

STAFF REPORT 5-8-2019 MEETING  
APPLICATION NUMBER 19-6181  
ADDRESS: 2081 VERMONT  
HISTORIC DISTRICT: CORKTOWN  
APPLICANT: JIM KORF  
DATE OF STAFF VISIT: 5-2-2019

PREPARED BY: J. ROSS

## PROPOSAL

Erected ca. 1900, the dwelling at 2081 Vermont is a 1 1/2-story, wood-frame shotgun-plan dwelling. The home features a front-gabled roof which is covered with asphalt shingles. An historic brick chimney tops the roof. Exterior walls are covered with aluminum siding at the front/east and south/side elevations. The original lapped wood siding is visible at the rear and north elevations. A small portion of the original siding can be viewed at the front elevation as several sections of the aluminum siding have fallen off. The original brick foundation wall is visible at the rear elevation and the rear 1/2 of the side elevations. A wood skirting is at the front elevation and wraps around the front 1/2 of the side elevations. A concrete block foundation is located to the rear of the building. The front porch features a flat roof, turned wood supports/columns, and a wood deck and stairs. The porch roof intersects with a projecting flat-roof, three-window bay. Original 2/2 wood windows (with associated wood trim) remain at the side and rear elevations, while 1/1 wood sash (with associated wood trim) are found at the front elevation bay window. A single fixed wood window is located at the front elevation, attic story. The existing front entrance is a non-historic metal door.

With the current submission, the applicant is seeking this body's approval to rehabilitate the home. Specific work items which have been submitted to this body for consideration include the following:

### Front/East Elevation

- Replace existing aluminum siding and original lapped wood siding underneath with new lapped wood siding (dimensions and reveal to match original) and new wood 1x4 trim (to match existing). Note that the historic wood siding is currently covered with aluminum. The condition and detailing of the siding, to include the corner trim, is not visible/discernable
- Replace existing 1/1 wood windows and trim with new 1/1 wood windows and wood trim. Note, that the historic wood window trim is currently covered with aluminum. The condition and detailing of the trim is not visible/discernable
- Remove the existing fixed wood attic windows and trim, lengthen opening, and install a new 1/1 wood window with wood trim (trim detailing not included with current proposal)
- Rebuild the front porch to match the existing to include the replacement of the existing wood deck, steps, skirting, and wood railing. The existing turned wood columns shall be retained/salvaged and reinstalled to the new porch. The existing deteriorated flat roof will be replaced with a hipped roof **as per the attached drawing** (to be covered with asphalt shingles, color Weathered Wood).
- Install a new paneled wood door with a 4-lite vision panel

### Side/North Elevation

- Replace existing lapped wood siding with new lapped wood siding (dimensions and reveal to match original) and new wood 1x4 trim (to match existing). Note, that the historic wood siding is currently covered with aluminum. The condition and detailing of the siding, to include the corner trim, is not visible/discernable

- Install new wood skirting over the existing brick foundation wall
- Replace three existing 2/2 wood windows and trim with new 1/1 wood windows and trim
- Toward the front of the wall, punch in a new window opening and install new 1/1 wood window and wood trim

#### Side/South Elevation

- Remove the existing aluminum siding and existing historic wood lapped siding underneath with new lapped wood siding (dimensions and reveal to match original) and new wood 1x4 trim (to match existing). Note, that the historic wood siding is currently covered with aluminum. The condition and detailing of the siding, to include the corner trim, is not visible/discernable
- Install new wood skirting over the existing brick foundation wall
- Replace three existing 2/2 wood windows and trim with new 1/1 wood windows and trim
- Toward the front of the wall, punch in a new window opening and install new 1/1 wood window and wood trim

#### Rear/West Elevation

- Remove deteriorated concrete block foundation
- Rebuild rear wall, to include the following:
  - Install a new single 1/1 wood window with wood trim at the first story
  - Install a new single entry door (paneled wood with a 4-lite vision panel) at the first story
  - Install a new hipped roof wood entry porch at the first story. The porch will feature turned wood columns and wood deck and wood steps
  - Install a new single 1/1 wood window with wood trim at the second story
  - Install new lapped wood cladding (dimensions and reveal to match original)

#### Roof

- Replace existing asphalt shingle roof with new asphalt shingles (color is Weathered Wood)
- At south elevation, install three low-profile skylights (24" x 42") Velux brand
- Replace all fascia, corner trim, and detailing
- Remove historic brick chimney

#### Painting

- Please see **the attached**, which outlines the proposed color scheme. A cream color is proposed for the body, a light brown color is proposed for the trim, and a light blue color for new window sash. Note, that neither the cream nor the brown color appears in the property's assigned color chart B. Also, while the blue color does appear in color chart B, it is only prescribed for use on the house body.

#### STAFF OBSERVATIONS

Please note that staff conducted a field visit to the site and found that the visible (the areas not covered with aluminum siding) original lapped wood siding appeared to be in a condition which does not merit a wholesale replacement. Also, if **replacement** of the original siding, corner boards, and window trim is **necessary**, staff feels that the current application does not adequately indicate that the elements will

be **replicated**. Much of these details are currently covered with aluminum and the submitted drawings do not provide details re: the **existing** condition of the elements and the proposed replacement elements so that it is clear that the new will be an exact replication. Finally, please note that the following proposed work items do not exactly replicate the existing/historic:

- The existing front porch roof is flat. The proposed/new front porch roof is hipped
- New wood skirting is proposed to clad the brick at the rear ½ portion of the side elevation foundation walls and the rear foundation will
- The brick chimney is proposed to be removed
- The existing original 2/2 wood windows at the side elevations are proposed to be replaced with new 1/1 wood windows
- 

It appears that the roof will be raised as the new windows proposed for the front and rear gable ends are larger than the current windows. However, this work item is unclear as the current application does not provide height dimensions and pitch for the existing vs the proposed. Staff did pose this question to the applicant, but has not received an answer as of the date of this report's completion.

#### ELEMENTS OF DESIGN

- (1) *Height.* Most residential buildings in the district range from one story to two and one-half (2 1/2) stories tall, with a four-story apartment building on Porter. Commercial buildings and industrial buildings range in height from one to five (5) stories tall; the Victorian commercial buildings are between two (2) and three (3) stories tall. Institutional buildings range from one to three (3) stories.
- (2) *Proportion of buildings' front facades.* Proportion varies in the district, depending on the age, style, and type of building. One story workers' cottages are slightly wider than tall to the peak of the gable; two-story pre-1880's residential buildings are generally taller than wide. Side-by-side duplexes are either wider than tall or square in proportion; terraces or attached rowhouses, when grouped together, are substantially wider than tall, although the individual units may appear taller than wide. Queen Anne style residences are generally slightly wider than tall or as tall as wide to the eaves to their roofs. The church buildings in the district are taller than wide, and other institutional buildings are generally wider than tall. Victorian commercial buildings are generally taller than wide, while newer commercial buildings in the district may be wider than tall. Multistoried industrial buildings in the district are usually taller than wide while one- or two-storied industrial buildings are wider than tall. The fire station on Bagley at Sixth is wider than tall.
- (3) *Proportion of openings within the facades.* Window openings are usually taller than wide but square openings and transom window openings which are wider than tall also exist. Several windows are sometimes grouped into a combination wider than tall. Window openings are almost always subdivided, the most common window being the double-hung sash, whose sashes are generally further divided by muntins, resulting in two-over-two, four-over-four, or six-over-six lights. There are a great variety of sizes and shapes of window openings in the Queen Anne style buildings, while there is a more regular arrangement in the earlier pre-1880's buildings. Facades have approximately five (5) percent to seventy-five (75) percent of their area glazed; residential buildings generally fall into the thirty-two (32) to thirty-five (35) percent range.

- (4) *Rhythm of solids to voids in front facades.* Pre-1880's buildings in the Italianate and Greek revival styles display a great regularity in the rhythm of solids to voids, with one opening placed directly above the other. The post-1880's Queen Anne style buildings exhibit a greater freedom, with their bay windows and combinations of windows in gables.
- (5) *Rhythm of spacing of buildings on streets.* The original pattern of spacing of buildings on streets was the of houses placed very close together. Most houses were situated on twenty-five-foot lots, the major exceptions being in the Lognon Farm where most lots were thirty-three feet wide and where a house was infrequently placed on an undivided fifty-foot lot. Houses on narrow lots were usually placed on or closer to a side property line, providing more space on one side of the building. Rhythm has been interrupted by vacant lots due to demolition of buildings almost throughout the district.
- (6) *Rhythm of entrance and/or porch projections.* Most houses in the district have projecting front porches, usually on one side of the front facade and sometimes wrapping around to the side, especially on corner lots. Some Victorian houses have a secondary porch at the side.
- (7) *Relationship of materials.* The great majority of buildings in the district are wood frame structure originally clad in clapboard with wooden skirting or brick foundations. Some have more recently been sheathed in aluminum, vinyl or asphalt siding, and original skirting has often been replaced with metal skirting or concrete block foundations. Window sash and functional and decorative trim are in wood, and wood is frequently the only material below the eaves of a building, except for the window glass. There are some brick residential buildings in the district, the majority of these being duplexes and multi-unit dwellings. The small commercial buildings the industrial buildings, the fire station, and most of the institutional buildings in the district are brick. Roofing material is primarily asphalt shingles, although a few wood shingle roofs and one slate roof exist in the district.
- (8) *Relationship of textures.* The most common relationship of textures in the district is that of clapboard to the smooth surface of wood trim. Aluminum or vinyl siding of the same width as the original clapboard siding that does not alter the relationship of the siding to the functional trim and architectural detail of the building can sometimes contribute to textural relationships. Porches are usually in wood, although some have brick piers. Steps are either in wood which was the original material, or concrete. Where wooden shingles, carvings, or other decorative wooden detail exists, it adds significantly to the textural interest of the building. Asphalt shingles or rolled asphalt roofs generally have little textural interest while wood shingle has considerable interest. Detailed brickwork on brick buildings contributes to textural interest when it exists.
- (9) *Relationship of colors.* Paint colors in the district generally relate to style. Earlier buildings usually display muted colors, such as earth tones and shades of yellow, while Italianate and Queen Anne style buildings sometimes display richer and darker colors, such as browns, golds, grays, and blues. Common trim colors are in shades of cream, yellow, gray, brown, green, and white, and window sashes are frequently painted white, deep red, brown and gray. Asphalt siding is either red or brown brick color. Wood shingle roofs are a weathered cedar tone, while most asphalt shingled roofs are either in light colors, such as sand, light gray, light brown, or light



green, or darker colors, such as dark gray, black, or dark green.

- (10) *Relationship of architectural details.* These generally relate to style, and the styles in Corktown run from early Victorian to late Victorian and Colonial Revival. The earliest houses in the Greek Revival and vernacular styles contain a minimal amount of architectural detail. Functional detail includes the wooden cornerboards, wide cornices with brackets supporting the eaves, and window frames and sills. More ornate details of the Italianate or Queen Anne styles include paired brackets, window and porch hoods, wooden carvings sunburst patterns, fishscale shingles, and vergeboards in gables, and spindlework or balustraded porches. Some buildings, especially those on Church Street, have leaded glass windows. The late Victorian commercial buildings sometimes have decorative cornice work, corbeltables, and pediments or parapet walls. In general, Corktown is rich in its diversity and quality of architectural styles and detail.
- (11) *Relationship of roof shapes.* Pitched roofs with frontal gables predominate in the district although pitched roofs with side-facing gables, hip roofs, and hip roofs with intersecting gables also exist. More complex roof shapes occur primarily on Church Street. Commercial buildings generally have flat roofs. St. Peter's Episcopal Church has a steeply pitched roof with frontal gables. Rear additions to houses, such as kitchens, frequently have shed roofs.
- (12) *Walls of continuity.* The major wall of continuity is created by the buildings, with their fairly uniform setbacks within blocks. Mature and recently planted trees along the tree lawns create a secondary wall of continuity.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a shallow flat front lawn area in grass turf, subdivided by a concrete walk leading to the front entrance and sometimes a concrete walk leading to the side entrance. Short concrete walks from the curblin to the public sidewalk are also frequent in the district. Foundation plantings and evergreens are typical plantings in front yards. Hedges are occasionally planted along the side lot lines in the front yards and sometimes along the front lot line; this treatment usually on corner lots when it exists. Chainlink fences predominate as rear yard enclosures; few continue into the front yards. Wood posts and rails with wire mesh is also a common fence type found in the district, and a few of these enclose the front yard as well as the rear. Many rear garages with alley entrances exist; concrete side driveways, where they exist, interrupt the succession of front yards and are not the original treatment of the property. Curbs are cut red-brown stone in the majority of the district, with the primary exceptions of Porter, Labrosse, Leverette, and Michigan Avenue. Alleys in the district are paved in concrete. Vacant lots are either paved over or gravelled as parking lots or are unkept. Light fixtures are elevated on wooden telephone poles in most parts of the district.
- (14) *Relationship of open space to structures.* Open space occurs in the form of vacant land, a playground, and parking lots, and frequently occurs on corner lots. Open space in the form of front yards to buildings is generally very shallow. Some buildings are situated on the front lot line or very close to it; this usually occurs on north-south streets east of Rosa Parks Boulevard, and on Porter Street.
- (15) *Scale of facades and facade elements.* The majority of buildings in the district are small in scale,

with the exceptions being multistory industrial buildings and apartment buildings, which are medium to large in scale and therefore not in keeping with the original scale of the neighborhood. Facade elements, such as bays, steep roofs, gables and/or verandas, are moderate in scale. Details within these elements are generally small in scale.

- (16) *Directional expression of front elevation.* One story residences are usually slightly wider than tall but their directional expression is vertical due to the gable of the steeply pitched roof. Two-story Italianate and Greek Revival single-family residences are vertical in directional expression, while duplexes in those styles are usually neutral. Two-story Queen Anne buildings are either neutral in directional expression or have vertically expressed front facades, depending on the projection of gables and/or roof slopes. Terraces are horizontal in directional expression, churches are emphatically vertical, and industrial buildings are either vertically or horizontally expressed, depending on the number of stories. Individual Victorian commercial buildings are usually vertical but may form a commercial row that is horizontal.
- (17) *Rhythm of building setbacks.* Setbacks vary from area to area within the district, although they are usually consistent within blocks. In general, buildings have very shallow front yards, although buildings may relate to the building lines differently due to porch projections and bays where they exist. Buildings on the north-south streets and corners are very close to front lot lines. Some industrial and commercial buildings are situated directly on the front lot line.
- (18) *Relationship of lot coverage* Lot coverage ranges from zero percent to one hundred (100) percent, the average residential coverage being approximately forty (40) percent. Industrial buildings are in the upper range, as are some corner stores and some houses on north-south cross streets.
- (19) *Degree of complexity within the facade-* Early buildings are simple and straightforward; Queen Anne style buildings are more complex in massing and detail but are not overly complex.
- (20) *Orientation, vistas, overviews.* In general, buildings are oriented towards the east-west streets, with Trumbull Avenue and Sixth being exceptions. Garages are oriented towards the alleys. Commercial buildings tend to occupy corner lots and Michigan Avenue. There are vistas of downtown Detroit and Tiger Stadium from the Corktown District. The general overview is that of a small scaled mixed use neighborhood with major thoroughfares and major landmarks, such as Tiger Stadium and Most Holy Trinity R.C. Church surrounding it.
- (21) *Symmetric or asymmetric appearance.* Most buildings in the district are asymmetrical in appearance, but result in balanced compositions.
- (22) *General environmental character.* The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, -has a low-density, urban, mixed use character of a pre-automobile city. Its original cohesiveness has been eroded by housing demolition over the years. Anchored by Tiger Stadium on the north, light industrial buildings on the west, Most Holy Trinity Church and the John C. Lodge Expressway on the east, and the West Side Industrial Park on the south, the neighborhood is set apart from its surrounding environment, resulting in a definable community in the shadows of Downtown Detroit. (Ord. No. 605-H, § 1(28A-1-49), 12-12-84)

## RECOMMENDATION

It is staff's opinion that the proposed work is generally in keeping with the building's historic character. However, it is unclear to staff that the existing historic siding, corner boards and window trim are deteriorated to the extent that their replacement is merited/required. Additionally, a number of the new elements do not replicate the historic feature they are proposed to replace. Therefore, staff recommends that the Commission issue a Certificate of Appropriateness for the proposed project because it meets the Secretary of the Interior's Standards for Rehabilitation, standard number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence*

However, staff recommends that the above-noted COA be given with the following conditions:

- The new front porch roof shall be flat/shed to replicate the existing
- The existing wood siding, corner trim, and window trim/brickmould at the front and side elevations shall be retained and repaired where necessary with new to match the existing in material, dimension, reveal, and detailing
- The new wood sash at the front and side elevations shall match the existing/those proposed for replacement in light configuration and operation
- The existing brick chimney must be retained or replicated (if replacement is necessary)
- The existing roof height and pitch shall be maintained

## Motion DRAFT

I move that the Commission issue a Certificate of Appropriateness for the proposed project because it meets the Secretary of the Interior's Standards for Rehabilitation, standard number 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.* This approval has been issued with the following conditions:

- The new front porch roof shall be flat/shed to replicate the existing
- The existing wood siding, corner trim, and window trim/brickmould at the front and side elevations shall be retained and repaired where necessary with new to match the existing in material, dimension, reveal, and detailing
- The new wood sash at the front and side elevations shall match the existing/those proposed for replacement in light configuration and operation
- The existing brick chimney must be retained or replicated (if replacement is necessary)
- The existing roof height and pitch shall be maintained





















# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 22 APRIL

## PROPERTY INFORMATION

ADDRESS: 2081 VERMONT AKA: \_\_\_\_\_  
HISTORIC DISTRICT: CORFTOWN

## APPLICANT IDENTIFICATION

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

NAME: JAMES KOPF COMPANY NAME: COMPOSITION WORKSHOP  
ADDRESS: 300 JUNCTION CITY: PLYMOUTH STATE: MI ZIP: 48170  
PHONE: \_\_\_\_\_ MOBILE: 313 478 1547 EMAIL: JKOPF@CMPWORKSHOP.COM

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- ☒ **Photographs** of ALL sides of existing building or site
- ☒ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, and material)
- ☐ **Description of existing conditions** (including materials and design)
- ☐ **Description of project** (including 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)

### NOTE:

Based on the scope of work, additional documentation may be required  
See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements

**SUBMIT COMPLETED REQUESTS TO: [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

# compositionworkshop

architecture + interior design

22.April.19

Jennifer Ross *Architectural Historian*  
Historic District Commission  
Coleman A. Young Municipal Center  
2 Woodward Avenue - Suite 808  
Detroit, MI 48226

Re: Building Rehabilitation  
2081 Vermont  
Detroit, Michigan

Ms. Ross:

The work proposed at 2081 Vermont, and shown on the submitted drawings, is as follows:

1. Roof replacement: All existing asphalt shingles are to be removed; any rotted or damaged roof decking replaced with ½" osb, 15# building felt and Certaineed 30yr shingles. Weathered wood
2. The existing roof structure is framed with scabbed together 2 x 4 rafters, which are considerably past any recommended structural spans. (even if they were continuous members instead of pieces of rafters that are nailed together). The roof structure will be replaced with new 2 x 10 rafters, with collar ties.
3. Siding replacement: All existing wood siding to be removed, any rotted or damaged sheathing to be replaced with ½" osb, new vapor barrier, and new wood siding (same 4" reveal) All existing 1 x 4 corner trim is to be replaced with new 1 x 4 corner trim.
4. There is an existing foundation and floor structure on the west side of the building, shown in pictures. A portion of the foundation will be replaced (5'-7 ¼" x the width of the building), and the addition rebuilt in that area only. The owner has chosen to rebuild only a portion of the existing addition in order to preserve open space in the backyard.
5. All windows to be replaced with Pella architect series custom wood windows – all are double hung to match existing. Existing 1 x 4 wood window casing is to be replaced with new wood casing of the same size and profile.
6. South elevation –
  - a. New skylights (24" x 42") on the south elevation to be Velux –skylight.
  - b. There is one new window located on the south elevation. See drawings for location.
7. East elevation –
  - a. Existing porch floor to be removed, floor joists replaced as required, and new 4" tongue and groove wood porch floor to be installed to match existing.
  - b. Existing decorative porch columns are to be repaired and painted.
  - c. All wood fascias at porch roof perimeter to be repaired and painted, unless extent of degradation requires replacement. If replacement is required, new fascias are to match existing.
  - d. The extent of the structural damage to the porch roof is unknown until further demolition is complete. The low slop hip roof over the existing porch and bay window will be built identically to the original construction.

# compositionworkshop

architecture + interior design

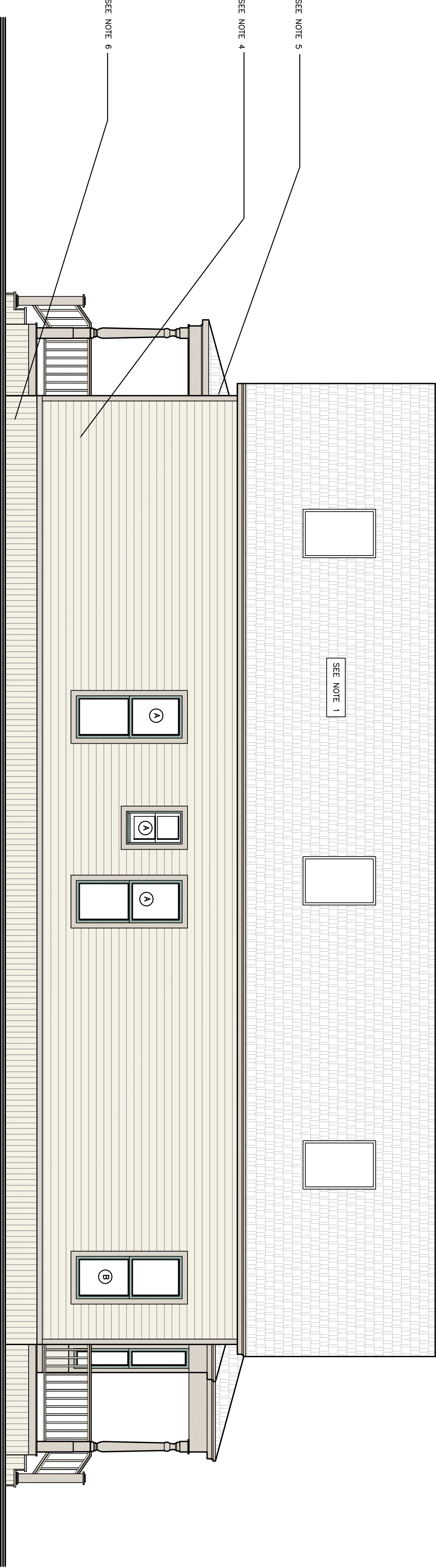
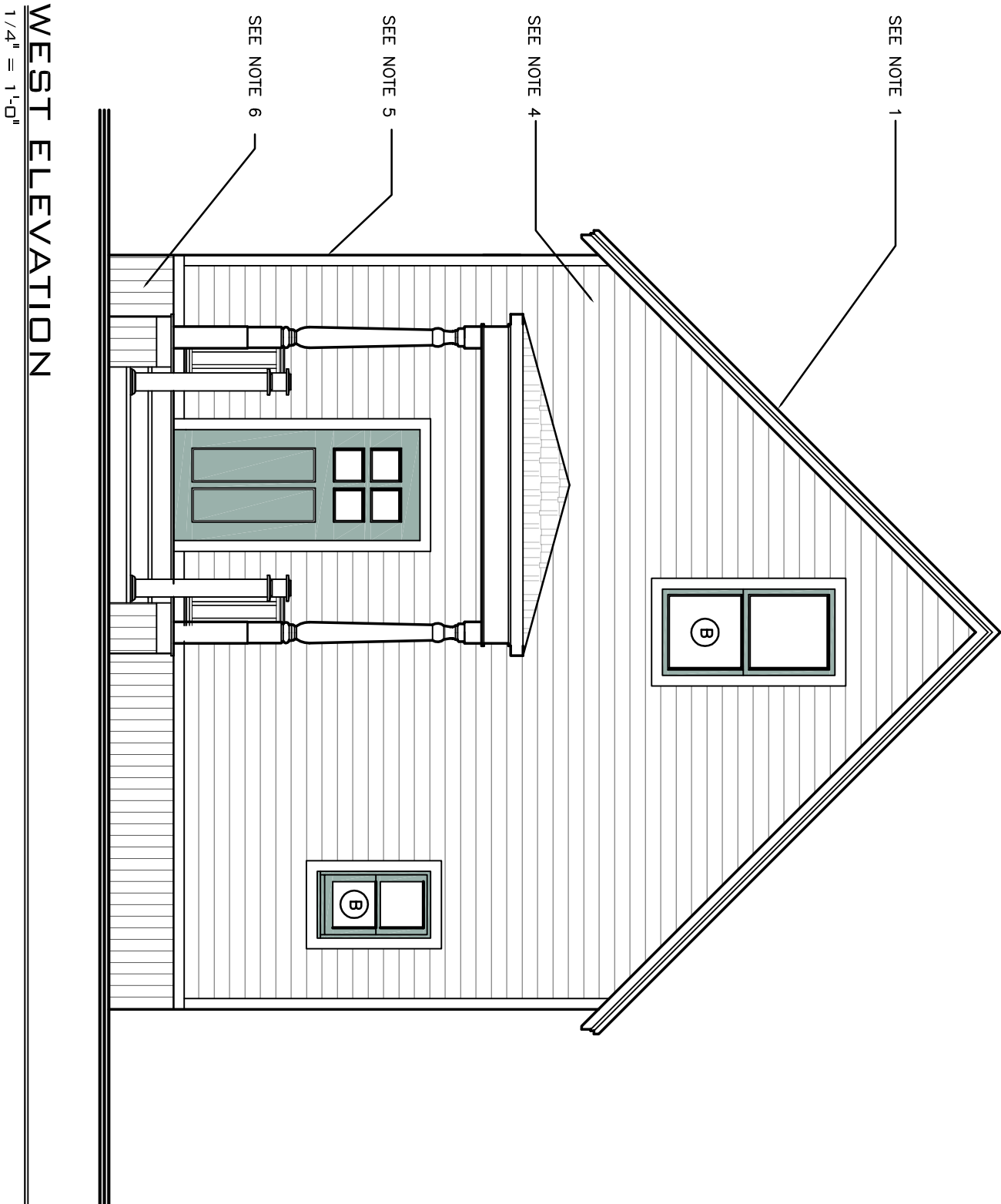
- e. The existing 1 x 4 porch ceiling is visible beneath the existing aluminum ceiling. Existing 1 x 3 tongue and groove materials will be repaired and repainted if possible. If the extent of the degradation is such that the ceiling material cannot be repaired, new material will match the original 1 x 4 ceiling.
- 8. West Elevation:
  - a. The existing foundation and floor structure of the I-shaped addition will be removed and apportion of the addition rebuilt.
  - b. The existing roof line will be extended over the rebuilt addition area.
  - c. A new rear entrance with a new 4'-0" x 9'-0" back porch, and steps is to be installed. New porch columns, flooring, rails, fascias, and hipped roof is to match the repaired roof on the east elevation identically. The new rear entrance porch is a smaller version of the front porch, which is 5'-0" x 13'-6"
  - d. New windows at new gable end are to match the size and style of the existing east elevation
- 9. North elevation:
  - a. There are 4 existing windows on the north elevation, all will be replaced with new windows of the same size. The window located on the north eastern most corner will be relocated approximately 3'-6" to the west from its original location.
- 10. Existing 3" vertical wood slats at building perimeter to be removed and replaced with new 3" wood slats to match existing, and painted.

Please let me know if you require any further information.  
Thank you for your time.

Sincerely

James F. Korf *Architect*  
President  
Composition Workshop Inc.

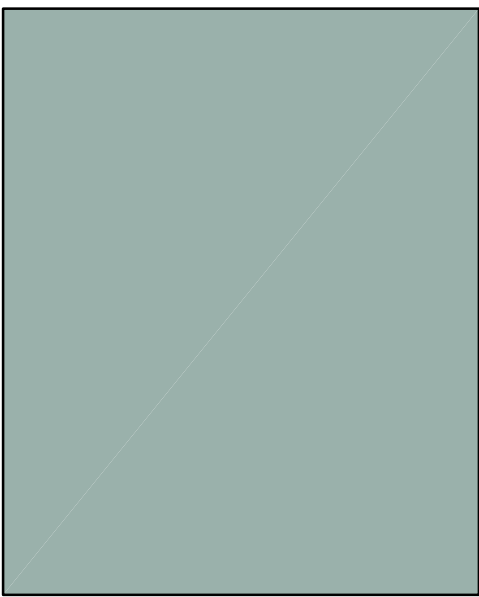




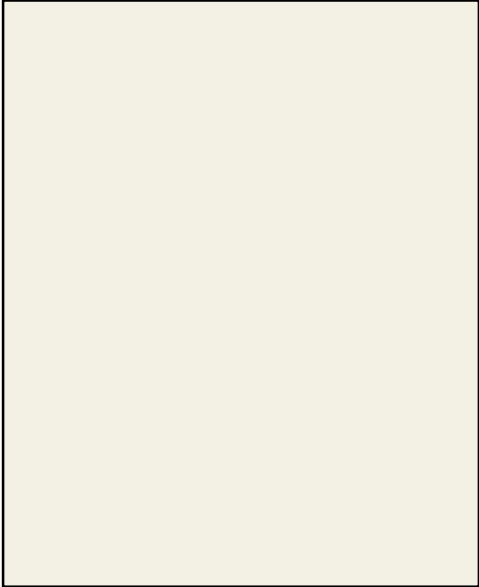
EXTERIOR NOTES

1. ALL EXISTING ROOFING MATERIAL, AND BATTERS ARE TO BE REMOVED COMPLETE. PROVIDE NEW 2 X 10 BATTERS AS SHOWN, NEW 1 / 2" OSB WITH CLIPS AS REQUIRED. PROVIDE NEW 15# ROOFING FELT, 36" MIN SELF ADHERING BITUMINOUS ICE AND WATER SHIELD AT ALL ROOF EDGES AND OVERHANGS, ALUMINUM Drip EDGES, AND 30 YEAR CERTAINTED DIMENSIONAL SHINGLES (WEATHERED WOOD)
2. EXISTING DECORATIVE ELEMENTS AND COLUMNS ARE TO BE RETAINED, REPAIRED AND REPAINTED WHEREVER POSSIBLE. IN THE EVENT THAT SOME PORTION OF THE EXISTING MATERIAL CANNOT BE FEASIBLY REPAIRED, NEW MATERIAL SHALL MATCH THE EXISTING AS CLOSELY AS POSSIBLE. THE GC IS TO CONFIRM ANY REPLACEMENT MATERIALS WITH THE ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIAL.
3. ALL WINDOWS WILL BE REPLACED AND SHALL BE BE PELLA -- ARCHITECT SERIES DOUBLE HUNG WOOD WINDOWS WITH PRE PRIMEED WOOD EXTERIOR FRAMES AND WOOD INTERIOR FRAMES. THE GC SHALL SUBMIT A FINAL WINDOW SCHEDULE PROVIDED BY HIS WINDOW PROVIDER TO THE ARCHITECT FOR FINAL APPROVAL. EXTERIOR WINDOW TRIM SHALL BE 1 X 4 PAINTED WOOD TO MATCH EXISTING WINDOW TRIMS.
4. NEW SIDING IS REQUIRED. PROVIDE NEW TYPICAL VAPOR BARRIER AND NEW CEDAR SIDING (SMOOTH SIDE OUT) WITH REVEAL AND PROFILE TO MATCH EXISTING. ALL SIDING IS TO BE PAINTED.
5. EXISTING CORNER TRIMS ARE TO BE 1 X 4 TO MATCH EXISTING, PAINTED.
6. EXISTING VERTICAL 1 X 4 SKIRT IS TO BE REMOVED AND REPLACED WITH NEW PRESSURE TREATED 1 X 4 BOARDS TO MATCH EXISTING

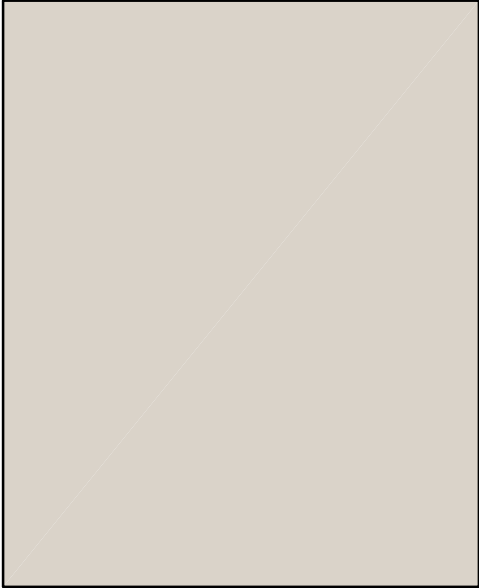
COLOR SCHEME



FARROW AND BALL DIX BLUE #82



FARROW AND BALL POINTING #2003



FARROW AND BALL SWIMMING STONE #241

FILE NUMBER 18_20	DRAWN BY JFK	DATE ISSUED 02/23/19
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DATE	REVISIONS	APPR'D
19APR19	ISSUED FOR PERMITS	JFK

2081 VERMONT  
REDEVELOPMENT  
DETROIT MICHIGAN

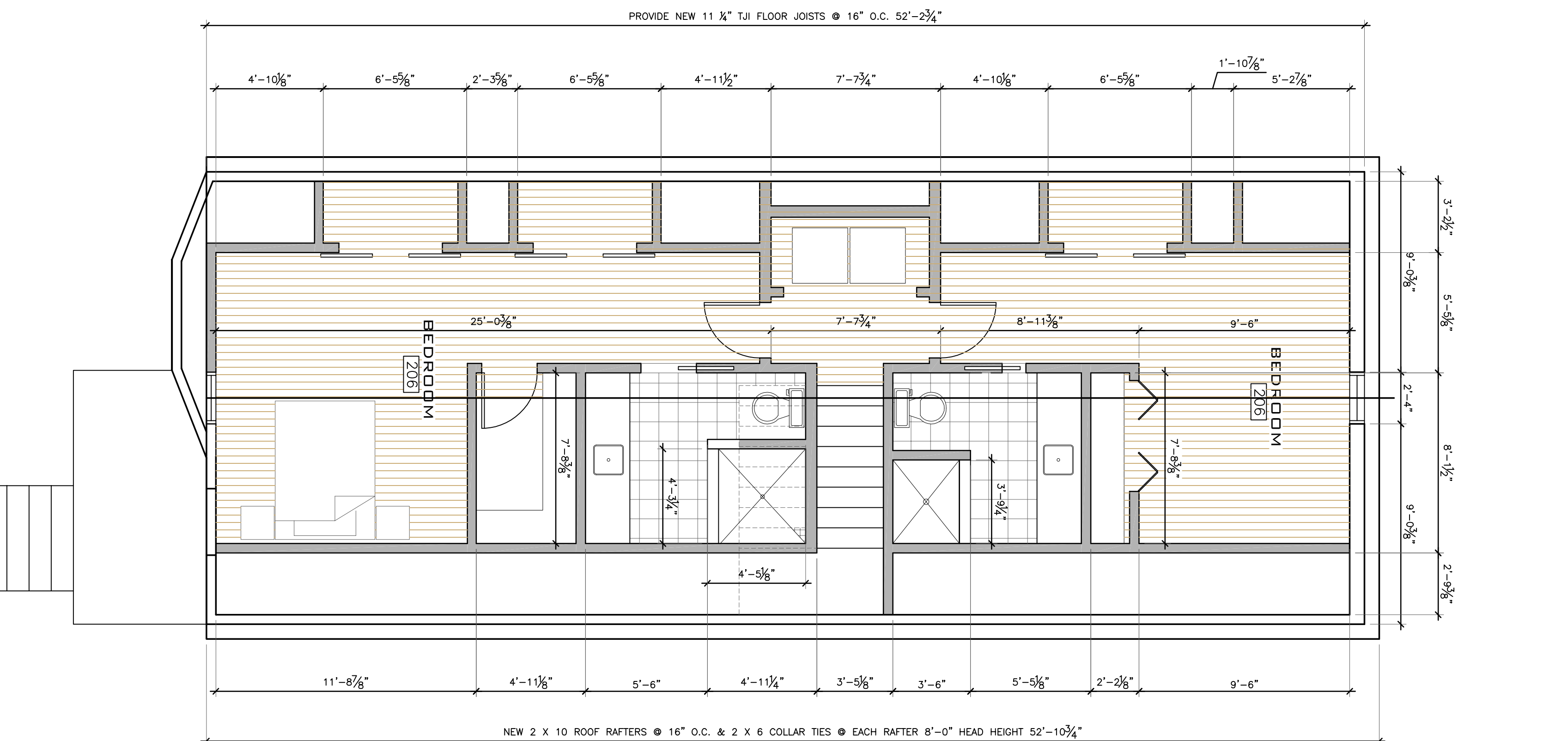
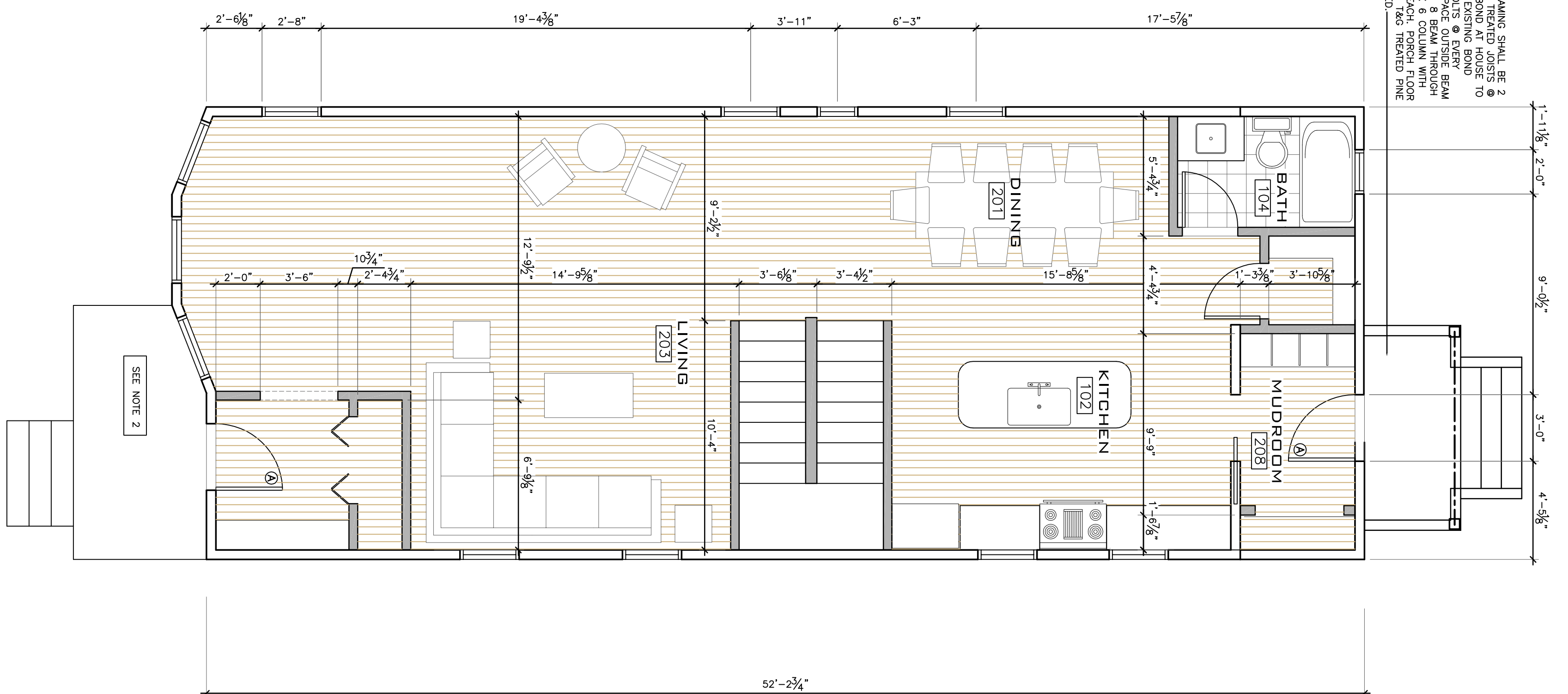
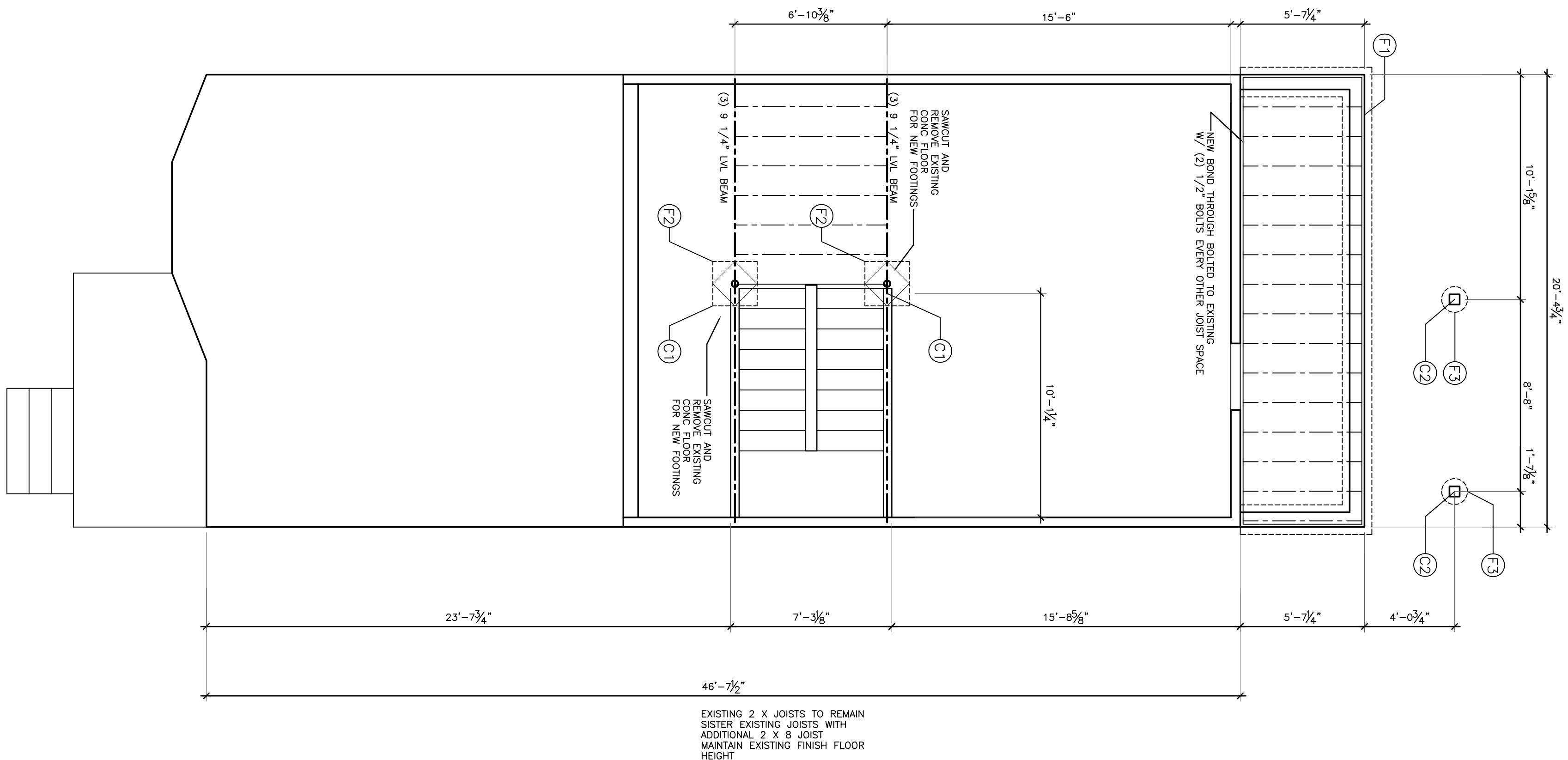
COMPOSITION WORKSHOP  
Architecture + Interior Design  
800 Junction St  
Plymouth, Michigan 48170  
Phone: 313.478.1547  
Fax: 734.425.5226

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.2





# FOUNDATION PLAN



**FIRST FLOOR PLAN** 1210



## 2ND FLOOR PLAN



FOUNDATION NOTES		FOUNDATION SCHEDULE		COLUMN SCHEDULE		FRAMING NOTES		STRUCTURAL NOTES		DOOR SCHEDULE			
1. THE CONTRACTOR SHALL CONFORM THE LOCATION OF ALL SILL, FABRIC AND ALL DRAINAGE TILL @ ALL FOOTING LOCATIONS AS REQUIRED.		F1 8" CONCRETE BLOCK FOUNDATION WALL. PROVIDE #3 BARS, GROUTED FOUNDATION WALLS BEAR ON 16" X 12" REINFORCED CONCRETE BEAM. FROST DEPTH, BEARING ON UNDISTURBED SOIL.		C1 3 1/2" ADJUSTABLE STEEL COLUMN		1. FOUNDATION WALLS AT HOUSE, PROVIDE R-13 RIGID INSULATION ON ALL INSIDE SURFACES. EXTERIOR FINISH TO BE VERTICALLY INSULATED. EXTERIOR SHEATHING IS 1/2" OSB. WITH 1/4" POLYURETHANE INTERIOR SHEATHING IS 3/4" GYP BD.		1. EACH 2' X 2' (ACTUAL) WALL STUD SHALL BE SISTERED WITH A NEW 2' X 6 WALL STUD, SEE DETAIL.		# DOOR SIZES			
2. THE CONTRACTOR SHALL CONFORM THE LOCATION OF ALL INCOMING UTILITIES AS REQUIRED WITH THE OWNER AND THEIR REPRESENTATIVE.		F2 36" X 36" REINFORCED CONCRETE COLUMN FOOTING @ 42" MIN.		C2 4 X 4 PRESSURE TREATED COLUMN		2. EXISTING WALLS 2' X 6 @ 8' O.C. WITH CLOSED CELL POLYURETHANE INSULATION. EXTERIOR SHEATHING IS 1/2" OSB. WITH 1/4" POLYURETHANE INTERIOR SHEATHING IS 3/4" GYP BD.		2. AT THE COMPLETION OF THE DEMOLITION OF THE FRONT PORCH FLOOR AND PORCH, THE CONTRACTOR SHALL REMOVE THE EXISTING DOOR AND VARIETY OF THE EXISTING PORCH FLOOR AND FLOOR SYSTEM.					
3. THE CONTRACTOR SHALL PROVIDE 3/4" ANCHOR BOLTS AT 4'-0" O.C. AT ALL FOUNDATION WALLS AND SHEAR WALL LOCATIONS.		F3 14" REINFORCED CONCRETE SOUTERLE TYPE FOOTING @ 42" MIN DEPTH				3. NEW ROOF: PRE-ENGINEERED TRUSSES AND BATTERS AS SHOWN WITH HERRING CLIPS PER CODE. 1/2" OSB SHEATHING WITH CLIPS PER CODE. PROVIDE CLOSED CELL POLYURETHANE INSULATION BETWEEN ALL PARTERS.		3. THE GC SHALL ASSURE THAT AT LEAST 12 EXISTING 1ST FLOOR JOISTS WILL REMAIN A FULL REPLACEMENT WITH NEW JOISTS.		FRAMES			
4. THE CONTRACTOR SHALL PROVIDE ALL CONTROL AND EXPANSION JOINTS IN CONC. SLAB AS REQUIRED BY CODE.						4. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FIRE BLOCKING AND FIRE RATED STAIRS PER CODE.		4. NEW PORCH STRUCTURE IS PRESSURE TREATED LUMBER. ALL JOISTS BE HANGERS INTO BEAM. NEW PORCH FLOORS ARE 3/4" X 4" T&G. PRESSURE TREATED TO MATCH EXISTING.					
5. THE CONTRACTOR SHALL PROVIDE ALL FOUNDATION WALL BEAM POCKETS AS REQUIRED. SEE FIRST FLOOR FRAMING PLAN.								5. NEW PORCH STRUCTURE IS PRESSURE TREATED LUMBER. ALL JOISTS BE HANGERS INTO BEAM. NEW PORCH FLOORS ARE 3/4" X 4" T&G. PRESSURE TREATED TO MATCH EXISTING.		HARDWARE TYPE			
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								59. NEW PORCH STRUCTURE IS PRESSURE TREATED LUMBER. ALL JOISTS BE HANG					

<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> SHEET NUMBER  <b>A1.1</b> </div>	<div style="text-align: center;">SHEET TITLE</div> <div style="text-align: center; border-top: 1px solid black; border-bottom: 1px solid black; padding: 5px 0;"> <b>FLOOR PLANS</b> </div>
	<div style="height: 150px;"></div>

FILE NUMBER 18_20
DRAWN BY JFK
DATE ISSUED 02/23/19

DATE	REVISIONS	APP'VD
19APR19	ISSUED FOR PERMITS	JFK

2081 VERMONT  
REDEVELOPMENT  
DETROIT MICHIGAN

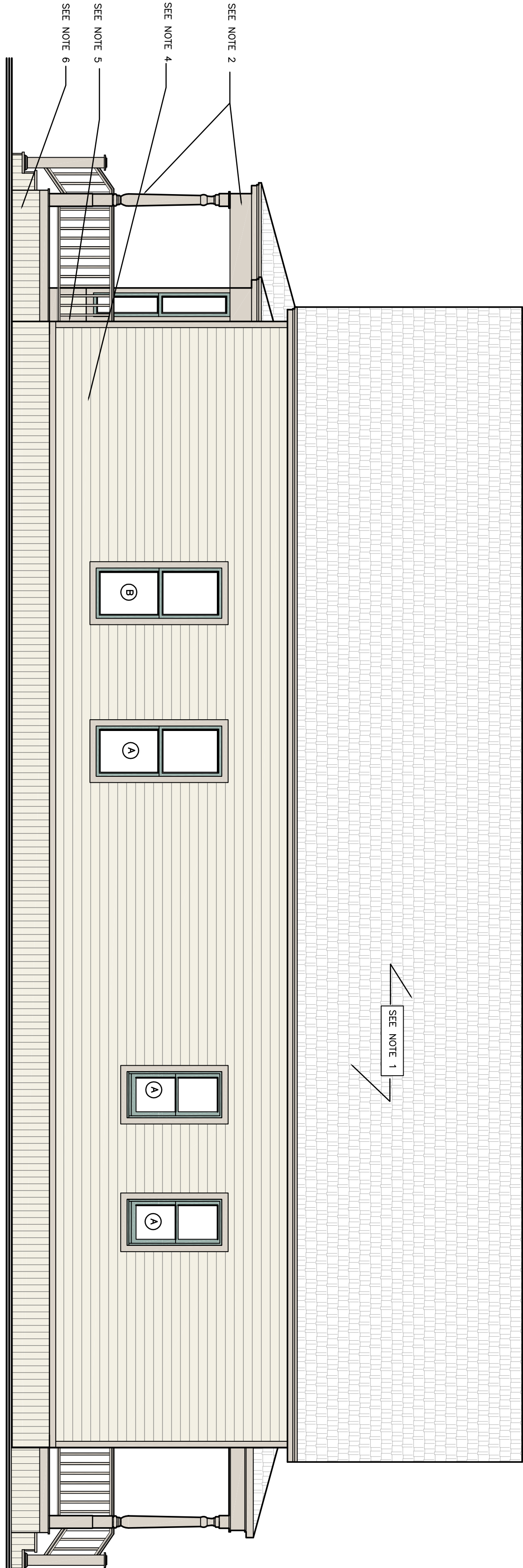
**COMPOSITION WORKSHOP**  
 Architecture + Interior Design

800 Junction St.  
 Plymouth, Michigan, 48170

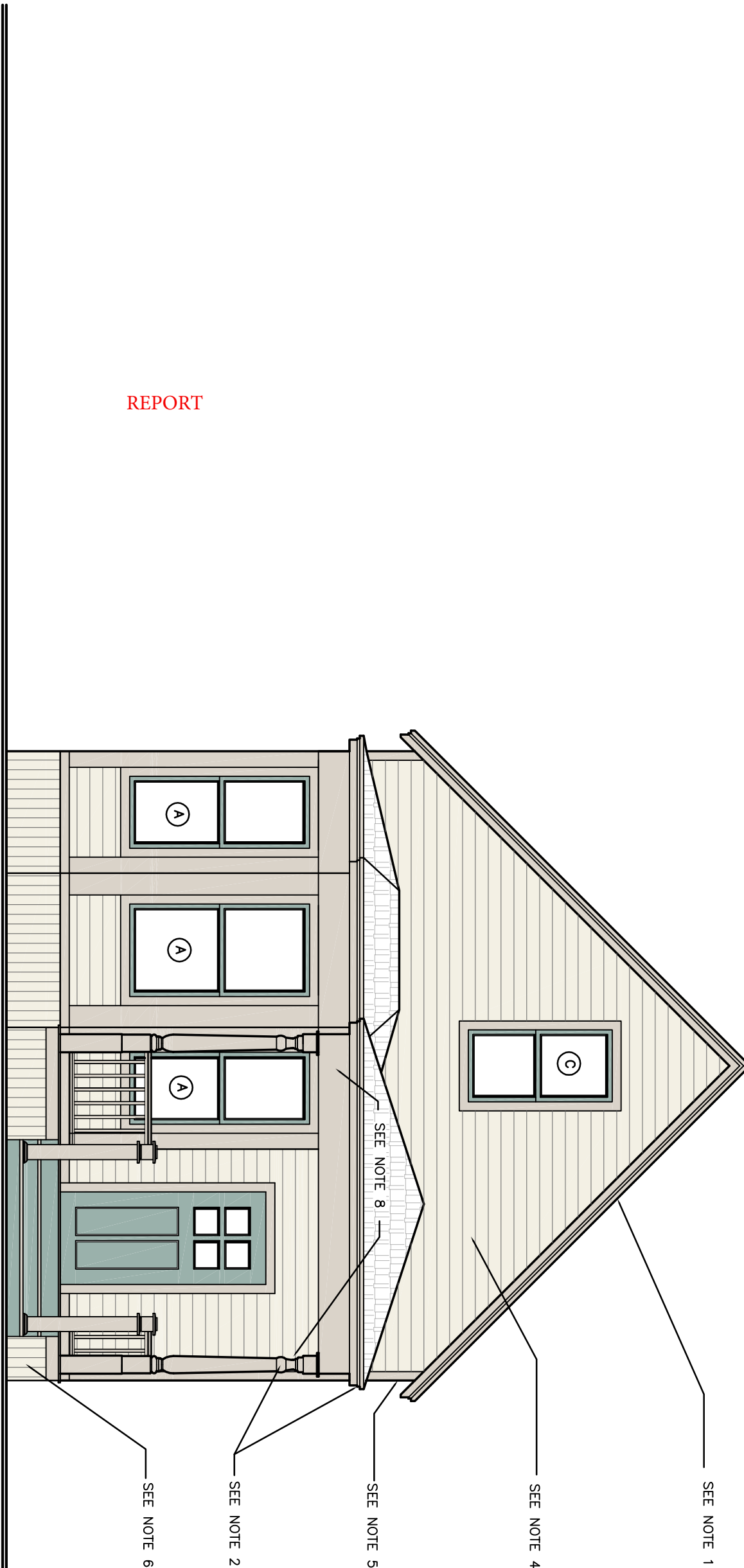
Phone: 313.478.1547  
 Fax: 734.425.5226

SHEET NUMBER  
A1.1





NORTH ELEVATION  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"

## EXTERIOR NOTES

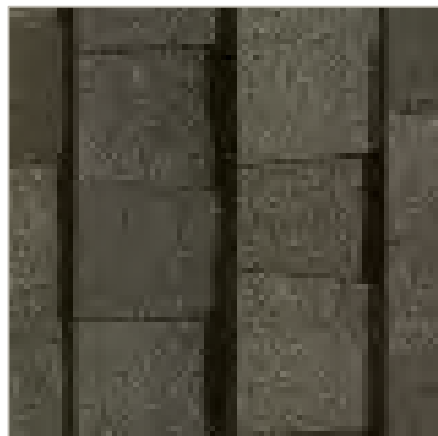
1. ALL EXISTING ROOFING MATERIAL, AND BATTERS ARE TO BE REMOVED COMPLETE. PROVIDE NEW 2" X 10 BATTERS AS SHOWN, NEW 1" / 2" OSB WITH CLIPS AS REQUIRED. PROVIDE NEW 15# ROOFING FELT, 36" MIN SELF ADHERING BUTYLMASTIC ICE AND WATER SHIELD AT ALL ROOF EDGES AND OVERHANGS, ALUMINUM DRIP EDGES, AND 30 YEAR CERTANTED DIMENSIONAL SHINGLES (WEATHERED WOOD).
2. EXISTING DECORATIVE ELEMENTS AND COLUMNS ARE TO BE RETAINED, REPAIRED AND REPAINTED, WHEREVER POSSIBLE. IN THE EVENT THAT SOME PORTION OF THE EXISTING MATERIAL CANNOT BE FEASIBLY REPAIRED, NEW MATERIAL SHALL MATCH THE EXISTING AS CLOSELY AS POSSIBLE. THE GC IS TO CONFIRM ANY REPLACEMENT MATERIALS WITH THE ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIAL.
3. ALL WINDOWS WILL BE REPLACED AND SHALL BE: BE PETLA -- ARCHITECT SERIES DOUBLE HUNG WOOD WINDOWS WITH PRE PAIRED WOOD EXTERIOR FRAMES AND WOOD INTERIOR FRAMES. THE GC SHALL SUBMIT A FINAL WINDOW SCHEDULE PROVIDED BY HIS WINDOW PROVIDER TO THE ARCHITECT FOR FINAL APPROVAL. EXTERIOR WINDOW TRIM SHALL BE 1" X 4" PAINTED WOOD TO MATCH EXISTING WINDOW TRIMS.
4. NEW SIDING IS REQUIRED. PROVIDE NEW TYPICAL WOOD BARRIER AND NEW CEDAR SIDING (SMOOTH SIDE OUT) WITH REVEL AND PROFILE TO MATCH EXISTING. ALL SIDING IS TO BE PAINTED.
5. EXISTING CORNER TRIMS ARE TO BE 1" X 4" TO MATCH EXISTING. PAINTED.
6. EXISTING VERTICAL 1" X 4" SHIRT IS TO BE REMOVED AND REPLACED WITH NEW PRESSURE TREATED 1" X 4" BOARDS TO MATCH EXISTING.

## WINDOW LEGEND

- Ⓐ NEW WINDOW, EXISTING LOCATION, EXISTING SIZE  
Ⓑ NEW WINDOW, NON EXISTING LOCATION  
Ⓒ NEW WINDOW, EXISTING LOCATION, DIFFERENT SIZE



VELUX -- SKYLIGHT



CERTANTED 30 YEAR DIMENSIONAL SHINGLE  
LANDMARK -- WEATHERED WOOD

## EXTERIOR ELEVATIONS

FILE NUMBER  
18\_20

DRAWN BY  
JFK

DATE ISSUED  
02/23/19

DATE  
19APR19

REVISIONS  
ISSUED FOR PERMITS

APPR'D  
JFK

2081 VERMONT  
REDEVELOPMENT  
DETROIT MICHIGAN

COMPOSITION WORKSHOP  
Architecture + Interior Design

800 Junction St  
Plymouth, Michigan 48170

Phone: 313.478.1547  
Fax: 734.425.5226

A3.1

SHEET NUMBER



**VELUX®**

The No Leak Skylight™

# VELUX Skylights

Deck-Mounted



*Bringing light to life™*



# Bringing light to life

## Why Skylights

Daylight is powerful. It redesigns the look and feel of our home every hour of the day. It balances our circadian rhythm, improves our general health and well-being, decreases our dependency on electricity, and gives functionality back to our space. We often ask, "Why skylights," but with endless reasons why you should install a skylight, the question becomes more, "Why not skylights?"

## Why VELUX

For over 75 years, VELUX has pioneered the roof window and skylight market. Our focus has always been on creating the best quality, most energy efficient daylight products available. Take advantage of our experience and reimagine your home in daylight with VELUX skylights.

## A Must-Have for Your Home

Homes that are warm, inviting, and full of light are homes full of life. Before browsing paint colors, ordering fabric swatches, or thumbing through catalogs for inspiration, look up. The most unnoticed yet impactful wall in every room can be your next design space. Change more than just your wall color, transform the look and feel of your entire home with skylights.











## Solar Powered "Fresh Air" Skylight VSS Model

When you pair natural light with fresh air, you open your home to a world of crisper, cleaner air and brighter days. The VELUX Solar Powered "Fresh Air" Skylight uses the power of the sun to refresh your home with the touch of a button.

- As part of the Go Solar family, this skylight is eligible for a 30% federal solar tax credit: an average of \$850\* in federal tax savings.
- The skylight features a solar panel that captures available daylight to recharge a battery-powered operator and control system.
- Fitted with a rain sensor, your skylight will automatically close at the first signs of rain.
- Compatible with VELUX ACTIVE with NETATMO: your home's climate control and monitoring system. *See page 11*
- Clean, Quiet & Safe glass is standard on all VSS models. *See page 13*




Remote included



**Free installation**  
of in-stock blinds available



Model VSS	 14° - 85° 3:12 - 137:12	C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
Rough opening (W-in. x H-in.)		21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

\*For more information visit: [veluxusa.com/go-solar](http://veluxusa.com/go-solar)





**10-year  
installation  
warranty**

VELUX flashing  
required to qualify

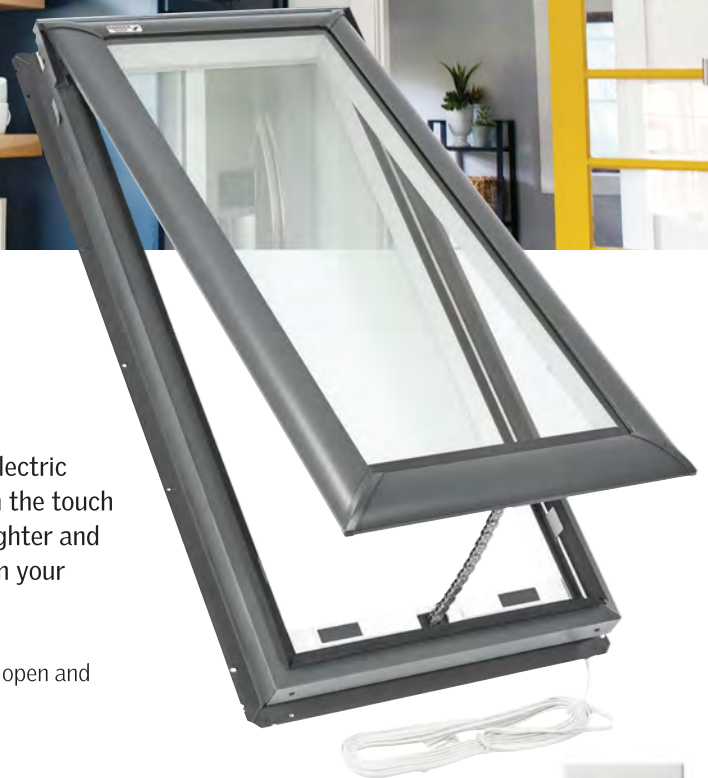




## Electric "Fresh Air" Skylight VSE Model

As the ideal daylighting solution for your home, the VELUX Electric "Fresh Air" Skylights bring in abundant natural light and with the touch of a button, open to let fresh air in too. Your home can be brighter and feel more fresh with the combined power of light and air from your skylight.

- A pre-installed concealed motor and control system lets you easily open and close with remote.
- Fitted with a rain sensor, your skylight will automatically close at the first signs of rain.
- Compatible with VELUX ACTIVE with NETATMO: your home's climate control and monitoring system. *See page 11*
- Clean, Quiet & Safe glass is standard on all VSE models. *See page 13*



Remote included



**Free installation**  
of in-stock blinds available



**VELUX  
ACTIVE**  
COMPATIBLE

Model VSE	14° - 85° 3:12 - 137:12	C01	C04	C06	C08	M04	M06	M08	S01	S06
Rough opening (W-in. x H-in.)		21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4







## Manual "Fresh Air" Skylight VS Model

Embrace the best of what nature has to offer with the VELUX Manual "Fresh Air" skylight. With the ability to open for maximum fresh air, this venting skylight contributes to your home's proper balance and comfort level to create a healthier environment.

- Factory pre-finished white frames and sashes provide a high quality finish, eliminating the need to paint.
- Smooth-turning handles and rods to easily open skylights.



**GO  
SOLAR**

Add a factory-installed, solar blind to your manual skylight and be eligible to receive a 30% federal solar tax credit on products and installation.

Includes:



Factory-Installed,  
Solar Blind



VELUX ACTIVE with  
NETATMO Gateway



**Free installation**  
of in-stock blinds available

Models VS	Rough opening (W-in. x H-in.)										
		C01	C04	C06	C08	M02	M04	M06	M08	S01	S06
		21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

\*For more information visit: [veluxusa.com/go-solar](http://veluxusa.com/go-solar)







## Fixed Skylight FS Model

VELUX fixed skylights are perfect for visually expanding and transforming areas, such as hallways, stairwells, and other closed-in, dark spaces with bright light and sky views. As an economical choice, fixed skylights create a spacious home full of natural light.

- Provides twice as much light as vertical windows.
- The lower profile of the fixed skylight gives your roof a clean, streamlined appearance.

**GO  
SOLAR**

Add a factory-installed, solar blind to your fixed skylight and be eligible to receive a 30% federal solar tax credit on products and installation.

Includes:




Factory-Installed,  
Solar Blind



VELUX ACTIVE with  
NETATMO Gateway



**Free installation**  
of in-stock blinds available

Models FS	 14° - 85° 3:12 - 137:12	A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough opening (W-in. x H-in.)		14 1/2 x 45 3/4	21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	21 x 70 1/4	22 1/2 x 22 15/16	22 1/2 x 45 3/4	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4

 Model FS sizes D26 and D06 fit perfectly between roof trusses.







# A window into a smarter, healthier home.

## VELUX ACTIVE

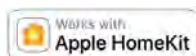
Smart sensor-based operation of your VELUX skylights, and blinds.

with  
**NETATMO**

## VELUX ACTIVE

Our most innovative skylight gets even better when paired with VELUX ACTIVE, your home's climate control and monitoring system. VELUX ACTIVE's sensor-based controls automatically adjust your skylights and blinds to create the ideal temperature and air quality for your home.

Download your VELUX ACTIVE app now for a smarter, healthier home.







## 3 Layers of Protection

The No Leak Skylight

**The  
No Leak  
Skylight**  
No Leak Promise  
No Worries

### Layers of Water Protection

At VELUX, we've developed three layers of water protection to safeguard your house against damaging leaks. Our No Leak Skylight carries a 10-year installation warranty plus 20 years on glass, 10 years on product, and 5 years on blinds and controls.

- 1 Pre-attached Seal**  
Pre-attached deck seal provides a tight seal for leak-proof installation.
- 2 Adhesive Underlayment**  
Adhesive underlayment for secondary water protection against the harshest weather conditions.
- 3 Engineered Flashing**  
Engineered flashing for easy installation and primary water protection.



## Safest Glass to Live Under

### Clean, Quiet & Safe

VELUX Deck-Mounted Skylights come standard with our most-recommended, top-rated glass: Clean, Quiet & Safe. Named for its three biggest benefits, this glass comes with state-of-the-art, energy-conserving LowE glass, designed to keep your home warmer in the winter and cooler in the summer.

**Clean:** Skylights stay cleaner longer with Neat® glass coating.

**Quiet:** Reduces unwanted outside noise by up to 25% compared to a standard double pane glass and up to 50% compared to a plastic skylight.

**Safe:** Unlike tempered, this glass does not shatter into pieces when cracked.

*Standard on: VSS, VSE*

*Available on: VS, FS*

### Tempered Glass

If your skylight is within reach, our tempered glass is dual-paned, triple-coated with LowE3, dual-sealed and injected with argon gas. This provides excellent energy efficiency and thermal performance for year-round comfort.







# Complete Light Control

## Factory-Installed Blinds

Finish the look of your space by pairing blinds to your VELUX Deck-Mounted Skylights. VELUX offers a wide selection of factory-installed blinds that range from completely darkening an entire room to softly diffusing incoming light, giving you ultimate light control.


## Go Solar. Save Big!






All VELUX solar-powered blinds are eligible for a 30% federal solar tax credit.

For more information visit: [veluxusa.com/go-solar](http://veluxusa.com/go-solar)









**In-Stock Room-Darkening, Double-Pleated Blinds**  
*Solar-powered or manual*



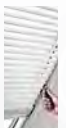
					
Color code	White 1045	Beige 1155	Green 1157	Charcoal 1047	Gray 1158


**In-Stock Light-Filtering, Single-Pleated Blinds**  
*Solar-powered or manual*



					
Color code	White 1016	Classic Sand 1259	Cappuccino 1264	Latte 1261	Misty Brown 1260

**In-Stock Venetian Blinds**  
*Manual*



	
Color code	White 7001

*FS and VS models only.*

VELUX America LLC  
450 Old Brickyard Road  
PO Box 5001  
Greenwood, SC 29648-5001  
Tel 1-800-888-3589  
Fax 1-864-943-2631  
[veluxusa.com](http://veluxusa.com)  
[whyskylights.com](http://whyskylights.com)

*Bringing light to life*™

**VELUX®**

The VELUX Group creates better living environments with daylight and fresh air through the roof. The VELUX product program contains a wide range of roof windows and skylights, along with solutions for flat roofs. The Group also supplies many types of decoration and sun screening, roller shutters, installation products, products for remote control for installation in roofs. The VELUX Group, which has manufacturing companies in 11 countries and sales companies in just under 40 countries, represents one of the strongest brands in the global building materials sector and its products are sold in most parts of the world. The VELUX Group has about 10,000 employees and is owned by VKR Holding A/S, a limited company wholly owned by foundations and family. For more details, visit [velux.com](http://velux.com).

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WOOD

## Architect Series® Reserve™

\$\$\$\$-\$\$\$\$\$



Architect Series Reserve  
double-hung window

### FEATURES

Historically accurate wood products with detailed craftsmanship  
Exceptional durability with extruded aluminum cladding  
Virtually endless customization with shapes, sizes and colors

### WINDOW STYLES

Special shapes, custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

### PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



# Colors & Finishes ARCHITECT SERIES® RESERVE™

## WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



## PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



## ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.<sup>1</sup> Custom colors are also available.



## ANODIZED EXTERIOR FINISHES

Choose a premium matte look with a decorative, durable exterior. Custom champagne, medium bronze, extra dark bronze and copper anodized finishes are also available.



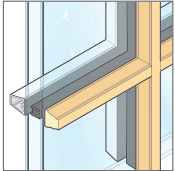
<sup>1</sup> EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.



# Grilles ARCHITECT SERIES® RESERVE™

## GRILLES

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



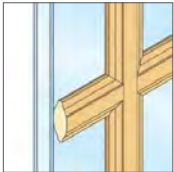
**PUTTY GLAZE INTEGRAL LIGHT TECHNOLOGY® WITH OGEE INTERIOR¹**  
5/8", 7/8" OR 1-1/4"



**OGEE INTEGRAL LIGHT TECHNOLOGY WITH OGEE INTERIOR¹**  
7/8", 1-1/4" OR 2"



**ALUMINUM GRILLES-BETWEEN-THE-GLASS**  
3/4"



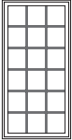
**ROOMSIDE REMOVABLE GRILLES¹**  
3/4", 1-1/4" OR 2"

**GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:²**


WHITE	IVORY	TAN³
PUTTY³	BROWN³	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

## GRILLE PATTERNS


In addition to the patterns shown here, custom grille patterns are available.




TRADITIONAL



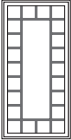
9-LITE PRAIRIE




12-LITE PRAIRIE




14-LITE PRAIRIE




VICTORIAN




TOP ROW




CROSS




NEW ENGLAND




DIAMOND




SIMULATED FRENCH




CUSTOM




SUNBURST⁴



STARBURST⁴



SCALLOPS⁴



PRAIRIE

¹ Color-matched to your product's interior and exterior color.

² Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

³ Only available with matching interior and exterior colors.

⁴ Only available with a curved product or curved glass.

# Window Hardware ARCHITECT SERIES® RESERVE™

## CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.



**FOLD-AWAY  
CRANK**  
Antiek



**SPOON-STYLE  
LOCK**

**FINISHES:**

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

ANTIQUE  
BRASS

BRIGHT  
BRASS

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

## RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.



**FOLD-AWAY  
CRANK**  
Antiek



**SPOON-STYLE  
LOCK**

**FINISHES:**

DISTRESSED  
BRONZE

DISTRESSED  
NICKEL

## ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.



**FOLD-AWAY  
CRANK**



**CAM-ACTION  
LOCK**

**FINISHES:**

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

BRIGHT  
BRASS

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

# Added Security

## INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.



# Patio Door Hardware<sup>1</sup> ARCHITECT SERIES® RESERVE™

## CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



**HINGED PATIO  
DOOR HANDLES**  
Locus | Virago



**SLIDING PATIO  
DOOR HANDLE**  
Ambrose

**FINISHES:**



## MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO  
DOOR HANDLE**  
Spiere



**SLIDING PATIO  
DOOR HANDLE**  
Plazo

**FINISHES:**



## RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



**HINGED PATIO  
DOOR HANDLES**  
Rustiek | Gusto



**SLIDING PATIO  
DOOR HANDLE**  
Notus

**FINISHES:**



## ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.

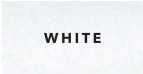


**HINGED PATIO  
DOOR HANDLE**



**SLIDING PATIO  
DOOR HANDLE**

**FINISHES:**



<sup>1</sup> Different patio door hardware options available on Pella® Scenescape™ bifold and multi-slide products. See [pella.com](http://pella.com) or contact your local Pella sales representative for availability.

# Glass ARCHITECT SERIES® RESERVE™

## INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

AdvancedComfort Low-E insulating dual-pane glass with argon<sup>1</sup>

NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

## ADDITIONAL GLASS OPTIONS

HurricaneShield® products with impact-resistant glass<sup>2,3</sup>

Laminated (non-impact-resistant)<sup>3,4</sup>, tinted<sup>1,3</sup> or obscure<sup>1,3</sup> glass also available on select products

STC (Sound Transmission Class)-improved dual-pane sound glass<sup>2,5</sup>

## Screens<sup>6</sup>

### ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use.

(Available on casement windows and sliding patio doors only.)

### INTEGRATED ROLSCREEN

A fully concealed Rolscreen that moves seamlessly with the sash—appearing when you open the window and rolling completely away when you close it.

(Available on single- and double-hung windows only.)

### FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

### ADDITIONAL SCREEN OPTIONS<sup>7</sup>

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look. Upgrade to a premium exterior screen for a more durable, extruded frame.

<sup>1</sup> Optional high-altitude InsulShield Low-E glass is available with argon on select products.

<sup>2</sup> Available with Low-E insulating glass with argon on select products.

<sup>3</sup> For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

<sup>4</sup> Available on select products only. See your local Pella sales representative for availability.

<sup>5</sup> Sound control glass consists of dissimilar glass thickness (3mm/5mm).

<sup>6</sup> Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

<sup>7</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands.

Want to learn more? Call us at 833-44-PELLA or visit [pella.com](http://pella.com)



### The confidence of Pella's warranty.

Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.<sup>7</sup> See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).



Connect with Pella:





# New Collections

Fiberglass Exterior Doors



Welcome Home.

MAHOGANY WOODGRAIN  
TEAK WOODGRAIN  
OAK WOODGRAIN  
SMOOTH





# LIGHTHOUSE™ COLLECTION

AVAILABLE HEIGHT 6'8"

## STYLES & FINISHES

### TEAK WOODGRAIN



Painted  
White



Cocoa

Distinctive character is brought to life through the hand-staining expertise of our craftsmen. Unique stain variations are to be expected—these are treasured elements of the real-wood look.

AVAILABLE CAMING P Patina

◆ Available in Cocoa Teak Only

▲ Also Available in 7' Height—Unfinished Oak Only



All Doors and Sidelites in the 6'8" Lighthouse™ Collection are ENERGY STAR certified for all 50 states

Pictures depicted in this brochure may have been graphically enhanced for illustration purposes.

### Privacy Ratings

- |   |                 |   |               |
|---|-----------------|---|---------------|
| 9 | Hammered Glass* | 5 | Camas™        |
| 8 | Cord Glass*     | 1 | Clear Glass** |

Triple pane glass, except for Clear Glass



\*More doors available in our full catalog:  
Metro Collection – See page 44-45.  
Obscure Door and Sidelite Collection – See page 50.

\*\*More doors available in our full catalog:  
Clear Lite Collection – See pages 48-49.

GLASS SHOWN:



DENTIL SHELF OPTION

**N**  
NEW COLLECTION



Cord 4-Lite Door in Painted White Teak Style

## CAMAS™



Optional dentil shelf

## HAMMERED OR CORD



## CLEAR LITE LOW-E E



Optional dentil shelf