

Cohen Studio

546 Highland Dr., Chelsea, MI 48118

Released For: ZBA Submittal

Release Date: 03/17/2021

O|X Project Number: HCN - CCL20

Project Team

Owners: Harry and Jan Cohen
546 Highland Drive
Chelsea, MI 48118

Architect: O|X Studio, Inc.
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Structural Engineer: Osborn Engineering
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General Contractor: Build and Rebuild LLC
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Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
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General

G-100	Title Sheet	ZBA Submittal	03/17/2021
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Architectural

A-001	Site Plan	ZBA Submittal	03/17/2021
A-002	Site Section	ZBA Submittal	03/17/2021
A-101	Floor Plans	ZBA Submittal	03/17/2021
A-300	Exterior Elevations	ZBA Submittal	03/17/2021
A-301	Exterior Elevations	ZBA Submittal	03/17/2021

Applicable Codes & Life Safety Summary

Building Code: 2015 Michigan Residential Code

Mechanical Code: 2015 Michigan Mechanical Code
Electrical Code: 2017 National Electrical Code (NEC)
Plumbing Code: 2015 Michigan Plumbing Code
Energy Code: 2015 Michigan Uniform Energy Code

Zoning Code: R-1
Construction Type: 5-B
Height, Building (per 502.1) 21' - 3 1/2" (No Change)

Area Tabulation

Existing Residence:		Proposed Residence:	
Lower - Level 1:	725 sf	Studio - Level 0:	430 sf
Main - Level 2:	765 sf	Lower - Level 1:	725 sf (No Increase)
Upper - Level 3:	319 sf	Main - Level 2:	765 sf (No Change)
Deck (Demolish):	327 sf	Upper - Level 3:	319 sf (No Change)
		New Level 1 Deck:	273 sf
		New Level 0 Deck:	239 sf
Total Livable Area:	1,809 sf	Total Livable Area:	2,239 sf
Total Building Area:	2,515 sf *	Total Building Area:	3,002 sf*

*[Not including Deck] *[Not including Deck]



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Job Title:

Cohen Studio

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Sheet Title:

Title Sheet

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03/17/2021

HCN - CCL20

G-100

Scales listed are for 22x34 drawing size

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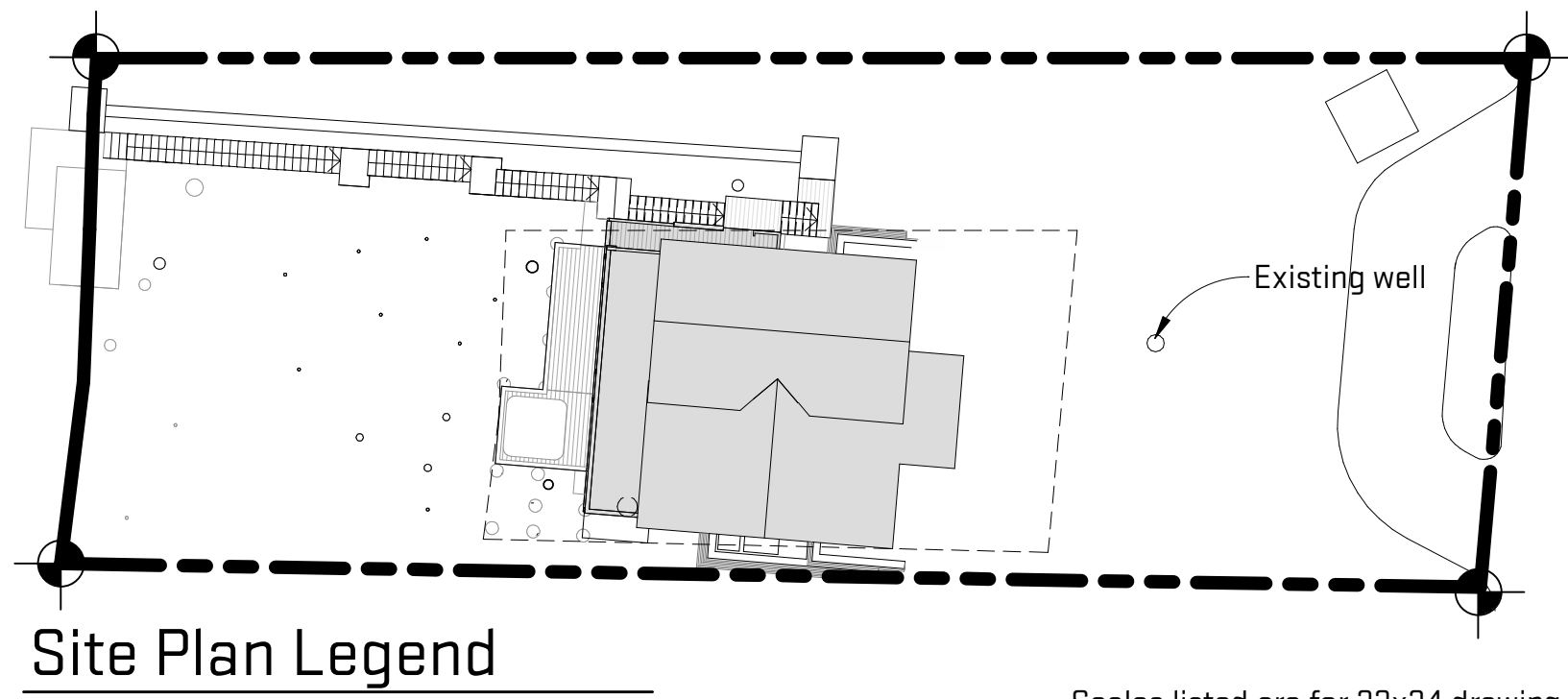
Plot Date/Time: 3/17/2021 11:23:14 AM File Path: C:\Revit Local Files\CCL20_MisSarah.rvt



1 Proposed Site Plan
A-001 1/4" = 1'-0"

PROJECT SCOPE	
Location	Chelsea, Michigan
Parcel #	F-06-05-365-010
Parcel Description	*OLD SID - F 06-005-037-00 SY 5-32A COM AT S 1/4 POST OF SEC, THS 88 DEG 55' W 1502.90 FT IN S LINE OF SEC, TH N 12 DEG 44' E 250.93 FT, TH N 20 DEG 39' E 156.07 FT, TH N 9 DEG 43' E 248.83 FT, TH N 80 DEG 17' W 193.40 FT TO NW COR OF LOT 17, CEDAR GROVE SUBDIVISION, A RECORDED PLAT, TH N 3 DEG 54' W 41.15 FT, TH N 7 DEG 10' E 200 FT FOR PL OF BEG, TH S 82 DEG 02' E 160.90 FT, TH N 11 DEG 41' E 61.50 FT, TH N 82 DEG 59' W 163.30 FT, TH SWLY TO THE PL OF BEG, BEING PART OF SW 1/4 SEC. 5 T2S R3E 0.23 AC.
Address	546 Highland Road, Chelsea, MI 48118
Lot Acreage	.23 acres (10,019 sf)

ZONING ORDINANCES			
Zoning District	LR-Low Density Residential District		
Min. Lot Area	1 acre		
Min. Lot Width	150'		
Setbacks (LR)			
Minimum Front	50'		
Minimum Side	20'		
Minimum Rear	35'		
Max. Height	2 stories, 35'		
Buildable Lot Area	20%		
Proposed New Work Area	487 sf	Total Floor Area	2,594 sf
Percentage of Lot Area	5%	Floor Area Ratio	25.63%

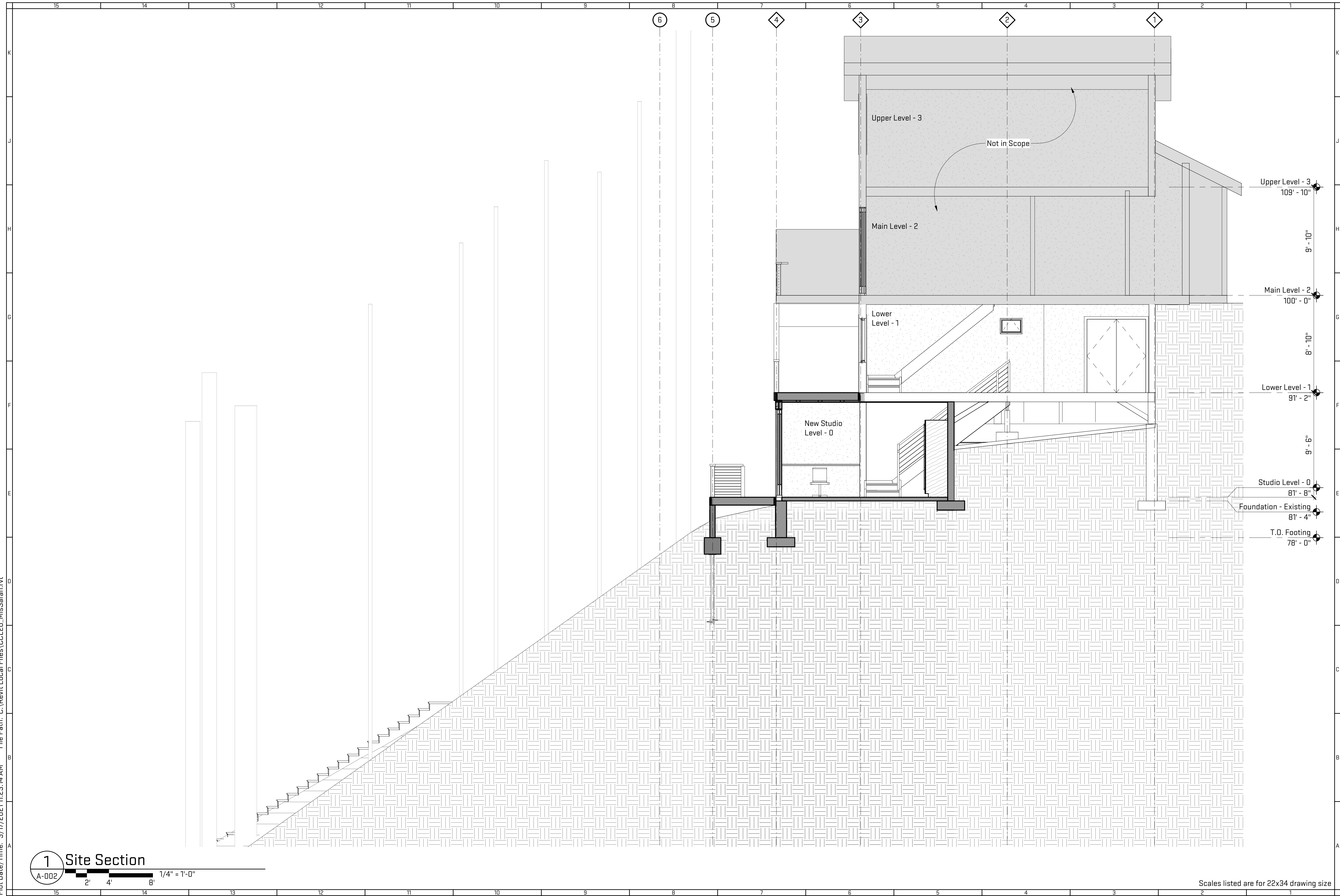


Site Plan Legend

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Job Title:
Cohen Studio
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Sheet Title:
Site Section
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A-002

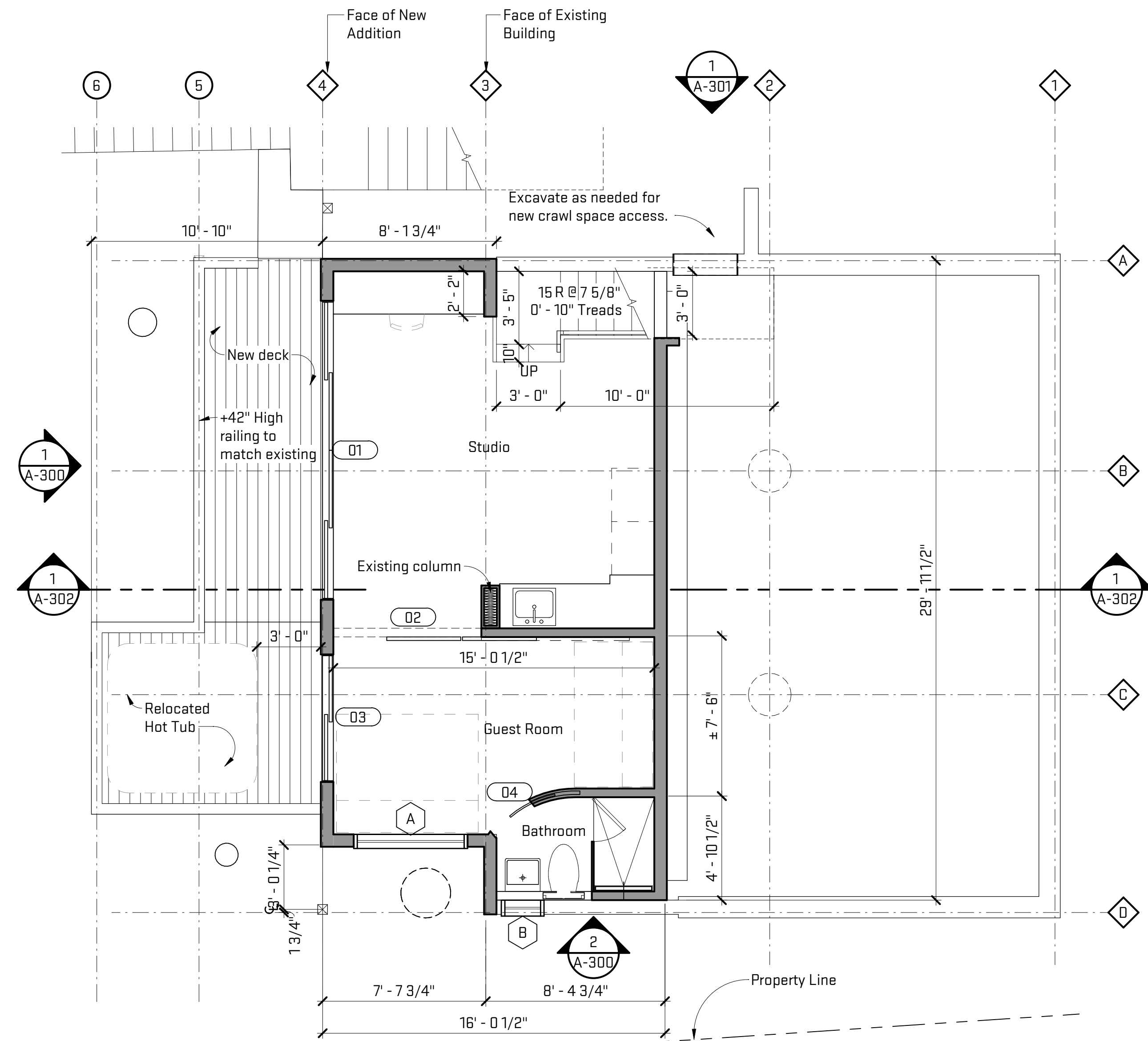
1 Site Section

A-002 2' 4' 8' 1/4" = 1'-0"

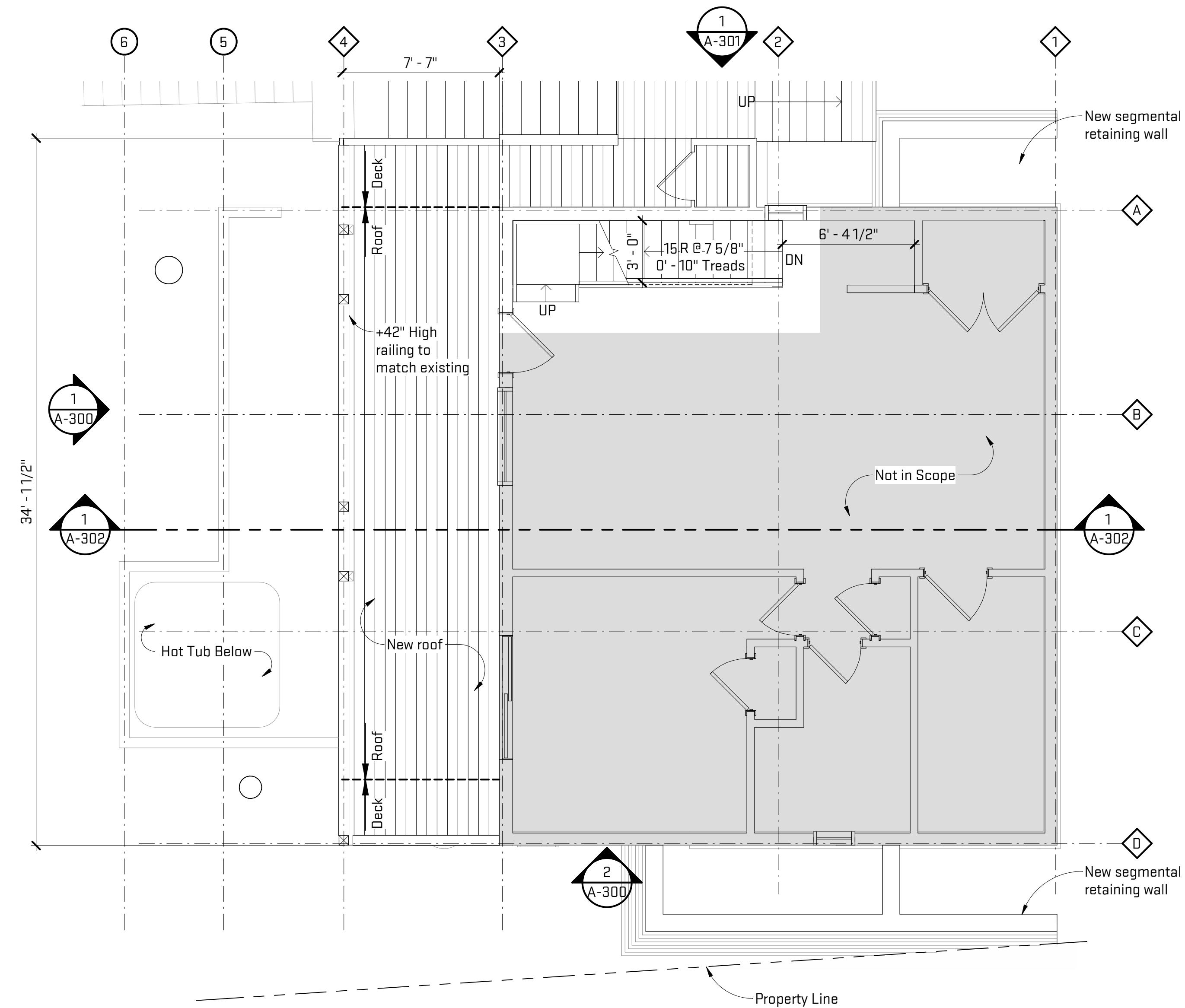
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1 Studio Level - 0 Floor Plan
A-101
1/4" = 1'-0"



2 Lower Level - 1 Floor Plan
A-101
1/4" = 1'-0"

Architectural Floor Plan Legend

- New wall construction
- Existing wall
- Furniture system per tenant

General Sheet Notes:

- A. 2x6" (nom) wood studs construction at exterior walls
- B. Dimensions are to faces of wood studs or face of existing wall.

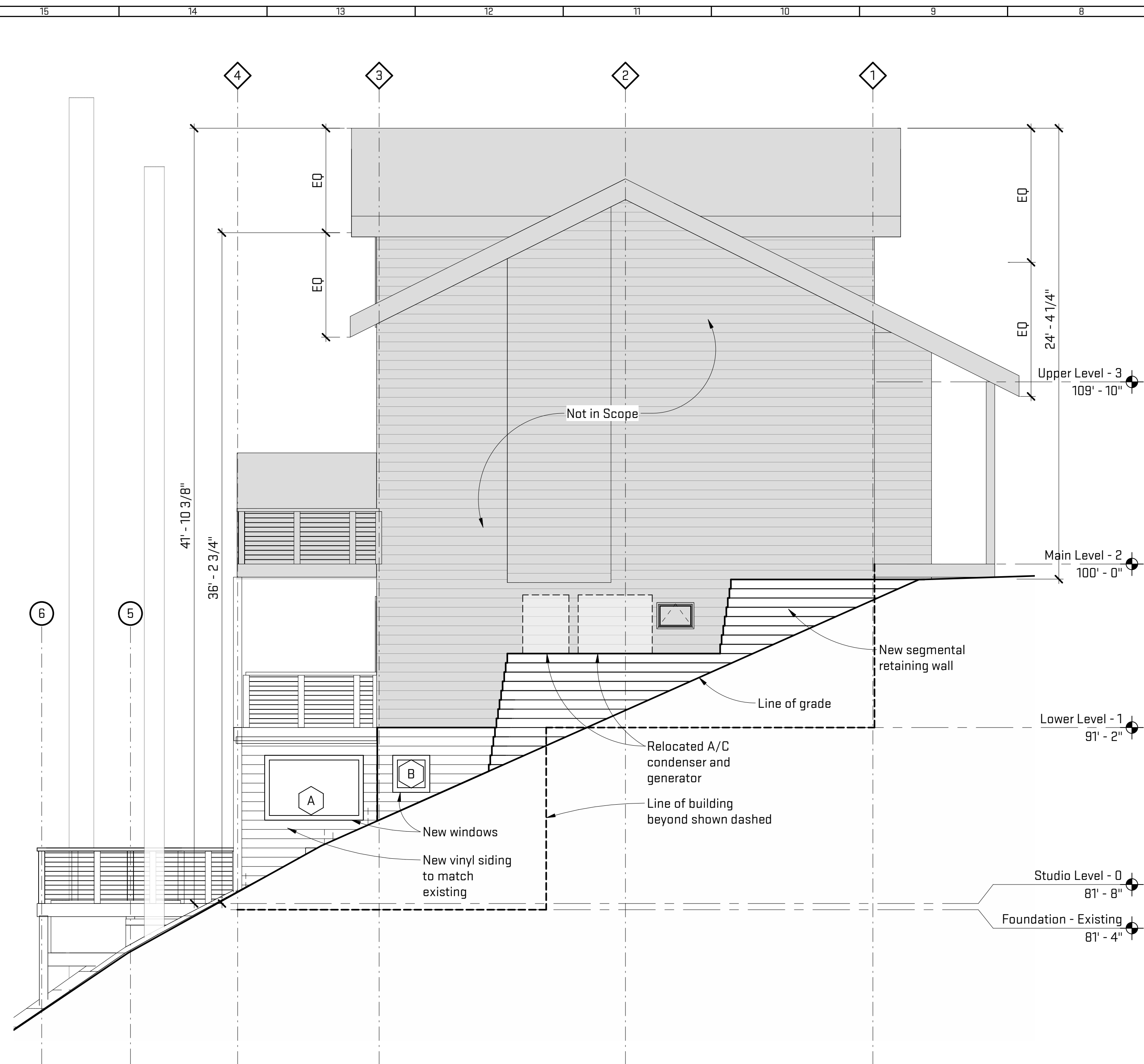
Job Title:	Cohen Studio
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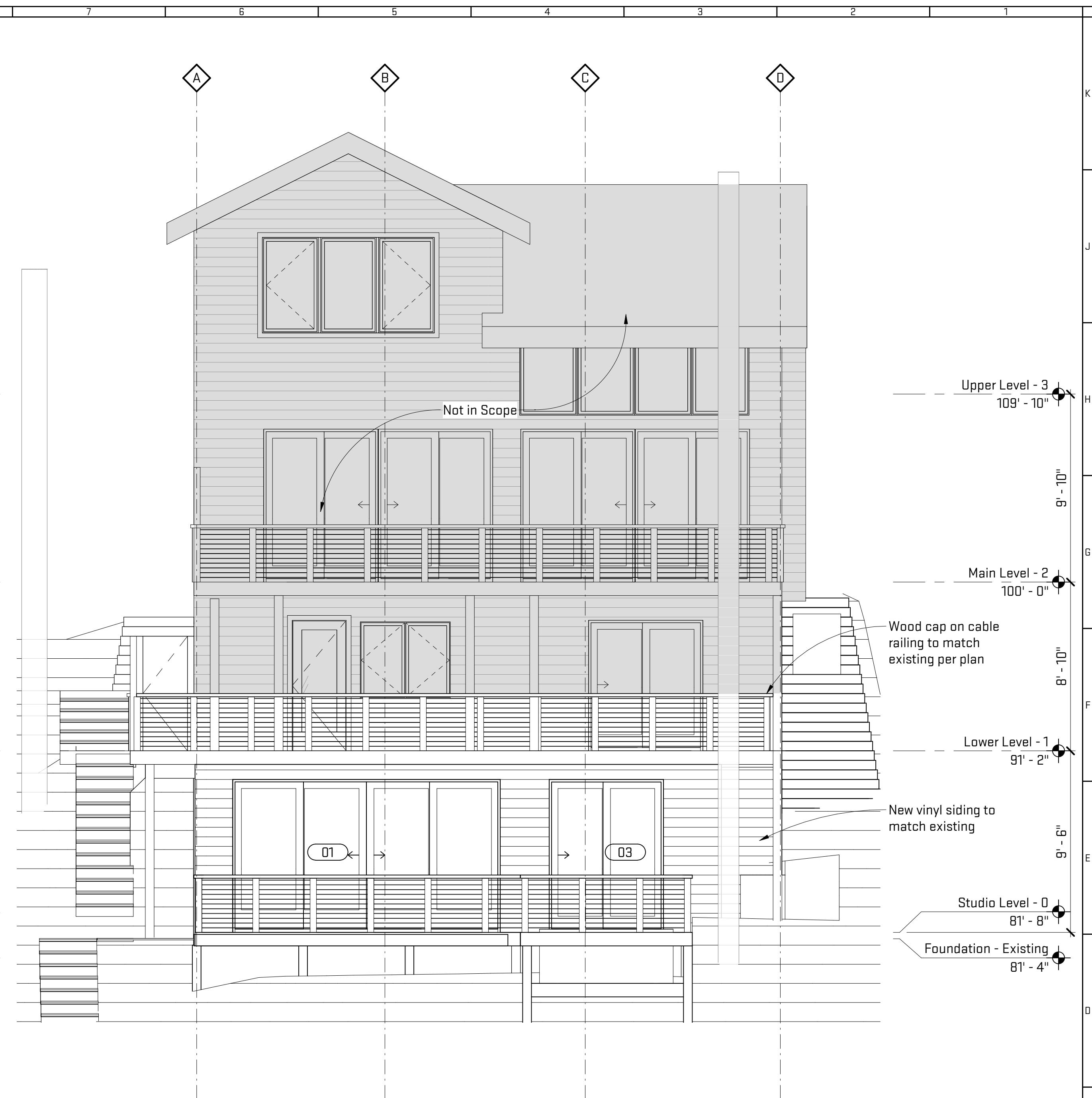
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2 South Elevation
 A-300 1/4" = 1'-0"
 2' 4' 8'



1 West Elevation
 A-300 1/4" = 1'-0"
 2' 4' 8'

General Sheet Notes:
 A. Provide flashing and counter-flashing at all exterior openings.



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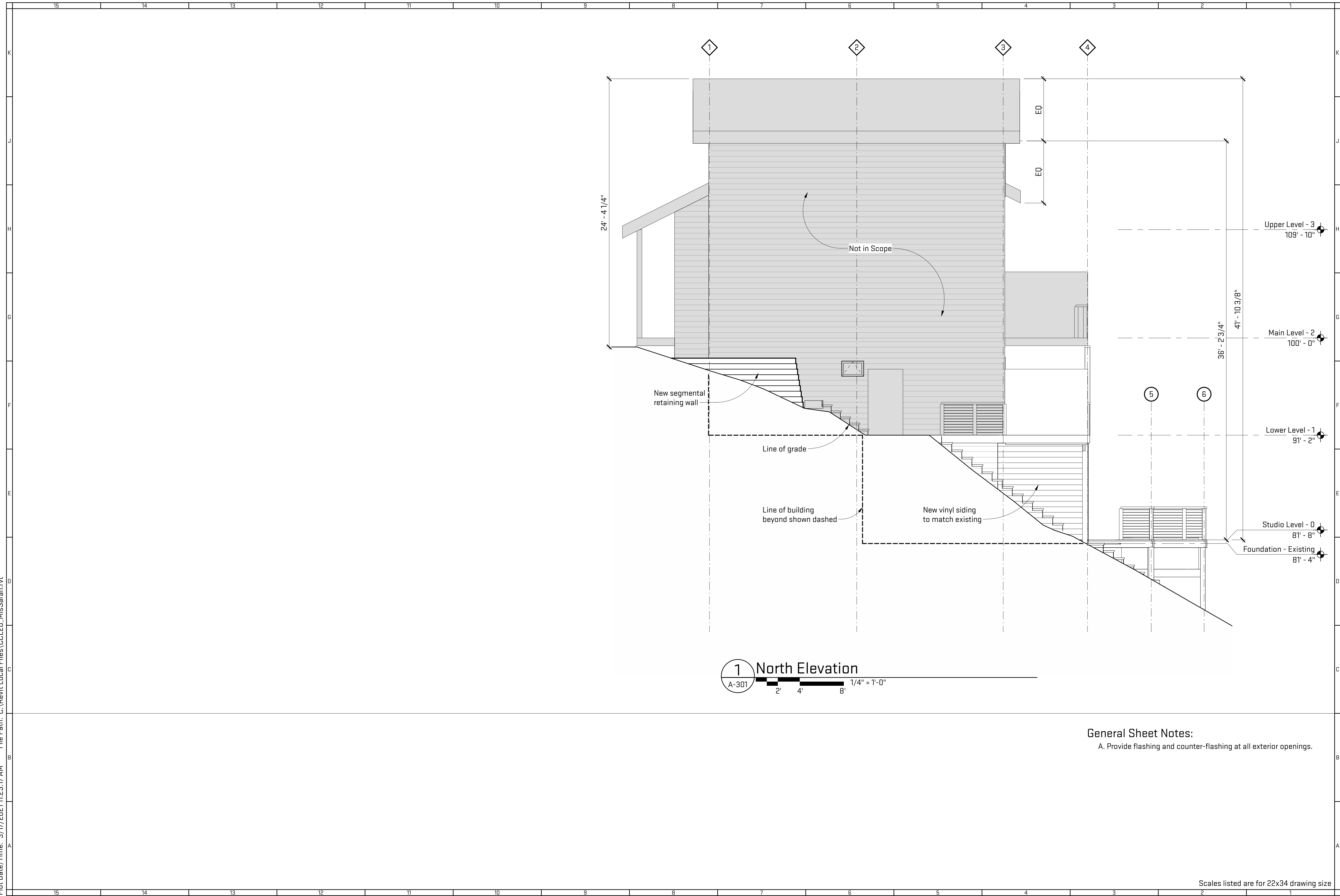
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Sheet Title:
Exterior Elevations
 Released For: ZBA Submittal

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 HCN - CCL20
A-300

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1 North Elevation
A-301 1/4" = 1'-0"

General Sheet Notes:
A. Provide flashing and counter-flashing at all exterior openings.

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546 Highland Dr., Chelsea, MI 48118

Sheet Title:
Exterior Elevations
Released For: ZBA Submittal

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A-301

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