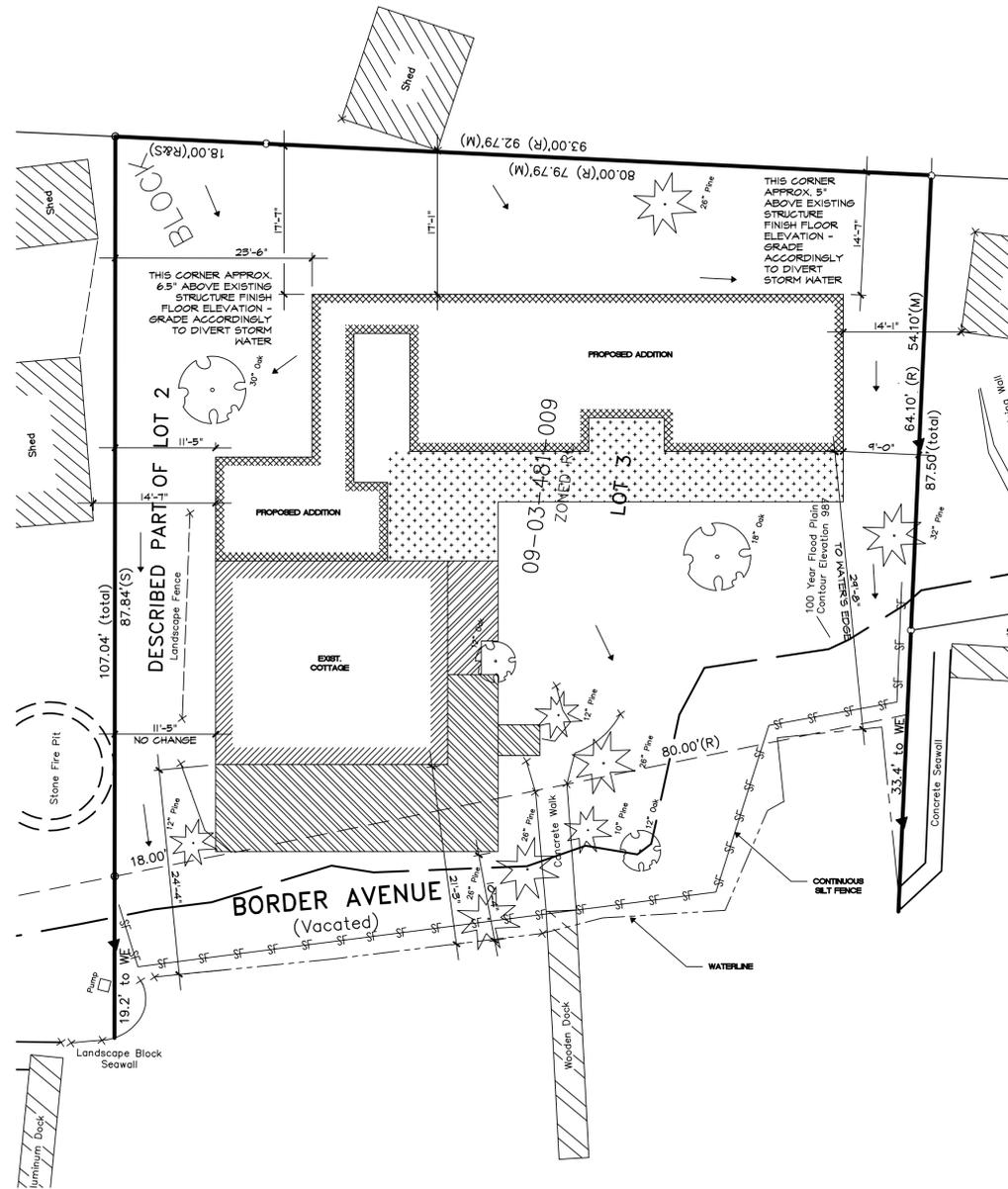
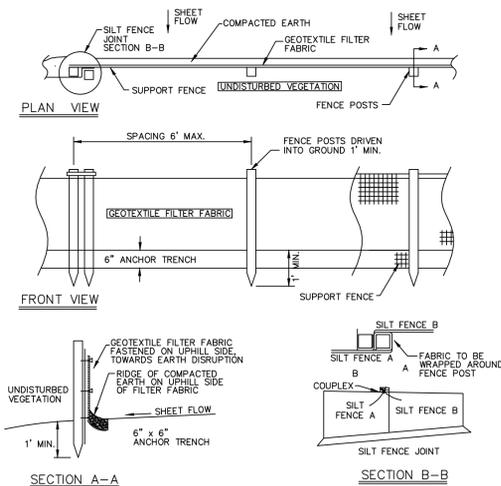


EXISTING CONDITIONS
1"=10'-0"



PROPOSED ARCHITECTURAL SITE PLAN
1"=10'-0"



SILT FABRIC FENCE

N.T.S.

PROPERTY DESCRIPTION

TAX ITEM 09-03-481-009
THE SOUTHWESTERLY 18 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 6 OF ORION IMPROVEMENT COMPANY'S SUBDIVISION NO. 1, A SUBDIVISION OF PART OF SECTIONS 2, 3, 10 AND 11, TOWNSHIP NORTH, RANGE 10 EAST, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS, PAGE 19 OF OAKLAND COUNTY RECORDS.

PROPOSED LOT COVERAGE

AREA OF PARCEL 09-03-481-009 ZONED "RL"	= 9,260 S.F.
AREA OF PARCEL 09-03-481-009 TO WATERS EDGE	= 8,550 S.F.
AREA OF PROPOSED RESIDENCE AFTER DEMOLITION/ADDITION	= 1,965 S.F.
AREA OF WOOD DECKS	= 503 S.F.
AREA OF NEW PATIO	= 454 S.F.
TOTAL LOT COVERAGE	= 2,922 S.F.
PROPOSED LOT COVERAGE	= 34.18%
MAXIMUM LOT COVERAGE ALLOWABLE	= 40% (OK)

PROPOSED SETBACKS

	REQUIRED	PROPOSED
FRONT (NORTH) RESIDENCE - DECK	25'-0"	21'-3" (EXISTING)
SIDE (EAST)	5'-0"	10'-4" (EXISTING)
REAR (SOUTH)	25'-0"	11'-5" (EXISTING)
SIDE (WEST)	5'-0"	9'-0"

PROPOSED BUILDING HEIGHT

	MAXIMUM ALLOWED	PROPOSED
	30'-0"	20'-10"

CODED NOTES

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY WATER RESOURCES COMMISSION AND / OR THE TOWNSHIP OF ORION, VILLAGE OF LAKE ORION.
2. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR FOR THE EFFECTIVENESS OF THE EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. EROSION AND SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR WATERWAYS.
4. THE CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. TEMPORARY MEASURES SHALL BE REMOVED AS SOON AS PERMANENT STABILIZATION HAS BEEN ACCOMPLISHED.
5. STAGING THE WORK WILL BE DONE BY CONTRACTOR AS DIRECTED IN THE PLANS, AND AS REQUIRED TO INSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
6. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFFSITE.
7. ALL MUD / DIRT TRACKED ONTO EXISTING COUNTY ROADS FROM THIS SITE DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY CONTRACTOR.
8. ALL SLOPES 3:1 OR STEEPER SHALL BE STABILIZED WITH PEGGED SOIL OR SEED AND MULCH SECURED WITH EROSION MATTING FOLLOWING MASS GRADING OPERATIONS.
9. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY CONTRACTOR.

HATCH KEY

	EXISTING PRIMARY RESIDENCE TO REMAIN
	EXISTING AUXILIARY STRUCTURE
	PROPOSED ADDITION TO PRIMARY RESIDENCE
	EXISTING AREA OF WOOD DECK
	PROPOSED AREA OF NEW WOOD DECK
	PROPOSED AREA OF NEW PAVER PATIO

NOTE: SCOPE OF WORK / PROJECT INFORMATION FOR ALTERATION OF BUILDING IS NOT ALL INCLUSIVE ON THIS SHEET. GENERAL CONTRACTOR HAS THE RESPONSIBILITY TO COORDINATE ALL PHASES / WORK ITEMS AS OUTLINED IN THE CONSTRUCTION DOCUMENTS, ADDENDA, AND CONTRACT FOR CONSTRUCTION WITH ALL NECESSARY TRADES AND SUB-CONTRACTOR'S.

REINER LAKE HOUSE

ALTERATION & ADDITION

Lake Orion, Michigan 48362

694 Victoria Island



19 NORTH 4th STREET
NEWARK, OHIO 43055

BRIDGING THE GAP BETWEEN
Art & TECHNOLOGY
EST. 1999
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DRAWN BY	CAS
CHECKED BY	
COMMISSION NO.	
DATE	6 OCTOBER 2025
REVISIONS	

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