

01 PROPOSED SITE PLAN  
T1  
SCALE: 1" = 20'-0"

NOTES: 1. CALL MISS DIG TO LOCATE UNDERGROUND UTILITIES PRIOR TO EXCAVATION.  
2. VERIFY WITH COUNTY IF SOIL EROSION CONTROL MEASURES ARE REQUIRED. IF REQUIRED, SEE 02/T1.

**ABBREVIATIONS:**

9	AT	HR.	HR.	HR.
F	ANGLE	I.D.	INSIDE DIAMETER	
G	CENTER LINE	INT.	INTERIOR	
8	DIAMETER, ROUND	INV.	INVERT	
#	NUMBER, FINISH	INS.	INSULATION	
		JOINT	JOINT	
ACT.	ACUSTICAL CEILING TILE	LBS.	POUNDS	
ADL	ADJACENT	LAV.	LAVATORY	
A.F.F.	ABOVE FINISHED FLOOR	LLV.	LONG LEG	
ALT.	ALTERNATE	LV.	VERTICAL	
ALUM	ALUMINUM	LLH.	LONG LEG HORIZONTAL	
BD.	BOARD	MDF.	MEDIUM DENSITY FIBERBOARD	
BM.	BENCHMARK, BEAM BEARING	MH.	MANHOLE	
BRG.	BASEMENT	MFR.	MANUFACTURER	
BTM.	BITUMINOUS	M.O.	MASONRY	
BLK.	BLOCK	M.C.	MAXIMUM	
BLKG.	BLOCKING	MECH.	MECHANICAL	
B.O.T.	BOTTOM OF TRUSS	MIN.	MINIMUM	
BOT. BLDG.	BOTTOM BUILDING	MISC.	MISCELLANEOUS	
C.J.	CONTROL JOINT, CONSTRUCTION JOINT	N.	NORTH	
		N.I.C.	NOT IN CONTRACT	
CLB.	CLEAR	N.T.S.	NOT TO SCALE	
CAB.	CABINET	O.S.B.	ORIENTED STRAND BOARD	
OPT.	CARPET(TED)	O.C.	ON CENTER	
C.B.	CATCH BASIN	OPP.	OPPOSITE	
CLG.	CEILING	O.D.	OUTSIDE DIAMETER	
C.T.	CERAMIC TILE	OPNG.	OPENING	
COL.	COLUMN	Q.H.	OVERHEAD	
CONC.	CONCRETE	PLUM.	PLUMBING	
C.M.U.	MASONRY UNIT	PNT.	PAINT	
CONST.	CONSTRUCTION	POLY.	POLYMER	
CONT.	CONTINUE, (ED), (OUS)	PTD.	PAINTED	
CONTR.	CONTRACTOR	PVC.	POLYVINYL CHLORIDE	
DIA.	DIAMETER	Q.I.	QUARRY TILE	
DWG.	DRAWING	R. RAD.	RADIUS	
D.S.	DOWNSPOUT	R.A.	RETURN AIR	
DET.	DETAIL	REF.	REFERENCE	
DBL.	DOUBLE	R.O.D.	ROUGH OPENING	
DR.	DOOR	R.O.W.	RIGHT OF WAY	
E.	EGRESS	ROOF DR.	ROOF DRAIN	
E.F.	EXHAUST FAN	RM	ROOM	
E.O.	EVERY OTHER	R.O.	ROUGH OPENING	
EPDM.	ETHYLENE PROPYLENE DIENE MONOMER	S.	SOUTH	
ELEC.	ELECTRICAL	SCH.	SCHEDULE	
ELEV.	ELEVATOR	SSK	SERVICE SINK	
EQ.	EQUAL	SK	SHEET	
EXH.	EXHAUST	SHT	SHEET	
E.J.	EXPANSION JOINT	SM.	SIMILAR	
EXT.	EXTERIOR	SPEC.	SPECIFICATION(S)	
EPS.	EXTERIOR INSULATION FINISHING SYSTEM	SHG.	SHEDDING	
EXTG.	EXISTING	S.S.	STAINLESS STEEL	
FN.	FINISHED	STD.	STANDARD	
FT.	FOOT, FEET	STL.	STEEL	
FG.	FIBERGLASS	STR.	STRUCTURAL	
F.A.	FIRE ALARM	T.	TILE	
F.B.O.	FURNISHED BY OWNER	T&G	TONGUE & GROOVE	
F.E.	FIRE EXTINGUISHER	TR.	TREAD	
FURN.	FURNISHED	TERR.	TERRAZZO	
FLK.	FLOORING	T.M.E.	TO MATCH EXISTING	
I.D.	INSIDE DIAMETER	T.O.S.	TOP OF STEEL	
FIG.	FLOOR PLAN	T.O.C.	TOP OF CONCRETE	
FD.	FOUNDATION	TYP.	TYPICAL	
G.C.	GENERAL CONTRACTOR	U/G	UNDERGROUND	
GL.	GLASS	UL	UNDERWRITERS LABORATORIES INC.	
GPBD.	GYPSON BOARD	V.	VOLT	
HDR.	HEADER	VB	VINYL BASE	
HWD.	HARDWOOD	V.C.T.	VINYL COMPOSITION TILE	
HWK.	HARDWARE	VERT.	VERTICAL	
HTC.	HEATING	V.F.	VERIFY IN FIELD	
HVAC.	HEATING, VENTILATION, AIR CONDITIONING	W.C.	WATER CLOSET	
HDR.	HEAD	W.W.M.	WELDED WIRE MESH	
HTR.	HEATER	WTR.	WATER	
H.M.	HOLLOW METAL	WD.	WOOD	

**ZONING REVIEW:**

ZONING: LIMA TOWNSHIP  
R1-A - SUBURBAN RESIDENTIAL

FRONT SETBACK REQD: 50 FT  
FRONT SETBACK EXTG: 18'-5 1/2"  
FRONT SETBACK NEW: 18'-5 1/2"

SIDE SETBACKS REQD: 10 FT  
EAST SIDE YARD EXTG: 228'-4"  
EAST SIDE YARD NEW: 222'-0"  
WEST SIDE YARD EXTG: 71'-3"  
WEST SIDE YARD NEW: 10'-1"

REAR SETBACK REQD: 10 FT  
REAR SETBACK EXTG: 151'-4 1/2"  
REAR SETBACK NEW: 105'-8 1/2"

LOT AREA REQD: 3 ACRES  
LOT WIDTH REQD: 150 FT  
LOT COVERAGE REQD: 10% MAX  
FLOOR AREA RATIO REQD: 0.10 MAX

BUILDING HEIGHT REQD: 35 FT MAX  
BUILDING HEIGHT EXTG: 2.5 STORIES  
BUILDING HEIGHT NEW: 24'-3 1/2"  
BUILDING HEIGHT NEW: 40'-8 1/2"

SITE: LOT AREA: 1.57 ACRES  
LOT FRONTAGE: 330'-0"

EXTG BUILDING AREA: 1866.9 SF  
EXTG. BUILDING TO REMAIN: 1444 SF  
NEW BUILDING AREA: 3,237 SF  
=EXTG. PLUS NEW

EXTG LOT COVERAGE: 2.7%  
NEW LOT COVERAGE: 4.7%

ADDITION: NEW FLOOR AREA: 1793 SF  
NEW LOWER LEVEL AREA: 1793 SF  
NEW ADDITION HEIGHT: 18'-9"

**GENERAL NOTES:**

- A. THE CONTRACTOR SHALL ADHERE TO THE DRAWINGS AND SPECIFICATIONS HEREIN. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING. THE ARCHITECT WILL NOT BE HELD LIABLE FOR DAMAGES RESULTING FROM UNAUTHORIZED DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
- B. VERIFY PROPERTY AND SETBACK LINES PRIOR TO STAKING OUT NEW WORK.
- C. DO NOT SCALE OFF FROM THE DRAWINGS. IF DIMENSIONAL QUESTIONS ARISE, CONTACT THE ARCHITECT.
- D. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH THE 2018 MICHIGAN RESIDENTIAL CODE.
- E. ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH THE 2015 MICHIGAN BUILDING CODE.
- F. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE 2015 MICHIGAN BUILDING CODE.
- G. A FULL LIST OF BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES CAN BE REFERENCED IN THE 2015 MICHIGAN BUILDING CODE.
- H. VERIFY ALL EXISTING CONDITIONS PRIOR TO PROVIDING QUOTATIONS, OR ORDERING MATERIALS.
- I. CALL MISS DIG TO LOCATE UTILITIES PRIOR TO EXCAVATION.
- J. ALL DIMENSIONS ARE TO FACE OF STUDS, FACE OF C.M.U., AND CENTERLINE OF DOORS / WINDOWS, AND POSTS, UNLESS NOTED OTHERWISE.

**SYMBOLS**

ELEVATION MARKER

## DETAIL NUMBER  
X## SHEET NUMBER

DETAIL MARKER

## DETAIL NUMBER  
X## SHEET NUMBER

DRAWING TITLE

## Drawing  
SCALE: SHEET NUMBER

WALL SECTION MARKER

## DETAIL NUMBER  
X## SHEET NUMBER

SECTION MARKER

## DETAIL NUMBER  
X## SHEET NUMBER

DOOR TAG

## DOOR NUMBER

ROOM TAG

## ROOM NUMBER

WINDOW TAG

## WINDOW NUMBER

**SHEET INDEX:**

T-1 SITE PLAN AND SYMBOL KEYS

EX-1 EXISTING CONDITIONS/DEMO PLANS

EX-2 EXISTING CONDITIONS/DEMO ELEVATIONS

F1 PROPOSED LOWER LEVEL PLAN

A2 PROPOSED MAIN FLOOR PLAN

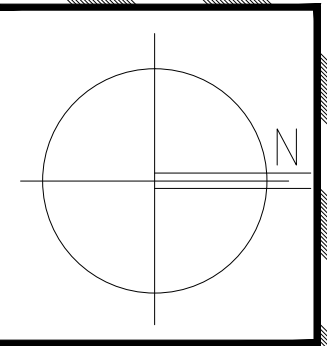
A5 PROPOSED EXTERIOR ELEVATIONS

A6 PROPOSED EXTERIOR ELEVATIONS

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PROJECT  
NEW ADDITION & RENOVATION  
LIMA TOWNSHIP HALL  
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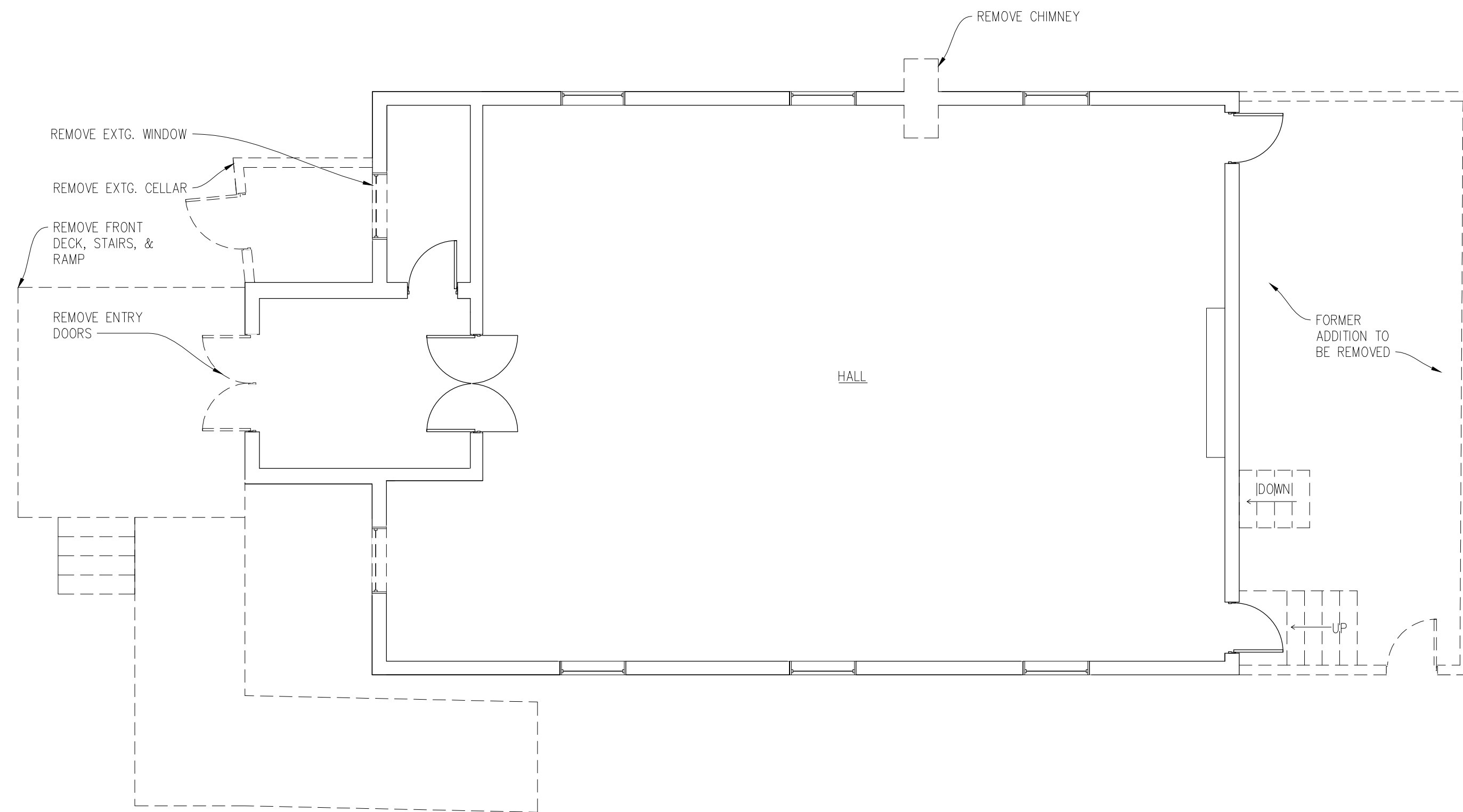


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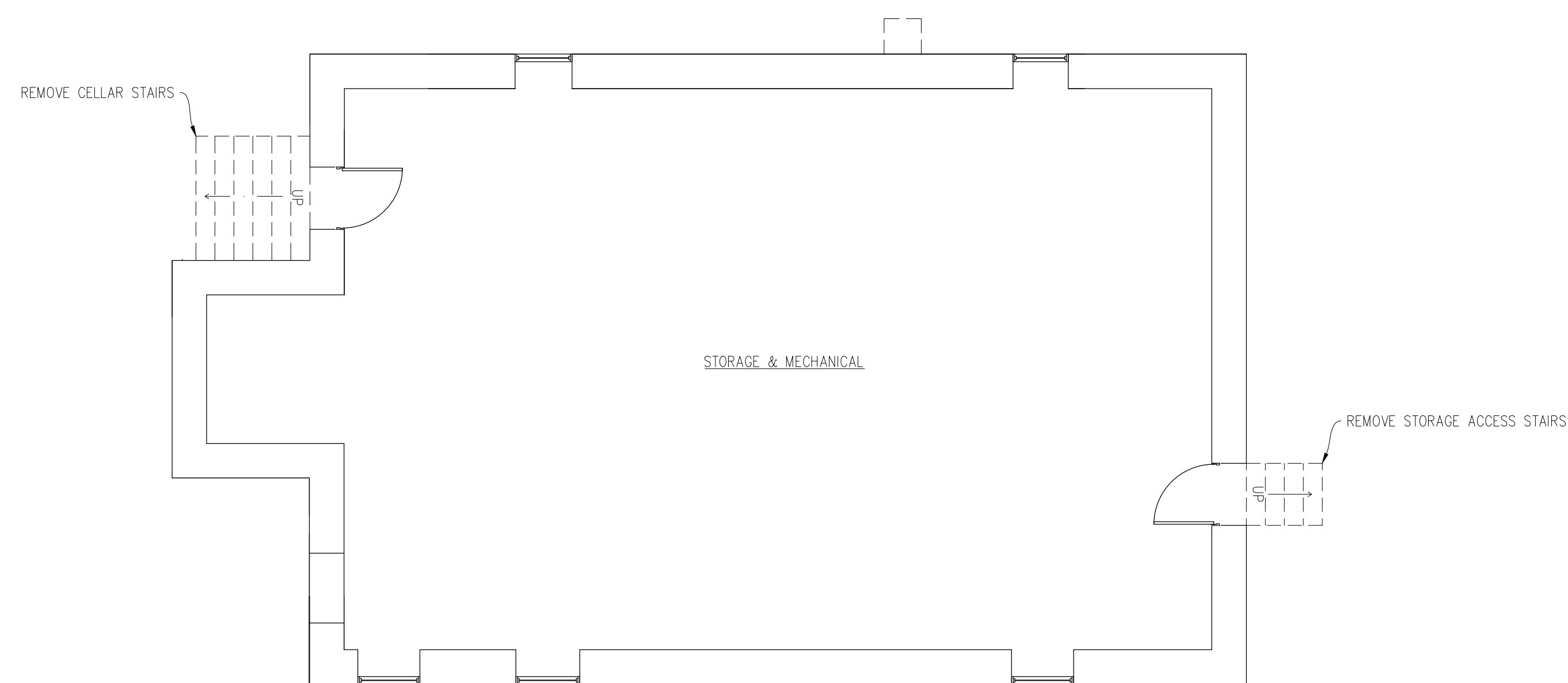
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FOR PLANNING  
COMMISSION REVIEW



02 EX1 EXISTING CONDITIONS/DEMOLITION MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"

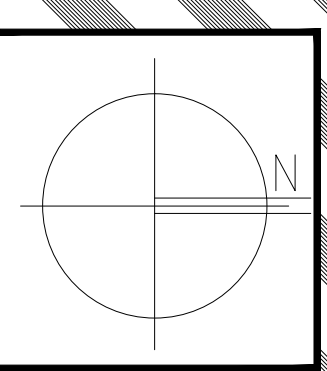
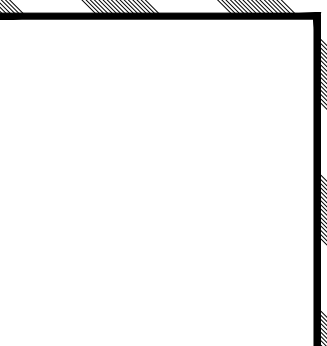
- NOTES: 1. CALL MISS DIG PRIOR TO EXCAVATION WORK. PROVIDE DUMPSTERS AND HAUL AWAY DEBRIS ON REGULAR BASIS.  
2. ADEQUATELY SHORE UP EXISTING CONSTRUCTION PRIOR TO DEMOLITION WORK.  
3. TAKE CARE NOT TO DAMAGE ANY EXISTING CONSTRUCTION TO REMAIN.



01 EX1 EXISTING CONDITIONS/DEMOLITION LOWER LEVEL PLAN  
SCALE: 3/16" = 1'-0"

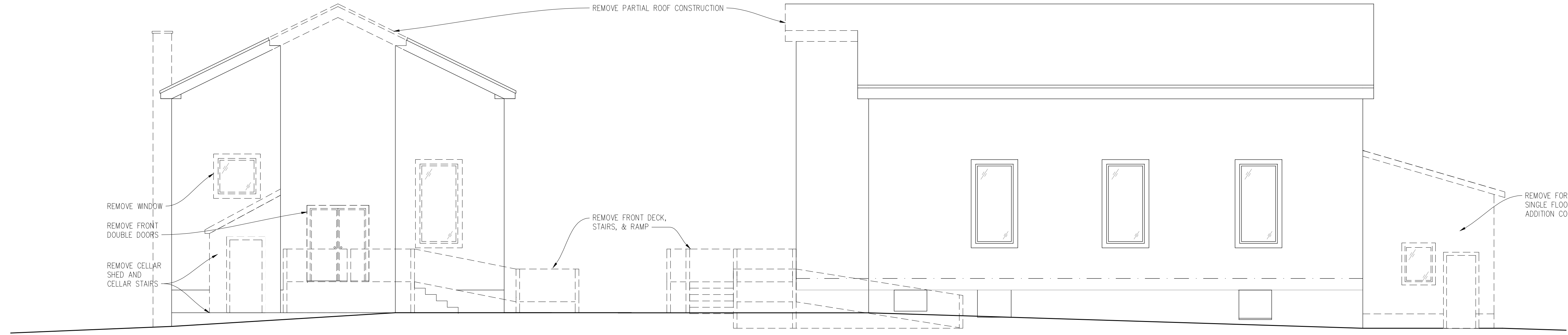
**BUILDING CODE CHECKLIST:**

ZONING:		LIMA TOWNSHIP
BUILDING CODES:		2015 MICHIGAN REHABILITATION CODE 2015 MICHIGAN BUILDING CODE 2015 MICHIGAN PLUMBING CODE 2010 ADA STANDARDS
ISSUE	REF	DATA/COMMENTS
USE AND OCCUPANCY CLASSIFICATION		CHAPTER 3
CLASSIFICATION	303.4	GROUP A3 - ASSEMBLY
GENERAL BUILDING HEIGHT & AREAS		CHAPTER 5
CONSTRUCTION TYPE VB EXISTING AND PROPOSED		
FIRE SUPPRESSION = NONE EXISTING		
AREA:		
MAIN FLOOR	-	1,867 SF EXISTING, 423 SF DEMOLISHED, 1805 SF NEW, =3,249 SF TOTAL
LOWER LEVEL	-	1,444 SF EXISTING, 1805 SF NEW, =3,249 SF TOTAL
GENERAL LIMITS		503.1 TYPE VB
ALLOWABLE LIMITS	T504.3	HEIGHT: 65 FT
	T504.4	STORIES: 3
	T506.2	AREA: 6,000 SF
	T509	FURNACE ROOM
INCIDENTAL USE		1 HR OR SPRINKLER
TYPES OF CONSTRUCTION		CHAPTER 6
FIRE RATING OF BUILDING	T601	PRIMARY STRUCTURAL FRAME 0HR. BEARING WALLS: EXTERIOR 0HR. INTERIOR 0HR. NON-BEARING WALLS: EXTERIOR 0HR. INTERIOR 0HR. FLOOR/CEILING CONSTRUCTION 1HR. ROOF CONSTRUCTION 0HR.
FIRE PROTECTION SYSTEMS		CHAPTER 9
AUTOMATIC SPRINKLER SYSTEMS	902.2.1.3	AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED FOR FIRE AREAS CONTAINING GROUP A3 OCCUPANCIES AND INTERVENING FLOORS OF THE BUILDING WHERE ONE OF THE FOLLOWING CONDITIONS EXIST: -OVER 12,000 SF -OCCUPANT LOAD OF 300 OR MORE -THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES.
FIRE EXTINGUISHERS	906.3	IN GROUP A OCCUPANCIES: TYPE 2-A (1 PER 1,500 S.F.) MOUNT TOP AT MAX. 60" ABOVE FINISHED FLOOR MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER IS 75 FEET
FIRE ALARMS	907.2.1	A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM SHALL BE INSTALLED IN GROUP E OCCUPANCIES WHERE THE OCCUPANT LOAD IS 300 OR MORE.
MEANS OF EGRESS		CHAPTER 10
FLOOR AREA/OCCUPANT LOAD	T1004.1.2	15 NET SF PER OCCUPANT 1,637 SF /15 SF NET/PERSON A3 USE =109 PEOPLE MAXIMUM OCCUPANT LOAD BASED ON FLOOR AREA AND EXITS IS 109.
WATER CLOSET REQUIRED	T403.1	MEN: 1 PER 125 = 1 REQUIRED 1 PROVIDED WOMEN: 1 PER 65 = 1 REQUIRED 1 PROVIDED
LAVATORY OCCUPANT LOAD	T403.1	MEN :1 PER 200 = 1 REQUIRED 1 PROVIDED WOMEN: 1 PER 200 = 1 REQUIRED 1 PROVIDED
ADA TOILET REQUIREMENTS:		1 PER GENDER TOILET ROOM = 1 REQUIRED 1 PROVIDED
DIAPERING REQUIREMENTS:		1 REQUIRED FOR INFANTS = 1 REQUIRED 1 PROVIDED
NUMBER OF EXITS	1006.2	TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1. - <49 OCCUPANTS OR <75' MAX TRAVEL DISTANCE TO EXIT MORE THAN TWO EXITS PROVIDED AT MAIN FLOOR ONE EXIT AT LOWER LEVEL AS LESS THAN 49 OCCUPANTS AND LESS THAN 75' TRAVEL DISTANCE
ACCESSIBLE MEANS OF EGRESS	1009	MIN. 2 ACCESSIBLE MEANS OF EGRESS REQUIRED
DOORS	1010.1.1	MIN. 34" WIDE EXIT (36" WIDE FOR ADA)
RAMP	1012	MAX. SLOPE = 1:12, MAX. RISE 30" BETWEEN LANDINGS
TRAVEL DISTANCE	T1017.2	200 FT. MAX WITH NO SPRINKLER SYSTEM
CORRIDORS	T1020.1	AT GROUP A OCCUPANCIES GREATER THAN 30 PEOPLE - 1 HOUR FIRE RATING REQUIRED. AT BUSINESS SIDE LESS THAN 30 PEOPLE = 0 FIRE RATING REQUIRED
REQUIRED EGRESS ILLUMINATION	1008.2.1	NOT LESS THAN 1 FOOTCANDLE AT WALKING SURFACE
EMERGENCY POWER FOR ILLUMINATION	1008.3.2	IN CASE OF POWER FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE INTERIOR EXIT ACCESS STAIRWAYS AND RAMP, INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMP, VESTIBULES USED FOR EXIT AND EXIT PASSAGEWAYS.



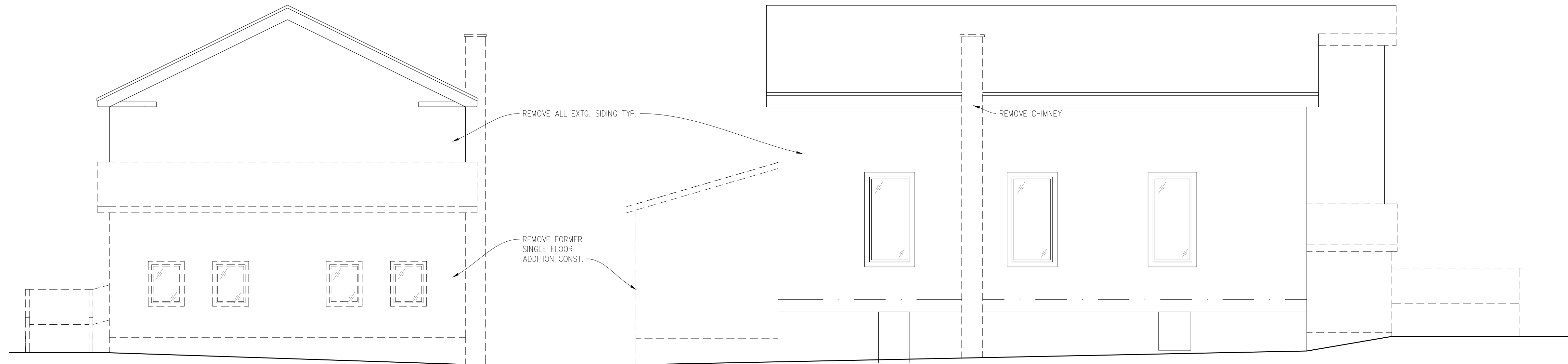
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01 EXISTING CONDITIONS/DEMOLITION SOUTH ELEVATION  
EX2 SCALE: 3/16" = 1'-0"

02 EXISTING CONDITIONS/DEMOLITION EAST ELEVATION  
EX2 SCALE: 3/16" = 1'-0"



03 EXISTING CONDITIONS/DEMOLITION NORTH ELEVATION  
EX2 SCALE: 3/16" = 1'-0"

04 EXISTING CONDITIONS/DEMOLITION WEST ELEVATION  
EX2 SCALE: 3/16" = 1'-0"

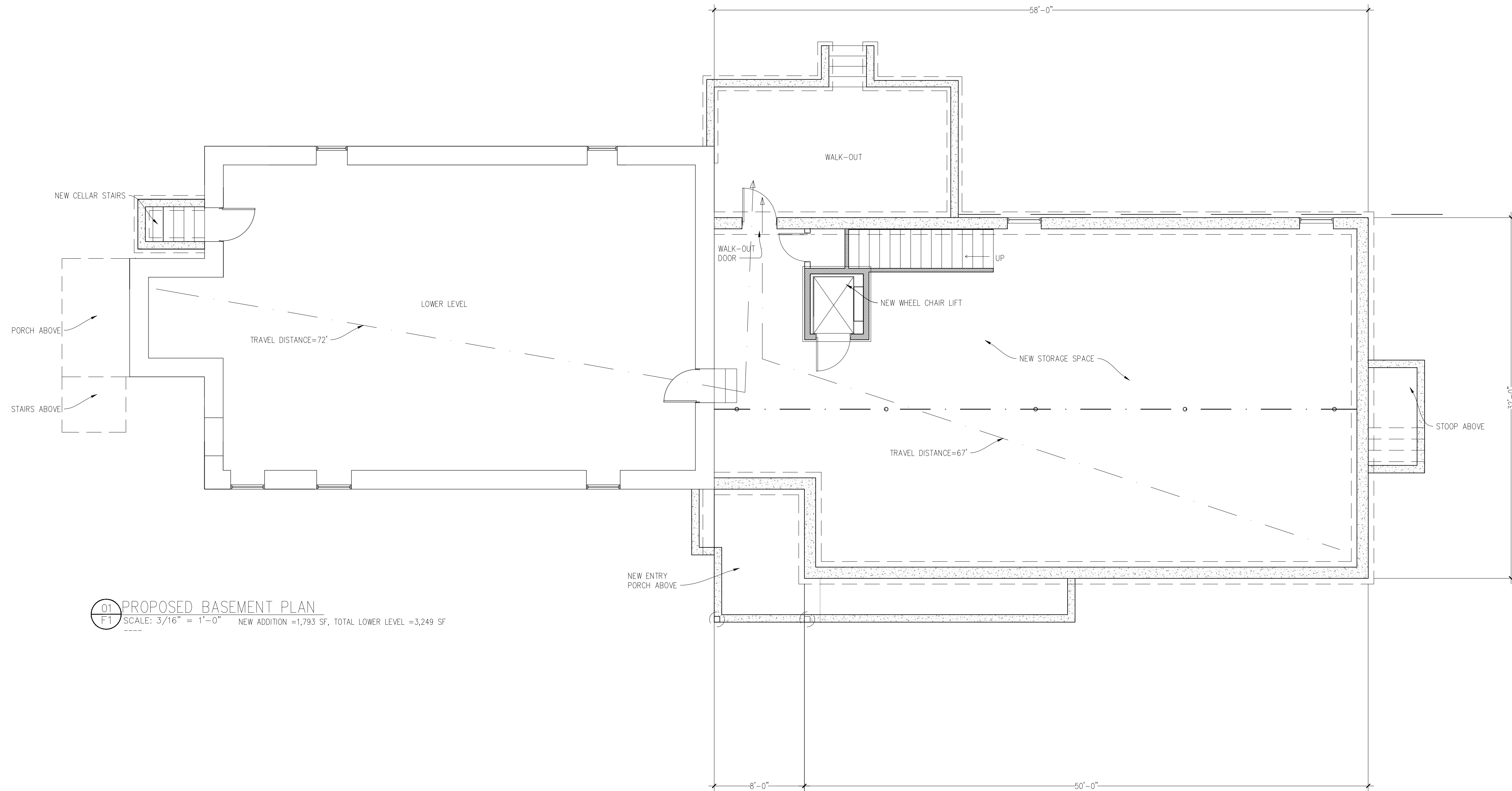
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EX2

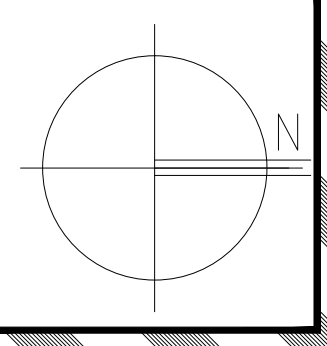
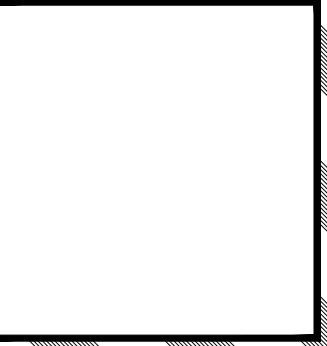


01 PROPOSED BASEMENT PLAN  
 F1 SCALE: 3/16" = 1'-0" NEW ADDITION = 1,793 SF, TOTAL LOWER LEVEL = 3,249 SF

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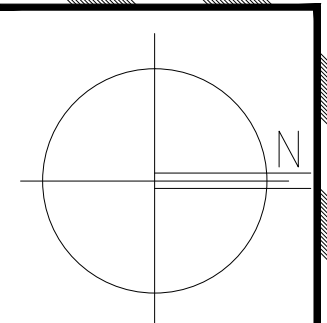
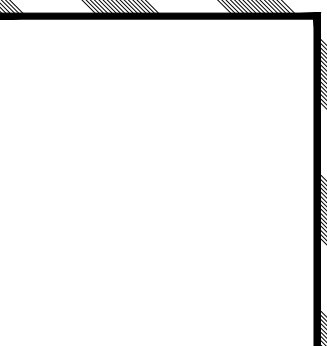
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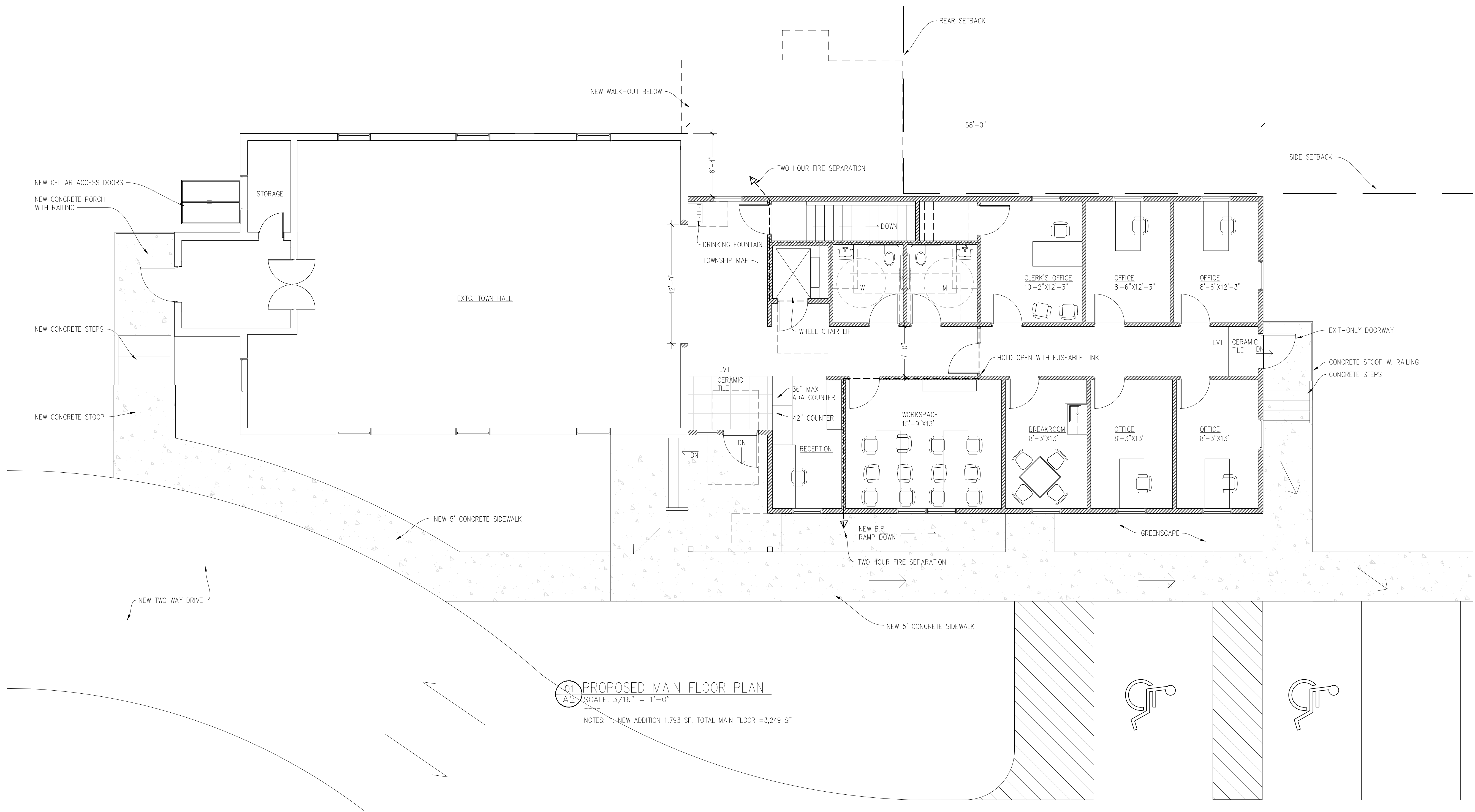
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 F1



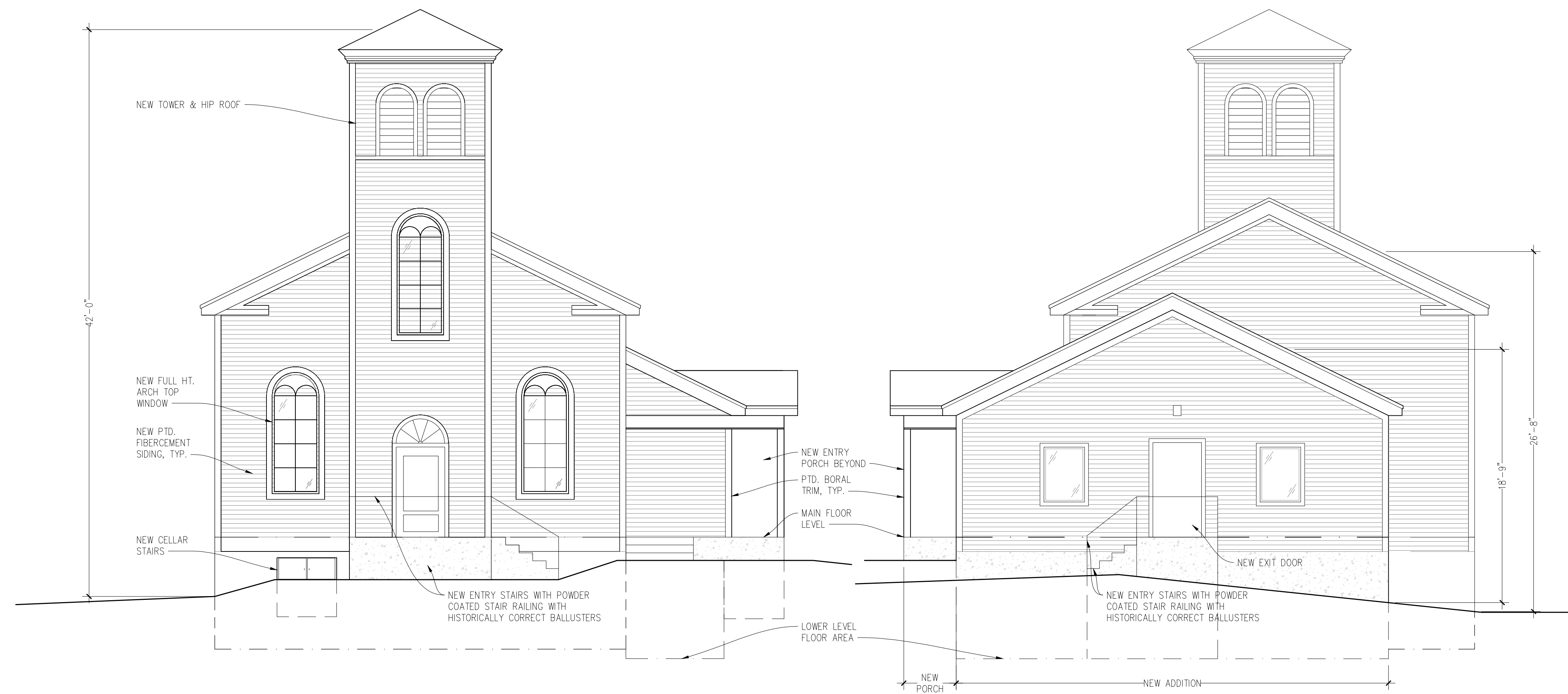
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**01 PROPOSED MAIN FLOOR PLAN**  
 A2 SCALE: 3/16" = 1'-0"

NOTES: 1. NEW ADDITION 1,793 SF. TOTAL MAIN FLOOR = 3,249 SF



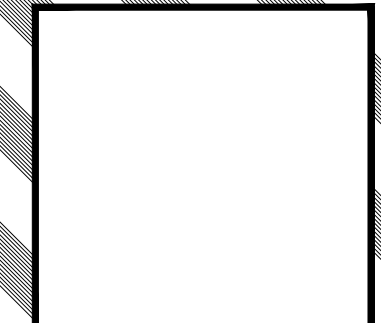
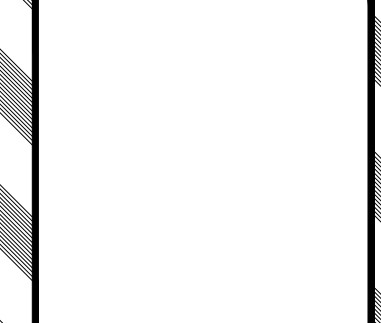
01 PROPOSED SOUTH ELEVATION  
 A5 SCALE: 3/16" = 1'-0"

02 PROPOSED NORTH ELEVATION  
 A5 SCALE: 3/16" = 1'-0"

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01 PROPOSED EAST ELEVATION  
 A6 SCALE: 3/16" = 1'-0"



02 PROPOSED WEST ELEVATION  
 A6 SCALE: 3/16" = 1'-0"

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