



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 07/01/26

Application Number: HDC2026-00290

APPLICANT & PROPERTY INFORMATION

NAME: Ikenna Okereke

COMPANY NAME: N/A

ADDRESS: 1977 Atkinson St.

CITY: Detroit

STATE: MI

ZIP: 48206

PROJECT ADDRESS: 1977 Atkinson St., Detroit, MI

HISTORIC DISTRICT: Atkinson Avenue

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thank you. Please provide:

- a photo of the front of your house
- product cut sheet for the gable vent that includes material and color
- product cut sheet for the windows that includes material and color

We don't see elevation drawings for your proposed garage with dimensions/measurements. We see that there is an elevation drawing that shows a maximum of 12' at the top of the wall. Elsewhere in the application materials, the building's height was listed as 9'. Will your garage have a wall height of 9'? How tall will the ridge/highest point of the garage be?

Also, we see that the siding is proposed to be brown horizontal corrugated metal sheathing. Is your roof proposed to be the same metal sheathing material but in black?

Lastly, we note that some concrete is currently in place. On the site plan, could you mark it to show the shape and dimensions of the concrete pad where the garage would be installed, and could you please include the shape and dimensions of any concrete in front of the garage (between the house and the garage)?

This application will need to be reviewed by the Commission and if this application is complete by July 20, it should be able to be reviewed at the August 12 Commission meeting. Thank you.

APPLICANT RESPONSE

Response Date: 08/06/2026



Attached are the photo and specifications that were requested.

The gable vent will be the same brick color with black trim as the house. A photo of the front of the house is attached here.

The windows will also have black trim to match the house.

Thank you.

IKENNA OKEREKE

1977 ATKINSON ST, DETROIT, MI 48206

(AHJ : WAYNE COUNTY, MI)

24' X 35' X 12'

SCOPE OF PLANS:

1. TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.

2. **DOES NOT PROVIDE** ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

GENERAL STRUCTURAL DESIGN NOTES

1. THIS STRUCTURE IS DESIGNED FOR NON-HABITABLE USE. NO PERSONS ARE ALLOWED TO LIVE IN THIS BUILDING OR USE IT AS A LIVING SPACE. ONLY INCIDENTAL OCCUPANCY IS PERMITTED.

2. ALL WELDS ARE TO BE SHOP WELDS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.** WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.

3. LIGHT GAUGE TUBING SHALL BE EITHER (OR EQUAL): ASTM A513-1035 (FY = 50 KSI, FU = 66 KSI) OR ASTM A500 GRADE C (FY = 50 KSI, FU = 65 KSI). ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL. HOT ROLLED STEEL SHAPES (FY = 36 KSI, BASE ANGLES) EXPOSED TO THE ELEMENTS, SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.

4. ALL STRUCTURAL FIELD CONNECTIONS SHALL BE #12-14 x 3/4" SDS PER ESR-2196 U.N.O. REF. TO DESIGN NOTES ON SHEET 2 FOR SHEATHING FASTENER TYPE.

5. ADEQUATE BRACING DURING ALL STAGES OF CONSTRUCTION IS REQUIRED. STRUCTURE AND FOUNDATION ARE DESIGNED FOR COMPLETED CONDITION ONLY.

6. BUILDING ROOF IS NOT DESIGNED AS A WALKABLE SURFACE. SPECIAL SCAFFOLDING SHALL BE USED AS A WORK SURFACE FOR WORKERS AND MATERIALS DURING MAINTENANCE AND REPAIR OPERATIONS.

7. GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

STRUCTURAL DESIGN CRITERIA

PREVAILING CODE:	MBC 2021
OCCUPANCY / USE GROUP:	S (STORAGE)
CONSTRUCTION TYPE:	V B (ANY MAT'L - IBC 602.5)
RISK CATEGORY:	I
BUILDING FOOTAGE:	840 SQ.FT

1. DEAD LOAD (D)
COLLATERAL LOAD

2. ROOF LIVE LOAD (Lr)

3. SNOW LOAD (S)
GROUND SNOW LOAD
IMPORTANCE FACTOR
THERMAL FACTOR
EXPOSURE FACTOR
ROOF SLOPE FACTOR
FLAT ROOF SNOW LOAD
SLOPED ROOF SNOW LOAD
MINIMUM SNOW LOAD
DESIGN SNOW LOAD

4. WIND LOAD (W)
DESIGN WIND SPEED
EXPOSURE

5. SEISMIC LOAD (E)
Ss / S1
SDs / SD1
DESIGN CATEGORY
SITE CLASS
IMPORTANCE FACTOR

2.0 PSF

Lr = 12 PSF

Pg = 30 PSF
Is = 0.80
Ct = 1.2
Ce = 1.0
Cs = 1.0
Pf = 20 PSF
Ps = 20 PSF
Pm = 20 PSF
S = 20 PSF

V = 115 MPH
C

0.101/0.046
0.108/0.073
B
D (DEFAULT)
Ie = 1.00

STRUCTURAL DRAWING INDEX

1 COVER SHEET

2 ELEVATIONS

3A FOUNDATION PLAN & NOTES

3B FOUNDATION DETAILS & NOTES

4 COLUMN LAYOUT PLAN & DETAILS

5 FRAME SECTION & DETAILS

6A SIDE WALL FRAMING & DETAILS

6B SIDE WALL FRAMING DETAILS

7 END WALL FRAMING & DETAILS

REVISIONS LIST		
MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT	JUL 31 2026

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS ARE REQUIRED FOR THIS STRUCTURE, AS IT MEETS THE EXCEPTIONS OF SECTION 1704 PER MBC 2021, UNLESS EXPLICITLY REQUIRED BY THE BUILDING OFFICIAL.

Zahed S Cadiri

Digitally signed by Zahed S Cadiri
Location: Toledo Ohio
Date: 2026.08.04 10:25:01-04'00'

SIGNED : JUL 31 2026

2/26/2026

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF MIDWEST STEEL CARPORTS ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF MIDWEST STEEL CARPORTS IS PROHIBITED.

FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

SHEET NO: 1 OF 7

PROJECT NO: 227-26-2161

DRAWN BY: BG

DATE: 7/31/2026

COVER SHEET

LOCATION: 1977 ATKINSON ST, DETROIT, MI 48206

PROJECT TITLE: IKENNA OKEREKE

METAL BUILDING MANUFACTURER



MIDWEST STEEL
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13479 S. Mason Drive
Grant, MI 49327
Tel: (616) 675-7060

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SHEET. NO:
2 OF 7

PROJECT NO:
227-26-2161

DRAWN BY:
BG

DATE:
7/31/2026

ELEVATIONS

SHEET TITLE:

PROJECT TITLE:

LOCATION:

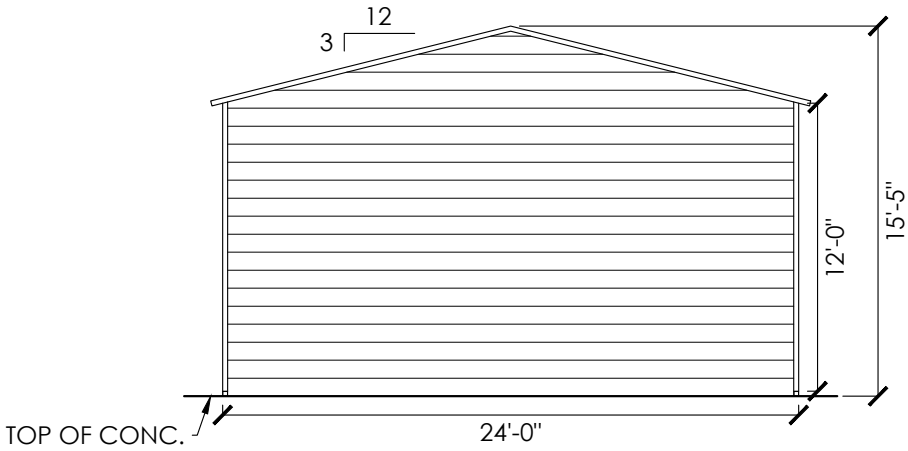
1977 ATKINSON ST, DETROIT, MI 48206

IKENNA OKEREKE

METAL BUILDING MANUFACTURER

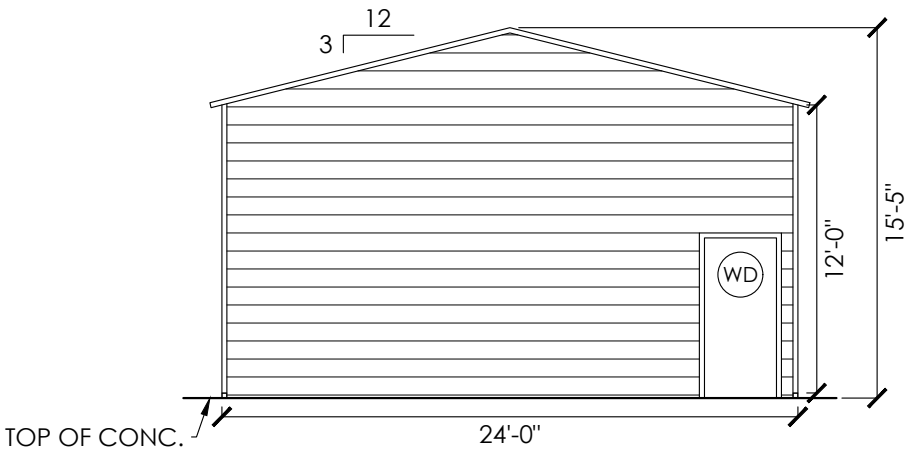
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FRONT END WALL ELEVATION

SCALE: 1/8" : 1'



BACK END WALL ELEVATION

SCALE: 1/8" : 1'

DESIGN NOTES

1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT ROOF SHEATHING SHALL BE:
CLASS A RATED **29GA.** 3/4" RIB HT - GALV. OR PAINTED STEEL (FY=80 KSI) OR EQ.
(REF. SHT 5 FOR PROFILE AND FASTENER SCHD.)
4. ALL EXT WALL SHEATHING SHALL BE:
CLASS A RATED **29GA.** 3/4" RIB HT - GALV. OR PAINTED STEEL (FY=80 KSI) OR EQ.
(REF. SHT 5 FOR PROFILE AND FASTENER SCHD.)
5. SHEATHING CONNECTIONS SHALL BE #12-14 X ¾" SDS W/ BONDED NEOPRENE WASHER PER ESR 2196.

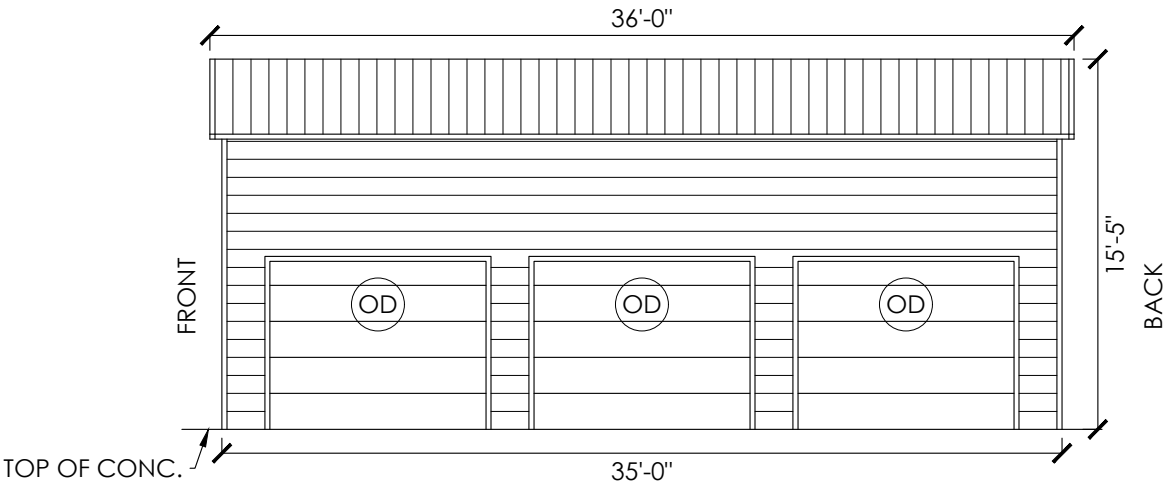
LEGEND

- (WN) WINDOWS (REF WINDOW MFG)
- (WD) WALK-IN DOORS (REF DOOR MFG)
- (OD) OVER HEAD / ROLL-UP DOOR (REF DOOR MFG)

NOTE 1: ANY DOOR OR WINDOW DESIGN & CONNECTION / ATTACHMENT INFORMATION, IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

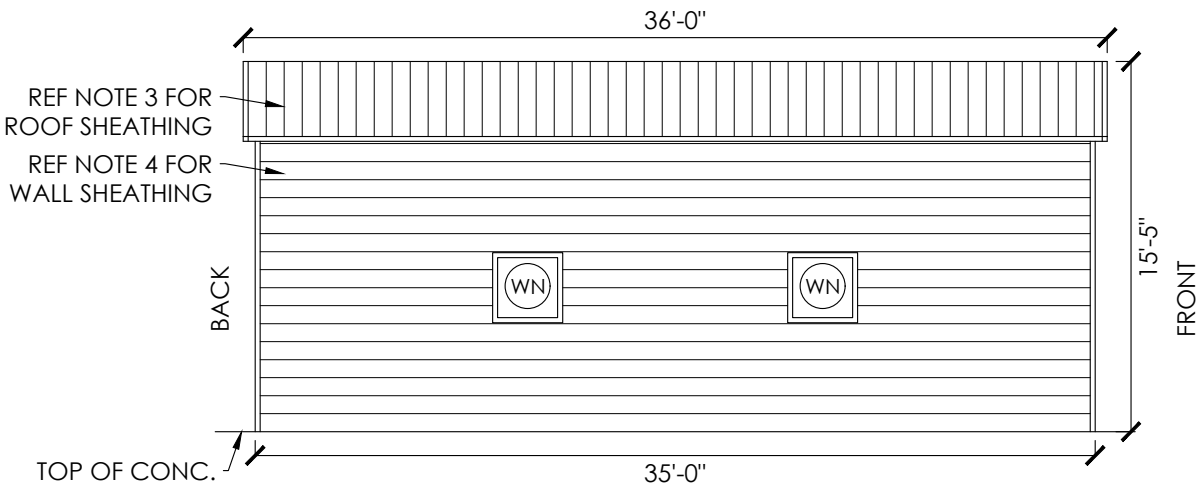
NOTE 2: LOCATION OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).

NOTE 3: HEIGHT OF WINDOWS CAN BE ADJUSTED OR DETERMINED ON SITE AS NEEDED.



RIGHT SIDE WALL ELEVATION

SCALE: 1/8" : 1'



LEFT SIDE WALL ELEVATION

SCALE: 1/8" : 1'

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SIGNED : JUL 31 2026

SHEET. NO:
3A OF 7

PROJECT NO:
227-26-2161

DRAWN BY:
BG

DATE:
7/31/2026

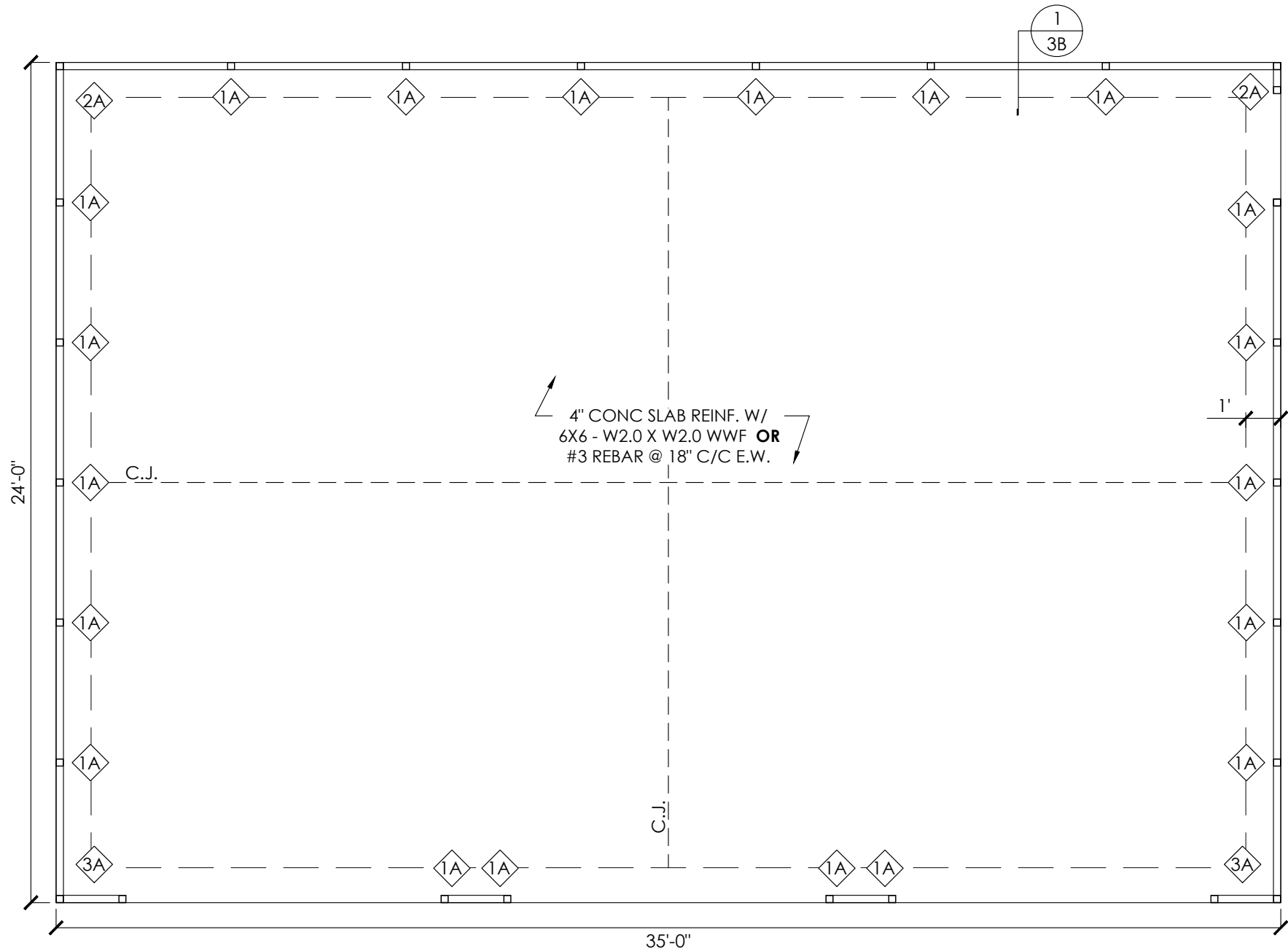
FOUNDATION PLAN & NOTES

LOCATION:
1977 ATKINSON ST, DETROIT, MI 48206

PROJECT TITLE:
IKENNA OKEREKE

METAL BUILDING
MANUFACTURER

**MIDWEST STEEL**
You Envision. We Build.
13479 S. Mason Drive
Grant, MI 49327
Tel: (616) 675-7060



FOUNDATION PLAN
SCALE: 1/4" : 1'

CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)
2A	(2) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)
3A	(3) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)

FOUNDATION NOTES:

- CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
- CONC ANCHORS SHALL BE LOCATED AS SHOWN ON THE FOUNDATION PLAN WITH A MINIMUM OF (1) ANCHOR PER POST.
- MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS. *HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.*
- DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
- ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
- CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL. SPECIAL INSPECTION OF CONCRETE IS NOT REQUIRED AS STRUCTURAL DESIGN OF FOUNDATIONS IS BASED ON A MIN STRENGTH OF 2500 PSI @ 28 DAYS.

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CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)
2A	(2) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)
3A	(3) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)

ANCHORAGE NOTES:

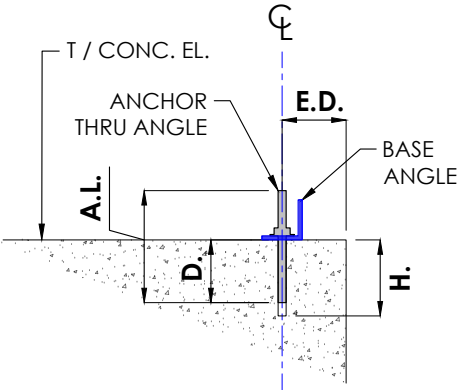
1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):

- E.D. - ANCHOR EDGE DISTANCE:
- MIN. 4" OR U.N.O.
- H. - ANCHOR HOLE DEPTH:
- MIN. 4.00"
- D. - CONCRETE EMBEDMENT DEPTH:
- MIN. 3.754"
- SPACING BETWEEN (2) ANCHORS:
- MIN. 5.00" OR U.N.O.

2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.
3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

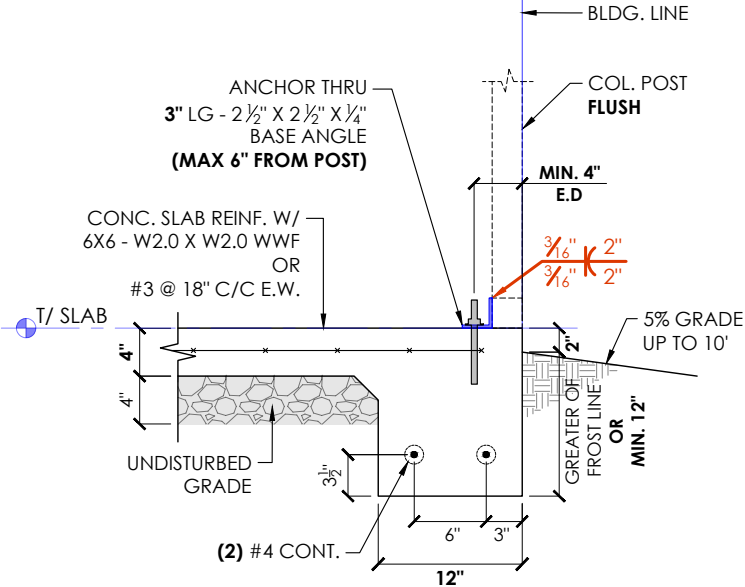
REINFORCEMENT NOTES:

1. REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40, WITH A MINIMUM YIELD OF 40 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.



ANCHORAGE DETAIL

SCALE: NTS



1 FOUNDATION DETAILS

SCALE: 3/4" : 1'

SHEET. NO: 3B OF 7	
PROJECT NO: 227-26-2161	
DRAWN BY: BG	DATE: 7/31/2026

SHEET TITLE: FOUNDATION DETAILS & NOTES

LOCATION: 1977 ATKINSON ST, DETROIT, MI 48206

PROJECT TITLE: IKENNA OKEREKE

METAL BUILDING MANUFACTURER

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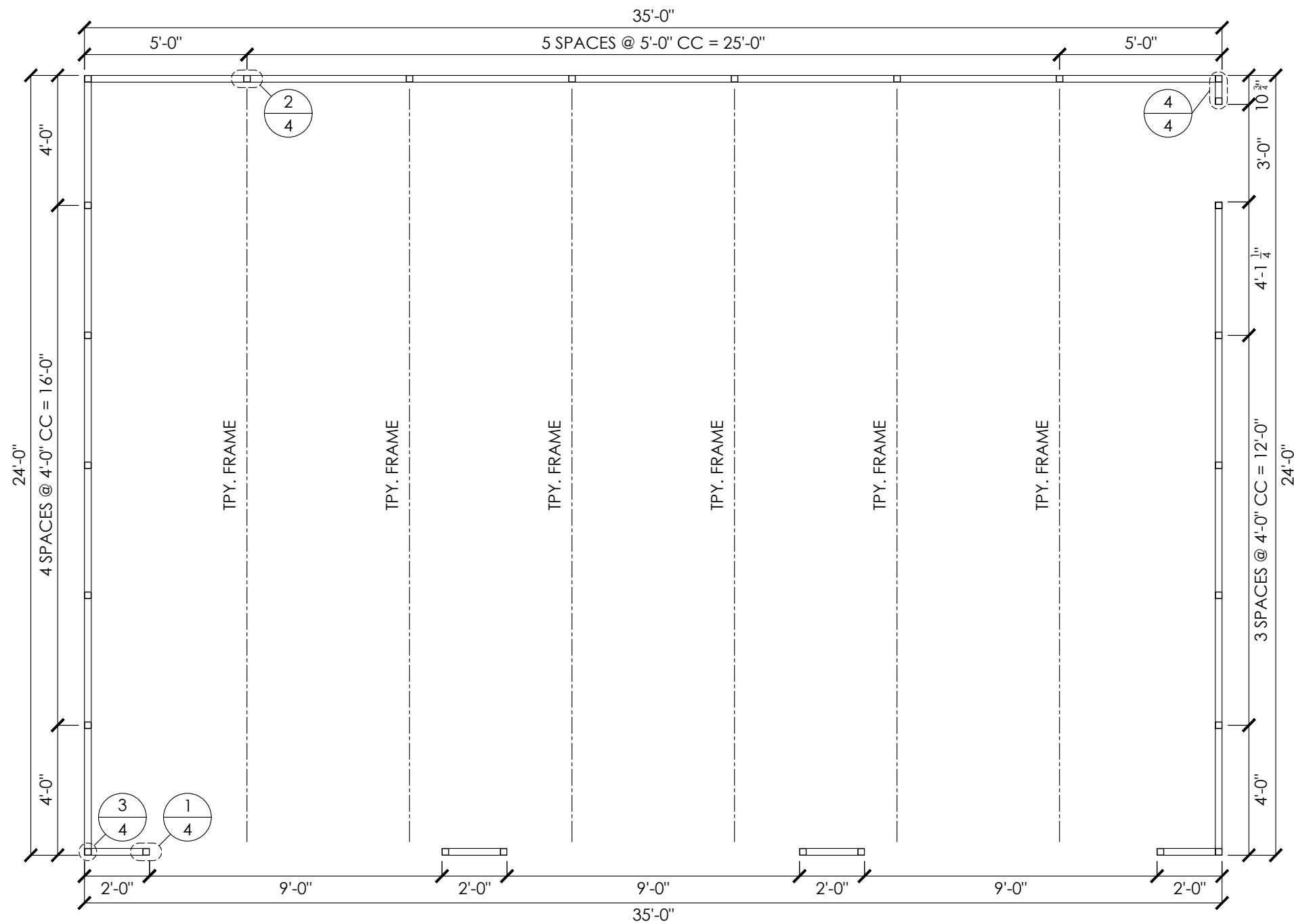
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Tel: (616) 675-7060

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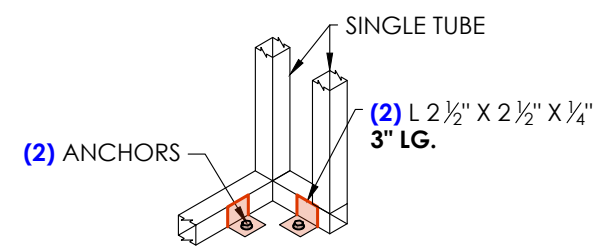
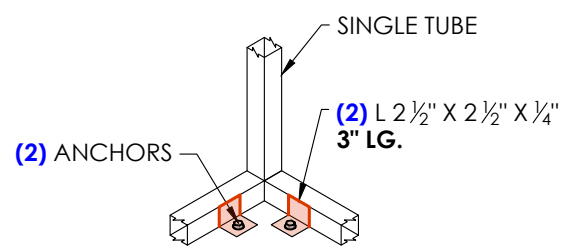
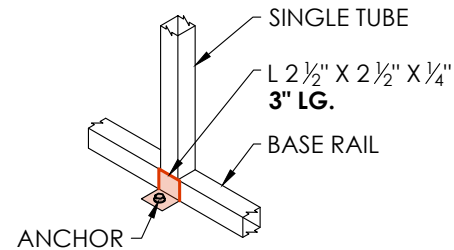
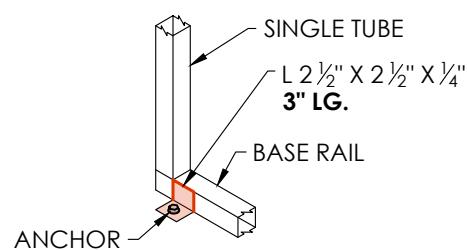
IKENNA OKEREKE
1977 ATKINSON ST, DETROIT, MI 48206

STATE OF MICHIGAN
ZAHED CADIRI
NO. 6201315019
PROFESSIONAL ENGINEER

SIGNED : JUL 31 2026



NOTE:
SEE SHEET 3A / 3B FOR ANCHOR TYPE
SEE SHEET 5 FOR FRAME SECTION AND DETAILS



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IKENNA OKEREKE

1977 ATKINSON ST. DETROIT, MI

STATE OF MICHIGAN

★

★

ZAHED CADIRI

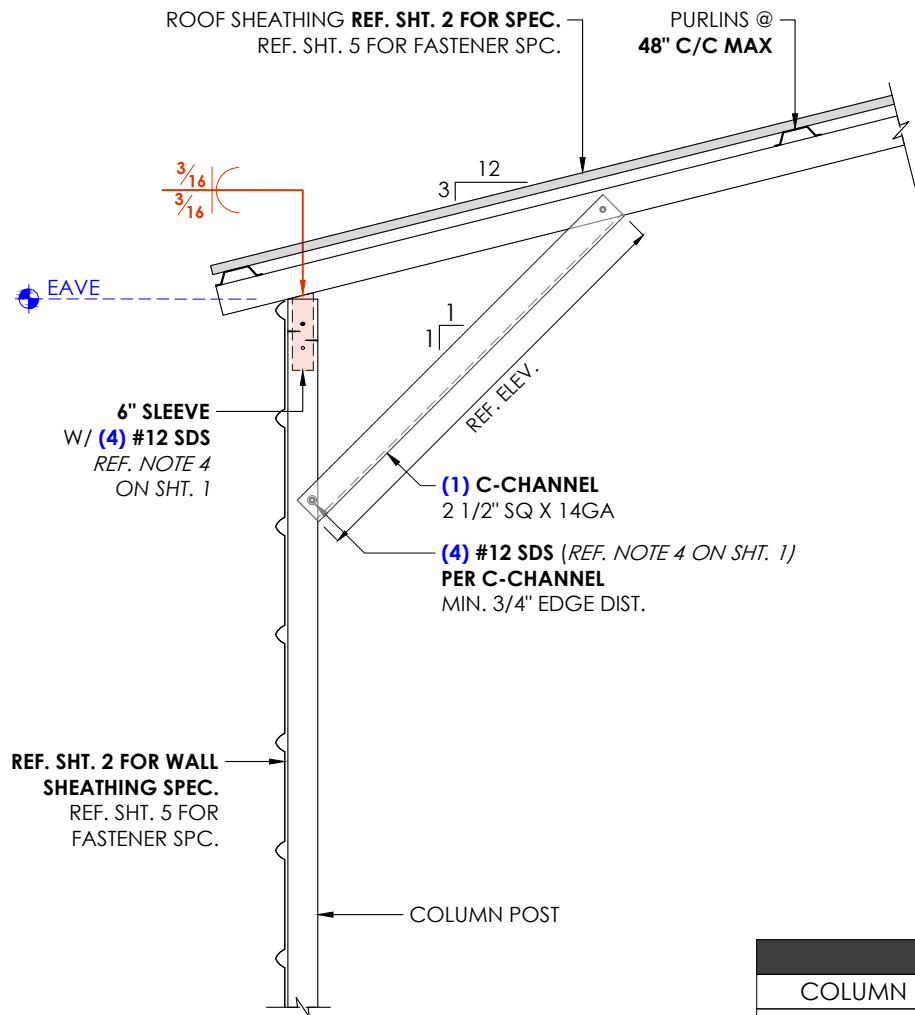
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6201315019

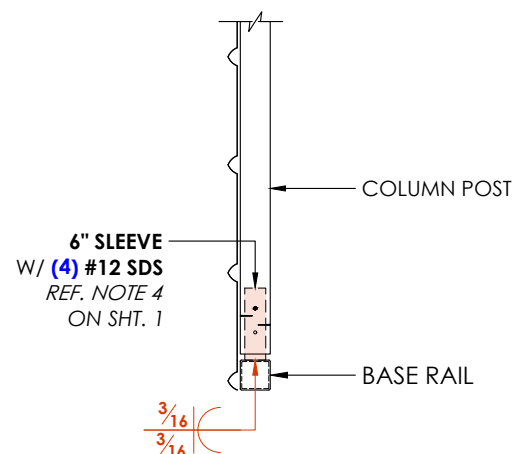
LICENSED PROFESSIONAL ENGINEER

SIGNED : JUL 31 2026

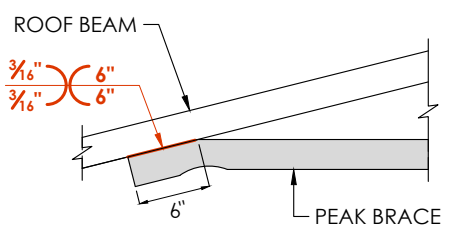
SIGNED : JUL 31 2026



1 FRAME DETAIL
SCALE: 3/4" : 1'



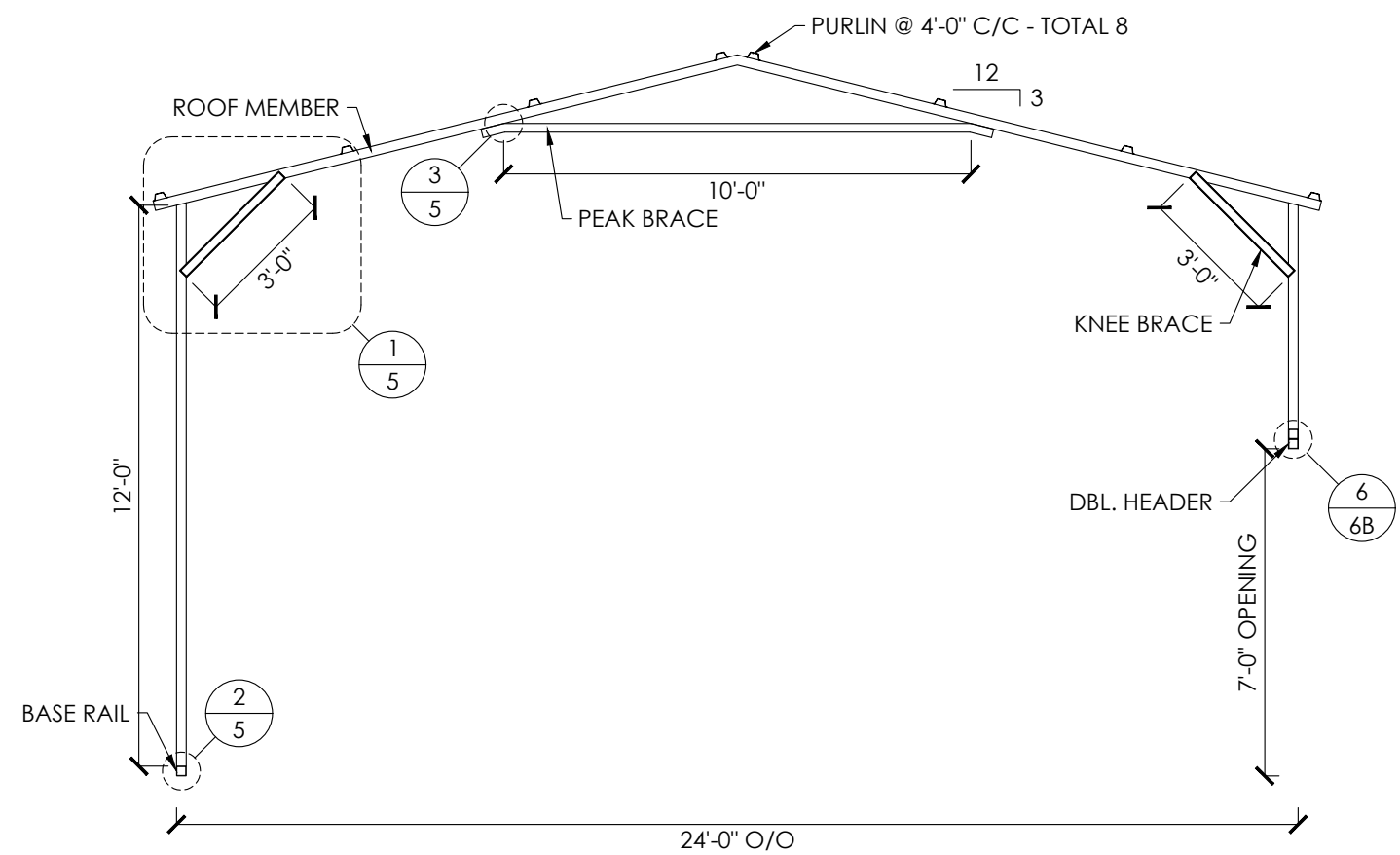
2 BASE DETAIL
SCALE: 3/4" : 1'



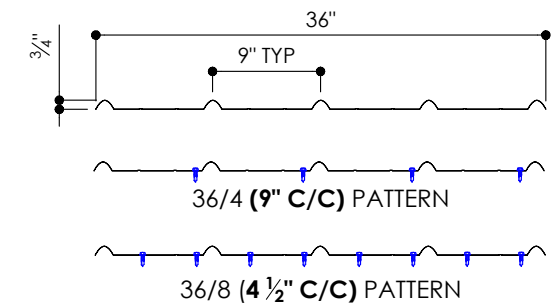
3 PEAK BRACE DETAIL
SCALE: 3/4" : 1'

MEMBER PROPERTIES				
COLUMN POST	2 1/2" SQ. X 14GA TUBE			
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE			
BASE RAIL	2 1/2" SQ. X 14GA TUBE			
PEAK BRACE	2 1/2" SQ. X 14GA TUBE			
KNEE BRACE	2 1/2" X 14GA CHANNEL			
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE			
PURLINS	4" X 1" X 14GA HAT CHANNEL			
SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

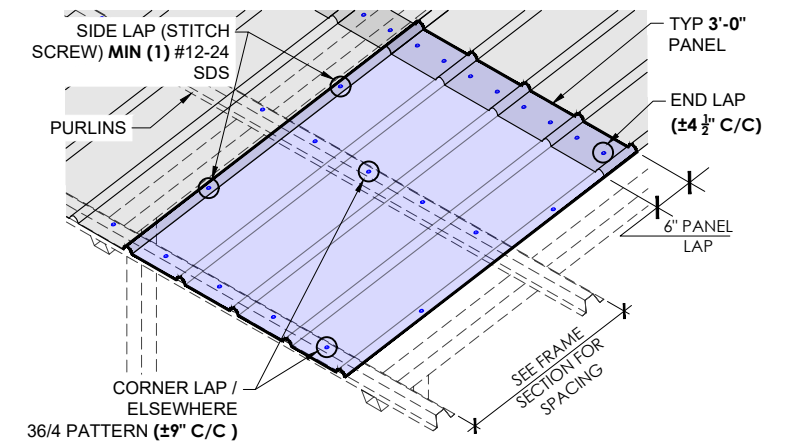
REF. DESIGN NOTE ON **SHEET 2** FOR SHEATHING FASTENER TYPE.



TYPICAL FRAME
SCALE: 1/4" : 1'



29GA. - 3/4" RIB - CORRUGATED SHEET
SCALE: 3/4" : 1'



SHEATHING FASTENER PATTERN
SCALE: 3/16" : 1'

SHEET NO:
5 OF 7

PROJECT NO:
227-26-2161

DRAWN BY:
BG

DATE:
7/31/2026

SHEET TITLE:
FRAME SECTION & DETAILS

LOCATION:
1977 ATKINSON ST, DETROIT, MI 48206

PROJECT TITLE:
IKENNA OKEREKE

METAL BUILDING
MANUFACTURER

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SHEET. NO:		6A OF 7	
PROJECT NO:		227-26-2161	
DRAWN BY:	BG	DATE:	7/31/2026
SHEET TITLE:		SIDE WALL FRAMING & DETAILS	
PROJECT TITLE:		LOCATION: 1977 ATKINSON ST, DETROIT, MI 48206 IKENNA OKEREKE	
METAL BUILDING MANUFACTURER  MIDWEST STEEL You Envision. We Build.			
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SHEET. NO:
6B OF 7

PROJECT NO:
227-26-2161

DRAWN BY:
BG

DATE:
7/31/2026

SIDE WALL FRAMING DETAILS

LOCATION:
1977 ATKINSON ST, DETROIT, MI 48206

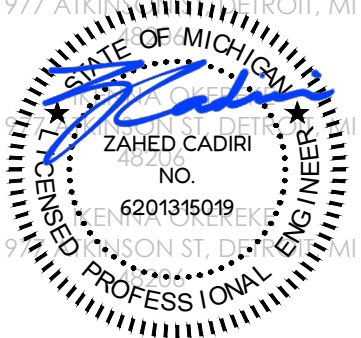
PROJECT TITLE:
IKENNA OKEREKE

METAL BUILDING MANUFACTURER

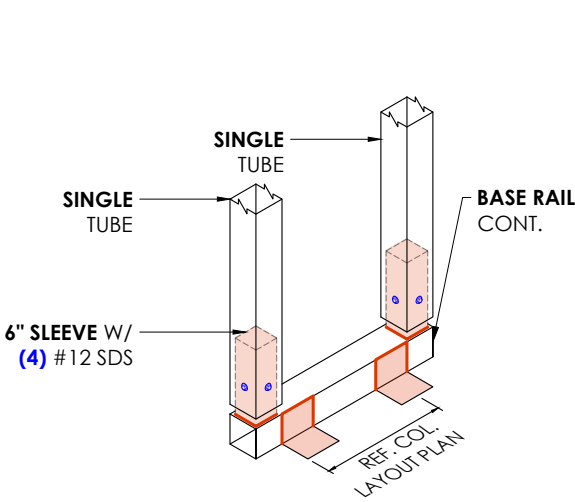
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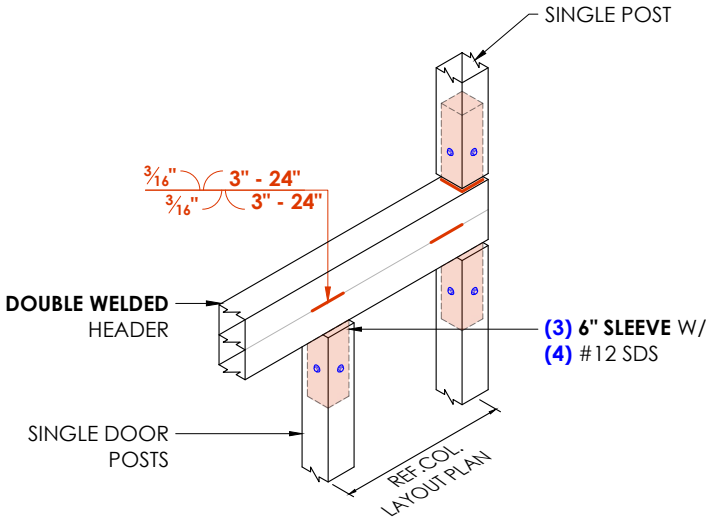
IKENNA OKEREKE
1977 ATKINSON ST, DETROIT, MI 48206

**ZAHED CADIRI**
NO. 6201315019
PROFESSIONAL ENGINEER

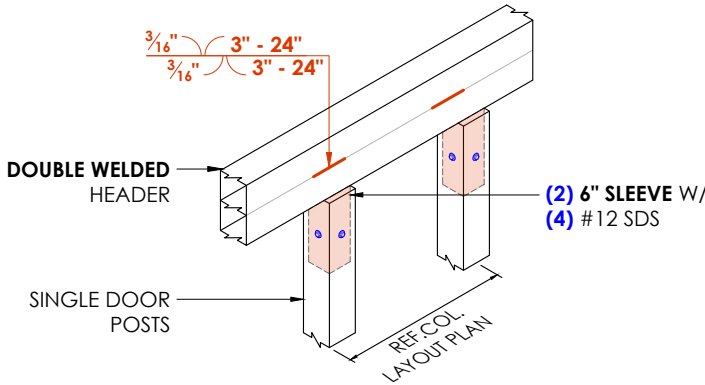
SIGNED : JUL 31 2026



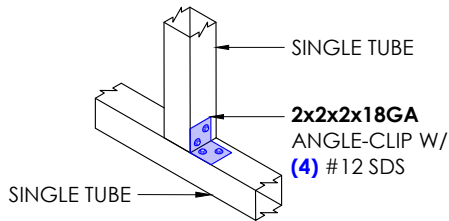
1 DOOR BASE DETAIL
SCALE: 3/4" : 1'



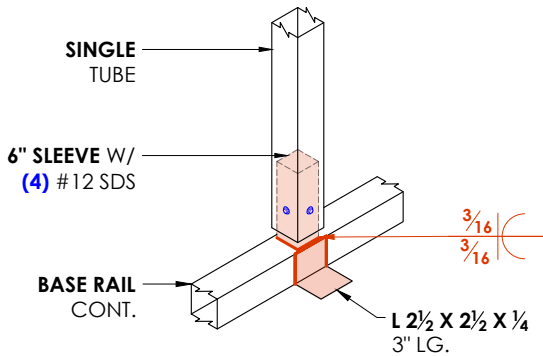
2 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



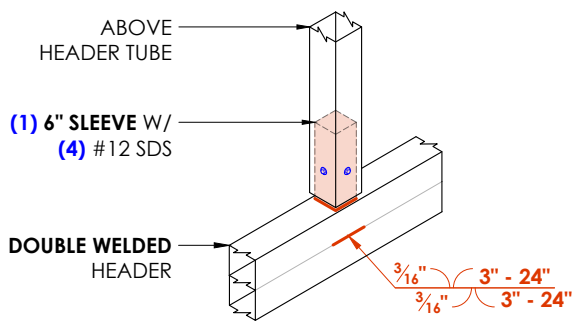
3 DOOR HEADER DETAIL
SCALE: 3/4" : 1'



4 WINDOW DETAIL
SCALE: 3/4" : 1'

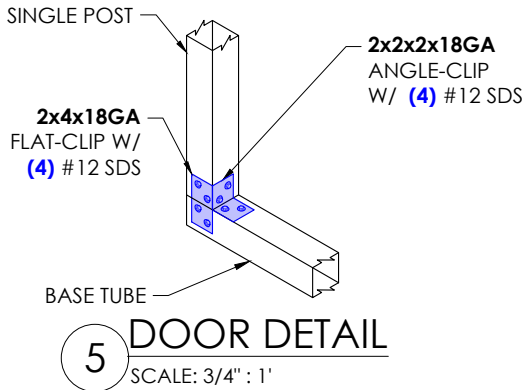
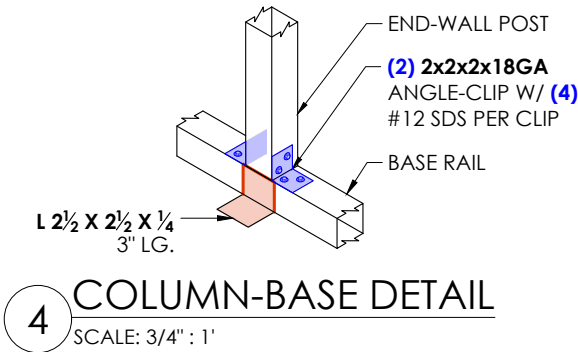
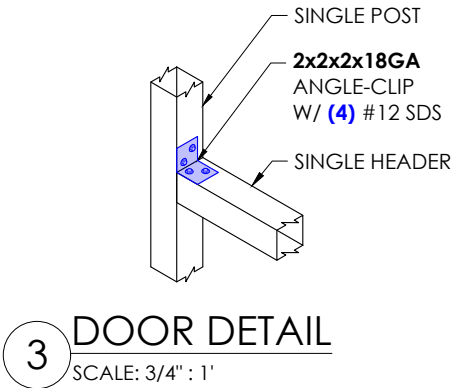
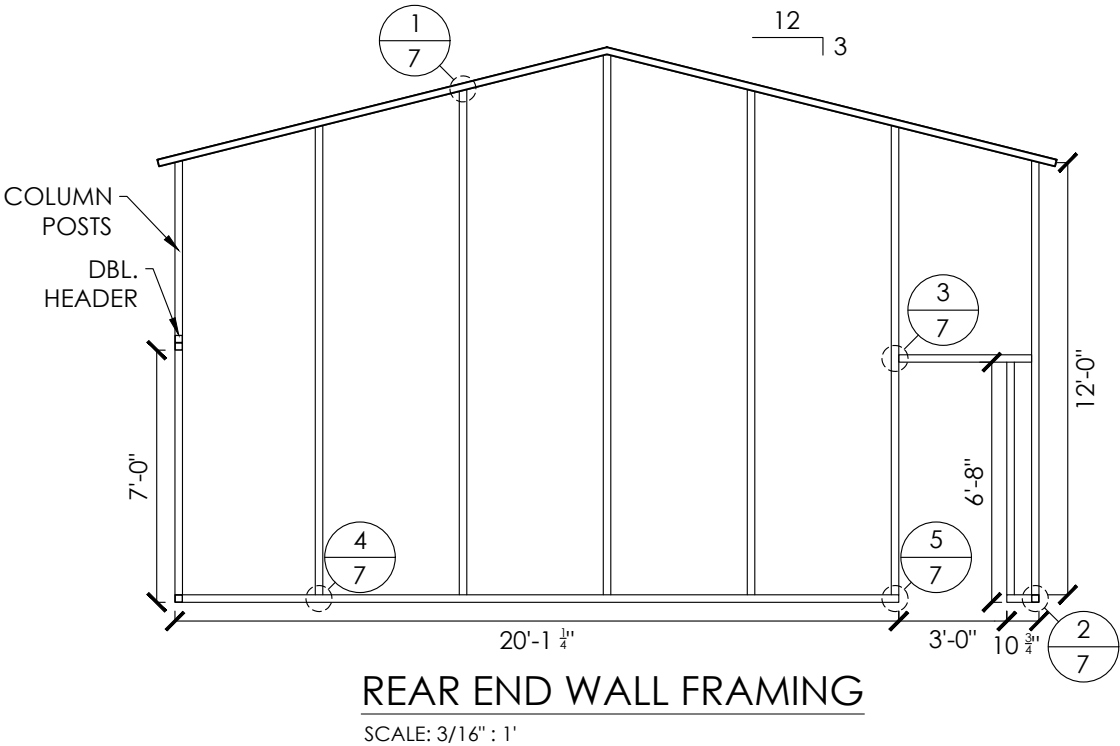
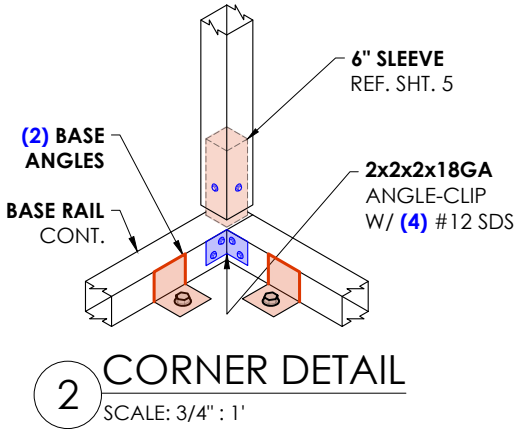
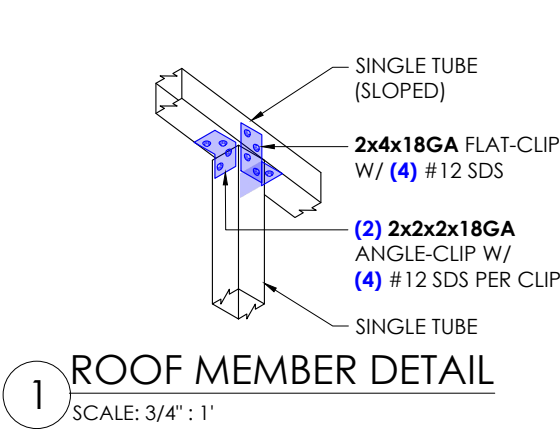
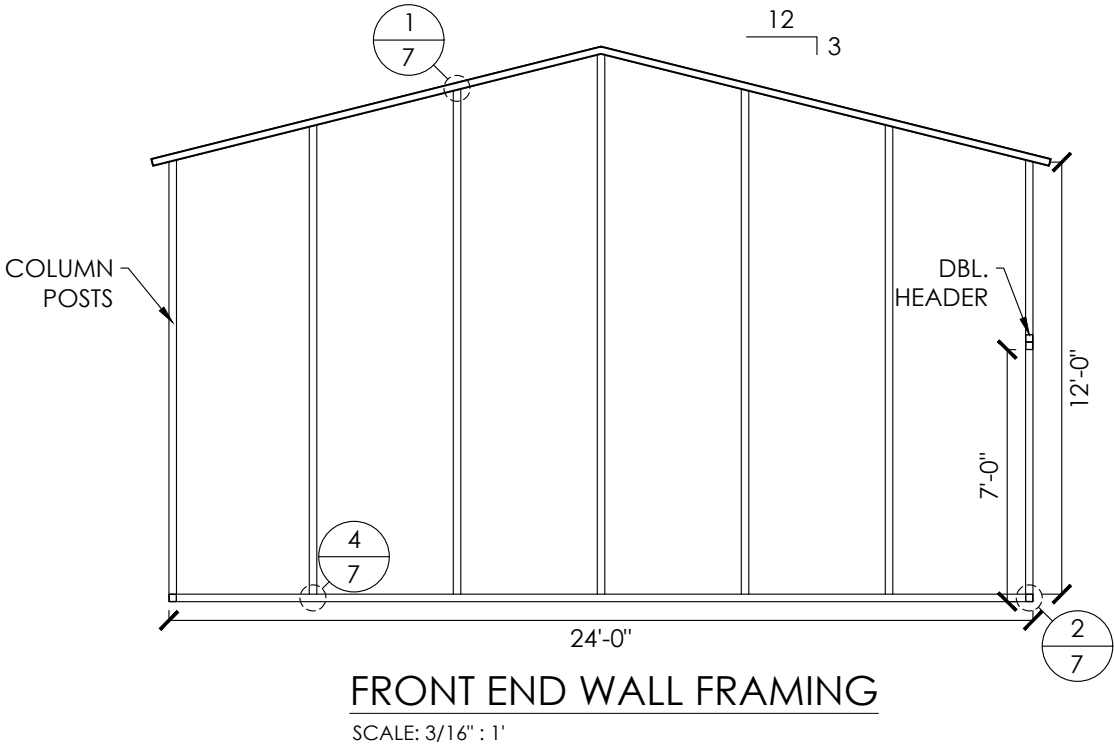


5 COLUMN-BASE DETAIL
SCALE: 3/4" : 1'



6 ABOVE HEADER DETAIL
SCALE: 3/4" : 1'

MEMBER PROPERTIES	
CORNER POST	2 1/2" SQ. X 14GA TUBE
ROOF MEMBER	2 1/2" SQ. X 14GA TUBE
BASE RAIL	2 1/2" SQ. X 14GA TUBE
DOOR POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	2 1/2" SQ. X 14GA TUBE



SHEET NO:
7 OF 7

PROJECT NO:
227-26-2161

DRAWN BY:
BG

DATE:
7/31/2026

SHEET TITLE:
END WALL FRAMING & DETAILS

PROJECT TITLE:
IKENNA OKEREKE

LOCATION:
1977 ATKINSON ST, DETROIT, MI 48206

METAL BUILDING MANUFACTURER

MIDWEST STEEL
You Envision. We Build.

13479 S. Mason Drive
Grant, MI 49327
Tel: (616) 675-7060

WARNING: Unauthorized copy or use of the seal below is considered forgery subject to legal action to the fullest extent of the law and/or fines.
Checked By: ZSS



SIGNED : JUL 31 2026

