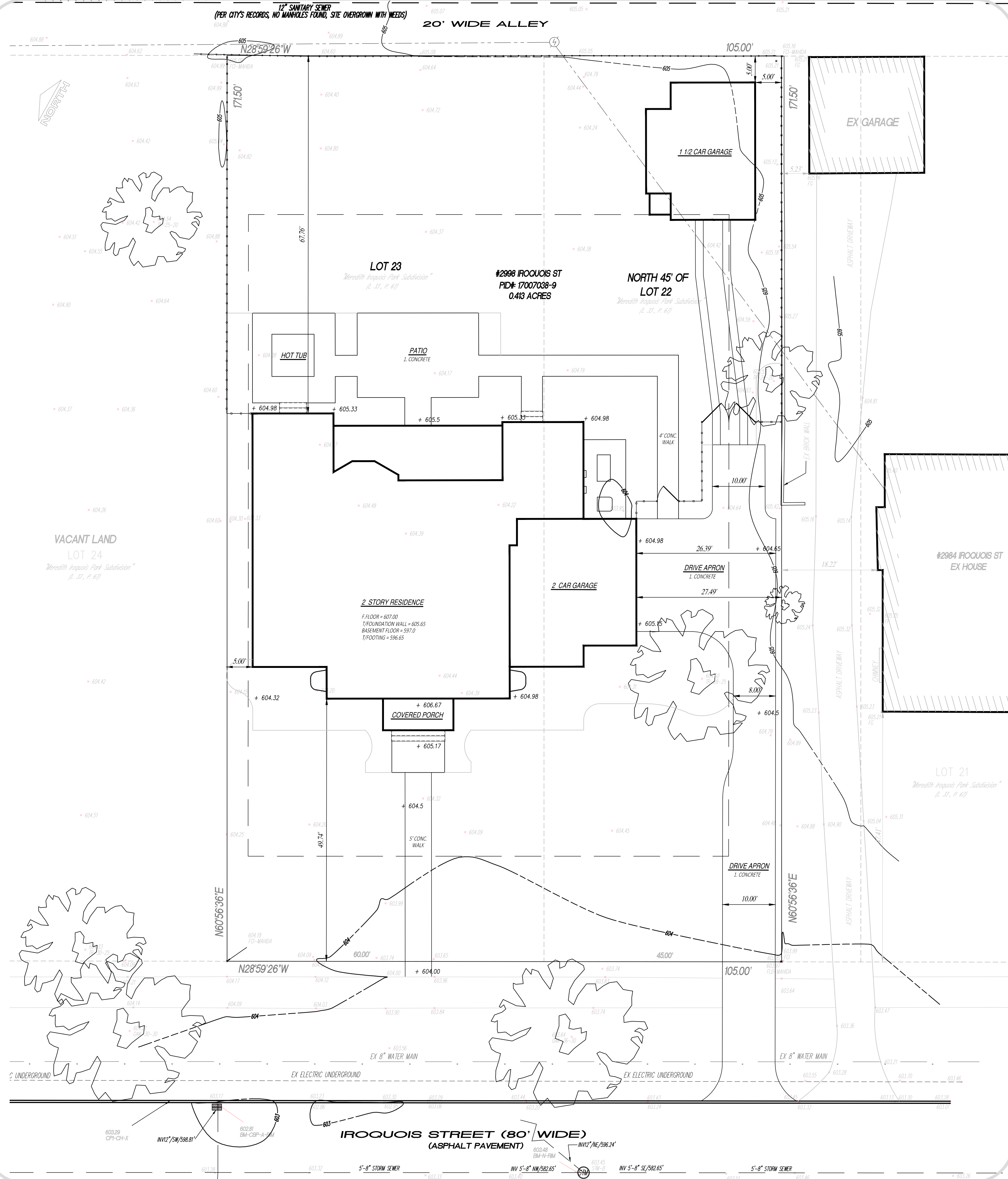


TOPOGRAPHIC SURVEY



- ### LEGEND
- = UTILITY POLE
 - = OVER HEAD WIRE
 - = CHAIN LINK FENCE
 - = EX. STORM M.H.
 - = PAVEMENT CATCH BASIN/CBP
 - = EX. SANITARY M.H.
 - = EX CONTOUR
 - = ELEVATION
 - = FINISH FLOOR
 - = FINISH GRADE
 - = PARCEL IDENTIFICATION NUMBER
 - = TREE-8" TRUNK-8FT SPREAD
 - = TOWN/RANGE
 - = LIBER/PAGE
 - = FOUND IRON/CAPPED IRON
 - = BENCH MARK
 - = NORTH AMERICAN VERTICAL DATUM AS OF 1988
 - = CONTROL POINT
 - = INVERT
 - = CHISELED "X" IN CONCRETE
 - = EXISTING



- ### GENERAL NOTES
- Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.
 - All measurements as shown herein are existing.
 - All symbols as shown herein are not to scale.
 - Client/contractor shall obtain all pertinent permits when connecting to public utilities and comply to City's requirements.
 - All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)
 - AB-SB Land Survey, P.C retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation.
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LEGAL DESCRIPTION

#2998 Iroquois Street, Detroit, MI, 48214

Part of the Private Claim 27 and Primate Claim 180, City of Detroit, Wayne County, Michigan, being more particularly described as follows:

The NORTH 45 feet of LOT 22 and LOT 23 of "Meredith Iroquois Park Subdivision", as being recorded in Liber 33 of Plats, on Page 67, Wayne County Records.

Containing: 18,007 Square Feet---0.413 Acres, more or less. Parcel Identification Number:# 17007038-9.

Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260222, Panel No. 0301F, Suffix "G", being effective as of October 21, 2021.

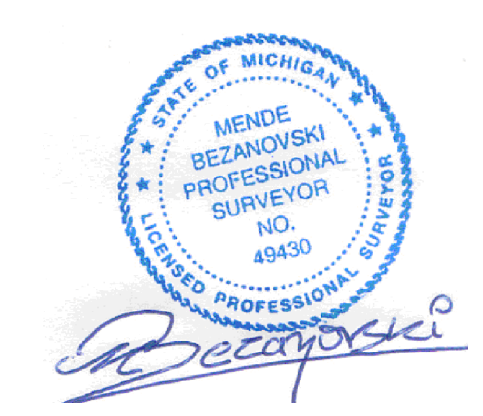
LAND AREA

18,007 ± SQUARE FEET
0.413 ± ACRES

BENCH MARK INFORMATION

Site Bench Mark No. 1:
Rim of a pavement catch basin located in front of the subject property within Northwestly side of Iroquois Street.
EL=602.81' (NAVD 88).

Site Bench Mark No. 2:
Northerly Rim of a storm manhole within the center line of Iroquois Street.
EL=603.48' (NAVD 88).



Mende Bezanovski, P.S.#4001049430
State of Michigan

Site Plan:
Revisions to original survey by:
CBI Design Professionals, inc. 06-02-2023

36636 North Pointe Dr., New Baltimore, MI 48064
TEL: (586) 822-4964, FAX: (586) 591-5930
info@ab-sb-landsurvey.com;
www.ab-sb-landsurvey.com

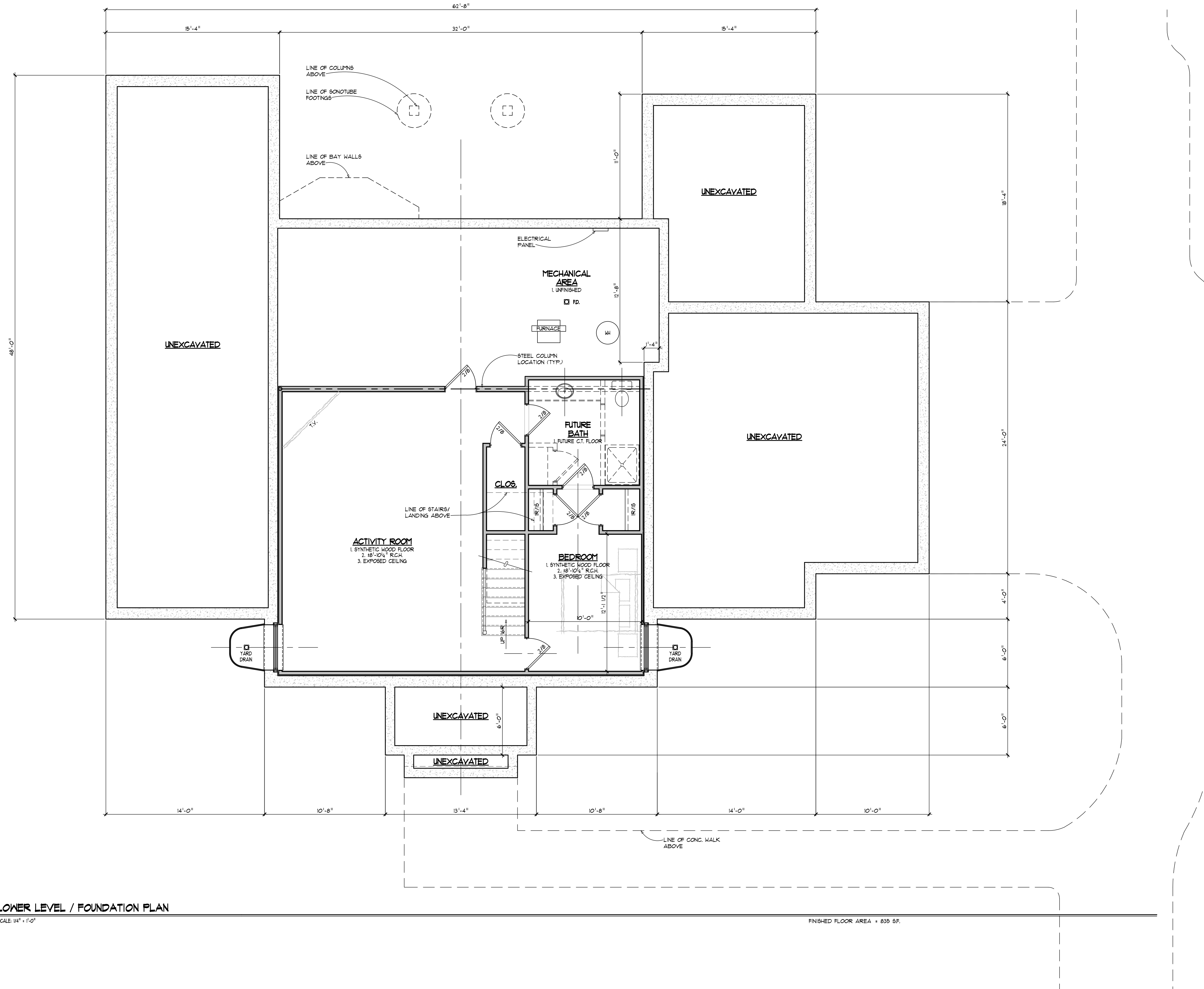
811 Know what's below. Call before you dig.

SCALE: 1" = 10'
JOB NUMBER: 2023-01-02-102-LF
FIELD: MB
REVISIONS:
CLIENT: CBI Design Professionals, Inc.

PAGE: 1 OF 1
DRAWN: 01-23-2023
CHECKED: MB
DATE: 01-22-2023

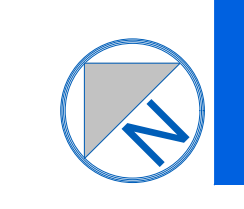
ADDRESS:
2998 Iroquois Street
Detroit, MI, 48214

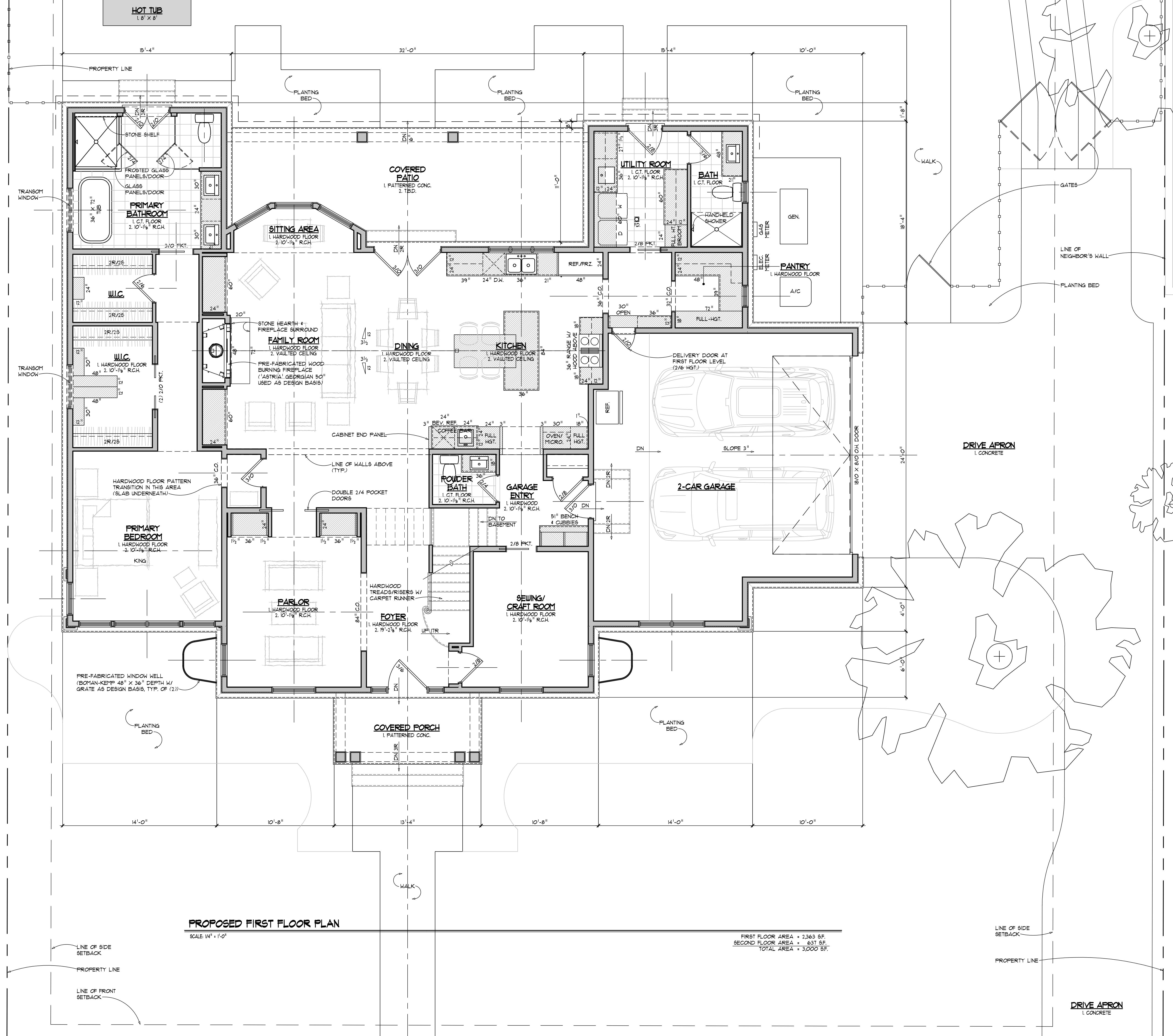
TEL: (248)-645-2605
FAX:



JOB NO.	22028
DRAWN BY	LMF
COO BY	RGC
RELEASE DATE	
REVISION NO.	
ARCHITECTS SEAL	

Client Review - 11.14.2022
Preliminary Budget - 12.27.2022
Historic District Prelim. Review - 12.30.2022
HDC Submission - 04.11.2023
Client Review - 05.24.2023
HDC Submission - 06.02.2023





PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

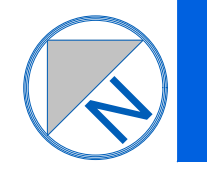
FIRST FLOOR AREA = 2,363 SF.
SECOND FLOOR AREA = 637 SF.
TOTAL AREA = 3,000 SF.

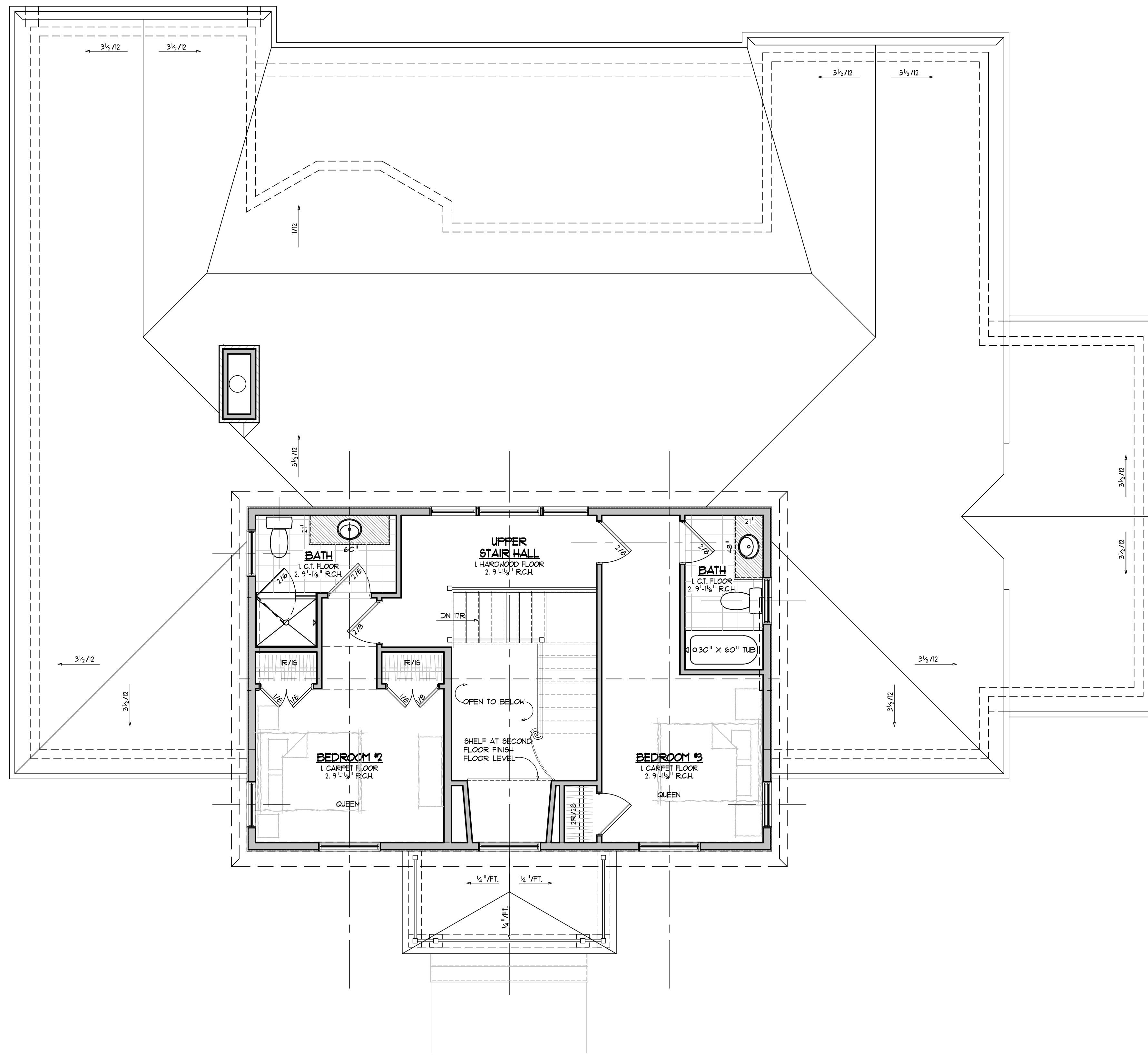
JOB NO.	22028
DRAWN BY	LMF
CHECKED BY	RGC
RELEASE DATE	
Client Review - 10.20.2022	
Client Review - 11.04.2022	
Client Review - 11.18.2022	
Preliminary Budget Review - 12.27.2022	
Historic District Prelim. Review - 12.30.2022	
HDC Submission - 04.11.2023	
Client Review - 05.28.2023	
HDC Submission - 06.02.2023	

ARCHITECTS SEAL

SHEET NO.
DD2

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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PROPOSED SECOND FLOOR PLAN

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

SECOND FLOOR AREA = 637 SF.

JOB NO.
22028

DRAWN BY
LMF

COO BY
RGC

RELEASE DATE

Client Review - 10.20.2022
Client Review - 11.04.2022
Client Review - 11.18.2022
Preliminary Budget - 12.27.2022
Historic District Prelim. Review - 12.30.2022
HDC Submission - 04.11.2023
Client Review - 05.28.2023
HDC Submission - 06.02.2023

REVISION NO.

ARCHITECT'S SEAL

SHEET NO.

DD3

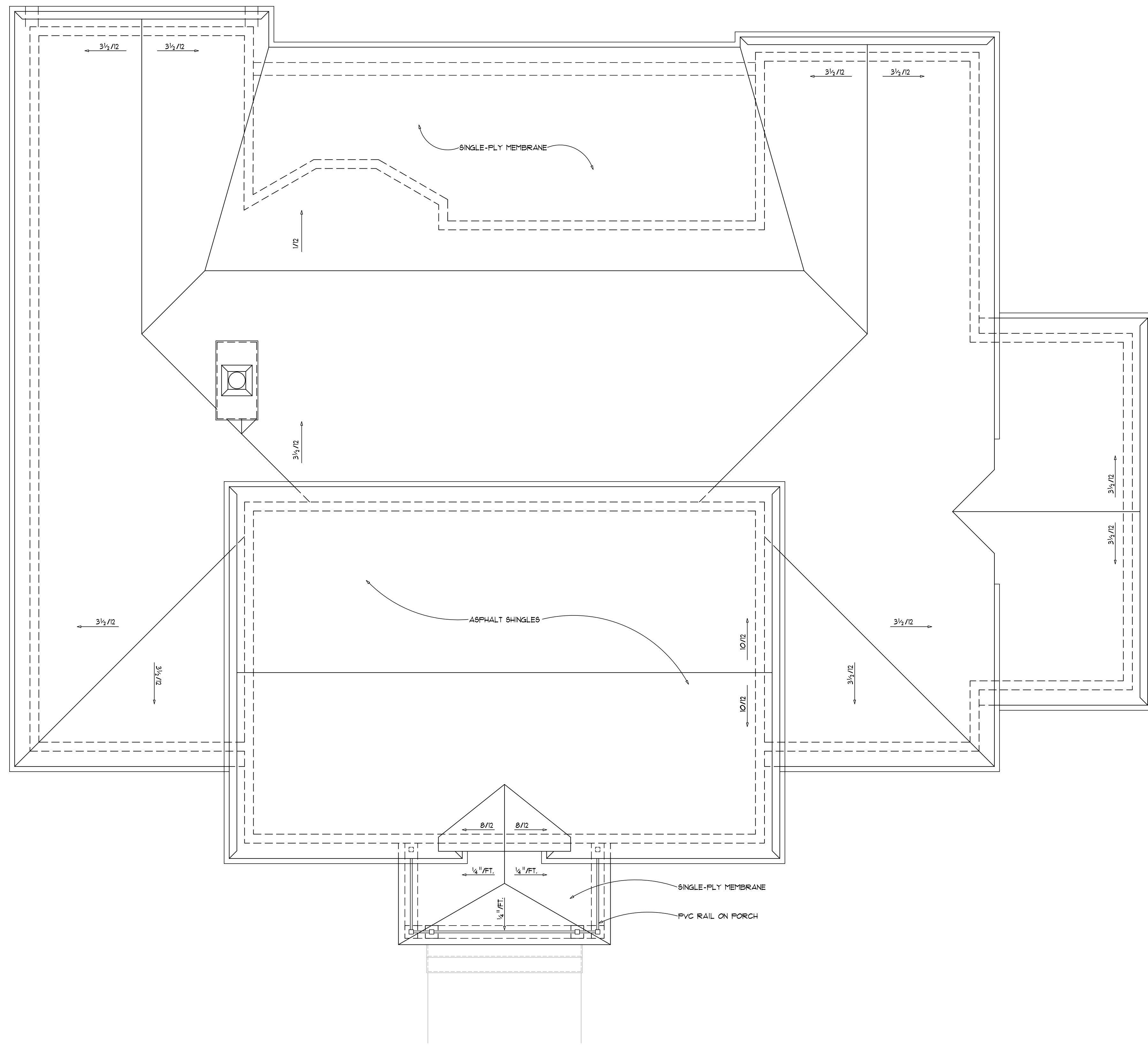
CBI Design Professionals
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Bloomfield Hills, MI 48302

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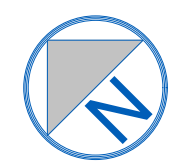


PROPOSED ROOF PLAN

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

JOB NO.	22028
DRAWN BY	LMF
CHECKED BY	RGC
RELEASE DATE	
REVISION NO.	
CLIENT REVIEW	11.14.2022
PRELIMINARY BUDGET REVIEW	12.27.2022
HISTORIC DISTRICT PRELIM. REVIEW	12.30.2022
HDC SUBMISSION	04.11.2023
CLIENT REVIEW	05.24.2023
HDC SUBMISSION	06.02.2023

ARCHITECT'S SEAL	
SHEET NO.	DD4





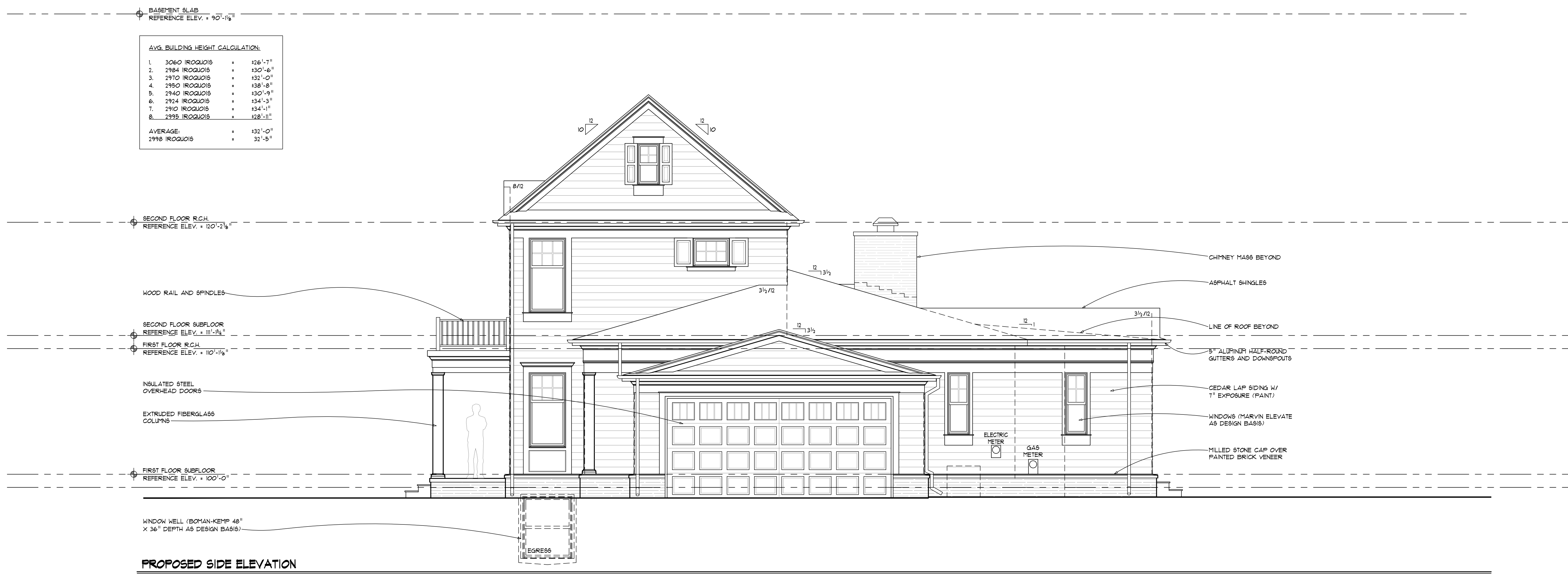
PROPOSED FRONT ELEVATION

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

BASEMENT SLAB
REFERENCE ELEV. = 90'-1 1/8"

AVG. BUILDING HEIGHT CALCULATION:

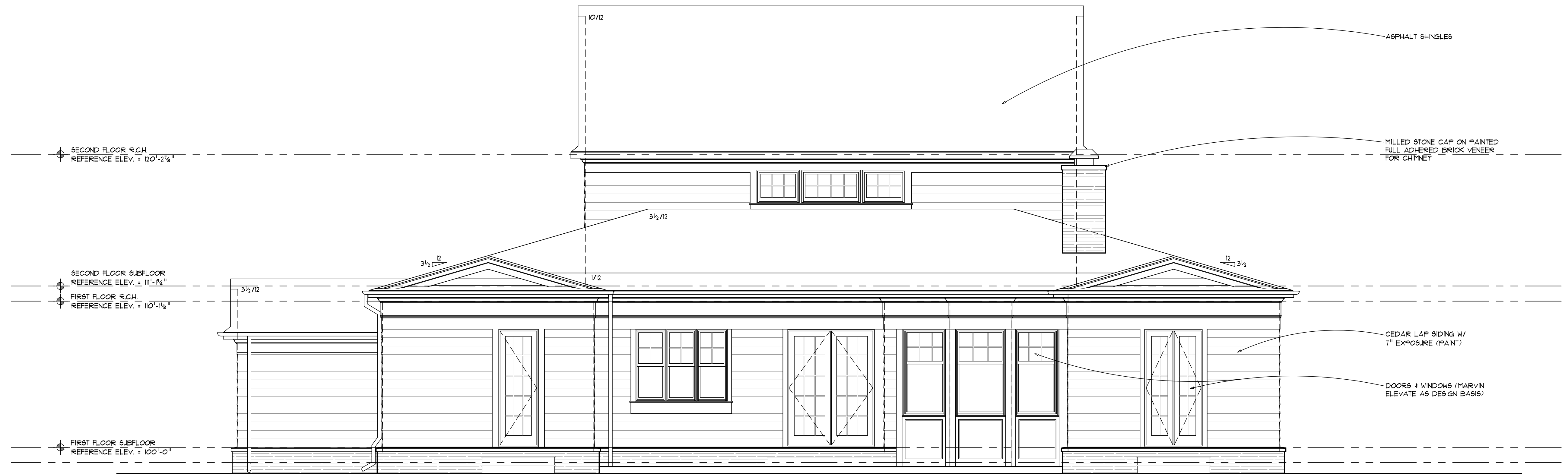
1.	3060 IROQUOIS	=	426'-7"
2.	2984 IROQUOIS	=	430'-6"
3.	2970 IROQUOIS	=	432'-0"
4.	2950 IROQUOIS	=	438'-8"
5.	2940 IROQUOIS	=	430'-9"
6.	2934 IROQUOIS	=	434'-3"
7.	2910 IROQUOIS	=	434'-1"
8.	2995 IROQUOIS	=	428'-11"
AVERAGE:		=	432'-0"
2998 IROQUOIS		=	32'-5"



PROPOSED SIDE ELEVATION

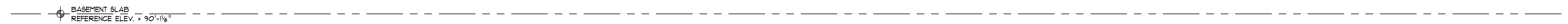
SCALE: 1/4" = 1'-0"

BASEMENT SLAB
REFERENCE ELEV. = 90'-1 1/8"



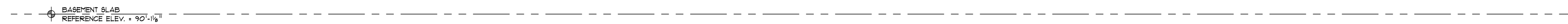
PROPOSED REAR ELEVATION

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



PROPOSED SIDE ELEVATION

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



JOB NO. **22028**

DRAWN BY **LIP**
 CDD BY **RGC**

RELEASE DATE

Client Review - 11.14.2022
 Preliminary Budget - 12.27.2022
 Historic District Prelim. Review - 12.30.2022
 HDC Submission - 04.11.2023
 Client Review - 05.24.2023
 HDC Submission - 06.02.2023

REVISION NO.

ARCHITECTS SEAL

SHEET NO.

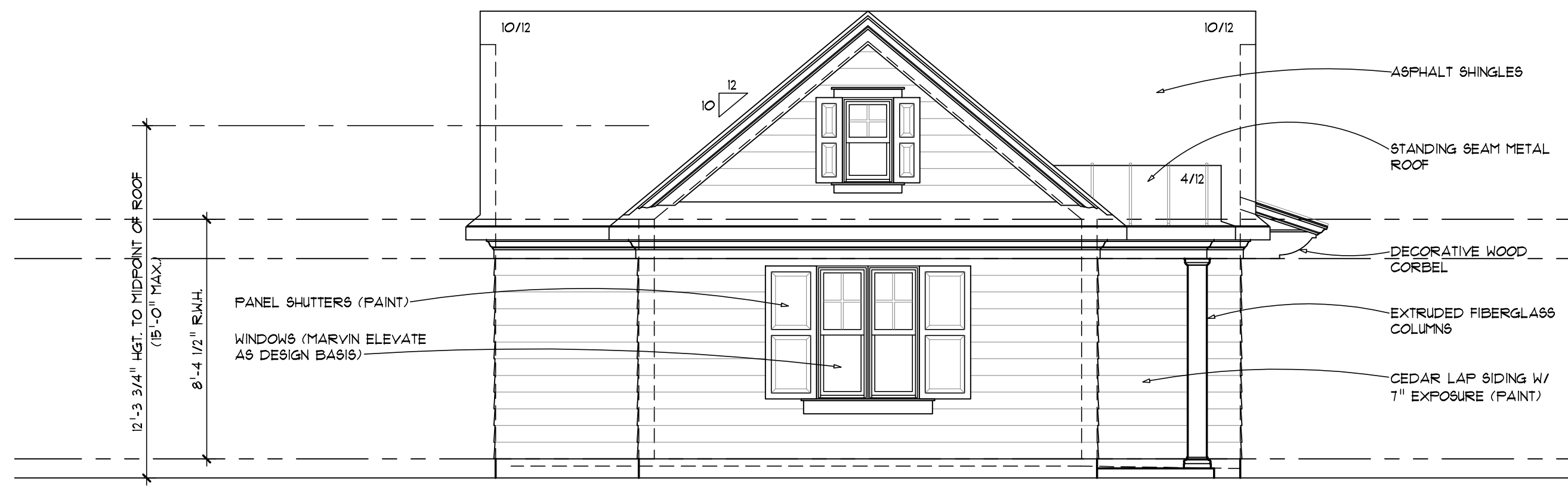
DD6

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 Bloomfield Hills, MI 48302

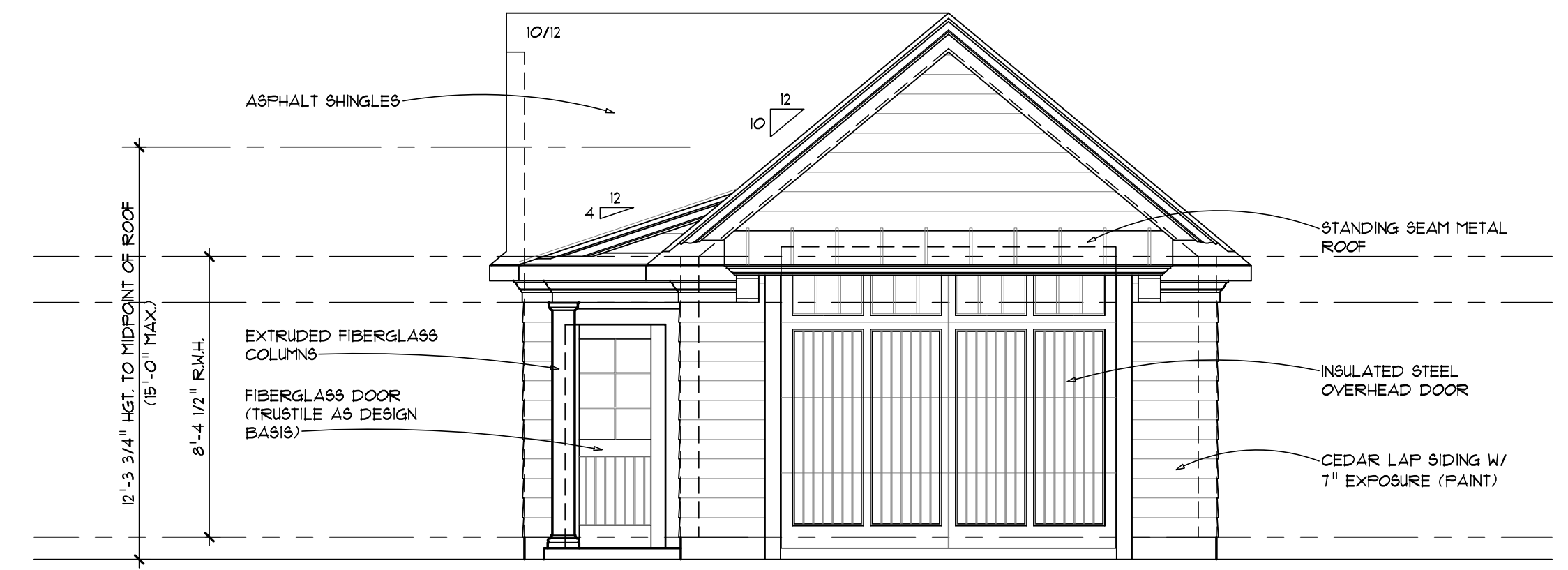
P: 248.645.2605
 F: 248.647.7307

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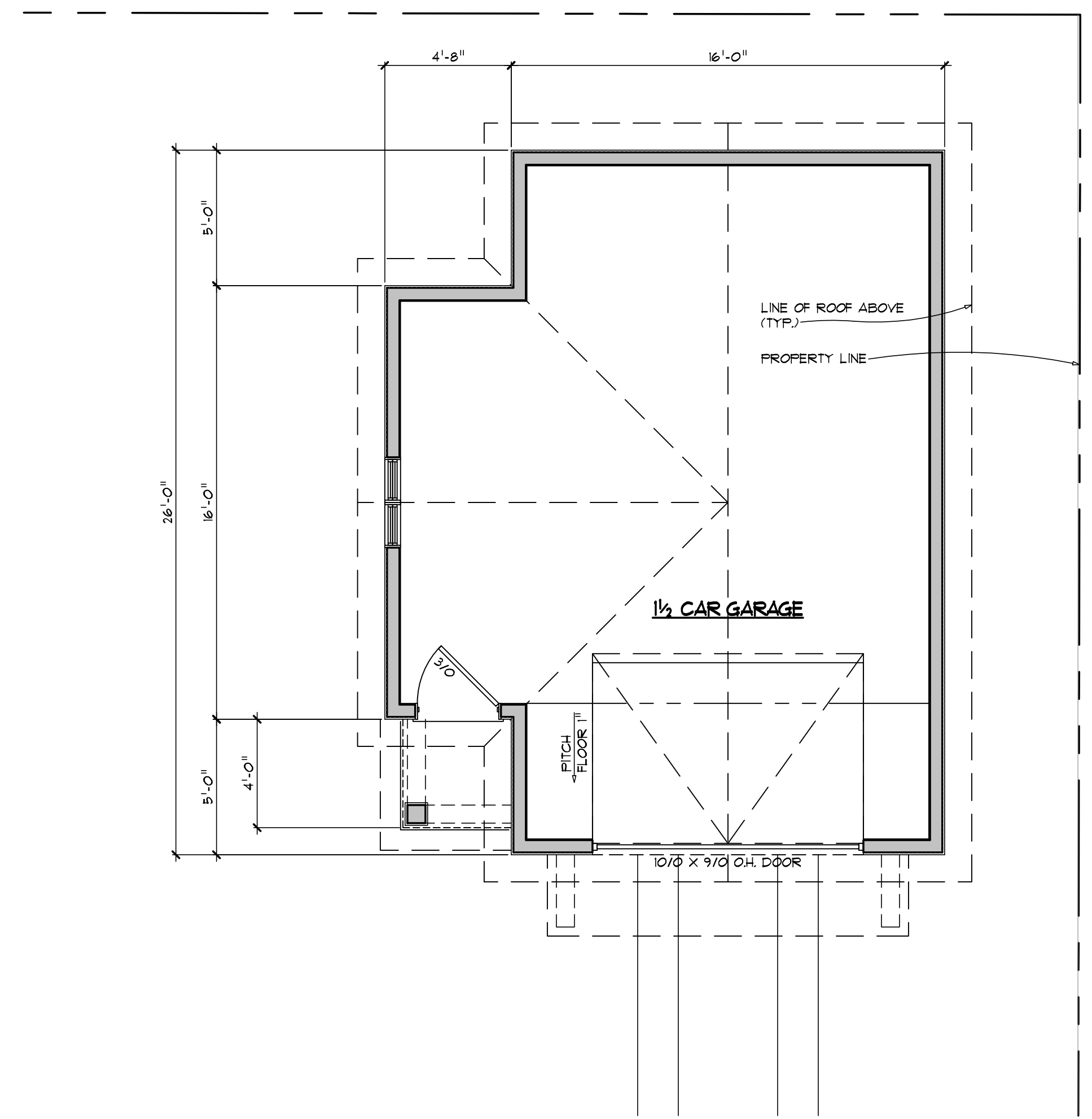
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PROPOSED DETACHED GARAGE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



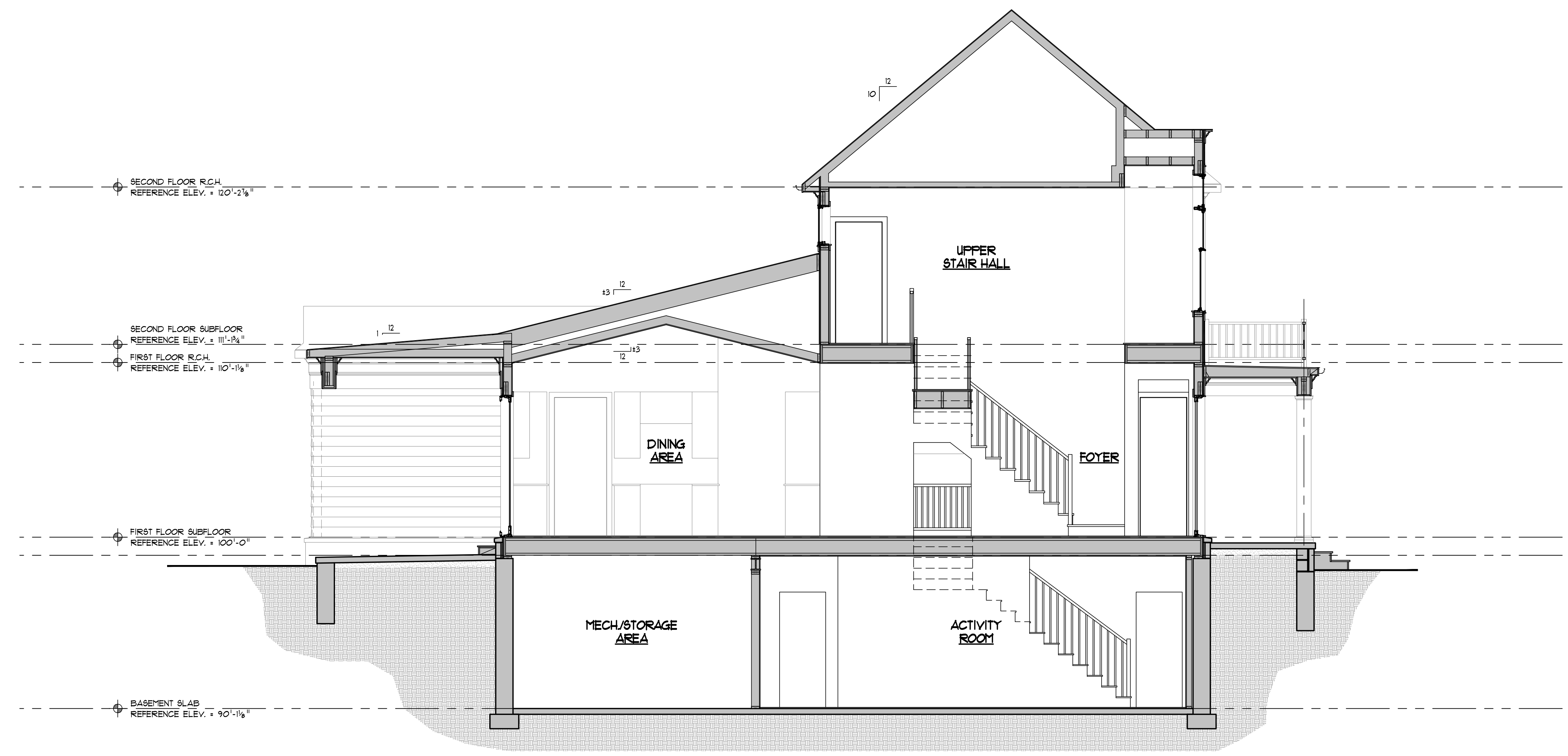
PROPOSED DETACHED GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED DETACHED GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



C:\Users\lfranzoni\CBI Design Professionals\Arch - Documents\Projects\22028 Murphy\1. PROJECT & DRAWING INFO\1.H. Design Development\22028DD - Elevations.dwg, 6/2/2023 11:40:07 AM, lfranzoni



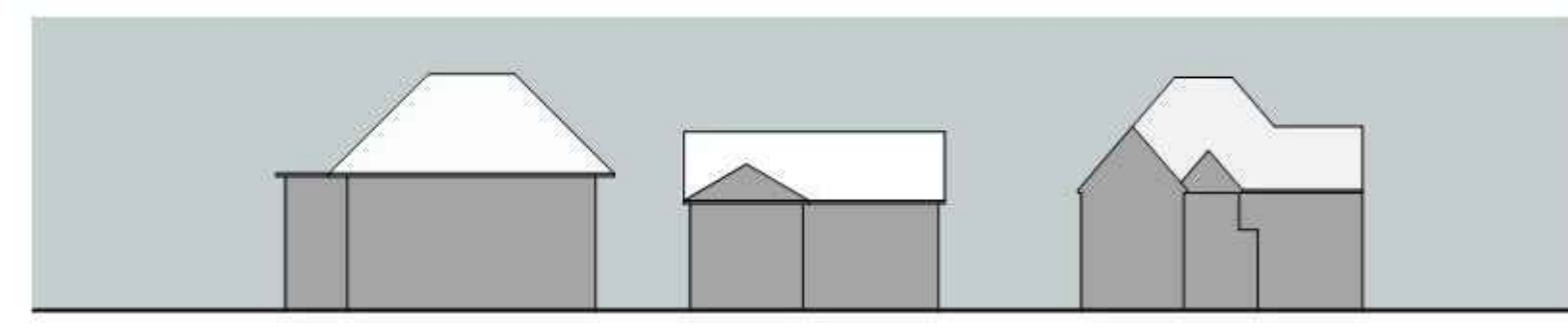
CONCEPTUAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

C:\Users\lfranzoni\CBI Design Professionals\Arch - Documents\Projects\22028 Murphy\1. PROJECT & DRAWING INFO\1.H. Design Development\22028DD - Building Sections.dwg, 6/2/2023 11:43:06 AM, L.Franzoni



STREETSCAPE VIEW - IROQUOIS AVE. (EAST SIDE)

SCALE: 1" = 30'-0"



STREETSCAPE VIEW - IROQUOIS AVE. (WEST SIDE - ACROSS THE STREET)

SCALE: 1" = 30'-0"



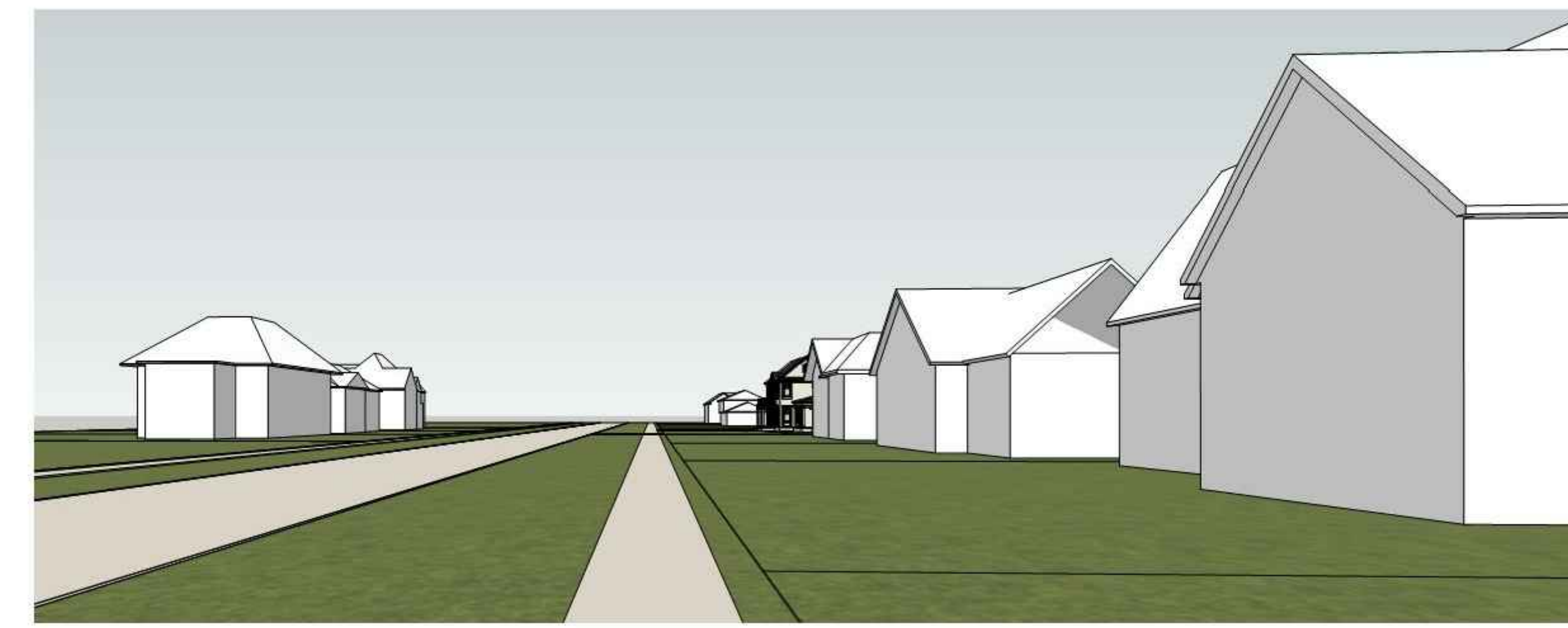
PERSPECTIVE VIEW - IROQUOIS AVE. TOWARDS GOETHE ST.

NO SCALE



PERSPECTIVE VIEW - IROQUOIS AVE. TOWARDS CHARLEVOIX ST.

NO SCALE



PERSPECTIVE VIEW - IROQUOIS AVE. TOWARDS GOETHE ST.

NO SCALE



PERSPECTIVE VIEW - IROQUOIS AVE. TOWARDS CHARLEVOIX ST.

NO SCALE



FRONT (EAST) VIEW

NO SCALE



REAR (WEST) VIEW

NO SCALE



ANGLED FRONT (NORTHEAST) VIEW W/ DETACHED GARAGE

NO SCALE



ANGLED FRONT (SOUTHEAST) VIEW

NO SCALE



ANGLED REAR (NORTHWEST) VIEW

NO SCALE



ANGLED REAR VIEW OF DETACHED GARAGE

NO SCALE



ANGLED FRONT (NORTHEAST) VIEW

NO SCALE



ANGLED REAR (SOUTHWEST) VIEW

NO SCALE



ASPHALT DIMENSIONAL SHINGLES - CHARCOAL GRAY



GUTTERS - 'K' STYLE - WHITE



TRIM BOARDS - WOOD - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)



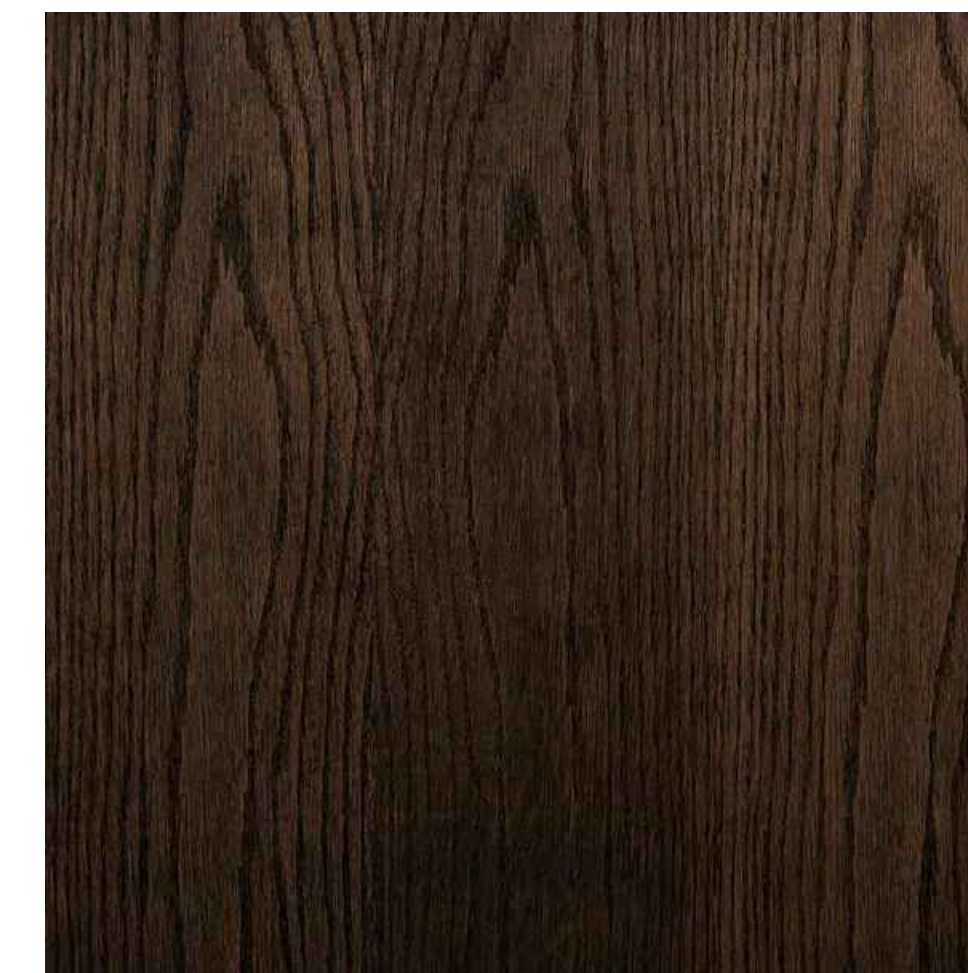
CEDAR LAP SIDING - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)



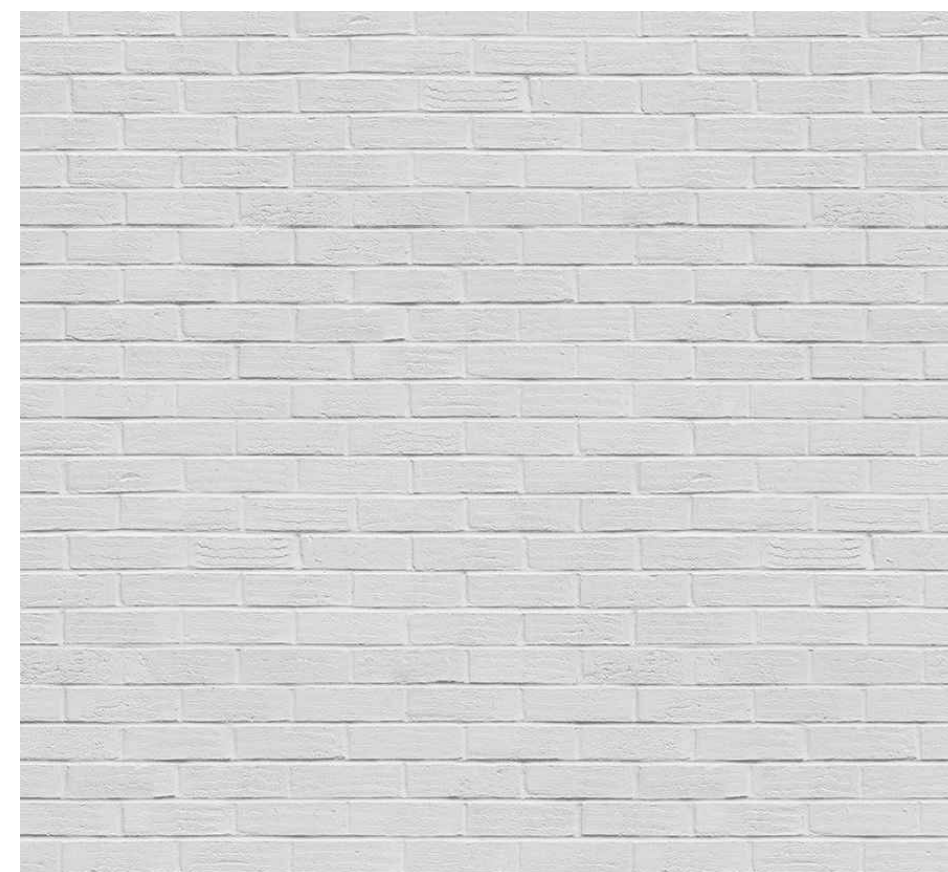
WINDOWS - MARVIN ELEVATE (SIMULATED DIVIDED LITES) - STONE WHITE



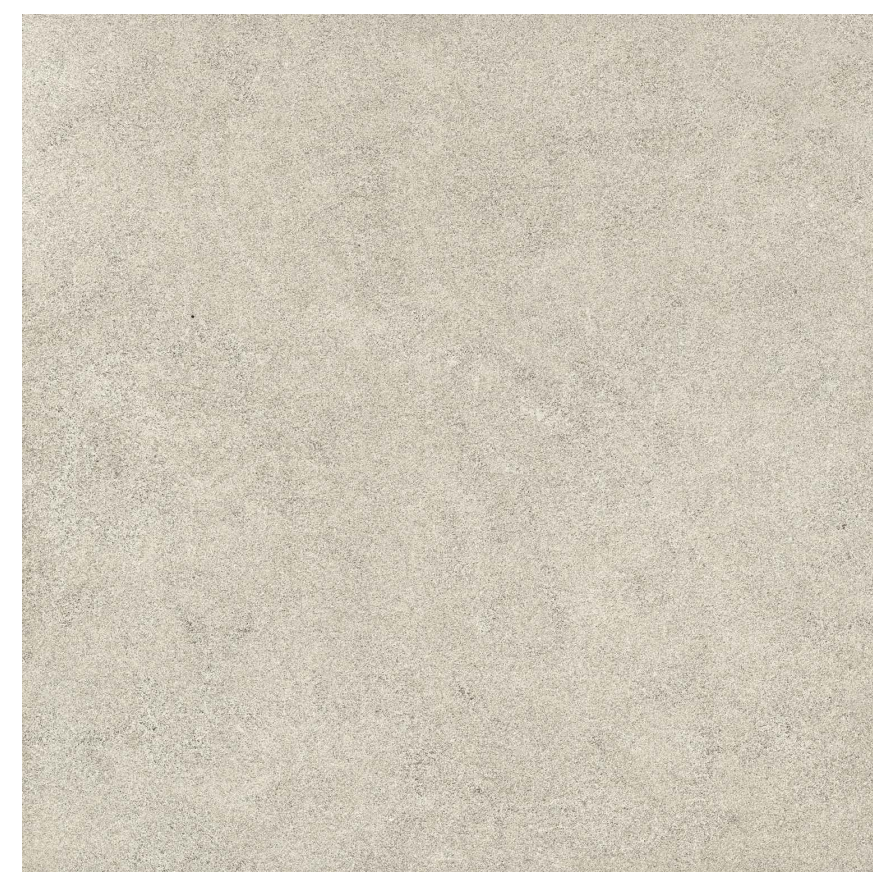
RAISED PANEL SHUTTERS - BLACK (COLOR MATCH TO B:19 BLACK)



ENTRY DOOR - ESPRESSO STAINED WOOD



PAINTED BRICK - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)



INDIANA BUFF LIMESTONE



RAILING/BALUSTRADE - WOOD - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)



COLUMNS - FIBERGLASS REINFORCED POLYMER - SW 7554 (COLOR MATCH TO C:4 YELLOWISH WHITE)