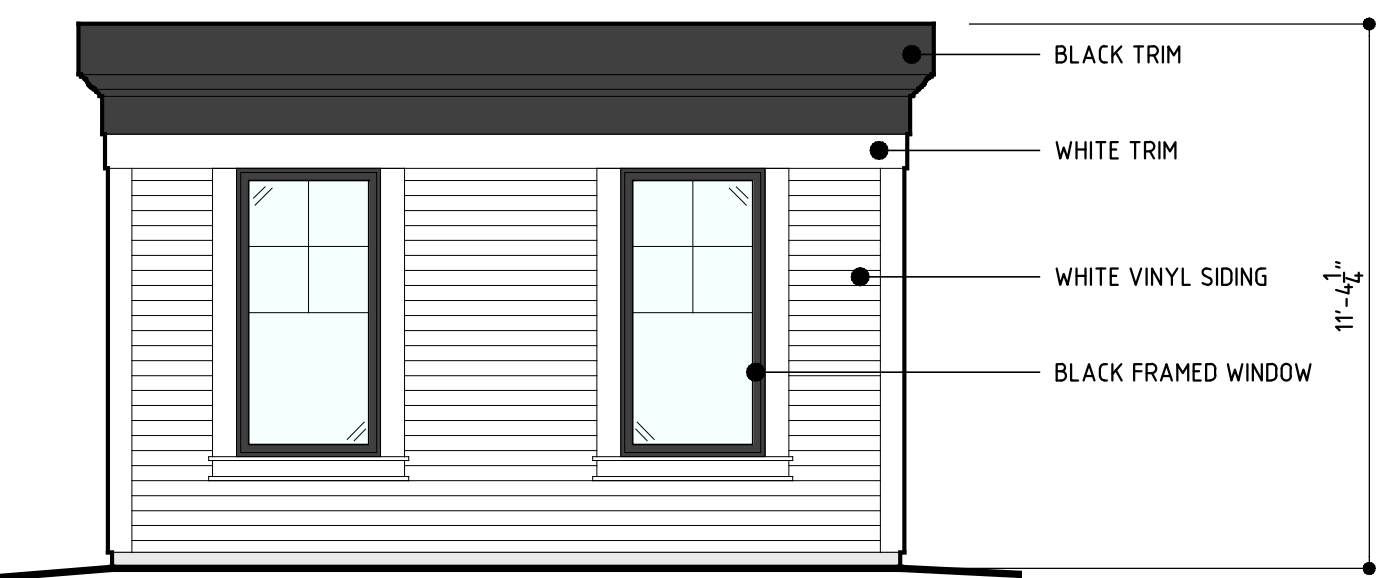


PHILLIP'S RESIDENCE BOAT HOUSE

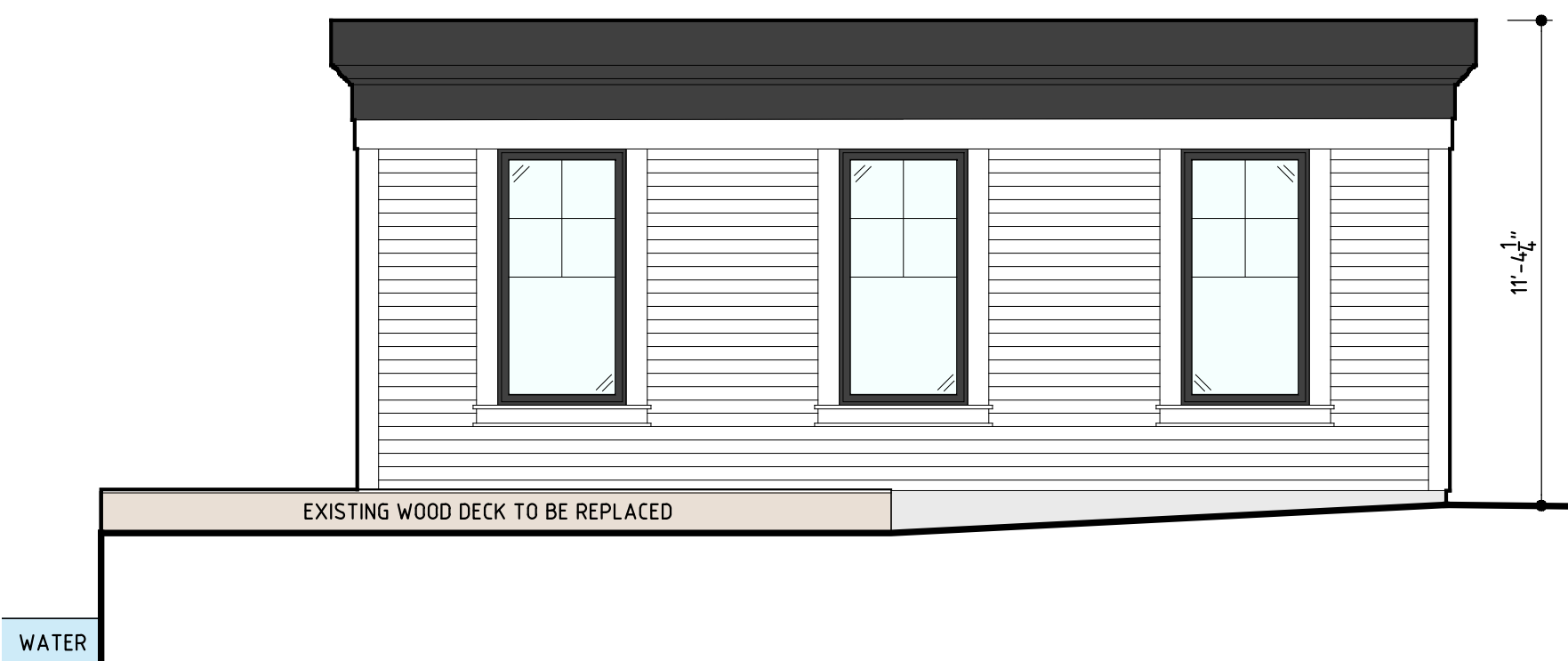
96 PARK ISLAND RD.
LAKE ORION, MI 48362



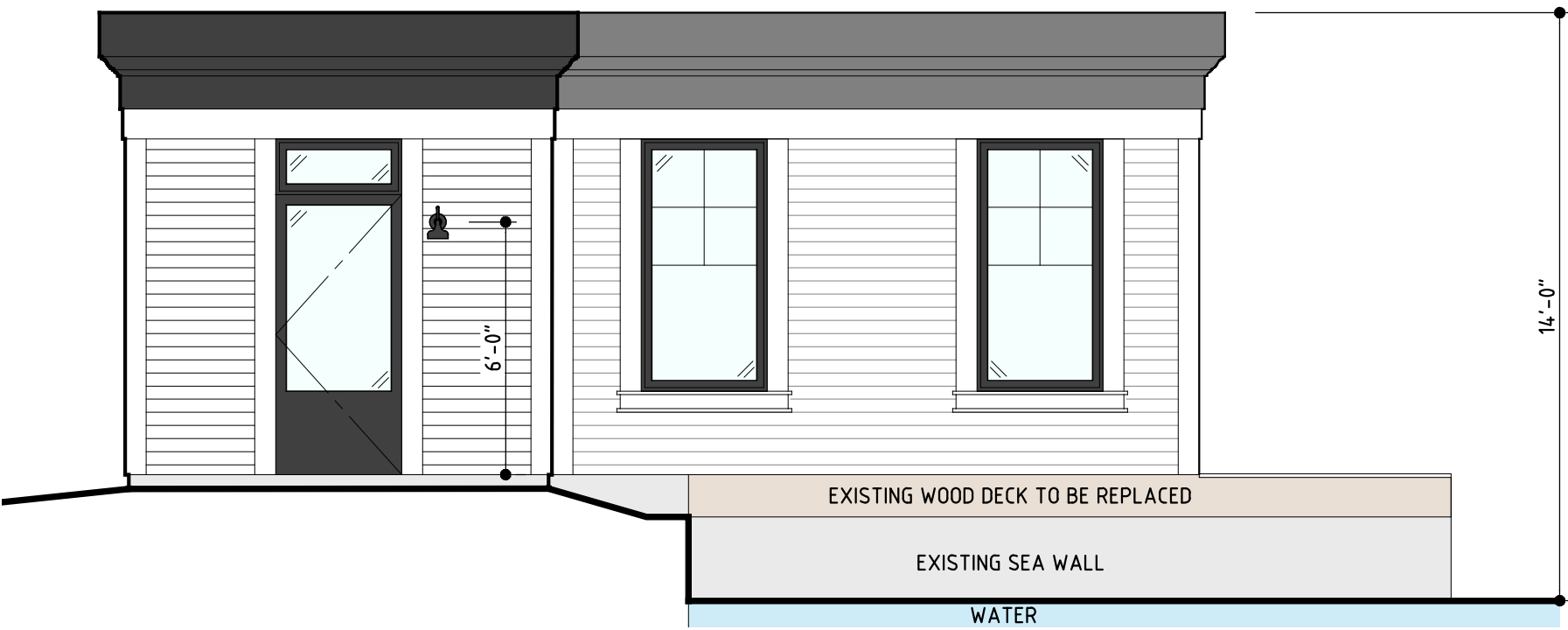
6 WEST ELEVATION
SCALE: 1/4" = 1'



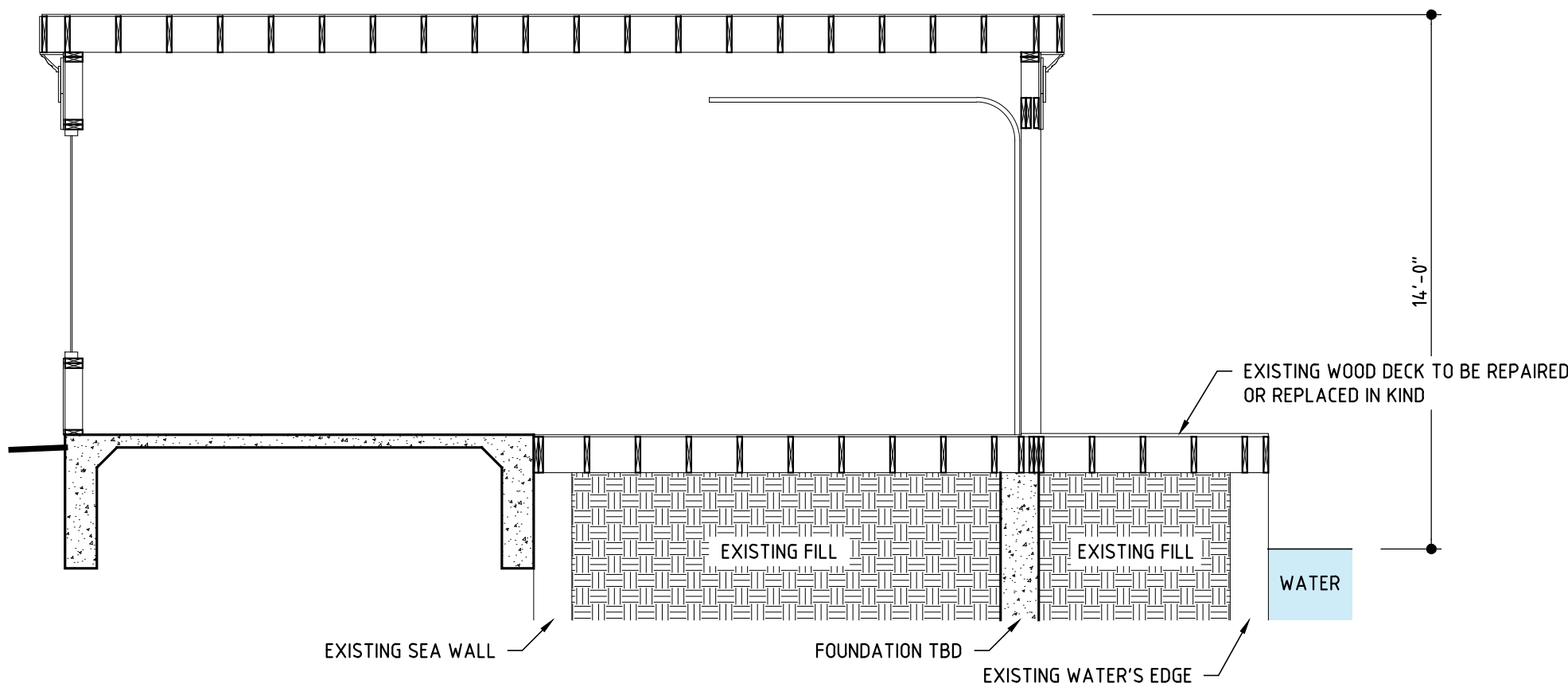
5 EAST ELEVATION
SCALE: 1/4" = 1'



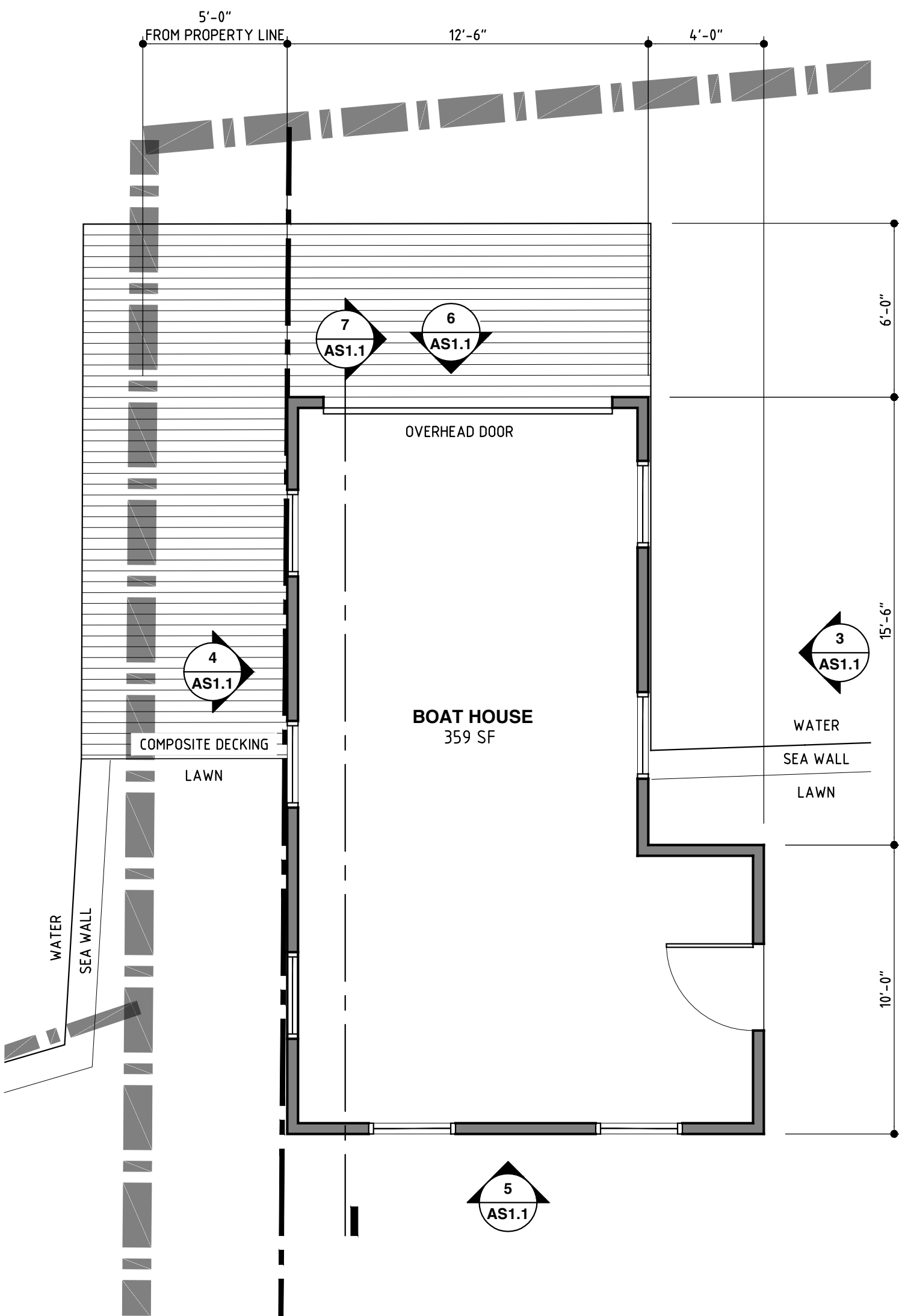
4 SOUTH ELEVATION
SCALE: 1/4" = 1'



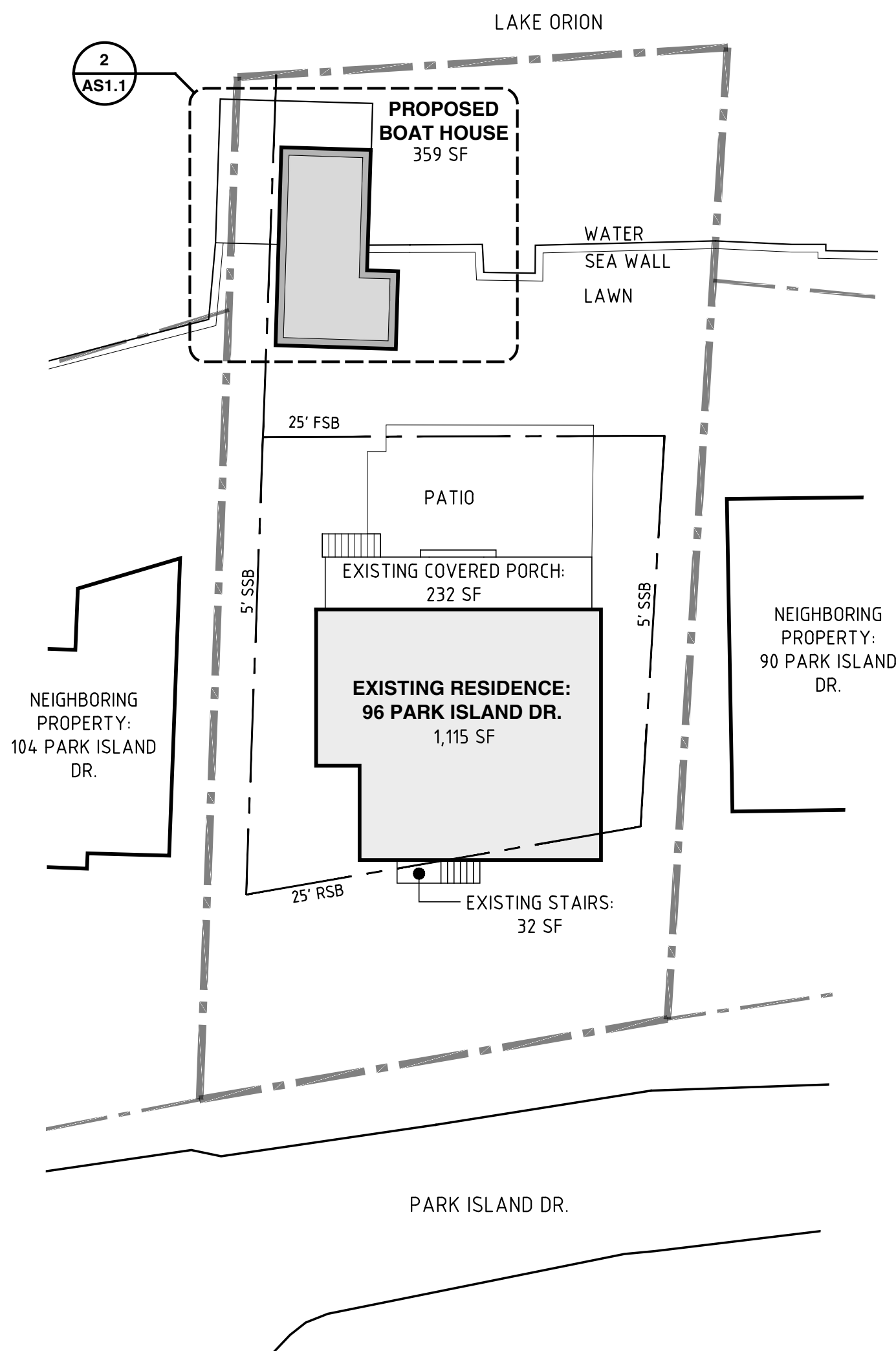
3 NORTH ELEVATION
SCALE: 1/4" = 1'



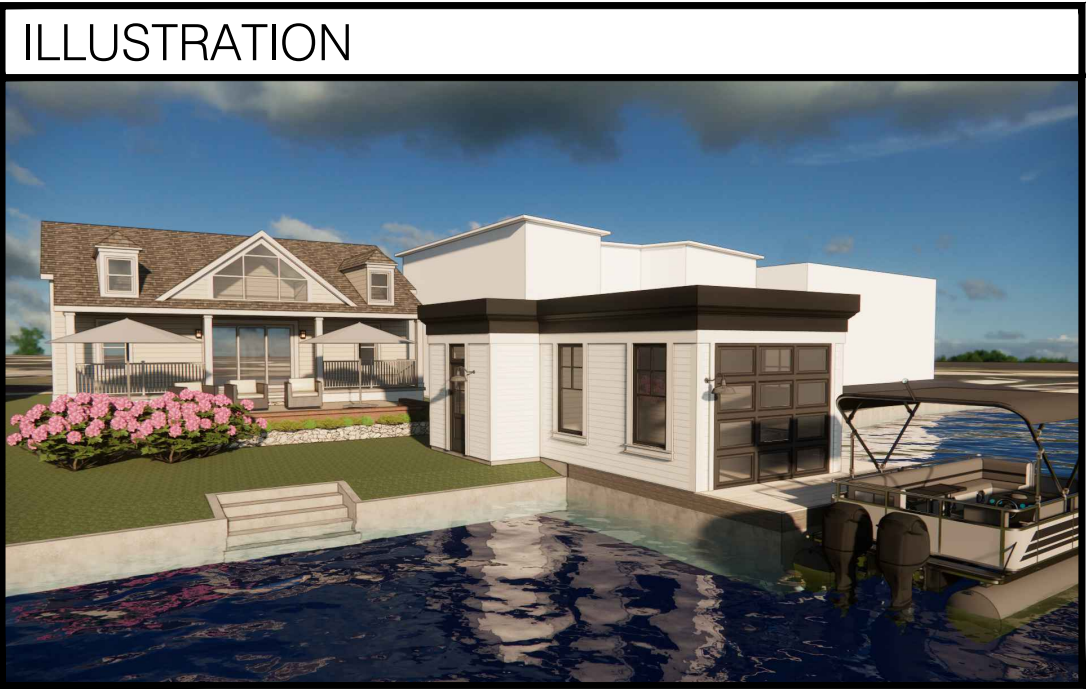
7 BOAT HOUSE SECTION
SCALE: 1/4" = 1'



2 ENLARGED SITE & FLOOR PLAN
SCALE: 1/4" = 1'



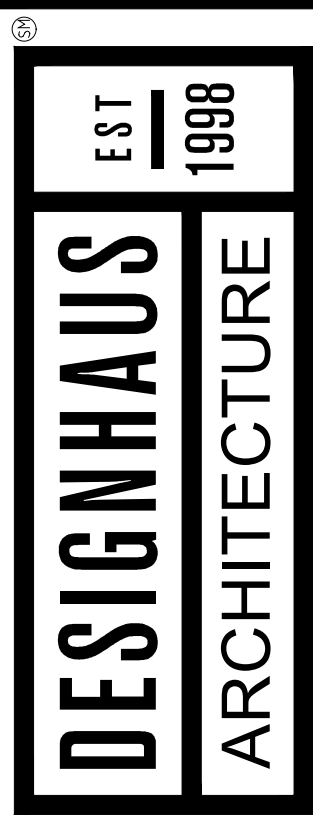
1 ARCHITECTURAL SITE PLAN
SCALE: 1/16" = 1' - 0"



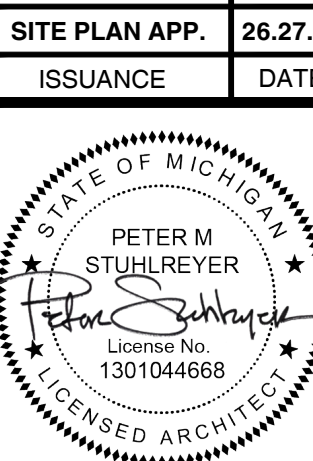
PROJECT INFORMATION	
PARCEL ID	09-11-252-005
ADDRESS	96 PARK ISLAND RD. LAKE ORION, MI 48362
PROJECT DESCRIPTION	NEW ADDITION AND REBUILD OF HISTORIC ACCESSORY STRUCTURE
PARCEL AREA	(7,875.50 SF) +/- 0.18 ACRES

ZONING SCHEDULE OF REGULATIONS	
AUTHORITY HAVING JURISDICTION (AHJ)	VILLAGE OF LAKE ORION
ZONING	SINGLE FAMILY LAKE RESIDENTIAL (RL)
PERMITTED USE	SINGLE FAMILY RESIDENCE (PERMITTED PER RV AND RL DISTRICTS)
REQUIRED	PROPOSED
AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS (SECTION 5.03)	
BUILDING SETBACKS	FRONT: 25' SIDE: 5' REAR: 25' FRONT: 3'-6" PER VARIANCE SIDE: 5' REAR: 25'
MAX LOT COVERAGE	40% LOT AREA CALCULATION EXISTING LOT AREA = 7,875.5 SF EXISTING AREA (EXISTING WATER'S EDGE) = 6,391.4 SF EXISTING COVERAGE EXISTING RESIDENCE = 1,115 SF EXISTING DECK AND STEPS = 264 SF PROPOSED COVERAGE PROPOSED BOAT HOUSE = 359 SF CALCULATION COVERAGE TOTAL = 1,738 SF 1,738 SF / 6,391.4 = 0.27 = 27%

BOAT HOUSE REGULATIONS		
BUILDING SETBACKS	SIDE: 5' REAR: N/A	SIDE: 5' REAR: N/A
MAX SQUARE FOOTAGE	480 SF	359 SF
MAX HEIGHT	14' FROM ORDINARY HIGH WATER MARK (OHWM) TO PEAK OF ROOF	14'

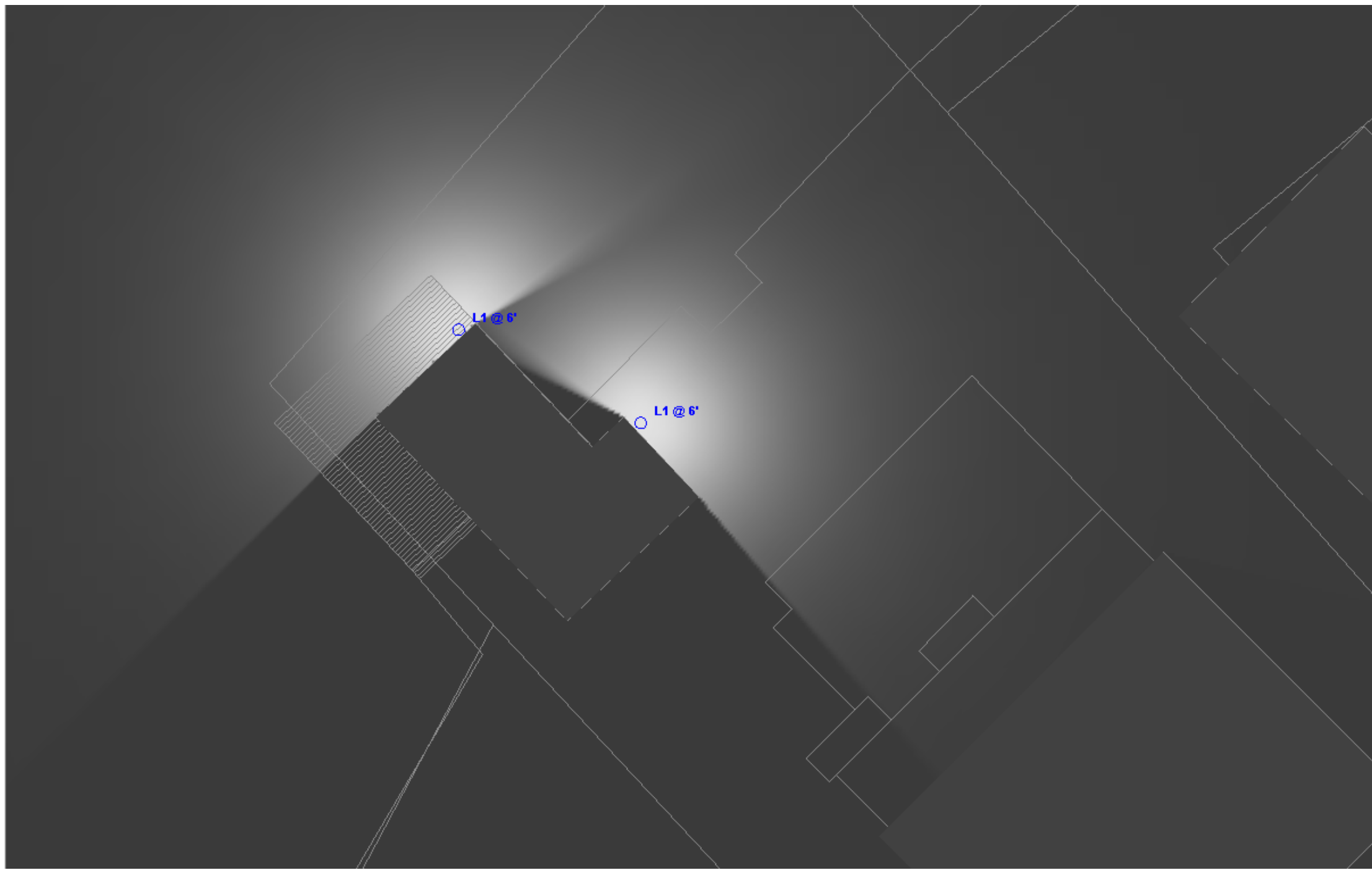


3300 AUBURN RD, SUITE 300
AUBURN HILLS, MI 48326
T: 248.601.4422 F: 248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

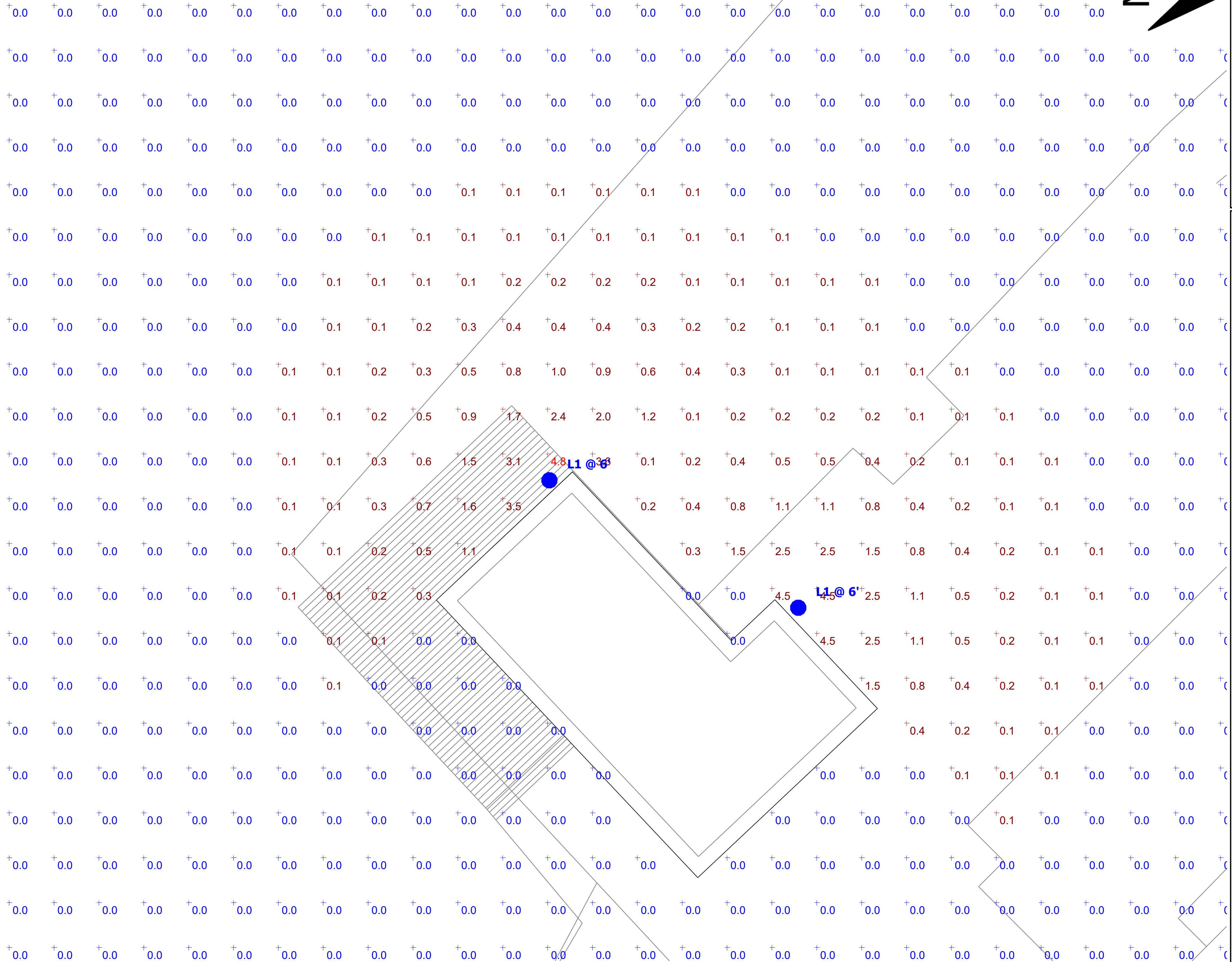


PHILLIP'S RESIDENCE BOAT HOUSE
96 PARK ISLAND RD.
LAKE ORION, MI 48362
BOAT HOUSE PLANS

26076
AS1.1



Plan View Rendered



Plan View

Scale - 1" = 4ft

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note

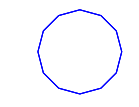
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

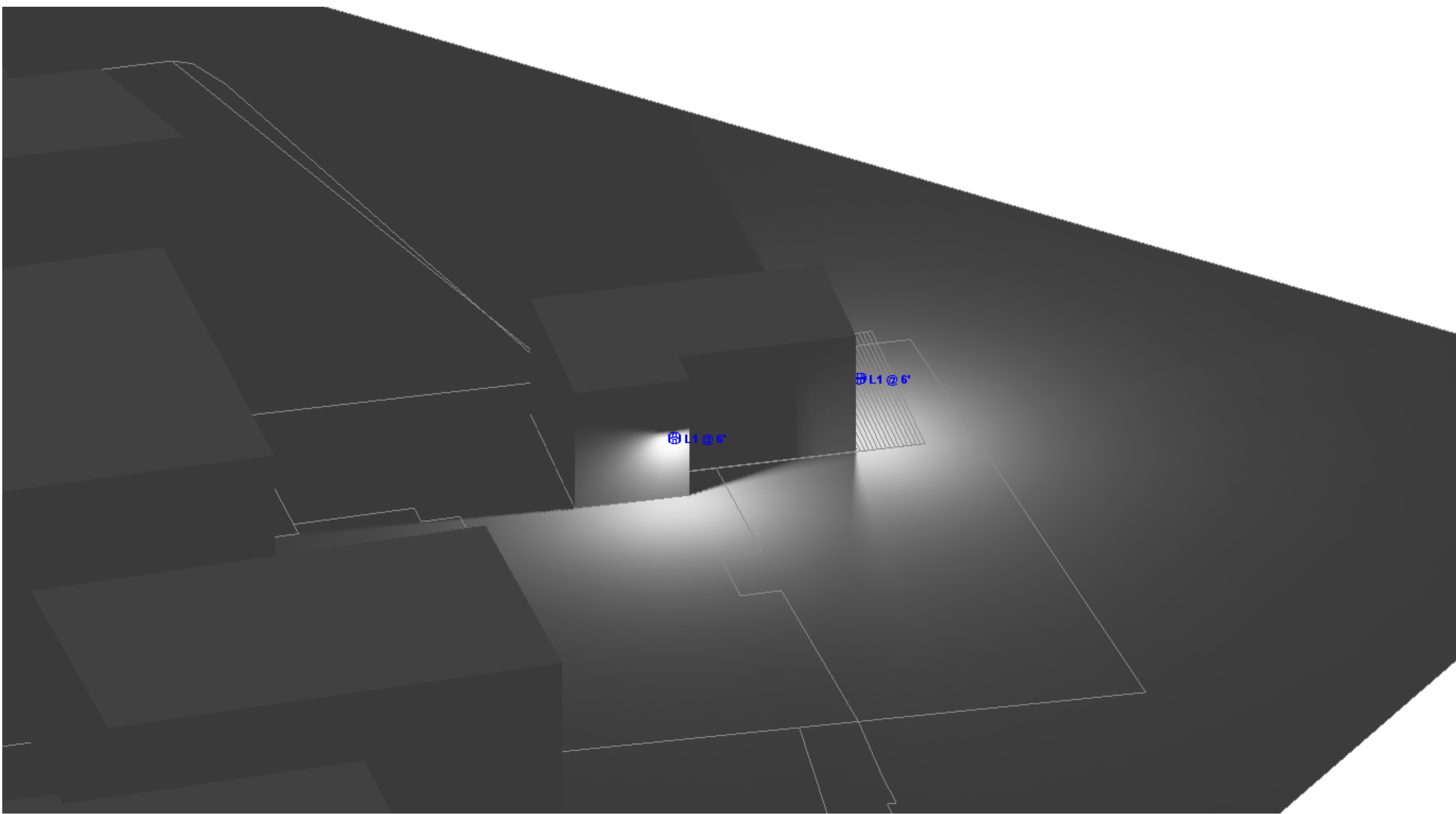
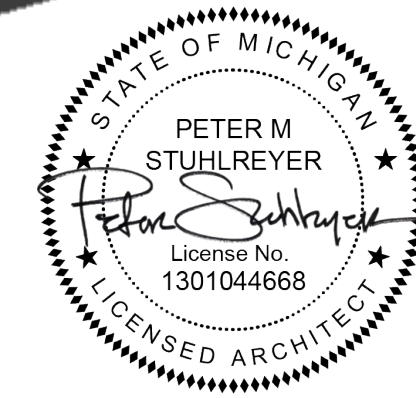
Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
	L1	2	Visual Comfort & Co.	8537401-12	Small One Light Outdoor Wall Lantern	910	0.9	13

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.1 fc	4.8 fc	0.0 fc	N/A	N/A

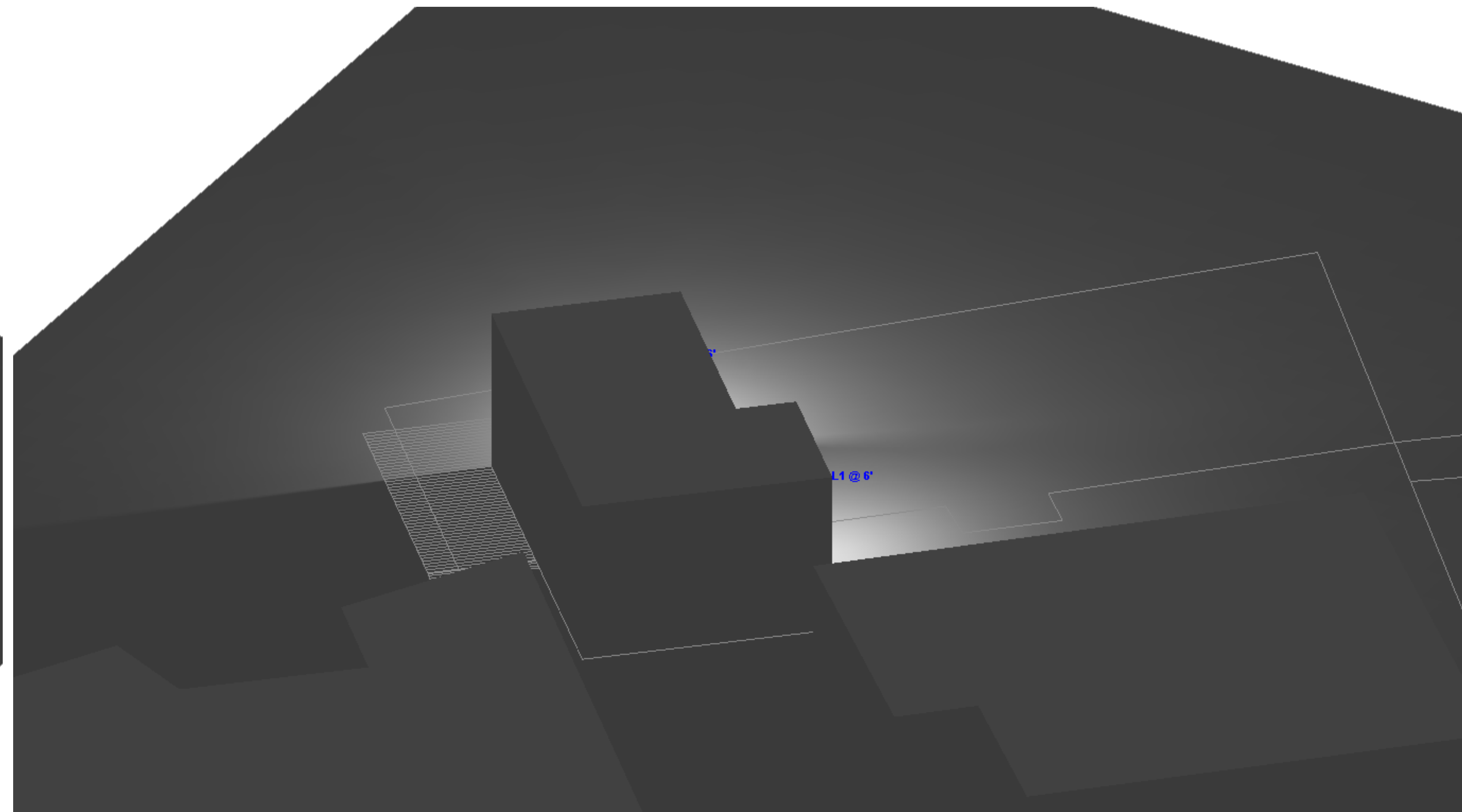


96 PARK ISLAND - BOAT HOUSE
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

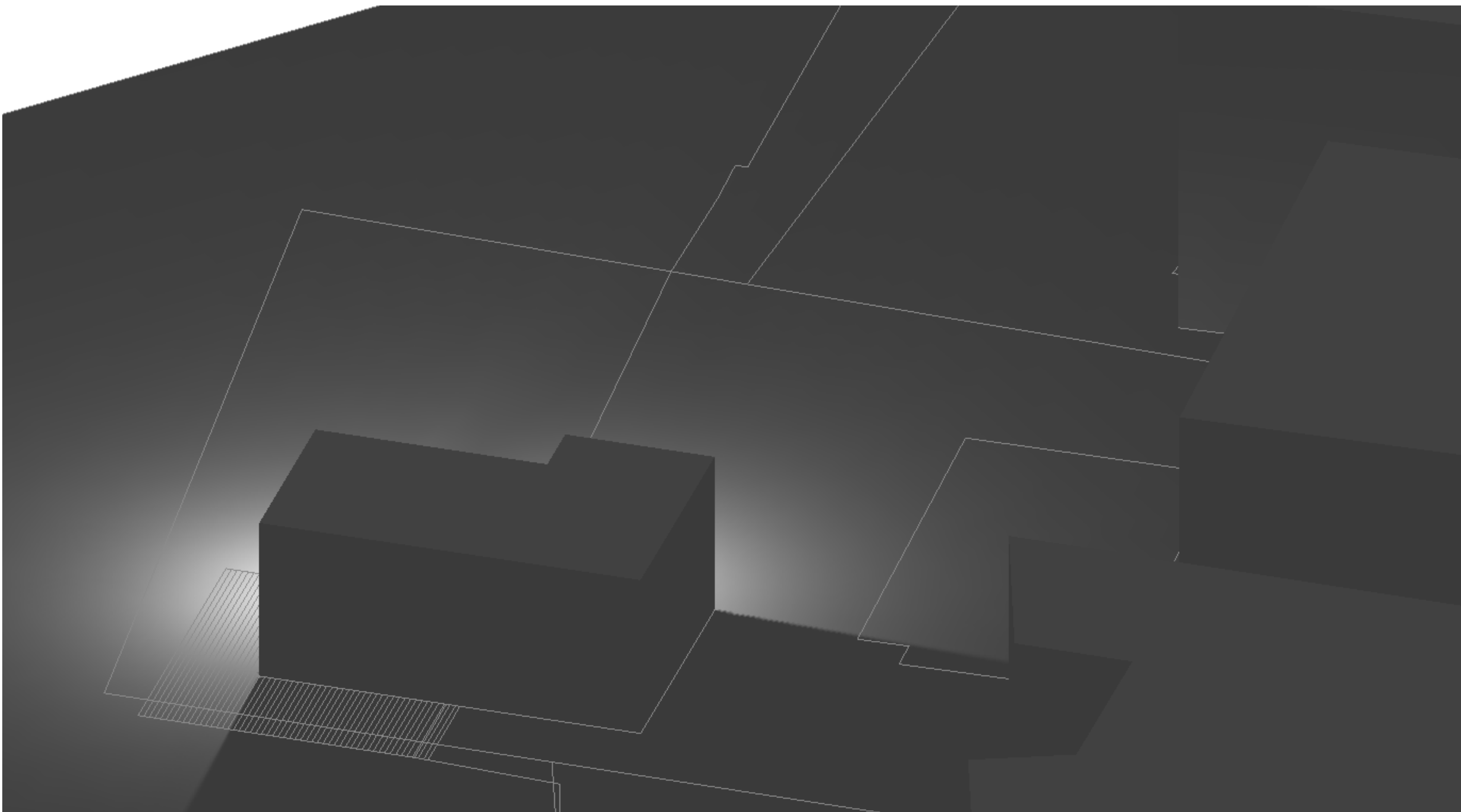
Designer
BK
Date
10/23/2026
Scale
Not to Scale
Drawing No.
#26-QC



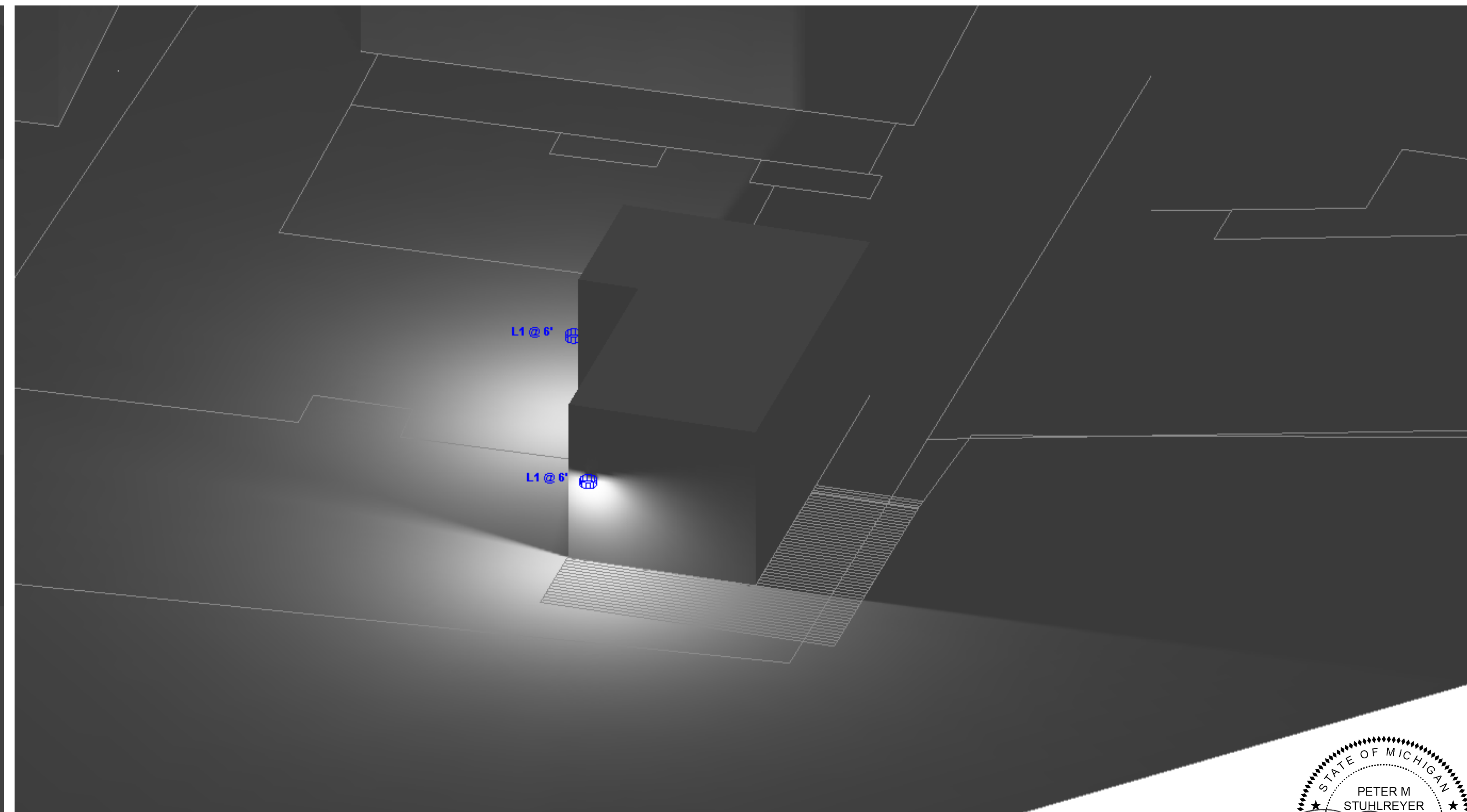
NW Rendered



NE Rendered



SE Rendered



SW Rendered

Visual Comfort & Co.

8537401-12: Small One Light Outdoor Wall Lantern



Dimensions:

Diameter:	8.0"	Extends:	12.375'
Width:	8.0"	Extends Max:	18.375'
Height:	10.0"	Wire:	6.5" (color;Black/White)
Weight:	1.43 lbs.	Mounting Proc.:	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 75.0w Max. 120v Not included

Features:

- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

English (990W8_37401-BRL)
English (8537401_8637401_8737401_8837401)
Trilingual (English, Spanish, and French) (8537401_8637401_8737401_8837401)
Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069345

Finish: Black (12)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1.25	5.0	3.38	6.62

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8537401-12	1	785652069345	12.5	11.25	11.13	0.91	2.9	0	Yes
Master Pack	8537401-12	0	10785652069342							No
NJ Pallet		72		48.0	40.0	75.0	83.33	208.0		No
NV Pallet		72		48.0	40.0	75.0	83.33	208.0		No

Visual Comfort & Co. reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Visual Comfort & Co.. In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Visual Comfort & Co.



Designer
BK
Date
10/23/2026
Scale
Not to Scale
Drawing No.
#26-QC

96 PARK ISLAND - BOAT HOUSE
EXTERIOR PHOTOMETRIC PLAN
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