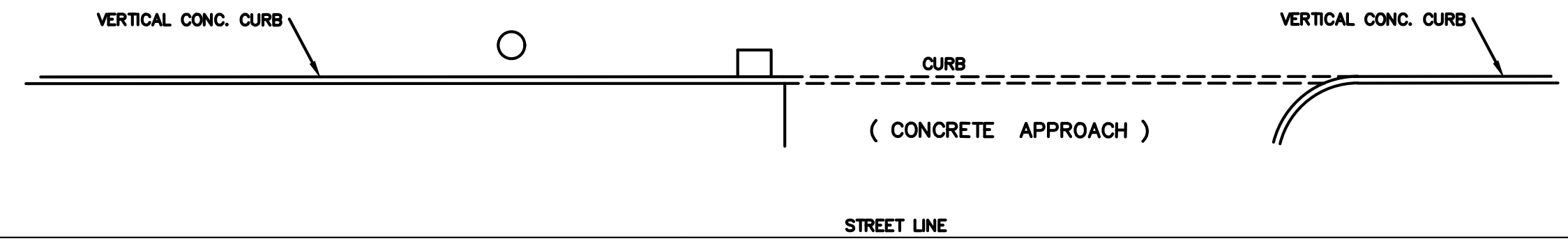


**BAGLEY AVENUE 60 FEET WIDE**

ARCHITECTURAL SITE PLAN  
SCALE: 1"=10'-0"



**GENERAL SITE PLAN NOTES:**

- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
- CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
- ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
- PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
- ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
- FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
- SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

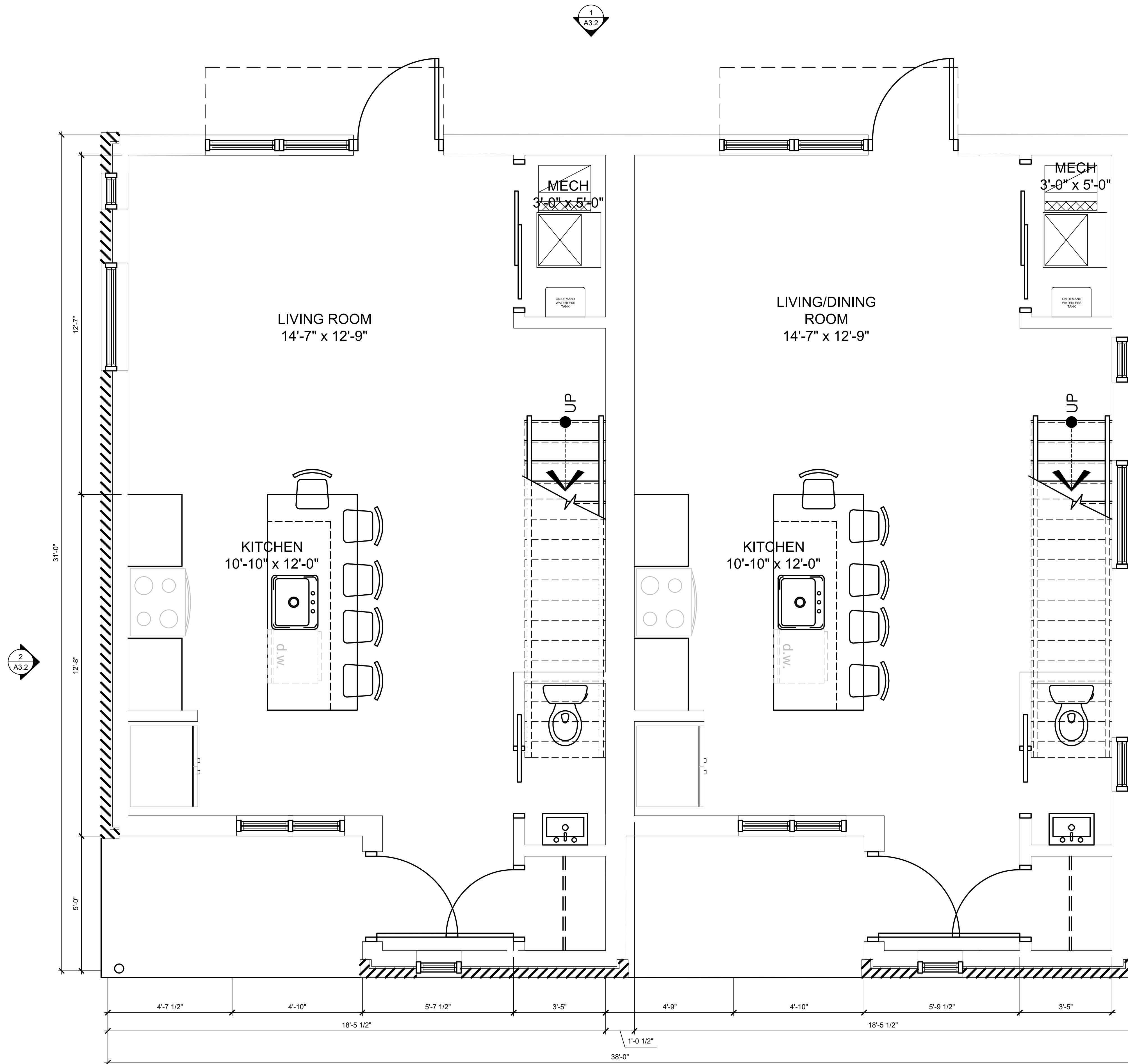
**SITE PLAN KEY NOTES:**

- (TYPICAL THIS SHEET ONLY)
- 1 EXISTING CURB CUT TO BE REMOVED
  - 2 RELOCATED CURB CUT FOR OFF STREET PARKING
  - 3 TOWNHOUSE PARKING
  - 4 TOWNHOUSE SHARED BACKYARD
  - 5 OWNER (ADU) YARD
  - 6 OWNER (ADU) PARKING
  - 7 EXISTING FENCE TO REMAIN
  - 8 NEW FENCE TO MATCH EXISTING

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Project :	
Issued for : <b>HDC 02-22-2021</b>	
Drawn by : <b>TRF</b> Check by :	
Sheet Title : <b>ARCHITECTURAL SITE PLAN</b>	
Project No. : <b>2021048</b>	
Sheet No. : <b>SP1.1</b>	

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**GENERAL FLOOR PLAN NOTES:**

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

**FLOOR PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- ① -
- ② -

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**1ST FLOOR PLAN**

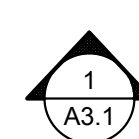
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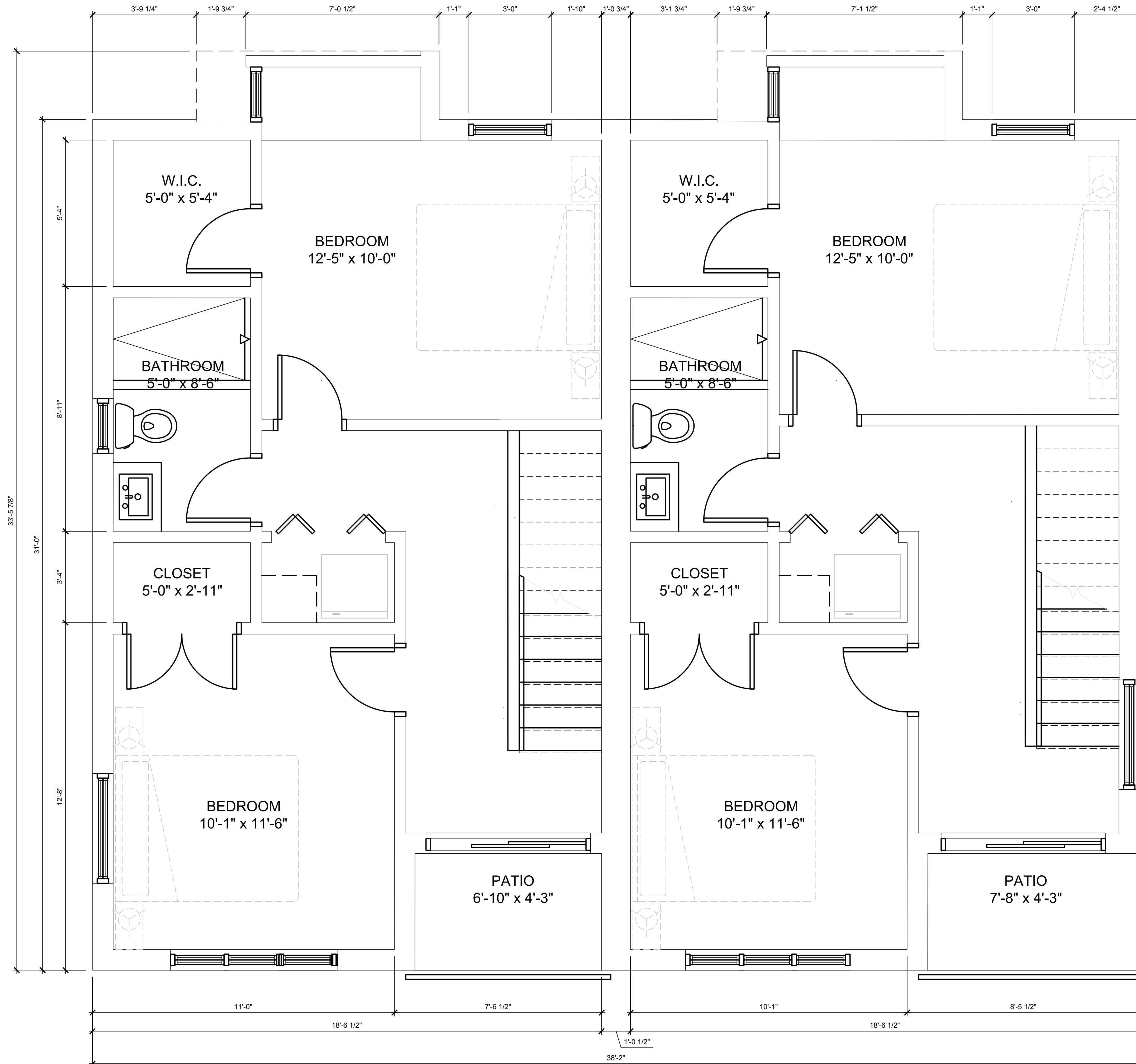
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**FIRST FLOOR PLAN**  
SCALE: 1/2"=1'-0"



SECOND FLOOR PLAN  
SCALE: 1/2"=1'-0"

**GENERAL FLOOR PLAN NOTES:**

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.

**FLOOR PLAN KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- ① -
- ② -

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<p>Project :</p>
<p>Issued for : HDC 02/22/2021</p>
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<p>Sheet Title : <b>2ND FLOOR PLAN</b></p>
<p>Project No. : <b>2021048</b></p>
<p>Sheet No. : <b>A1.2</b></p>

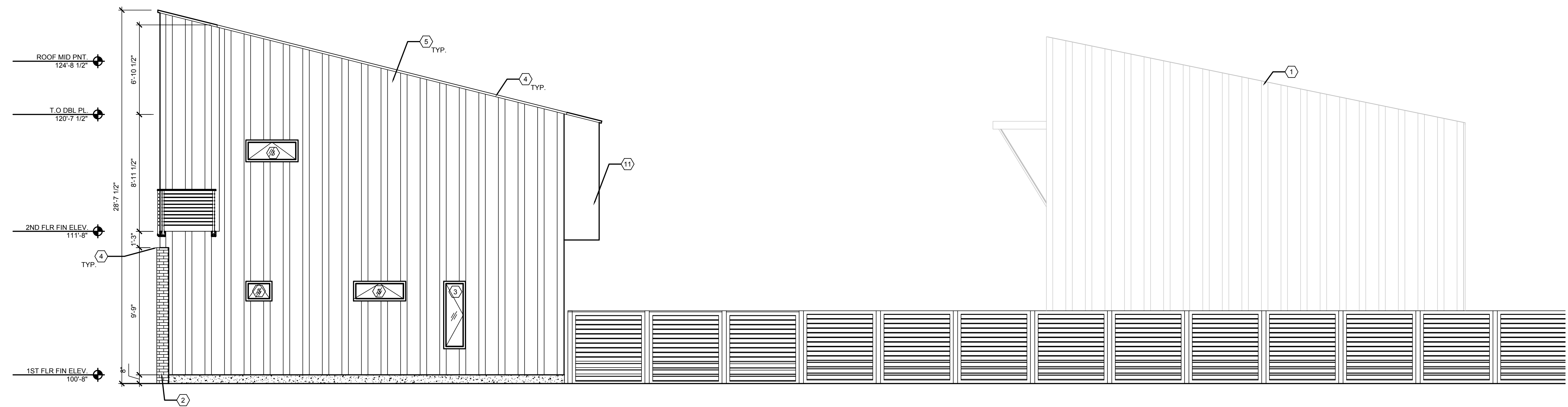
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**1 SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

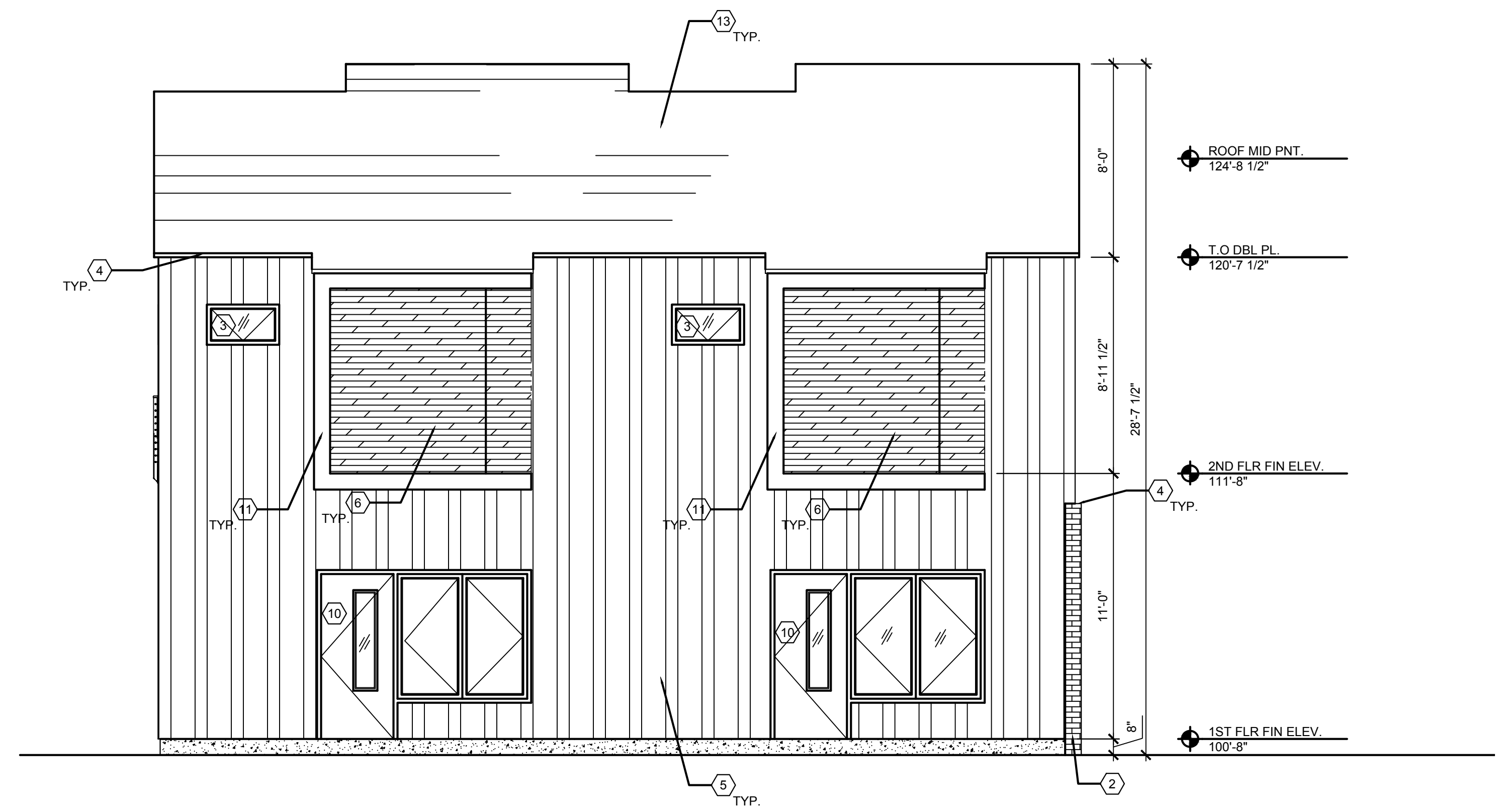
**FLOOR PLAN KEY NOTES:**

- (TYPICAL THIS SHEET A3.1 & A3.2)
- 1 EXIST RESIDENTIAL STRUCTURE
  - 2 BRICK - GRAY COLOR
  - 3 NEW WINDOW - DARK ANODIZED FINISHED.
  - 4 METAL COPING - SLATE GRAY FINISH
  - 5 CORRUGATED METAL SIDING - DARK GRAY FINISH
  - 6 STAINED CEDAR ON RAIN SCREEN FURRING
  - 7 NEW WOOD FENCE TO MATCH EXISTING ON SITE
  - 8 WOOD ENTRY DOOR TO MATCH EXIST ON ADJACENT HOUSE
  - 9 DOOR WALL - DARK ANODIZED FINISH
  - 10 ENTRY DOOR/WINDOW - DARK ANODIZED FINISH
  - 11 HARDIE SIDING - PAINTED BLACK
  - 12 BLACK METAL RAILING
  - 13 ASPHALT DIMENSIONAL SINGLE ROOF - BLACK FINISH

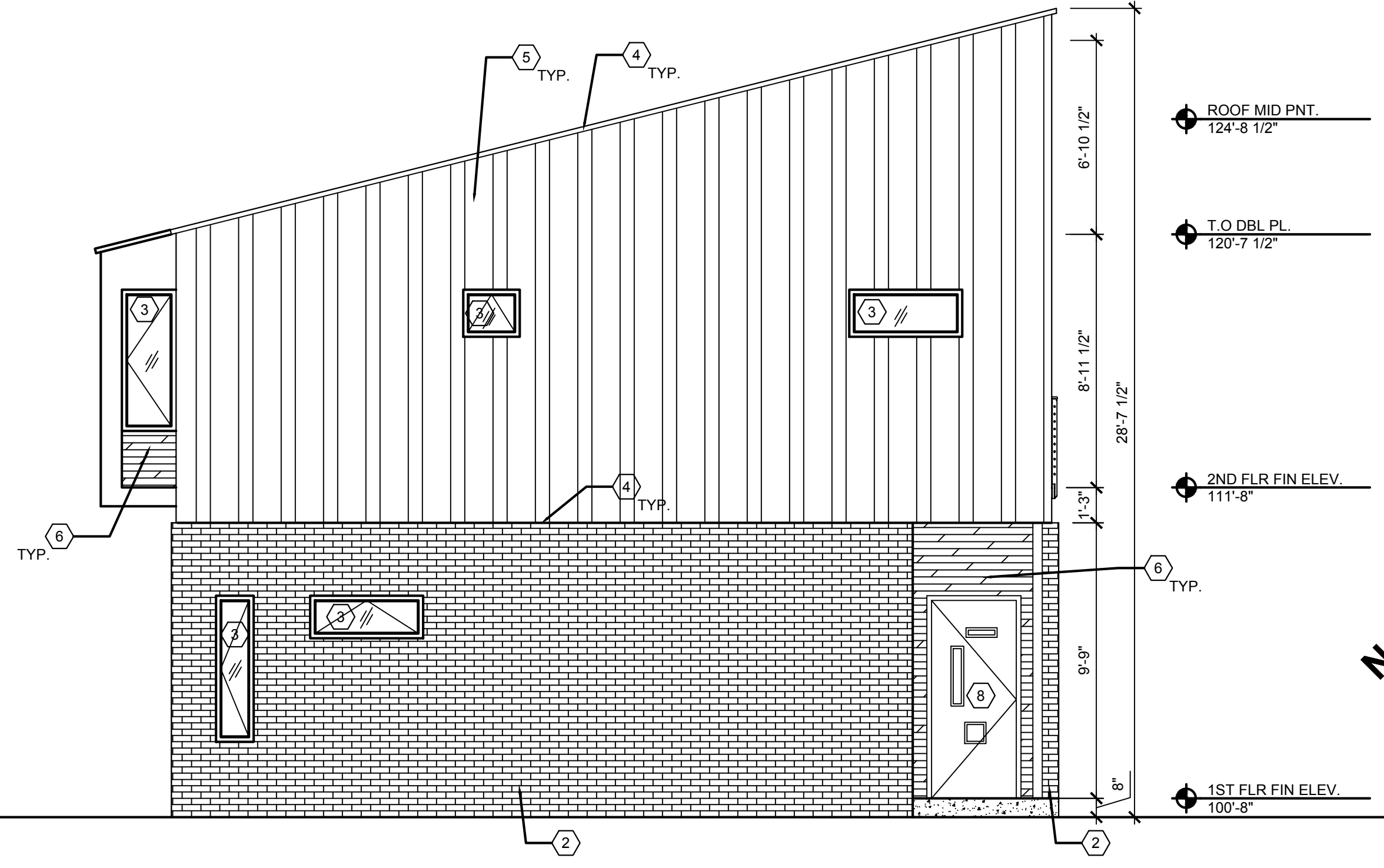
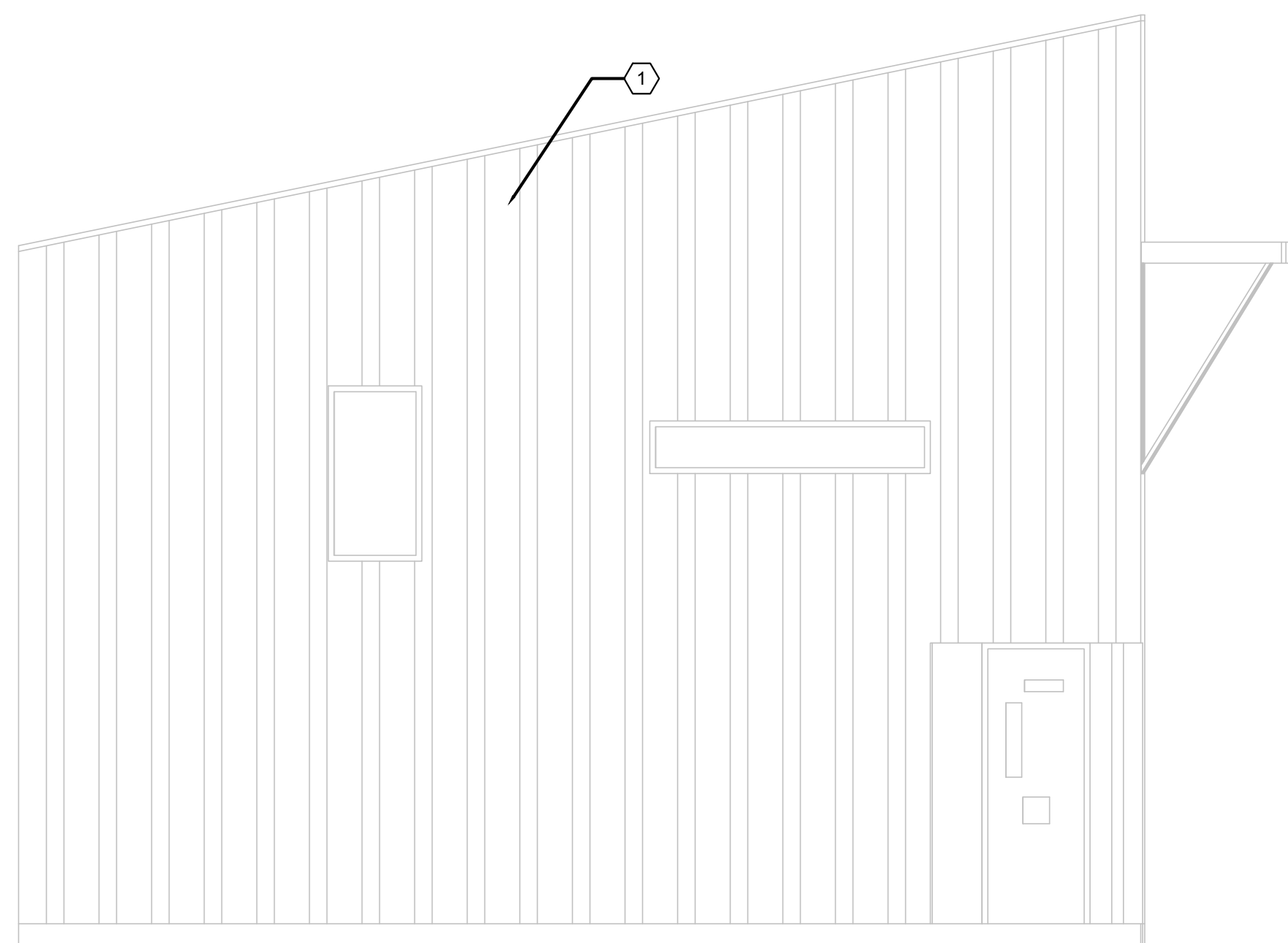


**2 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

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1 NORTH ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"



2 WEST ELEVATION  
A1.1 SCALE: 1/4" = 1'-0"

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**EXTERIOR COLOR  
 ELEVATIONS**

Project No. :  
**2021048**

Sheet No. :  
**A3.3**

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1 EXTERIOR RENDERING  
 SCALE: NTS



BAGLEY PERSPECTIVE



CEDAR SHIPLAP SIDING  
ON FURRING



PAC CLAD STANDING SEAM SIDING  
R-36 PANEL, 24 GA STEEL  
COLOR: BURNISHED STEEL



BRICK: BRICKTECH PLATINUM

ARCHITECT:  
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EXTERIOR MATERIALS

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**A3.4**

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