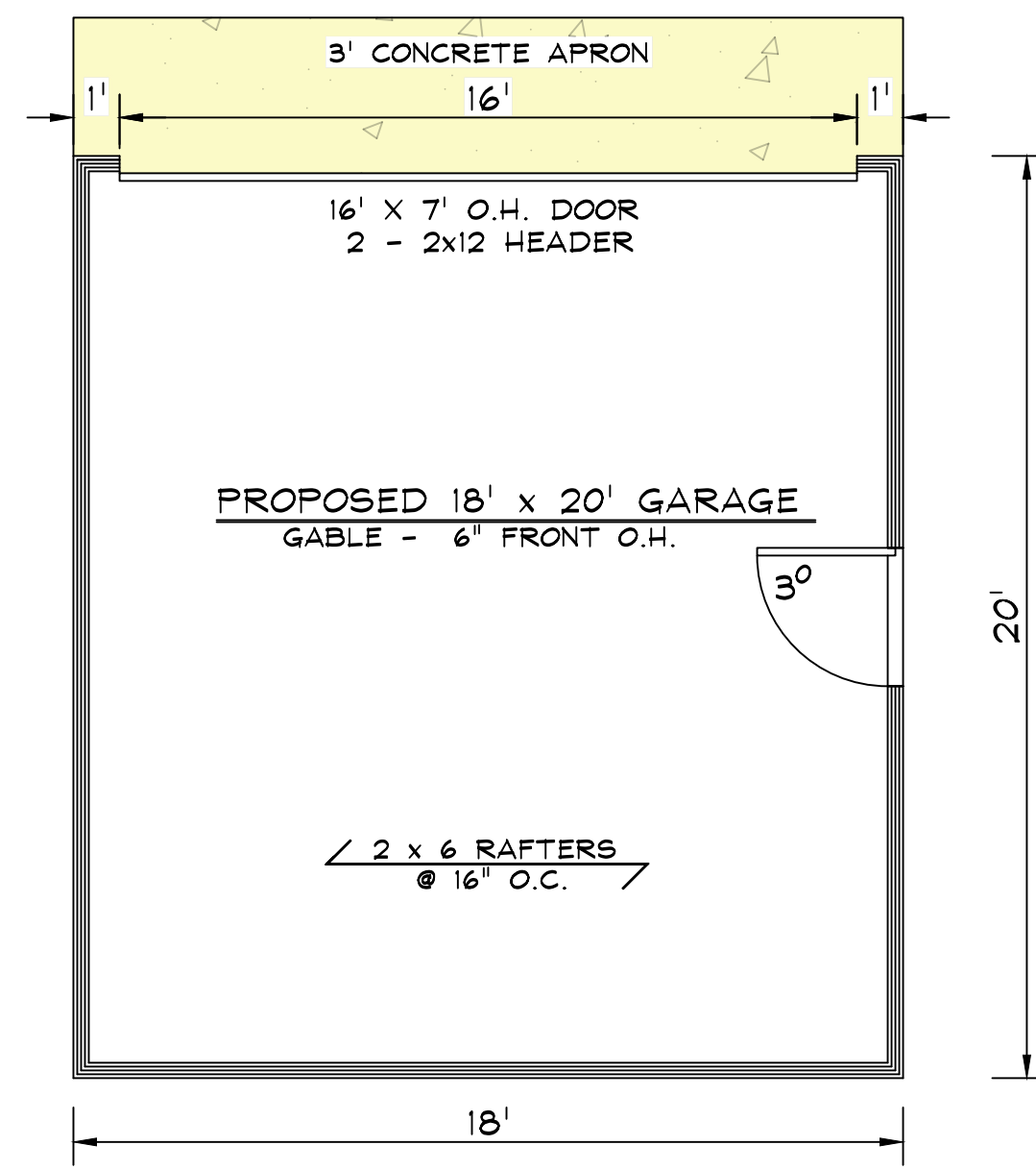


ALLEY



FLOOR PLAN

SCALE: 1/4" = 1'-0"
0 1 2 10'

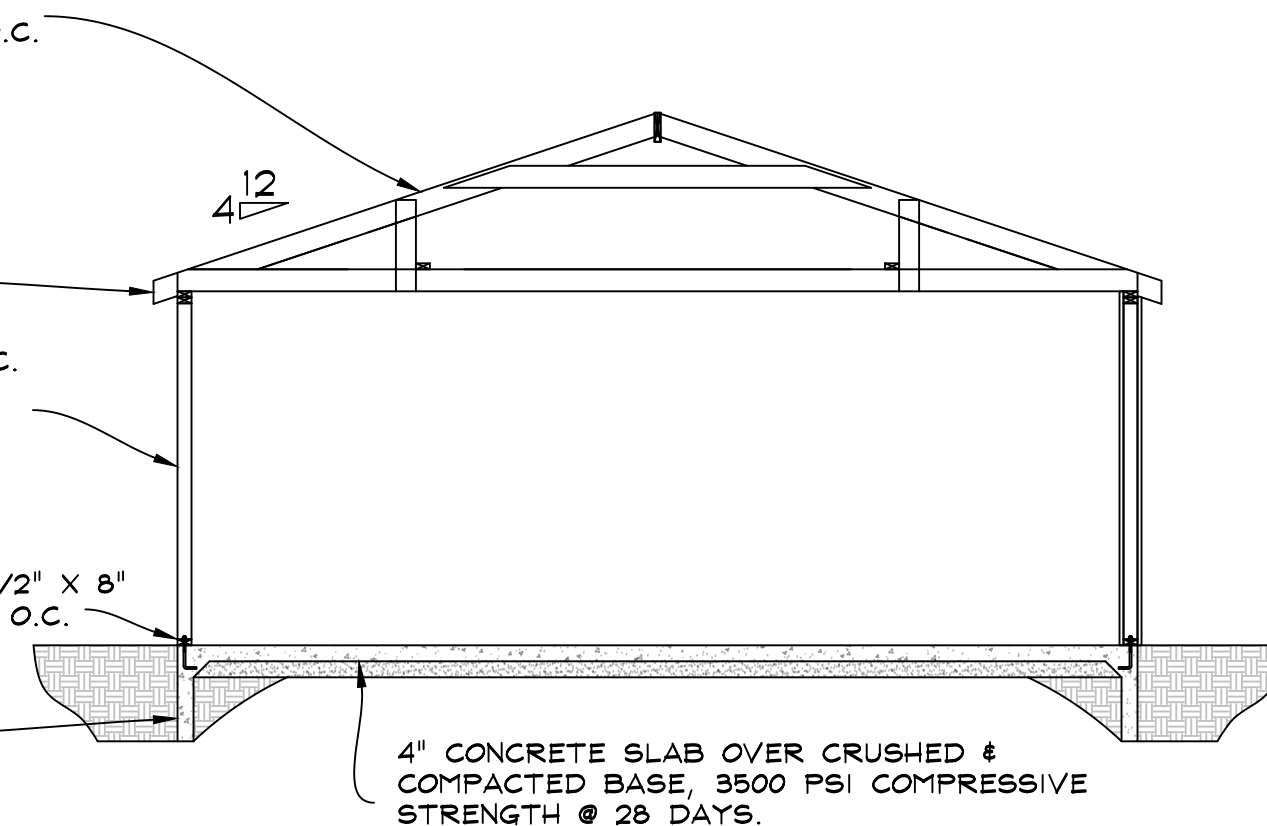
- 4 - 12 PITCH ASPHALT SHINGLES
- 15# FELT UNDERLAYMENT
- 5/8" OSB SHEATHING
- 2 X 6 RAFTERS @ 16" O.C.
- 2 X 6 CROSS TIES @ 48" O.C.
- 1 X 6 COLLARS @ 32" O.C.
- 1 X 6 HANGERS
- (2) 2 X 4 REVERSE TIES
- 2 X 8 RIDGE BOARD
- #750 ROOF VENT

2 X 6 FASCIA BOARD

2 X 4 X 7' STUDS @ 16" O.C.
5/8" OSB SHEATHING
HOUSE WRAP
JAMES HARDIE SIDING

2 X 4 P.T. SILLPLATE W/ 1/2" X 8" GALV. ANCHOR BOLTS @ 6' O.C. MIN. 1" FROM EACH CORNER

6" X 24" POURED CONCRETE RATWALLS



TYP. SECTION

SCALE: NOT TO SCALE

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
- ANY CHANGES REQUESTED TO PLANS PRIOR TO CONSTRUCTION MUST BE REPORTED IN THE MANNER DICTATED BY THE AUTHOR OF THIS DOCUMENT AND AGREED TO BY BOTH CUSTOMER AND AUTHOR
- APPROVAL OF THESE PLANS BY THE REQUIRED MUNICIPAL REVIEWER SIGNIFIES A THOROUGH REVIEW AND ADHERENCE TO THE REQUIRED INSPECTION SCHEDULE BY THE CONTRACTOR LIMITS THE INDEMNITY OF THE MUNICIPALITY

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 PERMIT HOLDER TO LOCATE ALL SITE UTILITIES PRIOR TO OR DURING CONSTRUCTION AND THE HOMEOWNER SHALL BE RESPONSIBLE FOR EXISTING AND FUTURE SPRINKLER HEADS
- GENERAL CONTRACTOR OR PERMIT HOLDER WILL VERIFY ALL SITE MEASUREMENTS PRIOR TO SITE (1) SOIL EROSION AND (2) STORM WATER RUN OFF DURING CONSTRUCTION
- WHEN POSSIBLE, IT SHALL BE COMMON PRACTICE TO LOCATE BUILDING SERVICE MODULES (SUCH AS METERS, CLEAN OUTS, VENT STACK, ETC.) OUT OF DIRECT LINE OF SITE FROM THE STREET

CONSTRUCTION NOTES

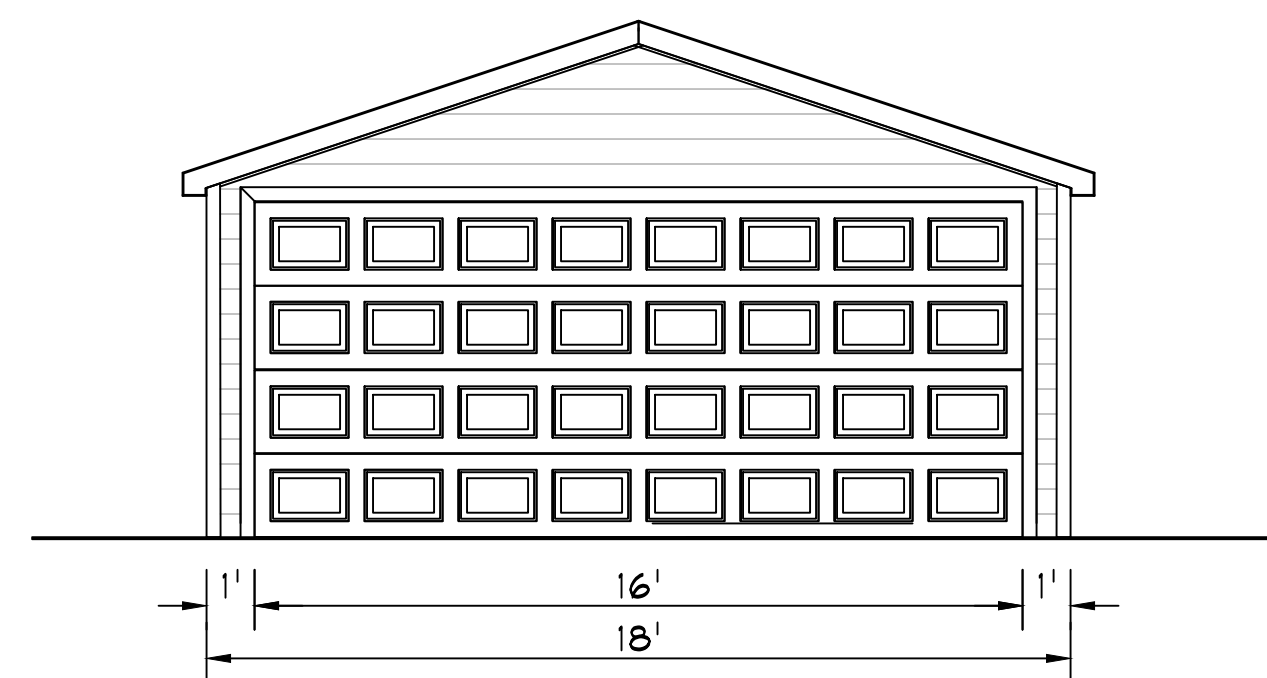
- DRAWING PAGES WILL BE SCALED ON EITHER, (24" X 36") OR (11" X 17") PAPER AND PRESERVE PROPER FORMATTING & MEASUREMENTS.
- DOOR SIZES ARE INDICATED IN DRAWINGS NOMINALLY AND IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ROUGH OPENINGS BASED ON THE DOOR MANUFACTURER'S SPECIFICATIONS
- BRACE 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

FDTN. & CONC. NOTES

- COMPRESSIVE STRENGTH OF CONCRETE TO MEET OR EXCEED THE REQ'S OF MRC TABLE R402.2 UNDER THE CATEGORY OF SEVERE POTENTIAL FOR WEATHERING
- FOOTINGS SHALL REST ON UNDISTURBED SOIL AND GENERAL 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
- 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

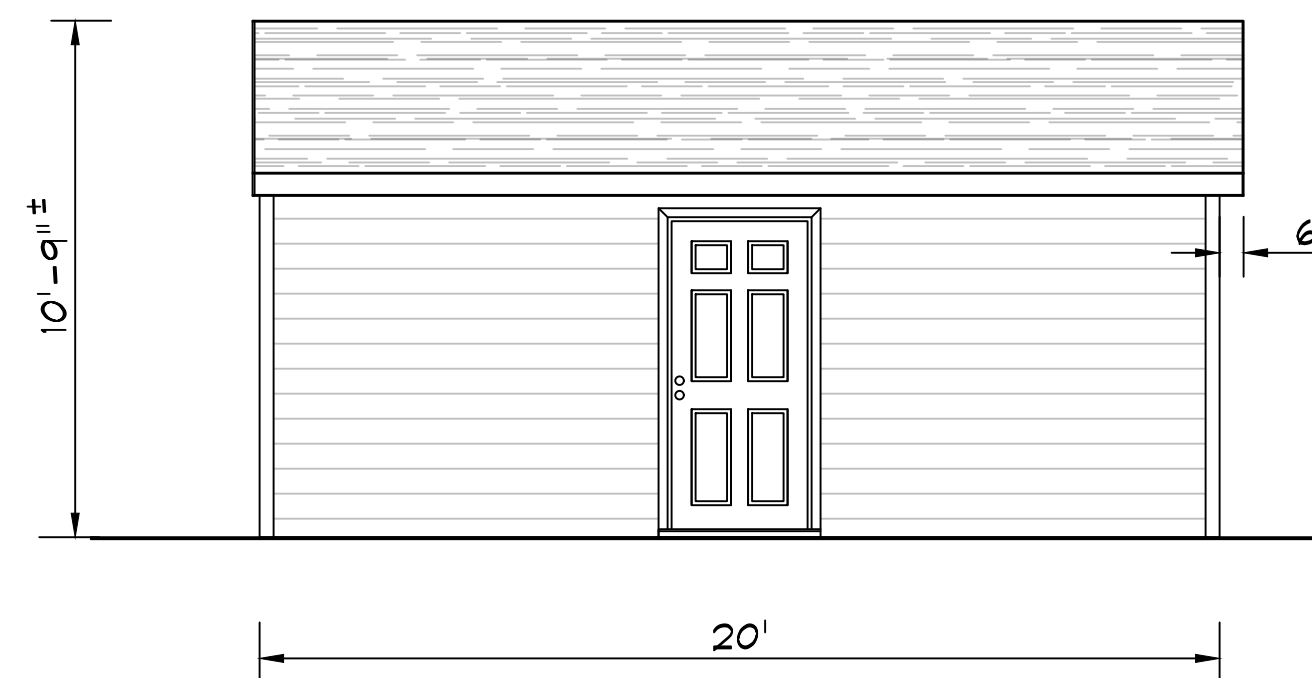
CONTRACT NOTES

- INSTALL NEW CONCRETE FOR 3' CONCRETE DRIVEWAY APRON AREA AS SHOWN. INSTALL NEW 18' X 20' CONCRETE GARAGE FLOOR W / 6" X 24" RATWALLS BENEATH.
- BUILD NEW 18' X 20' DETACHED WOOD FRAME GARAGE 6" FRONT O.H. GABLE STYLE. 4 / 12 PITCH.
- INSTALL NEW 16' X 7' O.H. DOOR COLOR:- TBD
- INSTALL 1/2 H.P. GARAGE DOOR OPENER W/ (2) REMOTES
- INSTALL 36" x 80" 6 PANEL STEEL SERVICE DOOR.
- **ROOFING:** ASPHALT DIMENSIONAL SHINGLES
COLOR: BLACK(MATCH HOUSE), DRIP EDGE - COLOR:TBD
- **SIDING / TRIM:** JAMES HARDIE PLANK SIDING - COLOR: TBD(MATCH HOUSE)
- **ELECTRICAL:** TBD



FRONT ELEVATION (ALLEY SIDE)

SCALE: 1/4" = 1'-0"
0 1 2 10'



SIDE ELEVATION

SCALE: 1/4" = 1'-0"
0 1 2 10'



DEROSE RESIDENCE
 1773 PARKER ST
 DETROIT, MI 48214
 (248)659-7509
 PROPOSED 18' x 20' GARAGE
 CONCRETE FLATWORK

SHEET INDEX	
DESCRIPTION	
A.001	GENERAL NOTES SITE SURVEY GARAGE FLOOR PLAN SECTION ELEVATIONS

SET ISSUE DATES	
DATE:	ISSUE:
05/20/23	APPLY FOR PERMIT

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

SHEET No.
A-1
PAGE 1 OF 1

PROJECT No.
DATE CREATED: 05/20/2023