

Proposed Residence I

1355 Northlawn Blvd.
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 I
1355 Northlawn Blvd.
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zoning

ZONING: R1
SETBACKS: 25' FRONT YARD OR FRONT YARD AVERAGE
14' SIDE YARD TOTAL (5' & 9')
30' REAR YARD
MAX. HT.: 30' TO MIDPOINT FOR SLOPED ROOFS
2 STORIES, 24' FOR EAVES

LOT COVERAGE	
LOT SIZE	= 12,000 SF
MAX. % COVERAGE	x 30 %
MAX. ALLOWABLE	= 3,600 SF
BUILDING FOOTPRINT	= 1,719 SF
GARAGE	= 734 SF
COVERED DECKS	= 499 SF
ACTUAL COVERAGE	= 2,952 SF

SQUARE FOOTAGE	
MAIN LEVEL	= 1,719 SF
SECOND LEVEL	= 2,358 SF
PROPOSED SQUARE FT	= 4,077 SF
FINISHED BASEMENT SF	= 1,360 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

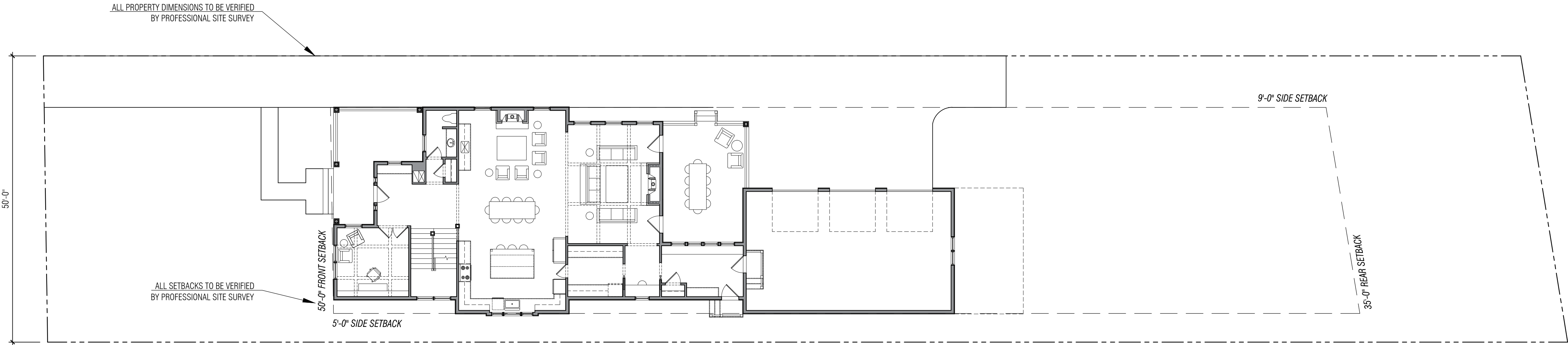
date	
09.27.21	CONCEPT PLANS
10.04.21	CONCEPT REVISION & ELEV.
10.08.21	CONCEPT REVISIONS
11.02.21	CONCEPT REVISIONS

NOTE:
CONTRACTOR MUST VERIFY ALL
DIMENSIONS & NOTIFY GENERAL
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sheet

A-1

NORTHLAWN BLVD.





PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"

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zoning

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30' REAR YARD
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2 STORIES, 24' FOR EAVES

LOT COVERAGE	
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MAX. % COVERAGE	x 30 %
MAX. ALLOWABLE	= 3,600 SF
BUILDING FOOTPRINT	= 1,719 SF
GARAGE	= 734 SF
COVERED DECKS	= 499 SF
ACTUAL COVERAGE	= 2,952 SF

SQUARE FOOTAGE	
MAIN LEVEL	= 1,719 SF
SECOND LEVEL	= 2,358 SF
PPPSD. SQUARE FT	= 4,077 SF
FINISHED BASEMENT SF	= 1,360 SF

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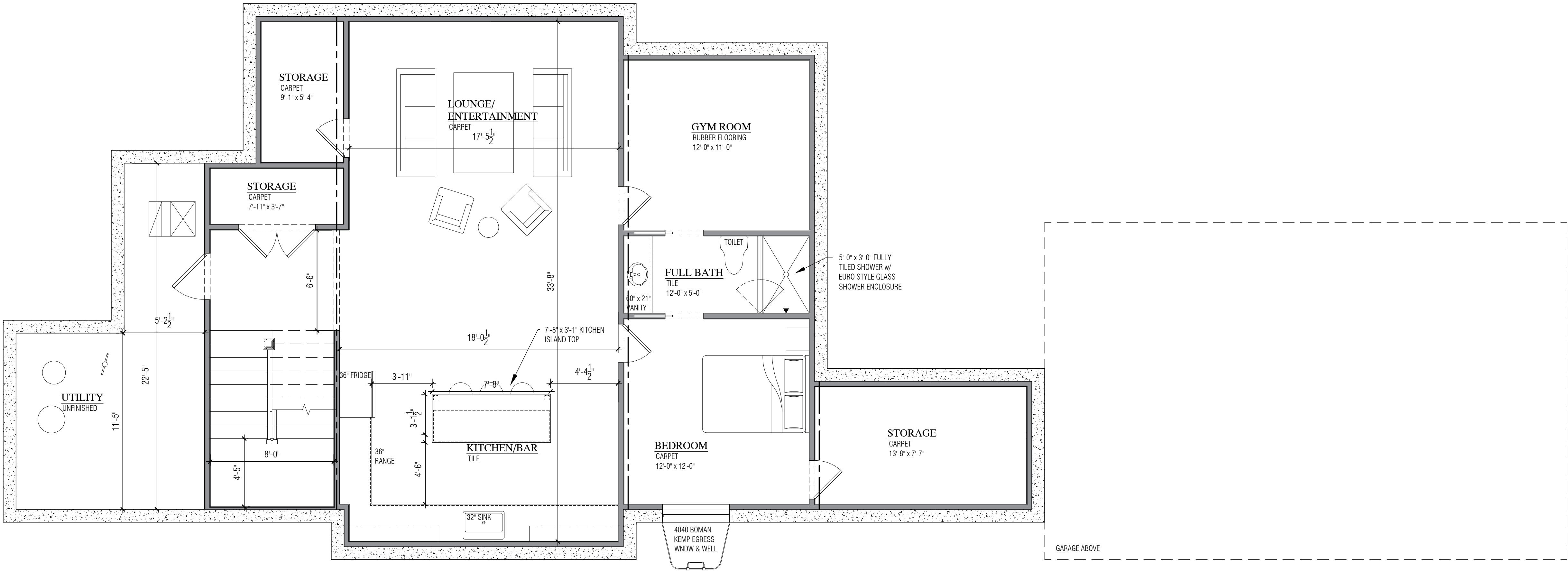
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 **PROPOSED BASEMENT PLAN**
SCALE: 1/4" = 1'-0"

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30' REAR YARD
MAX. HT.: 30' TO MIDPOINT FOR SLOPED ROOFS
2 STORIES, 24' FOR EAVES

LOT COVERAGE

LOT SIZE	=	12,000 SF
MAX. % COVERAGE	x	30 %
MAX. ALLOWABLE	=	3,600 SF
BUILDING FOOTPRINT	=	1,857 SF
GARAGE	=	734 SF
COVERED DECKS	=	763 SF
ACTUAL COVERAGE	=	3,354 SF

SQUARE FOOTAGE

MAIN LEVEL	=	1,857 SF
SECOND LEVEL	=	2,496 SF
PPPSD, SQUARE FT	=	4,353 SF
FINISHED BASEMENT SF	=	1,360 SF

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PROPOSED
PLANS

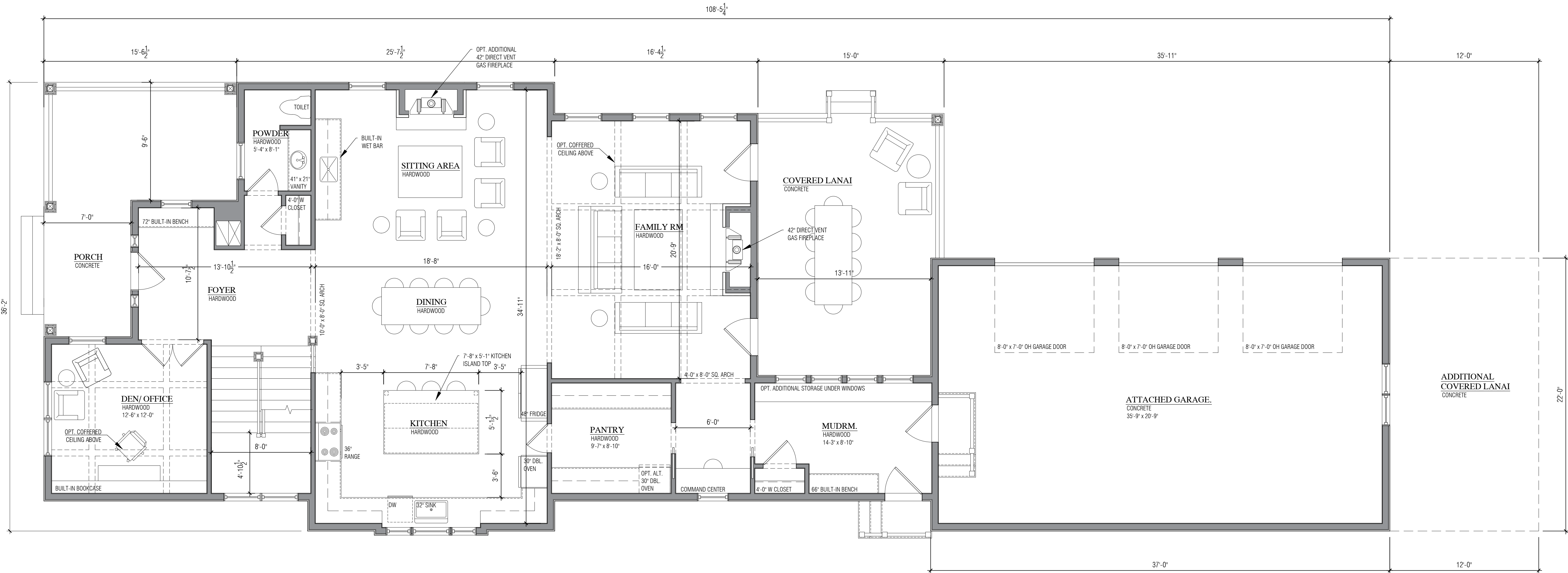
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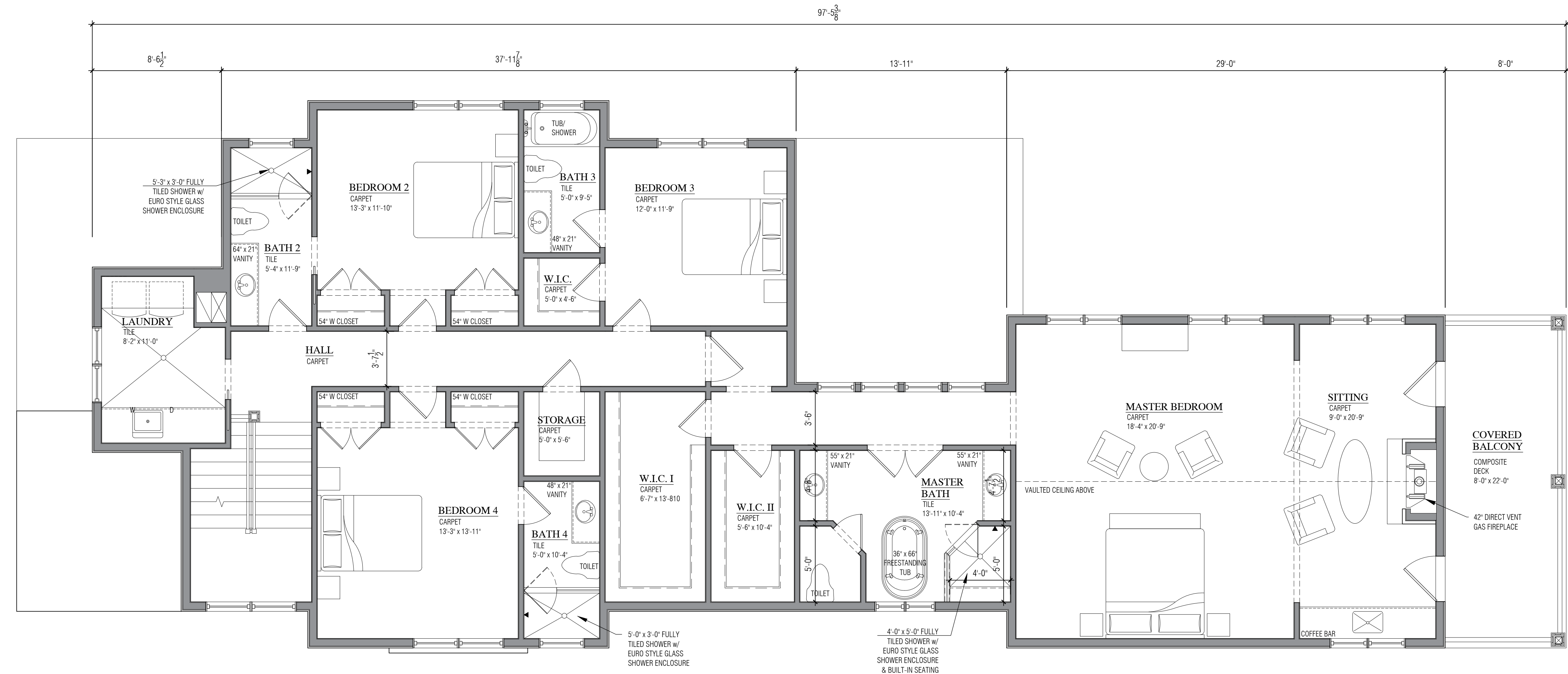
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PROPOSED MAIN LEVEL PLAN C

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



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

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LOT COVERAGE	
LOT SIZE	= 12,000 SF
MAX. % COVERAGE	x 30 %
MAX. ALLOWABLE	= 3,600 SF
BUILDING FOOTPRINT	= 1,719 SF
GARAGE	= 734 SF
COVERED DECKS	= 499 SF
ACTUAL COVERAGE	= 2,952 SF

SQUARE FOOTAGE	
MAIN LEVEL	= 1,719 SF
SECOND LEVEL	= 2,358 SF
PPPSD SQUARE FT	= 4,077 SF
FINISHED BASEMENT SF	= 1,360 SF

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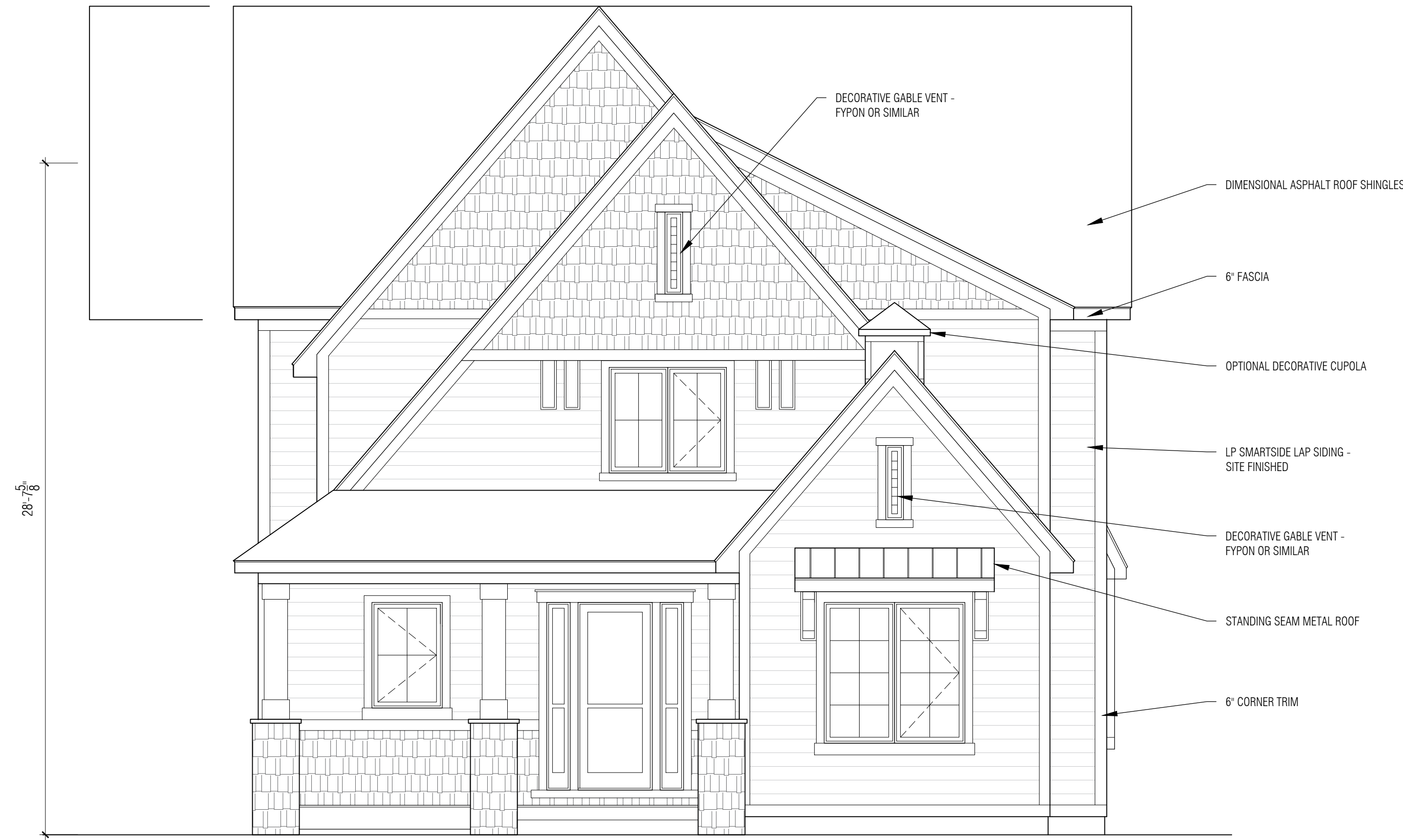
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PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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

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MAX. % COVERAGE	x 30 %
MAX. ALLOWABLE	= 3,600 SF
BUILDING FOOTPRINT	= 1,719 SF
GARAGE	= 734 SF
COVERED DECKS	= 489 SF
ACTUAL COVERAGE	= 2,952 SF

SQUARE FOOTAGE	
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PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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

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