

Proposed Residence  
1989 Webster St.  
Birmingham, MI 48009

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

SQUARE FOOTAGE	
MAIN LEVEL	= 1,021
SECOND LEVEL	= 1,051
TOTAL SQUARE FT	= 2,072

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## CONCEPTUAL PLANS

04.01.20	CONCEPT SET
04.07.20	CONCEPT ADJUSTMENTS
04.11.20	BZA SUBMITTAL
04.13.20	CONCEPT ADJUSTMENTS
04.17.20	FINAL CONCEPT SET

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

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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

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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

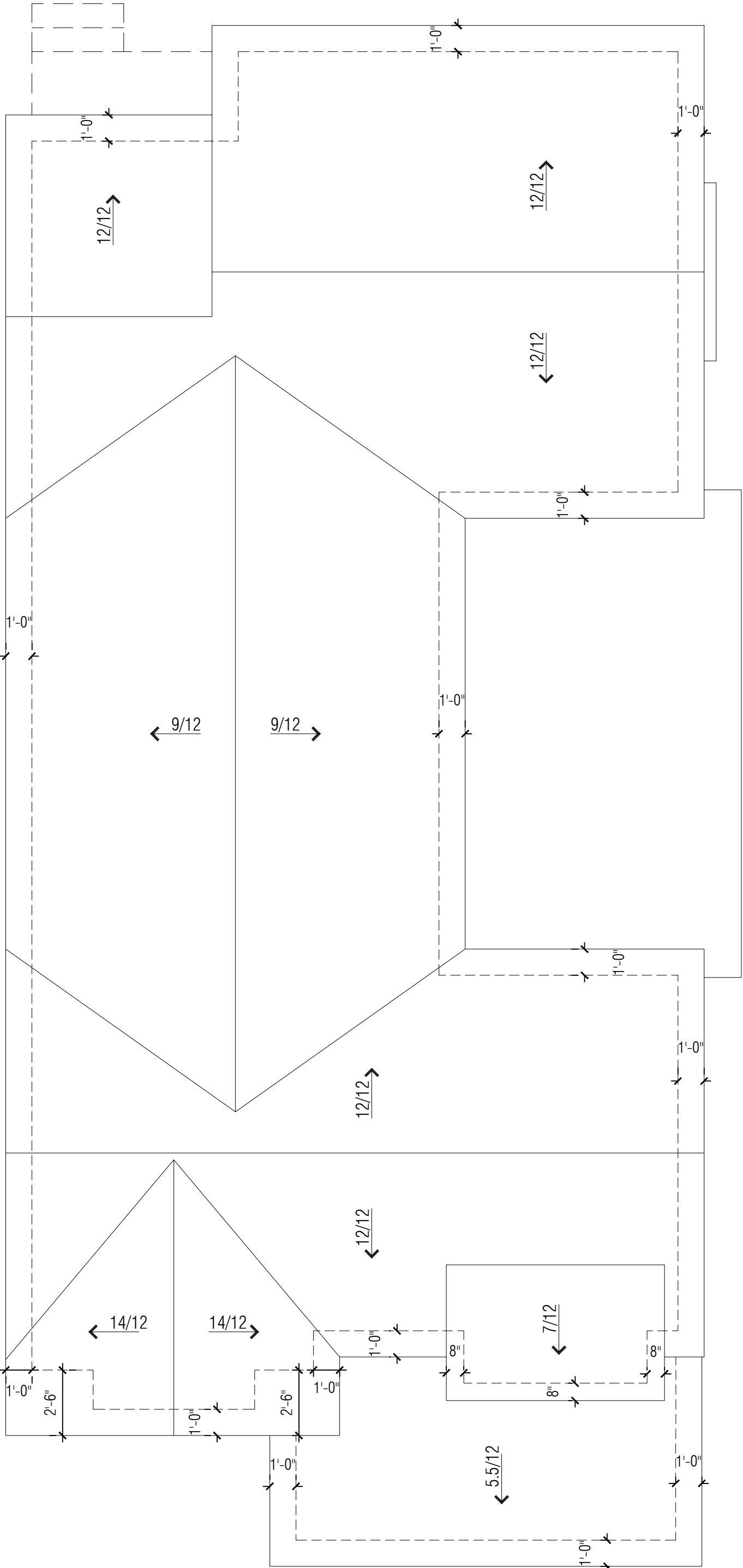
Date


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04.13.20	CONCEPT ADJUSTMTS.
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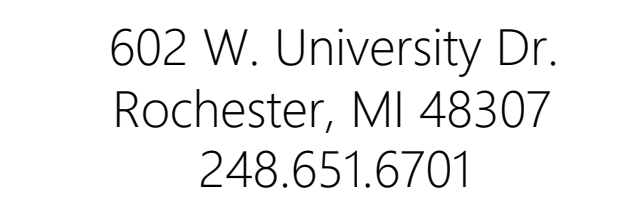
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Sheet

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



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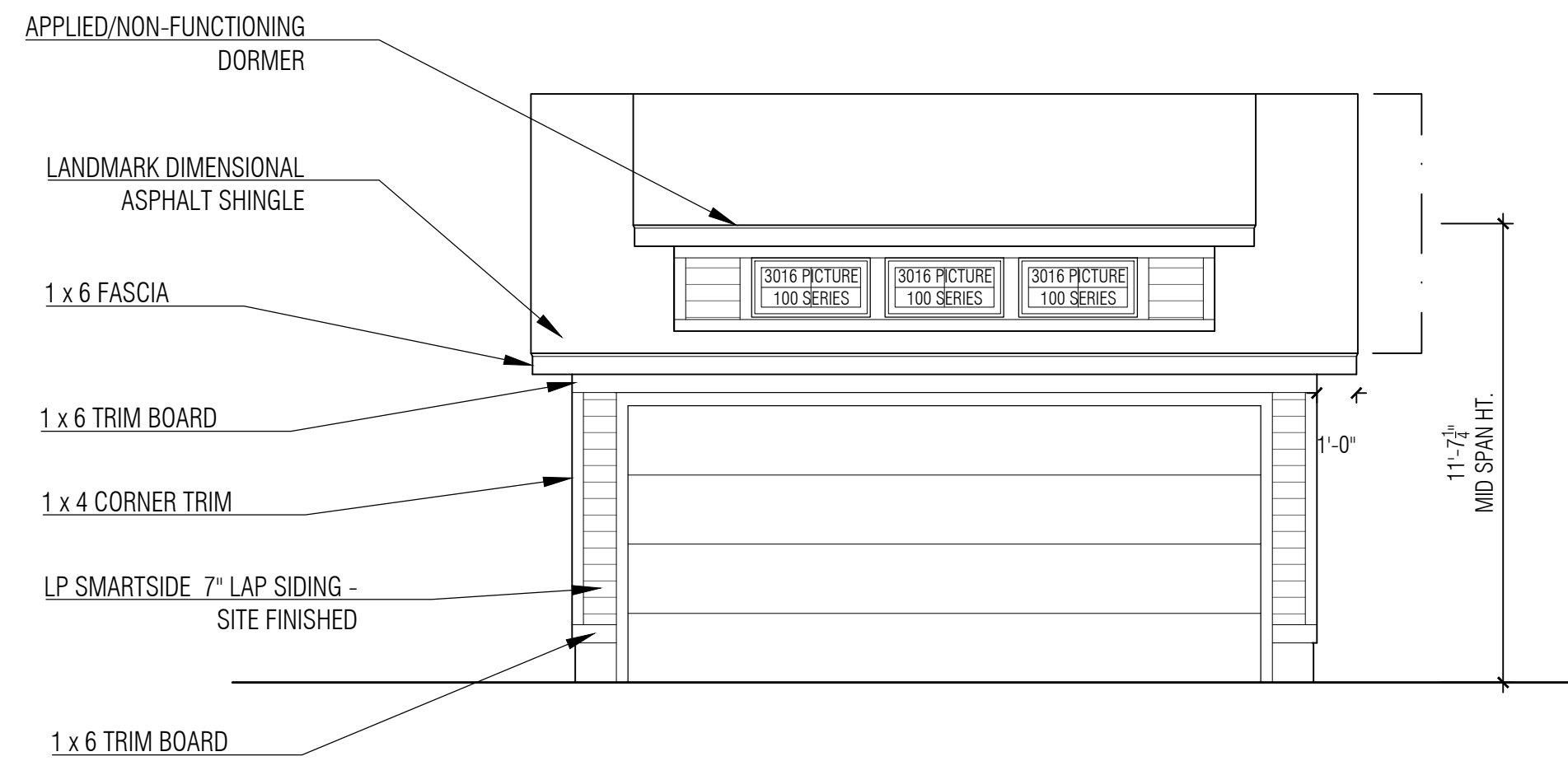
PROPOSED EAST ELEVATION

PROPOSED WEST ELEVATION

PROPOSED REAR/ NORTH ELEVATION

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

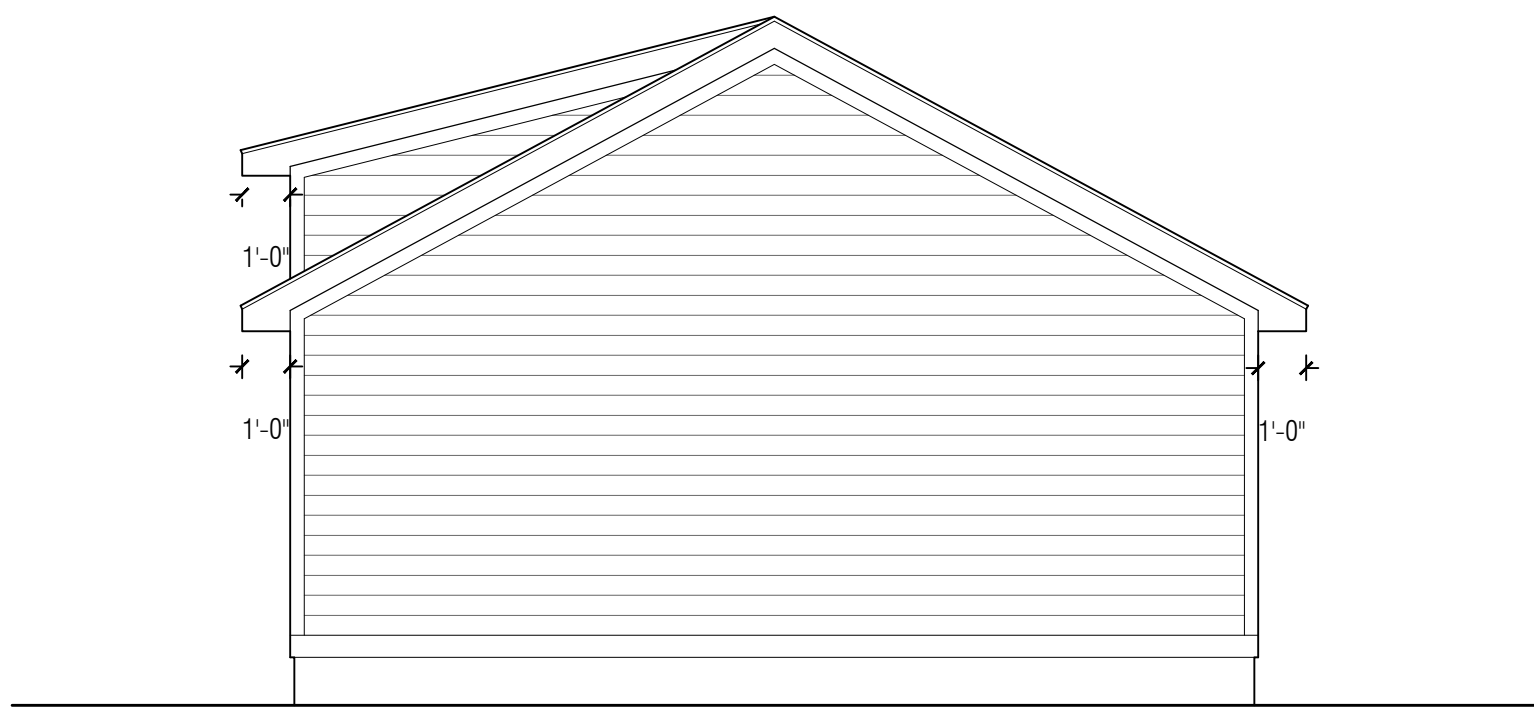




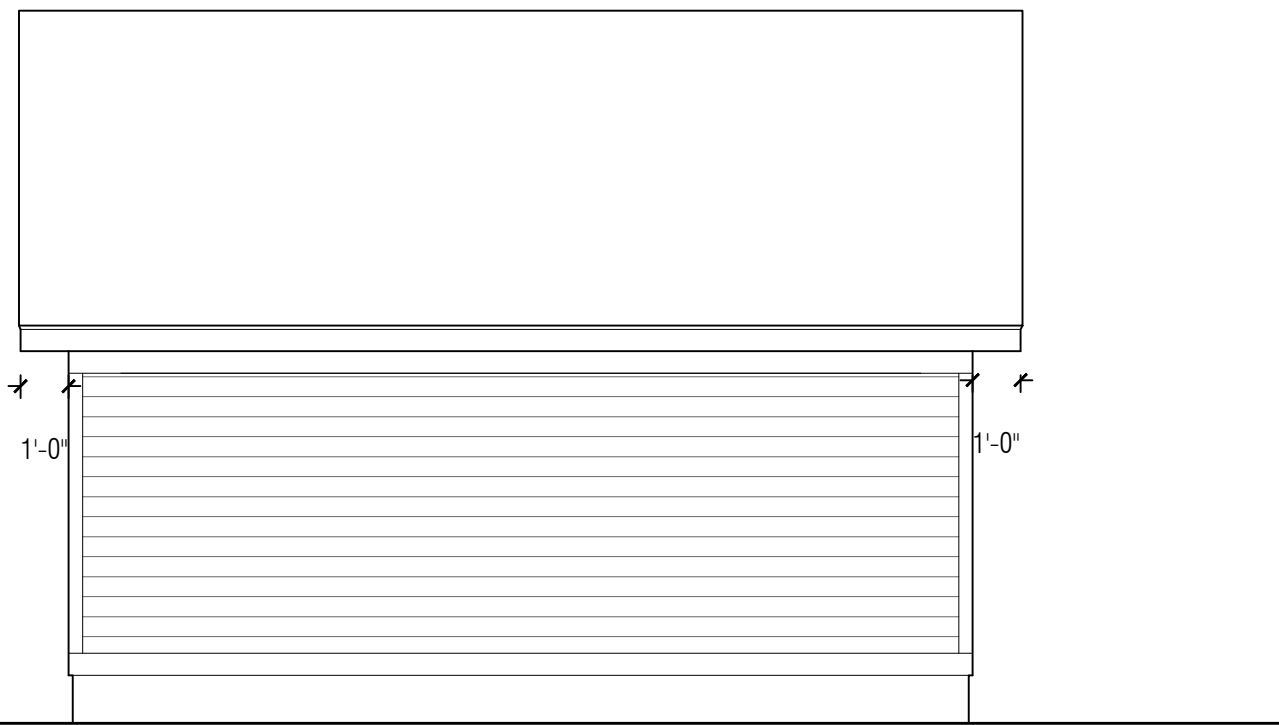
**PROPOSED EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



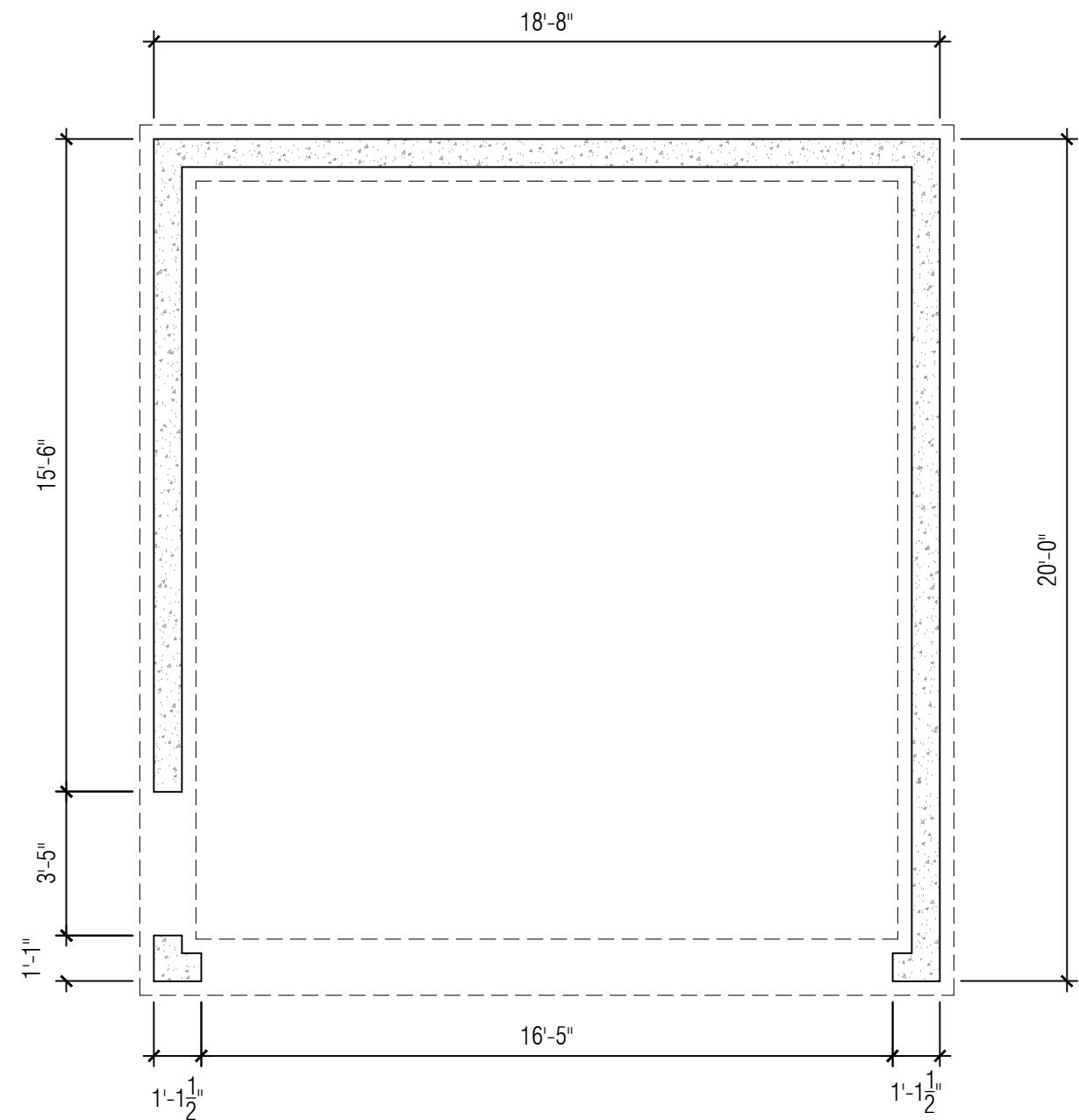
**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



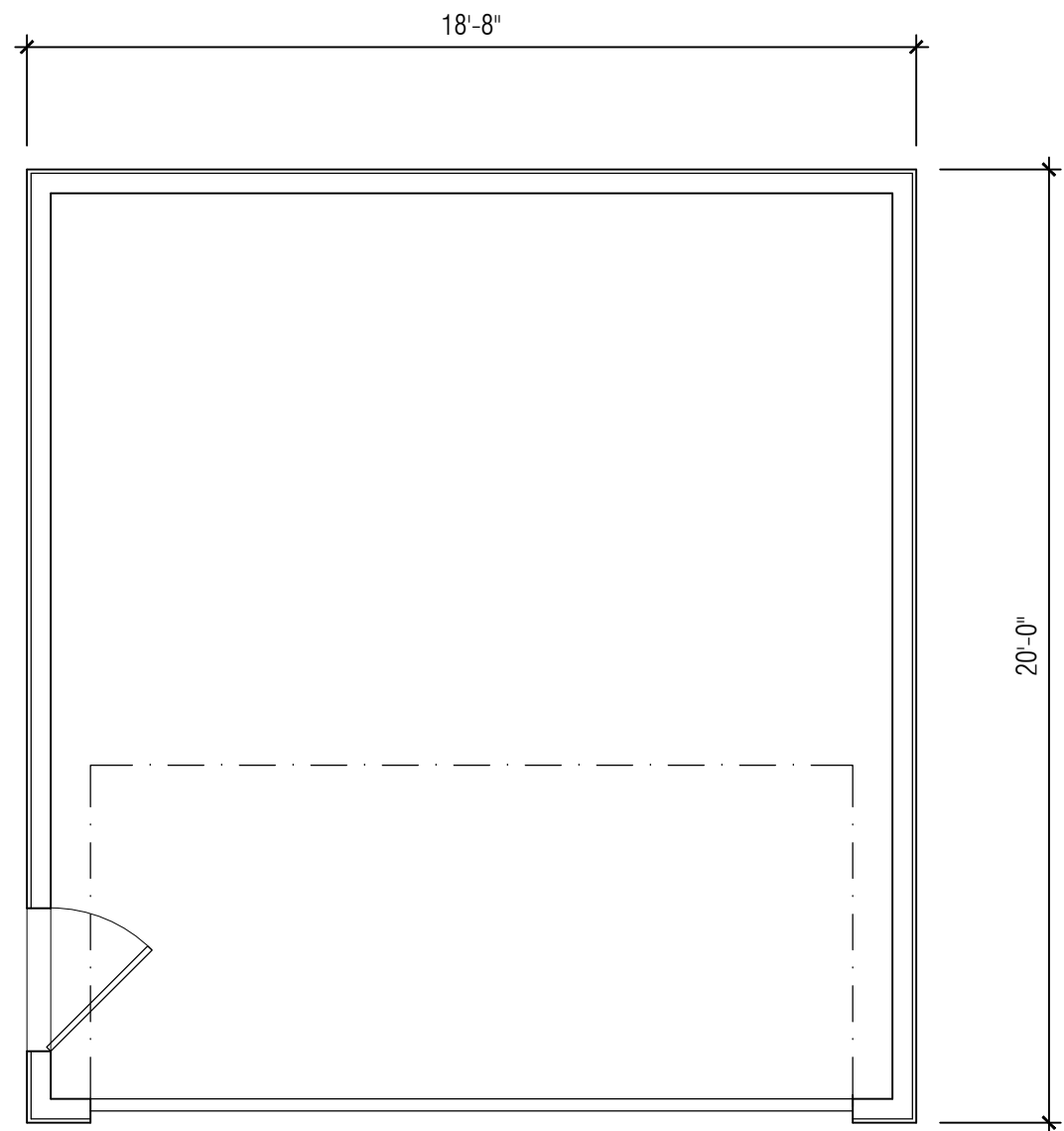
**PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



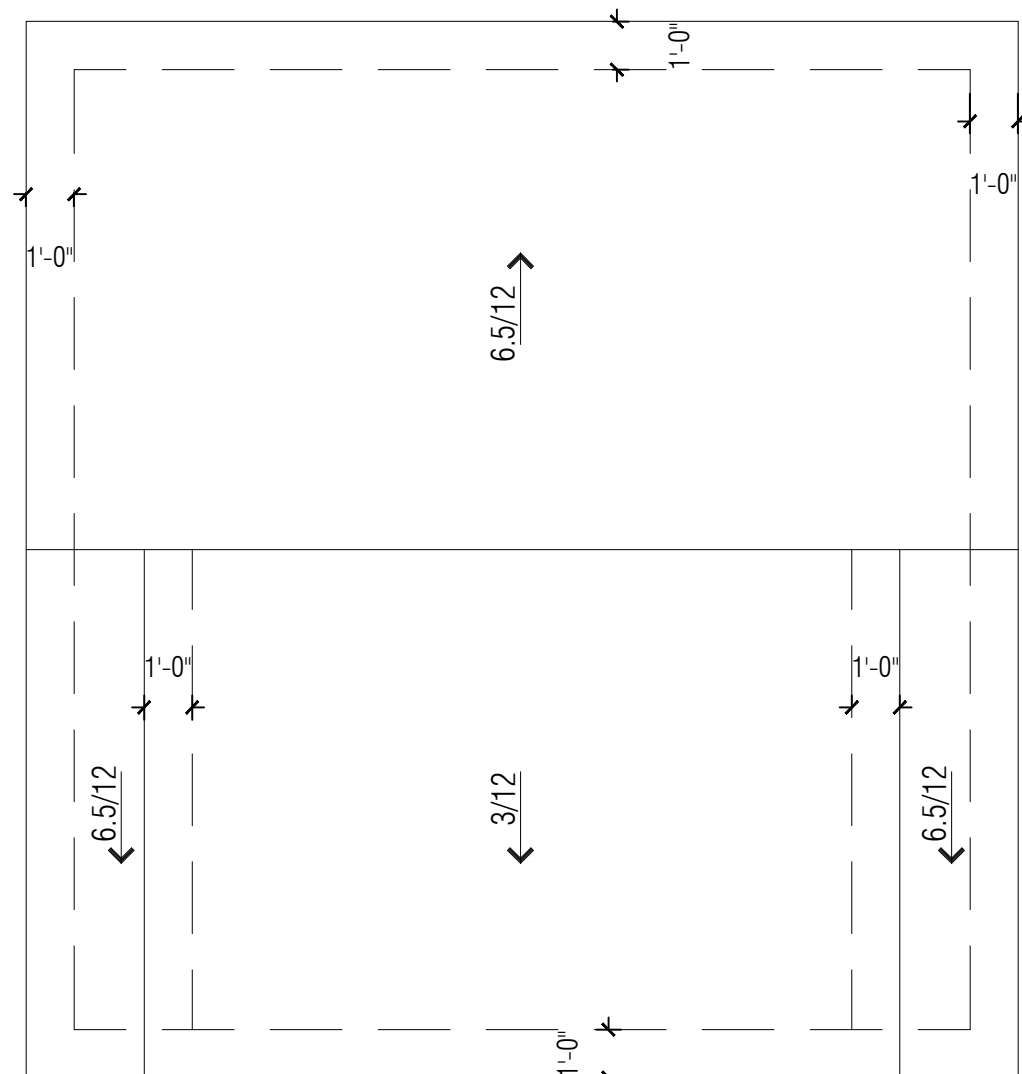
**PROPOSED WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**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**

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04.17.20 FINAL CONCEPT SET

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