

NARRATIVE

*Currently due the small size and orientation of the existing garage, I am only able to fit 3 cars at the property.

*The new smaller garage will enable me to have 4 parking spaces and a Garage for storage.

*The house has 2 – 2 bedroom units and a third floor. Thus, the need for 4 spaces. And 1 garage space.

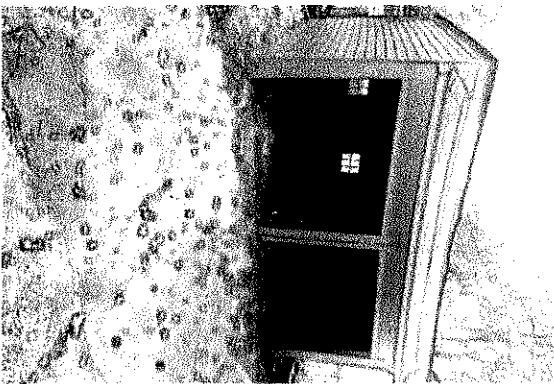
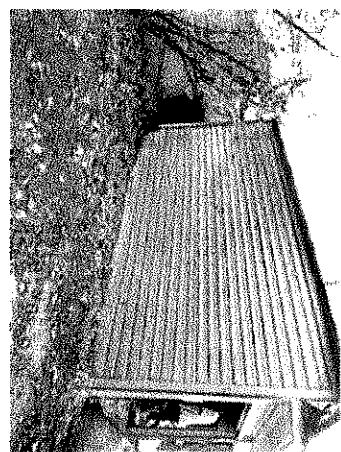
*I have worked extensively with Amish Garage Builders to try to fit a two car garage on the property and it just doesn't fit. A one car garage can use used for an extra 5th car, if needed and with a driveway turn radius that will work!

*The existing garage is in need of a tear down and a new garage will improve the property significantly in terms of function and aesthetics.

*s built.

LANDSCAPE

There is limited space for extra plantings but I plan to simply extend the bed along the northern side of the property with tall shrubs to improve the look and add additional privacy. This simple bed extension will go in after the garage



W

STILLMAN

40

N
105

HOUSE

S

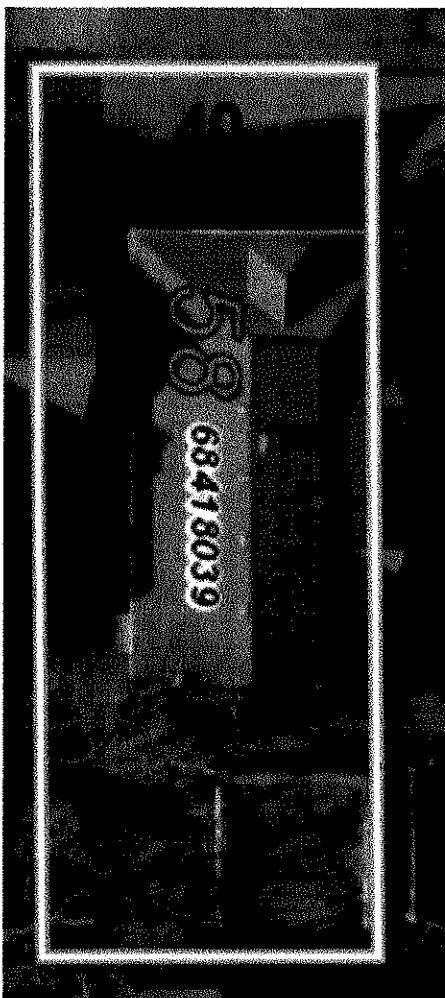
12
OLD 20X20

NEW 12X20

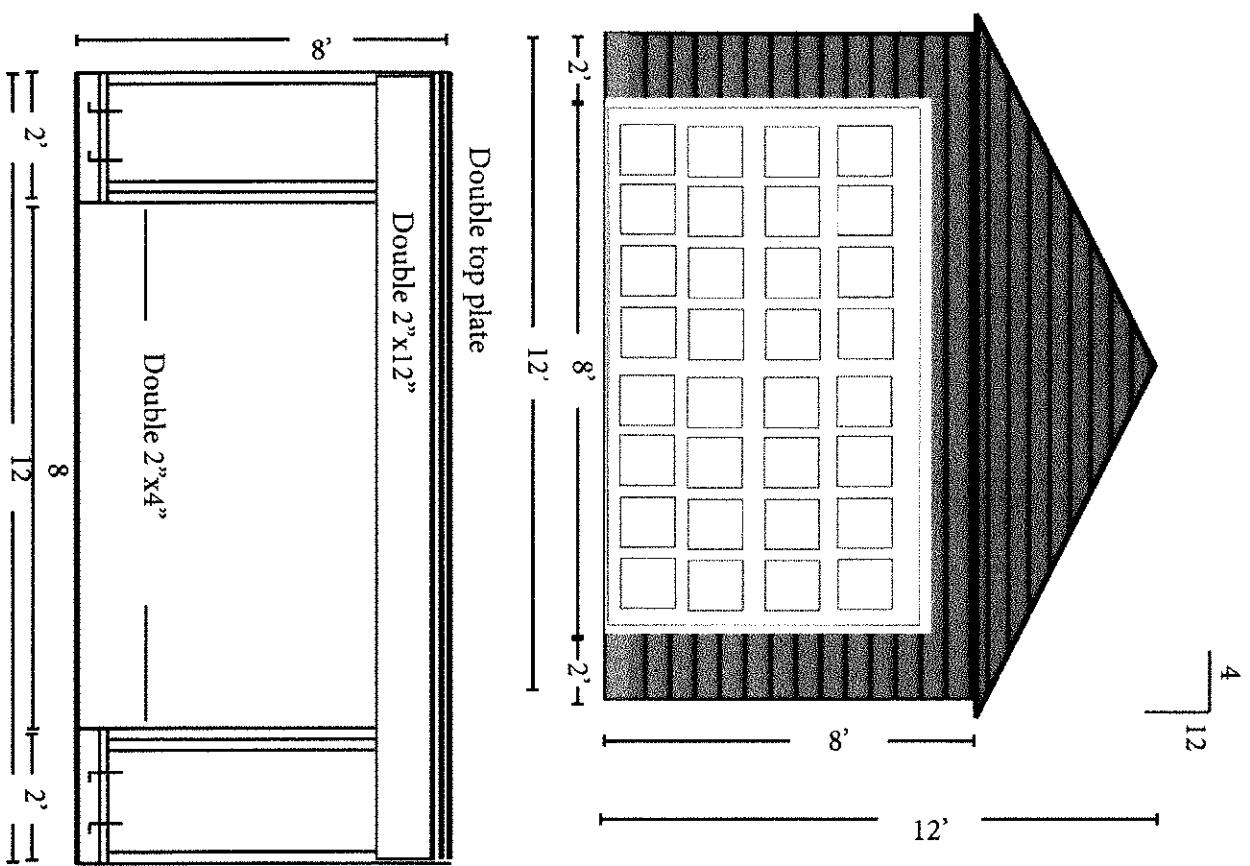
3

E

17

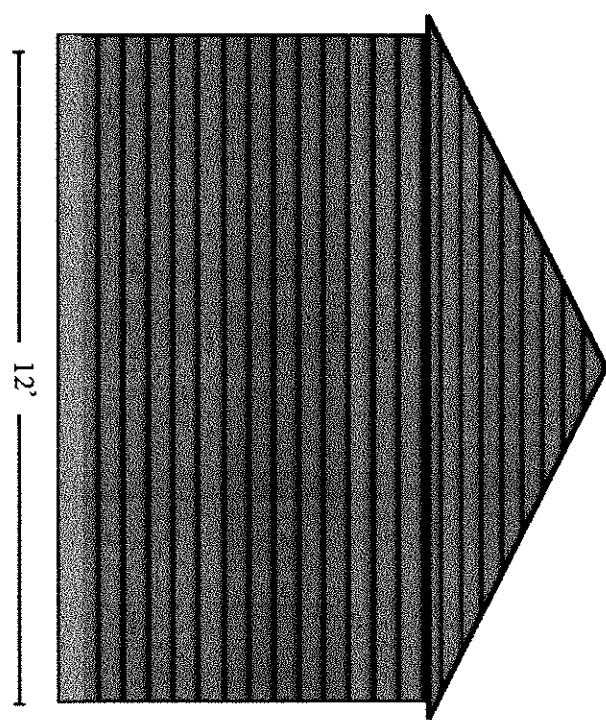


Front Elevation



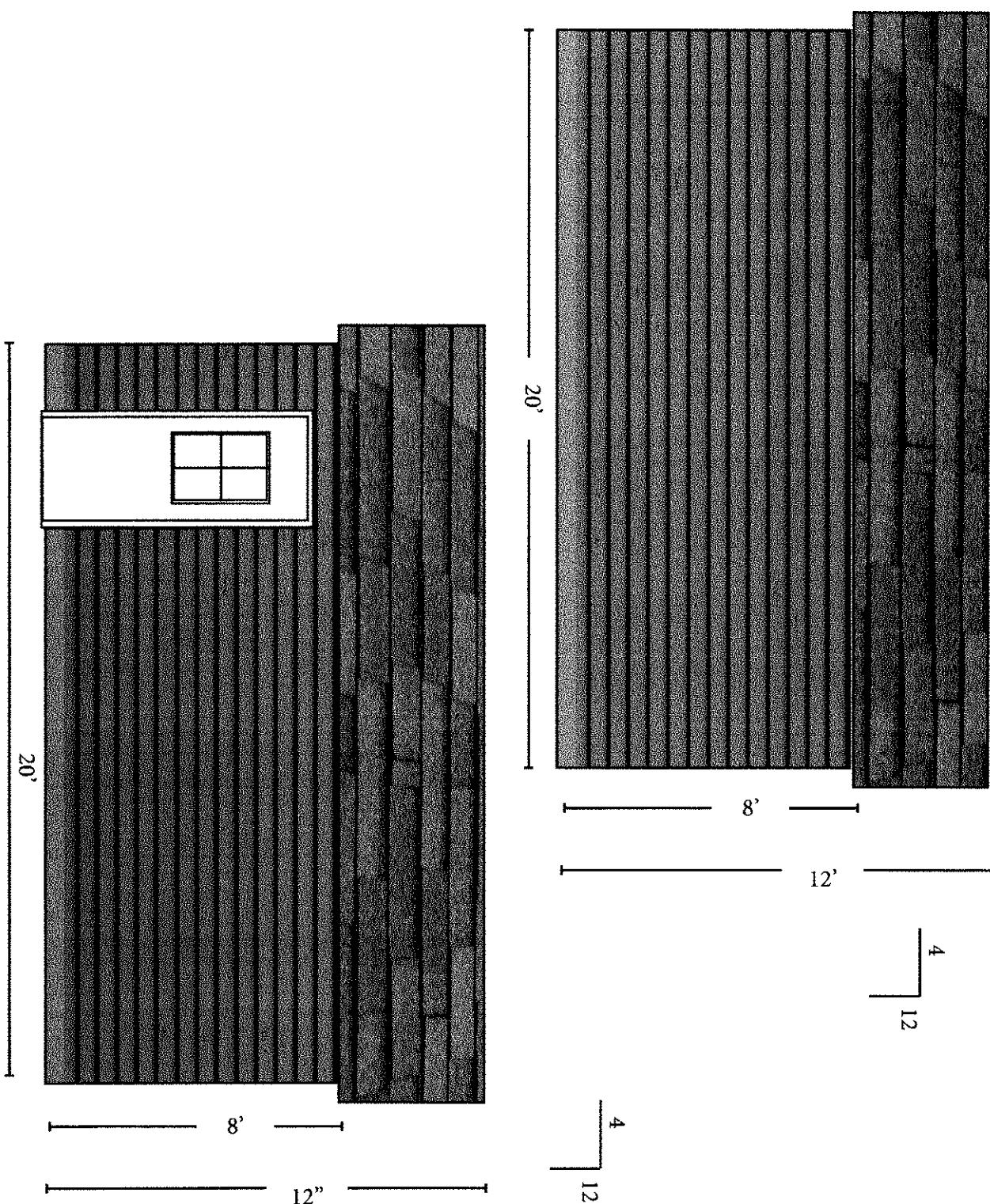
COMPLETE DOOR;
10'-0" X 7'-0" 4-8 R2580W;
RAISED PANEL NI WHITE;
EXTENSION 10" STD 2
BRKT WOOD;
RES. NYLON; 2- 2x2 E Strut;
SPRING LOOSE;

35 yr dimension shingles
Double 4" siding
8' x 7' raised panel garage door
5" overhang on roof



Right Side Elevation

pg 5



Construction Details

12' 4"

35yr asphalt shingles to match house

Aluminum gutters and
Splash on property

2 x 8 Ridge

2 x 4

Collar Tie 4' O/C

7/16 OSB

16" o/c

2 x 6 Rafters (16" o/c)

2 x 8 wall ties (min. 4' o/c)

Double 2 x 4 top plate

Gutter
Aluminum
Fascia

Double 4" Vinyl Siding

7/16 OSB Sheathing

2 x 4 Studs (16" o/c)

Fire Rated X 5/8 drywall on walls less than 3 feet from property line interior and exterior if needed

2 x 4 Treated Plate

1/2 x 10" Galvanized Anchor Bolt 6' apart

3500 PSI Concrete

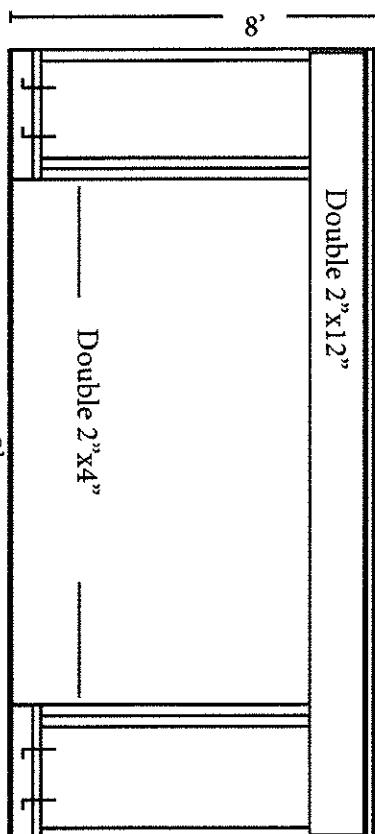
4" Concrete slab

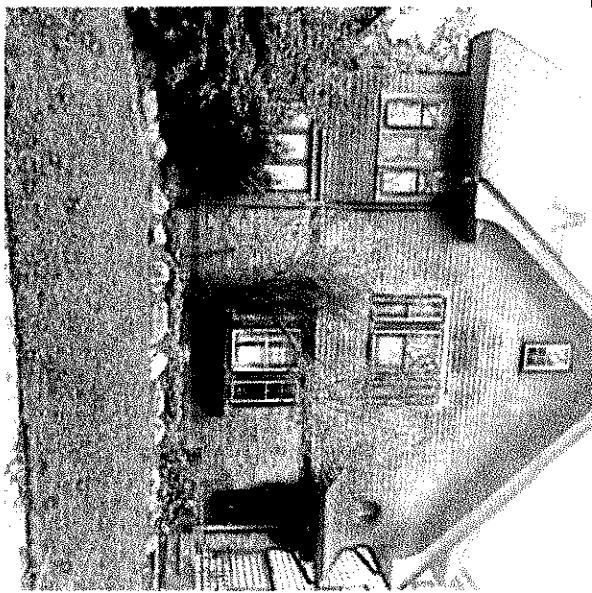
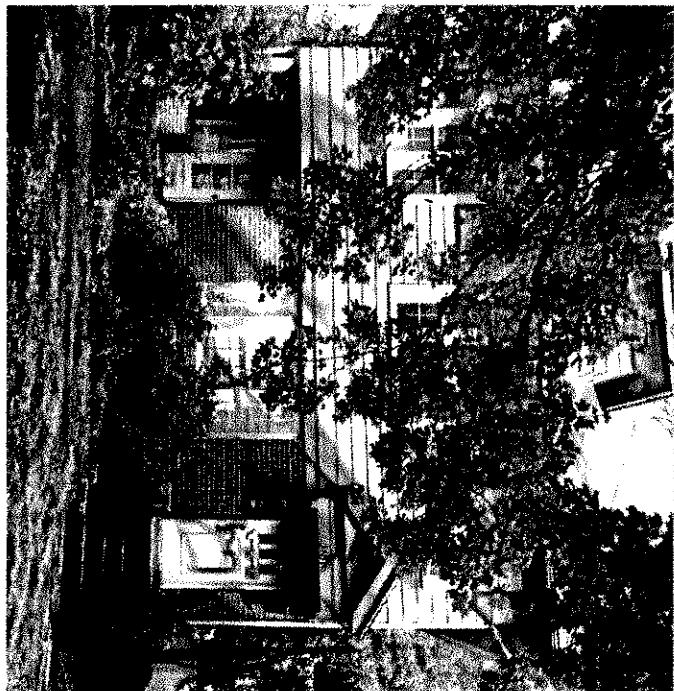
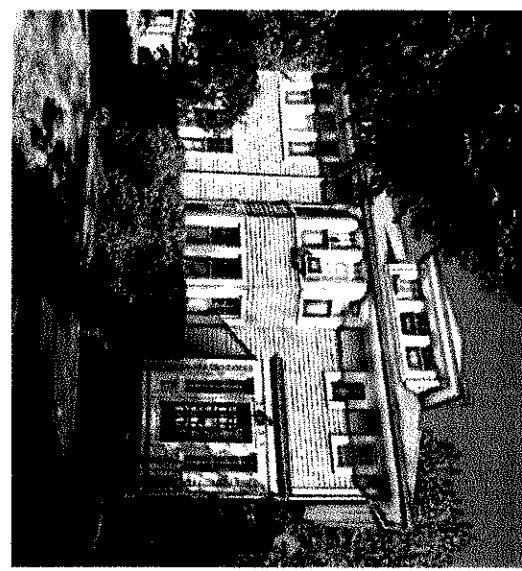
6 x 6 wire mesh over Tamp

Stone pitched to front door

Double top plate

Bolt and Floor Plan





2101