

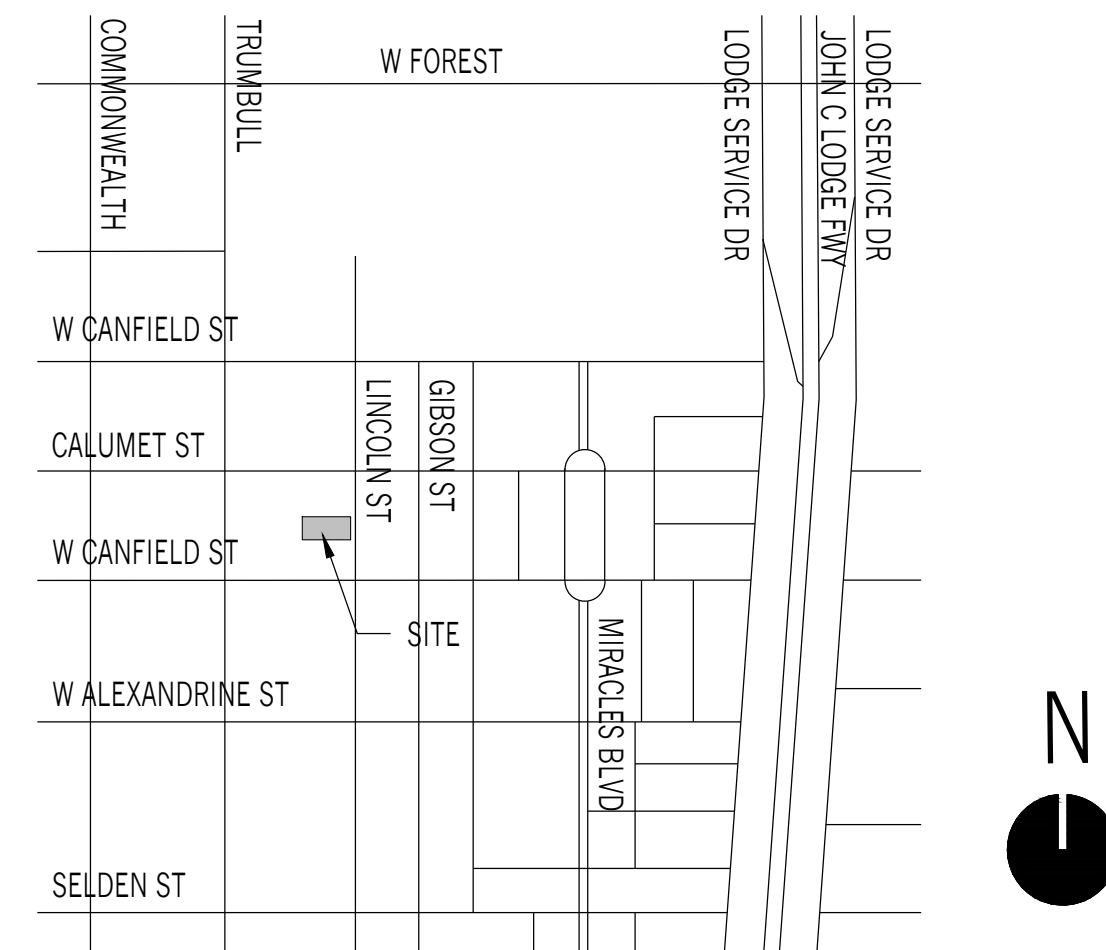
# LINCOLN STREET FRONT PORCH

ARCHITECT  
ELISE DECHARD  
END STUDIO, LLC  
1533 MERRICK STREET  
DETROIT, MI 48208  
908.419.8398  
ELISE@E-N-D-STUDIO.COM

CONTRACTOR  
TBD

STRUCTURAL ENGINEER  
TBD

MEP ENGINEER  
N/A



## PROJECT INFORMATION

OWNER: JODI TROMBLEY & DUSAN POLOVINA  
ADDRESS: 4217 LINCOLN STREET DETROIT, MI 48208  
PARCEL ID NUMBER: 06005761. & 06005762.  
REGULATING BODY: CITY OF DETROIT  
CODE: 2015 MICHIGAN RESIDENTIAL CODE  
ZONING: R3 - LOW DENSITY RESIDENTIAL  
HISTORIC DISTRICT: WOODBRIDGE FARMS  
SUBDIVISION: HODGES BROS SUB OF OLS 98

## ZONING REVIEW

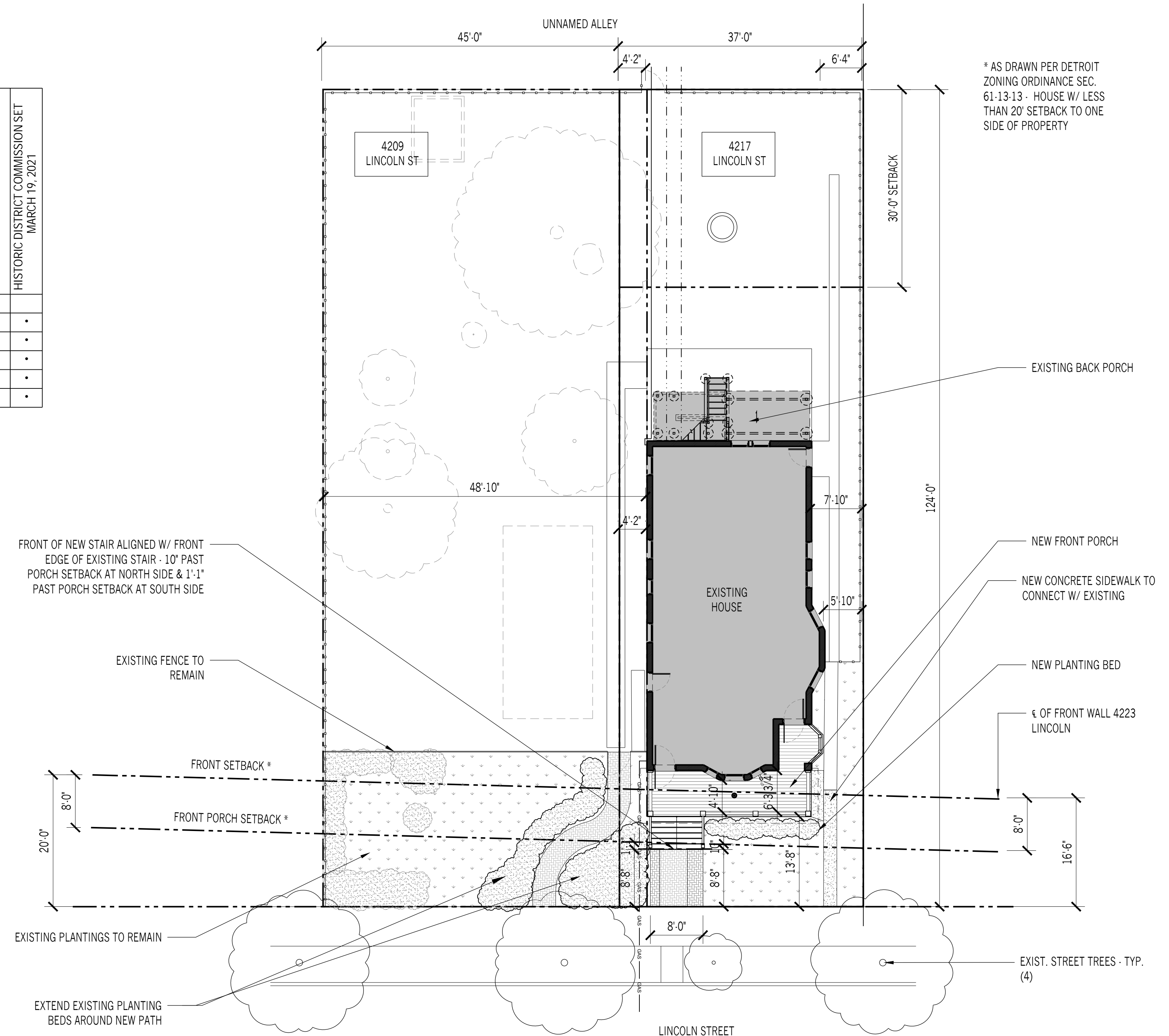
**PRIMARY STRUCTURE REGULATIONS**  
MAX. BUILDING HEIGHT 35'  
MAX. LOT COVERAGE 35%  
MIN. LOT WIDTH: 55'-0"  
MIN. LOT AREA: 6,000 SF  
FRONT YARD SETBACK 20'  
BACK YARD SETBACK 30'  
SIDE YARD SETBACK 4' MINIMUM / 14' COMBINED

**EXISTING**  
USE: TWO-FAMILY RESIDENTIAL  
LOT SIZE: 10,165 SF  
LOT WIDTH: 82'-0"  
LOT DEPTH: 124'-0"  
EX. BUILDING HEIGHT 27'-11"  
EX. FOOTPRINT: 1,571 SF  
EX. HOUSE AREA 2,542 SF  
EX. LOT COVERAGE: 15.5%  
2,524 SF  
LOT COVERAGE: 1,571 SF / 34.2%

**PROPOSED**  
USE: TWO-FAMILY RESIDENTIAL  
BUILDING HEIGHT: 27'-11"  
FOOTPRINT: 1,678 SF  
LOT COVERAGE: 16.5%

## SHEET LIST

#	DRAWING NAME	HISTORIC DISTRICT COMMISSION SET MARCH 19, 2021
T-000	COVER SHEET	•
G-001	DEMO PLANS	•
A-100	PLANS	•
A-300	ELEVATIONS	•
A-400	SECTIONS	•



\* AS DRAWN PER DETROIT ZONING ORDINANCE SEC. 61-13-13 - HOUSE W/ LESS THAN 20' SETBACK TO ONE SIDE OF PROPERTY



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THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

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NO.	ISSUE/REV.	DATE
01	HDC SET	03/19/21

TITLE

T-000

01 SITE PLAN  
SCALE: 3/32" = 1'-0"

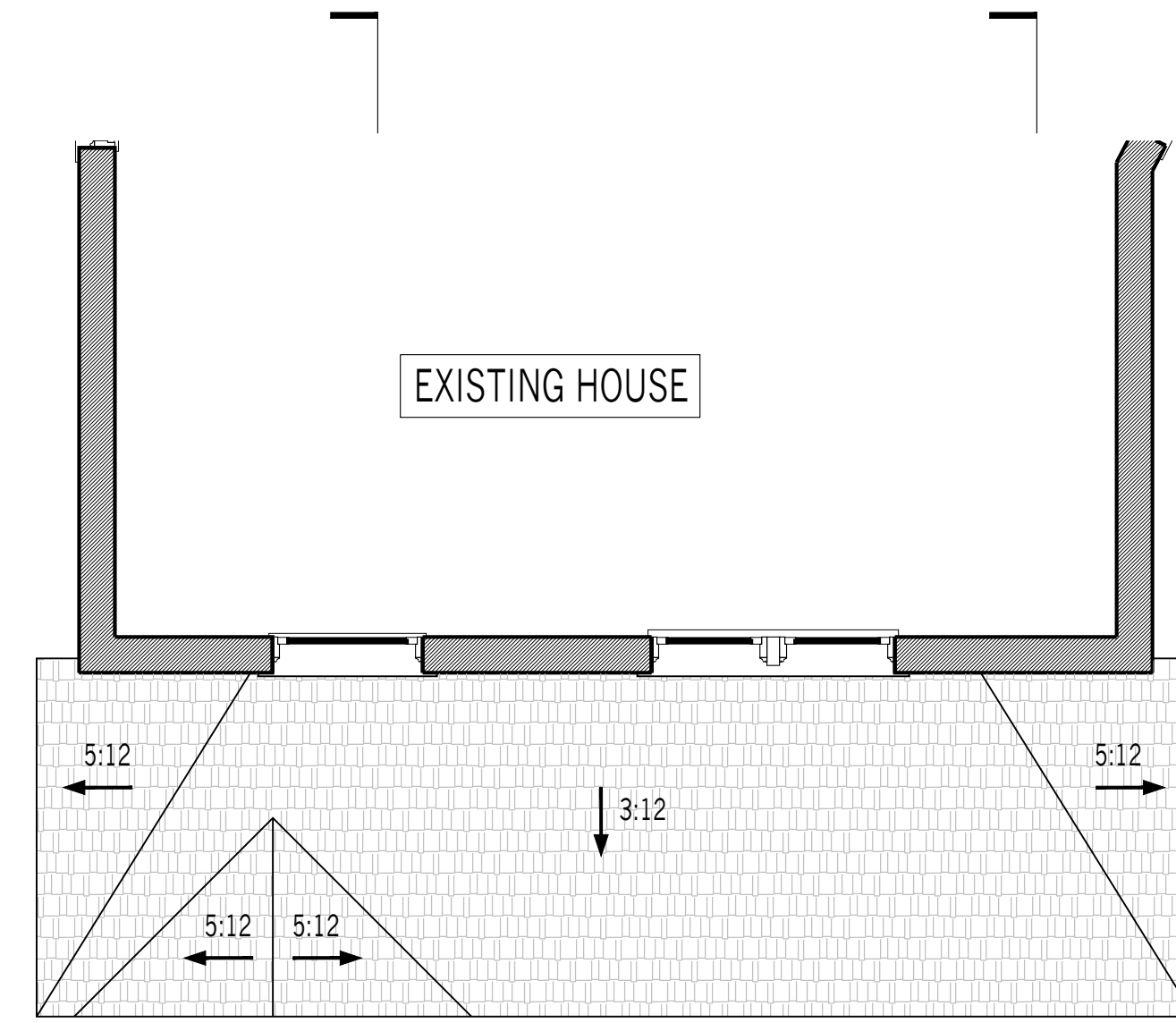




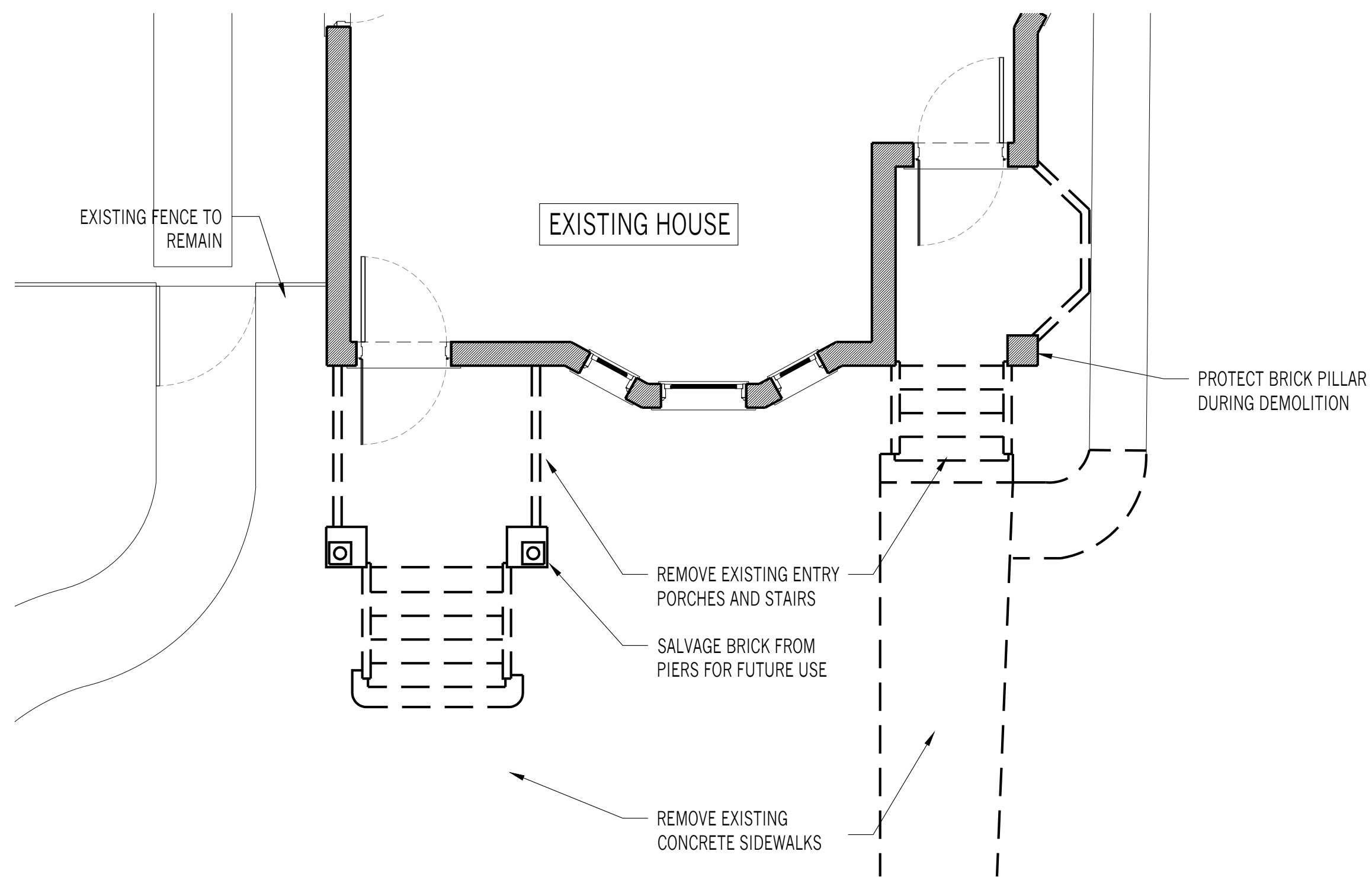


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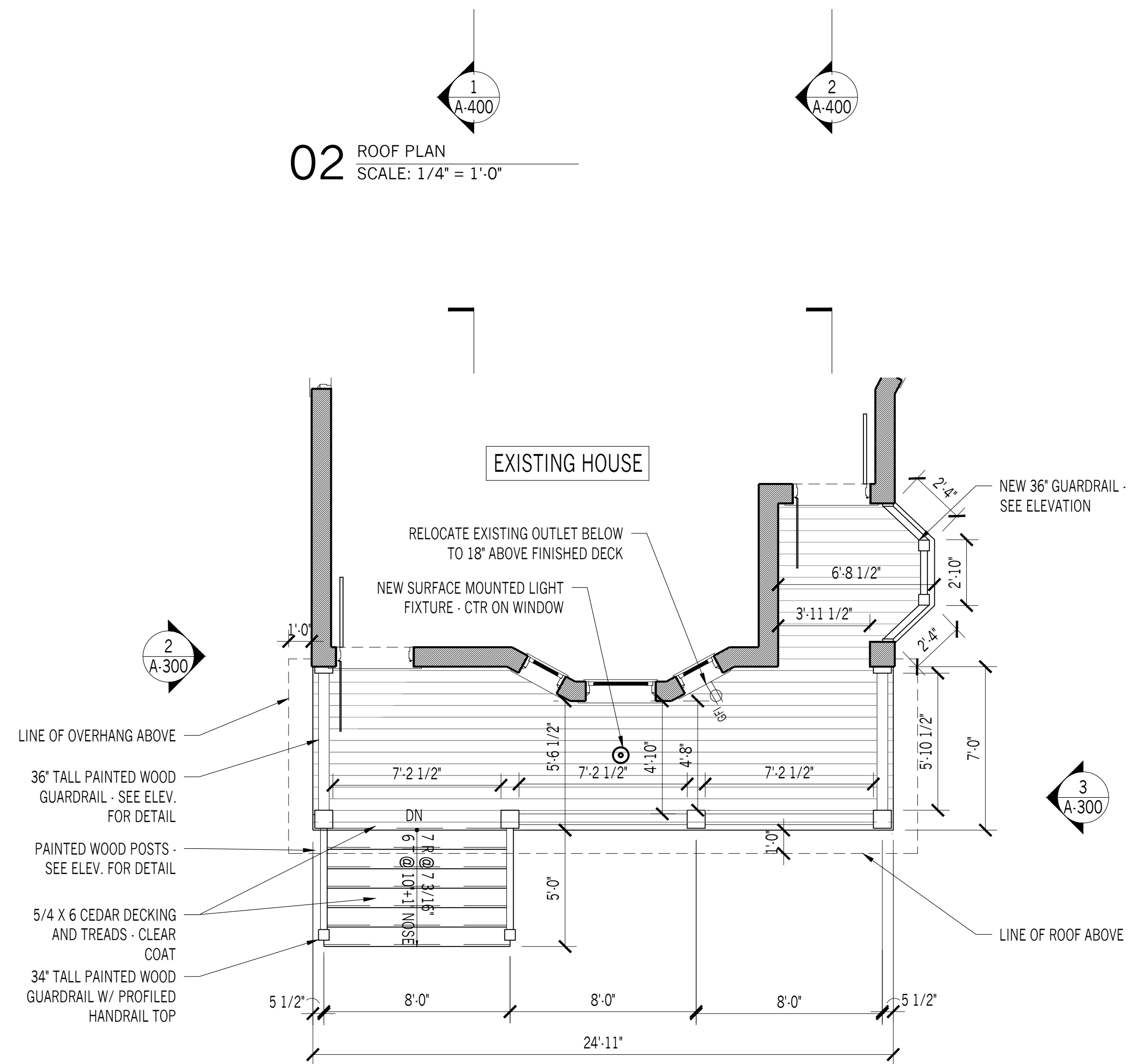
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02 ROOF PLAN  
 SCALE: 1/4" = 1'-0"



02 DEMOLITION PLAN  
 SCALE: 1/4" = 1'-0"



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

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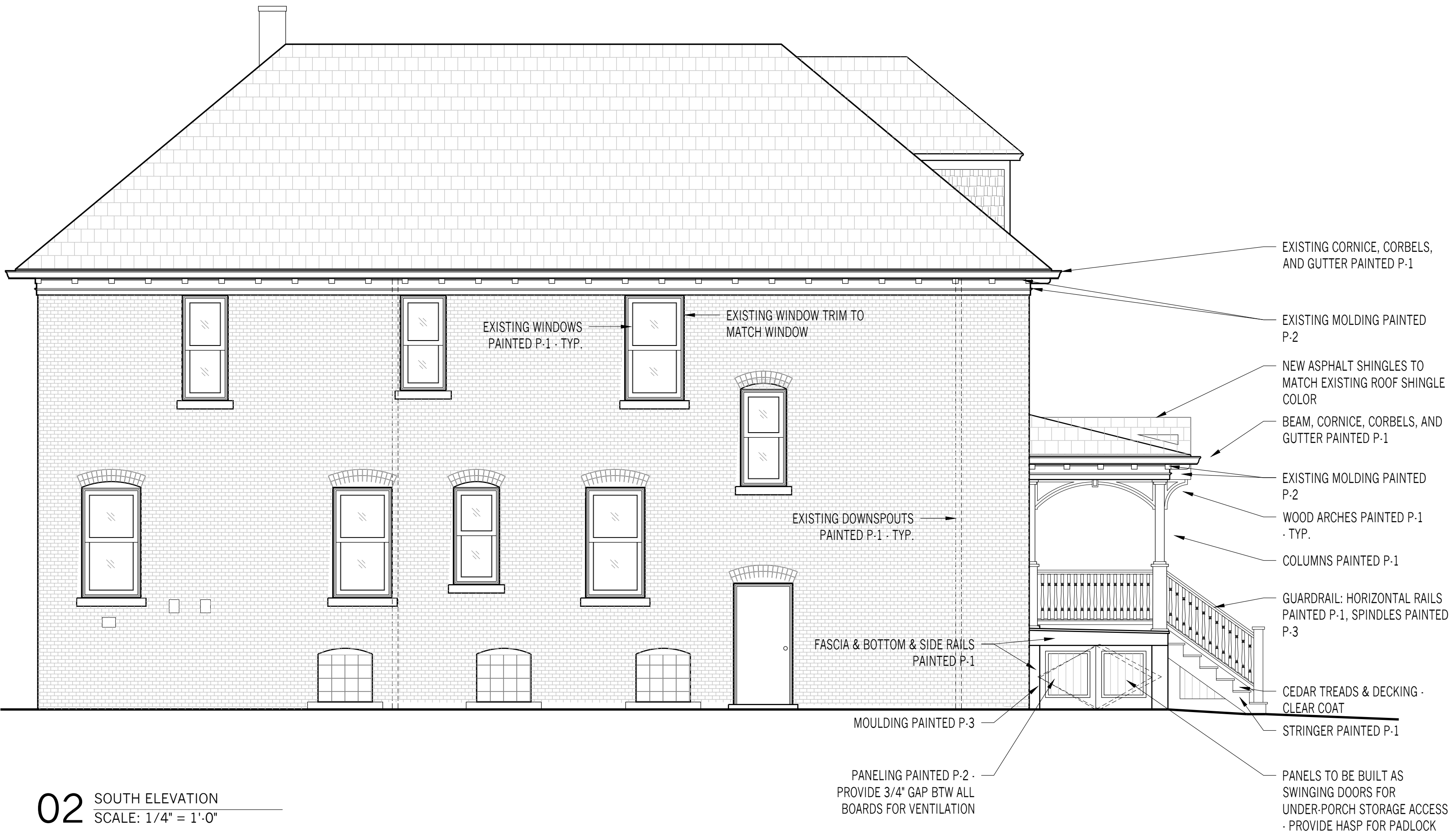
PLANS

A-100

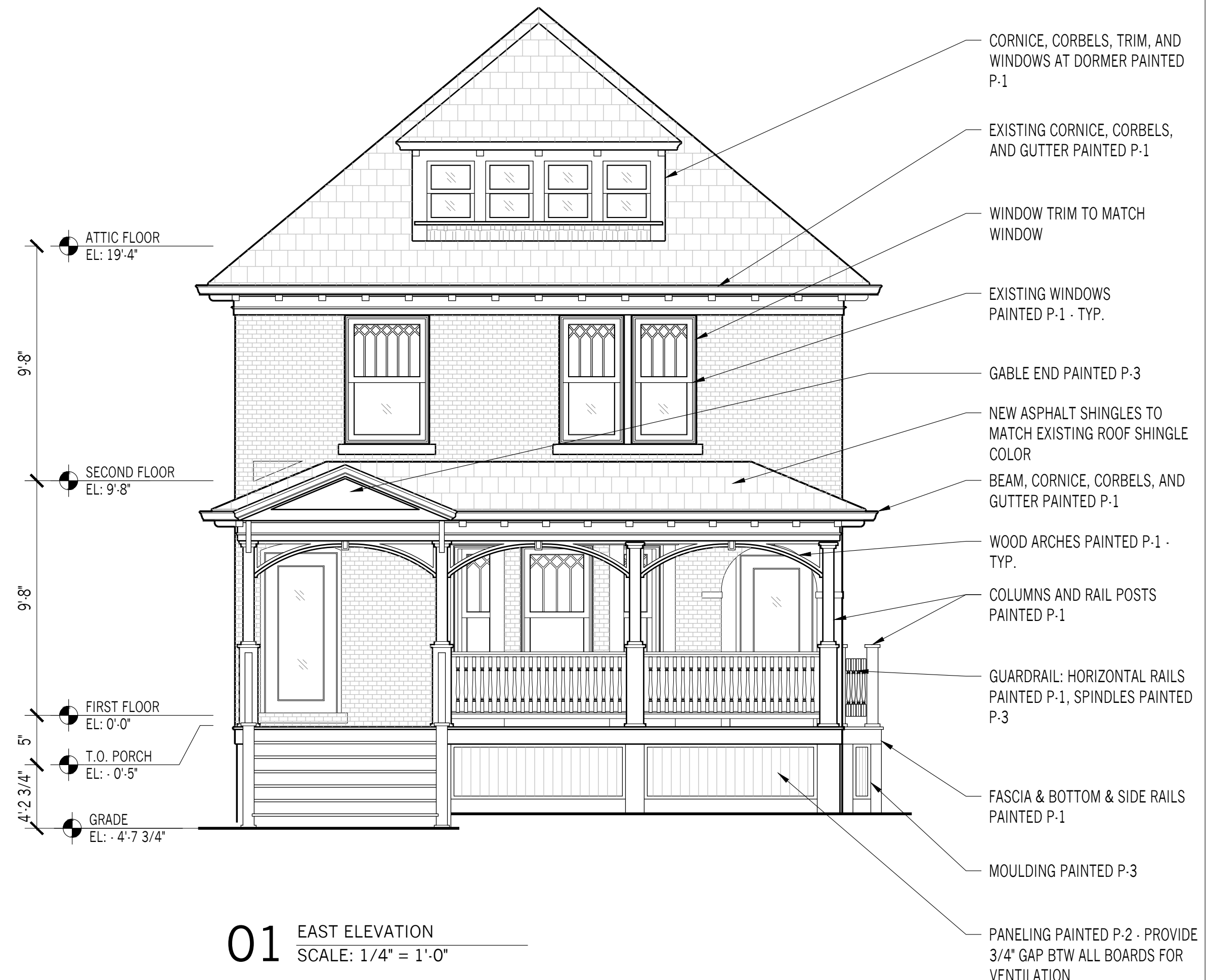
FINISH SCHEDULE						
#	ITEM NAME	LOCATION	MANUFACTURER	MODEL / DESCRIPTION	FINISH / COLOR	INSTALL NOTES
PAINT						
P-1	DARK GRAY PAINT	AS NOTED ON A-300	BENJAMIN MOORE	Nightfall 1596	SATIN	
P-2	BLUE GREEN PAINT	AS NOTED ON A-300	BENJAMIN MOORE	Pacific Rim 678	SATIN	
P-3	OFF WHITE PAINT	AS NOTED ON A-300	BENJAMIN MOORE	Sweet Spring 1500	SATIN	



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



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



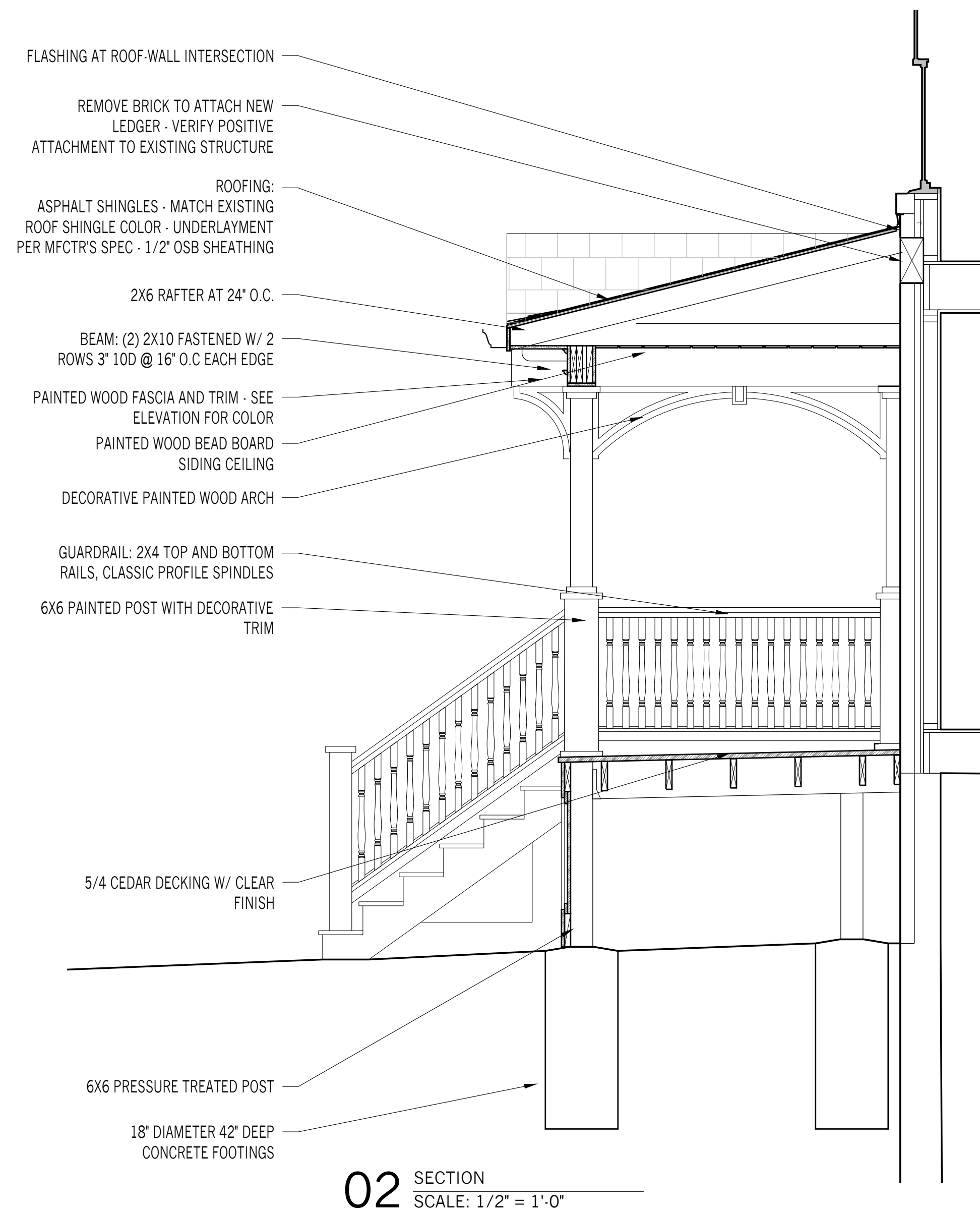
**01** EAST ELEVATION  
 SCALE: 1/4" = 1'-0"

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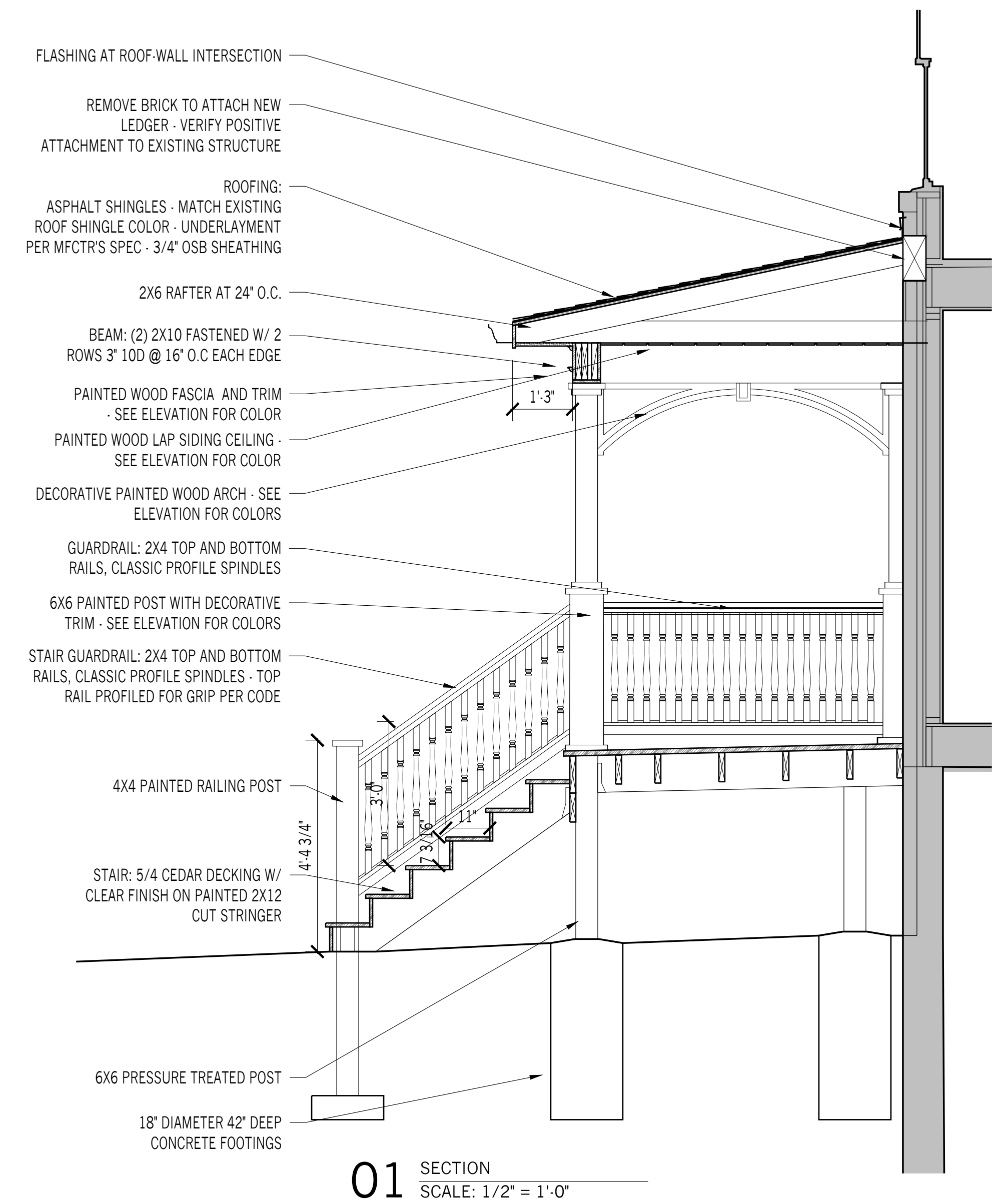


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02 SECTION  
 SCALE: 1/2" = 1'-0"



01 SECTION  
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SECTIONS

A-400