NOTE I: ALL DIMENSIONS TO THE ROUGH

> NOTE II: ALL WINDOWS TO BE ANDERSEN 100 SERIES

MAIN LEVEL CEILING HT: 9'-0"

UPPER LEVEL CEILING HT: 8'-0"

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

602 W. University Dr. Rochester, MI 48307 248.651.6701

<u>Project</u>

Proposed Residence 1989 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 = 1,024 SF
SECOND LEVEL = 1,050 SF
TOTAL SQUARE FT = 2,074 SF

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Sheet Title

CONCEPTUAL PLANS

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

NOTE:

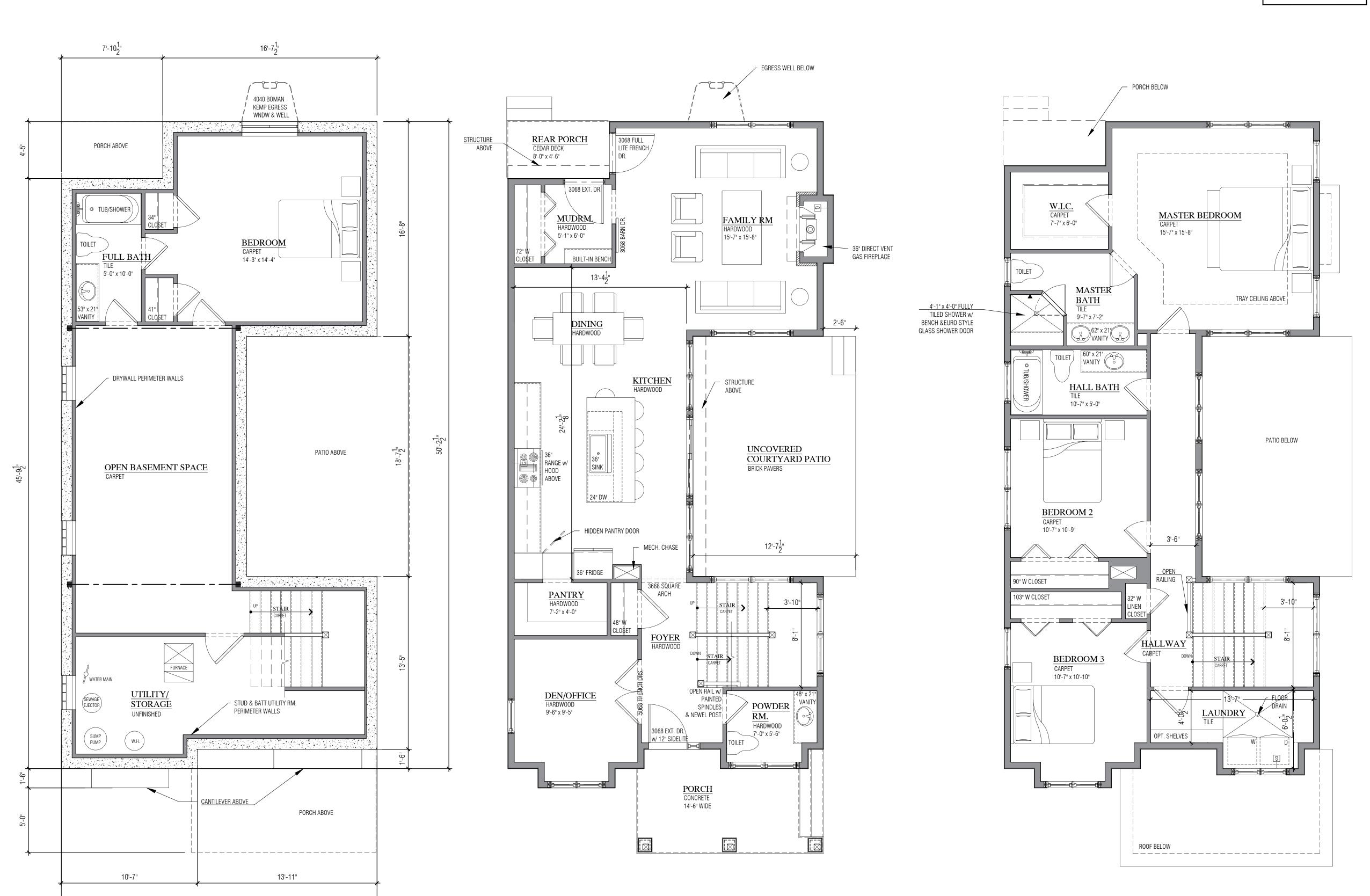
CONTRACTOR MUST VERIFY ALL

DIMENSIONS & NOTIFY GENERAL

CONTRACTOR OF ANY DISCREPANCIES

Sheet

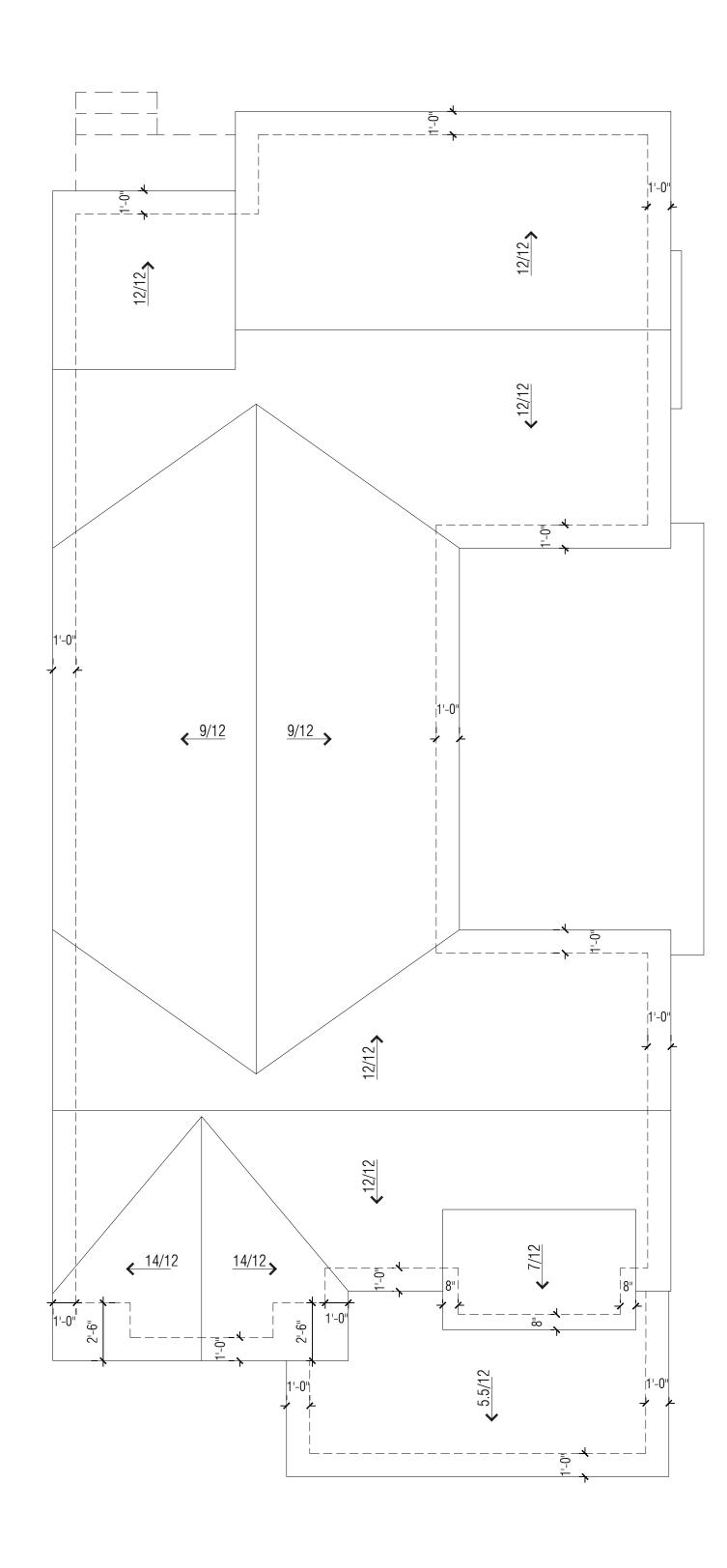
A-1





PROPOSED LOWER LEVEL FLOOR PLAN









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Project

Proposed Residence 1989 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 COVERA | G | E |
|-----------------------------|---|---|
| LOT SIZE MAX. % COVERAGE | | 4,612 SF 30% |
| MAX. ALLOWABLE | = | 1,383 SF |
| | | |
| | | 313 31 |
| | LOT SIZE MAX. % COVERAGE MAX. ALLOWABLE BUILDING FTPRINT GARAGE | MAX. % COVERAGE X MAX. ALLOWABLE = BUILDING FTPRINT = |

| SQUARE F | OOT | AGE |
|--------------|------|----------|
| MAIN LEVEL | = | 1,024 S |
| SECOND LEVEL | = | 1,050 S |
| TOTAL SQUARE | FT = | 2,074 SI |

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Sheet Title

CONCEPTUAL PLANS

| Date | | | |
|----------|---------|----------|-----|
| 04.01.20 | C | ONCEPT | SE |
| 04.07.20 | CONCEPT | ADJUST | MT |
| 04.11.20 | BZA | A SUBMIT | ГΤА |
| 04.13.20 | CONCEPT | ADJUSTI | MTS |
| 04.17.20 | FINAL C | ONCEPT | SE |
| | | | |

NOTE:

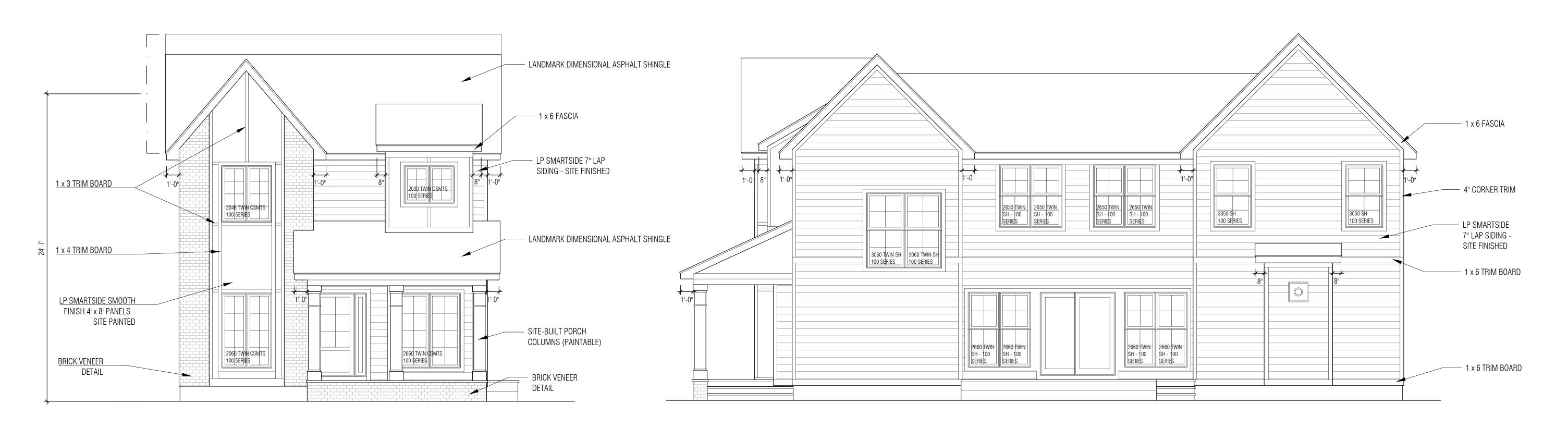
CONTRACTOR MUST VERIFY ALL

DIMENSIONS & NOTIFY GENERAL

CONTRACTOR OF ANY DISCREPANCIES

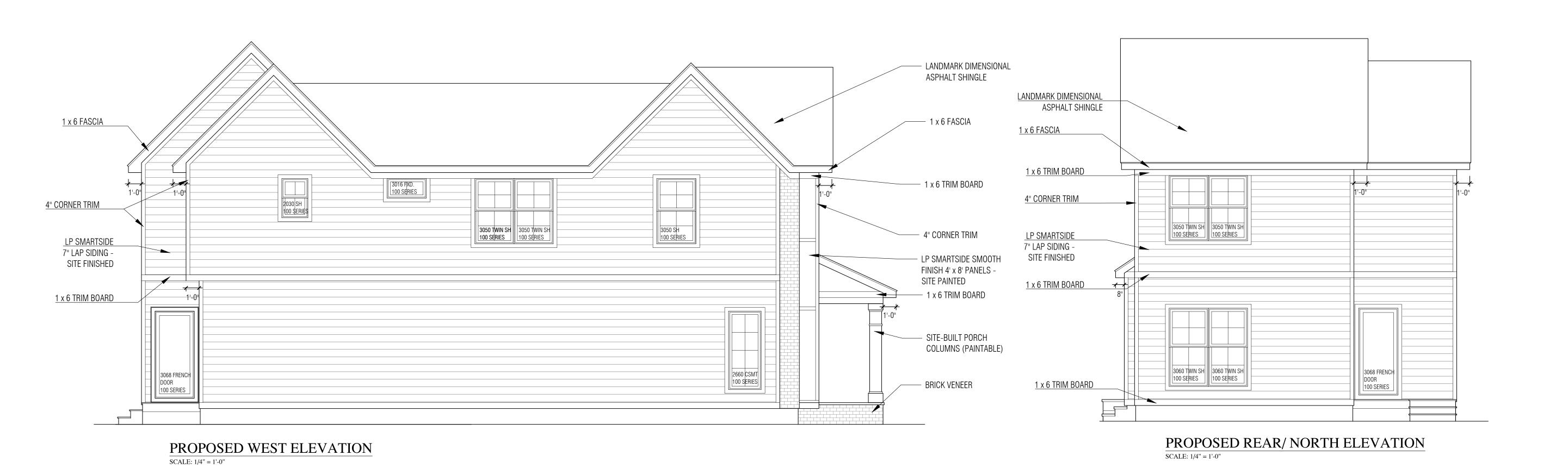
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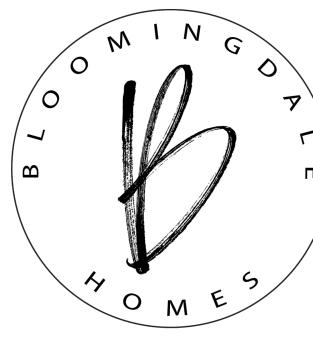
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PROPOSED FRONT/ SOUTH ELEVATION SCALE: 1/4" = 1'-0"

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





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<u>Project</u>

Proposed Residence 1989 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 COVERA | G | E |
|---|---|-----------------------------|
| LOT SIZE MAX. % COVERAGE MAX. ALLOWABLE | Χ | 4,612 SI 30% 1,383 SI |
| BUILDING FTPRINT GARAGE ACTUAL COVERAGE | = | 373 SF |

| SQUARE FO | 001 | AGI |
|--|-----|----------------|
| MAIN LEVEL SECOND LEVEL TOTAL SQUARE F | = | 1,024 1,050 |
| TOTAL SQUARE F | T = | 2,074 |

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Sheet Title

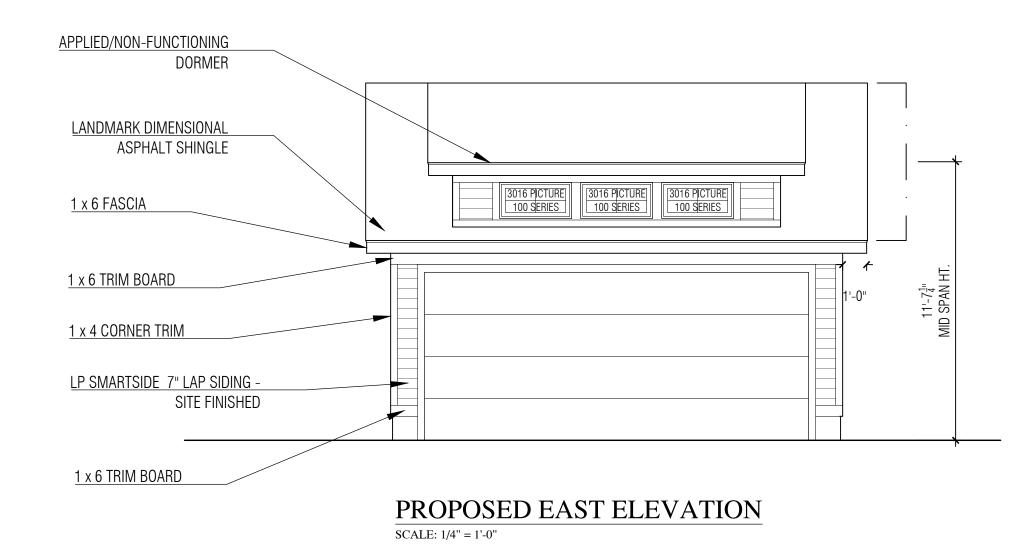
CONCEPTUAL ELEVATIONS

| Date | |
|----------|--------------------|
| 04.01.20 | CONCEPT SET |
| 04.07.20 | CONCEPT ADJUSTMTS. |
| 04.11.20 | BZA SUBMITTAL |
| 04.13.20 | CONCEPT ADJUSTMTS. |
| 04.17.20 | FINAL CONCEPT SET |
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<u>NOTE:</u>
CONTRACTOR MUST VERIFY ALL
DIMENSIONS & NOTIFY GENERAL
CONTRACTOR OF ANY DISCREPANCIES

Sheet

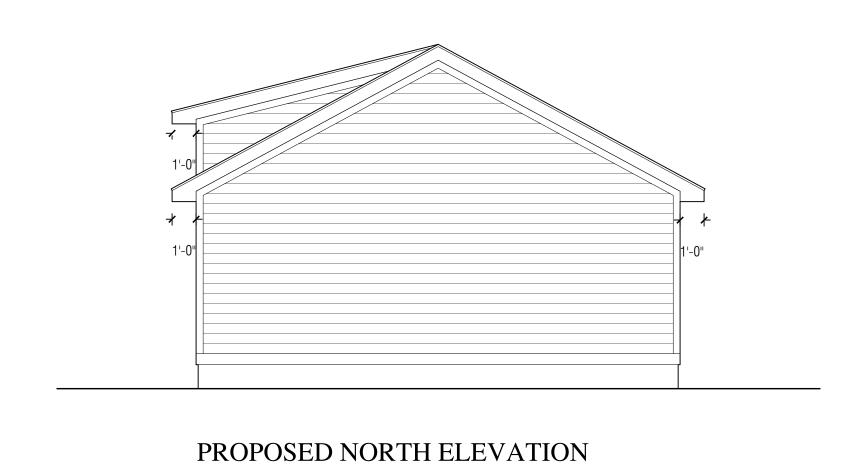
A-3

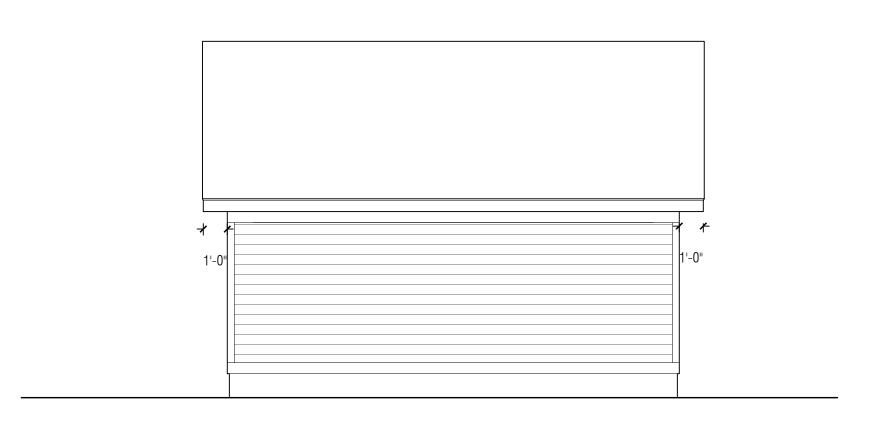




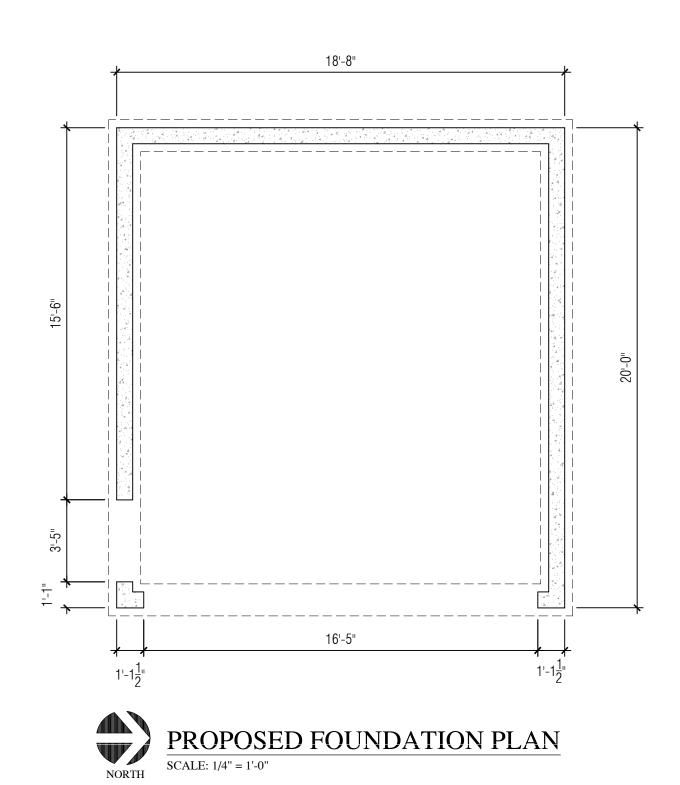
PROPOSED SOUTH ELEVATION

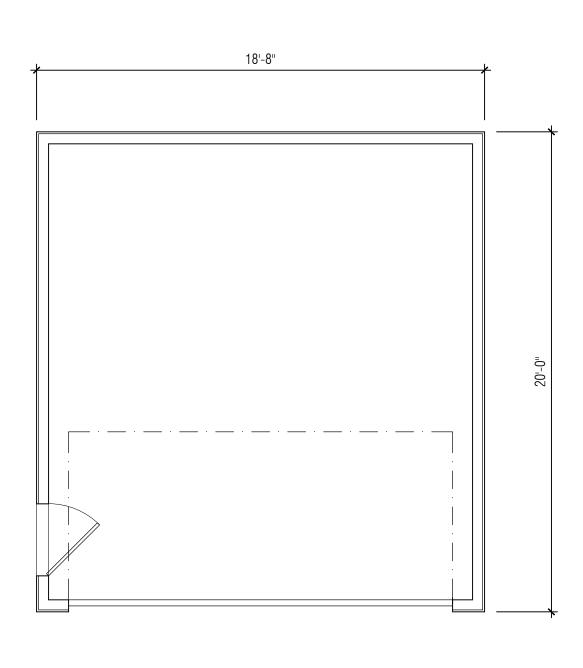
SCALE: 1/4" = 1'-0"



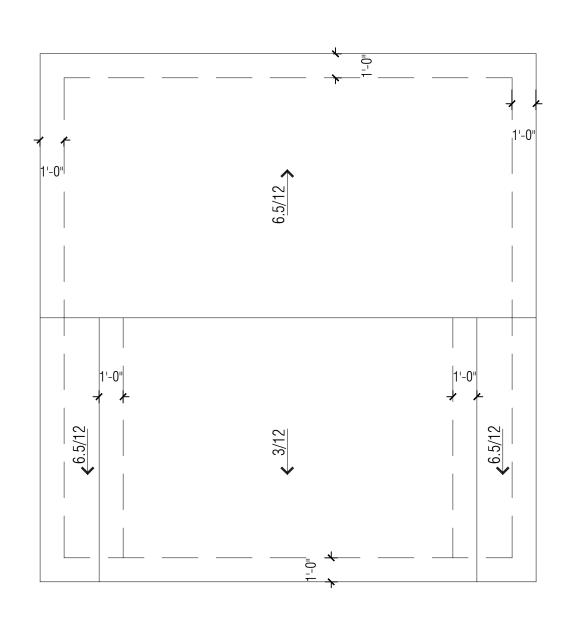


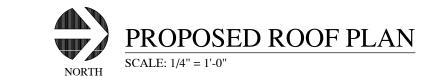
PROPOSED WEST ELEVATION





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







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<u>Project</u>

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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 COVERA | G | Е |
|---|--------|-----------------|
| LOT SIZE MAX. % COVERAGE | = X | 4,612 SI 30% |
| MAX. ALLOWABLE | | |
| BUILDING FTPRINT GARAGE ACTUAL COVERAGE | = | 373 SF |
| | | |

| SQUARE F | OOT | AGE |
|--|--------|-------|
| MAIN LEVEL SECOND LEVEL TOTAL SQUARE | = = | 1,024 |
| TOTAL SQUARE | FT = | 2,074 |
| | | |

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<u>Sheet Title</u>

GARAGE CONCEPTS

| Date | |
|----------|-------------------|
| 04.01.20 | CONCEPT SE |
| 04.07.20 | CONCEPT ADJUSTMT |
| 04.11.20 | BZA SUBMITTA |
| 04.13.20 | CONCEPT ADJUSTMTS |
| 04.17.20 | FINAL CONCEPT SE |
| | |
| | |

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