'-0"

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Wm. H. Pittman



RIGHT ELEVATION



FRONT ELEVATION

EAST ELEVATION

**JOB #C1844**  
DRAWING SCALE 3/16" = 1'-0"

revision	1/16/23	APS	11-28-24	PD
	2/15/23	APS	12-10-24	PD
	8-21-24	PD	1-8-24	PD
	10-18-24	PD	1-9-25	PD
	10-18-24	PD	1-24-25	PD
	9-7-24	PD	1-26-25	PD

Proj Title	BONZHEIM (SCOTT & KIM) RESIDENCE
	RYAN SPENCER
	CUSTOM
	SORAGE BUILDING EXTERIOR ELEV.

Contact person	APS
date	2/17/23
original	APS
sheet no	A5.4

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FAX: 906-774-5813



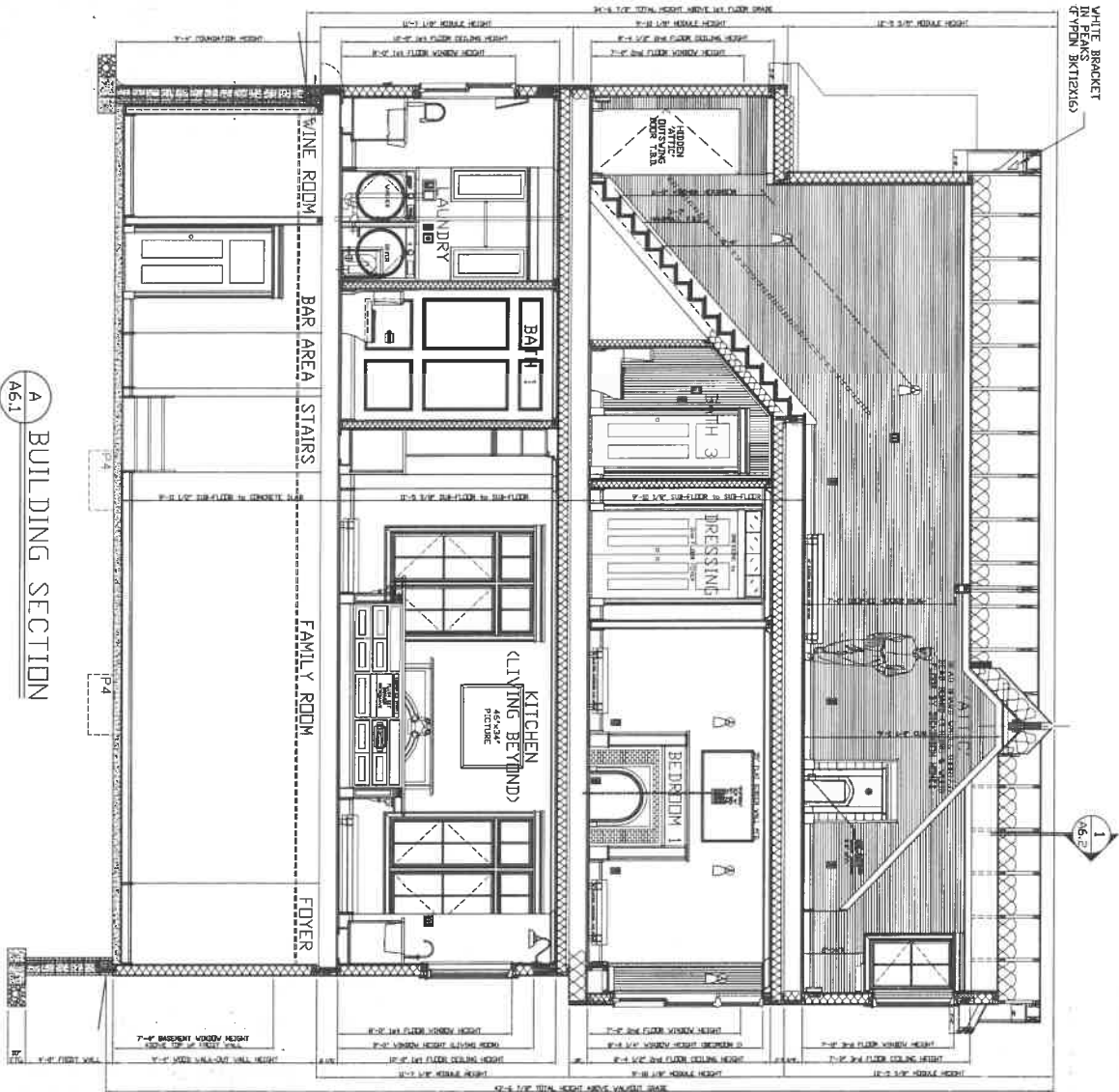
Wm. H. Daint



DRAWING SCALE 3/16" = 1'-0"

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A  
A6.1 BUILDING SECTION

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APRIL 14, 2025

Wm. T. Deane

**JOB #C1844**  
DRAWING SCALE 3/16" = 1'-0"

date 2/17/23	contact person APS	BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER
originator APS	site no A6.1	CUSTOM BUILDING SECTION-LAUNDRY & KITCHEN

revision	
1/16/23 APS	11-28-24 PD
2/15/23 APS	12-10-24 PD
8-21-24 PD	1-8-24 PD
9-6-24 PD	1-9-25 PD
10-18-24 PD	1-24-25 PD
11-7-24 PD	2-10-25 PD

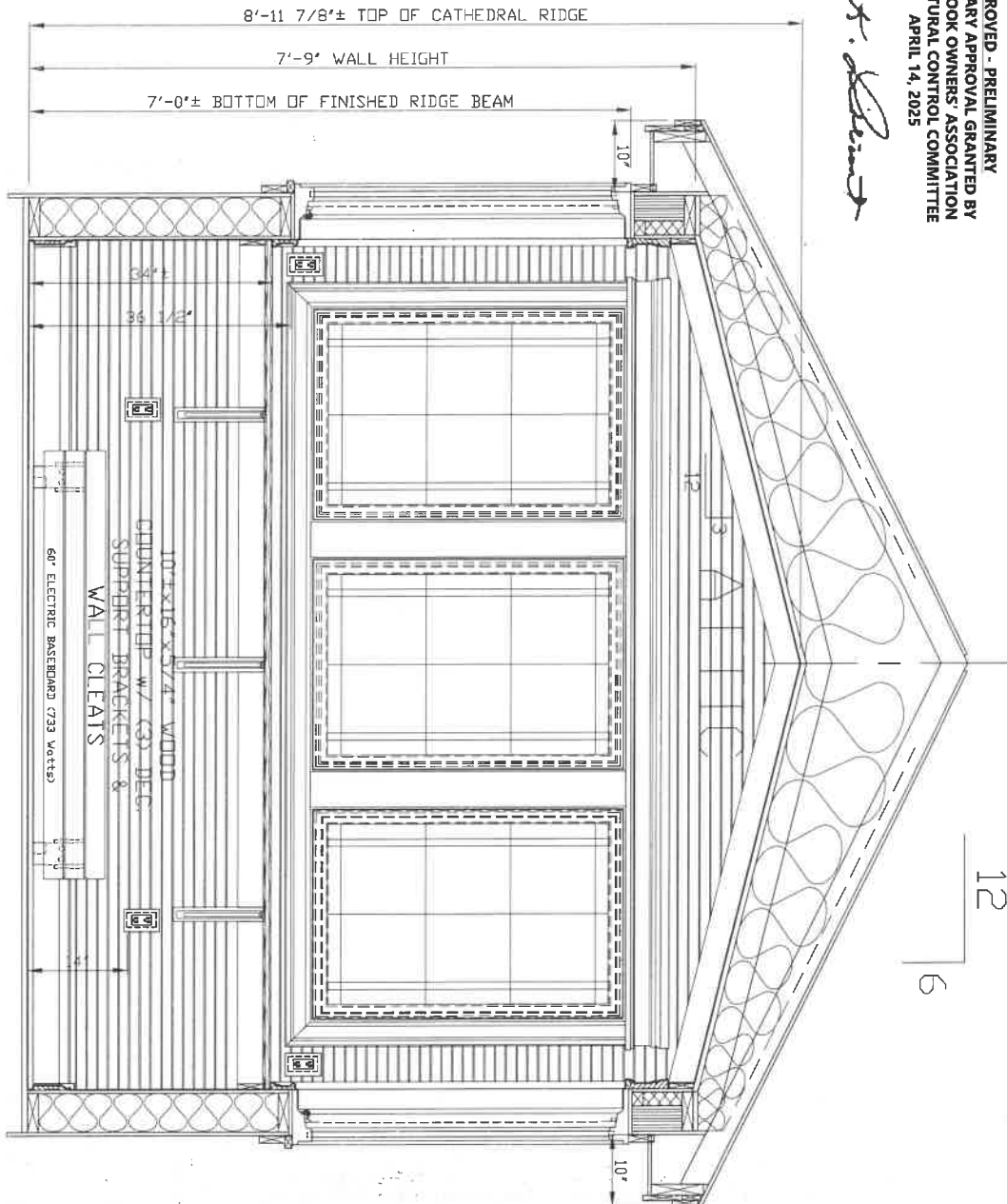
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 APRIL 14, 2025

*Handwritten signature*



1 BUILDING SECTION  
 A6.2

**JOB #C1844**  
 DRAWING SCALE 3/4" = 1'-0"

revision	1/16/23	APS	11-08-24	PD
2/13/23	APS	11-10-24	PD	
8-21-24	PD	11-10-24	PD	
9-4-24	PD	11-10-24	PD	
10-10-24	PD	11-10-24	PD	
11-7-24	PD	11-10-24	PD	
project title	BONZHEIM (SCOTT & KIM) RESIDENCE RYAN SPENCER			
date	2/17/23	originator	APS	
sheet	1	total	1	
job no	A6.2	project	1	

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File No. R125-017-020  
Exhibit F  
Date 4.24.25  
Initials KP



















