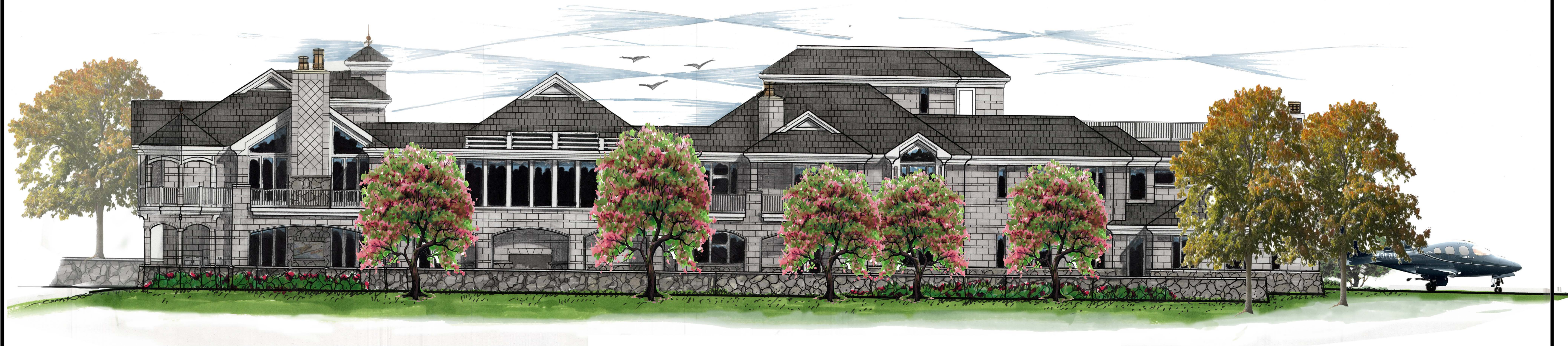




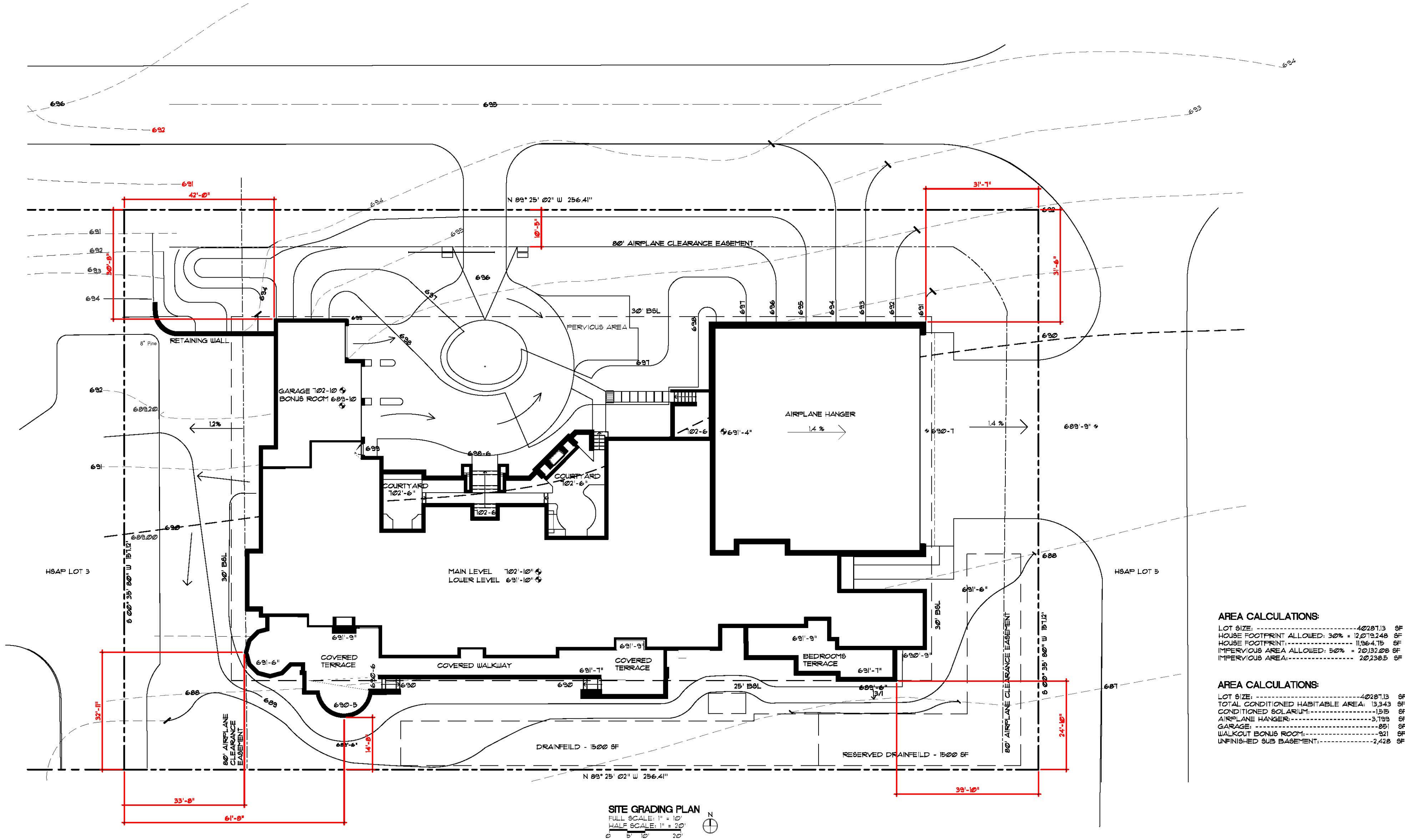
Harbor Springs Air Park Lot 4

MCO

architect michael | oxaman



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Harbor Springs Airpark Lot 4
7900 Bay Skies Ct.
Harbor Springs, MI

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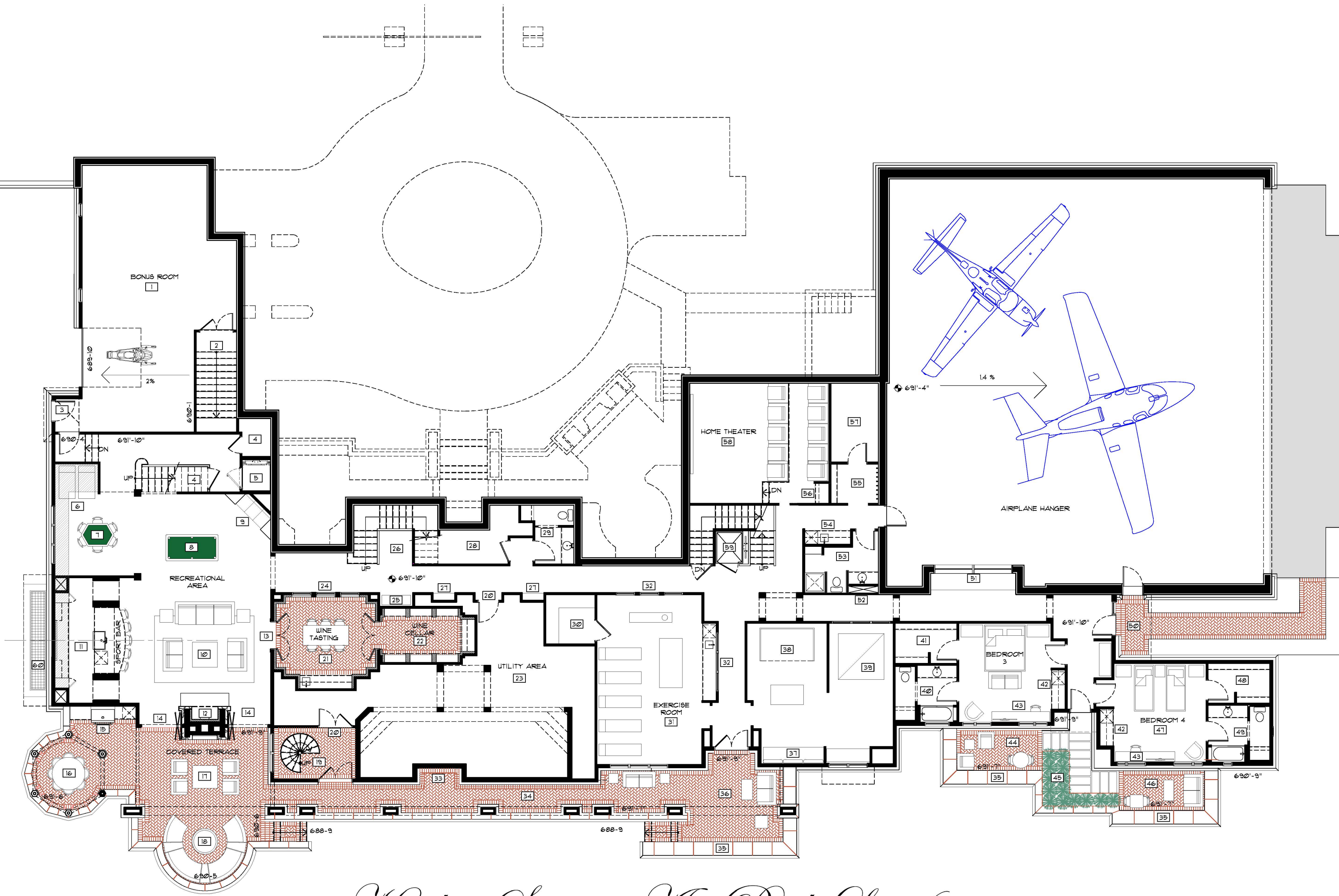
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LOT SIZE:-----40287.13 SF
HOUSE FOOTPRINT ALLOWED: 30% = 12079.24 SF
HOUSE FOOTPRINT:-----11,964.75 SF
IMPERVIOUS AREA ALLOWED: 50% = 20132.08 SF
IMPERVIOUS AREA:-----20,238.5 SF

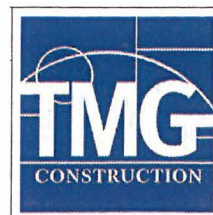
1. ELEVATOR MACHINE AREA
2. ELEVATOR
3. AC CONDENSING UNITS
4. STAIRS LEADING TO FLOOR ABOVE
5. BASEMENT
6. CRAWL SPACE
7. SLAB ON GRADE
8. ELEVATOR OR OPEN TO ABOVE



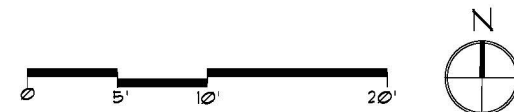
Harbor Springs Air Park Lot 4



architect michael l. oxman



LOWER LEVEL FLOOR PLAN



KEY NOTES

1. BONUS ROOM-THIS AREA IS FLEXIBLE AND COULD BE USED AS A GARAGE FOR ENJOYABLES OR STORAGE, OR A FLOR ROOM
2. STAIRS DOWN TO BASEMENT LEVEL, WIDE ENOUGH TO HANDLE MECHANICAL EQUIPMENT THAT WOULD BE LOCATED IN THE BASEMENT
3. PEDERSTRIAN ENTRANCE FOR CONVENIENT ACCESS FOR THE WEST SIDE
4. STORAGE
5. ELEVATOR OR OPTIONAL STORAGE
6. AREA FOR GAMING MACHINES
7. THIS AREA IS FLEXIBLE FOR VERITY OF TABLE GAMES SUCH AS POKER
8. THIS AREA IS FLEXIBLE FOR VERITY OF GAMES SUCH AS BILLIARDS
9. SEATING AREA FOR THOSE ENGAGING IN ACTIVITIES
10. RECREATION ROOM SEATING AREA, LOOKING AT THE VIEW AND ORIENTED TO GAS FIREPLACE
11. SPORT BAR WITH LARGE SCREEN TV FOR PLAYING VIDEO GAMES
12. DRAMATIC FILIGREE GLASS DOOR OVER LOOKING THE WINE TASTING ROOM
13. NANO STYLE FOLDING DOORS WITH GREENS
14. BBQ GRILL, AREA WITH SPACE FOR UNDER COUNTER REFRIGERATOR
15. COVERED DINING AREA WITH ROOM FOR COUNTER REFRIGERATOR
16. COVERED SEATING AREA ORIENTED TO OUTDOOR TV OR THE VIEW
17. FIRE PIT WITH CURVULAR SEATING
18. SPIRAL STAIRS WITH CONVENIENT ACCESSING TO THE POOL AREA ABOVE
19. ACCESS TO POOL, SPA AND MECHANICAL AREA
20. WINE TASTING ROOM, WITH TABLE FOR SIX, COUNTER, SINK, WITH SINK AND CABINETS FOR WINE GLASSES AND WINE PARAPHERNALIA
21. TEMPERATURE CONTROLLED WINE CELLARS WITH BUILT IN WINE RACK AND WINE STORAGE
22. UTILITY AREA- POOL, SPA AND MECHANICAL EQUIPMENT ROOM
23. VIEWING TASTING ROOM FROM HALLWAY
24. NICHE FOR DECORATIVE FURNITURE CREATING INTEREST ALONG THE HALLWAY
25. PERFECT AREA FOR WORK OF ART
26. ADDITIONAL NICHE WITH SHELVEY TO CREATE INTEREST ALONG THE HALLWAY
27. STORAGE
28. COOLER ROOM
29. SAUNA
30. EXERCISE ROOM WITH RUBBER MATT FLOOR ACCOMMODATE VARIETY EQUIPMENT, SINK, UNDER COUNTER REFRIGERATOR
31. VIEWING EXERCISE ROOM FROM HALLWAY
32. COVERED STORAGE FOR THE FIRE PIT
33. COVERED WALKWAY CONNECTING OUTDOOR TERRACES
34. BUILT IN BENCH ACTING AS A BARRIER FOR OUTDOOR TERRACES
35. COVERED TERRACE WITH SEATING AREA
36. GOLF AND FLYING STIMULATING ROOM SEATING AREA
37. AREA FOR GOLF SIMULATOR
38. FLIGHT SIMULATOR AREA
39. BATHROOM WITH TUB AND SHOWER COMBINATION, INCLUDING WATERCLOSET CABINET AND LINEN SHELVES ABOVE
40. WALK IN CLOSET
41. COFFEE BAR WITH UNDER COUNTER REFRIGERATOR
42. COLOCATION DESK AND DRESSER WITH TV ABOVE
43. BEDROOM(3) TERRACE, LARGE ENOUGH FOR SMALL DINING TABLE AND SEATING
44. EVERGREEN SHRUBS FOR PRIVACY SCREENING
45. BEDROOM(4) TERRACE, LARGE ENOUGH FOR SMALL DINING TABLE AND SEATING AREA
46. BEDROOM (4) CAN ACCOMMODATES TWO SINGLE BEDS OR A QUEEN SIZE BED
47. BEDROOM WALK IN CLOSET
48. BEDROOM WITH TUB AND SHOWER COMBINATION, INCLUDING WATERCLOSET CABINET AND LINEN SHELVES ABOVE
49. COVERED ENTRY PORT EAST SIDE TO ACCESS LOWER LEVEL LIVING AREA AND THE AIRPLANE HANGER
50. VIEWING WINDOW OVERLOOKING HANGER, ADJACENT INTO THE HALLWAY
51. MECHANICAL SHAFT
52. CONVENIENTLY LOCATED THIS BATHROOM SERVICES THE HOME THEATER AS WELL AS THE AIRPLANE HANGER. BATHROOM INCLUDES A SMALL SHOWER, WATERCLOSET CABINET WITH SHELVES ABOVE
53. SERVICE/CLUB THE HOME THEATER WITH SPACE FOR UNDER COUNTER REFRIGERATOR, SINK, POPCORN MACHINE AND CABINET STORAGE
54. GREAT CLOSET WITH ACCESS TO SERVICE THOSE COMING FROM THE AIRPLANE HANGER
55. HOME THEATER EQUIPMENT LOCATION
56. STORAGE FOR AIRPLANE HANGER
57. HOME THEATER SEATING FOR TEN
58. FLOOR AREA OR OPTIONAL VINTAGE STYL ELEVATOR SERVING ALL FLOOR
59. SAFETY GRATE

AREA CALCULATION:

AREA CALCULATION:

LIVING AREA: -----	5,950	SF
BONUS ROOM: -----	1,037	SF
HANGER: -----	3,900	SF
UTILITY AREA: -----	849	SF
COVERED TERRACE,		
COVERED WALKWAY & STAIRS: 1,390		SF
BEDROOMS TERRACE & STAIRS: --431		SF

Harbor Springs Air Park Lot 4

HeQ

architect michael l. oxman



MAIN LEVEL FLOOR PLAN



AREA CALCULATION:

LIVING AREA:	5,156 SF
GARAGE:	851 SF
SOLARIUM:	1,535 SF
DECK & GAZEBO:	483 SF
PRIMARY DECK:	204 SF

KEY NOTES

1. GARAGE EQUIPMENT AND TOOL STORAGE WITH SHELVES
2. FAMILY COAT CLOSET
3. COVERED FRONT ENTRY
4. ELEVATOR EQUIPMENT ROOM OR OPTIONAL STORAGE
5. ELEVATOR OR OPTIONAL STORAGE
6. FAMILY ENTRY AREA FROM GARAGE AND OUTSIDE
7. BUTLER PANTRY WITH LINEN CABINET AND SHELVES
8. SINK AND DISHWASHER, COUNTER SPACE AND CABINETS
9. KITCHEN LARGE ENOUGH FOR REFRIGERATOR, AND FREEZER, DOUBLE WALL OVEN, OVERSIZE COOK-TOP
10. SINK AND DISHWASHER PANORAMIC VIEW FROM THE SINK AREA
11. DINING AREA TO ACCOMMODATE TWO TABLES OR ONE LARGE DINING TABLE
12. BREAKFAST ROOM SEATING AREA LOOKING AT THE VIEW AND ORIENTED TO GAS FIREPLACE
13. FIREPLACE WITH GAS LOGS AND TV ABOVE
14. DRAMATIC AREA OVER LOOKING THE POOL, ABLE TO ACCOMMODATE BABY GRAND PIANO OR INTIMATE SEATING AREA
15. NANO STYLE FOLDING DOORS WITH SCREENS
16. BBQ GRILL AREA WITH SPACE FOR UNDER COUNTER REFRIDGE
17. GAZEBO WITH ROOF FOR A SIX FOOT DIAMETER DINING TABLE
18. OUTDOOR SEATING ORIENTED TO THE VIEW
19. ORIGINAL STAIRS CONVENIENT ACCESSING TO THE POOL EQUIPMENT AREA BELOW
20. POOL BAR WITH TV ABOVE
21. AREA FOR TABLES THAT CAN BE USED FOR DINING OR ENTERTAINMENT
22. SPA WITH AN INDEPENDENT WATER FALL
23. GLASS ENTRY AREA TO POOL WITH DRAMATIC VIEWS FROM THE POYER OVER LOOKING THE POOL
24. ALWAYS WINDY SHELTER OFFERING VIEWS OVERLOOKING THE POOL SOLARIUM
25. GUEST POWDER ROOM WITH LINEN CABINET AND SHELVES ABOVE FOR ART WORK
26. GUEST COAT CLOSET
27. POOL BATHROOM WITH SHOWER AND CHANGING AREA
28. POOL CLEANING EQUIPMENT ROOM
29. COFFEE BAR WITH UNDER COUNTER REFRIGERATOR
30. COMBINATION DESK AND DRESSER
31. FREE FABRICATED GAS FIREPLACE WITH INSERT AND TV ABOVE
32. PRIMARY BEDROOM WITH PICTURE WINDOW OVERLOOKING THE POOL SOLARIUM INCLUDING DIRECT ACCESS TO THE POOL
33. COVERED DECK WITH CONVENIENT ACCESS TO PRIMARY BEDROOM AREA FOR A SMALL DINING TABLE AND SEATING AREA OVER LOOKING THE VIEW
34. HIS WALK IN CLOSET
35. HER WALK IN CLOSET
36. PRIMARY BATHROOM WITH SEPARATE TUB, SHOWER HIS AND HER VANITIES, HIS AND HER WATERCLOSET CABINETS
37. LINEN SHELVES ABOVE
38. BATHROOM WITH TUB AND SHOWER COMBINATION INCLUDING WATERCLOSET CABINET AND LINEN SHELVES ABOVE
39. WALK IN CLOSET
40. VIEWING WINDOW OVERLOOKING AIRPLANE HANGER
41. LINEN STORAGE AND SPACE FOR CLEANING EQUIPMENT SUCH AS VACUUM CLEANER ETC.
42. POWDER ROOM WITH WATERCLOSET CABINET AND LINEN SHELVES ABOVE, CONVENIENTLY LOCATED TO SERVICE THE HOME OFFICE
43. LAUNDRY ROOM LARGE ENOUGH TO ACCOMMODATE IRONING BOARD, MULTIPLE WASHER AND DRYERS, DRIP DRY AREA AND SIGNIFICANT COUNTER AND CABINET STORAGE
44. HOME OFFICE WITH PRIVATE ACCESS AND VIEWS TO GARDEN AND OUTDOOR FIREPLACE
45. OFFICE STORAGE WITH COAT HUNGER SPACE
46. VINTAGE STYLE ELEVATOR OPEN TO FLOOR BELOW
47. COURTYARD ROOM FOR SEATING AREA AT THE FIREPLACE
48. OUTDOOR ROOM FOR CONFERENCE TABLE SERVING THE HOME OFFICE, VIEWING FORM THE HALLWAY AND OFFICE
49. LANDSCAPE AREA
50. OUTDOOR WOOD BURNING FIREPLACE WITH LOG STORAGE
51. COURTYARD
52. BUILT IN COUNTER FOR SERVICING THE COURTYARD AREA
53. COURTYARD WITH OUTDOOR DINING TABLE VIEW FROM THE DINING ROOM AS WELL AS HALLWAY
54. ARBOR
55. STORAGE
56. POOL SEATING AREA



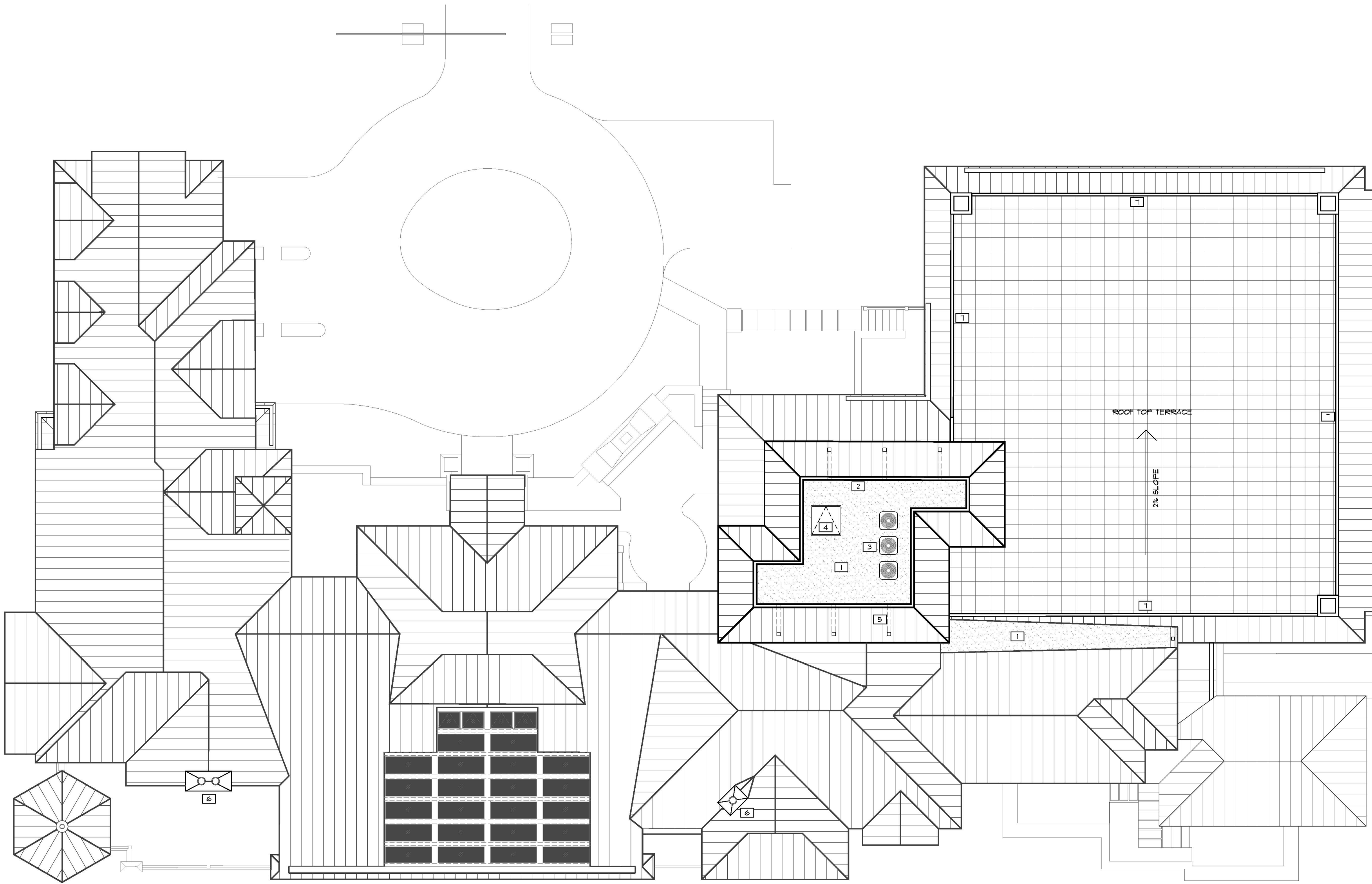
KEY NOTES

APARTMENT:
APARTMENT COULD BE USED FOR A MOTHER
INLAW SUITE, A GUEST SUIT OR A HOUSE
KEEPING COUPLE.

1. ELEVATOR OR OPTIONAL STORAGE, IF APARTMENT IS USED FOR MOTHER IN-LAW SUITE. ELEVATOR WOULD BE MOST DESIRABLE
2. STORAGE
3. CLOSET WITH SUITCASE STORAGE BEHIND
4. SEATING AREA
5. KITCHEN WITH OVEN, SINK, REFRIGERATOR
6. DINING AREA WITH SEATING FOR FOUR
7. BED IN DESK AND SHIELVES ABOVE
8. LAUNDRY ROOM WITH WASHER, DRYER AND SHELVES
9. BATHROOM WITH SHOWER, AND WATERCLOSET CABINETS WITH SHIELVING ABOVE
10. BEDROOM INCLUDES A SEATING AREA
11. ATTIC AREA
12. VINTAGE STYLE ELEVATOR OR OPEN TO FLOOR BELOW
13. LOUNGE AREA
14. POWDER ROOM WITH VANITY AND WATERCLOSET CABINET WITH SHIELVES ABOVE
15. STORAGE FOR BAR AND ROOF TOP TERRACE
16. BAR SERVICING ROOF TOP TERRACE. COULD BE A CATERING KITCHEN
17. BEVERAGES SERVICE UNIFORM
18. OPERABLE SKYLIGHT AT SOLARIUM CEILING
19. FIXED TEMPERED GLASS SKYLIGHT AT SOLARIUM CEILING
20. LADDER TO ACCESS FLAT ROOF TOP TO SERVICE AC UNITS
21. 48" X 48" HATCH TO ACCESS FLAT ROOF TOP

AREA CALCULATION:

ROOFTOP TERRACE:-----3,016 SF
APARTMENT: ----- 1,220 SF
LOUNGE, STORAGE & BAR :---809 SF



KEY NOTES

1. FLAT ROOF
2. PARAPET WALL
3. AC CONDENSING UNITS
4. 48"X48" HATCH
5. DRAIN
6. FIREPLACE CHIMNEY
7. 36" MINIMUM HIGH HANDRAIL

Harbor Springs Airpark Lot 4
7960 Bay Skies Ct.
Harbor Springs, MI

Harbor Springs
7960 Bay Skies Ct.
Harbor Springs, MI

A1.4

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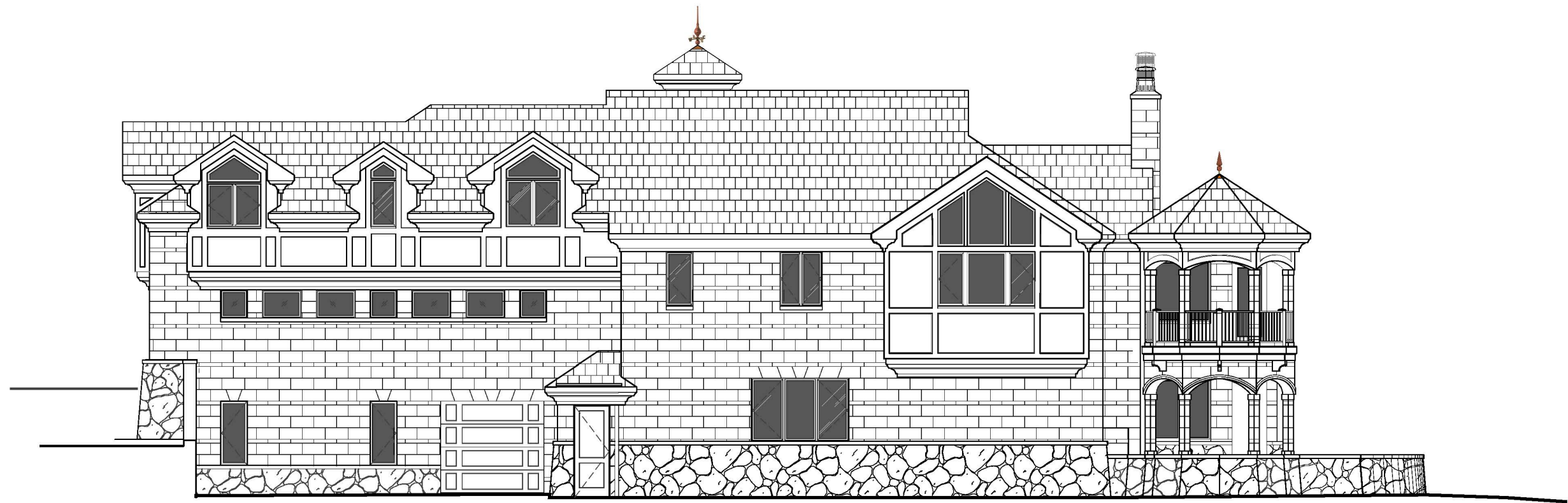
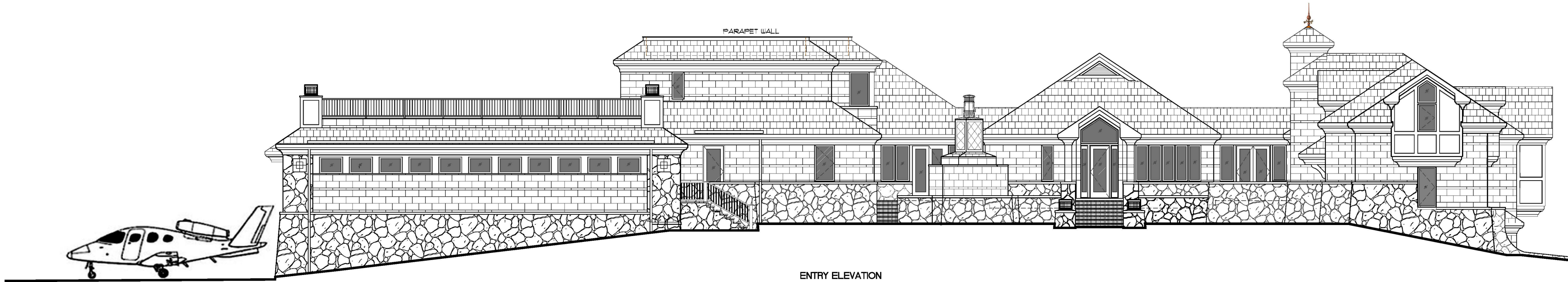
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WEST SIDE ELEVATION
0 5' 10' 20'

Harbor Springs Airpark Lot 4

MLO

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Harbor Springs Airpark Lot 4
7960 Bay Skies Ct.
Harbor Springs, MI

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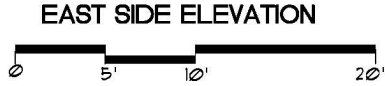
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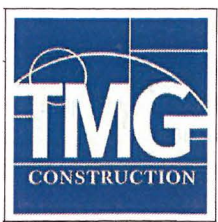
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HARBOR SPRINGS, MI 49741
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MEQ



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Harbor Springs Airpark Lot 4
7960 Bay Skies Ct.
Harbor Springs, MI

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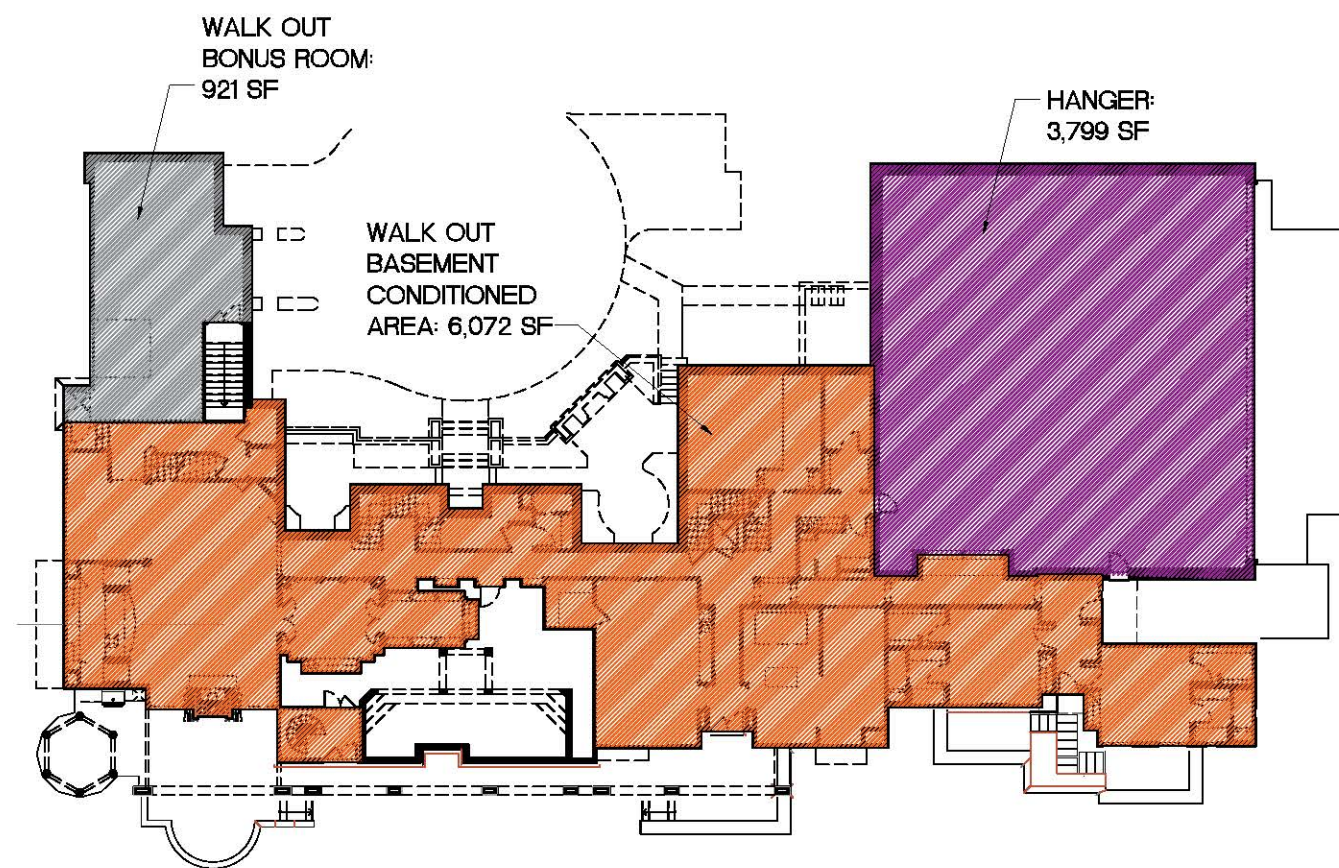
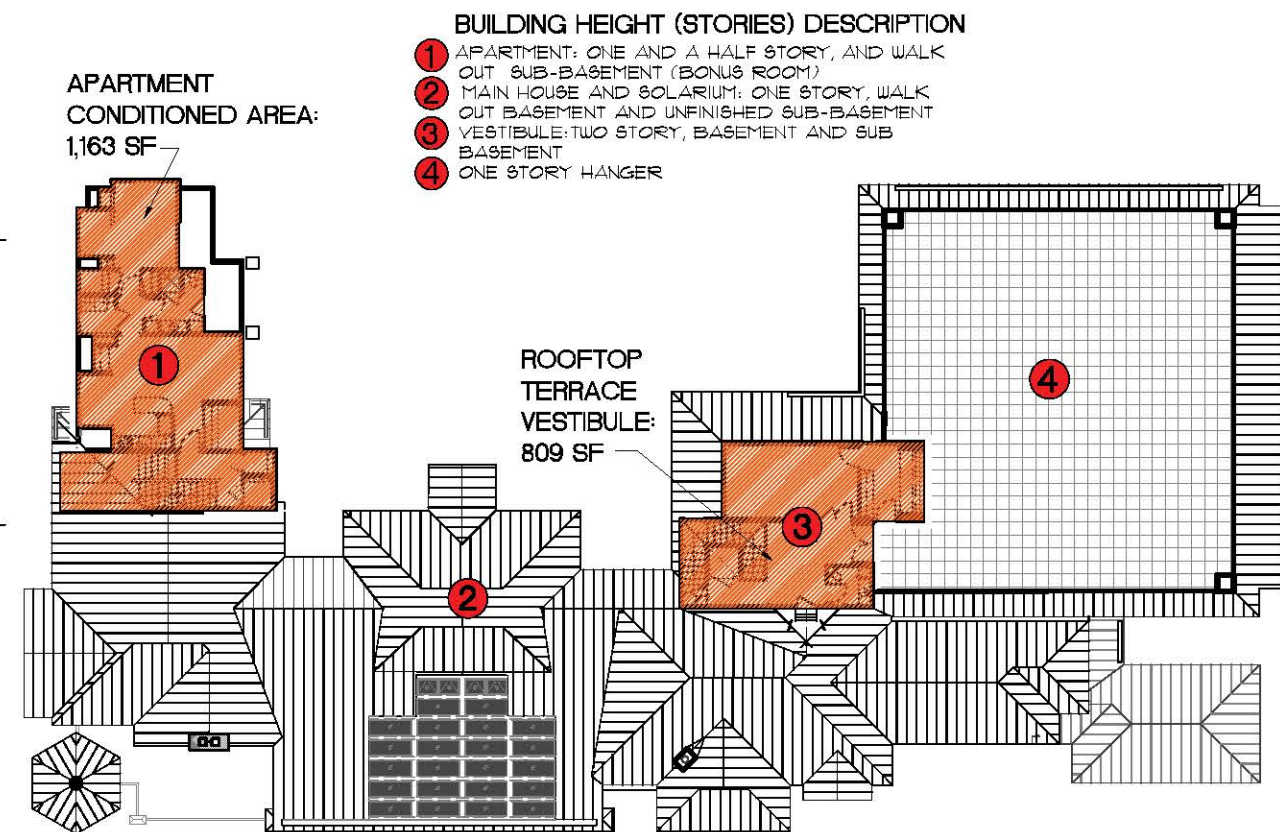
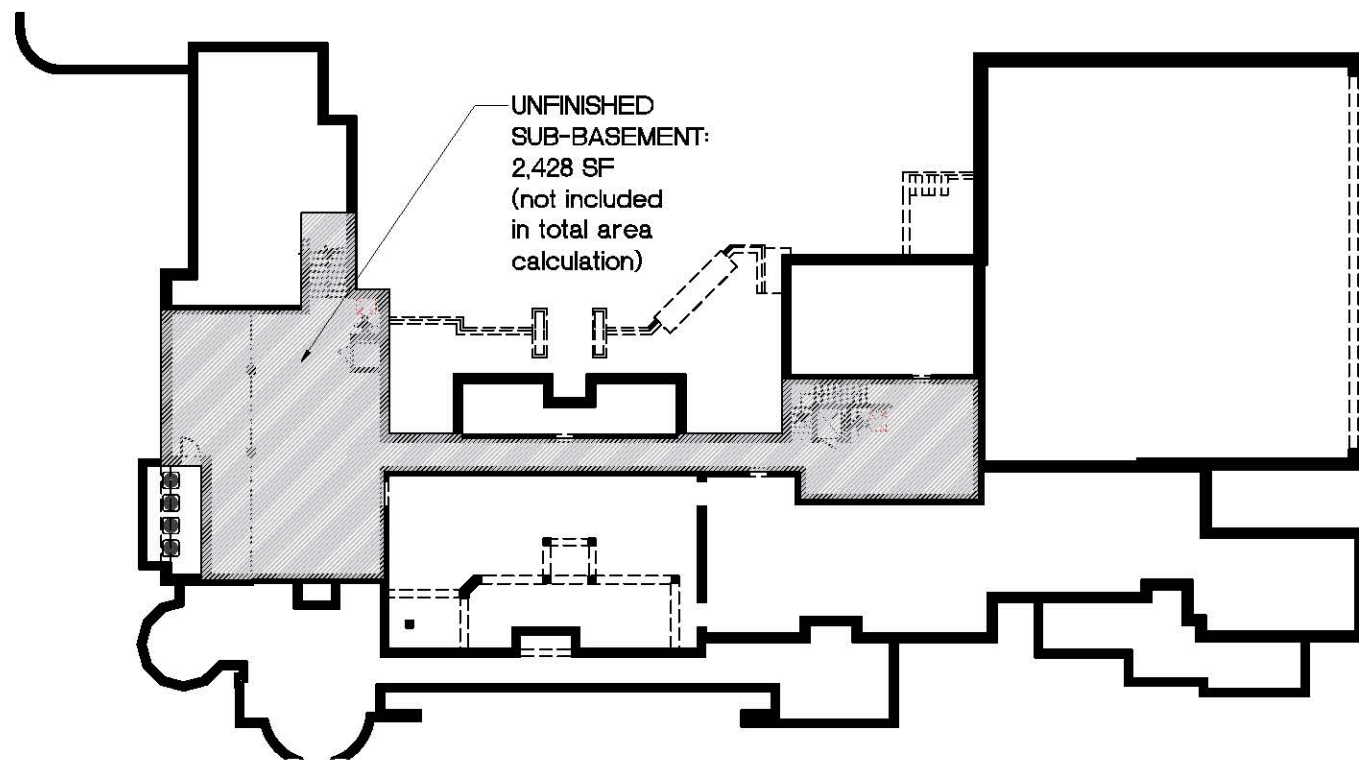
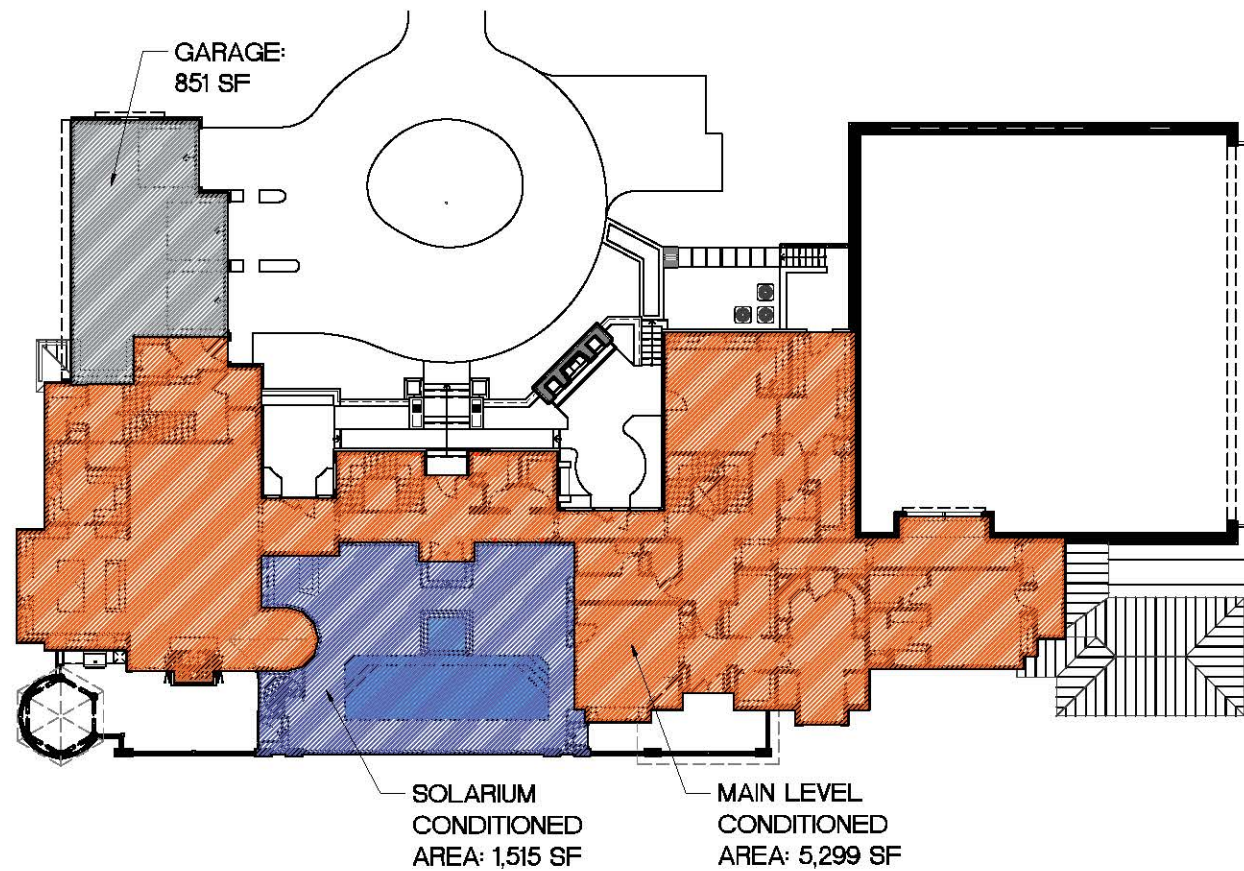
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email: info@oxmanarchitects.com



TOTAL CONDITIONED HABITABLE AREAS (INCLUDING SOLARIUM) : ----- 14,858 SF
TOTAL AREAS INCLUDING UNFINISHED BASEMENT, GARAGE, BONUS ROOM AND HANGER : 22,857 SF

Harbor Springs Airpark Lot 4
 7960 Bay Skies Ct.
 Harbor Springs, MI

2024001 c

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REVIEW
AREA CALCULATION
REVISED AREA CALCULATION

01/19/2026
01/16/2026
01/20/2026

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 Signature: _____
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architect michael l. oxman