



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 09/22/2026

Application Number: HDC2026-00540

APPLICANT & PROPERTY INFORMATION

NAME: Deanna Fries

COMPANY NAME: Italy American Construction

ADDRESS: 8401 N Telegraph Rd

CITY: Dearborn Hgts

STATE: MI

ZIP: 48127

PROJECT ADDRESS: 1977 Atkinson

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:

This application is not yet complete. Please provide the following information:

1. Elevation drawings of the remaining side and rear elevation, which include dimensions and material call outs.
2. A site plan with the existing and proposed features - including but not limited to structures, patios, driveways, pathways, and shrubbery) with dimensions (this can be hand drawn)

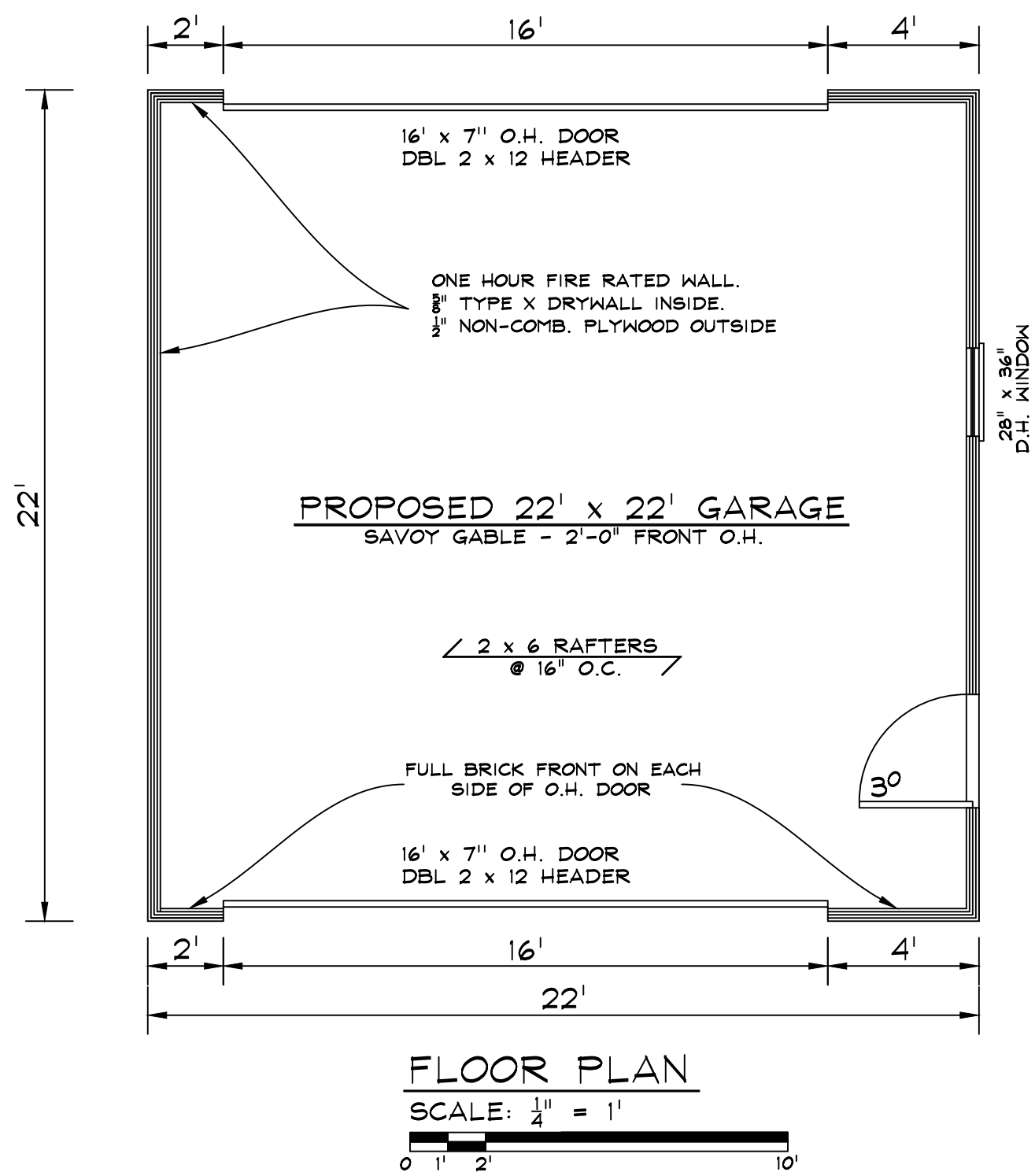
To be included in the October HDC Meeting, please submit the requested information no later than 12PM on Friday, September 25th.

APPLICANT RESPONSE

Response Date: 09/24/2026



1. Provided elevations of all sides of the garage.
2. Provided full site plan.



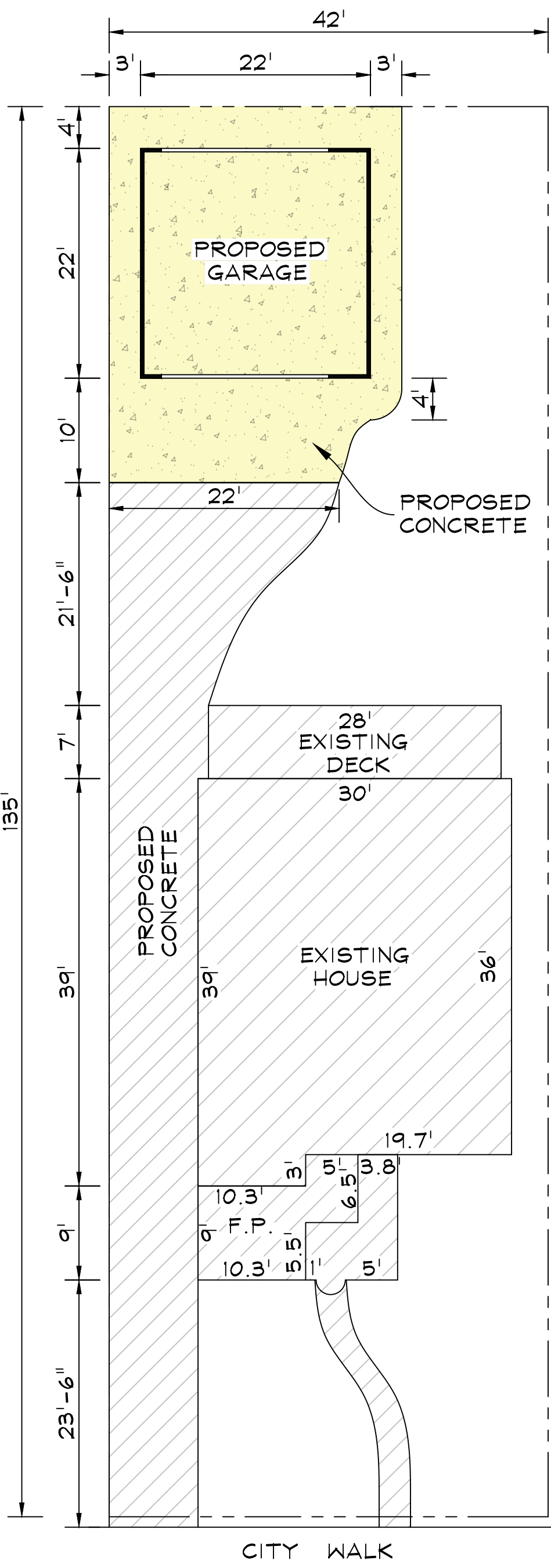
6/12 PITCH
ASPHALT/SHINGLES
15# SYNTHETIC UNDERLAYMENT
3/4" OSB SHEATHING
2 X 6 RAFTERS @ 16' O.C.
2 X 6 CROSS TIES @ 48" O.C.
1 X 6 COLLARS @ 32" O.C.
1 X 6 HANGERS
(2) 2 X 4 REVERSE TIES
2 X 8 RIDGE BOARD
(3) #750 ROOF VENTS

2 X 6 FASCIA BOARD
2 X 4 X 8" STUDS @ 16' O.C.
3/4" OSB SHEATHING
METAL WIND BRACING
HOUSE WRAP
FIBER CEMENT SIDING & COMPOSITE TRIM
ALUM. GUTTERS

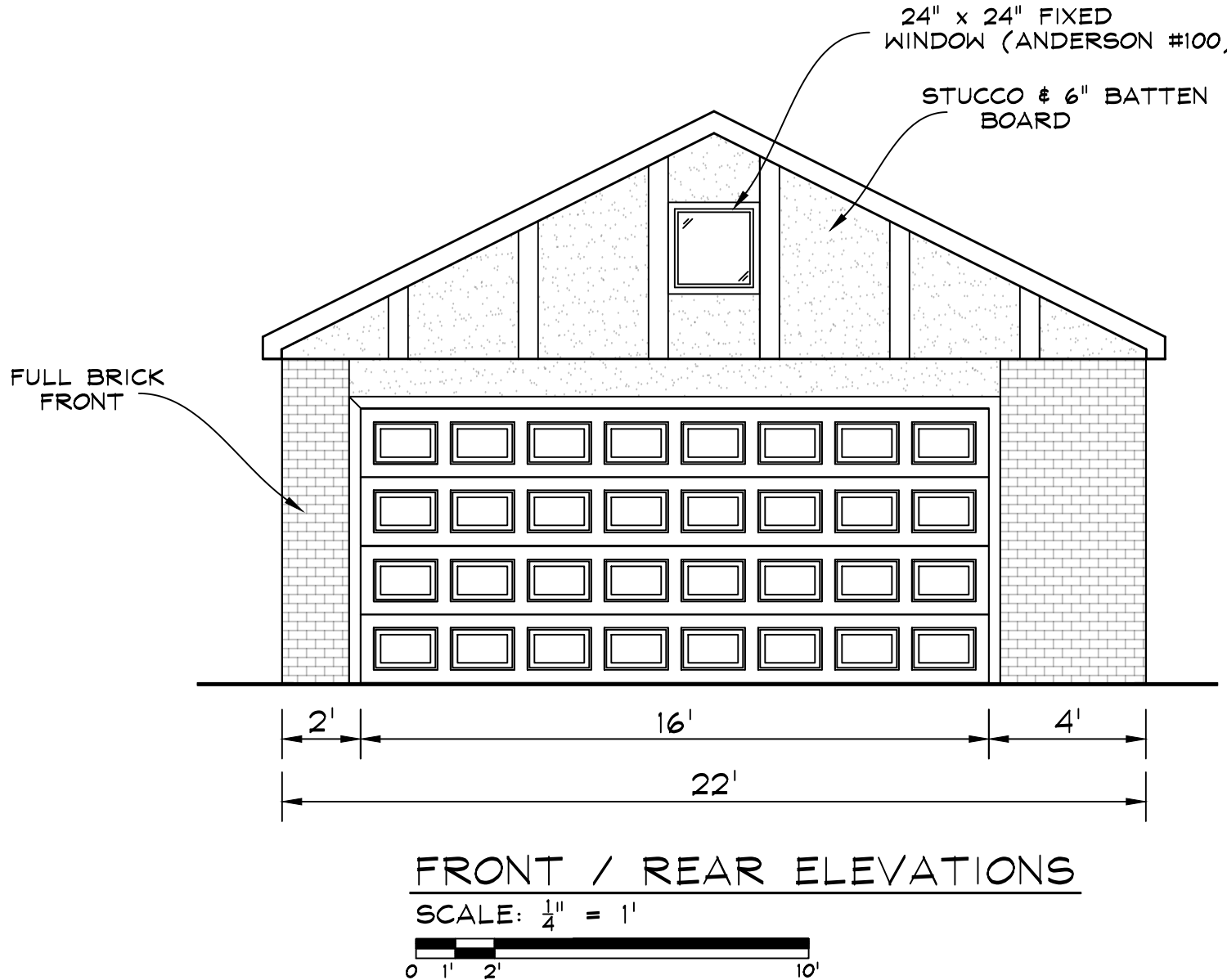
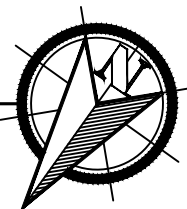
2 X 4 P.T. SILLPLATE W/ 1/2" X 8"
GALV. ANCHOR BOLTS @ 6' O.C.
MIN. 1' FROM EACH CORNER

INSTALL 6" x 24"
CONCRETE RATHALLS

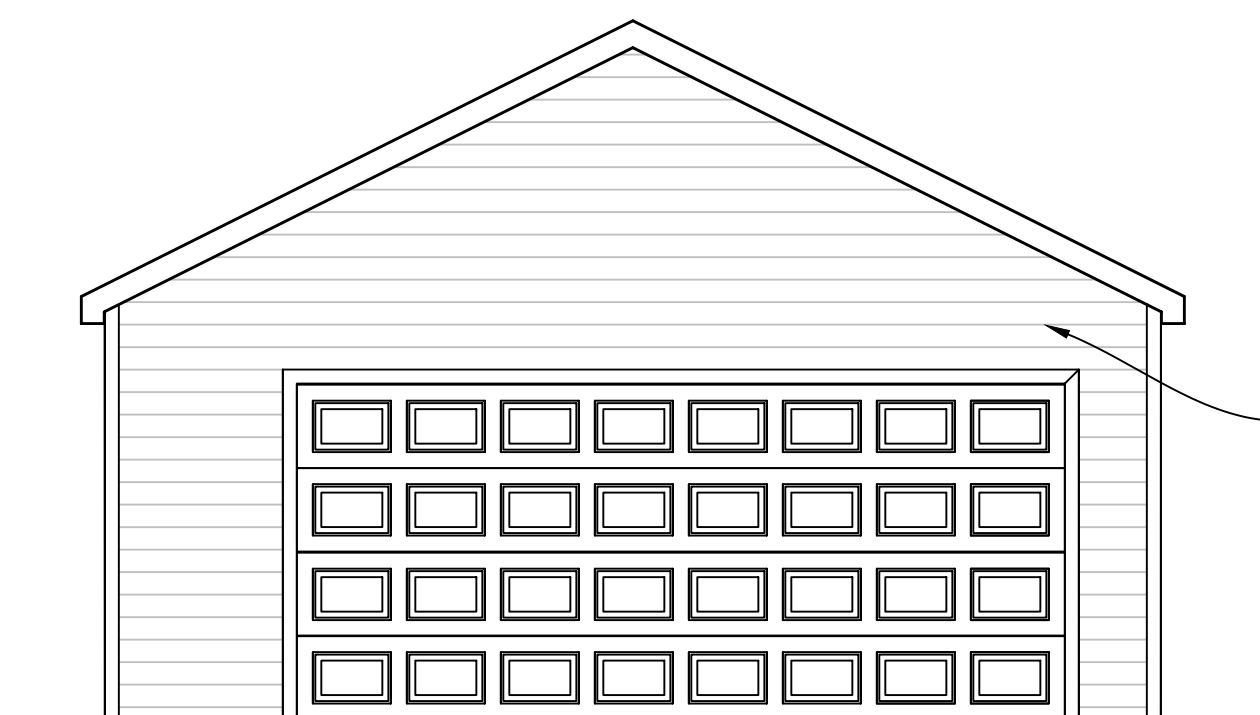
CROSS SECTION
SCALE: NOT TO SCALE



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



FRONT / REAR ELEVATIONS
SCALE: 1/4" = 1'



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 FASHION 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 INSPECTOR 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 METER, CLEAN OUTS, VENT STACK, ETC.) OUT OF DIRECT LINE OF SITE FROM THE STREET

CONTRACT NOTES

- REMOVE SECTION OF WOOD PRIVACY FENCE @ REAR OF YARD. BREAK OUT EXISTING CONCRETE. INSTALL NEW 6' x 24' CONCRETE RATHALLS. INSTALL NEW 22' x 22' CONCRETE GARAGE FLOOR & DRIVEWAY AREA AS SHOWN.
- BUILD NEW 22' x 22' DETACHED WOOD FRAME GARAGE - GABLE - 2'-0" FRONT O.H. - 6/12 PITCH, 8' WALLS.
- INSTALL (2) 16'x7' OVERHEAD DOORS - SHORT PANEL NON INSULATED - COLOR: WHITE
- INSTALL (2) 1/2" H.P. CHAIN DRIVE GARAGE DOOR OPENERS.
- INSTALL 36" x 80" 6-PANEL SERVICE DOOR W/ LOCKSET & DEADBOLT.
- INSTALL 24" x 24" (ANDERSON #100) FIXED WINDOW IN FRONT GABLE AREA & 28" x 36" D.H. WINDOW ON SIDE OF GARAGE.
- ROOFING:
 - ASPHALT/SHINGLES - LANDMARK DIMENSIONAL - COLOR: MOIRE BLACK
 - DROP EDGE - WHITE
 - (3) #750 ROOF VENTS - COLOR: BLACK
- BRICK: INSTALL FULL BRICK FRONT ON EACH SIDE OF FRONT O.H. GARAGE DOOR.
- SIDING: JAMES HARDIE FIBER CEMENT SIDING 5" LAP - COLOR: T.B.D.
 - COMPOSITE SOFFIT - COLOR: T.B.D.
 - COMPOSITE TRIM - COLOR: T.B.D.
 - ALUM. GUTTERS - COLOR: T.B.D.
- ELECTRICAL: OFF EXISTING SERVICE. INSTALL (2) INTERIOR WALL OUTLETS, (2) INTERIOR LIGHTS, (3) SINGLE SWITCHES, (2) EXTERIOR COACH LIGHTS (PROVIDED BY OWNER), (1) DOUBLE FLOOD LIGHT, (2) GARAGE DOOR OPENER OUTLETS. I.A.C. TO FILL ELECTRICAL TRENCH.



SIDE ELEVATIONS
SCALE: 1/4" = 1'



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

- 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 MRC TABLE 402.2 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 R508.2.3 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



OKEREKE RESIDENCE
1977 ATKINSON
DETROIT, MI 48206
(216) 403-3036
PROPOSED 22' X 22' GARAGE
CONCRETE FLATWORK

SHEET INDEX

DESCRIPTION

A-1 GENERAL NOTES
SITE PLAN
GARAGE FLOOR
PLAN
SECTION
ELEVATIONS

SET ISSUE DATES

DATE: 09/16/26
ISSUE: APPLY FOR PERMIT

SHEET NOTES

REF: DRAWN BY: RM
NOTES: CHECKED BY:

SHEET No.

A-1
PAGE 1 OF 1

PROJECT No. TG 26

DATE CREATED: 09/16/2026