

# NEW GARAGE + CARRIAGE HOUSE



PROPOSED GARAGE & CARRIAGE HOUSE

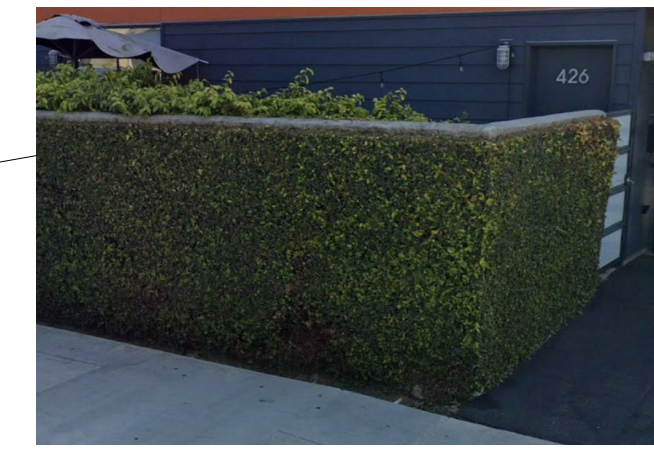
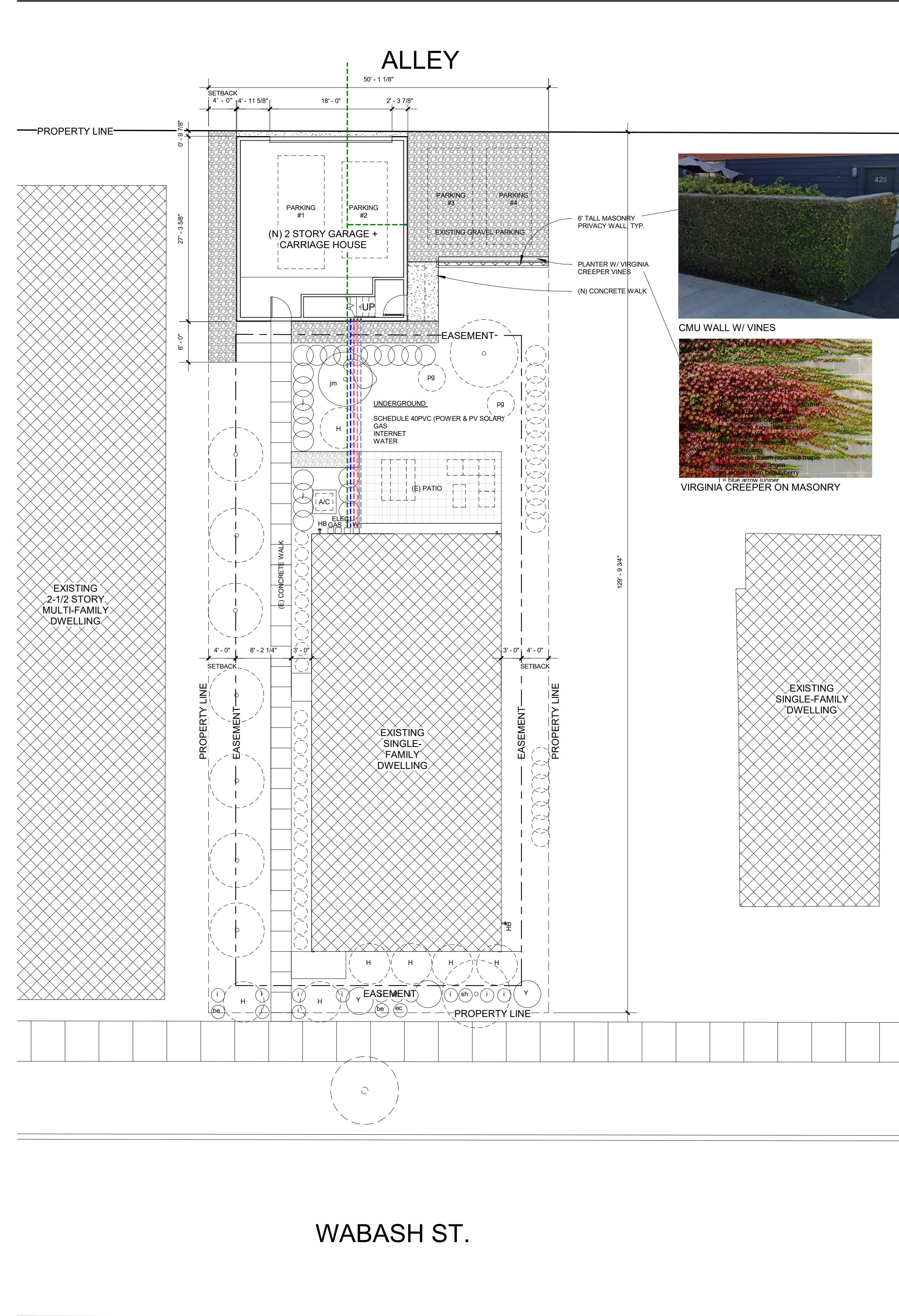


EXISTING SITE PHOTOS

<b>PROJECT DESCRIPTION:</b>	NEW CONSTRUCTION OF A DETACHED 2-STORY GARAGE & CARRIAGE HOUSE LOCATED IN THE CORKTOWN HISTORIC DISTRICT.
<b>LEGAL DESCRIPTION:</b>	E WABASH LOT 41 SUB OF PT O L NO 1 LAFFERTY FARM LI P193 PLATS, W C R 8/21 50X130
<b>PARCEL ID NUMBER:</b>	W08 100872A
<b>PROJECT ADDRESS:</b>	2060 WABASH ST. DETROIT MI 48216
<b>ZONE:</b>	R2-H
<b>PROPOSED OCCUPANCY:</b>	R2
<b>ALLOWABLE LOT COVERAGE:</b>	LOT AREA (50'X130') = 6,500 SF ALLOWABLE LOT AREA (35%) = 2,275 SF
<b>PROPOSED LOT COVERAGE:</b>	1,520 SF
<b>EXISTING HOUSE:</b>	1ST FLOOR (1,520 SF) + 2ND FLOOR (998 SF) = 2,518 SF
<b>GROSS BUILDING AREA (GARAGE):</b>	1ST FLOOR (690 SF) (LESS THAN 50% OF REAR SETBACK (1504 SF) 2ND FLOOR (654 SF)
<b>CONSTRUCTION TYPE:</b>	V-B
<b>OFF-STREET PARKING REQUIRED:</b>	2 SPACES
<b>PROVIDED:</b>	4 SPACES
<b>REQUIRED SETBACKS (ACCESSORY STRUCTURE):</b>	SIDE = 4 FT.
<b>MAX. HEIGHT ALLOWANCE:</b>	35'
<b>PROVIDED:</b>	25'
<b>FLOOD PLAIN:</b>	NO
<b>APPLICABLE CODES:</b>	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
<b>ADDITIONAL AGENCY REVIEW:</b>	DETROIT HISTORIC COMMISSION



VICINITY MAP



**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

Project number	2021_1000
Date	05/17/2021
Drawn by	BN
Checked by	BN
Scale	3/32" = 1'-0"

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

# bioLINIA, LLC.

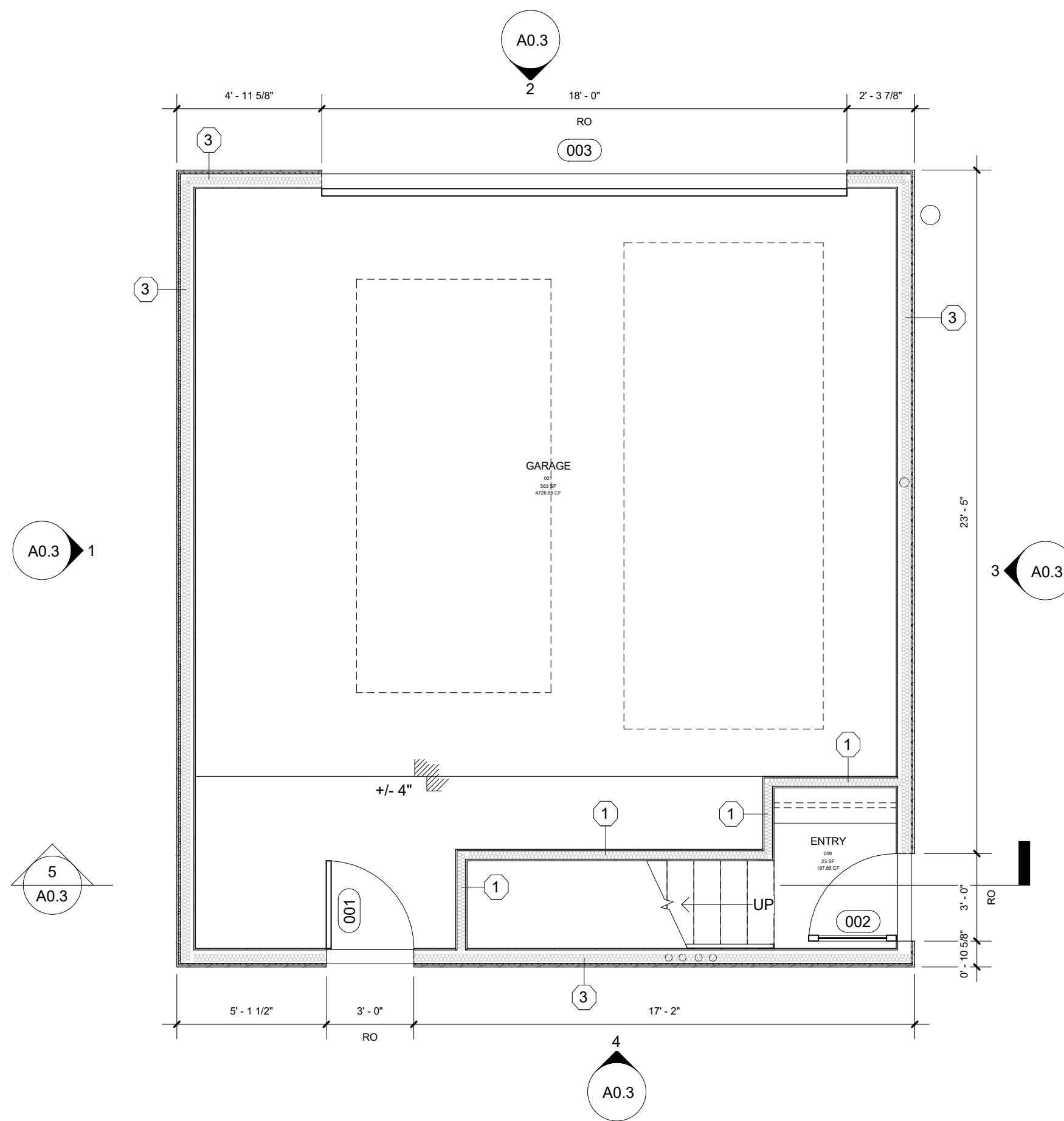
2060 WABASH ST.  
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## 2060 WABASH

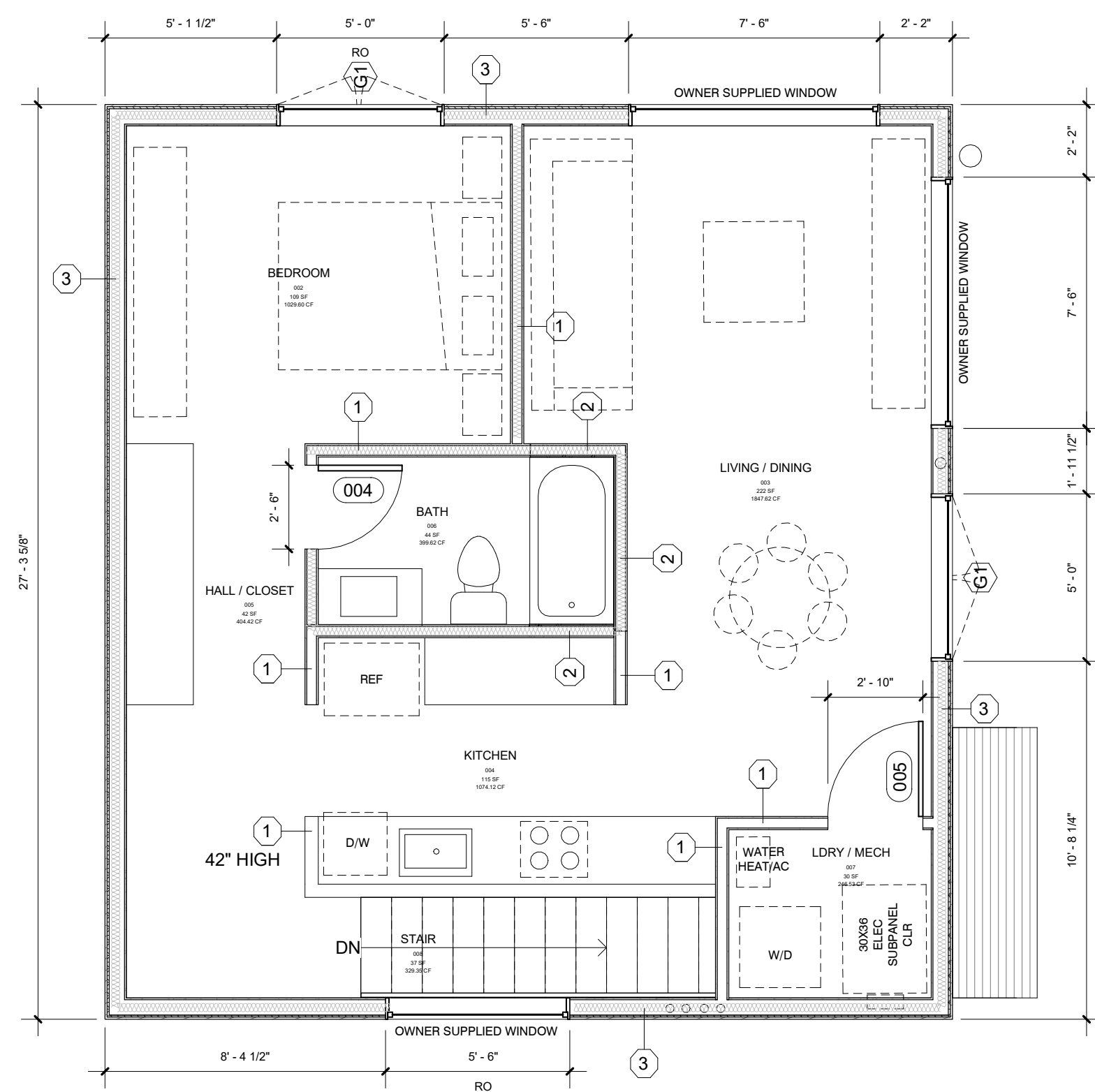
DETROIT, MI 48216

### OWNER / DESIGNER

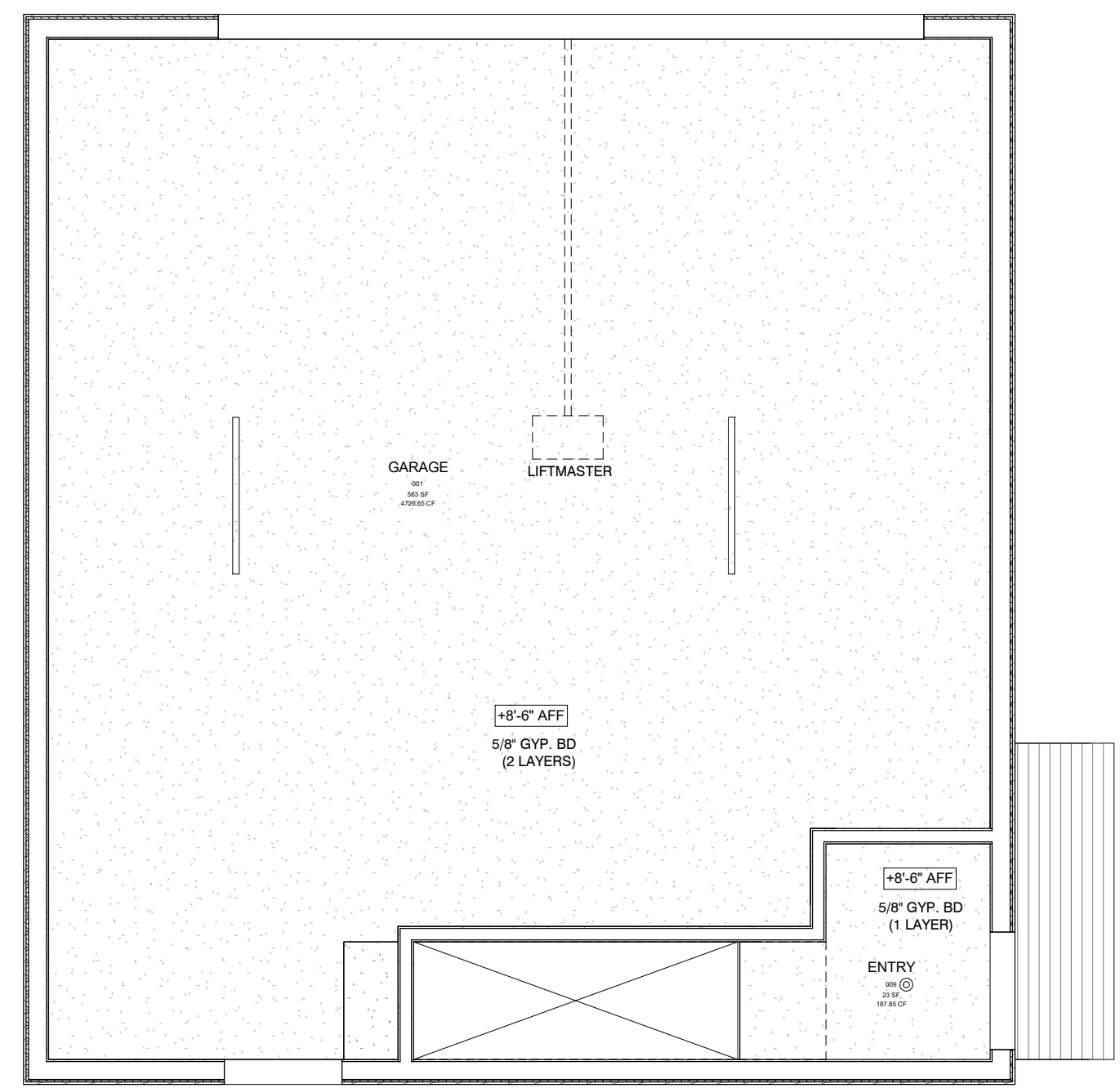
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Phone: (313) 330 2443  
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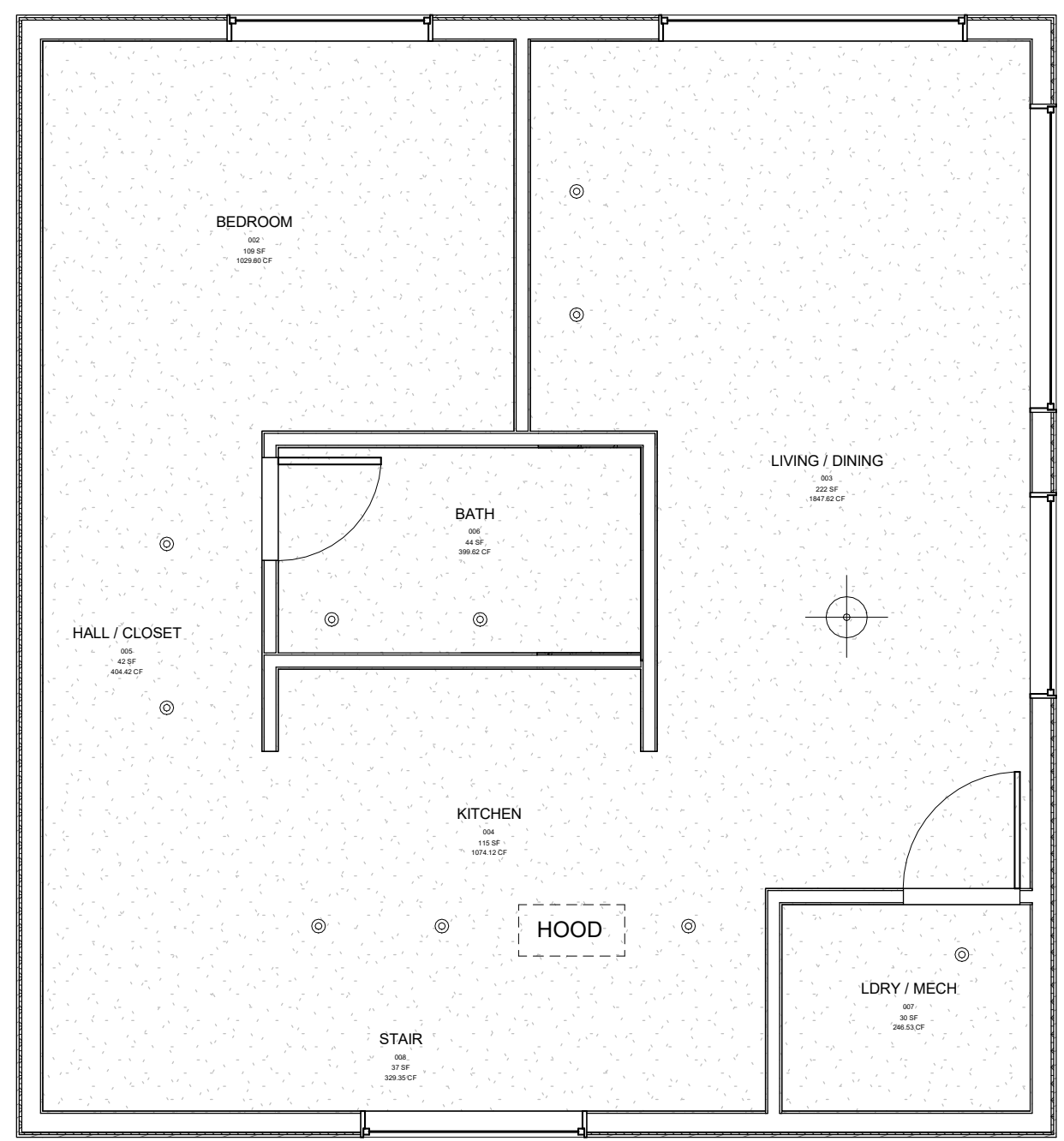
2 GARAGE 1ST FLOOR PLAN  
1/4" = 1'-0"



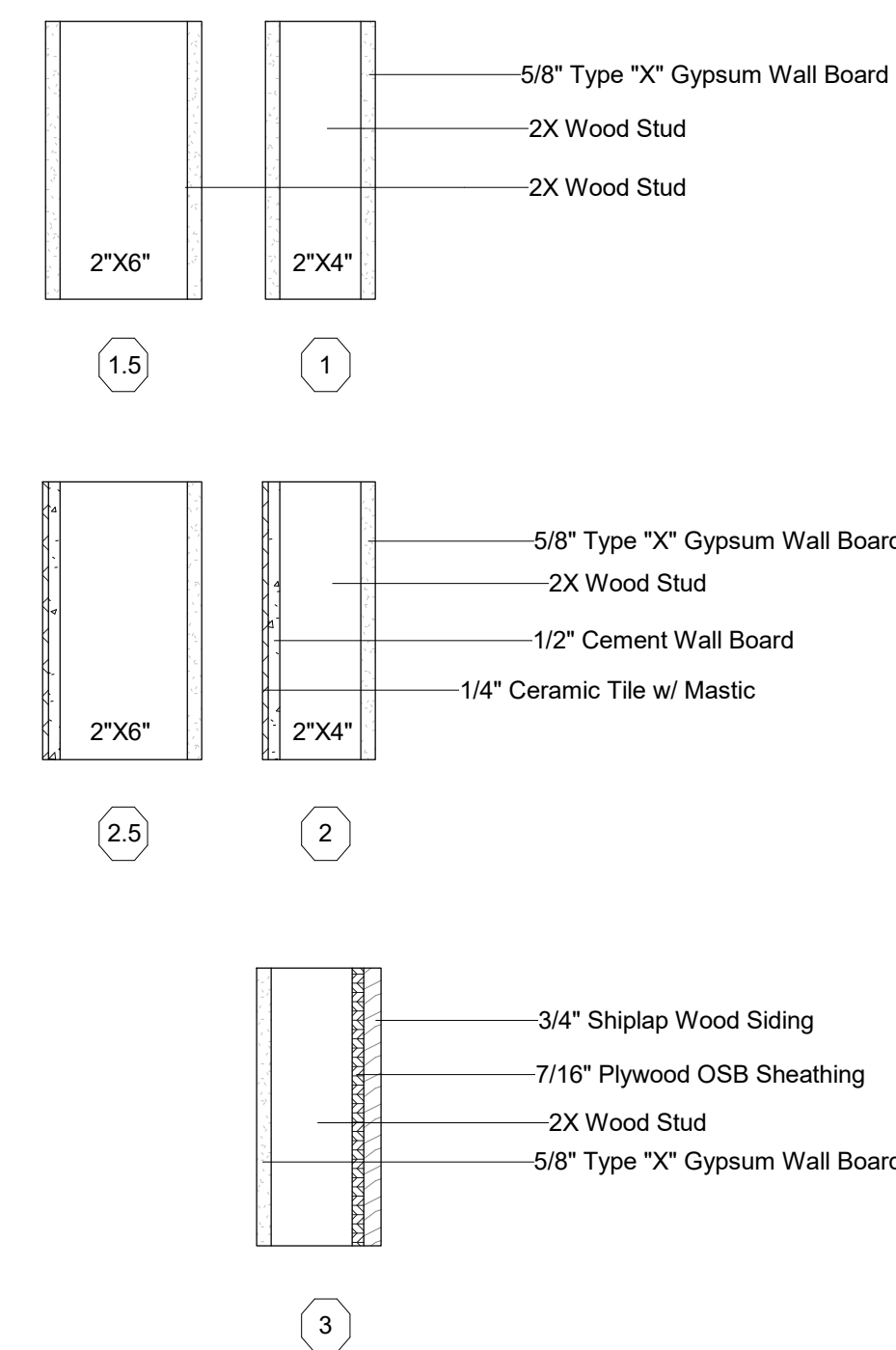
3 GARAGE 2ND FLOOR PLAN  
1/4" = 1'-0"



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



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



WALL TYPES  
1 1/2" = 1'-0"

### 100% BID SET

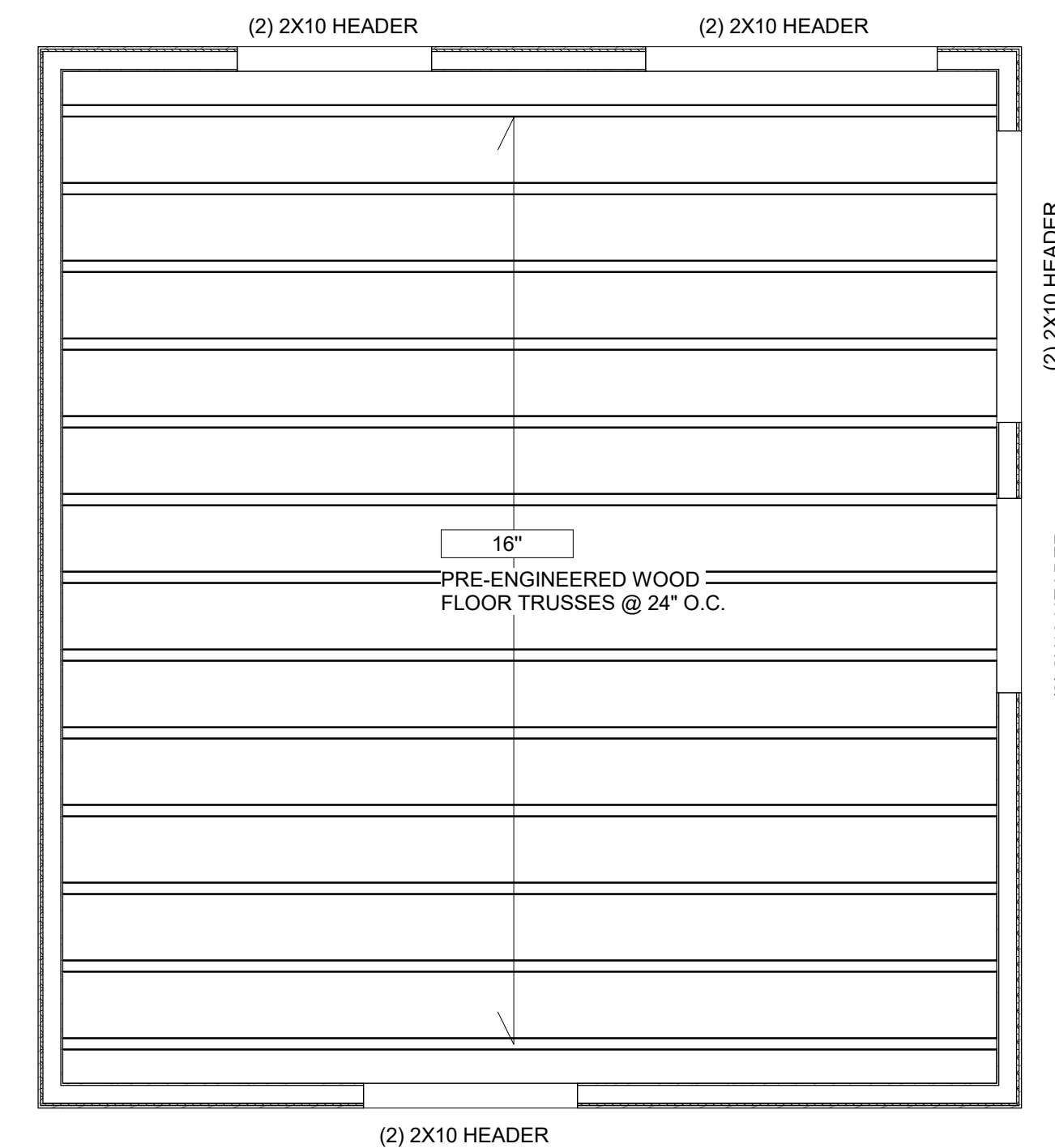
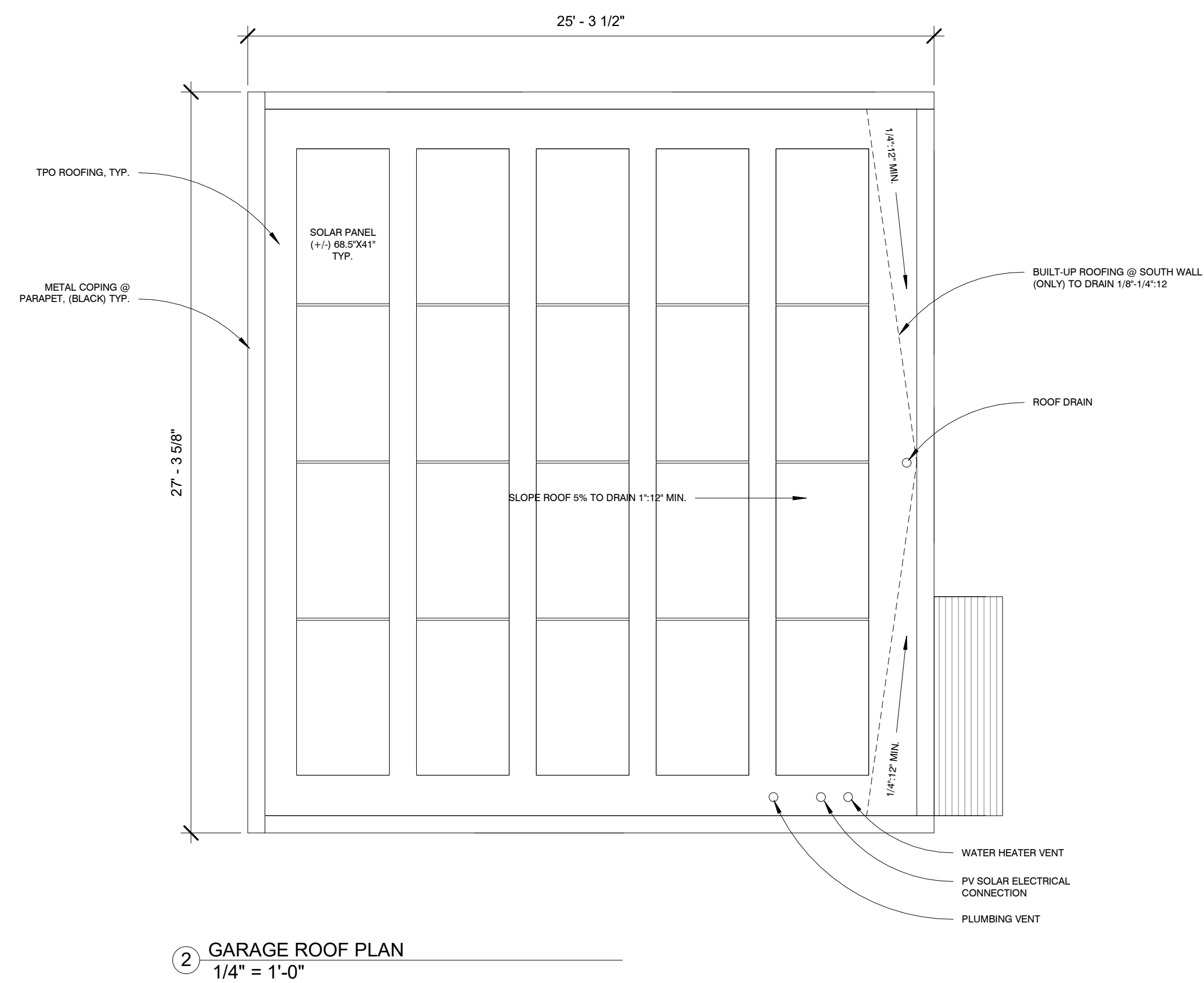
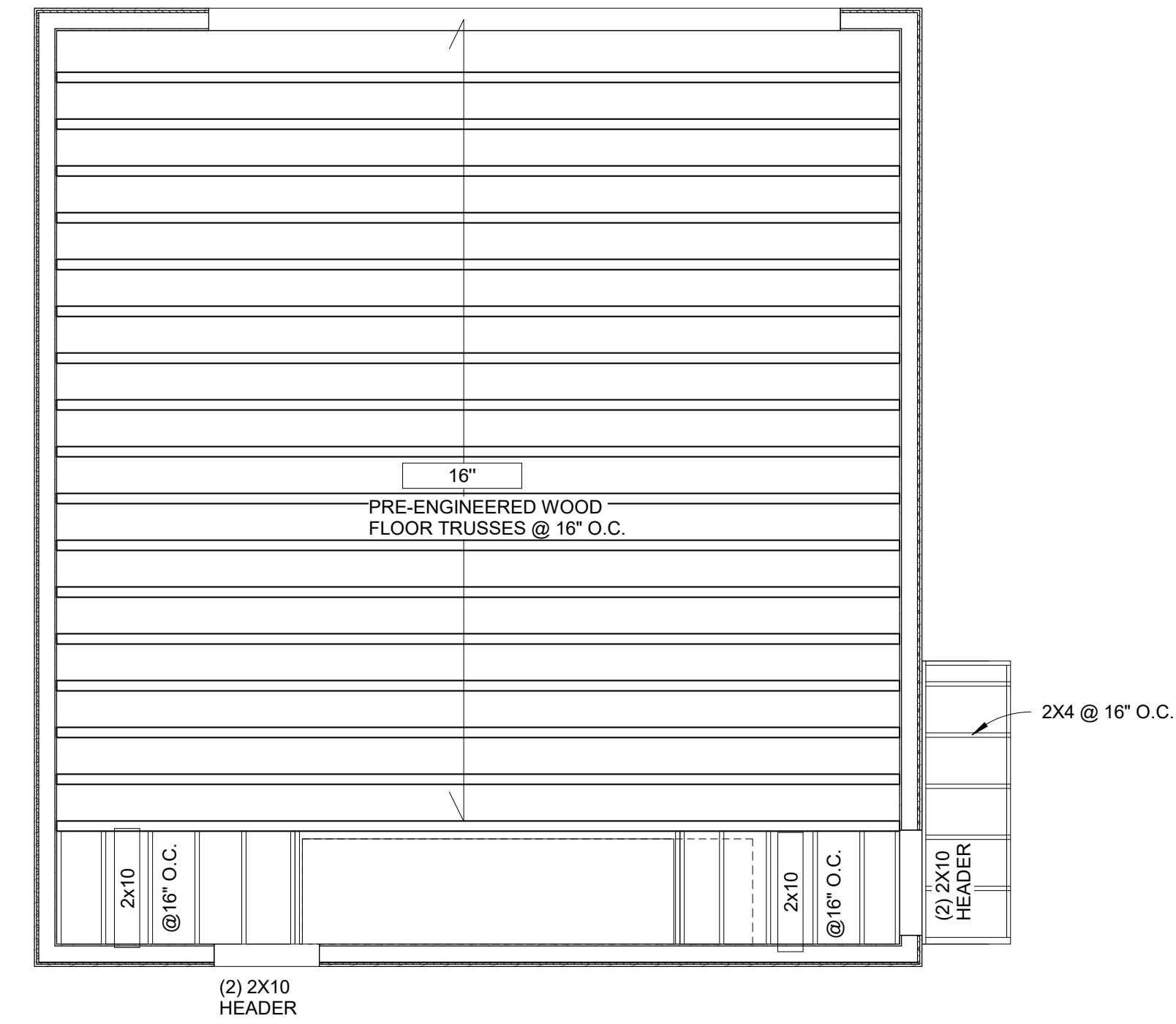
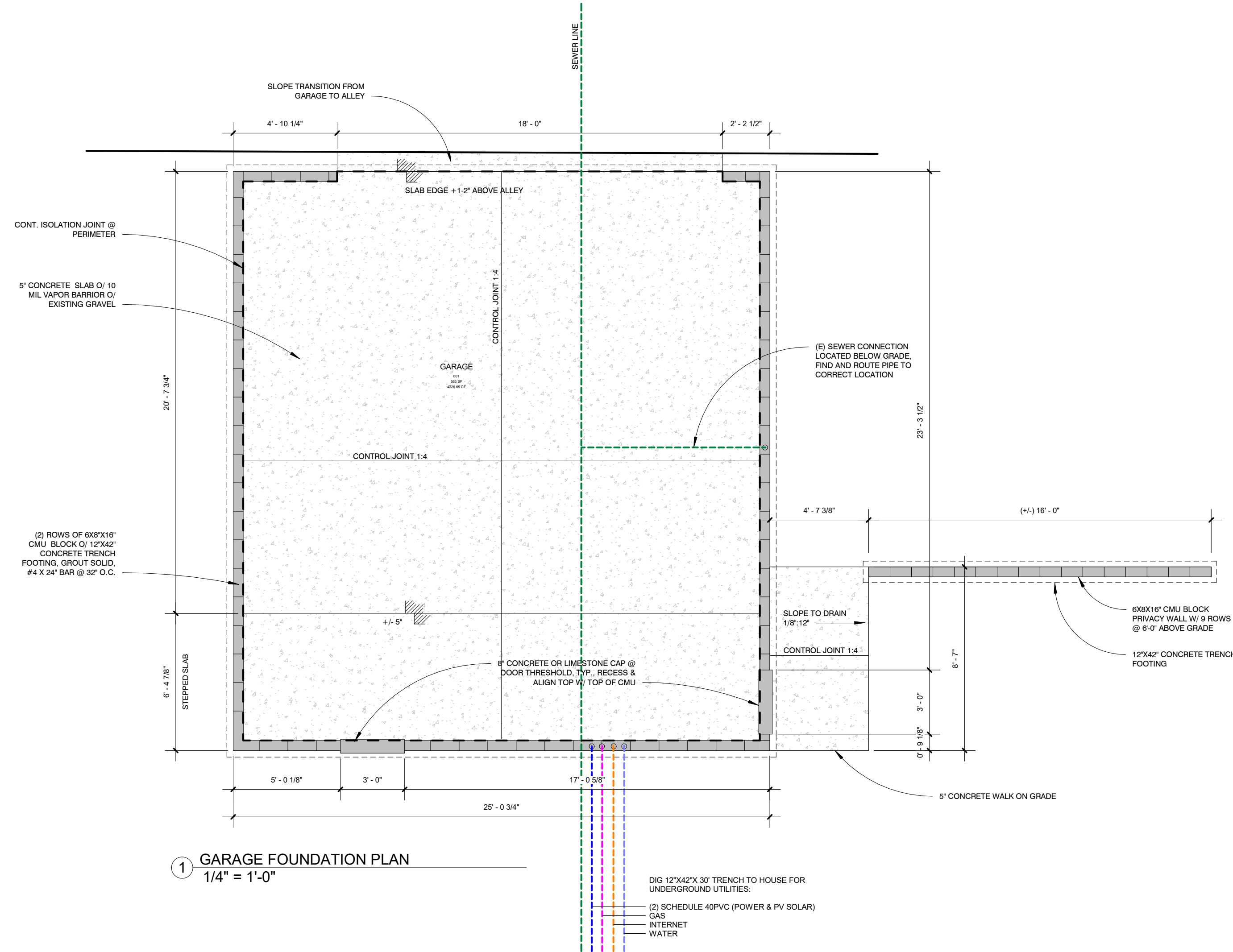
No.	Description	Date

### GARAGE PLANS

Project number 2021\_1000  
Date 05/17/2021  
Drawn by BN  
Checked by BN  
Scale As indicated

**OWNER / DESIGNER**

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**100% BID SET**

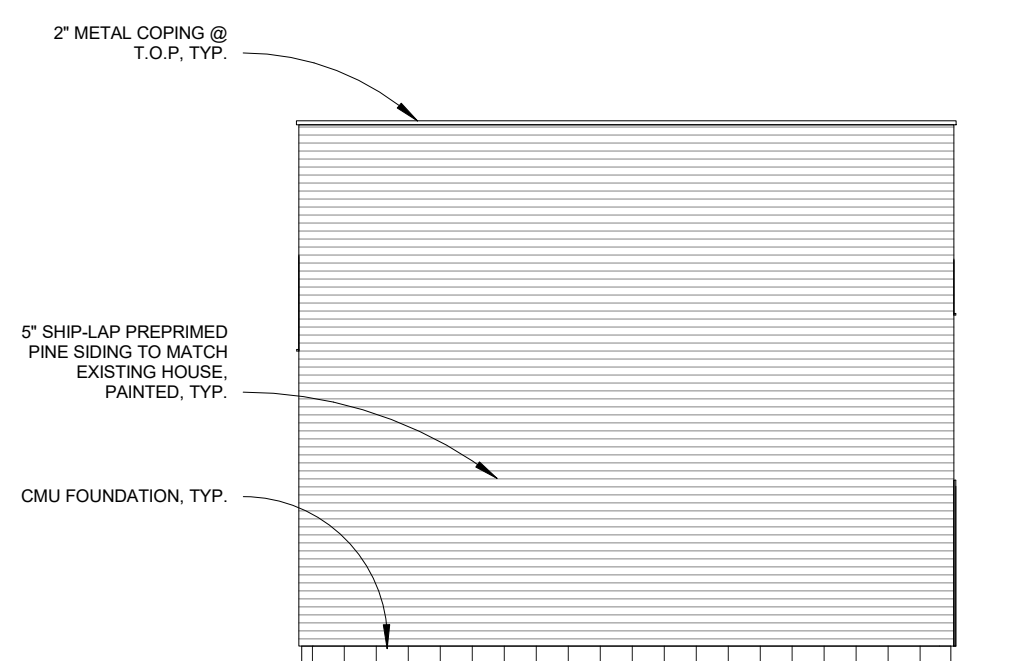
No.	Description	Date

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

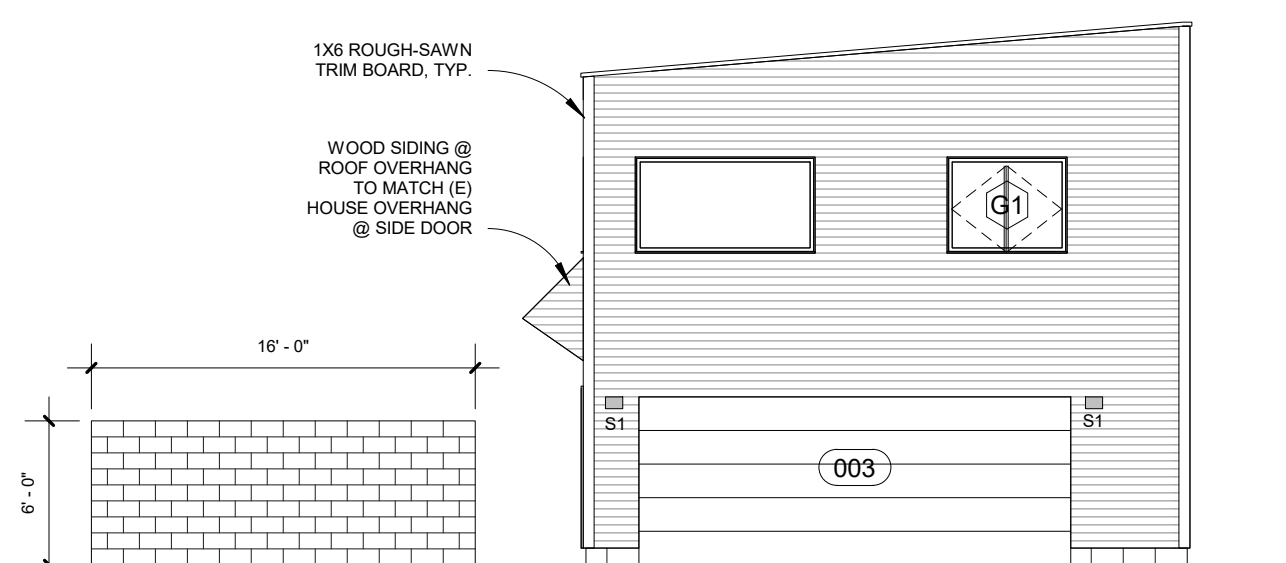
Project number: 2021\_1000  
Date: 05/17/2021  
Drawn by: BN  
Checked by: BN  
Scale: 1/4" = 1'-0"

OWNER / DESIGNER

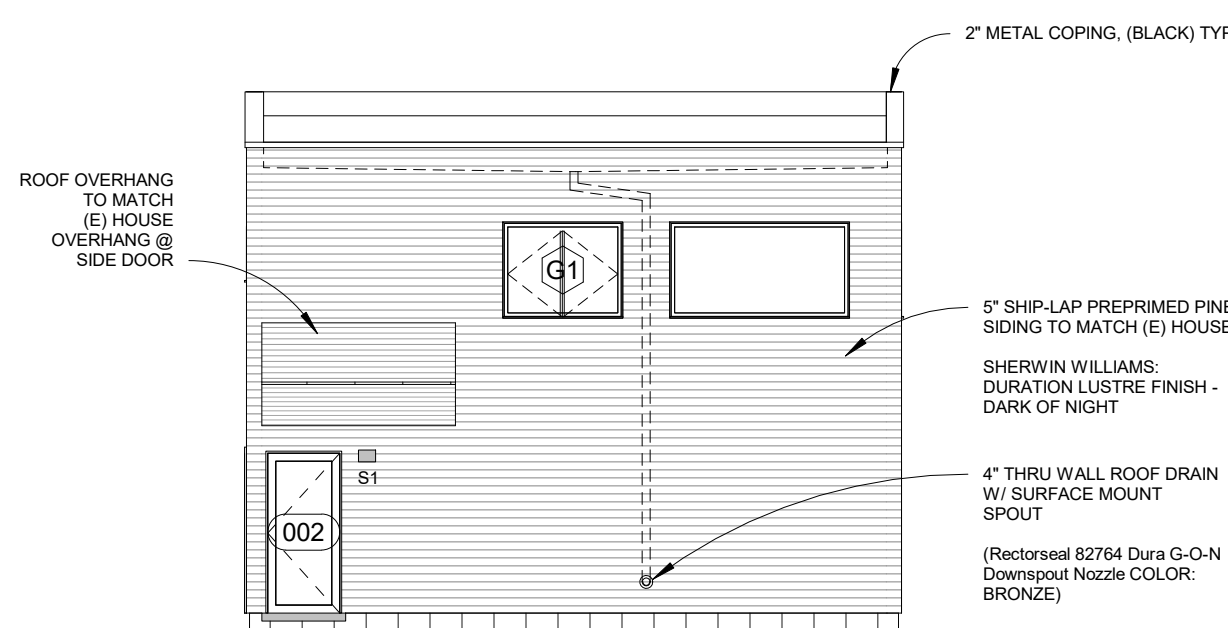
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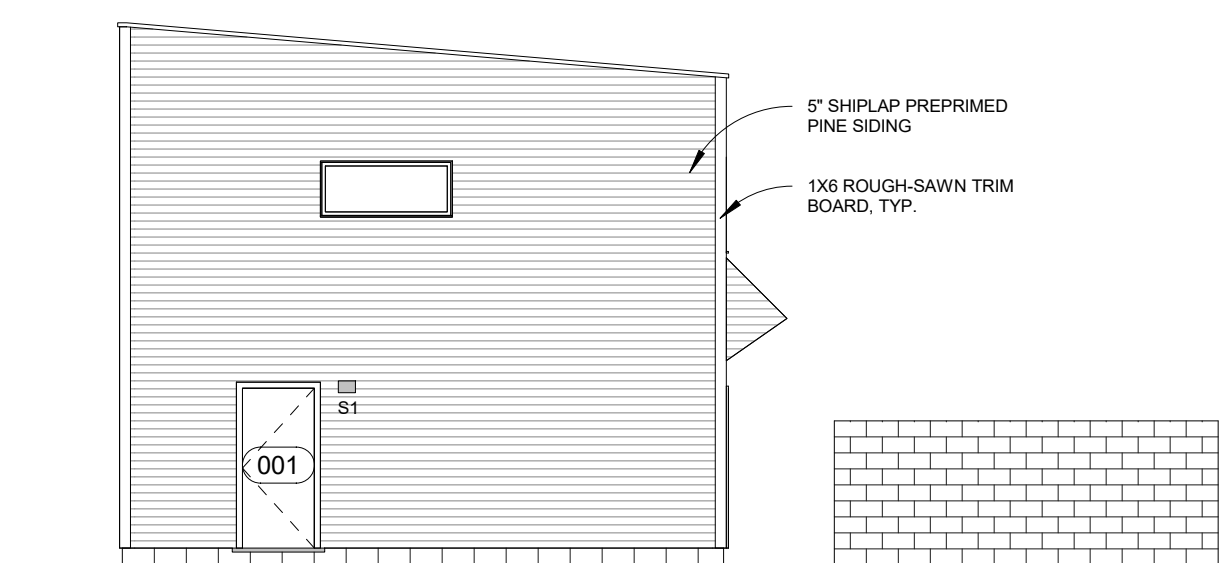
1 GARAGE NORTH  
1/8" = 1'-0"



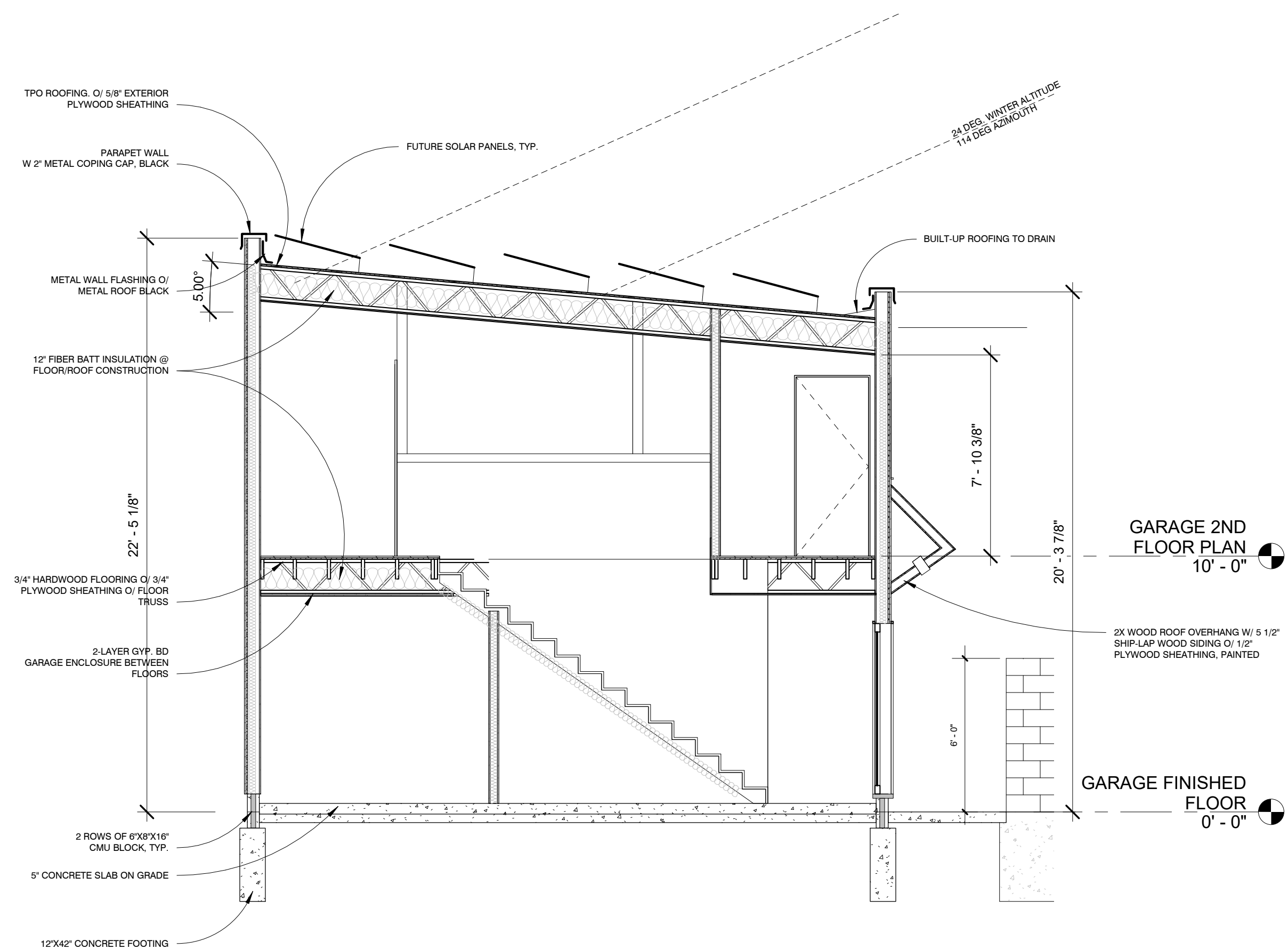
2 GARAGE EAST  
1/8" = 1'-0"



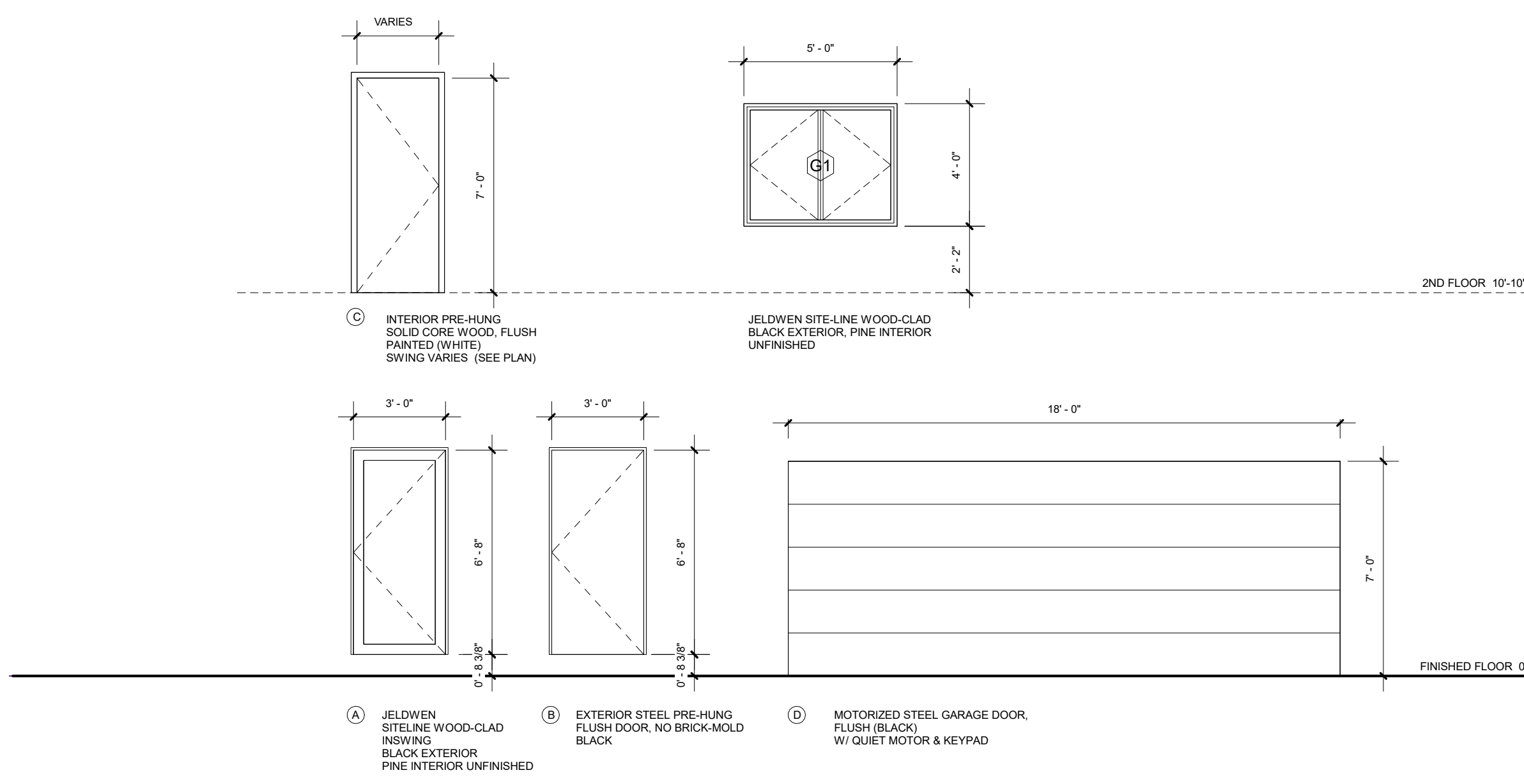
3 GARAGE SOUTH  
1/8" = 1'-0"



4 GARAGE WEST  
1/8" = 1'-0"



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



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

100% BID SET

No.	Description	Date

ELEVATIONS & SECTION

Project number	2021_1000
Date	05/17/2021
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Scale	As indicated