



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, July 06, 2026

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

REQUIREMENTS FOR PUBLIC COMMENT:

Anyone that would like to make a public comment at any point during the meeting must first sign the "Sign In" sheet located near the main entrance door.

Prior to making any comment a member of the audience MUST first state your name and address for the record.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

4. Approval of Agenda

5. Approval of Minutes

A. Approval of June 1, 2026, Planning Commission Regular Meeting Minutes

6. Public Comments on Non-Agenda Items Only

7. Public Hearing

A. Public Hearing: Proposed Amendments to Accessory Mechanical Units Regulations - Zoning Ordinance Sec. 13.11.E

8. Old Business

A. Proposed Amendments to Sec. 13.11.E - Accessory Mechanical Units Regulations

9. New Business

A. West Villages Residences – 315 N Lapeer Street

10. Commissioners' Comments Regarding Planning and Zoning Matters

11. Next Regular Meeting - August 3, 2026

12. Adjournment

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Village, at least three (3) business days in advance of the meeting, if requesting accommodations. The Village of Lake Orion will provide foreign language or hearing impaired interpretation services for those individuals who contact the village to request such services at least seven (7) days prior to the meeting.

En el espíritu de la observancia de la Ley de Estadounidenses con Discapacidades, las personas con discapacidad debe sentirse libre para ponerse en contacto con el pueblo, por lo menos tres (3) días hábiles de antelación a la fecha de la reunión, si se solicitan alojamiento. El municipio de Lake Orion proporcionará idioma extranjero o personas con problemas de audición servicios de interpretación para las personas que se ponen en contacto con el pueblo de solicitar dichos servicios con no menos de siete (7) días antes de la reunión.



BOARD ACTION SUMMARY SHEET

MEETING DATE: July 6, 2026

TOPIC Approval of June 1, 2026, Planning Commission Regular Meeting Minutes

RECOMMENDED MOTION: To approve the June 1, 2026, Planning Commission Regular Meeting Minutes, as presented.



MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

Monday, June 01, 2026

6:30 PM

Village Hall – 21 East Church Street, Lake Orion, MI 48362

(248) 693-8391 ext. 102

REQUIREMENTS FOR PUBLIC COMMENT:

1. Call to Order

The Monday, June 1, 2026 Regular Meeting of the Lake Orion Planning Commission was called to order by Chairperson Zsenyuk at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call and Determination of Quorum

PRESENT

Chairperson James Zsenyuk
Vice Chairperson Edward Sabol
Secretary Hank Lorant
Commissioner Larry Dunn
Commissioner James Barry
Village Council President Teresa Rutt
Village Council Member Michael Lamb
Commissioner Matt Craig

ABSENT

Commissioner/Administrative Official Darwin McClary

STAFF PRESENT

Planning and Zoning Coordinator Jake VanBoxel
Clerk/Treasurer Sonja Stout

4. Approval of Agenda

MOTION made by Village Council President Rutt, Seconded by Secretary Lorant to approve the agenda for the June 1, 2026 Planning Commission Regular Meeting, as presented.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

5. Election of New Officers

A. Election of Officers

MOTION made by Village Council Member Lamb, Seconded by Commissioner Dunn to elect Mr. Zsenyuk as Chairperson of the Planning Commission, elect Mr. Sabol as Vice Chairperson and elect Mr. Lorant as Secretary with a term expiring on April 30, 2027, with the opportunity for re-election, and the position to be elected annually at the first regular meeting in May.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

6. Taking of Chair by New Chairperson

7. Approval of Minutes

A. Approval of May 4, 2026, Planning Commission Regular Meeting Minutes

MOTION made by Village Council Rutt, Seconded by Secretary Lorant to approve the May 4, 2026, Planning Commission Regular Meeting Minutes, as presented.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

8. Public Comments on Non-Agenda Items Only

None.

9. Public Hearing

A. Public Hearing: Lumber Yard at Paint Creek PUD Preliminary Plan Review

MOTION made by Secretary Lorant, Seconded by Vice Chairperson Sabol to open the public hearing for Lumber Yard at Paint Creek PUD Preliminary Plan Review.

AYES: Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
NAYS: None
ABSENT: McClary
MOTION: Carried

The Public Hearing opened at 6:32 PM.

MOTION made by President Rutt, Seconded by Secretary Lorant to close the public hearing for Lumber Yard at Paint Creek PUD Preliminary Plan Review.

- AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
- NAYS:** None
- ABSENT:** McClary
- MOTION:** Carried

The Public Hearing closed at 6:34 PM.

10. Old Business

A. Discussion on Accessory Mechanical Units Regulations Article 13.11.E

Village Council Member Michael Lamb expressed concerns regarding the proposed structure's proximity to adjacent property lines, particularly related to potential carbon monoxide exposure and noise impacts. He noted that the noise concerns had been adequately addressed.

The Planning Commission discussed the proposed 10-foot setback and the previously requested egress window exclusion, citing concerns about carbon monoxide exposure. Following discussion, there was consensus to remove the egress window exclusion request. President Rutt indicated her support for removing the exclusion.

MOTION made by President Rutt, Seconded by Secretary Lorant to exclude egress windows from the proposed draft text amendment and to schedule the public hearing for the July 6, 2026 Regular Planning Commission meeting.

- AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
- NAYS:** None
- ABSENT:** McClary
- MOTION:** Carried

11. New Business

A. Site Plan Extension Approval of Mocerri Starboard Orion

Jake VanBoxel, Planning and Zoning Coordinator, reported that the Site Plan Approval for Starboard Orion, owned by Mocerri Companies, LLC, is set to expire on July 7, 2026. He noted that the applicant submitted a letter requesting an extension (included in the packet), that the development team continues to make progress, and that the Planner recommends extending the site plan approval.

MOTION made by Commissioner Dunn, Seconded by Secretary Lorant to approve the request for site plan approval extension for Starboard Orion by 12 months, for an expiration date of July 7, 2027.

- AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
- NAYS:** None
- ABSENT:** McClary
- MOTION:** Carried

B. Lumber Yard at Paint Creek PUD Preliminary Plan Review

Planning and Zoning Coordinator Jake VanBoxel presented the preliminary PUD plan submitted by Matthew Gibb for the Lumber Yard redevelopment project at 215 S. Broadway Street. He explained that the purpose of the public hearing was to familiarize the public and adjacent property owners with the proposal prior to submission of detailed construction plans and specifications. He noted that several items identified in the McKenna preliminary plan review report must be addressed prior to final site plan approval, including mineral rights disclosure, survey scale requirements, soil information, vegetation, drainage, setback dimensions, parking details, existing building height, and proposed modifications.

MOTION made by President, Seconded by Secretary Lorant that pending any additional information raised at the Public Hearing, it is recommended that the Planning Commission recommend approval with conditions of PUD Preliminary Plans for the property located at 215 S. Broadway to the Village Council, based on the information submitted, with the understanding that all required approvals must be obtained, including but not limited to those from the Village Engineer, the Department of Public Works, the Township Fire Department, the Township Building Department, and any other applicable local or state agencies as required during the PUD process.

Matthew Gibb, Executive Director of the DDA, stated that many of the identified concerns were anticipated and would be addressed through alternative remedies and revisions. He noted that a traffic study had been completed and suggested that certain requirements could be incorporated into the PUD agreement.

The Commission also discussed project phasing, long-term maintenance responsibilities, and financial considerations. Mr. Gibb explained that maintenance costs would be shared among future occupants through maintenance agreements and that the development was intended to generate revenue to support ongoing upkeep. President Rutt noted that the Commission's role is to review land use and development standards rather than evaluate a developer's finances. Council Member Lamb expressed support for including financial assurances within the PUD agreement. Mr. VanBoxel reviewed relevant ordinance provisions regarding financial guarantees.

Jim Butler of PEA Group discussed concerns regarding the scale of the submitted plans. The Planning Commission requested guidance regarding the appropriate scale required by the ordinance, and it was determined that a scale of 1" = 40' would be acceptable.

MOTION made by President, Seconded by Secretary Lorant to AMEND the previous motion to include the addition of allowing the applicant to provide survey and development plans with a scale of 1"=40'.

- AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Craig
- NAYS:** Lamb
- ABSENT:** McClary
- MOTION:** Carried

C. Monthly Planning and Zoning Report – May 2026

Jake VanBoxel, Planning and Zoning Coordinator, reviewed updates contained in the Planning and Zoning Report included in the agenda packet and noted that two variance requests had been received and would be scheduled for upcoming Planning Commission agendas.

Commissioner Craig inquired about the status of the 146 S. Broadway project and the Lake Street realignment, noting that both items had remained on the report for an extended period. Jake VanBoxel, Planning and Zoning Coordinator, indicated that he would provide an update on those projects at a future meeting.

MOTION made by President Rutt, Seconded by Secretary Lorant to receive and file the May 2026 Monthly Planning and Zoning Report.

- AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
- NAYS:** None
- ABSENT:** McClary
- MOTION:** Carried

12. Commissioners' Comments Regarding Planning and Zoning Matters

Commissioner Barry acknowledged President Rutt’s comments regarding financial considerations and inquired whether Phase 3 inventory would return to the Planning Commission for review. Jake VanBoxel, Planning and Zoning Coordinator, responded that it would not.

Secretary Lorant noted that a fence surrounding the Mocerri properties had fallen and should be brought to the property owner's attention.

President Rutt reported attending several recent ribbon-cutting events and expressed appreciation for the positive contributions being made to the community.

Council Member Lamb encouraged residents to contact the Village Manager with questions or concerns regarding the Village's property inventory.

13. Next Regular Meeting - July 6, 2026

14. Adjournment

MOTION made by Council Member Lamb, Seconded by Secretary Lorant to adjourn the June 1, 2026 meeting.

William Baldwin addressed the Commission regarding a sidewalk repair notice he received. He also commented on changes to the lake over time, concerns regarding prioritization of resident needs, water rate increases, flooding on his property, traffic and speeding issues, and concerns related to roundabouts.

Chairperson Zsenyuk advised Mr. Baldwin that many of the issues raised would be more appropriately addressed through a meeting with the Village Manager.

The June 1, 2026, Regular Planning Commission meeting adjourned at 7:27 PM.

- AYES:** Zsenyuk, Sabol, Lorant, Dunn, Barry, Rutt, Lamb, Craig
- NAYS:** None
- ABSENT:** McClary
- MOTION:** Carried

Henry Lorant
Secretary

Sonja Stout
Clerk/Treasurer

Date Approved: July 6, 2026



BOARD ACTION SUMMARY SHEET

MEETING DATE: July 6, 2026

TOPIC Public Hearing: Proposed Amendments to Accessory Mechanical Units Regulations - Zoning Ordinance Sec. 13.11.E

BACKGROUND BRIEF:

Due to recent complaints received by Village staff regarding the placement of Accessory Mechanical Units (standby generators), the Village of Lake Orion Planning Commission requested information regarding the current regulations, along with how other similar communities are regulating these items.

At the May 4th Planning Commission meeting, the Commissioners reviewed ordinances from other nearby communities and discussed options for amending the ordinance. McKenna staff provided the draft text amendment based on those change requests.

At the June 1st Planning Commission meeting, the Commissioners reviewed and requested a slight revision to the draft text amendment provided. Following the discussion, the Planning Commission voted to schedule a public hearing for the proposed ordinance amendment.

During the discussion, the Commissioners referenced the City of Troy's residential generators ordinance and regulations. Commissioners were interested in considering similar requirements related to the 6' setback from the property line. The Planning Commission may consider additional revisions to the draft should the majority find such changes necessary.

RECOMMENDED MOTION(s):

1. **To open** the public hearing concerning the Proposed Amendments to Village of Lake Orion Zoning Ordinance, Section 13.11(E).
2. **To close** the public hearing concerning the Proposed Amendments to Village of Lake Orion Zoning Ordinance, Section 13.11(E).

Subject: Request for Recusal – Proposed Amendments to Section 13.11(E)

Dear Planning Commission Members and Village Staff,

I am writing regarding the proposed amendments to Section 13.11(E) of the Zoning Ordinance concerning Accessory Mechanical Units (standby generators), which are scheduled for public hearing on July 6, 2026.


Commissioner Matt Craig resides at 146 Bellevue Avenue, immediately adjacent to my property at 152 Bellevue Avenue. The narrow side yard between our homes is the location where a generator installation has been proposed. Commissioner Craig has been an active participant in the discussion and direction given to staff regarding changes to Section 13.11(E), including the removal of the measurable noise standard and the exclusion of egress windows from the 10-foot setback requirement.

Because these proposed changes directly affect the feasibility of a generator installation on property immediately adjacent to Commissioner Craig’s residence, I respectfully request that he recuse himself from any further discussion, deliberation, or voting on this matter. Maintaining the appearance of impartiality is essential to public trust in the Planning Commission’s process.

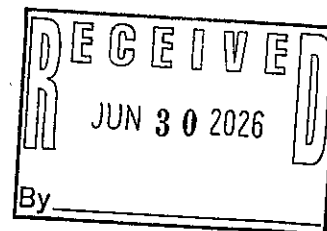
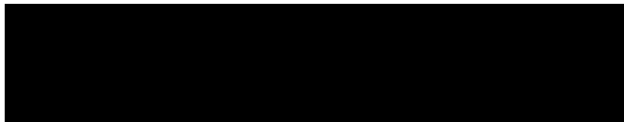
I have no objection to Commissioner Craig participating in general discussions about mechanical equipment regulations. However, on this specific amendment — which has clear and direct implications for his own property — recusal would be the appropriate course of action.

Thank you for your attention to this request. I look forward to participating in the public hearing on July 6.

Sincerely,



Jason Levandoski



Subject: Public Comment – Proposed Amendments to Section 13.11(E) (July 6 Public Hearing)

Dear Planning Commission Members,

I live at 152 Bellevue Avenue. The proposed generator location between our homes sits within inches of the shared property line and is well under 10 feet from my basement windows, which I regularly open for ventilation.

Lake Orion's current rule — 10 feet from a window on an adjacent dwelling — is not overly restrictive. **A truly restrictive rule would be a standard 10-foot setback from the property line**, which would outright prohibit placement in this narrow side yard. The existing window rule already provides reasonable flexibility while protecting neighbors' living space.

I oppose removing the measurable 55 dB noise standard and excluding egress or basement windows from the 10-foot setback. These changes would make it easier to approve poor placements right next to neighboring homes without clear, enforceable protections.

I support reasonable limits on testing hours and operation during power outages only. However, these should not replace **strong placement and noise standards.**

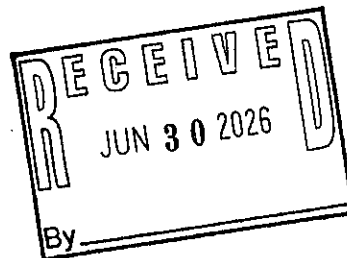
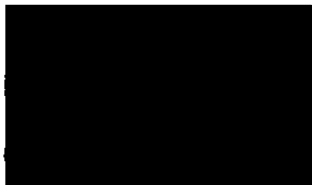
I ask the Commission to retain a measurable noise limit and apply the 10-foot setback to **all windows** on adjacent dwellings.

Thank you for your consideration.

Sincerely,



Jason Levandoski





BOARD ACTION SUMMARY SHEET

MEETING DATE: July 6, 2026

TOPIC Proposed Amendments to Sec. 13.11.E - Accessory Mechanical Units Regulations

BACKGROUND BRIEF:

Due to recent complaints received by Village staff regarding the placement of Accessory Mechanical Units (standby generators), the Village of Lake Orion Planning Commission requested information regarding the current regulations, along with how other similar communities are regulating these items.

At the May 4th Planning Commission meeting, the Commissioners reviewed ordinances from other nearby communities and discussed options for amending the ordinance. McKenna staff provided the draft text amendment based on those change requests.

At the June 1st Planning Commission meeting, the Commissioners reviewed and requested a slight revision to the draft text amendment provided. Following the discussion, the Planning Commission voted to schedule a public hearing for the proposed ordinance amendment.

During the discussion, the Commissioners referenced the City of Troy’s residential generators ordinance and regulations. Commissioners were interested in considering similar requirements related to the 6’ setback from the property line. The Planning Commission may consider additional revisions to the draft should the majority find such changes necessary

RECOMMENDED MOTION(s):

Motion to recommend adoption of the proposed Zoning Ordinance amendments to Section 13.11(E) to Village Council.

Memorandum

TO: Village of Lake Orion Planning Commission

FROM: Jake VanBoxel, MSA, Principal Planner
Sommer Nafal, Assistant Planner

SUBJECT: **Accessory Mechanical Units – Standby Generator Regulations**

DATE: June 25, 2026

BACKGROUND

Due to recent complaints received by Village staff regarding the placement of Accessory Mechanical Units (standby generators), the Village of Lake Orion Planning Commission requested information regarding the current regulations, along with how other similar communities are regulating these items.

At the May 4th Planning Commission meeting, the Commissioners reviewed ordinances from other nearby communities and discussed options for amending the ordinance. McKenna staff provided the draft text amendment based on those change requests.

At the June 1st Planning Commission meeting, the Commissioners reviewed and requested a slight revision to the draft text amendment provided. Following the discussion, the Planning Commission voted to schedule a public hearing for the proposed ordinance amendment.

During the discussion, the Commissioners referenced the City of Troy's residential generators ordinance and regulations. Commissioners were interested in considering similar requirements related to the 6' setback from the property line. The Planning Commission may consider additional revisions to the draft should the majority find such changes necessary. **A copy of this has been attached with this memo for consideration during the discussion of the proposed ordinance amendment.**

SUMMARY OF CHANGES

- Removal of the noise decibel limit of 55dB at 10'
- Limit operations to only during power outages or during scheduled maintenance testing
- Limit scheduled maintenance testing to Monday through Friday between the hours of 12:00-4:00pm

PROPOSED DRAFT TEXT AMENDMENT

The Village's current Zoning Ordinance language is provided below. Proposed text is provided in [blue](#):

SECTION 13.11 - ACCESSORY BUILDINGS AND STRUCTURES

E. Accessory Mechanical Units

1. **Single Family Residential.** Freestanding heating, ventilation, standby generators, and air conditioning equipment may be located in any yard other than the required front yard of the principal structure, subject to the following requirements (window-mounted room air-conditioners are exempt from these requirements):

- a) **Location.** Placement of accessory mechanical equipment shall not be permitted within 10 feet of a window on an adjacent dwelling.
 - b) **Screening.** Accessory mechanical equipment shall be screened in a manner which will reduce the noise output of the unit and to shield the equipment from view of any road, adjacent residence, or the Lake. ~~The maximum noise output from any such unit shall not exceed 55 decibels, measured at a distance of ten (10) feet from the unit.~~
 - c) **Operations.** Standby generators shall operate only during power outages, except as provided for testing and maintenance.
 - d) **Testing and Maintenance.** Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.
2. **Non-Single Family Residential.** Freestanding, roof or building mounted equipment (including air conditioning units, transformers, generators and similar) for all non-single family residential buildings and uses, and those on sites zoned non-single family residential districts shall be located in accordance with the following:
- a) **Front Yards.** Equipment shall not be located in a front yard except the Planning Commission may permit equipment to be located in the front yard upon finding that such location will meet the spirit and intent of the zoning district in which the building is located provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.
 - b) **Side and Rear Yards.** Equipment shall be permitted in a side or rear yard provided such equipment is not located closer than ten (10) feet from an adjacent residential dwelling or district.
 - c) **Screening.** Equipment shall be screened from public rights-of-way and adjacent uses by evergreen trees or shrubs, walls, or berming. Alternative methods of screening may be approved by the Planning Commission.
 - d) **Operations.** Standby generators shall operate only during power outages, except as provided for testing and maintenance.
 - e) **Testing and Maintenance.** Automatic maintenance and routine testing of standby generators is limited to Monday through Friday between the hours of 12:00p.m. to 4:00p.m.
 - f) The Planning Commission shall have the authority to waive or modify the above requirements upon the determination that such waiver or modification meets the spirit and intent of the district in which the equipment is located.

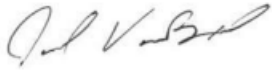
NEXT STEPS

We are requesting the Planning Commission review the finalized draft text amendments and consider whether the information requested from the City of Troy's residential generators ordinance regulations be incorporated into the draft text amendments. Should the Planning Commission view the revised amendments sufficient, we would ask the Planning Commission to consider recommending the proposed amendments to the Village Council for adoption during the July 6th meeting.

Please feel free to contact us with any questions.

Respectfully submitted,

McKENNA



Jake VanBoxel, MSA
Principal Planner



Sommer Nafal, NCI
Assistant Planner

Requirements for Generator Permits and Inspections

Scope and Purpose:

This guide is intended to provide general information for the placement of whole house generators on residential property and to provide consistency in the enforcement of the City of Troy regulations.

Permits Required:

Building Permit: To complete a zoning review to verify placement meets zoning requirements.

Electrical Permit – Motor (size of transfer switch); Feeders; Service, if altering

Mechanical Permit – Gas burners (list BTU’s); Gas Line

Required Submittals:

Building. A sketch of the plot plan with the generator and house with dimensions of location is required to verify required setbacks. The generator is allowed to be placed in the side or rear yards, with a minimum of 6’ from the property line.

Electrical. Manufacturer’s specifications for generator, manufacturer’s specifications for transfer switch (for both manual & automatic), one line diagram for wiring installation with conduit size and load calculations for whole house generators with automatic transfer switches.

Mechanical. Size, type and distance of gas line.

Additional Requirements and Information:

*Generator installation must comply with the 2015 Michigan Residential Code, 2014 National Electrical Code, 2015 International Fuel Gas Code.

*Generators must be installed no closer than five (5) feet from building openings (windows and doors).

*Generators must be installed according to manufacturer’s recommended requirements.

*Electrical service meter/main disconnect must be labeled to indicate that “an alternate power source is connected to the electrical system”.

*City Zoning Ordinance states that a maximum decibel level of 65 is allowed when measured at the property line.

Inspections Required:

Building	Final after all trades have been finished
Electrical	Rough and Final
Mechanical	Pressure Test and Final Connection



BOARD ACTION SUMMARY SHEET

MEETING DATE: July 6, 2026

TOPIC West Villages Residences – 315 N Lapeer Street

BACKGROUND BRIEF:

West Village Residences is a site plan for a fifteen-unit multiple-family development at **315 N Lapeer Street**, developed by West Village Residence, LLC (the “Applicant”). The Project is located on one 1.63 acre parcel (09-02-403-020) at the corner of W Church Street and N Lapeer Street.

At the September 2, 2025, Regular Meeting of the Planning Commission, the project was granted site plan approval, contingent upon submission of a photometric plan that includes fixture heights and complies with permitted lighting standards, and upon approval of the revised plans by the Fire Marshal and Village Engineer.

The next step is to receive final site plan approval. The applicant has submitted multiple revisions of the site plan for final site plan approval, though due to outstanding issues, approval has not been granted.

Upon his determination that a site plan is not sufficiently complete, or includes major changes affecting the overall functioning of the site, impacts on the surroundings, or other substantial changes, or upon a request by the applicant, the Zoning Administrator may require that the site plan be returned to the Planning Commission for reconsideration.

RECOMMENDED MOTION(s):

Motion to approve the revised site plan with conditions contingent upon submission of a photometric plan that includes fixture heights and complies with permitted lighting standards, and upon approval of the revised plans by the Fire Marshal and Village Engineer.

REVISION SCHEDULE	
DATE	DESCRIPTION
1/1/25	DESIGN REVIEW
3/4/25	SITE PLAN APPROVAL
11/14/25	OWNER REVIEW
11/20/25	OWNER REVIEW
11/21/25	BIDDING
3/6/26	SPA
5/18/26	SPA - REVIEW
6/5/26	SPA - REVIEW



DRAWN BY: RDC
 CHECKED BY: BSG

Drawing Title
SITE PLAN

Project Number
25-448
 Drawing Number

SP 101

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ZONING: RM - RESIDENTIAL MULTI-FAMILY

SITE:
 MAX LOT COVERAGE: 35%
 PROP. LOT COVERAGE: 26%
 TOTAL SITE AREA: 10,995 SQUARE FEET (1.63 ACRES)
 OPEN SPACE TOTAL: 52,410 SQUARE FEET (1.2 ACRES)
 BLDG FOOTPRINT TOTAL: 18,585 SQUARE FEET (0.43 ACRES)

SETBACKS:
 FRONT: 25'
 REAR: 25'
 SIDE: 25'
 MAX HEIGHT: 40'
 BUILDING HEIGHT: 33' - 4"

UNITS BY TYPE:
 • ONE BEDROOM: 0
 • TWO BEDROOM: 0
 • THREE BEDROOM: 15

TOTAL # OF UNITS: 15 (ALL 3 BEDROOM UNITS)

PARKING:
 MULTIFAMILY HOUSING: 2 SPACES PER UNIT
 REQUIRED: 15 UNITS X 2 = 30 SPACES
 PROVIDED: 30 SPACES
 TOTAL PARKING: 30 SPACES

NOTE:
 • ADA NOT REQUIRED
 • TRASH PICKED UP PER UNIT

DENSITY CALCULATIONS:
 SITE:
 WIDTH = 438.80 FEET
 DEPTH = 161.78 FEET
 AREA = 70,989.06 SQUARE FEET
 ACRES = 1.63 ACRES

PROVIDE FOR REMOVAL OF DETENTION BASIN
 AREA = 14,000 SQUARE FEET
 ACRES = 0.32 ACRES

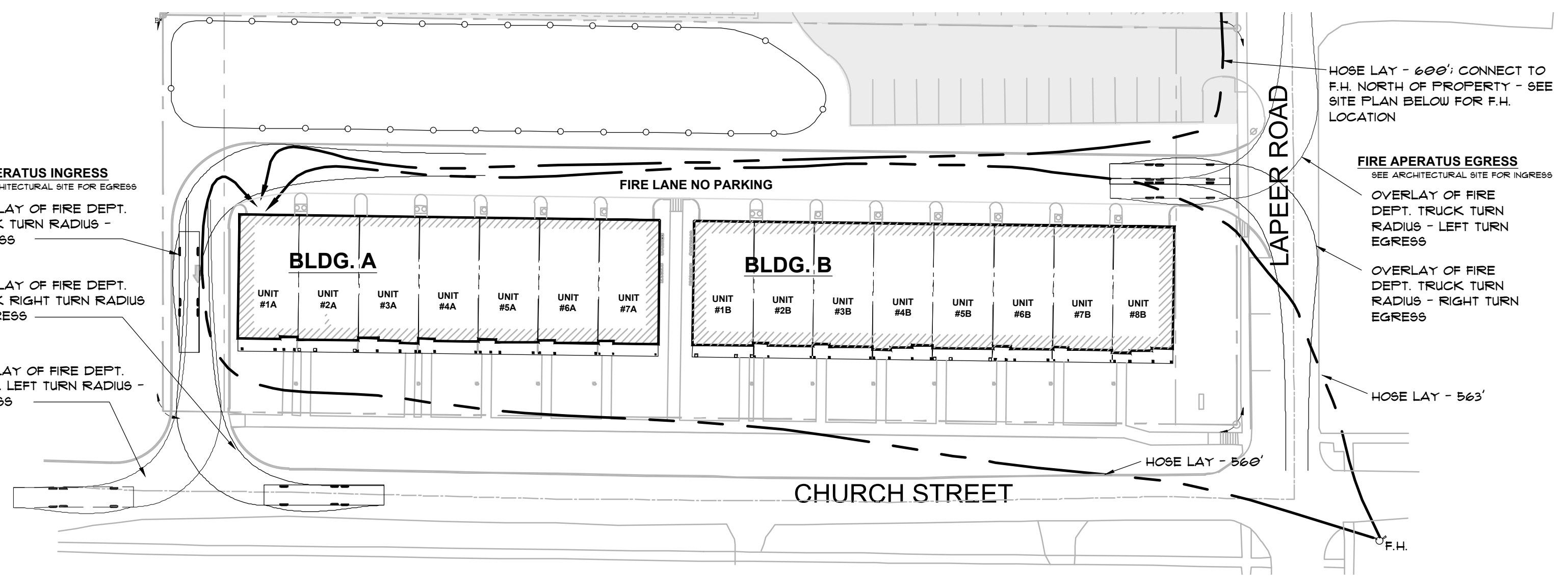
TOTAL ACRES USED FOR DENSITY CALCULATIONS: 1.31 ACRES

PER ZONING ORDINANCE - MAX. RESIDENTIAL UNITS PER ACRE = 15
 MAXIMUM NUMBER OF RESIDENTIAL UNITS = 19.65 OR 19 UNITS ALLOWED

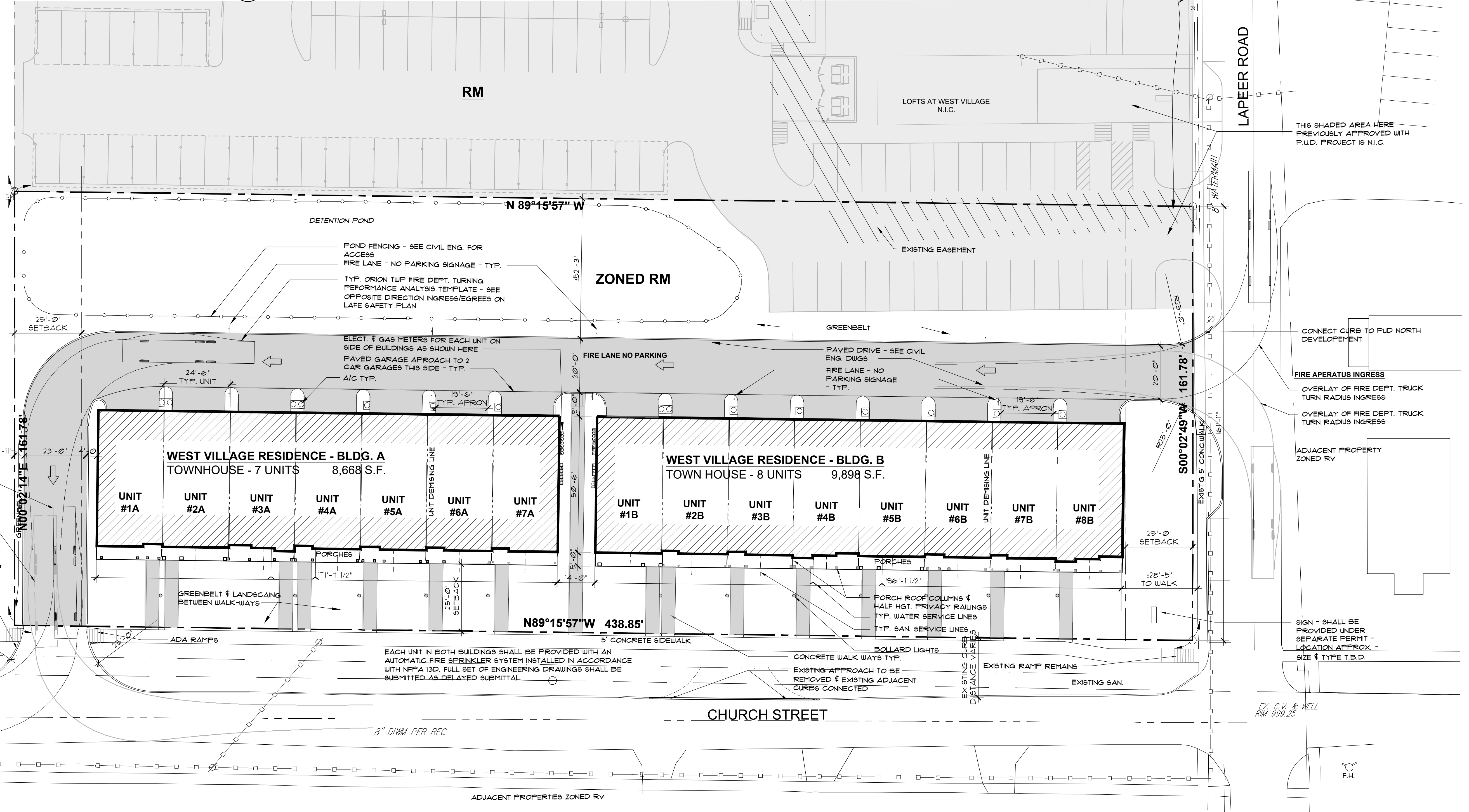
TOTAL NUMBER OF RESIDENTIAL UNITS PROVIDED = 15



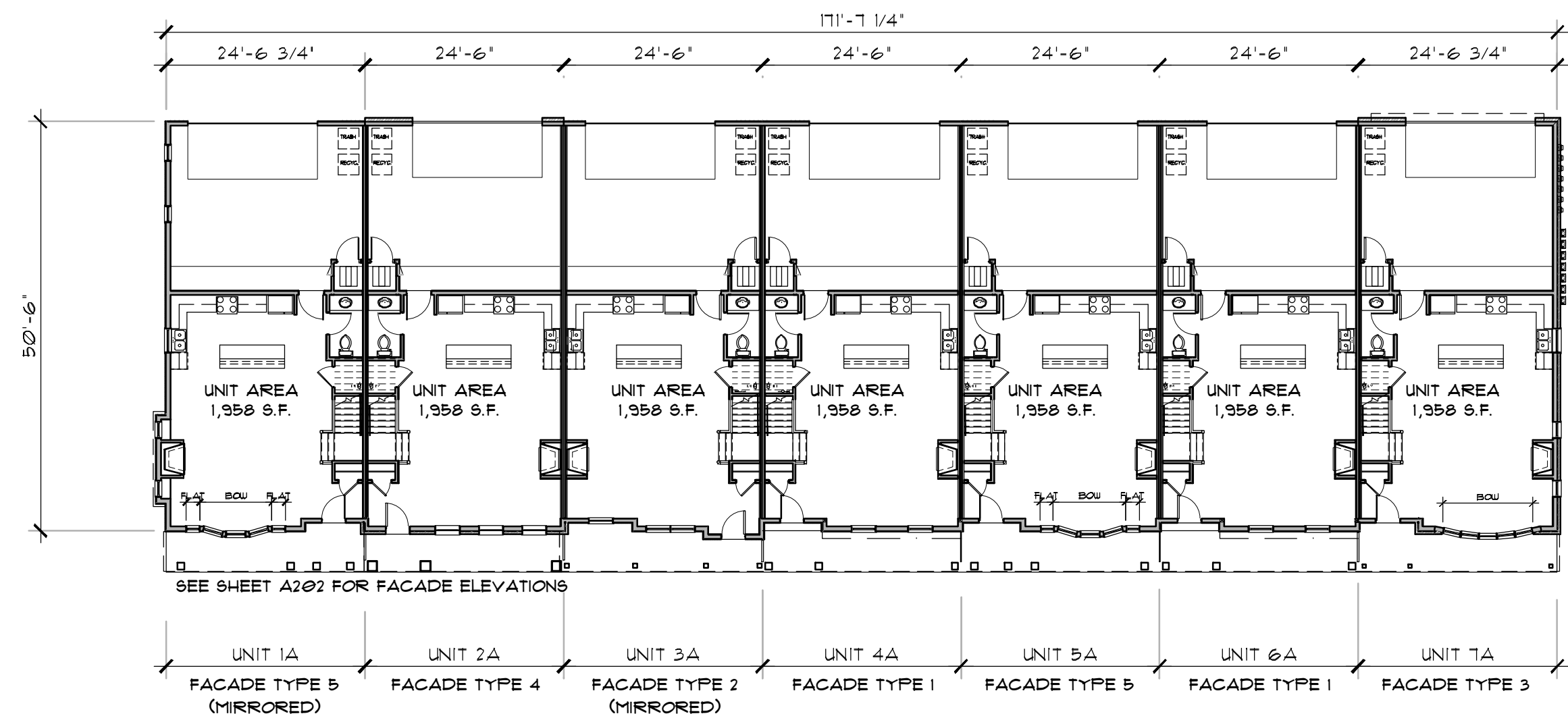
LEGAL DESCRIPTION: LAKE ORION COMMUNITY SCHOOLS PARCEL:
 PART OF LOT 10, ALSO ALL OF LOT 11, SUPERVISOR'S PLAT NO. 8, VILLAGE OF LAKE ORION, OAKLAND COUNTY, MICHIGAN, ALL DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID LOT 11, THENCE N 89°53'37" W, 438.85 FT, THENCE N 00°24'14" E, 161.78 FT, THENCE S 89°53'37" E, 438.88 FT, THENCE S 00°24'49" W 161.78 FT TO THE POINT OF BEGINNING.



LIFE SAFETY PLAN
 SCALE: 1"=40'-0"



ARCHITECTURAL SITE PLAN
 SCALE: 1"=20'-0"



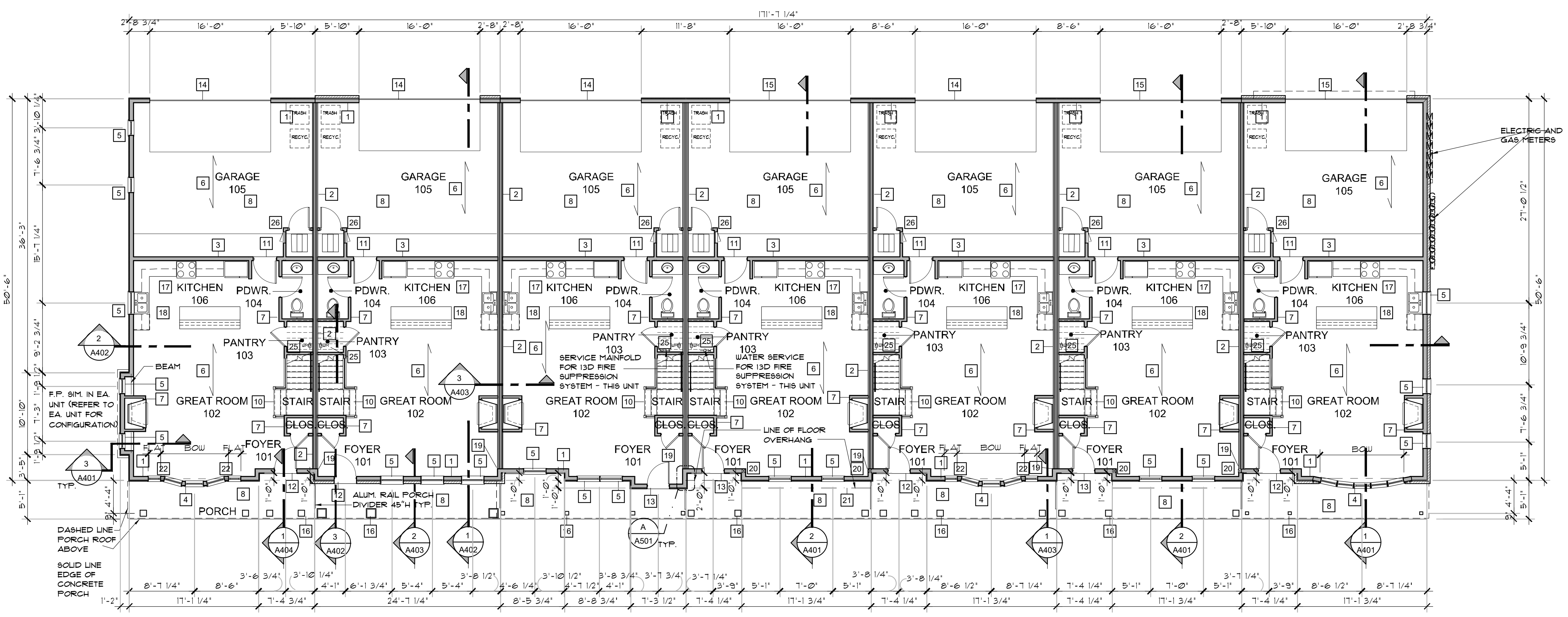
BUILDING A - 7 UNITS
 NOTE: THIS CONSTRUCTION SET IS INTENDED FOR BUILDINGS "A" & "B"

OVERALL FIRST FLOOR PLANS
 SCALE: 1/16"=1'-0"

- GENERAL NOTES:**
- GLAZING CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR OWNER'S REVIEW BEFORE PURCHASING.
 - ALL INTERIOR FINISHES, ROOMS, AND ENCLOSED SPACES ARE REQUIRED TO HAVE AT LEAST A CLASS C, FLAME SPREAD 16-200+ SMOKE DEVELOPED 0-450+ RATING AS LISTED IN THE BUILDING CODE LISTED ON SHEET LS-101.
 - ALL SAFETY GLAZING MUST COMPLY WITH SECTION 2406.2 - HUMAN IMPACT LOADS. PROVIDE LABEL AND/OR IDENTIFICATION ON GLASS AS REQUIRED.
 - DOOR FRAMES ARE LOCATED 3' FROM THE PERPENDICULAR WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
 - VERIFY DIMENSIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - ALL RATED WALLS ARE TO EXTEND TO DECK AND TO BE SEALED TIGHT TO DECK WITH ACOUSTICAL SEALANT.
 - SMOKE ALARMS SHALL BE INSTALLED IN EA. SLEEPING ROOMS OUTSIDE SLEEPING ROOMS IN VICINITY+ ONE ON LOWER LEVEL. ALL SHALL BE POWERED BY BUILDING WIRING WITH RECHARGEABLE BATTERY BACKUP.

- FLOOR PLAN KEY NOTES:**
- NOT ALL NOTES BELOW ARE UTILIZED ON THIS SHEET
- WOOD FRAMED BEARING WALL CONSTRUCTION
 - WOOD FRAMED 2HR RATED ASSEMBLY DEMISING WALL
 - 2X6 WOOD FRAMED - INSULATED WALL - 1HR RATED ASSEMBLY
 - WOOD FRAMED BOW WINDOW
 - VINYL WINDOWS (TYP.) - SEE ELEVATIONS FOR #S - SEE SCHEDULES FOR HEADERS
 - OVERHEAD FLOOR FRAMING PRE-ENGINEERED WOOD FLOOR TRUSS SYSTEM - SEE SHEET S-201
 - 2X4 WOOD 'P' FRAMED PARTITIONS GYP BOARD SHEATHING EA. SIDE
 - 4" POURED CONCRETE REINF. SLAB
 - POURED CONCRETE SLAB W/ STOP
 - WOOD FRAMED STAIRS W/ 2X12 STRINGER (3 PER STAIR)
 - 4" STEP - GARAGE TO FINISH FLOOR - SEE DOOR SCHEDULE FOR THRESHOLD DETAIL
 - MAIN ENTRANCE DOOR STYLE A - SEE ELEVATIONS & DOOR SCHEDULE
 - MAIN ENTRANCE DOOR STYLE B - SEE ELEVATIONS & DOOR SCHEDULE
 - OVERHEAD DOOR STYLE A - SEE ELEVATIONS & DOOR SCHEDULE
 - OVERHEAD DOOR STYLE B - SEE ELEVATIONS & DOOR SCHEDULE
 - STRUCTURAL WOOD COLUMN W/PVC COLUMN COVER - U.N.O.
 - ALL APPLIANCES PER WEST VILLAGE OWNER LLC.
 - ALL CABINETS PER WEST VILLAGE OWNER LLC.
 - ALIGN PARTITION TO EXTERIOR WALL THIS SIDE
 - PROVIDE (4) KING STUDS TO ALIGN WITH BM BRG ABOVE
 - FRAME FLOOR FOR 1' CANTILEVER
 - PROVIDE (3) KING STUDS MIN. BETWEEN WINDOW IN WALL & BOW WINDOW
 - STANDARD ATTIC ACCESS PANEL - ELIMINATE THIS LOCATION IF OPTIONAL ATTIC SPACE IS SELECTED.
 - OPTIONAL ATTIC SPACE PULL DOWN STAIR - SEE BUILDING SECTIONS FOR MORE INFORMATION
 - WATER METER
 - FULLY INSULATE PARTITIONS FOR FURN. CLOSET - PREVENT VENT IN DOOR FOR MECH IF REQUIRED - CONSULT & COORDINATE WITH MECH. CONTRACTOR FOR VENTING REQUIREMENTS.

1. SEE SHEET A-201 FOR WALL TYPE LAYOUT AND SHEET A-501 FOR WALL TYPE CONSTRUCTION



FIRST FLOOR PLAN (7 UNITS)
 SCALE: 1/8"=1'-0" BUILDING A

Project
THE RESIDENCES AT WEST VILLAGE
 315 N. Lapeer Street
 LAKE ORION, MI. 48362
Client
 WEST VILLAGE OWNER, LLC
 79 OAKLAND AVE
 PONTIAC, MI. 48362

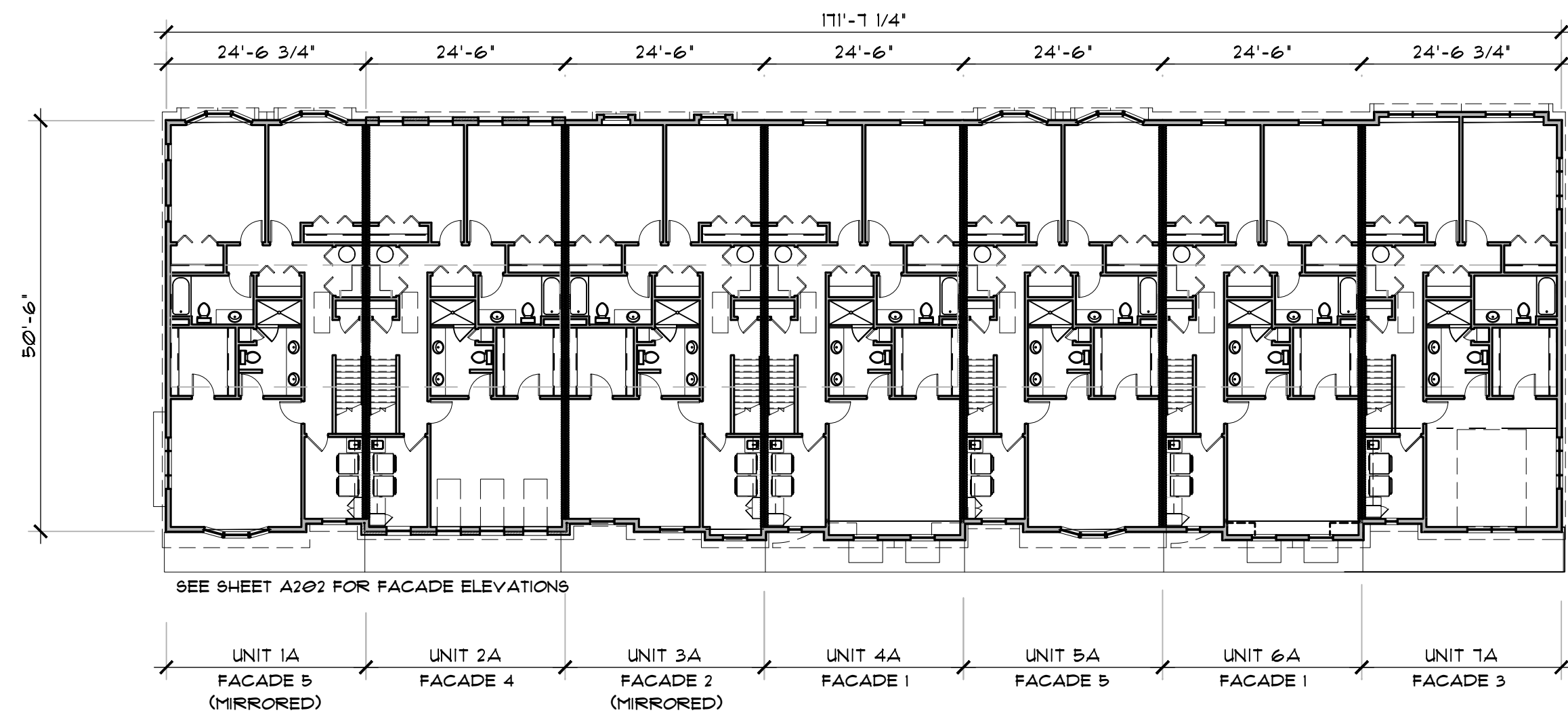
REVISION SCHEDULE

DATE	DESCRIPTION
1/1/25	DESIGN REVIEW
8/4/25	SITE PLAN APPROVAL
11/14/25	OWNER REVIEW
11/20/25	OWNER REVIEW
12/1/26	BIDDING
3/6/26	SPA
5/18/26	SPA - REVIEW
6/5/26	SPA - REVIEW

DRAWN BY: RDC
CHECKED BY: BSG

OVERALL FIRST FLOOR PLANS (7 UNITS)

Project Number
25-448
 Drawing Number



BUILDING A - 7 UNITS

NOTE: THIS CONSTRUCTION SET IS INTENDED FOR BUILDINGS "A" & "B"

OVERALL SECOND FLOOR PLANS
 SCALE: 1/16"=1'-0"

GENERAL NOTES:

1. GLAZING CONTRACTOR IS TO PROVIDE SHOP DRAWINGS FOR OWNER'S REVIEW BEFORE PURCHASING
2. ALL INTERIOR FINISHES, ROOMS, AND ENCLOSED SPACES ARE REQUIRED TO HAVE AT LEAST A CLASS C, FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450, RATING AS LISTED IN THE BUILDING CODE LISTED ON SHEET L6-101
3. ALL SAFETY GLAZING MUST COMPLY WITH SECTION 2406.2 - HUMAN IMPACT LOADS, PROVIDE LABEL AND/OR IDENTIFICATION ON GLASS AS REQUIRED
4. DOOR FRAMES ARE LOCATED 3" FROM THE PERPENDICULAR WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
5. VERIFY DIMENSIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
6. ALL RATED WALLS ARE TO EXTEND TO DECK AND TO BE SEALED TIGHT TO DECK WITH ACOUSTICAL SEALANT.
7. SMOKE ALARMS SHALL BE INSTALLED IN EA. SLEEPING ROOMS, OUTSIDE SLEEPING ROOMS IN VACINITY + ONE ON LOWER LEVEL. ALL SHALL BE POWERED BY BUILDING WIRING WITH RECHARGABLE BATTERY BACKUP.

FLOOR PLAN KEY NOTES:

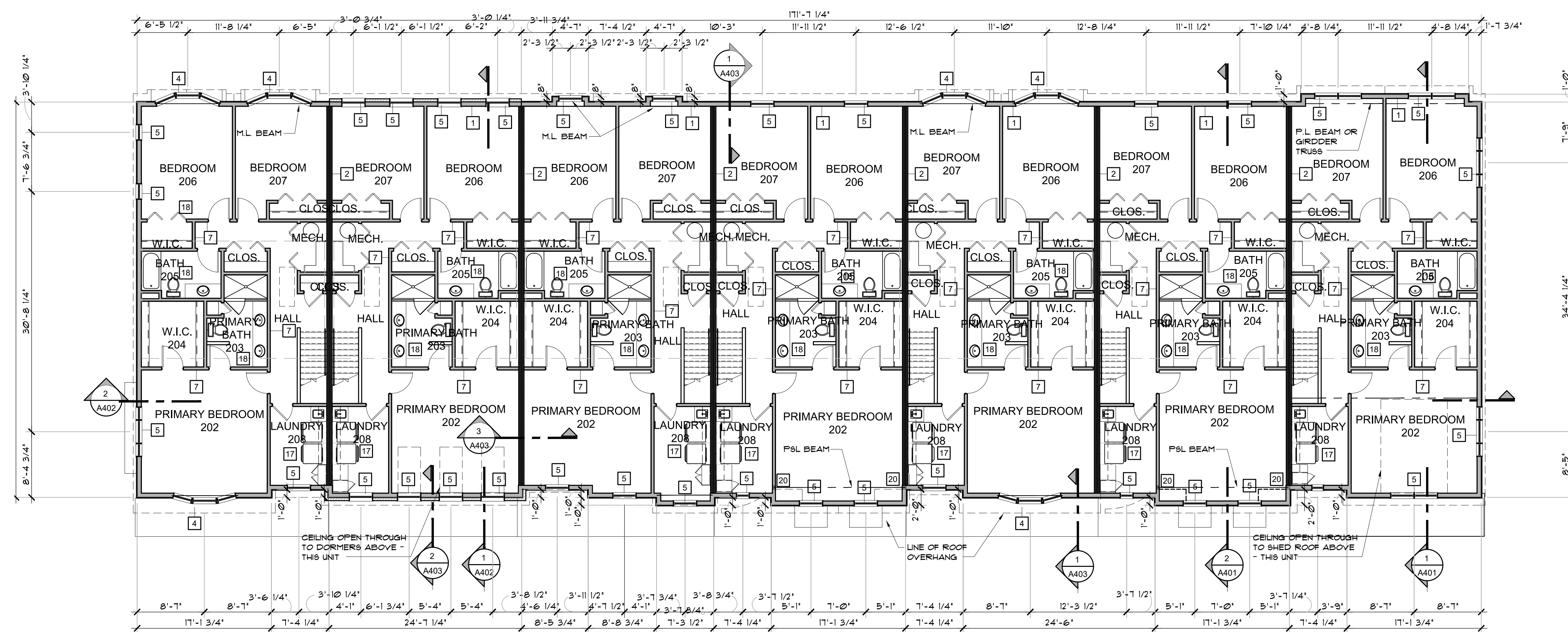
- NOT ALL NOTES BELOW ARE UTILIZED ON THIS SHEET
1. WOOD FRAMED BEARING WALL CONSTRUCTION
 2. WOOD FRAMED 2HR RATED ASSEMBLY DEMISING WALL
 3. 2X6 WOOD FRAMED - INSULATED WALL - 1HR RATED ASSEMBLY
 4. WOOD FRAMED BOW WINDOW
 5. VINYL WINDOWS (TYP.) - SEE ELEVATIONS FOR #'S - SEE SCHEDULES FOR HEADERS
 6. OVERHEAD FLOOR FRAMING PRE-ENGINEERED WOOD FLOOR TRUSS SYSTEM - SEE SHEET S 201
 7. 2X4 WOOD 'P' FRAMED PARTITIONS GYP BOARD SHEATHING EA. SIDE
 8. 4" POURED CONCRETE REINF. SLAB
 9. POURED CONCRETE SLAB W/ STOP
 10. WOOD FRAMED STAIRS W/ 2X12 STRINGER (3 PER STAIR)
 11. 4" STEP - GARAGE TO FINISH FLOOR - SEE DOOR SCHEDULE FOR THRESHOLD DETAIL
 12. MAIN ENTRANCE DOOR STYLE A - SEE ELEVATIONS & DOOR SCHEDULE
 13. MAIN ENTRANCE DOOR STYLE B - SEE ELEVATIONS & DOOR SCHEDULE
 14. OVERHEAD DOOR STYLE A - SEE ELEVATIONS & DOOR SCHEDULE
 15. OVERHEAD DOOR STYLE B - SEE ELEVATIONS & DOOR SCHEDULE
 16. STRUCTURAL WOOD COLUMN W/PVC COLUMN COVER - U.N.O.
 17. ALL APPLIANCES PER WEST VILLAGE OWNER LLC.
 18. ALL CABINETS PER WEST VILLAGE OWNER LLC.
 19. ALIGN PARTITION TO EXTERIOR WALL THIS SIDE
 20. PROVIDE (4) KING STUDS TO ALIGN WITH BM BRG ABOVE
 21. FRAME FLOOR FOR 1' CANTILEVER
 22. PROVIDE (3) KING STUDS MIN. BETWEEN WINDOW IN WALL & BOW WINDOW
 23. STANDARD ATTIC ACCESS PANEL - ELIMINATE THIS LOCATION IF OPTIONAL ATTIC SPACE IS SELECTED.
 24. OPTIONAL ATTIC SPACE FULL DOWN STAIR - SEE BUILDING SECTIONS FOR MORE INFORMATION
 25. WATER METER
 26. FULLY INSULATE PARTITIONS FOR FURN. CLOSET - PREVENT VENT IN DOOR FOR MECH IF REQUIRED - CONSULT & COORDINATE WITH MECH. CONTRACTOR FOR VENTING REQUIREMENTS.

Project
THE RESIDENCES AT WEST VILLAGE
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 LAKE ORION, MI. 48362
 Client
 WEST VILLAGE OWNER, LLC
 79 OAKLAND AVE
 PONTIAC, MI. 48362

REVISION SCHEDULE	
DATE	DESCRIPTION
7/1/25	DESIGN REVIEW
8/1/25	SITE PLAN APPROVAL
11/1/25	OWNER REVIEW
11/20/25	OWNER REVIEW
12/1/25	BIDDING
3/6/26	SPA
5/18/26	SPA - REVIEW
6/5/26	SPA - REVIEW



DRAWN BY: RDC
 CHECKED BY: BSG



SECOND FLOOR PLAN (7 UNITS)
 SCALE: 1/8"=1'-0" BUILDING A

Drawing Title
OVERALL SECOND FLOOR PLANS (7 UNITS)

Project Number
25-448
 Drawing Number

REVISION SCHEDULE	
DATE	DESCRIPTION
1/11/25	DESIGN REVIEW
8/14/25	SITE PLAN APPROVAL
11/14/25	OWNER REVIEW
11/20/25	OWNER REVIEW
11/21/25	BIDDING
3/6/26	SPA
5/18/26	SPA - REVIEW
6/5/26	SPA - REVIEW



DRAWN BY: RDC
 CHECKED BY: BSG

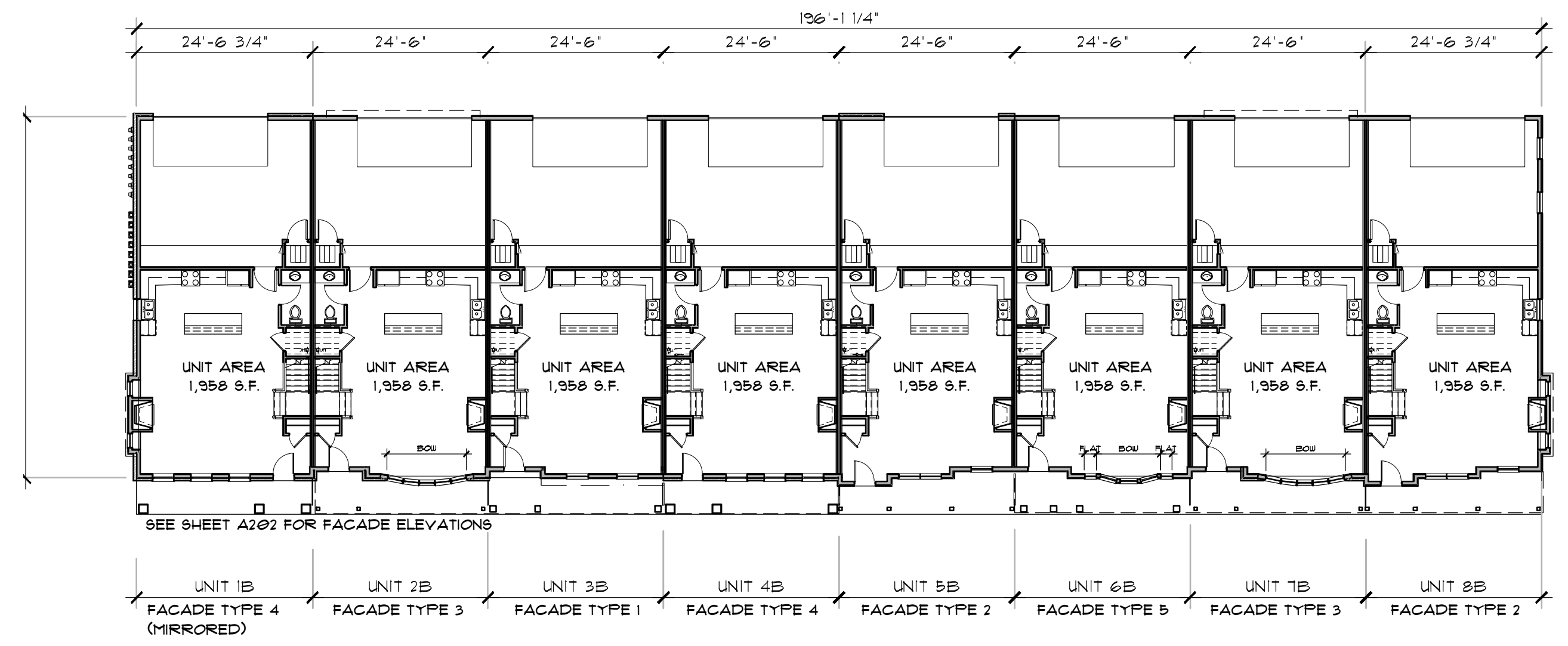
Drawing Title
OVERALL FIRST FLOOR PLANS (8 UNITS)

Project Number
25-448
 Drawing Number

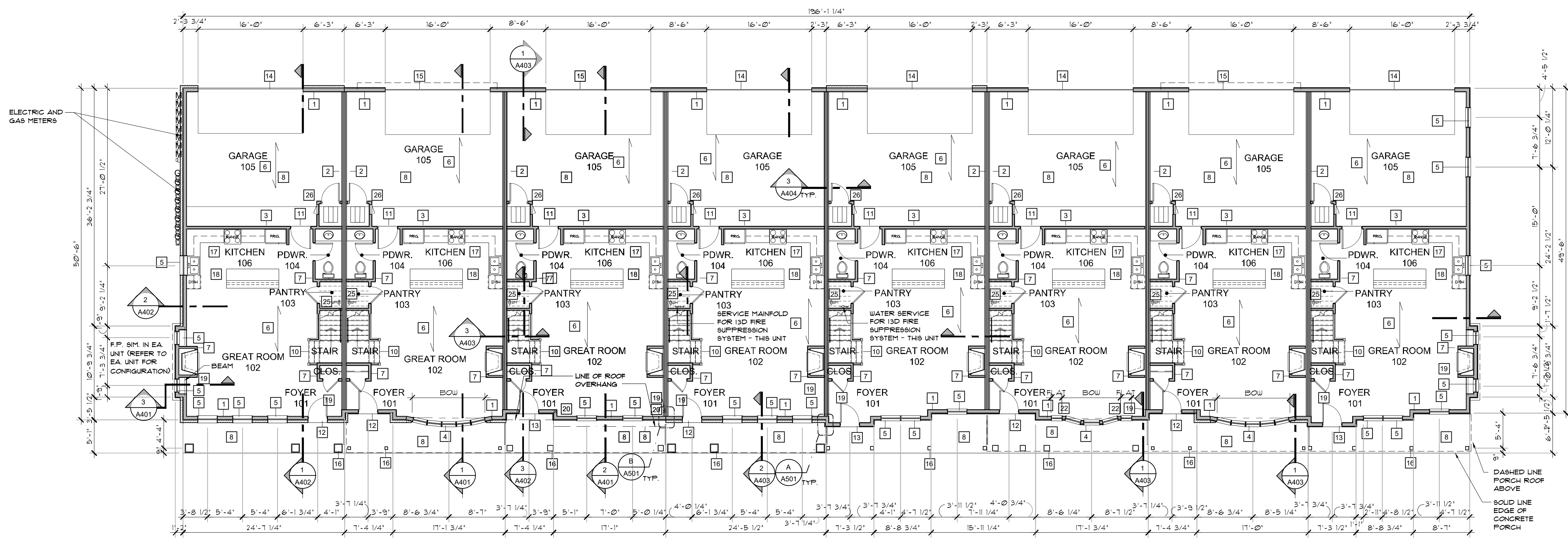
- ### FLOOR PLAN KEY NOTES:
- NOT ALL NOTES BELOW ARE UTILIZED ON THIS SHEET
- WOOD FRAMED BEARING WALL CONSTRUCTION
 - WOOD FRAMED 2HR RATED ASSEMBLY DEMISING WALL
 - 2X6 WOOD FRAMED - INSULATED WALL - 1HR RATED ASSEMBLY
 - WOOD FRAMED BOW WINDOW
 - VINYL WINDOWS (TYP.) - SEE ELEVATIONS FOR #'S - SEE SCHEDULES FOR HEADERS
 - OVERHEAD FLOOR FRAMING PRE-ENGINEERED WOOD FLOOR TRUSS SYSTEM - SEE SHEET S 201
 - 2X4 WOOD 'P' FRAMED PARTITIONS GYP BOARD SHEATHING EA. SIDE
 - 4" POURED CONCRETE REINF. SLAB
 - POURED CONCRETE SLAB W/ STOP
 - WOOD FRAMED STAIRS W/ 2X12 STRINGER (3 PER STAIR)
 - 4" STEP - GARAGE TO FINISH FLOOR - SEE DOOR SCHEDULE FOR THRESHOLD DETAIL
 - MAIN ENTRANCE DOOR STYLE A - SEE ELEVATIONS & DOOR SCHEDULE
 - MAIN ENTRANCE DOOR STYLE B - SEE ELEVATIONS & DOOR SCHEDULE
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 - OVERHEAD DOOR STYLE B - SEE ELEVATIONS & DOOR SCHEDULE
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 - ALL APPLIANCES PER WEST VILLAGE OWNER LLC.
 - ALL CABINETS PER WEST VILLAGE OWNER LLC.
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1. SEE SHEET A 201 FOR WALL TYPE LAYOUT AND SHEET A 501 FOR WALL TYPE CONSTRUCTION

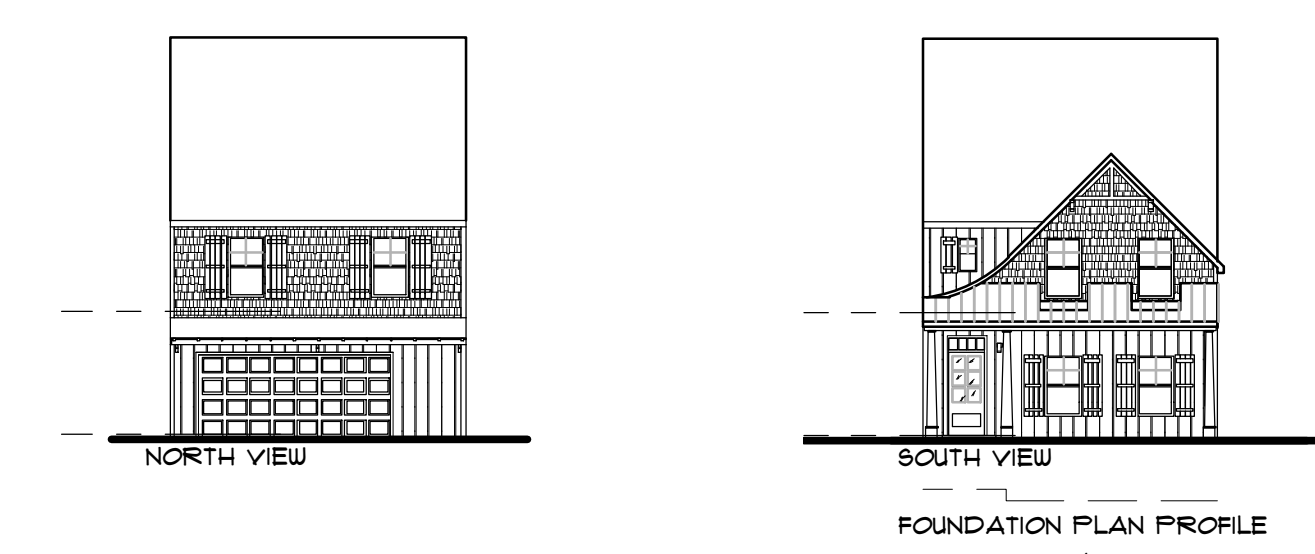
- ### GENERAL NOTES:
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 - ALL INTERIOR FINISHES ROOMS, AND ENCLOSED SPACES ARE REQUIRED TO HAVE AT LEAST A CLASS C, FLAME SPREAD 16-200, SMOKE DEVELOPED 0-450, RATING AS LISTED IN THE BUILDING CODE LISTED ON SHEET LS-101
 - ALL SAFETY GLAZING MUST COMPLY WITH SECTION 2406.2 - HUMAN IMPACT LOADS. PROVIDE LABEL AND/OR IDENTIFICATION ON GLASS AS REQUIRED
 - DOOR FRAMES ARE LOCATED 3" FROM THE PERPENDICULAR WALL ON THE HINGE SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
 - VERIFY DIMENSIONS BEFORE COMMENCING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - ALL RATED WALLS ARE TO EXTEND TO DECK AND TO BE SEALED TIGHT TO DECK WITH ACOUSTICAL SEALANT.



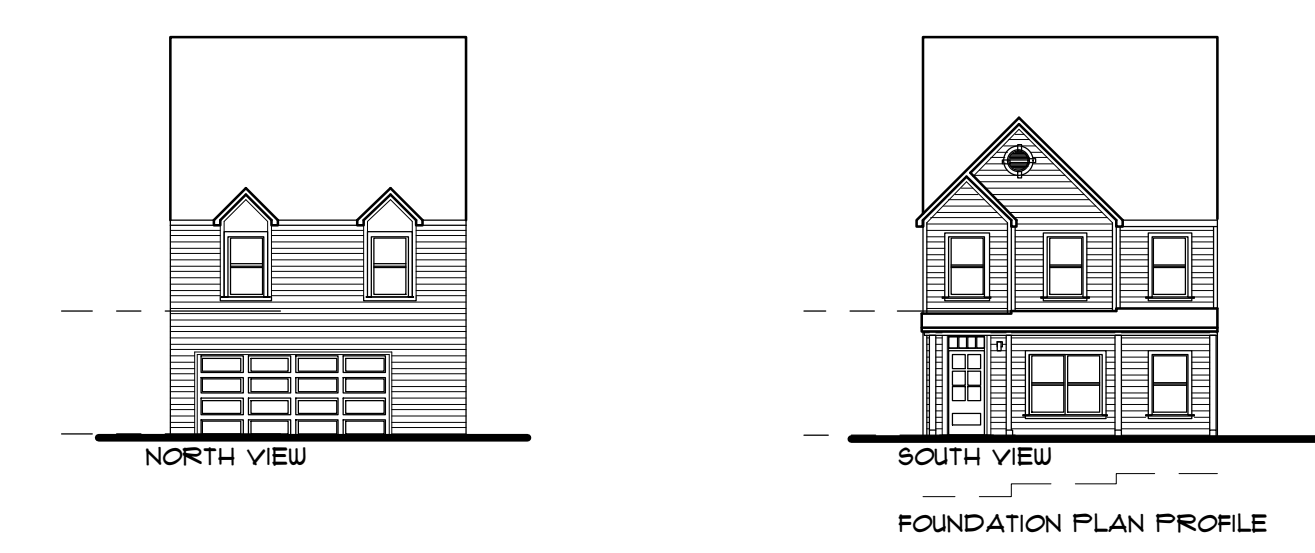
BUILDING B - 8 UNITS
 NOTE: BUILDING "B" IS NOTICED AS NOTED ON THE SITE PLAN. THIS CONSTRUCTION SET IS INTENDED FOR BUILDING "A" ONLY AS NOTED ON THE SITE PLAN.
OVERALL FIRST FLOOR PLANS
 SCALE: 1/16"=1'-0"



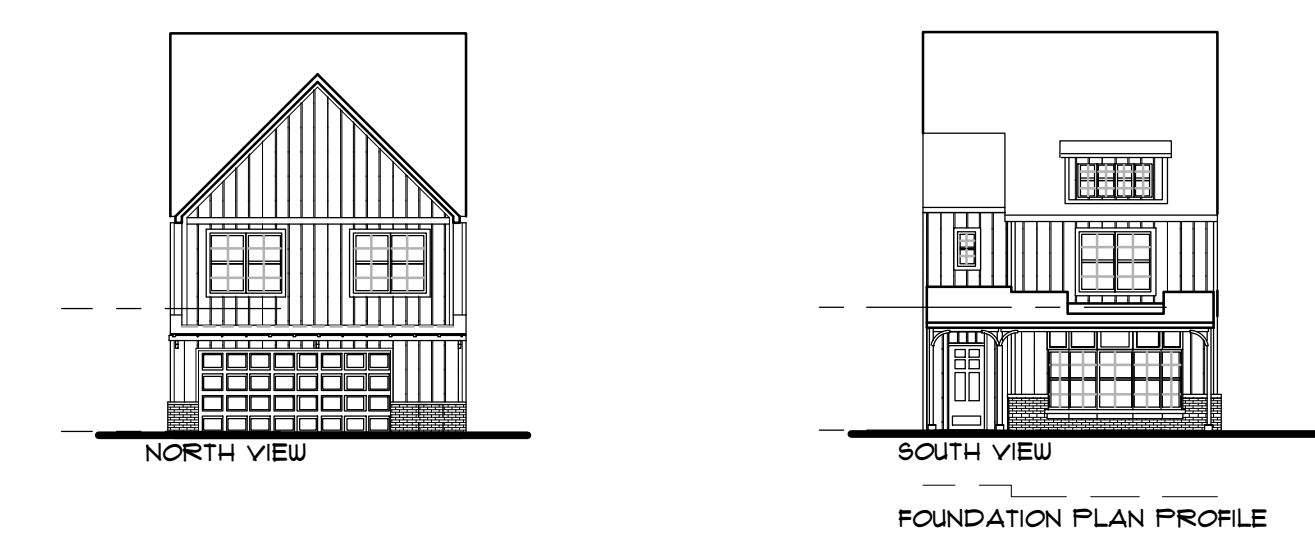
FIRST FLOOR PLAN (8 UNITS)
 SCALE: 1/8"=1'-0" BUILDING B



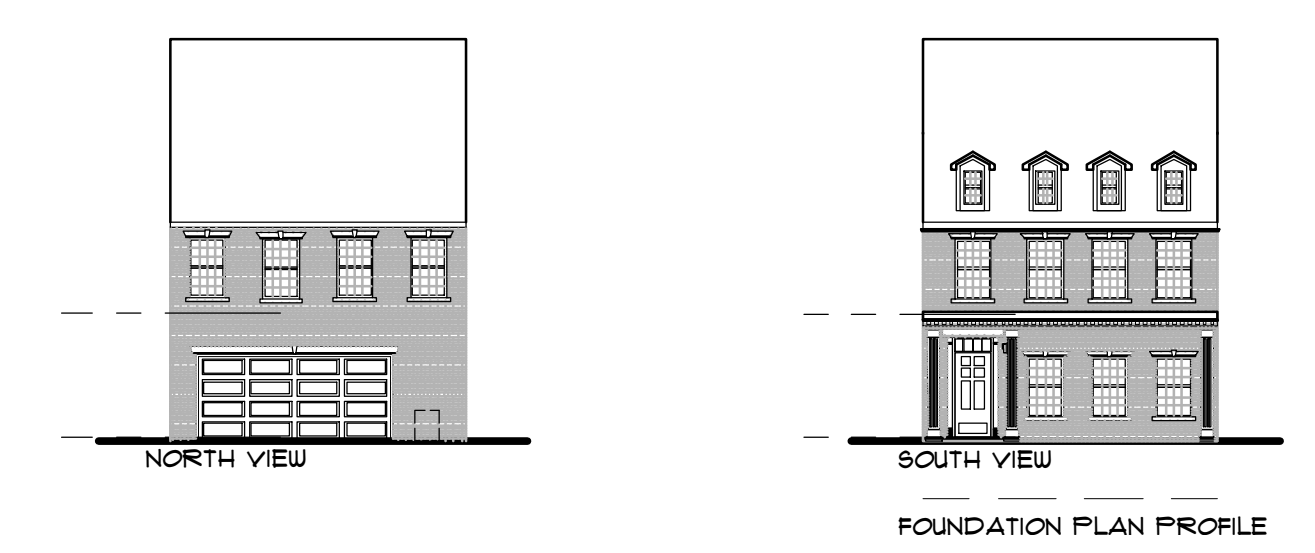
FACADE 1 ELEVATION SCALE: 1/16"=1'-0" REAR FRONT



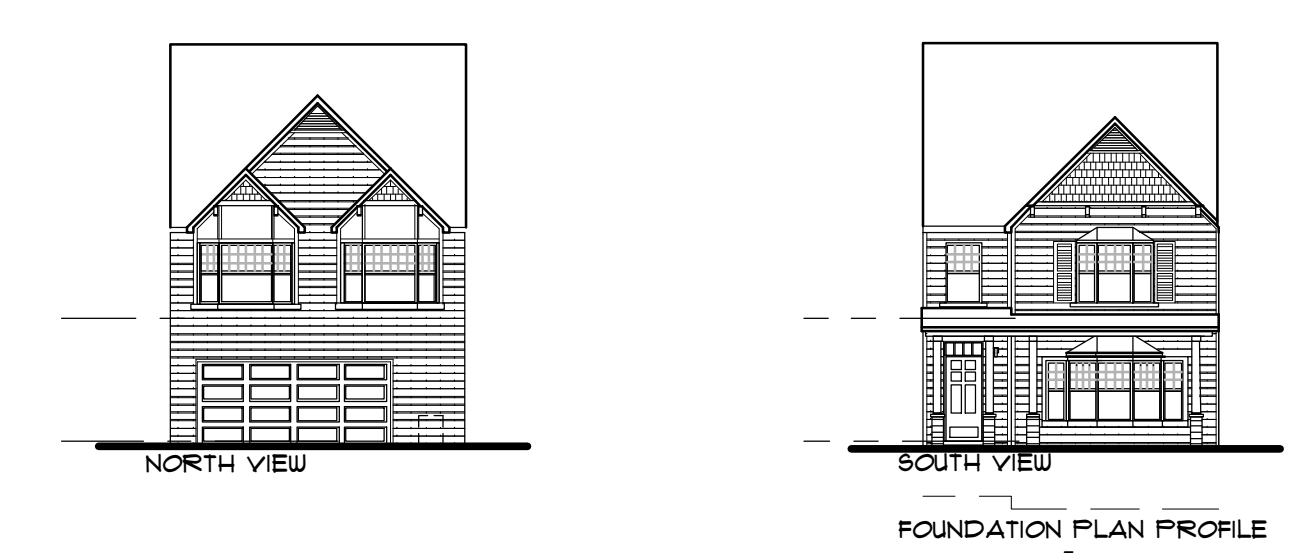
FACADE 2 ELEVATION SCALE: 1/16"=1'-0" REAR FRONT



FACADE 3 ELEVATION SCALE: 1/16"=1'-0" REAR FRONT

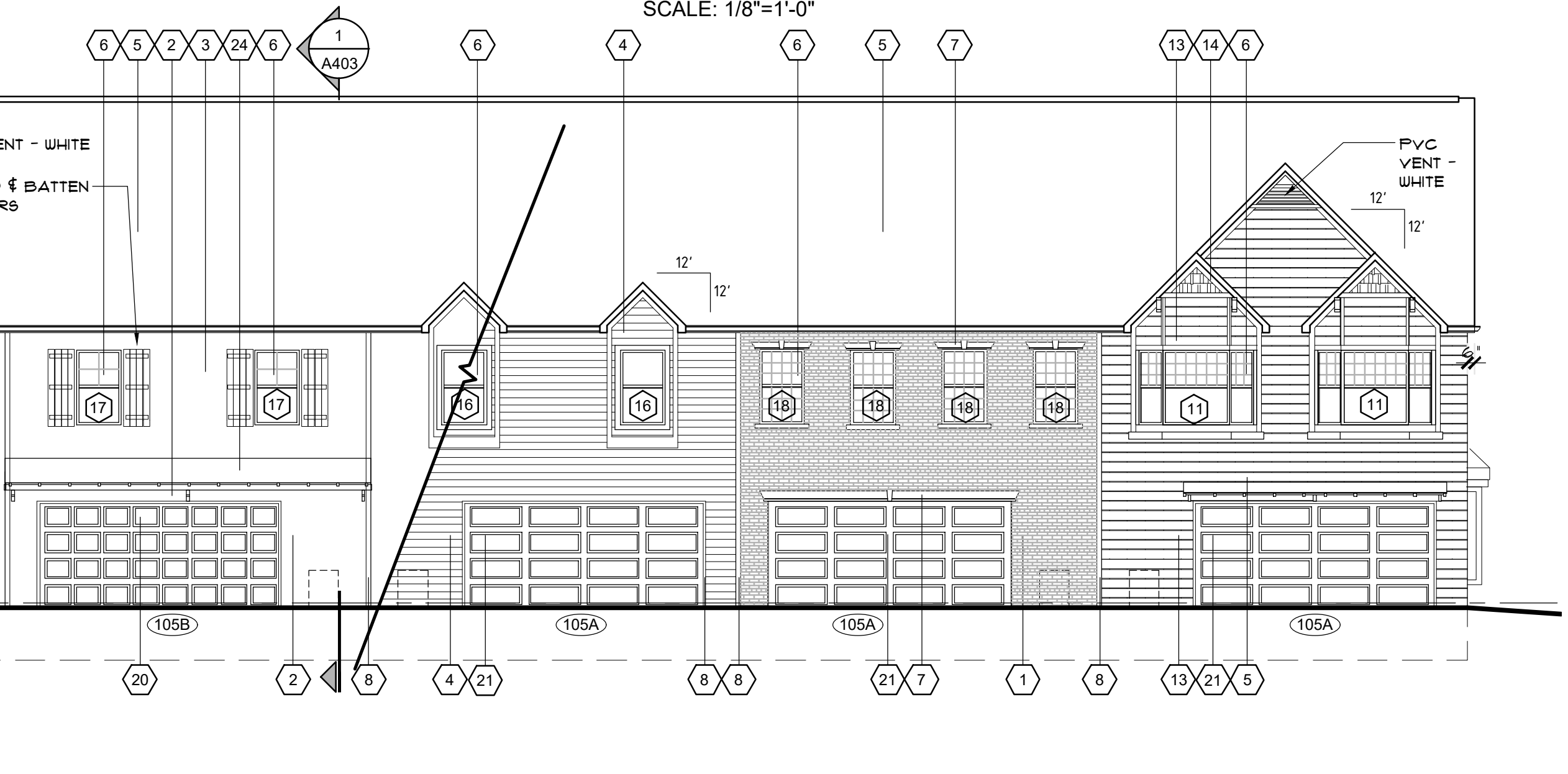
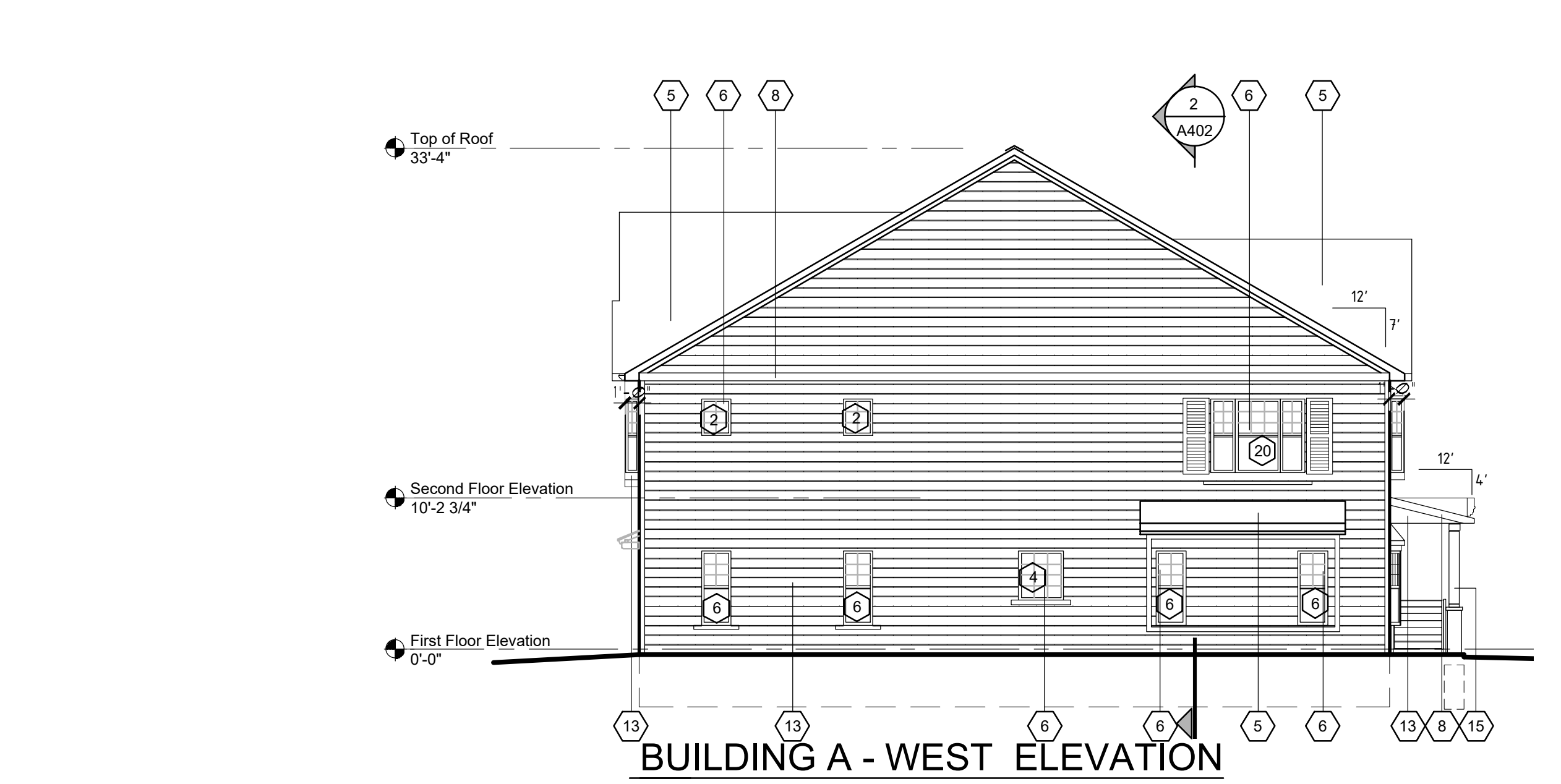
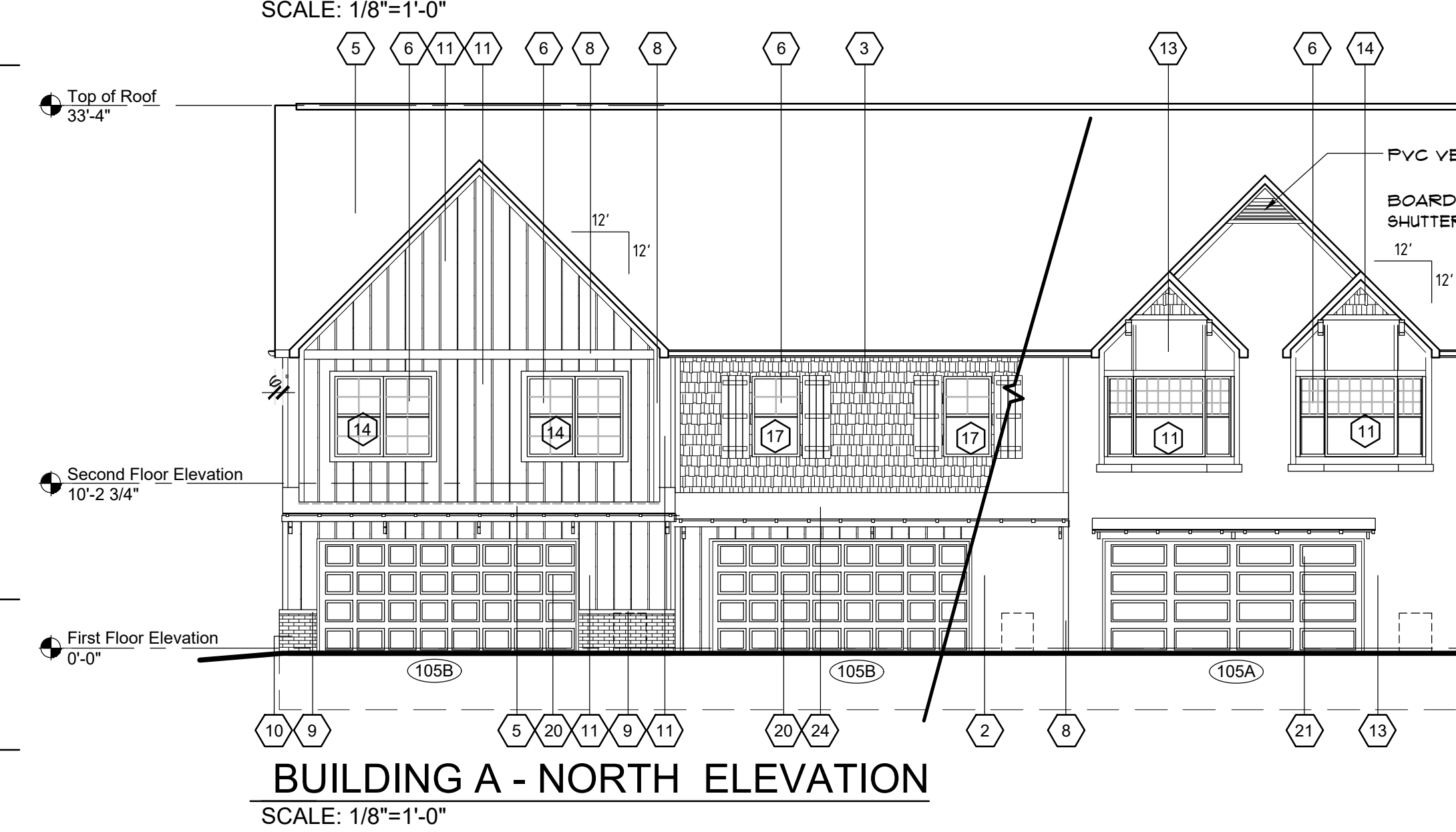
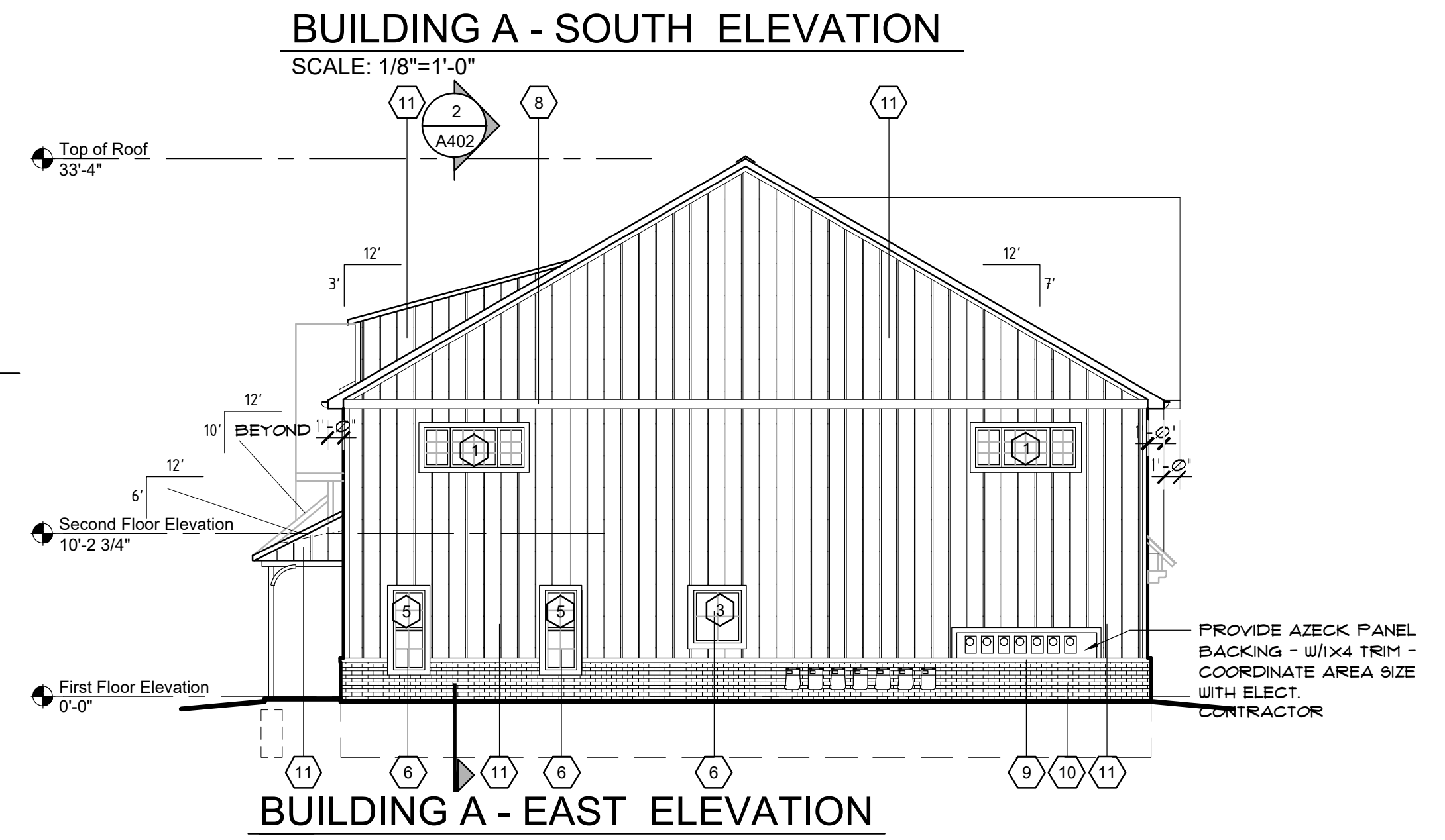
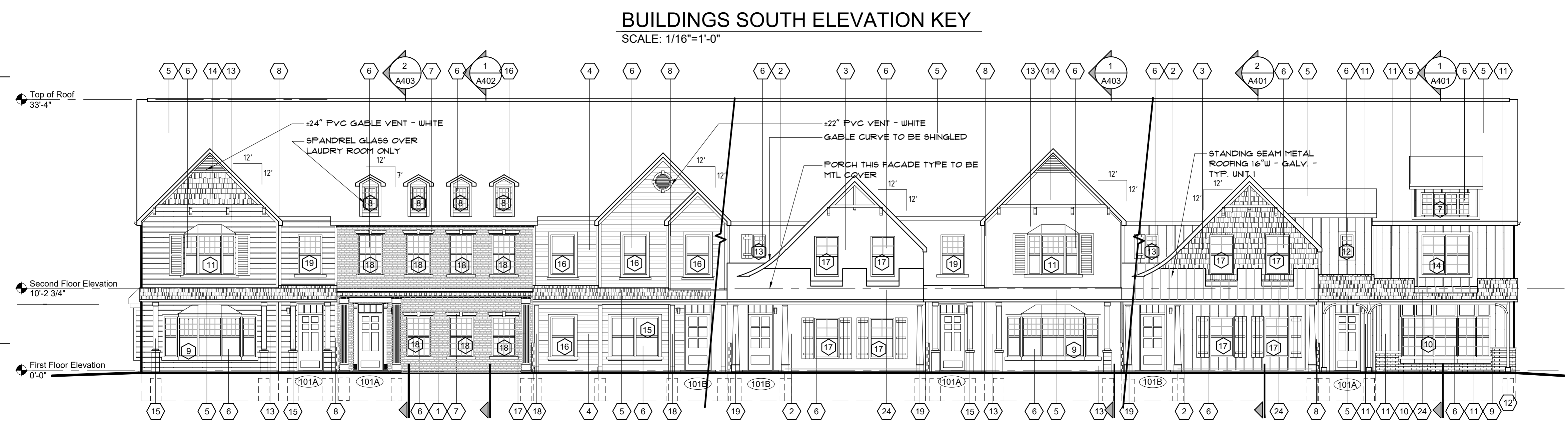


FACADE 4 ELEVATION SCALE: 1/16"=1'-0" REAR FRONT



FACADE 5 ELEVATION SCALE: 1/16"=1'-0" REAR FRONT

FACADE TYPES



Project THE RESIDENCES AT WEST VILLAGE
 315 N. Lapeer Street
 LAKE ORION, MI. 48362
 Client WEST VILLAGE OWNER, LLC
 79 OAKLAND AVE
 PONTIAC, MI. 48362

REVISION SCHEDULE	
DATE	DESCRIPTION
1/11/25	DESIGN REVIEW
8/14/25	SITE PLAN APPROVAL
11/14/25	OWNER REVIEW
11/20/25	OWNER REVIEW
11/21/26	BIDDING
3/6/26	SPA
5/18/26	SPA - REVIEW
6/5/26	SPA - REVIEW

DRAWN BY: RDC
 CHECKED BY: BSG

Drawing Title BUILDING A ELEVATIONS

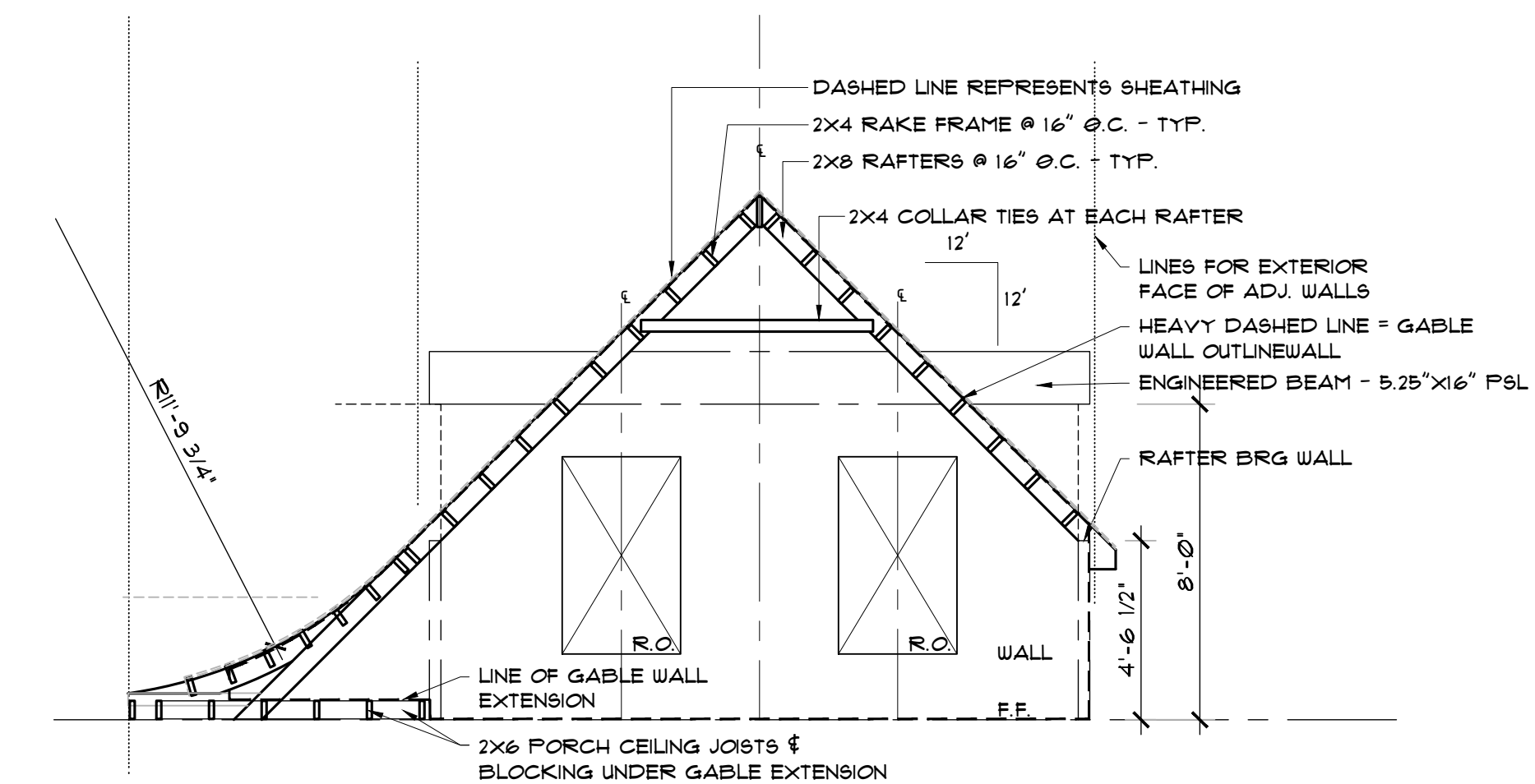
Project Number 25-448
 Drawing Number A 301

EXTERIOR FINISH SCHEDULE							
KEY	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
1	FACE BRICK	BELDEN BRICK	COLONY BLEND - SMOOTH	RED	STANDARD	UNIT 4 - MAIN WALLS	COMMON BOND W/FULL HEADER EVERY 6TH COURSE
2	ENGINEERED SIDING	LP BUILDING SOLUTIONS	VERTICAL SIDING	REDWOOD RED	BOARD & BATTEN	UNIT 1 - MAIN WALLS	PROVIDE SHUTTERS AS ILLUSTRATED - COLOR REDWOOD RED
3	ENGINEERED SIDING	LP BUILDING SOLUTIONS	STRAIGHT SHAKE SIDING	TIMBERLAND SHED	STAGGERED SHAKE	UNIT 1 - SECOND FLOOR GABLE	-
4	ENGINEERED SIDING	LP BUILDING SOLUTIONS	HORIZONTAL SIDING	RAPIDS BLUE	6" LAP	UNIT 2	-
5	ROOF SHINGLES	CERTAINTED	ASPHALT SHINGLE	MOIRE BLACK	LANDMARK	ALL ROOFS U.L.O.	UNIT 1 PORCH ROOF TO BE STIG SEAM
6	VINYL WINDOW	ANDERSON	VINYL WINDOW	WHITE	SEE SCHEDULES	TYPICAL THRU OUT	-
7	LIMESTONE	CUSTOM CAST STONE	CONCRETE CAST STONE	NATURAL WHITE	SEE DETAILS	ON UNIT 4 BRICK	-
8	TRIM	LP BUILDING SOLUTIONS	TRIM BOARD	WHITE	SMOOTH - 4"	ALL TRIM U.L.O.	-
9	STONE	CUSTOM CAST STONE	CONCRETE CAST STONE	NATURAL WHITE	SEE DETAILS	UNIT 3 - WATERTABLE	-
10	FACE BRICK	BELDEN BRICK	LANCASTER BLEND - ANTIQUE	BROWN	COMMON BOND	UNIT 3 - WAINSCOTT	-
11	ENGINEERED SIDING	LP BUILDING SOLUTIONS	VERTICAL SIDING	HARVEST HONEY	BOARD & BATTEN	UNIT 3 - MAIN WALLS & DORMER	-

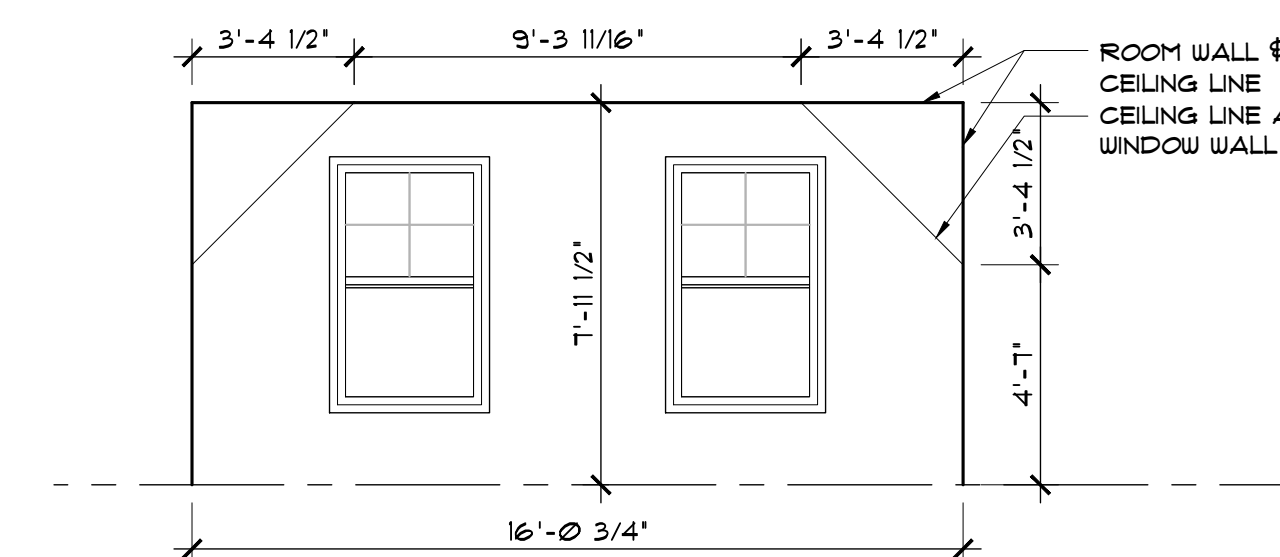
NOTE:

- ALL VISIBLE METAL FLASHINGS, COPING ETC. JOINED WITH ROOF & SIDING SHALL MATCH IN COLOR. ARCHITECT SHALL BE NOTIFIED OF ANY UNRESOLVED AREAS THAT DIFFER IN COLOR FROM THOSE PROPOSED FOR APPROVAL.
- ALL TRIM IS WHITE U.N.O.

EXTERIOR FINISH SCHEDULE							
KEY	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
12	PVC COLUMN COVER	FYPON	STRAIGHT WOODGRAIN	BROWN	6"	UNIT 3 - COLUMNS	CWVFLY 6X10S - W/WO GRAM KNEE BRACES
13	ENGINEERED SIDING	LP BUILDING SOLUTIONS	HORIZONTAL SIDING	GARDEN SAGE	8" DROP SIDING	UNIT 5 - MAIN WALLS	PROVIDE SHUTTERS AS ILLUSTRATED - COLOR REDWOOD RED
14	ENGINEERED SIDING	LP BUILDING SOLUTIONS	SHAKE SIDING	REDWOOD RED	CEDAR SHAKE STRAIGHT	UNIT 5 - GABLE	-
15	PVC COLUMN COVER	-	SMOOTH STRAIGHT	WHITE	8"	UNIT 5 - COLUMNS	CWPR FLAT PLAIN PANEL 6" - SEE SECTIONS
16	ENGINEERED SIDING	LP BUILDING SOLUTIONS	HORIZONTAL SIDING	SNOSCAPE WHITE	SMOOTH - 4"	UNIT 4 - DORMERS	-
17	PVC COLUMN COVER	FYPON	STRAIGHT SMOOTH FLUTED	WHITE	12" BODY	UNIT 4 - COLUMNS	CWPR FLUTED 8"
18	PVC COLUMN COVER	FYPON	SMOOTH STRAIGHT	WHITE	6"	UNIT 2 - COLUMNS	CWPR FLAT PLAIN PANEL 6"
19	PVC COLUMN COVER	FYPON	TAPERED WOODGRAIN	CEDAR	TAPERED 12"-8"	UNIT 1 - COLUMNS	CWPR TAPERED PLAIN PANEL
20	FIBERGLASS DOOR	OVERHEAD DOORS	7000 SERIES	OAK	7' X 16'	DOOR - UNIT 1 C3	-
21	FIBERGLASS DOOR	OVERHEAD DOORS	7000 SERIES	WHITE	7' X 16'	DOOR B - UNIT 2,4,5	-
22	METAL ROOF	-	STANDING SEAM - 16"	GALVANIZED	7' X 16'	PORCH ROOF FOR UNIT 2B ONLY	-
23	NOT USED	-	-	-	-	-	-
24	METAL ROOF	-	STANDING SEAM - 16"	GALVANIZED	7' X 16'	UNIT 1	-



FACADE TYPE 1 GABLE ROOF FRAMING DIAGRAM
SCALE: 1/4"=1'-0"



FACADE TYPE 1 GABLE INTERIOR ELEVATION
SCALE: 1/4"=1'-0"

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5/18/26	SPA - REVIEW
6/5/26	SPA - REVIEW



DRAWN BY: RDC
 CHECKED BY: BSG

Drawing Title
**BUILDING EXTERIOR
 FINISH SCHEDULE
 & DETAILS**

Project Number
25-448
 Drawing Number



FACADE TYPE NUMBER - 5M 4 (Mirrored) 2M 1 5 1 3

NOTE: FOR UNIT NUMBERS SEE FLOOR PLANS

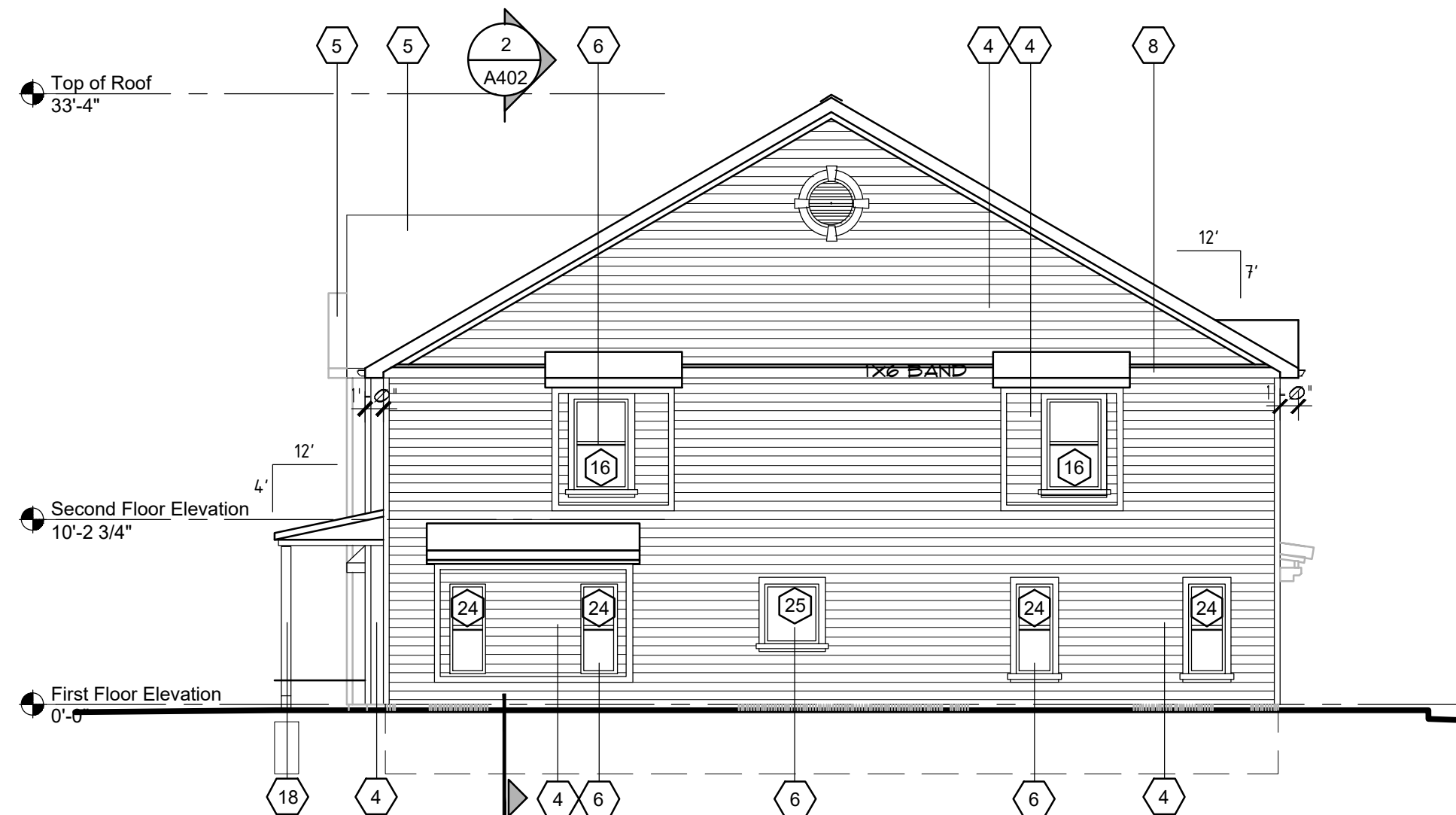
BUILDING A - 7 UNITS

BUILDING B - 8 UNITS

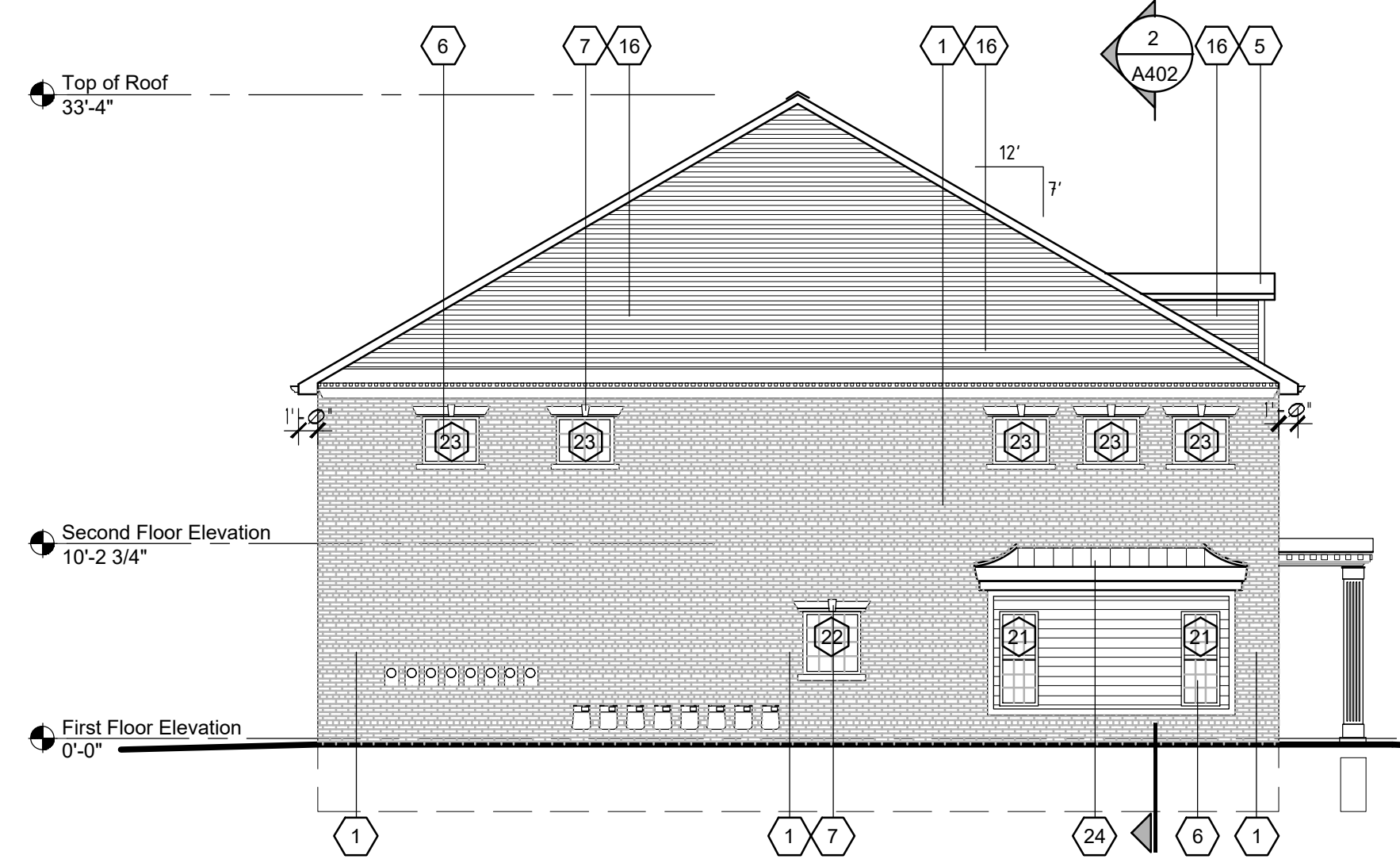
BUILDINGS SOUTH ELEVATION KEY
SCALE: 1/16"=1'-0"



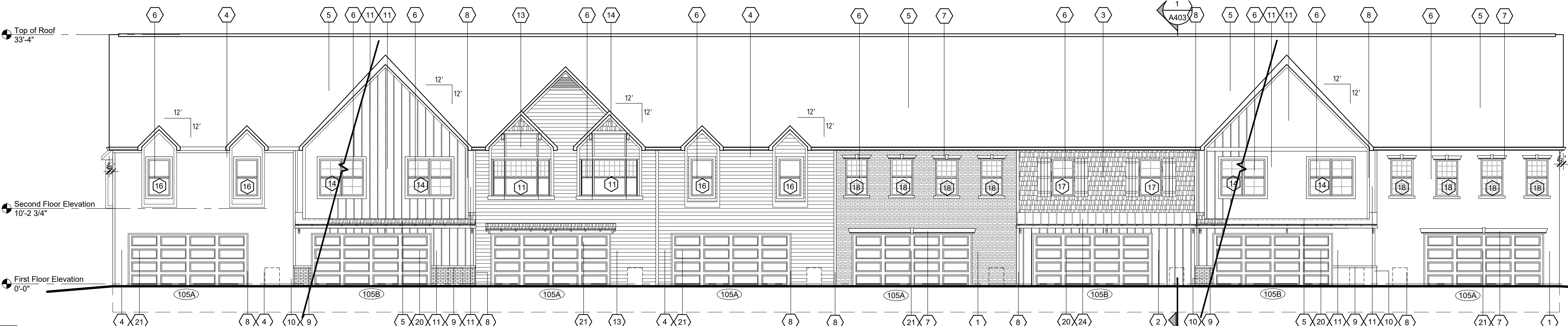
BUILDING B - SOUTH ELEVATION
SCALE: 1/8"=1'-0"



BUILDING B - EAST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING B - WEST ELEVATION
SCALE: 1/8"=1'-0"



BUILDING B - NORTH ELEVATION
SCALE: 1/8"=1'-0"

FACADE TYPES
SEE BUILDING A ELEVATIONS SHEET FOR FACADE TYPES

Section 9, Item A.
Pontiac, MI 48342
F. (248) 758-8922

30 YEARS
Architects

TDG Architects
79 Oakland Avenue
P. (248) 874-1420

TDGArchitects.com

Project
THE RESIDENCES AT WEST VILLAGE
315 N. Lapeer Street
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3/6/26	SPA
5/18/26	SPA - REVIEW
6/5/26	SPA - REVIEW



DRAWN BY: RDC
CHECKED BY: BSG

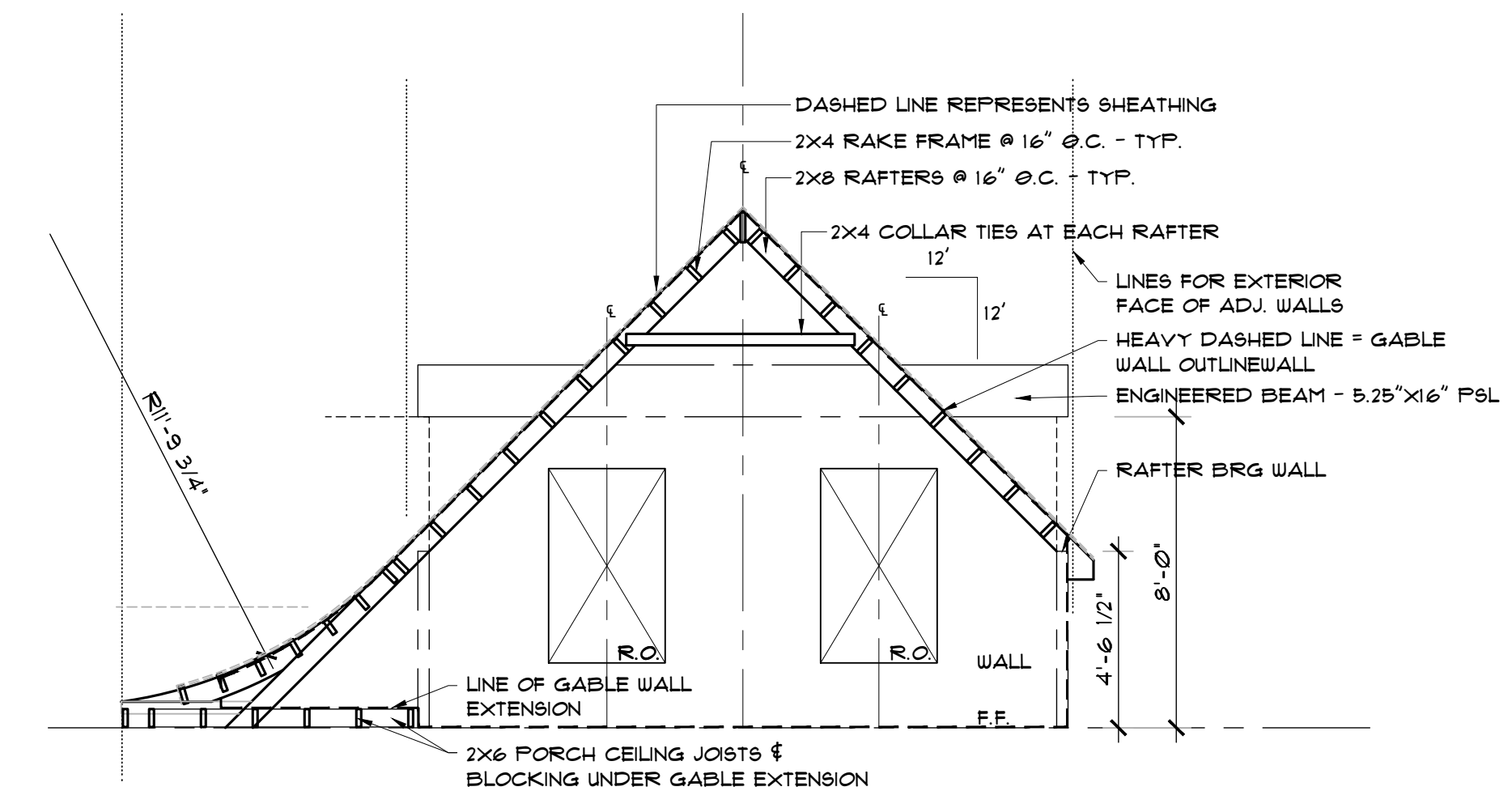
Drawing Title
BUILDING B ELEVATIONS

Project Number
25-448
Drawing Number

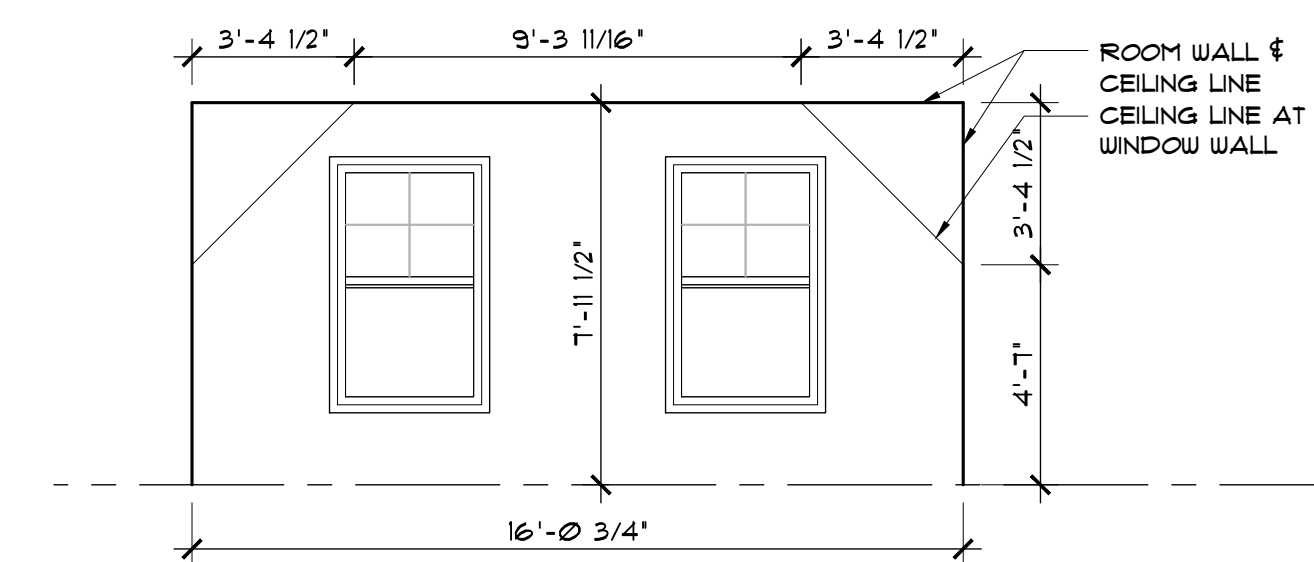
EXTERIOR FINISH SCHEDULE							
KEY	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
1	FACE BRICK	BELEN BRICK	COLONY BLEND - SMOOTH	RED	STANDARD	UNIT 4 - MAIN WALLS	COMMON BOND W/FULL HEADER EVERY 6TH COURSE
2	ENGINEERED SIDING	LP BUILDING SOLUTIONS	VERTICAL SIDING	REDWOOD RED	BOARD & BATTEN	UNIT 1 - MAIN WALLS	PROVIDE SHUTTERS AS ILLUSTRATED - COLOR REDWOOD RED
3	ENGINEERED SIDING	LP BUILDING SOLUTIONS	STRAIGHT SHAKE SIDING	TIMBERLAND SHED	STAGGERED SHAKE	UNIT 1 - SECOND FLOOR GABLE	-
4	ENGINEERED SIDING	LP BUILDING SOLUTIONS	HORIZONTAL SIDING	RAPIDS BLUE	6" LAP	UNIT 2	-
5	ROOF SHINGLES	CERTAINTEED	ASPHALT SHINGLE	MOIRE BLACK	LANDMARK	ALL ROOFS U.L.O.	UNIT 1 PORCH ROOF TO BE STIG SEAM
6	VINYL WINDOW	ANDERSON	VINYL WINDOW	WHITE	SEE SCHEDULES	TYPICAL THRU-OUT	-
7	LIMESTONE	CUSTOM CAST STONE	CONCRETE CAST STONE	NATURAL WHITE	SEE DETAILS	ON UNIT 4 BRICK	-
8	TRIM	LP BUILDING SOLUTIONS	TRIM BOARD	WHITE	SMOOTH - 4"	ALL TRIM U.L.O.	-
9	STONE	CUSTOM CAST STONE	CONCRETE CAST STONE	NATURAL WHITE	SEE DETAILS	UNIT 3 - WATERTABLE	-
10	FACE BRICK	BELEN BRICK	LANCASTER BLEND - ANTIQUE	BROWN	COMMON BOND	UNIT 3 - WAINSCOTT	-
11	ENGINEERED SIDING	LP BUILDING SOLUTIONS	VERTICAL SIDING	HARVEST HONEY	BOARD & BATTEN	UNIT 3 - MAIN WALLS & DORMER	-

- NOTE:
 1. ALL VISIBLE METAL FLASHINGS, COPING ETC. JOINED WITH ROOF & SIDING SHALL MATCH IN COLOR. ARCHITECT SHALL BE NOTIFIED OF ANY UNRESOLVED AREAS THAT DIFFER IN COLOR FROM THOSE PROPOSED FOR APPROVAL.
 2. ALL TRIM IS WHITE U.N.O.

EXTERIOR FINISH SCHEDULE							
KEY	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
12	PVC COLUMN COVER	FYPON	STRAIGHT WOODGRAIN	BROWN	6"	UNIT 3 - COLUMNS	CWVELT 6X10S - W/WO GRAM KNEE BRACES
13	ENGINEERED SIDING	LP BUILDING SOLUTIONS	HORIZONTAL SIDING	GARDEN SAGE	8" LAP SIDING	UNIT 5 - MAIN WALLS	PROVIDE SHUTTERS AS ILLUSTRATED - COLOR REDWOOD RED
14	ENGINEERED SIDING	LP BUILDING SOLUTIONS	SHAKE SIDING	REDWOOD RED	CEDAR SHAKE STRAIGHT	UNIT 5 - GABLE	-
15	PVC COLUMN COVER	-	SMOOTH STRAIGHT	WHITE	6"	UNIT 5 - COLUMNS	CWPR FLAT PLAIN PANEL 6" - SEE SECTIONS
16	ENGINEERED SIDING	LP BUILDING SOLUTIONS	HORIZONTAL SIDING	SNOSCAPE WHITE	SMOOTH - 4"	UNIT 4 - DORMERS	-
17	PVC COLUMN COVER	FYPON	STRAIGHT SMOOTH FLUTED	WHITE	12" BODY	UNIT 4 - COLUMNS	CWPR FLUTED 8"
18	PVC COLUMN COVER	FYPON	SMOOTH STRAIGHT	WHITE	6"	UNIT 2 - COLUMNS	CWPR FLAT PLAIN PANEL 6"
19	PVC COLUMN COVER	FYPON	TAPERED WOODGRAIN	CEDAR	TAPERED 12" 8"	UNIT 1 - COLUMNS	CWPR TAPERED PLAIN PANEL
20	FIBERGLASS DOOR	OVERHEAD DOORS	78000 SERIES	OAK	7' X 16'	DOOR - UNIT 1 C3	-
21	FIBERGLASS DOOR	OVERHEAD DOORS	78000 SERIES	WHITE	7' X 16'	DOOR B - UNIT 2,4,5	-
22	N.M. ENTRY DOOR	-	DOOR - 6 PNL GLAZED	T.B.D.	3' X 7'	DOOR - UNIT 1 C3	-
23	N.M. ENTRY DOOR	-	DOOR - PNL	WHITE	3' X 7'	DOOR B - UNIT 2,4,5	-
24	METAL ROOF	-	STANDING SEAM - 16"	GALVANIZED	7' X 16'	UNIT 1	-



FAÇADE 1 GABLE ROOF FRAMING DIAGRAM
 SCALE: 1/4"=1'-0"



FAÇADE 1 GABLE INTERIOR ELEVATION
 SCALE: 1/4"=1'-0"

Project
THE RESIDENCES AT WEST VILLAGE
 315 N. Lapeer Street
 LAKE ORION, MI. 48362
 Client
 WEST VILLAGE OWNER, LLC
 79 OAKLAND AVE
 PONTIAC, MI. 48362

REVISION SCHEDULE	
DATE	DESCRIPTION
7/1/25	DESIGN REVIEW
8/4/25	SITE PLAN APPROVAL
11/14/25	OWNER REVIEW
11/20/25	OWNER REVIEW
11/21/25	BIDDING
3/6/26	SPA
5/18/26	SPA - REVIEW
6/5/26	SPA - REVIEW



DRAWN BY: RDC
 CHECKED BY: BSG

Drawing Title
BUILDING EXTERIOR FINISH SCHEDULE & DETAILS
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Project Number
25-448
 Drawing Number

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

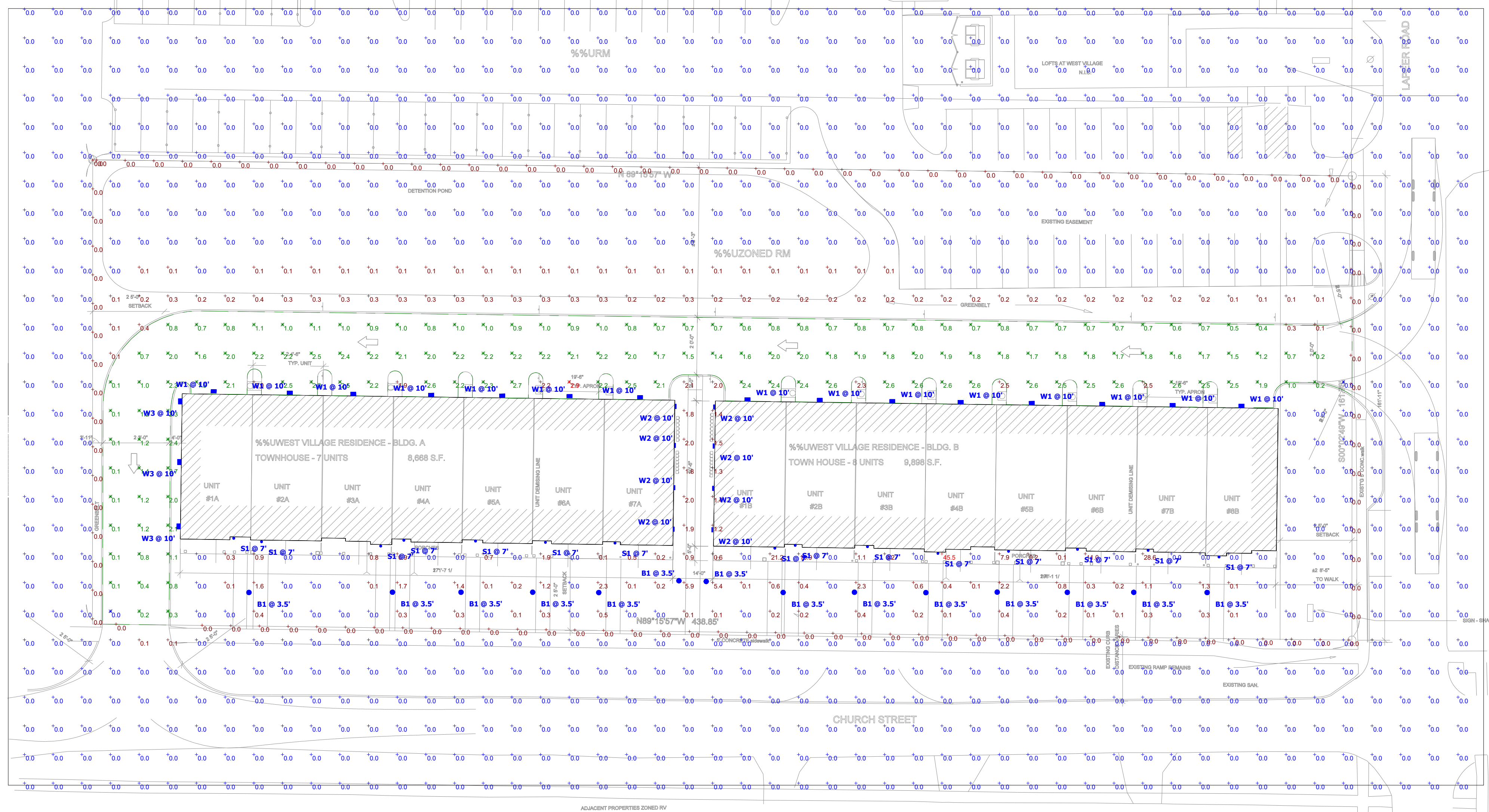
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

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.



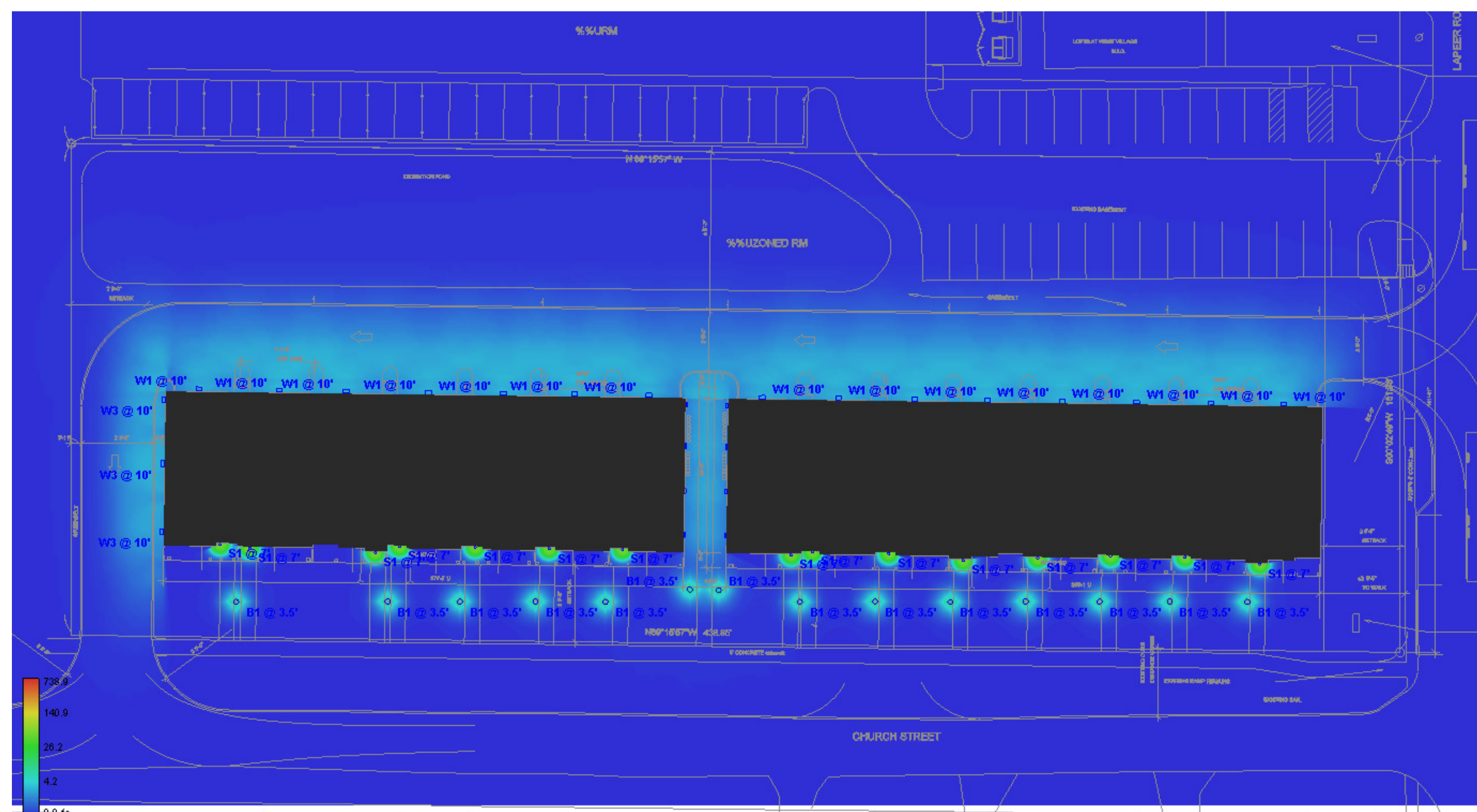
Plan View
Scale - 1" = 25ft

Statistics

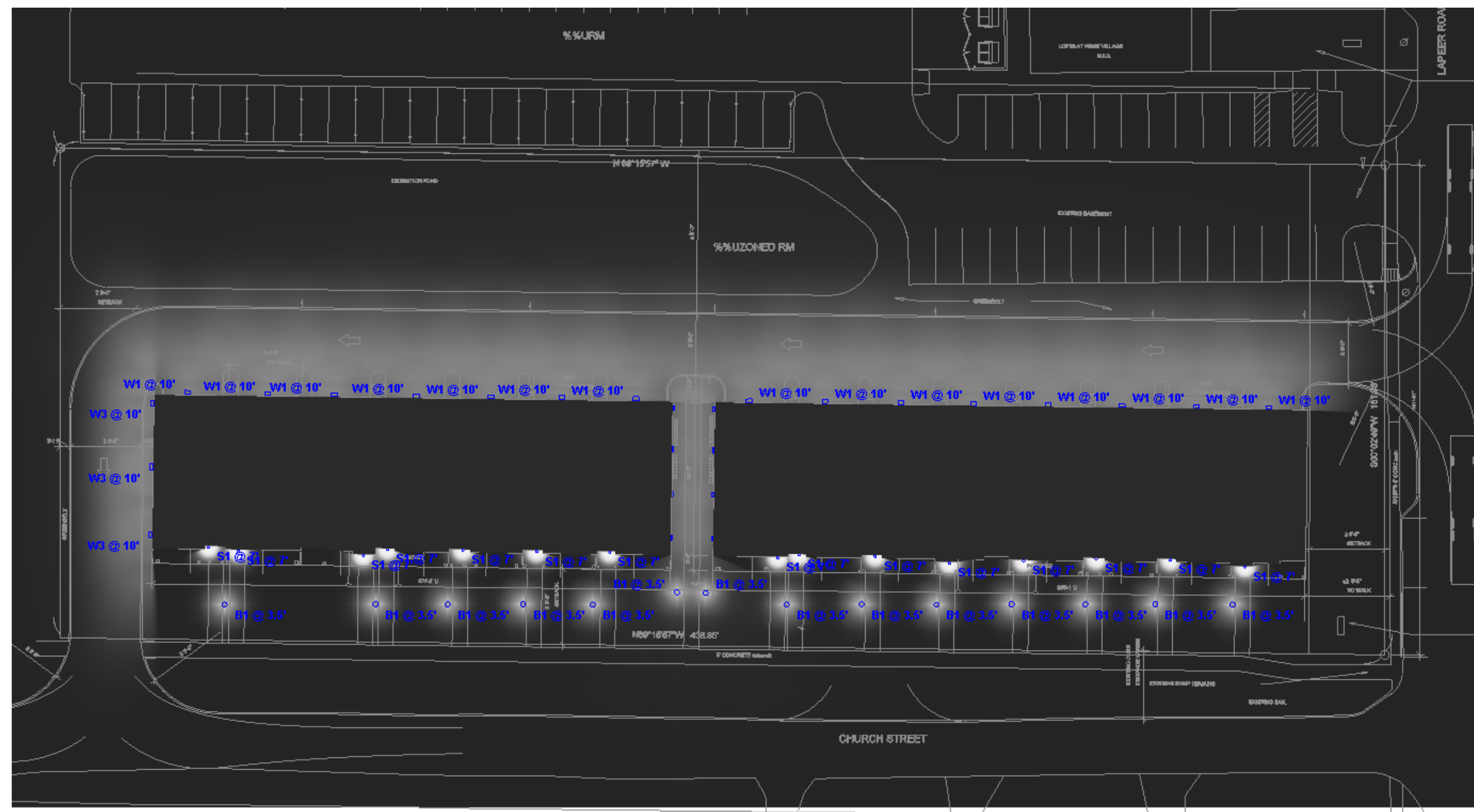
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.3 fc	45.5 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	✖	1.5 fc	2.9 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

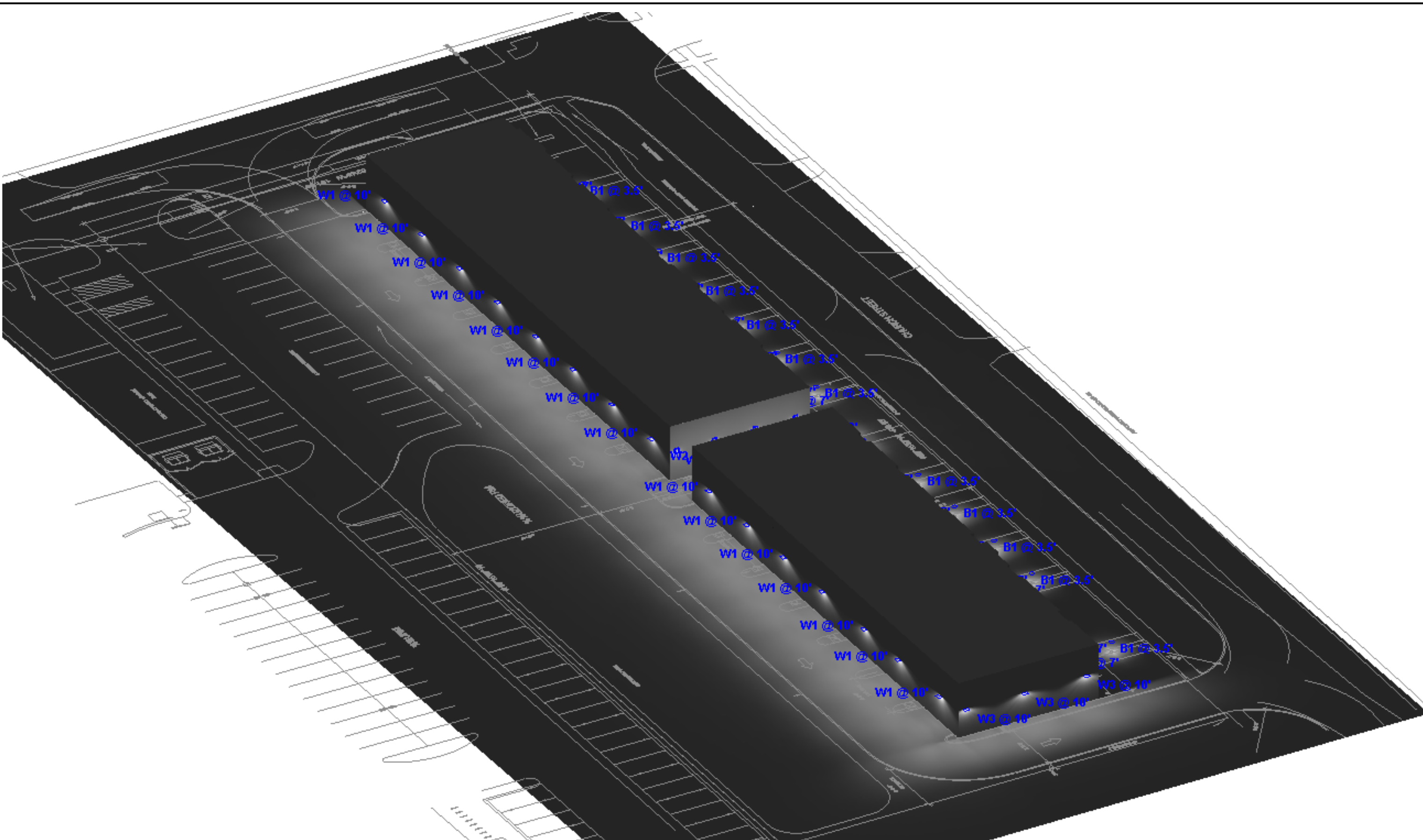
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens per Lamp	LLF	Wattage
○	B1	14	Lithonia Lighting	RADB LED P1 40K SYM DDBXD	RADB LED P1 40K SYM DDBXD	331	0.9	5.21
□	W1	15	Lithonia Lighting	WDGE2 LED P2 40K 80CRI TFTM	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	2030	0.9	18.9815
▭	W2	8	BEGA	33 509 K4	33 509 K4	923	0.9	13
▭	W3	3	Lithonia Lighting	WDGE2 LED P1 40K 80CRI T2M	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 2 MEDIUM OPTIC	1264	0.9	11.1658
○	S1	15	KUZCO LIGHTING	LD3-WS09W14-3036-BK-UNV-010	CYLINDER	1290	0.9	14.8



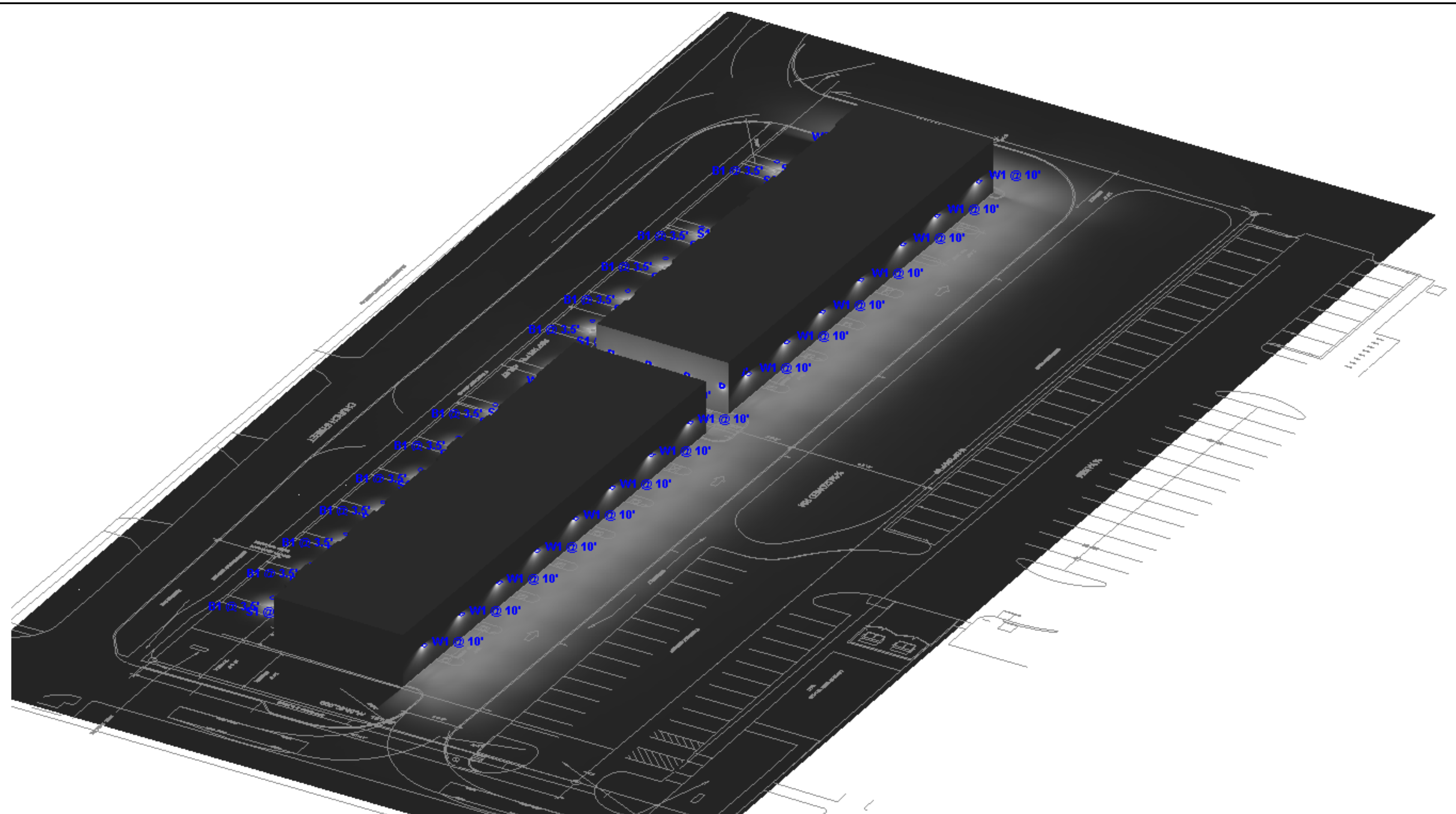
Plan View Pseudo



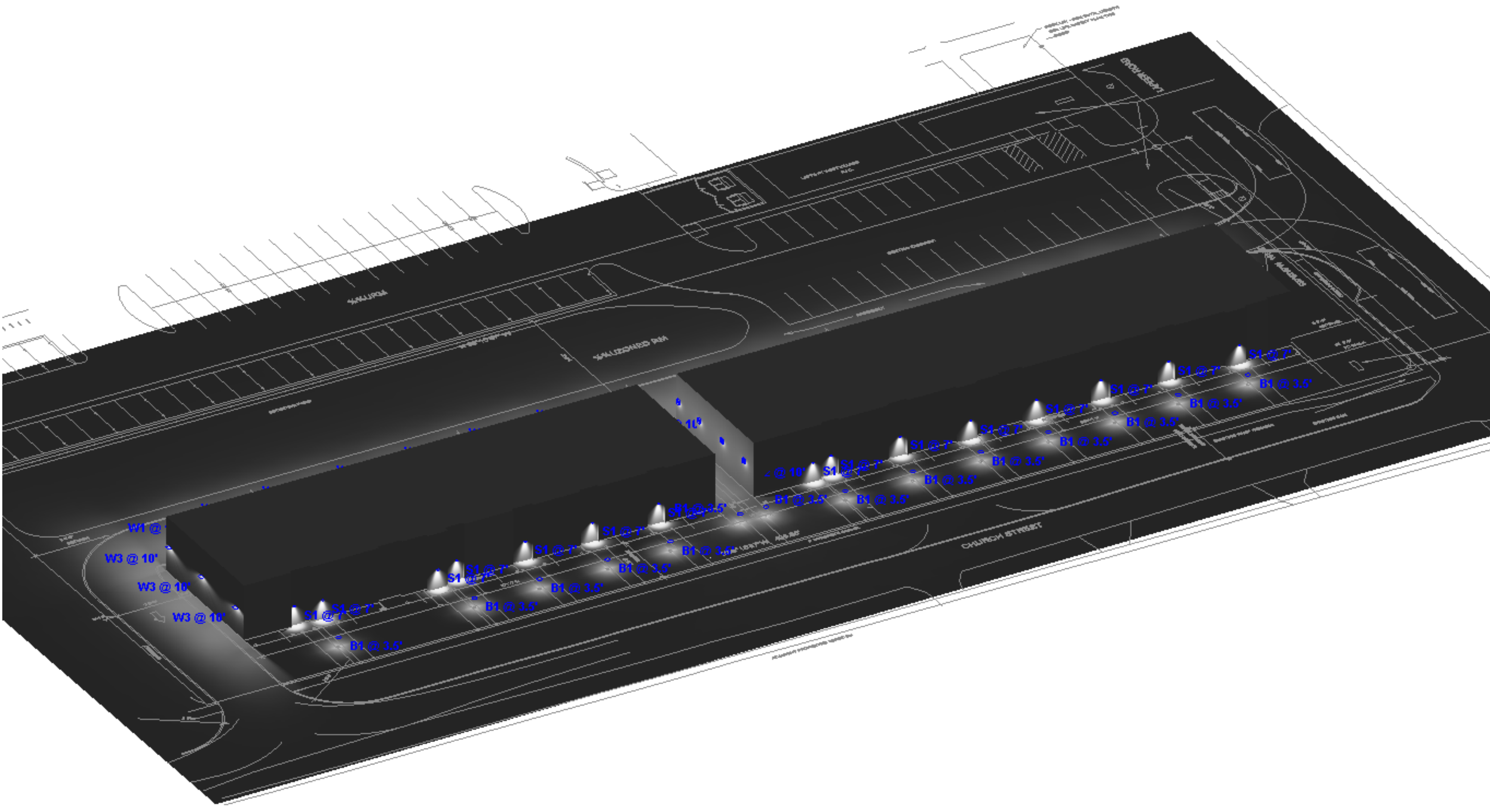
Plan View Rendered



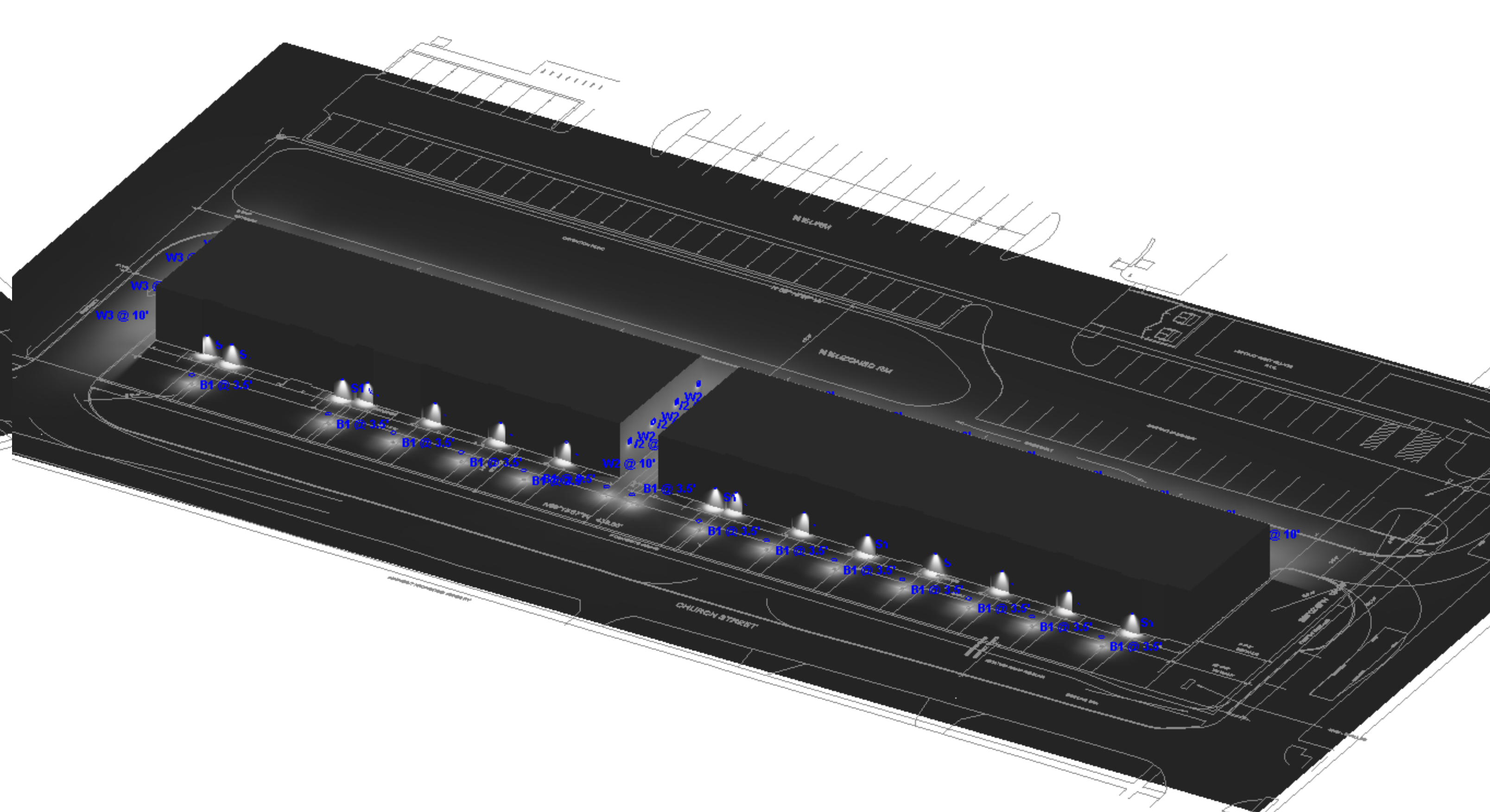
NW Rendered



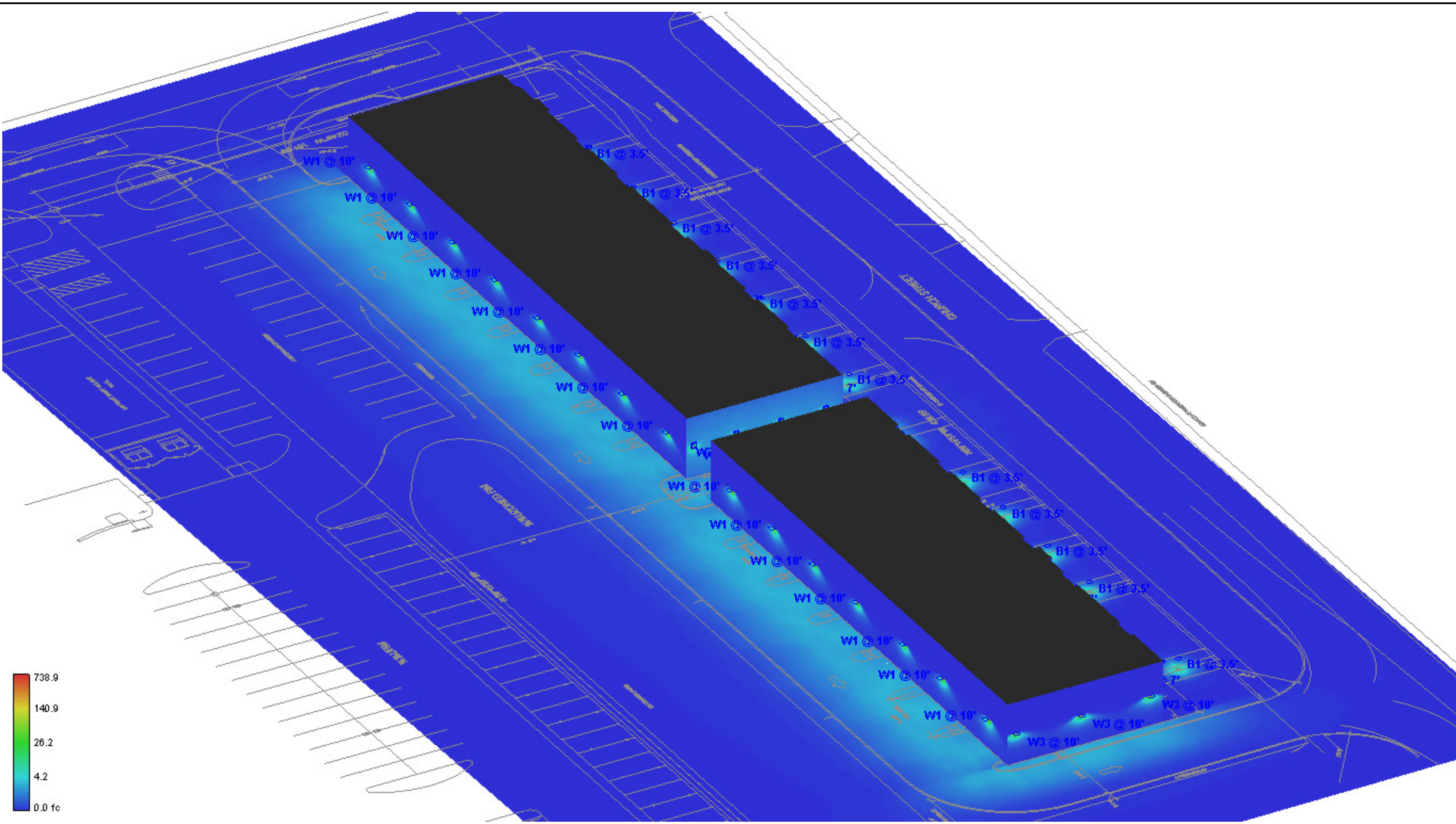
NE Rendered



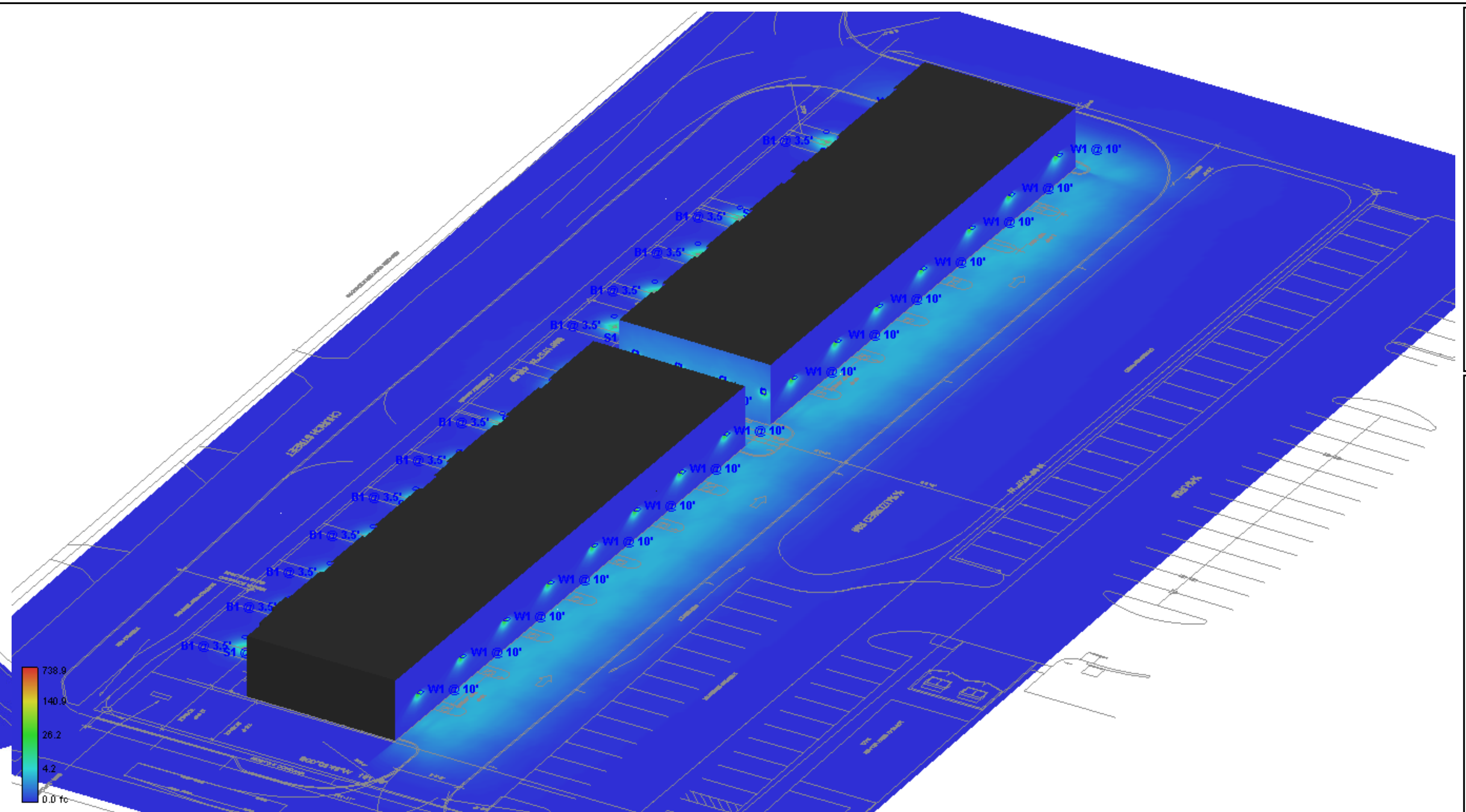
SW Rendered



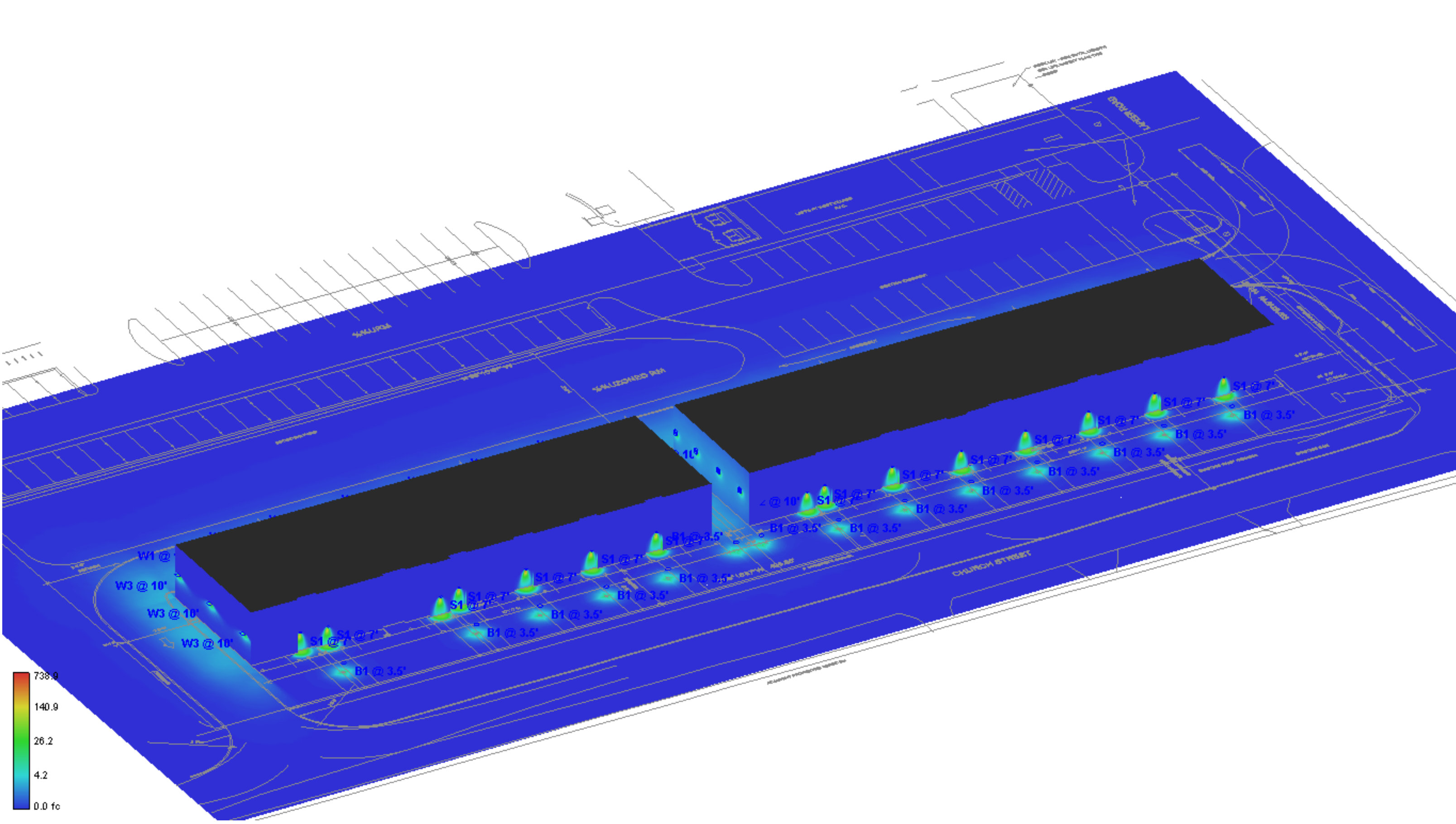
SE Rendered



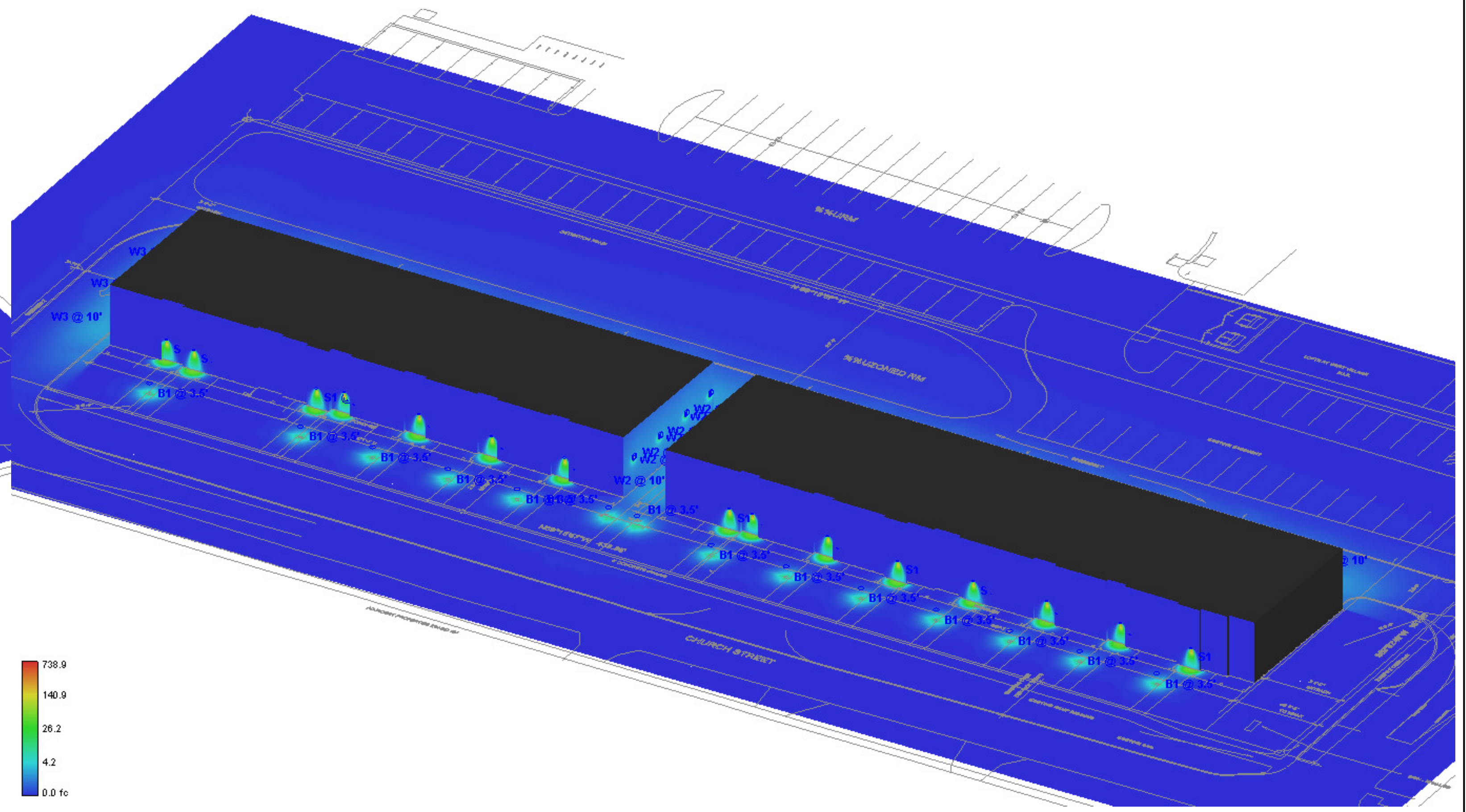
NW Pseudo



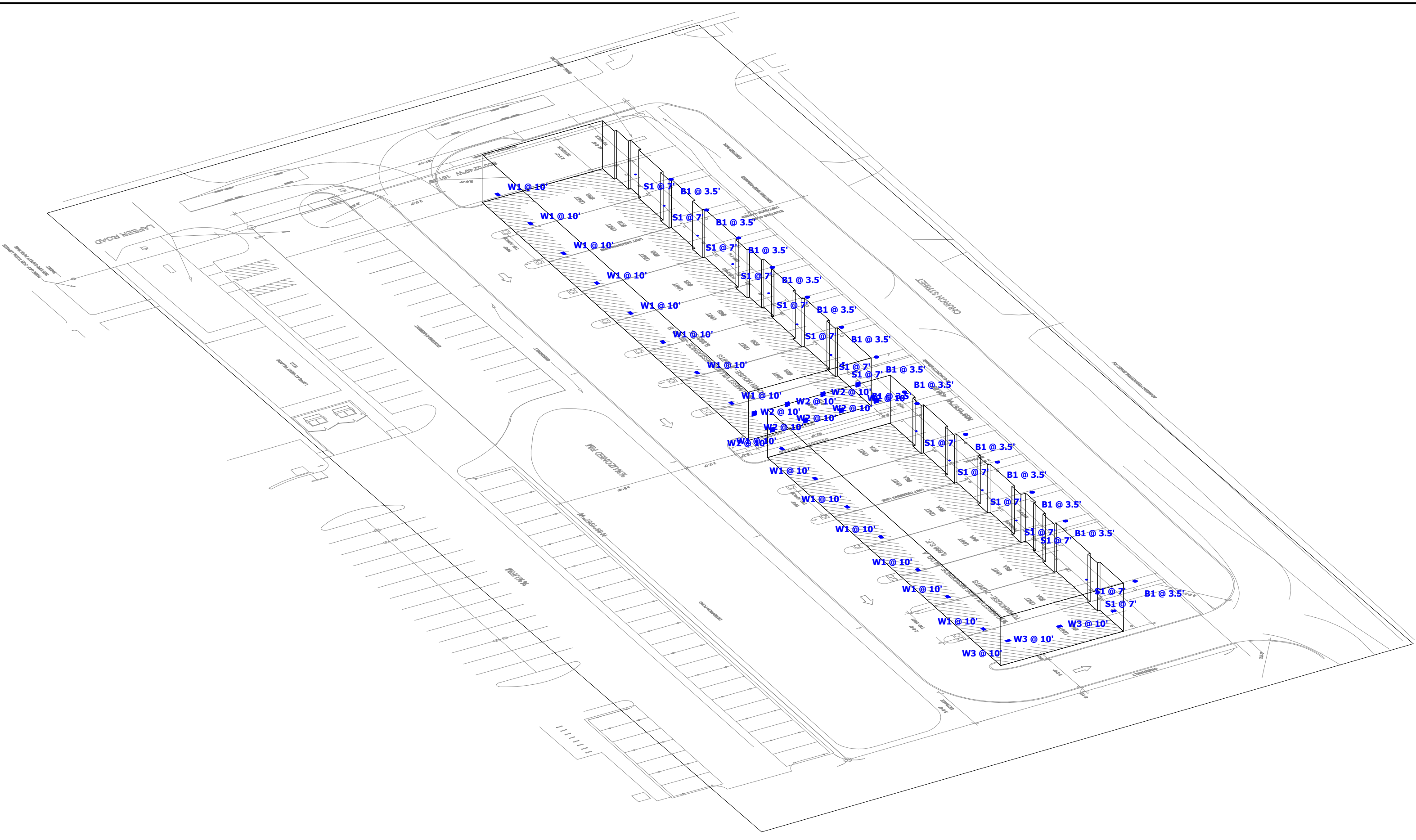
NE Pseudo



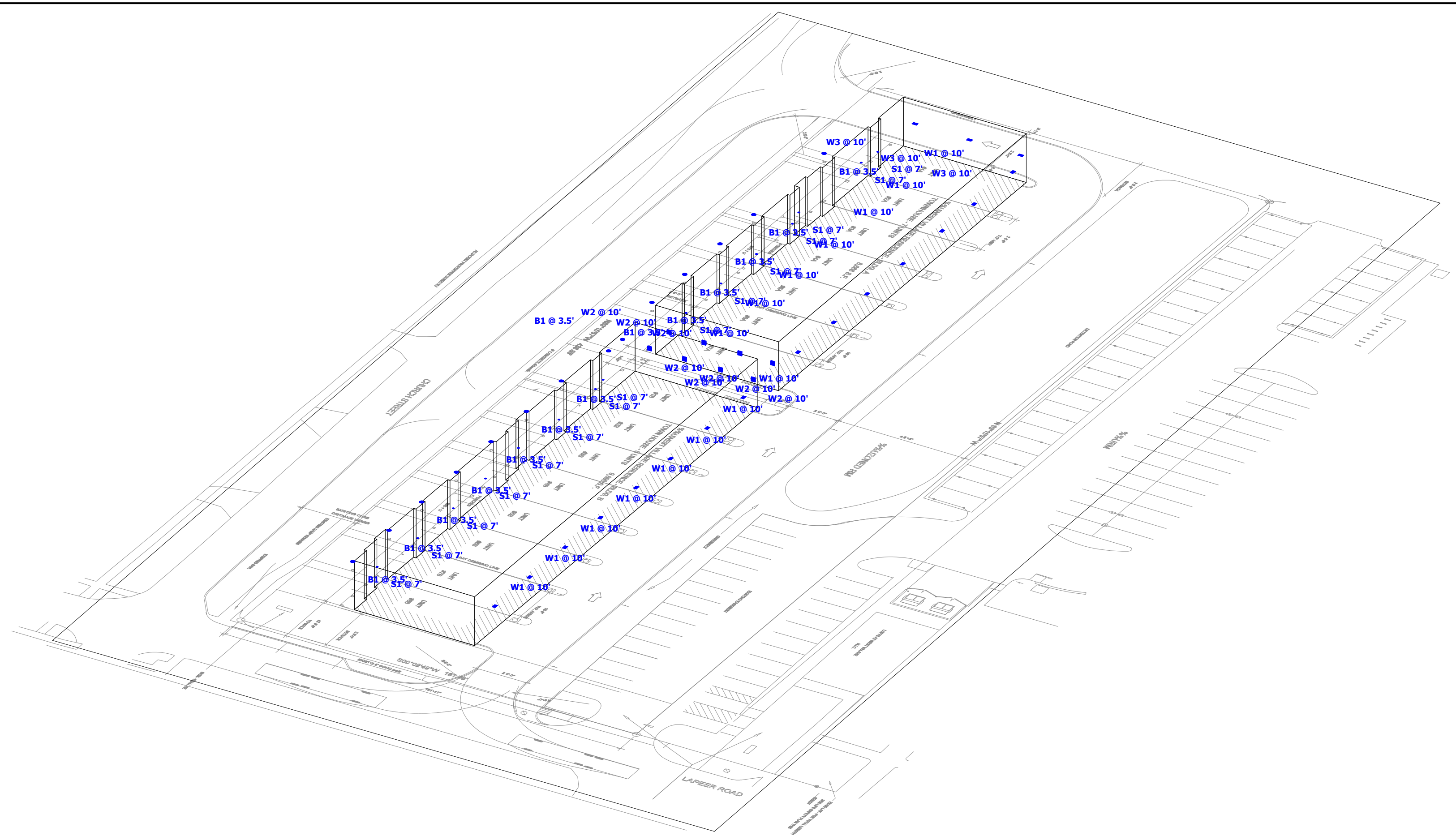
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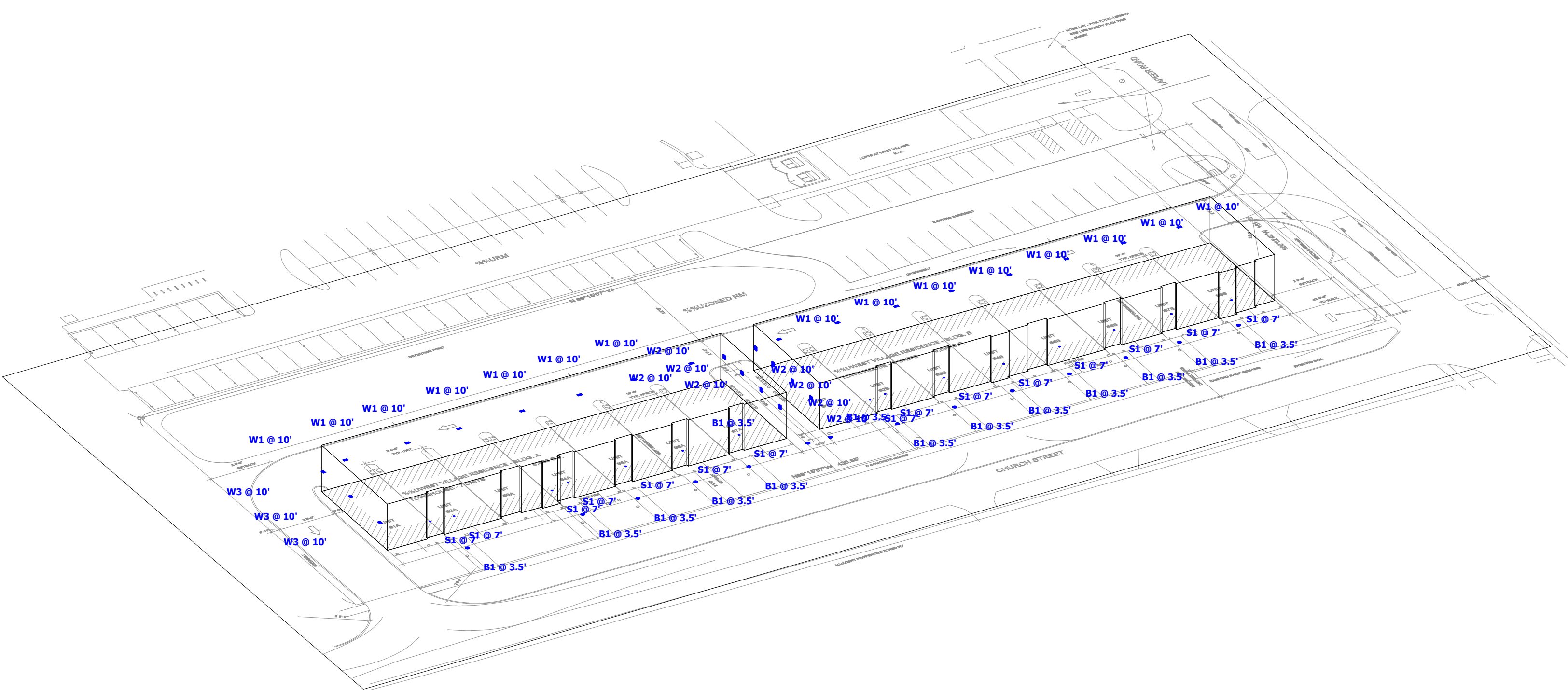
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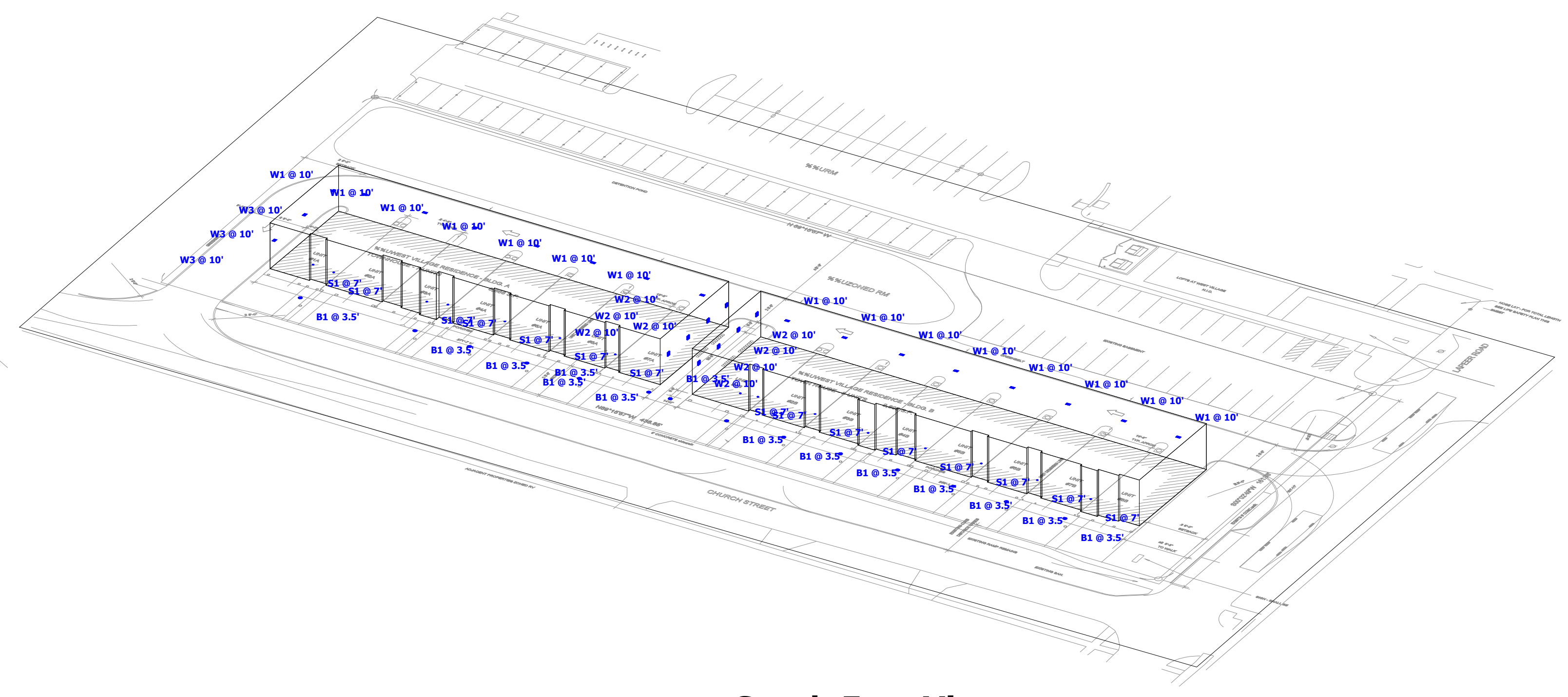
North West View



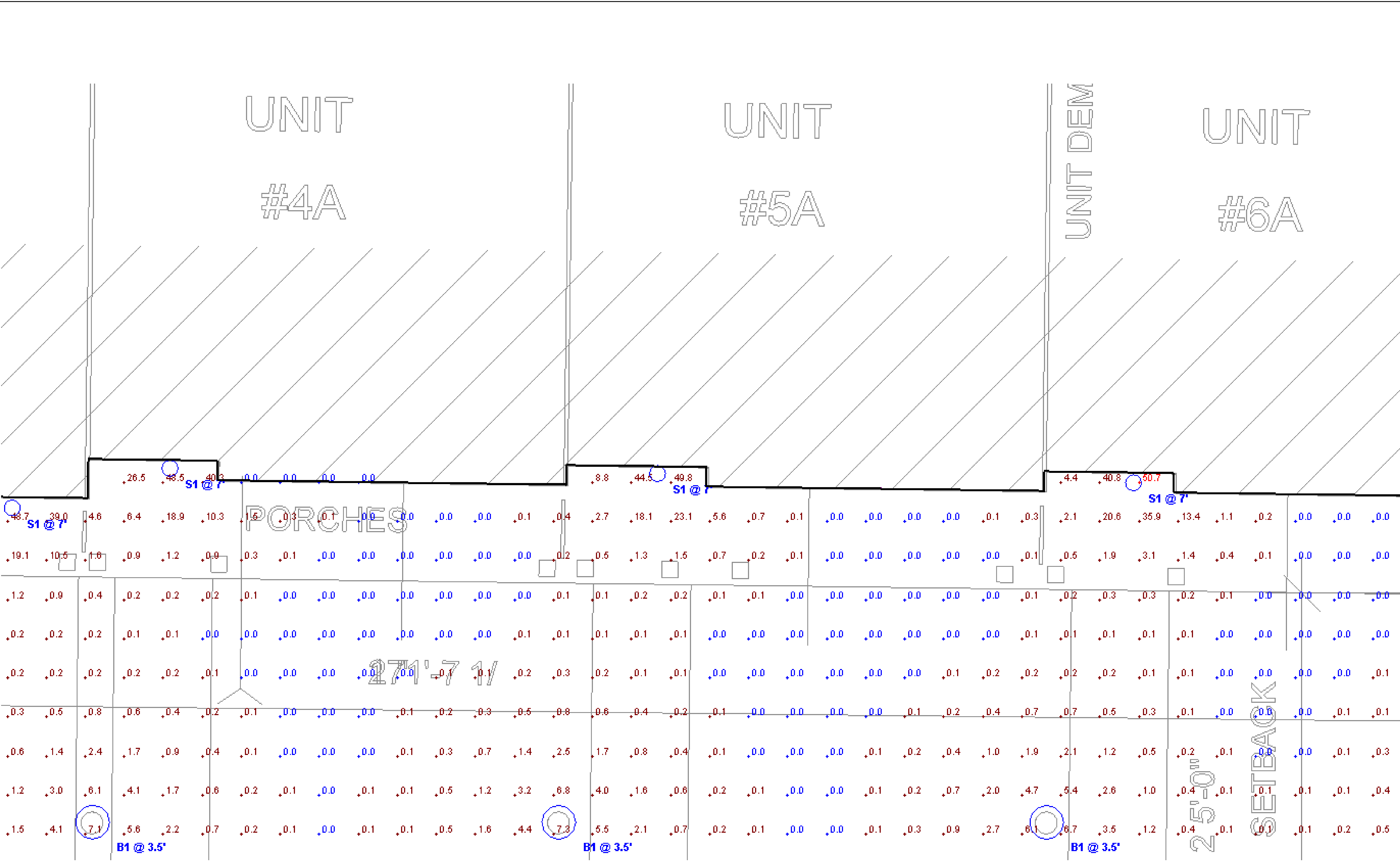
North East View



South West View



South East View


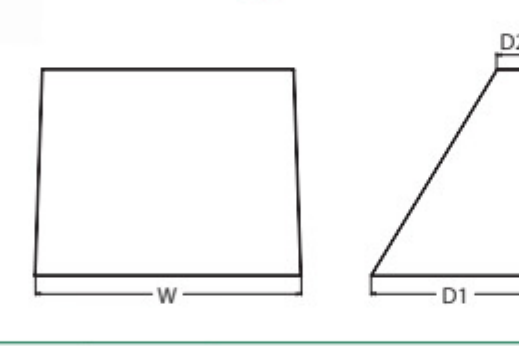


Typ. Front Entries

WEST VILLAGE RESIDENCE
 EXTERIOR PHOTOMETRIC PLAN
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM




WDGE2 LED Architectural Wall Sconce Precision Refractive Optic

Specifications

Depth (D1): 7"
 Depth (D2): 1.5"
 Height: 9"
 Width: 11.5"
 Weight: 13.5 lbs (without options)



Introduction

The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 2,500 lumens, providing a true site-wide solution. Embedded with rLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Items marked by a **shaded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aahlbrands.com/designselect. *See ordering tree for details.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -30°C	Sensor	Approximate Lumens (4000K, BCCRC)						
					P1	P1	P2	P3	P4	P5	P6
WDGE2 LED	Visual Comfort	4W			750	1,200	2,000				
WDGE2 LED	Visual Comfort	10W	18W	Standalone / night		1,200	2,000	3,000	4,500	6,000	
WDGE2 LED	Precision Refractive	10W	18W	Standalone / night	700	1,200	2,000	3,200	4,200		
WDGE2 LED	Precision Refractive	15W	18W	Standalone / night		7,500	8,500	10,000	12,000		
WDGE4 LED	Precision Refractive			Standalone / night		12,000	16,000	20,000	22,000	25,000	

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DBXBD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1*	27K 2700K	40K 4000K	70CRI*	T15 Type I Short	MVOLT
	P1†	30K 3000K	50K 5000K	80CRI	T24 Type II Medium	347*
	P2†	35K 3500K	AMB* Amber	LW* Limited Wavelength	T3M Type III Medium	480*
	P3†				T4M Type IV Medium	
	PK†			TFTM Forward Throw Medium		



Shipped included: AWS 1.8m Architectural wall spacer
Shipped separately: P8W Surface-mounted back box (left, right, center entry). Use where there is no junction box available.

Options

Options	Standalone Sensors/Controls	Finish
EWNH	Emergency battery backup. Certified in CA Title 20 (MAGSIS 15W, 17C min)	DBRBD Dark bronze
E2NW	Emergency battery backup. Certified in CA Title 20 (MAGSIS 15W, 20C min)	DBLBD Black
FE	PhotoCell, Button Type†	DNALD Natural aluminum
DMG	0-10V dimming wires pulled outside fixture for use with an external control, ordered separately††	DNWHD White
BCE	Bottom cordless entry for back box (P8WB). Total of 4 entry points.	DNWBD Textured dark bronze
CCE	Coastal Construction†	DNLBD Textured black
		DNWGD Textured white


LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Decatur, GA 30025 • Phone: 1-800-705-SERV (7378) • www.lithonia.com WDGE2 LED Rev. 02/20/25

RADEAN Bollard LED Site Luminaire

Specifications

Diameter: D = 8.25" (20.96cm)
 Height: H = 41.5" Standard (105.41cm)
 Weight (max): 20lbs (9.07Kg)



Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

Series	Performance Package	Color temperature	Distribution	Voltage	Control options	Bollard Top (mount)
RADB LED	P1	27K 2700K	ASY Asymmetric†	120V	MVOLT†	BTS Slim top, painted to match shaft†
	P2	30K 3000K	SYM Symmetric†	120V	PE Photorelectric cell, button type††	BTI Tall top painted to match shaft†
	P3	35K 3500K		208V	DMG 0-10V dimming driver (no controls)	BTSNWHD Slim top, white††
	P4	40K 4000K		240V	ETWH Emergency battery backup (Certified in CA Title 20, MAGSIS 15W)	BTSDBLBD Slim top, black textured††
	P5	50K 5000K		277V	FAO Field adjustable output†	BTSDBRBD Slim top, dark bronze textured††
				480V	PR Motor array Bi-level†††	BTSDBKBD Slim top, dark bronze textured††
						BTSDBALD Slim top, natural aluminum textured††
						BTSDBWHD Slim top, white textured††


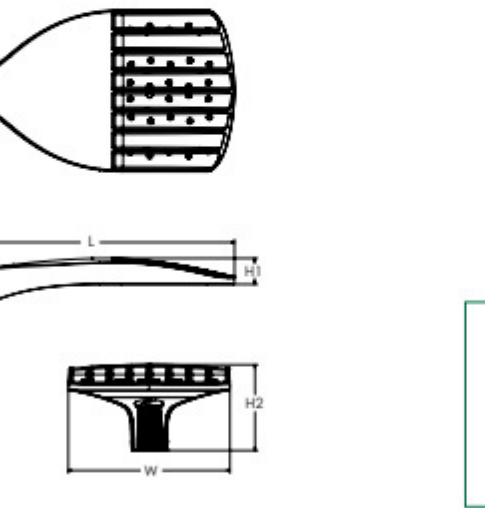
Bollard crown (mount)	Other options	Finish (mount)
Deep Crown	Flat Crown	R24™ 24" overall height
BCC Deep crown, painted to match shaft†	RFZ Flat crown, painted to match shaft†	DBRBD Dark bronze
BCCNWHD Deep crown, white†	RFZBLBD Flat crown, black textured†	DBLBD Black
BCCBRBD Deep crown, black†	RFZBLWHD Flat crown, white†	DNALD Natural aluminum
BCCBLBD Deep crown, black textured†	RFZBLWBD Flat crown, black textured†	DNWHD White
BCCDBRBD Deep crown, dark bronze textured†	RFZBLWBD Flat crown, dark bronze textured†	DNWBD Textured dark bronze
BCCDNALD Deep crown, natural aluminum textured†	RFZBLWBD Flat crown, natural aluminum textured†	DNLBD Textured black
BCCDNWHD Deep crown, white textured†	RFZBLWBD Flat crown, white textured†	DNWGD Textured white
BCCDNWBD Deep crown, white textured†	RFZBLWBD Flat crown, white textured†	

Accessories

Anchor bolts (4)	Replacement anchor bolt covers (spigot heads) (4)	Base cover with bolt caps	Emergency test styles
RABAU	RABAC DBRBD U	RBAZAR BCCF (P8WB) U	RBAZAR EMTSTNMG U


LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com RADB LED Rev. 02/20/25

D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.44 ft² (0.04m²)
 Length: 26.18" (66.5cm)
 Width: 14.06" (35.7cm)
 Height H1: 2.26" (57.2mm)
 Height H2: 7.46" (189mm)
 Weight: 23 lbs (10.4kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.


EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRNH DBXBD

Series	LEDs	Color temperature†	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	This section 70CRI only					
	P1	30K 3000K	70CRI	AFR Automotive front row	MVOLT (200-277V)†	
	P2	40K 4000K	70CRI	T15 Type I short	XVOLT (347V-480V)†	
	P3	50K 5000K	70CRI	T24 Type II medium	XVOLT (277V-480V)†	
				T3M Type III medium		
				T4M Type IV medium		
				T4L6 Type IV low glare†		
				TFTM Forward throw medium		

Control options	Other options	Finish (mount)
Shipped installed	Shipped installed	DBRBD Dark bronze
NLTAIR2 PIRNH All light All gear 2 enabled with Bi-level motion / ambient sensor, 8.40' mounting height, ambient sensor enabled at 2L, 2R, 2L, 2R, 2L, 2R, 2L, 2R	IS Hourwide shield (black finish standard)*	DBLBD Black
PIR High lux, motion/ambient sensor, 8.40' mounting height, ambient sensor enabled at 2L, 2R, 2L, 2R, 2L, 2R, 2L, 2R	L90 Left rotated optics†	DNALD Natural aluminum
PER NEMA twist lock receptacle only controls ordered separately††	R90 Right rotated optics†	DNWHD White
	CEC Coastal Construction†	DBRBD Textured dark bronze
	NA 50°C ambient operation†	DBLBD Textured black
	BAA Buy America(s) Act and/or Build America Buy America Qualified	DNATXD Textured natural aluminum
	SF Single fuse (120, 277, 347V)†	DNWGD Textured white
	DF Double fuse (208, 240, 480V)†	
	Shipped separately	
	BGB Control Glass Shield (separable, field install required, matches housing finish)	
	BGB Bld's (spigot) (field install required)	

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Impact-resistant wall luminaire - Partially shielded

Application

The material thickness and strong crystal glass makes this impact-resistant luminaire extremely robust. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials

Pressed crystal glass with white ceramic coating on one side
 Marine grade, copper free (≤0.3% copper content) A380.0 aluminum alloy
 High temperature silicone gasket
 Mechanically captive stainless steel fasteners
 Galvanized zinc-plated mounting bracket

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65
Weight: 7.7 lbs.

Electrical

Operating voltage 120-277V AC
 Minimum start temperature -30°C
 LED module wattage 10.5W
 System wattage 13.0W
 Controllability 0-10V dimmable
 Color rendering index Ra > 90
 Luminaire lifetime 60,000hrs
 LED service life (L70) 60,000hrs

LED color temperature

4000K (K4)
 3000K (K3S)
 3000K (K3)
 2700K (K27)

BECA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish

All BECA standard finishes are matte, textured powder coat with minimum 0.3 mil thickness. BECA Linux® finish provides superior fade protection in Black, Bronze, and Silver. BECA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors



Black (BLK)
 Silver (SLV)
 Natural Bronze (NTB)
 CUS:



Available options

CUS Custom finish
 FSC Fusing
 MGU Marine grade undercoat
 NTB Natural bronze (premium finish)
 RAL Classic, matte finish

Impact-resistant wall luminaire - Partially shielded

Configuration

LD3-WS09W14	CCT	OPTICAL ANGLE	FINISH	VOLTAGE/DIMMING
	30	36	[BK] Black [WH] White	UNV-010
	[30] 3000K	[36] 36°		TRAC, ELV Dimmer (Not Included) or 0-10V Dimmer (Not Included)


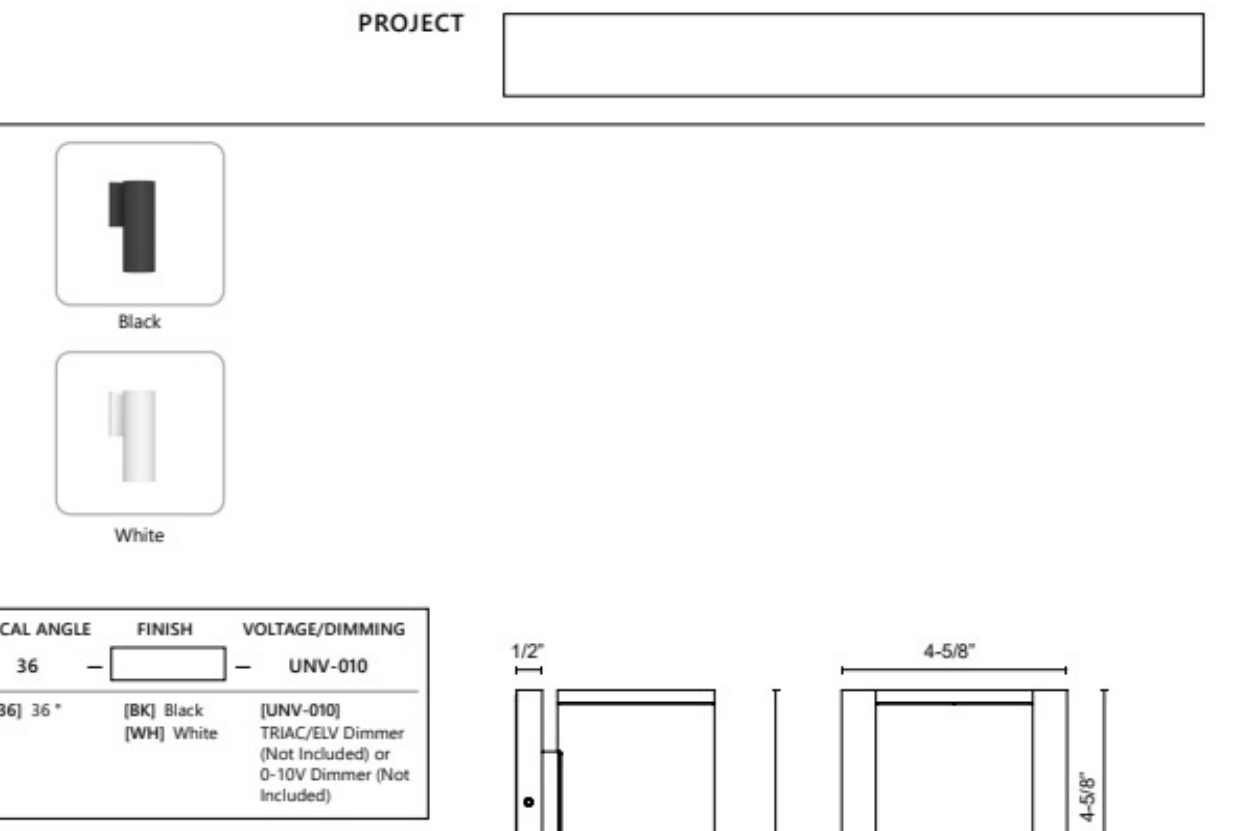
Specification Details

Fixture Dimensions	W4-5/8" x H9" x E3-7/8"
Height From Center	6-3/4"
Light Source	LED with DC Driver
Wattage	14W
Total Lumens	1470lm
Delivered Lumens	BK: 1292lm; WH: 1340lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	90CRI
Optical Details	Clear Acrylic, TIR Optics
Lens Details	Clear Glass
LED Rated Life	50,000 hours
Dimming Percentage	100% - 10%
Dimming Type	TRAC, ELV Dimmer (Not Included) or 0-10V Dimmer (Not Included)
ADA Compliant	Yes
CEC Title 24 JAB	Yes, JAB-2022
illumination Direction	Single Direction
Mounting Style	Outdoor-Down Only, can be mounted up for indoor application
Location	Wet, IP65
Canopy Dimensions	W4-5/8" x H4-5/8" x E3-7/8"
Paint Finish	BK02; WH02
Material	Aluminum + Glass
Optional Accessories	Sold Separately - Honeycomb Louvre, Brushed Gold Exterior Baffle, Decorative Glass, Decorative Walnut Wood Exterior Baffle, Alabaster Exterior Baffle

*For custom options, consult factory for details.
 †For warranty information, please visit www.bega-lighting.com/warranty

BECA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
 Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BECA North America. For the most current technical data, please refer to bega-us.com. © copyright BECA 2025. Updated 10/18/25

LORNA LD3-WS09W14 WALL

Configuration


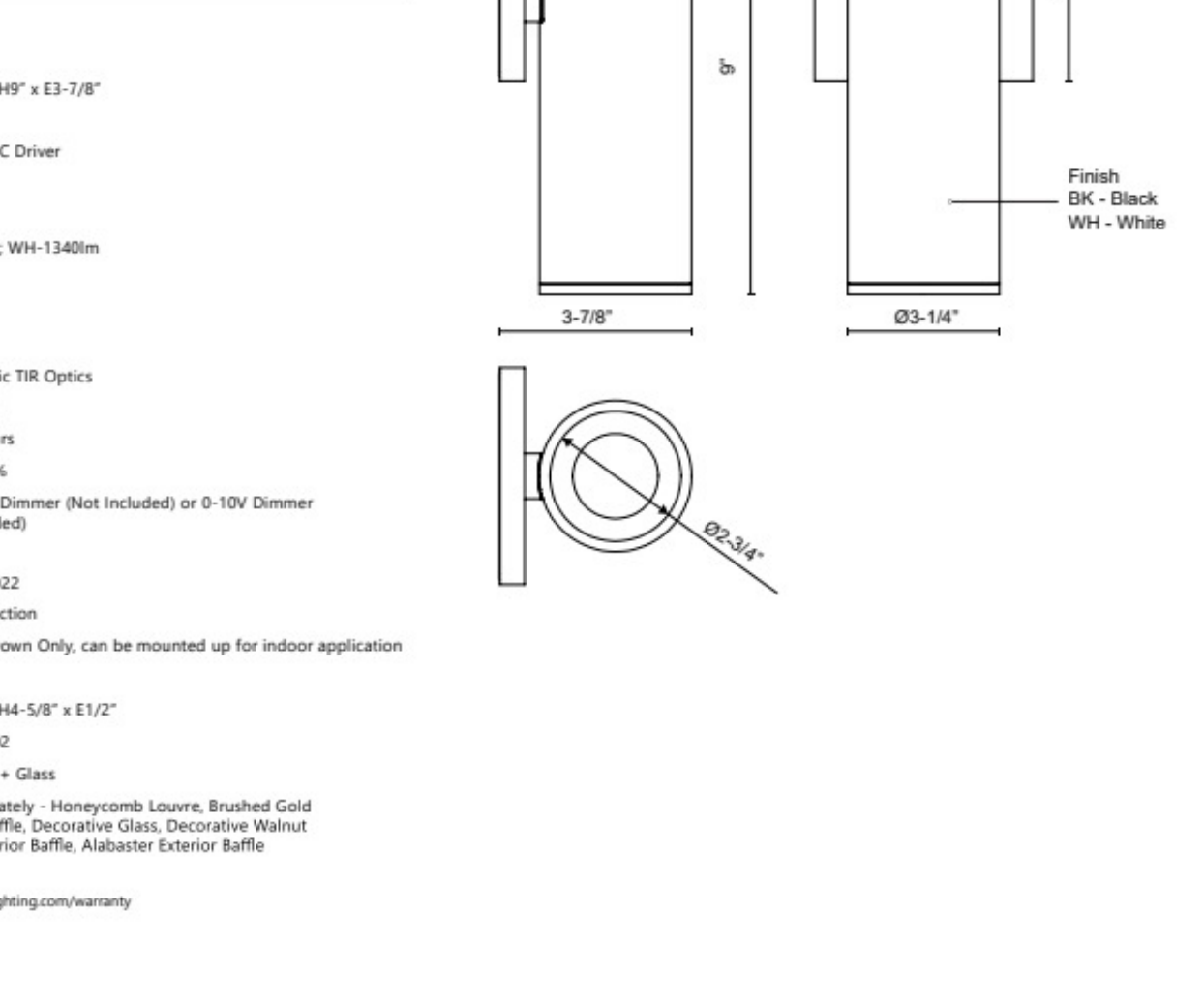
LD3-WS09W14	CCT	OPTICAL ANGLE	FINISH	VOLTAGE/DIMMING
	30	36	[BK] Black [WH] White	UNV-010
	[30] 3000K	[36] 36°		TRAC, ELV Dimmer (Not Included) or 0-10V Dimmer (Not Included)


Specification Details

Fixture Dimensions	W4-5/8" x H9" x E3-7/8"
Height From Center	6-3/4"
Light Source	LED with DC Driver
Wattage	14W
Total Lumens	1470lm
Delivered Lumens	BK: 1292lm; WH: 1340lm
Voltage	120-277V
Color Temperature	3000K
CRI (Ra)	90CRI
Optical Details	Clear Acrylic, TIR Optics
Lens Details	Clear Glass
LED Rated Life	50,000 hours
Dimming Percentage	100% - 10%
Dimming Type	TRAC, ELV Dimmer (Not Included) or 0-10V Dimmer (Not Included)
ADA Compliant	Yes
CEC Title 24 JAB	Yes, JAB-2022
illumination Direction	Single Direction
Mounting Style	Outdoor-Down Only, can be mounted up for indoor application
Location	Wet, IP65
Canopy Dimensions	W4-5/8" x H4-5/8" x E3-7/8"
Paint Finish	BK02; WH02
Material	Aluminum + Glass
Optional Accessories	Sold Separately - Honeycomb Louvre, Brushed Gold Exterior Baffle, Decorative Glass, Decorative Walnut Wood Exterior Baffle, Alabaster Exterior Baffle

*For custom options, consult factory for details.
 †For warranty information, please visit www.bega-lighting.com/warranty

KUZCO



WEST VILLAGE RESIDENCE
 EXTERIOR PHOTOMETRIC PLAN
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

Designer BK
 Date 06/23/2026
 Scale Not to Scale
 Drawing No. #25-46696 V6
 34



June 5, 2026

Village of Lake Orion - Planning

21 East Church Street | Lake Orion, MI 48362
Office: (248) 693-8391 ext. 107

Re: The Residences at West Village

Hello,

This letter is to serve as a response to the plan review comments letter from Nowak & Fraus dated March 30, 2026, for The Residences at West Village Project. This includes Site Plan Review of SP101 and the photometric plans. Please see comments and responses below:

Comment #1

- Addressing the simplest conditional requirement first, we note that the submitted photometric plan indicates a certain amount of light bleeding across the west property line. Light sources must be designed to not impact adjacent properties.
 1. A related issue is noted in our first site plan review, where the existing on-site tree buffer along the property line is being removed, and no replacement screening has been proposed between this site and the dissimilar land use to the west, as required by Zoning Ordinance.

Response #1

- Acknowledged & updated plan with items shown. Photometrics plans updated.

Comment #2

- The revised detention basin as shown by the architect's plan SP 101, which we know from our reviews of the design engineer's detention design plans is not large enough to provide the required detention volume in an open pond...

Response #2

- Calculations are addressed in the Civil Engineering drawings. SP 101 illustrates like form.

Comment #3

- Parallel parking (14 spaces) along Church Street, as required by the approved PUD agreement and as shown in the design plans for the West Village PUD site have been revised to indicate angled parking (18 spaces)...

Response #3

- Previously proposed eighteen spaces have been removed to accommodate currently configured drive as discussed with the fire marshal. Additional parking along Church St. have been removed.

Comment #4

- The revised layout relocates the proposed access drive to Lapeer Street further north than shown on the conditional approval. This revised location requires the relocation of a utility pole previously encompassed by a curbed island in the West Village PUD engineering plans. The developer may wish to consider the feasibility and cost impact of this relocation.

Response #4

- New drive configuration releases need to move existing pole.

Comment #5

- As noted in the previous section, the submitted plans do not meet the requirement for a site plan submittal. Provide all required information, overlaid on the topographic survey with the survey shown to the extents required, including adjacent driveway locations both sides of the streets, to 100' past the site boundary. Refer to Zoning Ordinance Section 19.02D

Response #5

- Acknowledged and Illustrated per Zoning Ordinance.

Comment #6

- The "Parking Information" chart provided mixes the parking spaces required by the PUD approval of the adjacent site with spaces credited toward the proposed Residences development. Provide accurate parking information that meets both the PUD requirements and the parking required for the Residences.

Response #6

- Parking information revised to list this project only.

Comment #7

- Provide consistent detention design information between this site and the adjacent PUD site. Design must meet all requirements of the Village MS4 permit / Oakland County WRC stormwater engineering design standards. Detention must be provided for the Residences, and engineering plan approval is required before any building permit could be issued.

Response #7

- Detention calculations and additional information are within the Civil Engineering dwgs.

Comment #8

- Provide preliminary utility service information for the Residences. Various incarnations have shown individual sewer and/or water services for each unit, public utility extensions to the site, or one service per building to be split internally. Decide how service will be provided, and show the relevant required information (eg. location of meter rooms / riser rooms with required access; location of proposed public utility extensions / individual unit meters).

Response #8

- Acknowledged & illustrated on SP 101.

Comment #9

- Provide evidence that the adjacent property owner to the west accepts the proposed driveway opening encroaching across their frontage.

Response #9

- Acknowledged & letter of consent provided.

Comment #10

- We note that the unit driveways are sign-posted “no parking”. For comparison in a potential “worse case” scenario, a standard 9’ x 19’ parking space has been superimposed on SP 101 showing potential interference with the fire apparatus template, in the event a vehicle were to park in Unit 1A’s driveway.

Response #10

- Acknowledged.

Comment #11

- The actual location of the paving in Church Street is not shown across the entire site frontage plus 100’ beyond the boundary as required. It is not possible to verify the fire apparatus template fits the proposed site and existing street at the western access drive.

Response #11

- Acknowledged. Fire department apparatus templates shown in plans for all directions.

If you have any further questions or concerns, please contact me directly. Thank you.

Sincerely,



Ron Clisby

Project Manager

Email: rclisby@tdgarchitects.com

Ph :947-210-2132 | Cell: 586-883-2771

MCKENNA

June 26, 2026

Planning Commission
Village of Lake Orion
21 E. Church St.
Lake Orion, MI 48362

**Subject: VLO-25-03 West Village (315 N Lapeer Road), Final Site Plan Review
Planning Commission Reconsideration**

Dear Commissioners:

The site plan for West Village Residences (the “Project”) was conditionally approved by the Planning Commission at its September 2025 meeting. The Project consists of a fifteen-unit multi-family development located at 315 N. Lapeer Street, proposed by West Village Residences, LLC (the “Applicant”).

Following conditional approval, the Applicant’s team has worked with Village staff and consultants to address the stated conditions of approval and demonstrate compliance. The plans have undergone several rounds of administrative review and revision; however, final approval has not yet been granted.

At the recommendation of Village consultants, the Zoning Administrator has determined that the current set of plans warrants reconsideration by the Planning Commission, as authorized by Section 19.02.C.7.a of the Village’s Zoning Ordinance (excerpted below):

Section 19.02.C.7.a

7. *Action on Final Plan. The Zoning Administrator is authorized to require that the final plan be returned to the Planning Commission for reconsideration, or approve, approve subject to conditions or deny the final plan as follows:*
 - a) *Planning Commission Reconsideration. Upon his determination that a site plan is not sufficiently complete, or includes major changes affecting the overall functioning of the site, impacts on the surroundings, or other substantial changes, or upon a request by the applicant, the Zoning Administrator may require that the site plan be returned to the Planning Commission for reconsideration.*

While the overall concept of the Project remains generally consistent with the plan previously approved, revisions to the detention basin design constitute a significant modification affecting the overall functionality of the site. These changes have introduced potential conflicts with other requirements of the Zoning Ordinance, including:

- Detention pond landscaping requirements (Section 15.02)
- Off-street parking requirements (Section 14.02)

The updated site plan has been reviewed by McKenna staff, the Village Engineer, and the Township Fire Marshal. At this time, the Planning Commission is asked to review the revised plans in comparison with the conditionally approved plans from September 2025.

Specifically, the Commission should evaluate whether the current proposal remains consistent with the original intent of the approval and determine whether any additional considerations or direction are warranted based on the revised design and supporting reviews.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.

SUMMARY OF COMPLIANCE

Ordinance Standards	Compliance	Comments
1. Required Information	Complies.	No additional comments from the previous approval.
2. Use & Harmonious Design	Complies.	No additional comments from the previous approval.
3. Dimensional Standards	Complies	No additional comments from the previous approval.
4. Natural Features / Landscaping	<u>May comply.</u>	<u>The proposed location of the detention pond landscaping will not be supported as currently designed. See Item #4.</u>
5. Access & Circulation	<u>May comply</u>	<u>*Fire Marshal approval required.</u>
6. Parking & Loading	<u>Complies.</u>	<u>The proposed maneuvering lane width is below the minimum requirement.; See item #6</u>
7. Building Design & Architecture	<u>Complies</u>	No additional comments from the previous approval.
8. Engineering / SWM		<u>See Engineer's report.</u>
9. Lighting	<u>Does not comply</u>	<u>Footcandle maximums exceed allowed measurement.; See item #9.</u>

RECOMMENDATION

The Planning Commission is requested to determine whether the revised plans remain consistent with the site plan approved in September 2025. If the Commission finds that the current site plan is in substantial compliance with applicable ordinance standards, approval is recommended, subject to the following conditions:

- A.** Applicant submittal of a revised site plan that includes:
 1. Landscape plan modifications to address the detention pond if so directed by the Planning Commission.
 2. Maneuvering lane width modifications to accommodate the detention pond if so directed by the Planning Commission.
 3. Revised photometric plan that complies with permitted light levels.
- B.** Approval of revised plans by Fire Marshal and Village Engineer.

Alternatively, Items A.1 and A.2 could be granted additional relief through the Planning Commission's authority to waive certain requirements based on criteria described in Section 14.04.B.6 and Section 15.02.F.1.d. of the Village's Zoning Ordinance. Additional information has been provided in the subsequent sections.

If you have any questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA



Jacob VanBoxel, MSA
Principal Planner



Sommer Nafal
Assistant Planner

CC: Village Manager, Mr. Darwin McClary (mcclaryd@lakeorion.org)
Village Clerk, Ms. Sonja Stout (stouts@lakeorion.org)

Site Plan Review

Standards for Site Plan Approval are set forth by [Article 19: Administrative Procedures and Standards](#). This project is reviewed against the Village's [Zoning Ordinance](#), Master Plan, existing site conditions, and sound planning and design principles.

Underlined text denotes items that require additional information, consideration, or a waiver from the Code.

We offer the following comments for your consideration:

1. REQUIRED INFORMATION

Section 19.02(D) lists the information required of all site plans undergoing Planning Commission review; the applicant has provided the required information.

2. USE & HARMONIOUS DESIGN

Zoning Ordinance Standards: *All elements of the site must be harmoniously and efficiently designed in relation to the topography, size, and type of land, and the character of the adjacent properties and the proposed use. The site will be developed so as not to impede the normal and orderly development or improvement of surrounding properties for uses permitted on such property.*

Findings: The site is zoned the RM, Multiple Family Residential District where the varied residential uses are outlined in Section 5.02. The Intent section of Article 5 reads:

The intent of the RM, Multiple Family Residential District is to address the varied housing needs of residents of different age and family groups by providing various types and sizes of residential dwellings for ownership or rental at a higher density than is permitted in any of the Single Family Residential Districts. Multiple family housing should be located near major thoroughfares and collector streets for good accessibility and must be designed so as not to overtax existing community facilities, utilities or services.

The proposed townhouses are suitable for the RM, Multiple Family Residential District as it fits the higher density residential intent. The Project also adheres to the accessibility intent of the District as it is located near major thoroughfares (Church Street and N Lapeer Street).

3. DIMENSIONAL STANDARDS

Zoning Ordinance Standards: *The site plan must comply with the district requirements for minimum floor area, height of building, lot size, yard space, density and all other requirements as set forth in the Schedule of Regulations.*

Findings: The Applicant meets all of the dimensional standards of the RM, Multiple Family Residential District. The table below outlines the dimensional standards required and whether compliance has been met:

Dimensional Measurement	Required	Proposed	Comments
Min. Lot Area	8,000 sq. ft.	70,995 sq. ft.	In compliance.
Min. Lot Frontage	70'	261'	In compliance.
Front Yard Setback	25'	25'	In compliance.
Min. Side Yard Setback (both)	15'	26' (north); 25' (south)	In compliance.

Dimensional Measurement	Required	Proposed	Comments
Min. Rear Yard Setback	25'	25'	In compliance.
Min. Floor Area per 3-Bedroom Unit	1,000 sq. ft.	>1,000 sq. ft.	In compliance.
Max. Building Height	40'	33' 4"	In compliance.
Max. Lot Coverage	35%	26%	In compliance.
Density	15 DUs per acre	15 units/1.15 Acre = 13 Dus/acre	In compliance.

4. NATURAL FEATURES, SCREENING & LANDSCAPING

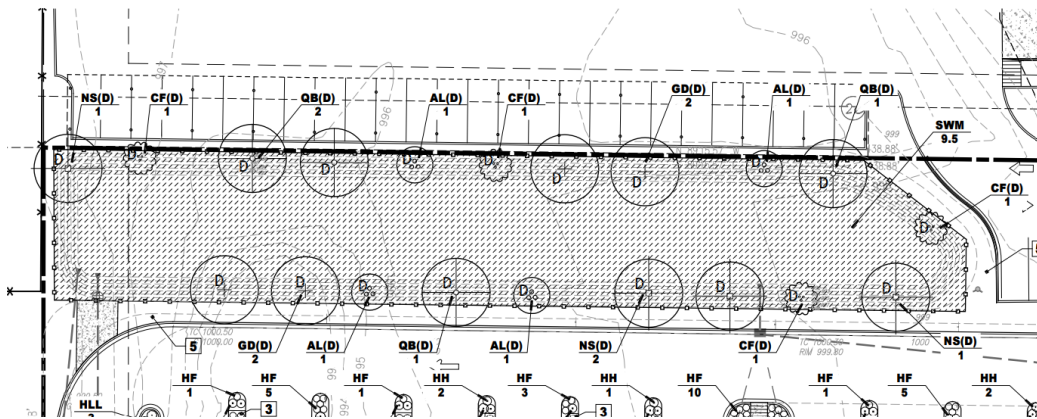
Zoning Ordinance Standards:

G. Detention Pond Landscaping Requirements. Landscaping shall be required around stormwater detention ponds as follows:

1. Plantings shall replicate a natural environment by using plants and trees that are native to the Upper Great Lakes area. Deciduous shade and ornamental trees, shrubs, perennials, grasses and other groundcover shall be clustered around the basin to achieve an attractive naturalized appearance.
2. Deciduous shade trees shall be provided around the detention pond at the rate of at least one (1) tree per 50 feet of pond perimeter area, measured at the freeboard elevation, and one (1) ornamental tree per 75 feet of pond perimeter area. Required trees may be clustered, and are not required to be planted at regular intervals.
3. Trees shall be planted above the freeboard line of the pond. Any plantings proposed below the freeboard line shall be tolerant of wet or moist soil conditions. The location of plant materials shall take into consideration the need to provide access for routine pond maintenance.

Findings:

Landscaping and Plant Material. The applicant has provided a landscaping plan on sheets LP.01 and LP.02.



The proposed detention pond landscaping is shown inside of the fence, on a 1:1 slope (1' vertical for every 1' horizontal). The Design and Construction Standards found in Chapter 151 of the Village's Code of Ordinances requires a retaining wall or armored slope for all slopes over 1:3. Since the proposed slope will be required to conform to the standards of Chapter 151, the location of the proposed trees will need to be revised.

Due to the limited space available for the placement of trees, the Planning Commission should consider requesting changes to the site plan to meet the landscaping requirements, or consider relief to the applicant by waiving some of the requirements, per Section 15.02.F.1.d:

F. Parking Lot and Loading Area Landscaping Requirements

1. Interior and Perimeter Landscaping.

- d) Perimeter landscaping shall be provided along the edge of any parking lot facing and located within 100 feet of a public right-of-way or the Lake, unless, in the opinion of the Planning Commission, the parking lot will be sufficiently screened from view by buildings or other site features or improvements.

5. ACCESS & CIRCULATION

Zoning Ordinance Standards: All buildings or groups of buildings shall be so arranged as to permit convenient and direct emergency vehicle access.

The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets or pedestrian or bicycle pathways in the vicinity of the site. Streets and drives that are a part of an existing or planned street system serving adjacent developments shall be of an appropriate width to the volume of traffic they are planned to carry and shall have a dedicated right-of-way equal to that specified in a recognized source of reference.

Where the Planning Commission determines, after expert consultation, that public safety would be substantially promoted in a particular location by reducing the number of points of ingress and egress between private property and an adjoining highway, cross-access may be required. Shared drive approaches between adjoining parcels may also be permitted under this Section.

Findings:

Vehicular Access. Vehicular access to the site is provided from two driveways which extend from N Lapeer Street and around to Church Street.. The existing curb cut on Church Street will be relocated as part of this project.

The site plan is subject to the standards of the Township Fire Marshal regarding emergency access and fire suppression.

6. PARKING & LOADING

Zoning Ordinance Standards: Off-street parking, loading, and unloading areas and outside refuse storage areas, or other storage areas that face or are visible from adjacent homes, or from public thoroughfares, shall be screened by walls, fencing or landscaping of effective height.

Findings:

The applicant proposes a 20' maneuvering lane width which is below the 22' minimum requirement. Per **Section 14.04.B.6** (see below), the the Planning Commission may approve alternative designs that promote water and stormwater quality. The proposed width appears to be a result of adjusting for the detention pond. Due to this, it may be appropriate for the Planning Commission to accept the 2' deviation from the minimum width requirements, should the Township Fire Marshal agree that the proposed width will not impair emergency access and public safety.

Section 14.04 PARKING LOT LAYOUT, CONSTRUCTION AND MAINTENANCE

B. Layout and Construction Requirements. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Table 14.04 – Minimum Parking Layout Requirements

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
75° to 90°	22 ft.	9 ft.	19 ft.	41 ft.	60 ft.
54° to 74°	18 ft.	9 ft.	20 ft.	40 ft.	61 ft.
30° to 53°	13 ft.	9 ft.	20 ft.	35.5 ft.	53 ft.
0° (Parallel Parking)	12 ft.	8 ft.	23 ft.	20 ft. one way 32 ft. two way	28 ft. one way 40 ft. two way

7. Notwithstanding the above construction standards for paving, drainage and curbing, the Planning Commission may approve alternative designs that promote water and stormwater quality.

8. BUILDING DESIGN & ARCHITECTURE

Zoning Ordinance Standards: All buildings along the street frontage of the parcel shall have a primary entrance or entrances on the façade facing the street. All primary entrances must be accessible to pedestrians. Primary entrances should be highlighted through the incorporation of architectural features such as canopies, awnings, porticos, raised cornice parapets over the doors arches, large windows, or architectural details such as tile work and moldings that are integrated into the building structure and design.

Building materials used on exteriors of new buildings shall be appropriate for the character and size of the proposed building, and shall complement the materials used on surrounding buildings and in the Village Downtown. Brick, stone, integrally colored architectural block are preferred building materials. Clapboard materials such as cement siding (“Hardy Plank” or similar) and shake shingles are encouraged as accent building materials. E.I.F.S. and metal may be acceptable as accent materials only, and should not comprise more than 20% of the wall area of any façade. Vinyl or metal siding is discouraged.

Findings:

Building Design. The proposed townhomes have slightly varied front setbacks and façade elements, providing some relief to the large building. Gable roofs help ground the design and provide some vertical interest. Architectural features are provided along the windows and door frames.

Building Materials. The proposed elevations feature material types; however, the material colors are not specified within the plans. The proposed materials include brick, engineered siding, limestone, vinyl, and stone with asphalt shingled roofs.

9. ENGINEERING / STORMWATER MANAGEMENT

Zoning Ordinance Standards: Appropriate measures shall be taken to ensure that the removal of stormwater will not adversely affect adjoining properties or the capacity of the public storm drainage system and shall comply with State and Federal standards. Provisions shall be made for the construction of stormwater facilities, and the prevention of erosion and dust. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicles or pedestrian traffic and will not create nuisance ponding in paved areas.

Adequate services and utilities and improvements shall be available or provided, located and constructed with sufficient capacity and durability to properly serve the development. All utilities shall be located underground unless modified by the Planning Commission based on persuasive evidence provided by the applicant

indicating it is not feasible to locate utilities underground. Where possible and practical, drainage design shall recognize existing natural drainage patterns.

Findings: Stormwater pre-treatment infrastructure is not proposed for this Project. All stormwater and utility requirements must be addressed to the satisfaction of the Village Engineer. The Oakland County standards allow for the applicant to evaluate the use of BMPs and propose alternatives if determined to no be feasible.

10. LIGHTING

Zoning Ordinance Standards: Exterior lighting must be arranged so that it is deflected away from adjoining properties and so that it does not impede vision of drivers along adjacent streets.

Findings: Building mounted lighting and light pole fixtures are proposed within the Project. Parking areas, driveways and pedestrian walkways within the site are adequately illuminated.

The maximum illumination allowed is 10.0 fc. The overall proposed site maximum is 45.5 fc. It is not in compliance. The applicant is aware of the noncompliance and will provide a revised photometric plan.

Standards	Required	Proposed	Compliance
Max. Height of Light Fixtures	22' or height of building, whichever is less.	<u>10'</u>	Complies
Max. Illumination at Any Given Point	10 fc.	<u>45.5 fc.</u>	<u>Does Not Comply.</u>
Max. Illumination at the Property Line	0.5 fc.	0.3 fc.	Complies



June 24, 2026

Planning Commission
 Village of Lake Orion
 21 E. Church St.
 Lake Orion, MI 48362

Re: West Village Residences
 Revised Site Plan rec'd 6/17/2026
 Including pages from Engineering Submittal rec'd 6/8/26
 NFE Job No. O929

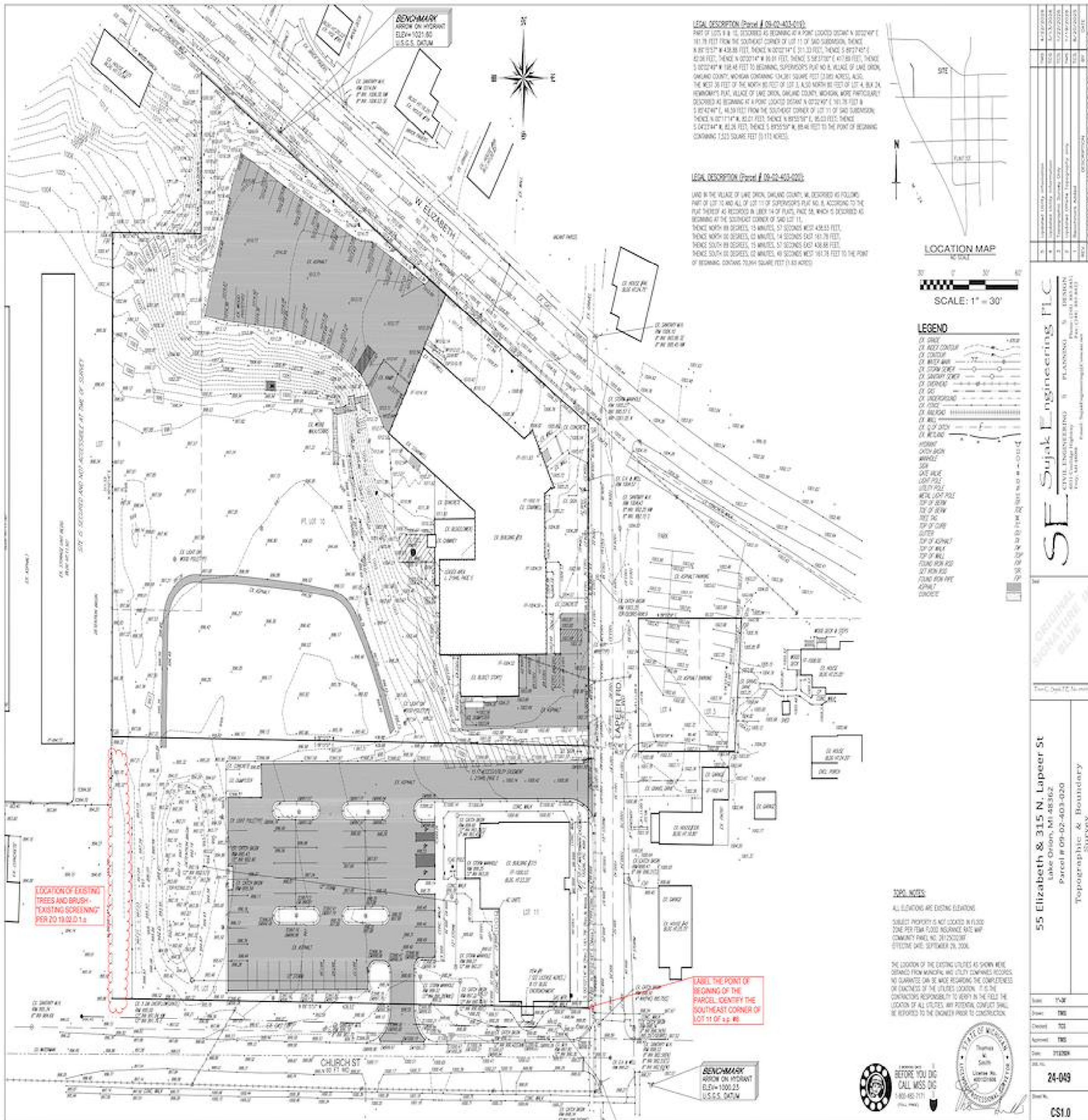
Dear Commissioners:

We received revised site plans for review June 17, comprised of the architect's conceptual site plan SP 101 with building floor plans and elevations, and a separate file containing photometric plans. These plan sets by themselves are incomplete regarding required site plan submittal information per Zoning Ordinance Article 19.

Separately, we received direct from the site design engineer a submittal for engineering review. Much but not all of the required information missing from the architect's site plan submittal may be found on various sheets of the engineering plan set. Accordingly, with this review we are submitting a subset of the engineering plan submittal that includes these required site plan elements (topographic survey, preliminary utility plan, preliminary grading plan, landscape plan, landscape details), marked with informational comments.

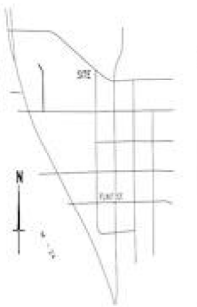
Our review for site plan is consistent with the requirements of Article 19 of the Zoning Ordinance, Section D – required information and relevant sections of the Zoning Ordinance related to the zoning district. We offer the following comments:

1. Per 19.02.D.1.o, site plan submittal must indicate the "location, height and type of existing and proposed ... screening". The site contains mature trees and brush along the west property line, providing a natural screen between this residentially-zoned parcel and the adjacent mini storage site. The topographic survey does not show this existing screen; we have highlighted it in red on the attached engineering plan set. No screening is shown on the proposed landscape plan.
2. 19.02.D.1.n requires a general landscape plan, which is included only in the engineering plan submittal set. The plan as provided indicates
 - a. total removal of all existing vegetation along the west property line with no proposed replacement screening between the proposed townhouses and the existing mini storage site to the west,
 - b. proposed trees and shrubs located inside a proposed fence around the detention basin, planted on a 1:1 side slope at an elevation where the roots will be regularly inundated,



LEGAL DESCRIPTION (Parcel # 00-00-403-010)
 PART OF LOT 11 B. L. DESCRIBED AS BEING A POINT LOCATED BEING N 89°24'47" E 181.78 FEET FROM THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, THENCE N 89°23'17" W 438.88 FEET, THENCE N 02°24'17" E 211.33 FEET, THENCE S 89°27'42" E 85.81 FEET, THENCE N 02°22'47" W 89.14 FEET, THENCE S 88°53'07" E 107.98 FEET, THENCE S 02°22'47" W 18.48 FEET TO BEARING SUPERVISOR'S PLAT NO. 14, ALIAS OF LAKE OAK, OAKLAND COUNTY, MICHIGAN CONTAINING 10.81 SQUARE FEET (2.85 ACRES), ALSO, THE WEST 36 FEET OF THE NORTH 89 FEET OF LOT 4, ALSO NORTH 89 FEET OF LOT 4, BUT IN HERETOFORE THAT, ALIAS OF LAKE OAK, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS BEING A POINT LOCATED BEING N 02°24'47" E 70.78 FEET & S 89°42'47" E 145.59 FEET FROM THE SOUTHWEST CORNER OF LOT 11 OF SAID SUBDIVISION, THENCE N 02°17'14" W 82.53 FEET, THENCE N 89°23'17" E 182.53 FEET, THENCE S 02°24'47" W 85.81 FEET, THENCE S 89°23'17" E 181.78 FEET TO THE POINT OF BEGINNING, CONTAINING 10.81 SQUARE FEET (3.03 ACRES).

LEGAL DESCRIPTION (Parcel # 00-00-403-010)
 LAND IN THE ALIAS OF LAKE OAK, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:
 PART OF LOT 10 AND ALL OF LOT 11 OF SUPERVISOR'S PLAT NO. 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN BOOK 14 OF PLATS, PAGE 24, WHICH IS DESCRIBED AS BEING A POINT LOCATED BEING N 02°24'47" E 70.78 FEET & S 89°42'47" E 145.59 FEET FROM THE SOUTHWEST CORNER OF LOT 11, THENCE NORTH 89 DEGREES, 23 MINUTES, 17 SECONDS WEST 438.88 FEET, THENCE NORTH 02 DEGREES, 22 MINUTES, 14 SECONDS EAST 181.78 FEET, THENCE SOUTH 89 DEGREES, 23 MINUTES, 17 SECONDS EAST 438.88 FEET, THENCE SOUTH 02 DEGREES, 22 MINUTES, 14 SECONDS WEST 181.78 FEET TO THE POINT OF BEGINNING, CONTAINING 10.81 SQUARE FEET (3.03 ACRES).



- LEGEND**
- CENTER
 - POINT CONTROL
 - CONTROL
 - BENCH MARK
 - STATION POINT
 - SURVEY CORNER
 - CORNER
 - SPIRE
 - UNDERGROUND
 - FENCE
 - IRREGULAR
 - BULL
 - CIP PILE
 - IRREGULAR
- HORIZONTAL
 200X-300X
 400X-500X
 600X-800X
 800X-1000X
 1200X-1500X
 1800X-2400X
 2400X-3000X
 3000X-3600X
 3600X-4200X
 4200X-4800X
 4800X-5400X
 5400X-6000X
 6000X-6600X
 6600X-7200X
 7200X-7800X
 7800X-8400X
 8400X-9000X
 9000X-9600X
 9600X-10200X
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 27600X-28200X
 28200X-28800X
 28800X-29400X
 29400X-30000X
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 30600X-31200X
 31200X-31800X
 31800X-32400X
 32400X-33000X
 33000X-33600X
 33600X-34200X
 34200X-34800X
 34800X-35400X
 35400X-36000X
 36000X-36600X
 36600X-37200X
 37200X-37800X
 37800X-38400X
 38400X-39000X
 39000X-39600X
 39600X-40200X
 40200X-40800X
 40800X-41400X
 41400X-42000X
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Charter Township of Orion

Section 9, Item A.

3365 Gregory Rd., Lake Orion MI 48359
www.oriontownship.org

Fire Department

Phone: (248) 391-0304, ext. 2000
Fax: (248) 309-6993

To: Planning Commission & Village Manager
From: Jeff Williams, Fire Marshal
Re: Residences at West Village
Date: June 30, 2026

The Orion Township Fire Department has completed its review of the application for Residences at West Village for the limited purpose of compliance with Village of Lake Orion's Ordinance's, Michigan Building Code, and all applicable Fire Codes.

Based upon the application and documentation provided, the Fire Department has the following recommendations:

- Approved
- X Approved with Comments (See below)
- Not approved

Comments:

1. Per this submittal the applicant is proposing to fire suppress both buildings located on site. Per code, these buildings can be outfitted with an NFPA 13D fire sprinkler system which does not require any type of sprinkler monitoring per code. With this information, it is the Fire Departments recommendation that each sprinkler system located on site receive / have sprinkler monitoring capabilities. This system can decrease emergency response times and will enhance resident and firefighter life safety. If the applicant chooses to add this feature the following items must be addressed.
 - a. Each building will need to have its own riser room, this will need to be shown on a revised site plan.
 - b. Each riser will be required to have a Knox Box for fire department access to the riser room in the event of an emergency.
 - c. All maintenance procedures for each life safety system shall be explained in the master deed and bylaw language.
2. The fire department access drive on the north side of the building includes "No Parking" fire lane signage on both sides. Vehicle parking is not permitted in front of any garages within this development. Although the plan complies with fire code, the Fire Department remains concerned about potential resident parking in the access drive and the related enforcement challenges.

This approval is limited to the application and materials reviewed which at this time do not raise specific concern with regard to location and/or impact on health and safety. However, the approval is conditioned upon the applicant providing sufficient additional information at the time of the building permit application that includes data or documents, confirming full compliance with all applicable building codes, fire codes and Township Ordinances.

If there are any questions, the Fire Department may be reached at 248-391-0304 ext. 2004.



Charter Township of Orion

Section 9, Item A.

3365 Gregory Rd., Lake Orion MI 48359
www.oriontownship.org

Fire Department

Phone: (248) 391-0304, ext. 2000
Fax: (248) 309-6993

Sincerely,

Jeffrey Williams

Jeff Williams, Fire Marshal
Orion Township Fire Department



BOARD ACTION SUMMARY SHEET

MEETING DATE: July 6, 2026

TOPIC Monthly Planning and Zoning Report – June 2026

BACKGROUND BRIEF:

The Planning and Zoning Coordinator has provided a report on recent planning and zoning activities within the Village.

RECOMMENDED MOTION(s):

To receive and file the June 2026 Monthly Planning and Zoning Report.



21 E. Church Street
Lake Orion, Michigan 48362
Tel 248.693.8391
Fax 248.693.5874
www.lakeorion.org

Monthly Planning & Zoning Report

JUNE 2026

Each month, the Village Planning Consultant, McKenna, assists in drafting a report on recent activities of the Planning Commission, Zoning Board, and the Planning & Development Department; we welcome comments.

DEPARTMENT INITIATIVES AND PROJECTS

The following projects are currently in progress:

Tax-Exempt Parcels and Village ROW Inventory: Phase III: Full inventory, inspection, and mapping of Village-owned parcels and public rights-of-way to identify the extent of improvements/encroachments on public property. A report has been created detailing the encroachments and the processes which has been undergoing review and revisions. The next steps are to be determined shortly.

Engineering Code Amendments: The Village Engineering Consultant has met with the Village Attorney to discuss amendments to the existing code, which will be revised to update processes and remove inconsistencies with the zoning ordinance.

PERMIT DETAILS

PERMIT TYPE	ADDRESS / PROJECT	DESCRIPTION	SUBMITTED	APPROVED
ZONING COMPLIANCE				
TBD	444 BELLEVUE	Residential shed relocation	Jun 12, 2026	Under Review
ICG-XIP	48 HIGHLAND AVE	Garage addition	May 27, 2026	Under Review
ZMK-5ZY	55 ELIZABETH ST	AT&T telephone pole maintenance	Jun 5, 2026	Under Review
X88-C69	360 NEWTON DR	New deck	Jun 3, 2026	Under Review
TEMPORARY USE OF RIGHT OF WAY				
6HE-TKX	208 CEDAR BEND DR	Install underground conduit for Metronet	Jun 11, 2026	Under Review
R-26-21	203 PORT SIDE DR	Comcast telecommunication service installation	Jun 9, 2026	Jun 11, 2026
JYL-375	424 ALGENE DR	Construction, parking, and equipment on residential street during renovation.	Jun 9, 2026	Under Review
FENCE / WALL				
4B8-B3C	336 N BROADWAY ST	Residential fence installation	Jun 15, 2026	Under Review
NMI-FAE	84 N NORTH SHORE DR	Residential retaining wall, lake front	Jun 5, 2026	Under Review
F-26-03	40 N ANDREWS ST	Installation of new PVC fence, Residential.	Jun 3, 2026	Jun 11, 2026
SIGNAGE				
No permits applications have been submitted since the date of the last meeting.				
DEMOLITION				
No permits applications have been submitted since the date of the last meeting.				
CHANGE OF USE				
MA3-GJZ	334 S BROADWAY ST	Name of Previous Business: <i>Steven A. Drakos Attorney at Law</i> Name of New Business: <i>The Brokaw Group/Brokaw Commercial</i> New Business Type: <i>Real estate office</i>	Jun 2, 2026	Under Review
SPECIAL EVENT				
OE6-F6S	From Blanche Sims School to the old school admin building	Annual Orion Lighted Christmas Parade <i>Date of Event: 12/5/26</i>	Jun 9, 2026	Under Review
JJF-X85	165 S BROADWAY ST	Outdoor Movie Nights for Teens Dates of Events: 8/14/26, 9/18/26	Jun 10, 2026	Under Review

ACTIVE DEVELOPMENT PROJECTS

NAME / LOCATION	DESCRIPTION	REVIEW & APPROVAL STATUS
44. E Flint	VLO-24-02 4-story, mixed-use, multi-family, retail, and	Planning Commission Approval: August 5, 2024; variance required BZA Approval: October 2, 2024. Engineering & Fire Marshal Approval: Awaiting revised plans <u>STATUS: Has an extension until August 2026 to submit permits.</u>

	office on existing parking lot.	<u>Applicant will not be continuing with current plans, awaiting submittal of revised plans.</u>
ORION VILLAS 597 E. Flint	VLO-23-03 Attached townhomes, 8-unit site condominiums.	Planning Commission Approval: June 5, 2023 Council Condo Docs Approval: April 8, 2024 Engineering Approval: January 10, 2024, as noted Final Zoning Approval: January 9, 2024 <u>STATUS: Construction: Nearing Completion. Awaiting stormwater management agreement. St & Det As-builts Approved.</u>
WEST VILLAGE 55 W. Elizabeth	VLO-23-04 Former Ehman Center PUD for mixed-use, multiple-family residential flats and lofts at the former Ehman Center property.	PC / Council PUD Eligibility Approval: September 7 / 13, 2021 PC / Council Preliminary PUD Approval: October 4 / 25, 2021 PUD Extension Approval: October 10, 2022 Planning Commission Final PUD Approval: September 5, 2023 Engineering & Fire Approval: Revise and Resubmit October 24, 2023 Council PUD Agreement Approval: December 11, 2023 Council Amended PUD Agreement Approval: June 10, 2024 PUD Execution / Recording: Completed May 2025 Pre-Construction Meeting: Pending Final Engineering Meeting with Architects and Engineers held January 13, 2026. <u>STATUS: Waiting on revised plans based on discussion. On hold.</u>
Lake Street Realignment and Improvements	Improvements to Lake & Flint intersection; license agreement w/Village.	Preliminary Council Approval: August 14, 2023; License Agreement Approval: November 27, 2023. Engineering Approval: August 29, 2024, as noted <u>STATUS: Awaiting construction start.</u>
SNUG HARBOR 160 Heights	VLO-24-01 Multifamily development; adjacent to Mystic Cove	Planning Commission Approval: May 6, 2024. Engineering Approval: September 25, 2024 Final Zoning Approval: Pending additional information <u>STATUS: Condo conversion approved with conditions.</u>
MYSTIC COVE	VLO-22-05 Mixed-use, multifamily townhomes & dock/shoreline improvements.	Planning Commission Approval: October 3, 2022. Council Lot Reconfigurations Approval: June 2023 Final Zoning Approval: April 23, 2024 Engineering Approval: October 31, 2024 <u>Construction: In Progress. Phase-1 Final As-builts approved.</u>
STARBOARD	VLO-23-05 Mixed-use, multifamily townhomes & marina improvements.	Planning Commission Approval: November 6, 2023. Council License Agreement Approval: November 27, 2023 Engineering Approval: Revise & Resubmit Final Zoning Approval: Pending Approved Boat House Renovation Zoning Compliance. Showroom and garage demolished. <u>Status: Approved for construction.</u>
CONSTELLATION BAY	VLO-23-02 Mixed-use residential, multi-family townhomes and apartments, shoreline improvements.	Planning Commission Approval: October 3, 2022. Planning Commission on April 3, 2023 (amended site plan) Engineering Approval: December 16, 2024 Final Zoning Approval: November 26, 2024 Construction: December 3, 2024 - Pre-con; Demo underway <u>STATUS: Received site plan extension approval. Awaiting engineering permit renewals.</u>
THE PENINSULA	VLO-23-07 Single-family site condominiums	Planning Commission Approval: February 5, 2024 Council Condo Doc Approval: April 8, 2024 Engineering Approval: March 10, 2025, as noted Pre-Construction Meeting: March 18, 2025 Final Zoning Approval: Granted <u>STATUS: Construction ongoing, nearing finalization.</u>

CLOUD RETAIL <i>494 S. Broadway</i>	VLO-21-10 Commercial (marijuana retail) site plan.	Council Lot Reconfiguration Approval: March 13, 2023 Planning Commission Approval: April 3, 2023. Engineering Approval: Revise & Resubmit July 12, 2024 Final Engineering approval received May 2026. <u>Status: Final planning and zoning review issued May 2026.</u>
WEST HARBOR ORION <i>225 Lake Street</i>	Residential, single family homes (2)	PC / Council Lot Split Approval: January 6 / 13, 2025 Demolition: In Progress Recording: Ready per Engineering Approval April 22, 2025 Zoning Review: TBD; required for each new build. <u>Construction: Demolition ongoing</u>
EASTPORT	VLO-25-01 Cross-jurisdiction redevelopment of former commercial greenhouse for mixed use, retail, multiple-family, and single family.	Site Plan Submitted: May 5, 2025 (Township portion submitted as PUD Concept) Village-Township Joint Public Hearing: June 18, 2025. Pre-Construction Meeting: Pending Final Engineering – <u>Status: Awaiting formal submittal.</u>
ORION LUMBERYARD	Public parking lot, pavilion, and gathering space.	Demolition & Cleanup: Ongoing; Building Structural Rehab: Building permit issued and structures to be saved are receiving necessary structural shoring. PUD Application: Held pre-application at the September Planning Preliminary plans: received May 2026. Approved at the June PC Meeting. <u>STATUS: Awaiting final plan submittal.</u>
WEST VILLAGE TOWNHOMES <i>315 N Lapeer St</i>	VLO-25-003 Demolition of school admin building and construction of 15 townhomes	Planning Commission Approval: September 2, 2025. <i>Awaiting applicant submittal of revised plans to address conditions of approval.</i> <u>STATUS: Received applicant submittal of revised plans June 8, 2026. On hold.</u>

LOOKING AHEAD: POTENTIAL PROJECTS

Zoning Amendments: The following table summarizes staff recommendations for Zoning Ordinance and/or Map amendments for consideration by the Planning Commission. Should the Planning Commission wish to pursue one or more of these amendments, the Commission may direct staff to further study the issue(s) and/or prepare draft amendment ordinance(s). All proposed amendments require a public hearing, a recommendation by the Planning Commission, and adoption by the Village Council.

SECTION	TOPIC / ISSUE	CHANGES
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None at this time.

Prepared by:



McKenna provides day-to-day assistance to Village staff and administration, applicants and developers, and the public regarding planning, zoning, and economic development matters. We also assist in the administration of the Planning Commission and the Board of Zoning Appeals. Contact your McKenna team via email:

- **Jake VanBoxel, MSA, Principal Planner (jvanboxel@mcka.com)**
- **Sommer Nafal, NCI, Assistant Planner (snafal@mcka.com)**

Or visit us during on-site office hours:

Orion Township Hall: Tuesdays, 10:00am-3:00pm

Lake Orion Village Hall: Tuesdays, 3:00pm-5:00pm

Virtual: Thursdays, 8:00am-1:00pm, Available by Appointment

(248) 693-8391 ext. 107
zoning@lakeorion.org

As always, thank you for your support and participation – *it takes a Village!*