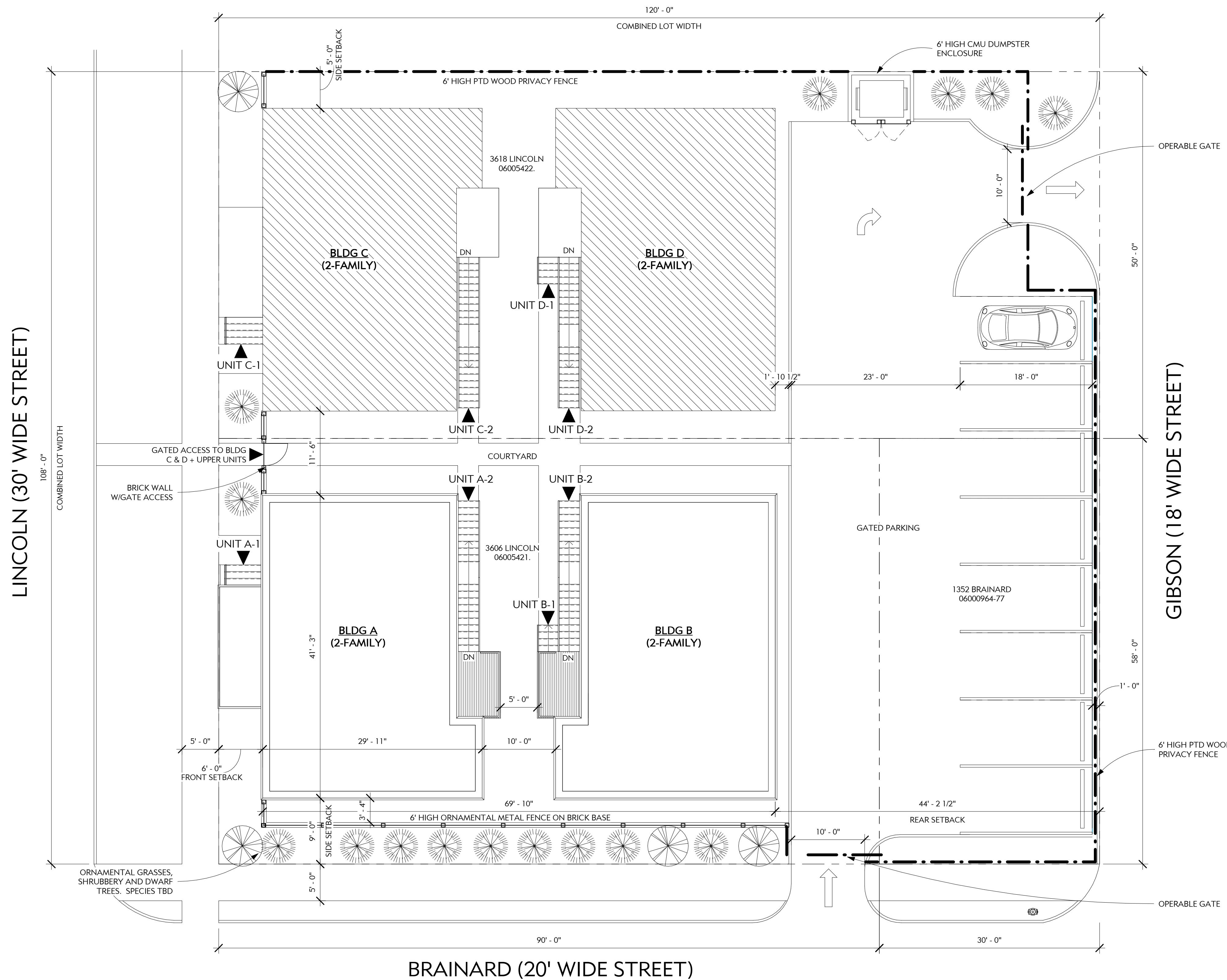


OWNER
Alejandro Pereira
89 E. Edsel Ford; STE 400
Detroit, MI 48202

ARCHITECT
StudioBD PLLC
2915 John R #205
Detroit, MI 48201



SITE DATA SUMMARY TABLE

OVERLAY:	R3
USE GROUP:	2-FAMILY (BY RIGHT)
PROPOSED:	(4) 2-FAMILY BUILDINGS*
AREA:	2,254 GSF PER BUILDING (1,127 GSF PER FLOOR)

REQ'D MIN. STANDARDS	
FRONT SETBACK:	20'
SIDE SETBACK:	4' MIN/ 14' COMBINED
REAR SETBACK:	30'
HEIGHT:	35'

PROPOSED SETBACKS	
FRONT SETBACK:	15'
SIDE SETBACK:	5'/14' COMBINED
REAR SETBACK:	35'-3"
HEIGHT:	23'

LOT COVERAGE:	MAX 35% LOT AREA
	4,516sf/12,690sf = 35%

* PER 50-12-431 MORE THAN ONE PRINCIPAL DETACHED RESIDENTIAL BUILDING MAY BE PERMITTED IN R3 DISTRICTS

1 Site
1/8" = 1'-0"

DRAWN: CL
PROJECT DATE: 10/01/2022
PROJECT #: 22-10

HDC REVIEW SET

APRIL 3, 2023

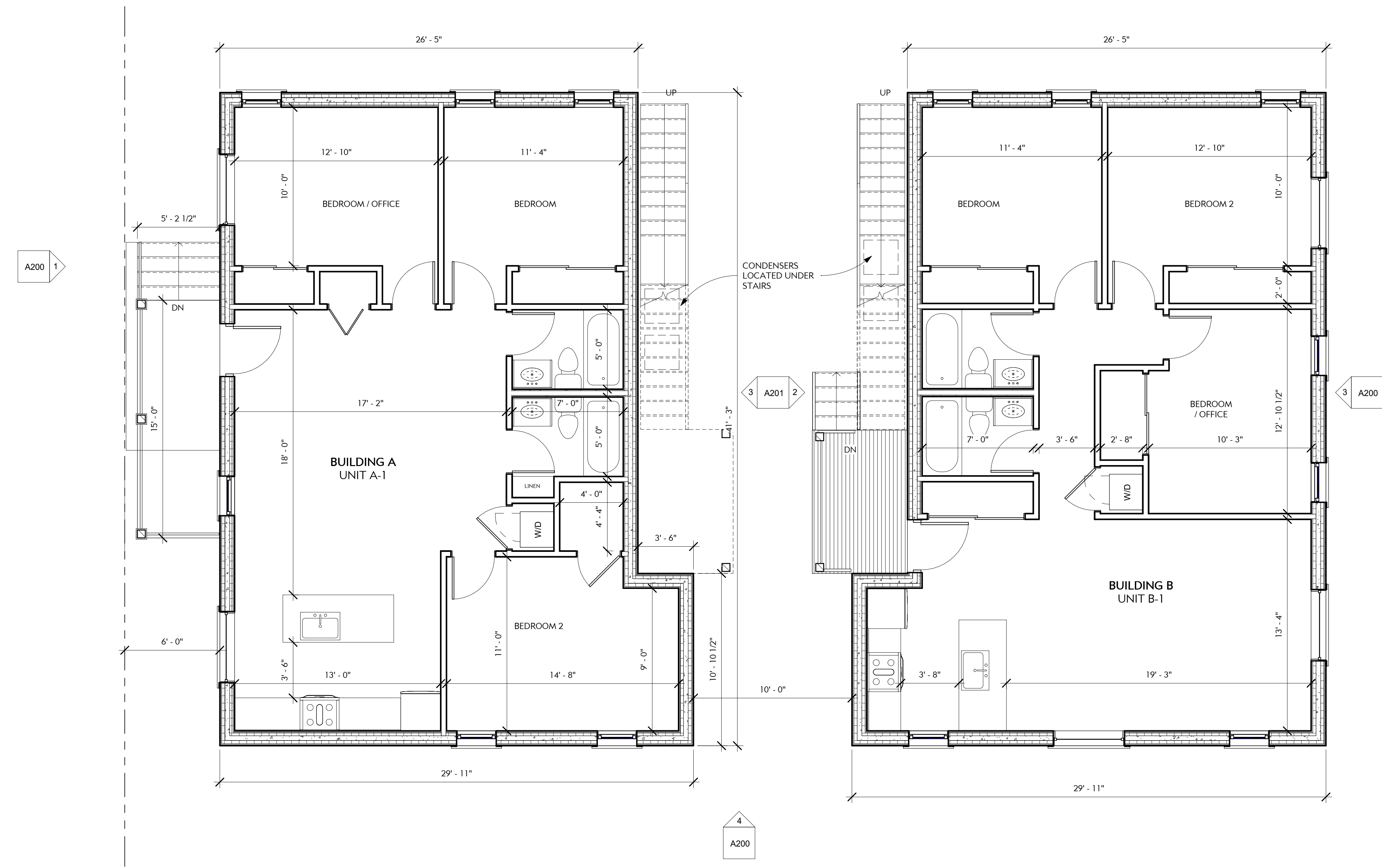
Site Plan

A10

BRAINARD + LINCOLN
Woodbridge Farms
Detroit, MI

OWNER
 Alejandro Pereira
 89 E. Edsel Ford; STE 400
 Detroit, MI 48202

ARCHITECT
 StudioBD PLLC
 2915 John R #205
 Detroit, MI 48201



① 1st Floor
 1/4" = 1'-0"

BRAINARD + LINCOLN
 Woodbridge Farms
 Detroit, MI

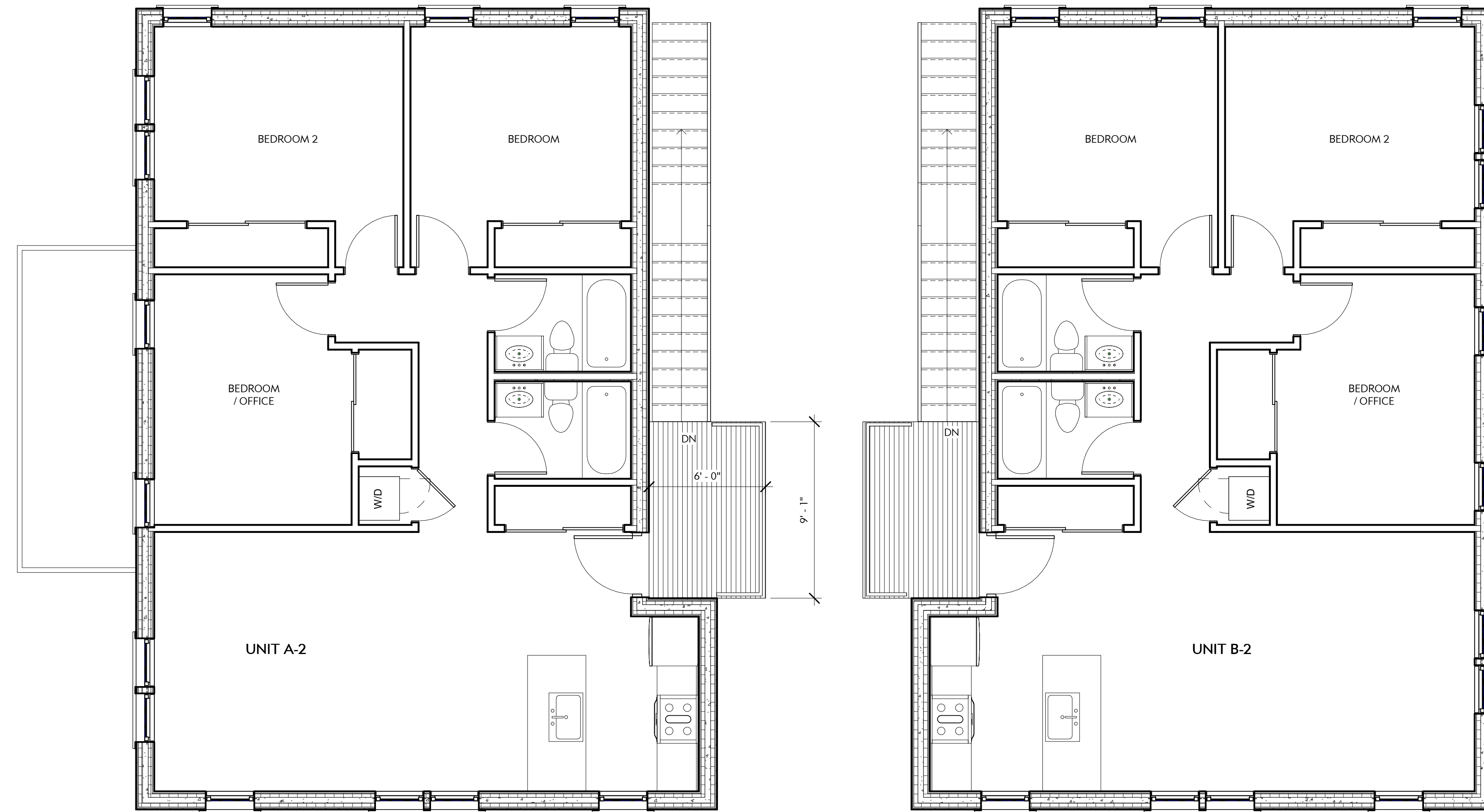
DRAWN: Author
 PROJECT DATE: 10/01/2022
 PROJECT #: 22-10

1st Floor Plan

A100

OWNER
Alejandro Pereira
89 E. Edsel Ford; STE 400
Detroit, MI 48202

ARCHITECT
StudioBD PLLC
2915 John R #205
Detroit, MI 48201



① 2nd Floor
1/4" = 1'-0"

BRAINARD + LINCOLN
Woodbridge Farms
Detroit, MI

DRAWN: Author
PROJECT DATE: 10/01/2022
PROJECT #: 22-10

2nd Floor Plan

SITE PLAN APPROVAL ONLY

A101

OWNER
Alejandro Pereira
89 E. Edsel Ford; STE 400
Detroit, MI 48202

ARCHITECT
StudioBD PLLC
2915 John R #205
Detroit, MI 48201



① Lincoln St Elevation
1/4" = 1'-0"



③ Gibson St Elevation
1/4" = 1'-0"



④ Brainard St Elevation
1/4" = 1'-0"



② Courtyard North Elevation
1/4" = 1'-0"

BRAINARD + LINCOLN
Woodbridge Farms
Detroit, MI

DRAWN: CL
PROJECT DATE: 10/01/2022
PROJECT #: 22-10

Elevations

A200

OWNER
Alejandro Pereira
89 E. Edsel Ford; STE 400
Detroit, MI 48202

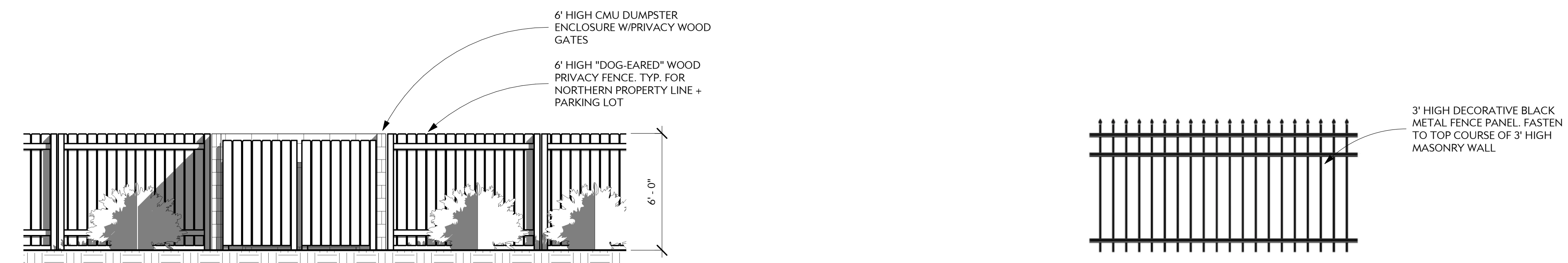
ARCHITECT
StudioBD PLLC
2915 John R #205
Detroit, MI 48201



③ Interior Courtyard East
1/4" = 1'-0"



② Interior Courtyard West
1/4" = 1'-0"



① Dumpster Enclosure + Fence Elevation
1/4" = 1'-0"

BRAINARD + LINCOLN
Woodbridge Farms
Detroit, MI

DRAWN: CL
PROJECT DATE: 10/01/2022
PROJECT #: 22-10

Elevations

A201