

Birmingham Plan Review

OWNER
Birmingham Unitarian Church
651 Woodward Avenue
Bloomfield Hills, Michigan

PROPERTY DESCRIPTION
Lots 28 & 30 of "Assessors Plat no. part of S.W. 1/4 of Section 14 and part T. 2N., R. 10E., City of Bloomfield Hills, Recorded in L. 32, Page 24

LOT AREA
165,715 sq. ft. / 3.804 acres

ZONING
Institutional (I-1) district.

ADJACENT PROPERTY ZONING
North A-6 One Family Attached District
West A-1 One Family Dwelling District
South O-1 Office District

SETBACK REQUIREMENTS
45' from Woodward (front yard - req'd)
20' side yard - req'd
55' rear yard - req'd

HEIGHT, BULK, DENSITY
Allowable height - 30' or 2 stories
Existing main building height - 12' to 16'
Existing Sanctuary height - 30' (average)
Proposed New Addition height - 10' to 15' along sloping drive, 20' average
Impervious Area Added - 1,342 s.f.
Impervious Area Removed - 760 s.f.

Required Landscaped Open Space - 5%
Proposed new Landscaped Open Space
Total Building and Paved coverage - 7%

OCCUPANCY USE GROUP
Assembly A-4 (BOCA - 1999)

TYPE OF CONSTRUCTION
Existing: Combustible Protected & Non-protected
Proposed: Type 3A - Noncombustible

PARKING REQUIREMENTS
Churches - (1) parking space per (3) seating
(275) seats in Sanctuary
(42) parking spaces required
existing (122) parking spaces provided
proposed (120) spaces supplied, in

EXISTING BUILDINGS
20,740 sq. ft., single story buildings with brick veneer masonry bearing cavity walls with structural steel framing, exposed

PROPOSED ADDITION
2007 sq. ft. of relocated Kitchen and Brick veneer masonry bearing cavity walls with structural steel framing at Social Hall To match existing buildings in materials.

PROPOSED INTERIOR REMODELING
2517 sq. ft. of Office areas, including

PROPOSED EXTERIOR BARRIER FREE
New gently sloping walks, @ 1:20, to a New signage program, including Barrier New improved lighting along all walks.

BARRIER FREE TOILETS
(5) in existing building

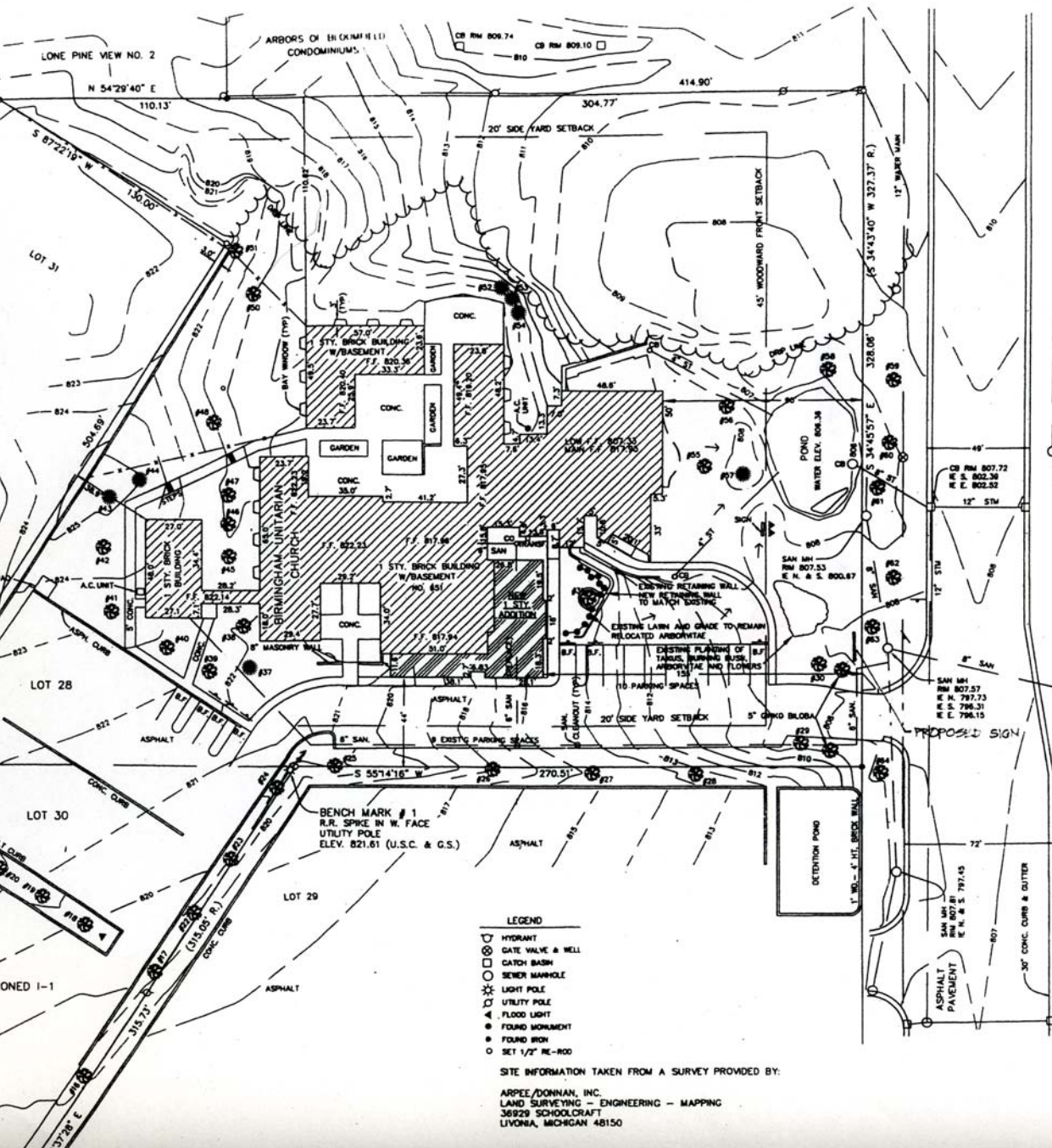
UTILITIES
WATER Connect to existing
GAS Connect at existing
ELECTRIC Existing pad mount

SANITARY SEWER
Replace 6" sewer connect to existing towards Woodward

STORM SEWER
Roof drains only flows to existing

TELEPHONE
New 100 pair utility to replace existing

FIRE PROTECTION



LEGEND

- HYDRANT
- GATE VALVE & WELL
- CATCH BASIN
- SEWER MANHOLE
- LIGHT POLE
- UTILITY POLE
- FLOOD LIGHT
- FOUND MONUMENT
- FOUND IRON
- SET 1/2" RE-100

SITE INFORMATION TAKEN FROM A SURVEY PROVIDED BY:

ARPEE/DONNAN, INC.
LAND SURVEYING - ENGINEERING - MAPPING
36929 SCHOOLCRAFT
LIVONIA, MICHIGAN 48150

WOODWARD AVE. 200 FT. WD.