

## Canal Crossings Condominiums

Hancock, MI



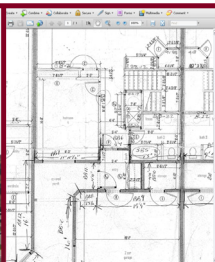
### **SPECIFICATIONS:**

Size: 54,560 sq. ft.  
Completion: July 2008  
Contact: Tim Aho  
Phone: (906) 369-3708

### **PROJECT DESCRIPTION:**

Built next to the Portage Lift Bridge and along Portage Canal, Canal Crossings is a four story building consisting of 21 condominiums. From the very foundation, this building presented a unique challenge. Located on a site consisting of organic material and stamp sand, the design team chose to use a poured caisson system to provide a firm building foundation. Over 40 caissons were drilled down to bedrock and then filled with concrete. The building's exterior walls are load bearing masonry and each floor is built using pre-cast concrete planks with a poured topping. The building's veneer is cultured stone, masonry and EIFS. In addition to the private balconies that each condo has, the rooftop deck provides residents with another space to spend time outside and enjoy the views along the canal. The ballasted, self-draining artificial turf system with paver walking paths simulate a natural feeling while being located on a rooftop.

# ENGINEERED TO ENSURE SUCCESS



## OUR SERVICES

Pre-Planning  
Feasibility Studies  
Site Analysis  
Permitting  
Surveying  
Environmental Planning  
Zoning

## ARCHITECTURAL DESIGN

Master Planning  
Conceptual Renderings  
Design Drawings  
Construction Drawings

## ENGINEERING

Geotechnical  
Structural  
Civil

## SUSTAINABLE DESIGN

Green building design as outlined by the U.S.  
Green Building Council  
Brownfield Assistance

## CONSTRUCTION DOCUMENTATION

Drawings  
Specifications  
Proposal forms

## CONSTRUCTION PROCEDURES

On-site QC Inspections  
Submittal Review  
As-built Drawings  
Cost Review

## PROPERTY SURVEYING

Land Divisions  
- Lot Splits  
- Site Condominiums  
- Platted Subdivisions  
ALTA Land Title Surveys  
Mortgage Surveys  
Legal Descriptions

## DESIGN/ENGINEERING SURVEYS

Topographic Surveys  
- Site Design  
- As built locations  
Floodplain & Wetland Mapping

## STAKING

Site Grading  
Underground Utilities  
Building Layout  
Roadway Staking  
GPS Machine Control  
- Terrain Model Preparation  
- Orientation and initialization of machine control equipment to site