

Proposed Design for the
VALADE-STEEN RESIDENCE

*1411 Iroquois Avenue
Detroit, Michigan*



*HISTORICAL DISTRICT COMMISSION
PROJECT REVIEW*

SHEET NO.

1

DATE:

02 | 11 | 20. DESIGN DEVELOPMENT
03 | 12 | 20. BID SET
06 | 16 | 20. HPC SUBMISSION

CLIENT NAME AND LOCATION

VALADE-STEEN RESIDENCE
(DETROIT, MICHIGAN)

DRAWN BY:

TJM

DATE DRAWN:

06/16/2020

SITE:

1411 IROQUOIS AVE

ADDRESS:

DETROIT

MICHIGAN 48214

M|C

MERTZ • CASAZZA

ARCHITECTS + BUILDERS

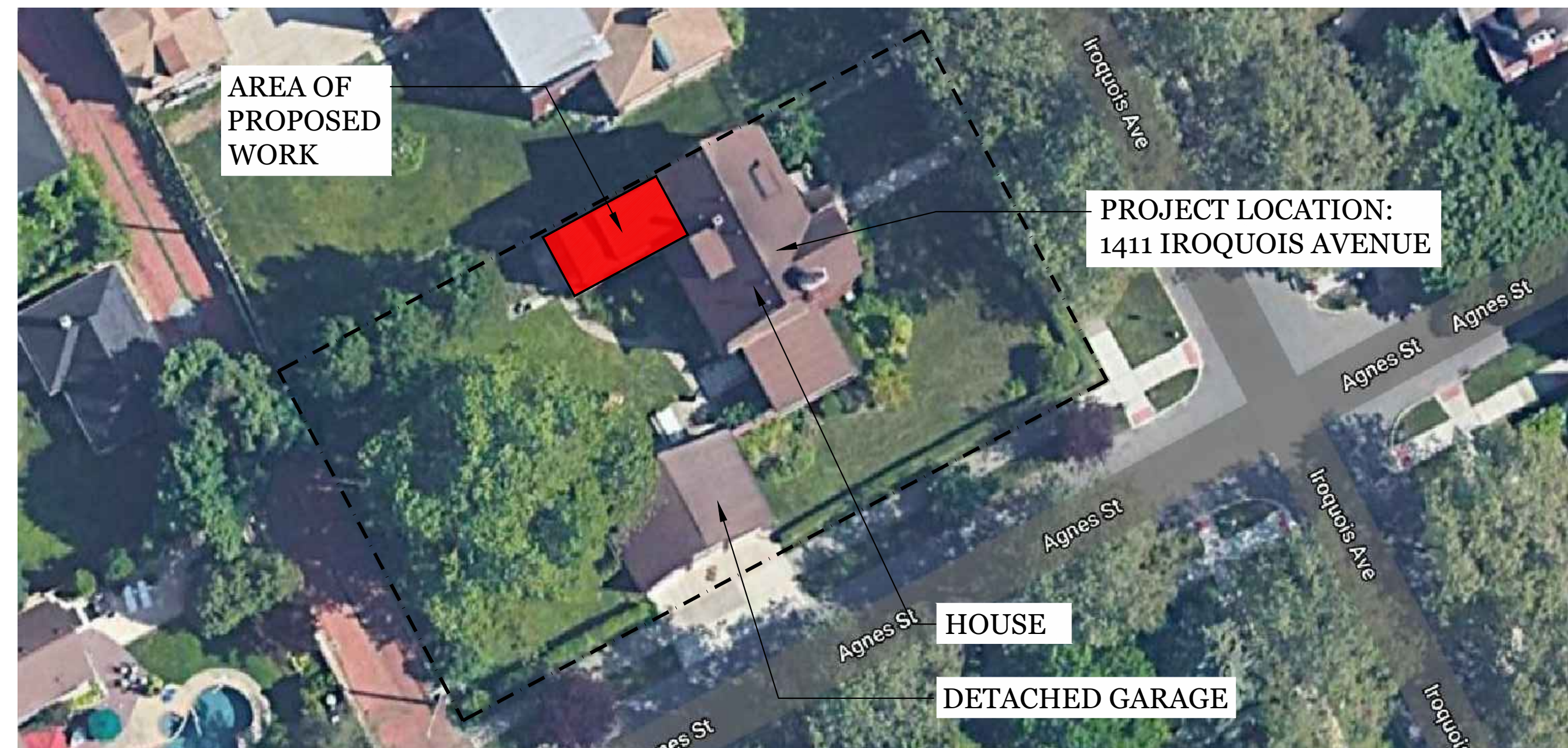
GROSSE POINTE | MICHIGAN

TELEPHONE

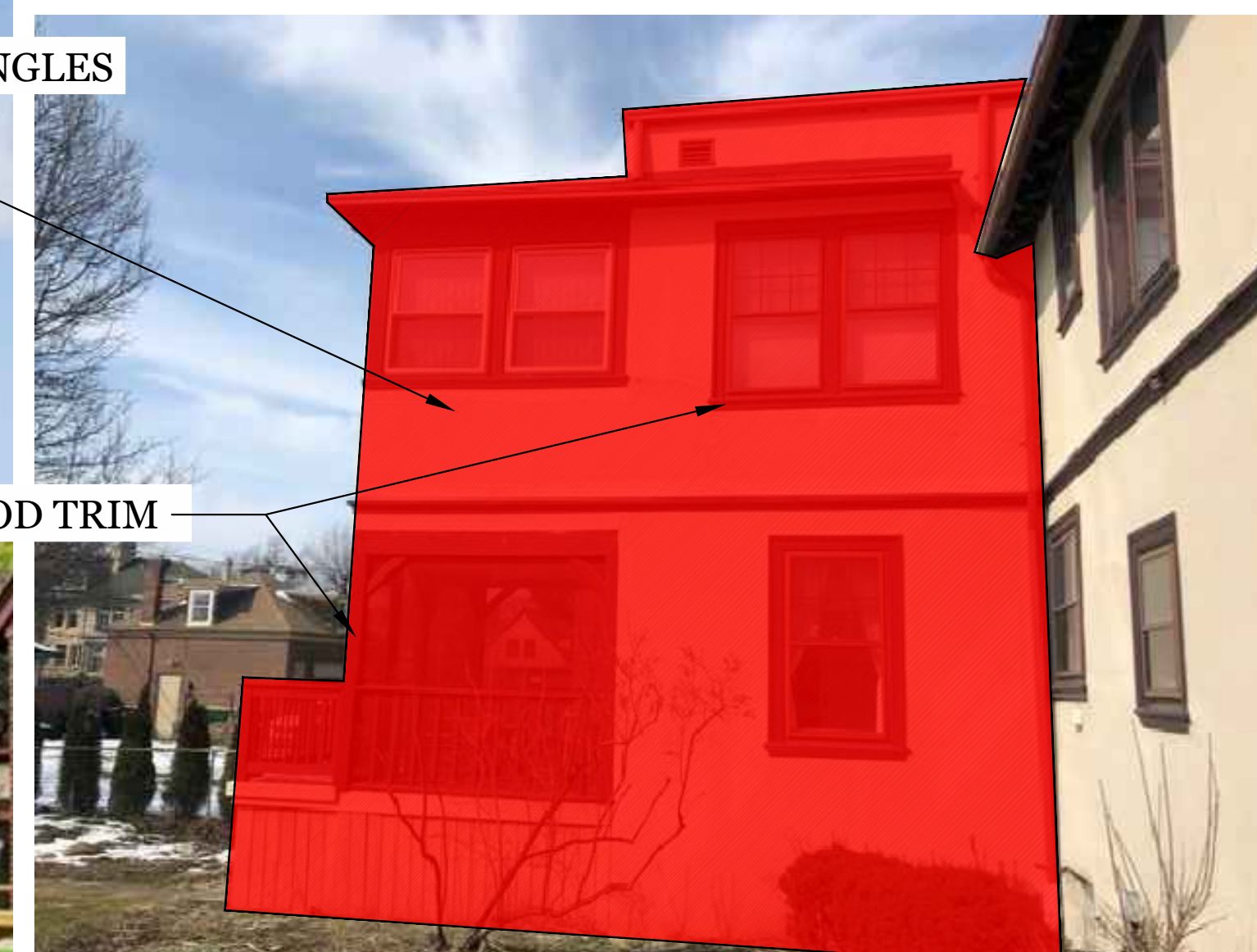
313-571-3385

DETAILED PHOTOS

 INDICATES AREA OF WORK/CONSTRUCTION



AERIAL VIEW OF THE SITE AND PROPOSED AREA OF WORK



DETAILED PHOTOS AND EXISTING CONDITIONS OF THE EXISTING HOUSE

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MERTZ • CASAZZA
 ARCHITECTS + BUILDERS
 GROSSE POINTE | MICHIGAN
 TELEPHONE 313-571-3385

DRAWN BY: JIM
 DATE DRAWN: 06/16/2020
 SITE: 1411 IROQUOIS AVE
 ADDRESS: DETROIT, MICHIGAN 48214

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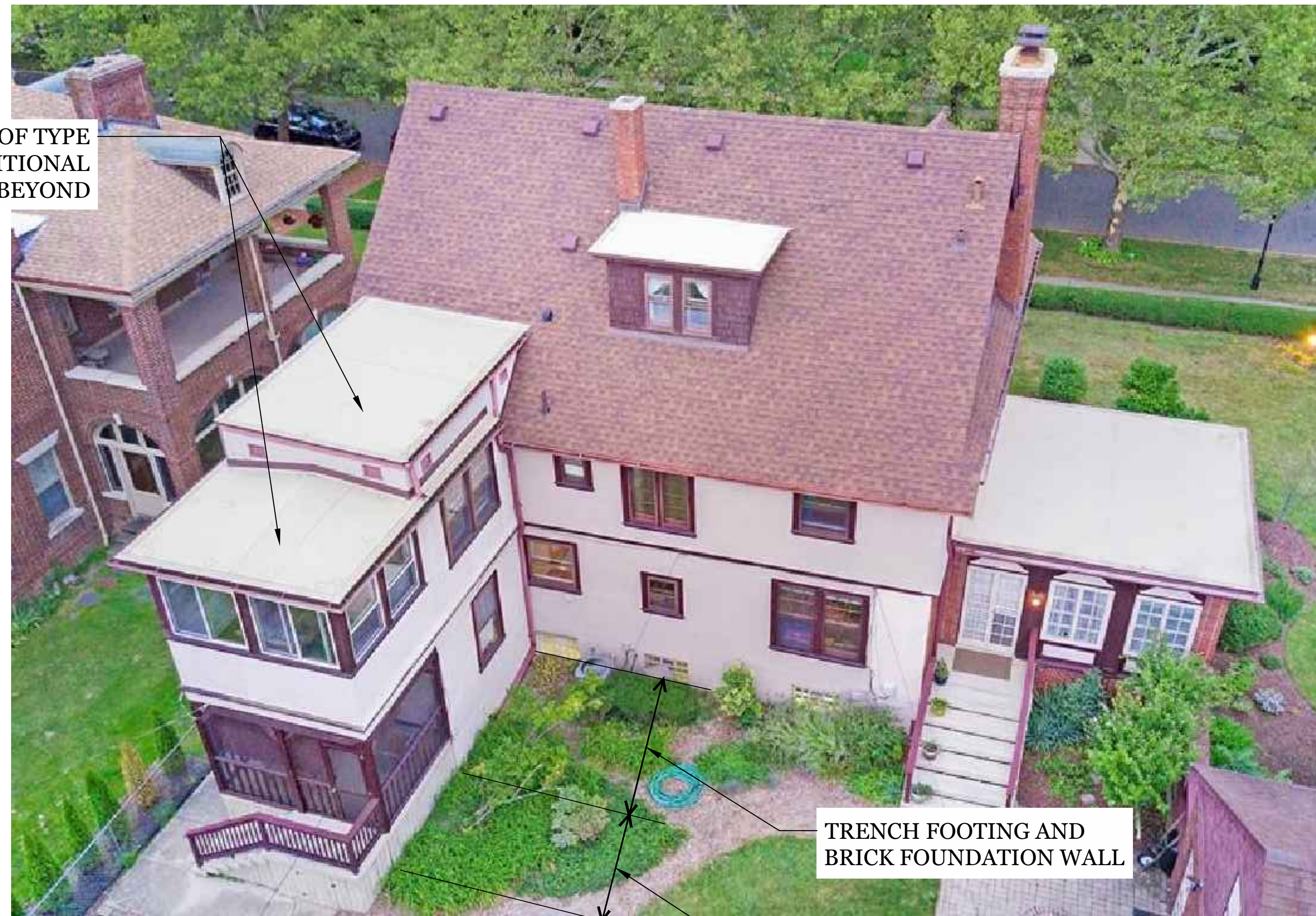
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DESCRIPTION OF EXISTING CONDITIONS:

- THE AREA OF WORK IS A MULTITUDE OF ADDITIONS TO THE ORIGINAL STRUCTURE THAT HAVE BEEN ADDED IN PHASES OVER THE YEARS
- THE STRUCTURAL INTEGRITY OF THE SECOND FLOOR, AS A RESULT OF THESE MULTIPLE RENOVATIONS, HAS BEEN COMPROMISED CREATING FLOOR THAT IS OUT OF LEVEL.
- CORRECTIONS TO THIS ISSUE BECOMES COMPLICATED DUE TO VARYING FOUNDATION TYPES, AS WELL AS, POSSIBLE UNDERSIZED STRUCTURAL MEMBERS
- IN ADDITION TO THE STRUCTURAL ISSUES OF THESE PAST ADDITIONS, THE OVERALL ARCHITECTURAL AESTHETIC WAS NOT PROPERLY EXECUTED TO MATCH THE BEAUTY OF THE ORIGINAL DESIGN INTENT.

NON-COHESIVE ROOF TYPE
-NOT COHESIVE WITH ADDITIONAL
FLAT ROOF BEYOND



TRENCH FOOTING AND
BRICK FOUNDATION WALL

POST AND PIER
FOUNDATION



SEVERE PITCH OF
SECOND FLOOR SYSTEM



POST AND PIER
FOUNDATION

TRENCH FOOTING AND
BRICK FOUNDATION WALL

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PROPOSED REAR PERSPECTIVE

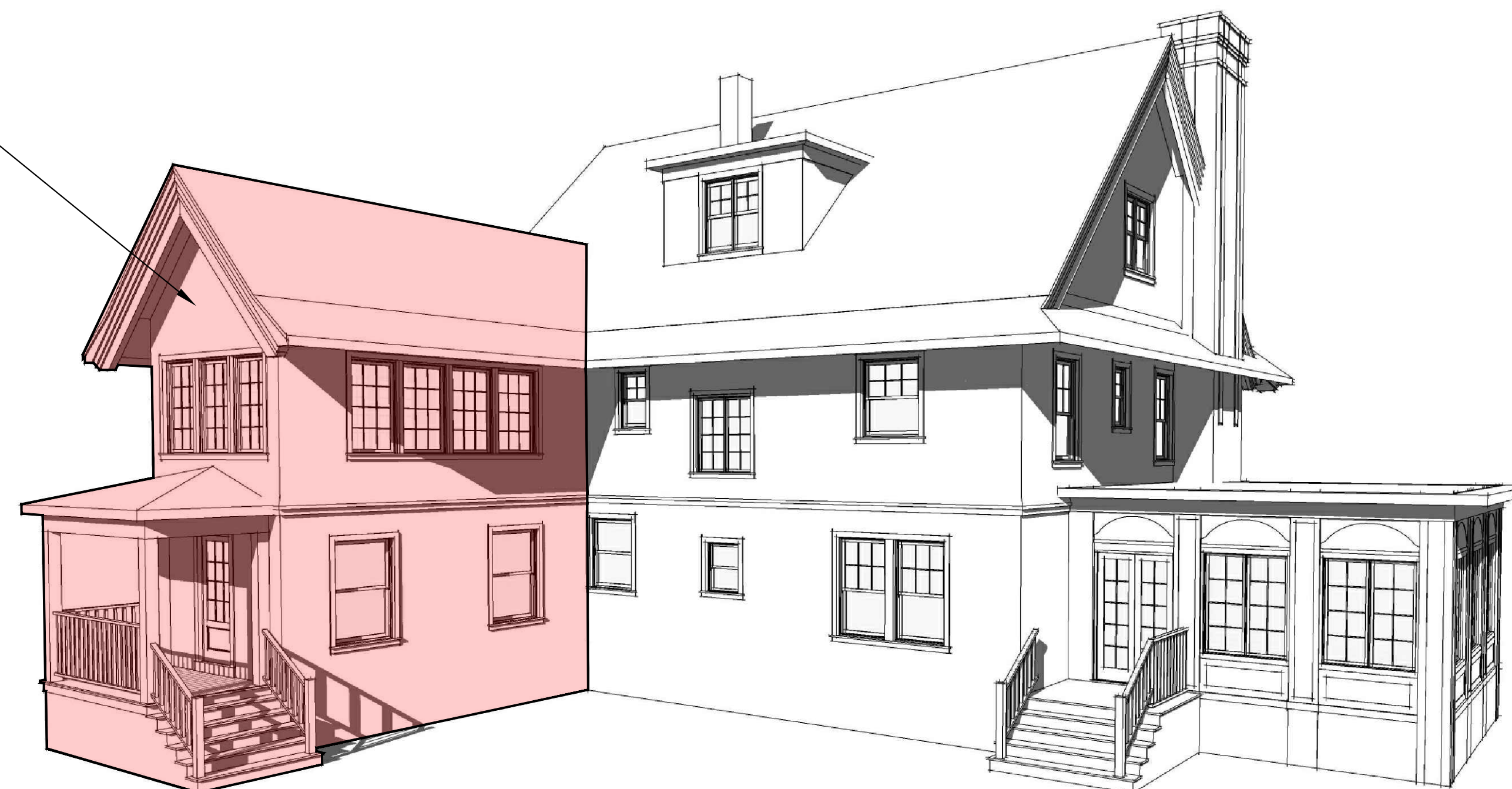
DESCRIPTION OF THE PROJECT:

- SCOPE OF WORK

1. REMOVE THE EXISTING SCREEN PORCH AND MUDROOM THAT CURRENTLY RESIDE ON THE FIRST FLOOR. SUBSEQUENTLY, THE SECOND FLOOR AND ROOF WILL ALSO BE REMOVED
2. CONSTRUCT A NEW ADDITION THAT WILL ENCOMPASS THE SAME FOOTPRINT OF THE EXISTING STRUCTURE. THE COVERED PORCH AT THE REAR OF THE ADDITION WILL BE AN ADDITION TO THE FOOTPRINT.
3. A NEW FOUNDATION WILL BE PART OF THE SCOPE OF WORK.

- THE MATERIALS TO BE USED WILL BE IN CONJUNCTION WITH THE EXISTING MATERIALS ON THE REAR FACADE OF THE EXISTING HOUSE. THE VENEER WILL BE STUCCO TO MATCH. ALL WOOD TRIM CASING, DETAILS, ETC., WILL BE PAINTED TO MATCH THE EXISTING TUDOR BROWN COLOR. ROOFING WILL BE A MATCH WITH THE EXISTING DIMENSIONAL ASPHALT SHINGLE.

PROPOSED AREA OF CONSTRUCTION



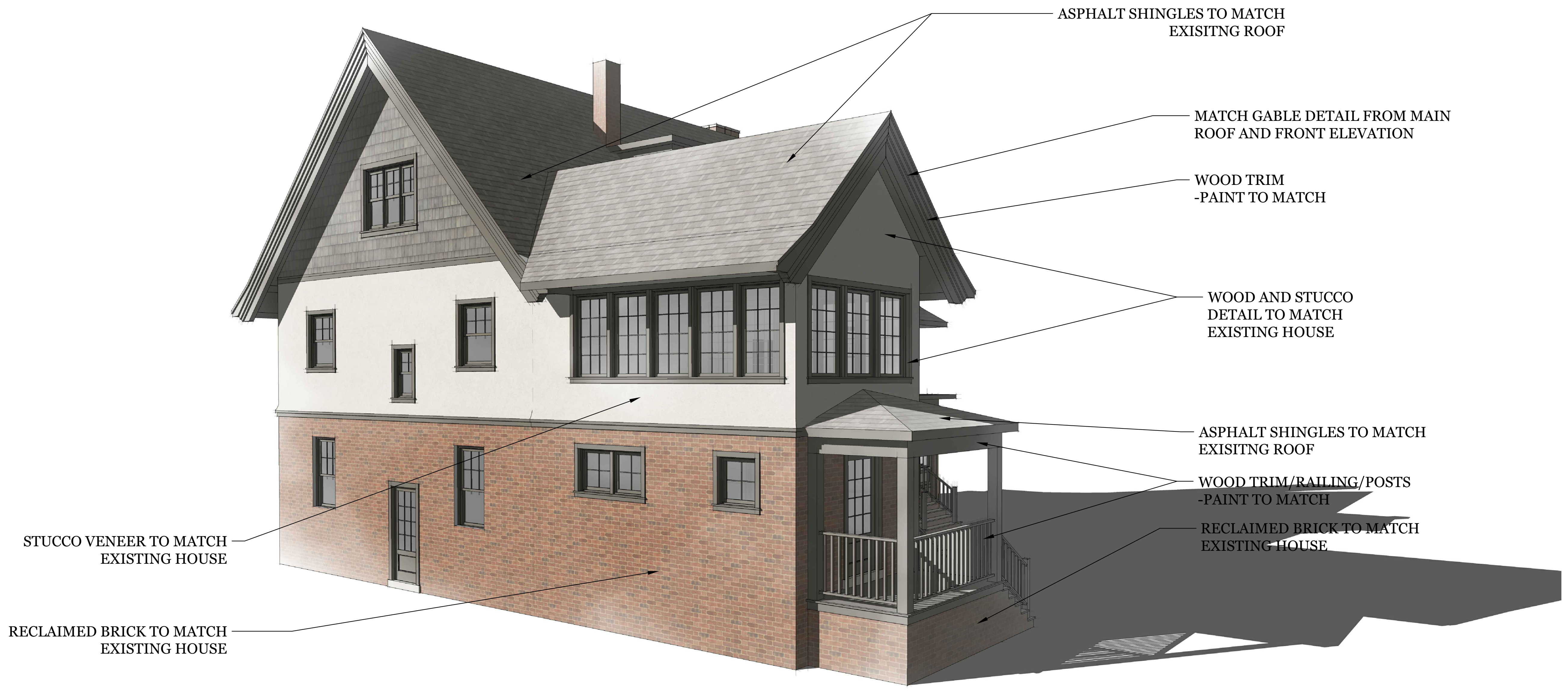
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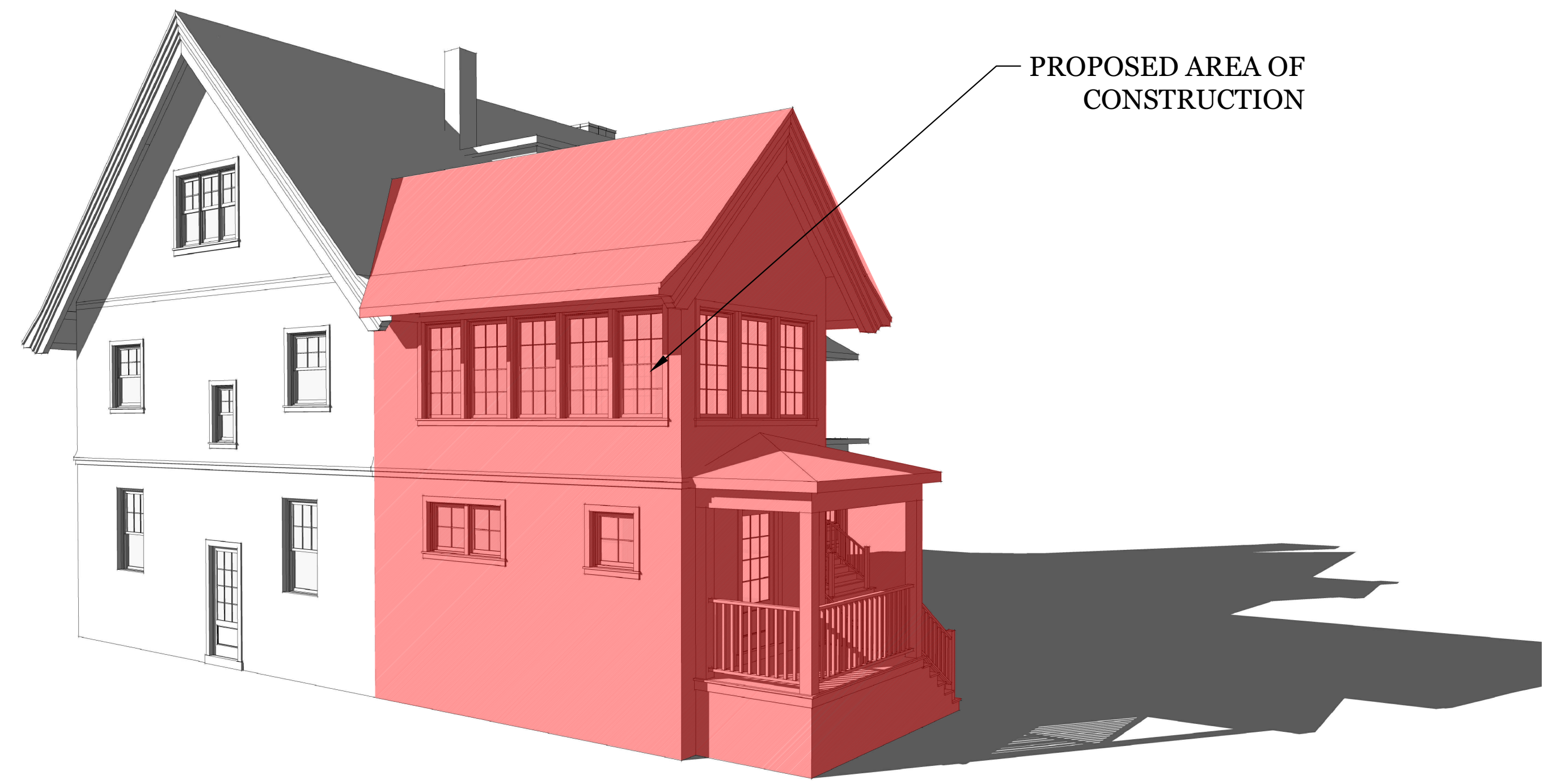
SHEET NO. **4**



PROPOSED RIGHT SIDE PERSPECTIVE

DESCRIPTION OF THE PROJECT:

- SCOPE OF WORK
 - 1. REMOVE THE EXISTING SCREEN PORCH AND MUDROOM THAT CURRENTLY RESIDE ON THE FIRST FLOOR. SUBSEQUENTLY, THE SECOND FLOOR AND ROOF WILL ALSO BE REMOVED
 - 2. CONSTRUCT A NEW ADDITION THAT WILL ENCOMPASS THE SAME FOOTPRINT OF THE EXISTING STRUCTURE. THE COVERED PORCH AT THE REAR OF THE ADDITION WILL BE AN ADDITION TO THE FOOTPRINT.
 - 3. A NEW FOUNDATION WILL BE PART OF THE SCOPE OF WORK.
- THE MATERIALS TO BE USED WILL BE IN CONJUNCTION WITH THE EXISTING MATERIALS ON THE REAR FACADE OF THE EXISTING HOUSE. THE VENEER WILL BE STUCCO TO MATCH. ALL WOOD TRIM CASING, DETAILS, ETC., WILL BE PAINTED TO MATCH THE EXISTING TUDOR BROWN COLOR. ROOFING WILL BE A MATCH WITH THE EXISTING DIMENSIONAL ASPHALT SHINGLE.



WINDOW SCHEDULE - PROPOSED ADDITION

MARK	TYPE	BRAND	SIZE	QTY.	MATERIALS	EXTERIOR COLOR	INTERIOR COLOR	HARDWARE FINISH
(A)	CASEMENT <i>fixed</i>	MARVIN ULTIMATE CLAD WINDOW	30" X 30"	2	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	DARK BRONZE	PRE-PRIMED	DARK BRONZE
(B)	CASEMENT <i>fixed</i>	MARVIN ULTIMATE CLAD WINDOW	30" X 30"	1	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	DARK BRONZE	PRE-PRIMED	DARK BRONZE
(C)	DOUBLE HUNG	MARVIN ULTIMATE CLAD WINDOW	42" X 64"	1	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	DARK BRONZE	PRE-PRIMED	DARK BRONZE
(D)	DOUBLE HUNG	MARVIN ULTIMATE CLAD WINDOW	42" X 64"	1	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	DARK BRONZE	PRE-PRIMED	DARK BRONZE
(E)	CASEMENT <i>operational</i>	MARVIN ULTIMATE CLAD WINDOW	36" X 60"	5	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	DARK BRONZE	PRE-PRIMED	DARK BRONZE
(F)	CASEMENT <i>operational</i>	MARVIN ULTIMATE CLAD WINDOW	36" X 60"	3	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	DARK BRONZE	PRE-PRIMED	DARK BRONZE
(G)	CASEMENT <i>operational</i>	MARVIN ULTIMATE CLAD WINDOW	36" X 60"	5	ALUMINUM CLAD EXTERIOR/ WOOD INTERIOR	DARK BRONZE	PRE-PRIMED	DARK BRONZE

EXTERIOR DOOR SCHEDULE - PROPOSED ADDITION

MARK	DOOR SIZE	SWING	DOOR STYLE	BRAND	MATERIAL	FINISH	HARDWARE SET
(1)	3'-0" WIDE X 6'-8" TALL	LEFT HAND	ENTRY DOOR	JELD-WEN AIRORA FIBERGLASS DOOR	FIBERGLASS	KNOTTY ALDER SEQUOIA FINISH	KEYED LOCKSET AND DEADBOLT



PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

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