



947 Tienken Rd.

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Dec 15, 2023



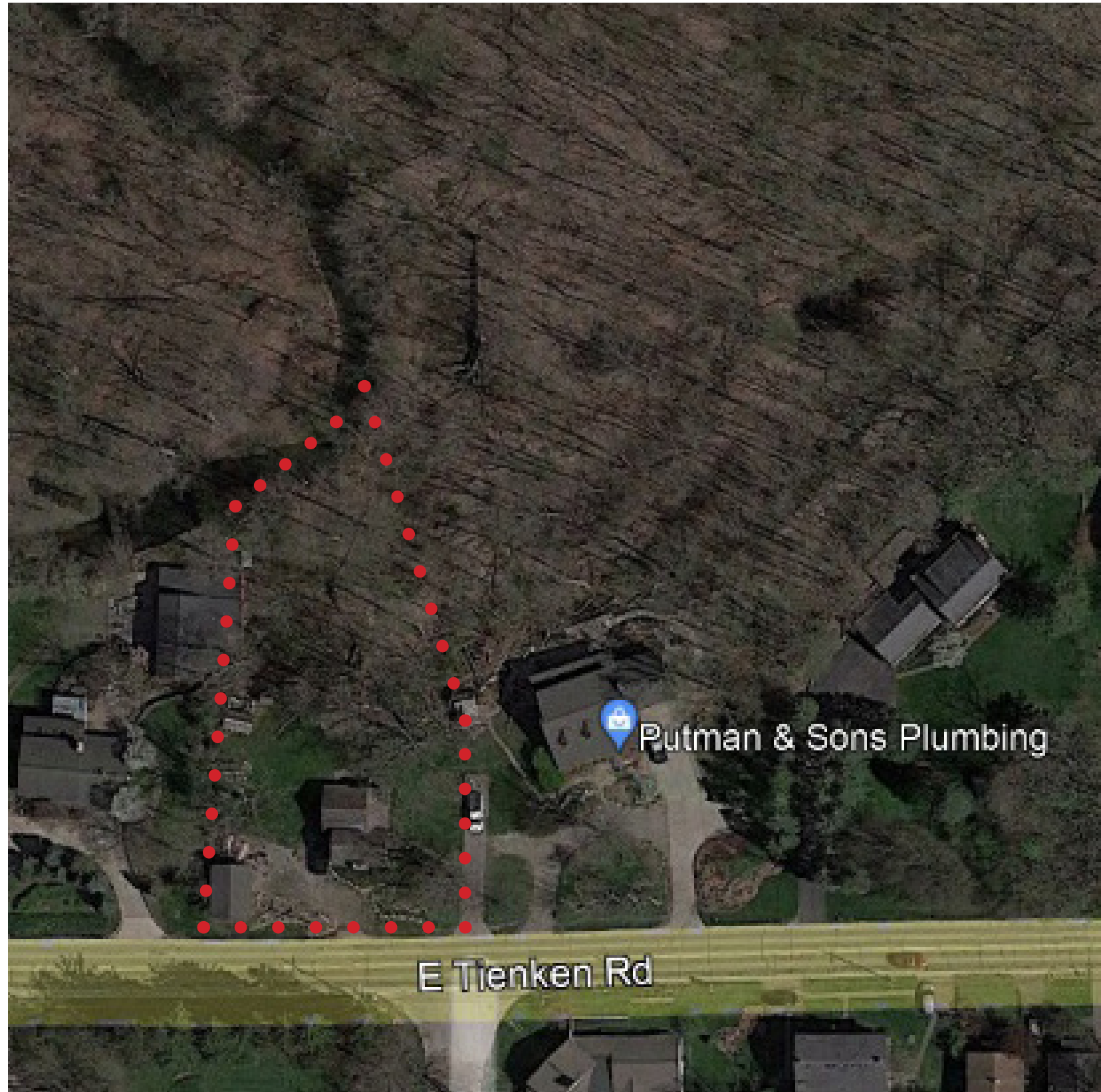
Owner Information

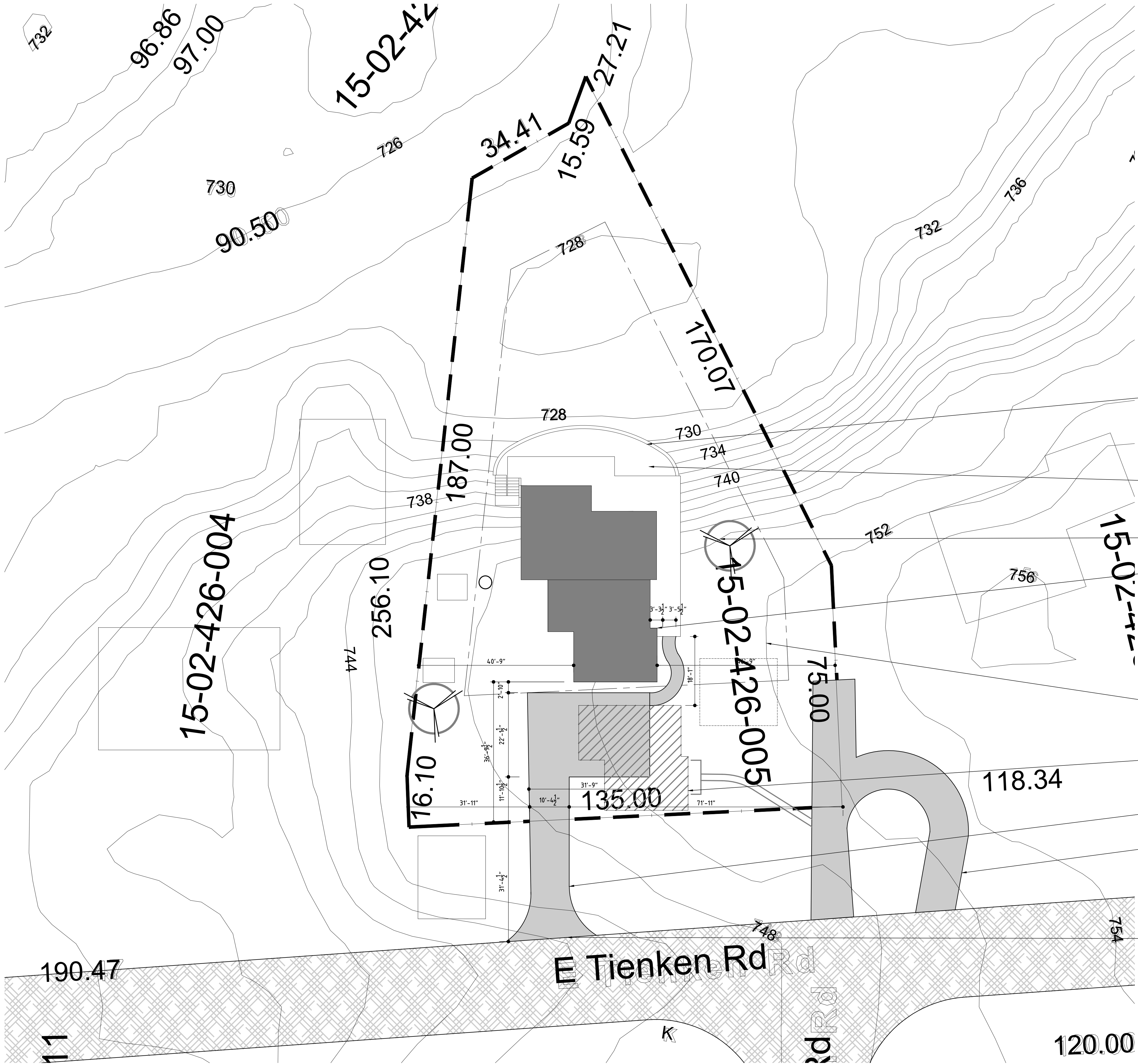
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Architectural Team

Designhaus Architecture LLC
3300 Auburn Rd Ste. 300
Auburn Hills, MI 48326
248.601.4422

Chief Architect: Peter Stuhlreyer AIA





PROPOSED RETAINING WALL BELOW SEE A1.0

PROPOSED PAVERS FOR NEW TERRACE BELOW SEE A1.0

TREE TO REMAIN

EXISTING NON-CONFORMING STRUCTURE PROPOSED NEW LOCATION

SEPTIC FIELD

EXISTING NON-CONFORMING STRUCTURE TO BE PICKED UP AND MOVED TO NEW LOCATION

PROPOSED CONCRETE DRIVEWAY

EXISTING DRIVEWAY TO REMAIN

EXISTING CURB CUT

Private Residence
947 Tienken Rd.
Rochester Hills, MI 48307

Parcel I.D. # 15-02-426-055

Parcel Information:

Lot Size:
21,240 Sqft.

Zoned:
R-1 (Historical District)

Maximum Lot Coverage:
25%

Setbacks:
Front: 40'
Sides: 15'
Rear: 35'

Maximum Building Height:
35' in 2 Stories

Minimum Lot Size:
20,000 Sqft

Minimum Width:
100'

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1998

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ARCHITECTURE

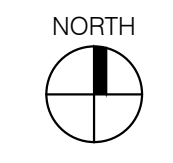
HISTORICAL REVIEW	ISSUANCE	DATE

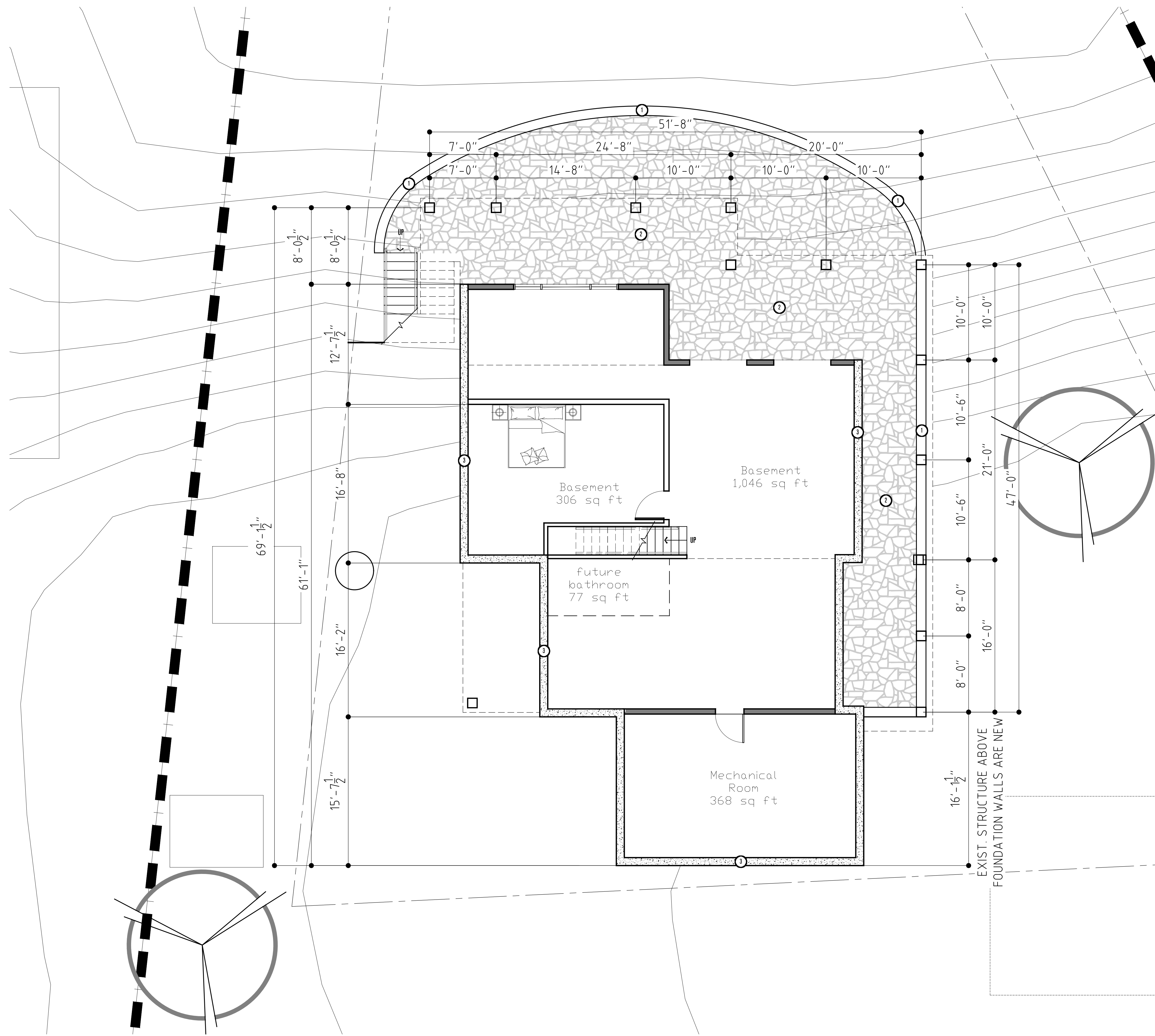
HISTORICAL REVIEW	ISSUANCE	DATE

967 Tienken Residence
947 Tienken Rd
Architectural Site Plan

023114
AS1.1

1 Site Plan
SCALE: 1/16" = 1'





1 Basement Plan
SCALE: 3/16" = 1'

PLAN LEGEND	
MARK	DESCRIPTION
	EXISTING WALL - TO REMAIN
	NEW INTERIOR WALL
	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
	NEW DOOR SEE DOOR SCHEDULE

BASEMENT KEY NOTE LEGEND	
Symbol	Description
①	PROPOSED RETAINING WALL
②	PROPOSED PAVERS SOURCED DIRECTLY FROM SITE
③	POURED CONC. FOUNDATION
④	-
⑤	-
⑥	-
⑦	-

GENERAL NOTES
 - BASEMENT PLAN INCLUDES NO CHANGES TO EXIST. BUILDING FOUNDATION ALL FOUNDATIONS ARE TO BE NEW POURED CONC. FOUNDATIONS

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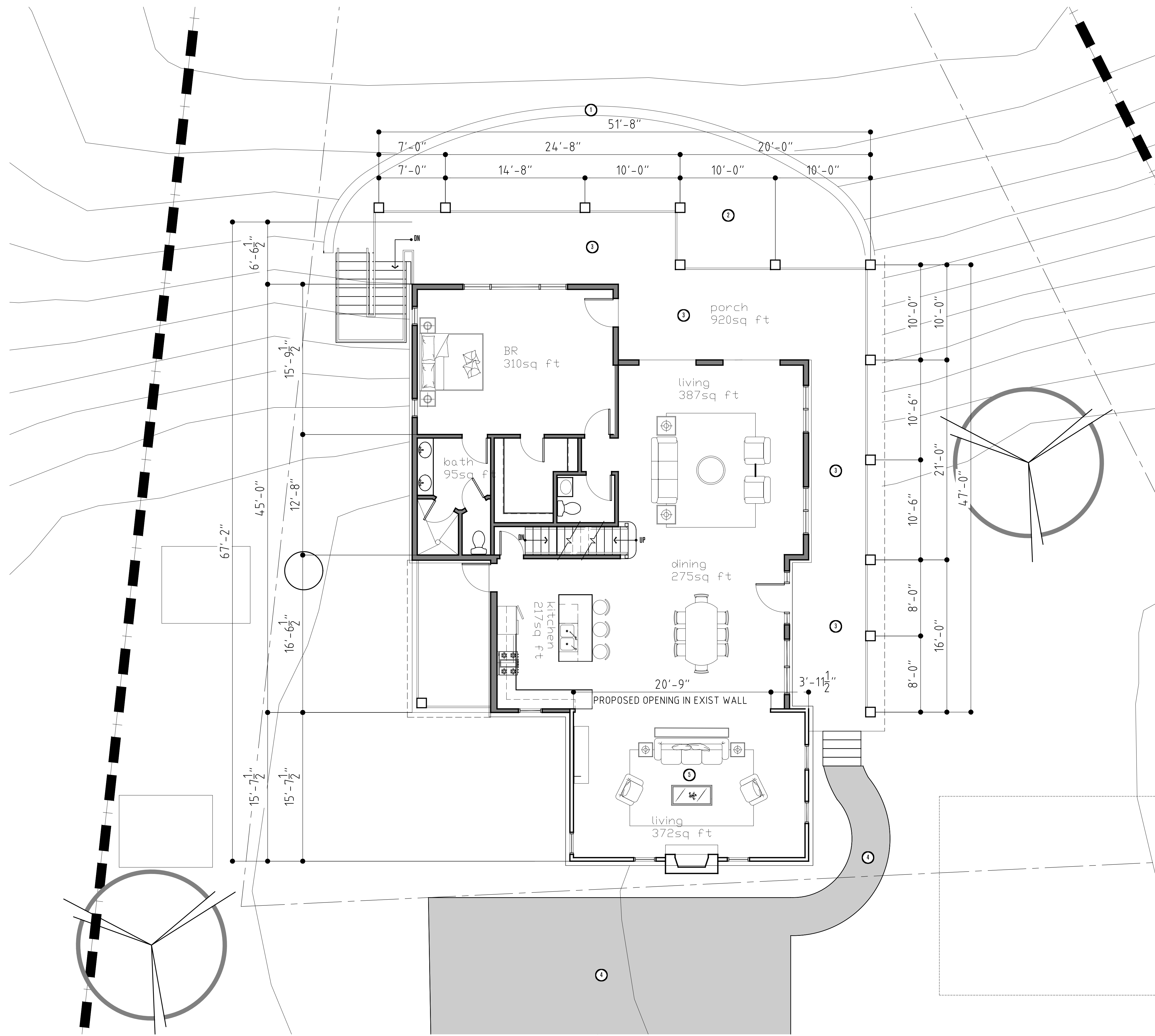
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ISSUANCE	DATE

967 Tienken Residence
 947 Tienken Rd

Basement Plan

023114

A1.0



1 First Floor Plan
SCALE: 3/16" = 1' NORTH

PLAN LEGEND	
MARK	DESCRIPTION
[Line with dots]	EXISTING WALL - TO REMAIN
[Solid line]	NEW INTERIOR WALL
[Triangle with line]	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
[Triangle with line]	NEW DOOR SEE DOOR SCHEDULE

FIRST FLOOR PLAN KEYNOTE LEGEND	
Symbol	Description
①	PROPOSED RETAINING WALL
②	PROPOSED PAVERS SOURCED DIRECTLY FROM SITE
③	NEW PORCH 6" TIMBERTECH DECK BOARDS COLOR: OYSTER
④	CONCRETE DRIVEWAY & PATH
⑤	EXIST. HISTORIC STRUCTURE NEW LOCATION
⑥	-
⑦	-
⑧	-

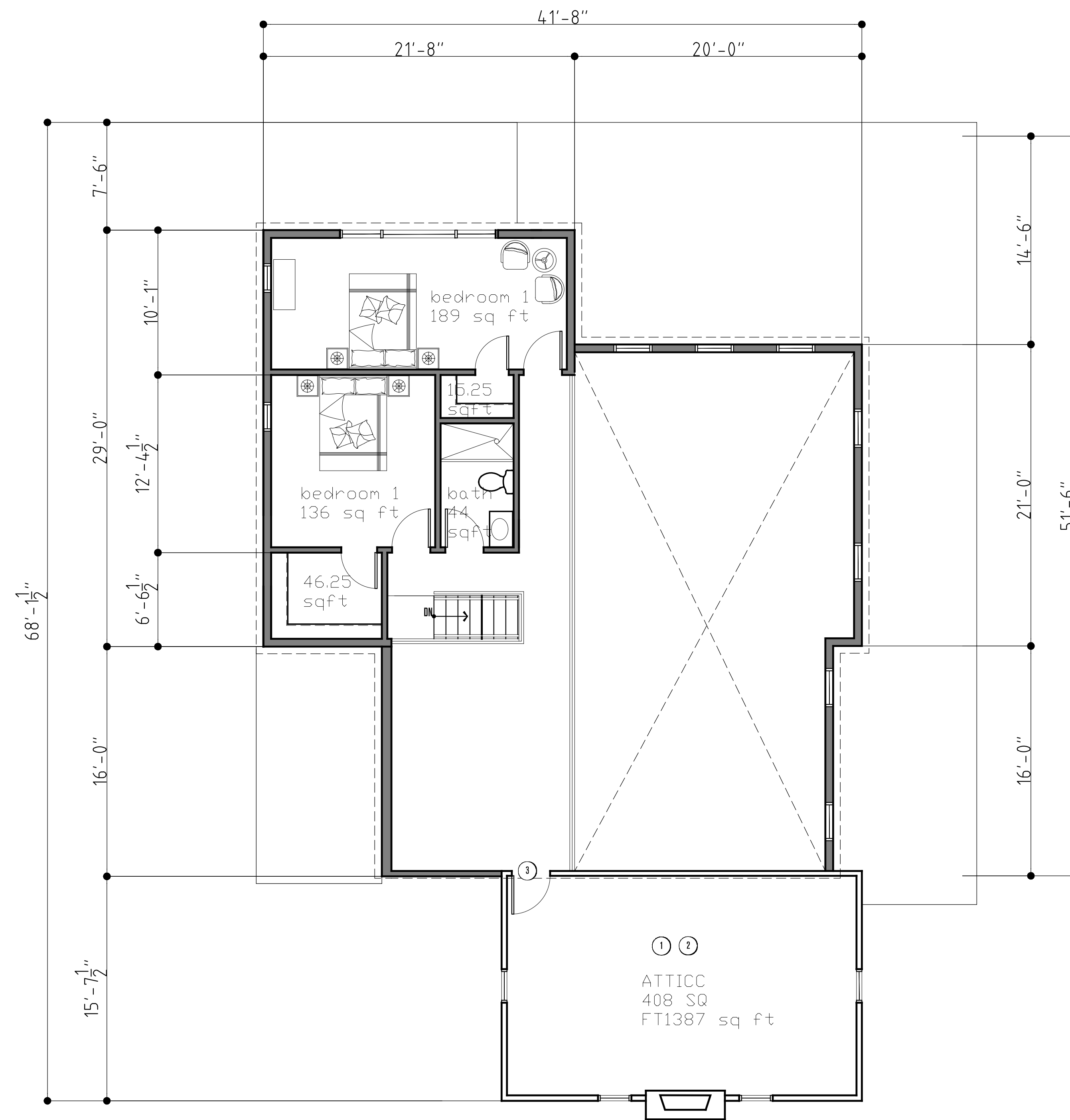
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NO.	REVISION	DATE

HISTORICAL REVIEW 23.12.14
ISSUANCE DATE



967 Tienken Residence
967 Tienken Rd
First Floor Plan
023114
A1.1



PLAN LEGEND

MARK	DESCRIPTION
---	EXISTING WALL - TO REMAIN
---	NEW INTERIOR WALL
-	EXISTING DOOR & FRAME - TO REMAIN SEE DOOR SCHEDULE
-	NEW DOOR SEE DOOR SCHEDULE

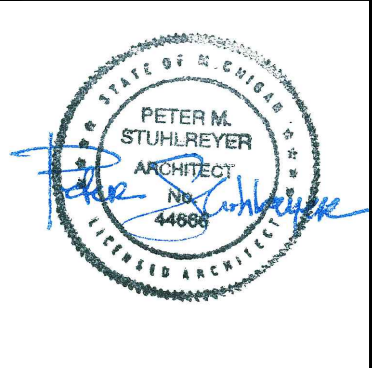
SECOND FLOOR PLAN KEYNOTE LEGEND

Symbol	Description
①	PRE-EXISTING ATTIC
②	EXIST. HISTORIC STRUCTURE NEW LOCATION
③	NEW DOOR IN EXIST EXTERIOR PARTITION
④	-
⑤	-
⑥	-
⑦	-
⑧	-

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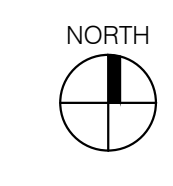


967 Tienken Residence
947 Tienken Rd
Second Floor Plan

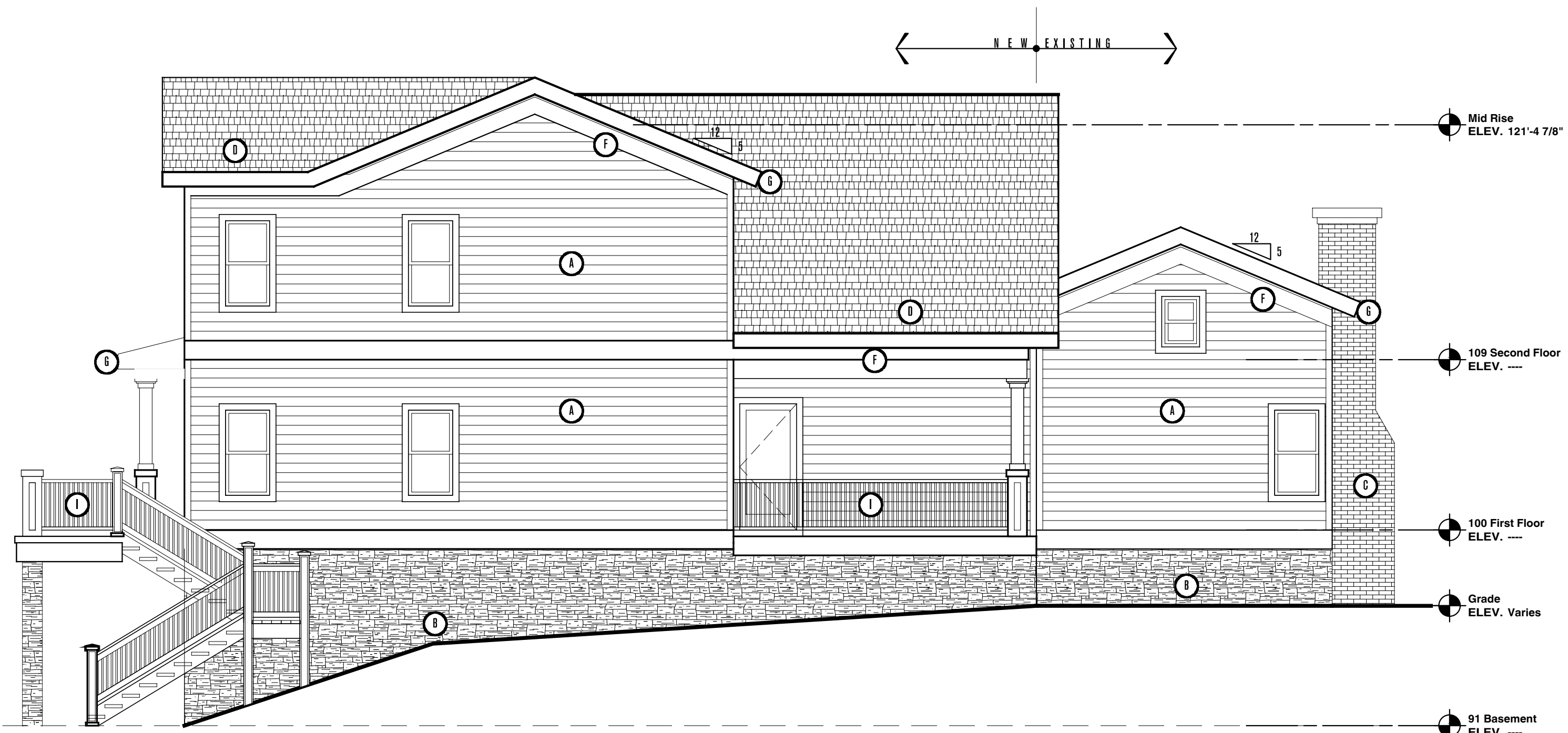
023114

A1.2

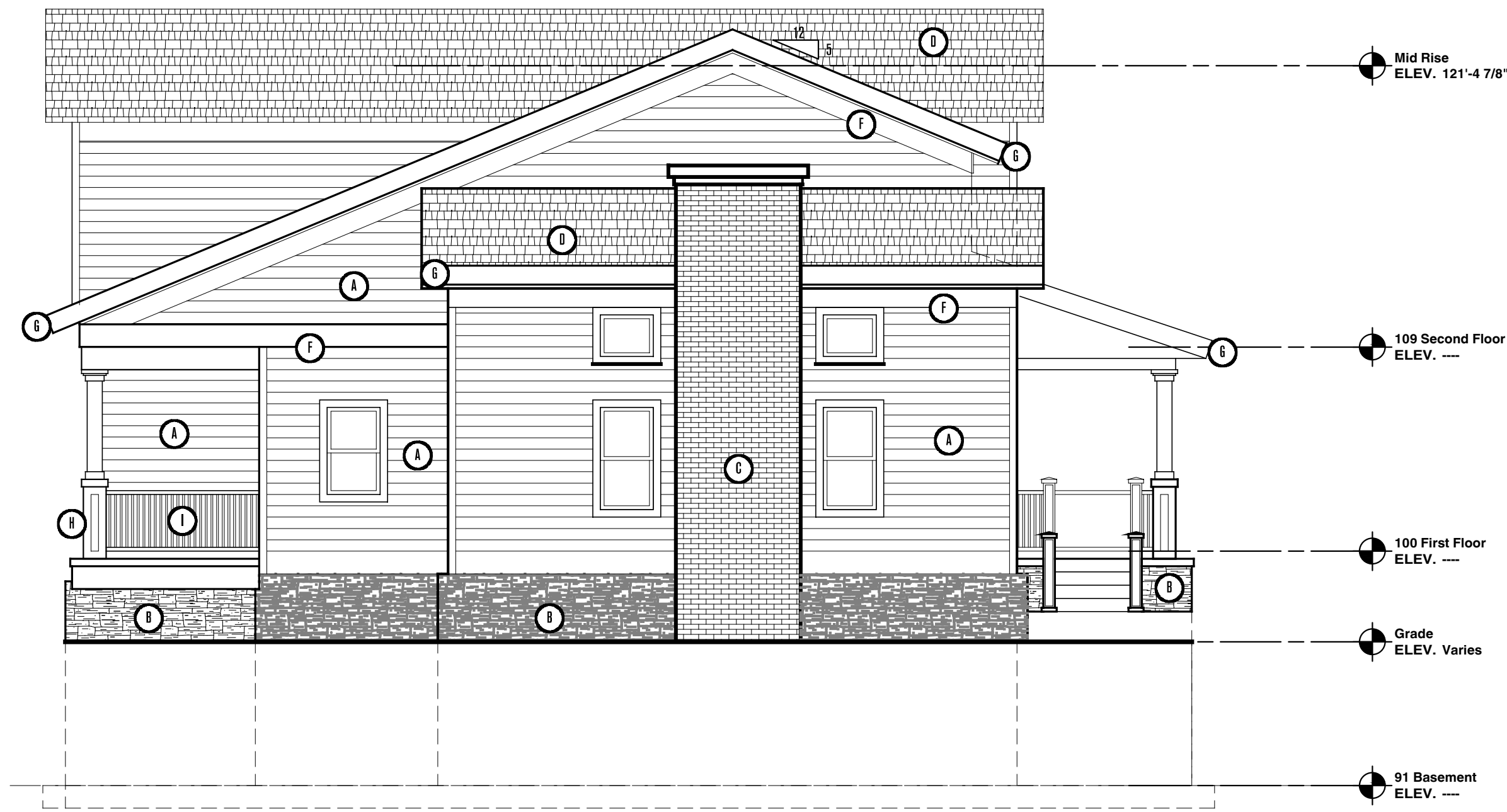
1 Second Floor Plan
SCALE: 3/16" = 1'



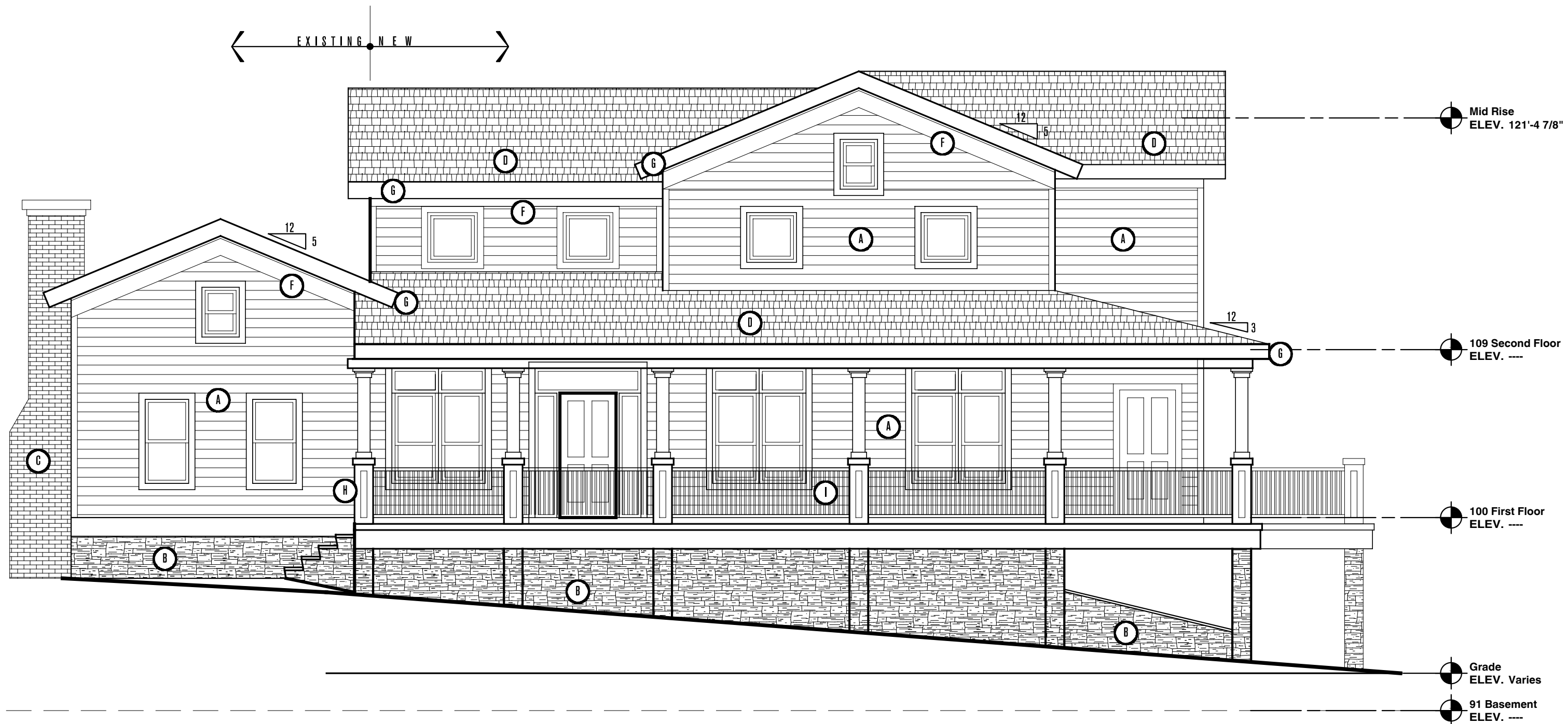
Materials Legend	
Mark	Description
(A)	6" CEDAR PLANK SIDING
(B)	THIN STACK STONE
(C)	EXISTING BRICK
(D)	ASPHALT SHINGLES
(E)	VYNIL WINDOW
(F)	HARDIE BOARD TRIM
(G)	HARDIE BOARD FASCIA
(H)	COMPOSITE COLUMN
(I)	RAILING



4 West Elevation
SCALE: 3/16" = 1'



2 South Elevation
SCALE: 3/16" = 1'



3 East Elevation
SCALE: 3/16" = 1'

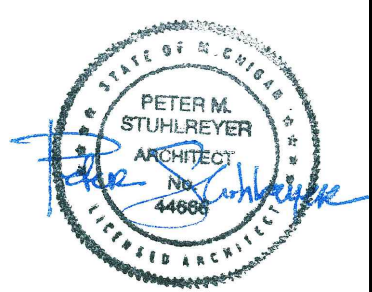


1 North Elevation
SCALE: 3/16" = 1'

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967 Tienken Residence
947 Tienken Rd
Building Elevations

023114

A3.1











