

**BLDG 2021-04535**

15102 GREENVIEW  
DETROIT, MICHIGAN 48223

DESCRIPTION OF EXISTING CONDITIONS

Wood frame 2-car garage with gable roof and one car door and side window with board.

Deteriorated roof shingles, no gutters, weather beaten wood siding, twenty-year old steel garage overhead door. Garage seems unstable and entire garage is listing / leaning in southernly direction.

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### **PROJECT DESCRIPTION**

New construction of a 24 ft. x 30 ft. garage with new foundation / footing and concrete floor slab. The garage will be built using engineered roof trusses mounted every 24 inches on center. The garage walls will be built using 2ft. x 4ft. wall studs every 16 inches on center. The garage roof will be wood sheathed with 240 lb. class A shingles.

The new garage will have two (2) garage doors one 16ft. x 8ft. and another door 9ft. x 8ft. A pedestrian entry door will also be included. The garage exterior will have wood sheathing with an aluminum siding finish. Wood fascia with gutters and downspouts will be installed also. A new concrete approach will be installed for new garage access.

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## DETAILED SCOPE OF WORK

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- Demolition- Remove existing garage, dispose of debris in a code and legal manner.
  - Install 8" x 24" minimum concrete footing for new garage foundation.
  - Install 4" min. concrete slab on 4" min. compacted sand to slope towards garage overhead doors.
  - Build new 24' x 30' garage with 2" x 4" studs 16" O.C. w/2-2"x 4" top plate and 1-2" x 4" treated bottom plate, to include pre-engineered roof trusses @ 24" O.C.
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- Deck entire roof w 1/2" OSB plywood. Install 15 lb. felt and 25 year self sealing fiberglass shingles. Install ice and water shield at eaves. Install metal drip edge at all roof edges and gable ends. Vent as necessary per city code.
  - Install new double 4" horizontal PVC vinyl siding, Royal 44/1000 Certainteed or equivalent, to include 1/4" insulation board backing, trim and starter pieces. Color to be selected by owner.
  - Install new garage C.H.I. Overhead Doors (2) raised panel model # 2250 or equivalent. Color to be selected by owner.
  - Install new 5" "K" type gutters with baked enamel finish at perimeter of garage roof-lines. Install new downspouts and diverter to match.
  - Install new 36" pre-hung, six panel steel entry door. Install all sweeps, seals, weatherstripping, and caulk. Install locking handset and 1" single cylinder deadbolt.
  - Install new concrete approach with 4" concrete on 4" sand base. to be poured in forms, leveled, and smooth finish. (250 sq.ft.).