

KELEMEN RESIDENCE

SCHEMATIC DESIGN | 05 07 15



MCINTOSH PORIS ASSOCIATES



Kelemen's Residence
Location: 284 Eliot Street, Detroit MI
Brush Park Historic District

Zoning: PD-H
Building height: 44 feet, 3 stories
Gross Floor Area: 9,281 SF

Brush Park's Historic Character

Each structure in the Brush Park Historic District has an individual and distinguishable presence in the neighborhood due to its style, massing, color, and facade composition. No two structures are alike, but general massing, heights, and set back elements help to maintain a uniform character. A variety of quality materials were employed in the design of the historic structures in the district, which adds texture, variety, and accent. This material approach is encouraged in new construction in the district. The imitation of historic styles, while encouraged, should not result in facsimile. Rather, new constructions are encouraged to be products of their time.

The Project

The proposed project is a multi-family house in the Brush Park neighborhood. The site is a double lot located at 284 Eliot Street. The newly constructed house of a gross floor area of 9,281 SF consists of three, two story rental units and a third story, owner's penthouse suite; a total of 4 units. Parking is provided at the south property line with a two car garage for each unit, eight spaces in total. This project contributes to the single and multi-family neighborhood by filling in the last vacant lot on South Eliot Street. According to Sanborn maps, the site has long been a double lot containing a wider structure than the other structures on the street.

The Form

A local design element we are recognizing is the directional expression of the front facade. The majority of the buildings in the district have front facades vertically expressed and are of the single family type. We chose a vertically expressed wall with a gabled roof that is off center of the overall massing. This aims the design intention of creating a multi-family residence with a single family home appearance. Most homes on the block have a primary entrance and some include secondary entrances, historically near the kitchen to be used as a service entrance. Having this vertical element off center aids the composition in three ways. One, it creates a primary entrance by allowing for a larger porch to one side. Two, it provides entrance doors to two lower units where the doors are not facing the street. Three, it moves the vertical element more towards the center of the open property. There is a 35' wide piece of property owned by others to the west of this lot. Moving the vertical element toward this void helps to balance the composition of the open space. This positions the horizontal portion of the new structure next to the closest neighboring home avoiding an abrupt change in height.

The Materials

Considering the context, we are choosing brick as the primary facade material. The red color range offers a direct response to the context since this is the most common. However, we believe the gray brick offers a contemporary aesthetic to the home while still complimenting the predominately brick neighborhood. We are choosing stucco as a secondary accent material at the third story level. The material transition from brick to stucco creates a datum acknowledging the neighboring eaves height.

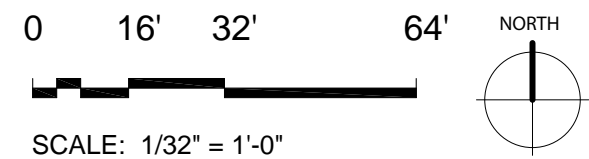
Historically, roofs were wood, slate and occasionally tile. Asphalt replacement roofs are common. However, we believe a standing seam metal roof would add durability and longevity while giving a contemporary aesthetic. Again, acknowledging the neighboring eaves heights, we chose a hip roof to achieve a consistently lower eaves height around the structure.

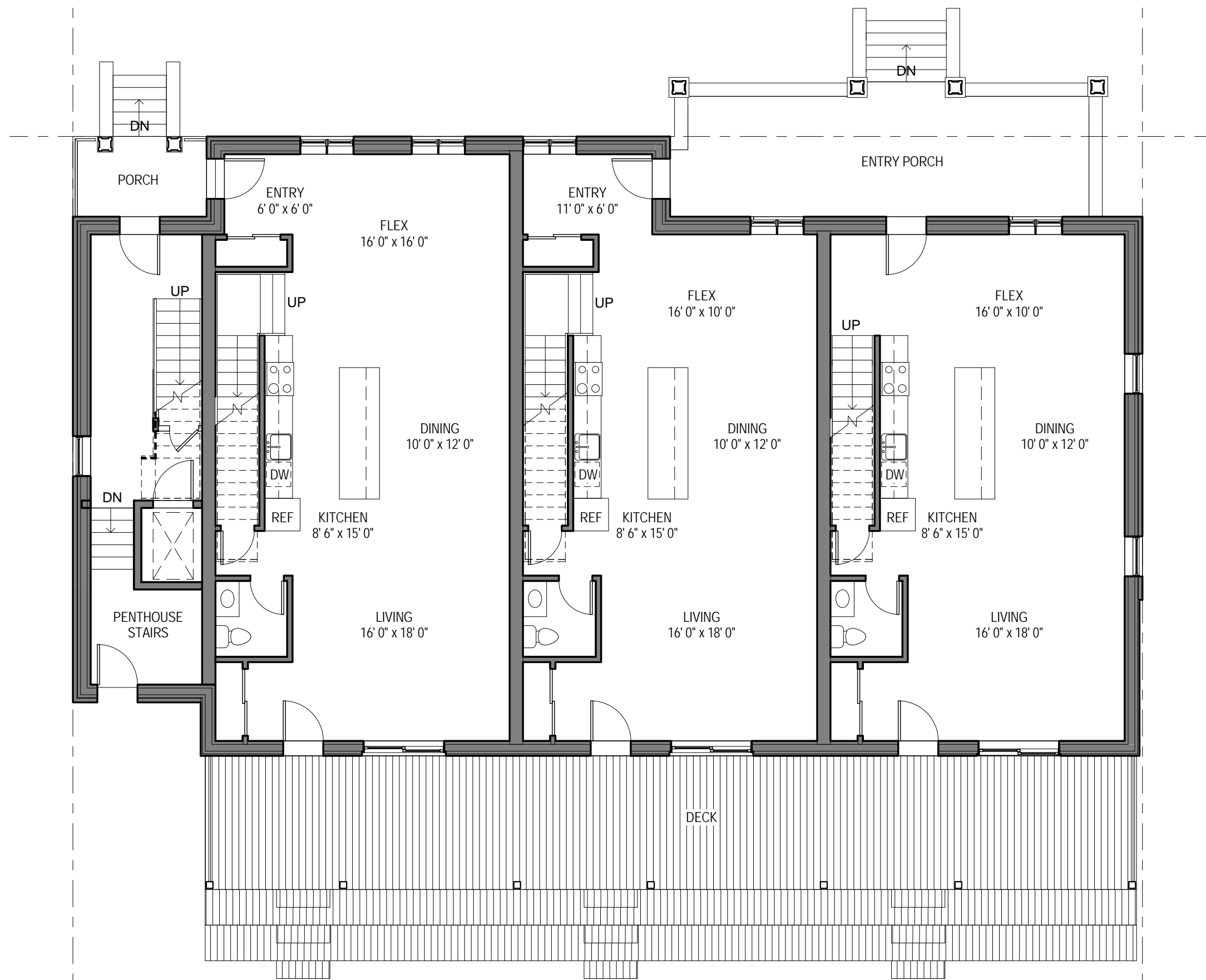
At the back of the house, where it is not visible to the street front, we are anticipating using gray colored fiber cement board. True to the time period of construction, we believe this material to be durable and complimentary to the brick and metal roof.

The owners wish to include a modified shipping container to be incorporated with the garage. During construction, the shipping container will temporarily provide secure storage for tools and materials. After construction, the container will be partitioned off into three equal spaces for tenant storage. Access will be provided from inside the garage where the doors will not be visible from the backyard. The shipping container will be painted to match the color of the metal roof and will be mostly hidden by the garage.

A Solution

The Kelemen's residence adds to the neighborhood by filling the vacant portion of the block with a modern interpretation of a traditional form. Utilizing quality, modern materials containing traditional characteristics adds to the material approach of the district with texture, variety, and accent. The overarching design goals of this project are to create a structure that has longevity; is sensitive to the historical environment, is sustainable, and creates quality homes for four families.

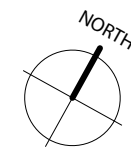




MAIN LEVEL AREAS	
GROSS	3,397 SF
UNIT A	831 SF
UNIT B	891 SF
UNIT C	961 SF
UNIT TOTAL	2,683 SF
STAIR (1/2)	130 SF
PORCH	323 SF
SIDE PORCH	60 SF
DECK	1,072 SF

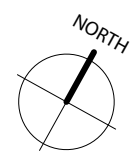
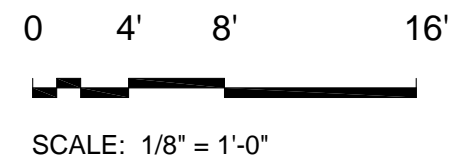
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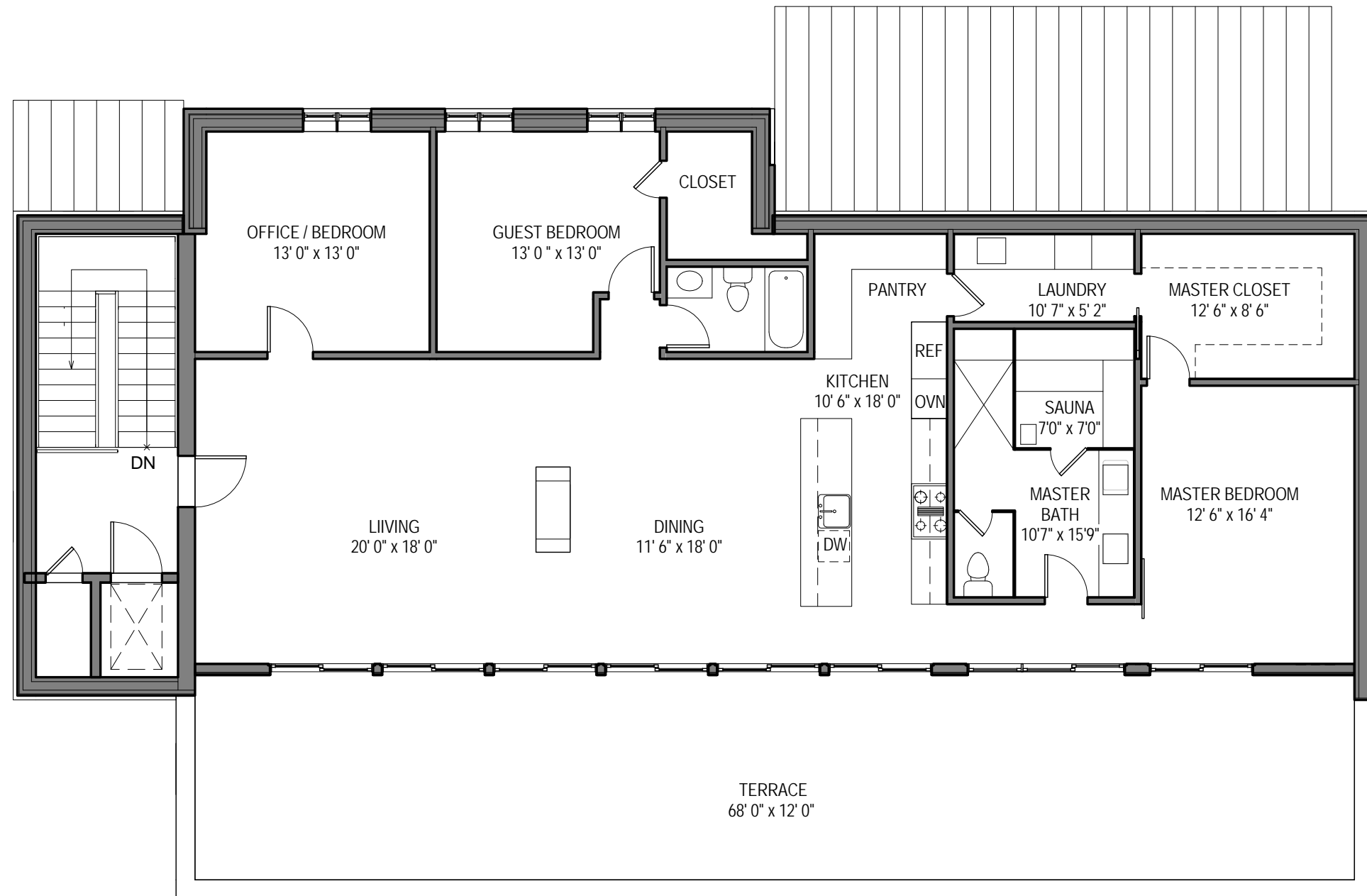
SCALE: 1/8" = 1'-0"





UPPER LEVEL AREAS	
GROSS	3,397 SF
UNIT A	831 SF
UNIT B	891 SF
UNIT C	961 SF
UNIT TOTAL	2,683 SF
STAIR (1/2)	130 SF





PENTHOUSE AREAS

GROSS	2,375 SF
NET LEASABLE	1,907 SF
STAIR (1/2)	130 SF
TERRACE	816 SF

TOTAL LEASABLE AREAS

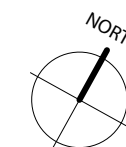
UNIT A	1,666 SF
UNIT B	1,782 SF
UNIT C	1,922 SF
<u>PENTHOUSE</u>	<u>1,907 SF</u>
TOTAL	7,277 SF

BUILDING GROSS	9,281 SF
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0 4' 8' 16'



SCALE: 1/8" = 1'-0"





NORTH



0 8' 16' 32'



SCALE: 1/16" = 1'-0"

SOUTH



EAST



WEST

0 8' 16' 32'



SCALE: 1/16" = 1'-0"

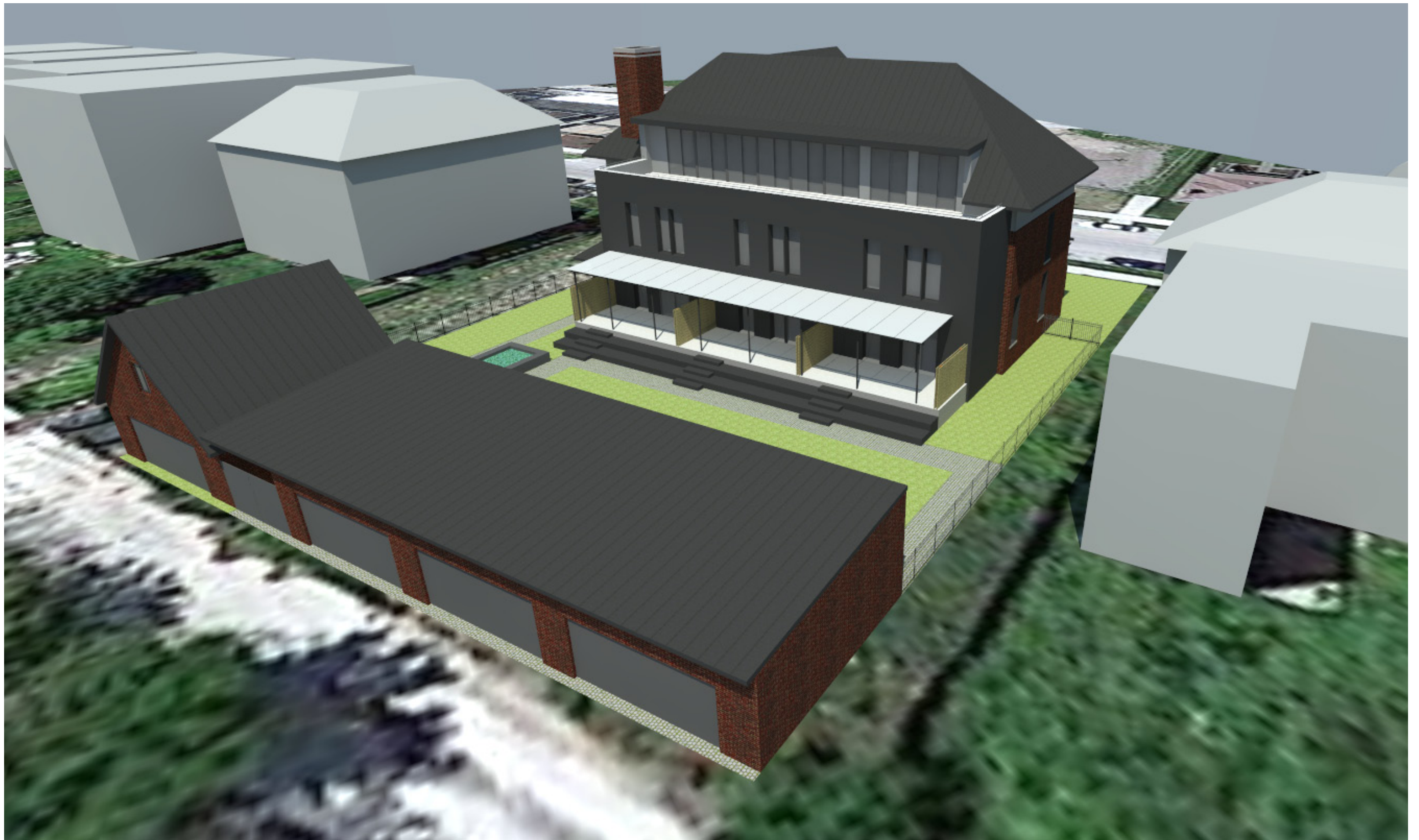




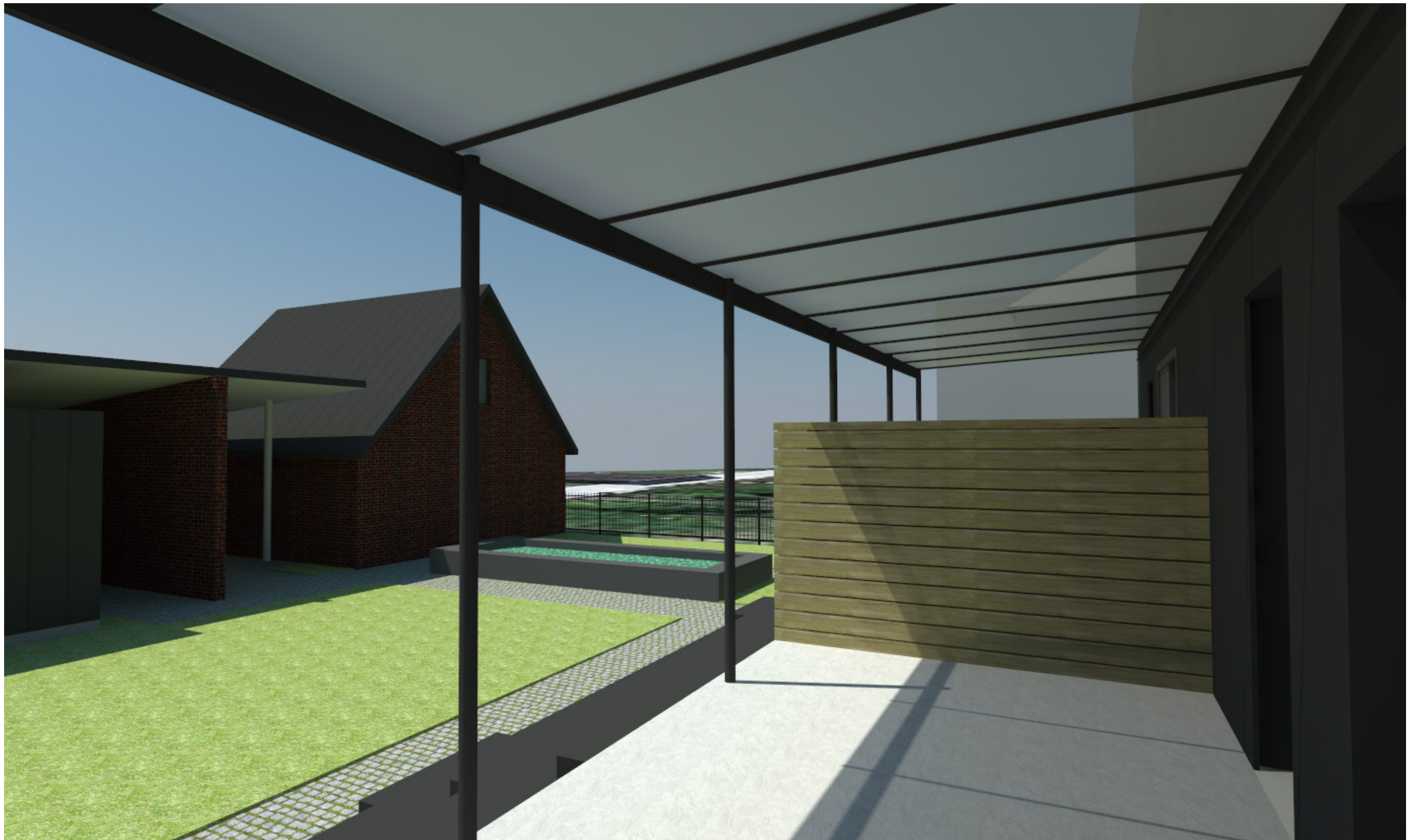










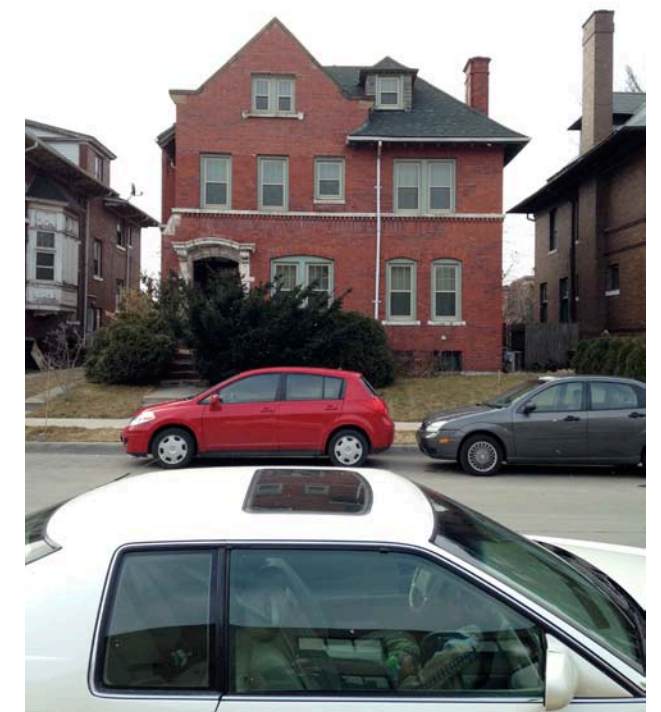
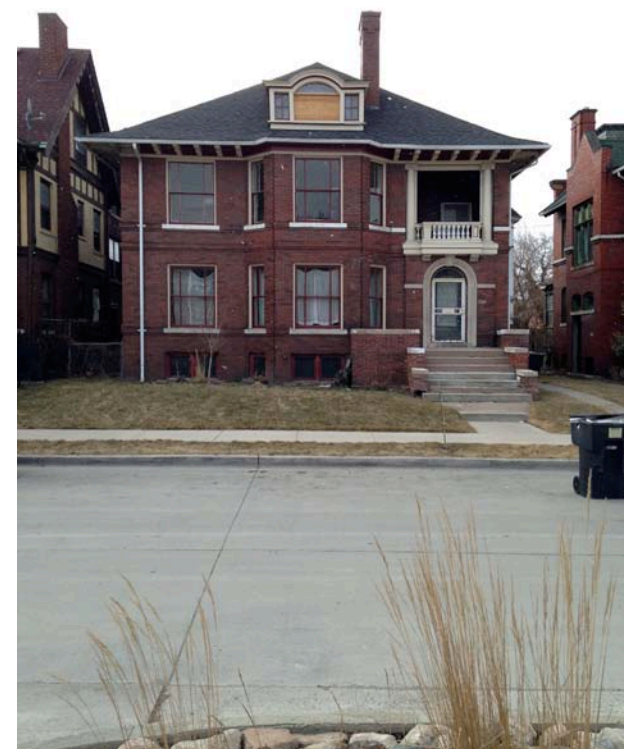
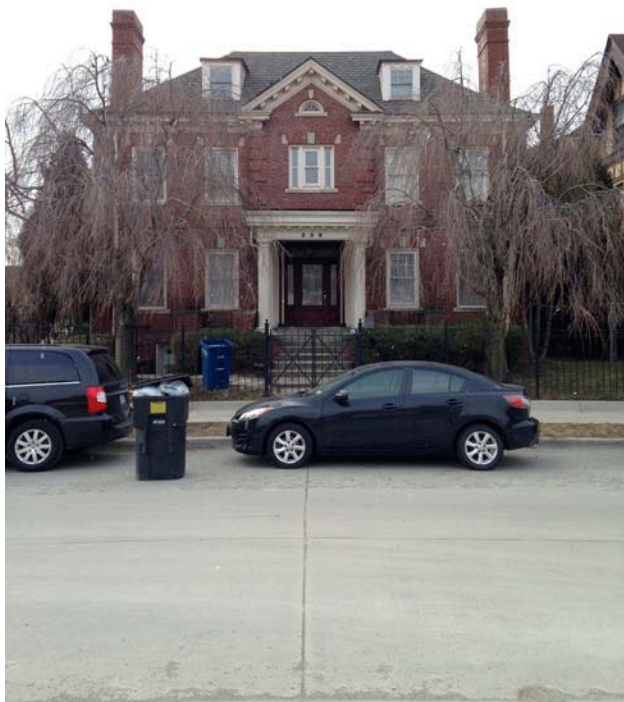
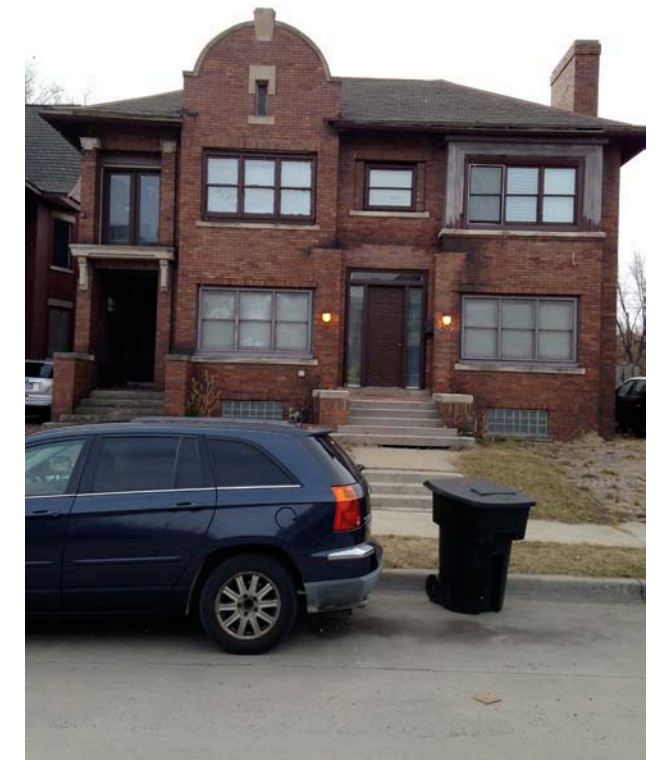


ALTERNATE COLOR SCHEME





CONTEXT - NEIGHBORING HOMES



KELEMEN RESIDENCE

SCHEMATIC DESIGN | 05 07 15 | NTS | NEIGHBORING CONTEXT 1



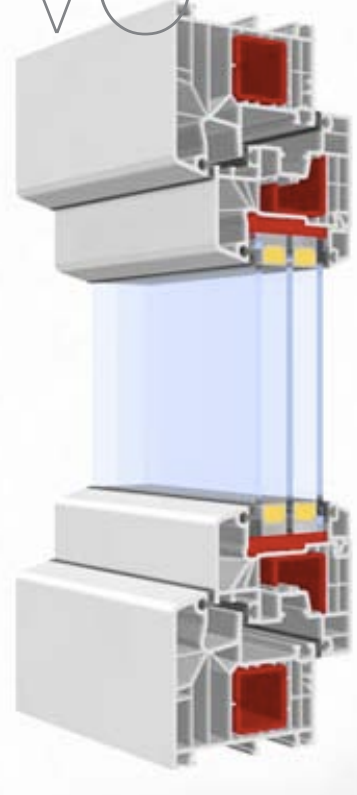
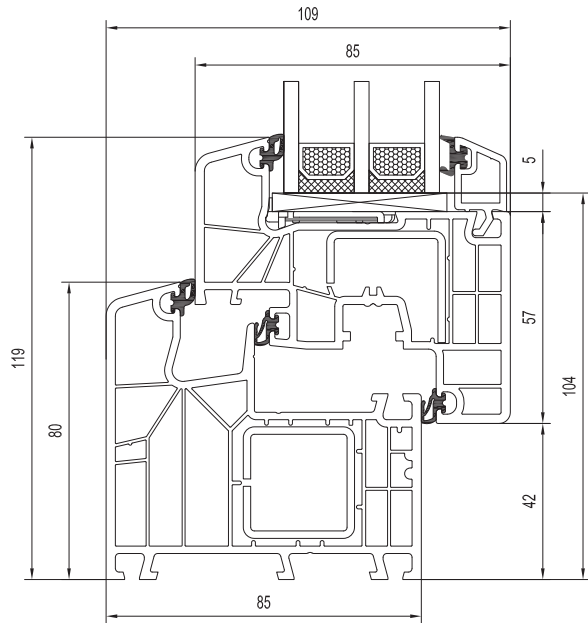
MATERIAL SELECTIONS



THERMO uPVC

SPECIFICATIONS

Zola Thermo uPVC is the most affordable, Passive House compatible high performance window on the U.S. market. It offers the highest r-value available in a uPVC window with clip in glazing for easy glass exchanges. With R-11 glass standard in an industry-leading 18mm spacer thickness, Thermo uPVC can be offered in large sizes.



ZOLA Thermo uPVC

1.0 Summary.
uPVC window made from Aluplast profiles with steel reinforcement. Overall U-value of 0.14BTU/hr.sqft for operable units tested by independent lab.

1.1 Configurations.
Fixed, Tilt&Turn, double (French window) Tilt&Turn, single and double French Doors, Tilt-Slide Doors up to 22', Breezepanel™ Folding Glass Walls up to 25'.

1.2 Frame.
Frame to be made from Aluplast Ideal 8000 profiles with steel reinforcement.

1.3 Glass
Glass shall be triple pane with 18/16mm spacers and low-e coating on surfaces two and five. Glass assembly shall be 4-18-4-18-4 for assemblies up to 25 ft2, and 6-16-6-16-6 for larger panes, with a U-value of up to 0.09BTU/hr.ft2. Glass in fixed units may have slightly lower performance. The glazing unit

shall not be glued to the frame but easily replaceable via clip system.. Safety glass is available and shall be provided where specified at additional cost. Both tempered and laminated safety glass is available and tested according to CPHC and ASTM standards.

SHGC shall be at least 0.48 for standard glazing. Optional high SHGC glass (0.62) available as an upgrade.

1.4 Finish
Frames shall be white or finished in color or wood look foil.

1.5 Hardware
Hardware shall be premium German tilt&turn, tilt&slide, folding, or lift-slide hardware as applicable to the project, typically manufactured by Roto™.

1.6 Muntins
Muntins shall be provided where specified. Typical width shall be 7/8". Muntin shall be made from uPVC profile on both sides of glazing unit and spacer

bars in between glass panes unless otherwise specified. Where specified lites shall be truly divided. True dividers shall have a width of no less than 2 3/8".

1.7 Performance
Performance of entire window assembly shall be independently tested and be a minimum of R-7 at a test size of 1.23m x 1.48m. Actual performance will be higher on larger windows and lower on smaller windows, and may vary depending on specific sill and threshold requirements.

1.8 Seals
Product shall have three layers of seals.

1.9 Warranty
Warranty applies as spelled out in manufacturers standard warranty. Warranty shall be no less than five years on entire assembly.



Zola Windows - Color selection for exterior uPVC

order # _____

customer name _____

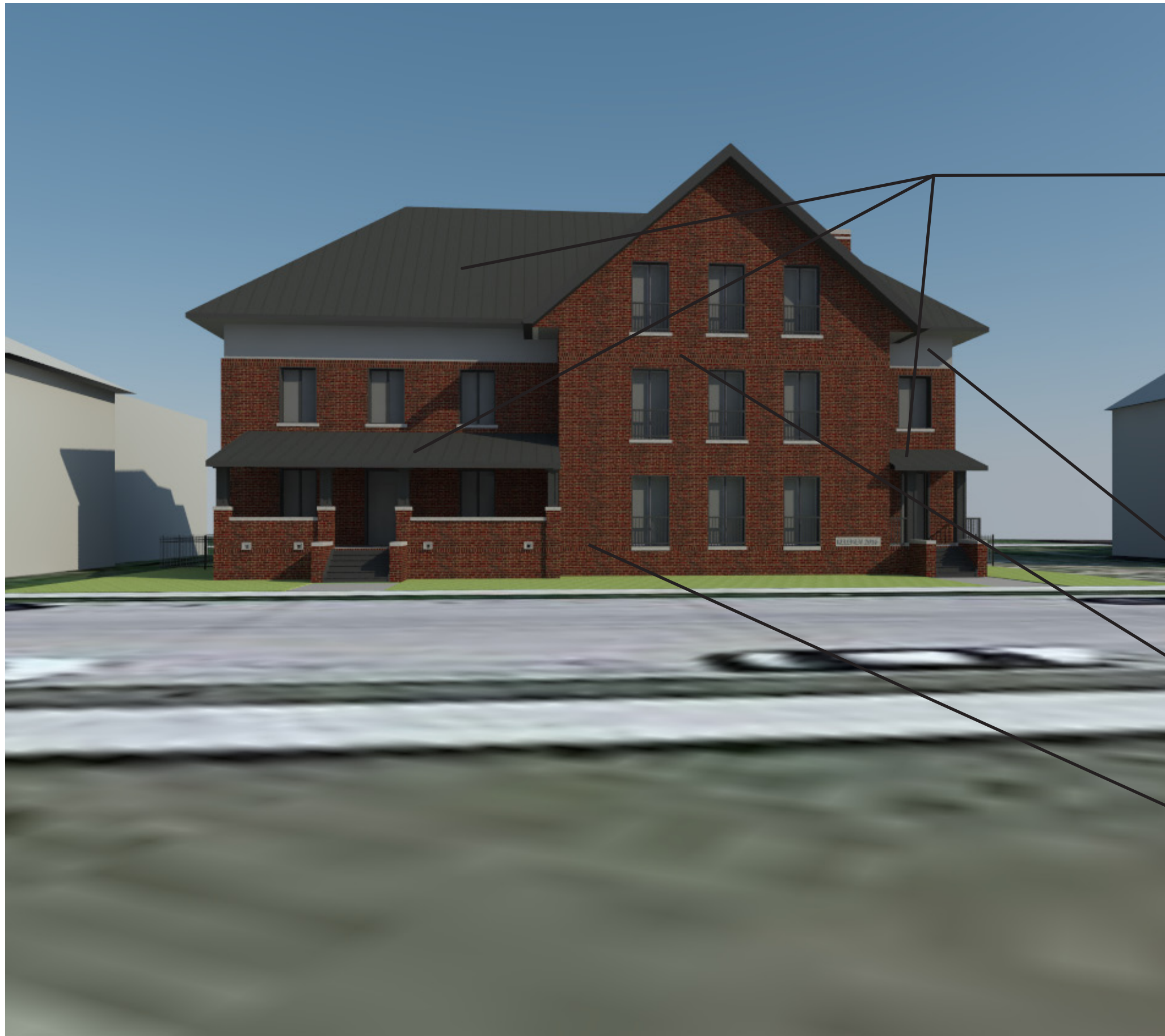
Please check the box to the desired color and sign this sheet. Thank you!

- | | | | |
|---|--|--|--|
| <input type="radio"/> Special Oak
nr AP 01 Hornschuch NR 426-2005 | | <input type="radio"/> Palisander
nr AP 33 Hornschuch NR 436-5010 Podobny/€nich RAL 8022 | |
| <input type="radio"/> Natural Oak
nr AP 02 Eiche Nature | | <input type="radio"/> Grey
nr AP 34 Hornschuch NR 436-5002 Podobny/€nich RAL 7001 | |
| <input type="radio"/> Mahogany
nr AP 05 Hornschuch NR 436-2002 | | <input type="radio"/> Anthracite Gray
nr AP 40 Hornschuch NR 436-5003 Podobny/€nich RAL 7016 | |
| <input type="radio"/> Dark Oak
nr AP 06 Hornschuch NR 436-2007 | | <input type="radio"/> Steel Blue
nr AP 41 Hornschuch NR 436-5006 Podobny/€nich RAL 5011 | |
| <input type="radio"/> Oregon III
nr AP 15 Hornschuch NR 436-2053 | | <input type="radio"/> Green
nr AP 43 Hornschuch NR 426-5014 Podobny/€nich RAL 6005 | |
| <input type="radio"/> Golden Oak
nr AP 23 Hornschuch NR 436-2036 | | <input type="radio"/> Creamy
nr AP 49 Hornschuch NR 436-5015 Podobny/€nich RAL 9001 | |
| <input type="radio"/> Walnut
nr AP 27 Hornschuch NR 436-2035 | | <input type="radio"/> Birch-Tree
nr AP 52 Hornschuch NR 436-2031 | |
| <input type="radio"/> Walnut Terra
nr AP 28 Hornschuch NR 436-3059 | | <input type="radio"/> Sand Structure
nr AP 60 Hornschuch NR 436-7003 | |
| <input type="radio"/> Walnut Amaretto
nr AP 29 Hornschuch NR 436-3058 | | <input type="radio"/> Grey Sand Structure
nr AP 61 Hornschuch NR 436-7022 | |
| <input type="radio"/> Dark Green
nr AP 30 Hornschuch NR 436-5021 RAL 9006 | | <input type="radio"/> Gray Basalt
nr AP 62 Hornschuch NR 436-7032 | |
| <input type="radio"/> Dark Red
nr AP 32 Hornschuch NR 436-5013 Podobny/€nich RAL 3011 | | | |

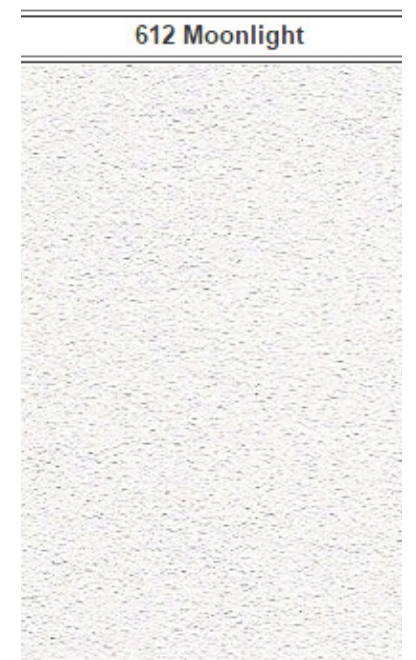
Please note that color accuracy on screen or print may vary.

Place & Date

Customer



STANDING SEAM METAL ROOF



STUCCO



BRICK SOLDIER COURSING



WOOD SCREENS



STANDING SEAM METAL ROOF



FIBER CEMENT BOARD

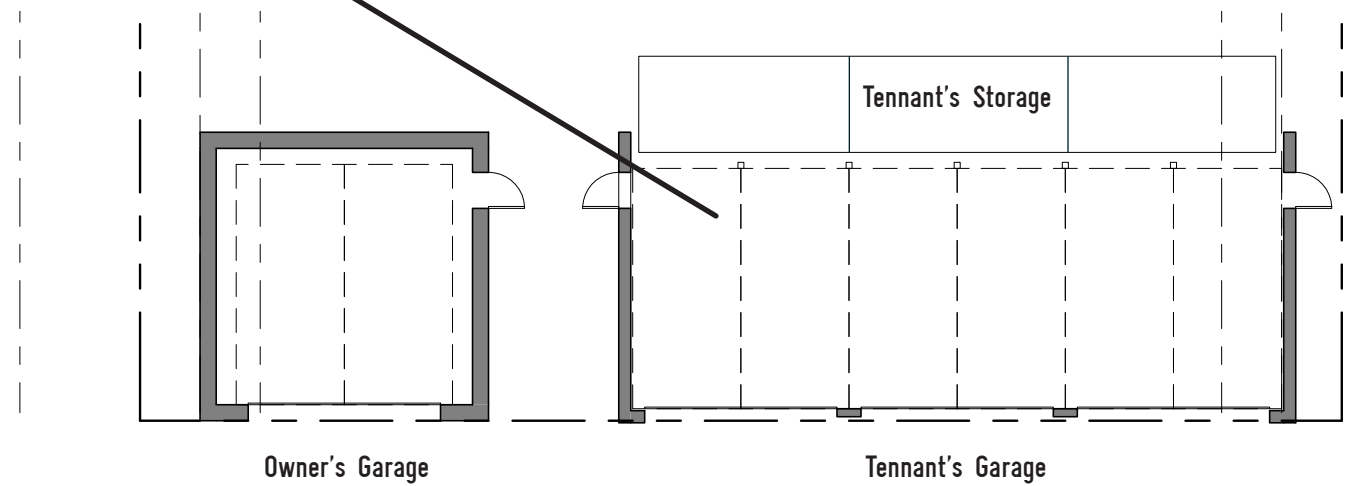
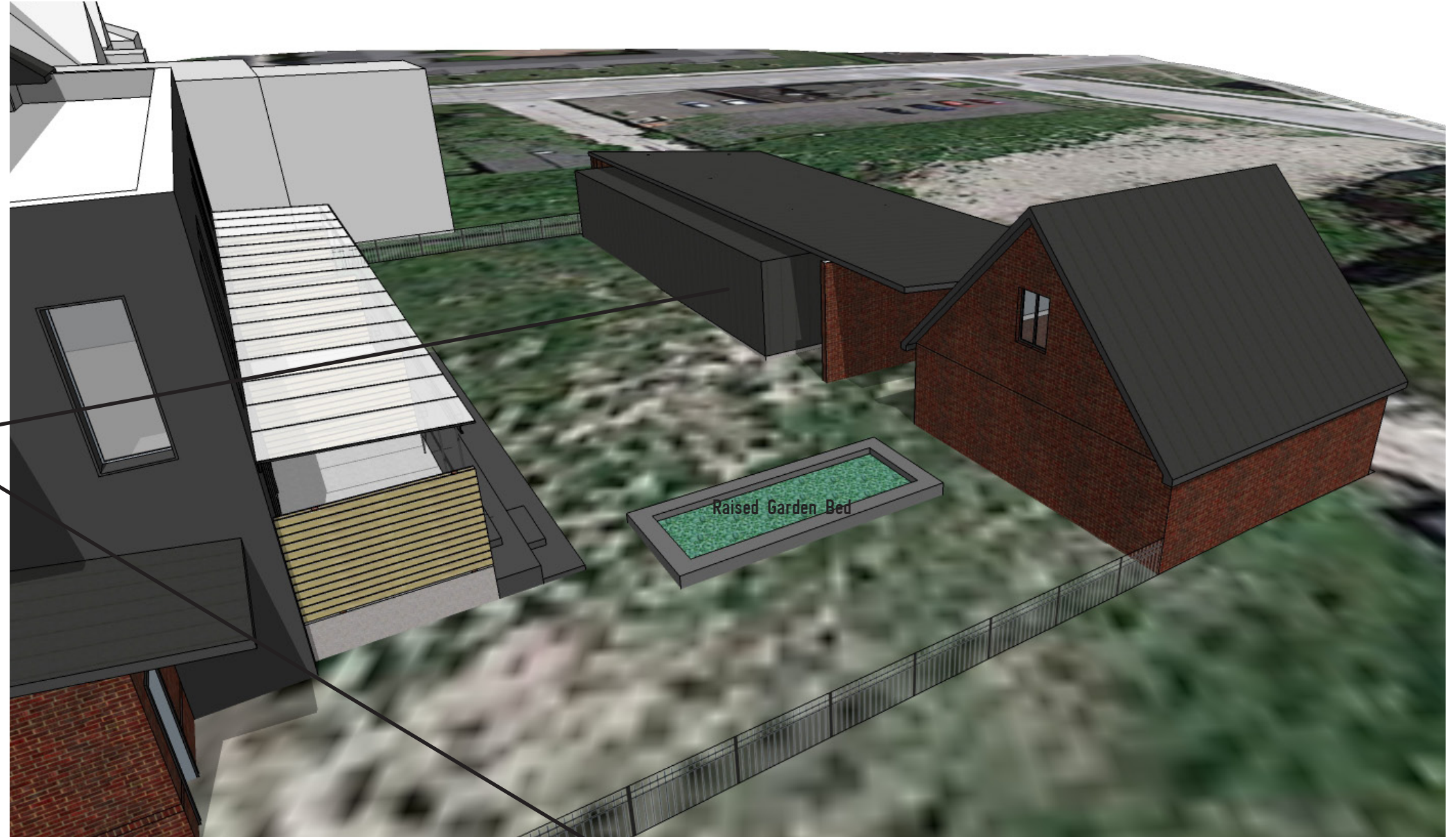


PATIO COVERED ROOF



SHIPPING CONTAINER STORAGE

Owner wishes to install a shipping container on site to utilize as secure storage during construction of the project. Afterwards, the container will be partitioned into three storage spaces for the tenants. Access to the storage will be from inside the garage. The container would be painted to match the metal standing seam roof.



GARAGE FLOOR PLAN (not to scale)