

SCOPE OF WORK

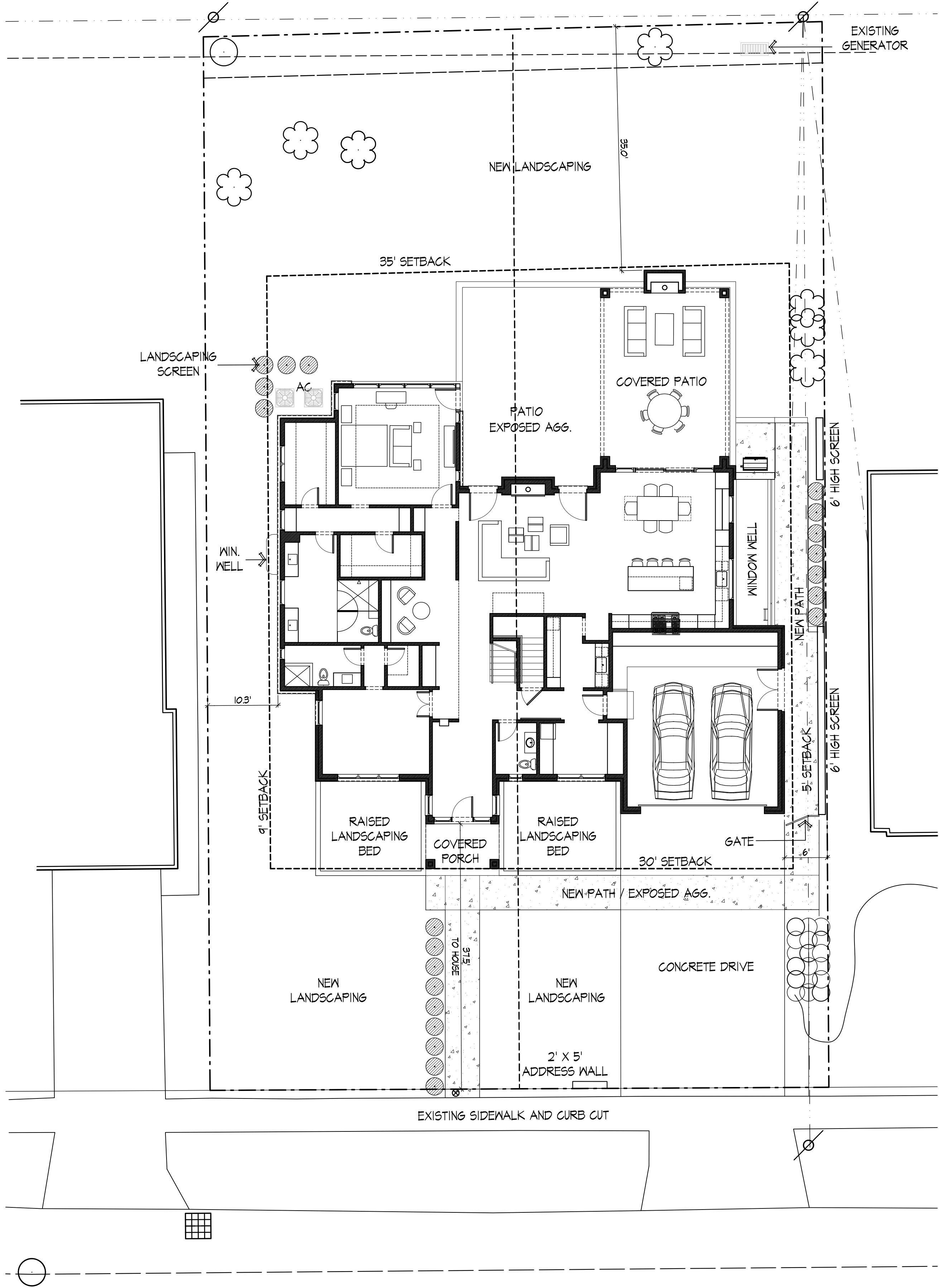
NEW CONSTRUCTION TWO STORY HOUSE. CONCRETE FOUNDATION AND WOOD FRAMING. NEW MASONRY VENEER WITH SHIP LAP WIDE SIDING AND STANDING SEAM METAL ROOF.

BUILDING INFORMATION

- ☐ ZONE: R-1G ONE FAMILY DISTRICT
- ☐ SETBACKS:
- FRONT YARD: 30.0' REQUIRED - 31'-6" PROPOSED TO HOUSE
SIDE YARD (1-SIDE): 5.0' REQUIRED - 6.0' PROPOSED
SIDE YARD (TOTAL): 14.0' REQUIRED - 10.0' PROPOSED + 6.0' = 16.0'
REAR YARD: 35.0' REQUIRED - 35.0' PROPOSED
- ☐ BUILDING HEIGHT: 2 STORIES, 30'-0" MAX. REQUIRED - 25'-11 3/4" PROPOSED
- ☐ LOT WIDTH: MIN. 50.0' REQUIRED - 90.0' PROVIDED
- ☐ LOT AREA: MIN. 6,000 SF REQUIRED - 13,863 SF PROVIDED
- ☐ MIN FLOOR AREA: 1,300 SF REQUIRED - PROPOSED FIRST FLOOR = 2,414.44 SF
SECOND FLOOR = 1,688.18 SF
PROPOSED SQUARE FOOTAGE = 3,600.36 SF
- ☐ MAX FLOOR AREA: 2,500 SF ALLOWED (W/ OUT BONUS)
+650 SF = CHARACTER BONUS (SEE BELOW)
+540 SF = LOT SIZE BONUS (SEE BELOW)
3,690 SF MAX. ALLOWED
3,600.36 SF. PROPOSED
- ☐ CHARACTER BONUS:
- ROOF HEIGHT - NEW BUILD, LESS THAN 26': +150 SF BONUS
STEPPED IN SECOND FLOOR - MIN 3'-0" FRONT AND ADD'L: +100 SF BONUS
FENESTRATION - 20% ON ELEVATION - SEE ELEVATIONS: +150 SF. BONUS
ARCHITECTURAL DETAILS - ANY COMBO. OF 3 OR MORE DETAILS: +250 SF BONUS
- ☐ LOT SIZE BONUS:
- 1 SF FOR EVERY 1 SF OF LOT AREA OVER 4,000 SF = 4,863 SF
UP TO A MAX OF 812 SF = 540 SF BONUS
+540 SF BONUS
- ☐ MAX. LOT COVERAGE:
- EXISTING LOT SIZE: 13,863 SF
30% MAX. ALLOWED
PROPOSED HOUSE AREA, GARAGE, COVERED PORCHES AND SHED: 4,151.31 SF (29.9%)

DRAWING LIST

- A0 - COVER SHEET
TOPOGRAPHICAL SURVEY (BY OTHERS)
A1.0 - PROPOSED FOUNDATION FLOOR PLAN
A1.1 - PROPOSED FIRST FLOOR PLAN
A1.2 - PROPOSED SECOND FLOOR PLAN
A1.3 - PROPOSED ROOF PLAN
A2.0 - EXTERIOR ELEVATION
A2.1 - EXTERIOR ELEVATION

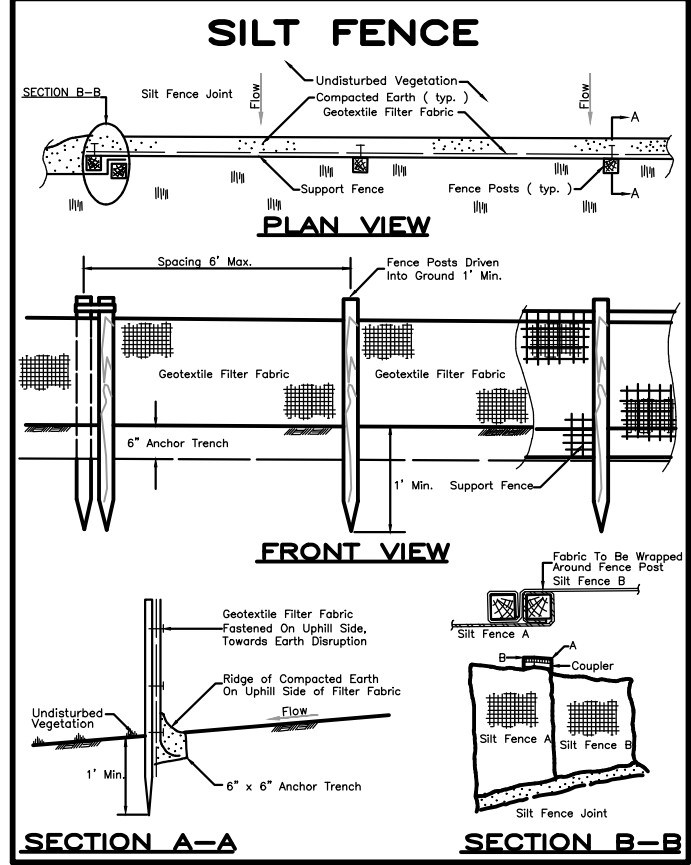
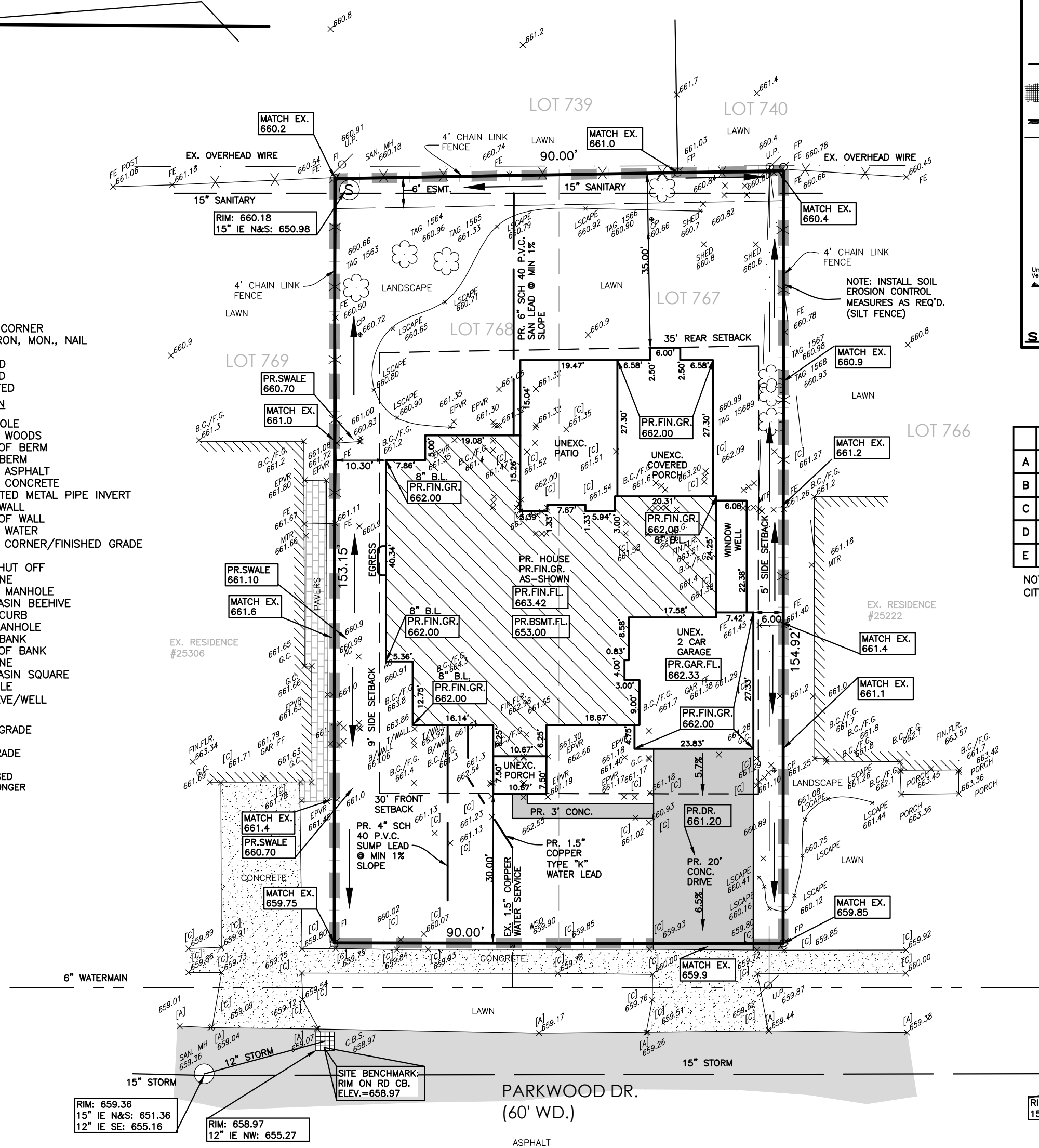




LEGEND

- SECTION CORNER
- FOUND IRON, MON., NAIL
- RECORDED
- MEASURED
- CALCULATED
- EXISTING DESCRIPTION
- UTILITY POLE
- EDGE OF WOODS
- BOTTOM OF BERM
- TOP OF BERM
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- CORRUGATED METAL PIPE INVERT
- TOP OF WALL
- BOTTOM OF WALL
- EDGE OF WATER
- BUILDING CORNER/FINISHED GRADE
- MARKER
- WATER SHUT OFF
- CENTERLINE
- SANITARY MANHOLE
- CATCH BASIN BEEHIVE
- TOP OF CURB
- STORM MANHOLE
- TOP OF BANK
- BOTTOM OF BANK
- CENTERLINE
- CATCH BASIN SQUARE
- LIGHT POLE
- GATE VALVE/WELL

- PR. 000.00 = PROPOSED GRADE
- 000.00 = EXISTING GRADE
- PR. 000.00 = PLAN PROPOSED GRADE NO LONGER APPLICABLE
- C.B. FILTER
- SILT FENCE



CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING											
	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.
A SOIL EROSION CONTROL MEASURE												
B HOUSE CONSTRUCTION												
C DRIVEWAY & SIDEWALK CONSTRUCTION												
D FINAL GRADING												
E PERMANENT SOIL EROSION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

TREE LIST			
TAG #	DIA. (IN.)	SPECIES	SPREAD (FT.)
1563	10	SPRUCE	15
1564	9	SPRUCE	15
1565	36	MAPLE	40
1566	14	BLACK CHERRY	30
1567	6	ORNAMENTAL	15
1568	6	ORNAMENTAL	15
1569	8	ORNAMENTAL	15

NOTE: AREA OF PROPOSED EARTH CHANGE - 13863 SQ. FT.

NOTE SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

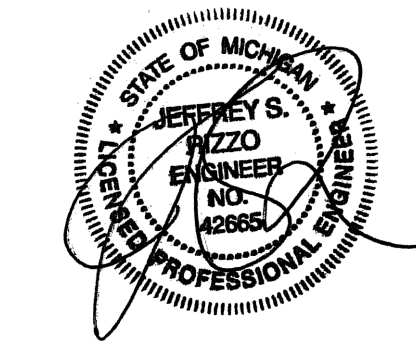
NOTE: THE NEAREST WATER COURSE IS ROUGE RIVER, APPROX. 3.5MILES± TO THE WEST.

SOIL TYPE PER OAKLAND COUNTY SOIL MAP: URBAN LAND-BLOUNT-LENAAWEE COMPLEX

NOTE: PROPOSED SANITARY CLEAN-OUT MUST BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP/CITY STANDARDS. LEAVE RIM HIGH UPON INSTALLATION AND SAWCUT DOWN TO MEET FINAL GRADES.

NOTE: PROPOSED HOUSE ELEVATIONS ARE BASED ON AN 10'0" POURED WALL WITH A VARIABLE BRICKLEDGE. VERIFY WITH BUILDER PRIOR TO EXCAVATION.

AREA OF LOT = 13863 SF
AREA OF HOUSE FOOTPRINT = 4158 SF
LOT COVERAGE = 29.9%



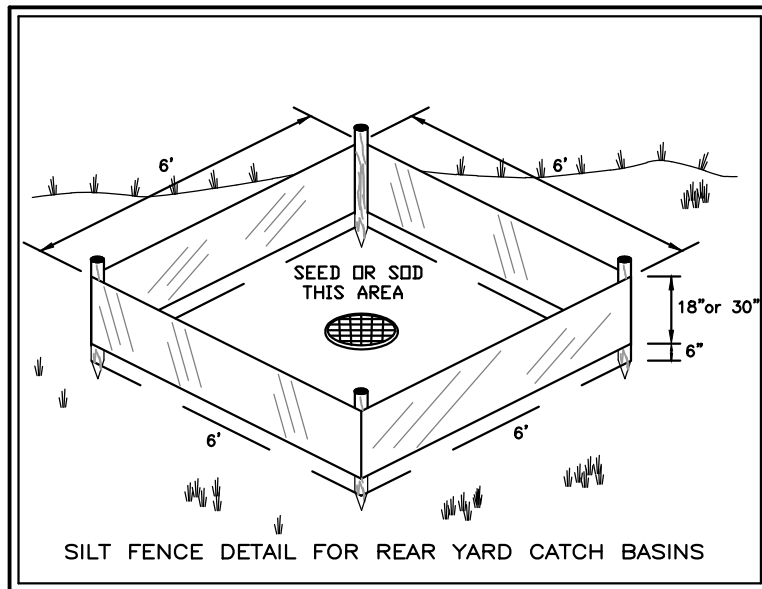
PROPERTY DESCRIPTION:
T1N, R11E, SEC 20 MC GIVERIN-HALDEMAN'S HUNTINGTON WOODS MANOR SUB LOTS 767 & 768 4/6/84
FR 004

SITE BENCHMARK: RIM ON ROAD CATCH BASIN, ELEVATION: 658.97

REVISIONS		 Fenn & Associates, Inc. Land Surveying and Civil Engineering 14933 Commercial Drive, Shelby Township, MI 48315 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com			
SCALE: 1" = 20'		FIELD: B.H.		SHEET SIZE: 18X24	DRAWN BY: R.PERRI
DATE: 6/1/21		CHECKED: J.S.R., P.E./T.W.D.			
TOPO—PLOT PLAN OVER 25300 PARKWOOD DR. PART OF SECTION 20, T1N, R11E HUNTINGTON WOODS, OAKLAND COUNTY, MICHIGAN					
CLIENT: JODY LIPTON & GEOFF KRETCHMER				DRAWING NUMBER: 20—00412.01	

3 WORKING DAYS
(EXCLUDING SAT,
SUN, AND HOLIDAYS)
**BEFORE YOU DIG
CALL MISS DIG**
1-800-482-7171
(TOLL FREE)

ADDRESS: 25300 PARKWOOD DR.
PARCEL I.D. #25-20-379-028



SOIL EROSION NOTES:

- INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
- ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
- COMPLETE ALL EARTH MOVEMENT.
- RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

Arik Green Design

Arik Green Design, LLC

2560 Wolcott

Ferndale Michigan 48220

248.496.2792

www.arikgreendesign.com

project:

Kretchmer Lipton Residence

25300 Parkwood

Huntington Woods

Michigan 48070

review:

02.02.2021

review:

04.01.2021

review:

04.12.2021

review:

05.13.2021

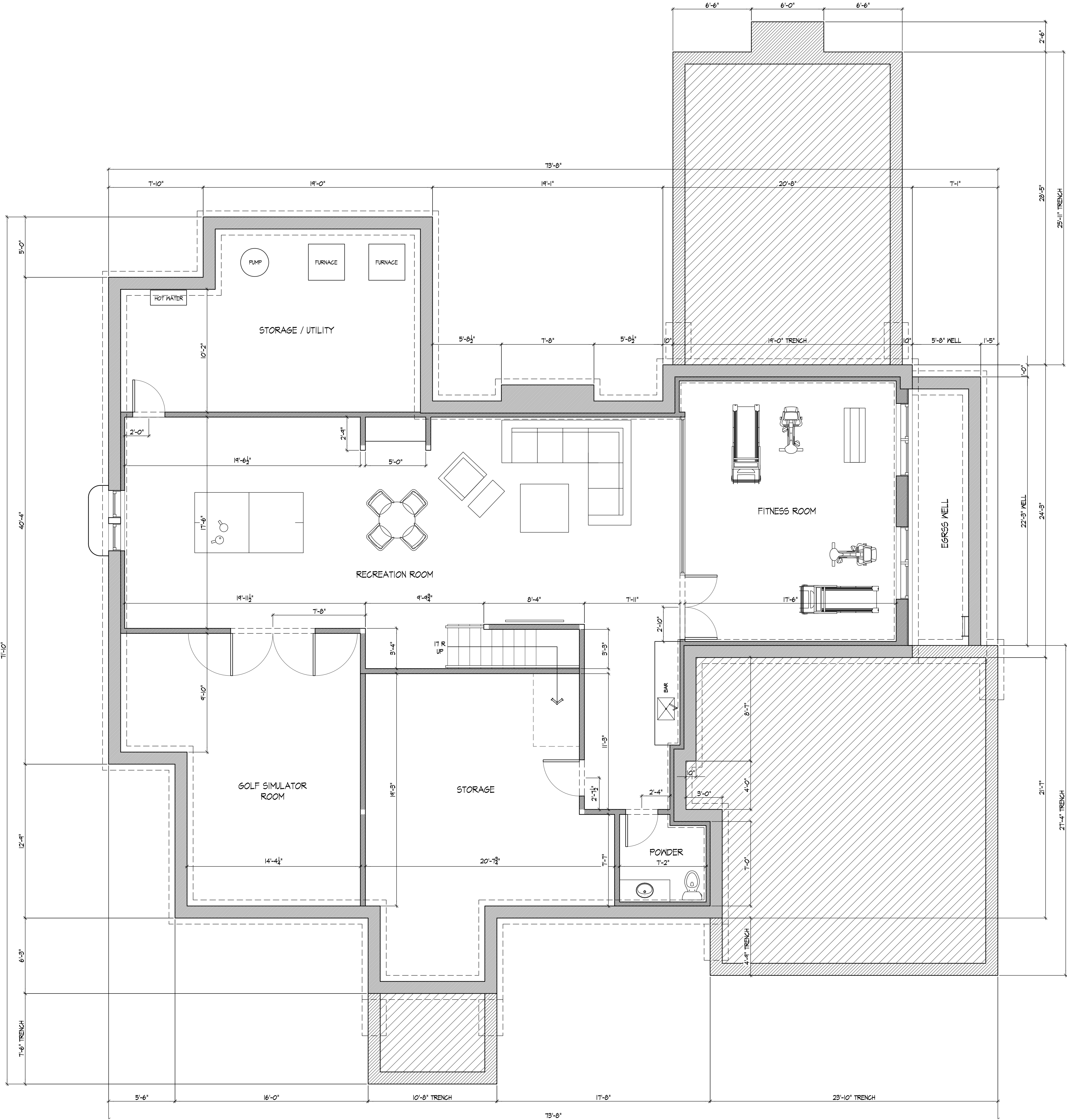
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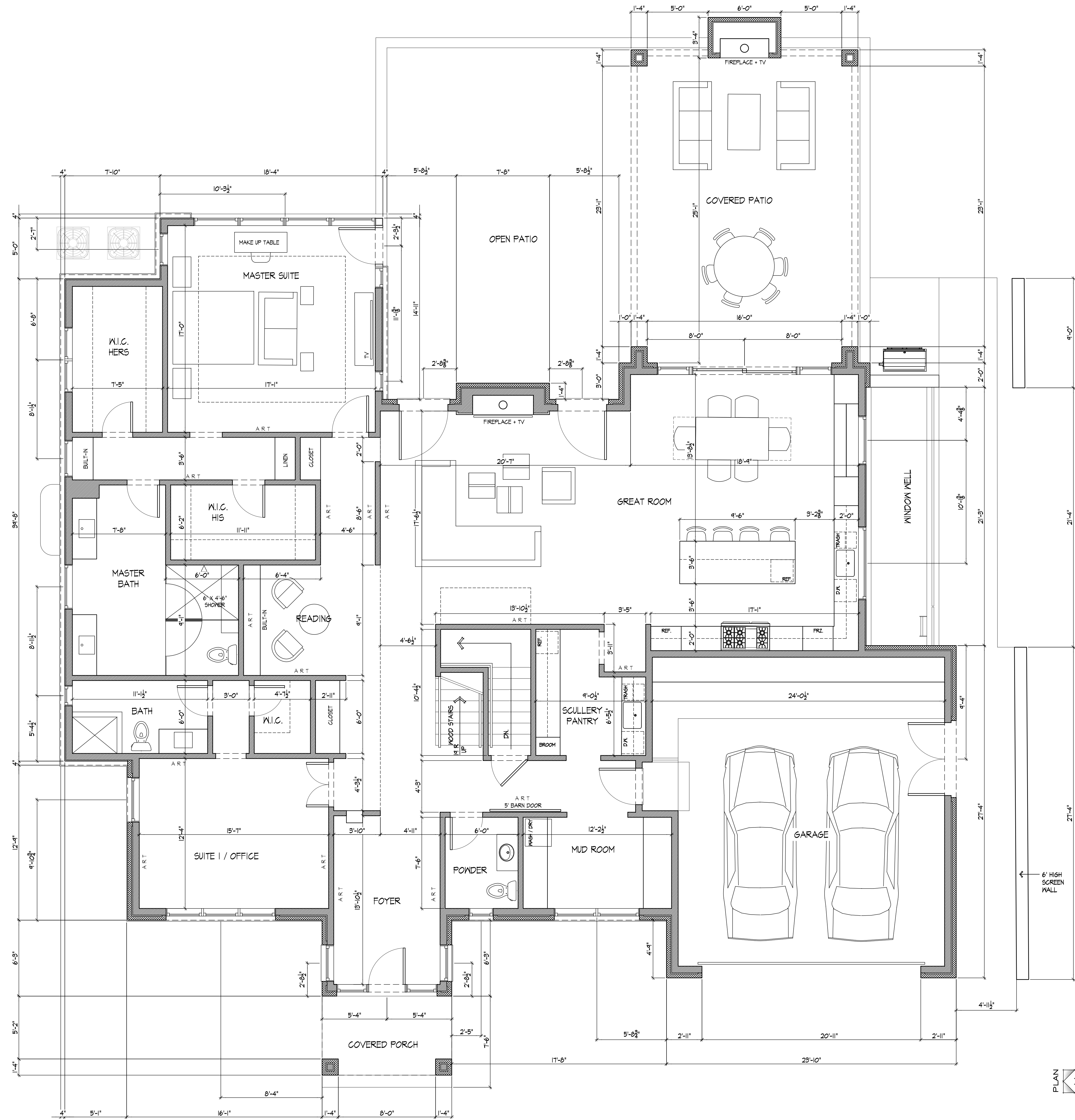
06.04.2021

foundation plan

DWG. #:

A1.0





PLAN NORTH 1 First Floor Plan
A1.1 SCALE: 1/4" = 1'-0"

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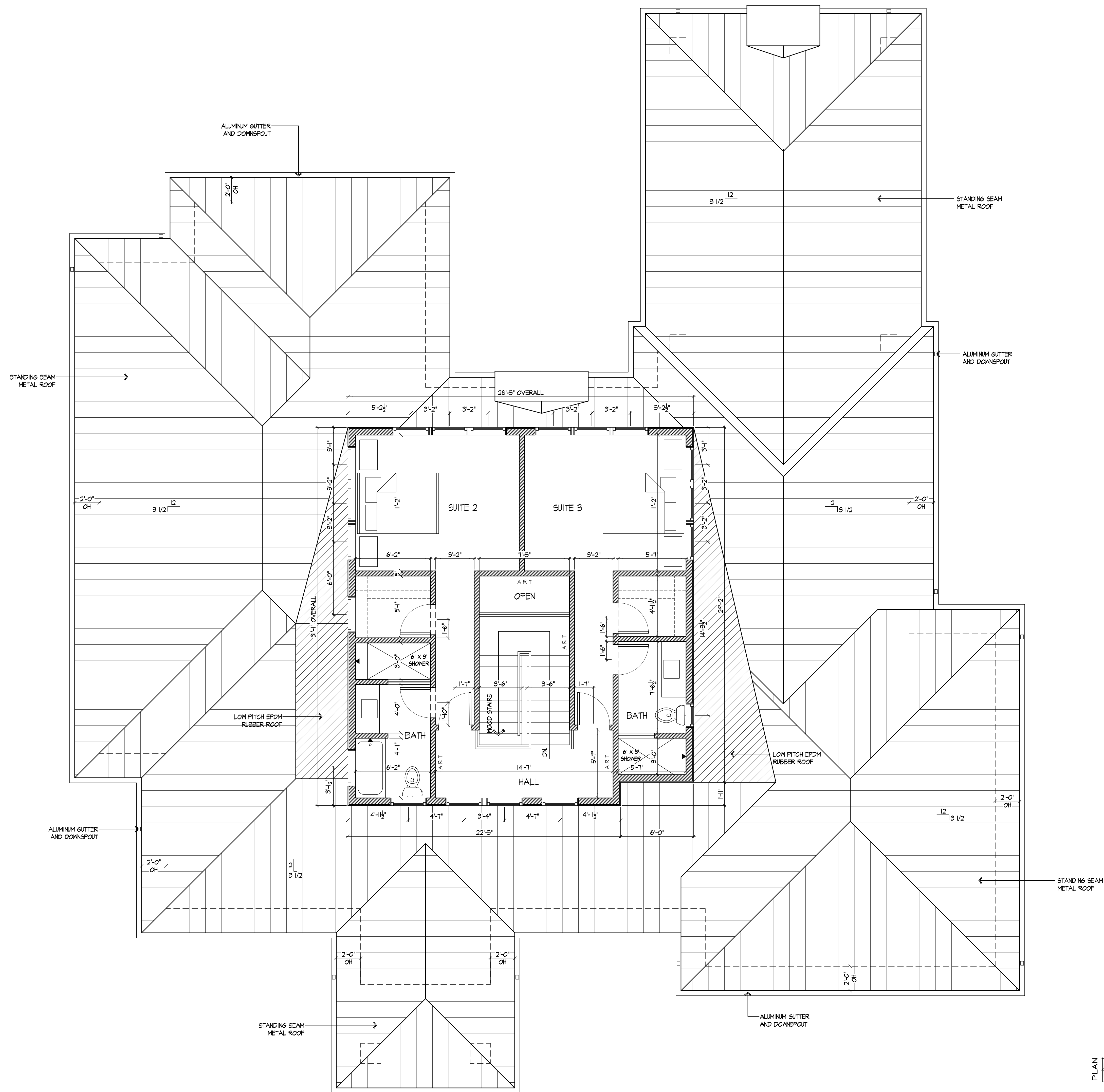
review: 05.13.2021

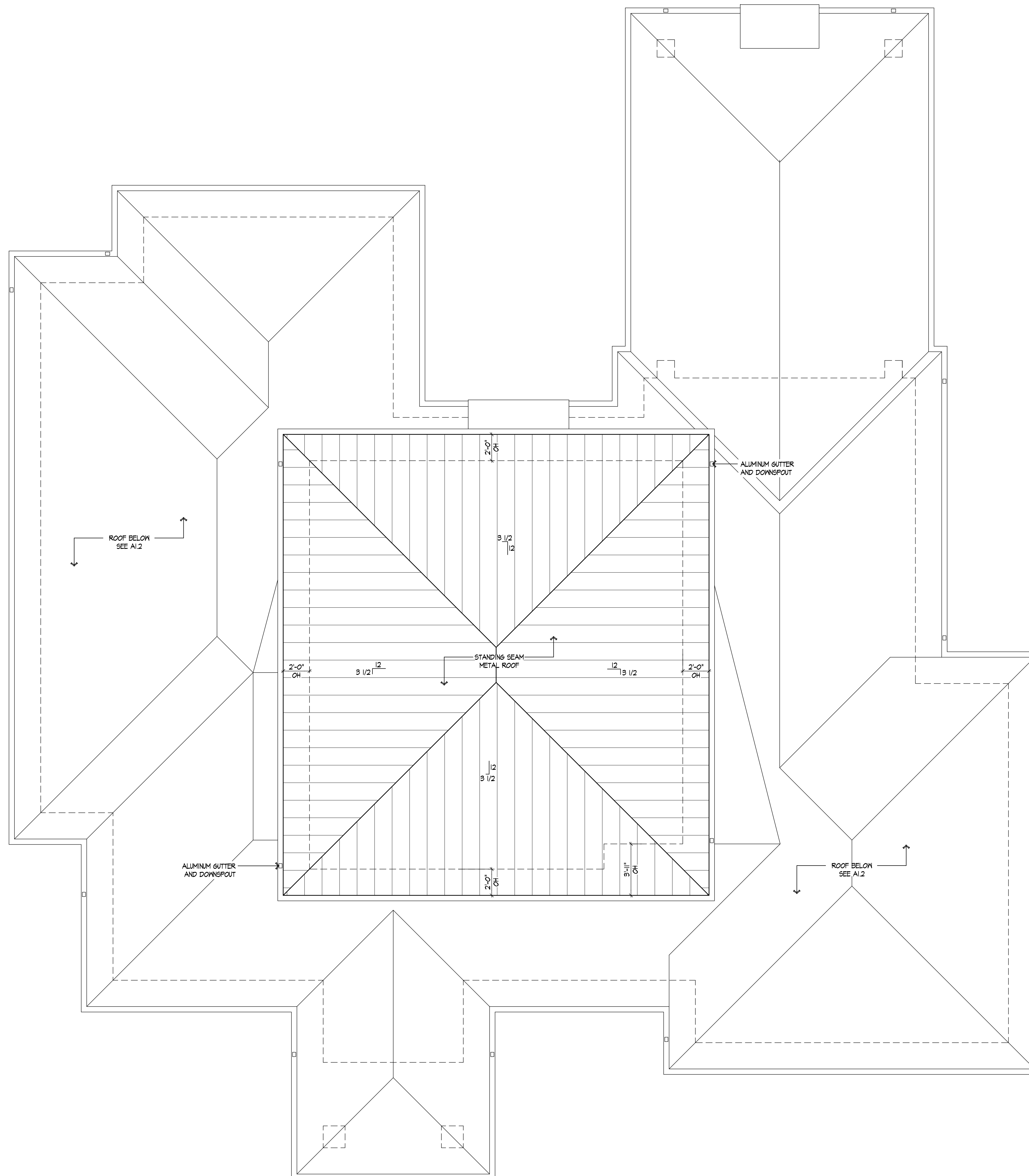
planning comm: 06.04.2021

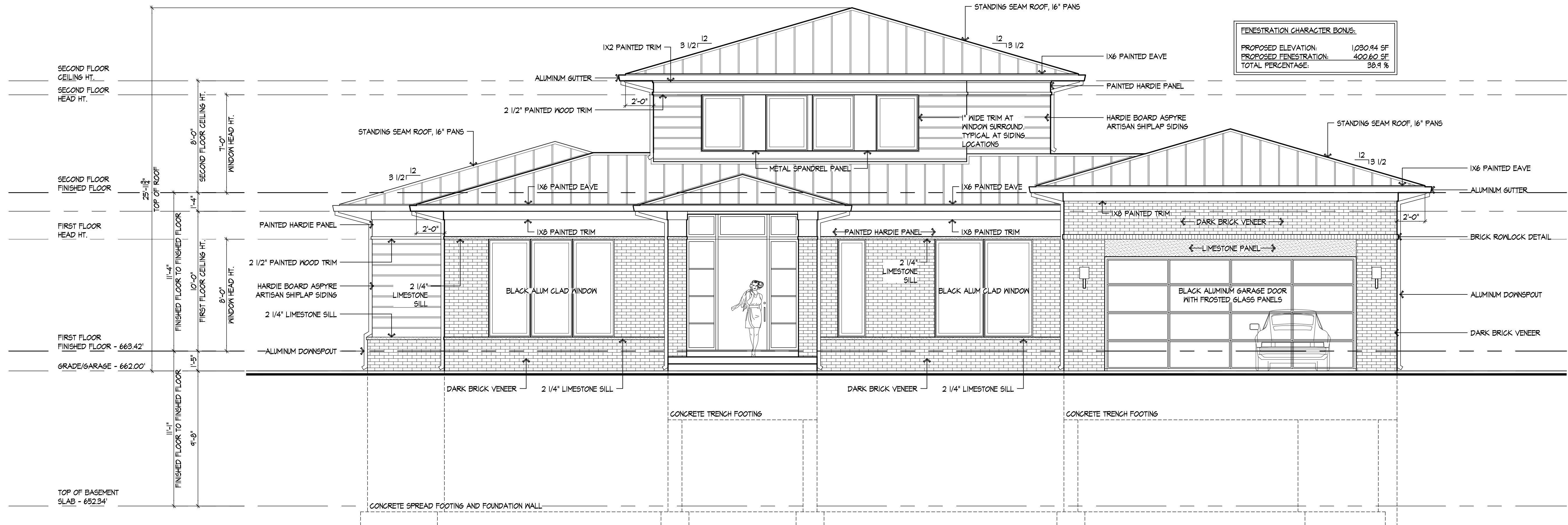
first floor plan

DWG. #:

A1.1



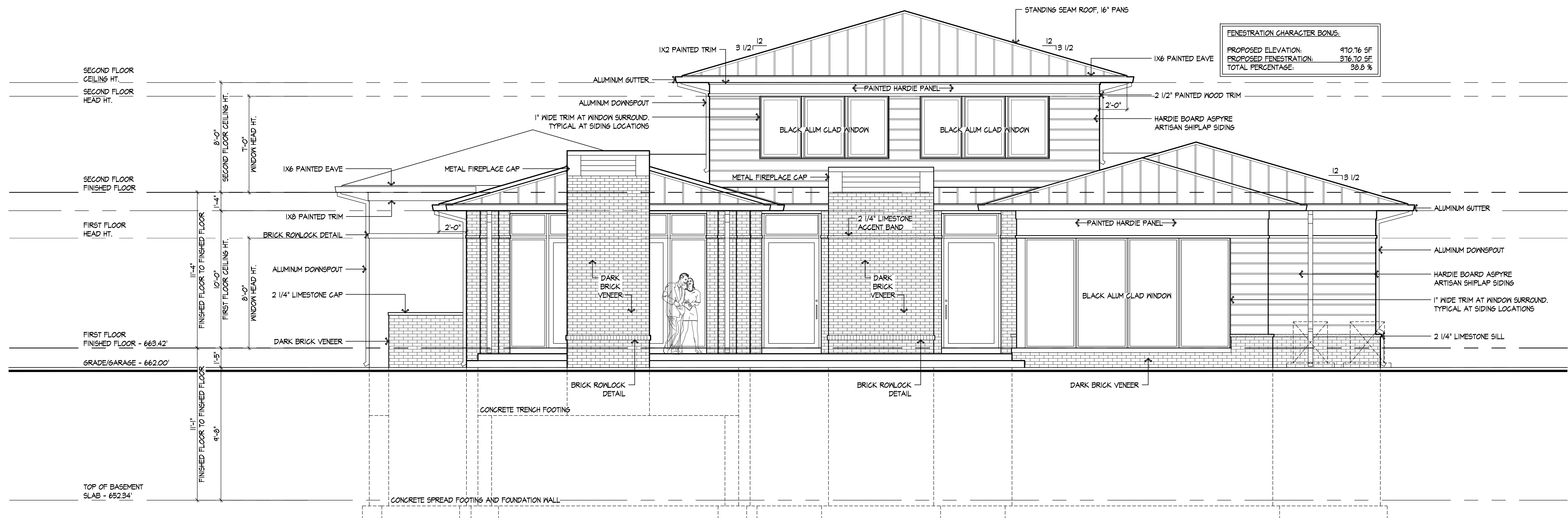




1
A2.0

Front Elevation (West)

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



2 Back Elevation (East)
A2.0 SCALE: 1/4" = 1'-0"

