

FAC
FURKIS ARCHITECTURAL CONSULTING
 8013 Smith Road
 Berrien Center, Michigan 49120
 (269)240-7213 / (574)584-4726
 jim@furkis.com
 www.furkis.com

BIGBY RENOVATIONS
 411 NORTH RED BUD TRAIL
 BUCHANAN, MICHIGAN
 Project Number: 2314
 JULY 10, 2023; 9/27/23

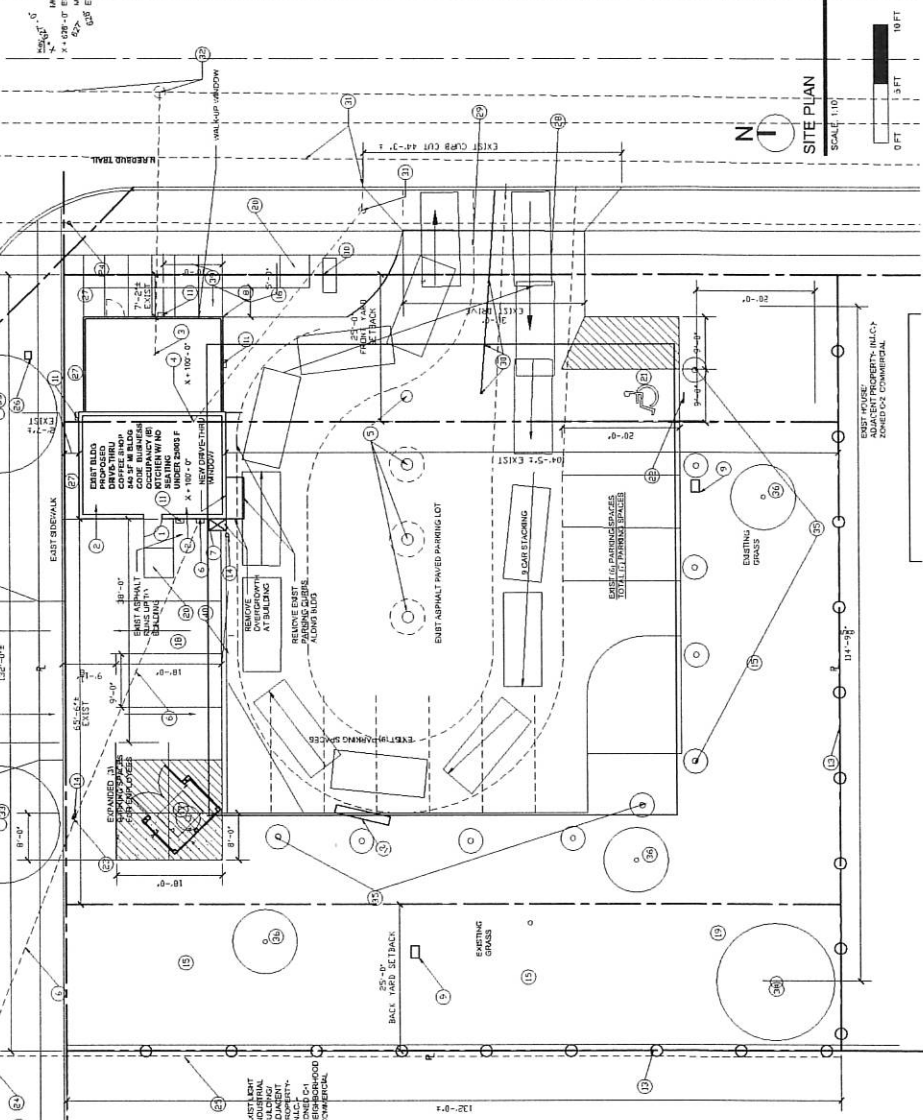
A1.0

EXIST PROPERTIES: ILLC - ZONED O-2 COMMERCIAL
 EAST PROPERTIES: ILLC - ZONED O-2 COMMERCIAL

- SITE PLAN KEY NOTES:**
- 1. FOR CONCRETE STOOP AT ALL ENTRANCE/EXIT DOORS - SEE DETAIL.
 - 2. 5'-0" X 5'-0" L.M.N.
 - 3. ROOF DRAINAGE OF BUILDING IS BY SCUPPER AND DOWNSPOUT TO SIDEWALK. SEE DETAIL FOR SCUPPER DESIGN. STUDY SEE ARCHITECTURAL DRAWINGS FOR IMPORTANT INFORMATION.
 - 4. NEW CITY SAMARTY SEWER LINE FROM THE UTILITY AT STREET-PLUMBING DESIGN BY OTHERS. USE EXIST TAP IF FUNCTIONING-FIELD VERIFY (F.V.) SIZE AND IF IN WORKING ORDER AND PER OTHERS-USE EXIST TAP IF FUNCTIONING-F.V. EXIST WATER METER APPEARS TO BE IN CENTER OF BUILDING. F.V. WATER LINE SIZE AND IF IN WORKING ORDER AND PER UTILITY REINSTALATION STANDARDS. METERS IS REMOVED.
 - 5. NEW CITY WATER FROM UTILITY AT STREET-PLUMBING DESIGN BY OTHERS-USE EXIST TAP IF FUNCTIONING-F.V. EXIST WATER METER APPEARS TO BE IN CENTER OF BUILDING. F.V. WATER LINE SIZE AND IF IN WORKING ORDER AND PER UTILITY REINSTALATION STANDARDS. METERS IS REMOVED.
 - 6. PROVIDE EASILY IDENTIFIABLE ADDRESS FOR BUILDING SITE FROM ROAD AND BUILDING NUMBER. TOWNSHIPS AND CITIES REQUIRE CONCRETE BASE LIGHT DIRECTED TOWARD PARKING LOT. MAX. 12'-0" TALL. LIGHT DIRECTED DOWN. SEE ATTACHED CUT SHEET FOR EXAMPLE.
 - 7. ELECTRICAL POWER-LIGHTING DESIGN BY OTHERS (I.L.C.). F.V. ELECTRICAL POWER-LIGHTING DESIGN BY OTHERS (I.L.C.). F.V. ELECTRICAL POWER-LIGHTING DESIGN BY OTHERS (I.L.C.). F.V. CONTRACTOR INSTALL NEW SIGN PER LOCAL ORDINANCES. SHEET FOR EXAMPLE. ELECTRICAL POWER-LIGHTING DESIGN BY OTHERS (I.L.C.). F.V. LIGHT DRIVE-THRU MENU BOARD. ELECTRICAL POWER-LIGHTING DESIGN BY OTHERS (I.L.C.). F.V. 6 FT. TALL VINYL PICKET FENCE OR CORRUGATED METAL PANELS W/ 4" GRASS AREA.
 - 8. SHRUBS AND MULCH LANDSCAPING ARE LANDSCAPING SHOWN IN PLAN IS FOR REFERENCE-LANDSCAPING IS TO BE PLANTINGS AS REQUIRED PER OWNER AND UTILITY.
 - 9. DUMPSTER ENCLOSURE - SEE DETAIL.
 - 10. UNLOADING ZONE.
 - 11. EXISTING TREES/SHRUBS TO REMAIN AND BE TRIMMED/THINNED OUT TO MAINTAIN CLEARANCE TO SIDEWALK AND DRIVEWAY. SEE DETAIL. SPRUCE - PINE - FIR MAX. 5 FT. TALL OR HEDGE OF EVERGREENS 4 FT. TALL. NEW ADA RAMP FROM SIDEWALK/PARKING LOT TO FLOOR LEVEL OF BUILDING-MAX SLOPE 1:20 W/ NO HORIZONTAL CONCRETE STOOP - SEE DETAIL FOR ACCESSIBLE PARKING STALLS.
 - 12. ADA ACCESSIBLE PARKING SIGN-SEE DETAIL.
 - 13. EXIST ELECTRICAL MAIN POWER LINE.
 - 14. EXIST ELECTRICAL UTILITY POLE-SEE DETAIL.
 - 15. EXISTING PRIVATE UTILITY POLE WITH EXISTING LIGHT - BUILDING ELECTRICAL SERVICE LINE RUNNING PAST AND FEEDING BEFORE BUILDING TO SIDEWALK. OWNER AND UTILITY - LIGHT TO BE REMOVED. UTILITY OWNER AND UTILITY.
 - 16. EXIST ELECTRICAL MAIN POWER LINE.
 - 17. EXIST ELECTRICAL UTILITY POLE WITH EXISTING LIGHT - BUILDING ELECTRICAL SERVICE LINE RUNNING PAST AND FEEDING BEFORE BUILDING TO SIDEWALK. OWNER AND UTILITY - LIGHT TO BE REMOVED. UTILITY OWNER AND UTILITY.
 - 18. EXIST CONC. APPROX CURB/PATIO AROUND BUILDING-REPAIR/REPLACE AS REQUIRED AND EVALUATE - EXIST STORM DRAINAGE FROM ROOF / DOWNSPOUT TO SLAB TO REMAIN- DIRECT WATER AWAY FROM BUILDING. SAWCUT EXISTING CONCRETE AS REQUIRED TO NOT DAMAGE BUILDING.
 - 19. EXIST CONC. APPROX CURB/PATIO AROUND BUILDING-REPAIR/REPLACE AS REQUIRED AND EVALUATE - EXIST STORM DRAINAGE FROM ROOF / DOWNSPOUT TO SLAB TO REMAIN- DIRECT WATER AWAY FROM BUILDING.
 - 20. SOLID YELLOW LINE PAINTED ABOVE FOR 'KEEP LEFT' TRAFFIC CONTROL-TRAFFIC CONTROL DEVICES AND/OR SIGNAGE PER LOCAL ORDINANCE FOR DRIVE IN ROW.
 - 21. OWNER DESIRES TO REMOVE EXISTING CONCRETE TRAIL-40'-0". FLEXIBLE DELINEATOR ROUND POSTS WITH BASE ADHERED TO PAVEMENT PAINTED SOLID YELLOW LINE.
 - 22. EXIST WATER TAP SHUT-OFF-CITY WATER MAIN ON REDBUD TRAIL-40'-0". EXIST WATER MAIN-SEWER TAP ON RED BUD TRAIL. F.V. LOCATION INFORMATION FROM CITY UTILITY.
 - 23. EXIST TREE TO REMAIN.
 - 24. EXIST TREE TO REMAIN.
 - 25. NEW SHRUBS PER LANDSCAPING STANDARDS. MIN. (1)
 - 26. NEW SHRUBS PER LANDSCAPING STANDARDS. MIN. (1)
 - 27. NEW 6" CONCRETE CURB-SEE DETAIL.
 - 28. OWNER DESIRES TO REMOVE EXISTING CONCRETE TRAIL-40'-0". CONCRETE SLAB AT WALK-UP WINDOW TO START AT SAME ELEVATION AS INSIDE FLOOR ADJACENT BUILDING AND SLOPE AWAY FROM BUILDING MIN 2" FT - MAX 1/2 FT.

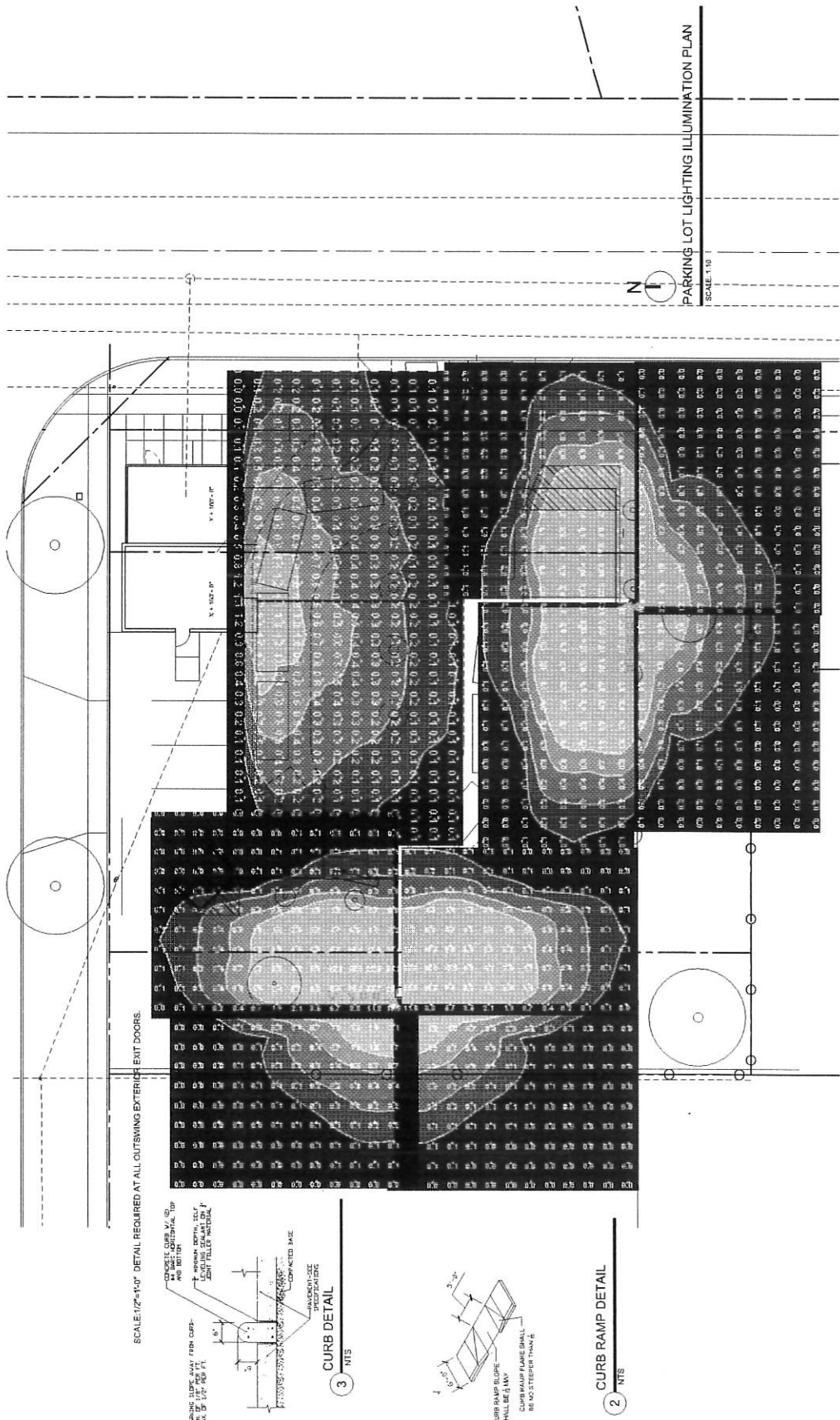
EXISTING PROPERTIES: ILLC - ZONED O-2 COMMERCIAL
EAST PROPERTIES: ILLC - ZONED O-2 COMMERCIAL

FRONT LOT AREA: 10,000 SQ FT. 11'-0" X 90'-0" (APPROX)
REAR LOT AREA: 12,000 SQ FT. 11'-0" X 110'-0" (APPROX)
MANUAL LOT AREA: 10,000 SQ FT. 11'-0" X 90'-0" (APPROX)

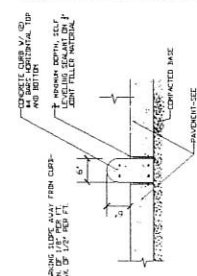


SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 FT 1 3 FT 18 FT

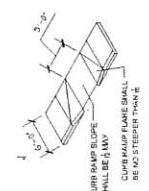
- SITE PLAN - GENERAL NOTES:**
1. PARKING LOT IS EXISTING ASPHALT TO BE REPAIRED AS REQUIRED. REPAIR CONCRETE PAVEMENT W/ 6X6 W1.4 X W1.4 W/M. PROVIDE LIGHT BROOM FINISH. PROVIDE EXPOSED AGGREGATE FINISH ON CONC. DRIVEWAYS. CONCRETE PAVEMENT W/ 6X6 W1.4 X W1.4 W/M. PROVIDE LIGHT BROOM FINISH. PROVIDE EXPOSED AGGREGATE FINISH ON CONC. DRIVEWAYS.
 2. REPAIR/REPLACE ASPHALT PAVEMENT TO BE NEW ASPHALT CONCRETE PAVEMENT W/ 1 INCHES CONCRETE REINFORCED BASE COURSE-SEE NOTE 1. W/ 2" ASPHALT SURFACE COURSE OVER. INSTALL OVER 6 INCHES COMPACTED GRANULAR HLL.
 3. REPAIR/REPLACE 4" THICK CONCRETE SIDEWALK W/ 6X6 W1.4 X W1.4 W/M. PROVIDE LIGHT BROOM FINISH AND TOOLED SCORING AS INDICATED ON PLAN. PROVIDE EXPANSION JOINTS @ 30'-0" O.C.
 4. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ELEVATION INFORMATION, CONDITIONS, AND ALL EXISTING UNDERGROUND UTILITY LOCATIONS.
 5. REGRADE AND SEED ANY AREAS OF EXISTING SITE DISTURBED BY DEMOLITION AND/OR NEW CONSTRUCTION. GRASS TO BE PLANTED AND MAINTAINED AS PERMANENT MEANS OF SEED MAINTENANCE.
 6. COORDINATE UTILITY TRENCHES FOR WATER, SEWER, ELECTRIC AND GAS WITH BUILDING, SITE, AND CONTRACTORS FOR EACH TRACE.
 7. SEE ARCHITECTURAL DRAWINGS FOR IMPORTANT FUTURE LOCATION INFORMATION. MECHANICAL, ELECTRICAL, PLUMBING DESIGN FOR BUILDING IS BY OTHERS.
 8. NO SURVEY WAS PROVIDED. THIS PLAN IS FOR REFERENCE ONLY. DIMENSIONS SHOWN ARE APPROXIMATE BASED ON PROPERTY, LEGAL DESCRIPTION AND MEASUREMENTS.
 9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND PROPERTY LINE INFORMATION.
 10. STORM WATER RETENTION AND DRAINAGE DESIGN IS BY OTHERS.
 - 11.
 - 12.



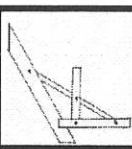
SCALE 1/8"=1'-0" DETAIL REQUIRED AT ALL OUTSWINGING EXTERIOR EXIT DOORS.



3 NTS



2 NTS



www.furkis.com

FAC
 FURKIS ARCHITECTURAL CONSULTING
 James Furkis, AIA
 8013 Smith Road
 Berrien Center, Michigan 49102
 jim@furkis.com
 (269)240-7213 / (574)584-4726

BIGBY RENOVATIONS
 411 NORTH RED BUD TRAIL
 BUCHANAN, MICHIGAN
 Project Number: 2314
 JULY 10, 2023; 9/27/23

A1.2

CLIENT: 60271718 (PROPERTY OF CLIENT)