



**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 2019
  - 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

**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

**CONTRACT NOTES**

- TEAR DOWN EXISTING GARAGE & BREAK OUT CONCRETE FLOOR AND SECTION OF DRIVEWAY AS SHOWN.
- INSTALL NEW 8" x 24" POURED CONCRETE RATWALLS. INSTALL NEW 24' x 22' CONCRETE GARAGE FLOOR (W/ WIRE MESH IN FLOOR ONLY) & APRON & DRIVEWAY AREA AS SHOWN.
- BUILD NEW 24' x 22' DETACHED WOOD FRAME GARAGE - STANDARD GABLE - 2'-0" FULL FRONT O.H. 1/2 PITCH (VERIFY IN FIELD) - 8' WALLS.
- INSTALL 16' x 8' SHORT PANEL NON-INSULATED O.H. DOOR - COLOR: WHITE
- INSTALL 1/2 H.P. GARAGE DOOR OPENER W/ (2) REMOTES.

**SIDING:** WOODLAP SIDING - COLOR: PRIMED  
 \*\*NOTE- HOMEOWNER TO PAINT / MAY CHANGE TO JAMES HARDIE PLANK SIDING  
 ALUM. TRIM- COLOR: WICKER  
 PERF. WOOD SOFFIT - PAINT TO MATCH  
 ALUM. GUTTERS - COLOR: WICKER

**ROOFING:** CERTAINTED 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 COACH LIGHTS (SUPPLIED BY OWNER), (1) EXTERIOR G.F.I. OUTLET, (1) GARAGE DOOR OPENER OUTLET, I.A.C. TO FILL ELECTRICAL TRENCH.

**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 HALL TOP PLATES TO PREVENT KINK UPLIFT
- 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/NEIGHBOR HEATHERING.
- 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 R508.23 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.

**FDTN. & CONC. NOTES**



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PROPOSED 24' X 22' GARAGE  
 CONCRETE FLATWORK

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

SET ISSUE DATES	
DATE:	ISSUE:
05/12/24	APPLY FOR PERMIT
08/16/24	REVISION #1

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

SHEET No.  
**A-1**  
 PAGE 1 OF 1