

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

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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.")

Existing garage has been in state of disrepair since we purchased the property. We had an architect structurally assess the garage to see if it was repairable and he said it is not a viable option, citing a cracked and displaced foundation, cracked slab, sagging lintel and other issues. (See letter attached.)



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

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.")

Rebuild garage in the style of the original garage, with brick and hip roof with shingles that match the house. Add a wood deck and small patio in the backyard. Utilize the existing window opening to add a pair of French doors with minimal modification to the opening (matching in style the original French doors of the house, which currently also open to the backyard).

See attached for full scope of proposed work with photos.



4. DETAILED SCOPE OF WORK

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.")

Demolition of existing garage in disrepair
 Construction of new garage
 Construction of new cedar deck
 Lower/Alter window opening in rear of home to accommodate door entryway

5. BROCHURES/CUT SHEETS

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.

ADDITIONAL DETAILS

<p>7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	

OMILIAN & MORIN

ARCHITECTURE & DESIGN, LLC

01 / 17 / 2023

41 BURROUGHS STREET, STE. #209; DETROIT, MI 48202
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EXISTING RESIDENTIAL GARAGE STRUCTURAL ASSESSMENT REPORT

Project: Existing Residential Garage Assessment

19690 Shrewsbury Rd.
Detroit, MI 48221

Client(s): Dave Lawson

Phone: (734) 717 - 2685
Email: lawsond@gmail.com

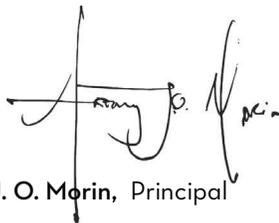
Issues Observed During Site Visit:

- **Foundation:**
 - Upon assessment of the foundation, cracking and displacement of below-grade foundation are likely present and have caused resultant cracks and shifting in above grade brick wall. This may be due to frost heave during unseasonably cold winters where frost depth exceeded the 42" inch below grade design standard.
- **Slab:**
 - A longitudinal crack in the concrete floor slab was observed and the elevation of the slab measured to be higher along this crack line suggesting damage from frost heave.
- **Walls:**
 - **Masonry walls:** single wythe brick masonry wall was observed to have vertical cracking indicating foundation issues.
 - **Stud framed walls:** Base plates of stud walls were observed to have dry rot due to periodic exposure to moisture. Dry rot was also observed on the first approx. 4" of studs in several locations.
- **Garage door lintel:**
 - Sagging in the steel lintel above the garage door was observed. This may be due to inadequate beam sizing during original construction and/or loss of cross-sectional area over time from rusting. This sag has caused mortar joints to crack and bricks to be displaced. The cracking has also allowed more water to penetrate to lintel exacerbating rust.

Conclusions:

Multiple structural issues were observed during our site visit leading to a conclusion that repair of the garage is not a viable option. We conclude that demolishing the structure in its entirety and building a new structure is the best course of action.

Regards,



Anthony J. O. Morin, Principal

CURRENT STATE OF GARAGE DISREPAIR

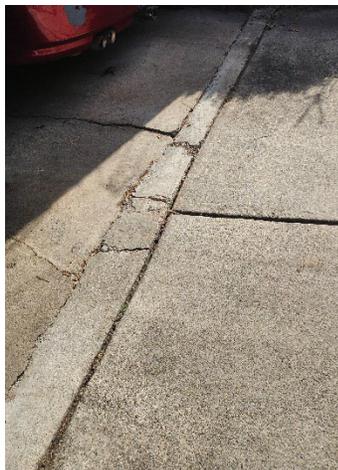
Vertical cracks in mortar throughout garage indicate foundation issues. Door is no longer functional



Sagging above garage door



Uneven concrete slab with crack down the center, moisture comes up from ground



Base plates of stud walls have dry rot due to periodic exposure to moisture.
Dry rot was also observed on the first approx. 4" of studs in several locations



Existing state of backyard which will have new proposed cedar deck and patio added

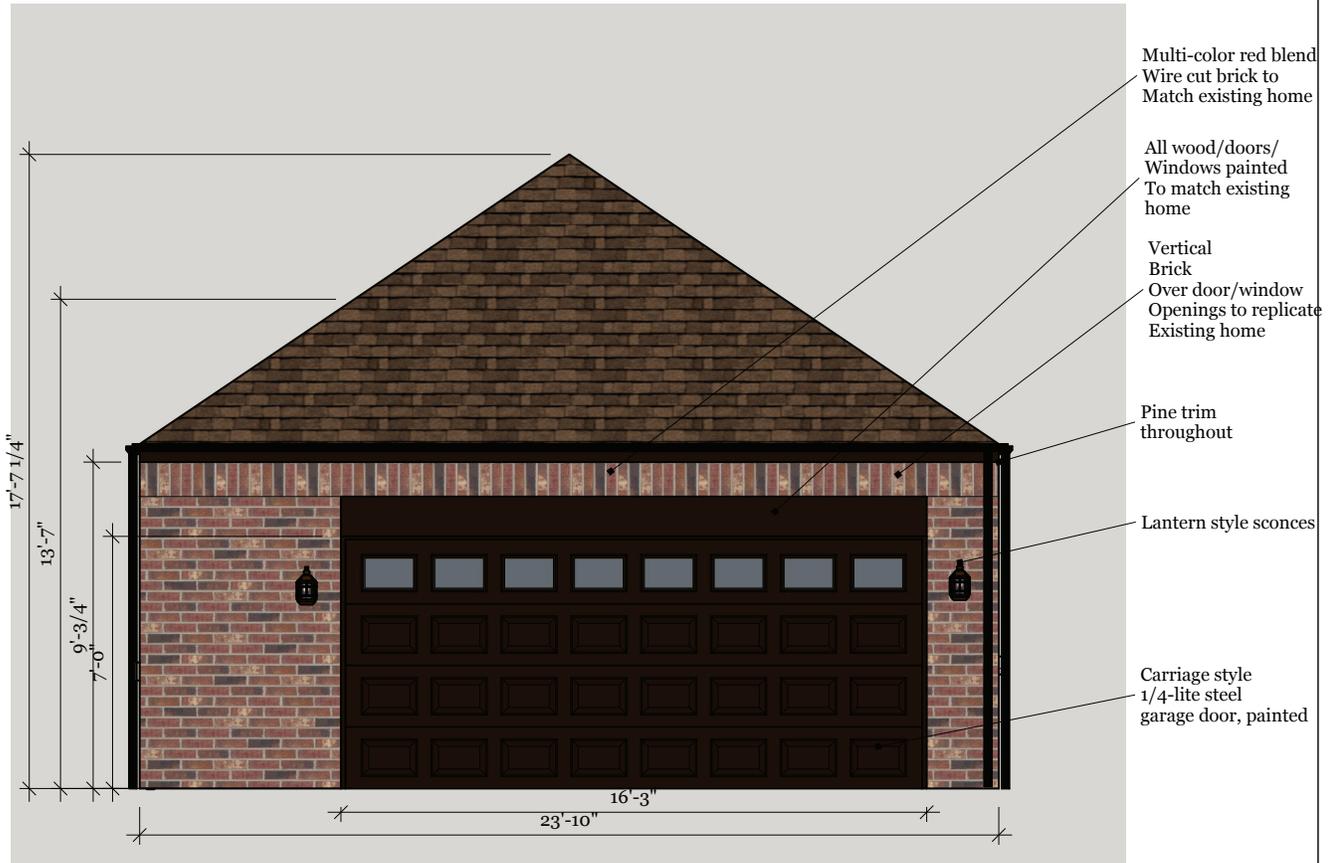




19690 Shrewsbury Rear Yard



March 20, 2024



Garage West Elevation - Front

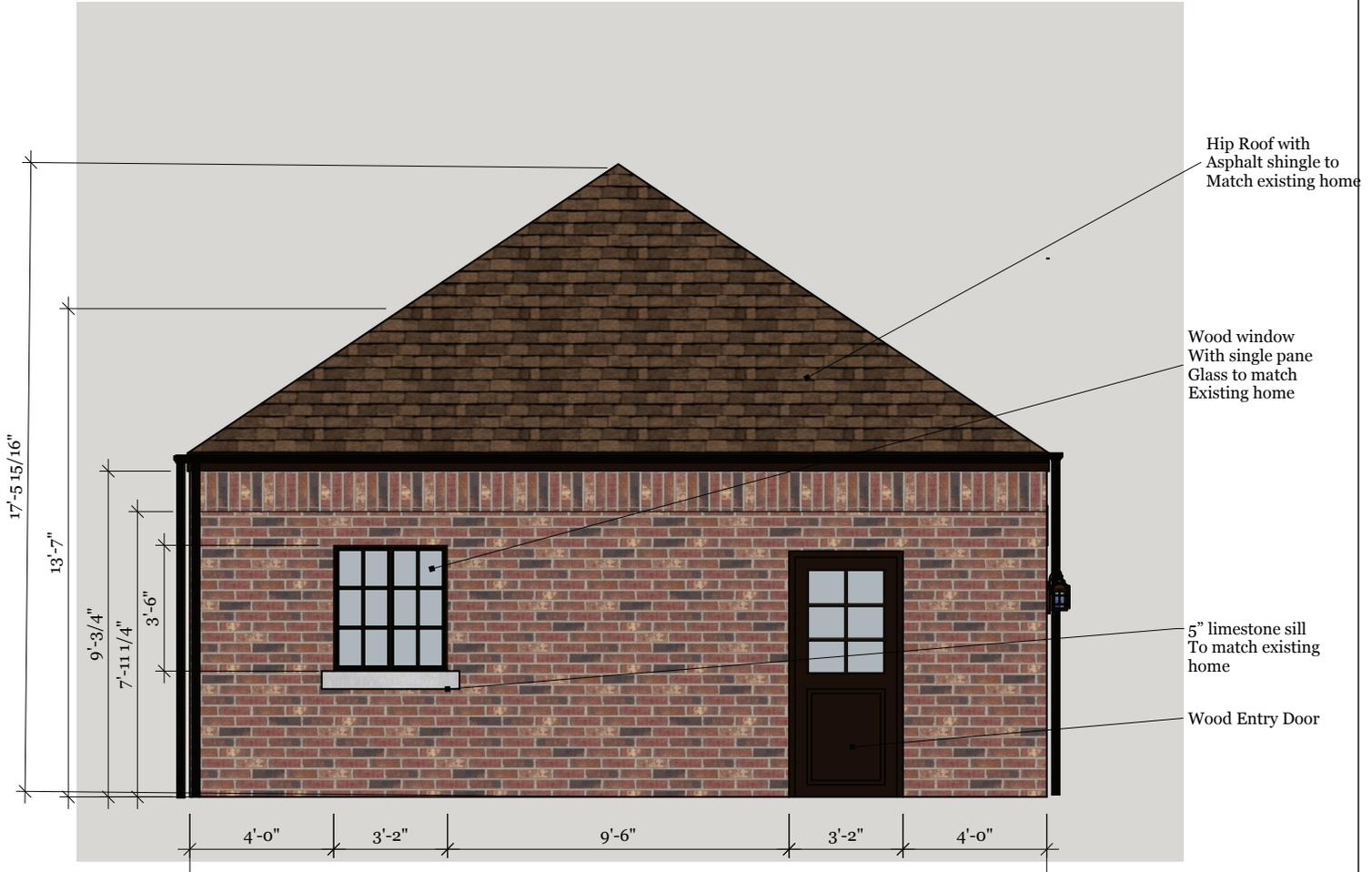


19690 Shrewsbury Rear Yard

REVISIONS		
MM/DD/YY	REMARKS	
1 02/19/24	Initial Design for Review	
2 03/18/24	Revisions per client feedback	
3 03/20/24	Revisions per client feedback	
4 --/--/--	...	
5 --/--/--	...	

01

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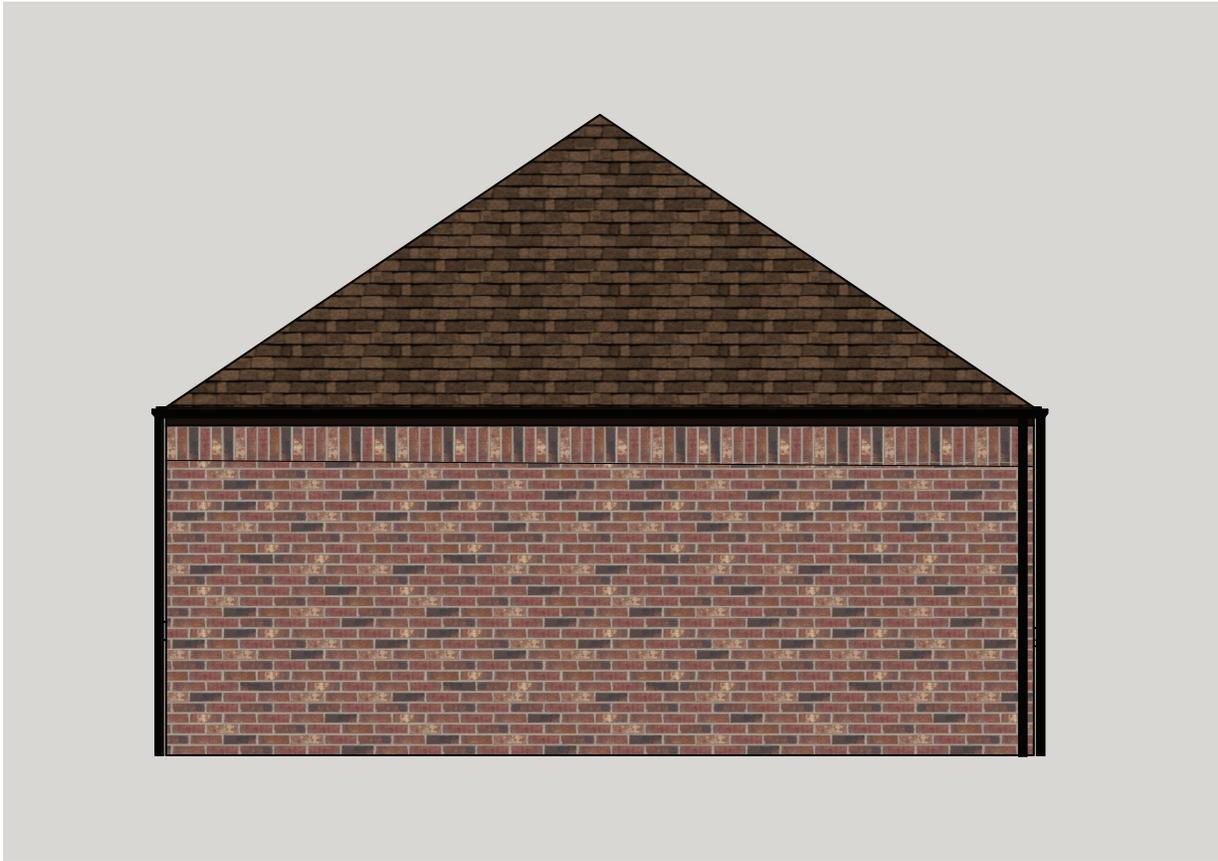
Garage North Elevation - Side



19690 Shrewsbury Rear Yard

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Garage East Elevation - Rear



19690 Shrewsbury Rear Yard

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Garage South Elevation - Rear



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04

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Open/lower window 16",
 Maintain framing and header,
 Lower 5" limestone sill (reuse) &
 install proposed Marvin Ultimate
 wood French doors, 4x6 maple
 grilles, painted to match existing
 home color

New Cedar deck

Deck East Elevation

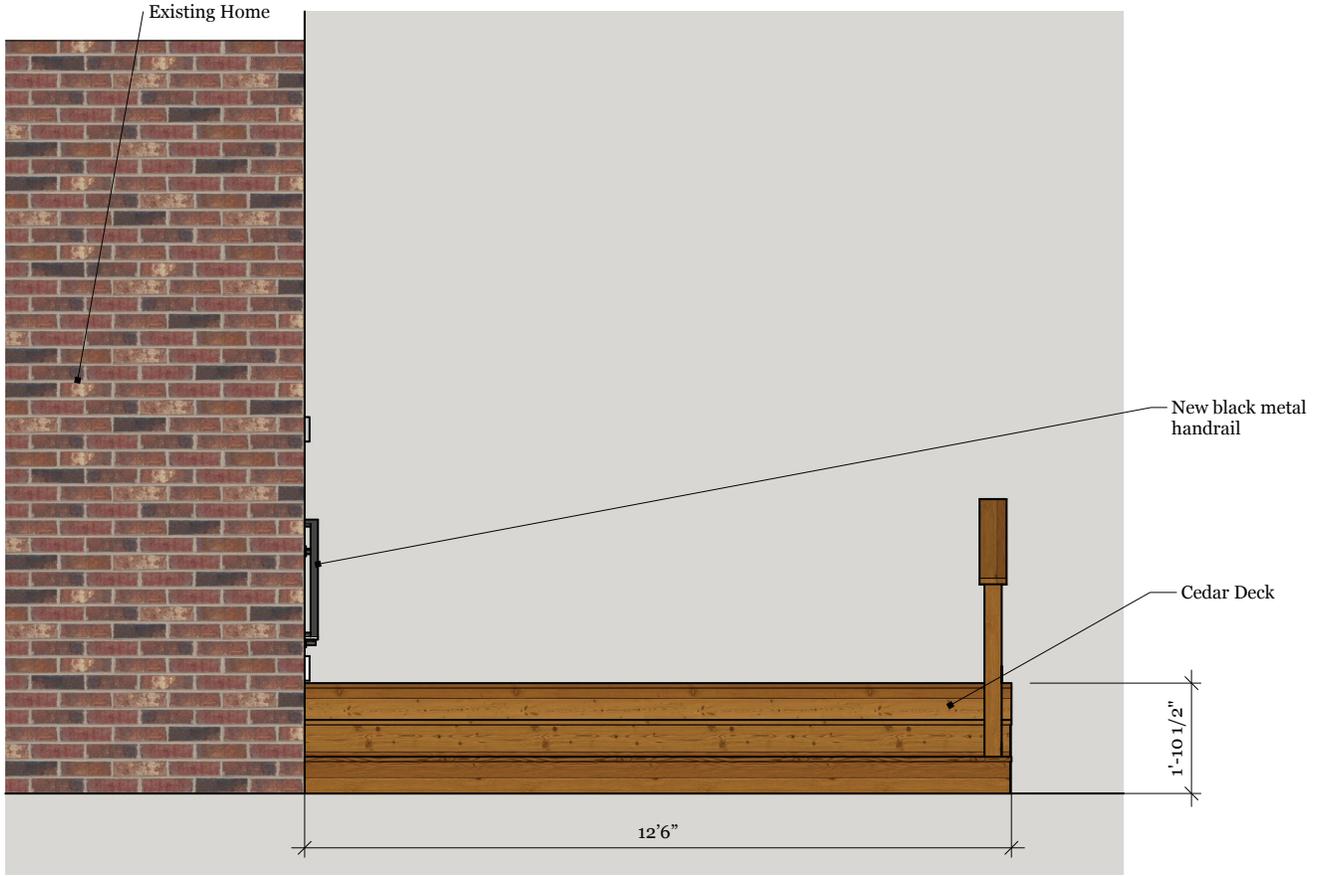


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05

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Deck South Elevation



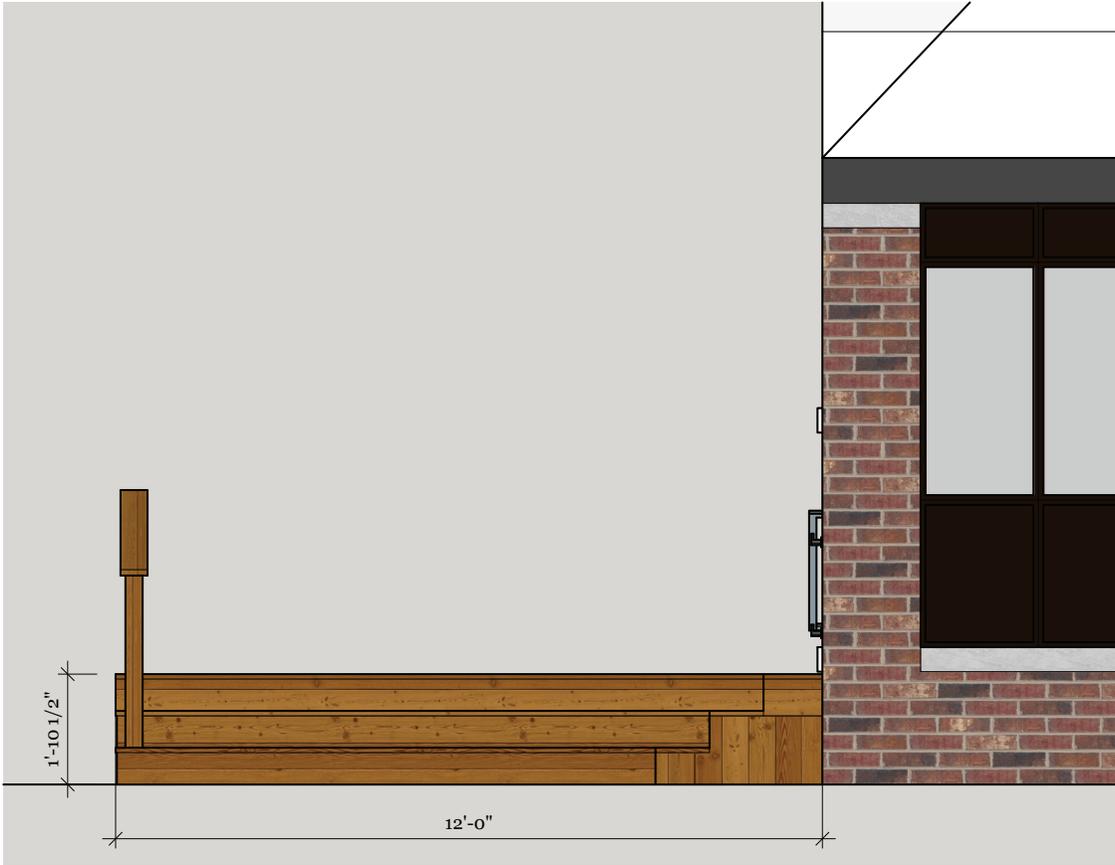
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06

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Deck North Elevation

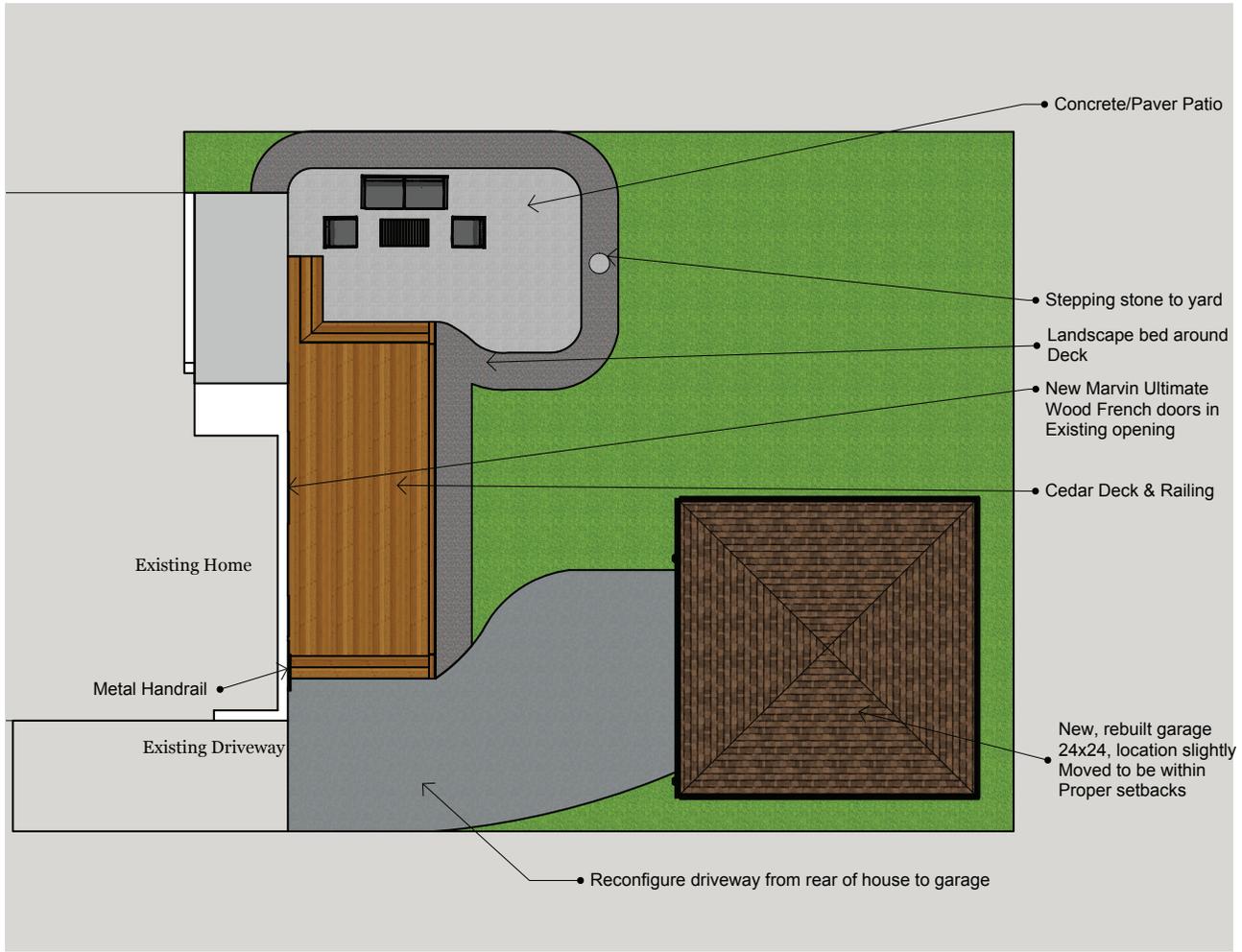


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07

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Shrewsbury Backyard Design
Garage, Patio & Deck



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08

D

Marvin Ultimate
Wood French Doors/Garage Windows, 4x6 grid



Antique Red Blend,
Multicolor Wire Cut Brick



Sand Shingles to match existing
home



All trim to be
Painted Dark Grayish
Olive from Color System D



B:14 Dark Grayish
Olive
MS: 10Y 2/2

Clopay Steel Garage Door with 4x2 grid windows,
Painted Dark Grayish Olive



Black Iron Railing



Cedar Decking



Smoothface Limestone Sills



Proposed Materials



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D 09

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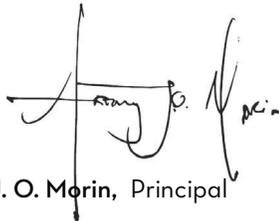
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