

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

BLD2024-01040

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Existing garage is encroaching onto easement.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")



4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

Scope of Work:


- Demo existing 14' x 22' detached garage and break out driveway.
- Pour new driveway, ratwall and garage floor.
- Build new 24' x 24' detached garage.

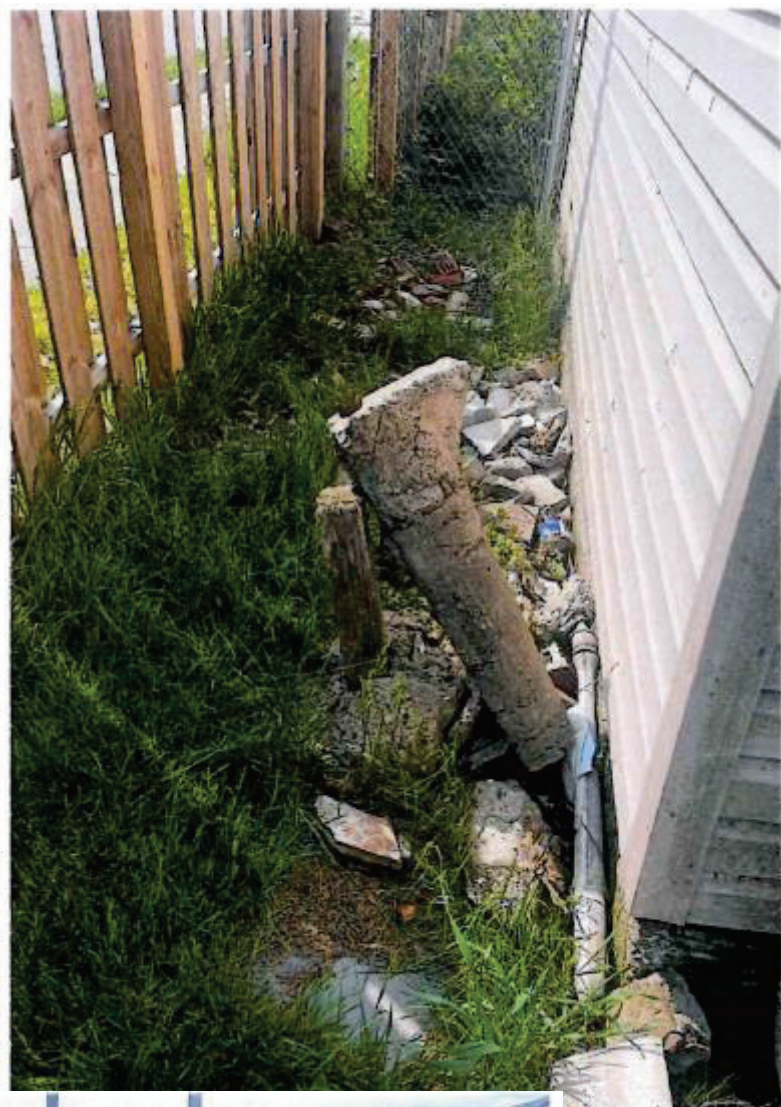
5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

<p>9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	







ITALY AMERICAN
CONSTRUCTION CO., INC.

8401 N. TELEGRAPH RD.
DEARBORN HEIGHTS, MI. 48127
(313) 278 – 7500
FAX: (313) 278 – 7501

April 23, 2024

City of Detroit
Historic District Commission

RE: Detached Garage
Spencer Residence
14846 Ashton
Detroit, MI 48223

To the Historic District Commission,

Italy American Construction is looking to tear down the existing garage and build a new 24' x 24' detached garage at 14846 Ashton. The house is located in the Rosedale Park Historic District. We plan to demo the existing 14' x 22' detached garage. According to a survey provided to us by the homeowner, the existing garage is encroaching one foot into the easement. We plan to build the new garage up to the easement line so it will no longer encroach into it.

The existing garage gable extends past the front wall of the garage creating an overhang that rests on two columns. We propose to build a standard gable garage that will eliminate the columns. The new garage will have a roof overhang of two feet but will not need columns for support. The proposed garage will have vinyl siding with a decorative piece in the peak to match the house. There will also be an octagonal window in the gable. We propose to build the new garage using vinyl siding in the color Savannah Wicker.

The homeowner provided us with a survey that was done in 1987 that states the house has brick and aluminum siding and the garage is a one car frame garage. This survey predates when the district was enacted in 2007. According to the survey, since the house doesn't have wood siding, we are proposing to use vinyl siding on the garage and match the style of the siding on the house.

Scope of Work:

- Demo existing 14' x 22' detached garage and break out driveway.
- Pour new driveway, ratwall and garage floor.
- Build new 24' x 24' detached garage.

Thank you,
Italy American Construction
8401 N. Telegraph Rd.
Dearborn Heights, MI 48127
(313) 278-7500 – permits@iac1954.co



ITALY AMERICAN CONSTRUCTION CO., INC.

8401 N. TELEGRAPH RD.
DEARBORN HEIGHTS, MI. 48127
(313) 278 – 7500
FAX: (313) 278 – 7501

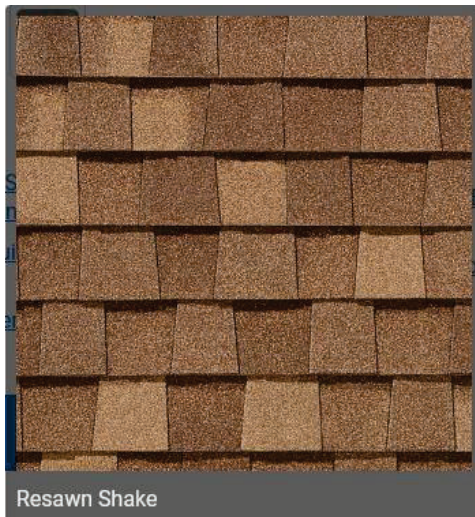
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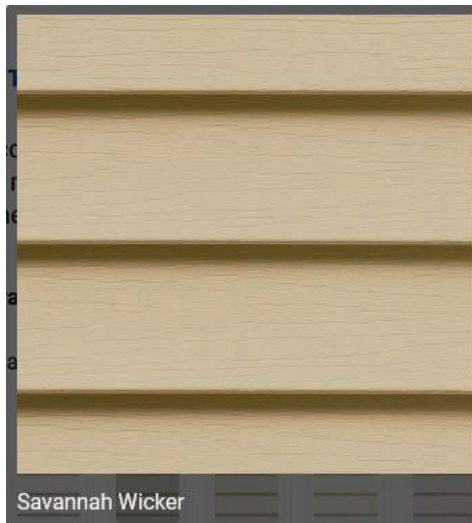
Material List:

LANDMARK DIMENSIONAL SHINGLES
COLOR: RESAWN SHAKE
[LINK TO ROOFING SPECS](#)



Resawn Shake

ENCORE SIDING – D4.5 DUTCHLAP
COLOR: SAVANNAH WICKER
[LINK TO SIDING SPECS](#)



Savannah Wicker

TRIM SOFFIT GUTTERS
COLOR: SAVANAH WICKER



713 - WICKER

TAFCO WINDOW
24" X 24" FIXED OCTAGON GEOMETRIC VINYL
WINDOW WITH GRIDS: WHITE

[LINK TO WINDOW SPECS](#)



GARAGE DOOR 16' X 8' NON-INSULATED
SHORT PANEL, COLOR: WHITE

[LINK TO GARAGE DOOR SPECS](#)



COACH LIGHT

[LINK TO COACH LIGHT SPECS](#)





Encore™

Siding



Life happens here.™



Installing vinyl siding is a smart investment, with **one of the highest returns** of any major home remodeling project when it's time to sell.

94.7%

Return on investment
for vinyl siding

Source: *Remodeling* magazine
2023 Cost vs. Value Report

On Cover:

Siding: Encore Double 4" Clapboard in Castle Stone.

Trim: Vinyl Carpentry and Restoration Millwork.

Choose great looks that last.



STUDfinder™ Technology

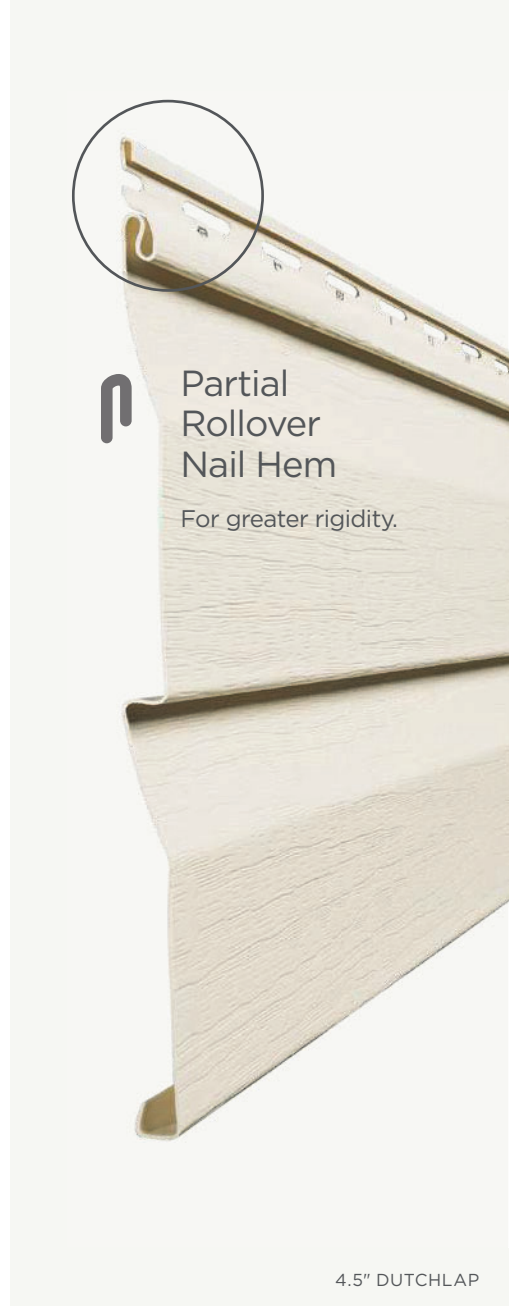
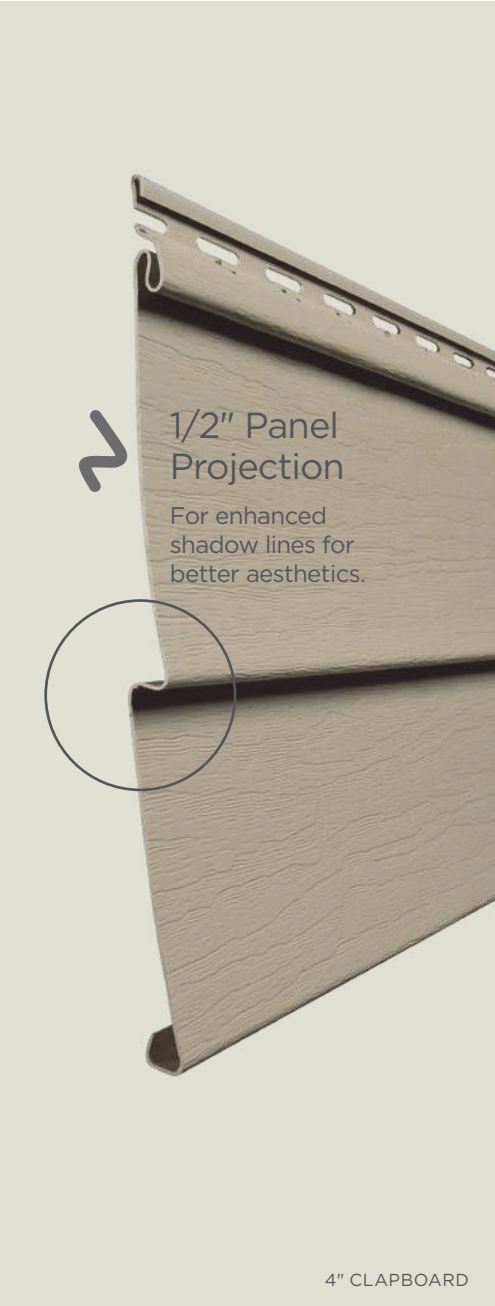


PermaColor™ Protection

3 styles. 15 colors. Encore™ clapboard and dutchlap siding, with its attractive woodgrain texture, has features that allow for precise installation on your home. Designed to stay beautiful with very little effort, Encore features fade-resistant colors, is very durable and offers exceptional value.

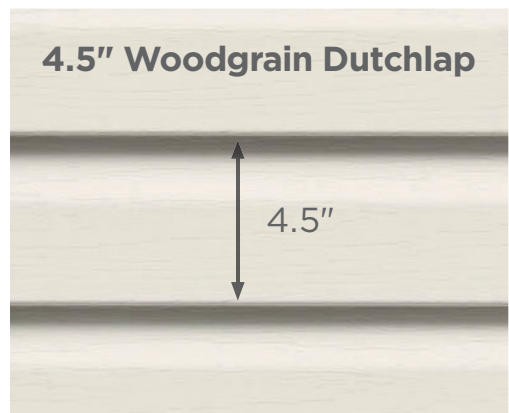
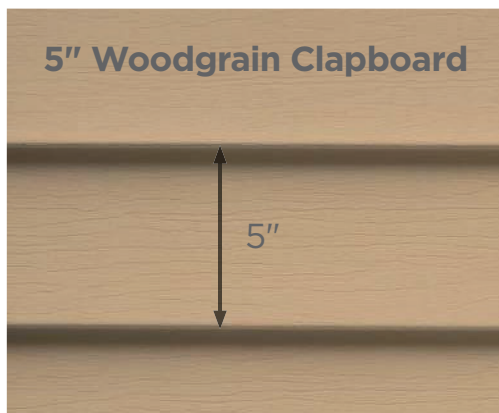
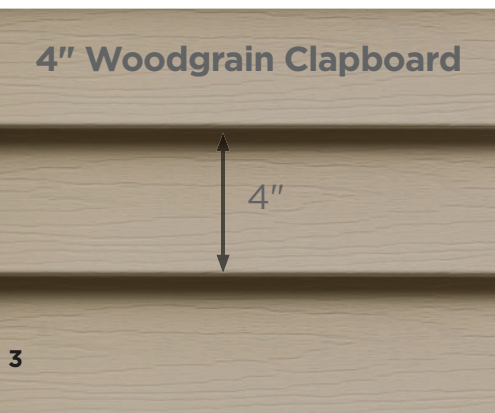


Siding: Encore Double 5" Clapboard in Desert Tan.
Trim: Vinyl Carpentry® and Restoration Millwork®.



3 Styles. Great features.

Encore consists of traditional styles with European roots: Clapboard and Dutchlap. The Clapboard style is the most traditional and found in all parts of the United States. The Dutchlap style provides strong shadow lines and is highly popular in the Mid-Atlantic region.



Castle Stone

Sandstone Beige

Oxford Blue

Colonial White

Cypress

Desert Tan

Sterling Gray

Light Maple

Natural Clay

Heritage Cream

Seagrass

Herringbone

Savannah Wicker

Snow

Buckskin

15 Long-Lasting Colors



PermaCOLOR™ System assures color performance, resistance and durability. Utilizing the newest technology and state-of-the-art formulations, CertainTeed backs their vinyl siding with PermaCOLOR Lifetime Fade Protection.



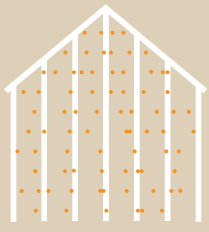
Encore is better...



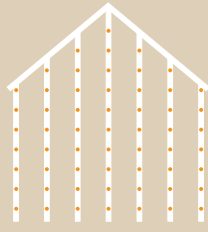
Siding: Encore Double 4" Clapboard in Desert Tan and Cedar Impressions
Single 6-1/3" Scallop Perfection Shapes in Natural Clay.
Trim: Vinyl Carpentry® & Restoration Millwork®.

...for safety.

STUDfinder™ is an installation system with letters on the Encore panel nail hem to ensure proper nailing to wood studs, to protect you from unwanted dangers such as damaged pipes or wires, or exposed nails.



Without STUDfinder



With STUDfinder



...for protection.

When installed with Encore siding, CertaWrap™ Weather Resistant Barrier is the added layer of protection against air and moisture damage.

...for peace of mind.



Warranty

Encore has a lifetime limited warranty.



Trusted Brand

CertainTeed siding is the brand preferred by building professionals and homeowners, from surveys conducted by national trade magazines. CertainTeed is an industry leader for over 100 years.



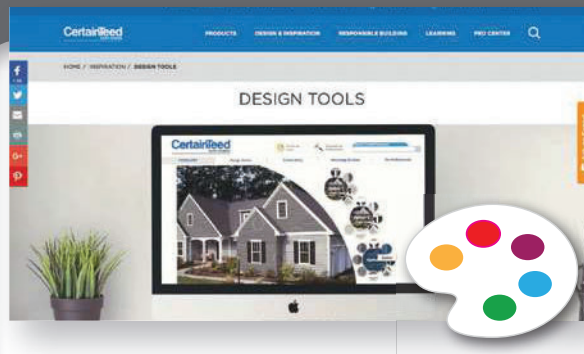
Sustainable

CertainTeed vinyl siding offers significantly lower environmental impact than other cladding options.*

*Based on life cycle assessment studies conducted through the National Institute of Standards and Technology (NIST)

We can help with your decisions.

What is your color and design comfort level?



Color and Design Tools
www.certainteed.com/colortools

NOVICE

You are not sure about colors and are not sure where to start.

INTERMEDIATE

You understand color and enjoy experimenting with color combinations but aren't exactly sure which color direction you want to go.

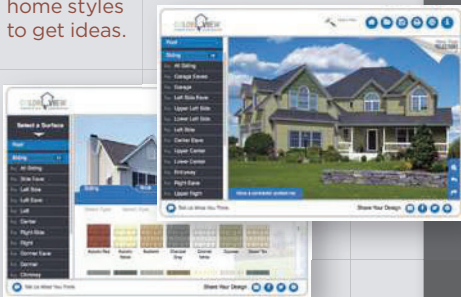
EXPERT

You already know what colors you want to use, but would like to see how the products available in your color theme will look together on your home.



Online

Mix and match colors and styles on a wide variety of pre-populated home styles to get ideas.



DIY

Immediately begin designing by uploading a project picture and quickly mix and match products on your own project.



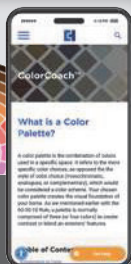
Pro

Have a photo of your home professionally masked in a few days so you can visualize in ColorView tool.



ColorCoach™

Gives you a virtual swatchbook to get started.



CertainTeed products are designed to work together and complement each other in color and style to give your home a beautiful finished look.

Polymer Shakes and Shingles

Roofing and Ventilation



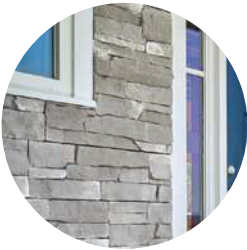
Vinyl Siding

Housewrap



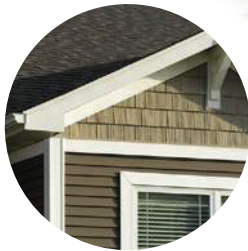
Insulated Siding

Stone



Vinyl & metal soffit

Vinyl Carpentry® Trim



PVC Exterior Trim and Beadboard

Metal Siding



CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim

20 Moores Road, Malvern, PA 19355 | 800-233-8990 | certainteed.com

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410

NON INSULATED

411

INSULATED



Traditional Raised Panel 24 Gauge

RAISED PANELS



↑ WHITE | WILLIAMSBURG WINDOW



Traditional Raised Panel

Constructed of top quality materials, highly detailed raised panel, deep woodgrain texture, and two coat prefinished paint system all combine to enhance the beauty of your home.

- 24 gauge steel
- 1.0 mil paint with 7 color options
- 8 window options
- R-value 6.85 **411 Feature*
- Vinyl interior skin **411 Feature*

↑ WHITE



WHITE



ALMOND



DESERT TAN



SANDSTONE



BROWN



GRAY



BLACK

**Colors may vary from actual product*

410 / 411

NON INSULATED / INSULATED

Traditional Raised Panel 24 Gauge

RAISED PANELS

FEATURES

24 GAUGE STEEL
Hot dipped galvanized steel construction with hemmed inside return rail provides superior strength and durability.

ROLLED SAFETY EDGES ON SECTION JOINTS
Eliminates sharp edges, and provides extra strength.

19 GAUGE HOT DIPPED GALVANIZED STILES
Heavy duty metal stiles give strong rigid support for all hinges, rollers, and operator attachment.

STILES ATTACHED WITH RIVETS
Provides superior strength when compared to common sheet metal joining methods.

TONGUE AND GROOVE MEETING RAILS
For superior strength and better sealing against wind, rain, and snow.

RIGID ALUMINUM RETAINER WITH WEATHERSTRIP
Provides added strength while securing replaceable U-type bottom astragal weatherstrip to help keep the elements out.

R-VALUE 6.85
Enhances your home's energy savings, makes your door operation quieter, and reduces exterior noise in your garage.
**411 Feature*

HIGH IMPACT PLASTIC BACK COVER
Protects the insulation, and enhances the interior look of your garage door. **411 Feature*

CFC FREE EXPANDED POLYSTYRENE
Environmentally friendly insulation that will not degrade with vibration or time. **411 Feature*

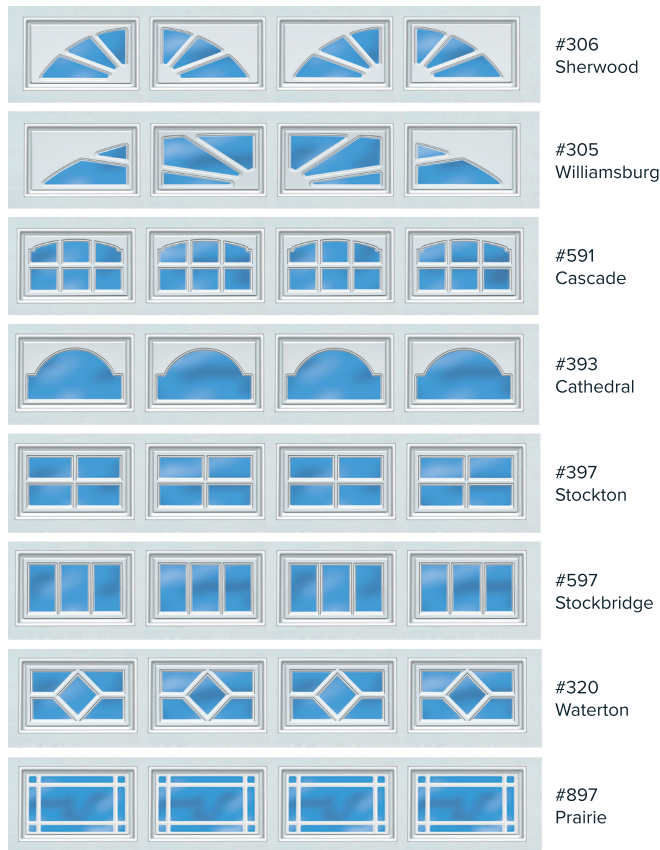
WINDOW GLASS OPTIONS

See website for glass options

SIZE OPTIONS

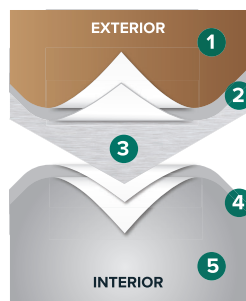
WIDTHS:	HEIGHTS:
8', 9'	6'6", 6'9", 7'0", 7'6", 7'9", 8'0"
10'	
12'	
14', 15'	
16', 17', 18'	
20', 22'	

WINDOW OPTIONS



**Not all glazing options may be available from all distributors. No glazing on 18" sections.*

PAINT LAYERS

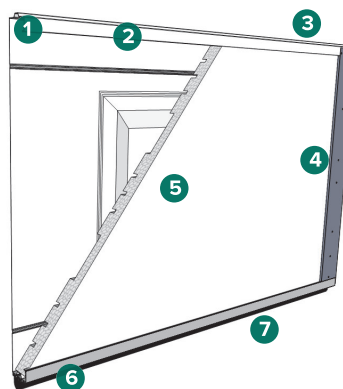


1.0 MIL PAINT SYSTEM

Includes .25 mil rust inhibiting primer and .75 mil exterior top coat that resists fading and chalking, while providing consistent color from panel to panel and more durability.

- 1 Paint - .75 MIL
- 2 Primer - .25 MIL
- 3 Steel
- 4 Primer - .2 MIL
- 5 Paint - .3 MIL

CONSTRUCTION



- 1 Tongue and groove meeting rails
- 2 Hemmed interior rails
- 3 2" thick section
- 4 19 gauge hot dipped galvanized steel stiles
- 5 CFC free expanded polystyrene insulation with vinyl backing (standard on 411)
- 6 Replaceable U-Type vinyl bottom weatherstrip
- 7 Extruded aluminum weatherstrip retainer

**This image is showing 411*

**Sconce Type**

Lantern

[See Similar Items](#)**Number of Lights**

1 Light

[See Similar Items](#)**Power Source**

Hardwired

[See Similar Items](#)**Light Direction**

Down

[See Similar Items](#)**Fixture Material**

Aluminum

[See Similar Items](#)**Damp/Wet Rating**

Wet Rated

[See Similar Items](#)**Glass Type**

Clear Glass

[See Similar Items](#)**Durability**

Rust Resistant

Waterproof

Weather Resistant

Dimensions

Mounting Plate Height (in.)	4.4	Mounting Plate Width (in.)	4.4
Product Depth (in.)	5.89 in	Product Height (in.)	8.19 in
Product Width (in.)	4.41 in		

Details

Compatible Bulb Type	Incandescent	Damp/Wet Rating	Wet Rated
Durability	Rust Resistant, Waterproof, Weather Resistant	Exterior Lighting Product Type	Sconce
Fixture Color/Finish	Black	Fixture Material	Aluminum
Glass Type	Clear Glass	Included	Hardware Included
Indoor/Outdoor	Outdoor	Light Bulb Base Code	E26
Light Bulb Type Included	No Bulbs Included	Light Direction	Down
Max. Bulb Wattage (W)	60	Number of Lights	1 Light
Outdoor Lighting Features	No additional features	Package Quantity	1
Power Source	Hardwired	Product Size	Small
Product Weight (lb.)	1.24 lb	Recommended Light Bulb Shape Code	A19
Returnable	90-Day	Sconce Type	Lantern
Shade Material	Glass	Shape	Square
Style	Traditional	Voltage Type	Line Voltage



*Landmark,
shown in Weathered Wood*

Landmark[®]

Designer Roofing Shingles

A Classic Original

Landmark's dual-layered construction provides depth and dimension, along with extra protection from the elements. Widest array of colors in the industry.

- **Lifetime limited warranty**
- **10-year SureStart protection**
Includes materials and labor costs
- **15-year 110 MPH wind warranty**
Upgrade to 130 MPH available
- **CertaSeal[®] seals roofs tight** against wind and weather.
- **StreakFighter[®] 25-year algae resistance.**
- **QuadraBond[®] secures shingle layers** together at four points for **greater performance.**
- **NailTrak[®] wider nailing area** for a more accurate installation



CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance

Acceptance Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

LANDMARK® COLOR PALETTE



Cobblestone Gray



Colonial Slate



Georgetown Gray



Pewter



Moiré Black



Driftwood



Weathered Wood



Heather Blend



Burnt Sienna



Resawn Shake



Scan code for more information

NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.

Landmark® Series available in areas shown



CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim

20 Moores Road, Malvern, PA 19355 | 800-233-8990 | certainteed.com

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SET	ISSUE DATES
06/2/24	ISSUE
APPLY FOR PERMIT	

REF.	NOTES
DRAWN BY: RM	
CHECKED BY:	

PROJECT No. NS 2429
DATE CREATED: 05/27/2024

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED BY CONTRACTOR AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT AND ENGINEER.
- ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE OF QUALITY AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE BOOKS.
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GENERAL SITE NOTES

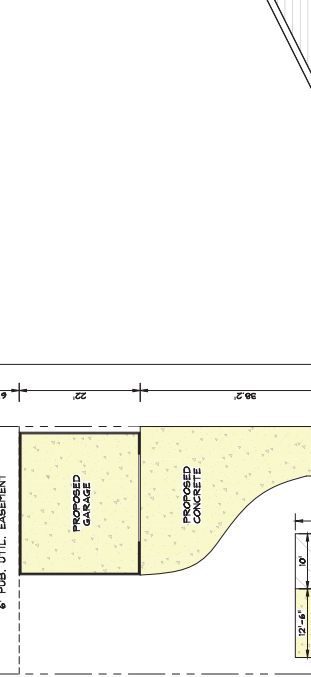
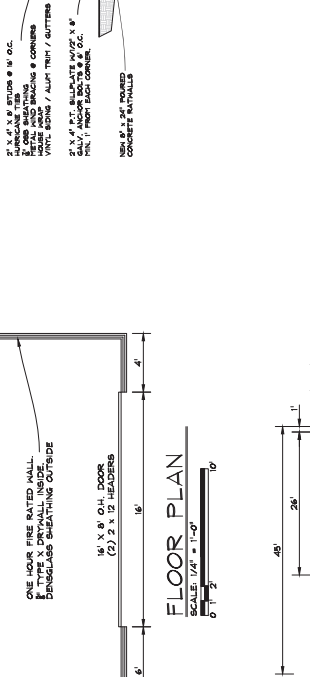
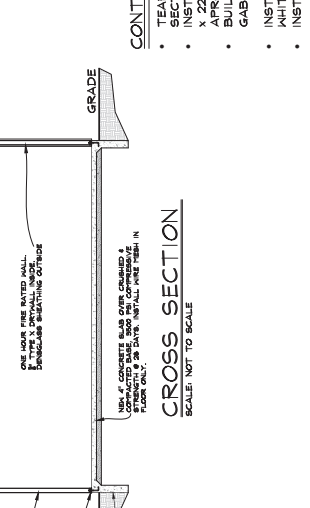
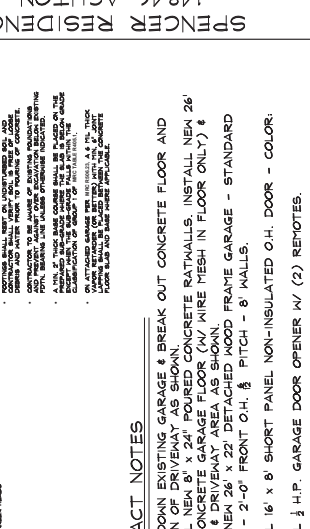
- THE PROJECT IS LOCATED AT THE CORNER OF [Address] AND [Address].
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE BOOKS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODE BOOKS.
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CONTRACT NOTES

- TEAR DOWN EXISTING GARAGE & BREAK OUT CONCRETE FLOOR AND SECTION OF DRIVEWAY AS SHOWN.
- INSTALL NEW 8' x 24' POURED CONCRETE RATHMILLS, INSTALL NEW 26' x 24' CONCRETE GARAGE FLOOR WITH WIRE MESH IN FLOOR ONLY & APPROXIMATE GARAGE RAMP AS SHOWN.
- BUILD NEW 26' x 22' DETACHED WOOD FRAME GARAGE - STANDARD GABLE - 2'-0" FRONT O.H. & PITCH - 8' WALLS.
- INSTALL 16' x 8' SHORT PANEL NON-INSULATED O.H. DOOR - COLOR: WHITE.
- INSTALL 3/4" H.P. GARAGE DOOR OPENER W/ (2) REMOTES.
- SIDING: VINYL DOUBLE 4.5" DUTCHCLAP - COLOR: WICKER.
- ALUM. TRIM - COLOR: WICKER.
- PERF. VINYL SOFFIT - COLOR: WICKER.
- ALUM. GUTTERS - COLOR: WICKER.
- ROOFING: CERTANTEED LANDMARK DIMENSIONAL SHINGLES - COLOR: RESAWN SHAKE (2) #750 ROOF VENTS.
- DRIP EDGE - COLOR: WICKER.
- ELECTRICAL: OFF EXISTING SERVICE, (3) INTERIOR WALL OUTLETS, (2) INTERIOR LIGHTS, (2) SINGLE SWITCHES, (2) EXTERIOR G.F.I. COACH LIGHTS (SUPPLIED BY OWNER), (1) EXTERIOR G.F.I. OUTLET, (1) GARAGE DOOR OPENER OUTLET, I.A.C. TO FILL ELECTRICAL TRENCH.

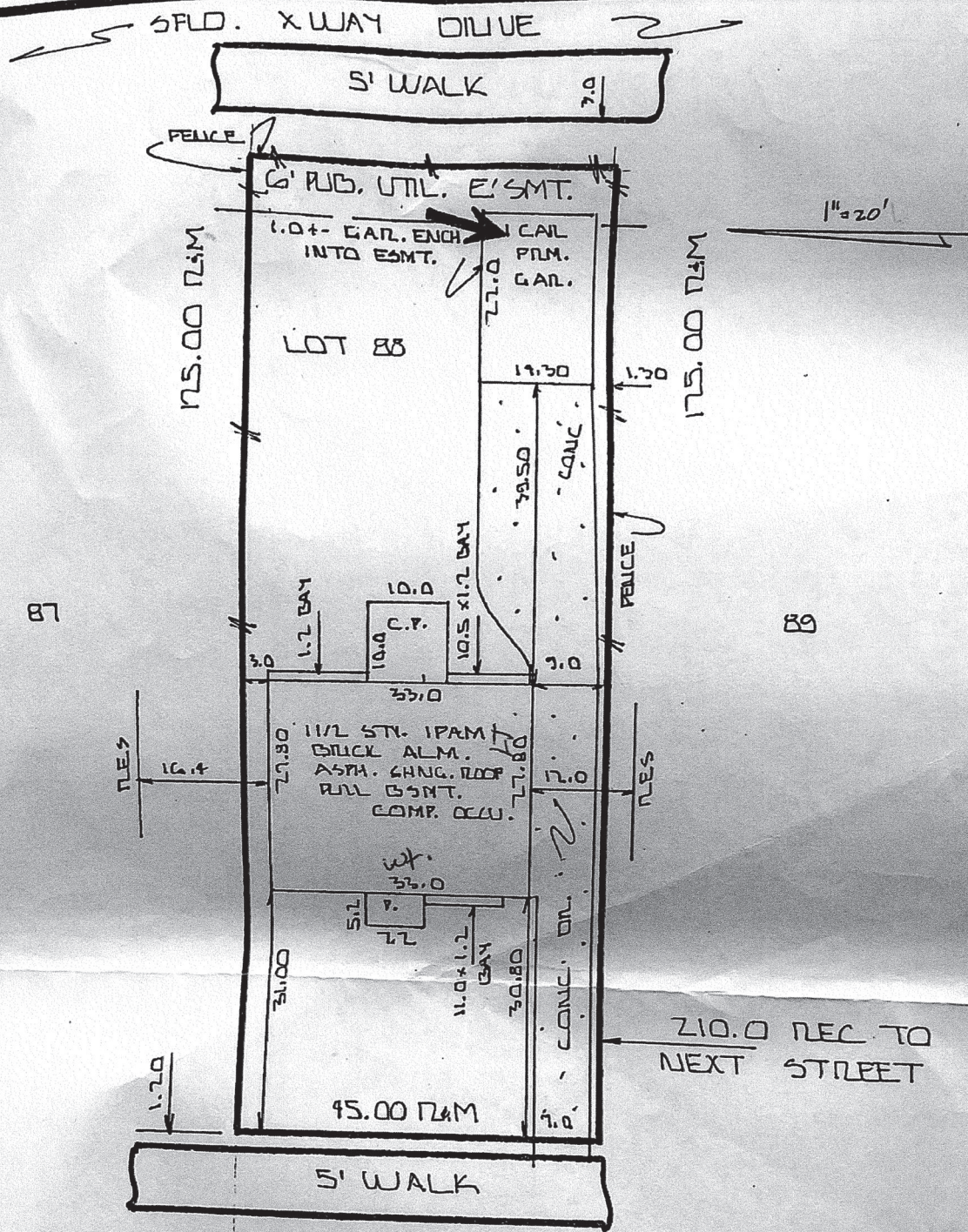
FDTN. & CONC. NOTES

- FOUNDATION SHALL BE CONCRETE WITH REINFORCEMENT AS SHOWN.
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- FOUNDATION SHALL BE CONCRETE WITH REINFORCEMENT AS SHOWN.



SITE PLAN
SCALE: 3/32" = 1'-0"

28 x 33 = 924 ÷ 2 = 462 + 924 = 1,380 sq feet



14846 ASHTON 80' WD.

LOT 88, ROSEDALE PARK SUBDIVISION, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN. AS RECORDED IN LIBER 37 PAGES 74 & 75 OF PLATS, WAYNE COUNTY RECORDS.

JOSEPH W. SPENCER JR. & CHIQUITA D. SPENCER

SURVEY# 258024 March 30, 1987

