




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)	N/A
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i></p> <p>Seeking approval of existing, completed garage. Original plans and dimensions attached. As well as photographs of existing structure.</p> <p>In addition, the detached garage has an interior unfinished storage loft with vinyl siding. We are going to clean and finish the interior loft and would like to add a window for natural light.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>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.)</i></p> <p>Looking to bring existing, completed detached garage up to code / approval.</p> <p>In addition, once garage is approved and up to code, we are going to clean and finish the interior loft and would like to put a window for natural light. Work will be done by Ideal Builders and Remodeling. Only visible work to the outside of the structure will be the aforementioned window. All other work will be internal</p>	
<p>4. DETAILED SCOPE OF WORK <i>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.")</i></p> <p>I will confirm permits are obtained as required. And once appropriate permits are obtained, I will give green light to Ideal Builders and Remodeling and then will schedule time for them to add the window to the garage and complete the work. The likely window to be added can be found here: https://www.homedepot.com/p/TAFCO-WINDOWS-36-in-x-48-in-Double-Hung-Aluminum-Window-with-Low-E-Glass-Grids-and-Screen-Brown-ADHIB3648G/305919184 This will be a 36"x47" aluminum frame window with frame painted to match the dark red / bronze frames of existing home.</p>	
<p>5. BROCHURES/CUT SHEETS <i>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.</i></p>	

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>	







NOTE: GARAGE IS TO REPLACE EXISTING GARAGED WHICH COLLAPSED. SIZE, SHAPE AND CONFIGURATION ARE TO MATCH EXISTING GARAGE

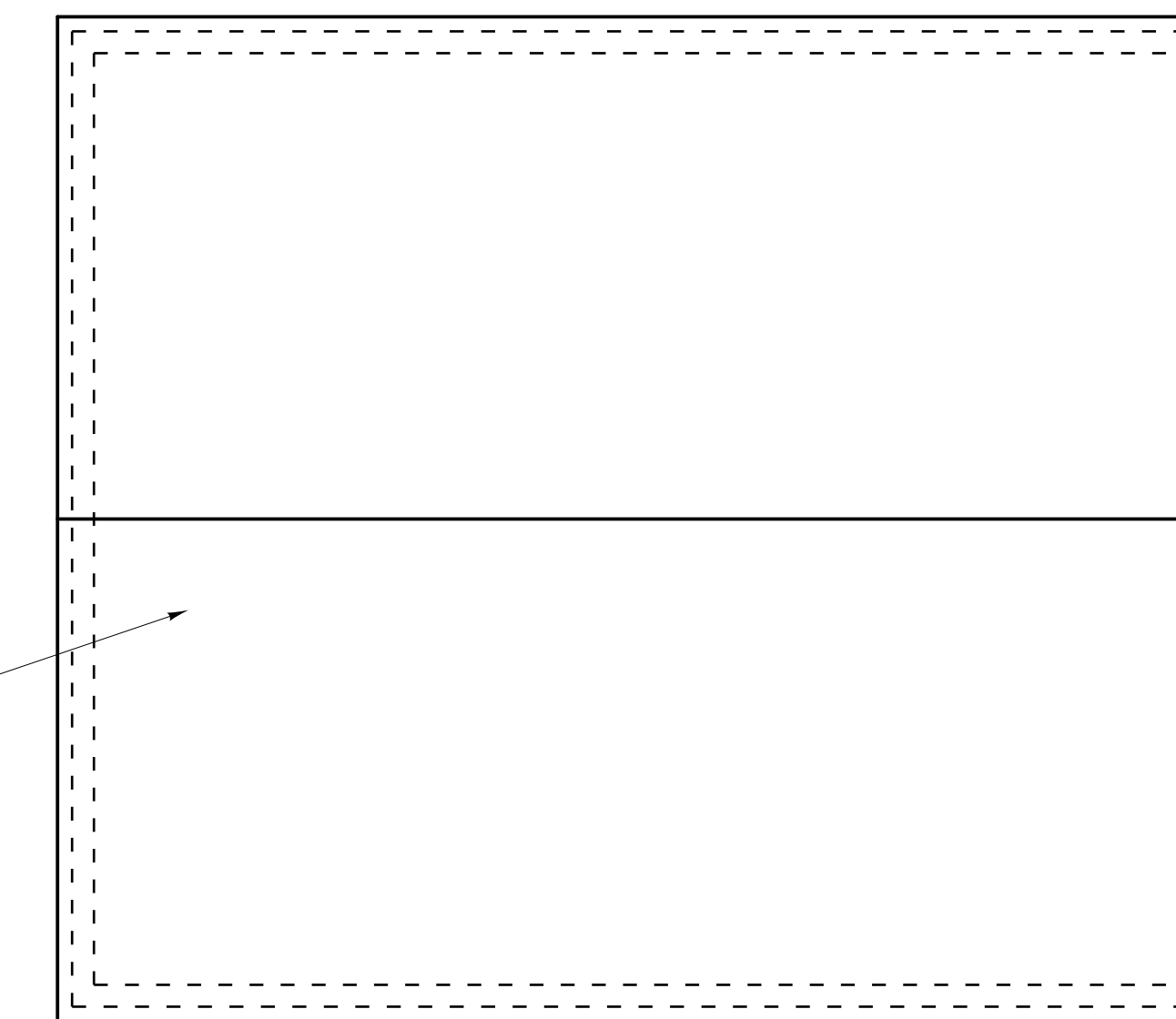
NOTE: NO MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS EXIST IN THE EXISTING GARAGE AND NO NEW MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS ARE BEING BROUGHT TO THE GARAGE.

PAINT SCHEDULE:

- PAINT #1 - B:10 GRAYISH GREEN, MS: 10G 5/2
- PAINT #2 - B:16 LIGHT GRAYISH OLIVE, MS: 75Y 6/2
- PAINT #3 - A:9 MODERATE REDDISH BROWN

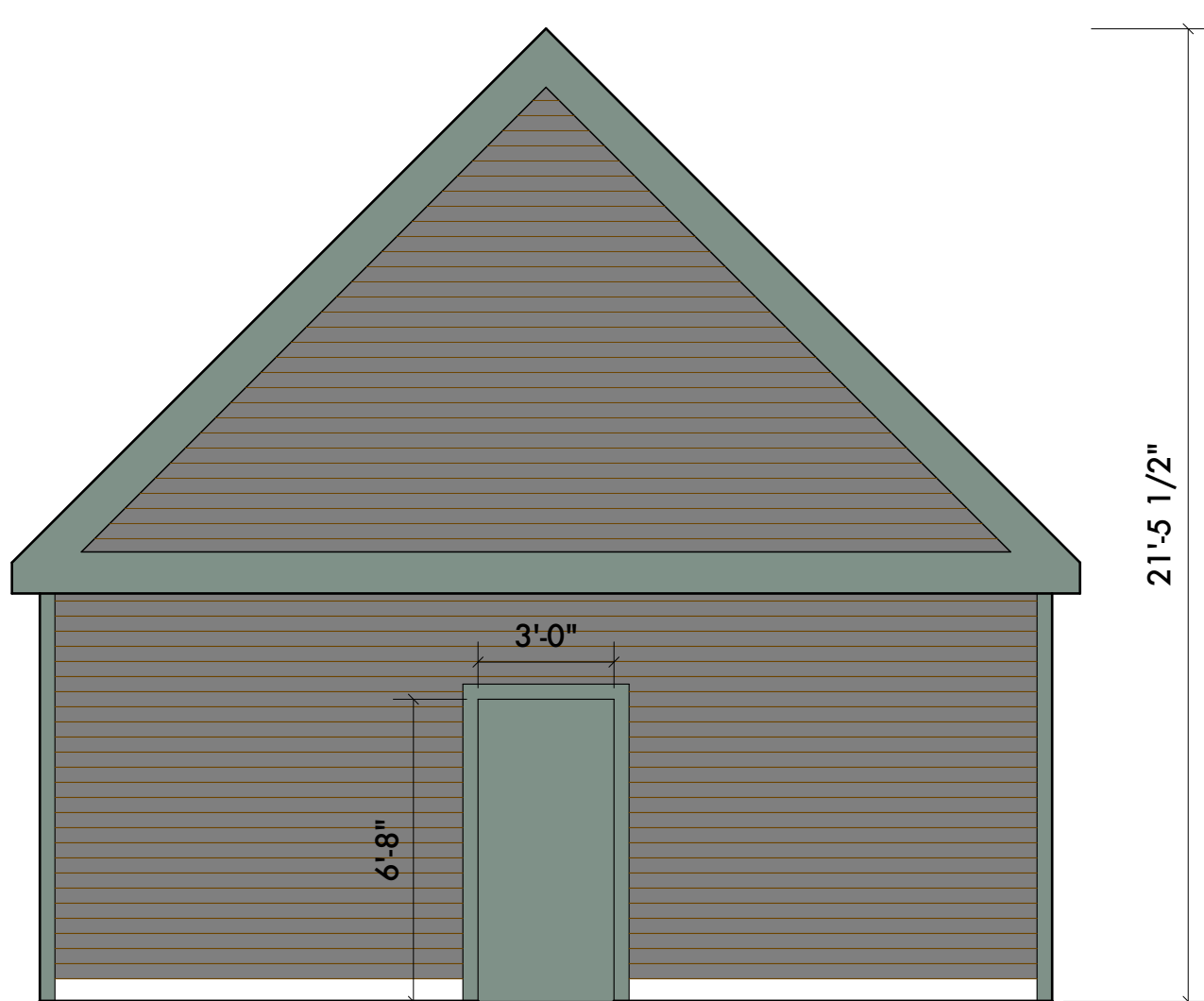
- NOTE:
1. ALL COLORS REFERENCED ARE CITY OF DETROIT HISTORIC COMMISSION "COLOR SYSTEM B" MS = MUNSELL STANDARD.
 2. PAINTING SCHEME TO MATCH THE EXISTING HOUSE.

ASPHALT SHINGLES ON 20# ASPHALT PAPER - PROVIDE ICE & WATER SHIELD AT BOTTOM 2' OF ROOF PROVIDE DRIP EDGE



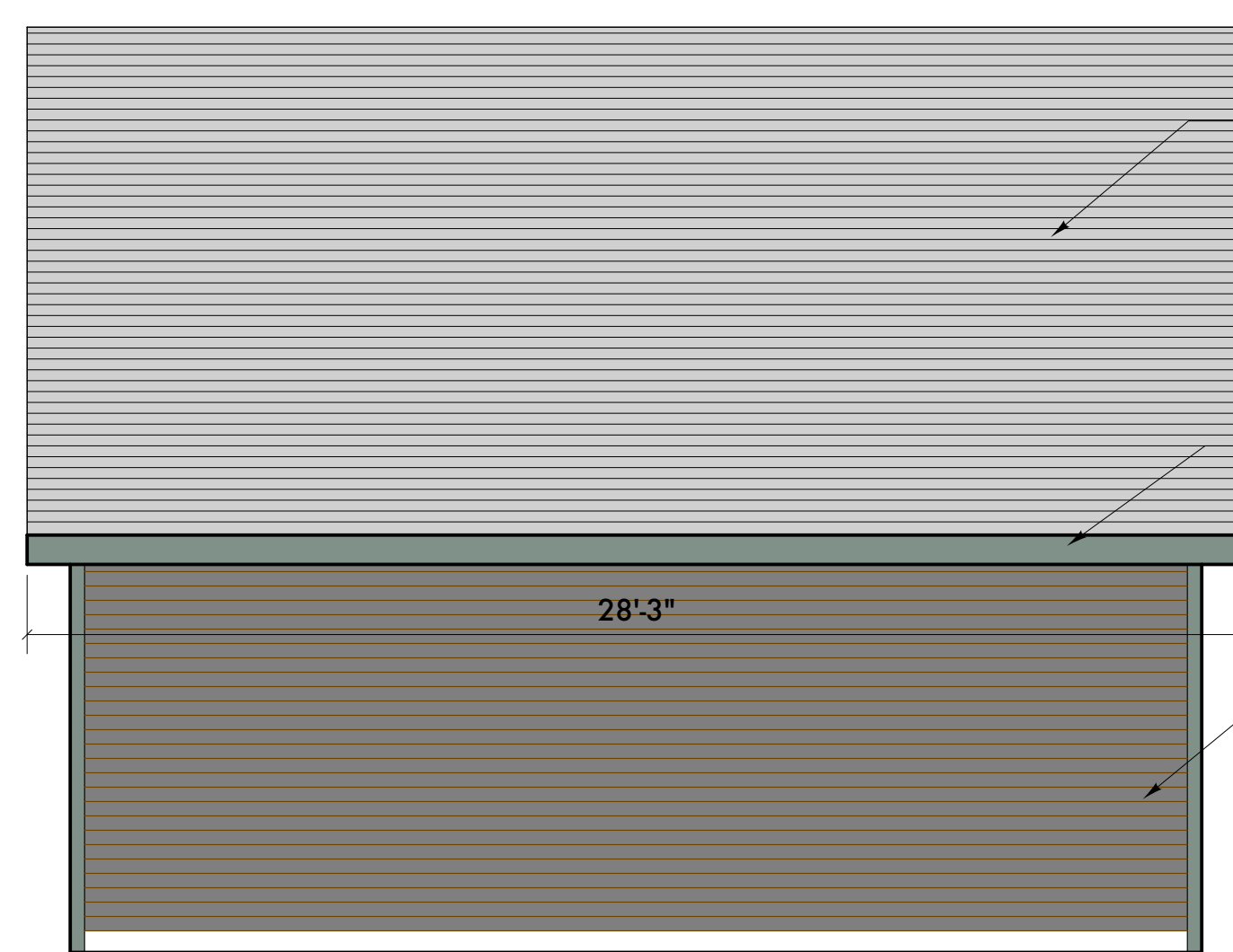
2 GARAGE ROOF PLAN

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



C NORTH ELEVATION AT GARDEN

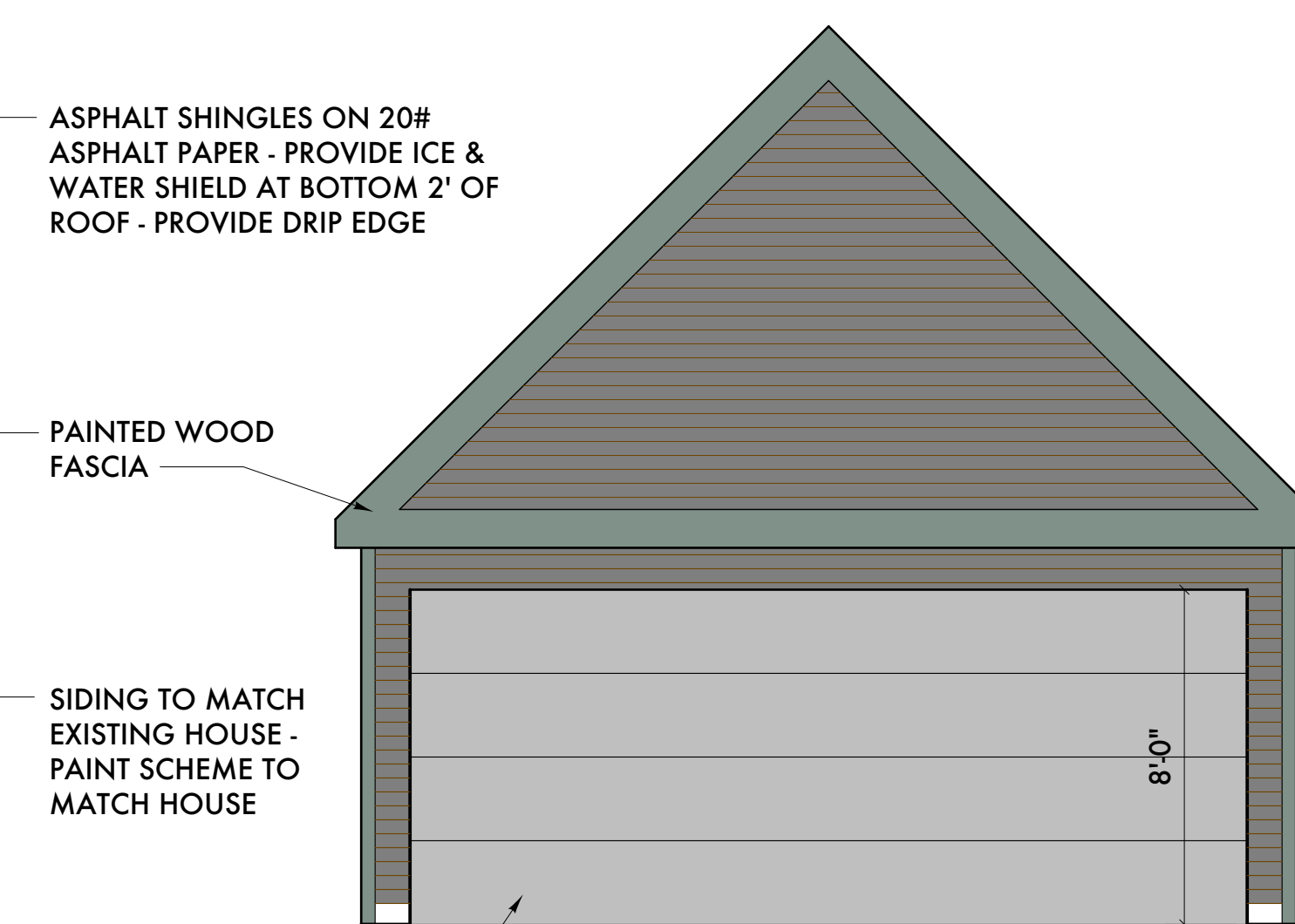
SCALE: 1/4" = 1'-0"



B EAST ELEVATION

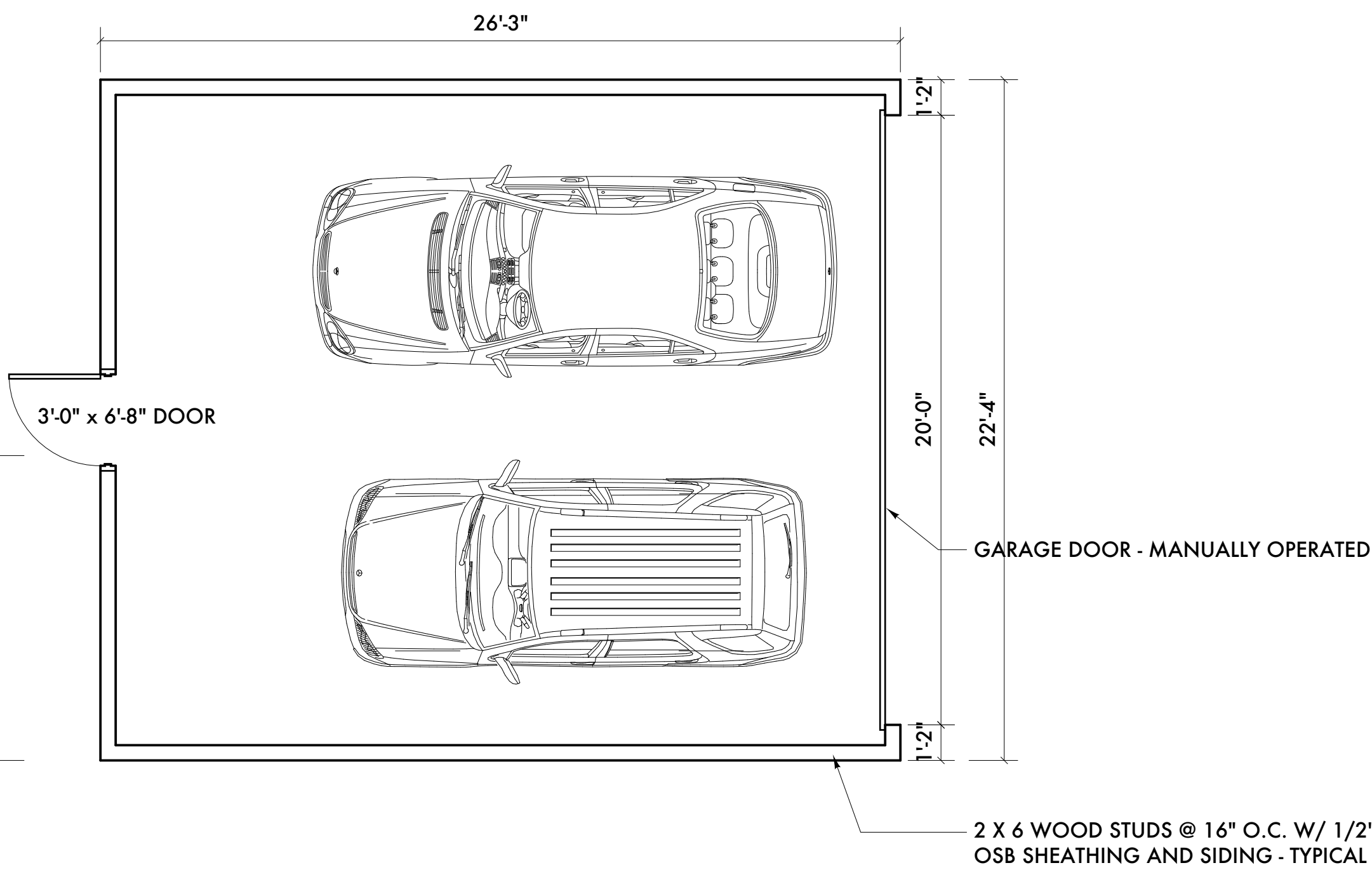
SCALE: 1/4" = 1'-0"

WEST ELEVATION OPPOSITE HAND



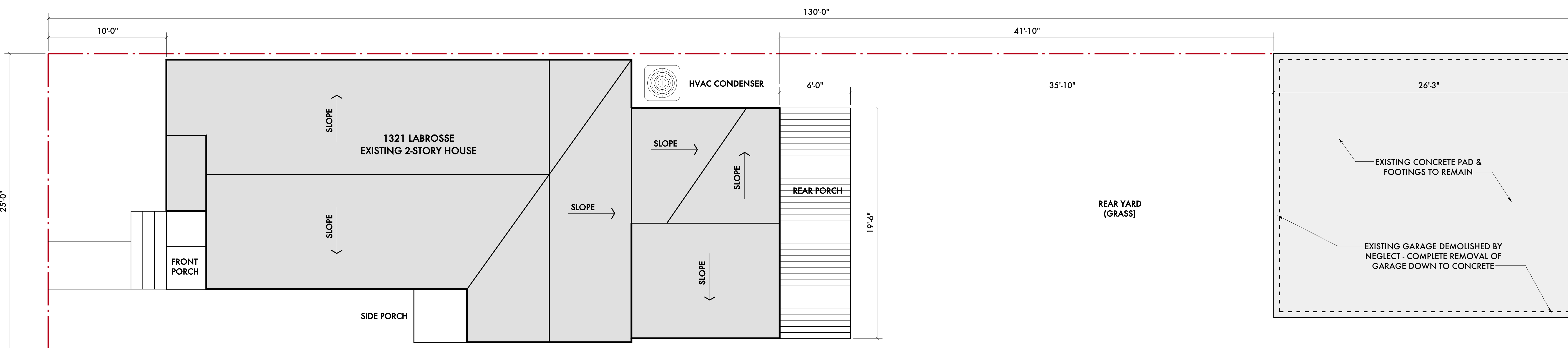
A SOUTH ELEVATION AT ALLEY

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



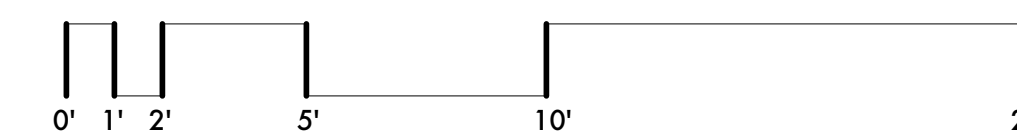
2 GARAGE PLAN

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



1 SITE PLAN

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



NOTE: ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE MICHIGAN RESIDENTIAL CODE

ALLEY

03/21/21	Garage
09/17/20	Revised Pricing
02/03/20	Plan Review Comments
12/03/19	Permits
09/24/19	Historic Commission
Date:	Issued For:
Labrosse Residence	
1321 Labrosse Street Detroit, Michigan 48226	
studioONE : DETROIT	
architectural urban interior	DESIGN
350 Madison Avenue 4th Floor Detroit, Michigan 48226	313.549.2790 [p] jgd@warehouse.com studio@detroit.com

Project Number: 2019 - 15

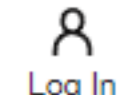
Sheet Title:

SITE PLAN & GARAGE PLAN & ELEVATIONS

Sheet Number:

A2.10

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TAFCO WINDOWS (Brand Rating: 4.3/5) ⓘ

36 in. x 48 in. Double Hung Aluminum Window with Low-E Glass, Grids and Screen, Brown

★★★★☆ (8) Questions & Answers (18)

♥ 18



Hover Image to Zoom

\$428⁰⁰

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Apply for a Home Depot Consumer Card

- Fiberglass mesh screen helps keep insects out and lets air in
- Tilt-in sashes enable easy cleaning
- Low-E coating protects from direct sunlight
- [View More Details](#)

Width (in.) x Height (in.): 35.5 x 47.25

- 31.5 x 35.25
- 35.5 x 47.25**

Pickup at Dearborn

Delivering to 48126

Ship to Store
 Aug 12 - Aug 13
 579 available
FREE

Delivery
 Aug 9 - Aug 12
 579 available
FREE

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 Saturday - Sunday from 9AM - 9PM ET.

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- 1 +

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1321 Labrosse – Garage and Window Application – Stephen Peck 7/29/24

Hi all,

This application is being submitted to hopefully serve two purposes. 1) gain approval after the fact for my existing detached garage, and 2) gain approval to add a window above the garage door (screenshot 1 below).

When I purchased my home in July of 2021, I did not know that the garage was built without completed and proper approvals. I was never told by the builder, the seller, my real estate agent, etc. I am really and truly sorry and hope to quickly bring it quickly into compliance. There was apparently a permit that was pulled (permit application #BLD2021-02647), but not completed. The garage dimensions are built in accord with the dimensions in the original plans and permit application (screenshot 2 below).

Thank you for your consideration and I hope for a quick resolution here.

Sincerely,

Stephen Peck



NOTE: GARAGE IS TO REPLACE EXISTING GARAGE WHICH COLLAPSED. SIZE, SHAPE AND CONFIGURATION ARE TO MATCH EXISTING GARAGE

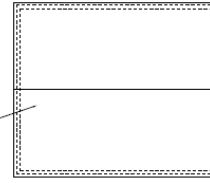
NOTE: NO MECHANICAL ELECTRICAL OR PLUMBING SYSTEMS EXIST IN THE EXISTING GARAGE AND NO NEW MECHANICAL ELECTRICAL OR PLUMBING SYSTEMS ARE BEING BROUGHT TO THE GARAGE.

PAINT SCHEDULE:

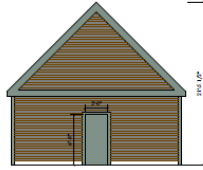
- PAINT #1: B-TIO GRAYISH GREEN, WS: 100 4.0
- PAINT #2: B-TIO LIGHT GRAYISH TONE, WS: 100 4.0
- PAINT #3: A-F WOODGRAIN REDDISH BROWN

- NOTE:
1. ALL COLORS REFERENCED ARE CPT OF DETROIT HISTORIC COMMISSION COLOR SYSTEM "A" WS = WOODS STANDARD
 2. MATCHING COPIES TO MATCH THE EXISTING HOUSE

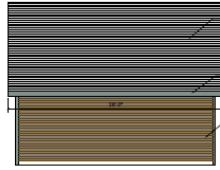
ASPHALT BRINKERS ON DIM ASPHALT TAPE. PROVIDE CE & WOOD SHED AT BOTTOM 7" OF ROOF. PROVIDE DRY ROOF



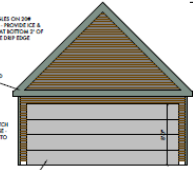
2 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



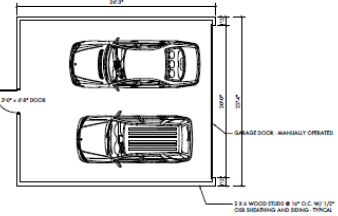
C NORTH ELEVATION AT GARDEN
SCALE: 1/4" = 1'-0"



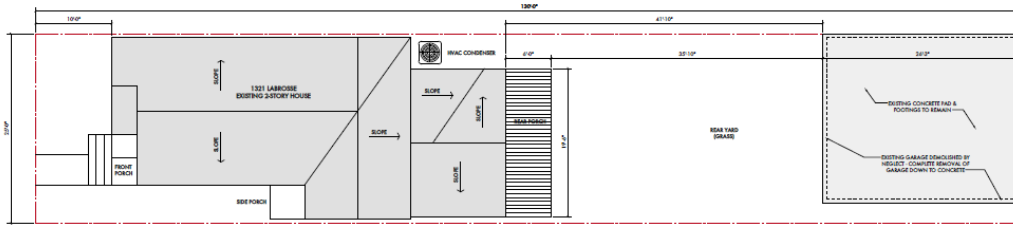
B EAST ELEVATION
SCALE: 1/4" = 1'-0"
WEST ELEVATION OPPOSITE HAND



A SOUTH ELEVATION AT ALLEY
SCALE: 1/4" = 1'-0"



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



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

NOTE: ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE MICHIGAN RESIDENTIAL CODE

NO.	DESCRIPTION
1	Garage
2	Asphalt Shingles
3	Paint - Exterior
4	Paint - Interior
5	Hardware
6	Handrails
7	Handrails
8	Handrails
9	Handrails
10	Handrails
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49	Handrails
50	Handrails

1331 LAMBROSE STREET
DETROIT, MI 48208
Lambrose Residence

1331 Lambrose Street
Detroit, Michigan 48208
A2.10
A2.10