

TOPO. NOTES:

- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
- ALL ELEVATIONS ARE EXISTING ELEVATIONS
- SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26125C0383F EFFECTIVE DATE: SEPTEMBER 29, 2006.

- THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

- THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF SECTION 9, T3N, R11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED DISTANT EAST 460.10 FEET & S 00°33'30" W 200.00 FEET FROM THE NORTH 1/4 CORNER; THENCE S 00°33'30" W 100.00 FEET; THENCE WEST 160.00 FEET; THENCE N 00°33'30" E 75.00 FEET; THENCE N 45°16'45" E 35.53 FEET; THENCE EAST 135.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.36 ACRES OF LAND.

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.

THOMAS M. SMITH
R.L.S. No. 31606

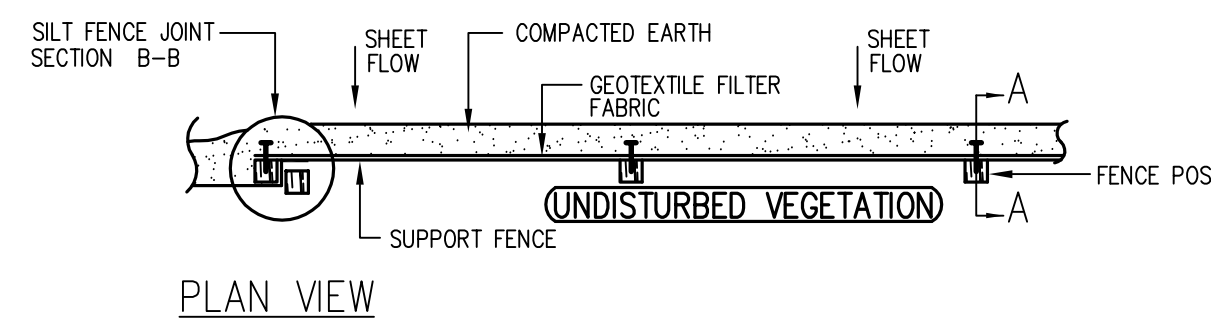
NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS.
- ALL LANDSCAPE/RETAINING WALLS ARE TO BE DESIGNED/DETAILED BY OTHERS.
- SEE ARCHITECT'S PLAN (AND/OR LANDSCAPE ARCHITECT'S PLAN) FOR ALL MATERIALS.
- ONLY APPROVED ARCHITECT'S FOUNDATION PLAN SHALL BE USED FOR STAKING.

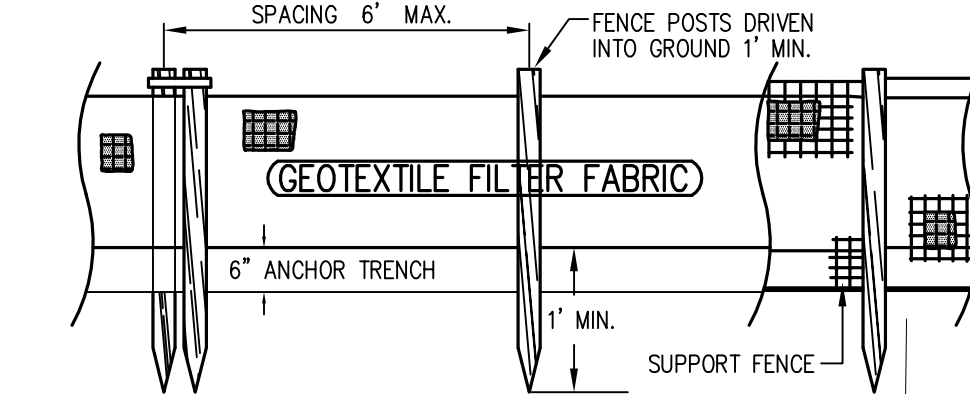
ON-SITE SOIL TYPE: (60B) urban Land-Marlette Complex & (61A) Urban Land-Capac Complex (PER SOIL SURVEY OF OAKLAND COUNTY)

CONTRACTOR SHALL FIELD VERIFY/LOCATE EXISTING SANITARY AND WATER SERVICES PRIOR TO DEVELOPMENT AND SHALL NOTIFY ARCHITECT/ENGINEER IF THERE ARE ANY CONFLICTS WITH THE PROPOSED WORK

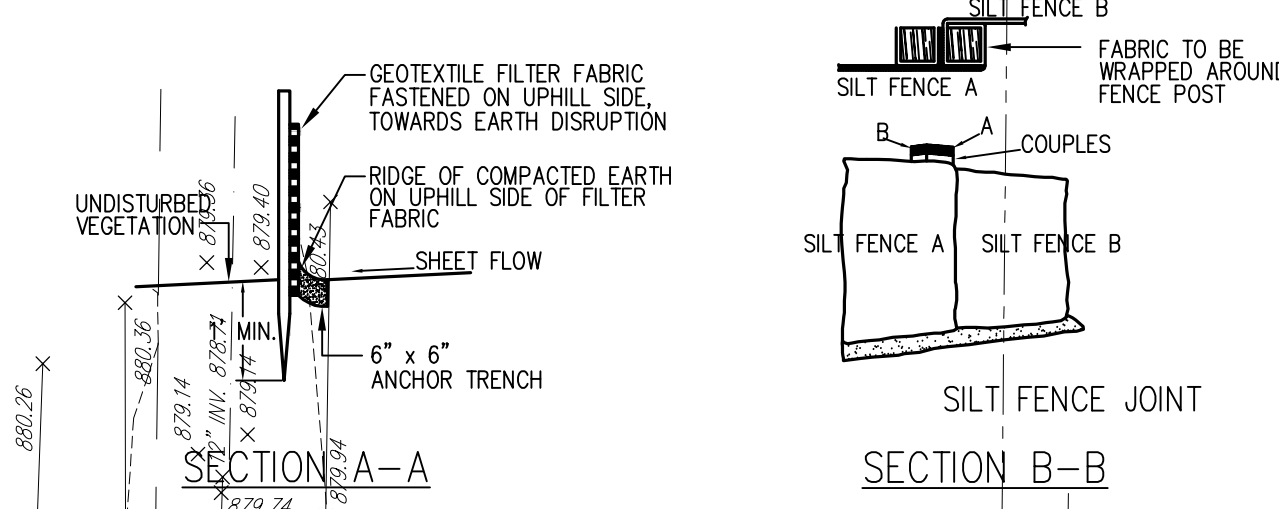
SEE ARCHITECT'S PLAN FOR LIMITED HOUSE DEMOLITION



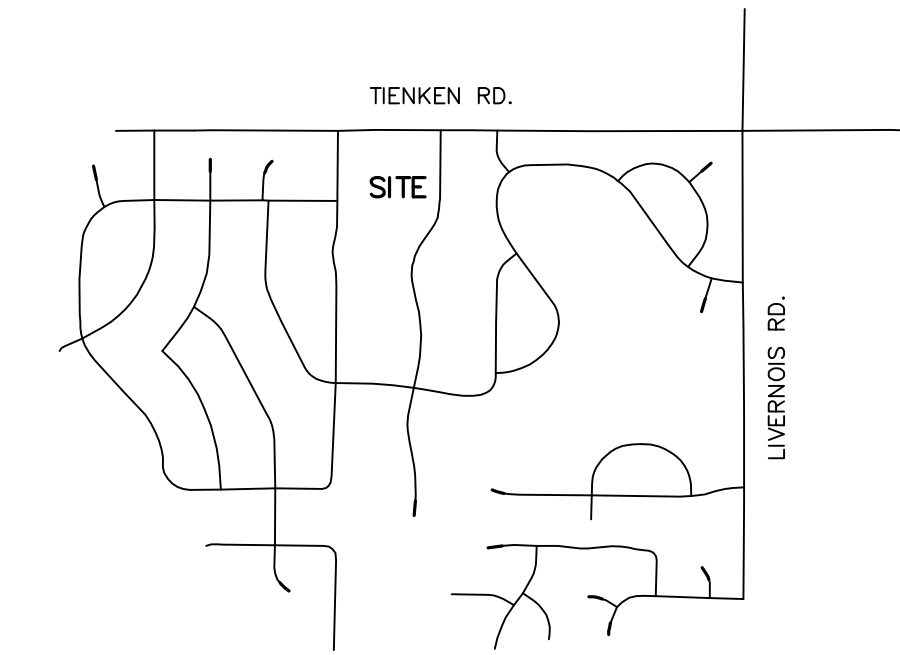
PLAN VIEW



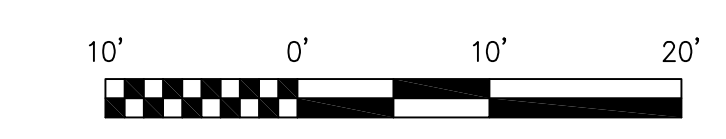
FRONT VIEW



SILT FENCE (SP-2)



LOCATION MAP
NO SCALE



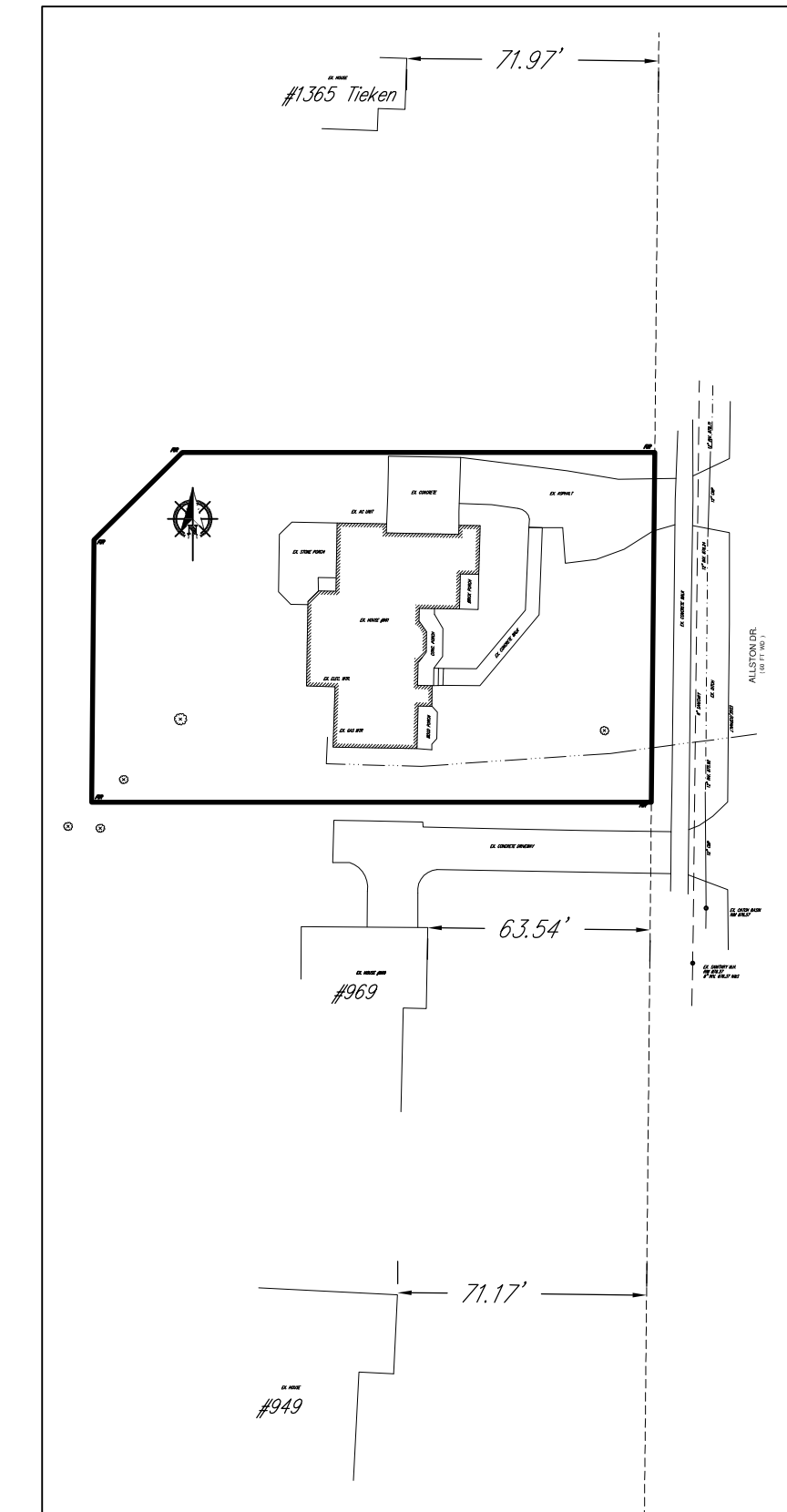
SCALE: 1" = 10'

LEGEND

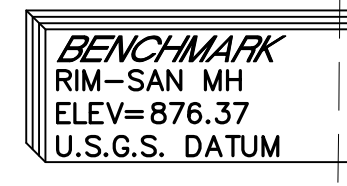
- EX. GRADE
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. FENCE
- EX. GAS
- EX. UNDERGROUND UTILITY
- EX. HYDRANT
- EX. CATCH BASIN
- EX. MANHOLE
- EX. SIGN
- EX. GATE VALVE
- EX. LIGHT POLE
- EX. UTILITY POLE
- PR. GRADE
- PR. CONTOUR
- PR. WATER MAIN
- PR. STORM SWR.
- PR. SANITARY SWR.
- PR. COMPACTED SAND BACKFILL
- PR. HYDRANT
- PR. GATE VALVE
- PR. CATCH BASIN
- PR. MANHOLE
- PR. R.Y.C.B.
- PR. REVERSE CURB
- PR. SILT FENCE
- PR. ASPHALT
- PR. DEEP STRENGTH ASPHALT
- PR. CONCRETE
- PR. SILT SACK/INLET FILTER
- DRAINAGE ARROW
- VERIFY IN FIELD
- TOP OF CURB ELEV.
- GUTTER PAN ELEV.
- TOP OF WALL ELEV.
- GROUND ELEVATION AT WALL

Off-Site Setbacks:

1365 Tiengen	71.97'
949 Allston	71.17'
969 Allston	63.54'
Average Setback	206.68/3 = 68.89'

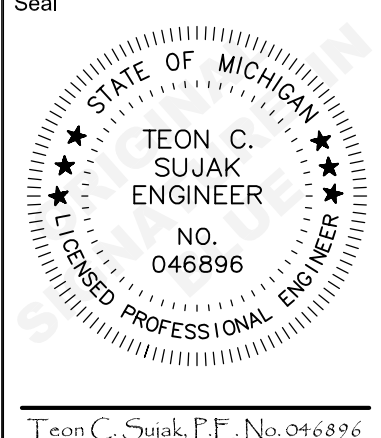


Off-site Setback Detail
Scale: 1"=50'



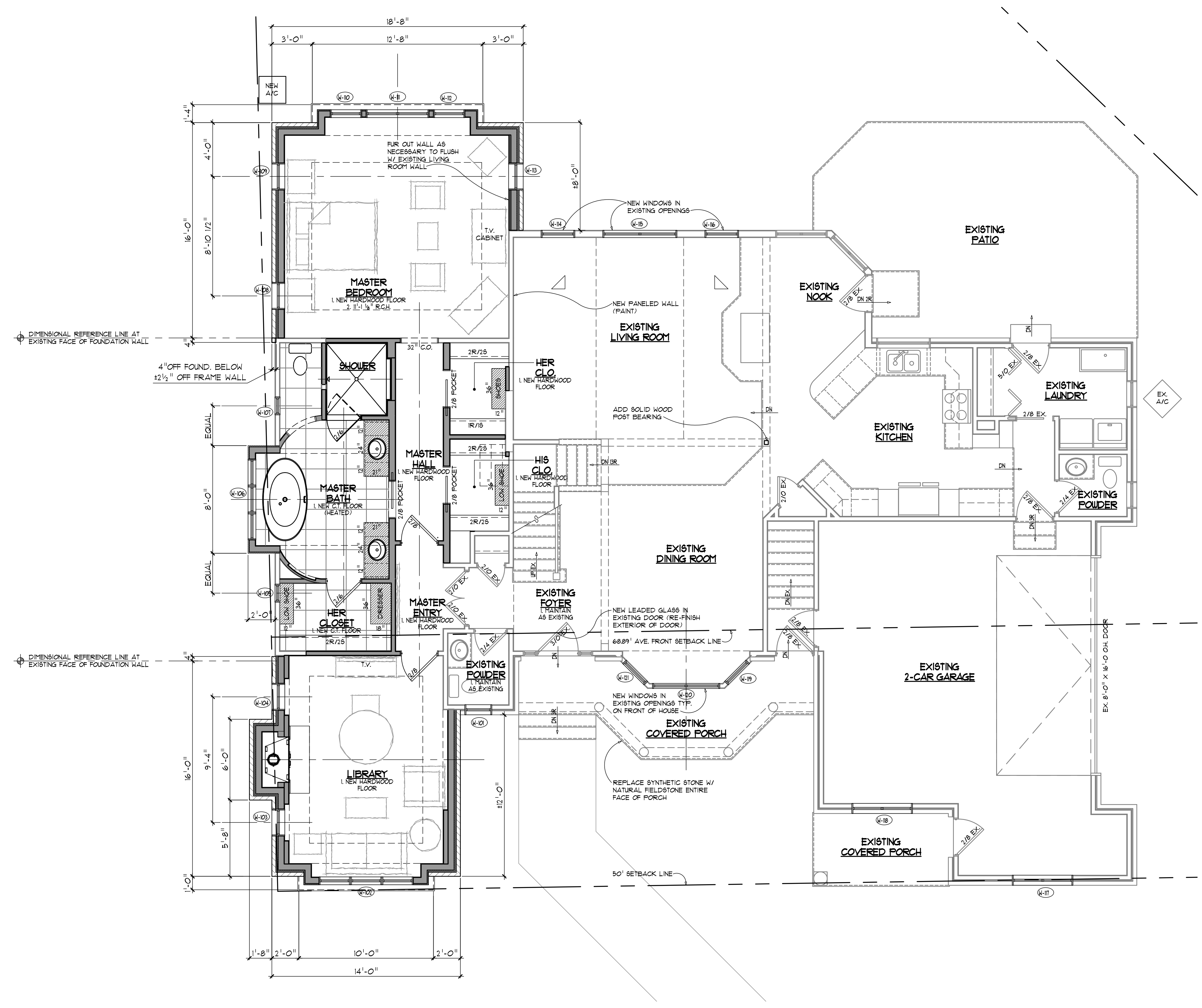
REV.	DESCRIPTION	BY	DATE

SE Sujak Engineering PLC
CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$
401 Coolidge Highway
Troy, MI 48068
Phone: (248) 885-8431
Fax: (248) 885-8432
Email: SujakEngineering@Comcast.net



The Clarke Residence
981 Allston
Rochester Hills, MI
Site Plan

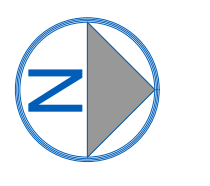
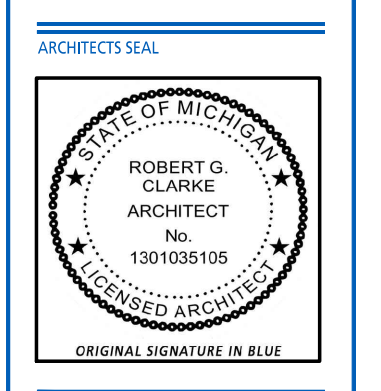
Scale:	1"=10'
Drawn:	TCS
Checked:	TCS
Approved:	TCS
Date:	2/25/2019
Job no.	16-076
Sheet No.	C1.0

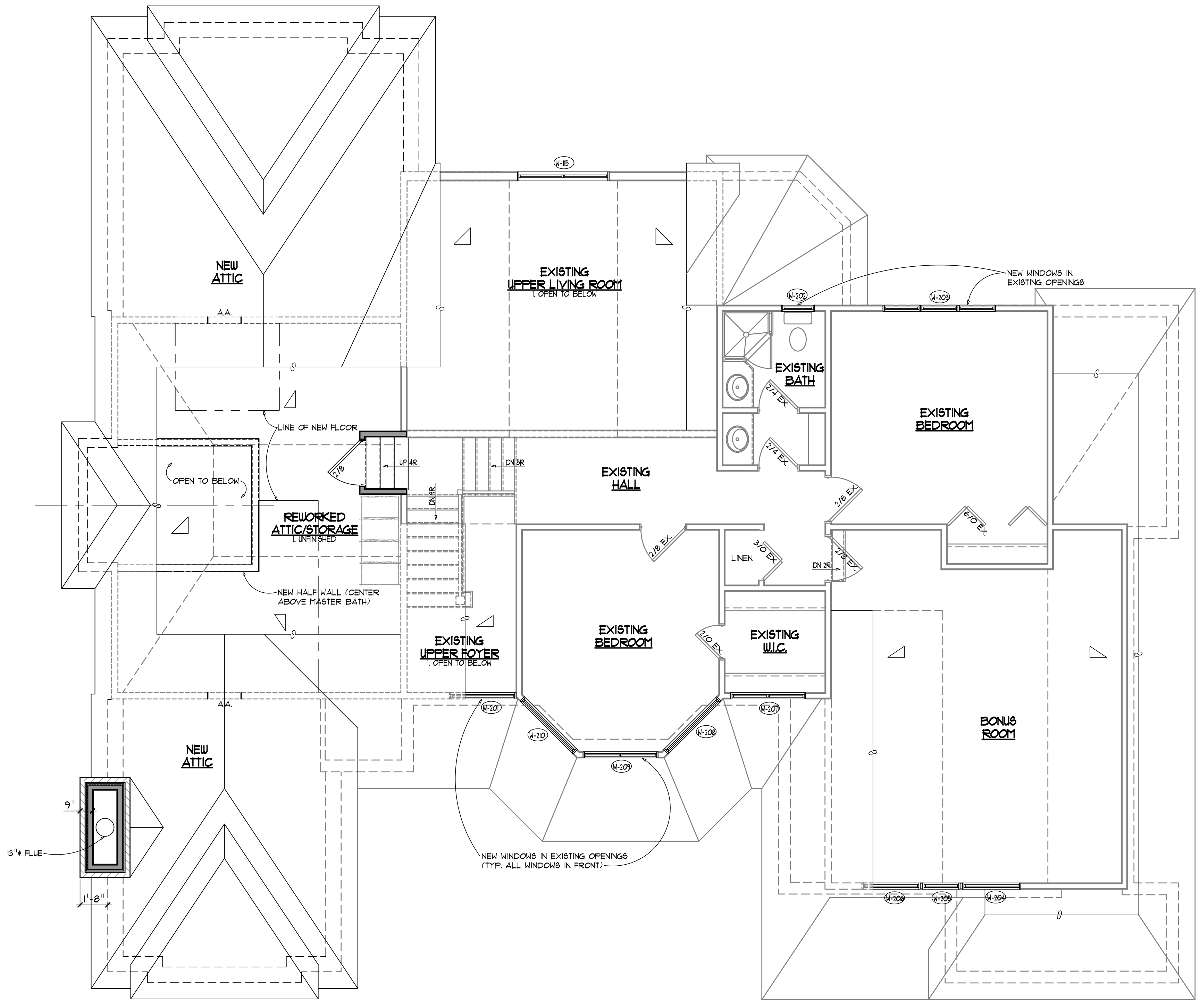


FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

APPROX. EXISTING AREA = 1500 SF.
 APPROX. RENOVATED AREA = 400 SF.
 ADDITIONAL AREA = 544 SF.
 TOTAL FIRST FLOOR AREA = 2,044 SF.





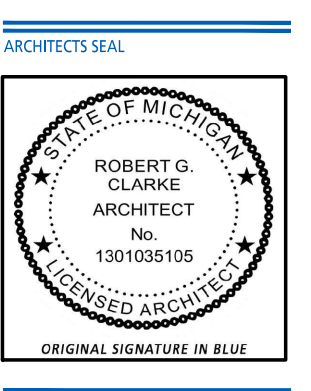
SECOND FLOOR PLAN

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

APPROX. EXISTING FIN. AREA = 583 SF.

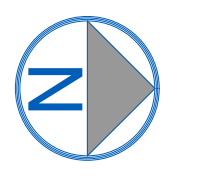
JOB NO.	18024
DRAWN BY	LMF
COO BY	RGC
RELEASE DATE	

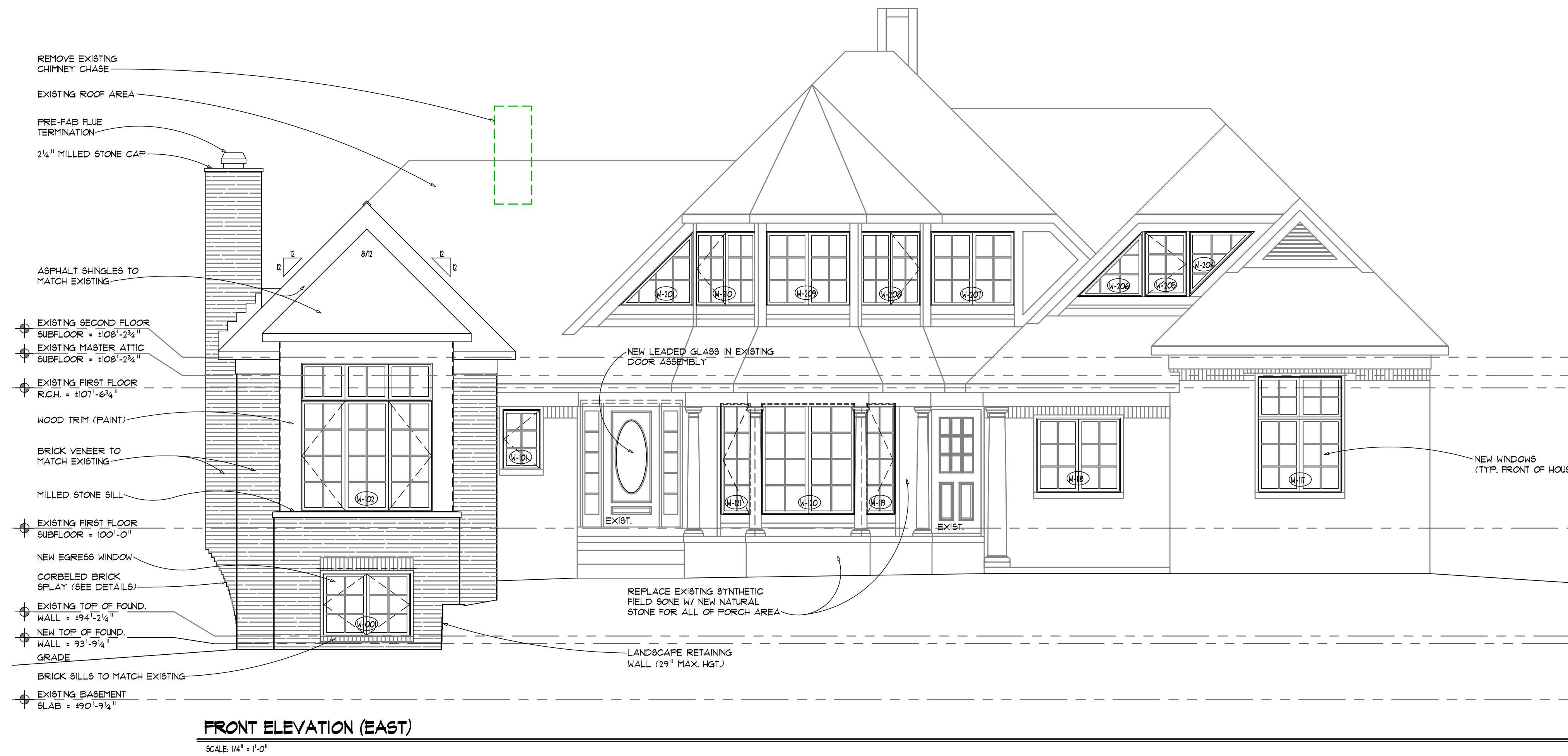
Permit No. 228-19



SHEET NO.
A3

CBI Design Professionals
838 W. Long Lake, Suite 110
Bloomfield Hills, MI 48302
P: 248.645.2605
F: 248.647.7307
www.cbidesign.net
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FRONT ELEVATION (EAST)

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



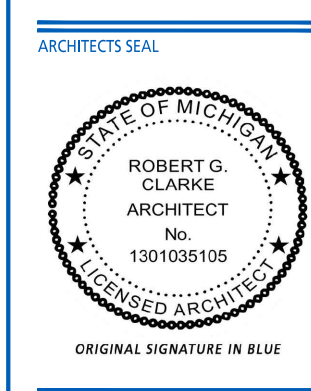
LEFT ELEVATION

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

Addition/Renovation for the
 Clarke Residence
 981 Allston, Rochester Hills, MI

JOB NO. **18024**
 DRAWN BY **LMF**
 CDD BY **RGC**
 RELEASE DATE

Permit/DOB: 2.28.19
 REVISION NO.

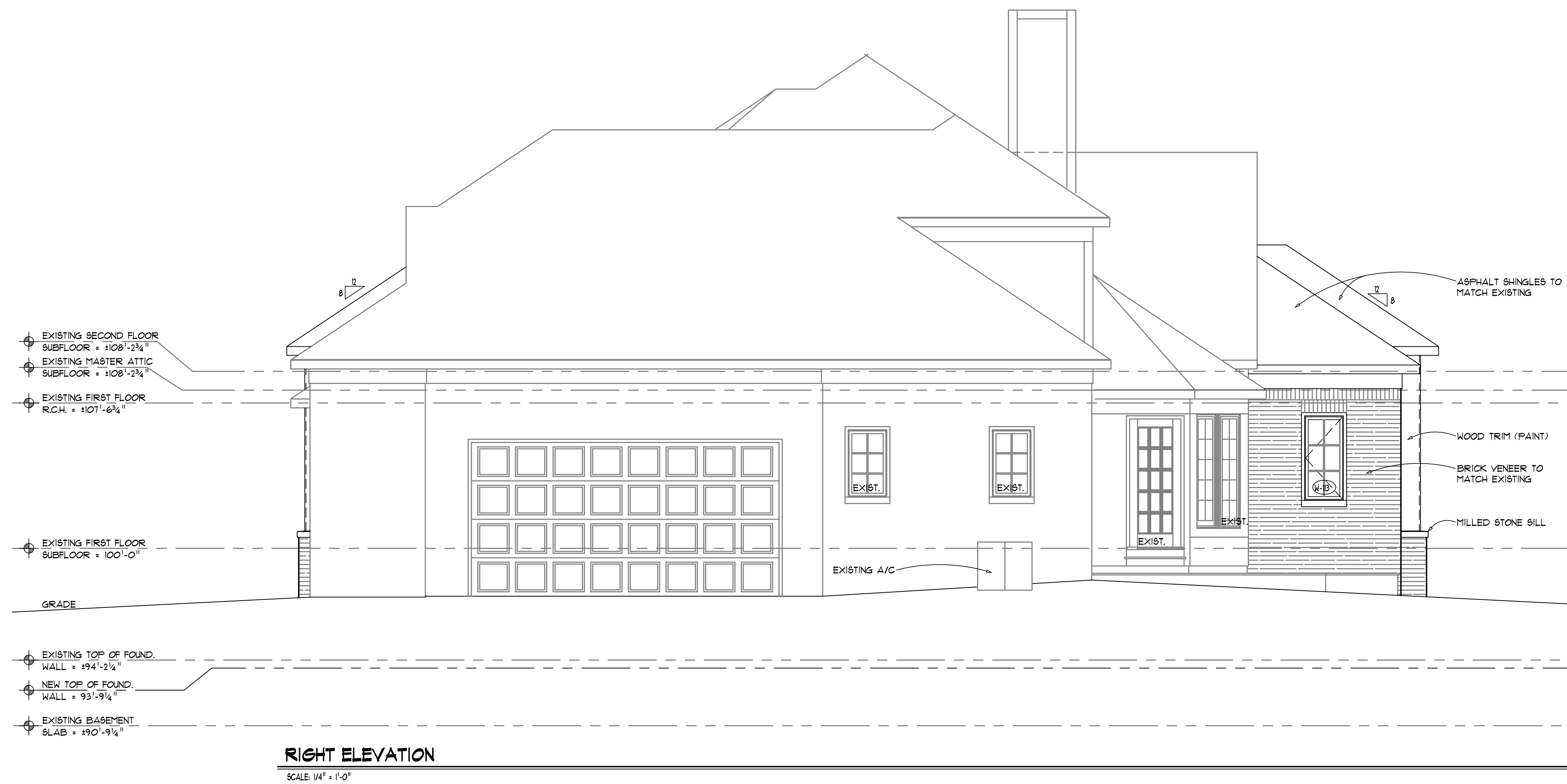


ORIGINAL SIGNATURE IN BLUE
 SHEET NO. **A4**



REAR ELEVATION

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



RIGHT ELEVATION

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

CBI
DESIGN PROFESSIONALS

ARCHITECTS + PLANNERS
3-6-2019
MKL #1775

CLARKE RES.

SUPPORT FOR BRICK FACED CHIMNEY -

WEIGHT PER SQ. FT. -
40 PCF BRICK
1.5" 1/2" SHEATHING
1.7" 2x6 @ 16" OC
1.8" FLEES, MISC.
45 PSF TOTAL

SURFACE AREA OF CHIMNEY -
6' x 2'4" + 2'4" = 10'8"
(ASSUME INSIDE FACE GETS SUPPORTED DIRECTLY DOWN TO FOUNDATION)

CHIMNEY WEIGHT -
10'8" x 45 PSF = 480 LB PER FOOT OF HEIGHT
480 x 20' HIGH = 9600 LB

SUPPORT BEAMS -

BENDING STRESS - $\frac{9600 \times 2' \times 12}{2 \times 22000} = 5.23$ MIN
DEFLECTION - $\frac{9600 \times 24^3}{4800 \times 22000 \times 144} = 57.2$ IN
* USE C9x20 CHANNEL (9" x 2 3/8", 13.5/60.9)
OR C10x15.3 (10" x 2 3/8", 13.5/67.4)
OR W8x18 BEAM (8 1/8" x 5.25", 15.2/61.9)

W8x18 ACROSS END. COPY BOTH END TO FIT INTO MAIN BEAMS. FIELD WELD OR BOLT

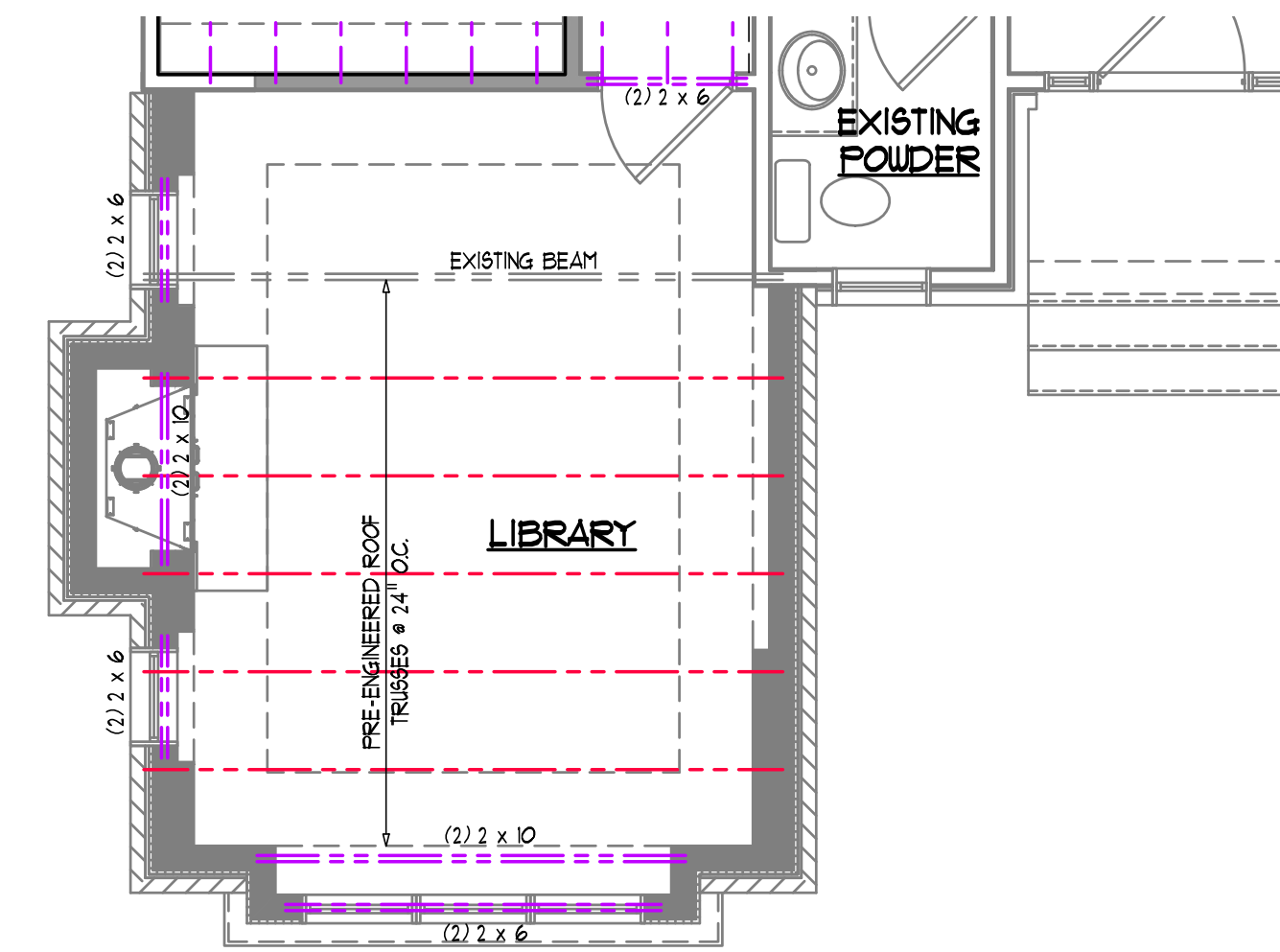
W8x18

FASTEN THIS END TO WALL FOR UPLIFT RESISTANCE. USE SIMPSON THA-1-Z HANGER UPSIDE DOWN, WITH 8 - 3/16" x 2 1/4" MASONRY SCREWS INTO FOUNDATION.

STEEL OR MASONRY BLOCKING TO FOUNDATION.

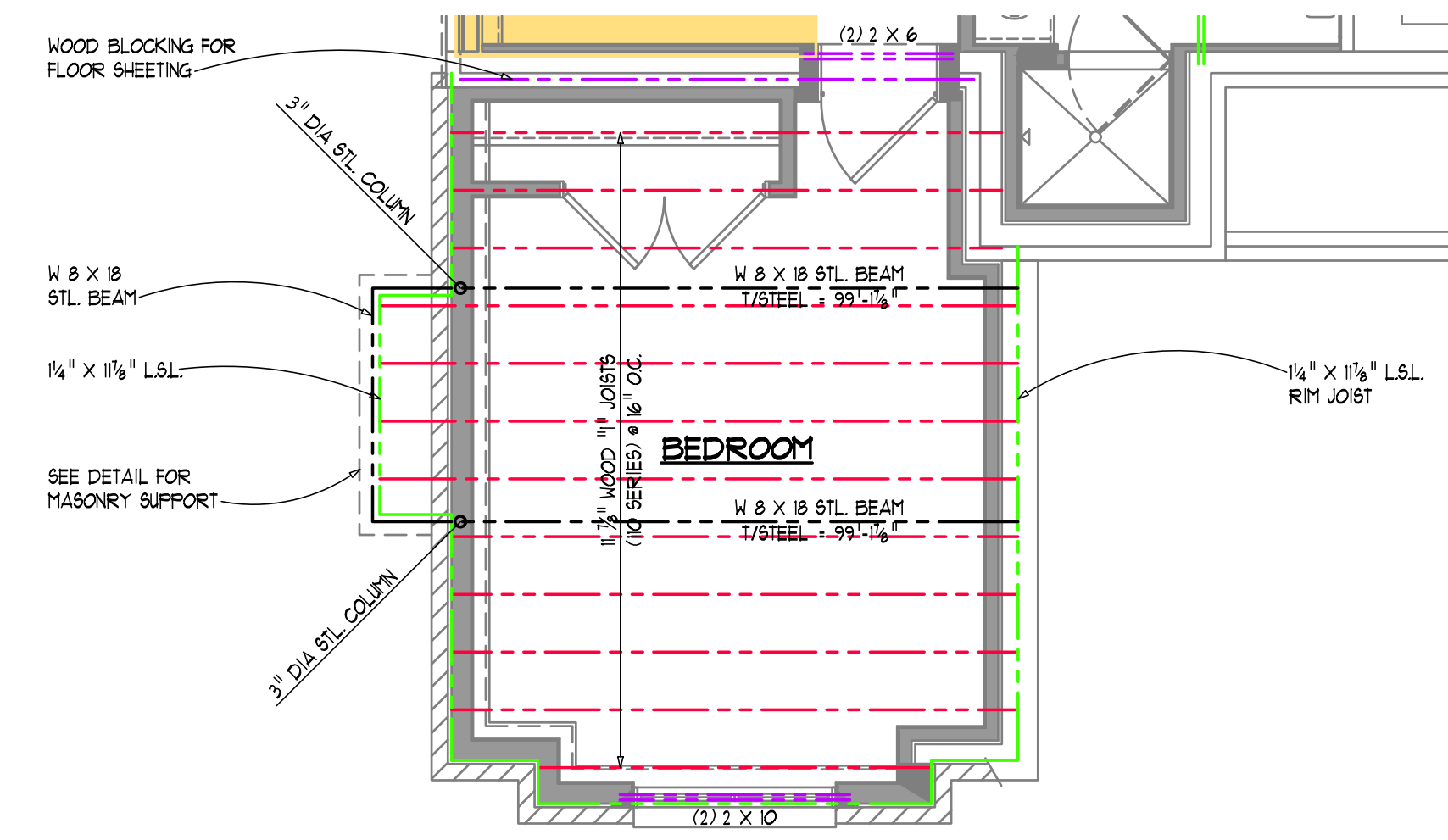
SCREWS

838 WEST LONG LAKE ROAD, SUITE 110 BLOOMFIELD HILLS, MI 48302 (248) 645-2605



PARTIAL SECOND FLOOR DECK STRUCTURAL PLAN

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



PARTIAL FIRST FLOOR DECK STRUCTURAL PLAN

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

JOB NO. **18024**

DRAWN BY **LMF**

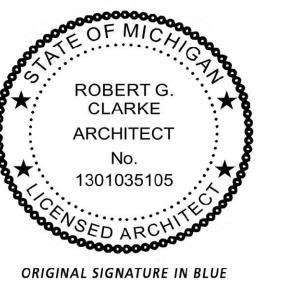
CHECKED BY **RGC**

RELEASE DATE

PROJECT NO. 3.11.19

REVISION NO.

ARCHITECTS SEAL



ORIGINAL SIGNATURE IN BLUE

SHEET NO.

S1