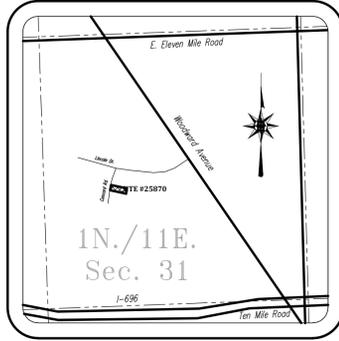


SITE LOCATION MAP
(NO SCALE)



SITE PLAN
25870 Concord Road

ATTENTION BUILDERS & CONTRACTORS

NOWRY & HALE LAND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE GIVEN BUILDING DIMENSIONS. DIMENSIONS MUST BE VERIFIED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.

THIS PLAN SHALL NOT BE USED TO SET FOUNDATIONS, ARCHITECTURAL PLANS MUST BE USED FOR CONSTRUCTION OF THE FOUNDATION.

UPON ACCEPTANCE AND SUBMITTAL OF THIS PLAN FOR PERMITS, THE OWNER/BUILDER ACKNOWLEDGES HE HAS REVIEWED THE PLAN, AND THAT IT MEETS THE ESTABLISHED REQUIREMENTS.

APPROVAL OF THE SITE PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL CODES AND ORDINANCES THAT SHALL APPLY.

SETBACKS SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM THE MUNICIPALITY. ANY DEED OR SPECIAL RESTRICTIONS- (I.E. SUBDIVISION RESTRICTIONS, HOUSE SIZE, BUILDING LOCATION ETC.) MUST BE SUPPLIED TO NOWRY & HALE LAND SURVEYING IN WRITING WHEN SITE PLAN IS ORDERED. NOWRY & HALE LAND SURVEYING SHALL NOT BE RESPONSIBLE FOR INTERPRETING SUBDIVISION RESTRICTIONS.

UTILITY LEAD LOCATIONS ARE APPROXIMATE, AS BUILT LOCATIONS MUST BE OBTAINED FROM THE LOCAL MUNICIPALITY AND FIELD VERIFIED.

GRADING NOTE:

ALL PROPOSED GRADING SHALL BE CONTAINED WITHIN THE PROPERTY LINES OF THIS LOT, AND SHALL NOT ENCRoACH UPON ANY ADJACENT PROPERTIES.

SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED AROUND THE ENTIRE PERIMETER OF SOIL DISRUPTION PER THE TOWNSHIP.

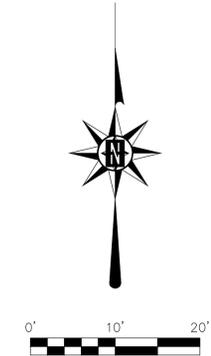
SIDE YARD DRAINAGE SHALL NOT DRAIN ONTO ADJACENT LOTS.

WETLAND NOTE:

THERE IS NO EVIDENCE FOUND IN THE FIELD OR OF RECORD OF ANY REGULATED WETLAND, WATER COURSE WITHIN THE LIMITS OF THIS PROJECT.

FLOODPLAIN NOTE:

THE SUBJECT PARCEL DOES NOT FALL WITHIN THE 100 YEAR FLOODPLAIN.



LEGEND

- FOUND MONUMENTATION
- SET MONUMENTATION
- SECTION CORNER
- RECORD MEAS.
- FIELD MEAS.
- PROPORTED DIST.
- CALCULATED DIST.
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- PARCEL LINE
- PLATTED LINE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE/MAIN
- GAS LINE/MAIN
- OVERHANGING LINES
- BURIED CABLE
- BURIED ELEC.
- GAS METER
- GAS SHUT OFF
- GAS MARKER/FLAG
- WATER MANHOLE
- HYDRANT
- WATER SHUT OFF
- WATER METER
- WATER WELL
- WATER MARKER/FLAG
- STORM MANHOLE
- STORM BASIN
- STORM BEEHIVE BASIN
- STORM OUTLET
- SAN. MANHOLE
- SAN. CLEANOUT
- SAN. MARKER/FLAG
- COMM. MANHOLE
- COMM. PEDESTAL
- COMM. MARKER
- LIGHT POLE
- UTILITY POLE
- POWER TRANSFORMER
- ELEC. MARKER/FLAG
- ELEC. METER
- GRND. WTR. MON. WELL
- SIGN
- AIR CONDITIONING UNIT
- FOUND CONC. MON.
- FOUND IRON ROD
- FOUND CAPPED PIPE
- FOUND IRON PIPE
- FOUND MAG. NAIL
- FOUND "X" ETCHED
- FOUND PINCHED PIPE
- FOUND CAPPED T-IRON
- FOUND CAPPED IRON
- FOUND R.R. SPIKE
- FOUND ANGLE IRON
- FENCE POST
- SET CAPPED IRON
- SET ETCHED "X"
- SET MAG. NAIL
- BC
- TOP OF CURB
- CURB GUTTER
- HP
- HIGH POINT
- LP
- FINISHED GRADE
- FINISHED FLOOR
- ME
- MATCH EX. GRADE
- AS-BUILT MEAS.
- AB
- POINT OF CURVE
- PRC
- POINT OF REV. CURVE
- POC
- POINT OF COMP. CURVE
- ROW
- POINT OF BEGN.
- POB
- POINT OF COMENCE.
- POC
- EX. SPOT ELEVATION
- XXXXX
- PROPOSED ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE

SURVEY NOTE

NOWRY & HALE LAND SURVEYING PERFORMED AN AS BUILT SURVEY ON 21/12/15 ALL MEASUREMENTS ARE NOTED AS "AB"

ZONING REQUIREMENTS

R-1C ONE FAMILY RESIDENTIAL

LOT - MIN. AREA: 7,000 FT.²
- MIN. WIDTH: 50 FT.
COVERAGE - MAX. BLD.: 30%
SETBACKS - FRONT YARD: 37.6 FT.
- REAR YARD: 35 FT.
- SIDE YARD: 5 FT.
- SIDE TOTAL: 14 FT.
HEIGHT - MAX. BLD.: 30 FT./2 STY.

EXISTING CONDITIONS
LOT - AREA: 7,647 FT.²
- WIDTH: 50 FT.
COVERAGE - BLD.: 1,756 FT.² 23.0%

ACCESSORY BUILDING
COVERAGE - MAX. BLD.: 50% OF REAR YARD
- REAR YARD: 1,750 FT.²
SETBACKS - FRONT YARD: 60 FT.
- REAR YARD: 6 FT.
- SIDE YARD: 5 FT.
HEIGHT - MAX. BLD.: 16 FT.

PROPOSED CONDITIONS
EX HOUSE: 1324 FT.²
PROPOSED ADDITIONS: 238.7 FT.²
PROPOSED GARAGE: 600 FT.²
PROPOSED TOTAL BLDG. COV.: 2162.7 FT.² = 28.3%

SEQUENCE OF CONSTRUCTION:

- GEO-TEXTILE FILTER FABRIC FENCE AND TEMPORARY SWALES WILL BE INSTALLED PRIOR TO BASEMENT EXCAVATION.
- EXCAVATED MATERIAL WILL BE STOCKPILED BETWEEN THE EXCAVATION, THE SILT FENCE AND TEMPORARY SWALES AS SHOWN.
- THE SEDIMENT CONTROL MEASURES WILL BE MAINTAINED, AS NEEDED, THIS WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THE DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
- DIRECT SURFACE RUNOFF TOWARDS CENTER OF SILT FENCE.
- ALLOW OPENING IN SILT FENCE FOR CONSTRUCTION TRAFFIC.
- PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, ESTABLISH VEGETATION IN RIGHT OF WAY, SWALE AREAS, SLOPES GREATER THAN 1:5 AND 10' AROUND ANY CATCH BASINS.
- AFTER BASEMENT HAS BEEN BACKFILLED, SEED ALL SLOPES 1:5 OR GREATER WITH A MIXTURE OF RYE FOR TEMPORARY SOIL.

BENCHMARK:

THE TOP NUT ON A WATER HYDRANT LOCATED 59.9 FEET SOUTH AND 50.0 FEET WEST OF THE SOUTHWEST PROPERTY CORNER.

ELEVATION = 659.59 NAVD88

LEGAL DESCRIPTION

PARCEL ID# 25-21-326-006

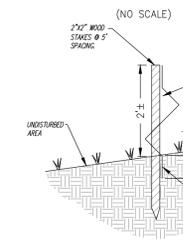
LOT 541, OF "HUNTINGTON WOODS", BEING A SUBDIVISION OF PART OF SECTION 21, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP AND VILLAGE OF ROYAL OAK (NOW THE CITY OF HUNTINGTON WOODS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 16 OF PLATS ON PAGE 34 OF OAKLAND COUNTY RECORDS, CONTAINING 0.18 ACRES OF LAND MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

MISC. NOTES:

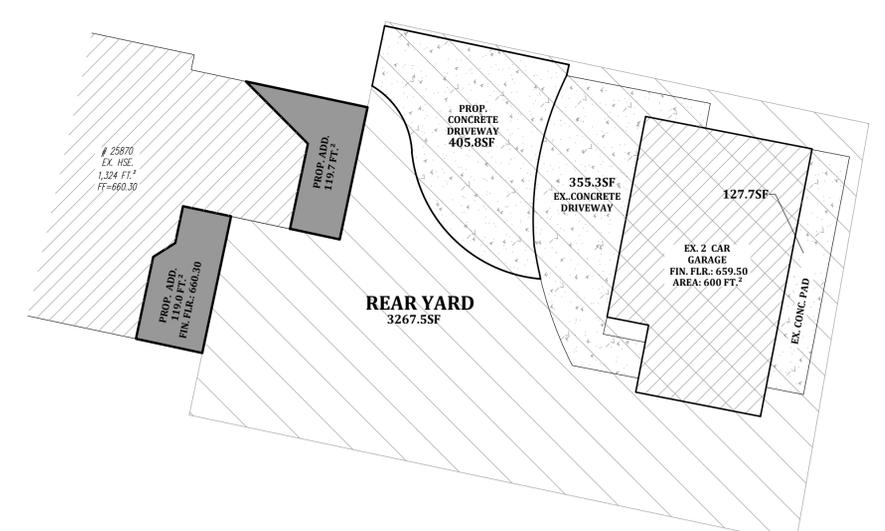
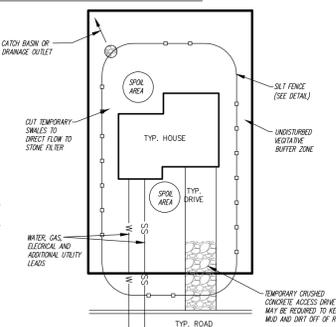
FRONT & SIDE YARD VEGETATION IS REQUIRED TO BE ESTABLISHED PRIOR TO ISSUING CERTIFICATE OF OCCUPANCY

SURFACE DRAINAGE IN NO WAY SHALL IMPACT THE ADJACENT PROPERTIES WITH A FLOODING CONDITION. SURFACE WATER SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION

ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS AND SPAS MUST BE SECURED THROUGH THE USE OF 4 FT. HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL.



SOIL EROSION & SILT FENCE DETAILS:



REAR YARD COVERAGE CALCULATION REAR YARD
AREA: 3268FT.²
MAX. COV.: 50% OR 1634 FT.²
PROPOSED IMP. COV.: EX. GARAGE = 600 FT.²
EX. CONC. = 483 FT.²
PROP. CONC. = 405.8 FT.²
PROP. COVERAGE: 1488.8 FT.² = 45.5%

SITE PLAN

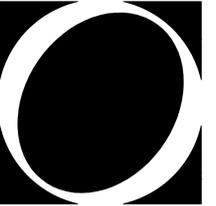
LOT 541, OF "HUNTINGTON WOODS", BEING PART OF SEC. 21, T.1N., R.11E., CITY OF HUNTINGTON WOODS, OAKLAND CO., MICH.



SECTION: S.W. 1/4 Sec. 21 DATE: 12/29/21 CLIENT: Bruce & Leslie Lister
T.N./R.G.E.: T.1N./R.11E. PROJ. #: 020-084 25870 Concord Road
CITY/TWP: Huntington Woods DWG. BY: WP/JCP Huntington Woods, MI 48070
COUNTY: Oakland 1 INCH = 10 FEET PAGE # 1 OF 1

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and delineated herein has been surveyed under my supervision, that the plat hereon is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472



O S T R O W S K I
D E S I G N G R O U P, L L C

Programming
Design
Construction

25890 CONCORD
HUNTINGTON WOODS
MICHIGAN 48070
TEL. (248) 543-1105
FAX (248) 543-5049

Project

LISTER RESIDENCE

25870 CONCORD RD.
HUNTINGTON WOODS, MI 48070

Sheet

**BASEMENT & NEW
FOUNDATION PLAN**
FIRST FLOOR PLAN

Revisions

no. date by:

Issued for:	Date:
<input checked="" type="checkbox"/> preliminary	10-16-21
<input checked="" type="checkbox"/> bidding	12-06-21
<input checked="" type="checkbox"/> permit	12-06-21
<input type="checkbox"/> construction	

Do Not Scale - Use Figured Dimensions

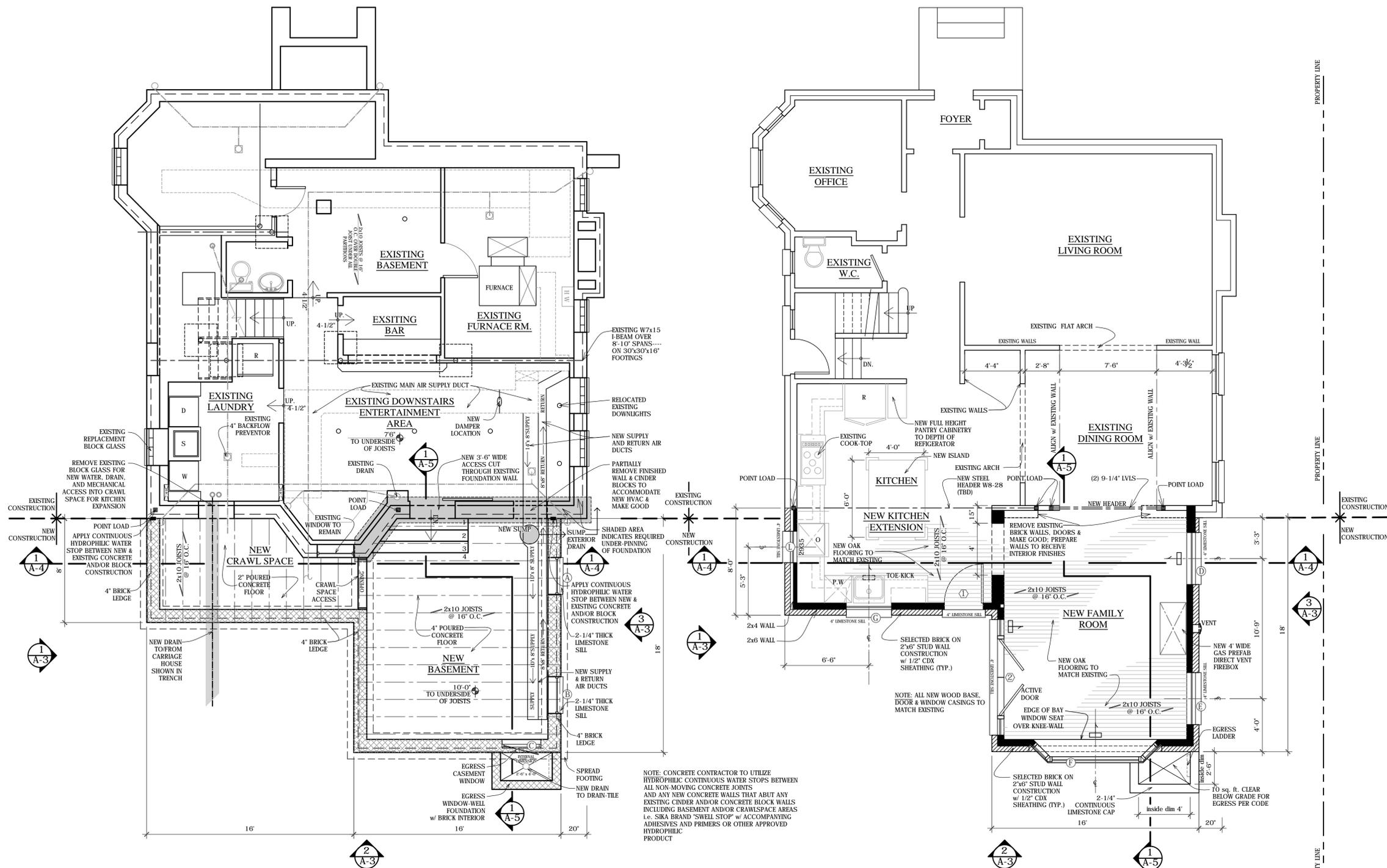
Scale	1/4" = 1'-0"
Drawn	PJO
Checked	MAO
Approved	

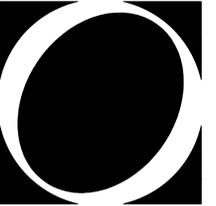
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22001.01

Sheet no.

A-1





OSTROWSKI
DESIGN GROUP, LLC

Programming
Design
Construction

25890 CONCORD
HUNTINGTON WOODS
MICHIGAN 48070
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FAX (248) 543-5049

Project

LISTER RESIDENCE

25870 CONCORD RD.
HUNTINGTON WOODS, MI 48070

Sheet

ELEVATIONS

Revisions

no.:	date:	by:

Issued for: Date:

■ preliminary	10-16-21
■ bidding	12-06-21
■ permit	12-06-21
□ construction	

Do Not Scale - Use Figured Dimensions

Scale 1/4" = 1'-0"

Drawn PJO
Checked MAO
Approved

Project no.

22001.01

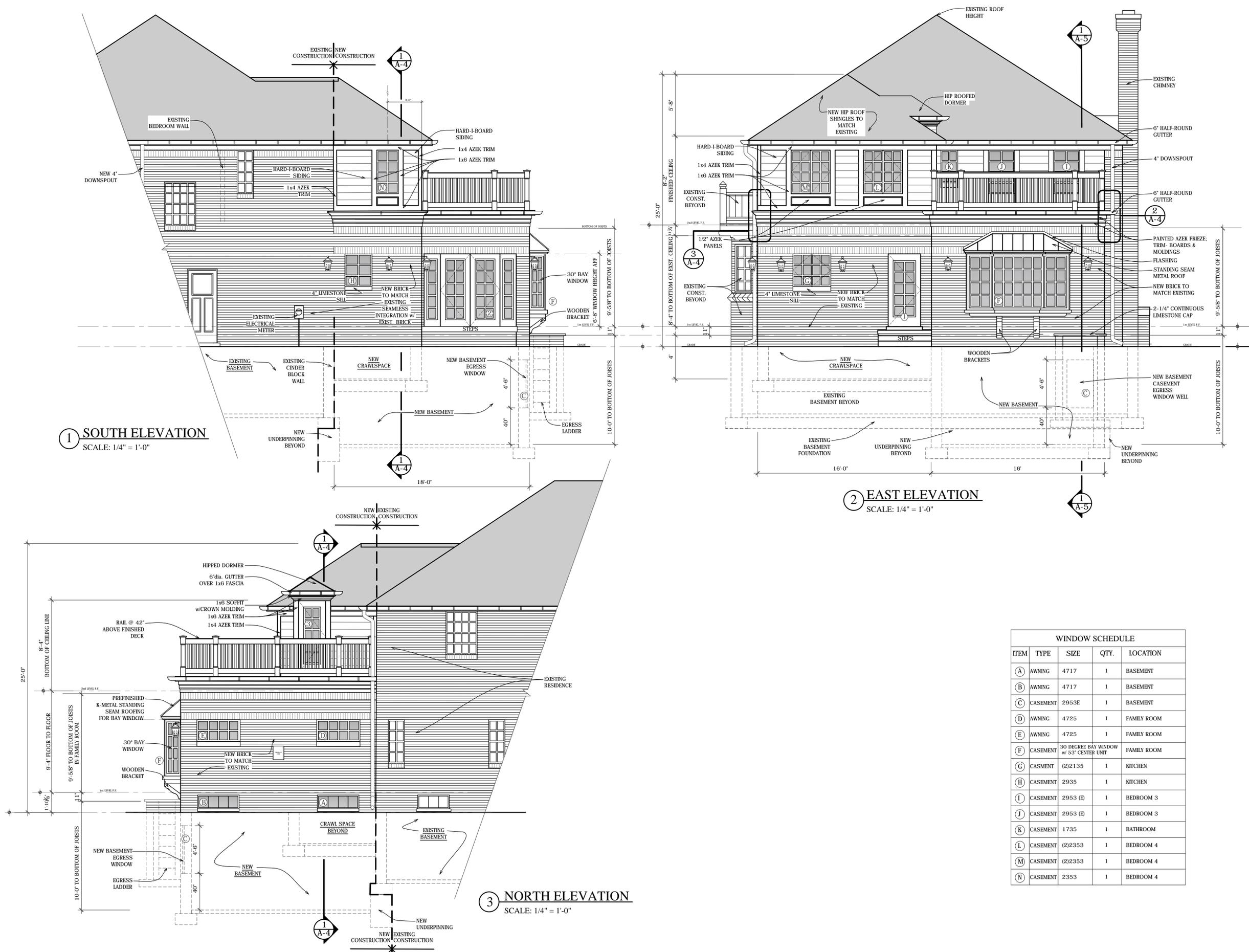
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A-3

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WINDOW SCHEDULE				
ITEM	TYPE	SIZE	QTY.	LOCATION
(A)	AWNING	4717	1	BASEMENT
(B)	AWNING	4717	1	BASEMENT
(C)	CASEMENT	2953E	1	BASEMENT
(D)	AWNING	4725	1	FAMILY ROOM
(E)	AWNING	4725	1	FAMILY ROOM
(F)	CASEMENT	30 DEGREE BAY WINDOW w/ 53" CENTER UNIT	1	FAMILY ROOM
(G)	CASEMENT	(2)2135	1	KITCHEN
(H)	CASEMENT	2935	1	KITCHEN
(I)	CASEMENT	2953 (E)	1	BEDROOM 3
(J)	CASEMENT	2953 (E)	1	BEDROOM 3
(K)	CASEMENT	1735	1	BATHROOM
(L)	CASEMENT	(2)2353	1	BEDROOM 4
(M)	CASEMENT	(2)2353	1	BEDROOM 4
(N)	CASEMENT	2353	1	BEDROOM 4