

Hello,

Thank you for considering my project. I have been living in this house since July 2004, and after initially considering building a garage decided against it. Let me explain why I have decided, almost 20 years later, that a garage is necessary for the safety of my property, and myself. The decision was not made lightly, as the cost of the garage is a significant part of my earnings last year.

In the span of about 15 months, beginning in July 2020, thieves broke into my Chevy Equinox three times and stole the airbag while it was parked behind my home. Three times. The last time, it obviously happened in the middle of the day. Obviously, these brazen thieves would continue to return as long as I had an airbag in my car. Since the last theft in October 2021, I have parked my car in a garage several blocks away. Any time I want to drive anywhere, I have to walk several blocks. No matter the weather. No matter the time of day, meaning that sometimes I am walking home alone late at night. As a woman, old enough to be a grandmother, I am acutely aware of the potential peril, but I cannot keep replacing my airbag. Each time, the damage to the car costs a few thousand dollars, in addition to the inconvenience.

My car insurance rates, already high, increased as a result of the airbag theft. Parking on the street in front of the house has also proved a problem, as my car has been hit twice while parked there since October 2021. And of course there is the danger that the airbag will be stolen again, as thieves continue to target Chevys parked on the streets of West Village. I considered getting a new car, but that is very expensive these days, thanks to the same supply chain problems that seem to make airbag theft a lucrative business. A garage is actually cheaper than a new car.

The place where I would build the garage undoubtedly had a carriage house on it in the past, as there is the remnant of concrete in the area. There has not been a structure since at least the mid 1980s (according to my neighbors). In addition, the proposed garage will allow me to charge an electric car without having to resort to the measures my neighbors have, with extension cords running back to their cars. I have spoken to almost all of my long-time alley neighbors, who have expressed delight for me given the issues I've had. No one has voiced a complaint or concern.

I am proposing to use vinyl because the fancier material increases the cost by about 25 percent. Under either proposal, I would use colors that are consistent with the house (which is badly in need of painting).

Please, let me know if there is any additional information you need to approve this project. I will provide it promptly. And I beg of you: please, please let me build a garage. After walking back and forth, 8 minutes each way, to my car for a year and a half any time I want to drive somewhere. I cannot continue to live like this.

Thank you.

East Lafayette Street
(60' wide right-of-way)

N 63° 05' 00" E 35.00'

Existing
Single Family
Residence

Alley
(20' wide right-of-way)

Proposed
Garage

Alley
(20' wide right-of-way)

TAX ID NUMBER
17000084.

TAX ID NUMBER
17000085.

TAX ID NUMBER
17000083.001

TAX ID NUMBER
17000083.002

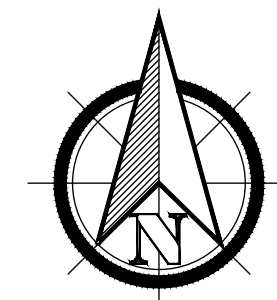
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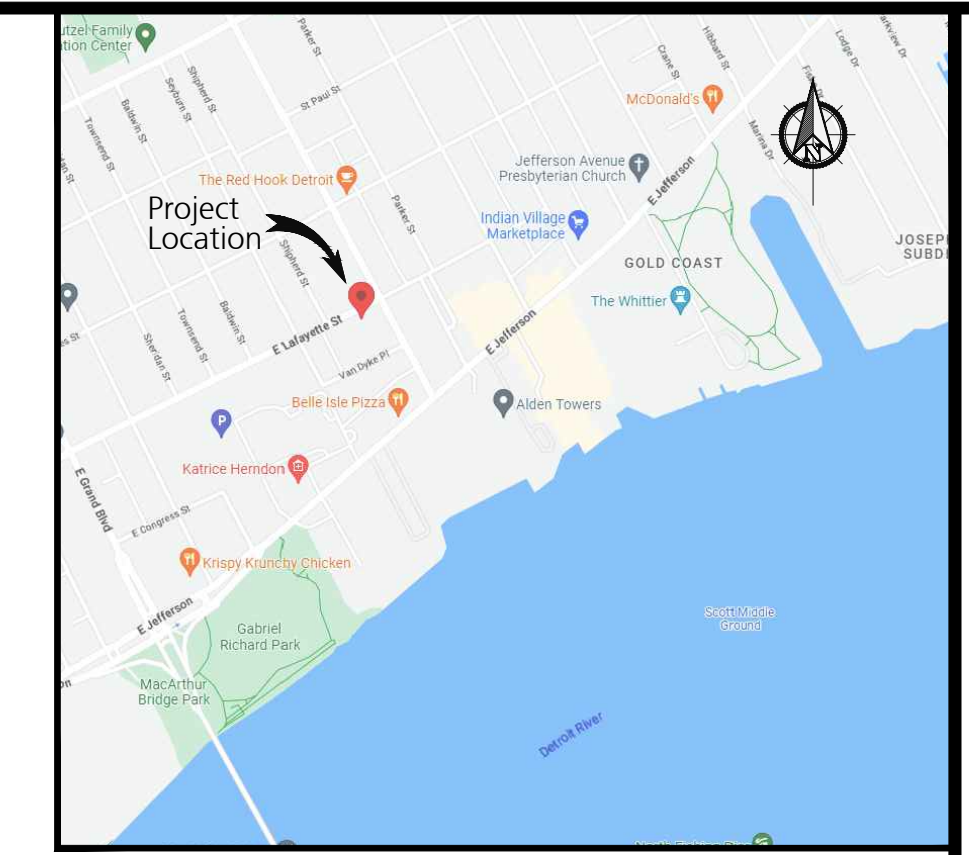
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10 0 5 10
1 inch = 10 ft.
GRAPHIC SCALE
(IN FEET)

Legend

- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- BUILDING SETBACK
- EXISTING BUILDING
- PROPOSED GARAGE



Location Map
N.T.S.

Site Address

7939 East Lafayette
Detroit, MI 48214

Tax ID Number

17-000083.003L

Zoning

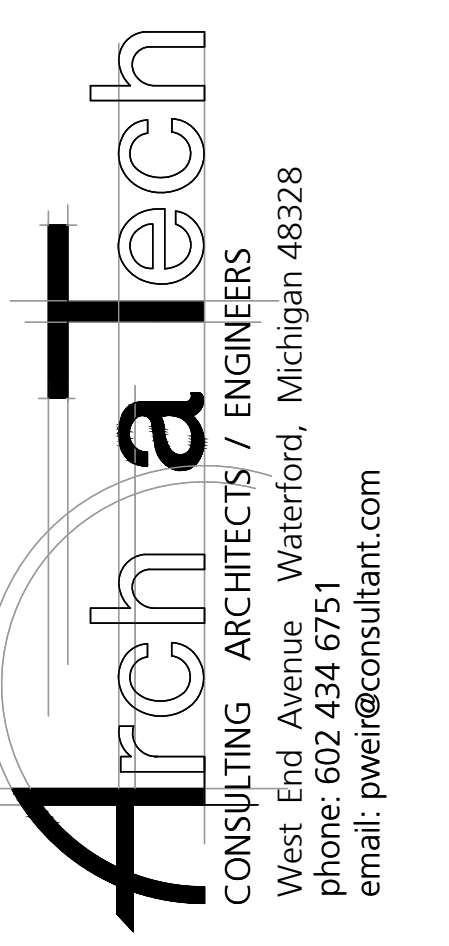
R-2 - Two Family Residential

Setbacks

FRONT - 20 ft
REAR - 30 ft
SIDES - 4 ft (14' total of 2)

Legal Description

Lot 23 and the East 5 feet of Lot 22,
"Bewicks Subdivision", as recorded in
Liber 21, Page 39 of Plats,
Wayne County Records,
Wayne County, Michigan



Plot Plan

Proprietor:
Alvarez Concepts, LLC
970 Highland Avenue
Lincoln Park, MI 48146

Project Location:
7938 East Lafayette
Detroit, MI 48214

Issued for

- preliminary
 - construction April 15, 2023
 - as - built
- drawn _____ A. Vandelay
designed _____ P. Weir
approved _____

revisions

04-26-23 REVISE PER
REVIEW DATED 04-25-23

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consent of the Architect.

Job No. 23-017

A-1

Sheet 1 of 3

SHEET INDEX

- A-1 PLOT PLAN
- A-2 PROPOSED PLAN / ELEVATIONS
- A-3 WALL SECTION / GENERAL NOTES

LEGEND

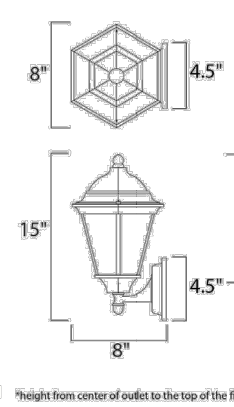
INDICATES PROPOSED
2" x 4" WOOD STUD WALL

ELECTRICAL LEGEND

- ⊕ 110 VOLT RECEPTACLE
- Ⓢ LIGHT SWITCH
- Ⓢ(S) WALL MOUNTED SMOKE DETECTOR
- ⊙ INCANDESCENT LIGHT FIXTURE WALL MOUNTED
- ⊙ CEILING MOUNTED FLOURESCENT LIGHTING FIXTURE
- Ⓢ(O) CEILING MOUNTED GARAGE DOOR OPENER



Westlake LED E26 | 65102BK



MEASUREMENTS
 DIMENSION : 8" W x 15" H x 8" Ext
 BACK PLATE : 4.5" W x 4.5" H x 11" HCO
 HANGING WEIGHT : 2.2 lb

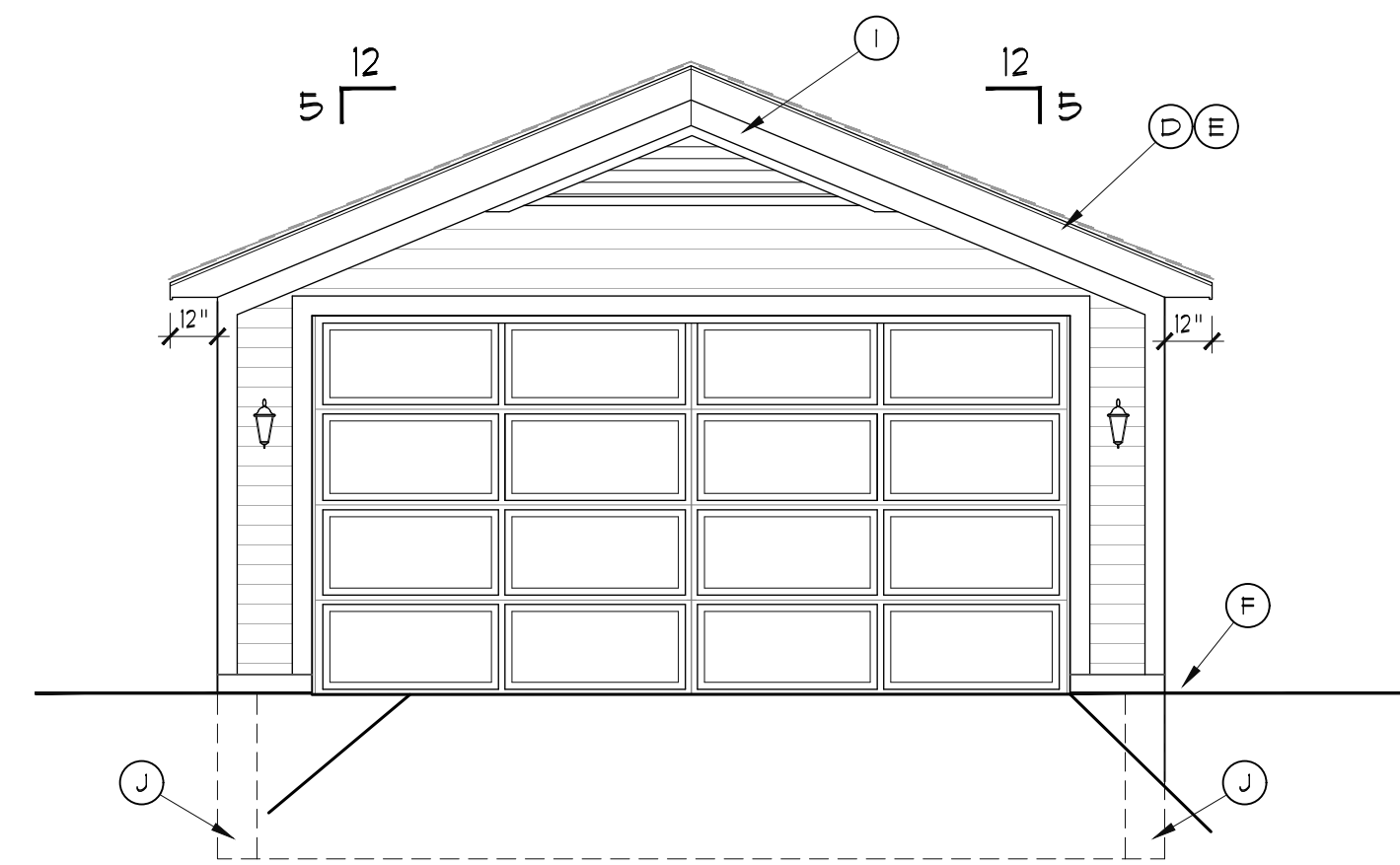
LAMPING
 INPUT VOLTAGE : 120V
 LUMENS : 455 Rated
 BULB : 1 x 9W (INCLUDED), 9W Total
 CRI : 90+ CRI
 COLOR_TEMP : 3000K

GENERAL NOTES

- 1) ALL WALLS ARE TO BE CONSTRUCTED USING 2" x 4" WOOD STUDS @ 16" OC.
- 2) ALL INTERIOR WALLS AND CEILING'S ARE TO HAVE 1/2" DRYWALL, PRIMED FINISH.

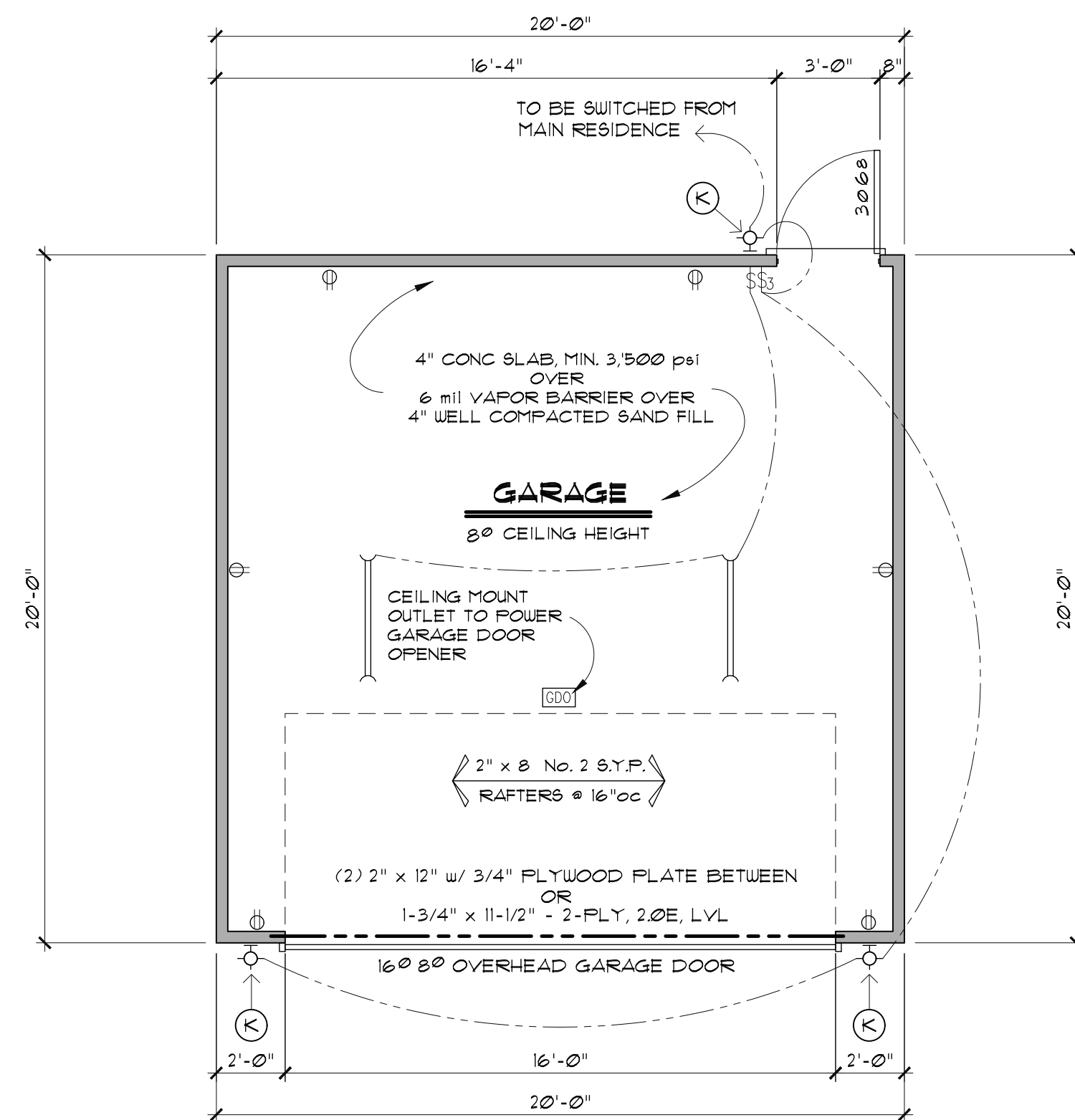
WALL SCONCE INFORMATION

NTS



SOUTH ELEVATION

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

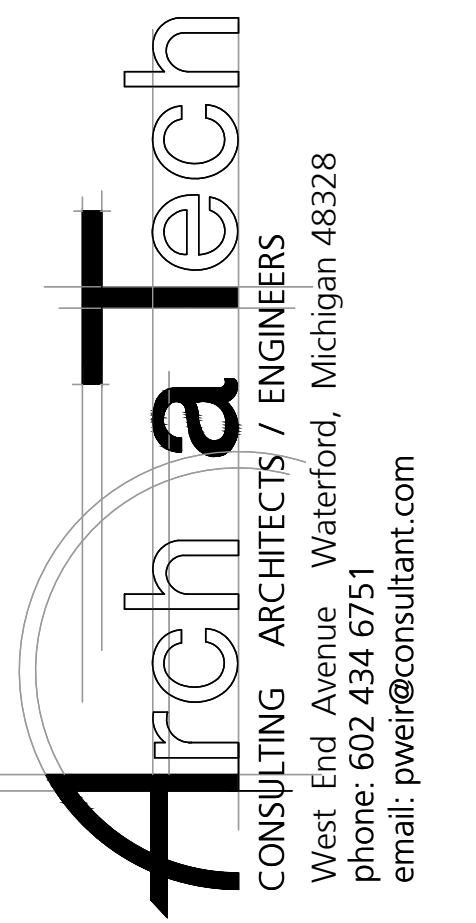


PROPOSED FLOOR PLAN

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

CODE COMPLIANCE

- MICHIGAN BUILDING CODE 2015
- MICHIGAN RESIDENTIAL CODE 2015
- MICHIGAN PLUMBING CODE 2015
- MICHIGAN MECHANICAL CODE 2015
- MICHIGAN FUEL GAS CODE 2015
- MICHIGAN ELECTRICAL CODE 2014 (NEC 2014 + PART 8 RULES)
- MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
- MICHIGAN UNIFORM ENERGY CODE 2015 a.) Residential-International Energy Conservation Code 2015 (One and Two Family)
- INTERNATIONAL FIRE CODE 2015



Floor Plan Elevations

Proprietor:
 Alvarez Concepts, LLC
 970 Highland Avenue
 Lincoln Park, MI 48146

Project Location:
 7938 East Lafayette
 Detroit, MI 48214

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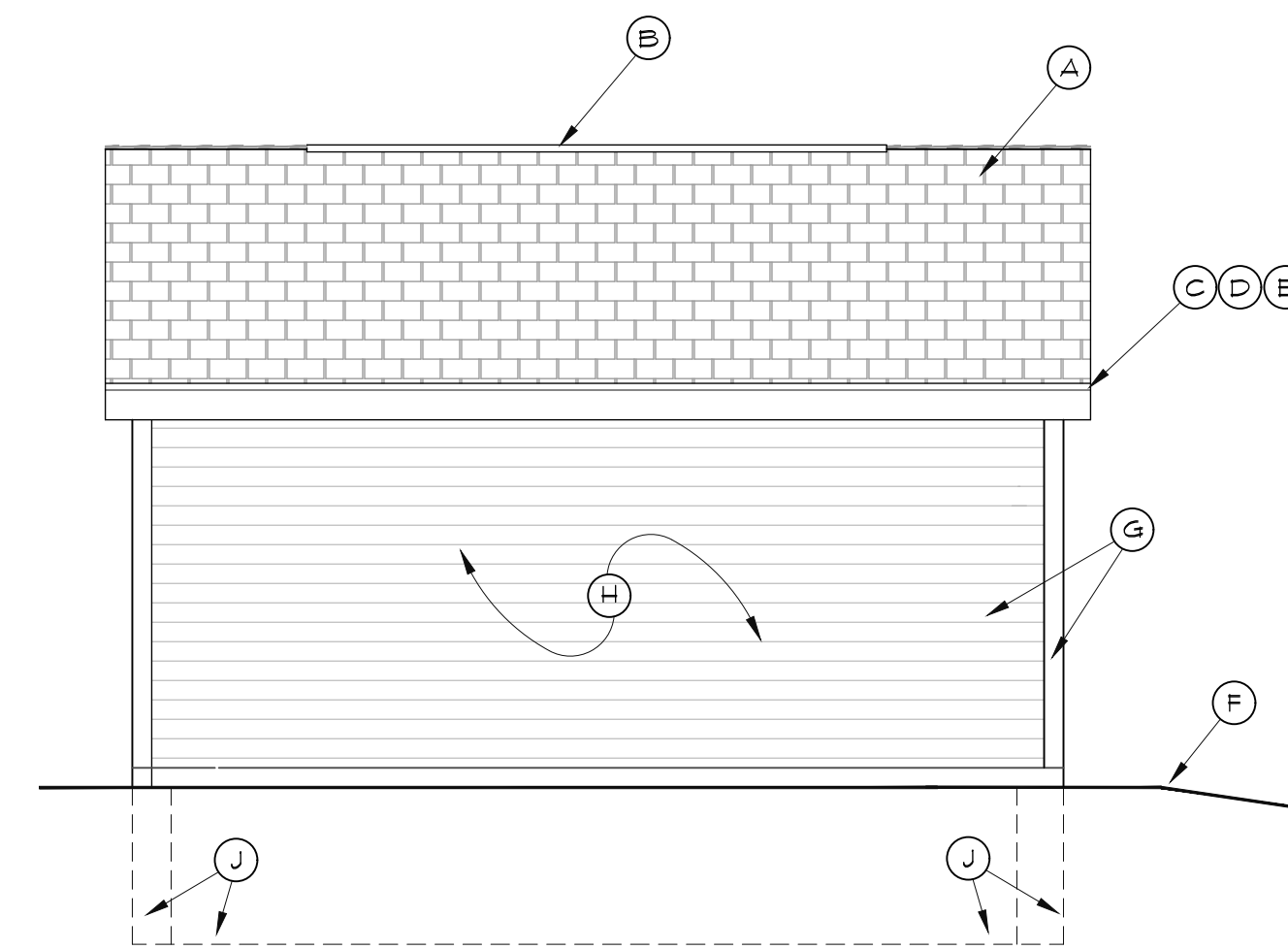
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Job No. 23-017

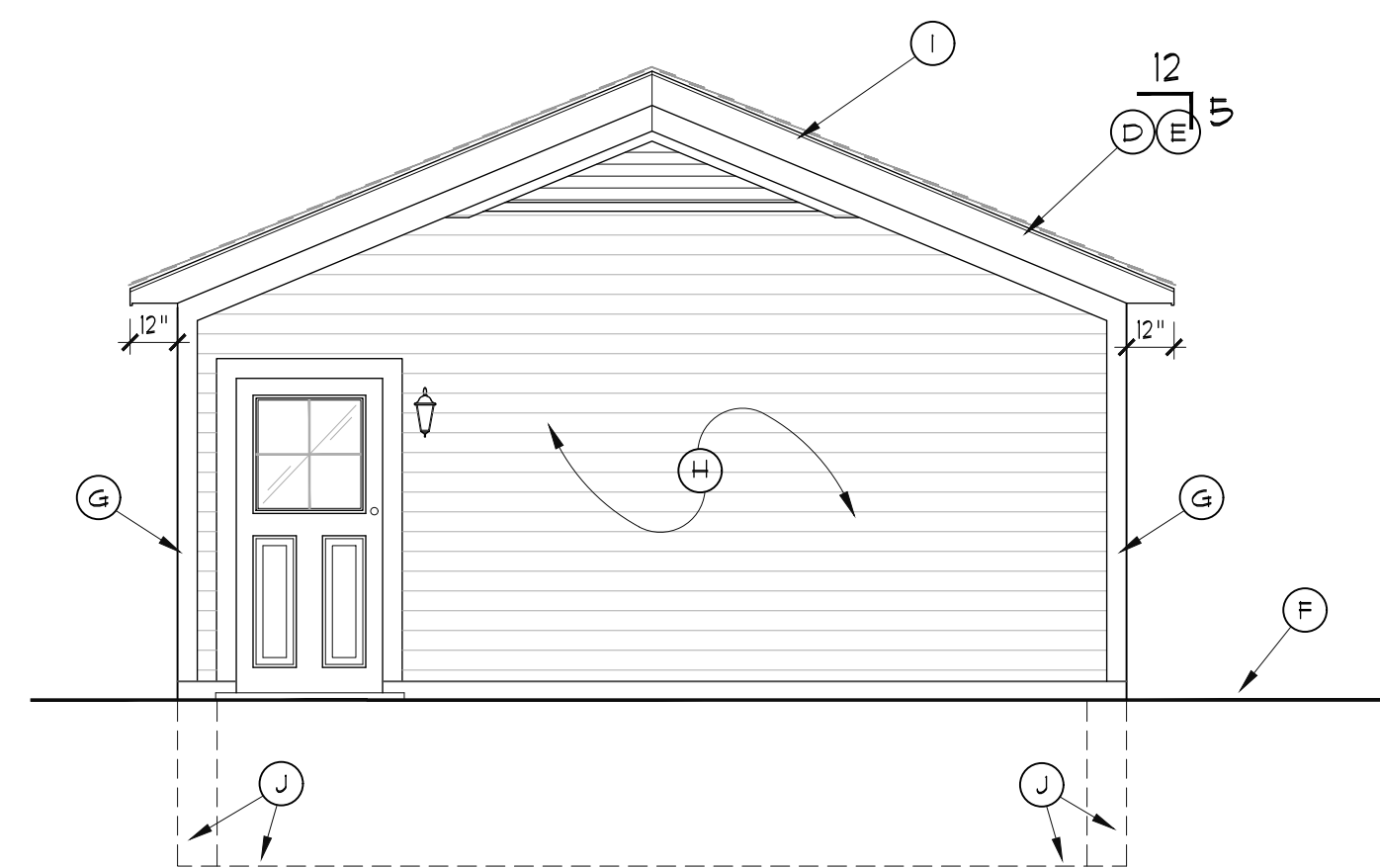
A-2

Sheet 2 of 3



EAST / WEST ELEVATION

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



NORTH ELEVATION

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

CONSTRUCTION NOTES

- (A) TEXTURED ASPHALT SHINGLES
- (B) RIDGE VENT
- (C) 5" CONTINUOUS GUTTER
- (D) METAL DRIP EDGE
- (E) 1" x 8" COMPOSITE FASCIA
- (F) FINISH GRADE
- (G) 1" x 6" TRIM
- (H) VINYL SIDING, Fly-Gem Mastic "QUEST" DBL. 5" EXPOSURE, COLOR / STYLE BY OWNER
- (I) SCREENED, GABLE END VENT
- (J) CONCRETE FOOTING, 42" BELOW GRADE (MIN)
- (K) MAXIM "WESTLAKE", SINGLE LIGHT, 15" TALL, LED, OUTDOOR WALL SCONCE DIE CAST ALUMINUM, BLACK



7938





