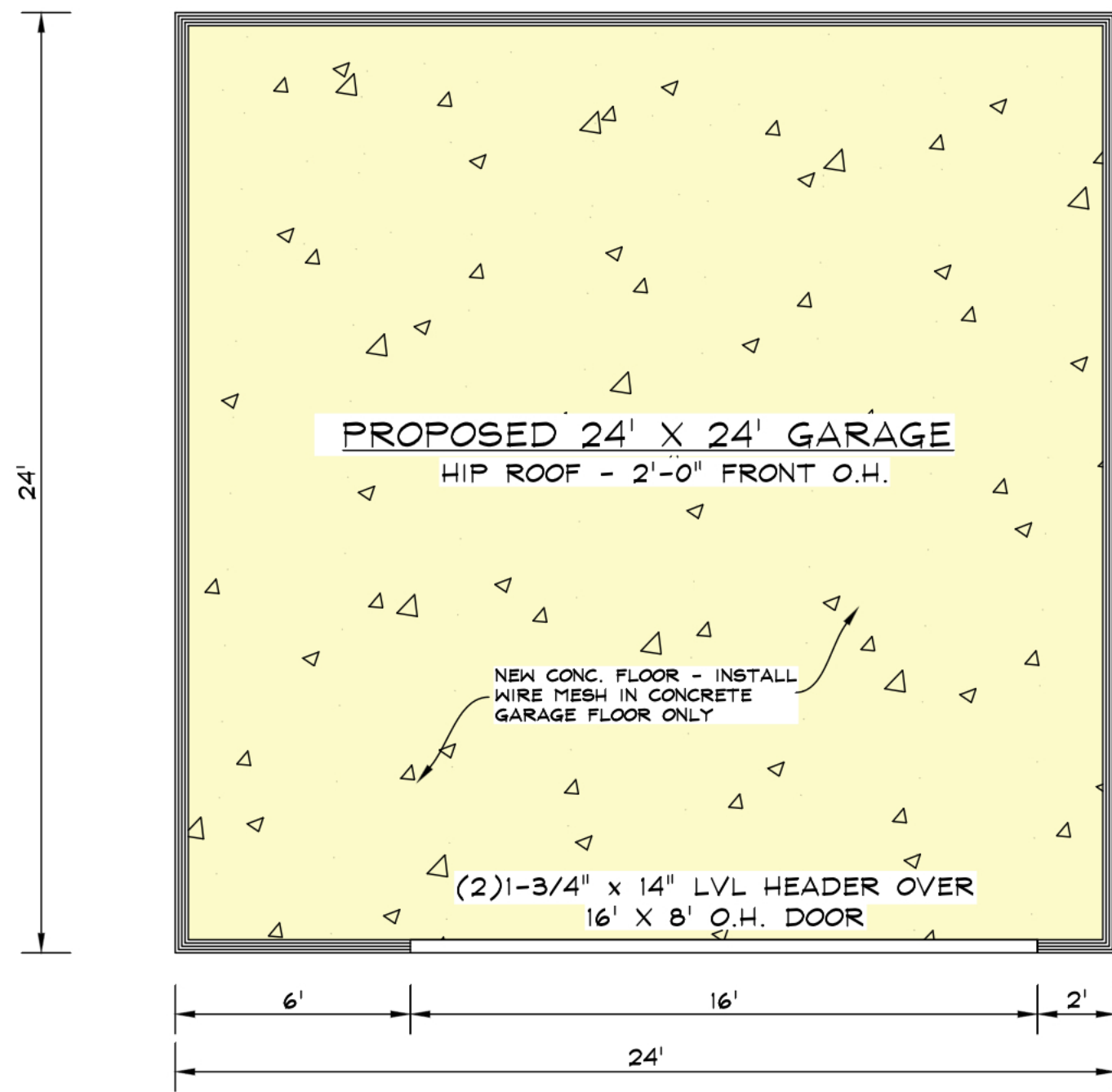
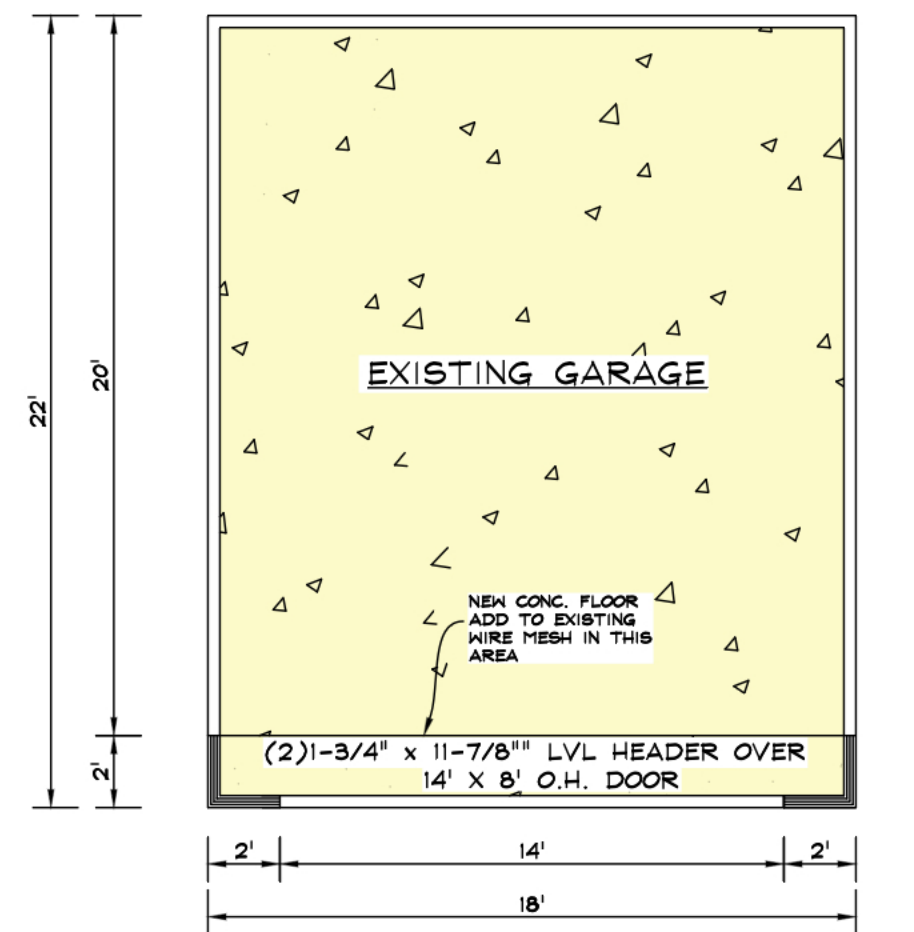




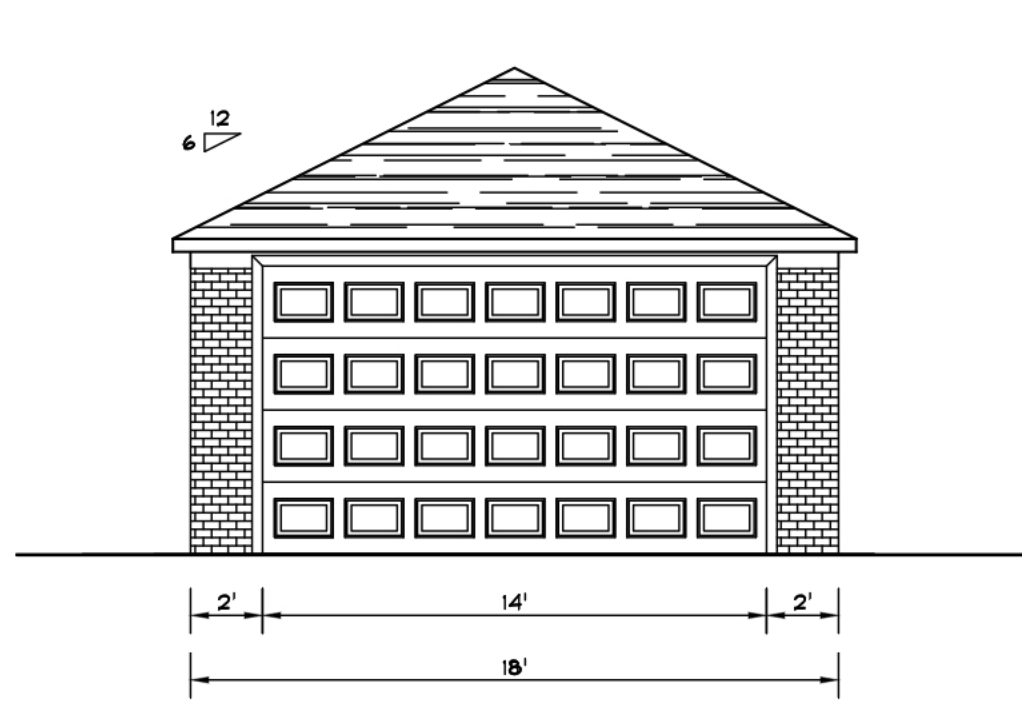
RAGLAND RESIDENCE
 3777 SYURTEVANT
 DETROIT, MI 48206
 (313)320-3560
 PROPOSED 24' X 24' GARAGE
 CONCRETE FLATWORK



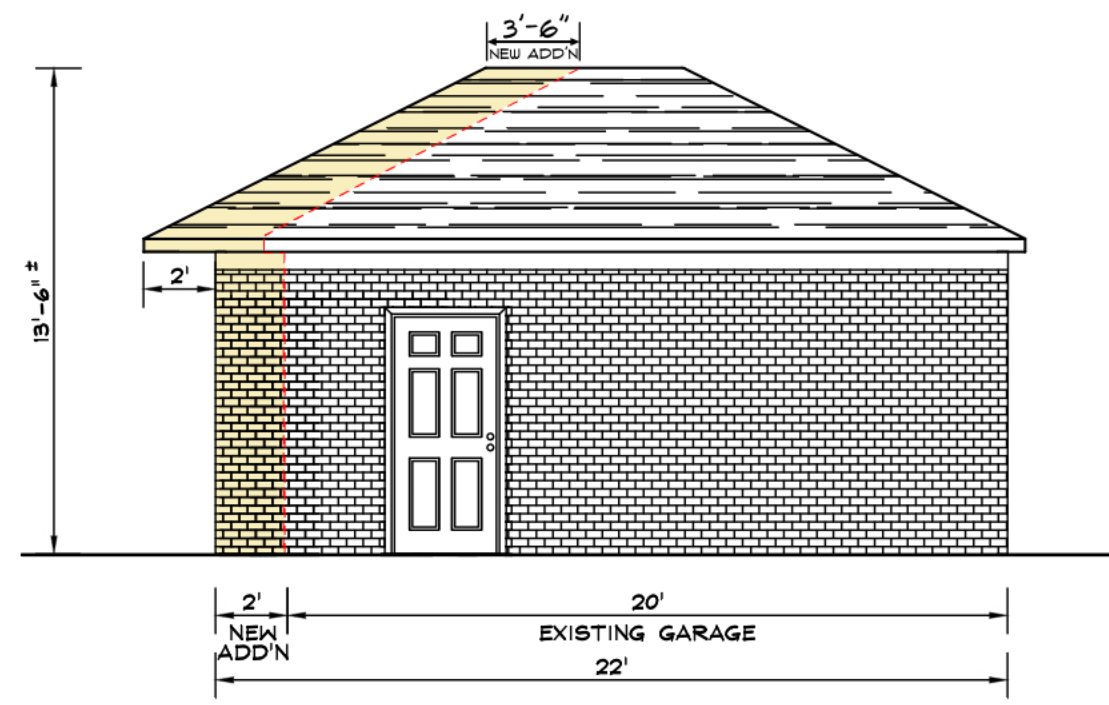
FLOOR PLAN (PROP. GARAGE)
SCALE: 1/4" = 1'-0"



FLOOR PLAN (EXIST. GARAGE)
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (EXIST. GARAGE)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (EXIST. GARAGE)
SCALE: 3/16" = 1'-0"

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

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

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 CONTRACTOR TO LOCATE ALL SITE UTILITIES PRIOR TO OR DURING CONSTRUCTION AND THE HOMEOWNER SHALL BE RESPONSIBLE FOR EXISTING AND FUTURE SPRINKLER HEADS

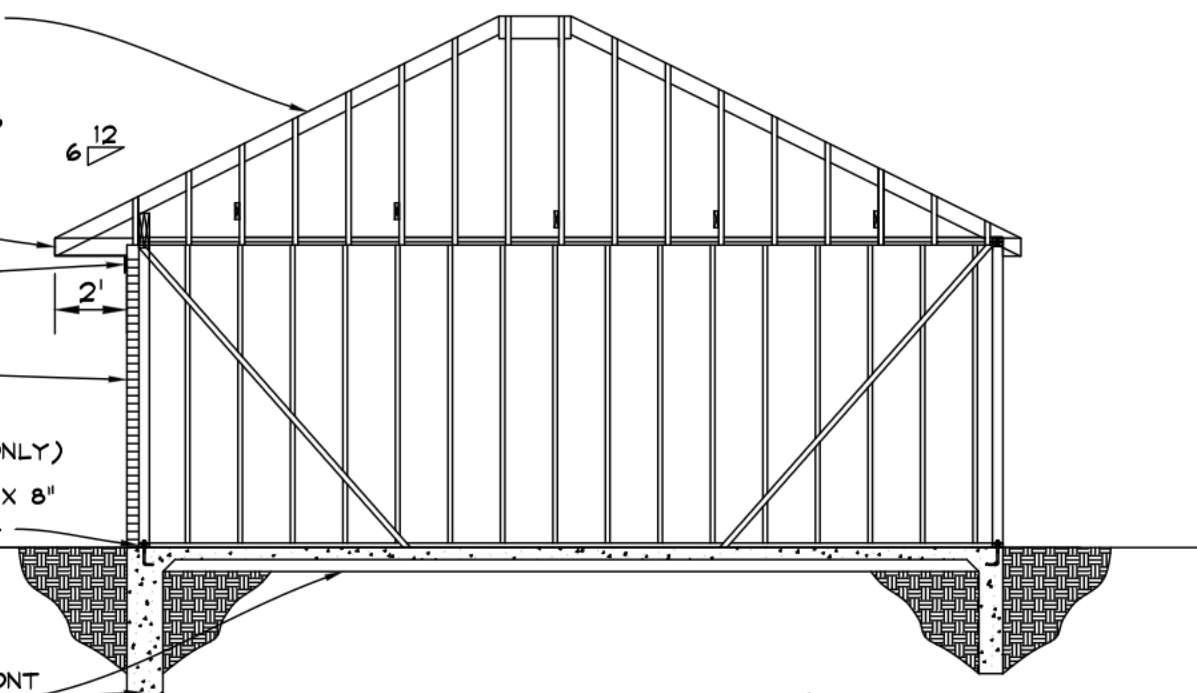
FDTN. & CONC. NOTES

- ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF MASONRY TO OUTSIDE FACE OF MASONRY.
- FROST DEPTH IS ASSUMED TO BE 42" BELOW GRADE.
- COMPRESSIVE STRENGTH OF CONCRETE TO MEET OR EXCEED THE REQ'S OF UNDER THE CATEGORY OF SEVERE WINTER WEATHERING.
- FOOTINGS SHALL REST ON UNDISTURBED SOIL AND 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 UNLESS OTHERWISE INDICATED.
- A MIN. 2" THICK BASE COURSE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHERE THE SLAB IS BELOW GRADE EXCEPT WHEN THE SUB-GRADE FALLS WITHIN THE CLASSIFICATION OF GROUP 1 OF MRC TABLE R405.1.
- ON ATTACHED GARAGE 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

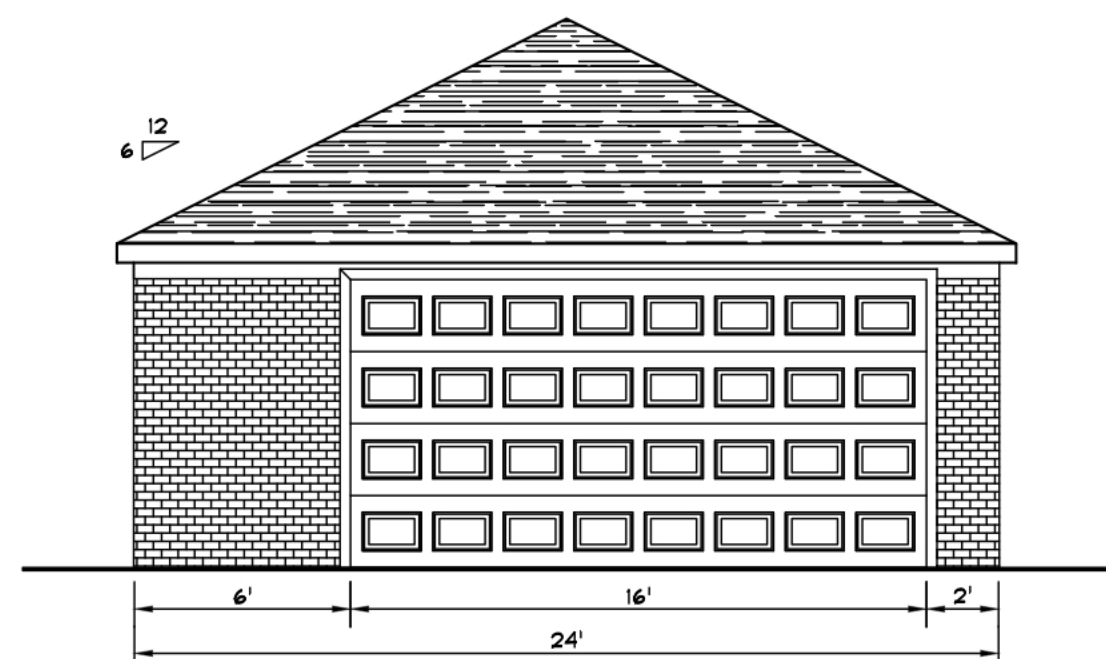
- BREAK OUT EXISTING GARAGE FLOOR, DRIVEWAY AND APPROACH.
- INSTALL NEW CONCRETE FOR BOTH GARAGE FLOORS, DRIVEWAY AND APPROACH. SEE PLOT PLAN.
- EXISTING GARAGE:** REMOVE EXISTING GARAGE DOOR AND SAVE. REMOVE BRICK FROM REAR WALL OF EXISTING GARAGE TO USE FOR THE FRONT ADDITION.
- INSTALL 8" X 42" CONCRETE FOOTING FOR 18' X 2' GARAGE ADDITION. PIN TO EXISTING FOOTING.
- REMOVE WOOD TRIM AROUND O.H. GARAGE DOOR.
- BUILD 18' X 2' ADDITION TO FRONT OF EXISTING DETACHED GARAGE WITH 2'-0" FRONT OVERHANG. EXISTING GARAGE ROOF WILL BE BUILT OUT 3'-6" TO ACCOMMODATE THE 2' O.H.
- REUSE EXISTING O.H. GARAGE DOOR ON EXISTING GARAGE. REUSE BRICK FROM REAR OF EXISTING GARAGE FOR NEW ADDITION. INSTALL NEW BRICK AT REAR WALL OF GARAGE TO MATCH EXISTING AS CLOSE AS POSSIBLE.
- PROPOSED GARAGE:** INSTALL NEW 8" X 42" FOOTING FOR FRONT BRICK VENEER WALL. INSTALL 8" X 24" RATHALL FOR SIDE WALLS AND REAR WALL.
- BUILD NEW 24' X 24' DETACHED WOOD FRAME GARAGE - 2'-0" FRONT OVERHANG HIP ROOF - 6/12 PITCH - 8' WALLS.
- INSTALL 16' X 8' SHORT PANEL O.H. DOOR - COLOR: WHITE
- INSTALL 1/2 H.P. GARAGE DOOR OPENER W/ (2) REMOTES & EMERGENCY KEY REPLEAS.
- SIDING:** FIBER CEMENT PLANK SIDING - COLOR: PRIMED
FIBER CEMENT TRIM - COLOR: PRIMED
PERF. VINYL SOFFIT - COLOR: PRIMED
6" ALUM. GUTTERS - COLOR: BROWN (MATCH HOUSE) W/LEAF RELEAF
- ROOFING:** LANDMARK DIMENSIONAL SHINGLES - COLOR: BURNT SIENNA
(2) #150 ROOF VENTS - COLOR: BROWN
INSTALL 6" ICE GUARD AT EAVES
DRIP EDGE - COLOR: BROWN
- ELECTRICAL:** N/A - BY OWNER

- ASPHALT SHINGLES
- 6" ICE GUARD AT EAVES
- 15# FELT UNDERLAYMENT
- DRIP EDGE
- 3/4" OSB SHEATHING
- 2" X 6" RAFTERS @ 16" O.C.
- 2" X 6" CROSS TIES @ 48" O.C.
- (2) 2" X 4" REVERSE TIES
- 1" X 6" COLLARS @ 32" O.C.
- 1" X 6" HANGERS @ CROSS TIES
- 2" X 8" RIDGE BOARD
- (2) #750 VENTS
- 2" X 6" FASCIA BOARD
- 1" X 6" FRIEZE BOARD
- 2" X 4" X 8" STUDS @ 16" O.C.
- HURRICANE TIES
- 3/4" OSB SHEATHING
- HOUSE WRAP
- FIBER CEMENT PLANK SIDING
- BRICK VENEER (FRONT WALL ONLY)
- 2" X 4" P.F. SILLPLATE W/1/2" X 8" GALV. ANCHOR BOLTS @ 6" O.C. MIN. 1" FROM EACH CORNER.

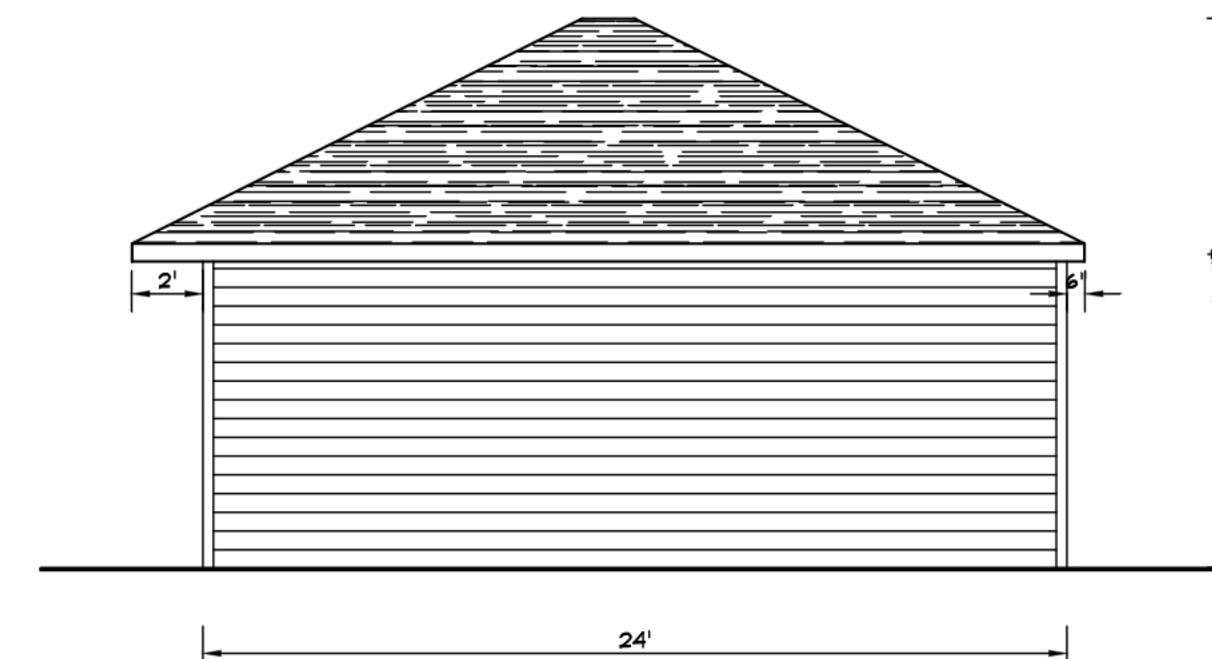


CROSS SECTION (NEW GARAGE)
SCALE: NOT TO SCALE

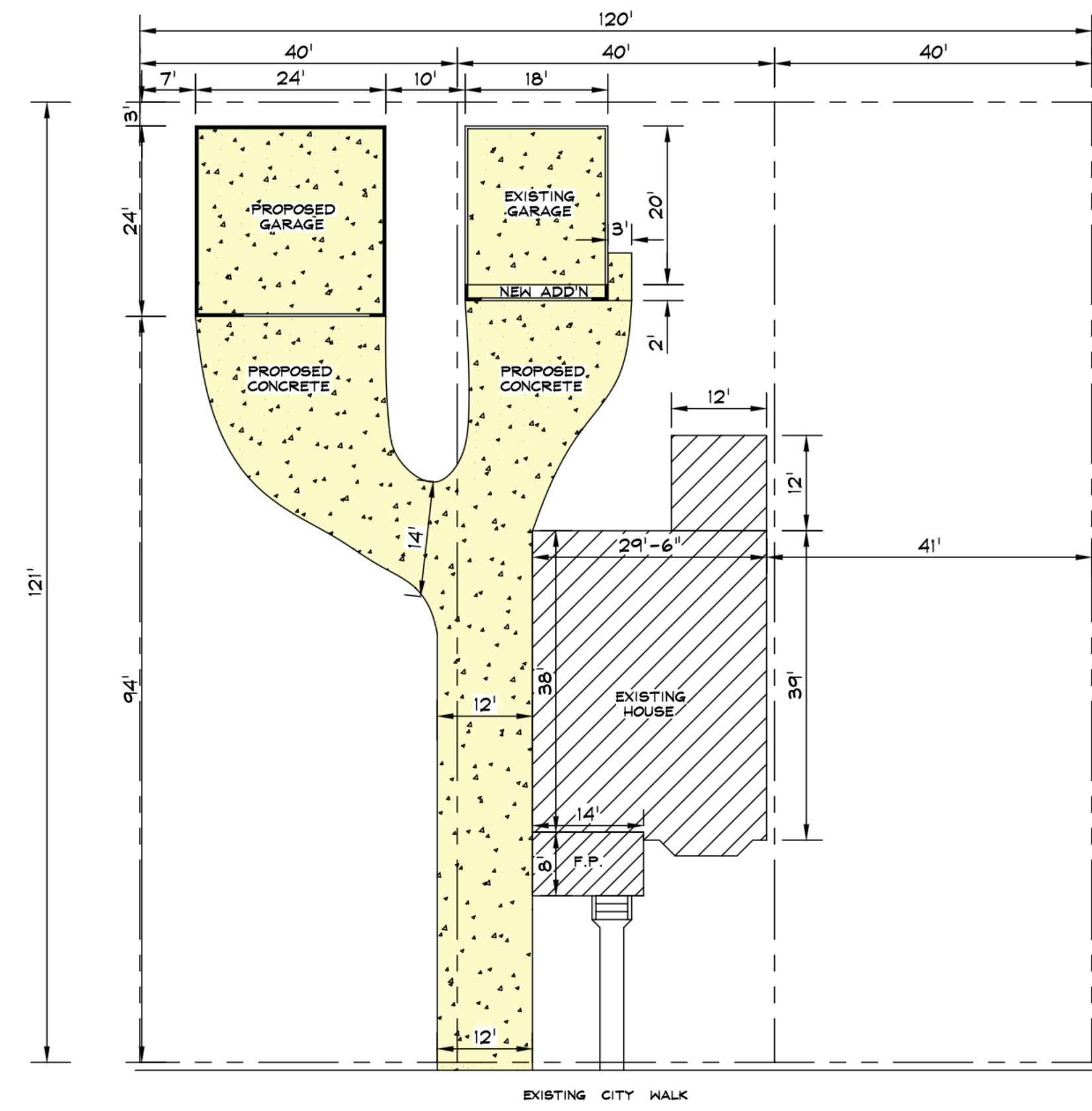
- NEW 6" X 24" RATHALL SIDE & REAR WALLS.
- NEW 8" X 42" FOOTING FOR FRONT WALL (BRICK VENEER)
- 4" CONC. GARAGE FLOOR ON COMPACTED FILL, 6 BAG MIX 3500psi @ 28 DAYS
- WIRE MESH IN NEW CONCRETE GARAGE FLOOR AREA.



FRONT ELEVATION (NEW GARAGE)
SCALE: 3/16" = 1'-0"



SIDE ELEVATION (NEW GARAGE)
SCALE: 3/16" = 1'-0"



SITE PLAN
SCALE: 1/16" = 1'-0"



SHEET INDEX	
DESCRIPTION	
A-1	GENERAL NOTES SITE SURVEY GARAGE FLOOR PLAN SECTION ELEVATIONS

SET ISSUE DATES	
DATE:	ISSUE:
01/04/24	APPLY FOR PERMIT
03/06/24	REVISED

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

SHEET No.
A-1
PAGE 1 OF 1