

CONSULTANT:

GENERAL 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. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DIMENSIONAL VARIANCES CAUSED BY ACTUAL WALL CONSTRUCTION OR LAYOUT MODIFICATIONS IN THE FIELD ARE RESPONSIBILITY OF CONTRACTOR.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE FLOOR PLAN KEYNOTES FOR AWLL CONSTRUCTION.
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. DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
6. ALL POSTS CONTINUOUS TO FOUNDATION
7. SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015

Project :
BAGLEY APARTMENT DEVELOPMENT
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC REVIEW 05/22/2023

NOT FOR CONSTRUCTION

Drawn by :
 JRM
 Checked by :
 JRM

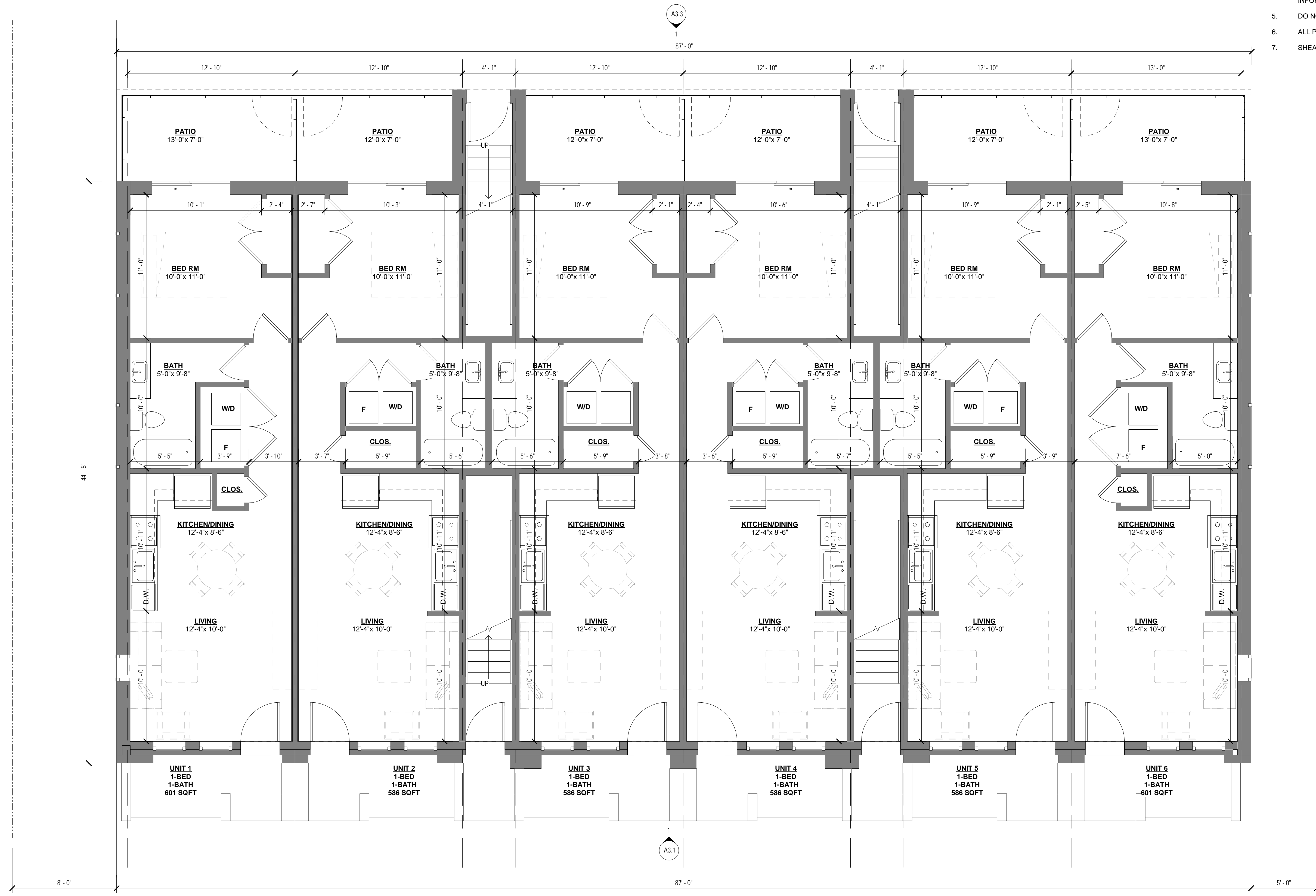
Sheet Title :
 GROUND FLOOR PLAN

Project No. :
 2022035

Sheet No. :

A1.1

DO NOT SCALE DRAWINGS © 2021 Timothy Flintoff Architect, PLLC



1 GROUND FLOOR LEVEL
 SCALE: 1/4" = 1'-0"

BINDER STRIP LOCATION

CONSULTANT:

Project :
BAGLEY APARTMENT DEVELOPMENT
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC REVIEW 05/22/2023

Drawn by :
 JRM
 Checked by :
 JRM

Sheet Title :
SECOND FLOOR PLAN

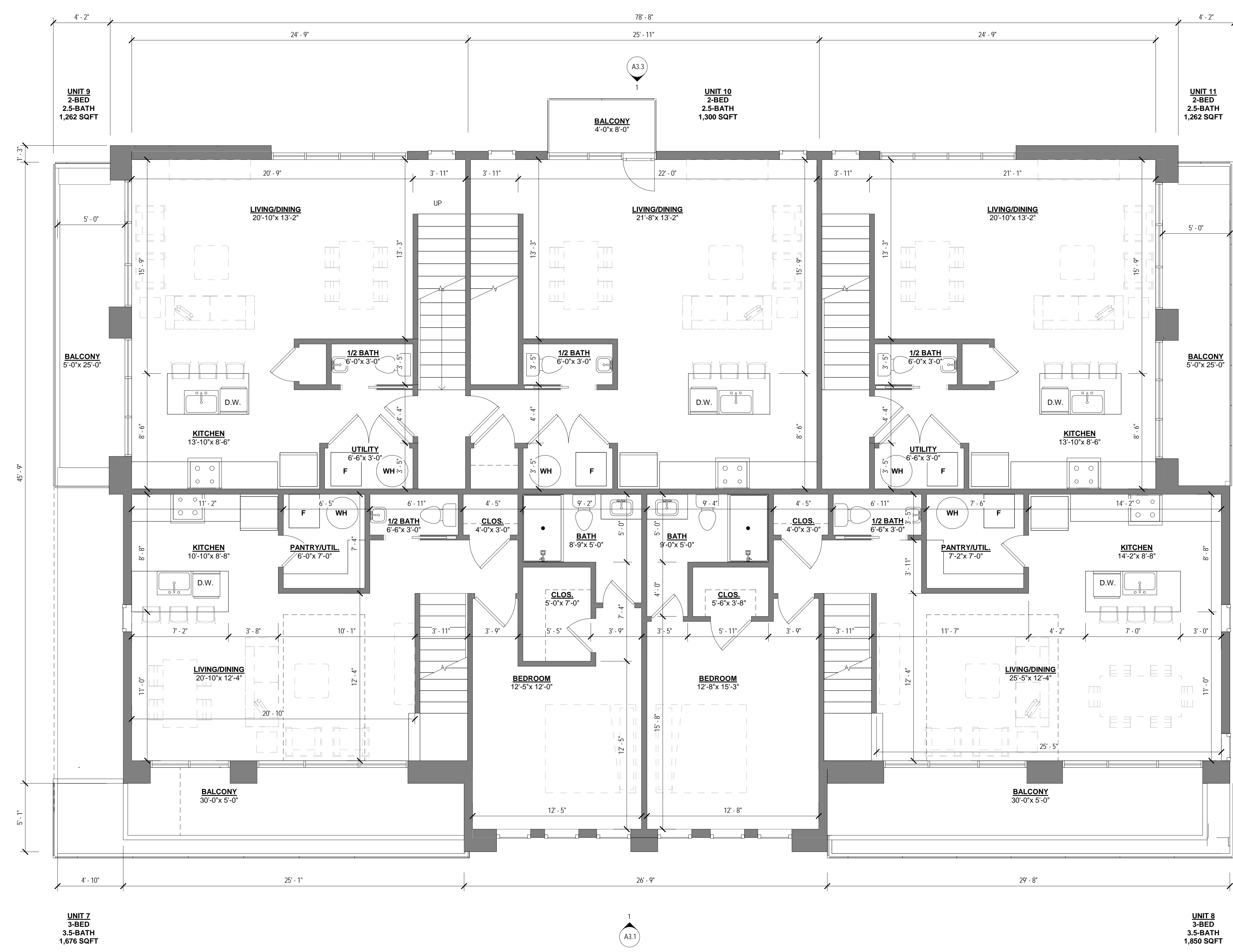
Project No. :
 2022035

Sheet No. :

A1.2

GENERAL PLAN NOTES:

- 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.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DIMENSIONAL VARIANCES CAUSED BY ACTUAL WALL CONSTRUCTION OR LAYOUT MODIFICATIONS IN THE FIELD ARE RESPONSIBILITY OF CONTRACTOR.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE FLOOR PLAN KEYNOTES FOR AWLL CONSTRUCTION.
- 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.
- DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
- ALL POSTS CONTINUOUS TO FOUNDATION
- SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015



1 SECOND LEVEL
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS | ©2021 Timothy Flinoff Architect, PLLC

BINDER STRIP LOCATION

CONSULTANT:

Project :
**BAGLEY APARTMENT
 DEVELOPMENT**
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC REVIEW 05/22/2023

Drawn by :
 JRM
 Checked by :
 JRM

Sheet Title :
 ROOF PLAN

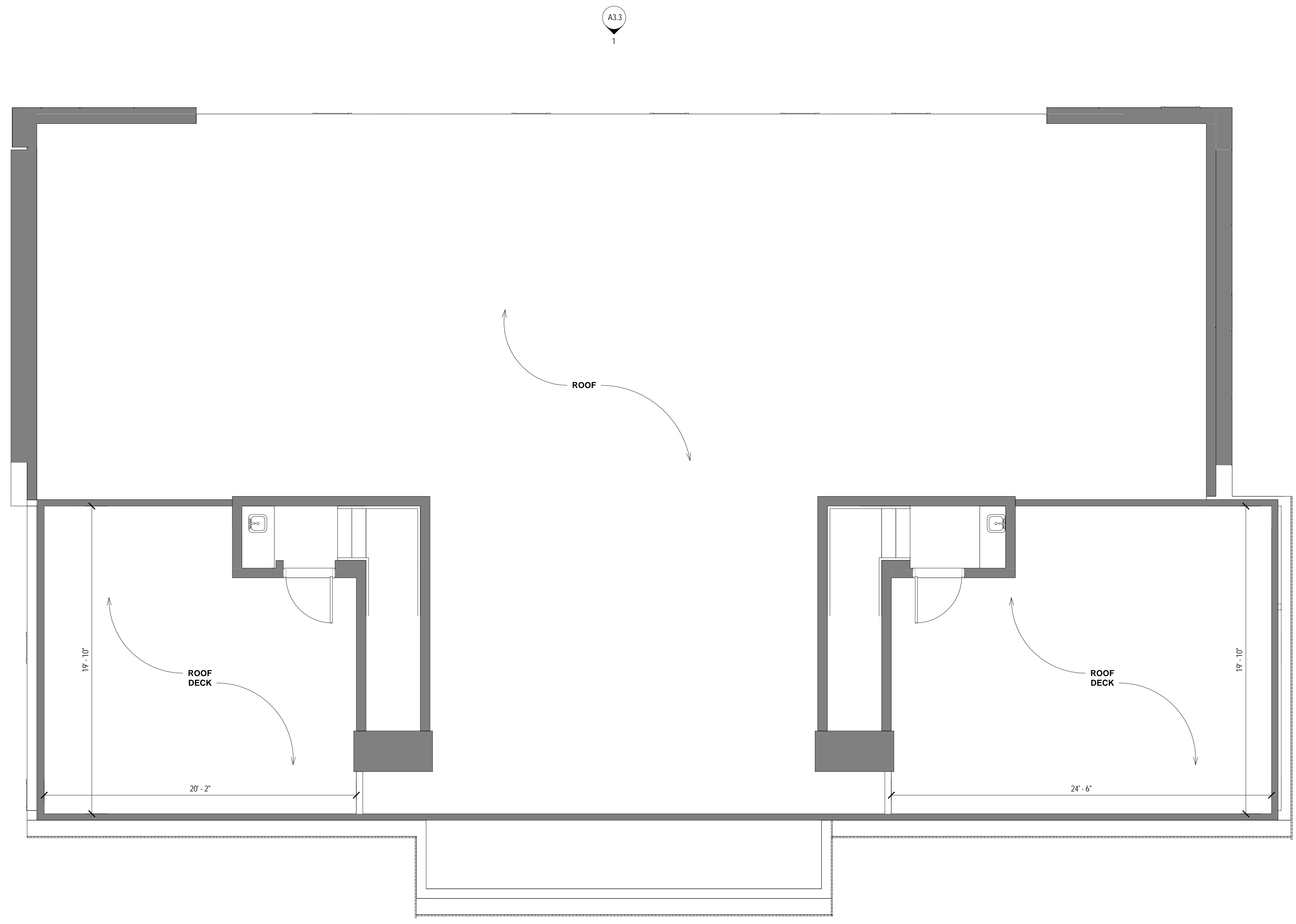
Project No. :
 2022035

Sheet No. :

A1.4

DO NOT SCALE DRAWINGS | ©2021 Timothy Fimoff Architect, PLLC

NOT FOR CONSTRUCTION



1 ROOF PLAN
 SCALE: 1/4" = 1'-0"

EINDER_SHEEP_LOCATION

CONSULTANT:

GENERAL ELEVATION/SECTION NOTES:

- 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.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- 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.
- ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
- ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
- UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

ELEVATION KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 BRICK VENEER A. BASIS OF DESIGN: SUMMIT BRICK BLACK DIAMOND
- 2 BRICK VENEER B. BASIS OF DESIGN: SUMMIT BRICK PEBBLE GRAY
- 3 WOOD-LOOK GFRC SIDING. BASIS OF DESIGN: WOODTONE SUMMER WHEAT
- 4 PREFINISHED BRASS METAL TRIM. MATCH WINDOWS
- 5 GFRC LAP SIDING. BASIS OF DESIGN: HARDIE PLANK, SMOOTH, IRON GRAY
- 6 GFRC PANEL SIDING. BASIS OF DESIGN: HARDIE REVEAL PANEL WITH TAMLYN ALUM TRIM. SMOOTH, LIGHT MIST
- 7 ANDERSEN 100 CASEMENT WINDOWS, BLACK
- 8 ANDERSEN 100 AWNING WINDOWS, BLACK
- 9 GLASS AND ALUM. GUARDRAIL. BASIS OF DESIGN: VIEWRAIL
- 10 FIBERGLASS ENTRY DOOR (THERMATRU)
- 11 BLACK METAL DECORATIVE RAILING
- 12 PAINTED PT WOOD SLAT WALL
- 13 EXTERIOR SCONCE LIGHT
- 14 ANDERSEN 100 GLIDING PATIO DOOR, BLACK

Project :

**BAGLEY APARTMENT
 DEVELOPMENT
 1530 BAGLEY ST.
 DETROIT, MI 48216**

Issued for :

HDC REVIEW 05/22/2023

NOT FOR CONSTRUCTION

Drawn by :

JRM

Checked by :

JRM

Sheet Title :

**EXTERIOR
 ELEVATIONS**

Project No. :

2022035

Sheet No. :

A3.1

DO NOT SCALE DRAWINGS | ©2021 Timothy Fimoff Architect, PLLC



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

CONSULTANT:

GENERAL ELEVATION/SECTION 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. 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.
4. ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
5. ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
6. UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

ELEVATION KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 BRICK VENEER A. BASIS OF DESIGN: SUMMIT BRICK BLACK DIAMOND
- 2 BRICK VENEER B. BASIS OF DESIGN: SUMMIT BRICK PEBBLE GRAY
- 3 WOOD-LOOK GFRC SIDING. BASIS OF DESIGN: WOODTONE SUMMER WHEAT
- 4 PREFINISHED BRASS METAL TRIM. MATCH WINDOWS
- 5 GFRC LAP SIDING. BASIS OF DESIGN: HARDIE PLANK, SMOOTH, IRON GRAY
- 6 GFRC PANEL SIDING. BASIS OF DESIGN: HARDIE REVEAL PANEL WITH TAMLYN ALUM TRIM. SMOOTH, LIGHT MIST
- 7 ANDERSEN 100 CASEMENT WINDOWS, BLACK
- 8 ANDERSEN 100 AWNING WINDOWS, BLACK
- 9 GLASS AND ALUM. GUARDRAIL. BASIS OF DESIGN: VIEWRAIL
- 10 FIBERGLASS ENTRY DOOR (THERMATRU)
- 11 BLACK METAL DECORATIVE RAILING
- 12 PAINTED PT WOOD SLAT WALL
- 13 EXTERIOR SCONCE LIGHT
- 14 ANDERSEN 100 GLIDING PATIO DOOR, BLACK

Project :
BAGLEY APARTMENT DEVELOPMENT
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC REVIEW 05/22/2023

NOT FOR CONSTRUCTION

Drawn by :
 JRM
 Checked by :
 JRM
 Sheet Title :
 EXTERIOR ELEVATIONS
 Project No. :
 2022035

Sheet No. :
A3.2

DO NOT SCALE DRAWINGS | ©2021 Timothy Flinoff Architect, PLLC

BINDER STRIP LOCATION



1 SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

CONSULTANT:

GENERAL ELEVATION/SECTION NOTES:

- 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.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- 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.
- ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
- ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
- UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

ELEVATION KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 BRICK VENEER A. BASIS OF DESIGN: SUMMIT BRICK BLACK DIAMOND
- 2 BRICK VENEER B. BASIS OF DESIGN: SUMMIT BRICK PEBBLE GRAY
- 3 WOOD-LOOK GFRC SIDING. BASIS OF DESIGN: WOODTONE SUMMER WHEAT
- 4 PREFINISHED BRAKE METAL TRIM. MATCH WINDOWS
- 5 GFRC LAP SIDING. BASIS OF DESIGN: HARDIE PLANK, SMOOTH, IRON GRAY
- 6 GFRC PANEL SIDING. BASIS OF DESIGN: HARDIE REVEAL PANEL WITH TAMLYN ALUM TRIM. SMOOTH, LIGHT MIST
- 7 ANDERSEN 100 CASEMENT WINDOWS, BLACK
- 8 ANDERSEN 100 AWNING WINDOWS, BLACK
- 9 GLASS AND ALUM. GUARDRAIL. BASIS OF DESIGN: VIEWRAIL
- 10 FIBERGLASS ENTRY DOOR (THERMATRU)
- 11 BLACK METAL DECORATIVE RAILING
- 12 PAINTED PT WOOD SLAT WALL
- 13 EXTERIOR SCONCE LIGHT
- 14 ANDERSEN 100 GLIDING PATIO DOOR, BLACK

Project :
BAGLEY APARTMENT DEVELOPMENT
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC REVIEW 05/22/2023

NOT FOR CONSTRUCTION

Drawn by :
 JRM
 Checked by :
 JRM

Sheet Title :
 EXTERIOR ELEVATIONS

Project No. :
 2022035

Sheet No. :
A3.3

DO NOT SCALE DRAWINGS © 2021 Timothy Fimoff Architect, PLLC



EINDER STRIP LOCATION



ARCHITECT:
4545 architecture
 3011 W. GRAND BLVD
 SUITE 400
 DETROIT, MI 48202
 P. 313.450.4545
 TM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :
 BAGLEY APARTMENT
 DEVELOPMENT
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC REVIEW 05/22/2023

NOT FOR CONSTRUCTION

Drawn by :
 Author
 Checked by :
 Author

Sheet Title :
 RENDERINGS

Project No. :
 2022035

Sheet No. :
A6.1

DO NOT SCALE DRAWINGS | © 2021 Timothy Flintoff Architect, PLLC

SENDER: STBIP - LOCATION

CONSULTANT:

Project :
**BAGLEY APARTMENT
 DEVELOPMENT**
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC REVIEW 05/22/2023

Drawn by :
 Author
 Checked by :
 Author
 Sheet Title :
 RENDERINGS

Project No. :
 2022035

Sheet No. :
A6.2



NOT FOR CONSTRUCTION

DO NOT SCALE DRAWINGS | © 2021 Timothy Flintoff Architect, PLLC

SENDER: SITEP - LOCATION

CONSULTANT:

Project :
**BAGLEY APARTMENT
 DEVELOPMENT**
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC REVIEW 05/22/2023

Drawn by :
 JRM
 Checked by :
 JRM

Sheet Title :
 CONTEXT ELEVATION

Project No. :
 2022035

Sheet No. :
A6.3

DO NOT SCALE DRAWINGS | ©2021 Timothy Fimoff Architect, PLLC

NOT FOR CONSTRUCTION



BELTLINE OF PROPOSED BUILDING APPROX. MATCHES
 PORCH HEIGHT OF EXISTING HISTORIC HOMES

PEDESTRIAN PATHWAY /
 GREEN BUFFER

SENDER: SITEPLAN LOCATION