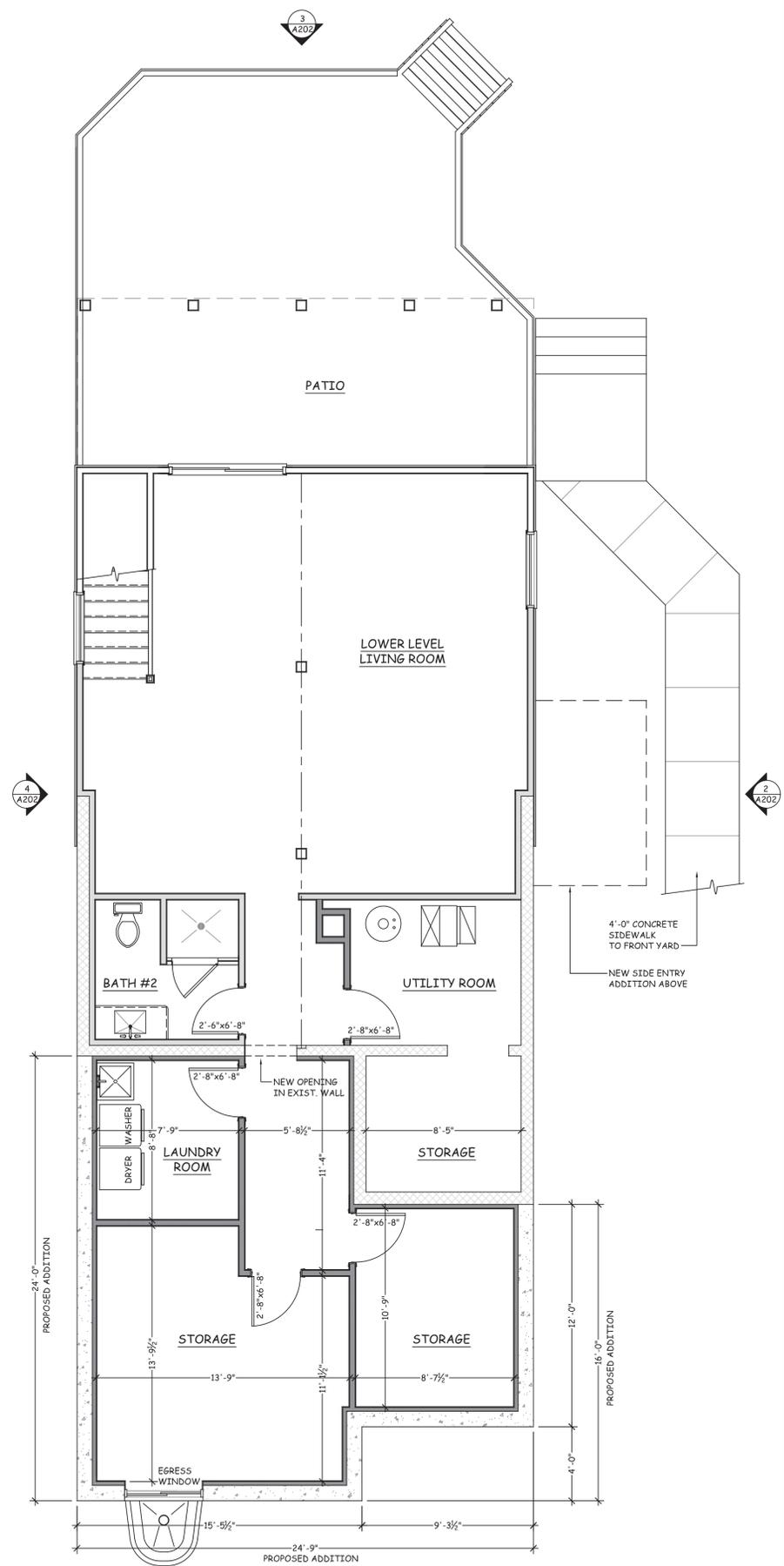


2 PROPOSED MAIN LEVEL PLAN
 A102 SCALE: 1/4" = 1'-0"

WALL LEGEND:
 — EXISTING WALL TO REMAIN
 — NEW WALL (2x4 INTERIOR, 2x6 EXTERIOR)



1 PROPOSED LOWER LEVEL PLAN
 A102 SCALE: 1/4" = 1'-0"



CONSTRUCTION BY DESIGN, LLC
 tim@constructionbydesign.org | 248.930.5260

PROJECT NAME: GILLAM RESIDENCE - PROPOSED ADDITION
493 ALGENE STREET, LAKE ORION, MI 48362
SHEET NAME: PROPOSED MAIN LEVEL & LOWER LEVEL FLOOR PLAN FOR VILLAGE OF LAKE ORION BZA VARIANCE PROCESS

DATE:
 08.06.2025

ISSUED FOR:
 PERMIT
 CONSTRUCTION
 REVISION
 AS-BUILT

REVISIONS:

SCALE:
 AS NOTED

DRAWN BY:
 TB

SHEET No.:

A102



3 EXISTING REAR (LAKE SIDE) ELEVATION
A201 SCALE: 1/4" = 1'-0"



1 EXISTING FRONT (STREET SIDE) ELEVATION
A201 SCALE: 1/4" = 1'-0"



2 EXISTING SIDE ELEVATION
A201 SCALE: 1/4" = 1'-0"



4 EXISTING SIDE ELEVATION
A201 SCALE: 1/4" = 1'-0"



**CONSTRUCTION
BY DESIGN, LLC**
tim@constructionbydesign.org | 248.930.5260

PROJECT NAME: **GILLAM RESIDENCE - PROPOSED ADDITION**
493 ALGENE STREET, LAKE ORION, MI 48362
SHEET NAME: **EXISTING EXTERIOR ELEVATIONS
FOR VILLAGE OF LAKE ORION BZA VARIANCE PROCESS**

DATE:
08.06.2025

ISSUED FOR:
 PERMIT
 CONSTRUCTION
 REVISION
 AS-BUILT

REVISIONS:

SCALE:
AS NOTED

DRAWN BY:
TB

SHEET No.:

A201

PROPERTY DESCRIPTION PARCEL Parcel #09-11-257-006
 Lot 40, of "RECREATIONAL HEIGHTS ADDITION", being a Subdivision of part of the North 1/2 of Section 11, Town 4 North, Range 10 East, Village of Lake Orion, Oakland County, Michigan. As recorded in Liber 10 of Plats, page 47 of Oakland County Records.

NOTES:
 A Current Title Insurance Policy was not provided at the time of this survey to determine if Parcel 09-11-257-006 has ownership of accreted land or if Parcel 09-11-257-034 has access to the water's of Lake Orion across accreted land.

Monumentation that was recovered is either second or third generation, not original.

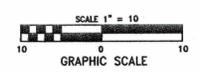
With the information that is provide on the above mentioned plat regarding the angular relationship between the platted street right of way lines and the lot lines. It is almost impossible to recreate this plat. Therefore, when I am doing a retracement survey in this plat, I hold the found monumentation, occupation lines and conservations with adjoining property owner's to help determine a "best fit". Occupation lines would include, but not limited to, fence lines, shrub or planting lines, retaining walls, hard surface lines and seawall joints.



LAKE ORION
 Water Elevation 984.0
 09/28/2016



- LEGEND:**
- 990.7 x = EXISTING ELEVATION
 - BM = BENCH MARK
 - = FND. 1/2" IRON ROD UNLESS NOTED
 - △ = FND. MAG NAIL
 - = SET 1/2" IRON ROD W/ ID CAP
 - ▲ = SET MAG NAIL
 - P.P. ○ = EX. POWER POLE
 - = EX. UTILITY RISER
 - = CLEAN OUT
 - ⊙ = EX. SANITARY SEWER MANHOLE
 - ⊕ = GATE VALVE & WELL
 - MB = EXISTING MAIL BOX
 - F.F. = FINISHED FLOOR
 - W.O. = WALKOUT
 - O.H. = OVERHEAD LINES
 - UG = UNDER GROUND LINES
 - GM = GAS METER
 - EM = ELECTRIC METER
 - TW = TOP OF WALL
 - BW = BOTTOM OF WALL
 - R = RECORDED DISTANCE
 - M = MEASURED DISTANCE
 - C = CALCULATED DISTANCE
 - ED = ENTRY DOOR
 - DD = DOUBLE DOOR
 - GD = GARAGE DOOR
 - SF = SILT FABRIC FENCE
 - = DIRECTION OF FLOW
 - [Pattern] = EX. BITUMINOUS SURFACE
 - [Pattern] = EX. CONCRETE SURFACE
 - [Pattern] = EX. BRICK PAVER SURFACE
 - [Pattern] = EX. GRAVEL SURFACE
 - [Pattern] = EX. WOODEN SURFACE



No.	By	Chk	Description	DATE
REVISIONS				

BOUNDARY & TOPOGRAPHICAL SURVEY For:
CAROLINE GILLAM
 493 Algne
 Lake Orion, Michigan 48362
 Phone: (248) 709-4043

KENNEDY SURVEYING, INC.
 105 N. Washington St.
 Oxford, Michigan 48371
 Fax: (248) 628-7191 Phone: (248) 628-4241

Drawn By: SST	Date: 06/22/18	Scale: 1" = 10'	Sheet No. 1
Chk'd: HKK	Drawing No. 18-79361	Job No. 18-7936	

BENCH MARK (BM)
 BM #1 = Mag nail in south face Power Pole at northwest corner of lot
 Elev. = 1002.92