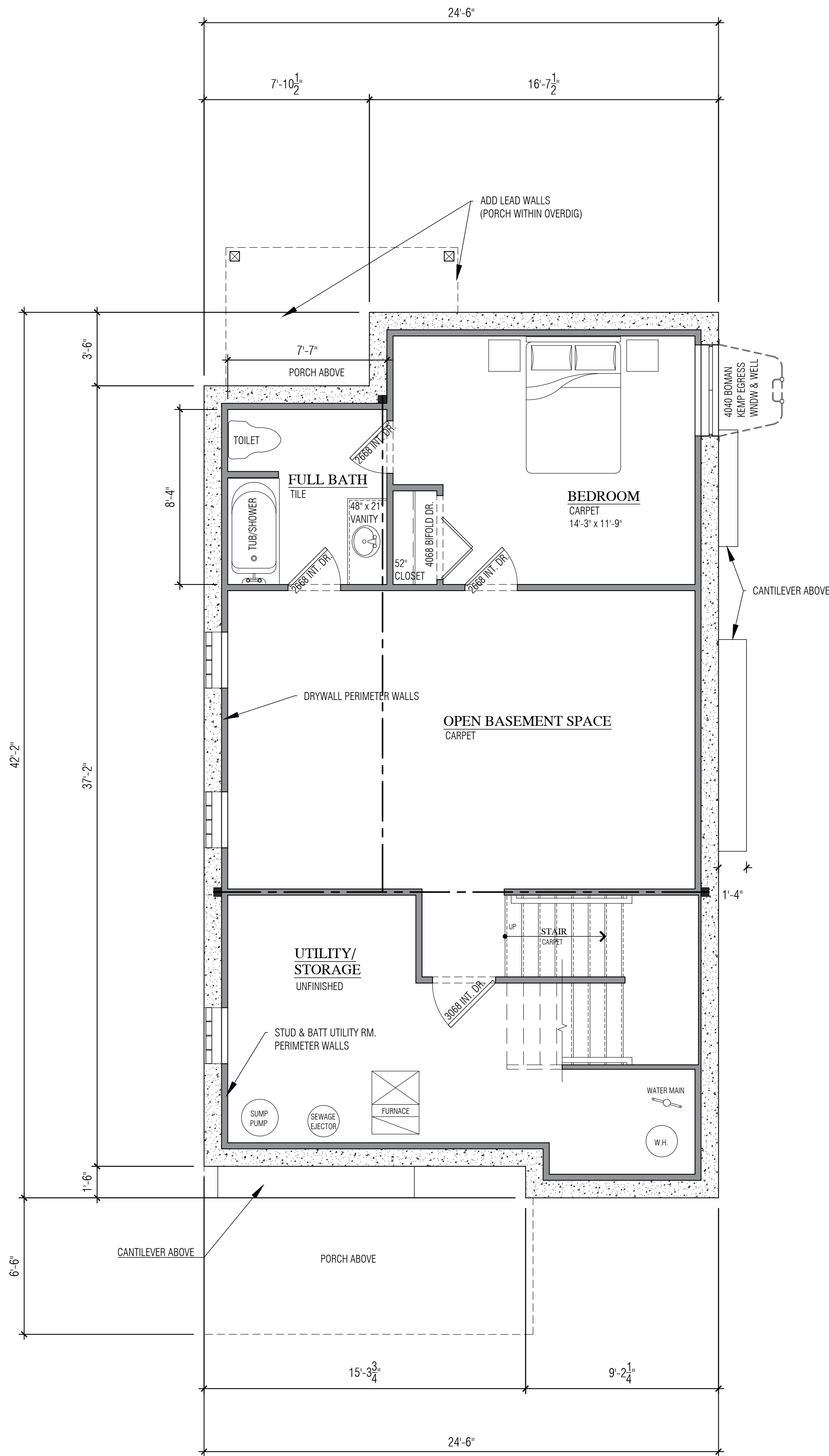
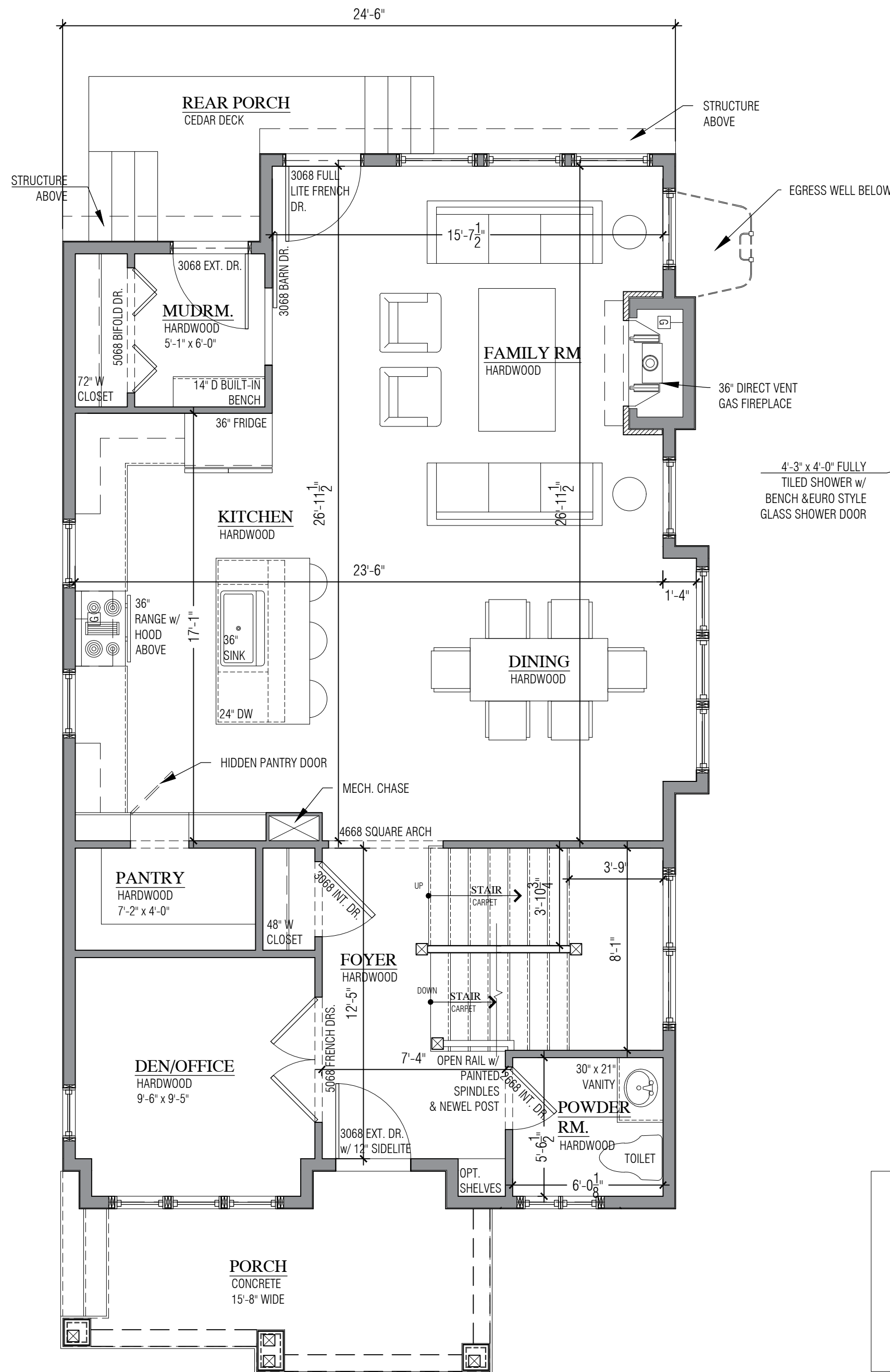
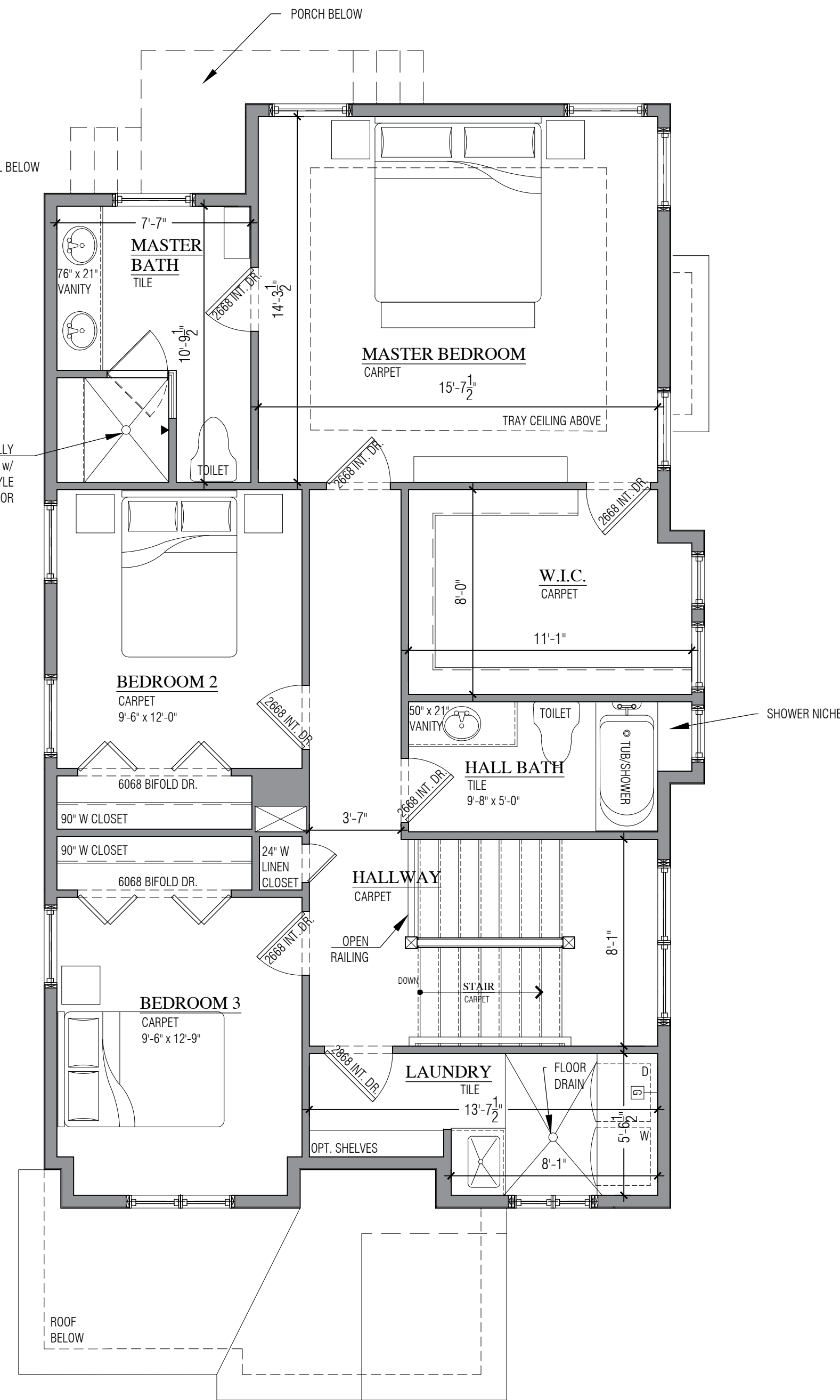




PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE I:
ALL DIMENSIONS TO THE ROUGH

NOTE II:
ALL WINDOWS TO BE ANDERSEN
100 SERIES

NOTE III:
ALL INTERIOR DOORS TO BE
SOLID CORE & 80" IN HEIGHT

NOTE IV:
MAIN LEVEL CEILING HT: 9'-0"
UPPER LEVEL CEILING HT: 8'-0"



602 W. University Dr.
Rochester, MI 48307
248.651.6701

Project

Proposed Residence
1971 Webster St.
Birmingham, MI 48009

Zoning

ZONING: R-3
SETBACKS: FRONT YARD - 25'
REAR YARD - 30'
SIDE YARD - MIN. 5' (TOTAL 14')
MAX. HT.: 26' FROM ROOF MID-SPAN

LOT COVERAGE	
LOT SIZE	= 4,612 SF
MAX. % COVERAGE	x 30%
MAX. ALLOWABLE	= 1,383 SF
BUILDING FTPRINT	= 1,006 SF
GARAGE	= 373 SF
ACTUAL COVERAGE	= 1,379 SF

SQUARE FOOTAGE	
MAIN LEVEL	= 1,031 SF
SECOND LEVEL	= 1,051 SF
TOTAL SQUARE FT	= 2,082 SF

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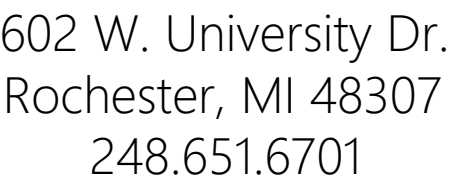
**CONCEPTUAL
PLANS**

Date
04.01.20 CONCEPT SET
04.07.20 CONCEPT ADJUSTMTS.
04.11.20 BZA SUBMITTAL
04.17.20 FINAL CONCEPT SET

NOTE:
CONTRACTOR MUST VERIFY ALL
DIMENSIONS & NOTIFY GENERAL
CONTRACTOR OF ANY DISCREPANCIES

Sheet

A-1



Proposed Residence
1971 Webster St.
Birmingham, MI 48009

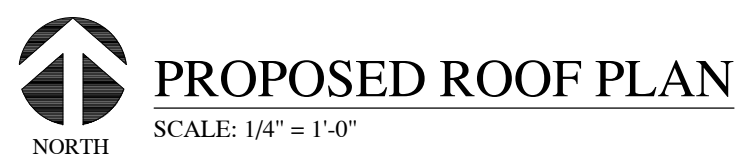
ZONING: R-3
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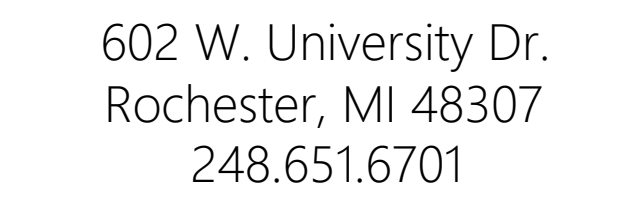
SQUARE FOOTAGE		
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SECOND LEVEL	=	1,051 SF
TOTAL SQUARE FT	=	2,082 SF

CONCEPTUAL PLANS

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A-2





Proposed Residence
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Birmingham, MI 48009

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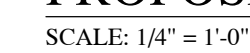
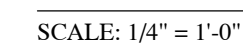
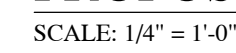
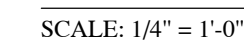
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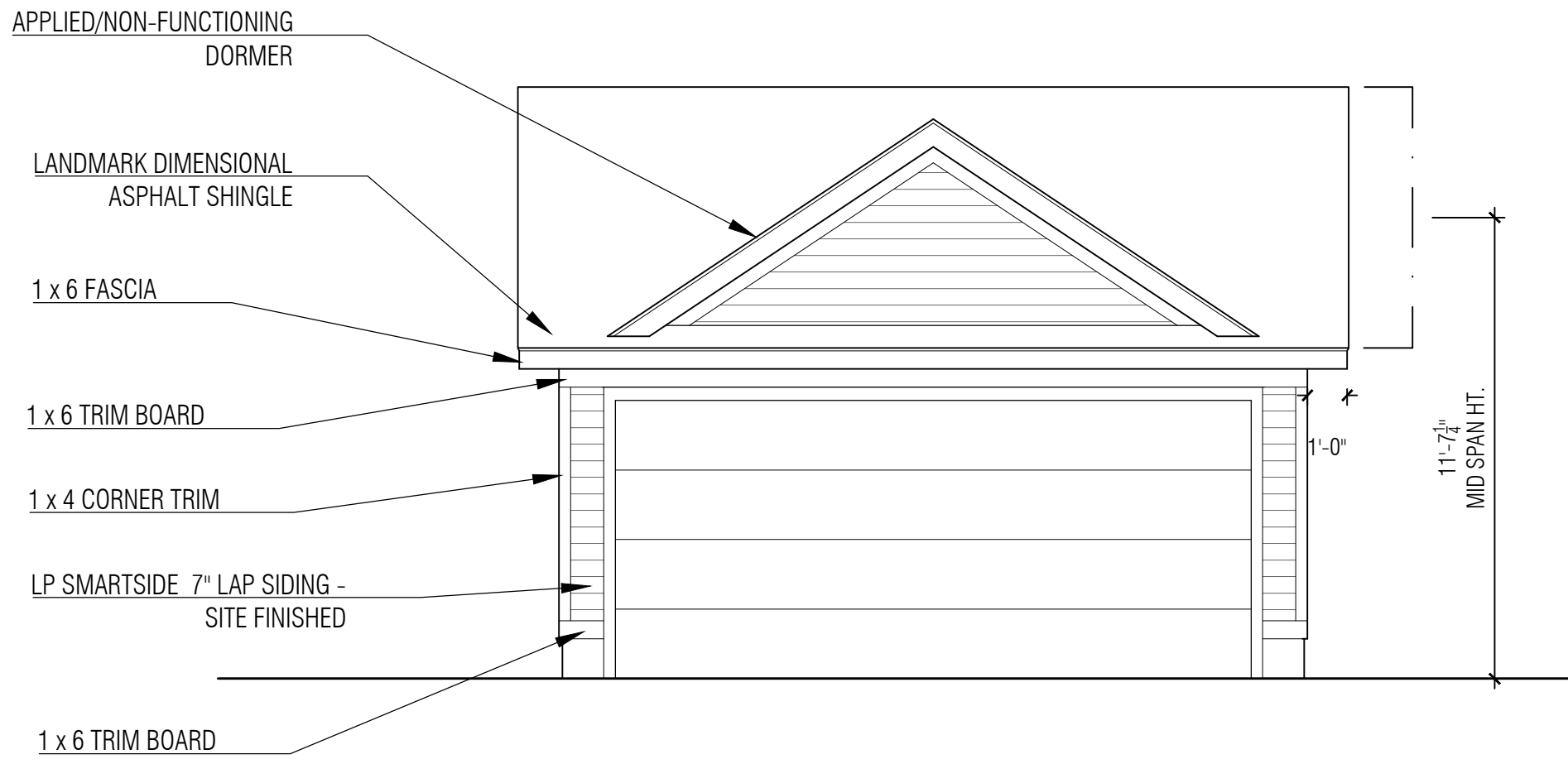
CONCEPTUAL ELEVATIONS

04.01.20	CONCEPT SET
04.07.20	CONCEPT ADJUSTMTS.
04.11.20	BZA SUBMITTAL
04.17.20	FINAL CONCEPT SET

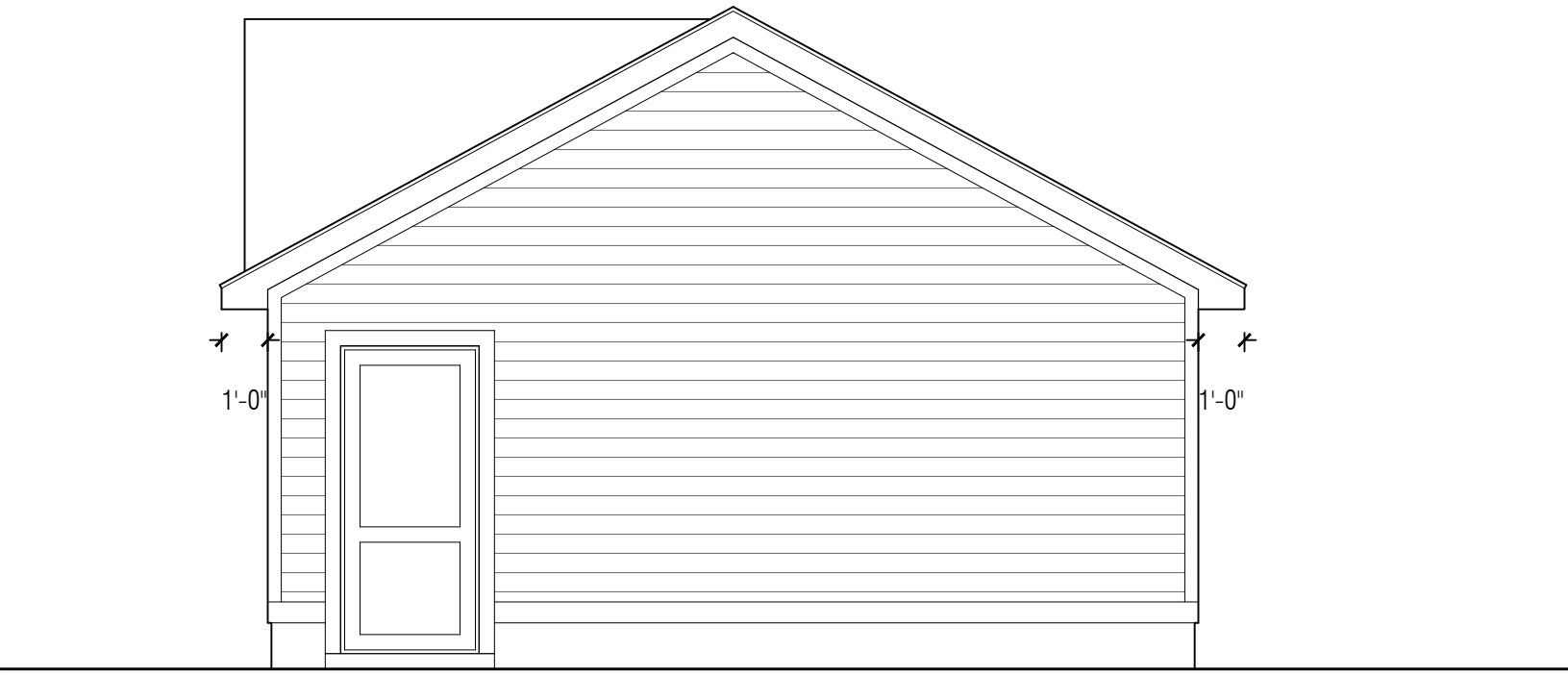
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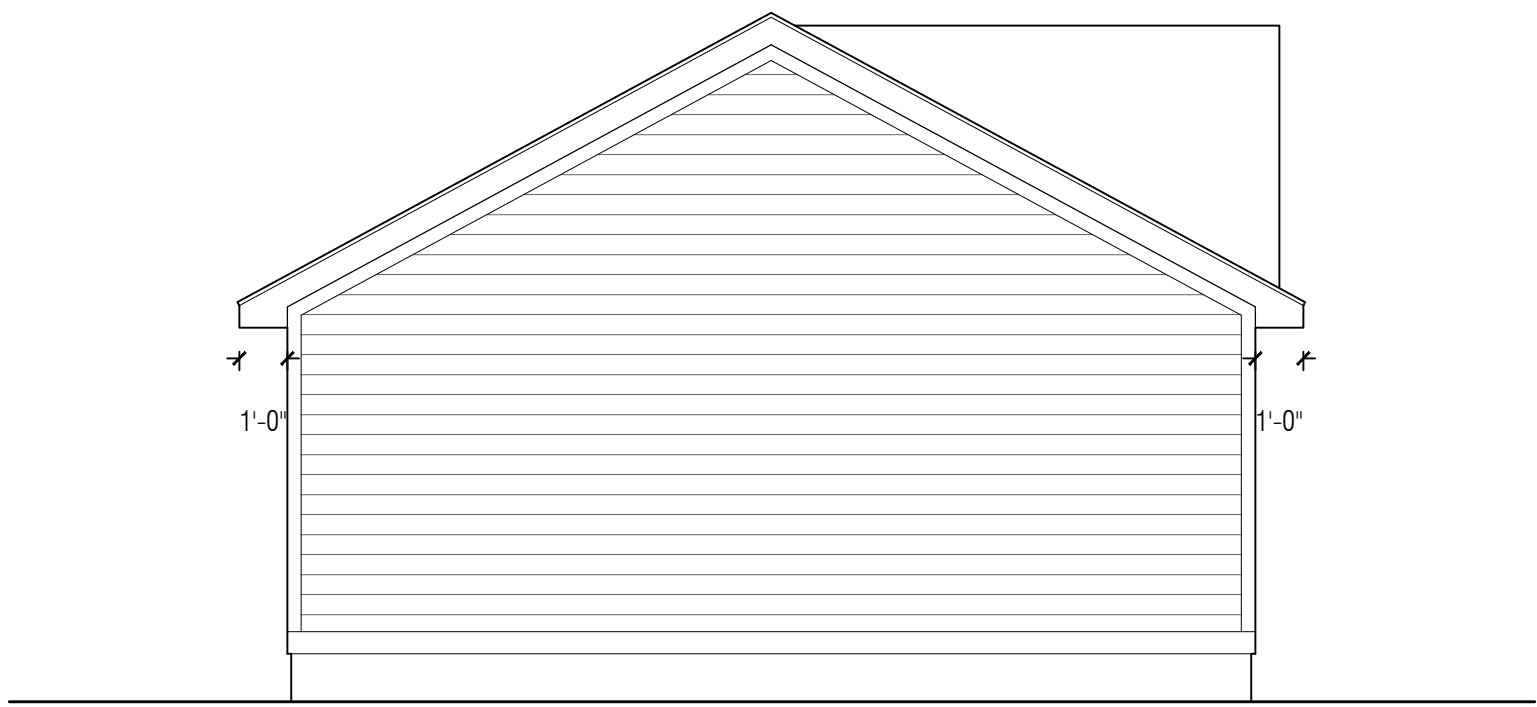




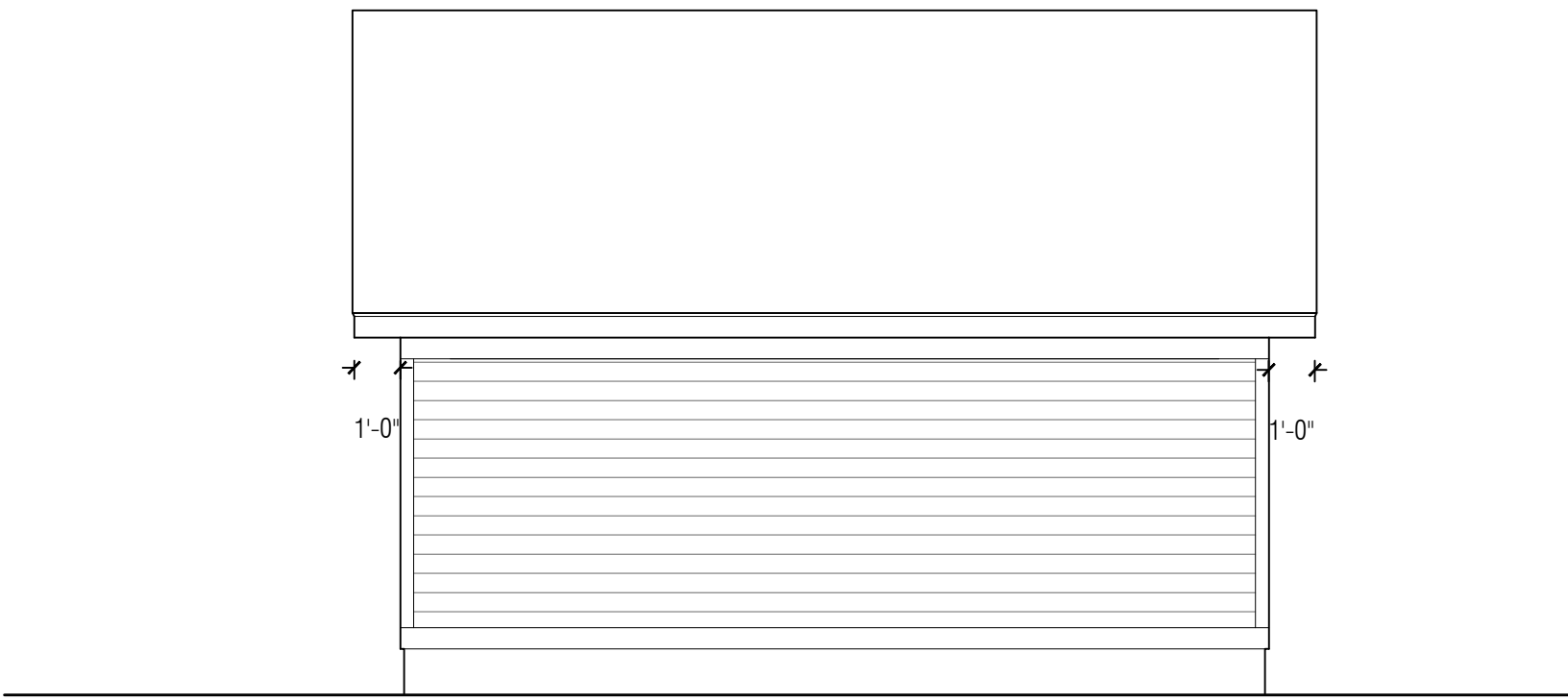
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



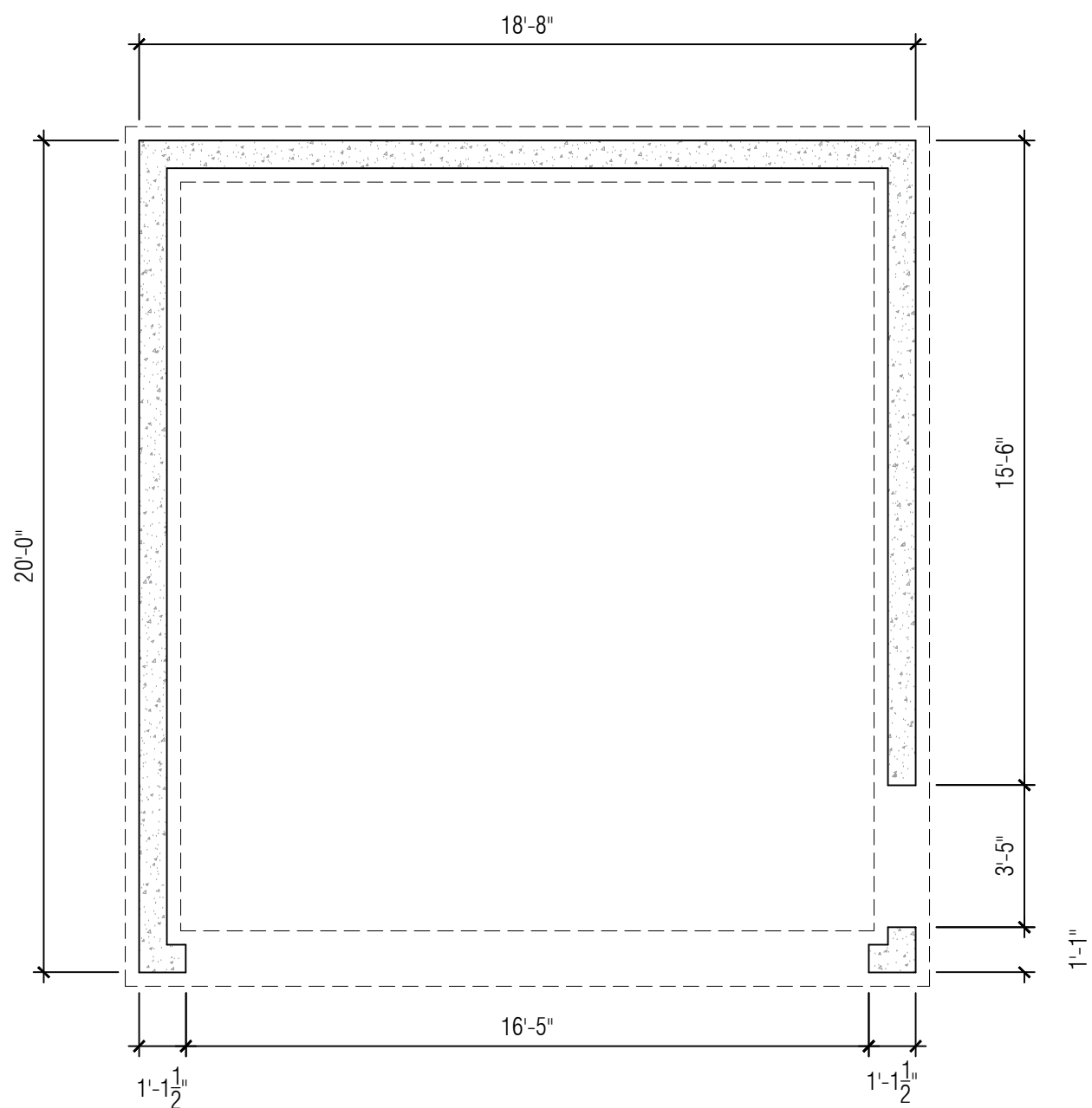
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



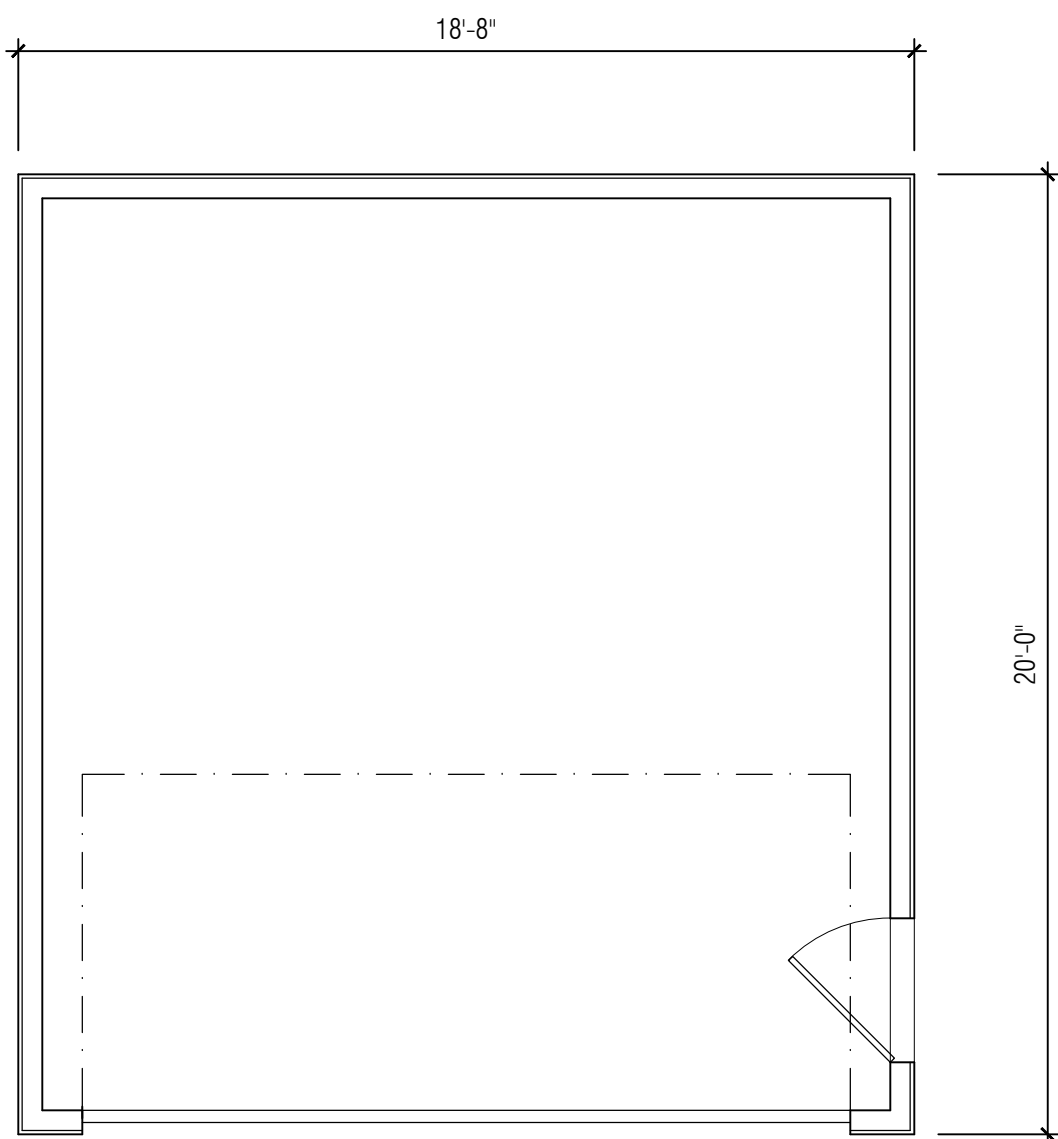
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



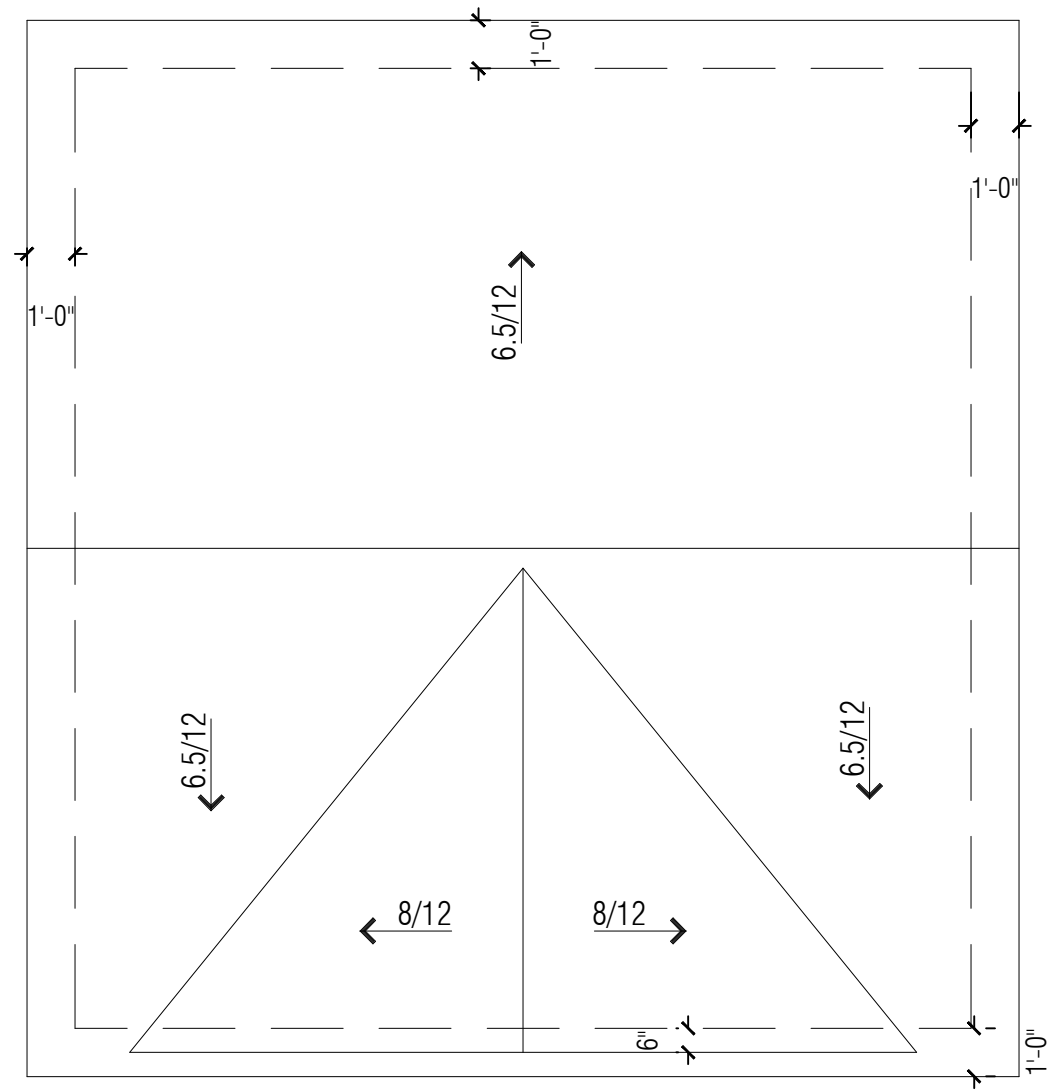
PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



 **PROPOSED FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"



 **PROPOSED GARAGE PLAN**
SCALE: 1/4" = 1'-0"



 **PROPOSED ROOF PLAN**
SCALE: 1/4" = 1'-0"



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**GARAGE
CONCEPTS**

Date

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