

1980 Edison St. Detroit, MI 48206

Randall Walker, owner

Existing Conditions:

- 1 **Garage-** Wood frame with lap siding and asphalt shingle roof on concrete slab. Hip roof 22 x 22
 - a. Roof had a large hole (>10 sq ft) which caused considerable wood rot to the roof joists, wall framing, soffits, and exterior siding.
 - b. 3 layers of shingles over rotting wood caused collapse of roof sections and leaning of structure.
 - c. Concrete slab was broken in several places due to freeze thaw which caused elevation changes between broken sections of 4 inches or more.
 - d. Garage slab did not have any footings which contributed to the heaving noted above
 - e. Unable to open garage doors (swing) due to heaving during winter
 - f. Currently demolished and removed structure from the site. Removed concrete slab and driveway from front line of house to rear property line.
- 2 **Driveway and sidewalk-** Concrete is cracked in several areas from freeze thaw and heaving which caused unsafe walking conditions due to uneven heights and crumbling.
- 3 **Front Porch-** Concrete, capstone, and brick with wrought iron posts holding arched roof section
 - a. Concrete slab floor is caving in due to several cracks in surface which allowed freeze thaw.
 - b. Wrought iron posts have rusted away and do not provide support to roof
 - c. Lack of maintenance to the surface and walls of the porch have caused separation between the two allowing for collapse of wall sections
 - d. Front door and sidelites have been damaged beyond repair due to forced break-ins and neglect. Currently secured with wood braces and deadbolt lock
 - e. Currently removed the iron posts and supported roof with wood bracing until replacement can be effected.

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Garage Demolition:

Demolition took place in July of 2018. All materials were removed by hand and put into a roll-off dumpster. The concrete slab and driveway were removed in October of 2018 using a backhoe.

There was no specific reason to not get DHC approvals other than the fact I was going to rebuild basically the same as what was there and I would need to pull permits at that stage. There was no possibility to salvage the garage since there were no footers and most of the framing was rotted.

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Project Description:

- 1 **Garage**-Remove existing garage and build new 22 x 24 garage using wood frame and fiber cement lap siding to mimic pre-existing structure. Will use brick face on front of garage that matches brick on main home if budget allows.
- 2 **Driveway and sidewalk**- Remove concrete slab driveway from front line of house to the garage pad and replace with grass paver driveway using TrueGrid system. Remove and replace existing concrete driveway from front of house to the road. Remove and replace concrete sidewalk at front of property
- 3 **Front Porch**- Remove and replace porch slab, walls, and steps to match original. Remove wrought iron posts and replace with 8" round wood columns with caps and bases to bring it back to the original condition. Repair porch roof to original condition. Remove and replace front door and sidelites with new wood or composite 36-0" door with 12" ½ lite sidelites to match original as closely as possible. No railings are required per code as grade is 24" from finished porch elevation.

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Project Description:

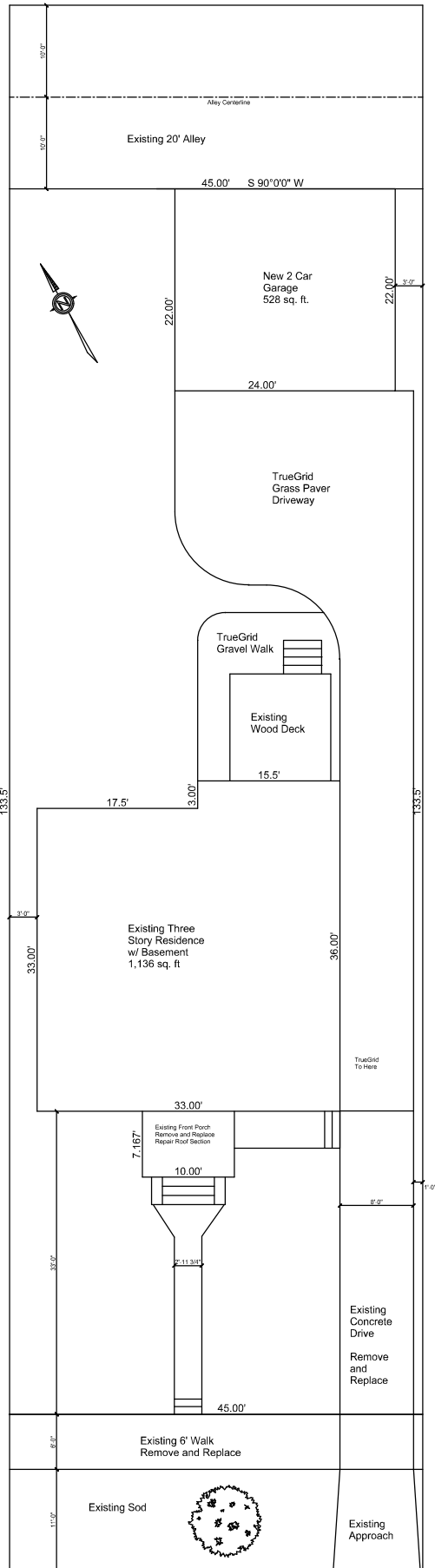
- 1 **Garage-**
 - a. Demo garage
 - b. Remove debris into dumpster and haul away
 - c. Remove garage slab and driveway and haul away
 - d. Prep site and pour footers and slab
 - e. Construct 22 x 24 wood frame garage with lap siding, brick face on front, asphalt shingle roof and 2 car garage door
- 2 **Driveway-**
 - a. Prep driveway bed following directions from TrueGrid from front of house to garage slab.
 - b. Install TrueGrid permeable pavers
 - c. Fill with soil and cover with sod
 - d. Remove concrete driveway from front line of house to street and haul away
 - e. Prep and pour concrete driveway using required coloring agents
- 3 **Sidewalk-**
 - a. Remove concrete sidewalk and walkway and haul away
 - b. Prep and pour concrete sidewalk and walkways using required coloring agents
- 4 **Front Porch-**
 - a. Build support structure for porch roof in order to remove wrought iron posts. Remove porch slab, walls, and steps saving any usable bricks and caps.
 - b. Prep and pour new porch slab and steps
 - c. Install brick facing on walls and build new brick pedestals where necessary with caps to match originals
 - d. Install 8" tapered wood posts
 - e. Repair porch roof to like new condition.
 - f. Remove front entry door and sidelites
 - g. Replace front entry door and sidelites with custom product similar to original.

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Project Description:

- 1 **Garage-**
 - a. Demo garage. (This has been completed and needing retroactive approval)
 - b. Remove debris into dumpster and haul away
 - c. Remove garage slab and driveway and haul away (This has been completed and needing retroactive approval)
 - d. Prep site and pour footers and slab
 - e. Construct 22 x 24 wood frame garage with lap siding, brick face on front, asphalt shingle roof and 2 car garage door
- 2 **Driveway-**
 - a. Prep driveway bed following directions from TrueGrid from front of house to garage slab.
 - b. Install TrueGrid permeable pavers
 - c. Fill with soil and cover with sod
 - d. Remove concrete driveway from front line of house to street and haul away
 - e. Prep and pour concrete driveway using required coloring agents
- 3 **Sidewalk-**
 - a. Remove concrete sidewalk and walkway and haul away
 - b. Prep and pour concrete sidewalk and walkways using required coloring agents
- 4 **Front Porch-**
 - a. Build support structure for porch roof in order to remove wrought iron posts. (This has been completed in order to preserve integrity of porch roof)
 - b. Remove porch slab, walls, and steps saving any usable bricks and caps.
 - c. Prep and pour new porch slab and steps
 - d. Install brick facing on walls and build new brick pedestals where necessary with caps to match originals
 - e. Install 8" round wood columns with caps and bases
 - f. Repair porch roof to like new condition.
 - g. Remove front entry door and sidelites
 - h. Replace front entry door and sidelites with custom product of similar design and materials to original.



1980 EDISON ST

SITE DATA

ZONING - RESIDENTIAL R1	SINGLE FAMILY
PROPOSED GARAGE	528 SF
EXISTING HOUSE	1136 SF
LOT AREA	6007.5
MAXIMUM LOT COVERAGE	35%
LOT COVERAGE (1,664 SF / 6007.5)	27.70%

LEGAL DESCRIPTION:

LOT 782, JOY FARM SUBDIVISION, AS RECORDED IN LIBER 32, PAGE 39 AND 40 OF PLATS, WAYNE COUNTY RECORDS

SITE PLAN

SCALE: 1" = 12'-0"

SCALE 1" = 12'-0"

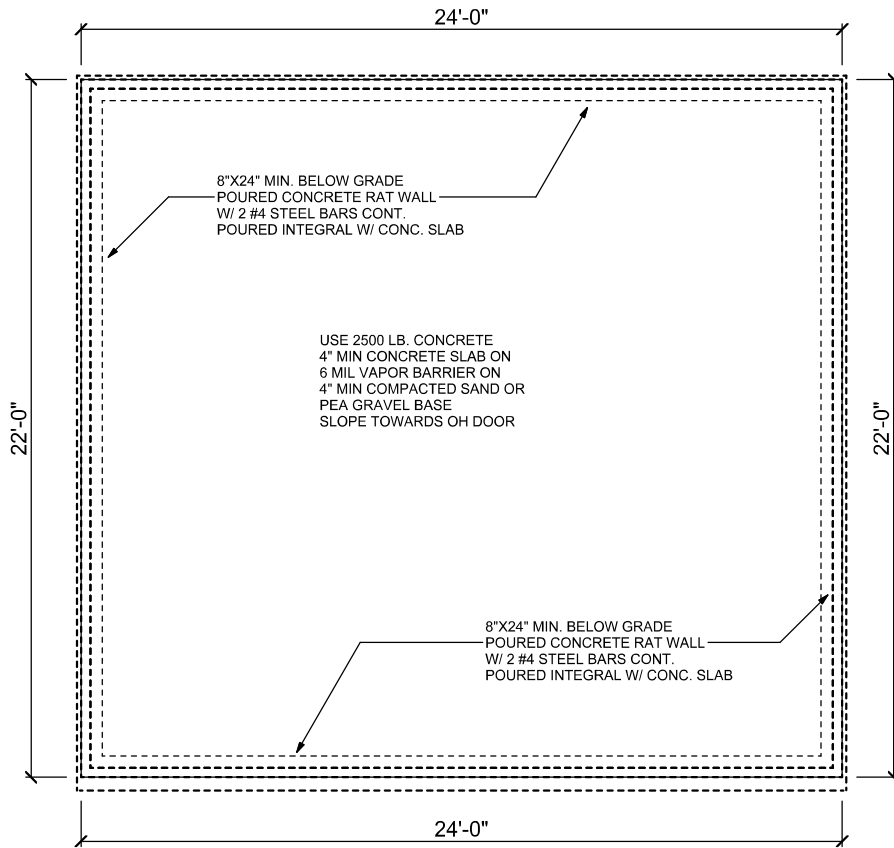
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DATE

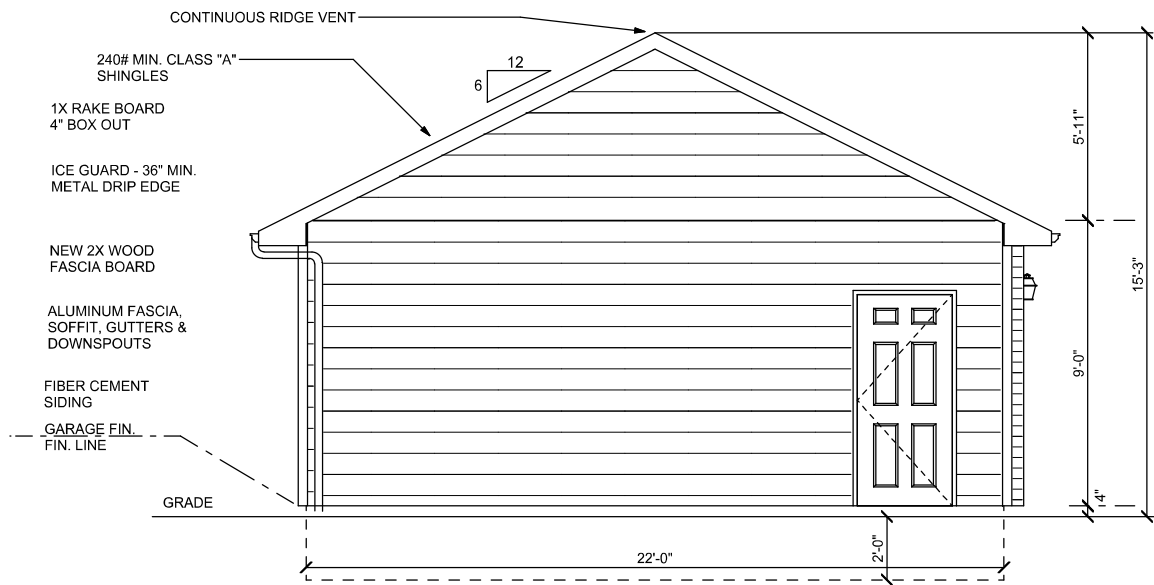
REVISED

DRAWING# 1



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

FOUNDATION PLAN



WEST ELEVATION

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

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Detroit, MI 48206

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

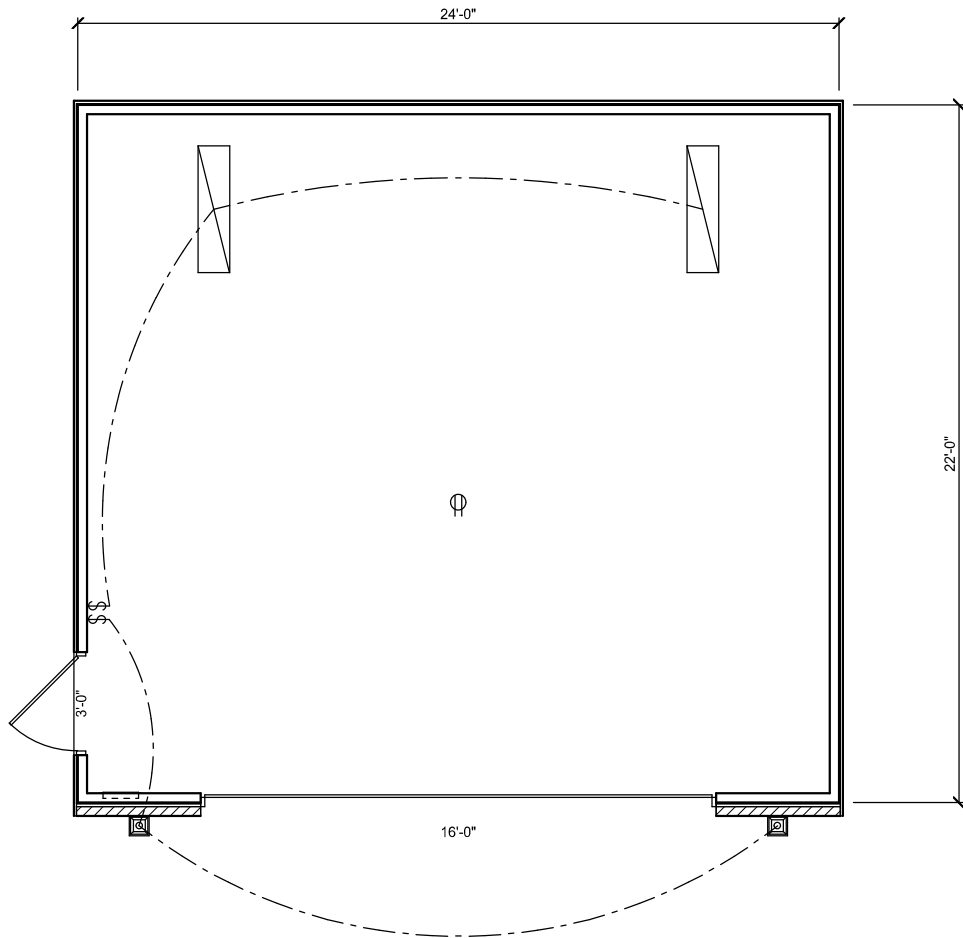
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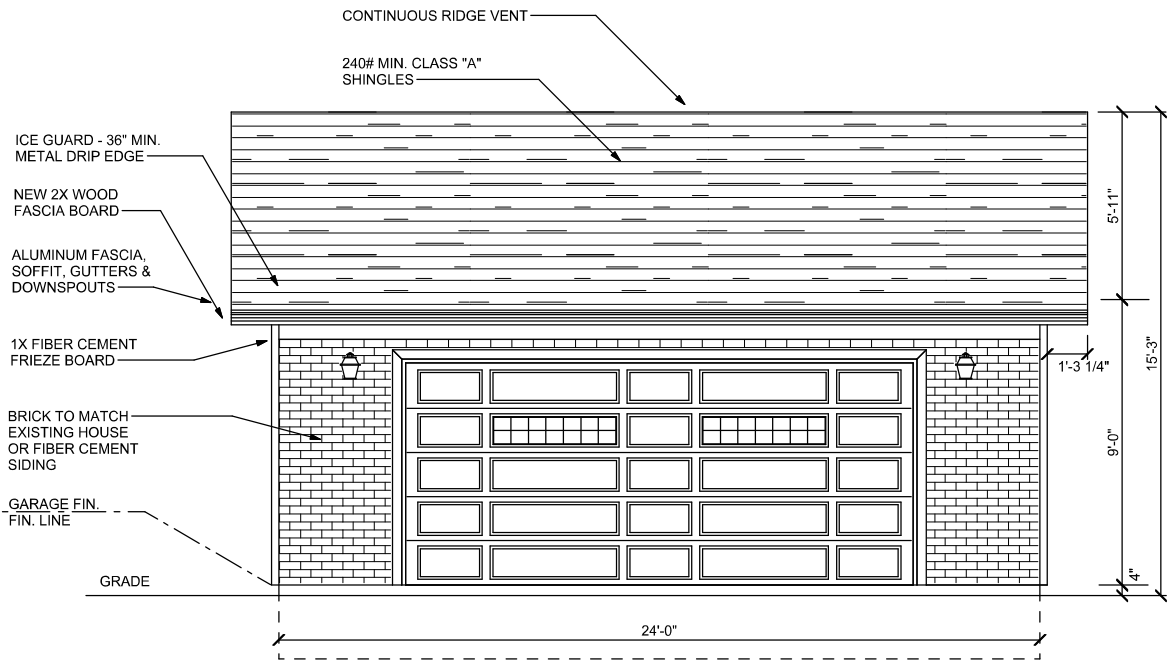
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DRAWING# 2



MAIN FLOOR PLAN

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



SOUTH ELEVATION

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

1980 Edison St
Detroit, MI 48206

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

DRAWN BY RJW

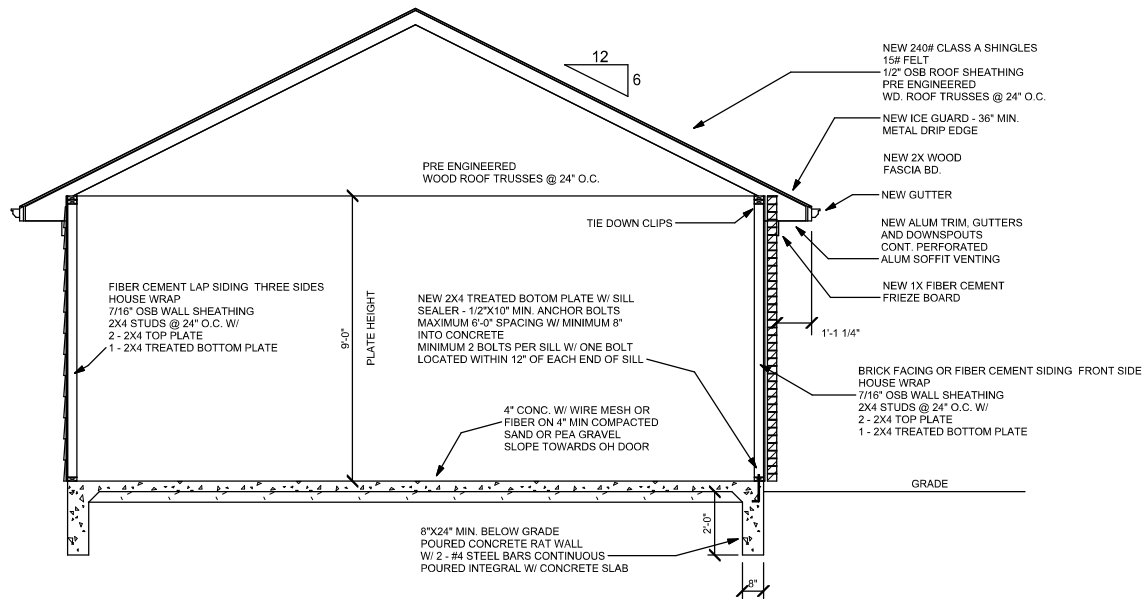
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DATE

REVISED

DRAWING# 3

1980 EDISON ST. DETROIT, MI 48206
RESIDENTIAL DETACHED FRAME GARAGE



SECTION - A

SCALE	SCALE: 1/4" = 1'-0"	APPROVED	DRAWN BY	RJW
DATE	July 08, 2020		REVISED	
SECTION - A				
1980 EDISON ST. DETROIT, MI 48206			DRAWING NUMBER 4	



EAST ELEVATION

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

1980 EDISON ST DETROIT, MI 48206	SCALE	1/4" = 1'-0"
	DRAWN BY	RJW
	APPROVED	
	DATE	
	REVISED	
	DRAWING#	2



SOUTH ELEVATION

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

DATE	REVIS	DRAWING#	1
SCALE 1/4" = 1'-0"	DRAWN BY	RJW	APPROVED

Dixie-Pacific™ 8 x 8' Plain Round Wood Column

(Actual Size 7" x 7" x 8')

Model Number: 50010808PL | Menards® SKU: 1854600



EVERYDAY LOW PRICE

\$98.00

11% MAIL-IN REBATE Good Through 7/11/20

\$10.78

FINAL PRICE

\$87²²
each

You Save \$10.78 After Mail-In Rebate

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Description & Documents

These wood columns are designed for load-bearing and decorative installations. The columns are ideal for interior or exterior applications and can be used to line porches, frame entryways or as decorative accents.



Dimensions: 8 x 8' H

Brand Name: **Dixie Pacific**



Features

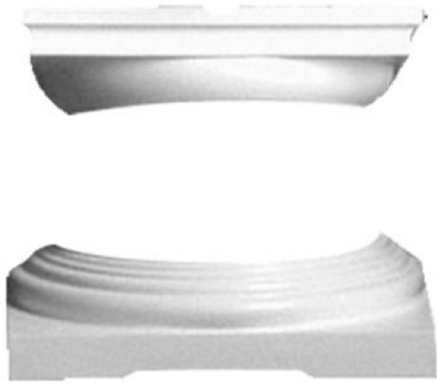
- One year limited warranty
- Manufactured from select softwoods
- Columns are unfinished wood (see Installation Instructions below for finishing and painting instructions)
- Cap and base not included
- Additional packaging and handling charges may be required

Specifications

Product Type	Column	Material	Wood
Color/Finish	Unfinished	Shape	Round
Nominal Diameter	8 inch	Actual Diameter	7 inch
Nominal Height	96 inch	Actual Height	96 inch
Safety Load	3200 pound	Manufacturer Warranty	1 year
View Return Policy			

Dixie-Pacific™ 8" Cap and Base Set for Round Wood Column

Model Number: 5052080802 | Menards® SKU: 1854620



EVERYDAY LOW PRICE

\$49.99

11% MAIL-IN REBATE Good Through 7/11/20

\$5.50

FINAL PRICE

\$44.49
each

You Save \$5.50 After Mail-In Rebate

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

Description & Documents

The round cap and base set is to be used with the Dixie-Pacific™ round wood column. The caps and bases are manufactured from load-bearing high-density polyurethane and the shaft sits on top of the cap and base.



Dimensions: 8"

Brand Name: **Dixie Pacific**



Features

- One year limited warranty
- Will not rot or decay
- Cap and base set are unfinished polyurethane (see Installation Instructions below for finishing and painting instructions)

Specifications

Product Type	Cap & Base Set	Material	Plastic
Color/Finish	Primed	Shape	Round
Nominal Width	9-1/4 inch	Actual Width	9-1/4 inch
Nominal Diameter	9-1/4 inch	Actual Diameter	9-1/4 inch
Nominal Height	3-1/4 inch	Actual Height	3-1/4 inch
Nominal Depth	9-1/4 inch	Actual Depth	9-1/4 inch
Manufacturer Warranty	1 year	View Return Policy	