

DEXTER SCHOOL

10660 ISLAND LAKE ROAD
DEXTER, MICHIGAN

OWNER

CHELSEA CONGER
10660 ISLAND LAKE ROAD
DEXTER, MI 48130
PHONE (970)456-3388

ARCHITECT

ROBERT NOE ARCHITECTURE
9103 N. UNION #135
TECUMSEH, MI 49286
PHONE (517) 424-4400

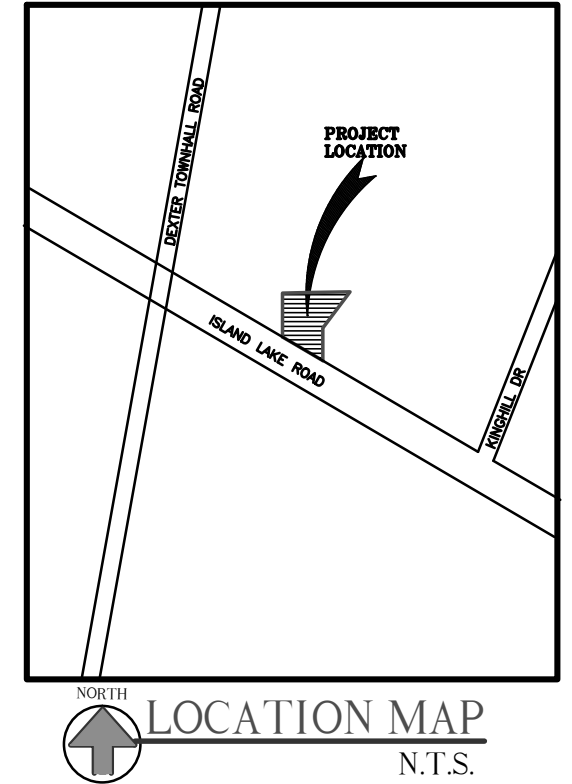
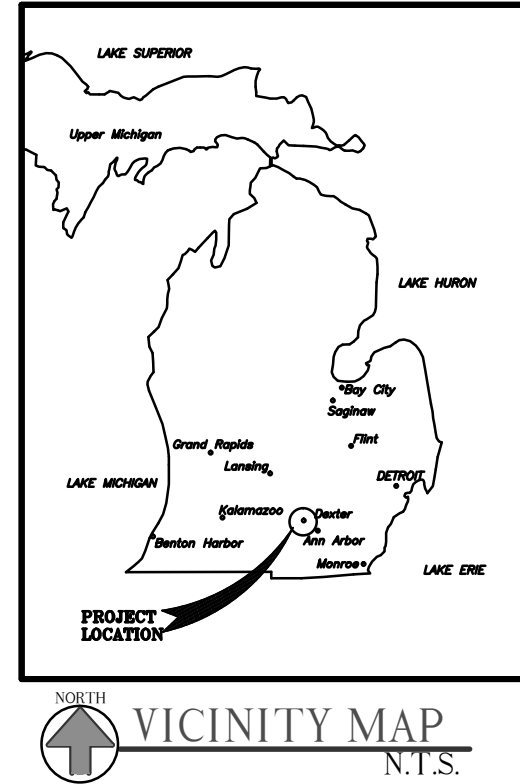
CONTRACTOR

QUATRO CONSTRUCTION LLC
201 NORTH PARK STREET
YPSILANTI, MICHIGAN 48198
PHONE (734) 485-7737

SHEET NO.

SHEET DESCRIPTION

TS-1	TITLE SHEET
C-1	EXISTING SITE PLAN
C-2	PROPOSED SITE PLAN
A-1	EXISTING & DEMOLITION FLOOR PLAN
A-2	PROPOSED FLOOR PLAN
A-3	DEMOLITION SOUTH-EAST AND SOUTH-WEST ELEVATIONS
A-4	EXISTING NORTH-EAST AND NORTH-WEST ELEVATIONS
A-5	PROPOSED SOUTH-EAST AND SOUTH-WEST ELEVATIONS
A-6	PROPOSED NORTH-EAST AND NORTH-WEST ELEVATIONS



CODE CONFORMANCE CHART

- REVIEWED UNDER 2012 MICHIGAN RESIDENTIAL BUILDING CODE AND ALL REFERENCED CODES AND STANDARDS		
- USE GROUP:		
	R-3 RESIDENTIAL HOME DAY CARE	
- CONSTRUCTION CLASSIFICATION: TYPE V B UNPROTECTED		
- BUILDING NON-SPRINKLED		
- MEANS OF EGRESS: FOR EACH UNIT	REQUIRED 2 ALLOWABLE	PROVIDED 2 MIN PROVIDED
- MAX TRAVEL DISTANCE:	200'	60'

ISSUE DATE: 03/20/18	
REVISION DATES:	
NO.	DATE
DRAWN BY: V.R./R.S. CHECKED BY: B.N. APPROVED BY: B.N./T.G.	
DWG FILE:	
PROJECT NO.: 2480	
SHEET TITLE: TITLE SHEET	
SHEET NO.: TS-1	

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DEXTER SCHOOL

10660 ISLAND LAKE ROAD
 DEXTER, MI 48130

ISSUE DATE

3/10/15
 3/23/15

DRAWN BY:
 CHECKED BY: R.N.
 APPROVED BY: R.N./T.Q.

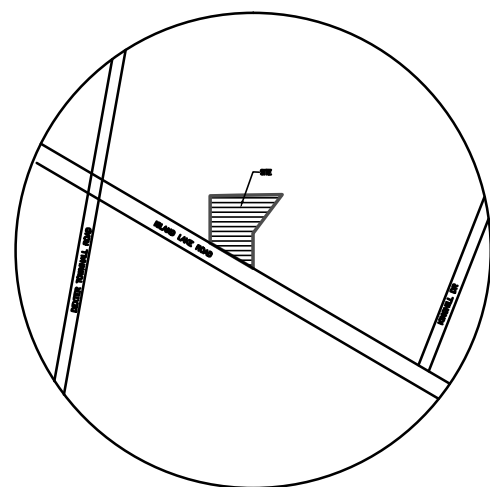
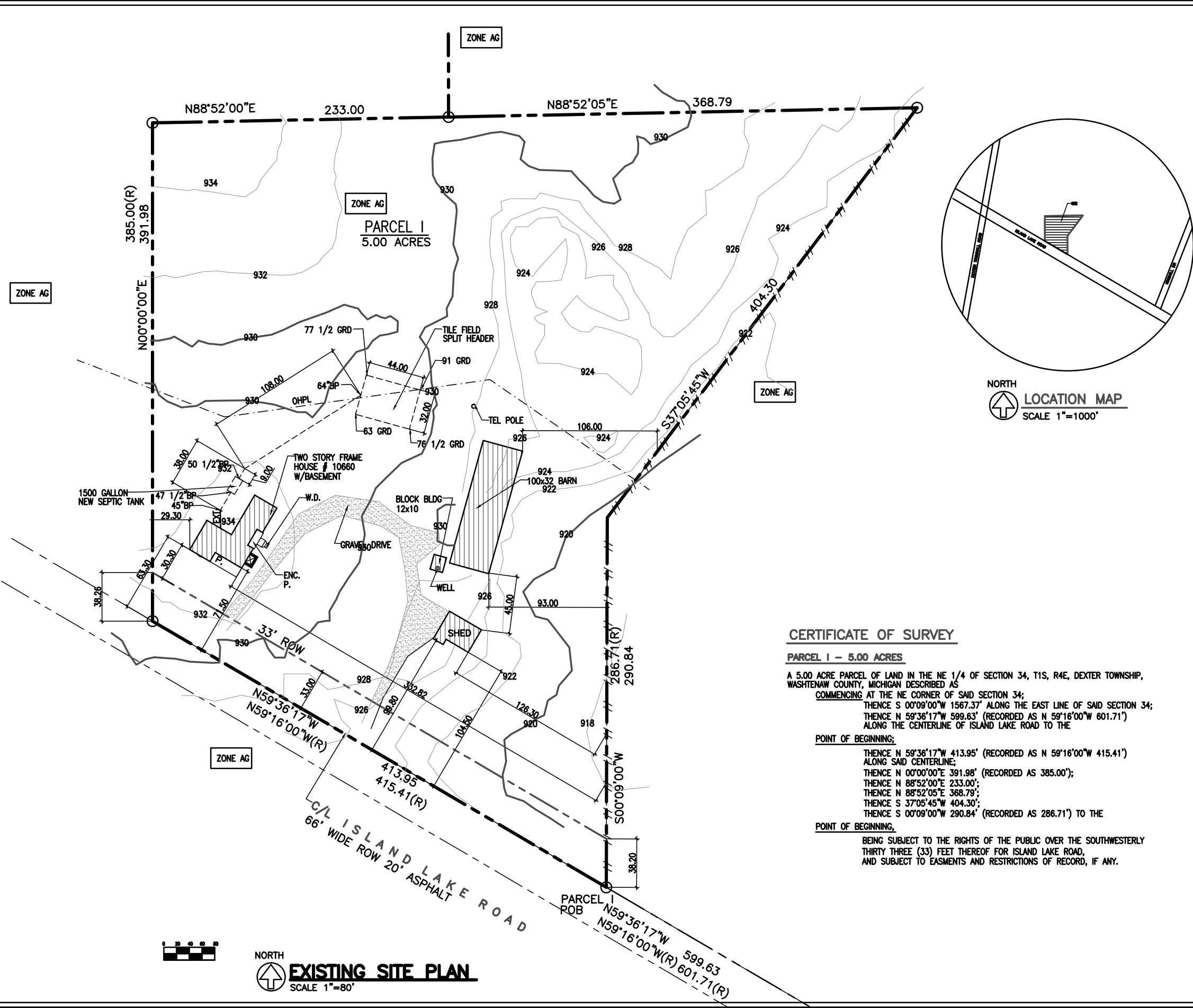
ARCHITECTURAL SEAL:

V.R.

PROJECT NO.: 2648

SHEET TITLE:
 EXISTING SITE PLAN

SHEET NO.:
 C-1



LOCATION MAP
 SCALE 1"=1000'

EAST LINE SECTION 34

1567.37

S00°09'00"W

CERTIFICATE OF SURVEY

PARCEL 1 - 5.00 ACRES

A 5.00 ACRE PARCEL OF LAND IN THE NE 1/4 OF SECTION 34, T1S, R4E, DEXTER TOWNSHIP, WASHTEAW COUNTY, MICHIGAN DESCRIBED AS
 COMMENCING AT THE NE CORNER OF SAID SECTION 34;
 THENCE S 00°09'00"W 1567.37' ALONG THE EAST LINE OF SAID SECTION 34;
 THENCE N 59°36'17"W 599.63' (RECORDED AS N 59°16'00"W 601.71')
 ALONG THE CENTERLINE OF ISLAND LAKE ROAD TO THE

POINT OF BEGINNING:

THENCE N 59°36'17"W 413.95' (RECORDED AS N 59°16'00"W 415.41')
 ALONG SAID CENTERLINE;
 THENCE N 00°00'00"E 391.98' (RECORDED AS 385.00');
 THENCE N 88°52'00"E 233.00';
 THENCE N 88°52'05"E 368.79';
 THENCE S 37°05'45"W 404.30';
 THENCE S 00°09'00"W 290.84' (RECORDED AS 286.71') TO THE

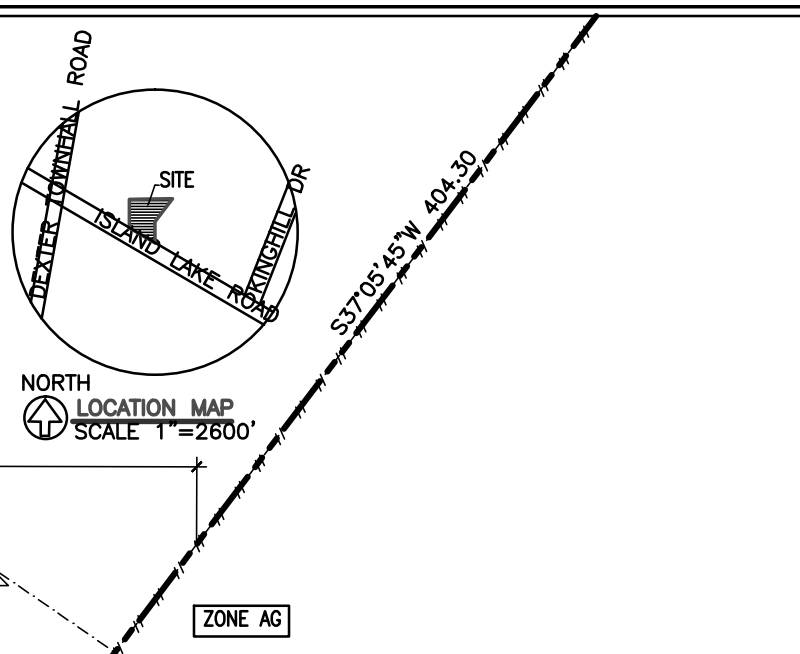
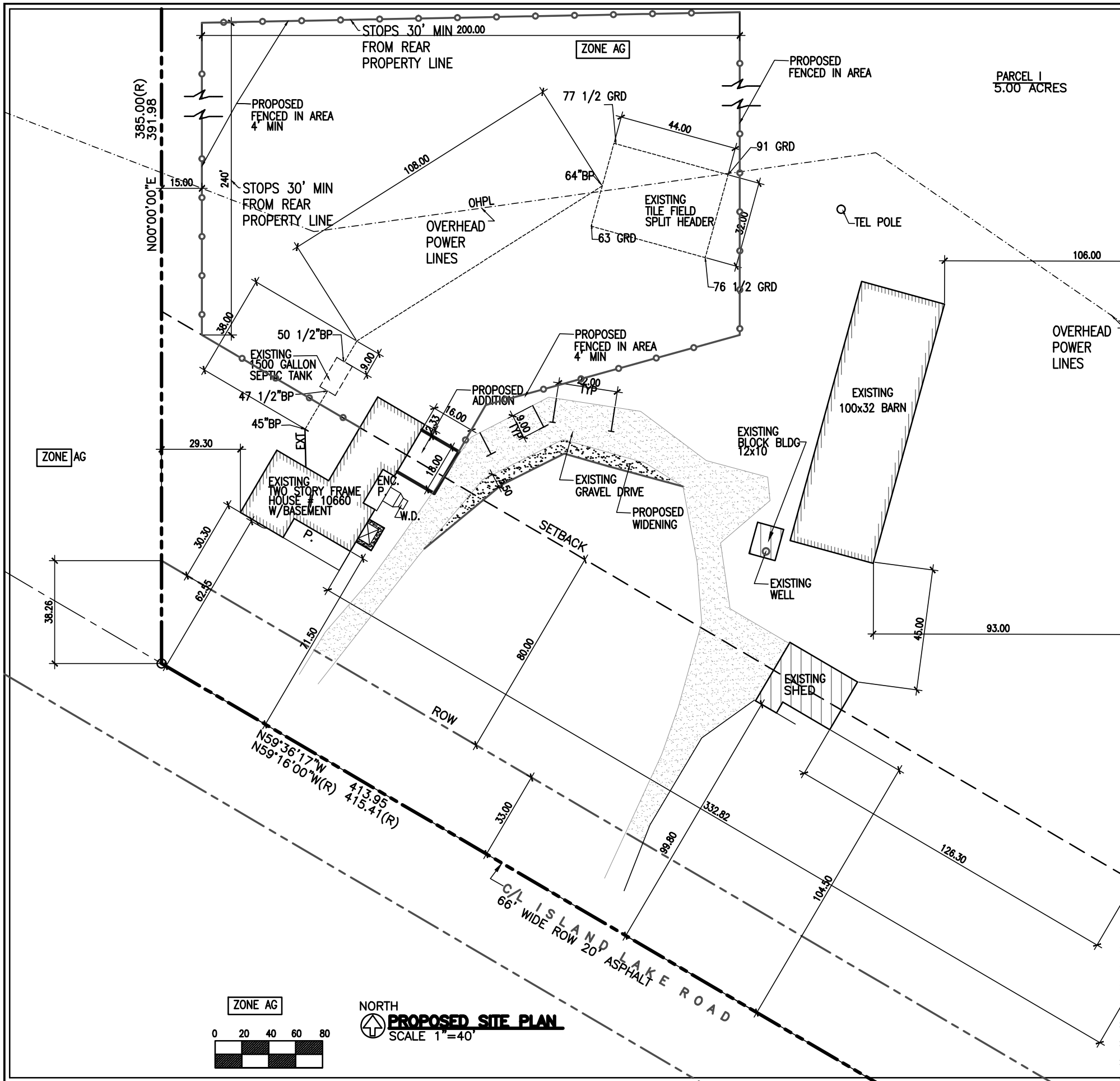
POINT OF BEGINNING,

BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHWESTERLY THIRTY THREE (33) FEET THEREOF FOR ISLAND LAKE ROAD, AND SUBJECT TO EASMENTS AND RESTRICTIONS OF RECORD, IF ANY.



EXISTING SITE PLAN
 SCALE 1"=80'



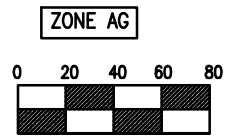


DESCRIPTION	REQUIRED	EXISTING	PROPOSED	VARIANCE
ZONING	AG	AG	AG	NO
FRONT YARD	80'	30.3'	30.3'	YES
SIDE YARD	15'	29.3'	29.3'	NO
REAR YARD	30'	294'	294'	NO
FLOOR AREA		1875	2163	
FLOOR AREA RATIO				
LOT SIZE	1-5 ACRES	5 ACRES	5 ACRES	
MAXIMUM HEIGHT	40'	27'	27'	
STORIES		2	2	
PARKING			2	
PARKING SPACE			9x22	
MIN LOT WIDTH	150'	413'	413'	
MAX LOT COVERAGE	10%	0.9%	1%	
BEDROOMS		3	3	

CERTIFICATE OF SURVEY

PARCEL I - 5.00 ACRES

A 5.00 ACRE PARCEL OF LAND IN THE NE 1/4 OF SECTION 34, T1S, R4E, DEXTER TOWNSHIP, WASHTENAW COUNTY, MICHIGAN DESCRIBED AS COMMENCING AT THE NE CORNER OF SAID SECTION 34; THENCE S 00°09'00"W 1567.37' ALONG THE EAST LINE OF SAID SECTION 34; THENCE N 59°36'17"W 599.63' (RECORDED AS N 59°16'00"W 601.71') ALONG THE CENTERLINE OF ISLAND LAKE ROAD TO THE POINT OF BEGINNING; THENCE N 59°36'17"W 413.95' (RECORDED AS N 59°16'00"W 415.41') ALONG SAID CENTERLINE; THENCE N 00°00'00"E 391.98' (RECORDED AS 385.00'); THENCE N 88°52'00"E 233.00'; THENCE N 88°52'05"E 368.79'; THENCE S 37°05'45"W 404.30'; THENCE S 00°09'00"W 290.84' (RECORDED AS 286.71') TO THE POINT OF BEGINNING. BEING SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTHWESTERLY THIRTY THREE (33) FEET THEREOF FOR ISLAND LAKE ROAD, AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



PROPOSED SITE PLAN
SCALE 1"=40'



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DEXTER SCHOOL

10660 ISLAND LAKE ROAD
DEXTER, MI 48130

ISSUE DATE
3/10/15
3/19/15
3/23/15

DRAWN BY: V.R.
CHECKED BY: R.J.N.
APPROVED BY: R.J.N./T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2648

SHEET TITLE:
PROPOSED SITE PLAN

SHEET NO.:
C-2

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DEXTER SCHOOL
 10660 ISLAND LAKE ROAD
 DEXTER, MI 48130

ISSUE DATE	03/16/15

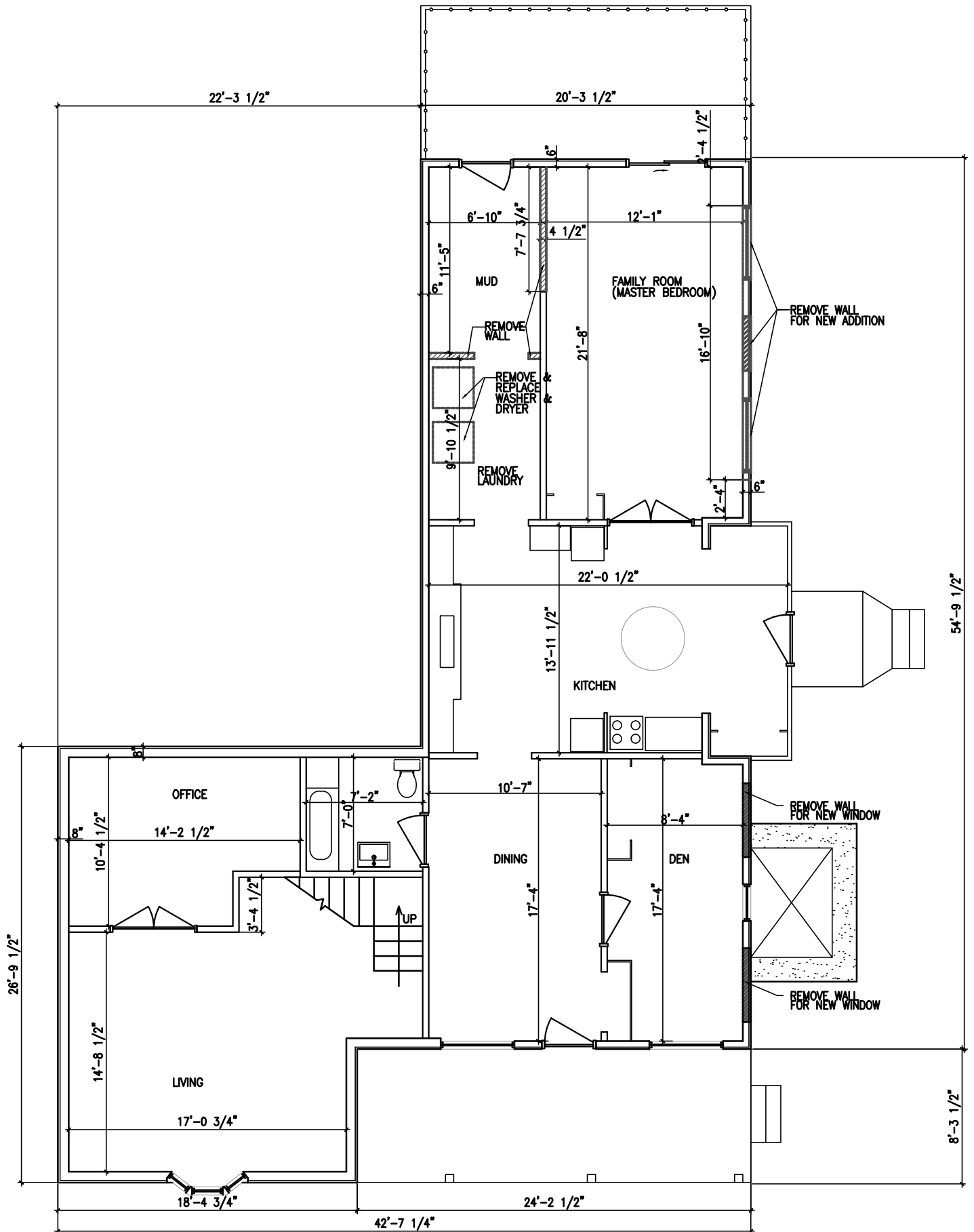
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 CHECKED BY: R.N.
 APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

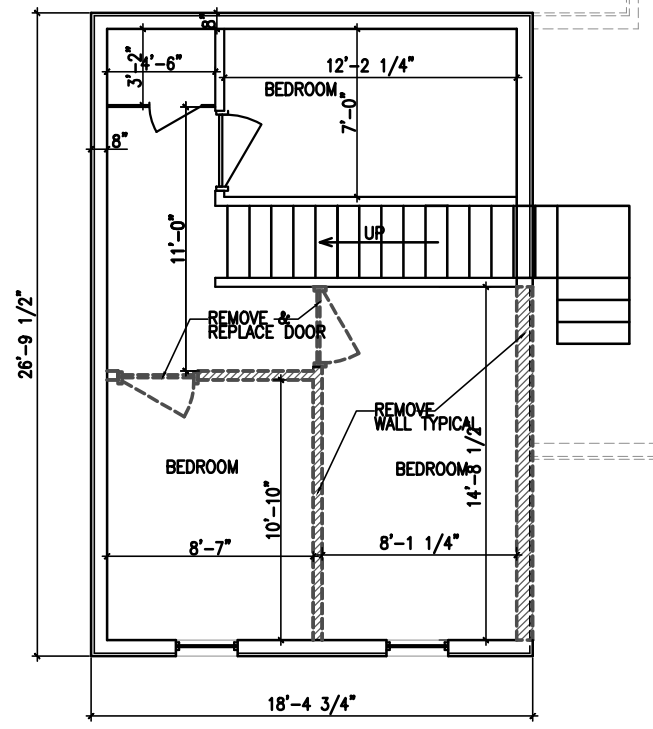
PROJECT NO.: 2648

SHEET TITLE:
 EXISTING & DEMOLITION
 FLOOR PLAN

SHEET NO.:
 A-1



EXISTING & DEMO FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



EXISTING & DEMO SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

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 DEXTER, MI 48130

ISSUE DATE	
03/16/15	
05/12/15	

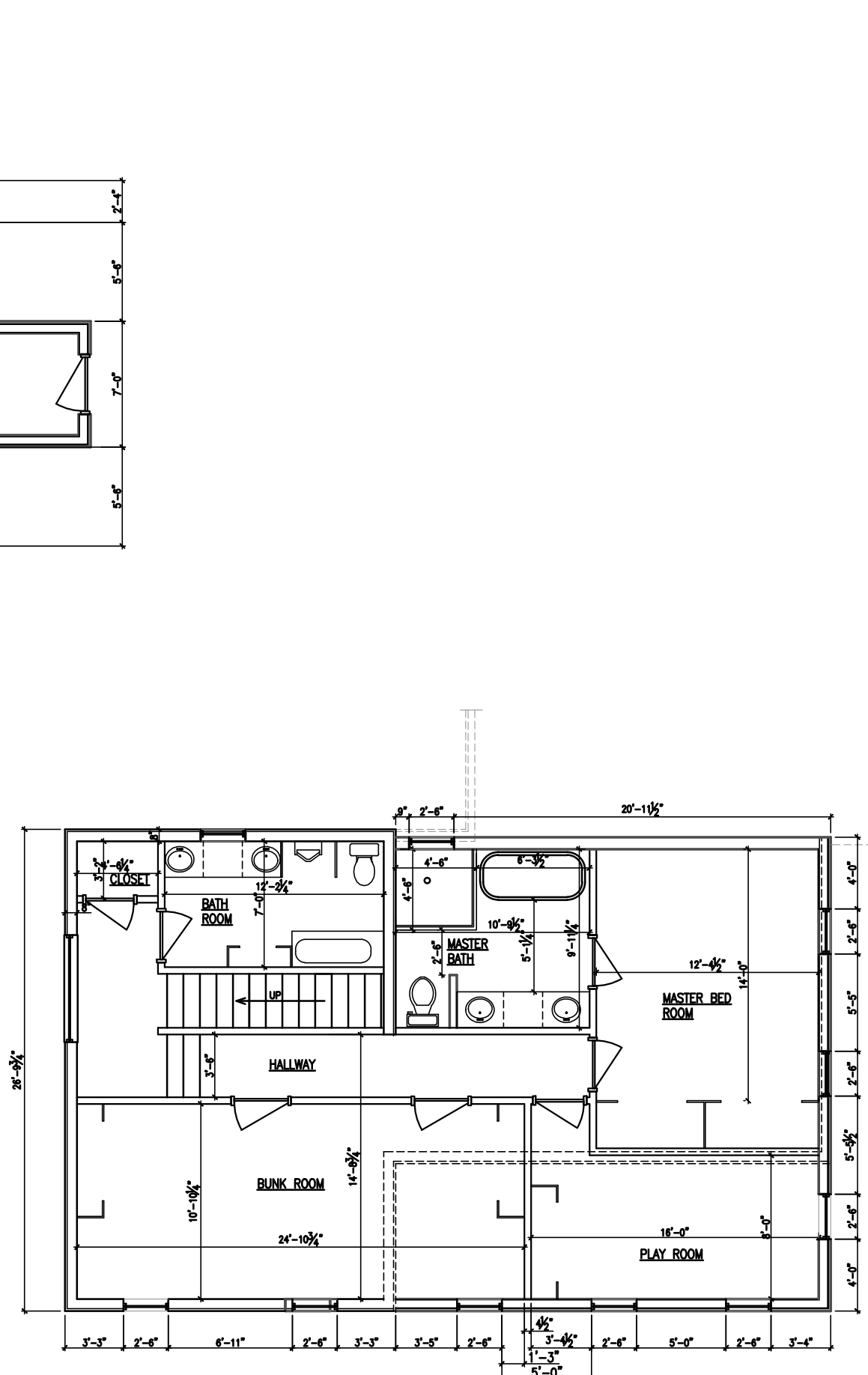
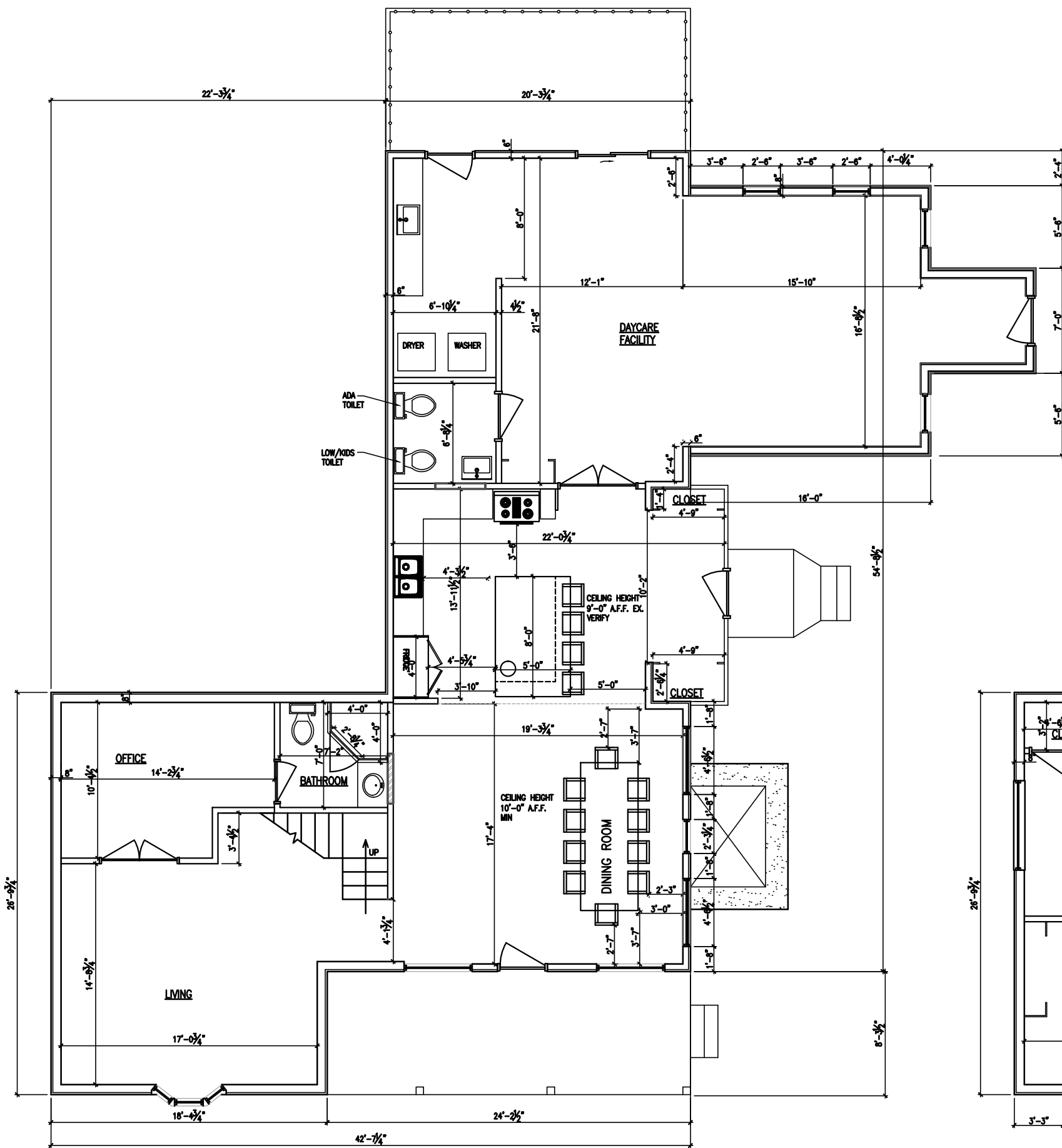
DRAWN BY: V.R.
 CHECKED BY: R.N.
 APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2648

SHEET TITLE:
PROPOSED FLOOR PLAN

SHEET NO.:
 A-2



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ISSUE DATE
 03/23/15

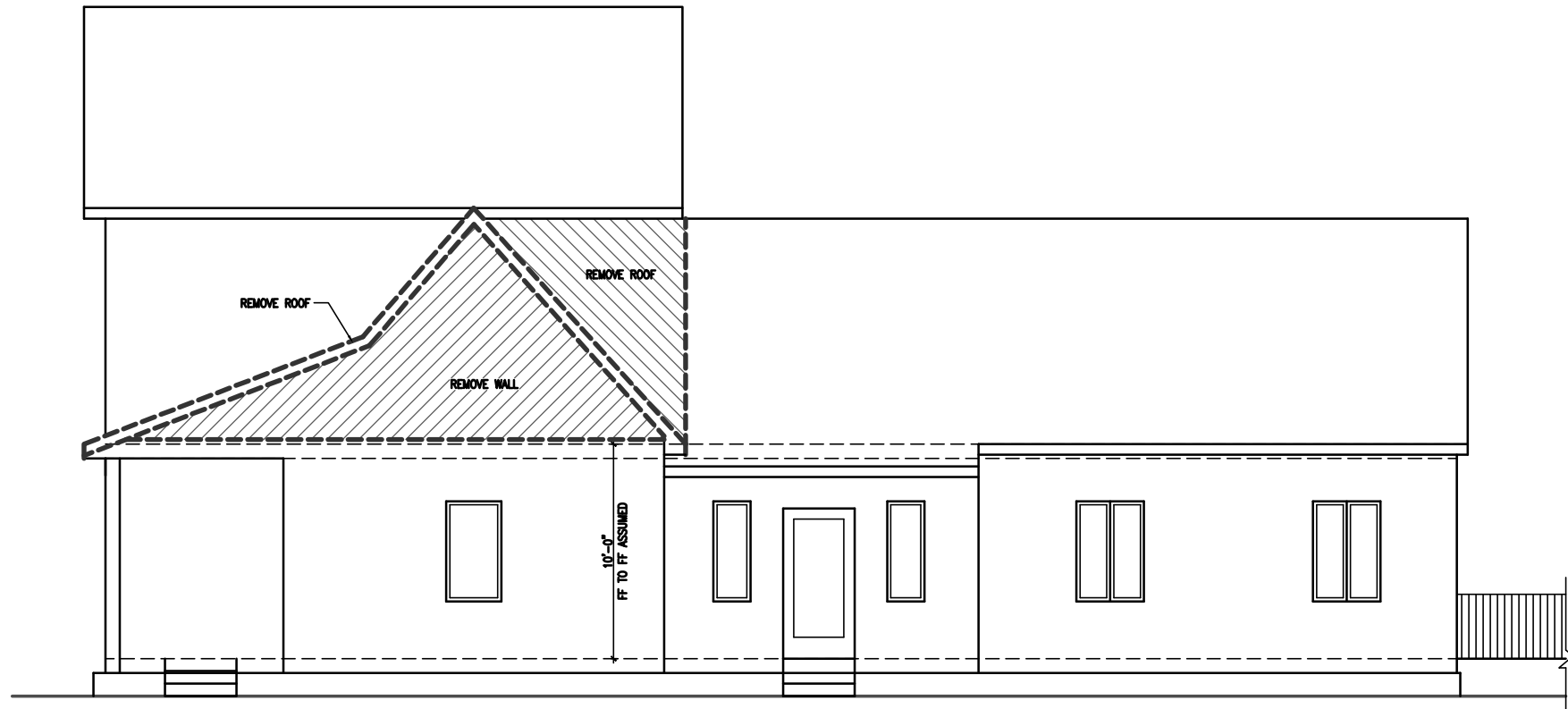
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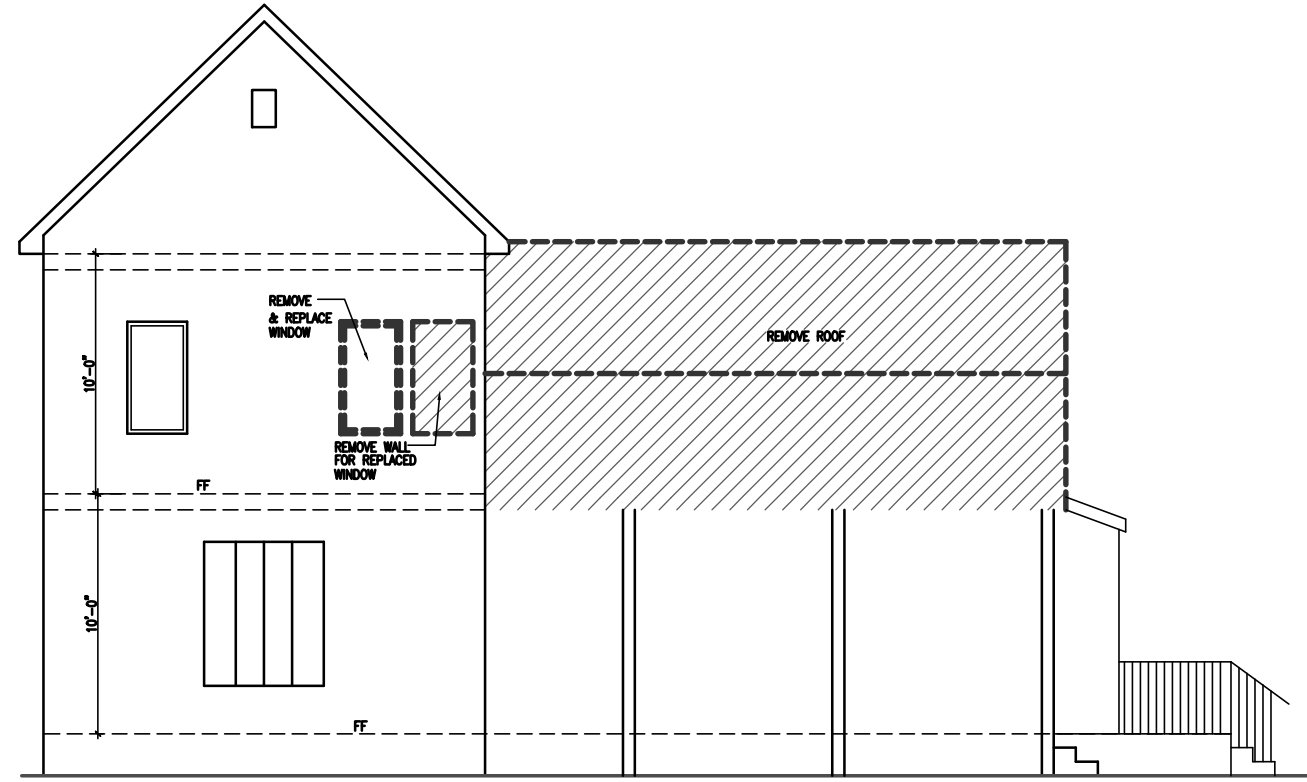
PROJECT NO.: 2648

SHEET TITLE:
 DEMOLITION SOUTH-EAST & SOUTH-WEST ELEVATIONS

SHEET NO.: A-3



DEMOLITION SOUTH-EAST ELEVATION
 SCALE 1/8"=1'



DEMOLITION SOUTH-WEST ELEVATION
 SCALE 1/8"=1'

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ISSUE DATE
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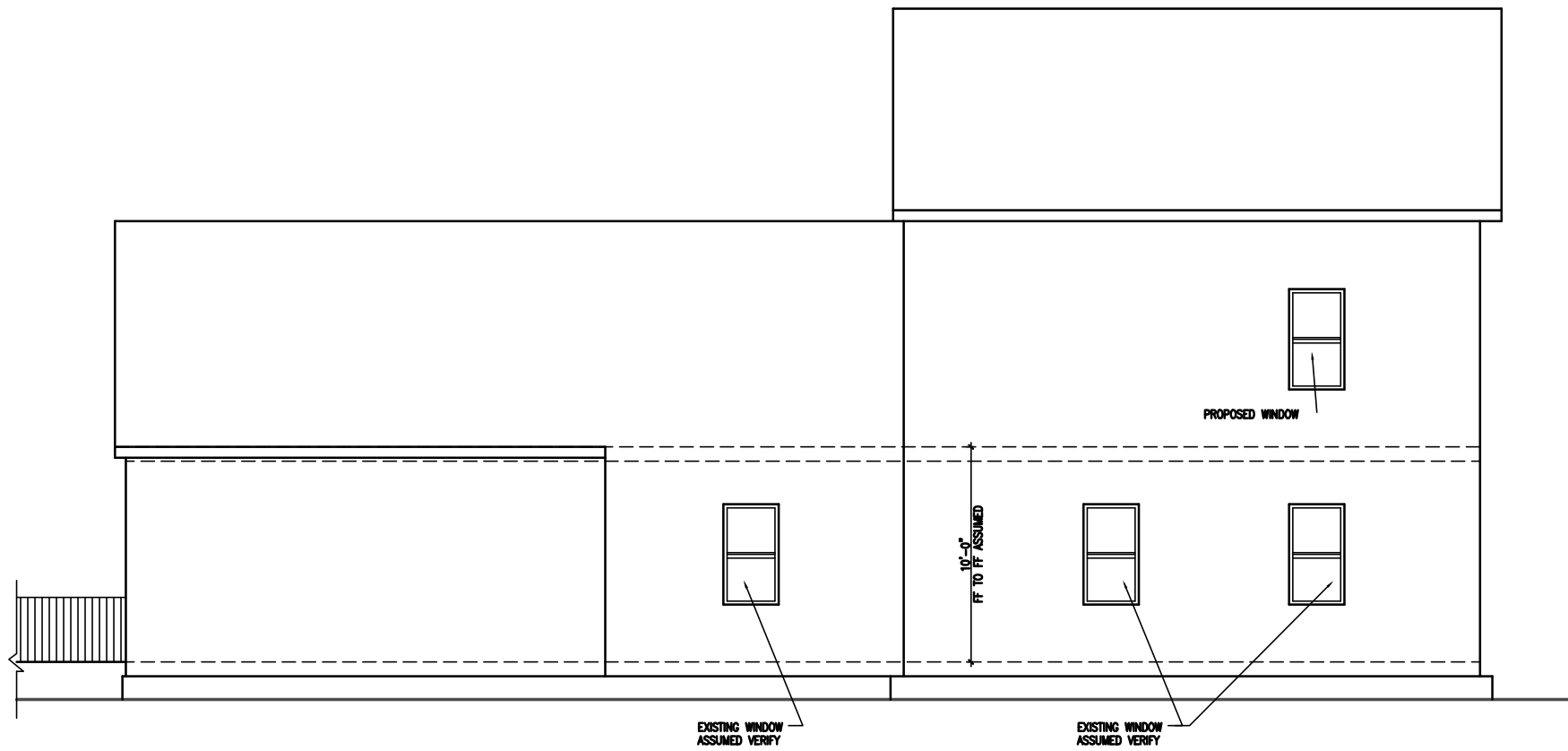
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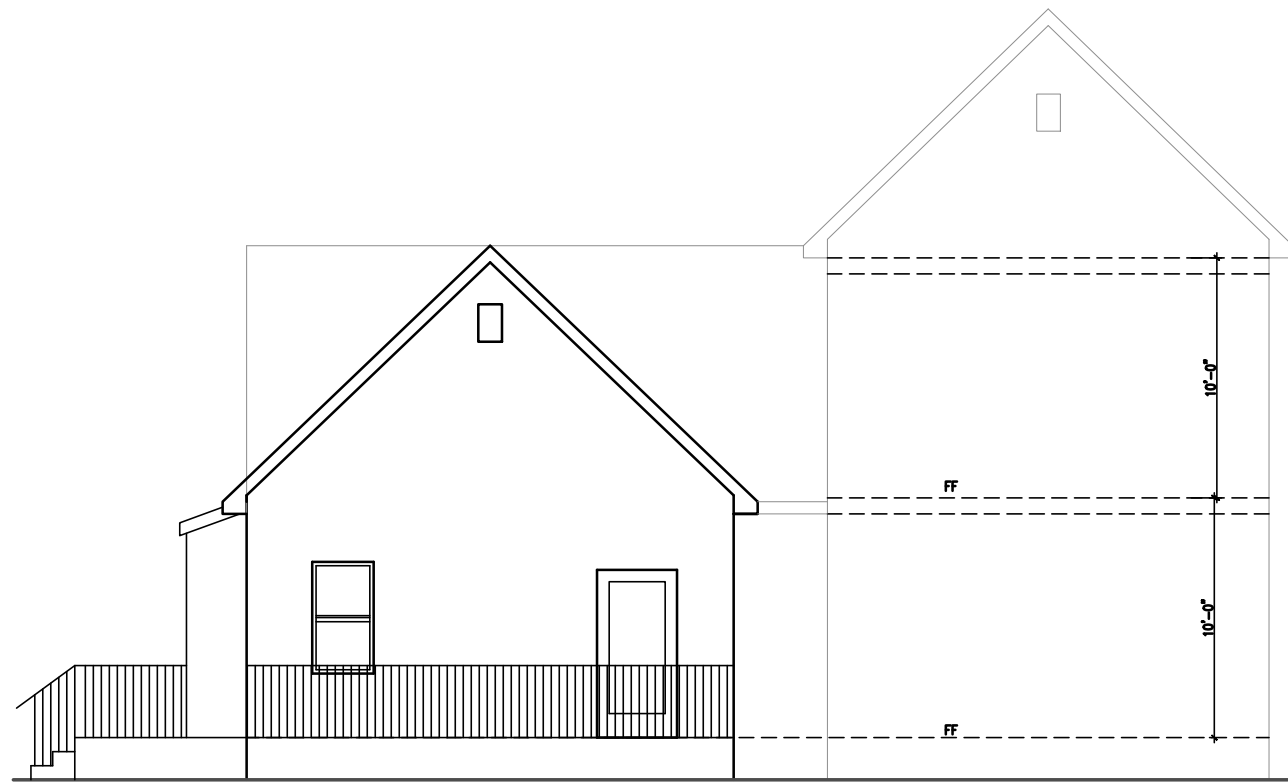
PROJECT NO.: 2648

SHEET TITLE:
 EXISTING
 NORTH-EAST &
 NORTH-WEST
 ELEVATIONS

SHEET NO.:
 A-4



EXISTING NORTH-WEST ELEVATION
 SCALE 1/8"=1'



EXISTING NORTH-EAST ELEVATION
 SCALE 1/8"=1'

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DEXTER SCHOOL

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ISSUE DATE

03/23/15

DRAWN BY: V.R.
 CHECKED BY: R.N.
 APPROVED BY: R.N./T.Q.

ARCHITECTURAL SEAL:

PROJECT NO.: 2648

SHEET TITLE:
 PROPOSED SOUTH-EAST & SOUTH-WEST ELEVATIONS

SHEET NO.: A-5



PROPOSED SOUTH-EAST ELEVATION
 SCALE 1/8"=1'



PROPOSED SOUTH-WEST ELEVATION
 SCALE 1/8"=1'

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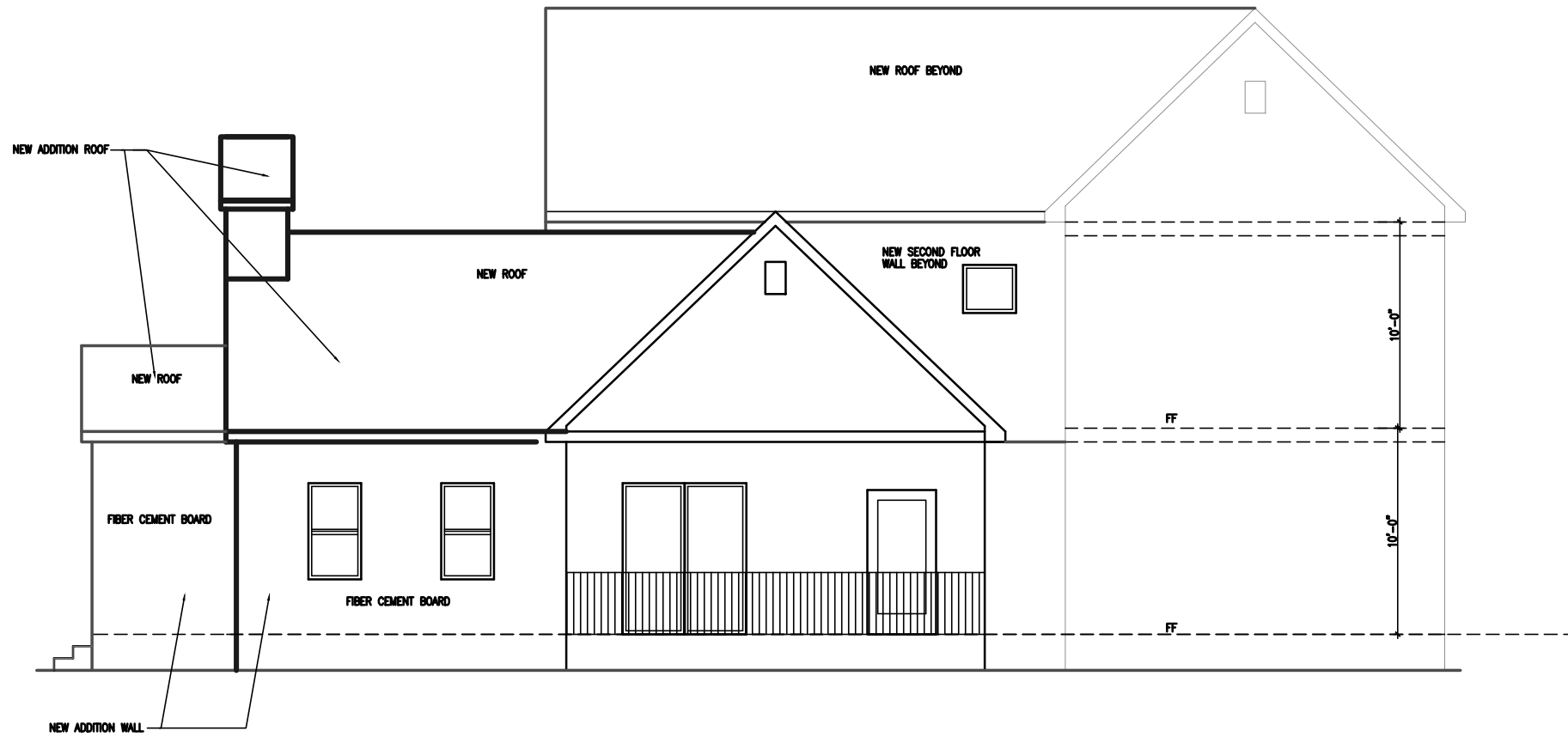
ISSUE DATE
 03/26/15

DRAWN BY: V.R.
 CHECKED BY: R.N.
 APPROVED BY: R.N./T.G.

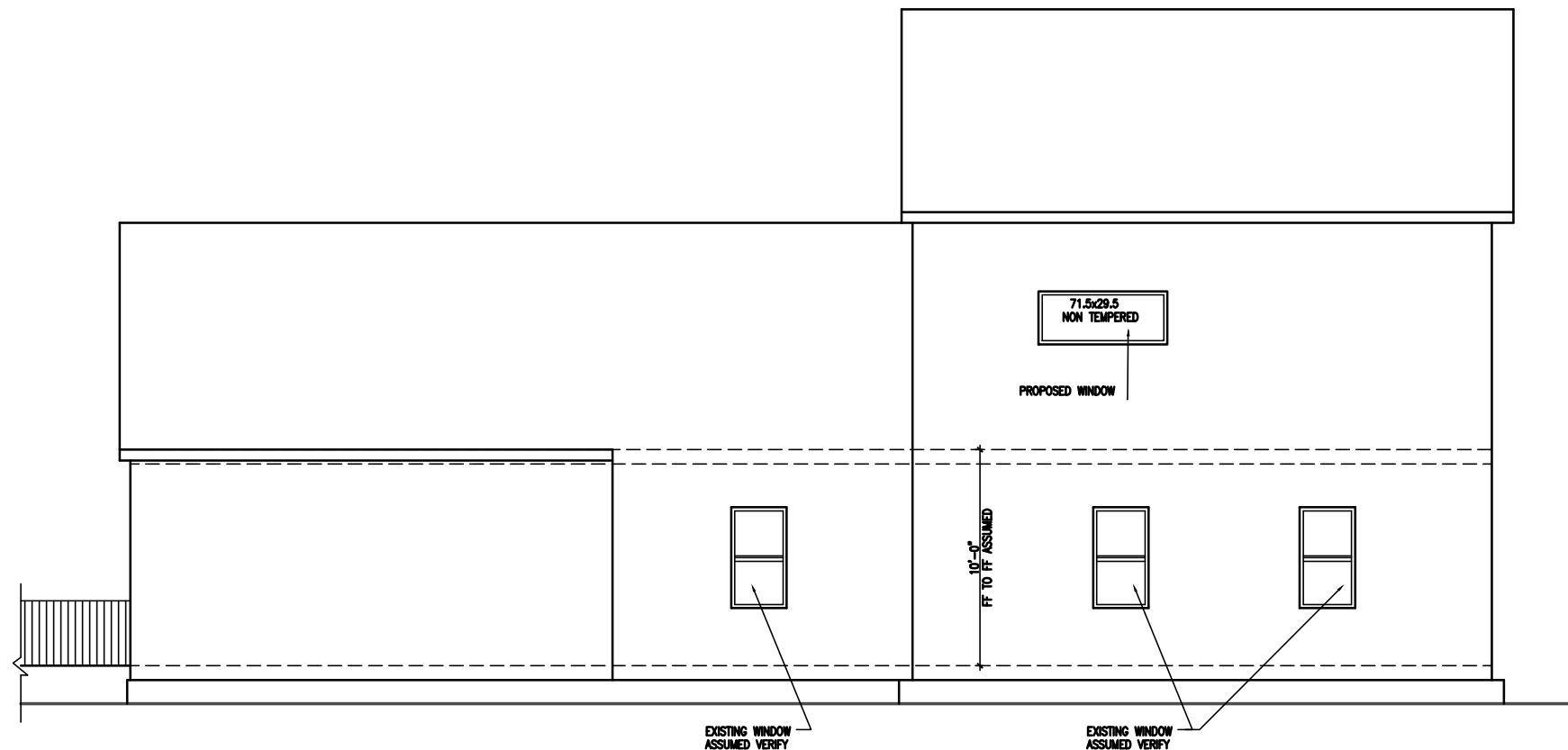
ARCHITECTURAL SEAL:

PROJECT NO.: 2648

SHEET TITLE:
PROPOSED NORTH-EAST & NORTH-WEST ELEVATIONS
 SHEET NO.: A-6



PROPOSED NORTH-EAST ELEVATION
 SCALE 1/8"=1'



PROPOSED NORTH-WEST ELEVATION
 SCALE 1/8"=1'