

STAFF REPORT: 07/08/2020 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: 20-6771

ADDRESS: 1411 IROQUOIS

HISTORIC DISTRICT: INDIAN VILLAGE

APPLICANT: ED RUSSELL (ARCHITECT)/KEVIN AND GRETCHEN STEEN (OWNER)

DATE OF PROVISIONALLY-COMPLETE APPLICATION: 6/22/2020

DATE OF STAFF VISIT: 7/2/2020

SCOPE: DEMOLISH REAR WINGS AND REPLACE WITH A NEW WING AT SAME LOCATION

EXISTING CONDITIONS

Erected ca. 1906, the dwelling located at 1411 Iroquois was designed by Albert Kahn Associates. The building is 2-1/2 stories in height and features a side-gabled primary/central roof with a projecting front-gabled, two-story wing at the primary elevation. A one-story, flat-roof, enclosed porch is located at the side elevation. A two-story projection extends from the building's rear elevation. Specifically, this rear wing features a flat-main roof which is topped with a flat-roofed, vented monitor. Exterior walls are clad with stucco and brick, and windows are primarily wood-sash, double-hung units. Metal mesh screens are found at the first story of the rear wing, while 1/1 vinyl sash is located at the wing's second story. As this building is located at a corner, the two-story rear wing is minimally-visible from the public right-of-way.



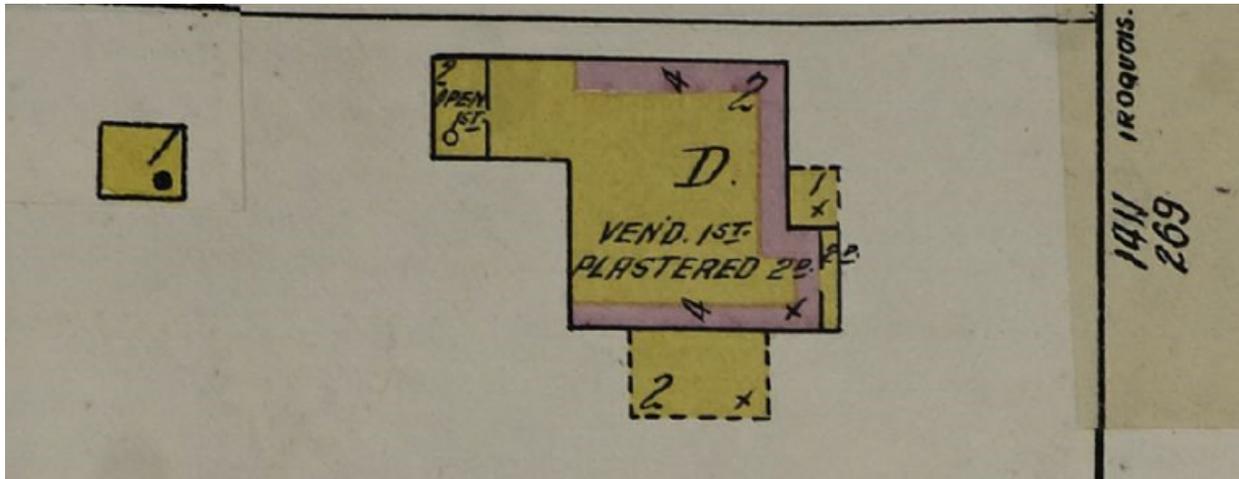
PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to demolish the rear two-story projecting wing in its entirety and replace it with a new two-story, gabled-roof wing which shall be clad with brick at the first story and stucco at the second story. As per the submitted drawings, the windows will be wood, aluminum-clad, double-hung, fixed, and casement units. Grids/muntins will be simulated divided lite/will be affixed to the exterior surface of the glass. A hipped-roof entry porch with a brick base and steps will shelter a single, multiple lite door. Note

that the drawings indicate that the door will be fiberglass while the shop drawings state that the door will be wood.

STAFF OBSERVATIONS AND RESEARCH

- The applicant has submitted the **original, ca. 1906 elevation drawings** of the rear elevation, which indicates that the home's rear elevation *originally* featured a one-story, hipped-roof open porch.
- A review of the submitted photos of the rear wing indicated that it was likely erected in **two phases** during the early 20th century/soon after the home's original date of construction. Specifically, the pictures indicate that the earliest portion of the wing is clad with stucco and windows are wood-sash units. A later-flat-roof ventilated monitor tops this initial wing. The "later" portion of the wing features a screened-in porch at the first story and a sleeping porch with vinyl windows at the second story. The interior photos of this portion of the wing depicts the existence of wood floors and historic trim at the enclosed portion (at stories one and two) and wood beadboard ceilings and walls at the first and second-story enclosed porch areas. Wood steps with a wood balustrade leads from grade to the screened-in porch at the first story.
- The below Sanborn Map, which dates from 1922, indicates that the rear wing was two stories in height and consisted of **two portions** which were erected sometime between 1906 and 1922. The Sanborn indicates that the "later" portion of the wing was open at the first story. The applicant has noted that a bathroom was added to the wing's interior space in 1997. It is likely that the **flat-roof, vent monitor** was added at this time to provide adequate venting to the bathroom space. It is staff's opinion that the **wood steps with wood balustrade** are also non-historic recent additions. Also, the **vinyl windows at the second story "later" wing** are not historic age.
- The applicant has submitted **photos and testimony from neighbors**, which estimate when the rear wing was altered.
- The applicant has submitted **a report** from a licensed engineer which outlines that a number of structural deficiencies exist at the rear wing to the extent that he recommends that it be removed
- After a field visit and review of the presented material, it is staff's opinion that the rear wing is historic age and, as previously-noted, was erected in two phases between 1906 and 1922. However, it appears that the wing has undergone numerous relatively-recent alterations, to include the installation of new vinyl windows at the second story; the addition of the rooftop vented monitor; and non-historic age steps, columns, railing, and balustrade at the first-story, screened-in porch. When compared to the quality and architectural detailing of the original/main portion of the home, it is staff's opinion that the wing in re: to its current expression/exterior materiality, is not significant and does not contribute to the home's historic character.
- It is staff's opinion that the proposed new wing is highly-compatible with the home's historic character as the applicant proposes to clad its exterior walls with stucco and reclaimed brick to match the original home. Also, the dimensions of the window openings will match those at the original portion of the home. However, staff does recommend that the applicant slightly revise the materiality of the new addition to mark it as a new addition. Specifically, the applicant might choose a brick which slightly varies from that at the original home in terms of the color, size, or texture of the brick.



Sanborn Fire Insurance Map, 1922. Note rear wing, which appears to have been erected in two phases. The rear/"latest" portion indicates that the porch is two stories in height and that the wing is open at the first story

ISSUES

- As previously noted, it is staff's opinion that the rear wing (with the exception of the rooftop ventilated monitor, second-story vinyl windows, and rear wood steps and balustrade) is historic age/was erected between 1906 and 1922. However, it does not contribute to the building's historic character in staff's opinion. It is staff's opinion that the proposed new wing is highly-compatible with the home's historic character as the applicant proposes to clad its exterior walls with stucco and reclaimed brick to match the original home. Also, the dimensions of the window openings will match those at the original portion of the home. However, staff does recommend that the applicant slightly revise the materiality of the new addition to mark it as a new addition. Specifically, the applicant might choose a brick which slightly varies from that at the original home in terms of the color, size, or texture of the brick.

RECOMMENDATION

It is staff's opinion that the proposed project is appropriate to the defined elements of design for the Indian Village Historic District and the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67)/ Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the work as proposed.







EXTERIOR



EXTERIOR



EXTERIOR



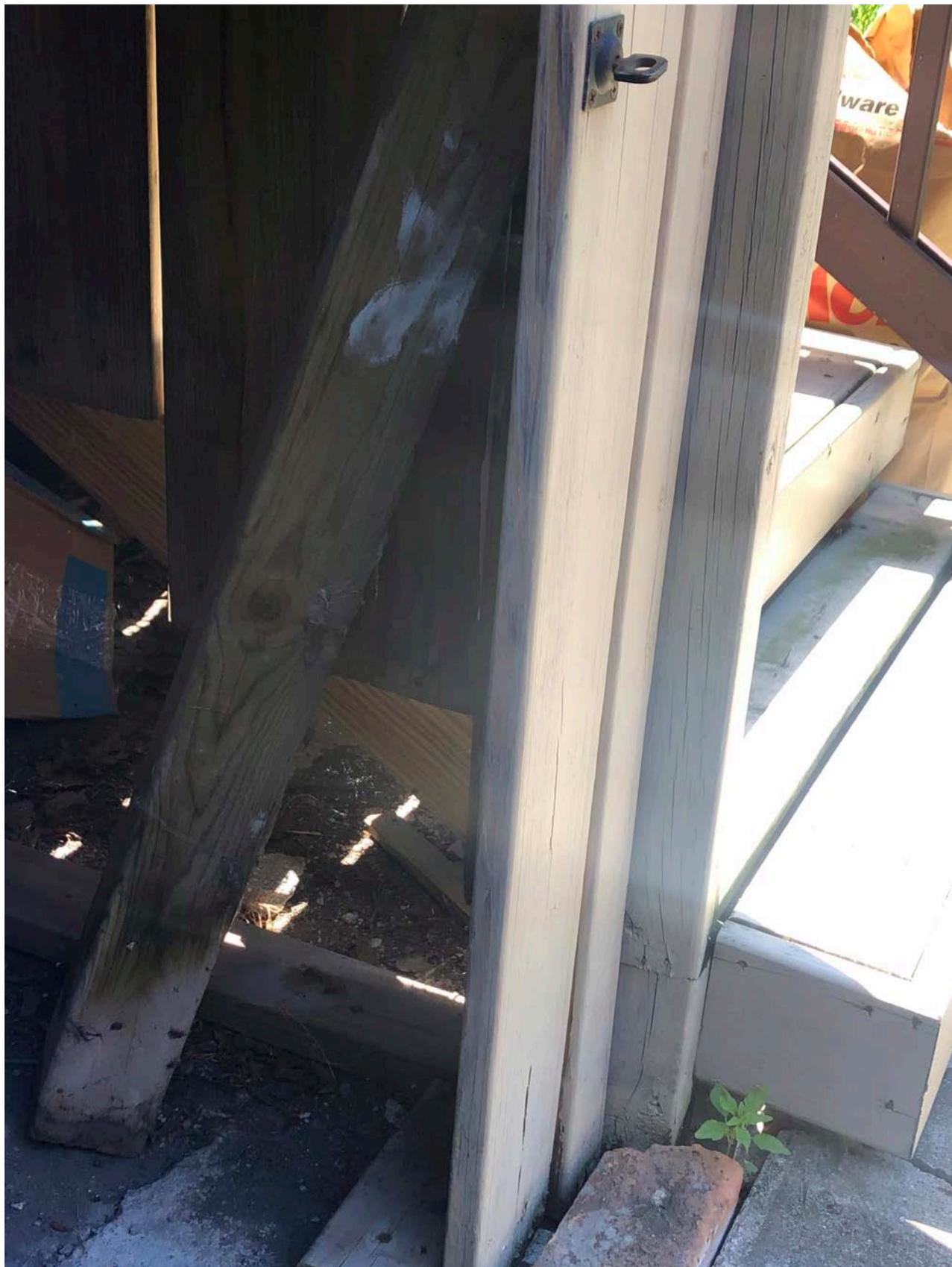
EXTERIOR



EXTERIOR DAMAGE



EXTERIOR DAMAGE



INTERIOR 2ND FLOOR



INTERIOR 2ND FLOOR



INTERIOR 2ND FLOOR



INTERIOR 2ND FLOOR



INTERIOR 2ND FLOOR



INTERIOR 2ND FLOOR WINDOW DAMAGE



2nd FLOOR ADDITION FLOORING



2ND FLOOR PITCH DUE TO SETTLING



INTERIOR 2ND FLOOR DAMAGE



INTERIOR 2ND FLOOR DAMAGE



INTERIOR 1ST FLOOR PORCH



INTERIOR 1ST FLOOR PORCH



INTERIOR 1ST FLOOR



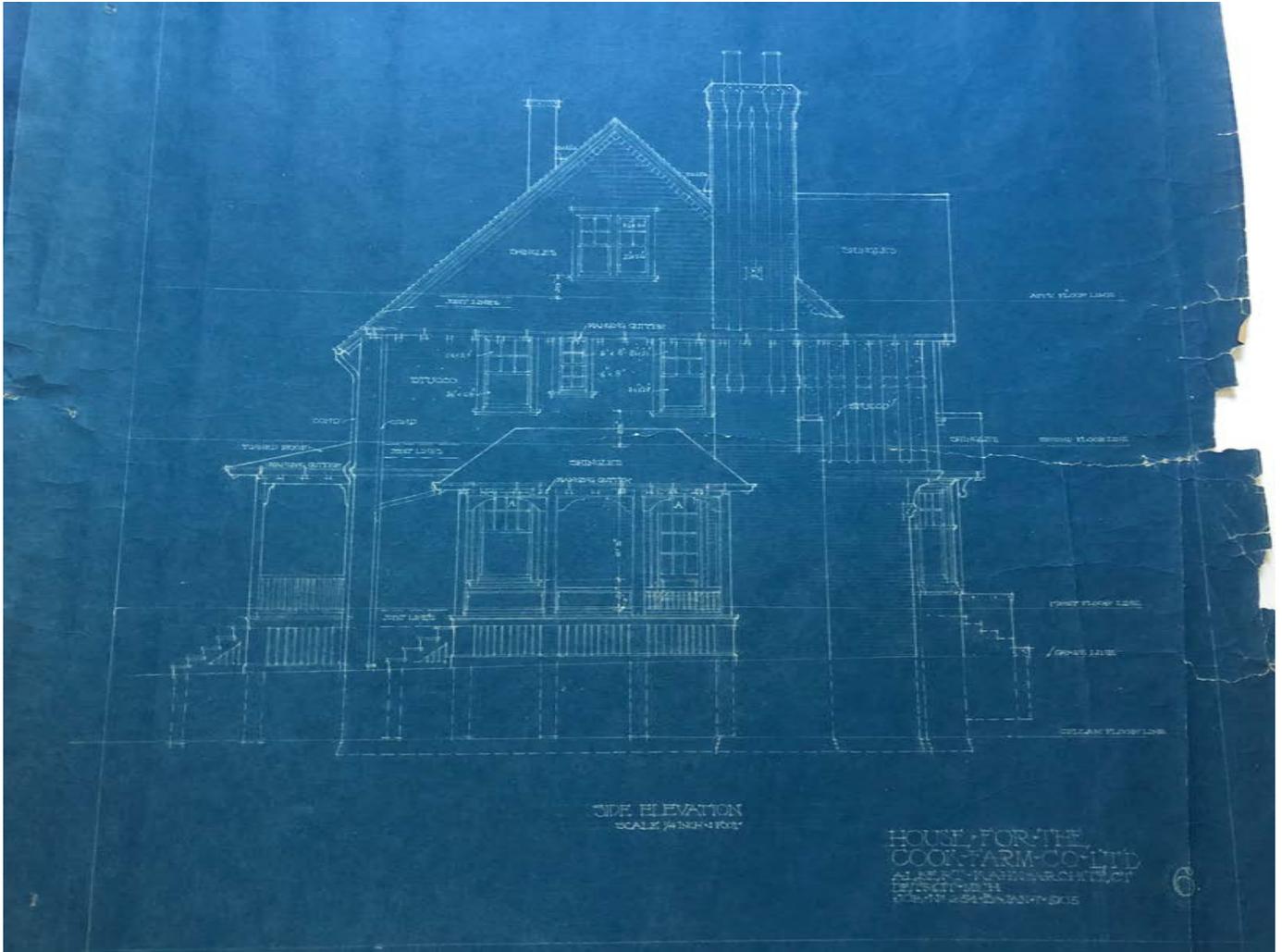
INTERIOR 1ST FLOOR



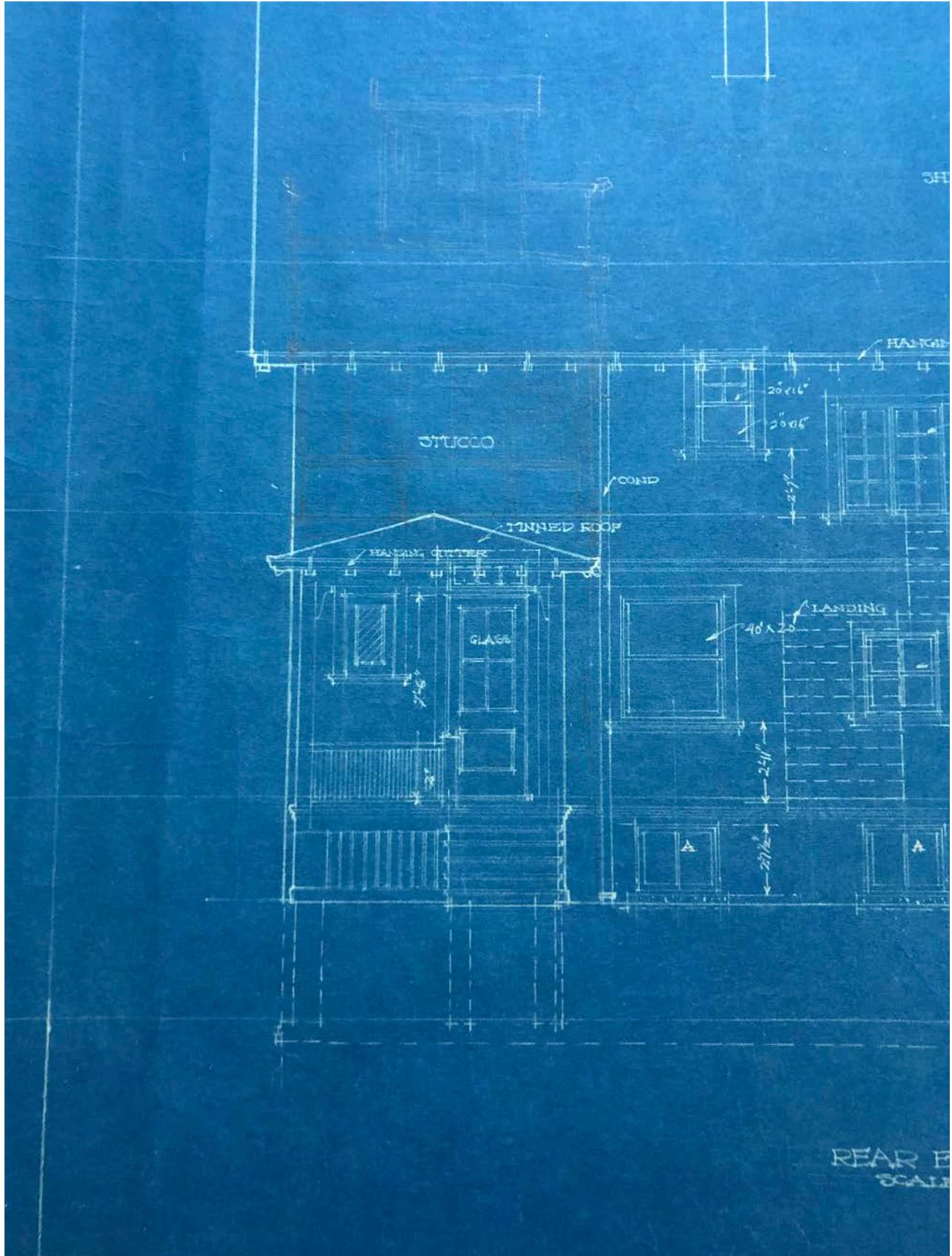
INTERIOR 1ST FLOOR



ORIGINAL STRUCTURE BLUE PRINTS



ORIGINAL PORCH BLUEPRINTS











1411 Iroquois Ave.

Scope of Work

- Remove the existing screen porch and mudroom that currently reside on the first floor. Subsequently, the second floor and roof will also be removed.
 - The existing foundations of the current addition will also be removed

- Construct a new addition that will encompass the same footprint of the existing structure. The new covered porch at the rear of the addition will be an extension of the footprint. The addition will require the following construction:
 - A new trench footing and cmu block foundation for crawlspace
 - Dimensional lumber floor system(s)
 - Wood framed walls
 - Face-brick veneer at the first floor
 - Stucco veneer at the second floor
 - Dimensional lumber framing for roof system
 - Asphalt shingle roof

- 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 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. HDC 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

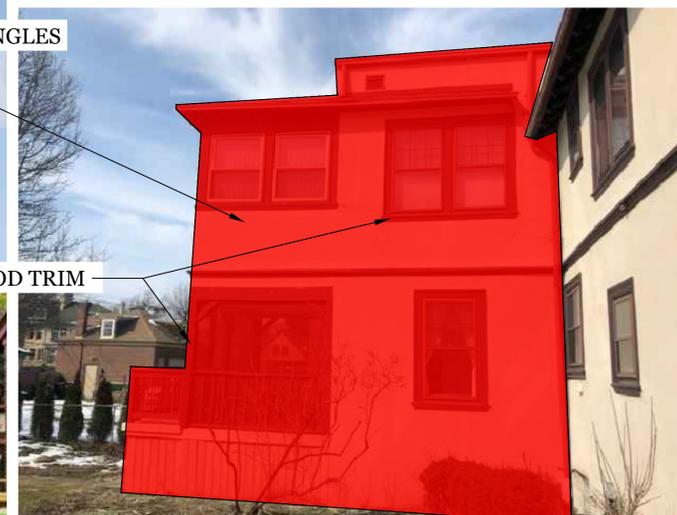
313-571-3385

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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 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

CLIENT NAME AND LOCATION
VALADE-STEEEN RESIDENCE
 (DETROIT, MICHIGAN)

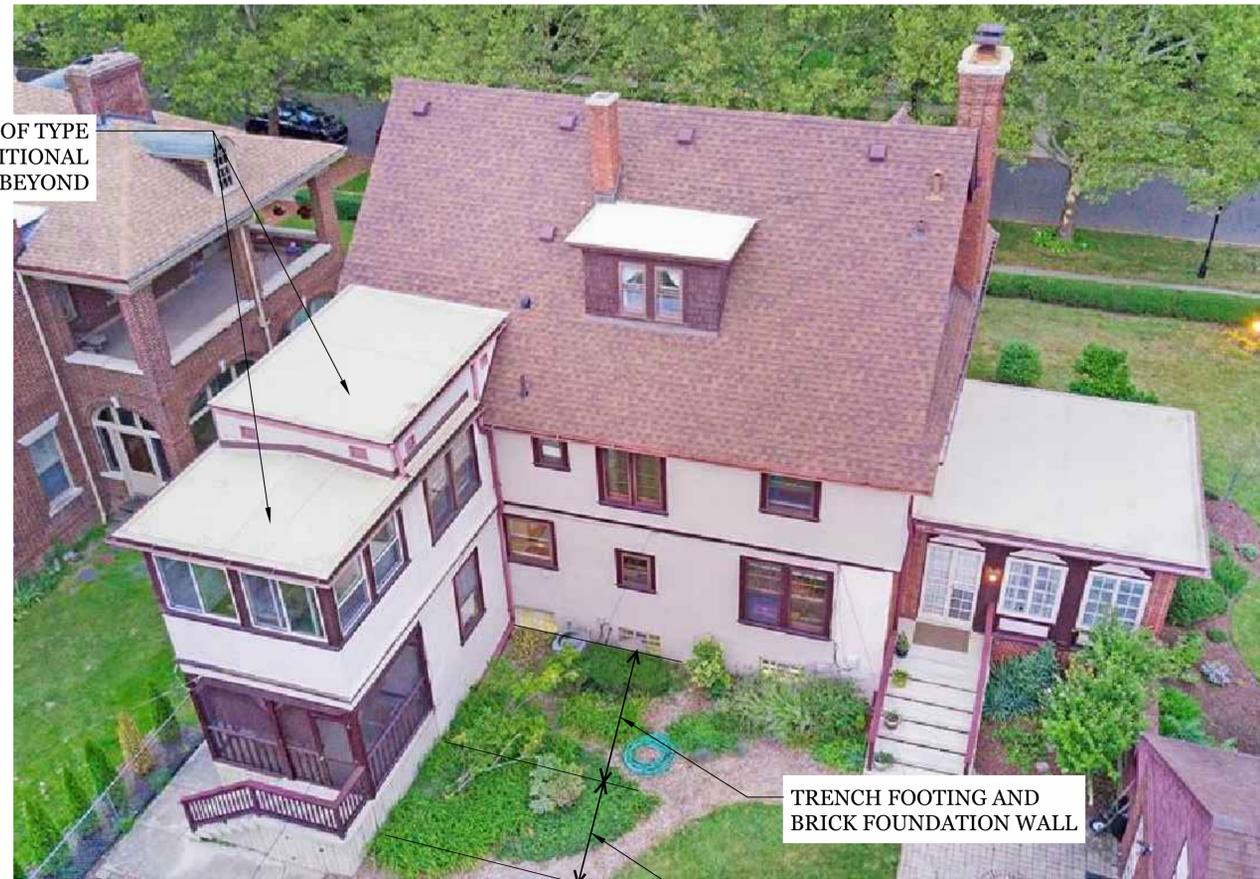
DATE: 02/11/20 - DESIGN DEVELOPMENT
 03/12/20 - BID SET
 06/16/20 - RDC SUBMISSION

SHEET NO.
2

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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MICHIGAN 48214

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VALADE-STEEN RESIDENCE
(DETROIT, MICHIGAN)

DATE: 02/11/20 - DESIGN DEVELOPMENT
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SHEET NO.
3



PROPOSED REAR PERSPECTIVE

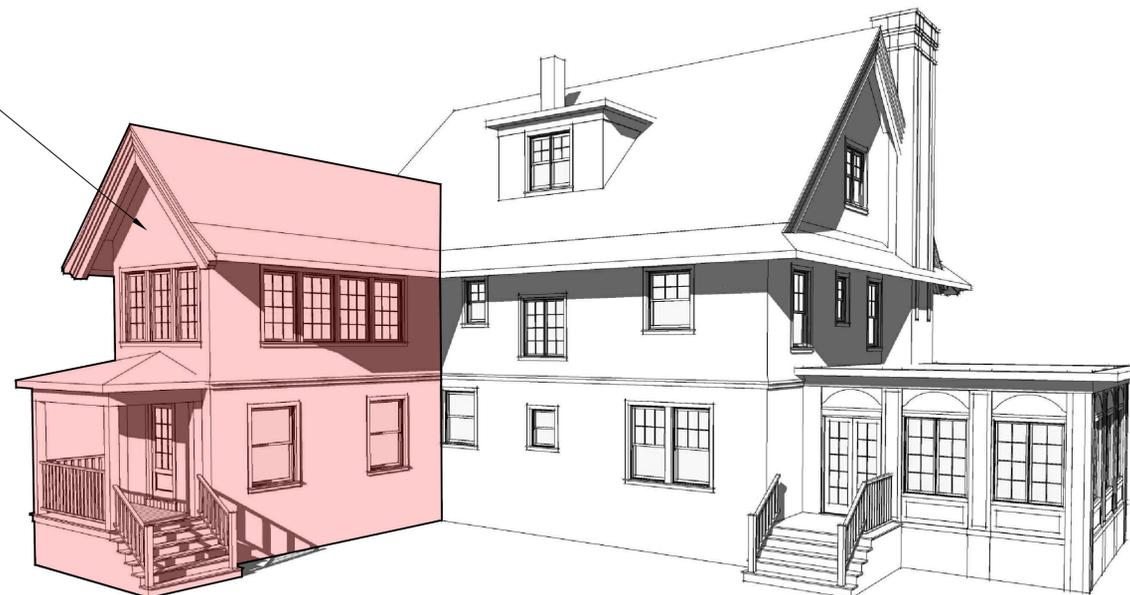
DESCRIPTION OF THE PROJECT:

- 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



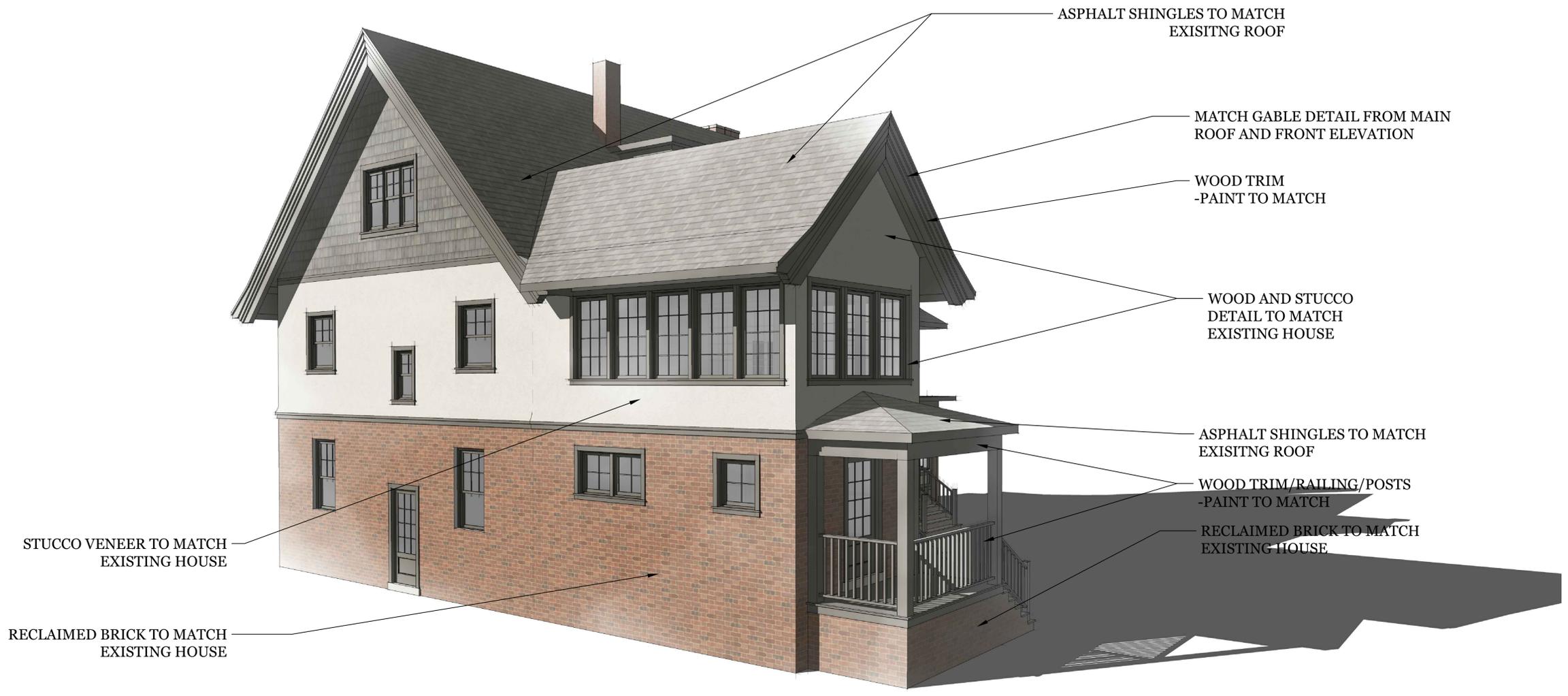
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 GROSSE POINTE | MICHIGAN
 TELEPHONE 313-571-3385

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

CLIENT NAME AND LOCATION
VALADE-STEEEN RESIDENCE
 (DETROIT, MICHIGAN)

DATE: 02/11/20 - DESIGN DEVELOPMENT
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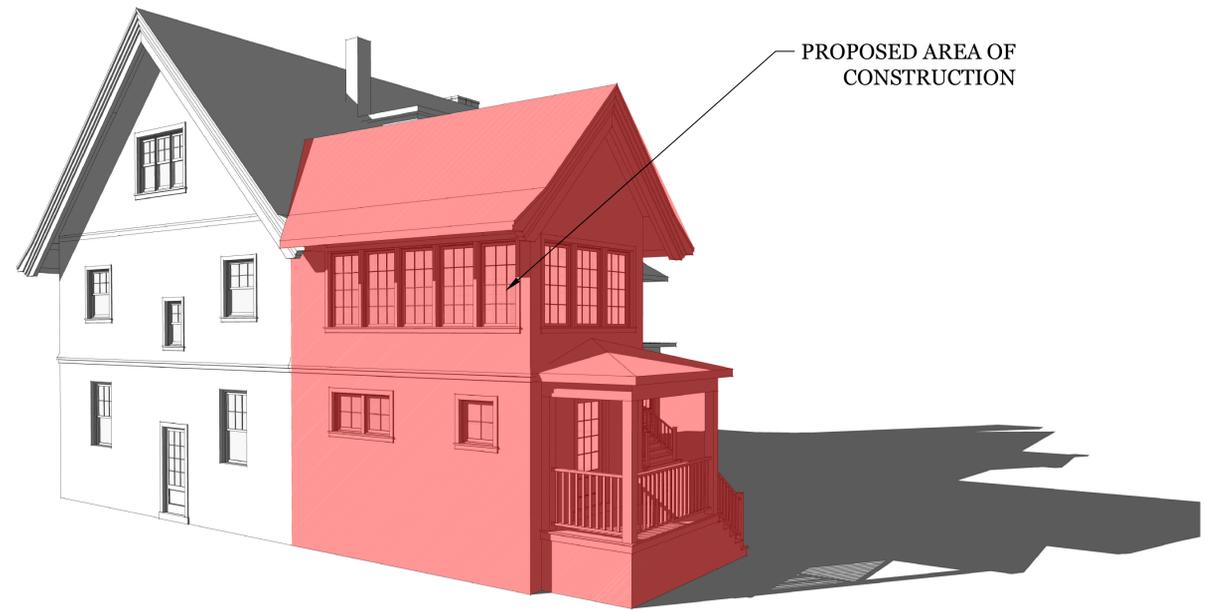
SHEET NO. **4**



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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 GROSSE POINTE | MICHIGAN
 TELEPHONE
 313-571-3385

DRAWN BY: *TJM*
 DATE DRAWN: 06/16/2020
 SITE: 141 IROQUOIS AVE
 ADDRESS: DETROIT, MICHIGAN 48214

CLIENT NAME AND LOCATION
VALADE-STEEEN RESIDENCE
 {DETROIT, MICHIGAN}

DATE:
 02/11/20 - DESIGN DEVELOPMENT
 03/12/20 - BID SET
 06/16/20 - RFP SUBMISSION

SHEET NO.
6

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

Date: 02-21-2020

PROPERTY INFORMATION

ADDRESS: 1411 Iroquois AKA: _____

HISTORIC DISTRICT: Indian Village

SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck Landscape/Fence/Tree/Park General Rehab
(Check ALL that apply)

New Construction Demolition Addition Other: _____

APPLICANT IDENTIFICATION

Property Owner/Homeowner Contractor Tenant or Business Occupant Architect/Engineer/Consultant

NAME: Gretchen Valade and Kevin Steen COMPANY NAME: _____

ADDRESS: 1411 Iroquois CITY: Detroit STATE: MI ZIP: 48236

PHONE: _____ MOBILE: Kevin Steen 616-366-367 EMAIL: k@kevin-steen.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application (highlighted portions only)
- ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)
- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 02-21-2020

PROPERTY INFORMATION

Address: 1411 Iroquois Floor: Suite#: Stories: 3
 AKA: Lot(s): 89 and 90 Subdivision: Park Subdivision
 Parcel ID#(s): Total Acres: .35 Lot Width: 90 Lot Depth: 171.5
 Current Legal Use of Property: Single Family Residential Proposed Use: Single Family Residential
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other:
 Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)
 Please refer to pages 3,4, and 5 of the Project Review submittal dated June 16, 2020

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm
 MBC use change No MBC use change

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: Addition Size of Structure to be Demolished (LxWxH) 5,686 cubic ft.
 Construction involves changes to the floor plan? Yes No
 (e.g. interior demolition or construction to new walls)

Use Group: R-Single Family Type of Construction (per current MI Bldg Code Table 601) Type II-A
Estimated Cost of Construction \$ 292,000

Structure Use

Residential-Number of Units: 1 Office-Gross Floor Area Industrial-Gross Floor Area
 Commercial-Gross Floor Area: Institutional-Gross Floor Area Other-Gross Floor Area
 Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No

Permit Description:

Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:



Permit #:

IDENTIFICATION (All Fields Required)
Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

 Name: Gretchen Valade and Kevin Steen Company Name: _____
 Address: 1411 Iroquois City: Detroit State: MI Zip: 48214
 Phone: _____ Mobile: Kevin Steen 616-366-3677
 Driver's License #: _____ Email: k@kevin-steen.com
Contractor Contractor is Permit Applicant

 Representative Name: Edward Russell Company Name: Edward J. Russell, Inc.
 Address: 130 Kercheval Ave., Suite 200 City: Grosse Pointe State: MI Zip: 48236
 Phone: 313-882-9300 Mobile: 313-215-2025 Email: ed@russeldevelopment.com
 City of Detroit License #: _____
TENANT OR BUSINESS OCCUPANT
 Tenant is Permit Applicant
 Name: _____ Phone: _____ Email: _____
ARCHITECT/ENGINEER/CONSULTANT
 Architect/Engineer/Consultant is Permit Applicant
 Name: _____ State Registration#: _____ Expiration Date: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Phone: _____ Mobile: _____ Email: _____
HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

 Print Name: _____ Signature: _____ Date: _____
 (Homeowner)

 Subscribed and sworn to before me this _____ day of _____ 20 _____ A.D. _____ County, Michigan
 Signature: _____ My Commission Expires: _____
 (Notary Public)
PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

 Print Name: Edward Russell Signature: _____ Date: 6-19-2020
 (Permit Applicant)

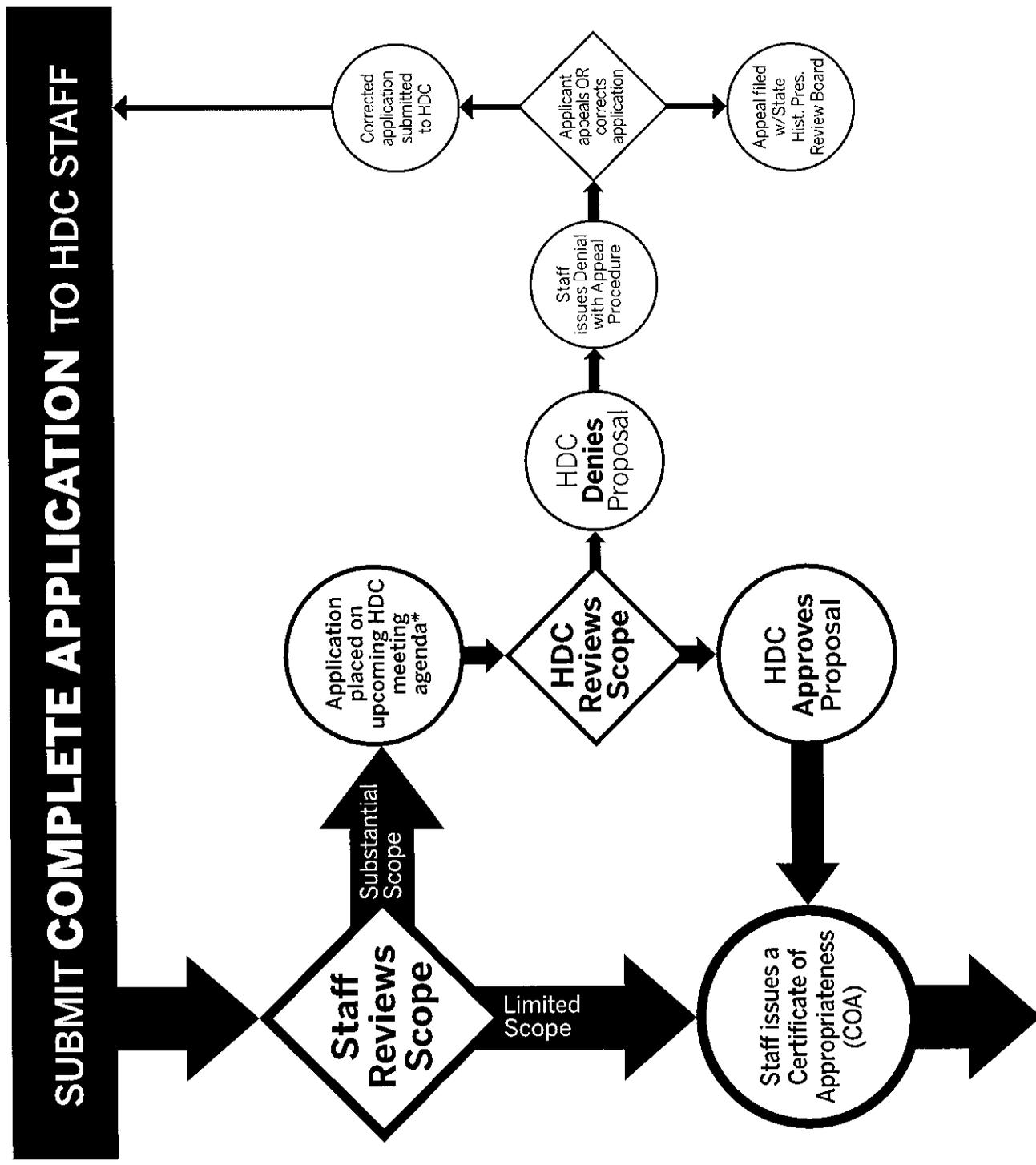
 Driver's License #: R-240-189-429-605 Expiration: 08-02-2023

 Subscribed and sworn to before me this 19th day of June 20 20 A.D. in Wayne County, Michigan
 Signature: _____ My Commission Expires: 9-4-2022
 (Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



OBTAIN BUILDING PERMIT
FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

* THE COMMISSION MEETS REGULARLY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

June 22, 2020

To Whom It May Concern

Re: 1411 Iroquois, Detroit, MI
Structural Condition of existing addition at rear of house

Dear Sirs:

This will follow up a review of the existing conditions at the addition at the rear right corner of the original house.

A number of defects or symptoms are noted to be present at the addition construction:

1. The foundation at the section of addition nearest the house, presumably the oldest, was exposed with a shovel and found to be approximately 12" below grade. This foundation depth does not provide frost protection for the structure and typically results in seasonal foundation heaving and movement of the structure above.
2. Reportedly at some time in the past, the existing foundations were "sand jacked". There is no evidence that such a procedure was effective in this case, nor would this be a prescription that would be offered as a valid solution to the problems currently present with this structure.
3. The existing construction has settled, causing a substantial floor slope. The amount of floor slope (approximately 6" in the length of the addition) far exceeds a normal allowance for slope. (typically 1/4" in 10 feet).
4. The existing windows are racked due to settlement of the structure and do not operate. This is an indication of more recent than historical settlement.
5. The floor of the screen porch is sloped due to poor framing and foundation conditions below.
6. The support posts of the porch area consist of two brick piers and one 4x4 post. The brick piers are not protected against water intrusion and are subject to serious freeze-thaw damage. The wood post appears to bear on top of a concrete slab section, and is not plumb. These structural elements are inadequate for long term support of the structure above, with additional frost heave issues due to inadequate footings.
7. Cracks in the exterior stucco finish materials are present indicating movement due to settling and foundation issues.
8. Wood beam framing above the lower open area of the porch addition is subject to moisture damage due to the method of construction and lack of flashing detachment from the stucco finish.

9. Angle bracket bracing using wood materials, as this addition is built with, is not a form of adequate structural wind bracing support for the structure.
10. Interior wall cracks indicate foundation movement.
11. The purpose of the secondary roof structure above a part of this addition is unknown. This may have been added to address settlement problems which caused substantial roof leakage events.

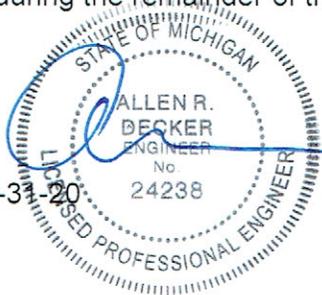
Based upon the above described visually apparent defects and symptoms, it is my professional opinion as a structural engineer, with substantial experience in dealing with single family residential homes, both old and new, that the addition portion of this home has been and is currently failing in terms of structural adequacy for a residential property.

I would advise removal and replacement of the addition, with a properly designed and constructed foundation system, which can only be done with removal of the construction in place.

Should other structural questions arise during the remainder of the project, please call.

Sincerely,


Allen R. Decker, PE.
Michigan PE # 6201024238, expires 10-31-20
Artisan Engineering LLC





MARVIN®

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the architect or engineer must be returned to the Architectural Department, Marvin Windows and Doors, 10000 Bechtel Blvd., Charlotte, NC 28217-5978. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

CREATED: 06/18/2020

PK VERSION: 0005.002.01

PROJ/JOB: Valade-Steen Residence / 1411 Iniquis, Indian Village MI

DIST/DEALER: O L BOLYARD LUMBER CO

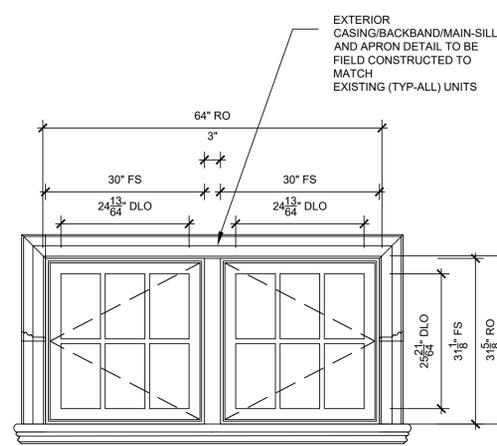
DRAWN: PAUL BEKEMEYER

QUOTE#: 61VD2HN

SHEET

1

OF 4

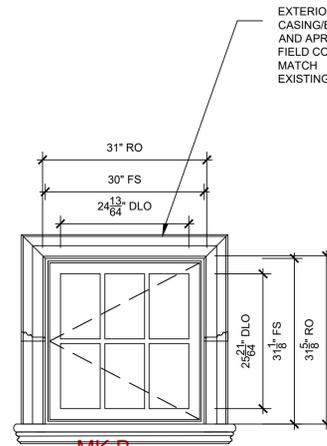


MK A
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Jamb
- ⊕ Divided Lite
- ⊕ Vertical Mullion

SPECIFICATIONS

Line #: 1
Qty: 1
Mark Unit: Mk A
Product Line: Ultimate
Unit Description: Marvin Assembly
Rough Opening: 64" X 31 5/8"
Frame Size: 63" X 31 1/8"
Exterior Finish: Wineberry
Species: Pine
Interior Finish: Primed
Unit Type: [A1] Casement, Left Hand, [A2] Casement, Right Hand
Call Number: CN3032
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Screen
Hardware Color: Satin Taupe
Screen Surround Color: Satin Taupe
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: Standard Jamb, 6 9/16"
Exterior Casing: Casing Type : None

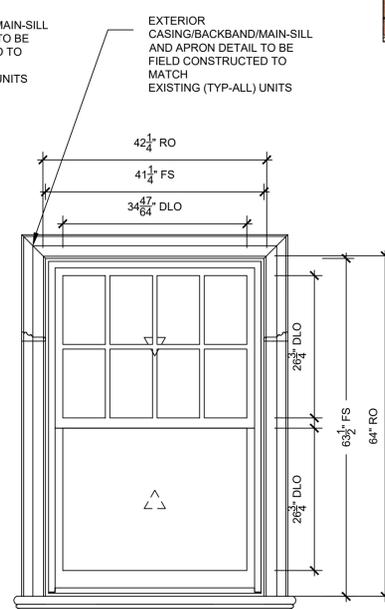


MK B
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Jamb
- ⊕ Divided Lite

SPECIFICATIONS

Line #: 2
Qty: 1
Mark Unit: Mk B
Product Line: Ultimate
Unit Description: Casement
Rough Opening: 31" X 31 5/8"
Frame Size: 30" X 31 1/8"
Exterior Finish: Wineberry
Species: Pine
Interior Finish: Primed
Unit Type: Casement, Left Hand
Call Number: CN3032
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Folding Handle, No Sash Travel Limiter
Screen Type: Aluminum Screen
Hardware Color: Satin Taupe
Screen Surround Color: Satin Taupe
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: Standard Jamb, 6 9/16"
Exterior Casing: Casing Type : None

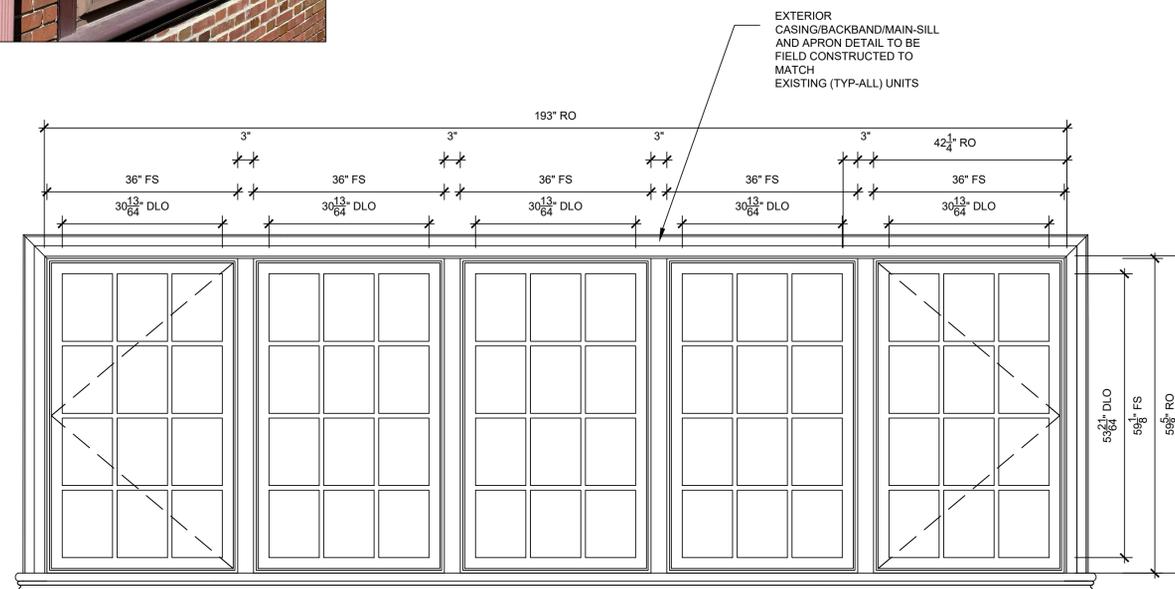


MK C, D
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Sill
- ⊕ Checkrail
- ⊕ Jamb
- ⊕ Divided Lite

SPECIFICATIONS

Line #: 3
Qty: 2
Mark Unit: Mk C, D
Product Line: Ultimate
Unit Description: Double Hung G2
Rough Opening: 42 1/4" X 64"
Frame Size: 41 1/4" X 63 1/2"
Exterior Finish: Wineberry
Species: Pine
Interior Finish: Primed
Unit Type: Double Hung G2
Call Number: CN3628
Glass Information: IG, Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless, None
Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None, Bottom Sash Limiter : None
Screen Type: Aluminum Screen
Hardware Color: Satin Taupe
Screen Surround Color: Wineberry
Screen Mesh Type: Charcoal Fiberglass Mesh
Jamb Depth: Standard Jamb, 6 9/16"
Exterior Casing: Casing Type : None

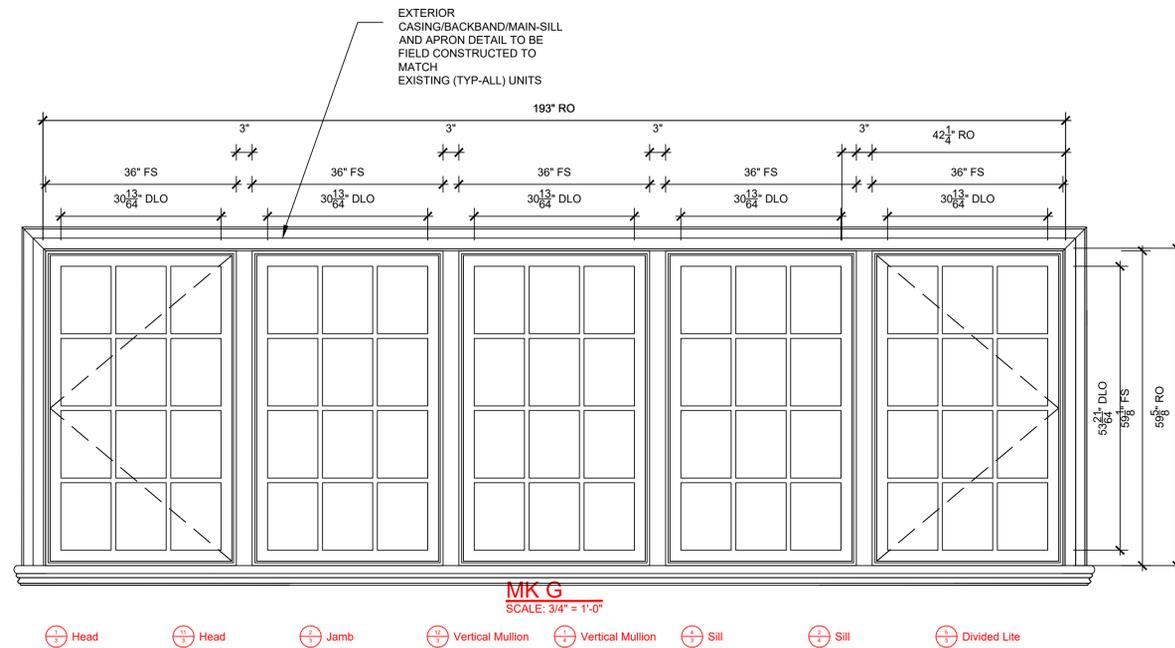


MK E
SCALE: 3/4" = 1'-0"

- ⊕ Head
- ⊕ Head
- ⊕ Jamb
- ⊕ Vertical Mullion
- ⊕ Vertical Mullion
- ⊕ Sill
- ⊕ Sill
- ⊕ Divided Lite

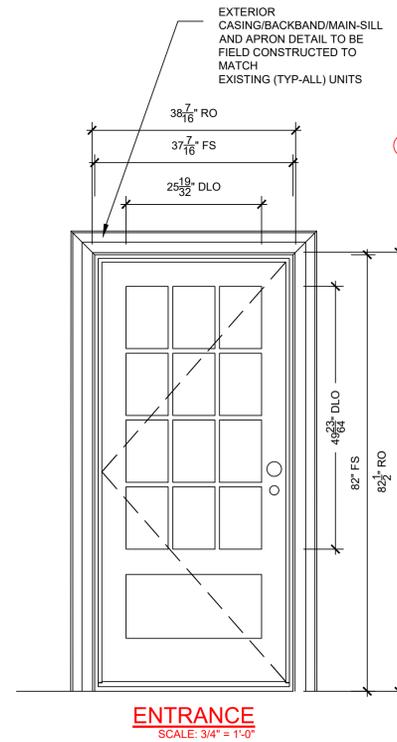
SPECIFICATIONS

Line #: 4
Qty: 1
Mark Unit: Mk E
Product Line: Ultimate
Unit Description: Marvin Assembly
Rough Opening: 193" X 59 5/8"
Frame Size: 192" X 59 1/8"
Exterior Finish: Wineberry
Species: Pine
Interior Finish: Primed
Unit Type: [A1] Casement, Left Hand, [A2/A3/A4] Casement, Stationary, [A5] Casement, Right Hand
Call Number: CN3660
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: [A1/A5] Folding Handle, No Sash Travel Limiter, [A2/A3/A4] None
Screen Type: [A1/A5] Aluminum Screen, [A2/A3/A4] None
Hardware Color: [A1/A5] Satin Taupe, [A2/A3/A4] None
Screen Surround Color: [A1/A5] Satin Taupe, [A2/A3/A4] None
Screen Mesh Type: [A1/A5] Charcoal Fiberglass Mesh, [A2/A3/A4] None
Jamb Depth: Standard Jamb, 6 9/16"
Exterior Casing: Casing Type : None



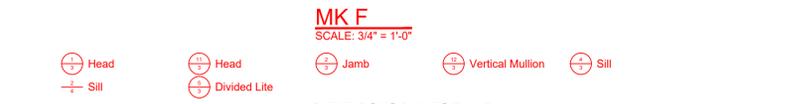
SPECIFICATIONS

Line #: 5
Qty: 1
Mark Unit: Mk G
Product Line: Ultimate
Unit Description: Marvin Assembly
Rough Opening: 193" X 59 5/8"
Frame Size: 192" X 59 1/8"
Exterior Finish: Wineberry
Species: Pine
Interior Finish: Primed
Unit Type: [A1] Casement, Left Hand, [A2/A3/A4] Casement, Stationary, [A5] Casement, Right Hand
Call Number: CN3660
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: [A1/A5] Folding Handle, No Sash Travel Limiter, [A2/A3/A4] None
Screen Type: [A1/A5] Aluminum Screen, [A2/A3/A4] None
Hardware Color: [A1/A5] Satin Taupe, [A2/A3/A4] None
Screen Surround Color: [A1/A5] Satin Taupe, [A2/A3/A4] None
Screen Mesh Type: [A1/A5] Charcoal Fiberglass Mesh, [A2/A3/A4] None
Jamb Depth: Standard Jamb, 6 9/16"
Exterior Casing: Casing Type : None



SPECIFICATIONS

Line #: 7
Qty: 1
Mark Unit: Entrance
Product Line: Ultimate
Unit Description: Inswing French Door
Rough Opening: 38 7/16" X 82 1/2"
Frame Size: 37 7/16" X 82"
Exterior Finish: Wineberry
Species: Pine
Interior Finish: Primed
Unit Type: Inswing French Door, X, Left Hand
Call Number: CN3068
Glass Information: Tempered Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: Multi-Point Lock, Adjustable Hinges
Screen Type: No Screen
Hardware Color: Dark Bronze
Screen Surround Color: None
Screen Mesh Type: None
Jamb Depth: 6 9/16"
Exterior Casing: Casing Type : None



SPECIFICATIONS

Line #: 6
Qty: 1
Mark Unit: Mk F
Product Line: Ultimate
Unit Description: Marvin Assembly
Rough Opening: 115" X 59 5/8"
Frame Size: 114" X 59 1/8"
Exterior Finish: Wineberry
Species: Pine
Interior Finish: Primed
Unit Type: [A1] Casement, Left Hand, [A2] Casement, Stationary, [A3] Casement, Right Hand
Call Number: CN3660
Glass Information: IG - 3/4", Low E2 w/Argon, Stainless
Divider Type: 7/8" Rectangular SDL W/ Spacer - Stainless
Hardware Type: [A1/A3] Folding Handle, No Sash Travel Limiter, [A2] None
Screen Type: [A1/A3] Aluminum Screen, [A2] None
Hardware Color: [A1/A3] Satin Taupe, [A2] None
Screen Surround Color: [A1/A3] Satin Taupe, [A2] None
Screen Mesh Type: [A1/A3] Charcoal Fiberglass Mesh, [A2] None
Jamb Depth: Standard Jamb, 6 9/16"
Exterior Casing: Casing Type : None



ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS:
Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Department, Marvin Windows and Doors, P.O. Box 100, Beaverton, OR 97003-0100. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

PROJ/JOB: Valade-Steen Residence / 1411 Iniquis, Indian Village MI
DIST/DEALER: O L BOLYARD LUMBER CO
DRAWN: PAUL BEKEMEYER
QUOTE#: 61VD2HN
PK VERSION: 0003.02.01
CREATED: 06/18/2020
REVISION:

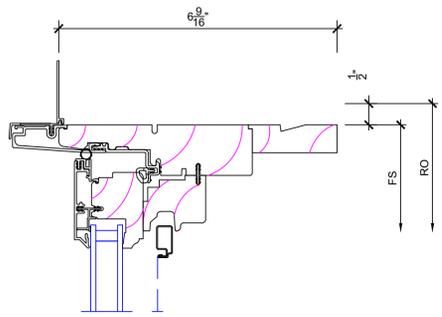
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REVISION:

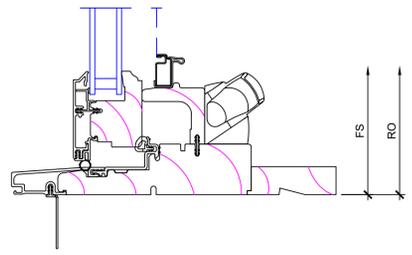
CREATED: 06/18/2020

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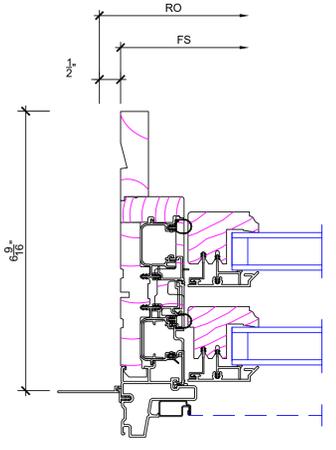
PROJ/JOB: Valade-Steen Residence / 1411 Iniquis, Indian Village MI
 DIST/DEALER: O L BOLYARD LUMBER CO
 DRAWN: PAUL BEKEMEYER
 QUOTE#: 61VD2HN



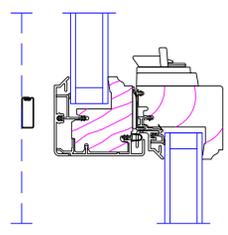
1
3 Head SCALE: 6" = 1'-0"



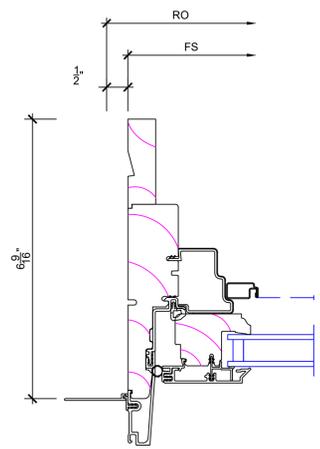
4
3 Sill SCALE: 6" = 1'-0"



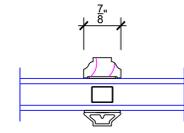
7
3 Jamb SCALE: 6" = 1'-0"



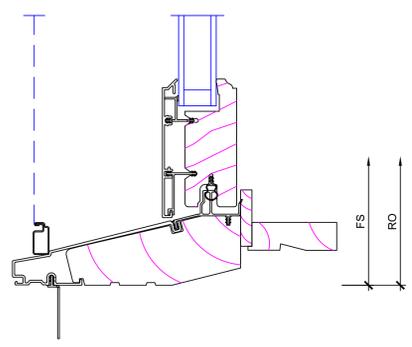
10
3 Checkrail SCALE: 6" = 1'-0"



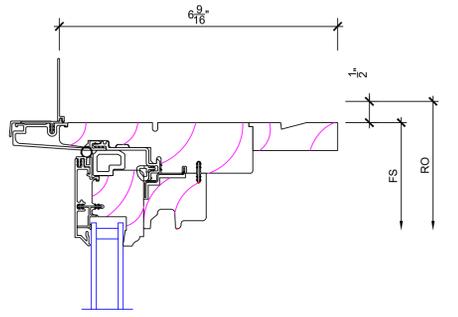
2
3 Jamb SCALE: 6" = 1'-0"



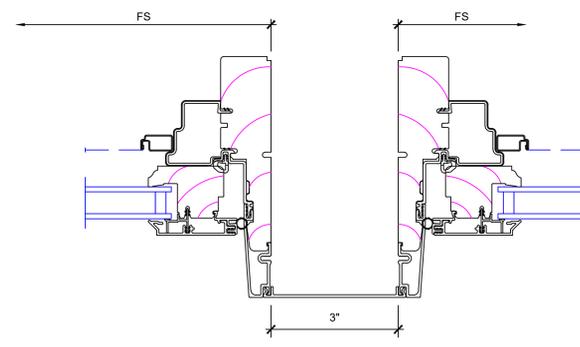
5
3 Divided Lite SCALE: 6" = 1'-0"



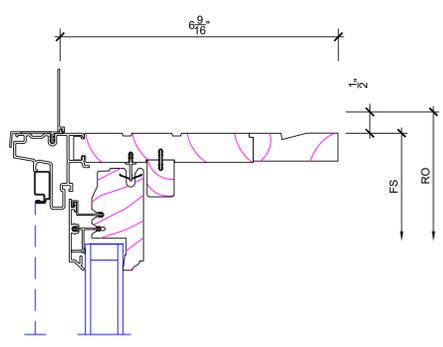
8
3 Sill SCALE: 6" = 1'-0"



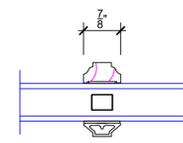
11
3 Head SCALE: 6" = 1'-0"



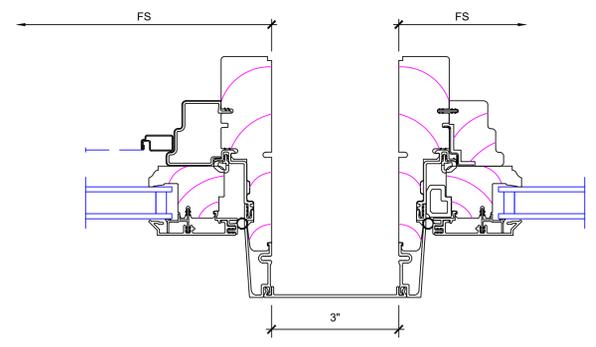
3
3 Vertical Mullion SCALE: 6" = 1'-0"



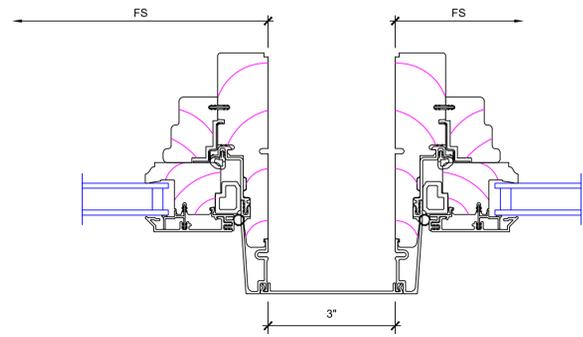
6
3 Head SCALE: 6" = 1'-0"



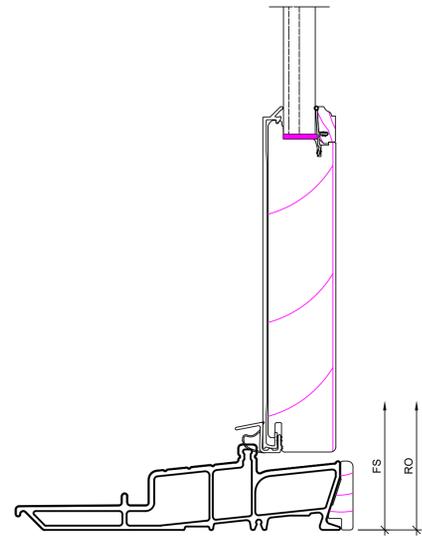
9
3 Divided Lite SCALE: 6" = 1'-0"



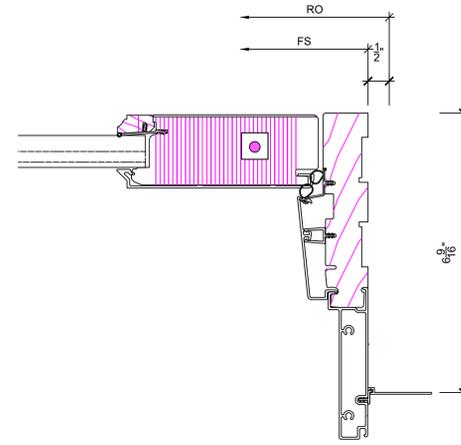
12
3 Vertical Mullion SCALE: 6" = 1'-0"



1
4 Vertical Mullion SCALE: 6" = 1'-0"

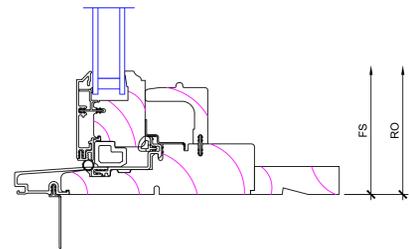


4
4 SILL SCALE: 6" = 1'-0"

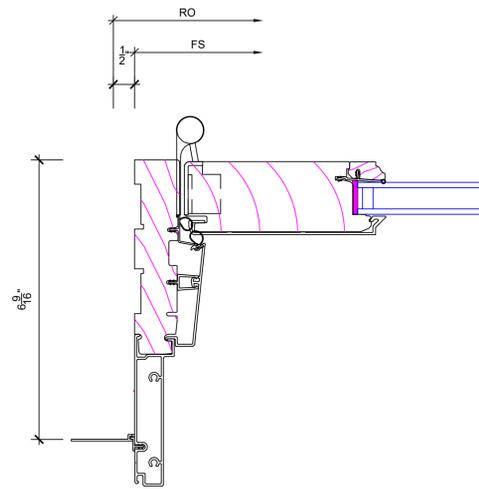


7
4 JAMB - FLAT PANEL SCALE: 6" = 1'-0"

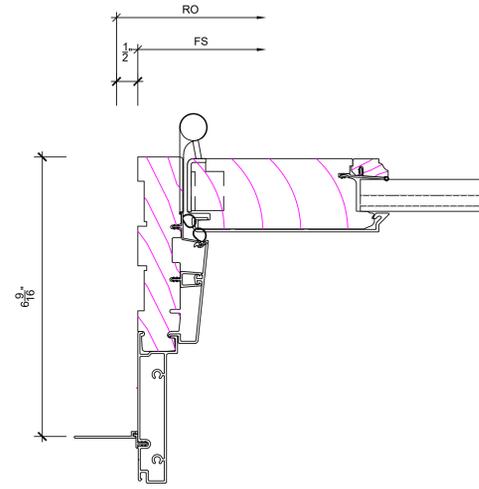
10
4 NOT USED SCALE: 6" = 1'-0"



2
4 Sill SCALE: 6" = 1'-0"

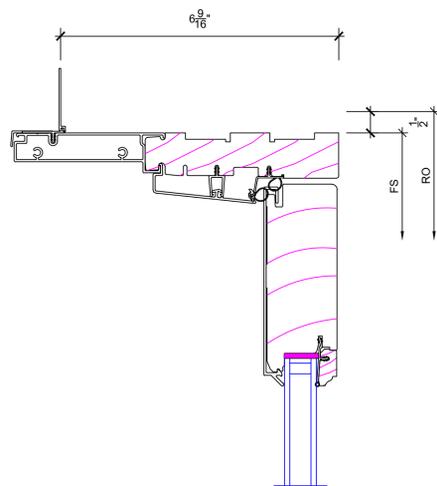


5
4 JAMB SCALE: 6" = 1'-0"

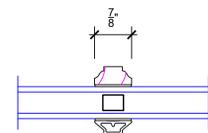


8
4 JAMB - FLAT PANEL SCALE: 6" = 1'-0"

11
4 NOT USED SCALE: 6" = 1'-0"



3
4 HEAD SCALE: 6" = 1'-0"



6
4 DIVIDED LITE - SDL DETAIL SCALE: 6" = 1'-0"



9
4 INTERMEDIATE RAIL SCALE: 6" = 1'-0"

12
4 NOT USED SCALE: 6" = 1'-0"



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PROJECT: Valade-Steen Residence / 1411 Irquois, Indian Village MI
 DIST/DEALER: O L BOLYARD LUMBER CO
 DRAWN: PAUL BEKEMEYER
 QUOTE#: 61VD2HN
 CREATED: 06/18/2020
 REVISION:

1411 Iroquois Ave.

Roofing Specification

CERTAINTEED LANDMARK SHINGLE
COLOR: "HEATHER BLEND"



LANDMARK[®]

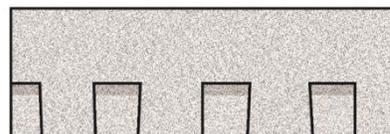
For homeowners seeking true peace of mind, Landmark[®] shingles are the high-quality, reliable choice for beautifying and protecting a home. With a dual-layered design that emulates the dimensionality of true wood shake, Landmark asphalt shingles offer the heaviest weight and widest array of color options in their class, allowing you to create or re-create the ideal look for your home with confidence. Backed by a 100+ year legacy of trusted manufacturing performance, all Landmark shingles include CertainTeed's industry-leading, lifetime-limited warranty.

- Certified as meeting the industry's toughest third-party (UL) manufacturing quality standards
- Dual-layered construction provides extra protection from the elements
- Ten year StreakFighter[®] algae-resistance warranty
- Class A fire-resistance rating

Landmark[®], Landmark[®] Premium, Landmark[®] Pro Shingles, Landmark[®] Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak[®] nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard[®] Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed
20 Moores Road
Malvern, PA 19355

© 01/20 CertainTeed

CertainTeed
SAINT-GOBAIN

1411 Iroquois Ave.

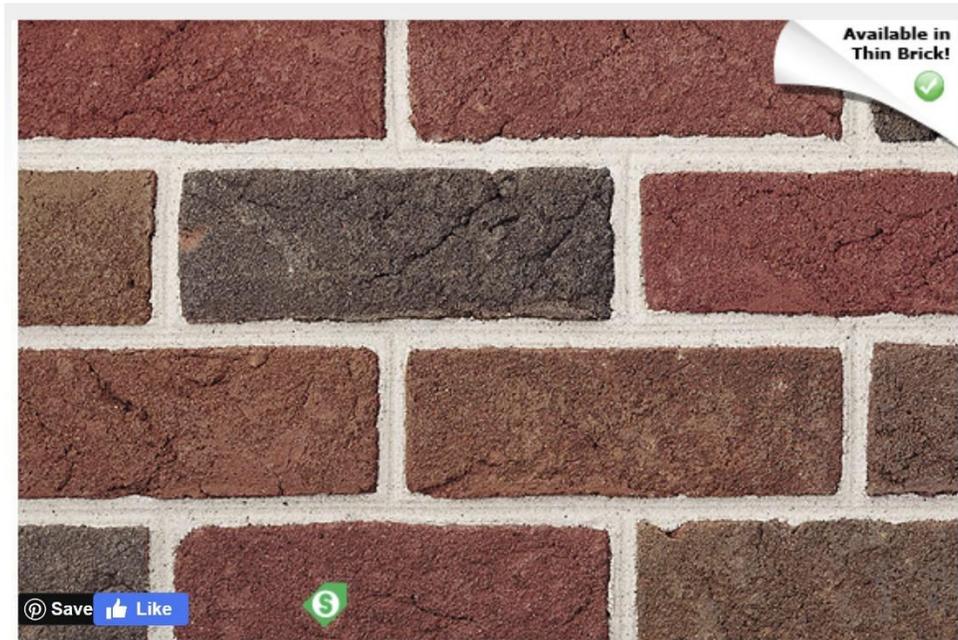
Brick Specification

BELDEN BRICK
 COLOR: "QUEENSPORT BLEND"

Red Bricks: Queensport Blend

SPL ID: 00000670

	STANDARDS <small>(Meets grade SW for all)</small>	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
PLANT 3 MOLDED	FACE BRICK C216	FBA TBA	Antique Colonial / Handmade Appearance (14)	10,340 psi	4.6	17.8	
	THIN BRICK C1088						
	Cleaning Recommendation	Belden Brick recommends using 600 Detergent® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.					

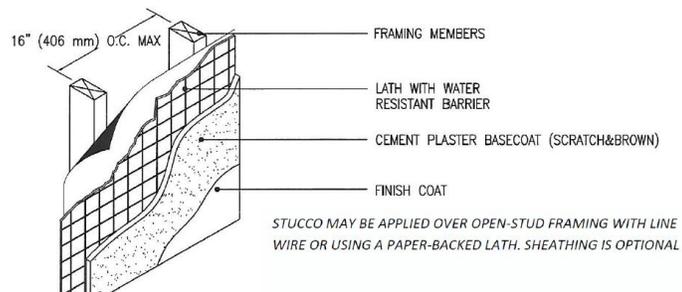


SIZES	WIDTH	HEIGHT	LENGTH	THIN FLAT BACK	THIN DOVETAIL	UNITS / SQ. FT.
Jumbo Standard 2-5/8	3 5/8 " / 92mm	2 5/8 " / 67mm	8 " / 203mm	3/4" / 19mm	X	5.73
Any size not listed is unavailable						

The Stucco Manufacturers Association (SMA) Guide Specification for 3-coat Portland Cement Plaster (Stucco) applied to Framed Walls (2/2017)

INTRODUCTION: The Stucco Manufacturers Association (SMA) is a non-profit association formed in 1957 to promote best practices for cement plastering (stucco). The SMA is made up of manufacturers, dealers, contractors and consultants who desire to promote stucco through education, collaboration and agree to follow SMA by-laws. This process promotes quality and institutes a mechanism to solve on site issues through third party observations/reports.

This guide specification is for a standard three-coat portland cement plaster with a cement or an acrylic finish coat on framing or furring. A portland cement plaster assembly is comprised of a sheathing (optional), water resistant barrier(s) a lath, scratch and brown coats (the basecoat), and a decorative finish coat. Ancillary items include: Trim accessories, architectural shapes, crack reduction systems, special coatings.



The specification may be customized by the design professional/building envelope consultant to suit the project requirements and follows the Construction Specification Institute's (CSI) MasterFormat (2004 Ed.) and Section Format. There are locations where information needs to be added or deleted depending upon project needs. These locations are indicated using the following formatting:

- [Text]* Notes that provide instructions or guidance to specifier. These should be deleted when no longer needed.
- [Text]** Possible options for the assembly. Select appropriate option(s) and delete the remaining options. Delete the brackets and un-bold the selected option(s).
- <Text>** Locations where text needs to be inserted by the specifier.

This specification should be used along with other documentation including the SMA three coat stucco details, technical papers, applicable ASTM standards, AAMA recommendations, and SMA approved product data sheets. Visit www.stuccomfgassoc.com to obtain these documents and SMA members for more information.

Applicator: The contractor installing the lath and plaster (stucco) assembly has a significant impact on the success of the cladding. Education and training are critical. Regional variations should be vetted prior to accepting. It is recommended to use SMA contractors and work with your stucco product manufacturers.



Manufacturers: Not all plaster/stucco products are alike. Some “stucco-like” products have proven to be problematic and fail over time or in certain environments. SMA member manufacturers provide quality products for the industry. Members agree to SMA by-laws and strictly adhere to ASTM, ANSI, ICC and SMA standards. Refer to SMA website for current approved product list.

Consultants: Consultants should agree to provide services on a third-party basis. They should not have any conflicts of interest. Consultants are listed on the SMA website and fees for services regarding disputes are recommended to be shared in advance between the disputing parties. This increases the chance of an unbiased report. The SMA staff will offer an opinion on any submitted report.

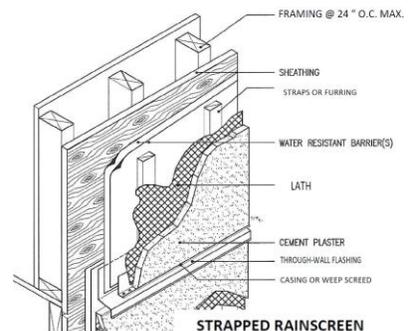
Alternative Assemblies:

Continuous Insulation - Rigid foam sheathing may be added under three-coat cement plaster over framed walls per ASTM and the International Code. SMA 2017 recommendations include:

- A maximum thickness of two (2) inches foam
- A rigid foam with channels or a matt for backside drainage
- An approved water resistant barrier under the foam sheathing: **Exception**, foam density with sufficient structural strength to have windows surface mounted may have sheet WRB over foam. Attach lath to framing members.
- Designers are encouraged to consider ICC, Intertek or IAPMO approved “Insulated Cement Plaster” systems when using foam for CI. Refer to SMA website for more information.

Stucco over Masonry, Concrete or Concrete Masonry Units (CMU)- Refer to the SMA guide specification specifically for portland cement plaster over masonry/concrete.

Rainscreen: This assembly employs the concept of an air space or designed gap created between the cement plaster and the substrate. This gap allows for faster drainage and drying of the cement membrane. This may be beneficial in high rainfall areas with limited drying days, there is an added cost for this option. Traditional “concealed barrier” stucco is per the building code, ASTM and when installed correctly, a proven and cost effective weather-resistive cladding for framed walls. Flashings for larger penetrations should be per code and industry recommendations. Building Envelope consultants should be used for rain screen design.



SECTION 09 24 00 –GUIDE SPECIFICATION FOR PORTLAND CEMENT PLASTER FOR FRAMED WALLS

PART 1- GENERAL

1.01 SUMMARY

- A. Section Includes: Work includes all labor, materials, and equipment necessary to install all aspects of a portland cement plaster assembly.
- B. Related Sections *[Delete unneeded sections.]*
- C. 05 40 00 – Light gauge cold-formed steel framing
- D. 06 11 00 – Wood Framed Construction
- E. 06 16 00 – Sheathing
- F. 07 90 00 – Joint Sealers

1.02 REFERENCES *[Delete unneeded references.]*

- A. ASTM C150 – Portland Cement
- B. ASTM C847 – Standard Specification for Metal Lath
- C. ASTM C1032 - Woven Wire Plaster Base
- D. ASTM C933 - Welded Wire Lath
- E. ASTM C144/C897 – Aggregate for Job-Mixed Portland Cement-Based Plaster
- F. ASTM C926 – Application of Portland Cement-Based Plaster
- G. ASTM C1063 – Installation of Lathing and Furring for Portland Cement Based Plaster
- H. PCA (Portland Cement Association) – Plaster (Stucco) Manual
- I. ICC-ES Acceptance Criteria for Weather-resistive Barriers (AC308)
- J. SMA Details and Bulletins

1.03 ASSEMBLY DESCRIPTION

- A. General: Portland cement plaster is comprised of a water-resistive barrier, optional sheathing, lath, scratch, brown coats, and a finish coat. Minimum nominal $\frac{3}{4}$ inch cement thickness.
- B. Application Methods: The plaster may be applied by hand tools or machine pumps but must have sufficient force to adhere to the substrate.
- C. Framing shall have a deflection of L/360 or stiffer
- D. Fire Rated assemblies shall be per the test report or special instructions.

1.04 SUBMITTALS

- A. Product Data: All product data sheets, evaluation reports, details, and warranty information that pertain to the project in accordance with Section 01 30 00 Submittal Procedures.
- B. Samples: Submitted upon request.
- C. Samples of the finish coat shall be of an adequate size as required to represent each color and texture to be utilized on the project and produced using the same techniques and tools required to complete the project. No sample shall be less than 12" by 12".

- D. Retain approved samples at the construction site throughout the application process.
- E. Submit a unit square foot price for a “ Stucco Crack Reduction System”

1.05 QUALITY ASSURANCE

- A. Qualifications:
- B. Manufacturer: All component materials shall be SMA approved and shall be distributed by authorized dealers.
- C. Plastering Contractor:
- D. Shall specialize in lath and plaster contracting, document experience of at least 5 years, and follow SMA published recommendations or provide certificates to demonstrate stucco knowledge.
- E. Provide proof of current contractor’s license and bond where required.
- F. On-Site Mock-Ups: Produced upon request.
- G. Prior to commencement of work, provide an on- site mock-up.
- H. Mock-up shall represent construction using the same quality/techniques to be utilized on the project.
- I. Retain approved mock-up at job site throughout the application process.
 - J. Where acceptable to the Architect, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
 - K. Contractor shall acknowledge the SMA technical Bulletins and agree to follow same
 - L. Submit letter at completion that the lath and plaster is installed per SMA recommendations.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver all materials to the construction site in their original, unopened packaging with labels intact.
- B. Inspection: Inspect the materials upon delivery to assure that specified products have been received. Report defects or discrepancies to the responsible party according to the construction documents; do not use reported material for application.
- C. Storage: Store all products per manufacturer’s recommendations. Generally, store materials in a cool, dry location; away from direct contact with the ground and/or concrete; out of direct sunlight; and protect from weather and other damage.

1.07 PROJECT CONDITIONS

- A. Environmental Requirements: Follow product manufacturer's recommendations for environmental conditions and surface preparation.
- B. Temperatures: Before, during and following the application of the portland cement plaster, the ambient and surface temperatures must remain above 40 degrees F (4 C) for a minimum period of 24 hours. Protect stucco from uneven and excessive evaporation, especially during hot, dry and/or windy weather. Protect the portland cement plaster from freezing for a period of not less than 24-hours after set has occurred.
- C. Substrates: Prior to installation, inspect the wall for surface contamination or other defects that may adversely affect the performance of the materials, and shall be free of residual

moisture. Do not apply the portland cement plaster to substrates whose temperature are less than 40 degrees F (4 C) or contain frost or ice.

- D. All wood based products covered shall be dry and have a moisture content below 19% . DO NOT COVER WET FRAMING.
- E. Inclement Weather: Protect applied material from deleterious effects until cured or dry.
- F. Existing Conditions:

Contractor shall walk the project prior to starting work and notify the architect or owner's representative of any deficiencies that will negatively impact the plaster assembly. Do NOT proceed until remedied.
- G. Contractor shall advise architect of any horizontal surfaces with inadequate slope.

Jobsite Resources: Notify architect if General Contractor fails to provide access to electrical outlets, clean, potable water, and a suitable and safe work area at the construction site throughout the application of the lath and portland cement plaster.
- H. *Good Practice: During the rainy season, colored plaster can be damaged if the gutters and downspouts are not in place. It is recommended to have gutters and downspouts installed as soon as possible after plastering is complete.*

1.08 SEQUENCING AND SCHEDULING

- A. Sequencing: Coordinate the installation of the lath and portland cement plaster with all other construction trades. To reduce stucco cracking, apply plaster only after the building is 90 percent dead loaded and the interior gypsum has been installed.
- B. Plastering contractor shall request and attend a pre-installation meeting with general contractor and architect prior to the framing being completed. Plastering contractor shall advise architect of control/expansion joint layout concerns. There shall be no cost to the owner for moving one-piece control joints prior and up to this meeting date, additional lineal footage of control joints from plans shall warrant a change order.
- C. Staffing: Provide sufficient manpower and proper supervision to ensure continuous operation, free of cold joints, scaffolding lines, curing, variations in texture, etc.

1.09 WARRANTY

- A. Warranty: Submit documentation on all products. At completion of work, contractor shall provide a written warranty documentation for the assembly and products used.
- B. Warranty Length: Shall start at the time of substantial completion. *[See Product's System Warranties for more information. The warranty length often depends upon the combination of products used in the assembly or system. Longer warranties are possible when the basecoat is an engineered mix.]*

1.10 MAINTENANCE

- A. The following materials shall be presented to the owner following the application of the work:
 - a. One container of finish for each color and texture utilized on the project.
 - b. Supply a maintenance program for Owners O&M manual as required.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. SMA Manufacturers: Must be from the current list on SMA website under appropriate category.

2.02 SCRATCH AND BROWN COAT (BASECOAT)

- A. Cement: **[A portland cement complying with ASTM C150.] [Plastic cement complying with ASTM C1328.]**
- B. Sand:
 - 1. Field mixes shall comply with ASTM C-926 and must have sand that is clean and free from deleterious amounts of loam, clay, silt, soluble salts and organic matter. Sampling and testing shall comply with ASTM C144 or C897.
 - 2. An “engineered performance mix” by an SMA manufacturer is acceptable with appropriate approvals (ICC ES, IAPMO or Interek report) .
- C. Water: Clean and potable without foreign matter.
- D. *[An optional SMA approved admixture may be added to impart increased tensile, bond, flexural strength, and/or accelerate hydration. Delete section if no admixture is used or choose one of the following and delete the others.]*
 - 1. *[Bonding agents]*
 - 2. *[PUMP Aids]*
 - 3. *[Fibers]*
 - 4. *[Acrylic admixture]*

2.03 WATER-RESISTIVE BARRIER

[Delete the options that are not used in the project. Choose the WRB option.] refer to SMA website for approved product list

- A. Over Open Framing **[and non-Wood-based Sheathing]:**
 - [One layer of D kraft building paper, minimum 30 minute ,complying with UBC Standard 14-1.]**
 - [One layer of asphalt-saturated felt complying with ASTM D226 Type I]**
 - [Equivalent material recognized in a current evaluation report as complying with the ICC-ES Acceptance Criteria for Water-Resistive Barriers (AC38).]**
- B. Over Wood-based Sheathing:
 - [Two layers of D kraft building paper , minimum 30 minute, complying with UBC Standard 14-1.]**
 - [Two layers of asphalt-saturated felt complying with ASTM D226 Type I]**
 - [Double layer of equivalent material recognized in a current evaluation report as complying with the ICC-ES Acceptance Criteria for Water-resistive Barriers (AC38).]**
 - [SMA approved fluid applied WRB and one layer D paper, felt or equivalent]**

2.04 LATH

- A. *[Choose one of the following lath options and delete the other options.] refer to SMA website for approved product list*

[Woven-Wire Lath: Nominal No. 17 gauge (0.058 inch), 1.5-inch opening, galvanized steel complying with ASTM C1032.]

[Welded Wire: Nominal No. 16 gauge (0.065 inch), 2-inch-by-2-inch opening, or No. 17 gauge 1 ½ by 1 ½ inch opening, galvanized steel complying with ASTM C933.]

[Expanded Lath: Nominal [2.5 lb/yd²] [3.4 lb/yd²] weight, galvanized steel complying with ASTM C847.]

[Rib Lath: Nominal 3.4 lb/yd² weight, galvanized steel complying with ASTM C847. *[For open soffit use only.]*]

2.05 SHEATHING

- A. *[Sheathing is optional. If sheathing is specified, then choose one the following and delete the others. If no sheathing will be used then delete this entire section.]*

[Gypsum Sheathing: Water-resistant treated core gypsum sheathing must comply with ASTM C79 or C1396.]

[Glass Matt Sheathing: Glass mat faced, water-resistant treated core gypsum sheathing must comply with ASTM C1177 and be recognized in a current evaluation report.]

[Gypsum Board: Water-resistant exterior fiber-reinforced gypsum sheathing must comply with ASTM C1278 and be recognized in a current Evaluation Report.]

[Fiberboard: Minimum 1/2-inch-thick (13mm), asphalt-impregnated fiberboard must comply with ASTM C208 as a regular density sheathing.]

[Wood-based Structural Panels: <insert thickness>-inch-thick [plywood] [OSB]. [Plywood must be exterior or Exposure 1 and comply with DOC PS-1 or UBC Standard 23-2, or APA recommendations.] [OSB must be Exposure 1 and comply with DOC PS-2, or UBC Standard 23-3, as applicable.]] *[Insert the thickness and choose plywood or OSB references.]*

2.06 ACCESSORIES

[Delete the accessories from this section as needed.] Refer to SMA website for current approved product list.

- A. Sealants: **[Acrylic latex complying with ASTM C834] [Polyurethane, polyurethane modified, polysulfide, or silyl-terminated polyether elastomeric sealant complying with ASTM C920 or 100% silicone].**
- B. Flashing (by others) : Flashing complying with IBC Section 1405.4 (2013) or IRC Section R703.8, as applicable, WRB must integrate in a “Shingle Fashion ” with flashings.
- C. Fasteners: Nails, staples, or screws used to rigidly secure lath and associated accessories shall be corrosion-resistant and meet the minimum requirements of ASTM C1063.
- D. Zinc and Zinc-Coated (Galvanized) Accessories: The following accessories shall be fabricated from **[zinc] [or] [zinc-coated (galvanized) steel [pure zinc trims are most corrosion resistant, but much more susceptible to damage and more expensive. Typically limited to ocean front projects]]**.
- E. Corner Aid: Minimum 26-gauge thick; expanded flanges shaped to permit complete embedding in plaster; minimum 2 in. wide; **[Square-edge] [Bull-nose]** style; use unless otherwise indicated. *[for extra corrosion protection , trims can be double zinc dipped, extra charges will occur, specify PVC nose for acrylic finish coats]*

- F. Strip Mesh: Metal Lath, 3.4 lb/yd² expanded metal; 6 in. wide x 18 in. long. [used as “butterflies” to minimize re-entrant cracking]
- G. Vent Screed: Minimum 26-gauge thick; thickness governed by plaster thickness; minimum 4-inch (102 mm) width, double “V” profile, with perforated expanse between “V’s” of longest possible lengths.
- H. Casing Bead: Minimum 26-gauge thick; thickness governed by plaster thickness; maximum possible lengths; expanded metal flanges, with square edges.
- I. Drip Screed: Minimum 26-gauge thick, depth governed by plaster thickness, minimum 3-1/2 in. high flange, maximum possible lengths.
- J. Control and Expansion Joints: Depth to conform to plaster thickness; use maximum practical lengths.
 - K. Control Joints: One-piece-type, folded pair of unperforated screeds in **<insert shape: M-shaped, double V, etc.>** configuration; removable protective tape on plaster face of control joint.
 - L. Expansion Joints: [Two-piece-type formed to produce a slip-joint.] [Pair of casing beads with sealant between.]
- M. Plastic Trim: Fabricated from high-impact PVC.
 - N. Cornerbeads: With perforated flanges. **[Square-edge] [Bull-nose]** style; use unless otherwise indicated.
 - O. Casing Beads: With perforated flanges in depth required to suit plaster bases indicated and flange length required to suit applications indicated. **<insert style>** style; use unless otherwise indicated.
 - P. Control Joints: One-piece-type, folded pair of unperforated screeds in **<insert shape: M-shaped, double V, etc.>** configuration; removable protective tape on plaster face of control joint.
 - Q. Expansion Joints: [Two-piece-type formed to produce a slip-joint.]

2.07 STUCCO CRACK REDUCTION SYSTEM (OPTIONAL) REFER TO SMA WEBSITE FOR MORE INFORMATION. [Delete this section if not used in the project.]

- A. Mesh: Alkali resistant, minimum 4.0 oz., woven glass fiber fabrics.
- ~~B.~~ Base coat: must be compatible with mesh and finish coats. Select SMA manufacturer and follow manufacturer’s recommendations.

2.08 FOAM ARCHITECTURAL DETAILS *[Optional foam architectural details. If using lath wrapped foam details, delete Foam Mesh and Foam Base coat options. Delete section if foam architectural not used on the project.] details*

- A. Foam: EPS foam, 1.0 lb/ft² minimum density.
- B. Mesh for Foam Shape: Alkali resistant, **[2.0 oz.] [4.5 oz.]**, woven glass fiber fabrics.
- C. Foam Base coat and Adhesive: contractor to insure compatibility.

2.09 PRIMER

- A. **[for acrylic finish coats]** primer by finish coat manufacturer selected *[Primer is optional, but is recommended. Delete this section if primer will not be used on the project. The use of primer will generally increase the warranty.]*

2.10 FINISHES

- A. *[Choose one or more of the following finishes and delete the remaining ones.]*
- **Portland cement-based blended stucco finish: see SMA list**
 - **acrylic-based finish manufactured by an SMA member**
 - **Elastomeric acrylic-based finishes manufactured by an SMA member**
 - **Specialty Finish: refer to SMA manufacturer recommendations**
- B. Color and Texture: Color and finish texture shall be as selected by the Architect.

2.11 MIXES

- A. Portland Cement Plaster Basecoats:
1. Prescriptive Method: Ratios and Mix Design shall be per ASTM C926. Contractor shall select one of the following mixes (sand is per combined volume of cements):
 - a. Portland Cement 1 part
Masonry Cement 1 part
Sand 3 ½ to 4 ½ parts per Cement
Fibers Maximum 3 oz per batch
 - b. Portland Cement 1 part
Lime (type S) ¼ to ½ part
Sand 3 to 4 parts per cement & Lime
Fibers Maximum 3 oz per batch
 - c. Plastic Cement 1 part
Sand 3 ½ to 4 ½ parts per cement
Fibers Maximum 3 oz per bag plastic cement
 2. Engineered Method: Pre-mix blends or silos per SMA manufacturer.
- B. Finish Coats: Mixing and tinting instructions are contained in the appropriate product data sheets by the SMA Manufacturer.

PART 3 - EXECUTION

EXAMINATION

- A. Prior to the application of the portland cement plaster basecoat the plastering contractor shall ensure that:
- B. Surface and site conditions are ready to receive work.
 - C. Grounds and Blocking: Verify that the items within the walls for other sections of work have been installed.

- D. Notify architect/owner of any defects that may impact the finished assembly. Proceed as directed.
- E. Substrates:
 - 1. Acceptable substrates must be sound, secure and suitable for lath and plaster.
 - 2. Substrates and adjacent materials must be dry and clean. Substrate surface must be flat, free of protrusions or planar irregularities greater than ¼-inch in 10-feet (6mm in 3m).
- F. Flashings: All flashing around windows, at deck attachments, utility penetrations, roof lines, etc. and all kick-out flashing must be properly installed prior to application of portland cement plaster. Notify owner if flashings are missing, proceed as directed.
- G. Unsatisfactory conditions or concerns shall be reported to the general contractor and/or builder and/or architect and/or owner. Do not proceed until directed in writing by architect or general contractor.

PREPARATION

- A. Substrate/Framing: inspect all work prior to starting lath and plastering. Notify architect of any issues impacting performance, proceed as directed.
- B. Surrounding Areas: Protect surfaces near the work of this section from damage, disfiguration, and overspray. Mask off all dissimilar materials.

INSTALLATION, GENERAL

- A. General Installation: Refer to <insert local code>, ASTM C926, ASTM C1063, and/or the appropriate manufacturer's product data sheet for additional installation requirements and recommendations of the SMA.

INSTALLING WEATHER PROTECTION

- A. Water-Resistive Barrier: Apply water-resistive barrier complying with Section 1404.2 of the IBC or Section R703.2 of the IRC. Start at base of wall and overlap flashing flanges and in a "shingle-fashion" by a minimum of two (2) inches horizontal and six (6) inches vertical. Integrate with flashings to insure incidental moisture drains down and weeps out. Reverse laps shall not be allowed.
- B. Window Flashing (by others): Contractor shall inspect and verify the flashing between the window/door and the cement plaster is appropriate for the condition. Notify architect of any concerns. Refer to SMA flashing guidelines for nail flange style windows.
- C. Flashing: Install flashing and trim per current Building Code <insert local code>. *[Install flashing and trims properly to insure moisture does not accumulate and can easily drain to the exterior. All openings shall be properly flashed and designed to allow water to escape to the outside of the wall. All penetrations shall be properly flashed and/or sealed using approved methods. Walls should be designed to prevent bulk water from getting behind the stucco or running down the face of the stucco. The bottom of the wall is required to have weep screed or another effective means to drain any water that may get behind the stucco.]*

INSTALLING LATH/TRIMS

- A. General: Installed per ASTM C1063 or per Architect's direction. Trims shall be full length and installed plumb/level to within 1/8 inch in eight (8) feet.
- B. Weep screed shall be installed at the base of all framed walls.

- C. Trims shall be attached per the trim manufacturers instructions; however do not exceed 24 inches on center spacing.
- D. Apply lath per manufacturers recommendations. Laps shall occur at horizontal and vertical joints. Attach lath six (6) to seven (7) inches on center along framing supports (studs). Fastener shall penetrate wood by a minimum $\frac{3}{4}$ inch, penetration of wood based sheathing shall count as 50% of dimensional lumber. Metal framing by a minimum of three (3) full threads and engage the lath.
- E. Lath shall lap the flange of accessories by more than 50%.
- F. Control Joints: Installed per Architects direction. Single-piece control joint may be installed over continuous lath if approved by Building Official and/or Architect. If lath is discontinuous, framing shall support lath terminations. Notify architect of issues or changes.
- G. Expansion Joints: Install per Architect's direction. Two piece joints (expansion) must have lath terminate each side.
- H. Contractor shall honor control or expansion joints in substrates.
- I. Do not mix lath products on same wall.
- J. Avoid excessive laps with expanded metal lath
- K. Do not use rib lath on walls
- L. Use wire nose corner for cement finish, PVC nose for acrylic finish
- M. Lath shall cover more than 75% of solid flanges.

INSTALLING PORTLAND CEMENT PLASTER

- N. Per ASTM C926, apply portland cement plaster by hand-troweling or machine-spraying to a nominal thickness of 3/8-inch (9.5mm) for scratch coat. Then apply a second coat to a nominal thickness of 3/8-inch (9.5 mm) brown coat. Total basecoat shall be a nominal $\frac{3}{4}$ inch thickness.
- O. Scratch coat shall substantially cover the lath and be applied with sufficient pressure to encase the lath in cement. Slickers to apply cement plaster are prohibited. Score in a horizontal pattern.
- P. Allow to cure 48 hours, or until sufficiently rigid to accept a brown coat.
- Q. Apply brown coat to fill and complete basecoat. Nominal $\frac{3}{4}$ inch thickness. Rod to a flat plane. Do not apply to frozen or soft scratch coat. When excess moisture leaves brown coat, hard float to provide densification per ATSM. Hard floating procedure may be omitted if the "Base coat and Mesh or Stucco crack reduction system" is selected.
- R. Moist Curing: Provide sufficient moisture by fog or moist curing to permit proper hydration of the cementitious materials. The length of time and most effective procedure for curing will depend on climatic and job conditions. Refer to SMA curing guidelines.

INSTALLING BASE AND MESH (CRACK REDUCTION SYSTEM) *[Deleted this section if not used, video available on SMA website to view the process.]*

[After brown (basecoat) coat has cured, apply approved polymer enriched cement skim coat to basecoat, then trowel in to fully embed the mesh into skim coat. Insure skim coat and finish coat are compatible products. A minimum two-inch (51 mm) overlap is required at all mesh joints. This method is highly recommended for smooth trowel finish plaster.

INSTALLING FOAM ARCHITECTURAL DETAILS *[Delete if not used.]*

- A. Attaching Foam: Apply foam shapes after the plaster basecoat has set and prior to finish coat. Use approved foam adhesive to attach EPS foam shapes to the wall. See base coat product data sheet for additional information.
- B. Coating Foam: Apply foam base coat and embed mesh. Overlap mesh onto the plaster a minimum of 1.5-inches (38mm) per manufacturers recommendations. *[Delete this section if using pre-coated foam shapes.]*
- C. Insure the products to coat foam products and the finish coat are compatible

INSTALLING FINISH COAT

- A. General: Mix and apply per manufacturer's product data sheet.
- B. Do not apply to soft, contaminated or frozen basecoat.
- C. Avoid applying to excessively hot walls.
- ~~D.~~ *[(OPTION) a primer for acrylic finish coats will provide better coverage and most uniform color. This is optional and has a slight cost upcharge.]*
- E. Verification: Verify the desired color, material and texture to match the approved sample and/or mock-up prior to installation.
- F. Avoid scaffold lines and cold joints
- G. Fog coat (cement finish only) as needed to blend color variations
- H. Finish coat shall be free of eye catching imperfections.

CLEANING/PATCHING/TOLERANCE

- A. Cleaning: Remove any and all materials used, overspray from adjacent surfaces, and all protective masking.
- B. Patch and repair as needed, including but not limited to fog coating, imperfections and blisters.
- C. Cracks shall be repaired per the most current SMA Crack Policy (Technical Bulletin 4)
- D. The basecoat of plaster shall be in tolerance:
 - 1. Residential: Not to exceed ¼ inch in eight (8) feet
 - 2. Commercial: Not to exceed ¼ inch in ten (10) feet
- E. Eye catching variations in color or texture pattern will not be accepted.

PROTECTION

Protection: Protect applied material from inclement weather until dry and prevent it from freezing for a minimum of 24-hours after set and/or until dry. Refer to manufacturer's product data sheet for additional requirements. **END OF SECTION 09 24 00**

NOTE: The SMA cannot provide a warranty, express or implied, for use of these "guide" specifications. Regional practices may be acceptable alternates under contractor means and methods. Designers are encouraged to call the SMA or your local stucco manufacturer for assistance with regional conflicts, new products

or alternate designs. This specification has been prepared and reviewed by industry experts and suitable for the United States. Details and Papers on the SMA website may be helpful with design decisions. All adjustments to this guide specification should be carefully considered.

Designers are encourage to use the most current SMA guide specification available. Available as a free download at www.stuccomanufacturersassoc.com.

Jennifer,

I was able to find the Sanborn map highlighting the addition as well. I've updated my timeline below if this is the version you would like to include in the staff report. Thanks again and have a nice weekend.

- 1905-1920 porch from original Kahn Design was enclosed and addition was built
- 1920's Sanborn Fire Map



- 1920's advertisement and photo



IROQUOIS AVENUE

Northwest Corner of Agnes

A home recently remodeled on ultra modern lines. Seven bedrooms, sleeping porches, three baths, beautiful grounds, in the heart of the choicest Indian Village properties. Price very attractive.

A. M. CAMPAU REALTY CO.

1412 McDOUGALL AVENUE.

EDGEWOOD 628

- 1943 Photo



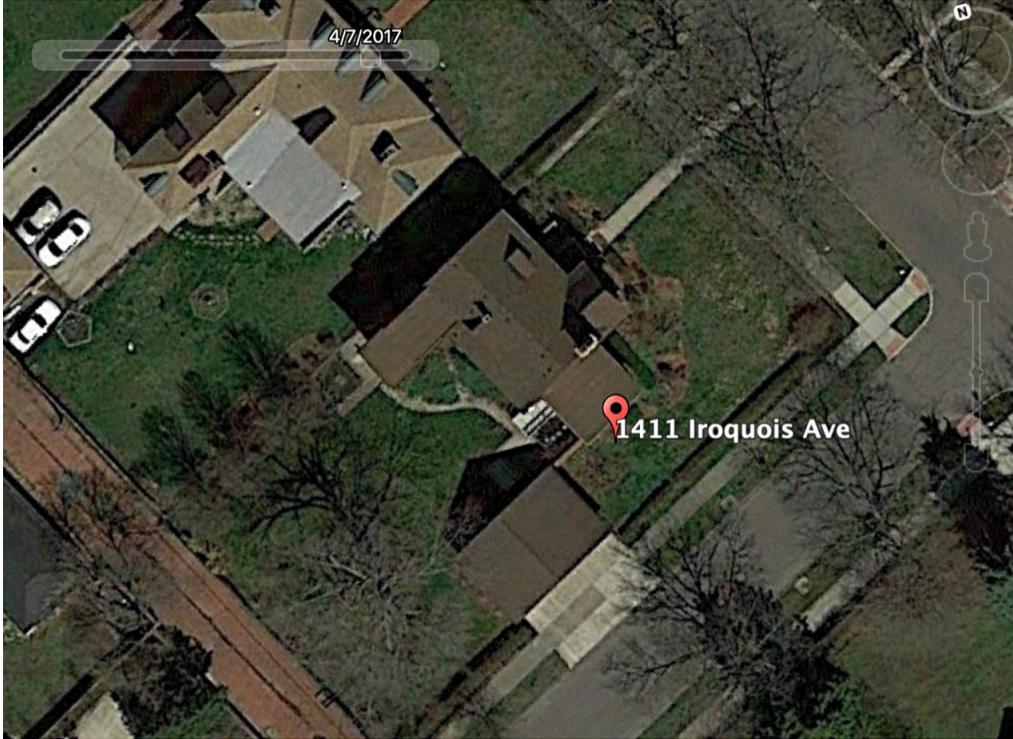
- 1978 Photo



- Previous owner:

"Exciting news! I'd say the porch was converted to a bathroom while Jim Sweeney owned 1411 in about 1987. Good luck."

- 1999 new "garage mahal" was built
- Between 1999 - 2006 addition was sandjacked to prop up 6" foundation
- 2017 Addition had shingle flat roof instead of rubber



- 2018 rubber roof was installed first floor screen porch was enclosed and staircase was moved outside



- 2019 Kevin and Gretchen moved into 1411 Iroquois

Kevin Steen

T. 616.366.3677
Director
<http://rathausfilms.com>

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