

DRAWING INDEX

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PROJECT DESCRIPTION:

THIS PROJECT IS THE CONSTRUCTION OF A NEW 2-CAR GARAGE IN THE REAR YARD OF THE PROPERTY LOCATED AT 3434 BURNS STREET IN THE INDIAN VILLAGE NEIGHBORHOOD OF DETROIT, MICHIGAN. THE EXISTING DRIVE WILL REMAIN AS IS. THE GARAGE WILL BE FRAMED IN LIGHTWEIGHT WOOD STUDS SITTING ON A CONCRETE FOUNDATION. THE ACCESSORY STRUCTURE WILL THEN BE CLAD WITH FIBER-CEMENT SIDING PANELS AND HAVE AN ASPHALT SHINGLE ROOF SIMILAR TO THE SHINGLE ON THE PRIMARY STRUCTURE.

PROJECT DATA

ZONING/BUILDING AREA:

ZONING DISTRICT:	R1-H SINGLE FAMILY DWELLING
HISTORIC DISTRICT:	INDIAN VILLAGE HISTORIC DISTRICT
PROPOSED/EXST. USE:	SINGLE FAMILY DETACHED
PARCEL/LOT AREA:	+/- 8,668 SF

EXISTING

FRONT SETBACK:	15'-0"
REAR SETBACK:	30'-0"
SIDE SETBACK:	3'-0"
BLDG. AREA:	+/- 2,536 SF
GARAGE AREA:	N/A
LOT COVERAGE AREA/RATIO:	+/- 1,522 SF 17.5%

NEW

FRONT SETBACK:	15'-0" / SAME
REAR SETBACK:	30'-0" SAME
SIDE SETBACK:	3'-0" SAME
BLDG. AREA:	+/- 2,536 SF
GARAGE AREA:	440 SF
LOT COVERAGE AREA/RATIO:	+/- 1,962 SF 22.6%

CONSTRUCTION SUMMARY:

CONSTRUCTION TYPE: V-5	ORIGINAL STRUCTURE BUILT: 1913
LIGHT FRAME WOOD CONSTRUCTION	OCCUPANCY GROUP: R-3
BRICK VENEER/ STUCCO	ASPHALT SHINGLE ROOF

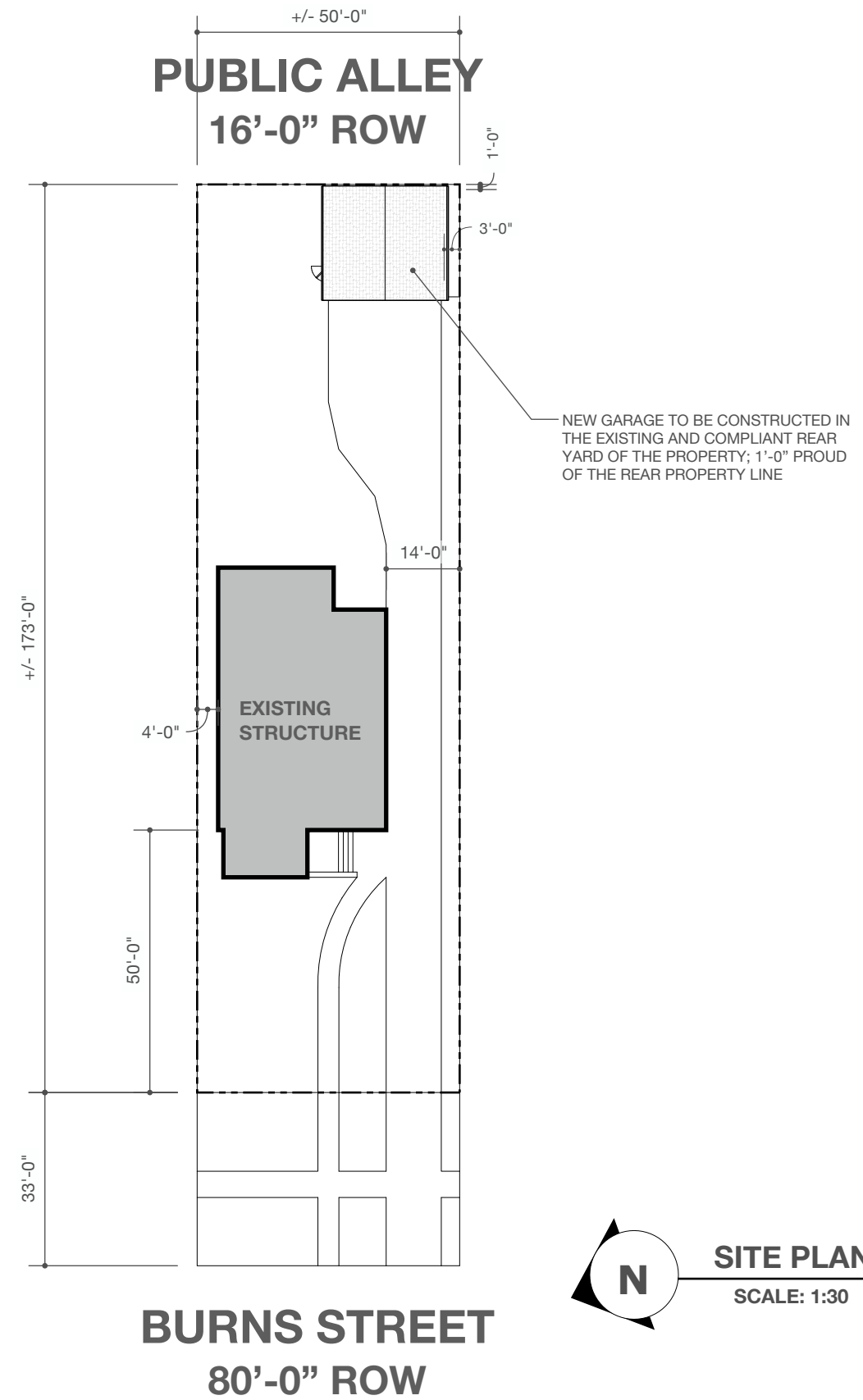
NEW GARAGE WILL BE CONSTRUCTED IN LIGHT WOOD FRAMING ON A CONCRETE SLAB W/ THICKENED FOUNDATION EDGES, CLAD IN FIBER-CEMENT PANEL AND A ASPHALT SHINGLE ROOF.

APPLICABLE CODES:

DETROIT ZONING ORDINANCE
2015 MICHIGAN RESIDENTIAL CODE
2015 MICHIGAN REHABILITATION CODE
2015 MICHIGAN ENERGY CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2014 NATIONAL ELECTRIC CODE

JURISDICTION:

CITY OF DETROIT
BUILDING, SAFETY, ENGINEERING, AND
ENVIRONMENTAL DEPARTMENT (BSEED)
COLEMAN A. YOUNG MUNICIPAL, 4TH FLOOR
2 WOODWARD AVENUE
DETROIT, MICHIGAN 48226



FABRICK
DESIGN

PROJECT INFORMATION

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PROJECT: SIMS HOME GARAGE

CLIENT/OWNER: ALVIN SIMS

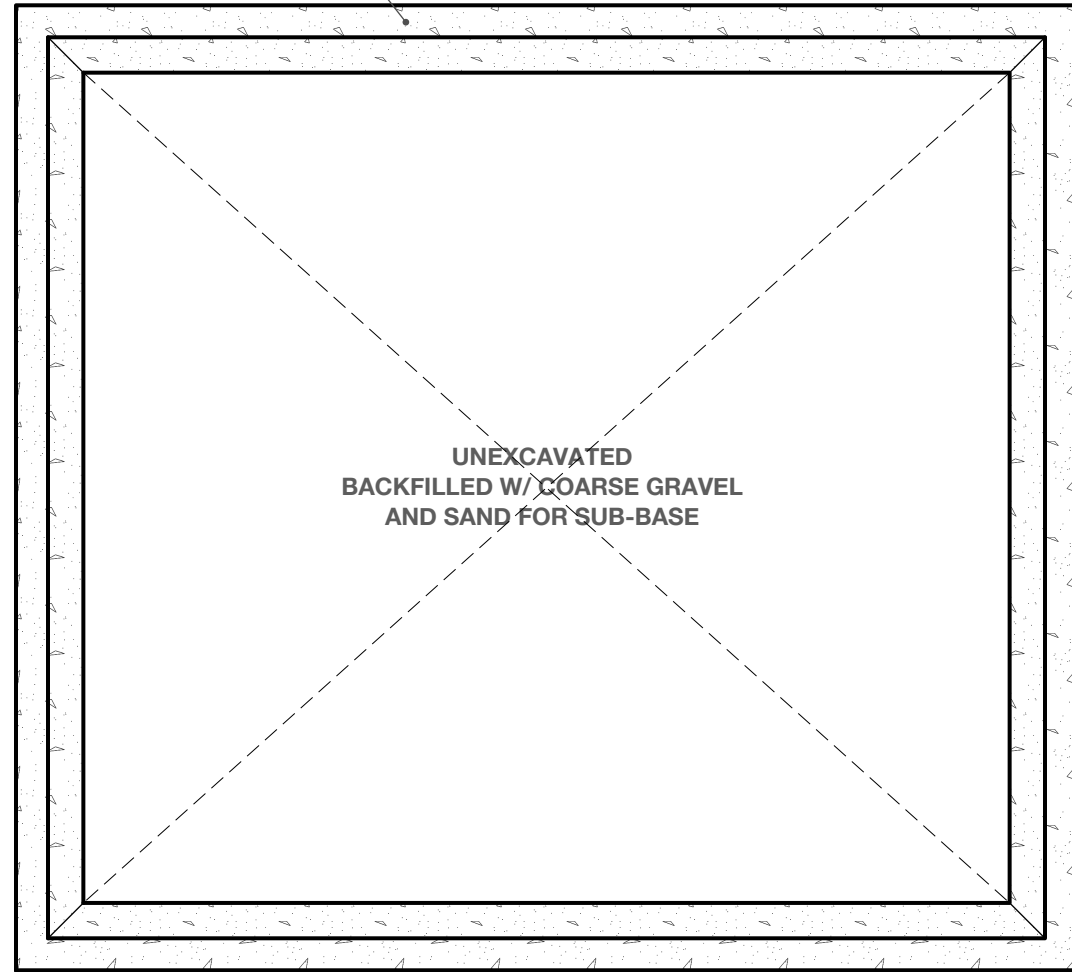
ADDRESS: 3434 BURNS STREET
DETROIT, MICHIGAN 48214
INDIAN VILLAGE NEIGHBORHOOD

SCALE:

DATE: 28 June 2024

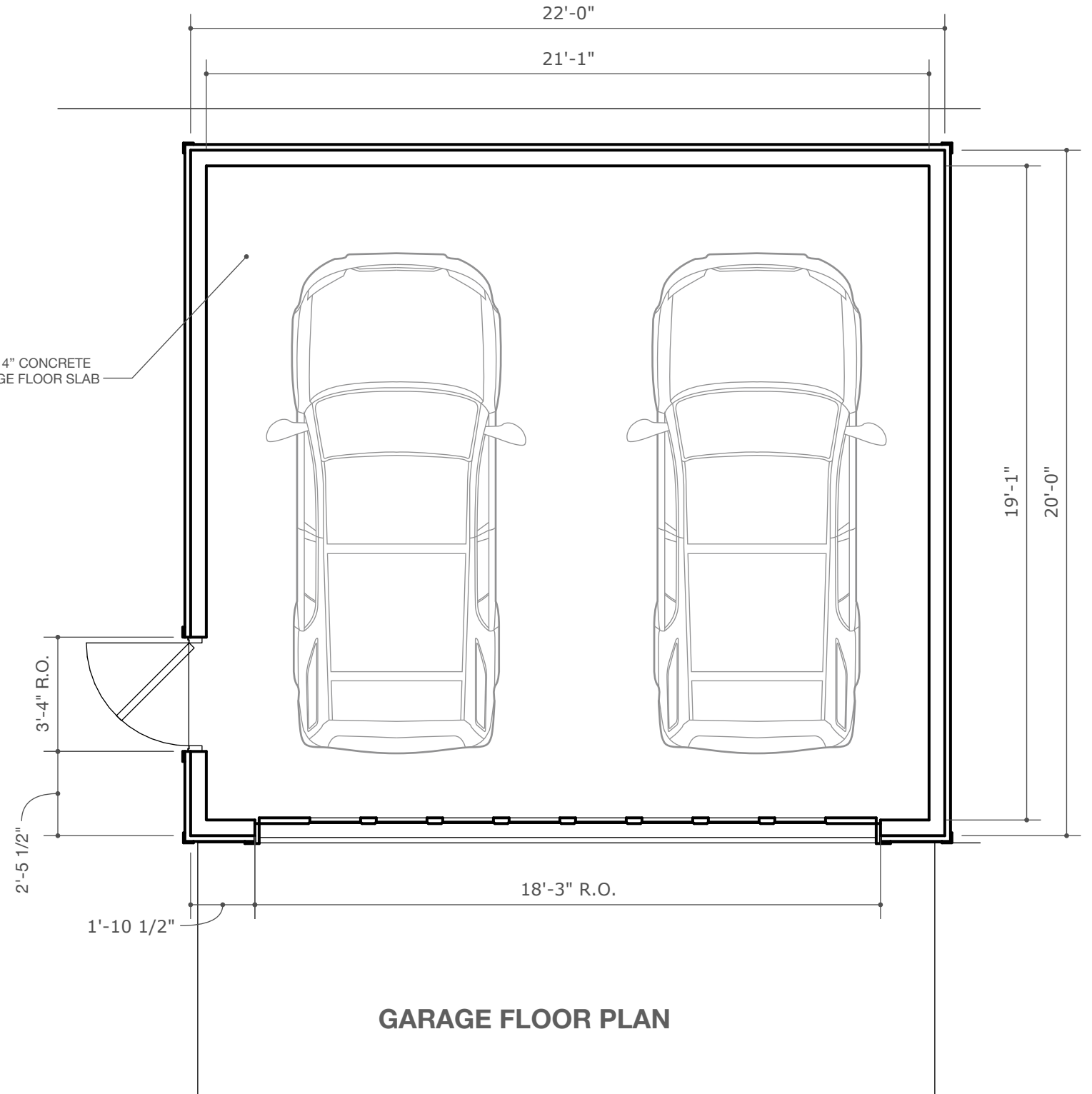
A1

NEW THICKENED EDGE CONCRETE
SLAB AND FOUNDATION



FOUNDATION PLAN

NEW 4" CONCRETE
GARAGE FLOOR SLAB



GARAGE FLOOR PLAN

CIRCULAR GARAGE VENT
CASED IN HARDIE TRIM

5" REVEAL HARDIE PLANK
FIBER CEMENT SIDING
SMOOTH

5 1/2" HARDIE TRIM TO
MIMIC HALF-TIMBERING

GAF ARCHITECTURAL SERIES
ASPHALT SHINGLE

METAL DRIP EDGE AT EAVES &
RAKES PAINTED TO MATCH
COLOR OF HARDIE TRIM

4" SHEET METAL
GUTTERS PAINTED
TO MATCH COLOR
OF HARDIE TRIM, TYP.

5" REVEAL HARDIE
PLANK FIBER CEMENT
SIDING - SMOOTH

8" OVERHANG, TYP.

14'-0"

14'-0"

EAST ELEVATION

SOUTH ELEVATION

CIRCULAR GARAGE VENT
CASED IN HARDIE TRIM

5" REVEAL HARDIE PLANK
FIBER CEMENT SIDING
SMOOTH

5 1/2" HARDIE TRIM TO
MIMIC HALF-TIMBERING

18' W X 7' T FIBERGLASS GARAGE DOOR.
8 OVER 4 INFILL PANEL PATTERN W/ TOP ROW
CLEAR GLASS LITES.

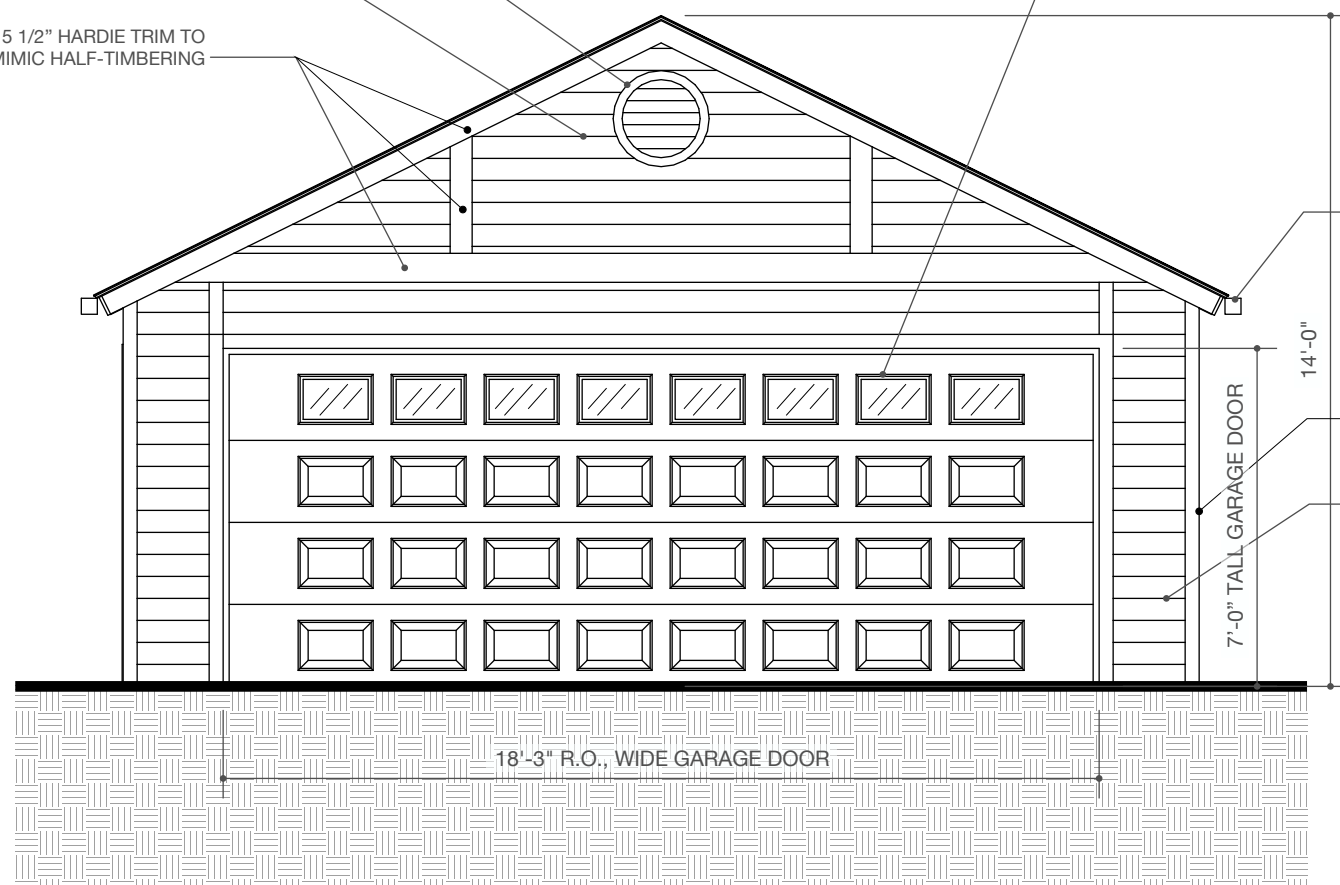
4" SHEET METAL
GUTTERS PAINTED
TO MATCH COLOR
OF HARDIE TRIM, TYP.

3 1/2" HARDIE TRIM
SIDING CORNER
ENDS, TYP.

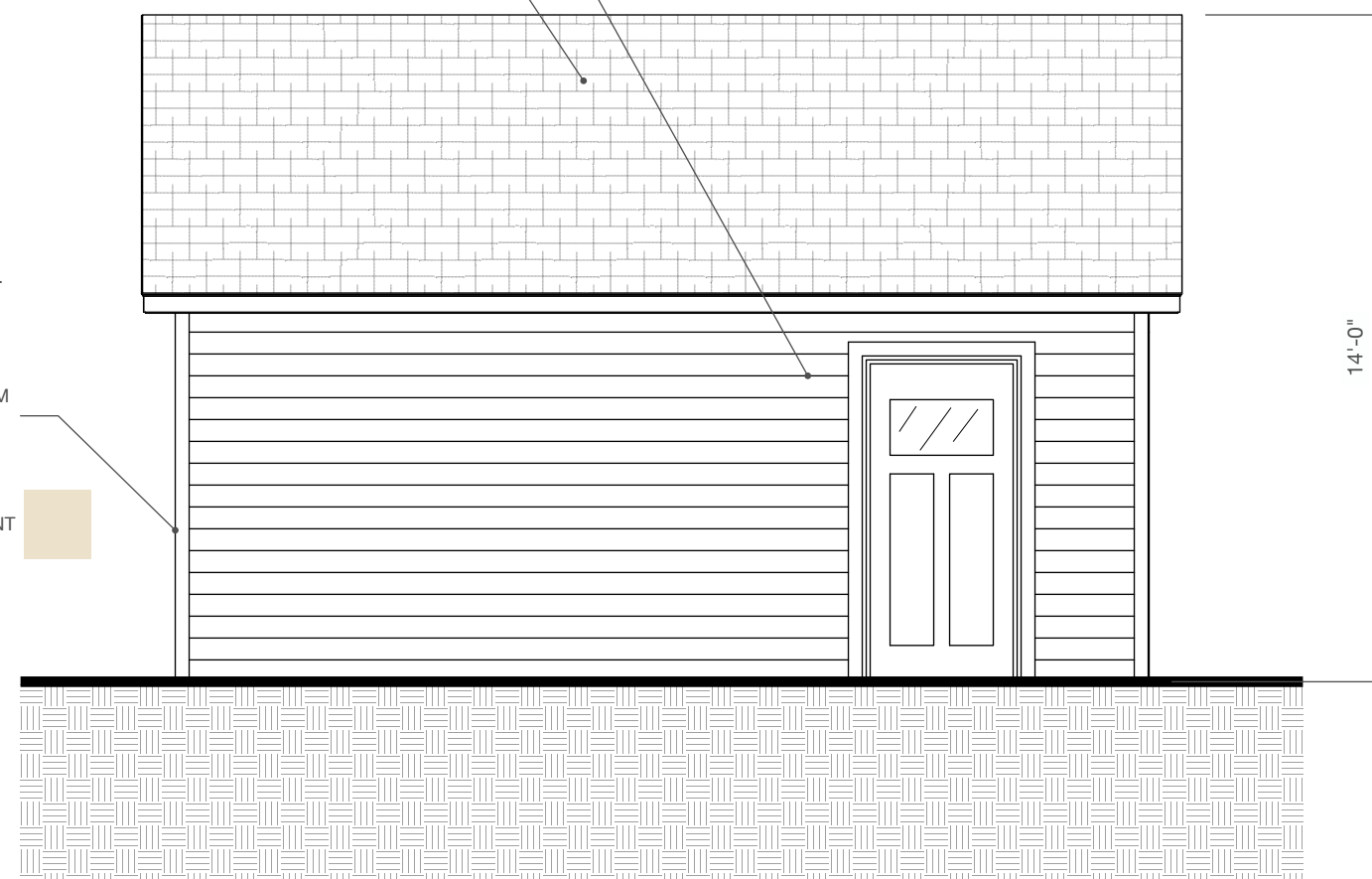
5" REVEAL HARDIE
PLANK FIBER CEMENT
SIDING - SMOOTH

FIBERGLASS DOOR PAINTED
TO MATCH HARDIE TRIM. ONE
UPPER GLASS LITE. CASED
IN HARDIE TRIM

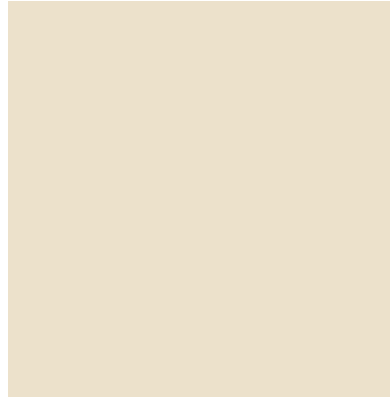
GAF ARCHITECTURAL SERIES
ASPHALT SHINGLE



WEST ELEVATION



NORTH ELEVATION



HARDIE PLANK SIDING

STOCK COLOR: NAVAJO BEIGE

SIMILAR TO HDC COLOR FAMILY A1-YELLOWISH GRAY

MIMICS HALF-TIMBERING INFILL RENDERED ON THE FRONT FACADE OF THE PRIMARY STRUCTURE.



HARDIE TRIM, EDGING DETAIL & DOORS

PRIMED FOR PAINT

TO BE PAINTED SIMILAR TO HDC COLOR FAMILY A9-MODERATE REDDISH GREEN



GAF TIMBERLINE HDZ HIGH DEFINITION ARCHITECTURAL ASPHALT SHINGLE

MODEL: APPALACHIAN SKY