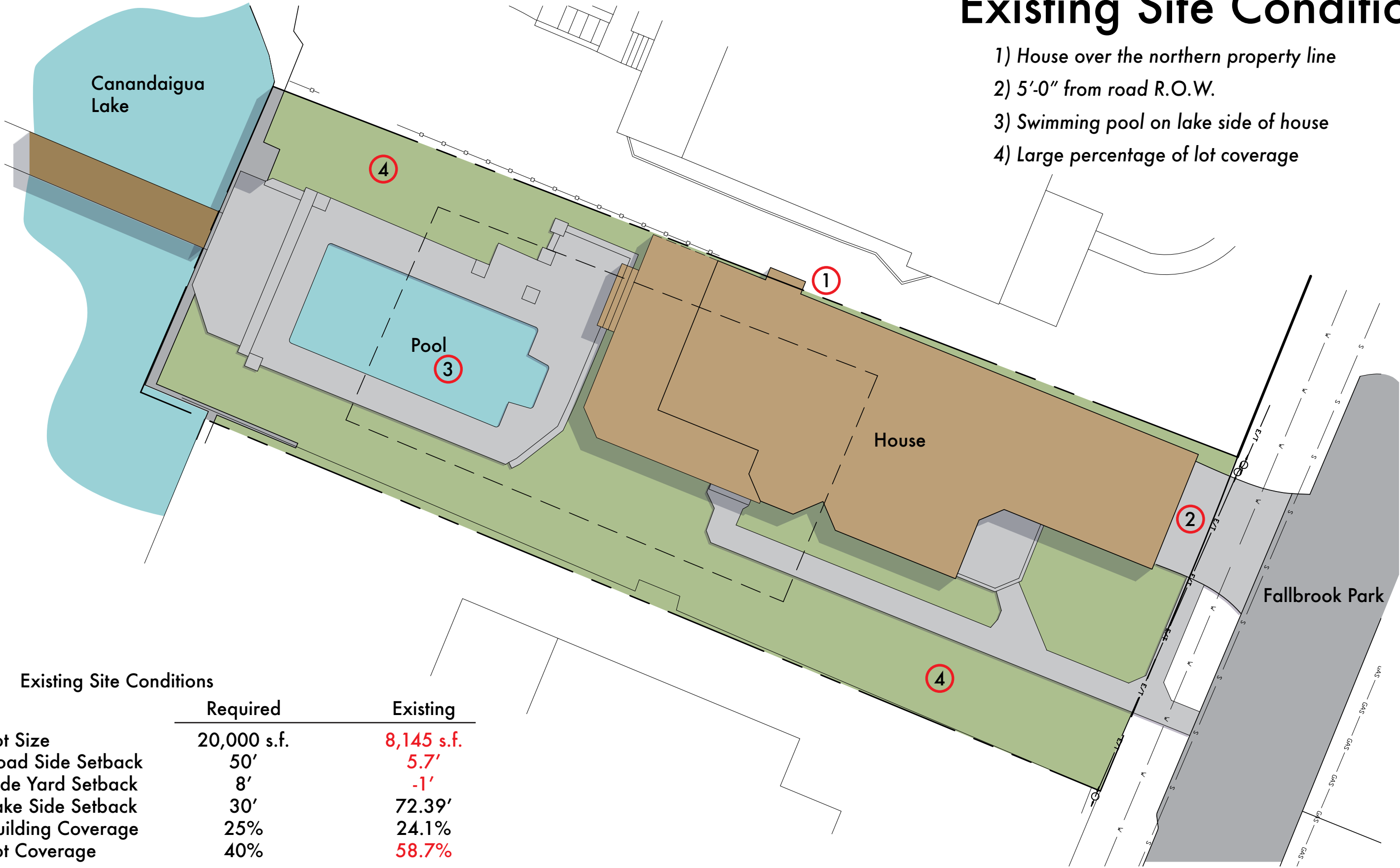




Existing Site Conditions

- 1) House over the northern property line
- 2) 5'-0" from road R.O.W.
- 3) Swimming pool on lake side of house
- 4) Large percentage of lot coverage



Existing Site Conditions

	Required	Existing
Lot Size	20,000 s.f.	8,145 s.f.
Road Side Setback	50'	5.7'
Side Yard Setback	8'	-1'
Lake Side Setback	30'	72.39'
Building Coverage	25%	24.1%
Lot Coverage	40%	58.7%



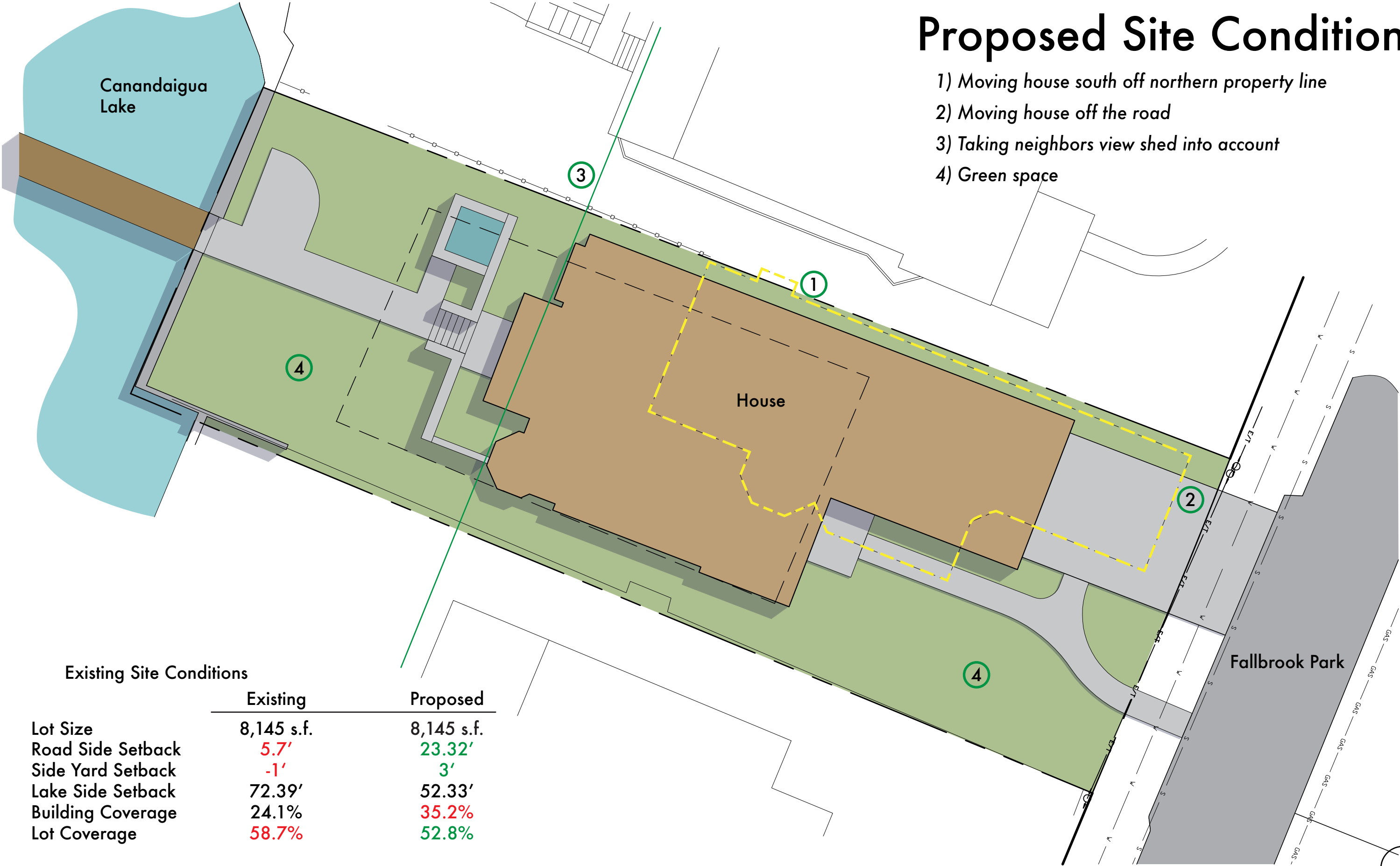
Raze & Rebuild

- Structurally unsound
- Dilapidated foundation
- House positioning on site
- Swimming pool & landscaping
- Proximity to road



Proposed Site Conditions

- 1) Moving house south off northern property line
- 2) Moving house off the road
- 3) Taking neighbors view shed into account
- 4) Green space



Existing Site Conditions

	Existing	Proposed
Lot Size	8,145 s.f.	8,145 s.f.
Road Side Setback	5.7'	23.32'
Side Yard Setback	-1'	3'
Lake Side Setback	72.39'	52.33'
Building Coverage	24.1%	35.2%
Lot Coverage	58.7%	52.8%

Design Considerations

1) Primary residence

- 2 permanent residences
- visiting family and friends

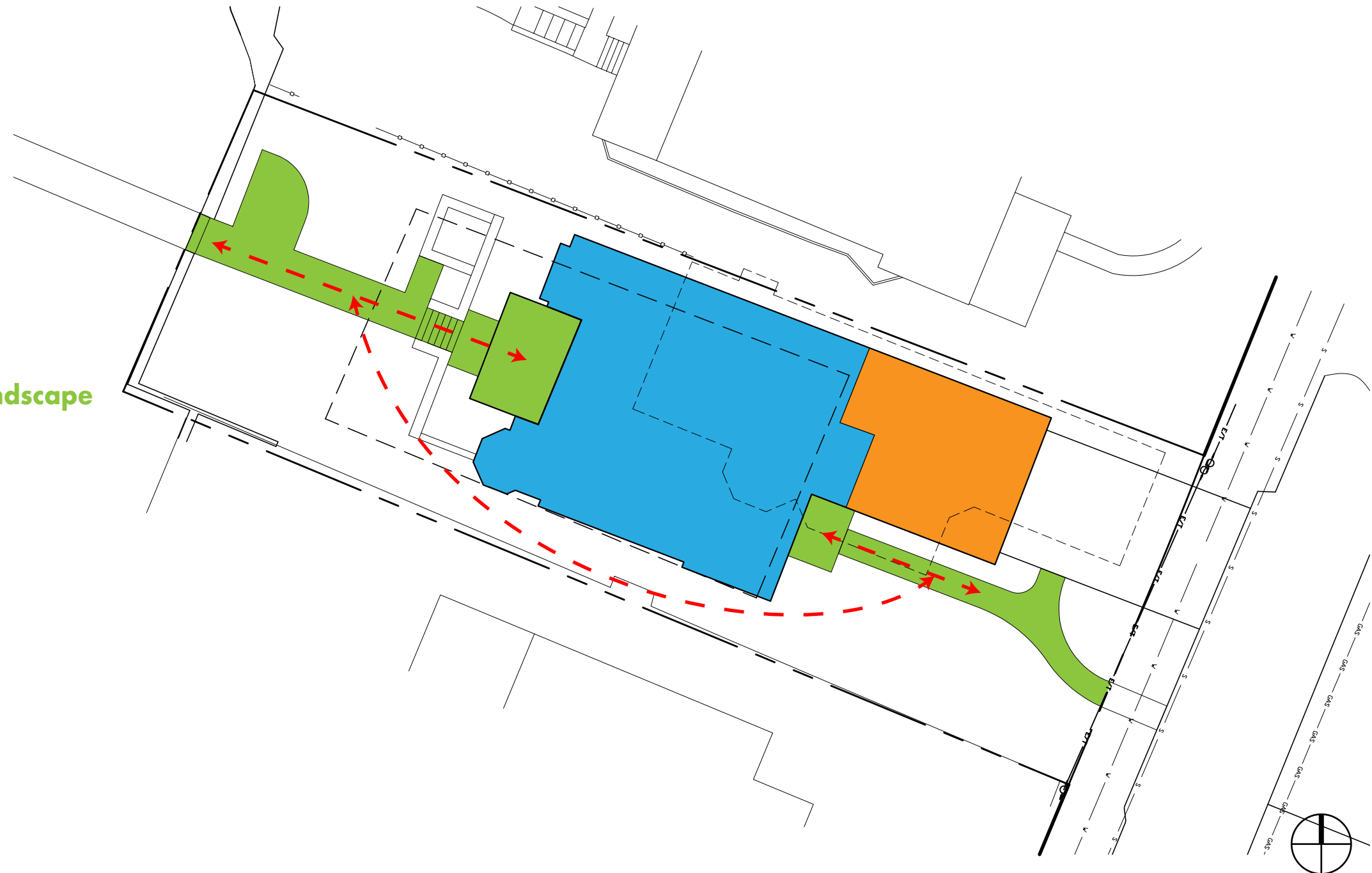
2) Aging-In-Place design details

- home functions now and in the future as the needs and abilities of the owners change
 - wider doorways
 - wider hallways
 - minimal interior and exterior steps
 - main level living
 - main level bedroom
 - wheel chair clearances
 - elevator provisions

3) 2-Car attached garage

- increases off street parking
- cleans up the exterior neighborhood aesthetic

4) Connectivity to the lake and surrounding landscape



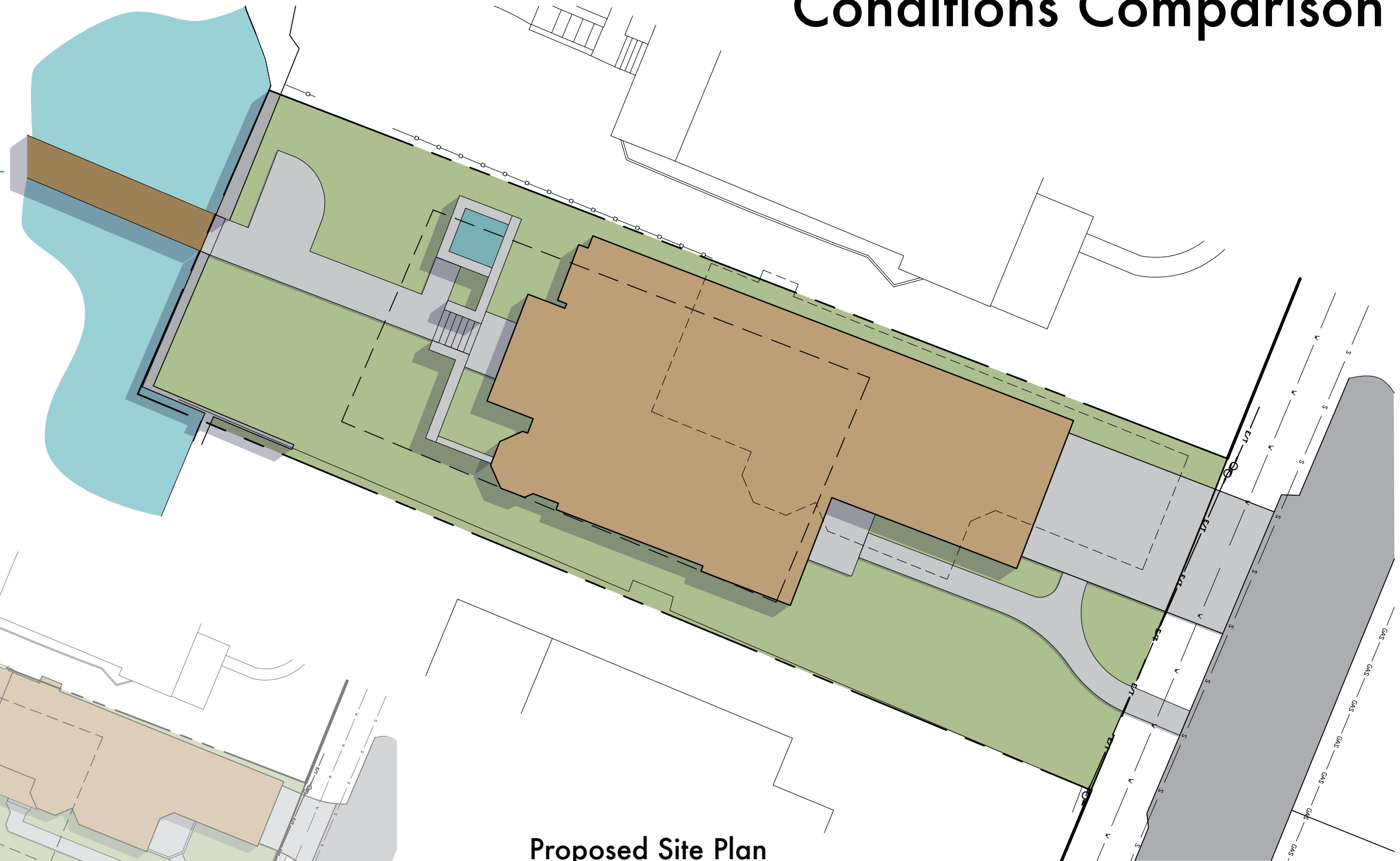
Conditions Comparison

Site Improvements

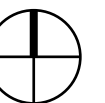
- Improved site development
- Improved stormwater management
- Improved house positioning
- Improved green space
- Improved neighborhood character



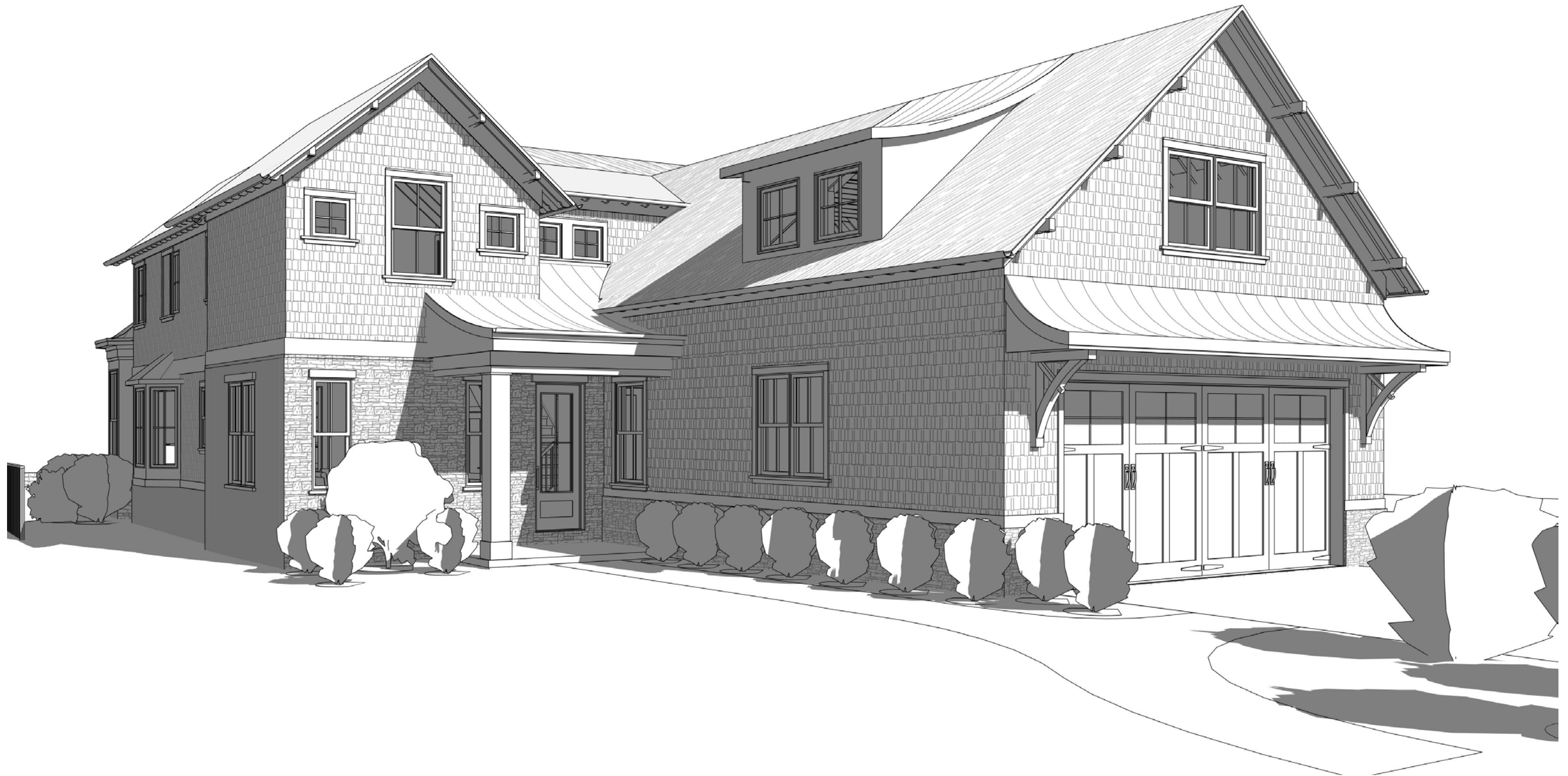
Existing Site Plan



Proposed Site Plan



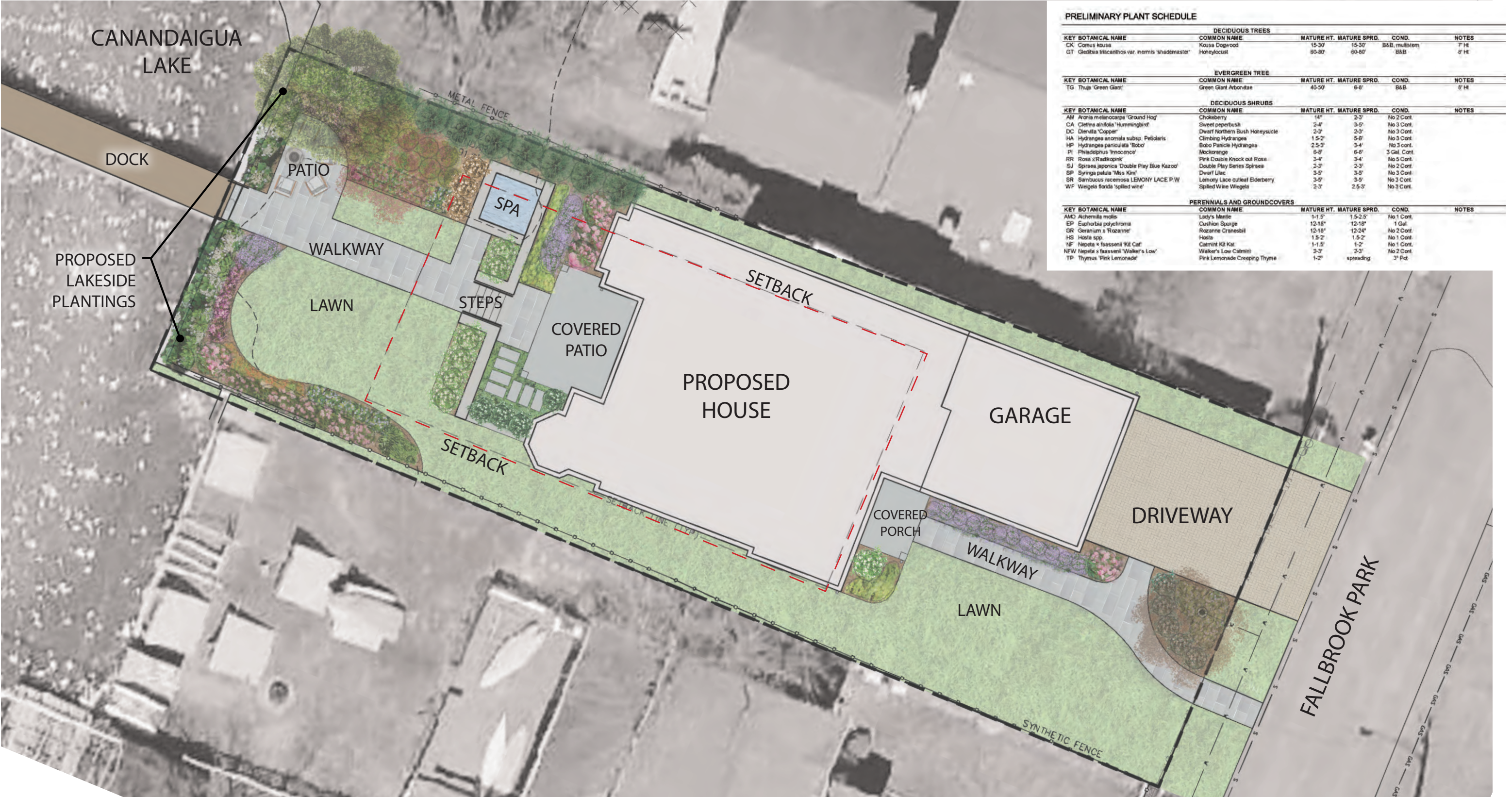
Roadside Perspective



Lakeside Perspective



Proposed Landscape Plan



Existing Site Conditions



Landscape Plan Coordination



Landscape Plan Coordination



Revised Landscape Plan





EXISTING CONDITION



PROPOSED SHORELINE PLANTINGS



EXISTING CONDITION



PROPOSED SHORELINE PLANTINGS