

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: January 27, 2015
RE: 14-0734CA/CU, 502 North Street

Zone: RL Ward: 1
Owner/Representative: Kyle & Christine Dodson / Elizabeth Herrmann

Request: Rear addition to home, driveway expansion, and creation of accessory apartment.

OVERVIEW:

The applicant is requesting approval to construct a new rear addition consisting of a mudroom for the primary dwelling unit and a new accessory apartment. An existing enclosed rear porch and terrace would be demolished to make way for the proposed construction. The existing detached garage would also be demolished, and the driveway would be extended. The home is included in the VT Historic Sites & Structures Survey and requires review under Section 5.4.8 in addition to the design review criteria of Article 6. While not part of the Design Advisory Board's review, it bears noting that the new accessory apartment requires conditional use review. This portion of the application has not yet been completed, and review by the Development Review Board cannot take place until it is.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property contains no identified significant natural features. A single mature maple tree in the back yard will be retained.

(b) Topographical alterations

The lot is generally flat and will remain so. No significant topographical changes are proposed.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Protection of important cultural resources

The house is historically significant; however, the site itself is not. See Sec. 6.3.2 (b) and 5.4.8.

(e) Supporting the use of alternative energy

No alternative energy measures are included in the proposal. Given the addition's placement on the north side of the existing house, incorporation of solar roof panels would be less than ideal.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

The proposed construction is not extensive enough to warrant a detailed post-construction stormwater management plan. As resultant lot coverage will exceed 2,500 sf, a residential stormwater management questionnaire has been completed as required. As proposed, 1,972 sf of the 2,672 sf total lot coverage will be "disconnected" from the combined sewer system. This disconnection will be achieved by directing roof runoff into pervious lawn area and installation of a partial strip driveway. Disconnection simply means that stormwater will not flow into the city's sewer system, rather it will infiltrate onsite.

As required, a construction site erosion prevention and sediment control plan has been provided. That plan and the stormwater questionnaire have been reviewed and approved by the Stormwater Administrator.

(h) Building location and orientation

The existing home faces the street with a prominent gabled front entry. All of the proposed construction will take place behind the existing house and will have little impact on the streetscape.

(i) Vehicular access

A private driveway serves the home. As proposed, that driveway will be retained and extended. It will be extended with two strips of 1.5' width each as required. The two parking spaces for the home will be in tandem arrangement. A new parking space for the proposed apartment will be tucked in between the lengthened driveway and the proposed addition. Sight lines will remain unchanged.

Although lot coverage is not addressed under Article 6, it bears noting that staff's calculation of new driveway lot coverage differs from that of the applicant's. Staff calculates an additional 453 sf of new driveway coverage. This figure includes two 9' X 20' parking spaces over the new driveway strips in addition to the additional area for the apartment parking space and some incidental new driveway area associated with the reconfiguration. The application notes just 403 sf of new driveway lot coverage. This 50 sf discrepancy, while small, needs to be rectified.

(j) Pedestrian access

Pedestrian access to the home remains unchanged. A walkway links the front door to the public sidewalk and will remain unchanged. The proposed apartment has its entrance facing the back yard. This orientation is acceptable in light of the layout; however, there is no walkway connecting to the apartment's entrance. A walkway is needed at least between the proposed parking space and the apartment doorway.

(k) Accessibility for the handicapped

No handicap accessibility is evident in this proposal, nor is it required.

(l) Parking and circulation

As proposed, parking will remain behind the home. The two tandem spaces are acceptable for the primary dwelling unit. The new 3rd space, set to the side, is acceptable for the new accessory apartment. The driveway is not large enough to require new shade trees.

(m) Landscaping and fences

The application notes that existing landscaping will be retained. No new landscaping is proposed, nor is any new fencing. Given the existing landscaping around the home and the largely hidden location of the proposed construction, the lack of new landscaping is acceptable.

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

No outdoor lighting information has been provided and must be. Presumably, at least the new doorways in the proposed addition and apartment will be illuminated. Fixture cut sheets and locations need to be specified.

(p) Integrate infrastructure into the design

No new utility lines are proposed. If the apartment is to be separately metered, the meter location must be depicted and screened. Likewise, if any new ground-mounted mechanical equipment is proposed, it must be depicted and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed accessory apartment is small in scale and is separated from the historic home with the new rear mudroom addition. Massing is simple in the form of a basic gable-roofed structure, and its height is just 13' 11". The connecting mudroom has a slightly pitched membrane roof and is just 11' 4" tall. As proposed, the apartment structure is clearly separate from, and subordinate to, the primary dwelling.

2. Roofs and Rooflines

As noted above, a pitched gable roof is proposed on the apartment. This roof form is common amongst neighborhood homes, including that of the existing dwelling. A nearly flat roof is proposed on the mudroom addition.

3. Building Openings

No changes are proposed to the front entry of the historic home. As for the addition, the mudroom will have a doorway facing the driveway, and the apartment will have an entrance facing the back yard. This rear-facing orientation is acceptable as a rear addition. Single-lite casement windows are proposed in the mudroom and apartment, and full-lite exterior doors will be installed. The mudroom and apartment addition may, and should, clearly differ from the original home. Both do so; however, the windows are an opportunity to provide some tie-in between the original and new construction. As proposed, there is no relationship between windows in the original home and the new construction. Proportions of windows, whether ganged or single, should mimic those in the existing home. Likewise, windows in the new

construction should match the style of those in the existing home (i.e. simulated double hung units of either six-over-six or two-over-two appearance). Muntins and the dividing bar should be factory-adhered to the exterior of the new casement units.

(b) Protection of important architectural resources

The original home dates to circa 1937 and is included in the VT Historic Sites & Structures Survey. It was listed relatively recently in 2007. The listing notes that the building is an excellent example of a Tudor Revival style house. The original brick portion of the home will be retained and will be unaltered except as needed to connect the new mudroom to the rear. The listing also notes the detached garage. Although noted in the listing, the 1-car garage does not exhibit much in the way of architectural merit and is clearly secondary to the home in its significance. The proposed mudroom and apartment addition include demolition of this detached garage. See Sec. 5.4.8 for greater detail.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As new construction is located entirely behind the existing home, the existing street edge will remain unchanged.

(e) Quality of materials

The new construction will be clad in corrugated metal siding with metal fascia and corner trim. Asphalt singles will be installed on the apartment's gable roof, and membrane roofing will be installed on the mudroom. Clad wooden windows and doors will be installed. These materials are a significant departure from those on the original home; however, there is well established precedent to allow such departure, and the materials are of acceptable quality for a single family home.

(f) Reduce energy utilization

The proposed construction must comply with the city's current energy efficiency requirements and with the State Residential Building Energy Code. Nothing above and beyond the minimum requirements is noted in the project plans.

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

No exterior machinery or equipment is proposed on the building. See Sec. 6.2.2 (p) for utility meters. A mailbox for the proposed apartment is not noted and must be. Presumably, it will be alongside that for the existing home.

(i) Make spaces safe and secure

The new construction will be subject to current egress requirements. Building entries should be illuminated. Lighting details are needed as noted above.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

The home at 502 North Street is included in the VT Historic Sites & Structures Survey.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The existing home will remain a residence, albeit with a new accessory apartment.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The historic character of the original brick home will be retained and preserved. No exterior alterations are proposed beyond connection to the new rear mudroom.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Not applicable.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The rear porch will be removed. There is no zoning permit on file for it; however, a review of orthophotos suggests that the porch was constructed sometime between 1978 and 2000. The rear porch has no historic significance. The detached garage may, or may not, be original. No permits are on record, and it appears on the 1978 orthophotos. The degree of historic

significance of this structure is debatable; however, it is clearly secondary to the brick home. Removal of this outbuilding is a reasonable trade-off for construction of the new accessory apartment.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

All such materials, features, finishes, and construction techniques represented by the original home will be preserved.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

Windows within the original home will be repainted. No features will be removed or replaced.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No such treatments are included in this proposal.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

As noted above, the new construction will leave the original home largely unchanged. The new construction is tucked in and behind the original home and is of a subordinate scale. The materials, features, and scale clearly differentiate the new construction from the original. As proposed, there is essentially no relationship between the new and original construction. As recommended in Sec. 6.3.2 (a) 3, new and old may be tied together at least by way of fenestration. Utilization of window patterns, styles, and proportions is a commonly employed technique to successfully tie disparate building elements together.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If removed in the future, the proposed mudroom and accessory apartment would leave the essential form and integrity of the original home intact.

RECOMMENDED MOTION:

Assuming completion of the conditional use portion of the application, the application is recommended for approval and forward to the Development Review Board subject to the following conditions:

1. Rectify the 50 sf driveway lot coverage discrepancy between staff's and applicant's calculations.
2. Provide walkway connecting apartment doorway to apartment parking space.

3. Provide outdoor lighting fixture details and locations.
4. Provide utility meter and mechanical equipment location(s) and screening.
5. Indicate apartment mailbox location.
6. Revise new windows to mimic the proportions, styles, and arrangement of those in the original home. Muntins and dividing bars are to be factory-adhered to the exterior of the new windows.

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DODSON RESIDENCE
502 NORTH STREET
DESIGN ADVISORY BOARD SUBMISSION
JANUARY 14, 2015

PROJECT DESCRIPTION

The proposed project includes the addition of a mudroom and an attached in-law apartment to be built on the North (rear) side of an existing single family home, with additional parking as required. The existing enclosed porch and brick patio at the North side of the house will be removed, as well as the existing single car garage. The porch to be removed is not original to the house. No architectural changes are proposed at the existing South, East or West facades, except for repainting the existing wood windows, siding and trim, to coordinate with the colors of the new addition. (See enclosed drawings for proposed color selections.) The new addition cannot easily be seen from the street.

The original home is listed on the VT State Register of Historic Resources as a noteworthy example of a Tudor Revival style house circa 1937. The VT State Register only briefly mentions the garage in a subcategory. Unlike the register's detailed description of the architectural features of the house, the garage is only described as "A one story, one bay, wood clapboard gable front garage." We have observed that the garage does not share the architectural features, style or details of the house. On the contrary, it seems to have been assembled using scrap materials, with wood siding and trim pieced together from lengths of wood of varying widths and lengths. (See details provided in the enclosed photographic report.) In the Guide to Catalog Homes prepared for the city of Burlington in 2009, the features of the existing house are described in detail, but the garage is not mentioned. We do not think that the garage possesses historically significant details, geometry or building techniques.

The design of the proposed addition recognizes the standards prescribed by the Secretary of the Interior's Standards for the Treatment of Historic Properties. The addition does not significantly remove or alter the use, historical materials and features or spaces of the existing house. The existing brick openings which will be incorporated into the interior of the new mudroom will be preserved intact and no existing brickwork will be removed. The proposed roofline of the connecting mudroom does not require the removal of any existing exterior eave trim. Should the proposed addition ever be removed, the essential form and character of the house will remain intact.

The design does not attempt to mimic the historical details of the existing house. The materials of the proposed addition identify it as a modern addition, but they also connect with the existing house visually. The proportions of the new windows relate to the proportions of the windows in the existing house. The wood windows, siding, and trim at the existing house will be painted to match the color of the new windows at the addition, creating a visual link. The addition also has a concrete base which matches and links to the concrete base of the existing house.

The existing landscaping will remain virtually unchanged. The existing hearty shrubs and trees of various sizes will be preserved. No new underground utility trenching is required.

In conclusion, we feel that the removal of the existing garage will not detract from the distinctive architectural character and historical prominence of the house. Further, we believe that the removal of the enclosed porch and the addition of the proposed Mudroom and Apartment are compatible with and maintain the integrity of the existing house. The proposed design respects the historical and architectural significance of the original house while improving its value and usability for the present and future owners.

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South (Front) Elevation looking North from North Street



South (Front) Elevation looking North from North Street

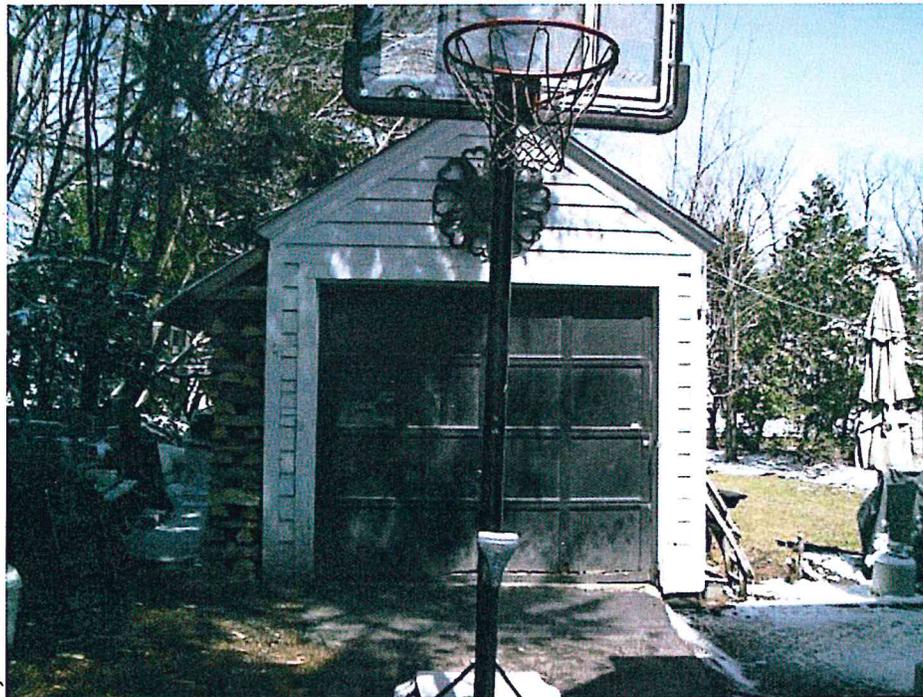
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South (Front) Elevation looking North from North Street



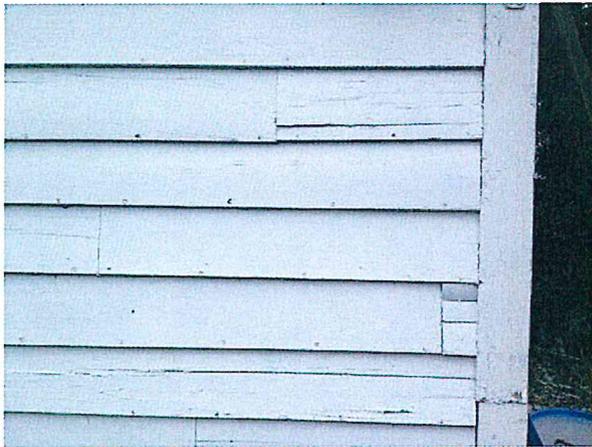
South (Front) Elevation @ Garage looking North

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Detail @ Garage



Details @ Garage

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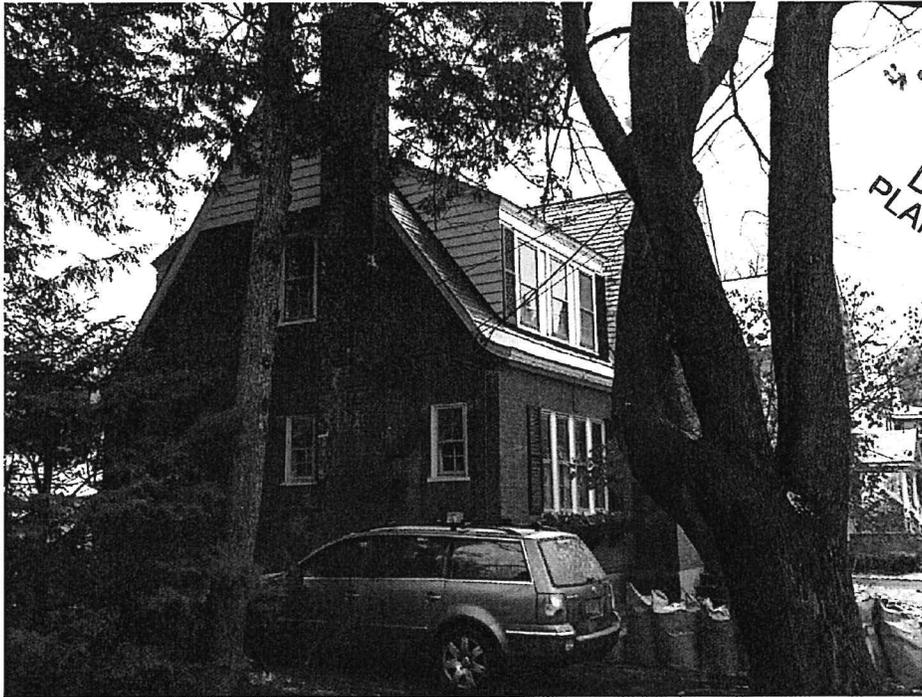


North (Rear) Elevation looking South
(Porch and Patio to be Removed)



North (Rear) Elevation @ Garage looking Southwest

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West Elevation looking East



East Elevation Looking Northwest from North Street

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Rear Yard looking North

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Side/Rear Yard looking West

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Side Yard looking West



Side Yard looking East

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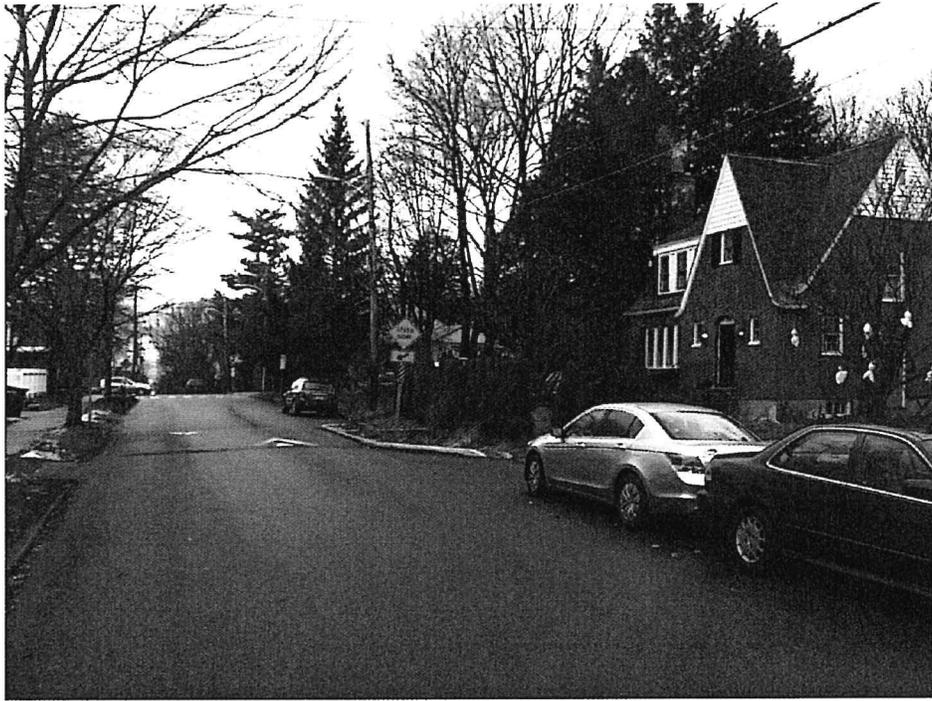
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North Street Looking East



Neighbor to the East from North Street

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North Street Looking West



Neighbor to the West from North Street

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502 North Street
Design Advisory Board Application
January 14, 2015

ROOFING SHINGLES

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502 North Street
Design Advisory Board
January 14, 2015



Cambridge

LIMITED LIFETIME ARCHITECTURAL SHINGLES

REC

JAN

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OCT

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Color featured is Harvard Slate

ROOFING SHINGLES

Cambridge
Color Blends

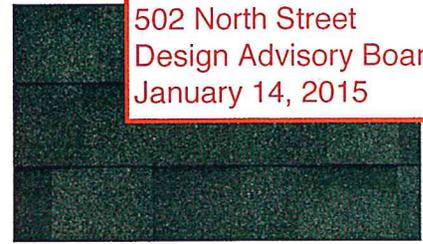


Product availability may vary by region.

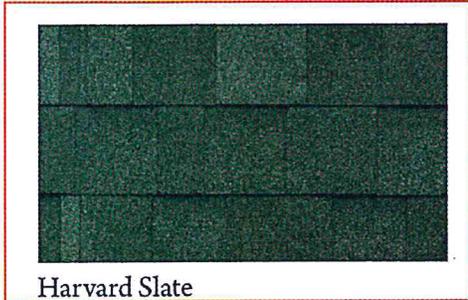
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502 North Street
Design Advisory Board
January 14, 2015



Dual Black



Charcoal Grey



Harvard Slate



Dual Grey



Dual Brown



Weatherwood



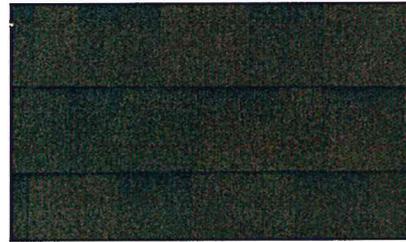
Driftwood



Aged Redwood



Earthtone Cedar



Riviera Red



Vintage Green

These Cambridge color blends are only available in select shipping areas.



National Blue**◇



Super White^{††}◇



Beachwood ◇



Patriot Slate ◇



^{††}Cambridge Super White is CRRG listed and ENERGY STAR[®] qualified.

Product and color availability may vary by region, please refer to chart.

¹ See Limited Warranty for complete terms, conditions, restrictions and application requirements.

² High Wind Application is required.

³ This article contains a preservative to prevent discoloration by algae.

[†] Miami-Dade Approved for Cambridge product made in Kankakee.

**Blue granules may fade after extensive exposure to the sun's ultraviolet rays.

◇ Limited Availability in USA and Canada.

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TECHNICAL DATA SHEET

STOCK NO. 4220XXX

November, 2013

CAMBRIDGE

This heavyweight, laminated shingle is composed of a dimensionally stable non-woven glass fiber mat, which is thoroughly impregnated with stabilized waterproofing bitumen. Cambridge is distinguished by its random shake-look design, unique dual band shadow coloration, and superior thermally activated shingle sealant. Colored, ceramic granules surface the top of both layers of this shingle to protect the asphalt from ultraviolet radiation. Each shingle has release tape and mineral powder applied to the underside, thus preventing any sticking in the bundle. Special algae-inhibiting granules have been added to provide long-lasting algae resistance. Suitable for application on roof slopes greater than 4:12. Underlayment is strongly recommended for slopes below 6:12. They may also be applied on low slope roofs (2:12 to 4:12) providing the deck is covered with two plies of felt or one ply of any IKO Ice & Water Protector. This shingle conforms to requirements of CSA A123.5, ASTM D3018, ASTM E108 Class A, ASTM D3462, ASTM D3161 Class F, and ASTM D7158 Class H. IKO's asphalt shingles are produced and designed with consideration for environmental responsibility and sustainability, incorporating quality recycled components whenever possible, manufactured in facilities that comply with the most stringent government environmental regulations, and can therefore be a part of any "green" construction project.

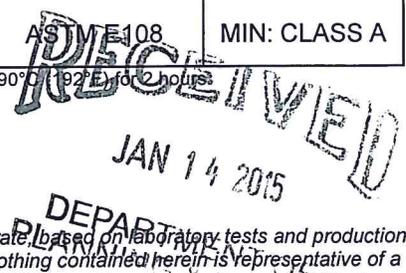
CHARACTERISTIC	UNITS	NOMINAL VALUE	TEST METHOD	STANDARD LIMITS
QUANTITY PER PALLET:	-	56	-	N/A
PALLET SIZE:	cm (in)	101 x 135 (40 x 53)	-	-
LENGTH:	mm (in)	1038 (40 7/8)	-	± 6 (± 1/4)
WIDTH:	mm (in)	349 (13 3/4)	-	± 3 (± 1/8)
HEADLAP:	mm (in)	50 (2)	-	MIN: 50 (2)
BUNDLE QUANTITY:	-	20	-	-
COVERAGE PER BUNDLE:	ft ² (m ²)	33.3 (3.1)	-	-
EXPOSURE:	mm (in)	149 (5 7/8)	-	-
TEAR STRENGTH:	g	PASS	ASTM D1922	MIN: 1700
HEAT RESISTANCE:	-	PASS	*	90°C (192°F)
STABILIZED BITUMEN WEIGHT:	g/m ² (lbs/100 ft ²)	PASS	ASTM D228	MIN: 2000 (41)
GRANULE RETENTION:	%	PASS	ASTM D4977	MIN: 86
FIRE RATING:	-	CLASS A	ASTM E108	MIN: CLASS A

* Sample shows no sliding or dripping of the bitumen coating when suspended vertically in an oven at 90°C (192°F) for 2 hours.

See also Material Information Sheet – MIS # 1513, MIS # 1713, MIS # 1813

COLOR: HARVARD SLATE

The information on this Technical Data sheet is based upon data considered to be true and accurate based on laboratory tests and production measurements, and is offered solely for the user's consideration, investigation and verification. Nothing contained herein is representative of a warranty or guarantee for which the manufacturer can be held legally responsible. The manufacturer does not assume any responsibility for any misrepresentation or assumptions the reader may formulate.



Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

WINDOWS AND EXTERIOR DOORS

Home (/) Windows (/windows) Doors (/doors) Installation Details (/installation-systems)

Architectural Design Manual (/adm) Support and Training (/support)

Window Lines Overview (/windows) Features and Options (/windows/features-and-options)

Return to [Window Lines Overview \(/windows\)](#) Related Windows: Pella® 450 Series Casement Windows

Print [Send \(mailto:To Email&subject=Thought you'd be interested in this window and door information&body=Found this excellent information on professional.pella.com and thought it would be helpful to you. Pella has complete window and door product information, performance specifications and interesting case studies on this site. check it out.%0D%0A%0D%0Ahttp://professional.details/casement-proline\)](#)

COLOR: WHITE

Pella® 450 Series Casement Windows

Specifications & Downloads	
2D Cross Section (Aluminum-Clad Wood)	
2D Elevation (Aluminum-Clad Wood)	
3D BIM (Aluminum-Clad Wood)	
Specifications (Aluminum-Clad Wood)	

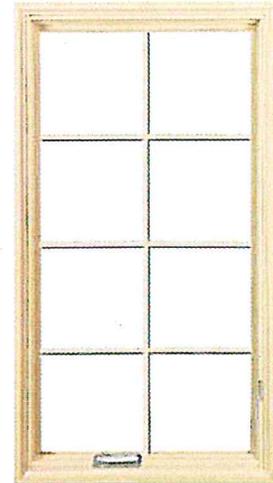
- Operable sizes up to 2' 11" x 6' 1"
- Patented Sure-lock system, one lever operates all locks on the sash
- Performance Grade up to PG50

[Installation Guides \(http://www.installpella.com\)](#) [Warranty Info \(/warranties\)](#)

A local Pella team member is ready to help you with your project.

Enter zip code

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[Performance Values](#)

[Wood Types](#)

[Interior Finishes](#)

[Exterior Finishes](#)

[Glazing](#)

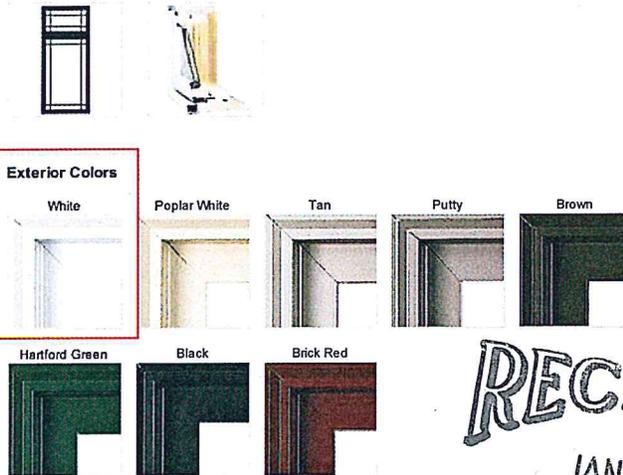
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Exterior Finishes - Pella ProLine Casement Window

Low-maintenance aluminum-clad wood exteriors are durable and weather-resistant.



Aluminum-Clad Wood Exteriors

Pella's most popular exterior colors are available.

- Standard and Feature* colors.
- No setup charges or minimum quantities for any Pella® color option.

Durable, low-maintenance EnduraClad aluminum cladding with EnduraClad protective finish for most projects where resistance to fading, chalking, chemicals and abrasion is needed. Meets the performance requirements of AAMA 2603.

Seacoast EnduraClad protective finish for coastal projects with high salt exposure.

Case Studies & Projects

For Pella® 450 Series Casement Windows



United Brotherhood of Carpenters District Council Office Commercial



South Franklin Circle Commercial

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Find potential LEED credits for this project [\(/support/leed\)](#)

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WINDOWS

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Pella ProLine® Casement

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

EXTERIOR COLOR: WHITE

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94 mm).
- Optional factory-applied jamb extensions available.
- Optional factory-installed fold-out installation fins with flexible fin corners.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-3/4" (45 mm).

Weatherstripping

- Vent units use Dual weatherstripping.
 - Flexible santoprene material compressed between frame and sash for positive seal on all four sides.
 - Secondary thermoplastic vulcanizate (TPV) leaf-type weatherstrip between edge of sash and frame on the vertical sides and bottom, and Santoprene® bulb-type weatherstrip between the edge of sash and frame on the top.
- Fixed units use a Flexible EPDM material compressed between frame and sash for positive seal on all four sides.

Glazing System

- Quality float glass complying with ASTM C 1036.
- Silicone-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E with argon] [SunDefense™ Low-E with Argon] [AdvancedComfort Low-E with argon] [NaturalSun Low-E with argon]].
- High altitude glazing available.

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [Standard: [White] [Tan] [Brown] [Putty]] [Feature: [Poplar White] [Hartford Green] [Black] [Brick Red] [Morning Sky Gray (Spring 2015)] [Portobello (Spring 2015)]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen White] [Bright White] [stain 2]].

Hardware

- Roto operator assembly
 - Steel worm gear sash operator with hardened gears.
 - Operator base is zinc die cast with painted finish.
 - Operator linkage, hinge slide, and hinge arms are stainless steel.
 - Exposed fasteners are stainless steel.
 - Hardware will exceed 1,000 hours salt spray exposure per ASTM B 117.
- Finish of operator crank is [[baked enamel [Champagne, for unfinished prime units] [White, for prefinished White units] [Brown]]. Operator crank also available in optional [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze]. All vent units are available with left- or right-hand hinging.
- SureLock® System—A single handle locking system operates positive-acting arms that reach out and pull the sash into a locked position: one unison operating lock installed on units with frame height 29" and smaller, two installed on units with frame height greater than 29".
- Lock handle finish is [[baked enamel [Champagne, for unfinished prime units] [White, for prefinished White units] [Brown]]. Lock handle also available in optional [Bright Brass] [Satin Nickel] [Oil-Rubbed Bronze].

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Optional Products

NO GRILLES OR LITE DIVISIONS

Grilles

- Removable Grilles
 - 3/4" Traditional removable solid wood grilles steel-pinned at joints and fitted to sash with steel clips and tacks.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 1]].
 - Exterior [unfinished, ready for site finishing] [Factory Primed] [factory prefinished, finish color matched to exterior cladding].

– or –
- Grilles-Between-the-Glass 1
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Interior color is [White] [Tan 2] [Brown 2] [Putty 2] [Ivory] [Brickstone] [Harvest] [Cordovan].
 - Exterior grilles match the exterior cladding color 3.

– or –
- Simulated Divided Light
 - Grilles permanently bonded to the interior and exterior of glass.
 - Interior grilles are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain 2]].
 - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
 - Exterior grilles match the exterior cladding color.
 - Available only on units glazed with Low-E insulated glass with argon.

Screens

- InView™ screens
 - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, [Champagne] [White] [Brown].

– or –
- Vivid View® screens
 - PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel [Champagne] [White] [Brown].

Hardware

- Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass. White exterior grille color and traditional pattern is the only option available for clear insulating glass.

(2) Tan, brown and putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty) (Putty mono available spring 2015). Other interior colors are also available with tan or brown exterior.

(3) Contact your local Pella sales representative for current color options.

(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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CASEMENT

SIZE TABLES
Aluminum-Clad Wood

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015



Transoms

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
1' 2"	1714	2114	2314	2514	2914	3214	3514
1' 5"	1717	2117	2317	2517	2917	3217	3517
1' 9"		2121					
1' 11"			2323				
2' 1"	1725	2125	2325	2525	2925	3225	3525
2' 5"				2929			

Fixed Units

	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)
Opening	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"
3' 5"	4141	4741	5341	5941
3' 11"	4147	4747	5347	5947
4' 5"	4153	4753	5353	5953
4' 11"	4159	4759	5359	5959
5' 5"	4165	4765	5365	5965
5' 11"	4171	4771	5371	5971

Vent and Fixed Units

	(908) (889)	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 518) (1 499)	(1 670) (1 651)	(1 822) (1 803)
Opening	2' 11 3/4"	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"	5' 5 3/4"	5' 11 3/4"
Frame	2' 11"	3' 5"	3' 11"	4' 5"	4' 11"	5' 5"	5' 11"
1735	2135	2335	2535	2935 E3	3235 E2	3535 E1	
1741	2141	2341	2541 E3	2941 E1 E2	3241 E1	3541 E	
1747	2147	2347	2547 E2	2947 E	3247 E	3547 E	
1753	2153	2353	2553 E2	2953 E	3253 E	3553 E	
1759	2159	2359	2559 E2	2959 E	3259 E	3559 E	
1765	2165	2365	2565 E2	2965 E	3265 E	3565 E	
1771	2171	2371	2571 E2	2971 E	3271 E	3571 E	

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².
- E2 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E3 = With optional side pivot hardware, window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

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Not to scale.
 (F) Fixed units only.
 (T) Tempered glass is standard.
 Traditional grille patterns shown. Refer to Clad/Wood Overview Section for additional patterns and profiles.

SLIDING DOORS

Pella ProLine® Sliding Contemporary Door

Aluminum EnduraClad® Exterior

Detailed Product Descriptions

EXTERIOR COLOR: WHITE

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum at the head and jambs.
- Solid extruded aluminum sill. Finish is Brown EnduraClad® protective finish with oak insert at threshold.
- Factory-installed fold-out installation fins with fin corners.
- Frame depth is 5-7/8" (149 mm) for a wall depth of 4-9/16" (116 mm).
- Optional factory-applied jamb extensions.

Door Panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
 - Interior exposed surfaces are veneered with clear pine with no visible fastener holes.
 - Exterior surfaces are clad with aluminum.
 - Panel rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue.
 - Corners are silicone-sealed and secured with metal fasteners and structural adhesive.
 - Panel thickness is 1-7/8" (48 mm).
 - Vent panels have two adjustable permanently-sealed electroplated steel ball-bearing rollers with organic coating, set on stainless steel track, standard
- or –
- Two adjustable corrosion-resistant stainless steel ball-bearing rollers; out of-unit option.

Weatherstripping

- Dual extruded polypropylene TPE bulb at head, jamb, sill and vent panel interlocker.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
- Silicone-glazed 3/4" [obscure] dual-seal insulating glass [[Advanced Low-E with argon] [SunDefense™ Low-E with argon] [AdvancedComfort Low-E with argon] [NaturalSun Low-E with argon].
- High altitude glazing available.

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [standard: [White] [Tan] [Brown] [Putty]] [feature: [Poplar White] [Hartford Green] [Black] [Brick Red] [Morning Sky Gray] [Portobello]].

Interior

- [Unfinished, ready for site finishing] [factory-primed with one coat acrylic latex] [factory prefinished [White] [Bright White] [Linen White]] [stain 3]].

Hardware

- Interior handle and thumb lock finish is [Endura Hardware™ collection Bright Brass] [Satin Nickel]] [baked enamel, [Champagne] [White] [Brown]] [Oil-Rubbed Bronze].
- Exterior handle finish is baked enamel, color to match door cladding.
- Optional keylock with Schlage® configured C-K keyway pinlock cylinder. Finish is [Bright Brass] [Oil-Rubbed Bronze] [baked enamel, Brown] [Stainless Steel].
- The optional foot bolt has a [Champagne] [Brown] finish.
- Screen handle finish is [Champagne] [White] [Brown].

Optional Products

Grilles

- Removable Grilles
 - 3/4" Traditional removable solid pine wood grilles steel-pinned at joints and fitted to panel with clips.
 - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Bright White] [Linen White]] [stain 3]].
 - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding 4].

Grilles-Between-the-Glass 1

- Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
- Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row] [Custom – Equally Divided].
- Interior color is [White] [Tan2] [Brown2] [Putty2] [Ivory] [Brickstone] [Harvest] [Cordovan].

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- Exterior grilles match the exterior cladding color 4.

Screens

- InView™ Screens

- Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to inside of door, supplied complete with all necessary hardware.
- Screen frame finish is [White interior/exterior] [Wood interior [factory primed] [factory stain matched 3] [unfinished ready for site finishing] color matched exterior].

- (1) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass. White exterior grille color with a traditional pattern is the only option available for clear insulating glass.
- (2) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty) (Putty mono available spring 2015). Other interior colors are also available with Tan or Brown exterior.
- (3) Contact your local Pella sales representative for current color options.
- (4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

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SLIDING PATIO DOOR

6' 7-1/2" AND 6' 10" SIZE TABLES
Aluminum-Clad Wood

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015



Transoms

	Opening 3' 1 3/8" (949)		5' 0" (1 524)		6' 0" (1 829)		8' 0" (2 438)	
	Frame 3' 0 5/8" (930)		4' 11 1/4" (1 505)		5' 11 1/4" (1 810)		7' 11 1/4" (2 419)	
(375) (375)	1' 2" 1' 2 3/4"		1' 2" 1' 2 3/4"		1' 2" 1' 2 3/4"		1' 2" 1' 2 3/4"	
(451) (432)	1' 5" 1' 5 3/4"		1' 5" 1' 5 3/4"		1' 5" 1' 5 3/4"		1' 5" 1' 5 3/4"	
(654) (635)	2' 1" 2' 1 3/4"		2' 1" 2' 1 3/4"		2' 1" 2' 1 3/4"		2' 1" 2' 1 3/4"	

6' 7 1/2" Doors

6' 8" (2 032)				
6' 7 5/8" (2 019)	FIXED (O) 3780	FIXED-VENT (OX) 6080	FIXED-VENT (OX) 7280	FIXED-VENT (OX) 9680

6' 10" Doors

6' 10" (2 083)			
6' 9 5/8" (2 070)	FIXED (O) 3782	FIXED-VENT (OX) 6082	FIXED-VENT (OX) 7282

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Not to scale.

Tempered glass is standard.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors are glazed with tempered glass.

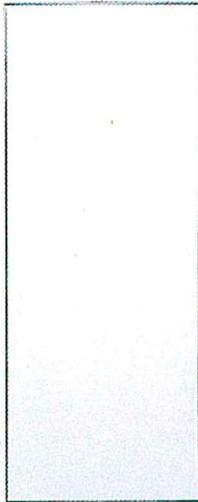
Two panel doors—Fixed-Vent (OX), right panel opens, left panel is fixed. Units open in the direction of the arrow as viewed from the exterior.

Vent-Fixed (XO) doors are also available.

Fixed-Vent-Fixed (OXO) doors also available in other combinations.

ENTRY DOOR

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015



EXTERIOR COLOR: PAINTED COLOR TO
MATCH PELLA WHITE WINDOWS AND DOORS

Get the look of fine painted wood and the strength of steel with a Smooth-Star® French patio door. It's an excellent value in a fiberglass patio door, made of rugged compression-molded fiberglass with deep detailed panels. This design creates beautiful shadows and contours on your patio door's surface.

This perfectly stylish yet durable fiberglass French patio door resists the dents and dings from day-to-day traffic, and will never rust or corrode.

French / Hinged Patio Door Systems: Smooth-Star

About this patio door system

This patio door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

Full Lite Flush-Glazed Style IDs

Available Sizes

Features



S2000

- 2'0" x 6'6"
- 2'6" x 6'6"
- 2'8" x 6'6"
- 2'10" x 6'6"
- 3'0" x 6'6"
- 2'0" x 6'8"
- 2'6" x 6'8"

Flush Glazed (?)

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2'8" x 6'8"

2'10" x 6'8"

3'0" x 6'8"

Finish Option: Paintable



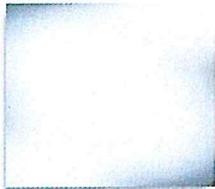
Installation
Instructions



Where to buy

[Click](#) to locate an authorized
Therma-Tru dealer near you.

Clear Glass

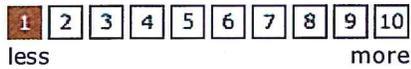


Clear Features

Our insulated clear glass doorlites are tempered and double-paned.

Grille:

Privacy Scale Rating *



Simulated Divided Lites

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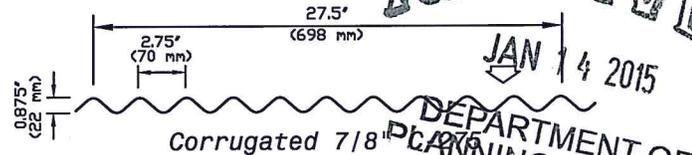
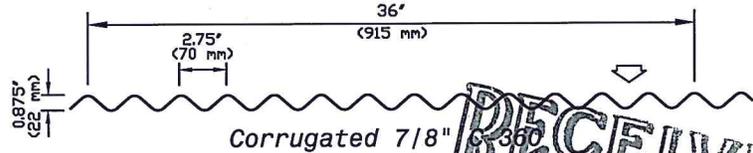
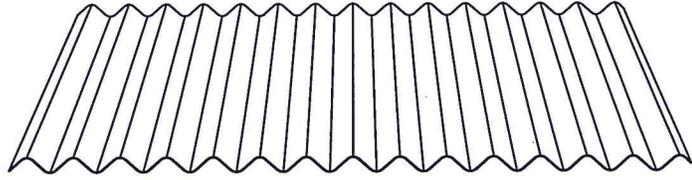


Corrugated

Installed vertically or horizontally, the «Corrugated 7/8"» (22mm) has resurfaced in the 1990's, on new architectural designs for commercial, institutional and industrial buildings.

Ideal's «Corrugated 7/8"» (12.2m) can be used as roofing or siding and is roll-formed in lengths of up to 40 feet (12.2m)

This panel is available in widths covering 36" (915mm) or 27½" (698mm) to offer more versatility and more possibilities for colour and material choices.



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AVAILABLE MATERIALS

Mill finish Galvanized Steel

- (ASTM-A653 SS grade 33, Z275 (G-90));
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick),
- 20 (.038"/0.96mm thick),
- 18 (.049"/1.25mm thick).

Mill finish Galvalume Plus Steel

- (ASTM-A792 SS grade 33, AZ180);
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick).

Pre-painted Galvanized Steel

- (ASTM-A653 SS grade 33, Z275 (G-90));
- Perspectra/Weather X Series: see colour chart *1;
- gauges: 30 (.015"/0.38mm thick),
- 28 (.018"/0.45mm thick),
- 26 (.021"/0.54mm thick),
- 24 (.026"/0.66mm thick),
- 22 (.032"/0.81mm thick).

Minimum Yield Stress	Fy = 33,000.00 P.S.I. (228 Mpa)
Maximum Working Stress Fb	= 20,625.00 P.S.I. (144 Mpa)
Young's Modulus (E)	= 29,500,000.00 P.S.I. (203 Mpa)

*1): Other finishes and gauges are available, contact our office

Total Nominal Thickness (in.)	Core Nominal Thickness (in.)	Moment Resistance		Moment of Inertia (in-4)
		Mid-Span (in-lb)	Support (in-lb)	
0.021	0.018	988	988	0.0212
0.026	0.024	1317	1317	0.0283
0.032	0.030	1646	1646	0.0353

(IMPERIAL)

UNIFORMLY DISTRIBUTED LOADS (pounds/square foot)							
Span Condition	Span (inches)	26 gauge (.021")		24 gauge (.026")		22 gauge (.032")	
		B	D	B	D	B	D
S I D I N G	24	105	232	220	309	274	386
	30	84	119	140	158	176	198
	36	70	69	98	92	122	114
	42	54	43	72	58	90	72
	48	41	29	55	39	69	48
	54	33	20	43	27	54	34
	60	26	15	35	20	44	25
	66	22	11	29	15	36	19
	72	18	9	24	11	30	14
	78	16	7	21	9	26	11
D O U B L E	84	13	5	18	7	22	9
	90	12	4	16	6	20	7
	96	10	4	14	5	17	6
	24	105	556	220	741	274	927
	30	84	285	140	380	176	474
	36	70	165	98	220	122	275
	42	54	104	72	138	90	173
	48	41	69	55	93	69	116
	54	33	49	43	65	54	81
	60	26	36	35	47	44	59
T R I P L E	66	22	27	29	36	36	45
	72	18	21	24	27	30	34
	78	16	16	21	22	26	27
	84	13	13	18	17	22	22
	90	12	11	16	14	20	18
	96	10	9	14	12	17	14
	24	118	438	259	584	343	730
	30	94	224	176	299	220	374
	36	79	130	122	173	152	216
	42	67	82	90	109	112	136
48	51	55	69	73	86	91	
54	41	38	54	51	68	64	
60	33	28	44	37	55	47	
66	27	21	36	28	45	35	
72	23	16	30	22	38	27	
78	19	13	26	17	32	21	
84	17	10	22	14	28	17	
90	15	8	20	11	24	14	
96	13	7	17	9	21	11	

B = Load reduced for web crippling D = Load capacity based on deflection L/180



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Ottawa, Ont., Canada K1B 3R2
Tel: (613) 746-3206
Fax: (613) 746-0445
Wats Line: 1-800-267-0860
E-mail: info@idealroofing.ca



Flashings and Trims

Ideal Roofing flashings and trims come in 10 ft. lengths and are available in plain galvanized, galvalume and in galvanized pre-painted steel in over 30 attractive colors. Standard gauge thickness used is 30 ga. (.015") but our flashings and trims shown in this brochure are standard but can be modified to customer specifications.

COLOR: BONE WHITE

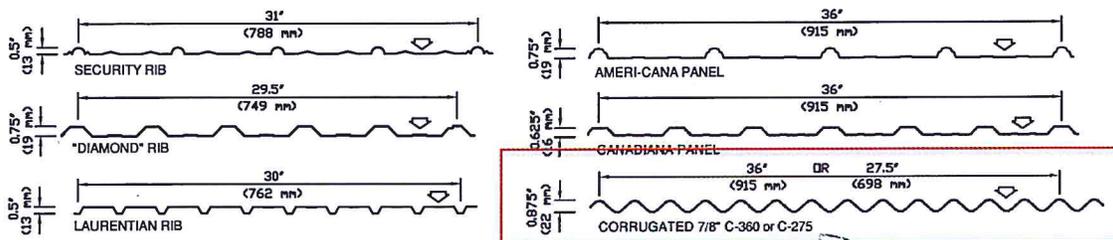
ROOFING FLASHINGS

NOTE: USE THE #205 WALL FLASHING AND THE #210 COTTAGE ROOF CAP FOR THE "SECURITY" RIB, "POCKET" RIB AND "AMERI-CANA" PANEL.

<p>#201 (PRICES PAGE 23)</p> <p>STEP FLASHING (6" X 9") (50 PCS PER BUNDLE) (MIXED COLORS)</p>	<p>#203</p> <p>LARGE WALL OR CHIMNEY FLASHING TYPE S (12" GIRTH) * SPECIFY PITCH</p>	<p>#205</p> <p>WALL FLASHING TYPE S (9" GIRTH) * SPECIFY PITCH</p>
<p>#206 (PRICES PAGE 11)</p> <p>RIDGE VENT</p>	<p>#207 (PRICES PAGE 12)</p> <p>VALLEY 18", 24" AND 36"</p>	<p>#208</p> <p>CAP FLASHING (A+B+C+1 1/4" = GIRTH)</p>
<p>#209</p> <p>GRAVEL STOP (A+B+2 3/8" = GIRTH)</p>	<p>#210</p> <p>COTTAGE ROOF CAP (18" GIRTH)</p>	<p>#211</p> <p>SNOW DIRECTION A-FOR SLOPES LESS THAN 6/12 B-FOR SLOPES HIGHER THAN 6/12</p> <p>SNOW GUARD (12" GIRTH) MINIMUM 26g (.021") RECOMMENDED</p>
<p>#212</p> <p>ICE APRON (for shingles) (36" GIRTH)</p>	<p>#213 TYPE 1</p> <p>GABLE END CAP FOR THE "HF" PROFILE (A+B+5 3/4" = GIRTH)</p>	<p>#213 TYPE 2</p> <p>GABLE END CAP FOR THE "HF" PROFILE (A+B+6" = GIRTH)</p>

FLASHINGS AND MOULDINGS FOR SIDING COLOR: BONE WHITE

NOTE: THE "300 SERIES" FLASHINGS & MOULDINGS MAY BE USED WITH THE FOLLOWING PROFILES .



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#301

X=Profile opening

PROFILES: (X)

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"

"J" TRIM
(5" GIRTH)

#302

X=Profile opening

PROFILES: (X)

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"

BASE FLASHING
(4" GIRTH)

#303

WINDOW & DOOR FLASHING
(6" GIRTH)

#304

X=Profile opening

PROFILES: (X)

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"

OUTSIDE CORNER
(12" GIRTH)

#305

X=Profile opening

PROFILES: (X)

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"

INSIDE CORNER
(12" GIRTH)

#306

HALF CORNER
(9" GIRTH)

#307

X=Profile opening

PROFILES: (X)

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"

GABLE DIVIDER
(4" GIRTH)

#308

"L" TRIM
(4" GIRTH)

#309

WINDOW CASING FLASHING
(A+B+1 5/8" GIRTH)

#310

BRICK FLASHING
(9" GIRTH)

#311

X=Profile opening

PROFILES: (X)

- (a) Laurentian 5/8"
- (b) Corrugated 1"
- (c) Security 5/8"
- (d) Ameri-Cana, Canadiana and Diamond Rib 7/8"

WINDOW & DOOR JAMB
(2X + A + 3 3/4" = GIRTH)

#312

WINDOW & DOOR FLASHING
(5"+A = GIRTH)

Colours may not be exactly as shown. Consult your Dealers



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Compagnie Itée, Manufacturiers

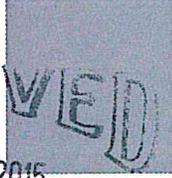
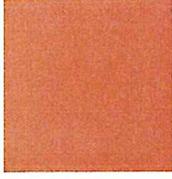
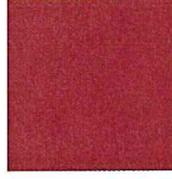
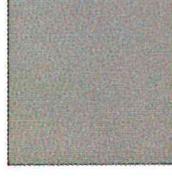
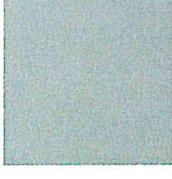
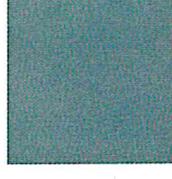
PERSPECTRA

& WEATH
valspar

Dodson Residence
502 North Street
Design Advisory Board
January 14, 2015

COLOURS: PRE-PAINTED STEEL
COULEURS: ACIER PRÉ-PEINT.

COLOR: BONE WHITE

 Polar White ID 8783 Blanc Polaire (30, 29, 26)	 White ID 8317 Blanc (30, 29, 28, 26, 24, 22)	 Bone White ID 8273 Blanc Os (30, 29, 28, 26, 24, 22)	 Stone Grey ID 8305 Gris Pierre (30, 29, 28, 26, 24, 22)	 Regent Grey ID 8730 Gris Régent (30, 29, 28, 26, 24)
 Charcoal ID 8306 Fusain (29, 28, 26, 24)	 Metro Brown ID 8228 Brun Métro (26) 48" only / seulement	 Coffee ID 8326 Café (30, 29, 28, 26)	 Dark Brown ID 8229 Brun Foncé (30, 29, 28, 26, 24, 22)	 Black ID 8262 Noir (30, 29, 28, 26, 24)
 International Orange ID 8234 Orange International (30)	 Bright Red ID 8386 Rouge Vif (30, 29, 26, 24)	 Red ID 8250 Rouge (30, 29, 28)	 Tile Red ID 8259 Rouge Tuile (30, 29, 26)	 Burgundy ID 8011 Bourgogne (29)
 Antique Linen ID 8696 Lin Antique (30, 29, 26, 24)	 Tan ID 8315 Beige (30, 29, 26, 24)	 Mahogany ID 8719 Acajou (30)	 Slate Blue ID 8260 Bleu Ardoise (30, 29, 28, 26, 24)	 Royal Blue ID 8790 Bleu Royal (30, 29, 26)
 Mist Green ID 8256 Vert Tilleul (26)	 Pacific Turquoise ID 8258 Turquoise Pacifique (30, 26)	 Medium Green ID 8329 Vert Moyen (30, 29, 28, 26)	 Forest Green ID 8307 Vert Forêt (30, 29, 28, 26)	 Heron Blue ID 8330 Bleu Héron (30, 29, 26)

* Available in the "Ameri-Cana" and "Canadiana" Panel Only
* Disponible dans le profilé "Ameri-Cana et Canadiana" Seulement

Add prefix "1" to ID number to obtain Perspectra number.
Ajoutez préfix "1" au numéro ID pour obtenir le numéro Perspectra.

FOR OTHER COLOURS OR THICKNESSES CALL OUR OFFICE.
POUR D'AUTRES COULEURS OU ÉPAISSEURS CONTACTEZ NOTRE BUREAU.

For thickness availability see reverse side.

Pour la disponibilité des épaisseurs voir au verso.

() : Available Gauges
() : Jauges disponibles

Gauge/Jauge	Thickness/Épaisseur
30	= .015"
29	= .016"
28	= .018"
26	= .021"
24	= .026"
22	= .032"

Les couleurs reproduites peuvent être différentes de la teinte exacte. Consultez votre distributeur.

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NOTE: TYPICAL WINDOW & EXTERIOR DOOR TRIM TO BE METAL PROFILE #301 BY IDEAL ROOFING.

ASPHALT ROOF SHINGLES: ARCHITECTURAL GRADE BY IKO. COLOR: HARVARD SLATE OR APPROVED EQUAL. ROOF PITCH: 12:12

METAL FASCIA TRIM- PROFILE #301 BY IDEAL ROOFING. COLOR: BONE WHITE

CORRUGATED METAL SIDING BY IDEAL ROOFING OR APPROVED EQUAL. COLOR: BONE WHITE

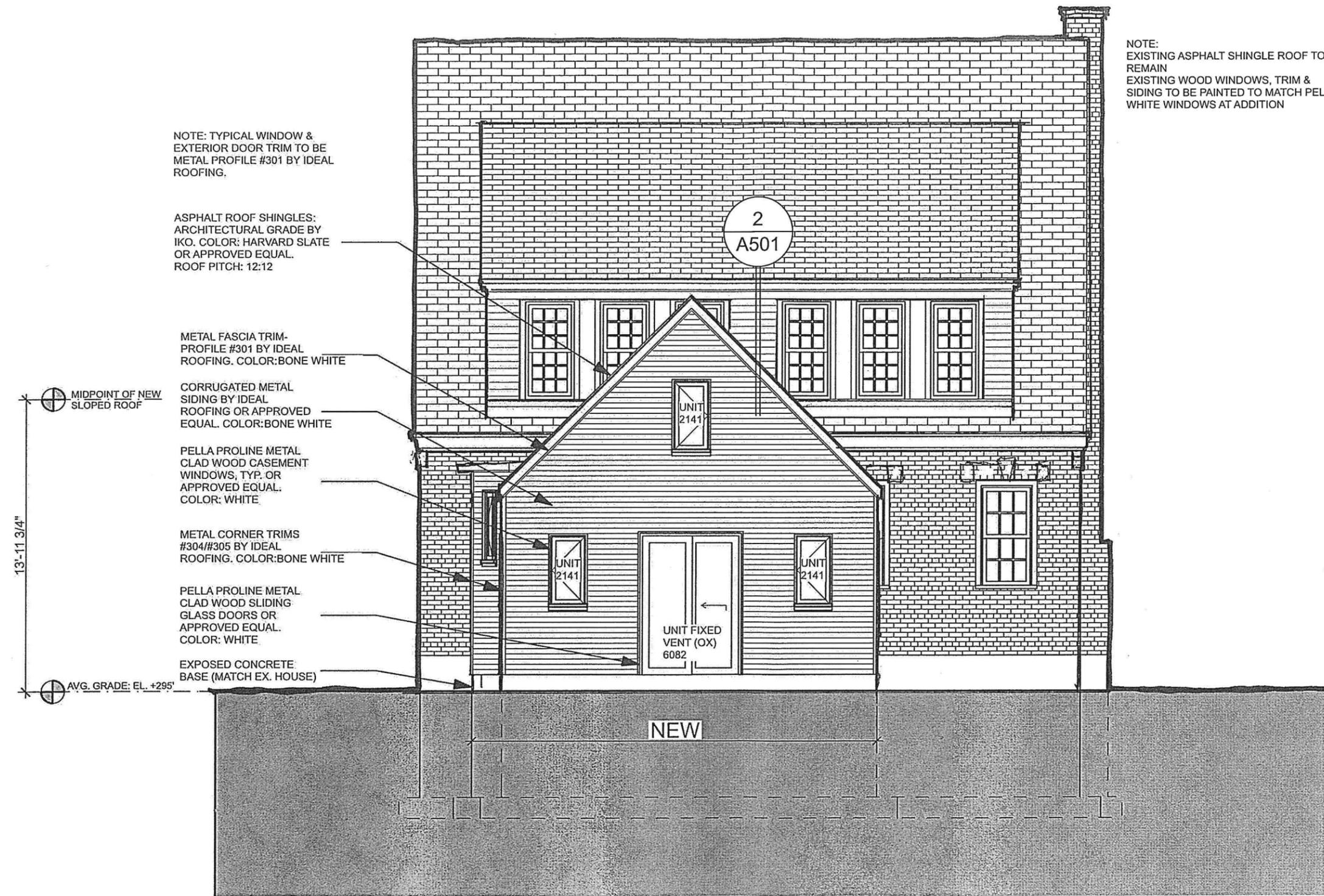
PELLA PROLINE METAL CLAD WOOD CASEMENT WINDOWS, TYP. OR APPROVED EQUAL. COLOR: WHITE

METAL CORNER TRIMS #304/#305 BY IDEAL ROOFING. COLOR: BONE WHITE

PELLA PROLINE METAL CLAD WOOD SLIDING GLASS DOORS OR APPROVED EQUAL. COLOR: WHITE

EXPOSED CONCRETE BASE (MATCH EX. HOUSE)

NOTE: EXISTING ASPHALT SHINGLE ROOF TO REMAIN
 EXISTING WOOD WINDOWS, TRIM & SIDING TO BE PAINTED TO MATCH PELLA WHITE WINDOWS AT ADDITION



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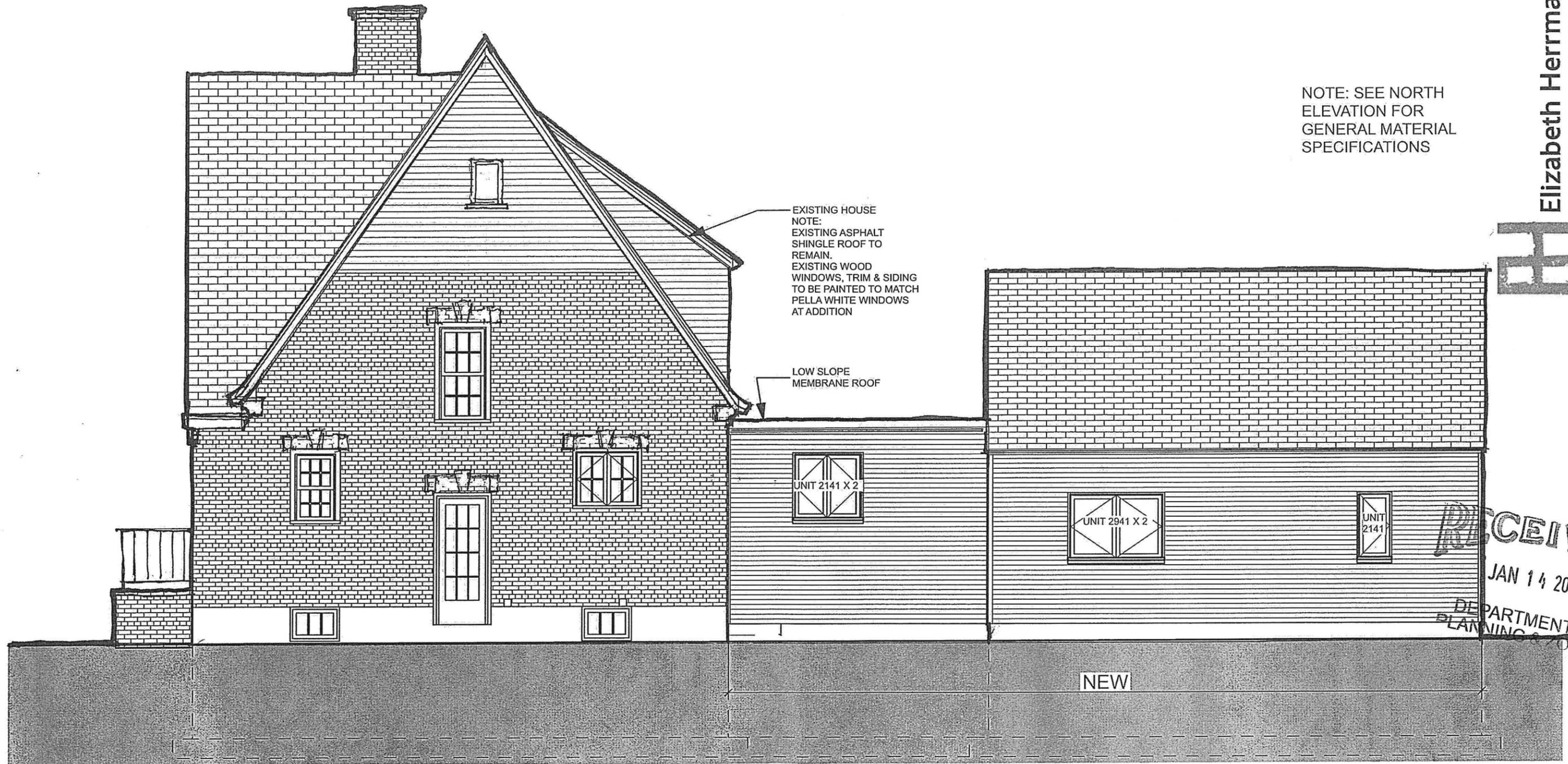
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1

NORTH ELEVATION

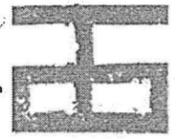
SCALE: 3/16"=1'-0"

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NOTE: SEE NORTH ELEVATION FOR GENERAL MATERIAL SPECIFICATIONS

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EAST ELEVATION

SCALE: 3/16"=1'-0"

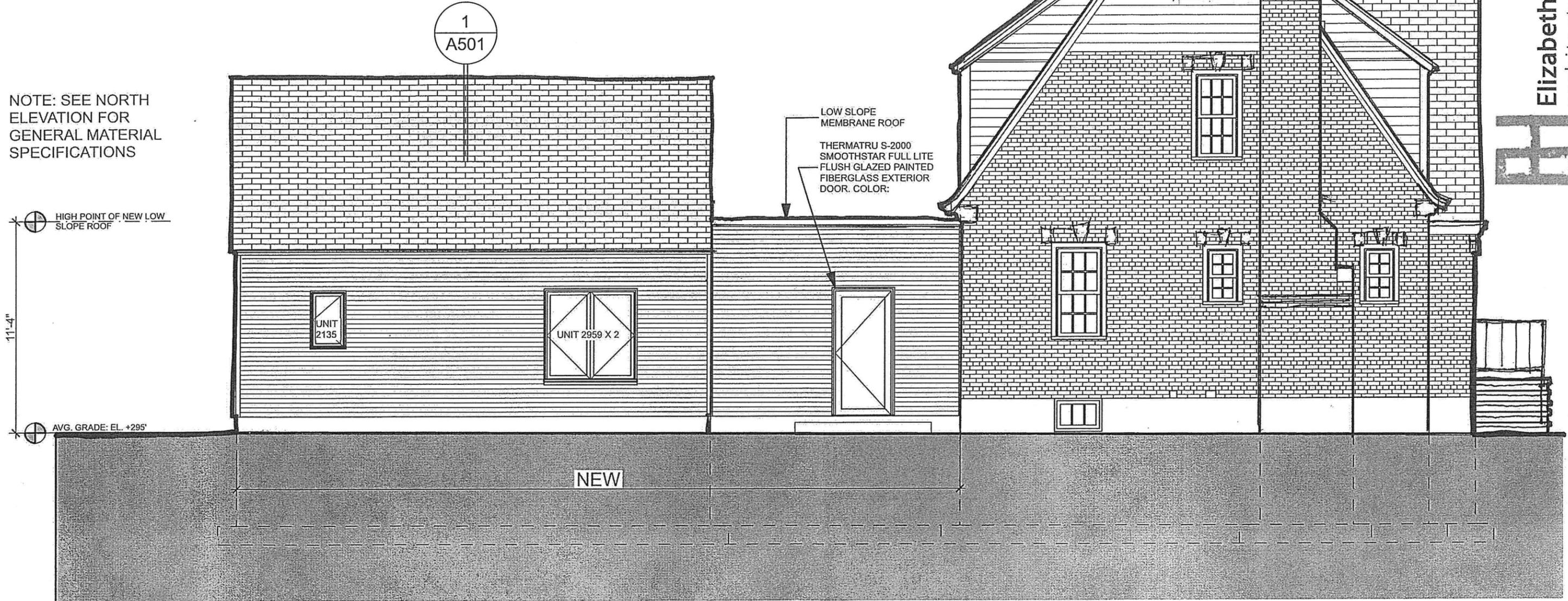
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NOTE:
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EXISTING WOOD WINDOWS, TRIM & SIDING TO BE PAINTED TO MATCH PELLA WHITE WINDOWS AT ADDITION



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1 WEST ELEVATION
SCALE: 3/16"=1'-0"

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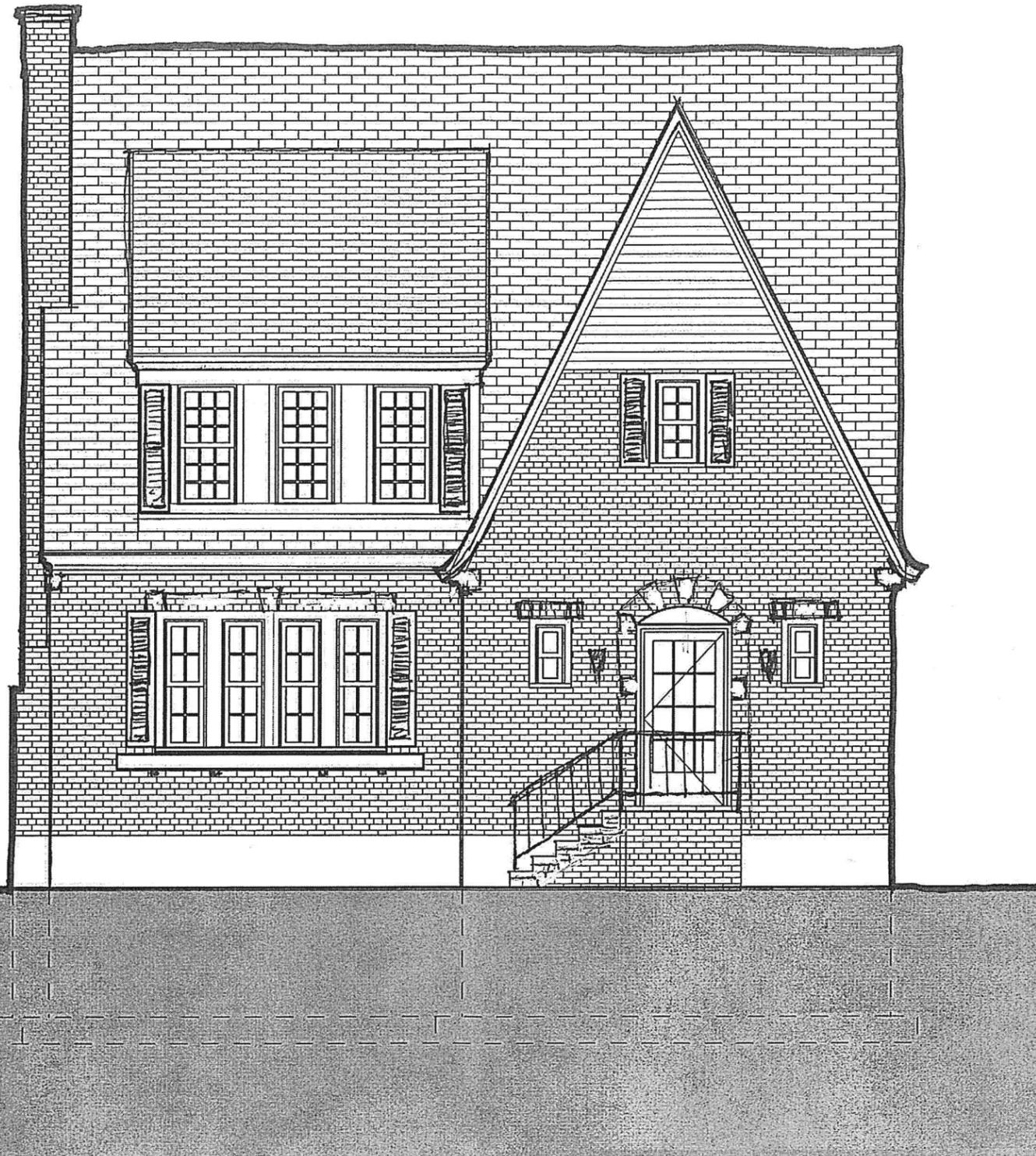
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NOTE:
EXISTING ASPHALT SHINGLE ROOF TO
REMAIN
EXISTING WOOD WINDOWS, TRIM &
SIDING TO BE PAINTED TO MATCH PELLA
WHITE WINDOWS AT ADDITION

MIDPOINT OF EXISTING
SLOPED ROOF

21'-3 1/4"

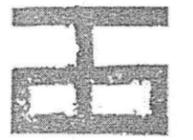
AVG. GRADE: EL. +295'



1

SOUTH ELEVATION (AT NORTH STREET)

SCALE: 3/16"=1'-0"



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VIEW FROM NORTH STREET LOOKING NORTH

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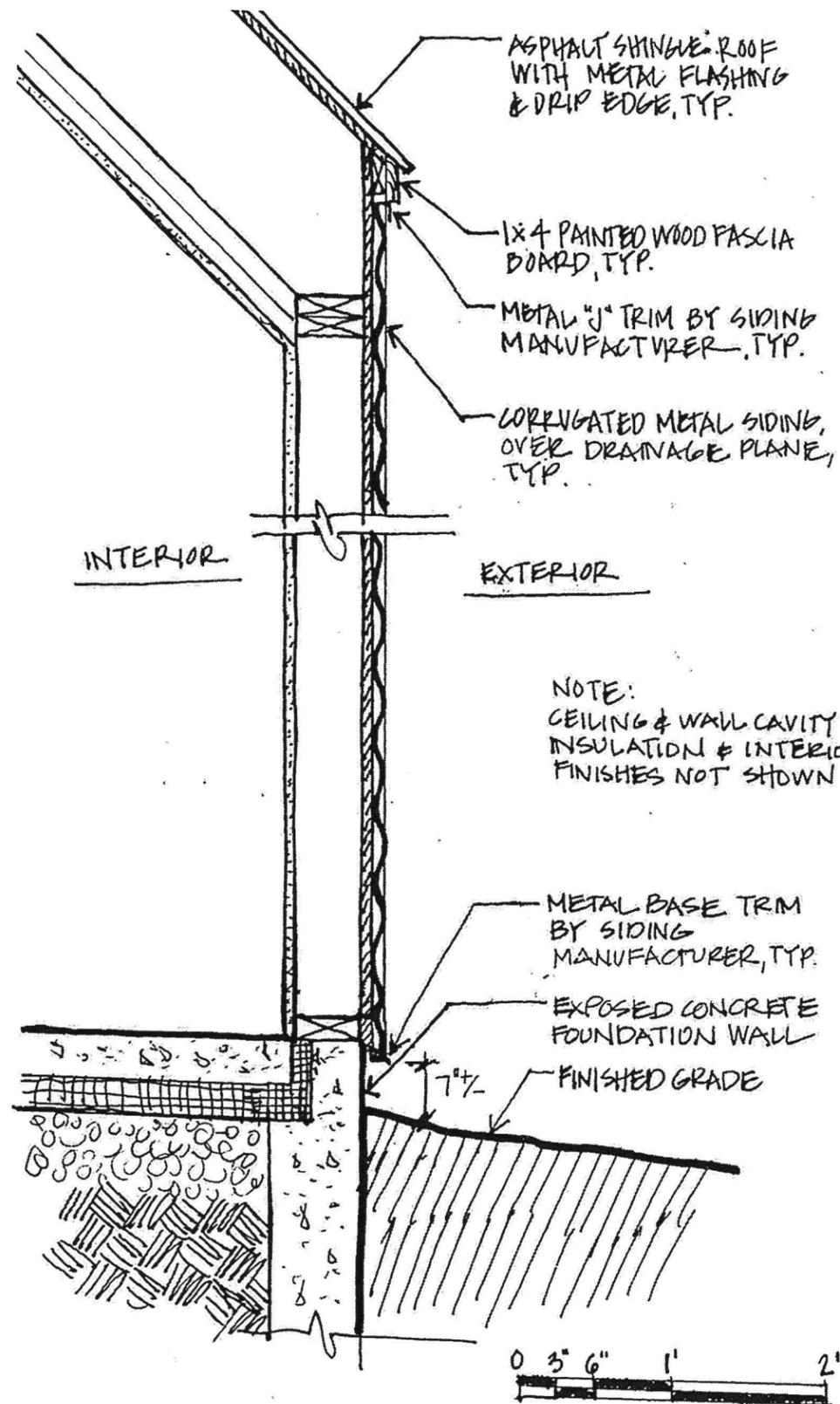
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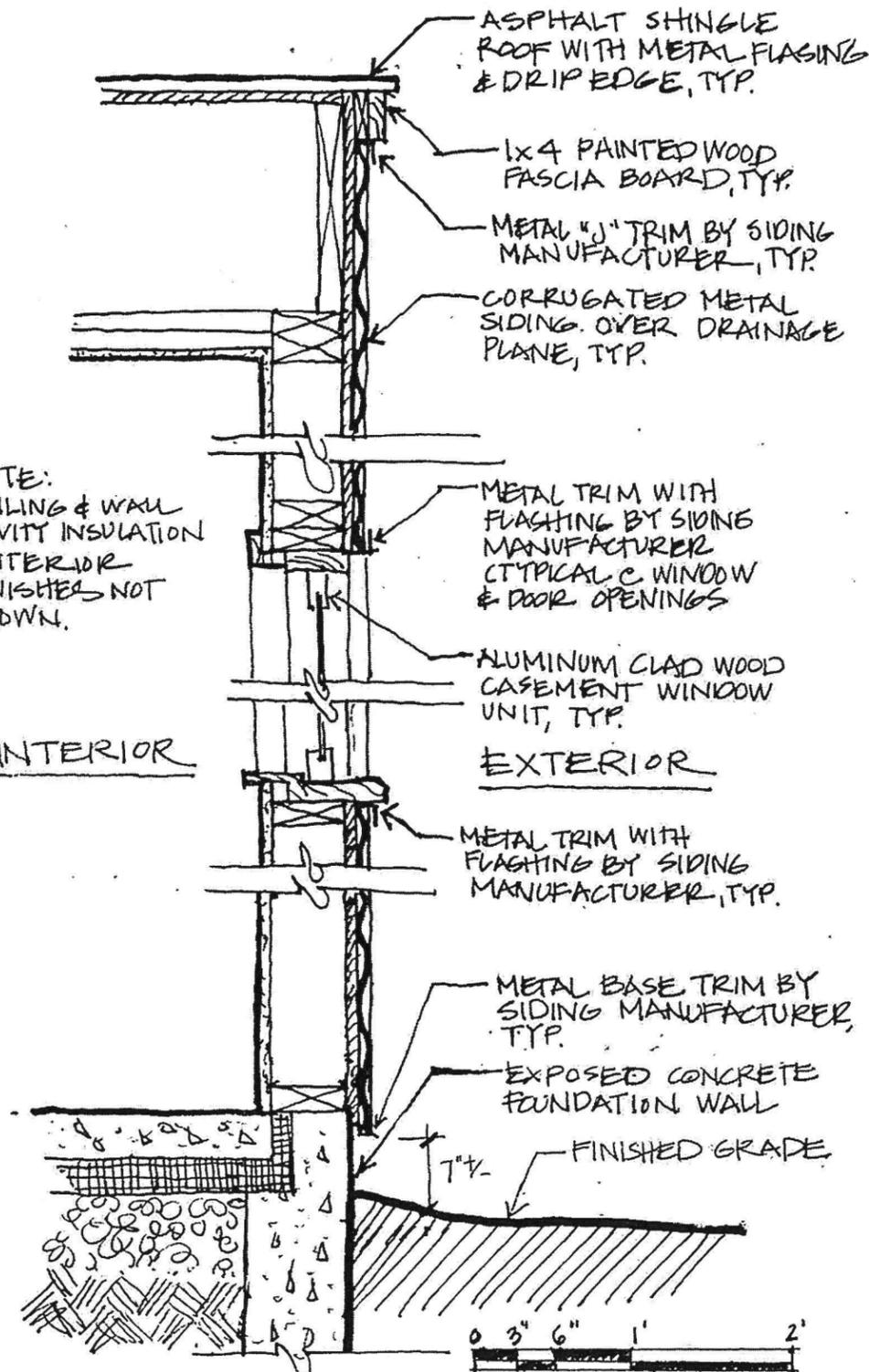
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1 WALL SECTION 1: TYPICAL EAVE

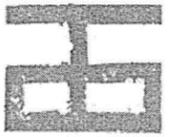
SCALE: 1"=1'-0"



2 WALL SECTION 2: TYPICAL GABLE

SCALE: 1"=1'-0"

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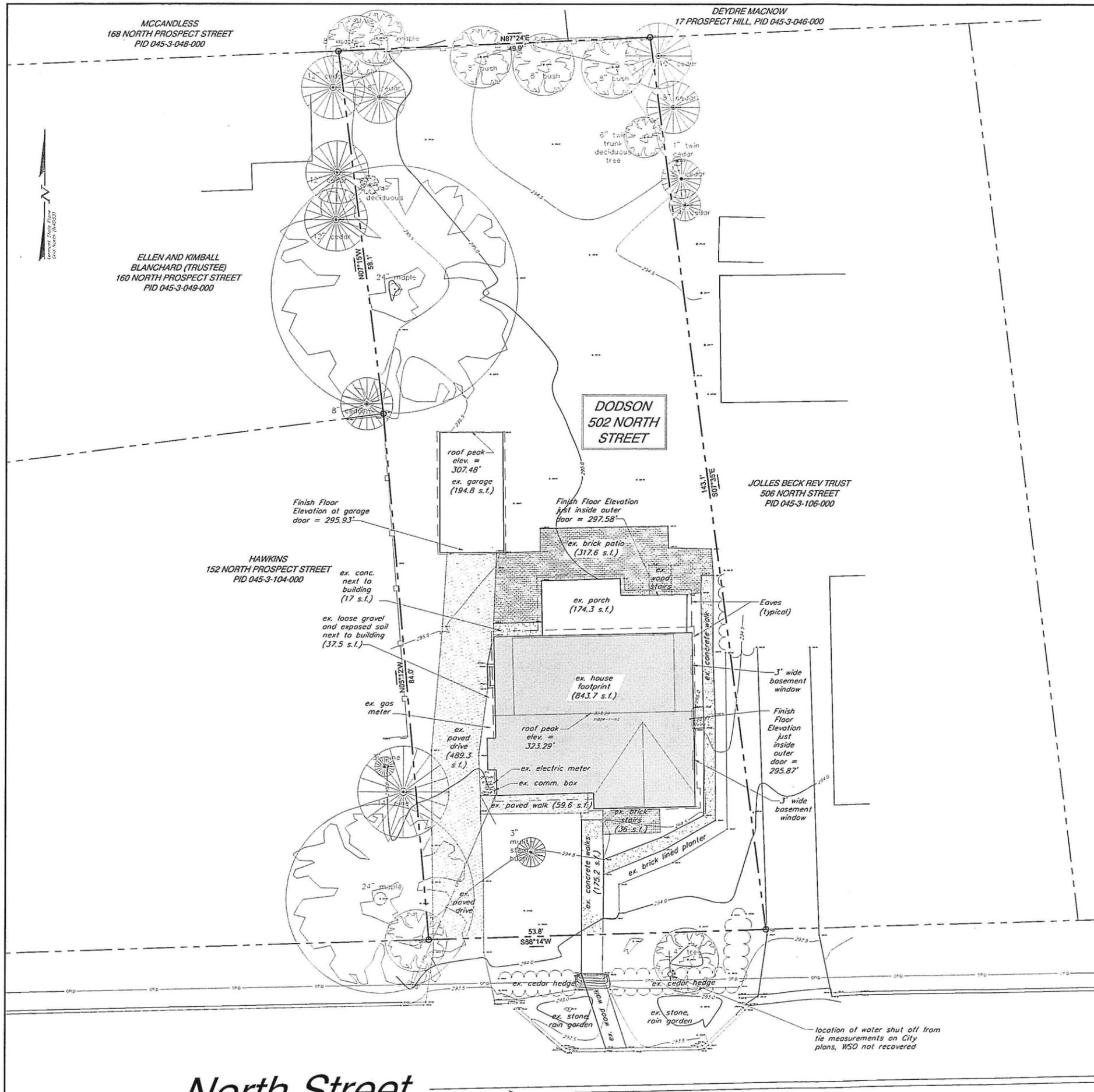
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Location Map
SCALE 1" = 200'

Lot Information:

KYLE AND CHRISTINE DODSON
VOLUME 1057 PAGE 166
PARCEL ID 045-3-105-000

AREAS:
EXISTING LOT AREA = 7,277.3 S.F. (0.167 ACRES)
EXISTING IMPERVIOUS SURFACE ON LOT:
FOOTPRINT OF MAIN HOUSE = 843.7 S.F.
FOOTPRINT OF REAR PORCH = 174.3 S.F.
FOOTPRINT OF STAIRS AT FRONT ENTRANCE = 36.8 S.F.
WALKS (CONCRETE AND PAVED) = 234.8 S.F.
PAVED DRIVE = 489.3 S.F.
AREA ADJACENT CONCRETE NORTH OF HOUSE, EAST OF DRIVE = 17 S.F.
BRICK PATIO AND WALK AT REAR OF HOUSE = 317.6 S.F.
FOOTPRINT OF GARAGE = 194.8 S.F.
EXISTING TOTAL IMPERVIOUS SURFACE ON LOT = 2,308.3 S.F. (0.0529 ACRES)
EXISTING LOT COVERAGE = 31.72% (2,308.3 S.F./7,277.3 S.F. * 100)

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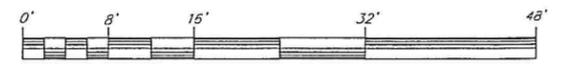
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Notes:

- This plan is in no way a boundary survey.
- The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lonsing in September of 2014. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
- Elevations are based on the NAVD 88 vertical datum.
- Project Horizontal Coordinates derived from GPS observation using reference frame NAD83 (2011) 2010.00 epoch. Project vertical datum based on NAVD 88 (Geoid 12A).

Legend

- Existing Iron Pipe Recovered
- - - - - Approx. Property Line
- Existing ground 1 foot contour
- Existing ground 1/2 foot contour
- Existing overhead electric
- ⊕ Power pole



12/10/14	Coverage calculations	IAJ	12/10/14
Date revised	Description	Checked	Date
Surveyed	HW	SITE PLAN - EXISTING CONDITIONS	
Drawn	IAJ		
Checked	IAJ		
Scale	1"=8'		
Date	9-25-14		
DODSON PROPERTY			

North Street

location of water shut off from tie measurements on City plans, WSO not recovered

FOR PERMIT APPROVAL ONLY LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE:

HOUSE:	844 S.F.
GARAGE:	195 S.F.
DRIVEWAY:	489 S.F.
REAR PORCH:	174 S.F.
TOTAL	1,702 S.F.

LOT SIZE: 7,277 S.F.

EXISTING COVERAGE=23% < 35% MAX. ALLOWABLE

LOT COVERAGE: WALKWAYS & TERRACES

FRONT ENTRY:	36 S.F.
PAVED WALKS:	252 S.F.
BRICK PATIO:	318 S.F.
TOTAL:	606 S.F.

EXISTING COVERAGE=8% < 10% MAX. ALLOWABLE

PROPOSED LOT COVERAGE

EXIST. HOUSE:	844 S.F.
EXIST. DRIVEWAY:	489 S.F.
PROPOSED MUDROOM:	185 S.F.
PROPOSED APARTMENT:	463 S.F.
PROPOSED PARKING/DRIVE:	403 S.F.
TOTAL	2,384 S.F.

LOT SIZE: 7,277 S.F.

PROPOSED COVERAGE=32.7% < 35% MAX. ALLOWABLE

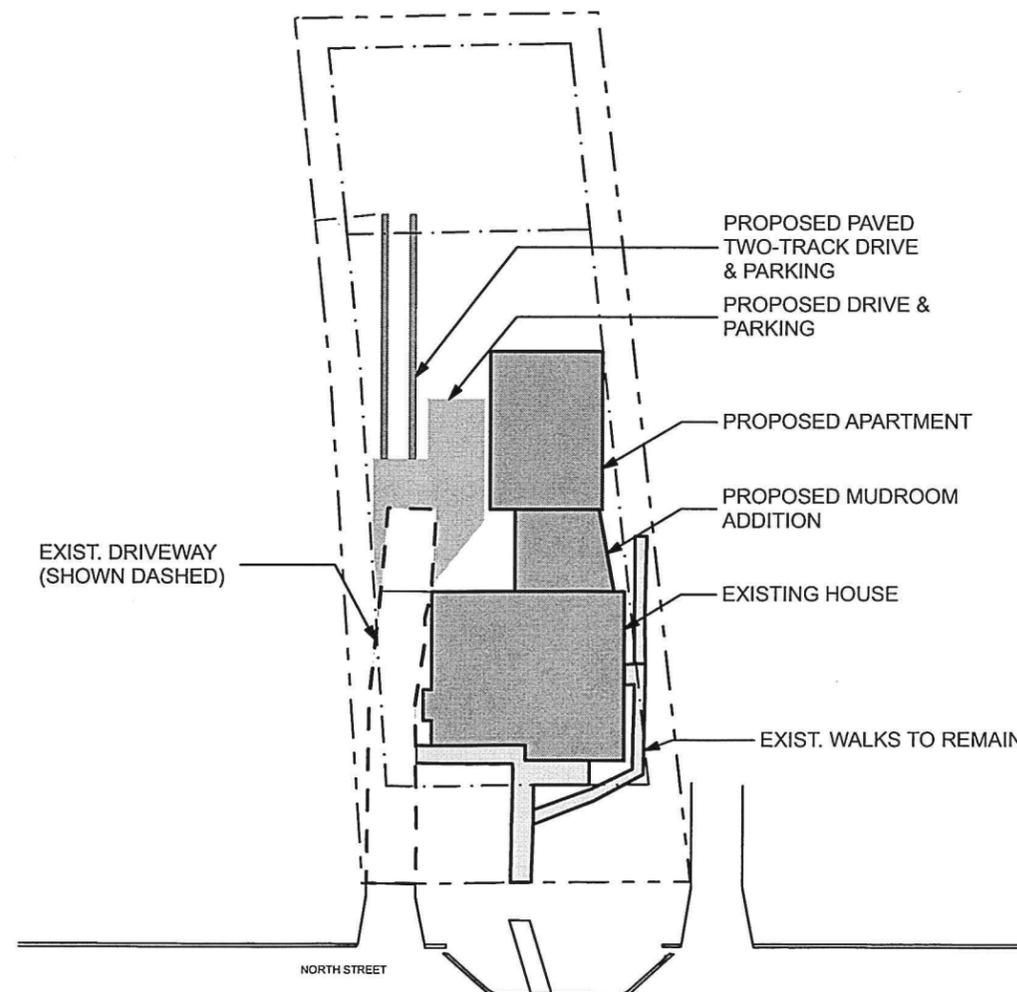
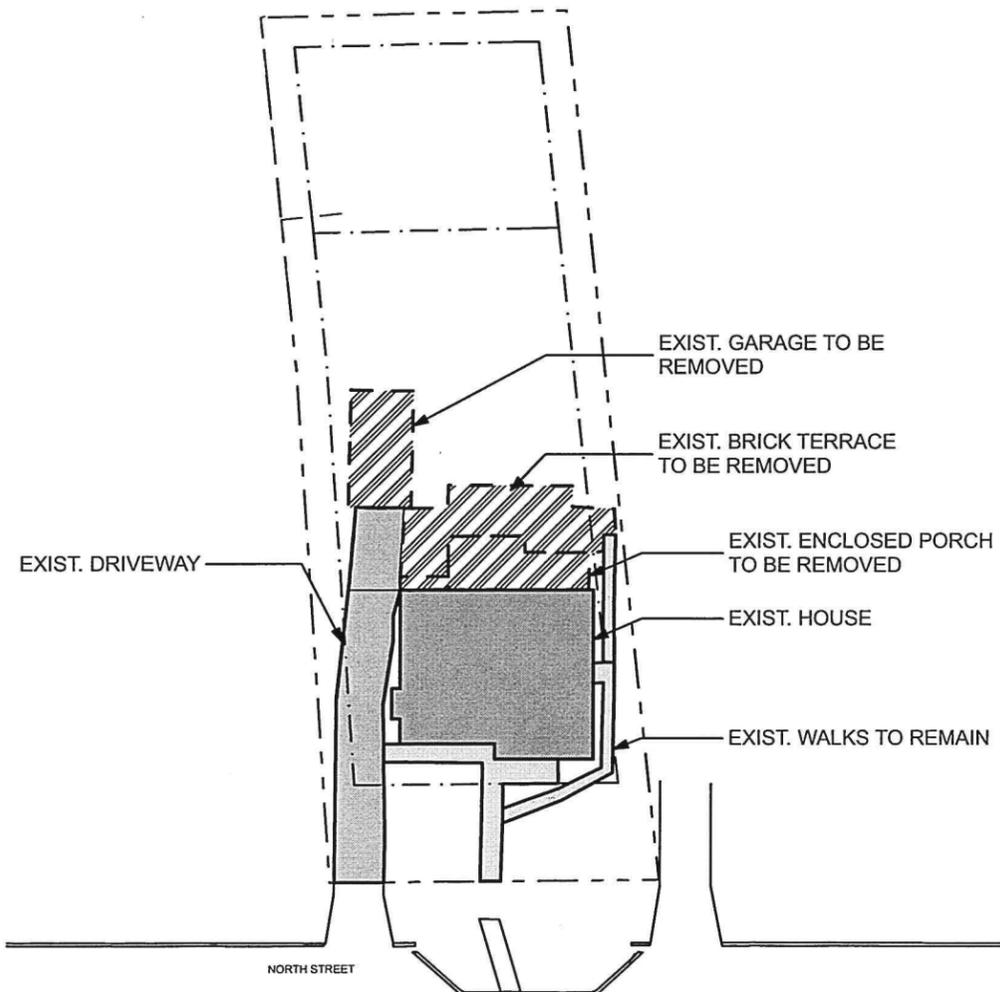
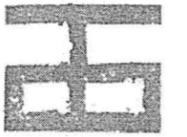
LOT COVERAGE: WALKWAYS & TERRACES

EXIST. ENTRY:	36 S.F.
EXIST. WALKS:	252 S.F.
TOTAL:	288 S.F.

PROPOSED COVERAGE=4% < 10% MAX. ALLOWABLE

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FLOOR AREA CALCULATIONS

HABITABLE AREAS AT EXISTING HOUSE:

FIRST FLOOR:	848 S.F.
SECOND FLOOR:	782 S.F.
TOTAL :	1,630 S.F.

ACCESSORY APARTMENT:

PROPOSED ACCESSORY APARTMENT AREA: 463 S.F.
(28% OF EXISTING GROSS HABITABLE AREA < 30% MAXIMUM ALLOWABLE)

SINGLE FAMILY ADDITION:

PROPOSED MUDROOM ADDITION AREA: 185 S.F.

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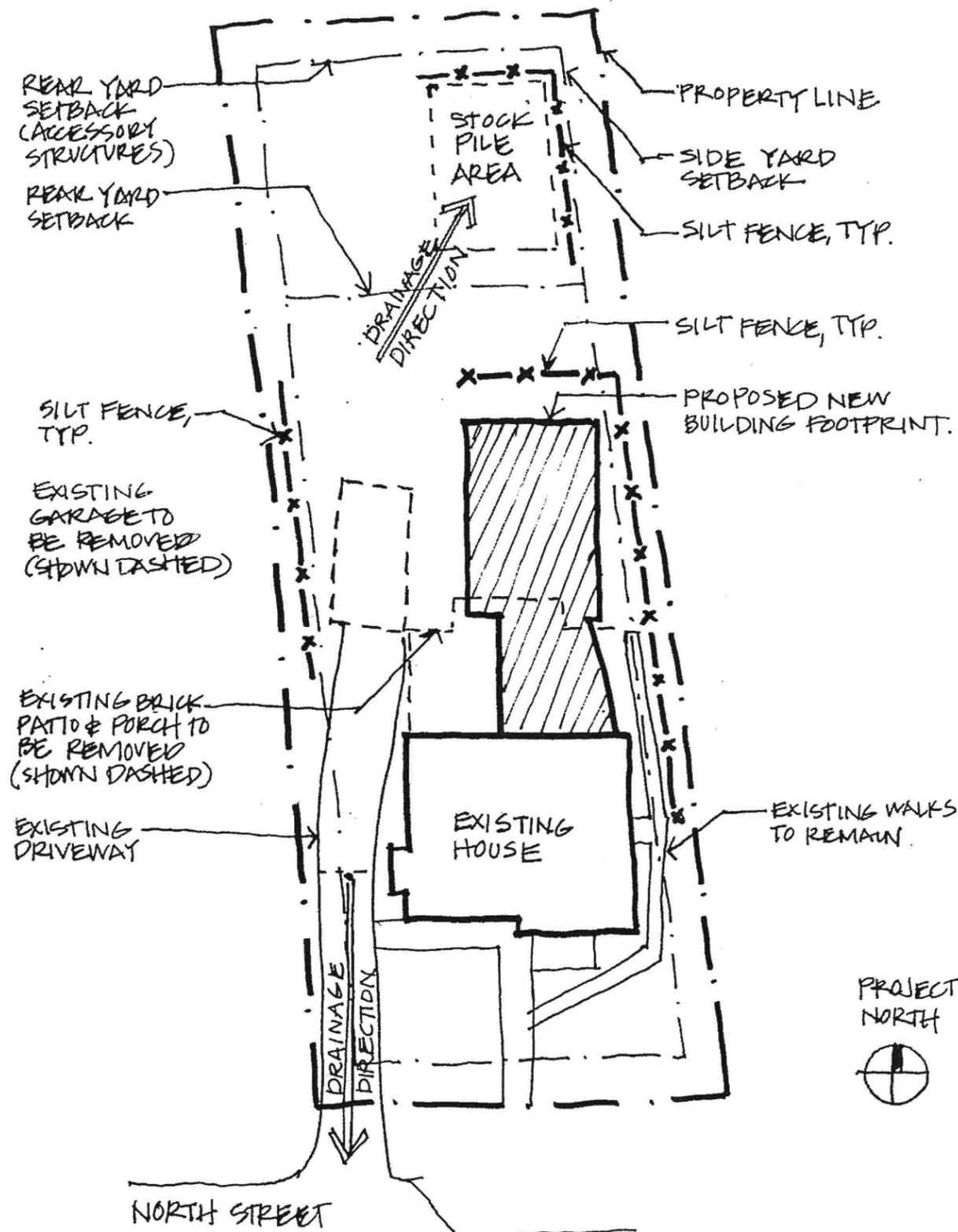
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1 EXIST. LOT COVERAGE
SCALE: 1" = 30'

2 PROPOSED LOT COVERAGE
SCALE: 1" = 30'

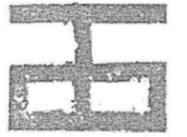
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EROSION PREVENTION & SEDIMENT CONTROL PLAN

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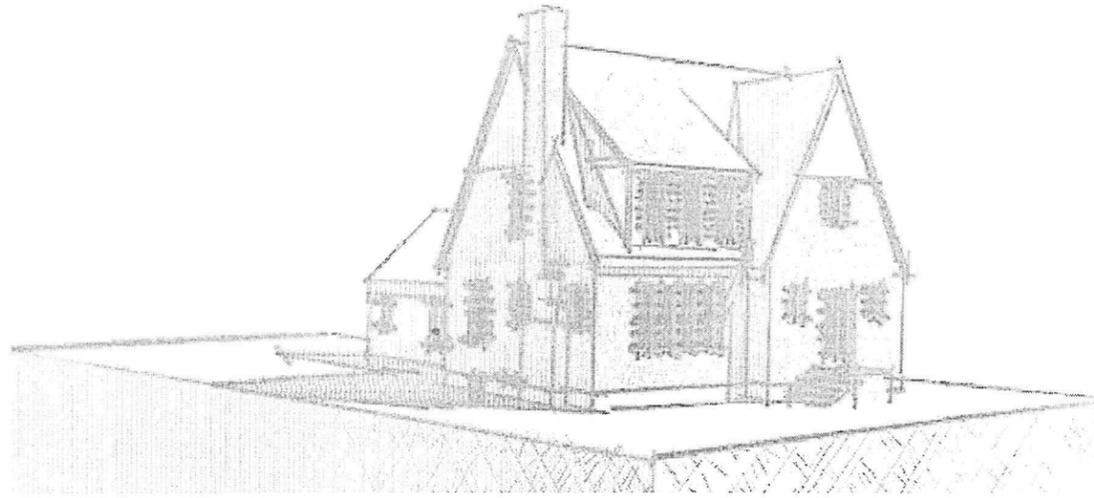
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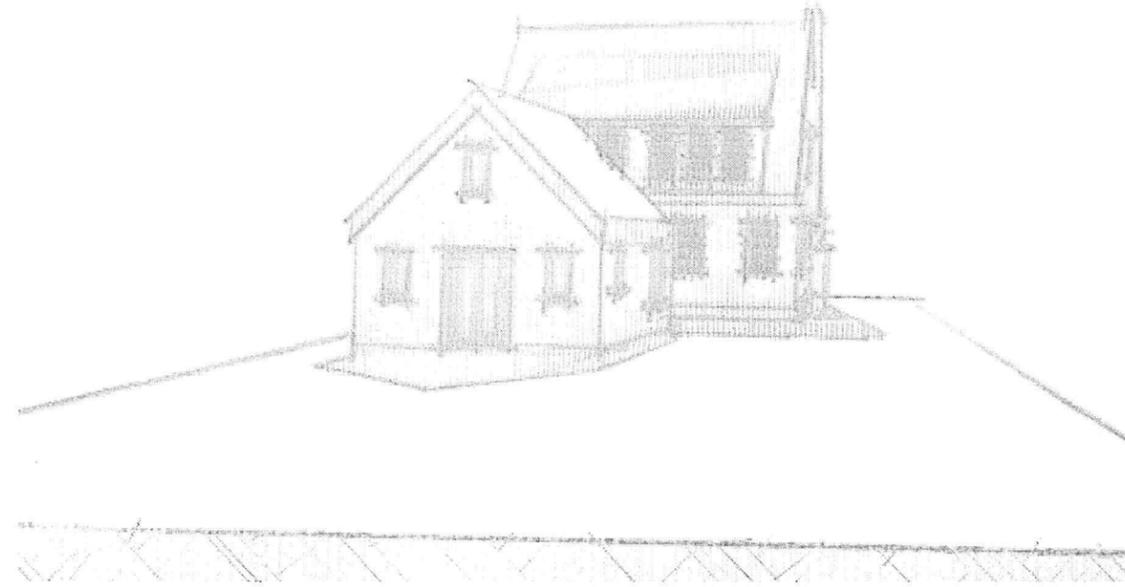
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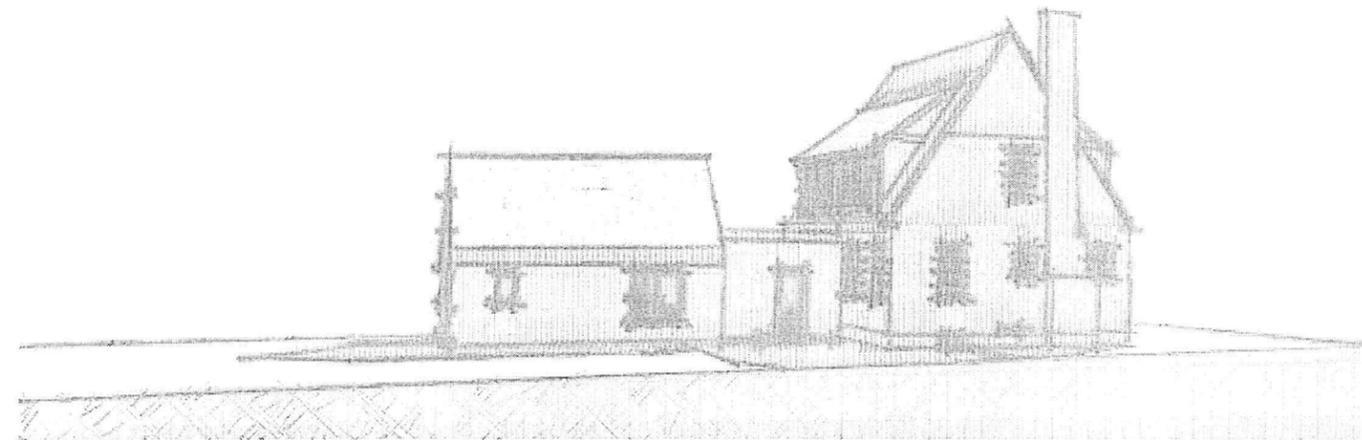
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1 STREET VIEW LOOKING NORTHEAST



2 REAR VIEW LOOKING SOUTHWEST



3 SIDE VIEW LOOKING WEST



4 REAR VIEW LOOKING NORTHEAST



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