

# Proposed Residence

1235 Ruffner Ave.  
Birmingham, MI 48009

BLOOMINGDALE  
HOMES

602 W. University Dr. | Rochester, MI 48307  
Phone: 248.651.6701 | Fax: 248-608-6550



**Oak Street  
Design**

1135 N. Oak St. Rochester, MI 48307

jenna@oakstdesign.com  
Phone: (248) 891-1629

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project

Proposed Residence  
1235 Ruffner Ave.  
Birmingham, MI 48009

zoning

ZONING: R3  
SETBACKS: 25' FRONT YARD OR FRONT YARD  
AVERAGE  
14' SIDE YARD TOTAL (5' & 9')  
30' REAR YARD  
MAX. HT.: 26' TO MIDPOINT FOR SLOPED  
ROOFS

| LOT COVERAGE       |            |
|--------------------|------------|
| LOT SIZE           | = 4,800 SF |
| MAX. % COVERAGE    | x 30 %     |
| MAX. ALLOWABLE     | = 1,440 SF |
| BUILDING FOOTPRINT | = 910 SF   |
| GARAGE             | = 373 SF   |
| COVERED PORCHES    | = 154 SF   |
| ACTUAL COVERAGE    | = 1,437 SF |

| SQUARE FOOTAGE                      |            |
|-------------------------------------|------------|
| MAIN LEVEL                          | = 949 SF   |
| SECOND LEVEL                        | = 1,113 SF |
| THIRD LEVEL                         | = 637 SF   |
| TOTAL SQUARE FT                     | = 2,699 SF |
| FINISHED LOWER<br>LEVEL SQUARE FEET | = 655 SF   |

CODE:  
DESIGNED IN ACCORDANCE WITH MICHIGAN  
RESIDENTIAL CODE 2015, MICHIGAN PLUMBING CODE  
2015, MICHIGAN MECHANICAL CODE 2015 AND THE  
2015 NATIONAL ELECTRICAL CODE.

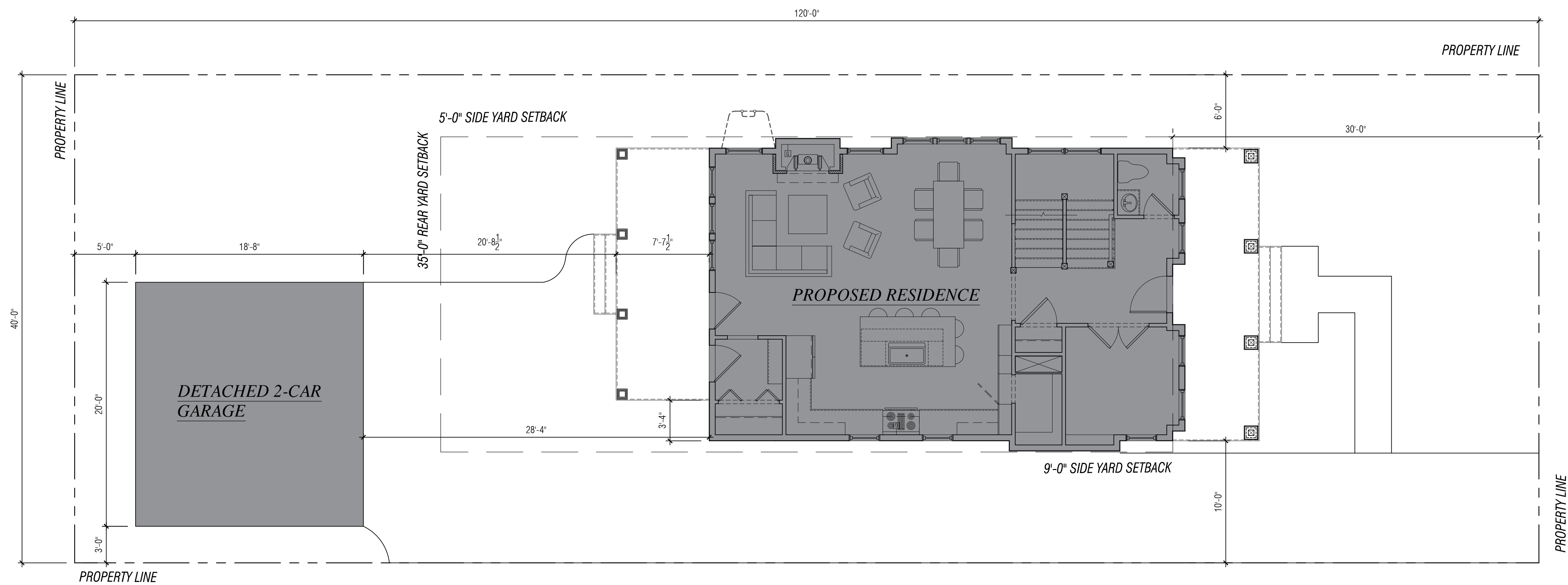
sheet title

## PROPOSED SITE PLAN

date  
07.26.21 CONCEPT PLANS

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

AutoCAD v2016  
Drawn By:  
sheet



**PROPOSED SITE PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH



BLOOMINGDALE HOMES

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zoning

ZONING: R3  
 SETBACKS: 25' FRONT YARD OR FRONT YARD AVERAGE  
 14' SIDE YARD TOTAL (5' & 9')  
 30' REAR YARD  
 MAX. HT.: 26' TO MIDPOINT FOR SLOPED ROOFS

| LOT COVERAGE       |            |
|--------------------|------------|
| LOT SIZE           | = 4,800 SF |
| MAX. % COVERAGE    | x 30 %     |
| MAX. ALLOWABLE     | = 1,440 SF |
| BUILDING FOOTPRINT | = 910 SF   |
| GARAGE             | = 373 SF   |
| COVERED PORCHES    | = 154 SF   |
| ACTUAL COVERAGE    | = 1,437 SF |

| SQUARE FOOTAGE                   |            |
|----------------------------------|------------|
| MAIN LEVEL                       | = 949 SF   |
| SECOND LEVEL                     | = 1,113 SF |
| THIRD LEVEL                      | = 637 SF   |
| TOTAL SQUARE FT                  | = 2,699 SF |
| FINISHED LOWER LEVEL SQUARE FEET | = 655 SF   |

CODE:  
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sheet title

PROPOSED PLANS

date  
 07.26.21 CONCEPT PLANS

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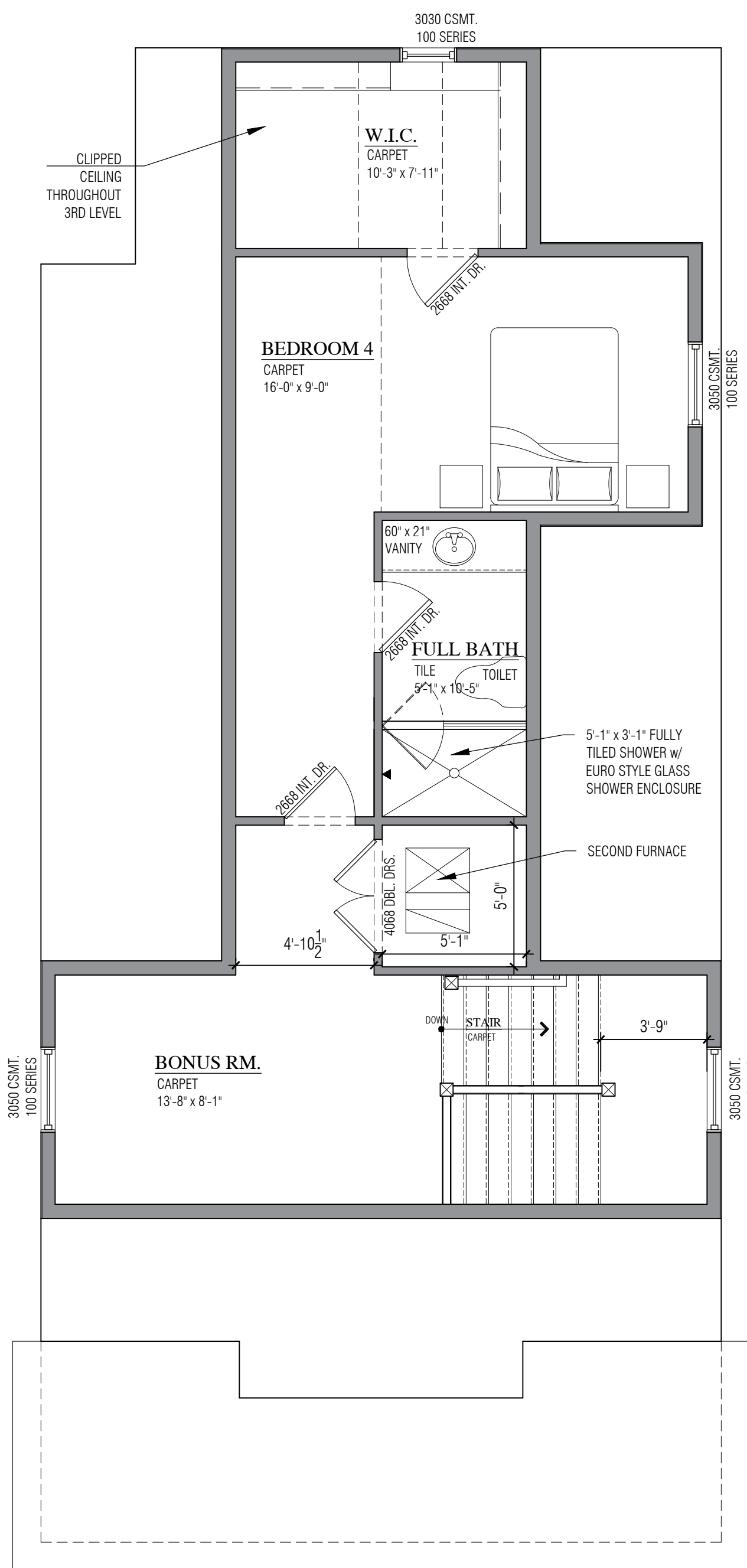


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NOTE:  
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AutoCAD v2016

Drawn By:  
 sheet



**PROPOSED THIRD LEVEL PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH



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| LOT COVERAGE       |            |
|--------------------|------------|
| LOT SIZE           | = 4,800 SF |
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| MAX. ALLOWABLE     | = 1,440 SF |
| BUILDING FOOTPRINT | = 910 SF   |
| GARAGE             | = 373 SF   |
| COVERED PORCHES    | = 154 SF   |
| ACTUAL COVERAGE    | = 1,437 SF |

| SQUARE FOOTAGE                      |            |
|-------------------------------------|------------|
| MAIN LEVEL                          | = 949 SF   |
| SECOND LEVEL                        | = 1,119 SF |
| THIRD LEVEL                         | = 637 SF   |
| TOTAL SQUARE FT                     | = 2,699 SF |
| FINISHED LOWER<br>LEVEL SQUARE FEET | = 655 SF   |

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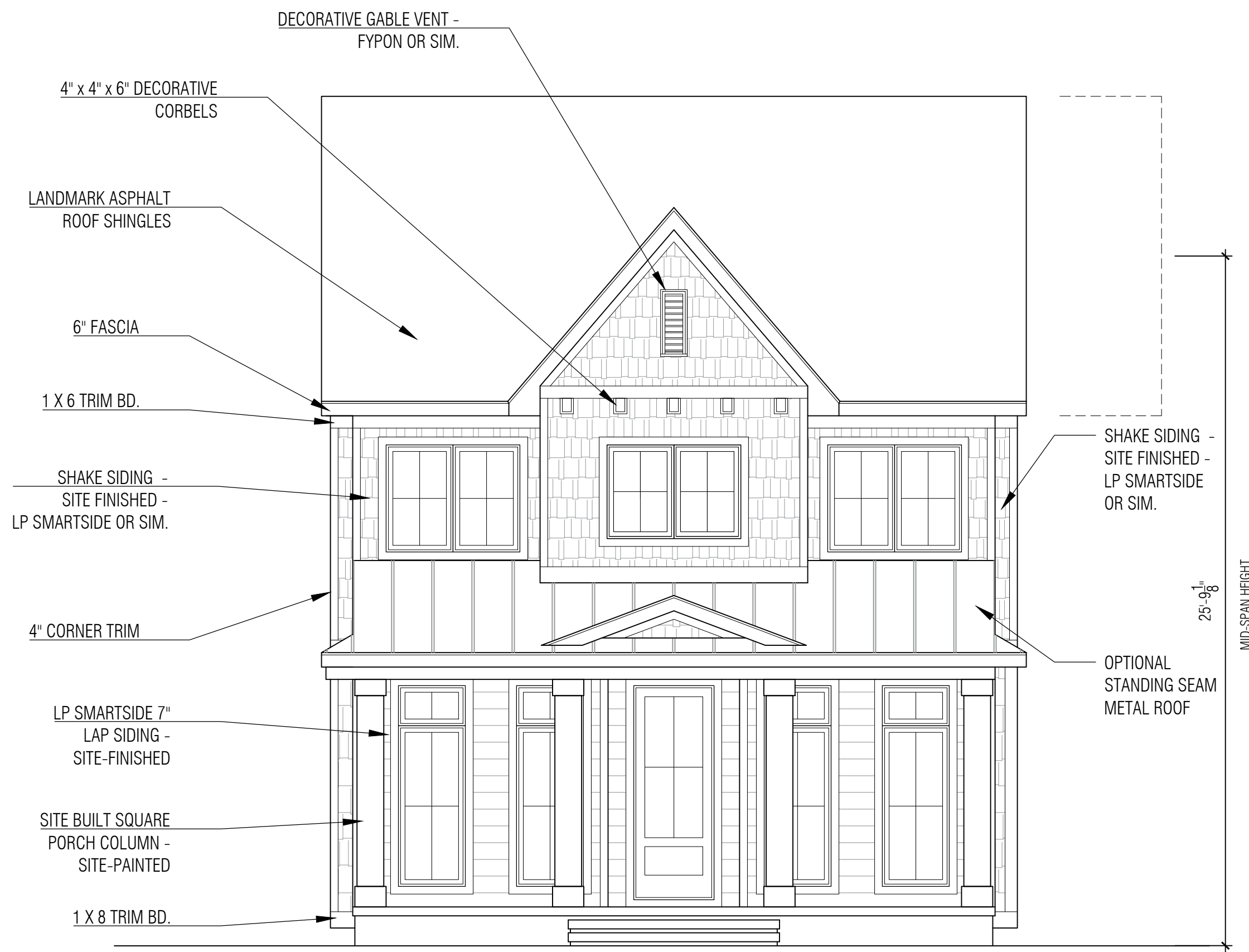
PROPOSED  
ELEVATIONS

date  
07.26.21 CONCEPT PLANS

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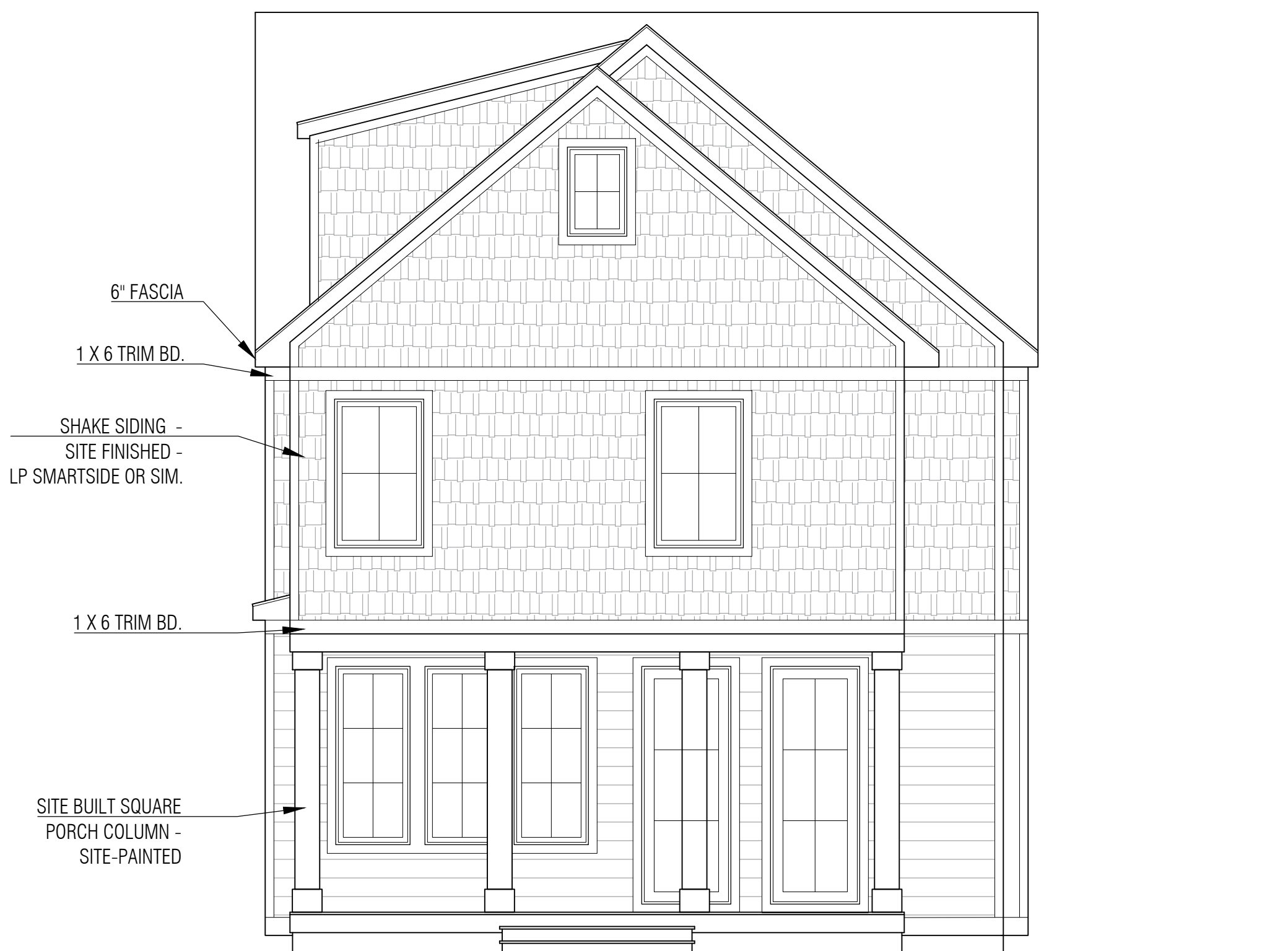
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PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



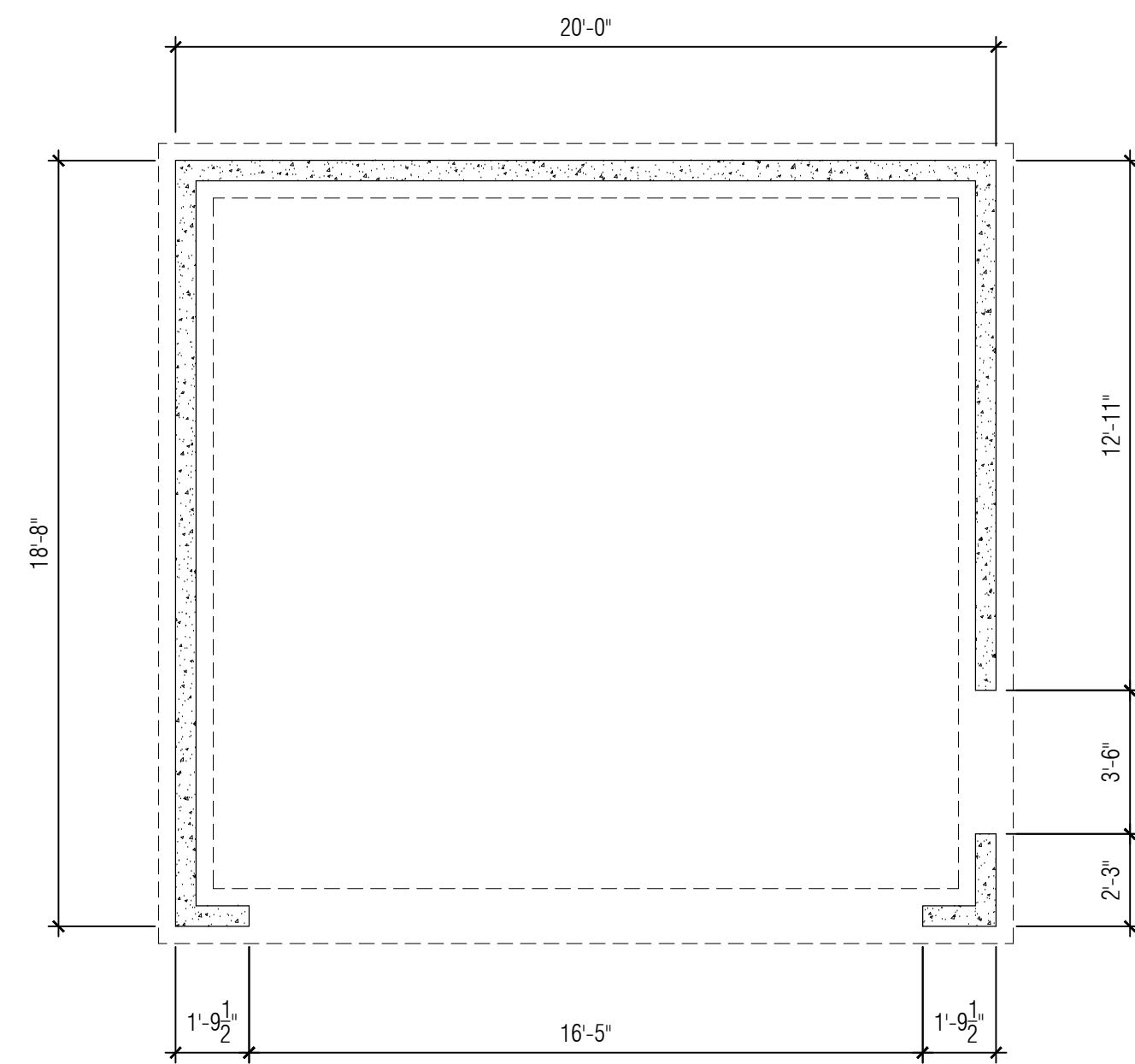
PROPOSED LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



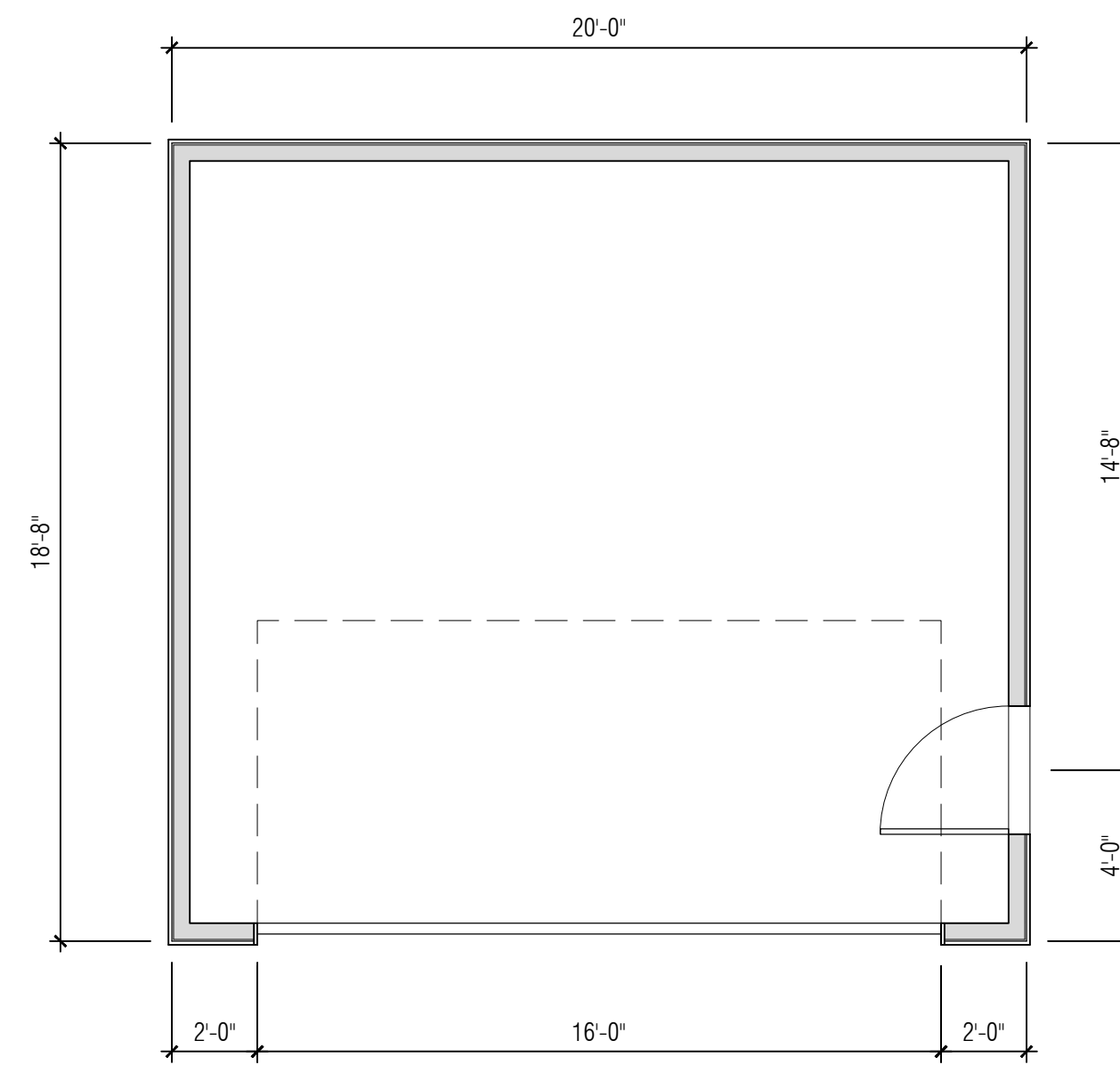
PROPOSED REAR ELEVATION  
SCALE: 1/4" = 1'-0"



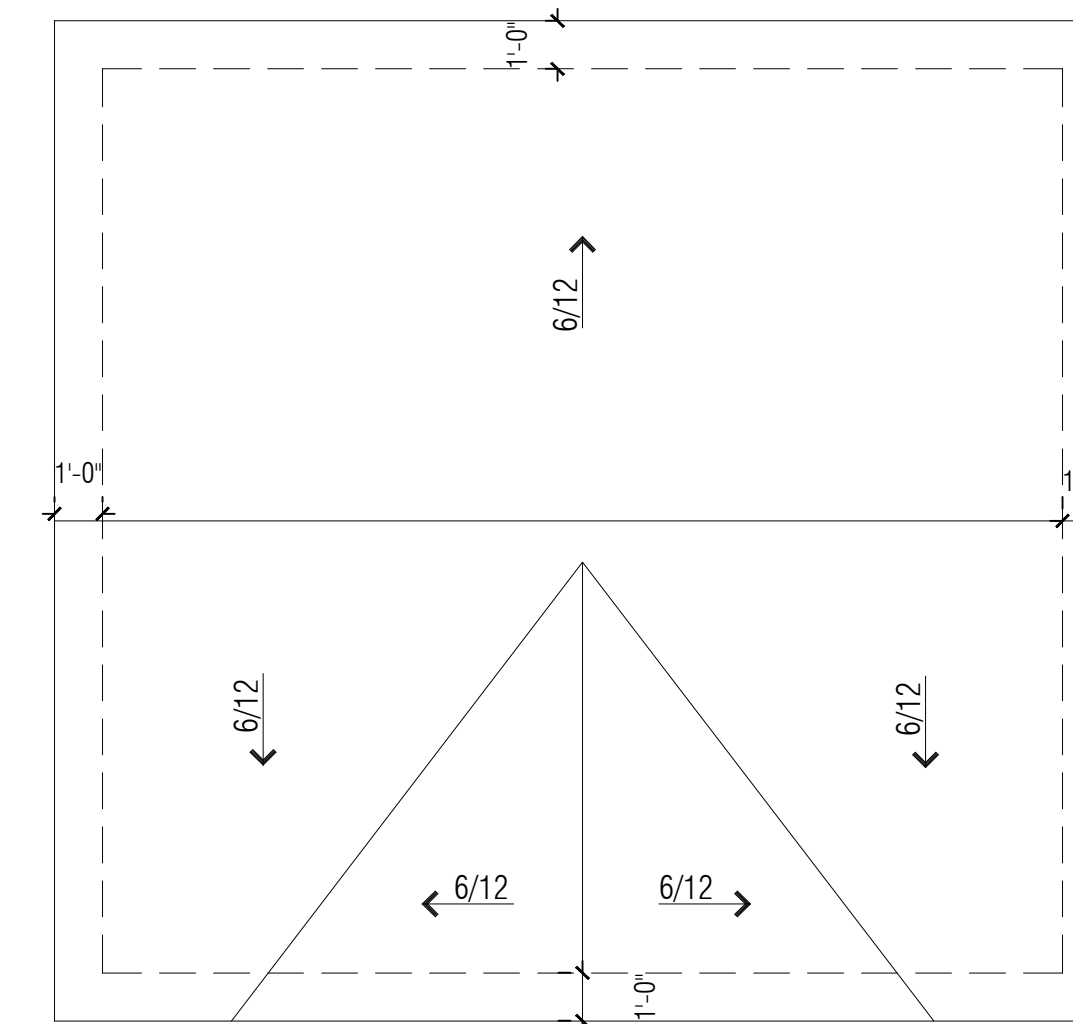
PROPOSED RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



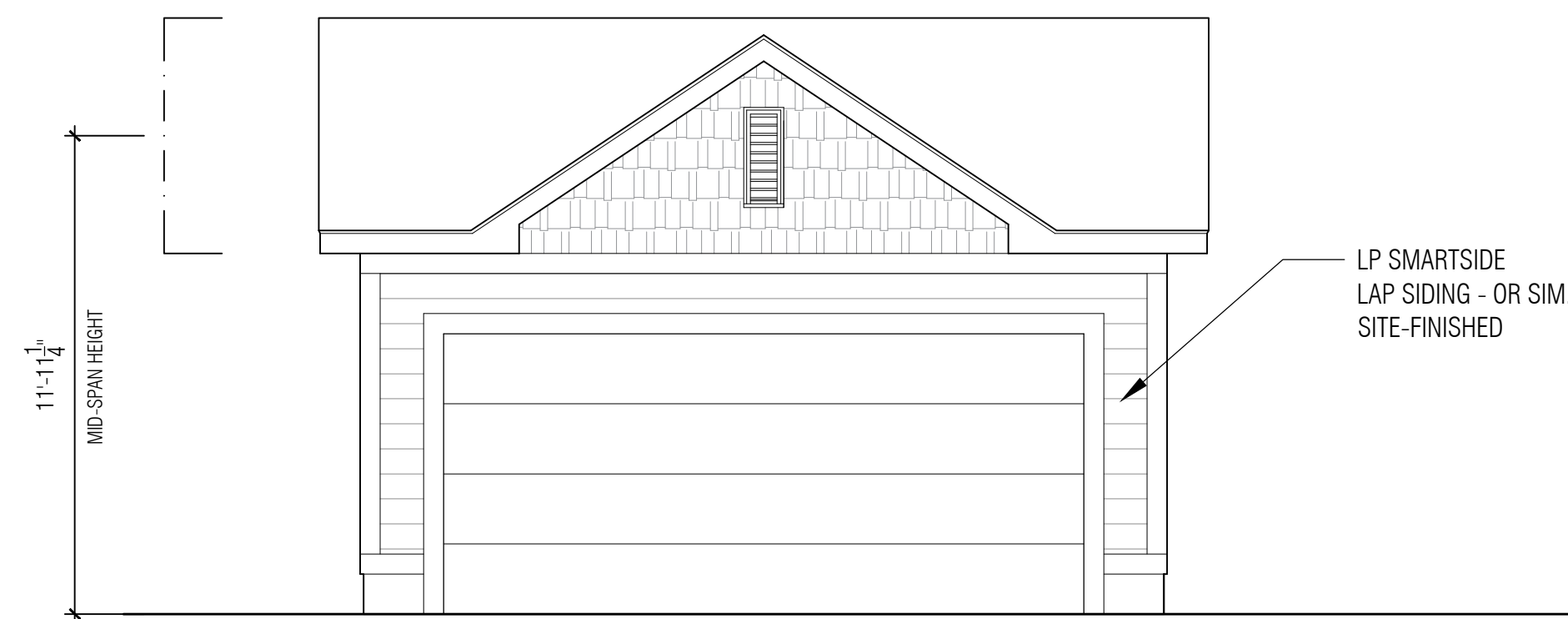
**PROPOSED FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



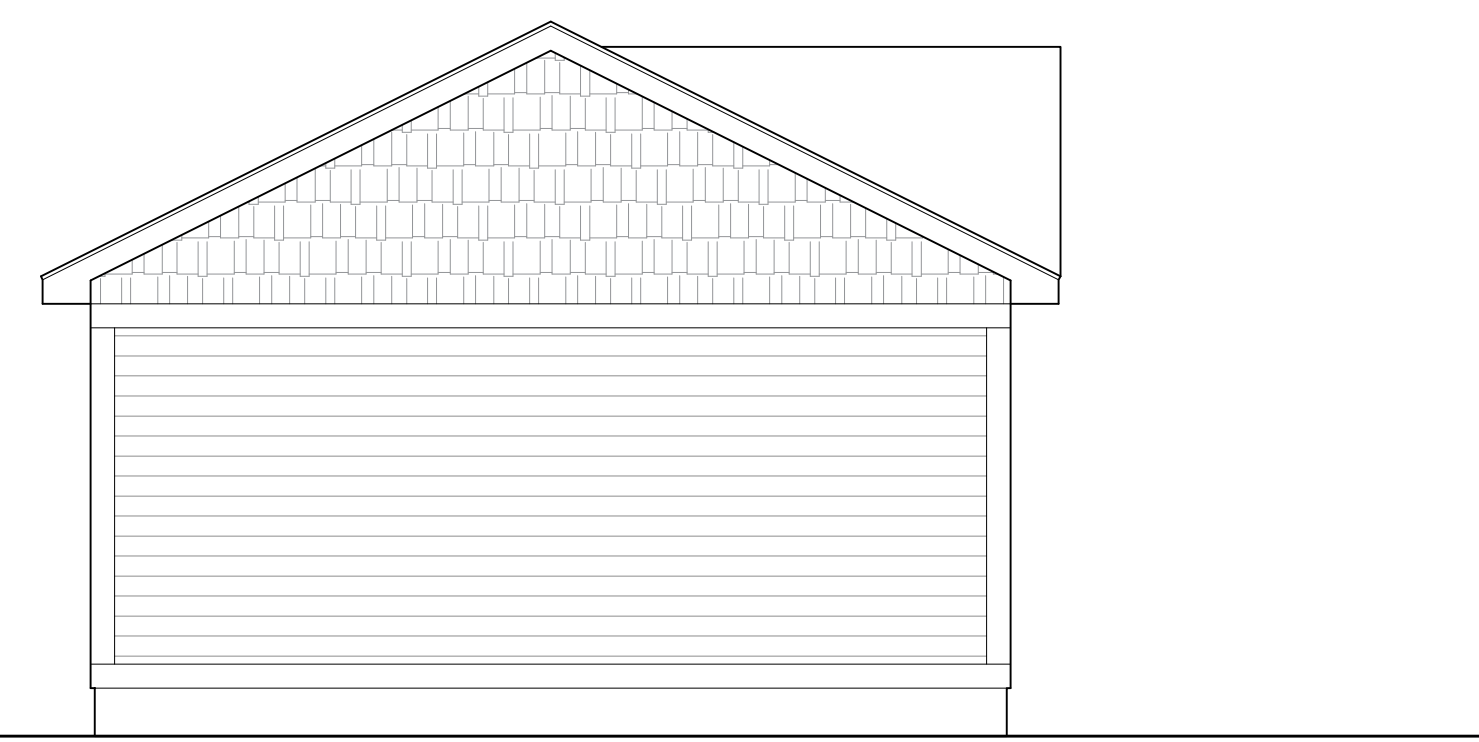
**PROPOSED GARAGE PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



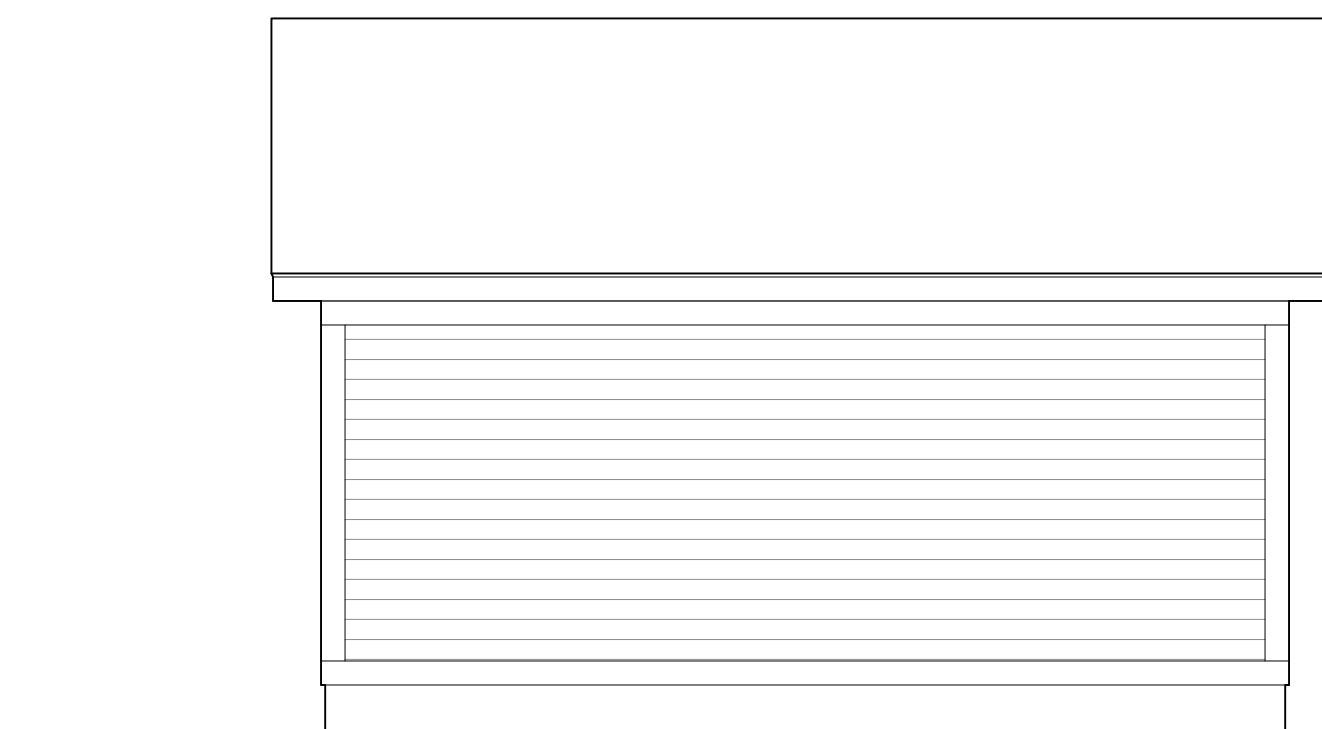
**PROPOSED ROOF PLAN**  
SCALE: 1/4" = 1'-0"  
NORTH



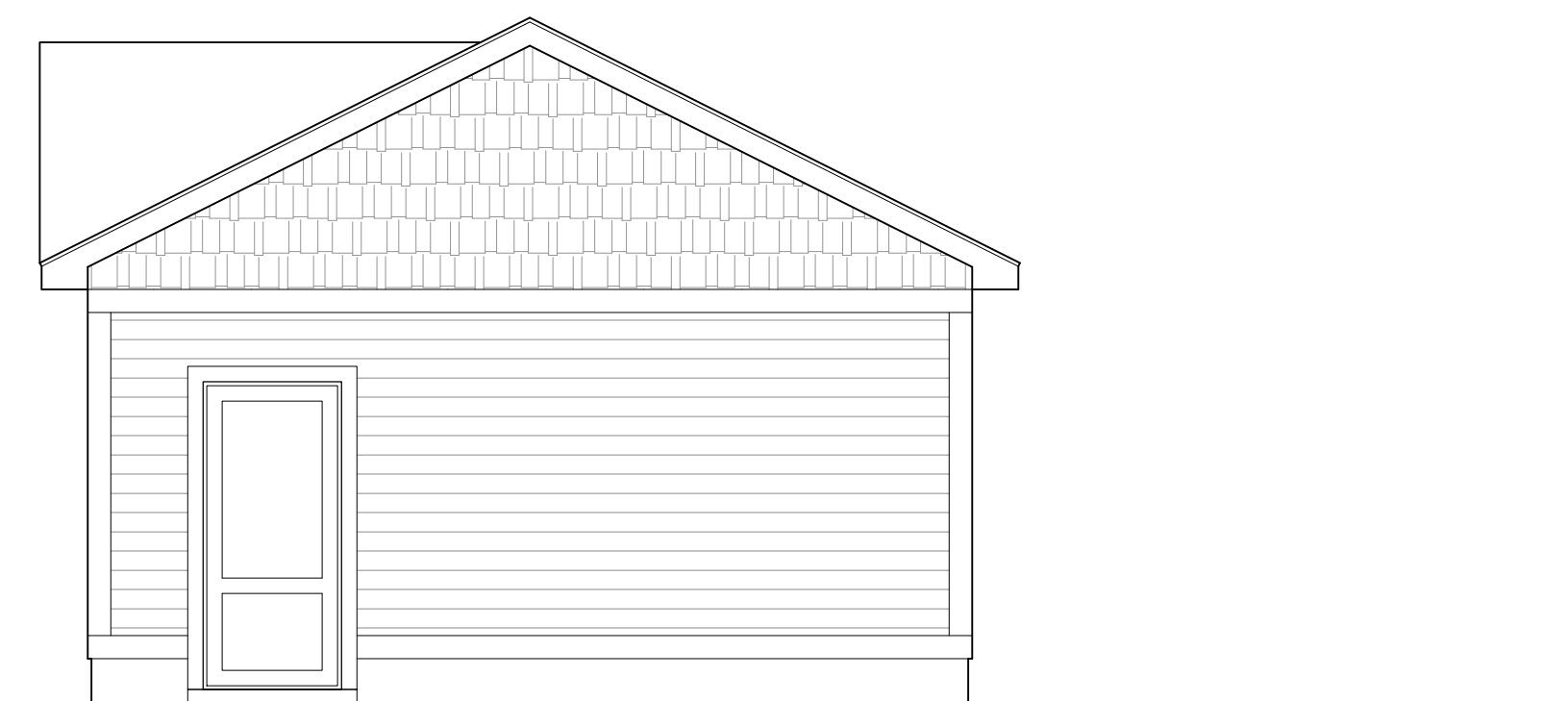
**FRONT GARAGE ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT GARAGE ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR GARAGE ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT GARAGE ELEVATION**  
SCALE: 1/4" = 1'-0"

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