07/20/21

CERTIFICATE OF APPROPRIATENESS

Becky Nix bioLINIA, LLC 2060 Wabash Detroit, MI 48216

RE: Application Number 21-7158; 2060 Wabash; Corktown Historic District

Project Scope: Erect 2-story Accessory Building/Garage

Dear Applicant,

At the Regular Meeting that was held on July 14, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission hereby issues a Certificate of Appropriateness for the following work, effective on July 20, 2021, as it meets the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

Erect new 2-story accessory building/garage, per the submitted documents and drawings.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact me at 313-224-1762.

For the Commission:

Garrick Landsberg

Director/Staff

Detroit Historic District Commission

2060 Wabash - Historic Commission Application

NARRATIVE:

This proposal is for the new construction of a detached 2-story garage + accessory dwelling unit located in the Corktown Historic District. The existing new home was built on site in 2019 and was previously approved by the HDC. The proposed garage will implement the same materials as the existing home using painted wood shiplap siding, black window frames and large format windows, with the difference of a flat roof rather than a slope. In the future, the roof may hold solar panels, but will remain predominately hidden by the roof parapet. The 1-bedroom dwelling unit shall connect to the back parking area by a stair entry door sheltered by an angular roof overhang that mimics the existing house's side entry overhang.

DESCRIPTION:

The existing gravel lot currently houses 4 parking spaces at the back alley. Two of these spaces shall be converted into a garage and the accessory dwelling unit will provide much needed additional income to support the owner, to increase density in the neighborhood, and contribute to the value of land and beautification of the site.

APPROVAL ITEMS:

- new construction of garage + accessory dwelling unit (above)
- · new construction of proposed 6' high cmu privacy wall (covered with ivy) @ back parking

PRODUCTS:

all products have been previously used in the main house.

- 5" shiplap wood horizontal siding (painted the same color as the house)
- · windows (Jeldwen Siteline Clad in black) previously approved by commission
- · Roofing (not observable from street) TPO membrane (white) w/ Solar Panels (in the future)
- Privacy Wall Conventional CMU block w/ Virginia Creeper Ivy

NEW GARAGE + CARRIAGE HOUSE











EXISTING SITE PHOTOS

PROJECT DESCRIPTION:

NEW CONSTRUCTION OF A DETACHED 2-STORY GARAGE & CARRIAGE HOUSE LOCATED IN THE CORKTOWN

HISTORIC DISTRICT.

LEGAL DESCRIPTION:

E WABASH LOT 41 SUB OF PT O L NO 1 LAFFERTY FARM LI P193 PLATS, W C R 8/21 50X130

PARCEL ID NUMBER:

W08 I00872A

V-B

NO

2060 WABASH ST. DETROIT MI 48216 PROJECT ADDRESS

R2 PROPOSED OCCUPANCY:

ALLOWABLE LOT COVERAGE:

LOT AREA (50'X130') = 6,500 SF ALLOWABLE LOT AREA (35%) = 2,275 SF

PROPOSED LOT COVERAGE: 1,520 SF

EXISTING HOUSE:

1ST FLOOR (1,520 SF) + 2ND FLOOR (998 SF) = 2,518 SF

GROSS BUILDING AREA (GARAGE):

1ST FLOOR (690 SF) (LESS THAN 50% OF REAR SETBACK (1504 SF) 2ND FLOOR (654 SF)

CONSTRUCTION TYPE:

OFF-STREET PARKING REQUIRED: PROVIDED:

2 SPACES 4 SPACES SIDE = 4 FT.

MAX. HEIGHT ALLOWANCE: PROVIDED: 35' 25'

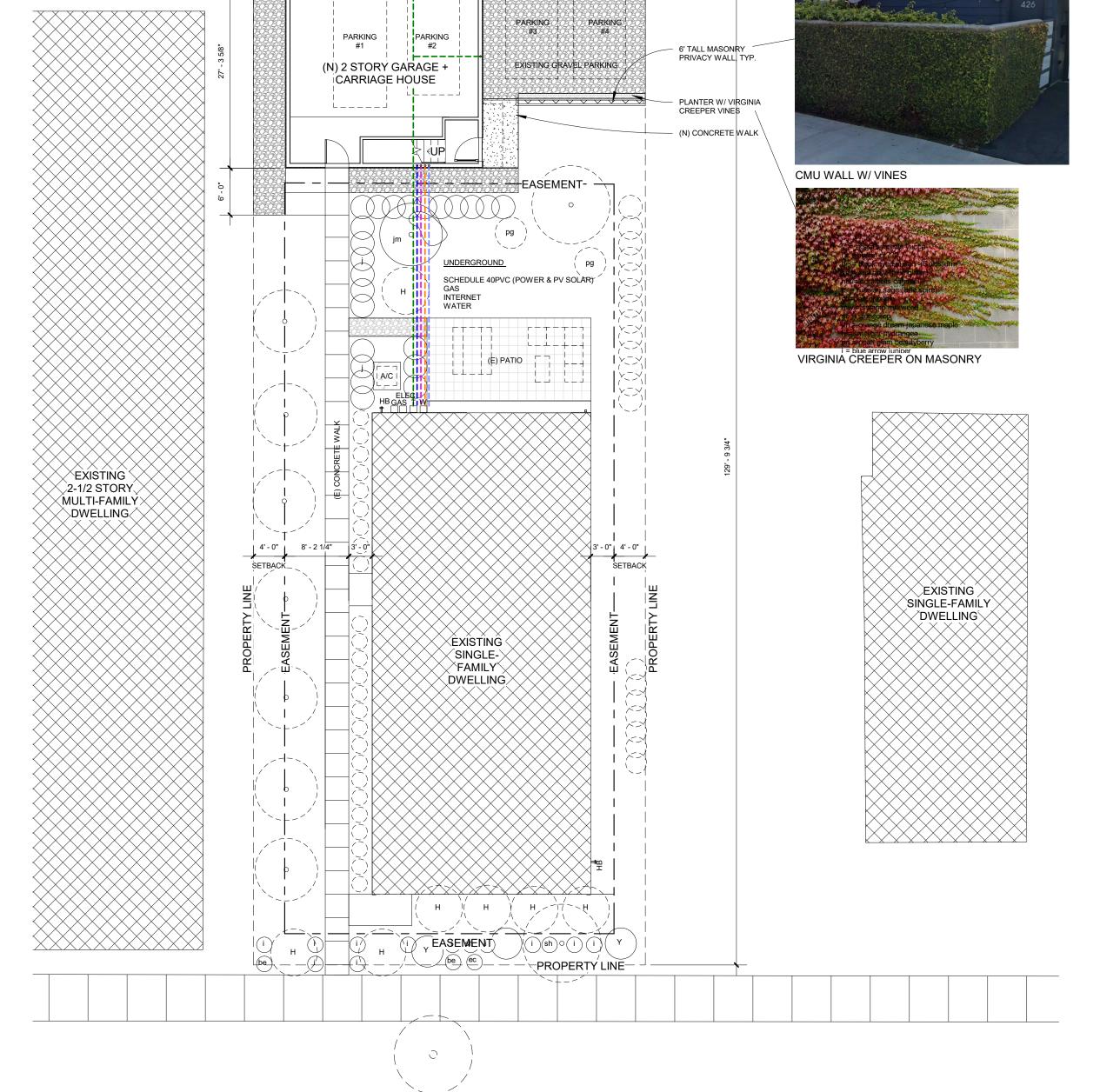
FLOOD PLAIN:

APPLICABLE CODES

2015 MICHIGAN RESIDENTIAL BUILDING CODE 2015 MICHIGAN BUILDING FIRE CODE 2015 MICHIGAN MECHANICAL CODE 2015 MICHIGAN ELECTRICAL CODE 2015 MICHIGAN PLUMBING CODE UNIFORM ENERGY CODE

VICINITY MAP





ALLEY

WABASH ST.

1 SITE PLAN GARAGE 3/32" = 1'-0"

bioLINIA, LLC.

2060 WABASH ST. DETROIT, MI 48216 www.bioLINIA.com

2060 WABASH

DETROIT, MI 48216

OWNER / DESIGNER

Becky Nix 2060 Wabash St. Detroit, MI 48216 Phone: (313) 330 2443 Email: becky@bioLINIA.com

HISTORIC DISTRICT APPROVAL

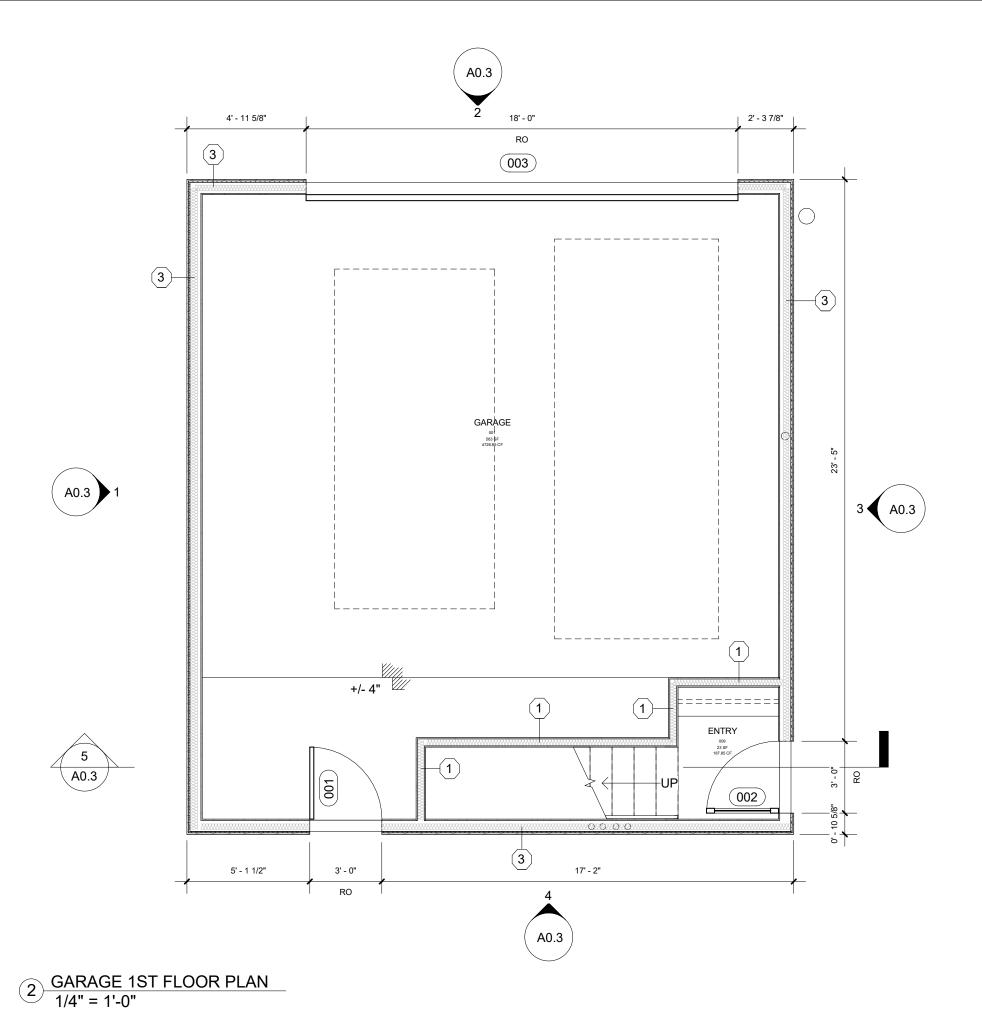
No.	Description	Date

PROJECT DATA

Scale

2021_1000 Project number Date 05/17/2021 Drawn by Checked by

3/32" = 1'-0"

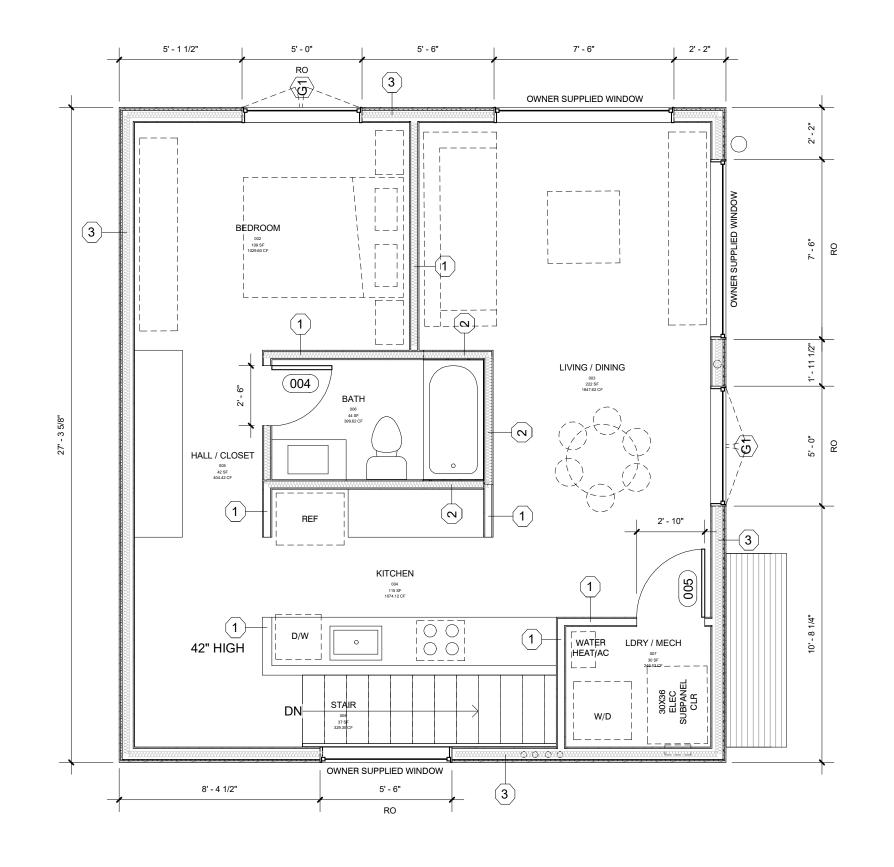


+8'-6" AFF 5/8" GYP. BD (2 LAYERS)

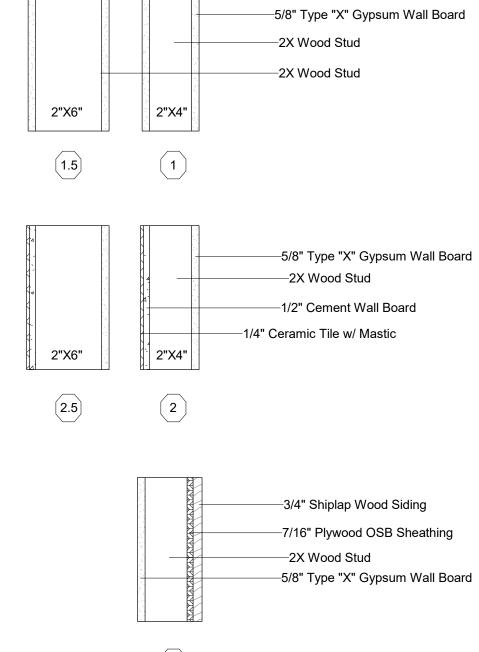
+8'-6" AFF

5/8" GYP. BD

ENTRY 009 ⊚ 23 SF 187.85 CF









OWNER / DESIGNER

bioLINIA, LLC.

2060 WABASH

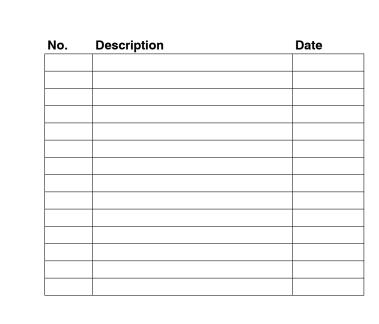
2060 WABASH ST. DETROIT, MI 48216

www.bioLINIA.com

DETROIT, MI 48216

Becky Nix 2060 Wabash St. Detroit, MI 48216 Phone: (313) 330 2443 Email: becky@bioLINIA.com

100% BID SET



GARAGE PLANS

Project number Date Drawn by Checked by

Scale

2021_1000 05/17/2021

As indicated

GARAGE 1ST FLOOR REFLECTED 5 CEILING PLAN 1/4" = 1'-0"

GARAGE 2ND REFLECTED CEILING 6 PLAN 1/4" = 1'-0"

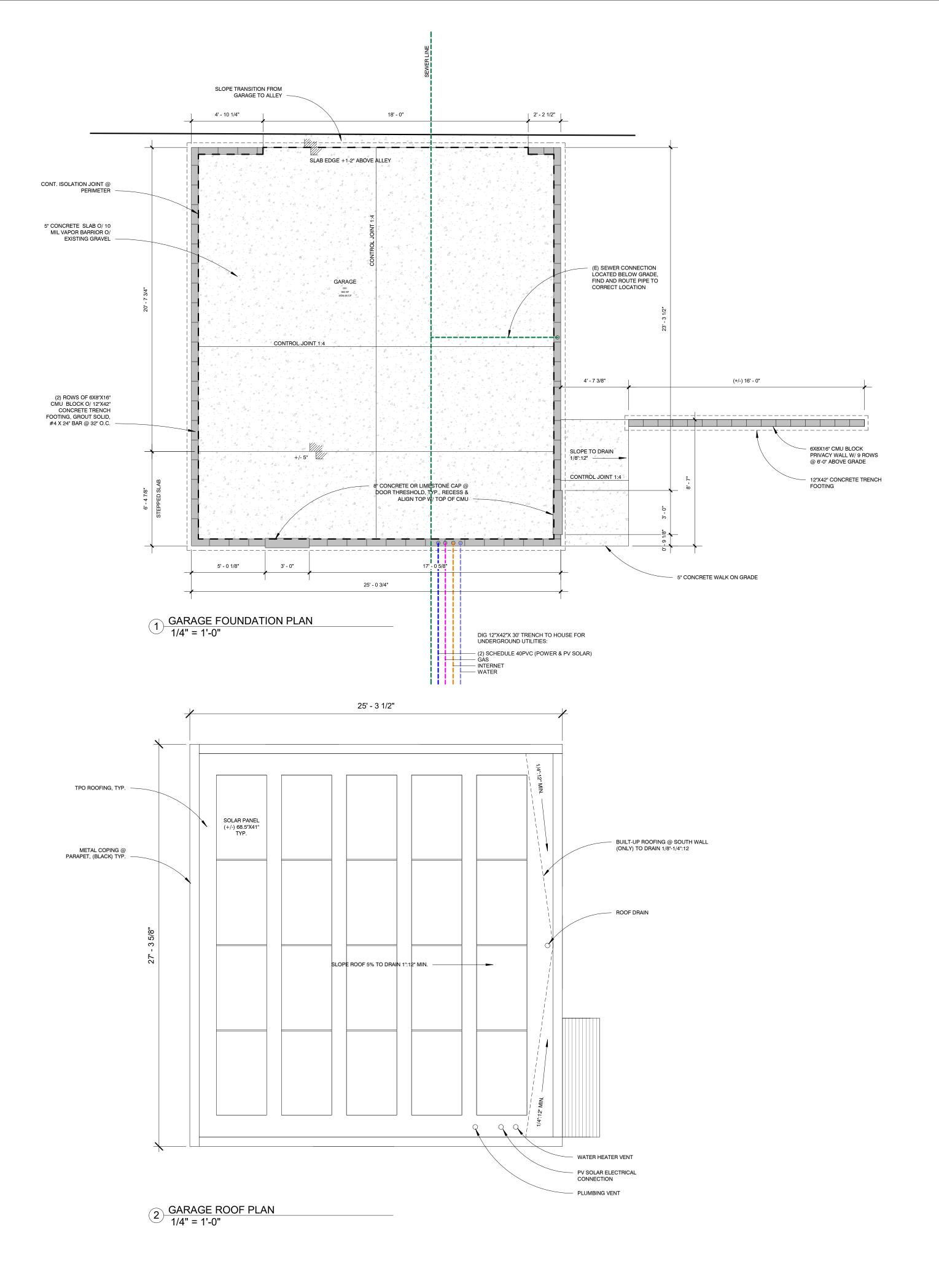
HALL / CLOSET.

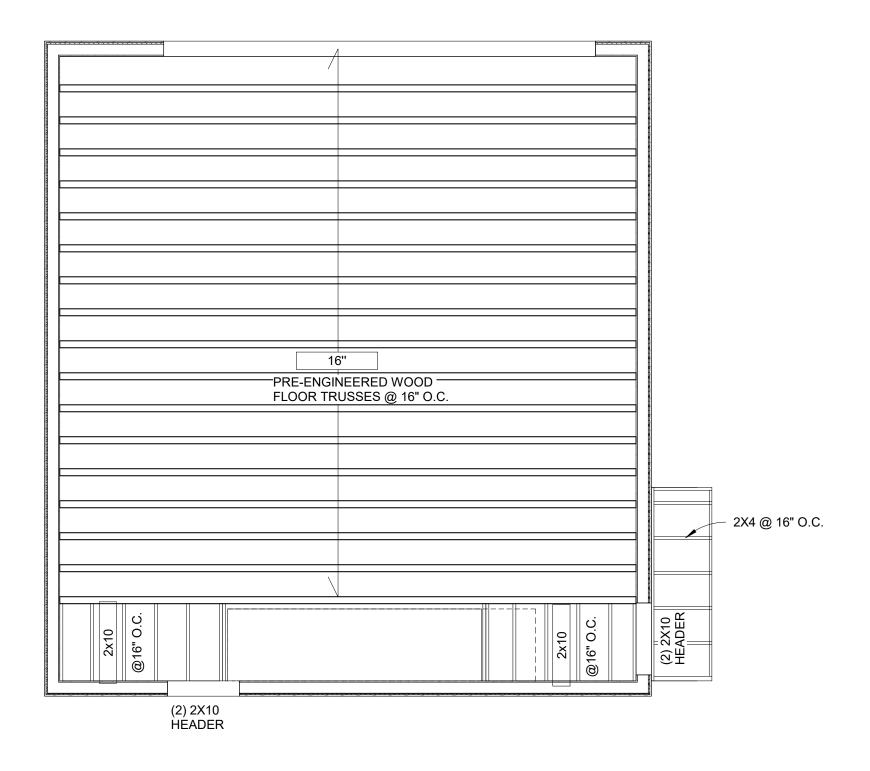
005 42 SF 404.42 CF

3 GARAGE 2ND FLOOR PLAN 1/4" = 1'-0"

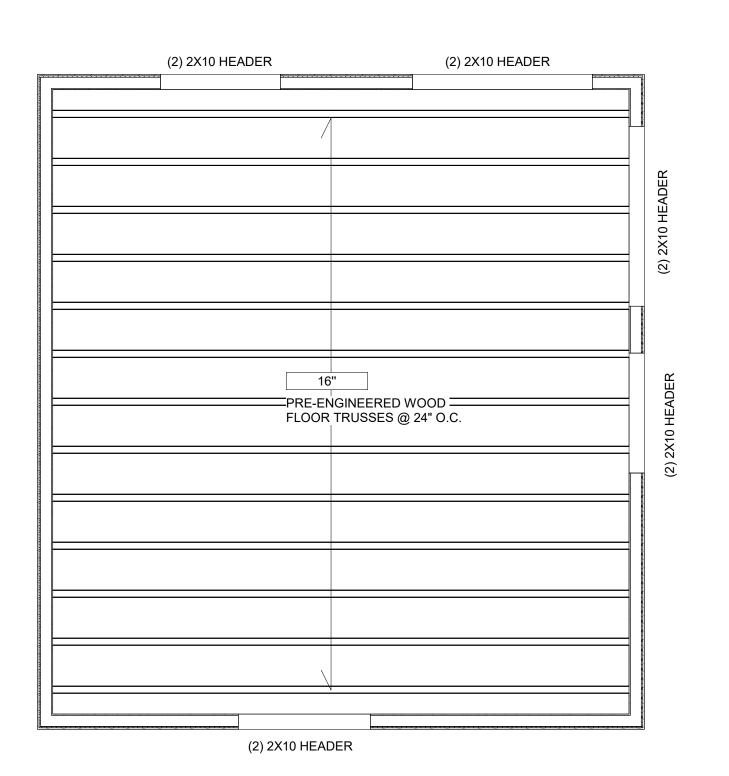
BEDROOM

KITCHEN





3 GARAGE 2ND FLOOR FRAMING PLAN 1/4" = 1'-0"



4 GARAGE ROOF FRAMING PLAN 1/4" = 1'-0"

bioLINIA, LLC.

2060 WABASH ST. DETROIT, MI 48216 www.bioLINIA.com

2060 WABASH

DETROIT, MI 48216

OWNER / DESIGNER

Becky Nix 2060 Wabash St. Detroit, MI 48216 Phone: (313) 330 2443 Email: becky@bioLINIA.com

100% BID SET

No.	Description	Date

GARAGE FOUNDATION, FRAMING, & ROOF **PLANS**

2021_1000 Project number 05/17/2021 Date Drawn by Checked by 1/4" = 1'-0" Scale

bioLINIA, LLC.

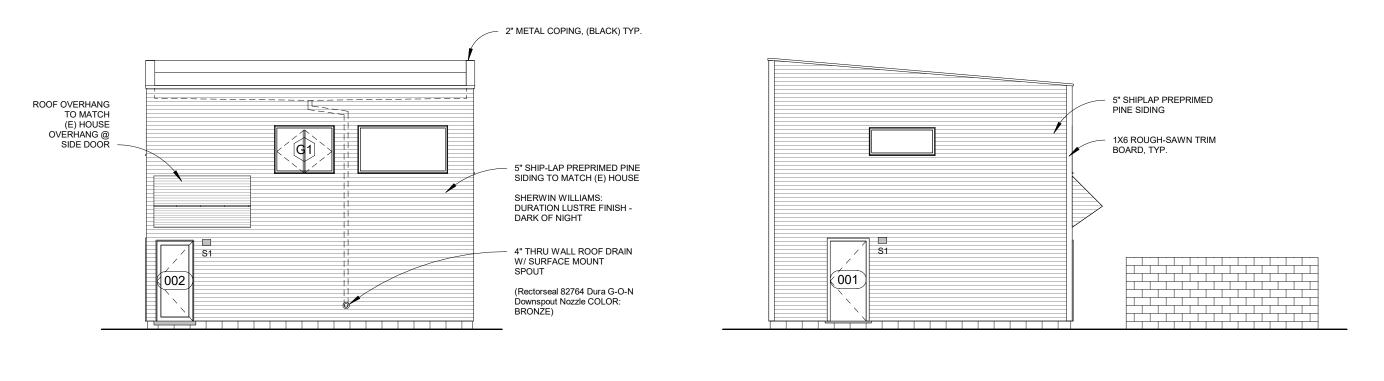
2060 WABASH ST. DETROIT, MI 48216 www.bioLINIA.com

2060 WABASH

DETROIT, MI 48216

OWNER / DESIGNER

Becky Nix 2060 Wabash St. Detroit, MI 48216 Phone: (313) 330 2443 Email: becky@bioLINIA.com





1X6 ROUGH-SAWN TRIM BOARD, TYP.

WOOD SIDING @ ROOF OVERHANG TO MATCH (E) HOUSE OVERHANG @ SIDE DOOR -

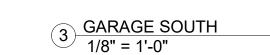
003

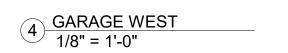
16' - 0"

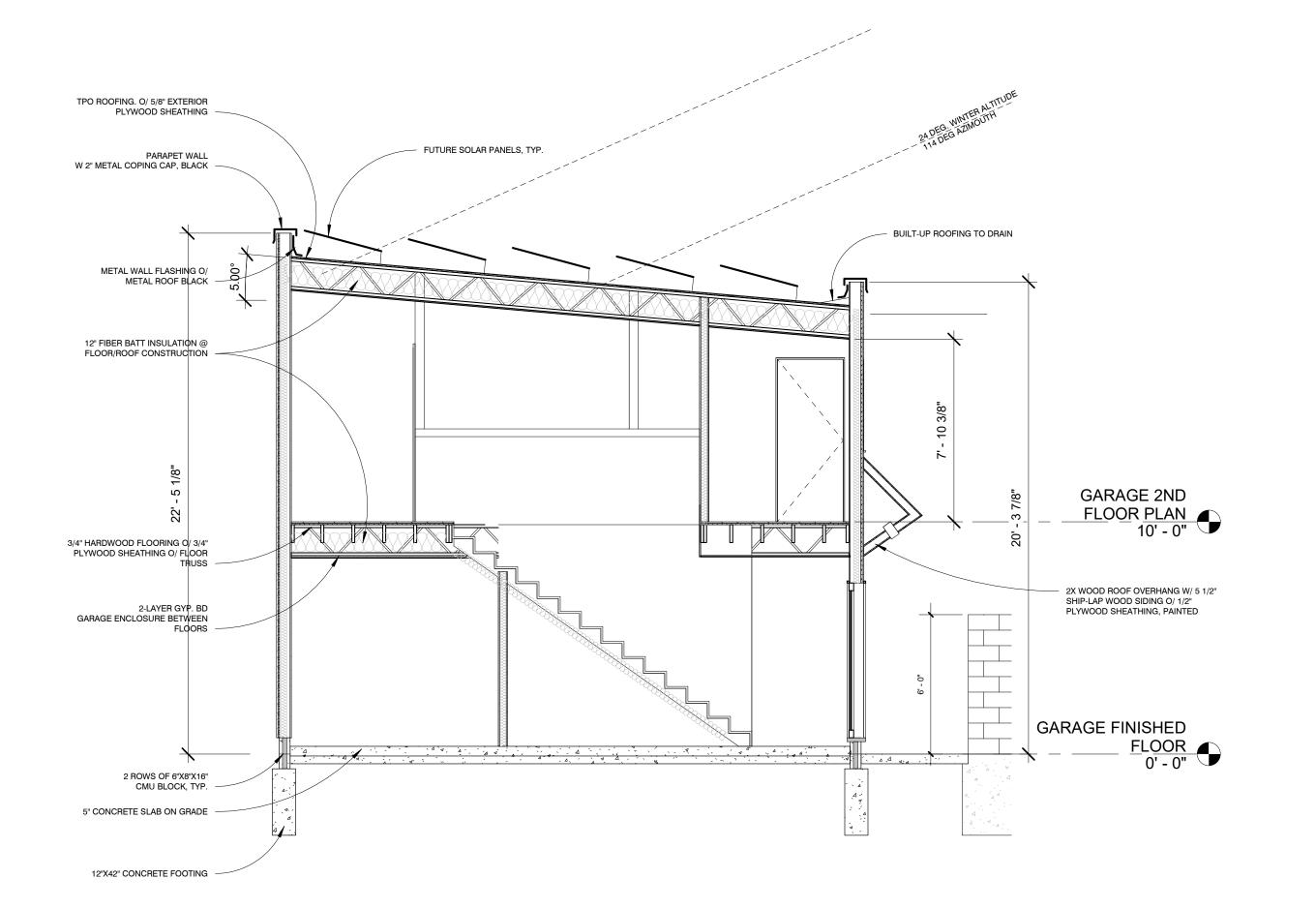
2" METAL COPING @ T.O.P, TYP.

5" SHIP-LAP PREPRIMED PINE SIDING TO MATCH EXISTING HOUSE, PAINTED, TYP.

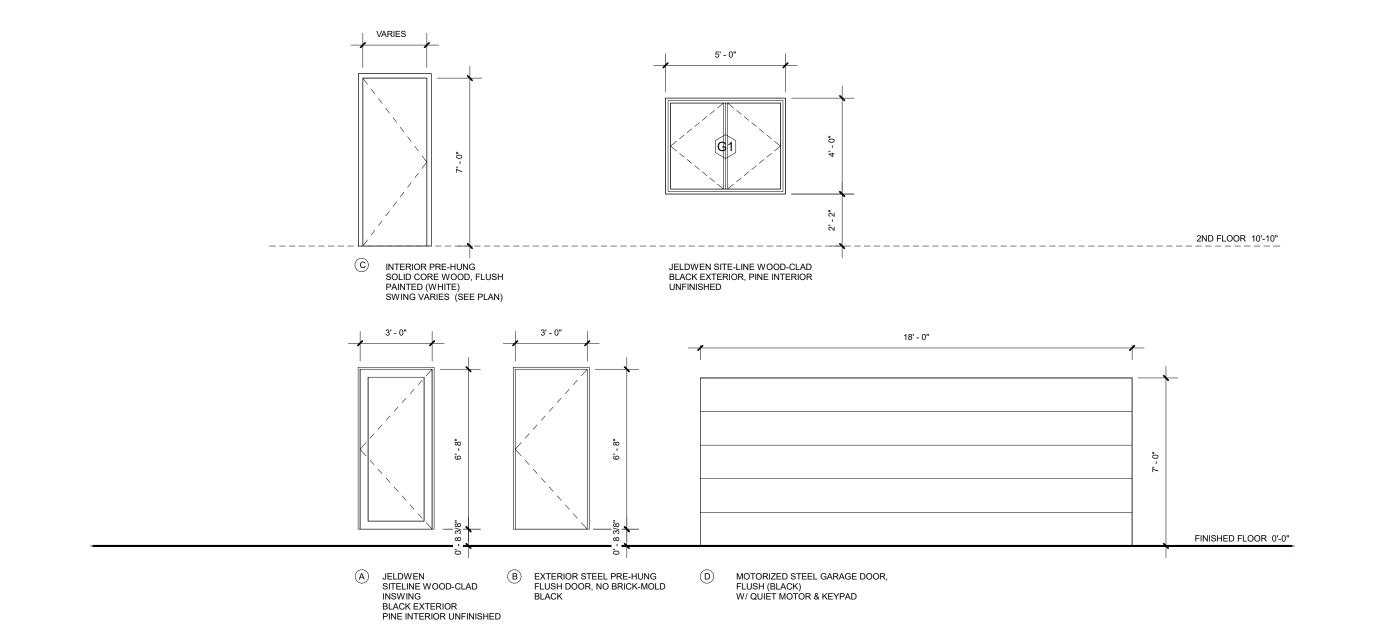
CMU FOUNDATION, TYP.







5 GARAGE SECTION 1/4" = 1'-0"



6 GARAGE DOOR/WINDOW 1/4" = 1'-0"

ELEVATIONS & SECTION

100% BID SET

No. Description

Project number Date Drawn by Checked by

Scale

2021_1000 05/17/2021

As indicated