

SYMBOLS

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE.

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- PROPERTY LINE
- PROPOSED NEW FENCE WITH GATES

ZONING PD-H NOTE

SEC. 61-11-14 INTENSITY AND DIMENSIONAL STANDARDS:
LOT DIMENSIONS, SETBACKS, HEIGHT LIMITATIONS, LOT COVERAGE PERCENTAGES, AND FLOOR AREA RATIOS SHOULD BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT.

CONTRACTOR'S NOTE

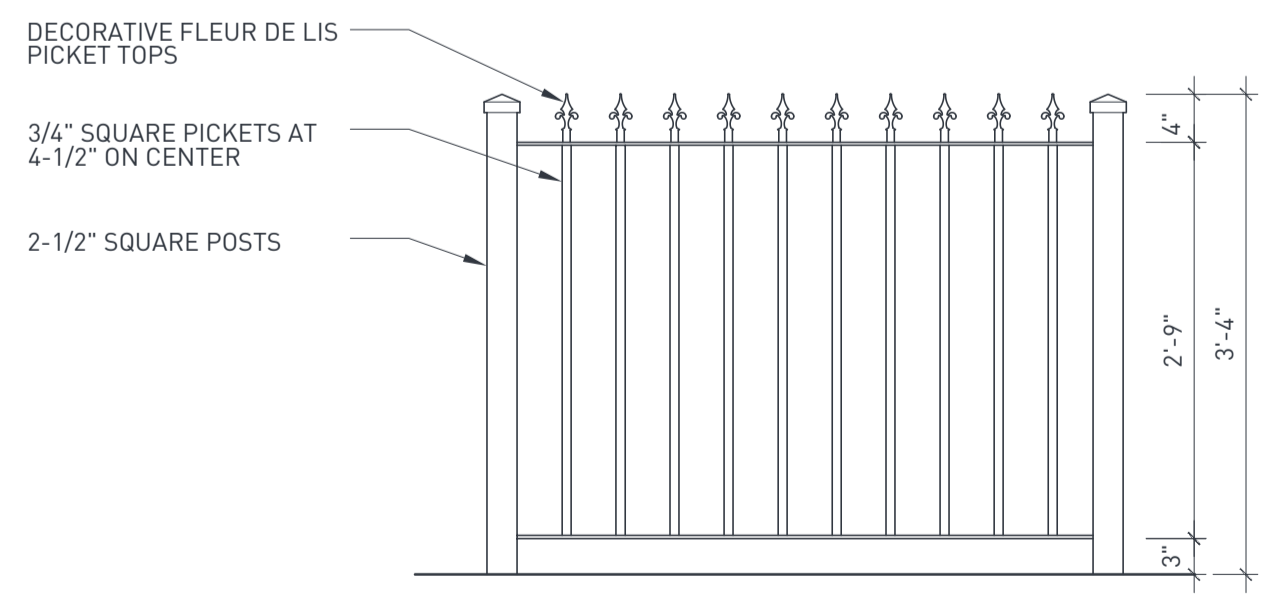
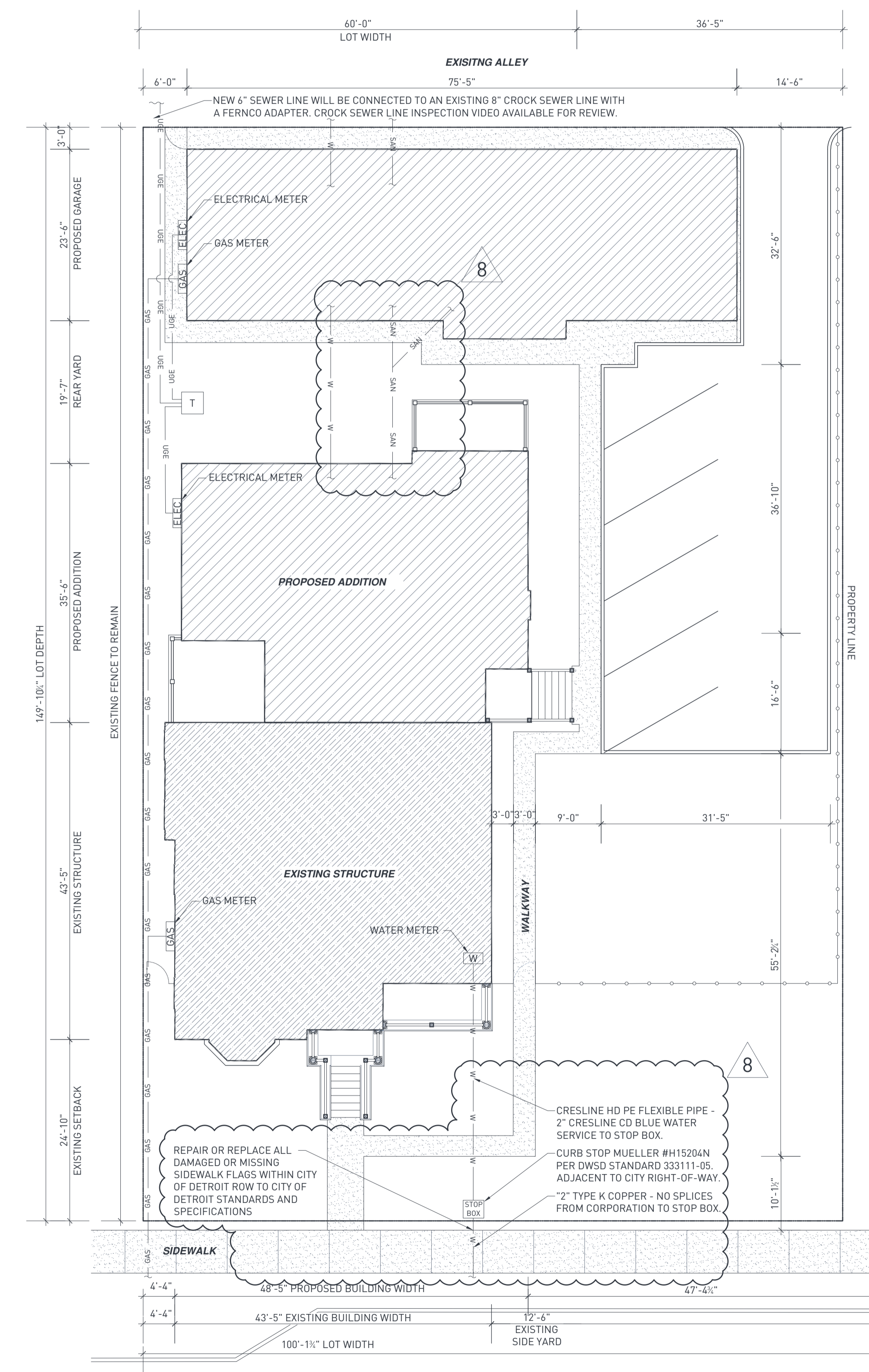
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG**
1-800-482-7171

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND GUIDELINES FOR CONSTRUCTION.

GENERAL NOTES

1. THIS SITE AND BUILDING PLAN IS DIAGRAMATIC IN NATURE. ALL BOUNDARIES, LOCATIONS, TOPOGRAPHY, LEGAL MEETS, AND BOUNDS, IMPROVEMENTS, MONUMENTS, ETC. ARE TO BE VERIFIED BY THE OWNER'S LAND SURVEYOR AND CIVIL ENGINEER. REFER TO THE EXISTING TOPOGRAPHIC SURVEY IN THIS DRAWING SET AS PROVIDED BY THE OWNER'S LAND SURVEYOR.
2. THE GENERAL CONTRACTOR IS TO VERIFY ALL SITE CONDITIONS, PROPERTY BOUNDARIES, LOCATION OF ALL EXISTING AND NEW PHYSICAL IMPROVEMENTS, DIMENSIONS, GRADES AND MONUMENTS PRIOR TO THE COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR IS TO HAVE THE SITE "STAKED-OUT" BY A PROFESSIONAL LAND SURVEYOR PRIOR TO THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS OR OF THE CITY OF DETROIT.
4. ALL DEBRIS AND EXCESS EXCAVATED MATERIAL MUST BE LEGALLY DISPOSED OFF.
5. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RULES AND REGULATIONS PERTAINING TO SAFETY ESTABLISHED BY OSHA AND ALL LOCAL CODES AND REQUIREMENTS.
6. THE CONTRACTOR SHALL TAKE ADEQUATE PRECAUTION TO PROTECT EXISTING UNDERGROUND UTILITIES OR STRUCTURES NOT SCHEDULED FOR DEMOLITION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING UTILITIES, NOT SCHEDULED FOR DEMOLITION OR ABANDONMENT (WHETHER SHOWN ON THE PLAN OR NOT) DURING THE CONSTRUCTION OF THIS PROJECT.
7. DEMOLITION EQUIPMENT SHALL BE SELECTED AND OPERATED SUCH THAT STRUCTURES, UTILITIES AND OTHER WORK THAT ARE TO REMAIN WILL NOT BE DAMAGED AND CAUSE INJURY TO WORKERS.
8. CONTRACTOR SHALL FILL BELOW GRADE, AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. THESE AREAS SHALL BE FILLED WITH ENGINEERED FILLED OR SUITABLY EXCAVATED MATERIAL AND COMPACTED TO 95% OF MAXIMUM DENSITY (ASTM 1557).
9. EXISTING PAVING AT ALLEY IS TO REMAIN IN PLACE. WHENEVER POSSIBLE, PATCH, REPAIR AND REPLACE ANY ROADWAY AREAS ADJACENT TO CONSTRUCTION DAMAGED BY CONSTRUCTION PROCESS TO EXISTING STANDARDS OF INSTALLED PAVING.
10. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS.



2 FENCE DETAIL
SCALE: 3/32"=1'-0"

1 SITE PLAN
SCALE: 3/32"=1'-0"

229 EDMUND PLACE
229 EDMUND PLACE DETROIT, MI 48201

FOR CONSTRUCTION

DATE	DESCRIPTION
1 02 09 18	CLIENT REVIEW
2 02 09 18	HSC AND CDC REVIEW
3 02 09 18	CDC SUBMISSION
4 02 09 18	PERMIT SUBMISSION
5 09 26 18	CDC REVIEW
6 11 21 18	OWNER UPDATES
7 12 11 18	CDC/HSC SUBMISSION
8 12 15 18	DWSD SUBMISSION



SITE PLAN

C1-01

PUBLIC ALLEY 20 FT. WD.

15' x 20'

EXIST. STEEL SQUARE TELEPHONE BOX RIM 136.70

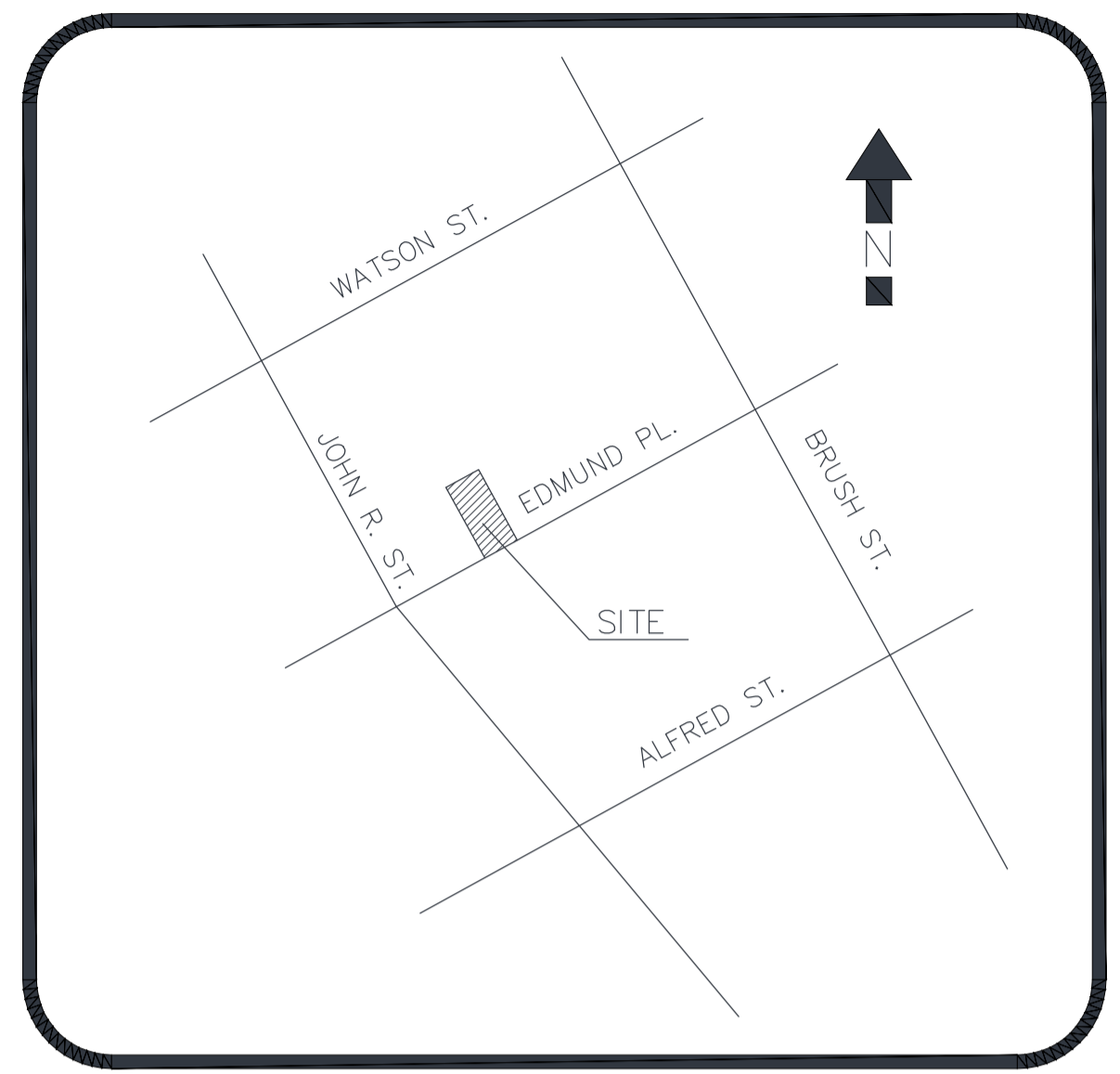
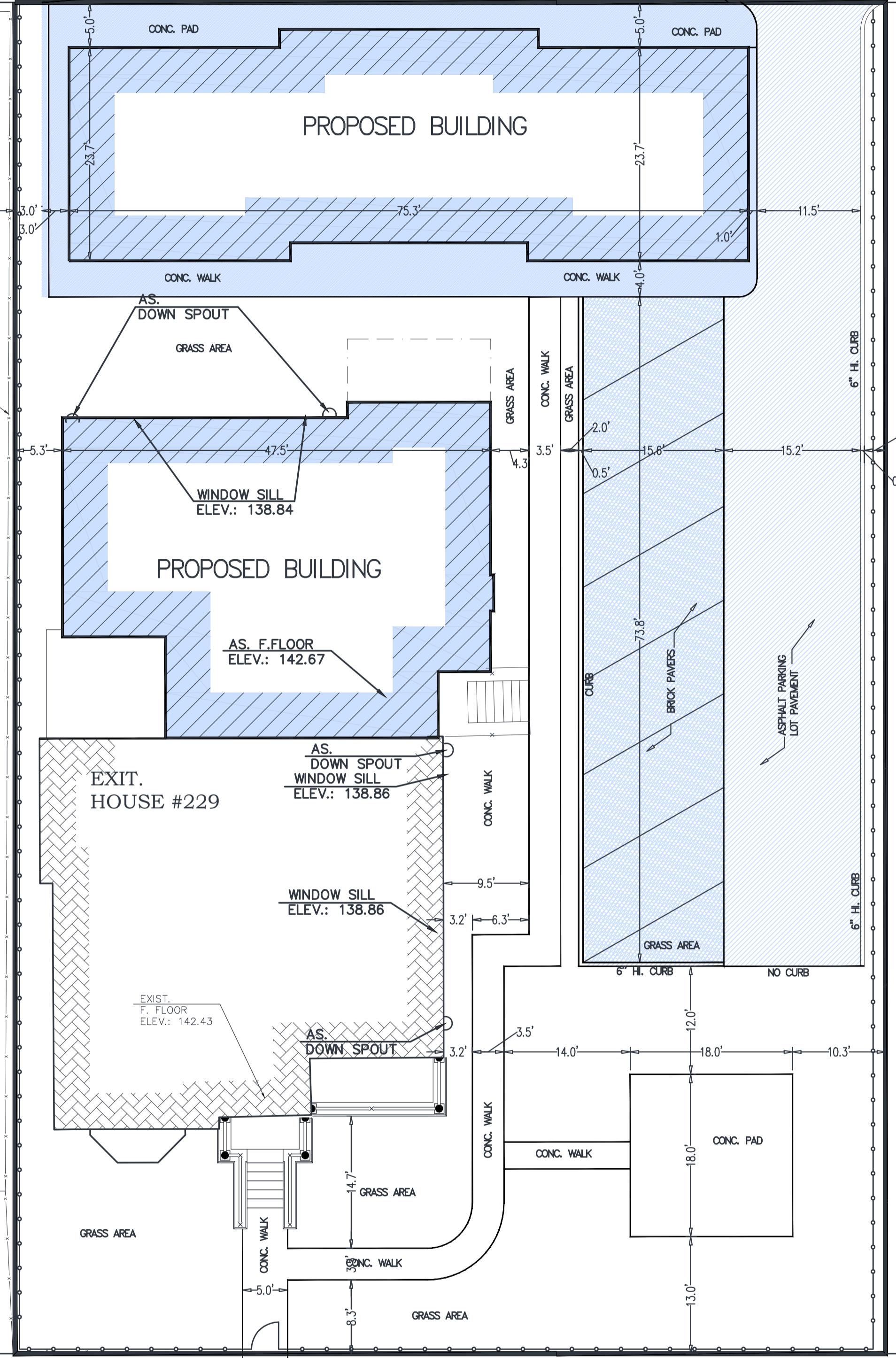
15' x 20'

EXIST. SQUARE CATCH BASIN RIM 137.67 DEPTH 5 FT. APPROXIMATE SLOPE DEPTH ± 11.35 FT. (FIELD VERIFY)

15' x 20'

BLOCK 7

LOT 11



LOCATION MAP
NOT TO SCALE

ENGINEERING SERVICES, INC.
CONSULTING ENGINEERS
3232 SCHOOLCRAFT ROAD, STE C-03
LIVONIA, MICHIGAN 48150
(734) 525-7330
ARCHITECTURAL, CIVIL
ENVIRONMENTAL COMPLIANCE
AUDIT, & SURVEYING

NOTE:
ENGINEERING SERVICES INC., ITS OWNER, DESIGNERS, ENGINEERS AND STAFF ARE NOT LIABLE OR RESPONSIBLE FOR THE FAILURE OF CONTRACTORS AND THE OWNER TO PERFORM AND EXECUTE THE PROPOSED PROJECT IN ACCORD WITH THE PLANS AND THE LATEST CODES AND STANDARD SPECIFICATIONS.

CONSULTANTS

3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG.**
1-800-482-7171
(TOLL FREE)

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

GHASSAN KHALAF
REGISTERED PROFESSIONAL ENGINEER
No. 56670

PROJECT:
**229 EDMUND PLACE
CARRIAGE HOUSE**

**229 EDMUND PLACE
DETROIT, MI 482201**

NOTE:
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

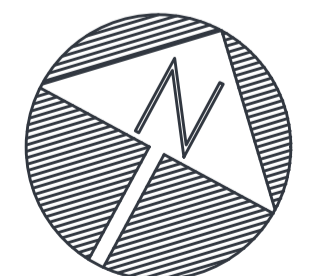
10-12-22	PER OWNER REQUEST
8-29-22	OWNER REVIEW

PROJECT NO:
MODEL FILE:
DESIGNED BY: GHASSAN KHALAF
CHK'D BY: HAKIM SHAKIR
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DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF ESI.

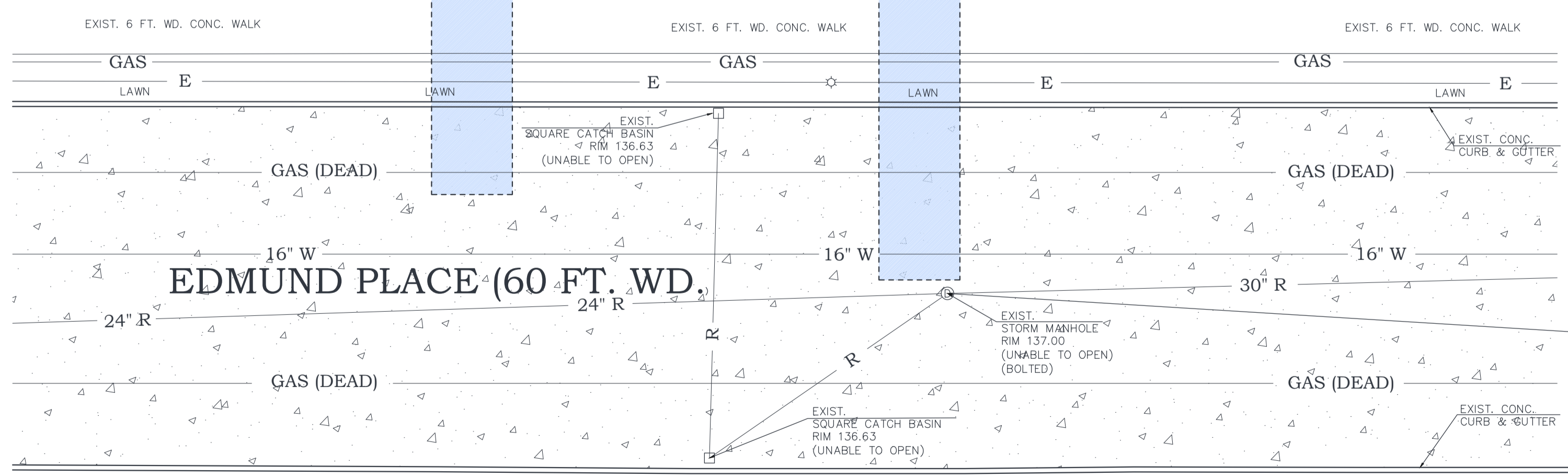
SHEET TITLE
ENGINEERING SITE PLAN

SCALE
1" = 10'-0"

SHEET No.
C-103

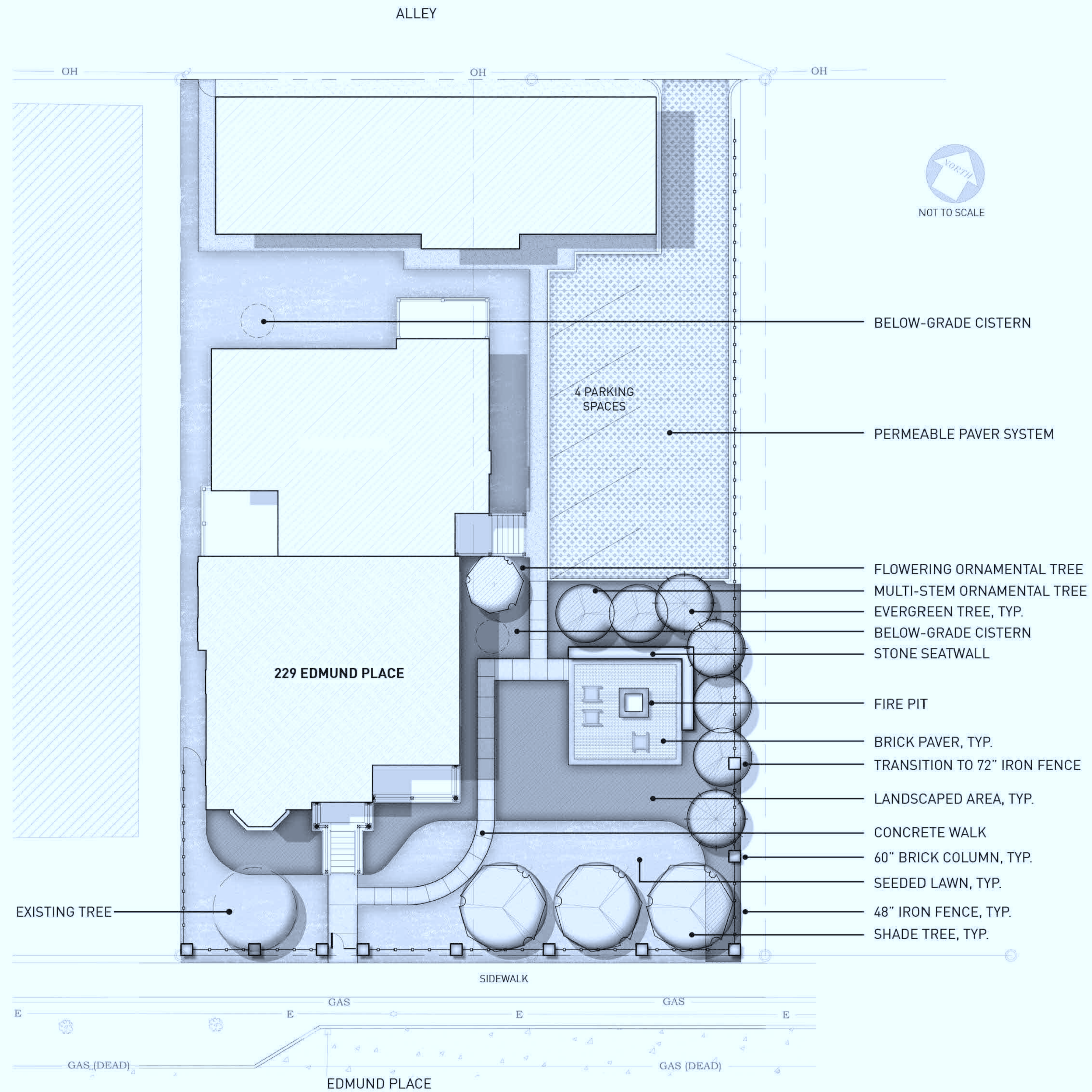


N60°00'00"E 50.04'(M)



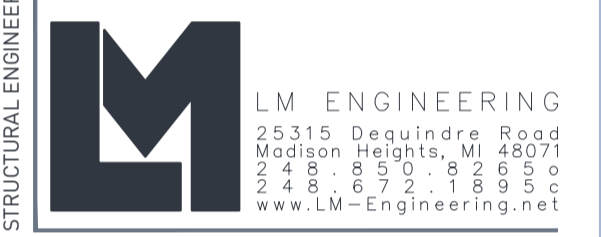
**BENCH MARK # 1
STORM MANHOLE
RIM ELEVATION: 137.00
(CITY OF DETROIT DATUM)**

229 EDMUND PLACE //
SITE PLAN



CHRISTIAN HURTITTIENNE ARCHITECTS
2111 WOODWARD AVE. #201 DETROIT, MI 48201
313.825.2005 CHA-C.COM

CONTRACTOR NOTE
ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATES OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTOR, MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.



229 EDMUND PLACE
229 EDMUND PLACE DETROIT, MI 48201
CPC/ HDC SUBMISSION

DATE	DESCRIPTION
1. 02/29/18	CLIENT REVIEW
2. 02/15/18	HDC AND CDC REVIEW
3. 02/08/18	CPC SUBMISSION
4. 08/13/18	PERMIT SUBMISSION
5. 07/26/18	CDC REVIEW
6. 10/31/18	OWNER UPDATE
7. 12/12/19	CPC/HDC SUBMISSION



LANDSCAPE PLAN

LA1-00

229 EDMUND PLACE // SITE PLAN

