

DHDC 23-8930

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

June 21, 2023

CERTIFICATE OF APPROPRIATENESS

Danny DeRose
1773 Parker
Detroit, MI 48214

RE: Application 23-8389; 1773 Parker, West Village Historic District
Project Scope: Erect Garage

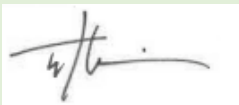
Dear Applicant,

At the regular meeting that was held on June 14, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on June 20, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect garage per the submitted documents, drawings, and other submitted materials and specifications.

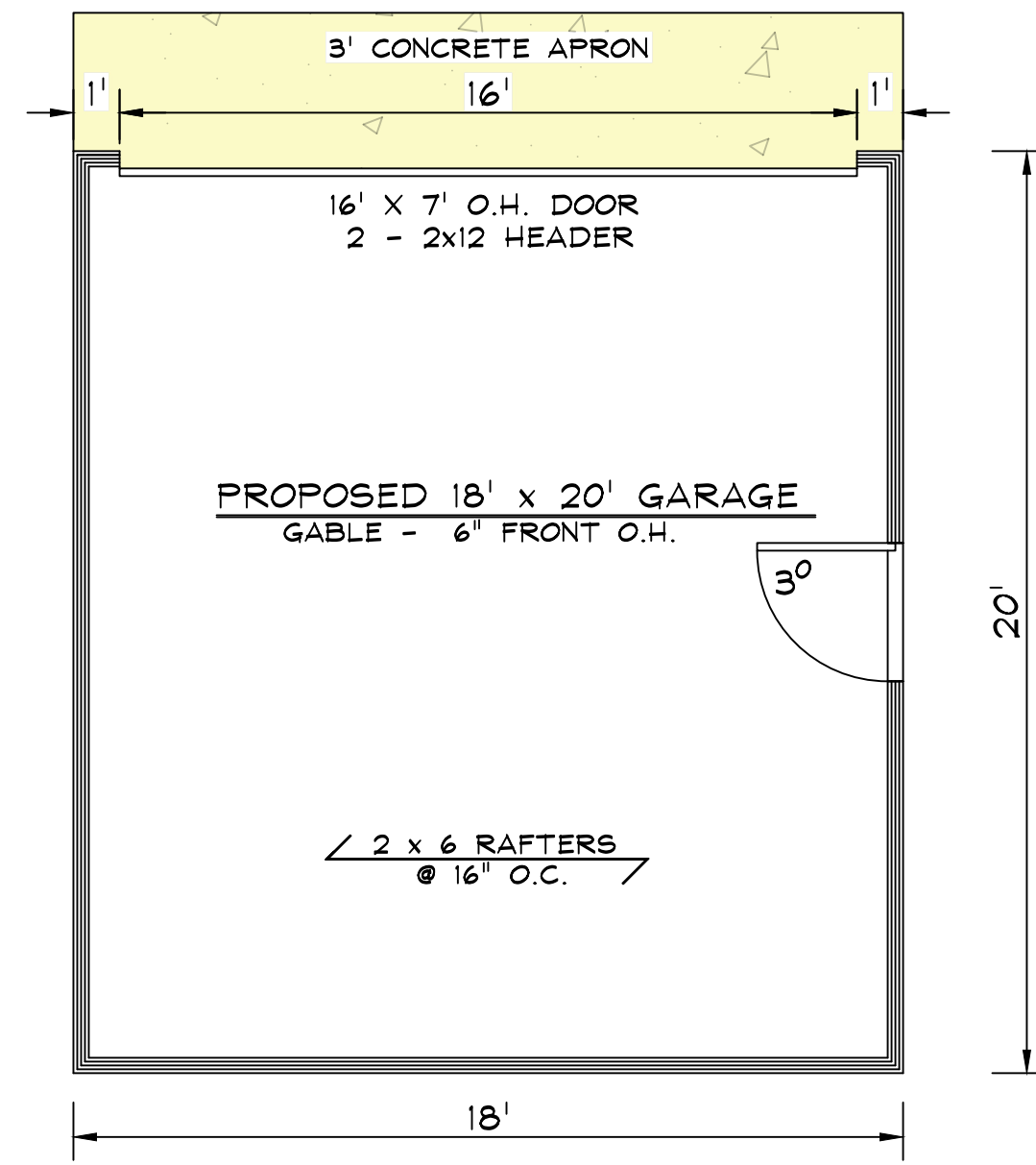
Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant’s responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Timothy Boscarino
Detroit Historic District Commission

ALLEY



FLOOR PLAN

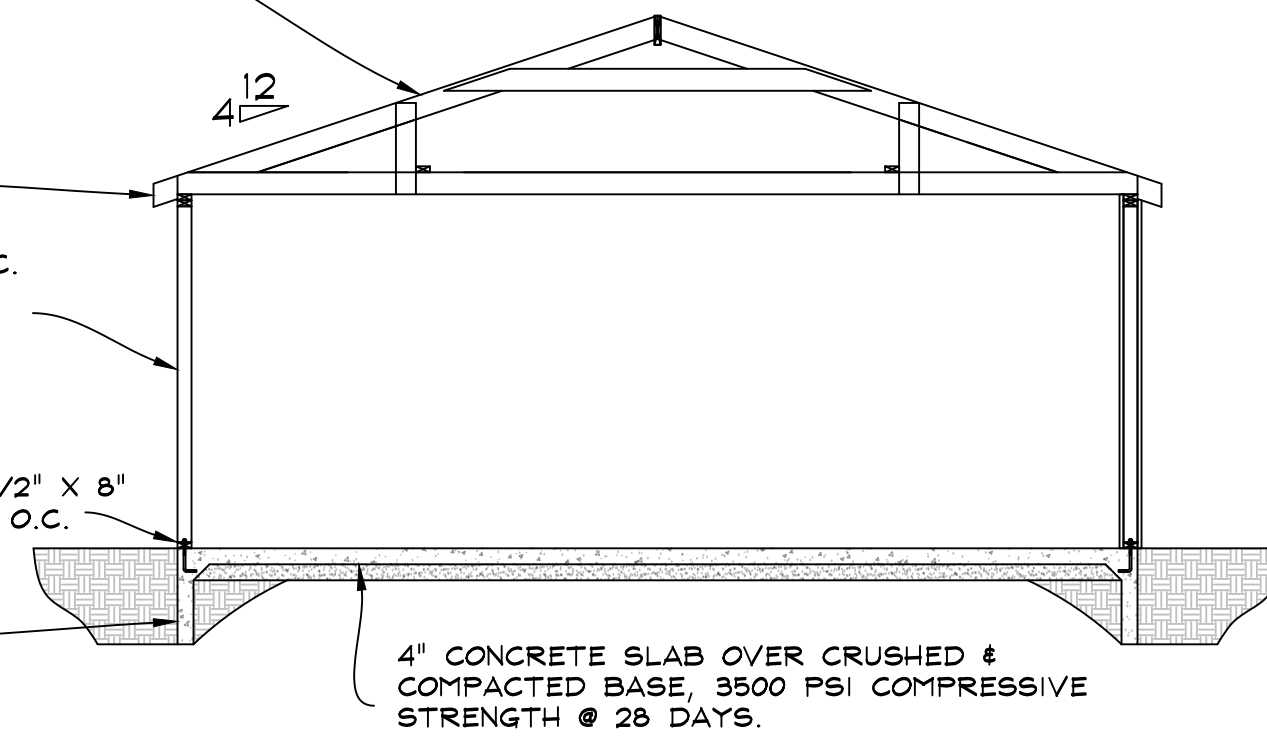
SCALE: 1/4" = 1'-0"
0 1 2 10'

- 4 - 12 PITCH ASPHALT SHINGLES
- 15# FELT UNDERLAYMENT
- 5/8" OSB SHEATHING
- 2 X 6 RAFTERS @ 16" O.C.
- 2 X 6 CROSS TIES @ 48" O.C.
- 1 X 6 COLLARS @ 32" O.C.
- 1 X 6 HANGERS
- (2) 2 X 4 REVERSE TIES
- 2 X 8 RIDGE BOARD
- #750 ROOF VENT

- 2 X 6 FASCIA BOARD
- 2 X 4 X 7' STUDS @ 16" O.C.
- 5/8" OSB SHEATHING
- HOUSE WRAP
- JAMES HARDIE SIDING

- 2 X 4 P.T. SILLPLATE W/ 1/2" X 8" GALV. ANCHOR BOLTS @ 6' O.C. MIN. 1" FROM EACH CORNER

- 6" X 24" POURED CONCRETE RATWALLS



TYP. SECTION

SCALE: NOT TO SCALE

GENERAL NOTES

- THESE PLANS ARE PROTECTED BY COPYRIGHT AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE AUTHOR
- APPLICABLE BUILDING CODES ARE AS FOLLOWS
 - MICHIGAN RESIDENTIAL BUILDING CODE 2015
 - CITY OF DETROIT BUILDING CODE
 - CITY OF DETROIT ZONING CODE
- PRIOR TO THE START OF CONSTRUCTION, THE LICENSED CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WORK TO COMMENCE
- ALL FEDERAL, STATE, AND LOCAL CODES SHALL BE CONSIDERED A PART OF THE SPECIFICATIONS OF THE BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN CONFLICT WITH THIS DOCUMENT
- ANY CHANGES REQUESTED TO PLANS PRIOR TO CONSTRUCTION MUST BE REPORTED IN THE MANNER DICTATED BY THE AUTHOR OF THIS DOCUMENT AND AGREED TO BY BOTH CUSTOMER AND AUTHOR
- APPROVAL OF THESE PLANS BY THE REQUIRED MUNICIPAL REVIEWER SIGNIFIES A THOROUGH REVIEW AND ADHERENCE TO THE REQUIRED INSPECTION SCHEDULE BY THE CONTRACTOR LIMITS THE INDEMNITY OF THE MUNICIPALITY

GENERAL SITE NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO LOCATE ALL TREES AND VERIFY ALL EXISTING GRADE LEVELS
- IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO LOCATE ALL SITE UTILITIES PRIOR TO OR DURING CONSTRUCTION AND THE HOMEOWNER SHALL BE RESPONSIBLE FOR EXISTING AND FUTURE SPRINKLER HEADS
- GENERAL CONTRACTOR OR PERMIT HOLDER WILL VERIFY ALL SITE MEASUREMENTS PRIOR TO SITE (1) SOIL EROSION AND (2) STORM WATER RUN OFF DURING CONSTRUCTION
- WHEN POSSIBLE, IT SHALL BE COMMON PRACTICE TO LOCATE BUILDING SERVICE MODULES (SUCH AS METERS, CLEAN OUTS, VENT STACK, ETC.) OUT OF DIRECT LINE OF SITE FROM THE STREET

CONSTRUCTION NOTES

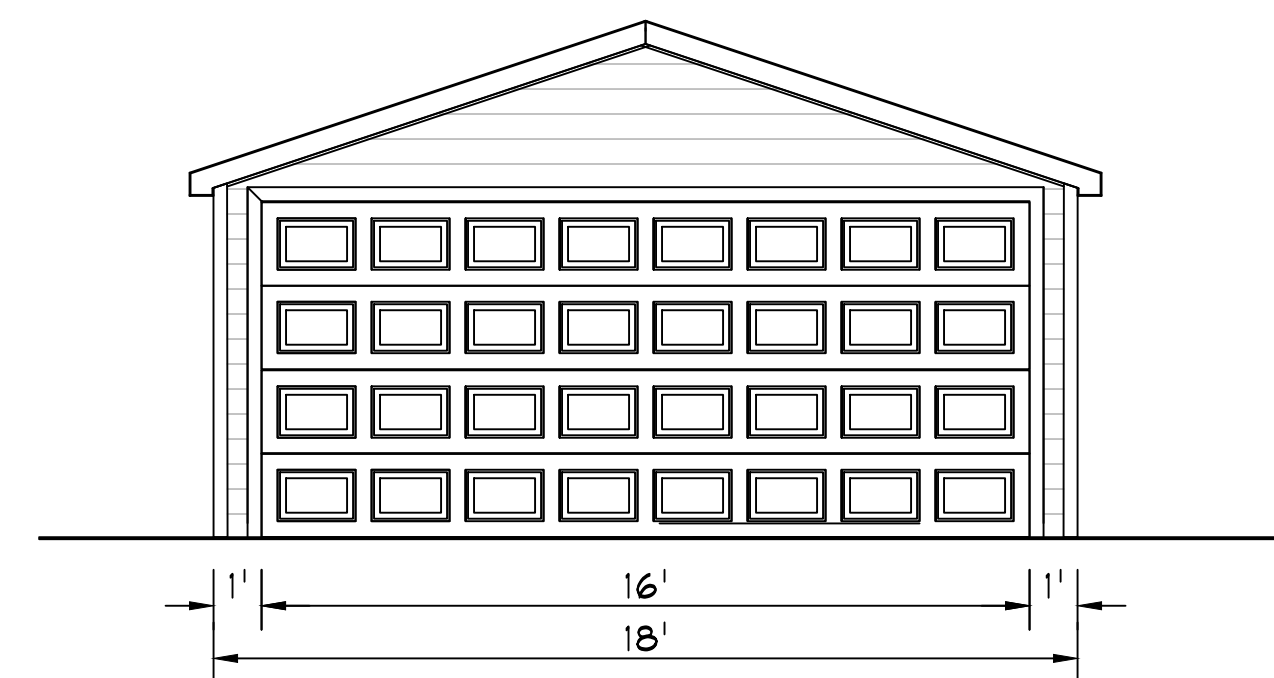
- DRAWING PAGES WILL BE SCALED ON EITHER, (24" X 36") OR (11" X 17") PAPER AND PRESERVE PROPER FORMATTING & MEASUREMENTS.
- DOOR SIZES ARE INDICATED IN DRAWINGS NOMINALLY AND IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ROUGH OPENINGS BASED ON THE DOOR MANUFACTURER'S SPECIFICATIONS
- BRACE ALL EXTERIOR CORNERS OF STUD WALLS WITH METAL STRAP BRACING LET INTO STUDS ON 45 DEGREE DIAGONALS FROM PLATE TO PLATE
- ALL RAFTER TAILS TO RECEIVE GALV. HURRICANE STRAPS AT WALL TOP PLATES TO PREVENT WIND UPLIFT

FDTN. & CONC. NOTES

- COMPRESSIVE STRENGTH OF CONCRETE TO MEET OR EXCEED THE REQ'S OF MRC TABLE R402.2 UNDER THE CATEGORY OF SEVERE POTENTIAL FOR WEATHERING
- FOOTINGS SHALL REST ON UNDISTURBED SOIL AND GENERAL CONTRACTOR SHALL VERIFY SOIL IS FREE OF LOOSE DEBRIS AND WATER PRIOR TO POURING OF CONCRETE
- CONTRACTOR TO BE AWARE OF EXISTING FOUNDATIONS AND PREVENT AGAINST OVER EXCAVATION BELOW EXISTING FDTN. BEARING LINE
- PER MRC R506.23 A 6 MIL THICK VAPOR RETARDER (OR BETTER) WITH MIN. 6" JOINT LAPPING SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND BASE WHERE APPLICABLE

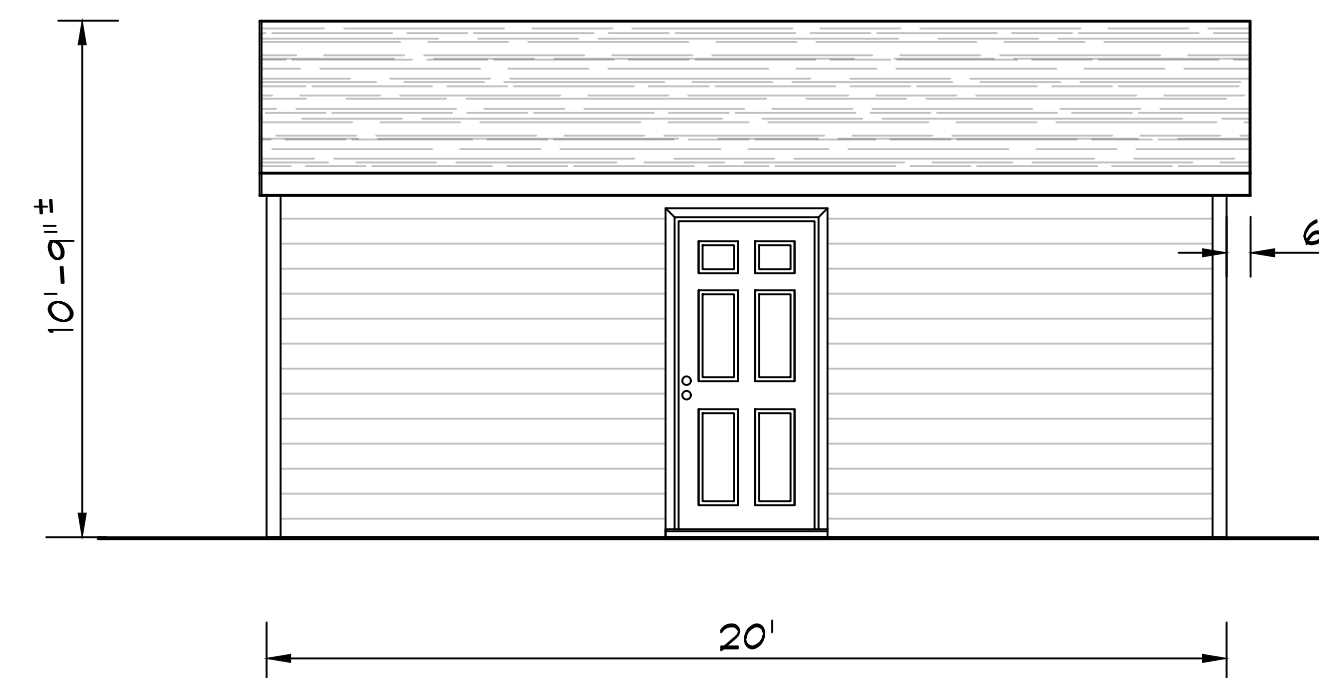
CONTRACT NOTES

- INSTALL NEW CONCRETE FOR 3' CONCRETE DRIVEWAY APRON AREA AS SHOWN. INSTALL NEW 18' X 20' CONCRETE GARAGE FLOOR W / 6" X 24" RATWALLS BENEATH.
- BUILD NEW 18' X 20' DETACHED WOOD FRAME GARAGE 6" FRONT O.H. GABLE STYLE. 4 / 12 PITCH.
- INSTALL NEW 16' X 7' O.H. DOOR COLOR:- TBD
- INSTALL 1/2 H.P. GARAGE DOOR OPENER W/ (2) REMOTES
- INSTALL 36" x 80" 6 PANEL STEEL SERVICE DOOR.
- **ROOFING:** ASPHALT DIMENSIONAL SHINGLES
COLOR: BLACK(MATCH HOUSE), DRIP EDGE - COLOR:TBD
- **SIDING / TRIM:** JAMES HARDIE PLANK SIDING - COLOR: TBD(MATCH HOUSE)
- **ELECTRICAL:** TBD



FRONT ELEVATION (ALLEY SIDE)

SCALE: 1/4" = 1'-0"
0 1 2 10'



SIDE ELEVATION

SCALE: 1/4" = 1'-0"
0 1 2 10'



DEROSE RESIDENCE
 1773 PARKER ST
 DETROIT, MI 48214
 (248)659-7509
 PROPOSED 18' x 20' GARAGE
 CONCRETE FLATWORK

SHEET INDEX	
DESCRIPTION	
A.001	GENERAL NOTES SITE SURVEY GARAGE FLOOR PLAN SECTION ELEVATIONS

SET ISSUE DATES	
DATE:	ISSUE:
05/20/23	APPLY FOR PERMIT

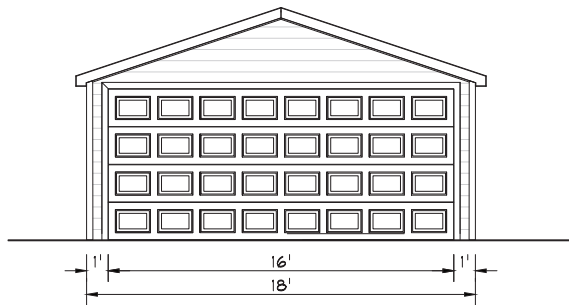
SHEET NOTES	
REF:	NOTES:
	DRAWN BY: RM
	CHECKED BY:

SHEET No.
A-1
PAGE 1 OF 1

PROJECT No.
DATE CREATED: 05/20/2023

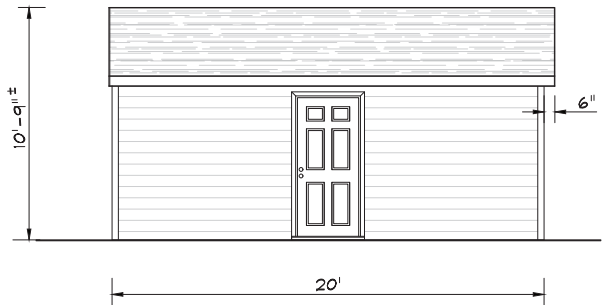
1773 PARKER

ALLEY ACCESS GARAGE PROPOSAL



FRONT ELEVATION (ALLEY SIDE)

SCALE: 1/4" = 1'-0"
0 1 2 10'



SIDE ELEVATION

SCALE: 1/4" = 1'-0"
0 1 2 10'

PROPOSED

New two-car, standard 18ft. x 20ft. garage. Existing pad will be completely removed and new garage will be placed in same location, centered on the 32ft. wide lot. Garage will be set back 3ft. from alley, per code.

SCOPE OF WORK

- Remove existing unusable pad.
- Pour new cement pad.
- Build new, standard 18ft. x 20ft. alley access two-car garage with single garage door and standard pedestrian door.



East view looking towards the house.



West view looking towards the alley.



Existing dilapidated cement pad.

EXISTING

Previous two-car garage has been torn down. Dilapidated pad remains.

1773 PARKER

ALLEY ACCESS GARAGE PROPOSAL



PEDESTRIAN DOOR
30in. x 80in. 6 panel steel door,
painted to match siding.



GARAGE DOOR
Standard 16ft. x 7ft. 16 panel steel garage door,
painted to match siding.



ROOF
Owens Corning Onyx Black
Architectural shingle, to match
new house shingles.



SIDING
James Hardie Cement Board
COLOR
B:14 Dark Grayish, Olive MS: 10Y 2/2,
Color System E, to match house.