

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street

Burlington, VT 05401

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Development Review Board

Wednesday, March 6, 2024, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

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1. Agenda

2. Communications

3. Minutes

4. Certificate of Appropriateness

4.1.

ZP-24-29; 323-325 College Street (RH, Ward 8) 323 Green Castle, LLC / Alpha Properties, LLC / Benjamin Frye

Reapplication of ZP-22-416 for the proposed construction of a 4-unit building addition with associated utility work and minor grading. (Project Manager, Garret King)

5. Adjournment

6. Informational and Non-Discrimination Statements

6.1.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
Ted Boylan, DPI Administrator



TO: Development Review Board
FROM: Garret King
DATE: March 6th, 2023
RE: ZP-24-29; 323-325 College Street

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RH Ward: 8

Owner/Applicant: 323 GREEN CASTLE LLC / Benjamin Frye

Request: Reapplication of ZP-22-416 for the proposed construction of a 4-unit building addition with associated utility work and minor grading.

Applicable Regulations:

Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

This project is a re-application of ZP-22-416 to add a front addition to 323-325 College Street west façade to add an additional 4 units. The application proposes a new primary four story façade that remains identical to the last application presented in 2022. The last time this application was reviewed the Design Advisory Board and Development Review Board the board voted unanimously to approve the application. The Development Review Board added two conditions previously, to add a pedestrian walkway from the College Street walkway to the West-side entrance and to add a light fixture at the north entrance, both have been incorporated into the current application.

323-325 College Street is a connected, 13 unit apartment complex. 5 units are within the original 1832 Chauncey Goodrich/Luther Hagar House at 325 College Street, while 8 are in the 2010 four story addition west of the historic house. The original structure is listed on the National Register of Historic Places within the Main Street College Street Historic District. This application proposes a primary frontage, four story addition to the 2010 ell to include four additional residential units for a collective total of 17 residential units. The Design Advisory Board reviewed this application on July 26, 2022 and voted unanimously (5-0) to recommend approval to the Development Review Board, with no additional conditions.

Previous zoning permit action:

- Zoning Permit 22-416; 4 unit addition re-application
- Zoning Permit 21-778; 4 unit addition. Expired

- Zoning Permit 21-0329CA; 4 unit addition. Withdrawn
- Zoning Permit 19-0203CA; Site changes and parking reconfiguration associated with ZP18-0977LL, ZP18-0976LL and ZP18-0975CA, 308 Main Street. Approved October 2018.
- Zoning Permit 18-0977LL; Boundary line adjustment with 308 Main Street. See also ZP19-0203CA (323-325 College Street) and ZP18-0976LL and 18-0975CA (308 Main Street.). Approved October 2018.
- Zoning Permit 18-0230CA; Alterations to site plan approved under ZP17-0791CA and window replacement under ZP17-0790CA. Add steps on south elevation, window changes, and boiler exhaust penetrations. Approved August 2017.
- Zoning Permit 18-0060CA; Establish paved connection with 308 Main Street for shared parking; relocation of dumpster and one tree. Application withdrawn September 2017.
- Zoning Permit 17-0791CA; Renovate existing ell for an additional 4 residential units; re-stripe parking for additional spaces. Requires DRB discretionary review of parking space dimensional standards silent in Article 8, Table 8.1.11-1. No change to coverage or setbacks. Approved April 2017.
- Zoning Permit 17-0790CA; Replace existing windows on rear ell with new clad wood windows. Approved March 2017.
- Zoning Permit 11-0086; Amendment to original approval issued November 3, 2010; specifically, site plan revisions, new access road, revised parking layout and substantially upgraded stormwater retention infrastructure. Approved July 2011.
- Zoning Permit 11-0086 CA/MA; Construct an attached building addition with 8 new dwelling units; convert the existing 5 unit building to a single unit with attached laundry/storage area; a net total of 9 dwelling units. (Re-arrangement of the number of units between buildings: 1 to be located in the existing structure; 8 in the new structure.) Demolish existing garage, expand parking area. Approved November, 2010.
- Zoning Permit 04-496; Move existing fence and install children's play equipment. Approved April 2004.
- Zoning Permit 03-170; Installation of fenced enclosure, 4' high green vinyl chain link. Approved, October 2002.
- Zoning Permit 83-123; Erect a 4' chain link fence along 75' of eastern property line and 125' along property line and 84' along northern property line. Approved April 1983.
- Zoning Permit 80-962; New doors, installation of a window where there was a door. Interior work. Approved May 1980.
- Zoning Permit 79-146; Install 70' of 4' chain link fencing. Approved May 1979.
- ZBA request to convert a three apartment house to five apartments. Approved November 1972.

Recommendation: Certificate of appropriateness approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Impact Fees Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in any new non-residential buildings square footage are subject to impact fees. Impact fees shall be

calculated based on the total gross square footage of the principal use. Per the submitted plans, the fees are:

SF of Project	3,483	
	<u>Residential</u>	
Department	Rate	Fee
Traffic	0.231	804.38
Fire	0.261	908.52
Police	0.053	183.14
Parks	0.874	3,045.15
Library	0.541	1,885.26
Schools	1.129	3,932.12
Total	3.089	\$ 10,758.57

Affirmative Finding as Conditioned

Section 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer / city treasurer according to the following schedule:

*a) New buildings: Impact fees must be paid at least seven days prior to occupancy of a new building or any portion thereof. **Affirmative finding as conditioned.***

Article 4: Zoning Maps and Districts Section

4.4.5 Residential Districts

(a) 5. The Residential High Density (RH) district is intended primarily for high density attached multi-family residential development. Development is intended to be intense with high lot coverage, large buildings, and buildings placed close together. Parking is intended to be hidden either behind or underneath structures.

The property currently contains a 13 unit apartment building, and the applicant proposes adding 4 additional units in a new building addition. **Affirmative finding.**

(b) Dimensional Standards and Density

Table 4.4.5-1 Minimum Lot Size and Frontage; RL, RL-W, RM and RM-W

The property is zoned RH, where minimum lot size and frontage are not required. **Not applicable.**

Table 4.4.5-2 Base Residential Density

Proposed unit total: 17 / (33,261 lot size / 43,560 acre) or 17 / .8 = 21.25; < 40 units per acre limitation. The proposal complies with the base residential density of the RH zoning district.
Affirmative finding.

Table 4.4.5-3 Residential District Dimensional Standards

Zoning District	Max. Lot Coverage¹	Setbacks^{1, 3, 4, 5, 6}				Max. Height¹
		Front²	Side³	Rear	Waterfront	
RH	80%	Min/Max: <i>Ave of 2 adjacent lots on both sides +/- 5-feet</i>	Min: <i>10% of lot width Or ave. of side yard setback of 2 adjacent lots on both sides</i> Max required: <i>20-feet</i>	Min: <i>25% of lot depth but in no event less than 20'</i> Max required: <i>75-feet</i>	NA	35-feet
323-325 College Street	74.3%	Average front yard setback is 30 ft. Proposed front yard setback is 30 ft.	Lot width: 137 ft = 13.7' side yard setback. Proposed side yard setback (west): 24 ft.	N/A	N/A	36' 7 ½" to roof deck; 38' 11 ½" to top of parapet. See Sec. 5.2.6 (a) (2) (A) & Sec. 5.2.6 (c) (6) which allows for height greater than 35'.

Affirmative finding.

(c) Permitted and Conditional Uses

Multifamily dwellings are permitted uses in the RH zoning district. **Affirmative finding.**

(d) District Specific Regulations

1. Setbacks

No setback encroachments are proposed or sought. **Not applicable.**

2. Lot Coverage

No exceptions to lot coverage are included or sought. **Not applicable.**

3. Accessory Residential Structures and Uses

No new accessory structures or uses are proposed. **Not applicable.**

4. Residential Density

A. Additional Unit to Multi-Family

Not Applicable.

B. Additions to Existing Residential Structures

Not Applicable.

C. Residential Occupancy Limits

The occupancy of all units on the property is limited to members of a family as defined in Article 13. Any divergence from such occupancy is subject to Conditional Use Review and approval by the DRB. **Affirmative finding as conditioned.**

5. Uses

There is no Neighborhood Commercial Use at this location. **Not applicable.**

6. Residential Development Bonuses

No development bonuses are included or sought. **Not applicable.**

Article 5: Citywide General Standards

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-3, above. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay District

This provision only applies to properties 2-acres or greater in size, and in the RCO, WRM, RM, WRL, and RL zoning districts. Also, there are no steep slopes present on the property. **Not applicable.**

Section 5.2.5 Setbacks

(a) Setbacks Required See Table 4.4.5-3, above. **Affirmative finding.**

(b) Exceptions to Yard Setback Requirements

5. Accessory Structures and Parking Areas Accessory structures no more than fifteen (15) feet in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear yard property line where such a setback is required.

Portions of the existing parking layout encroach into the 5ft side/rear yard setback areas. This existing condition has been recognized through previous zoning permits, and is considered existing, nonconforming. No additional infringement into the side/rear yard setbacks will occur because of this development. **Affirmative finding.**

Section 5.2.6 Building Height Limits

(a) Height Measurement

(2) (A) Flat Roof: the highest point of the decking of a flat or flat-topped roof mansard roof. A parapet no taller than four (4) feet shall not be considered part of a flat roof for the purposes of measuring building height.

The plans include a parapet that rises 2' 4" above the roof deck. The roof deck itself is at the maximum height allowance, as explained in Subsection C *Exceptions to Height Limits* below. **Affirmative finding.**

(c) Exceptions to Height Limits

6. The administrative officer may allow for up to a 10% variation in the maximum building height to account for grade changes across the site. In no event however, shall such additional height enable the creation of an additional story beyond the maximum permitted.

In and around the footprint of the proposed addition, the grade changes between 258' and 252' in elevation (approx.). As a result, a 10% variation in the maximum building height is allowable. The

RH zone sets 35' as the maximum building height allowed. With the 10% variation, the maximum building height increases to 38.5'. The proposed building height to the roof deck is 36' 7 ½", and is within the allowed 10% variation to the 35' maximum building height. And as noted above, a parapet extends 2' 4" above the roof, which is permissible. **Affirmative finding.**

Section 5.2.7 Density Calculations

See Table 4.4.5-2, above. **Affirmative finding.**

Section 5.3.5 Nonconforming Structures

(a) Changes and Modifications

Any change or modification to a nonconforming structure, other than to full conformity under this Ordinance, shall only be allowed subject to the following:

1. Such a change or modification may reduce the degree of nonconformity and shall not increase the nonconformity...

Many existing parking spaces extend into the 5ft side/rear yard setback areas. These have been acknowledged as existing nonconformities in previous zoning permits, documented on associated site plans. No new infringement into the side/rear yard setbacks are proposed. **Affirmative finding.**

Section 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.

(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 Goodrich/Hagar historic structure at 325 College Street remains residential, as it was originally constructed. **Affirmative finding.**

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.

Although no physical changes are proposed for the historic Goodrich/Hagar house (325 College St), the entire building mass at 323 College Street is an addition to that building (ZP 11-0086CA/MA). The increased setback reflected in the existing conditions plan was deliberate, so the new building mass would be appropriately deferential to the historic home. This new plan eliminates that purposeful setback, removing the intentional space before the 323 residential addition and changing the spatial relationship between the two building ell.

This new project was reviewed by the DAB on January 11, 2022 DAB (under expired permit ZP-21-778) where they recommended that the top floor of this new addition be set back so that it does not extend past the front of the historic structure. The plans were revised as part of this new application to comply with that recommendation, and the DAB subsequently voted to recommend approval of the application at their July 26, 2022 meeting. However, even with the top floor recessed to match the Goodrich/Hagar house's front setback, the lower floors still project closer to the street and visually minimize the historic building, thus altering the spatial relationship of the historic structure's streetscape. **Affirmative finding per DAB recommendation.**

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.

While no conjectural features are proposed, the elimination of the intentional setback of the 2010 building addition changes the relationship to the historic structure. However, as noted above, the design of the building was revised to setback the top floor of the new addition to accommodate the DAB's concern that views of the historic building would be blocked. That top floor setback ZP-22-416 Minutes/FOF pg. 8 of 16 alleviates some, but not all, of the new addition's view-blockage of the historic structure on site. **Affirmative finding per DAB recommendation.**

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

The 2010 addition has not acquired historic significance in its own right. **Not applicable.**

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

The Goodrich/Hagar house will not be altered because of this proposal. The 2010 building addition does not include any particular craftsmanship, feature, finishes or construction techniques requiring preservation. **Affirmative finding.**

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.

No deteriorated historic building features are proposed for replacement. **Not applicable.**

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.

Not applicable.

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

There are no identified archaeological resources at this location. If project development reveals any resources, construction will cease until appropriate authorities assess, evaluate, and assign appropriate disposition of them. **Affirmative finding.**

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.

The 2010 approval for the 8 unit addition was very intentional in setting the building mass back from the street and allowing the historic structure to retain prominence. This proposal will be differentiated from the old in terms of design; however much of the new addition's siding will be brick – which matches the siding of the existing historic structure. The building massing, while similar in scale and size (to the 2010 addition), steps boldly toward the street and in its location the potential to diminish the importance and the physical ability to view the 1832 structure. Were this project proposed on a separate, abutting lot, the prominence and modern vocabulary of the new work would be easily interpreted. But this remains an addition, appended to a listed historic property. The DAB took this into consideration and recommended that the top floor of the new addition be setback so that it does not extend past the front of the historic structure to preserve somewhat of a view to the Goodrich/Hagar House. While there is a mild grade change between the historic structure and the new addition, the bottom three floors (that extend forward of the historic structure) will still block views of the historic structure from the west, as demonstrated in the elevation and color schemes plans. **Affirmative finding per DAB recommendation.**

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.

It is possible to imagine that if the entire westerly addition were removed, the 1832 Goodrich/Hagar house would retain its integrity. **Affirmative finding.**

Section 5.4.9 Brownfield Remediation

Not applicable.

Section 5.5.1 Nuisance Regulations

None identified. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

The applicant proposes wallpack light fixtures at both entrances. Spec sheets have been provided, which indicate compliance with the lighting standards of this section. The elevation plans have been updated to include the recessed light fixture at the north entrance along with a spec sheet to show compliance with the standards. **Affirmative finding**

Section 5.5.3 Stormwater and Erosion Control

A previous Stormwater plan was approved on November 17, 2020 and the addition's footprint and associated site improvements do not appear to differ between the 2020 EPSC approval for this new application. However, the Stormwater Program Manager has expressed a new permit must be submitted with this new Zoning Permit. A new EPSC and stormwater plans must be submitted for review and approval. **Affirmative finding as conditioned.**

Section 5.5.4 Tree Removal

The plans indicate that one birch tree will be removed to accommodate the new structure.

Affirmative finding.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No land division is proposed. **Not applicable.**

Part 2: Site Plan Design Standards

(a) Protection of Important Natural Features:

Plan Sv-1 shows a birch tree in the location of the proposed addition which will be removed. No other alterations to natural features are included. **Affirmative finding.**

(b) Topographical Alterations:

The applicant includes a plan for minor grading to accommodate the addition. The site grading and utility plan are C2.01. **Affirmative finding.**

(c) Protection of Important Public Views:

There are no protected public views from or through this property. **Not applicable.**

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8 above. **Affirmative finding.**

(e) Supporting the Use of Renewable Energy Resources:

There is no mention of renewable energy resources in the application. At the very least, and in support of Burlington's renewable energy goals, it is recommended that infrastructure (conduit) be provided to accommodate a future solar installation. **Affirmative finding.**

(f) Brownfield Sites:

The site is not listed on DEC's Brownfield site list. **Not applicable.**

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site

disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Doors are illustrated on both the north and west elevations (Plan A2), each of which include a canopy above. The applicant provided a snow management plan with previous applications, which remains the same and involves trucking snow off-site. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The new addition is appended to the 2010 building addition; prominently facing the street and drawing up to a setback line as established by averaging two adjacent properties on either side. In location and orientation, it fills in the street wall. **Affirmative finding.**

(i) Vehicular Access:

The property has a driveway with two curb cuts onto College Street that circles around the existing building (entrance - eastern driveway; exit - western driveway). Zoning Permit 19- 0203CA further confirmed this clock-wise circulation path, with additional traffic flow from 308 Main Street through the site south-to-north (through the SW corner of the subject lot). This circulation pattern will remain. **Affirmative finding.**

(j) Pedestrian Access:

A walkway is illustrated from the public sidewalk on College Street to the new entrance on the street facing side of the addition (Plan C1.01.) The westerly entrance directly abuts the driveway, and between two parallel parking spaces. The plans indicate this to be an accessible entrance with pavement marking to differentiate between pedestrian and vehicular areas. All other pedestrian access will remain as existing. **Affirmative finding.**

(k) Accessibility for the Handicapped:

As originally approved, the building remains handicap accessible from the southerly entrance. One handicap parking space is identified on the site plan nearest to the southerly entrance. The building inspector has jurisdiction for the compliance of ADA standards. **Affirmative finding.**

(l) Parking and Circulation:

Vehicular circulation had been previously approved in a clock-wise pattern; entering from the easterly drive and circulating around the rear of the existing structure, and out the westerly drive. In addition, the parking plan for 308 Main Street (8 residential units) allows for that traffic to move through this site from south to north. The drive width of 10' on the western side of the building should be adequate for most residential vehicles, but potentially challenging for trash haulers accessing the dumpster in the southeastern corner of the lot.

ZP-19-0203CA identified 34 on-site parking spaces for the 13 units. Three parking spaces will be removed. The property also has a shared parking agreement with 308 Main Street, which will remain in effect. Both 323-325 College Street and 308 Main Street are within the Multi-Modal Mixed Use Parking District (adopted 9.14.20), which eliminates parking requirements for those properties with street frontage on major thoroughfares to a depth of 200'. Therefore, there are no new parking requirements with the addition of four new residential units. **Affirmative finding.**

(m) Landscaping and Fences:

A landscape plan has been provided that includes a mixture of shrubs and grasses, along with 1 hardwood and 1 softwood tree. No new fencing is included, however a new 3ft tall retaining wall (with top railing) will be constructed at the front of the property, and an existing retaining wall near the east property line will be slightly adjusted to make room for a wider driveway width.

Affirmative finding.

(n) Public Plazas and Open Space:

No public plazas are proposed. There is, however, some open space in the front yard for tenant use.

Affirmative finding.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2. The applicant proposes wall-pack light fixtures at both entrances. Spec sheets have been provided which indicate compliance with the lighting standards of Sec. 5.5.2. The elevation plan has been updated to show the location of the exterior fixture at the north entrance.

Affirmative finding.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

The existing dumpster is in the southeast corner of the parcel. Mailboxes will be in the residential entry lobby on the south as previously approved.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The applicant notes that all mechanical units will be inside. **Affirmative finding.**

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

This addition will be appended to the historic structure's 2010 addition, maintaining that addition's height and width. It will also maintain the common front yard setback of structures on neighboring properties. **Affirmative finding.**

2. Roofs and Rooflines.

The front portion of the new addition will be three stories tall, and the rear portion will be four stories tall to match the 2010 addition. Both sections of roof are flat, consistent with the existing addition. **Affirmative finding.**

3. Building Openings

Window openings are symmetrically arranged; in 2 columns on the north and east elevations, and slightly differentiated columns on the west elevation in accordance with the building and unit layouts. New entrances are figured on the north and west elevations. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8. **Affirmative finding.**

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Although similar to the existing addition approved in 2010, the new addition removes the blind entrance at the 2010 addition's lower level with a relocation of entrances to the west and north sides. **Affirmative finding.**

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

The addition will be sheathed in a combination of brick, fiber cement boards, and stone. Windows will be of a fiberglass material, and doors are fiberglass. Spec sheets for all exterior doors have been uploaded since last time the application was proposed. Essentially, a variety of window/door types are acceptable for new construction. **Affirmative finding as conditioned.**

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

At the very least, the addition should be constructed toward the inclusion of solar utilization in the future by incorporating conduit within the plan. **Affirmative finding as conditioned.**

(g) Make advertising features complementary to the site:

No signage is proposed. **Not applicable.**

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above. **Affirmative finding.**

(i) Make spaces secure and safe:

Construction shall comply with all required building and life safety codes as determined by the building inspector and fire marshal.

Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

Both entrances are proposed to have exterior light fixtures. **Affirmative finding**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

With the new addition and site changes three parking spaces are proposed to be removed and get replaced with 4 short term and 4 long term parking spaces. **(Affirmative Finding)**

II. Conditions of Approval

1. **Prior to the release of the Zoning Permit:** The EPSC plans shall be approved by the city stormwater engineer before the start of construction.
2. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Permitting & Inspections Department the impact fee as calculated based on the net new square footage of the proposed development. If no net increase in square footage, no impact fees are due.
3. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/energy_efficiency.
4. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required, and shall meet all energy efficiency codes of the city and state.
5. Standard permit conditions 1-15.



① View to Southwest

VHB
101 Walnut Street
Watertown, MA 02471
617-924-1770

No.	Description	Date
-----	-------------	------

Greencastle LLC

323 College Street

3D View

Project number :	202002
Date :	17 February 2022
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A3

Scale :

2/18/2022 3:44:04 PM



① VIEW TO SOUTHEAST

VHB
101 Walnut Street
Watertown, MA 02471
617-924-1770

No.	Description	Date
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Greencastle LLC

323 College Street

3D VIEW

Project number :	202002
Date :	17 February 2022
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A4

Scale :



Legend

- ## Proposed Addition 323 Greencastle

323 College Street
Burlington, Vermont

Designed by	Checked by
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Review

July 14, 2020

Drawing Title

Existing Conditions

Plan of Land

Drawing Number

Sv-1

Sheet 1 of 5

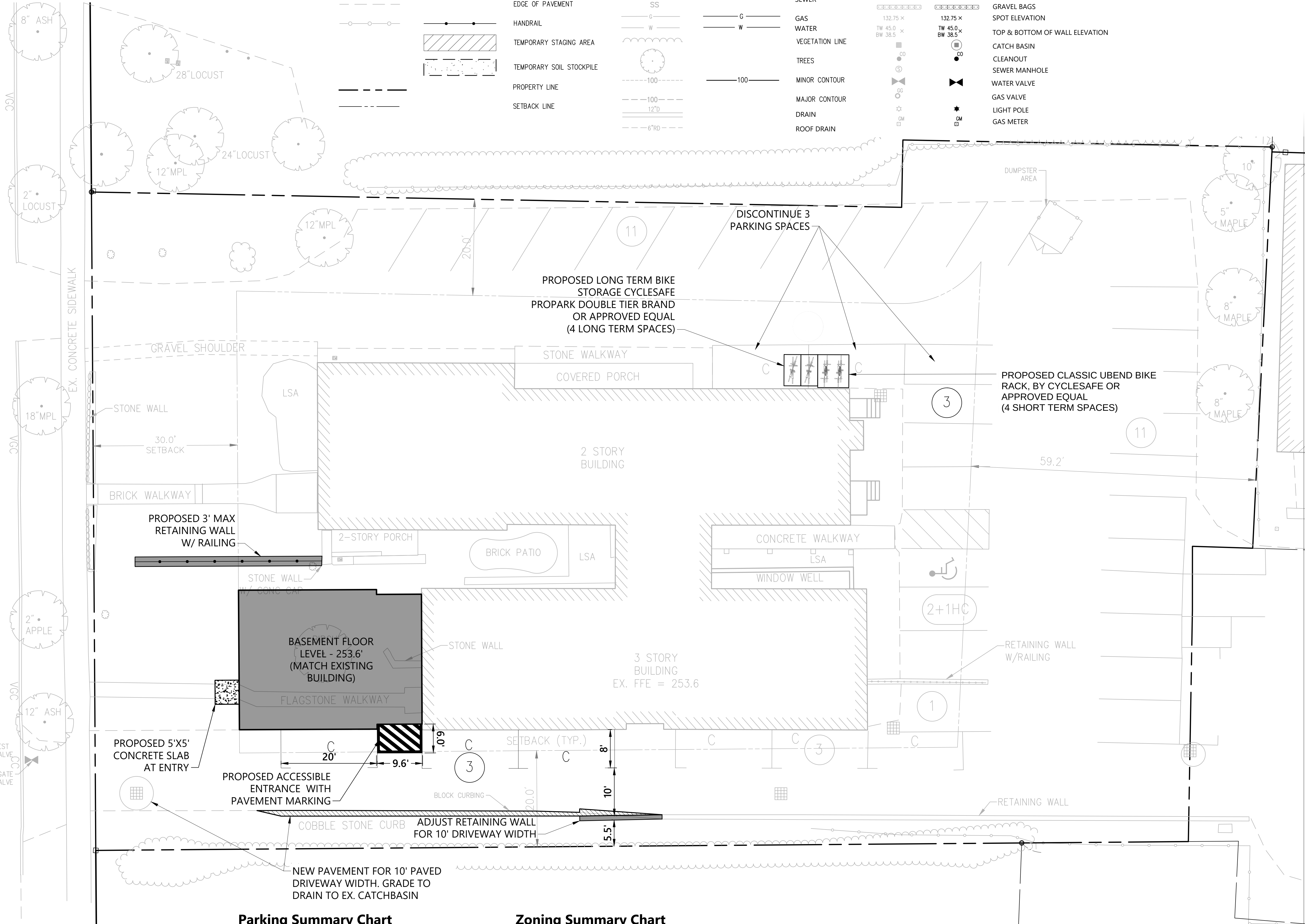
Project Number
57970.00

NOTES:

- 1) THE PROPERTY LINES SHOWN ARE BASED UPON A BOUNDARY SURVEY PLAT FOR THE SUBJECT PROPERTIES, ENTITLED "BOUNDARY LINE ADJUSTMENT SURVEY PLAT", PREPARED BY VHB, DATED MAY 30, 2018, REVISED JUNE 29, 2018.
- 2) EXISTING CONDITIONS SHOWN ARE BASED UPON VHB FIELD SURVEY PERFORMED JUNE 2020 AND A COMPILED OF AVAILABLE EXISTING UTILITY RECORDS. UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PERFORMING ANY EARTHWORK.

Legend

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED



Parking Summary Chart

Description	Existing	Proposed
COMPACT SPACES	5	6
STANDARD SPACES	29	28
STANDARD ACCESSIBLE SPACES	1	1
PARALLEL SPACES	5	6
TOTAL SPACES	35	35

Zoning Summary Chart

Zoning District(S):	Residential - High Density (RH)		
Overlay District(S):	Design Review		
Zoning Regulation Requirements	Existing	Required	Proposed
LOT AREA	32,566 SF	N/A	32,566 SF
LOT COVERAGE	70.0%	80% (Max)	75.9%



Proposed Addition
323 Greencastle, LLC

323 College Street
Burlington, Vermont

No.	Revision	Date	Appr'd.
1	Revisions to Building and Retaining Wall	04/01/2022	PBS
2	Per DRB Comments	10/03/2022	PBS

Designed by CHS Checked by PBS

Issued for Permit Date July 14, 2020

Not Approved for Construction
Layout and Materials Plan

Drawing Number

C1.01

Sheet 2 of 8

Project Number
57970.00

NOTES:

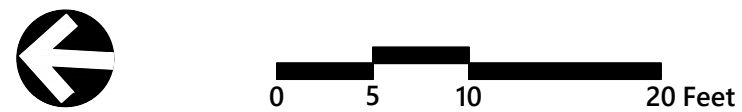
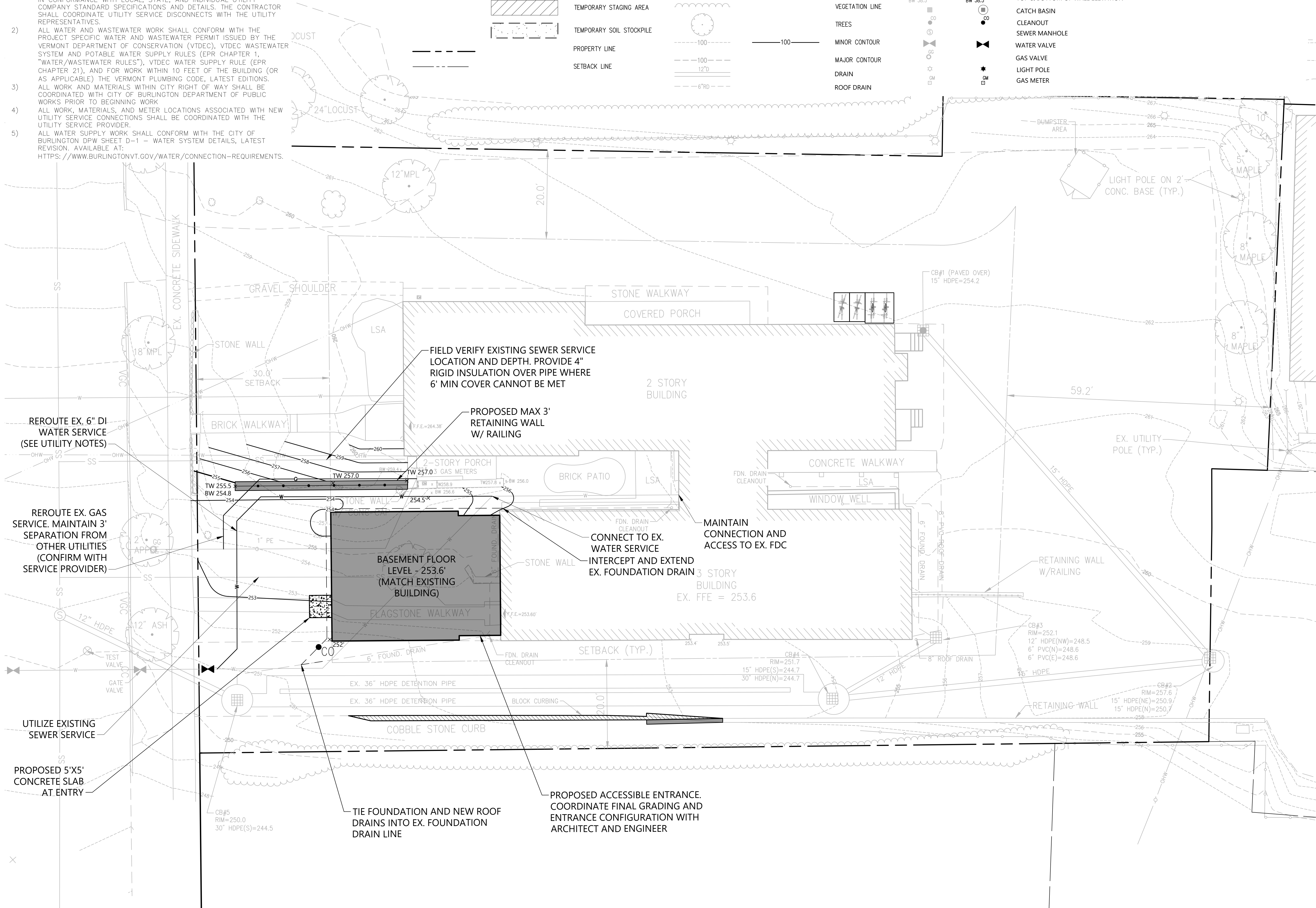
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UTILITY NOTES:

- 1) EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE, AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
- 2) ALL WATER AND WASTEWATER WORK SHALL CONFORM WITH THE PROJECT-SPECIFIC WATER AND WASTEWATER PERMIT ISSUED BY THE VERMONT DEPARTMENT OF CONSERVATION (VTDEC). VTDEC WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES (EPR CHAPTER 1, "WATER/WASTEWATER RULES"), VTDEC WATER SUPPLY RULE (EPR CHAPTER 21), AND FOR WORK WITHIN 10 FEET OF THE BUILDING (OR AS APPLICABLE) THE VERMONT PLUMBING CODE, LATEST EDITIONS.
- 3) ALL WORK AND MATERIALS WITHIN CITY RIGHT OF WAY SHALL BE COORDINATED WITH CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS PRIOR TO BEGINNING WORK.
- 4) ALL WORK, MATERIALS, AND METER LOCATIONS ASSOCIATED WITH NEW UTILITY SERVICE CONNECTIONS SHALL BE COORDINATED WITH THE UTILITY SERVICE PROVIDER.
- 5) ALL WATER SUPPLY WORK SHALL CONFORM WITH THE CITY OF BURLINGTON DPW SHEET D-1 - WATER SYSTEM DETAILS, LATEST REVISION, AVAILABLE AT: [HTTPS://WWW.BURLINGTONVT.GOV/WATER/CONNECTION-REQUIREMENTS](https://www.burlingtonvt.gov/water/connection-requirements).

Legend

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED



Proposed Addition
323 Greencastle, LLC

323 College Street
Burlington, Vermont

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2	Per DRB Comments	10/03/2022	PBS

Designed by	CHS	Checked by	PBS
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Issued for
Permit

Date
July 14, 2020

Not Approved for Construction

Drawing Title
**Site Grading
and Utility Plan**

Drawing Number

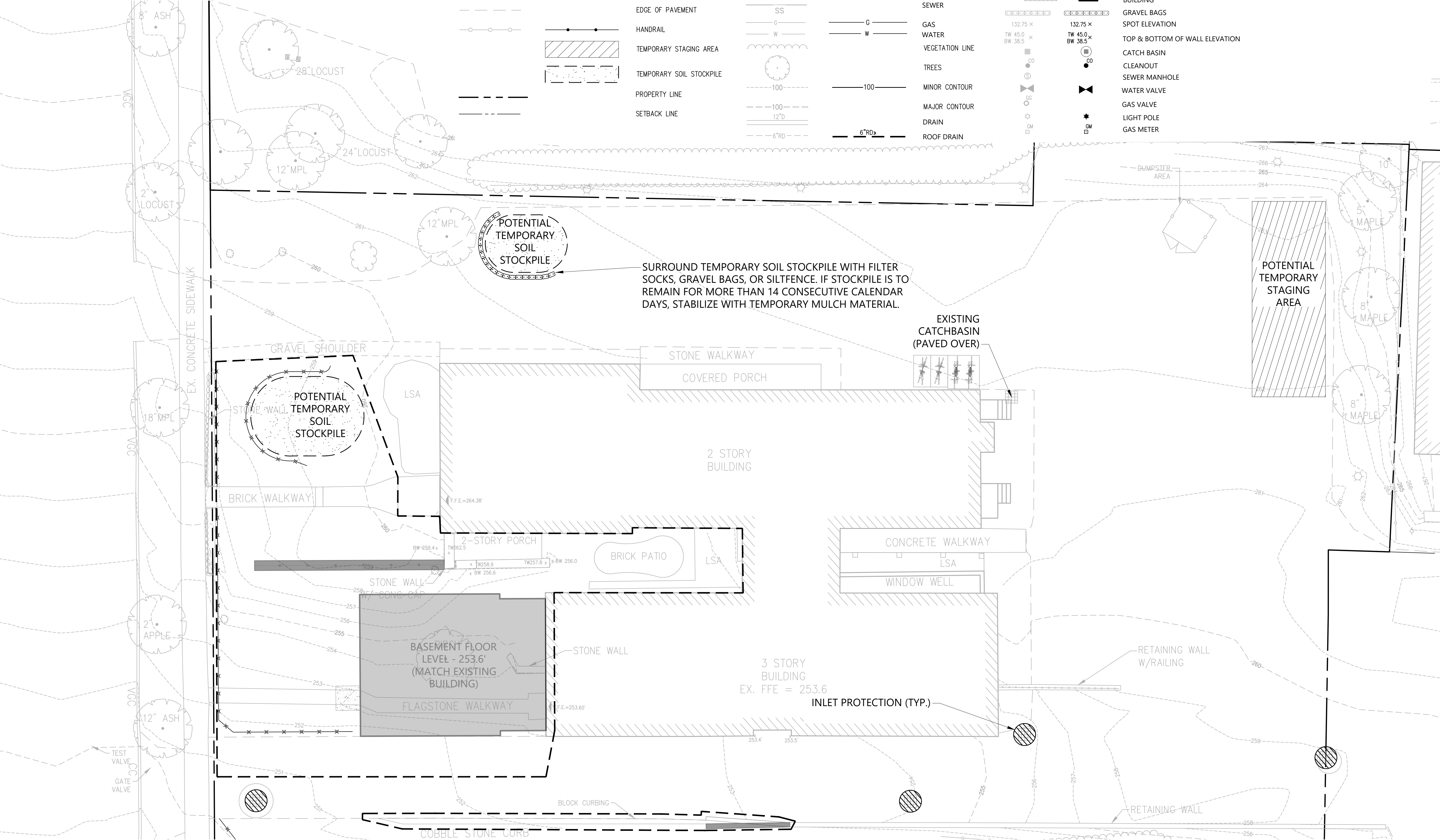
C2.01

Sheet
3 of
8

Project Number
57970.00

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EROSION CONTROL NOTES

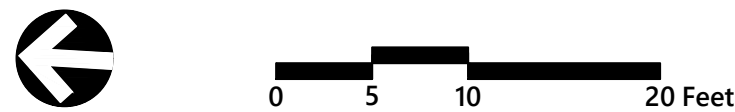
- CONTACT CITY OF BURLINGTON DPW STORMWATER ADMINISTRATOR AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION ACTIVITY (802) 863-4501
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONDITIONS OF THE EPSC PLAN APPROVAL GRANTED BY THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO EARTH DISTURBANCE. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED DAILY IN ORDER TO MINIMIZE THE DISCHARGE OF SEDIMENT TO THE CITY DRAINAGE SYSTEM. MAINTAIN SEDIMENT CONTROLS UNTIL SITE IS FULLY STABILIZED.
- THE SITE, ACCESS POINTS TO THE PROJECT, AND NEARBY PORTIONS OF SURROUNDING CITY STREETS SHALL BE INSPECTED DAILY AND PRIOR TO FORECAST PRECIPITATION EVENTS. SEDIMENT DEPOSITED BY VEHICLE TRACKING SHALL BE REMOVED BY SWEEPING AS NEEDED AND PRIOR TO FORECAST PRECIPITATION.
- NO VEHICLE OR EQUIPMENT PARKING OR MATERIAL STAGING SHALL OCCUR WITHIN THE CITY ROW WITHOUT PERMISSION FROM THE CITY OF BURLINGTON DEPARTMENT OF PUBLIC WORKS.
- THE NEW AND EXISTING STORMWATER DRAINAGE SYSTEM SHALL BE FREE FROM SEDIMENT AND CONSTRUCTION DEBRIS AT THE COMPLETION OF CONSTRUCTION, AND PRIOR TO TRANSFER OF THE SITE TO THE OWNER.
- DISTURBED AREAS SHALL BE STABILIZED WITH TOPSOIL, SEED AND MULCH, STONE, CONCRETE, PAVEMENT, OR OTHER APPROVED MEANS WITHIN 14 DAYS OF INITIAL DISTURBANCE.
- SILT FENCE OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED AT THE DOWNSLOPE PERIMETER OF ALL SOILS STOCKPILES.
- THE CONTRACTOR SHALL TAKE ALL REASONABLE MEANS NECESSARY TO KEEP THE NEW STORMWATER SYSTEM FREE OF SEDIMENT AND DEBRIS DURING THE CONSTRUCTION PERIOD. DO NOT ALLOW RUNOFF FROM DISTURBED AREAS TO DRAIN THESE FEATURES UNTIL THEY HAVE RECEIVED FINAL STABILIZATION.
- DURING THE WINTER CONSTRUCTION PERIOD FROM NOVEMBER 1 TO APRIL 15, ANY NEW DISTURBANCE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED (MULCHING, EROSION CONTROL MATTING, OR TARPS FOR STOCKPILES, OR OTHER APPROVED METHOD) WILL OCCUR AT THE END OF EACH WORK DAY UNLESS:
 - EARTHWORK IS TO CONTINUE IN THE AREA WITHIN THE NEXT 24 HOURS, AND THERE IS NO LIQUID PRECIPITATION FORECAST FOR THE NEXT 24 HOURS, OR
 - IF WORK IS OCCURRING IN A SELF-CONTAINED EXCAVATION (NO OUTLET) WITH A DEPTH OF 2 FEET OR GREATER (E.G. HOUSE FOUNDATION EXCAVATION OR UTILITY TRENCHES)

Legend

EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770



Proposed Addition
323 Greencastle, LLC

323 College Street
Burlington, Vermont

No.	Revision	Date	Appr'd.
1	Revisions to Building and Retaining Wall	04/01/2022	PBS
2	Per DRB Comments	10/03/2022	PBS

Designed by	CHS	Checked by	PBS
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Issued for
Permit

Date
July 14, 2020

Not Approved for Construction

Erosion and
Sediment Control Plan

Drawing Number

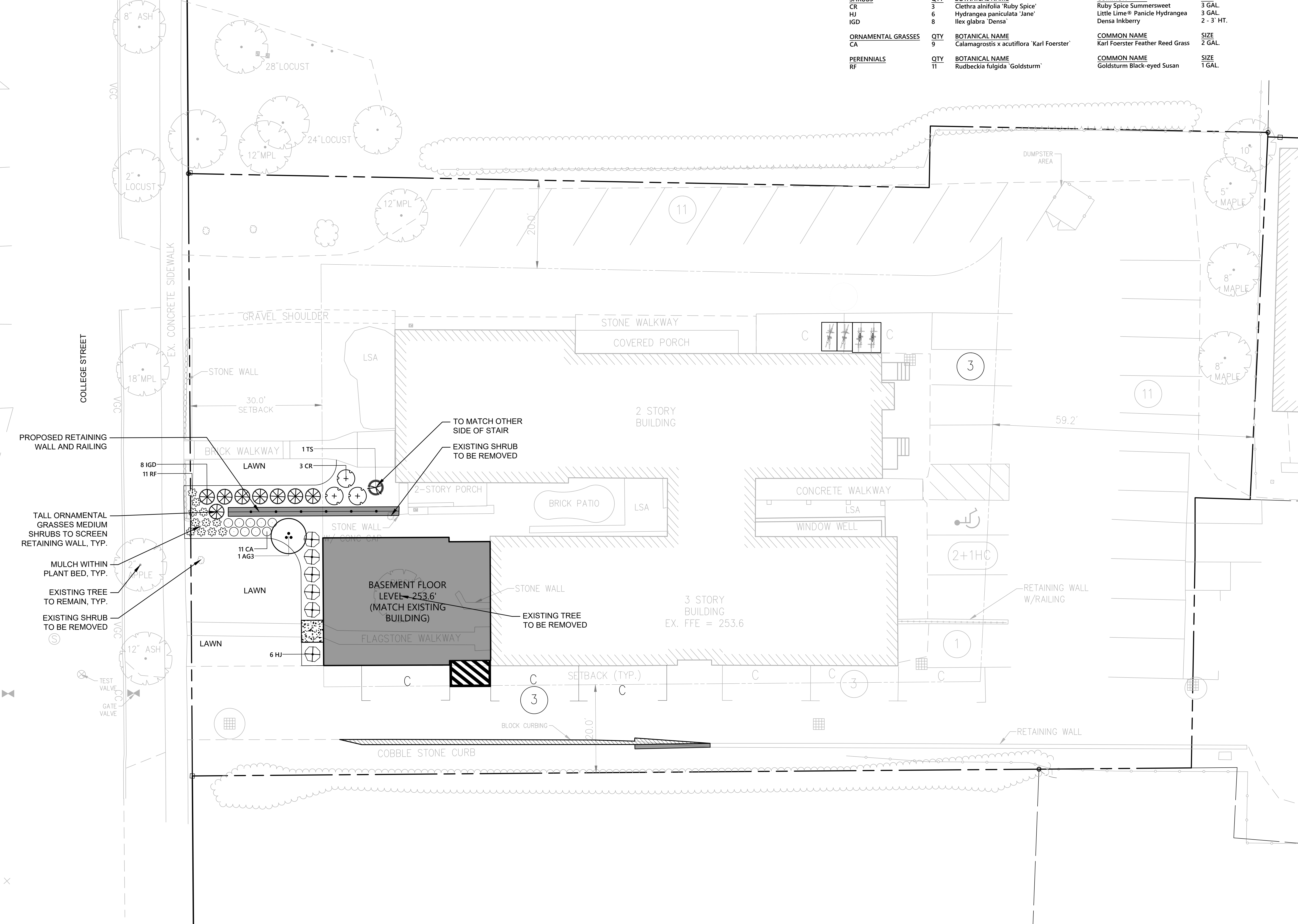
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Sheet
4 of 8

Project Number
57970.00

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PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AG3	1	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	4-5' HT./Multi-stem
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TS	1	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5 - 6' HT.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CR	3	Clethra alnifolia 'Ruby Spice'	Ruby Spice Summersweet	3 GAL.
HJ	6	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	3 GAL.
IGD	8	Ilex glabra 'Densa'	Densa Inkberry	2 - 3' HT.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
CA	9	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 GAL.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RF	11	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 GAL.



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101 Walnut Street
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051020Feet

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323 College Street
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Designed by
JD

Checked by
PBS

Issued for
Permit

Date
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Not Approved for Construction

Drawing Title
Landscaping Plan

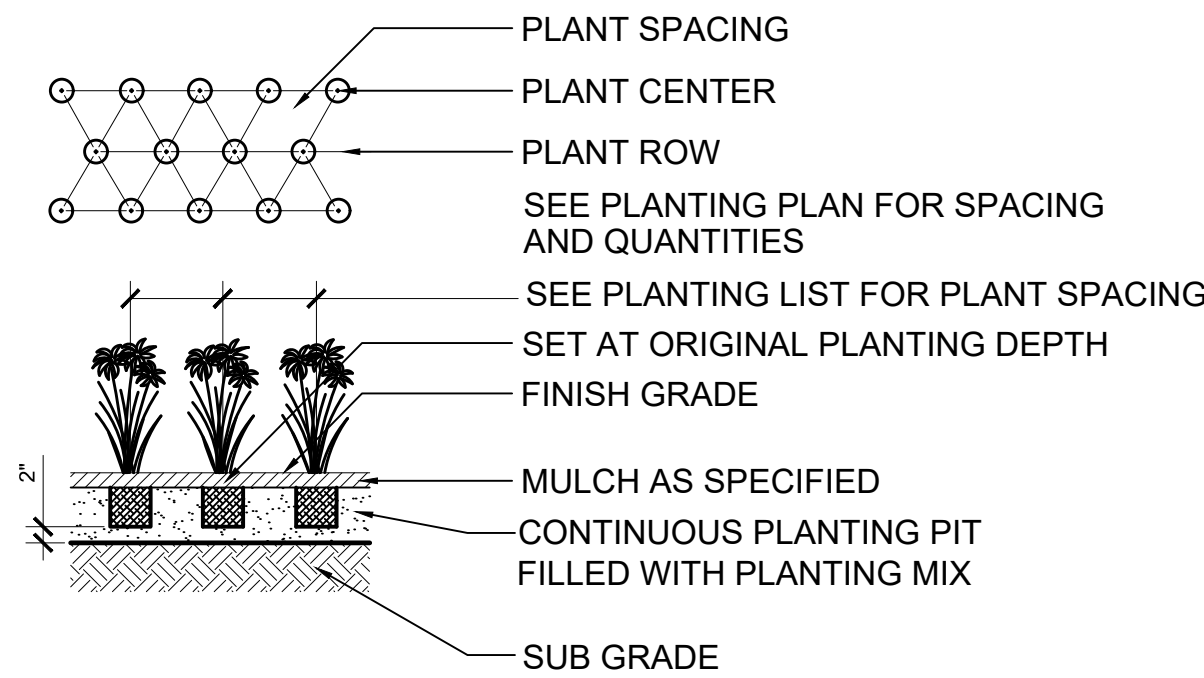
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C4.01

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of
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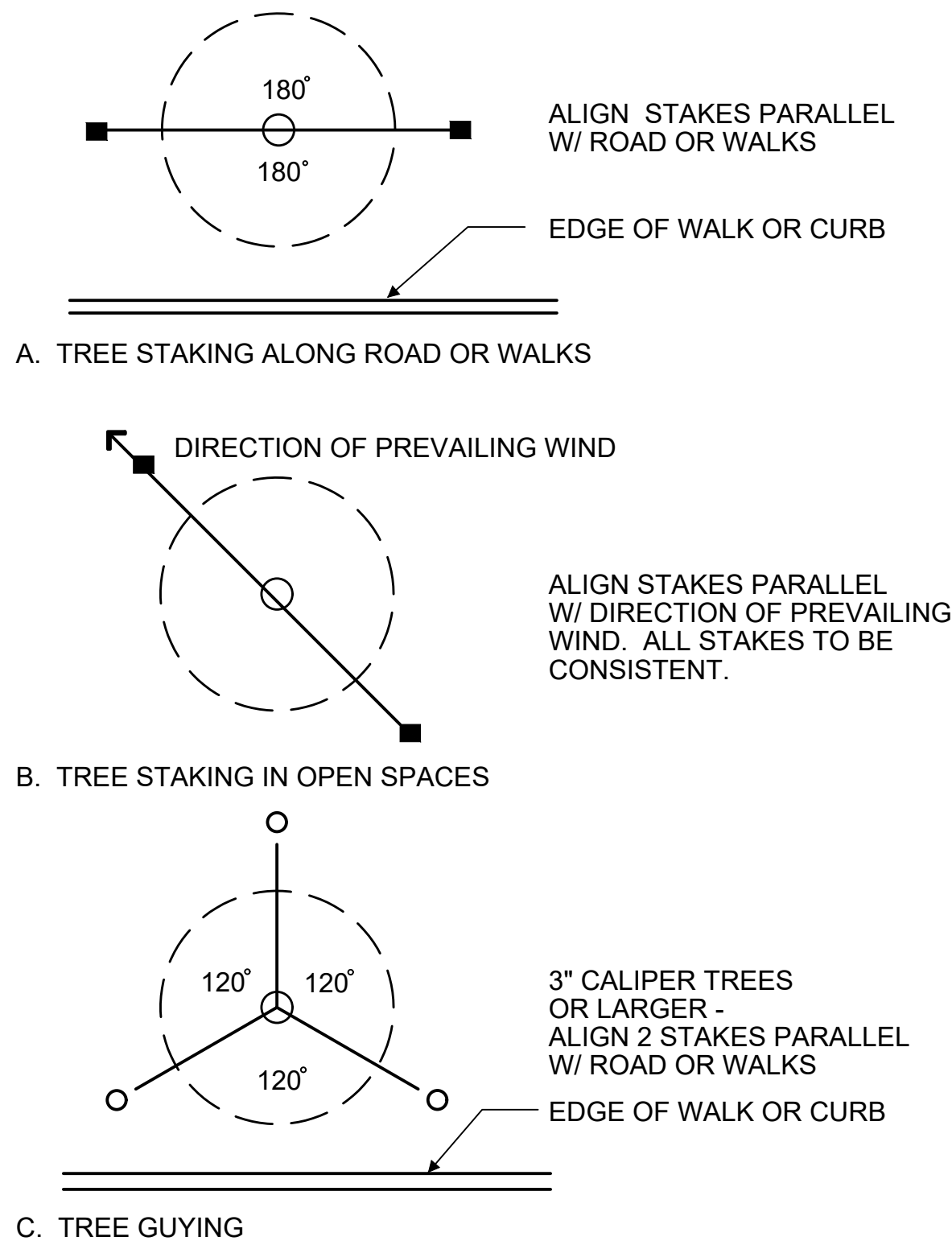
Project Number
57970.00

Page 22 of 44



E PERENNIAL PLANTING

SCALE: 1/2" = 1'-0"



C TREE STAKING LAYOUT

NO SCALE

p-stake.dwg

NOTE: EXAMINE ENTIRE TREE AND REMOVE ALL NURSERY TAGS, ROPE, STRING, OR SURVEYORS TAPE TO PREVENT FUTURE GIRDLING.

SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT

NYLON STRAP WITH 3/4" GROMMETS

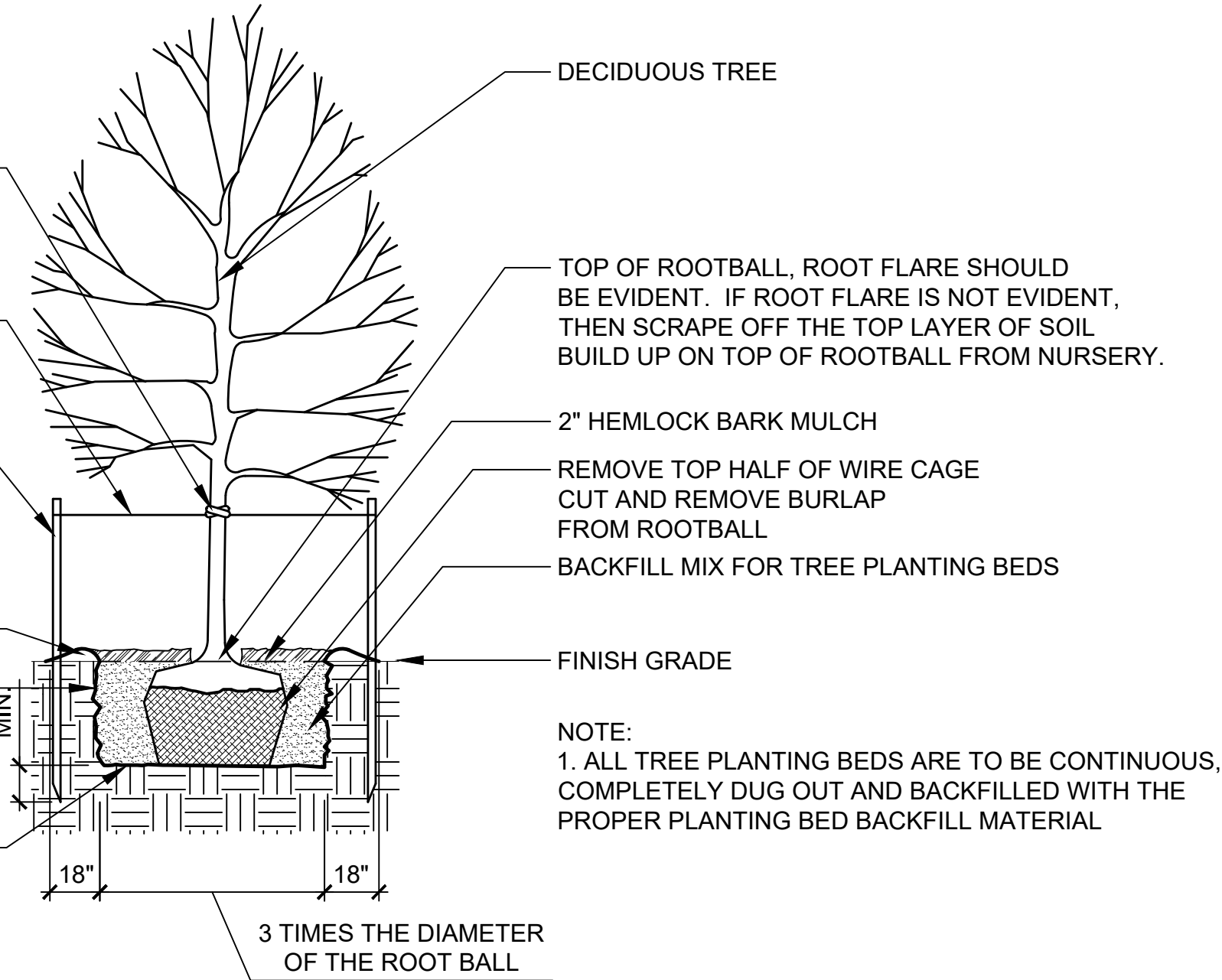
FASTEN WIRE BELOW POINT OF MAJOR BRANCHING OR TO MAJOR OUTSIDE TRUNK.

2 1/2" HARDWOOD STAKES. ALIGN STAKES PARALLEL W/ ROAD/ WALKS OR PARALLEL W/ DIRECTION OF PREVAILING WIND, REFER TO TREE STAKING DETAIL

TEMPORARY WATERING BASIN

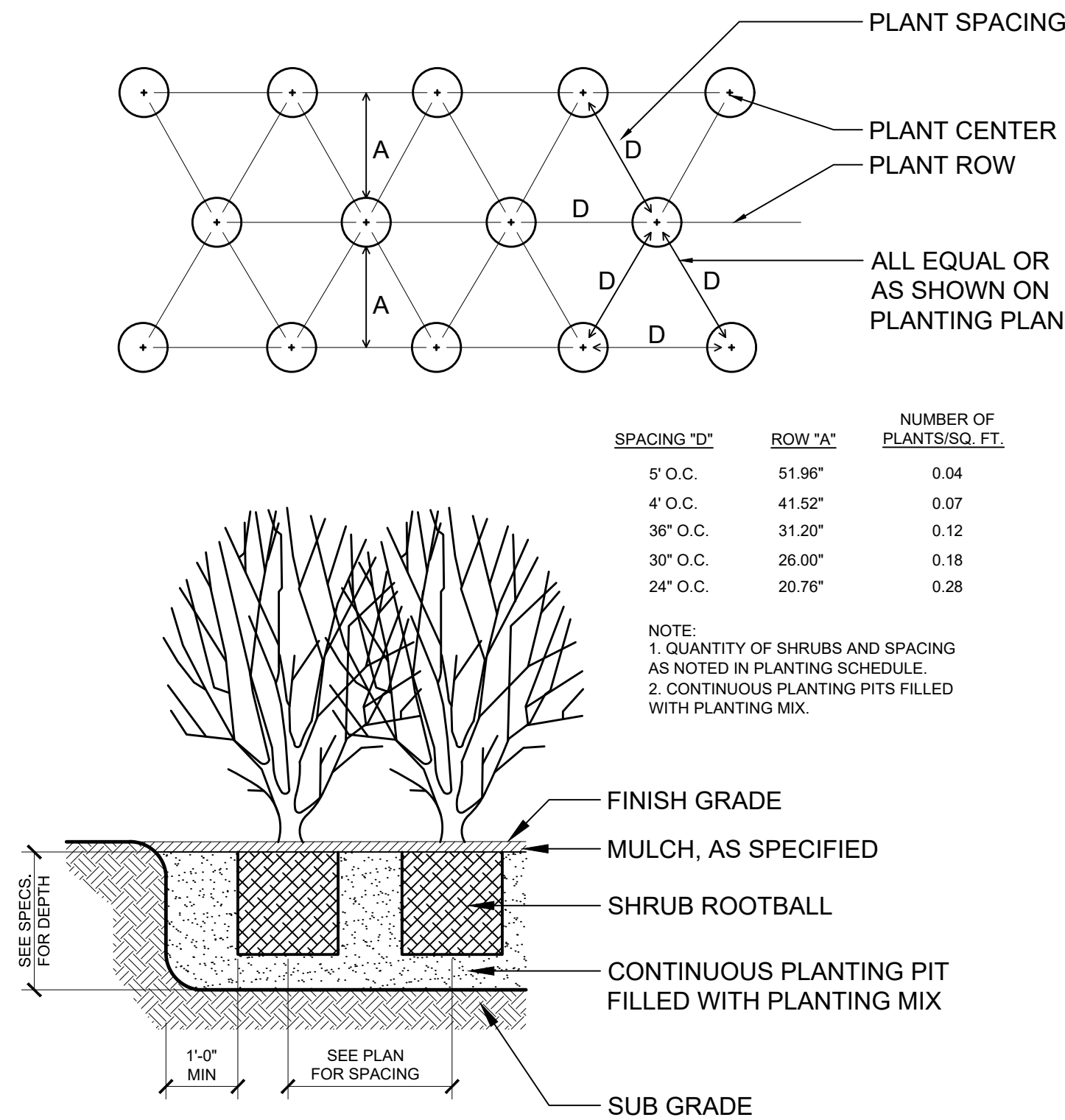
BREAK APART EDGE OF EXCAVATION W/ SHOVEL AND BLEND PLANT MIX W/ EXISTING SOIL TO PROVIDE TRANSITION TO UNDISTURBED GRADE

UNDISTURBED GRADE - EXCAVATE ONLY TO SPECIFIED PLANTING DEPTH TO ENSURE STABLE BASE



A TREE PLANTING

SCALE 1/4" = 1'-0"



D SHRUB PLANTING

SCALE: 1/2" = 1'-0"

SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT

12" X 1 1/2" NYLON/COTTON WEAVE TIES WITH 3/4" GROMMETS

1/8" 7 X 7 STEEL CABLE FASTENED W/ (2) ZINC PLATED CABLE CLAMPS. COVER GUYS W/3' OF 3/8" DIA. SLIP PLASTIC TUBING.

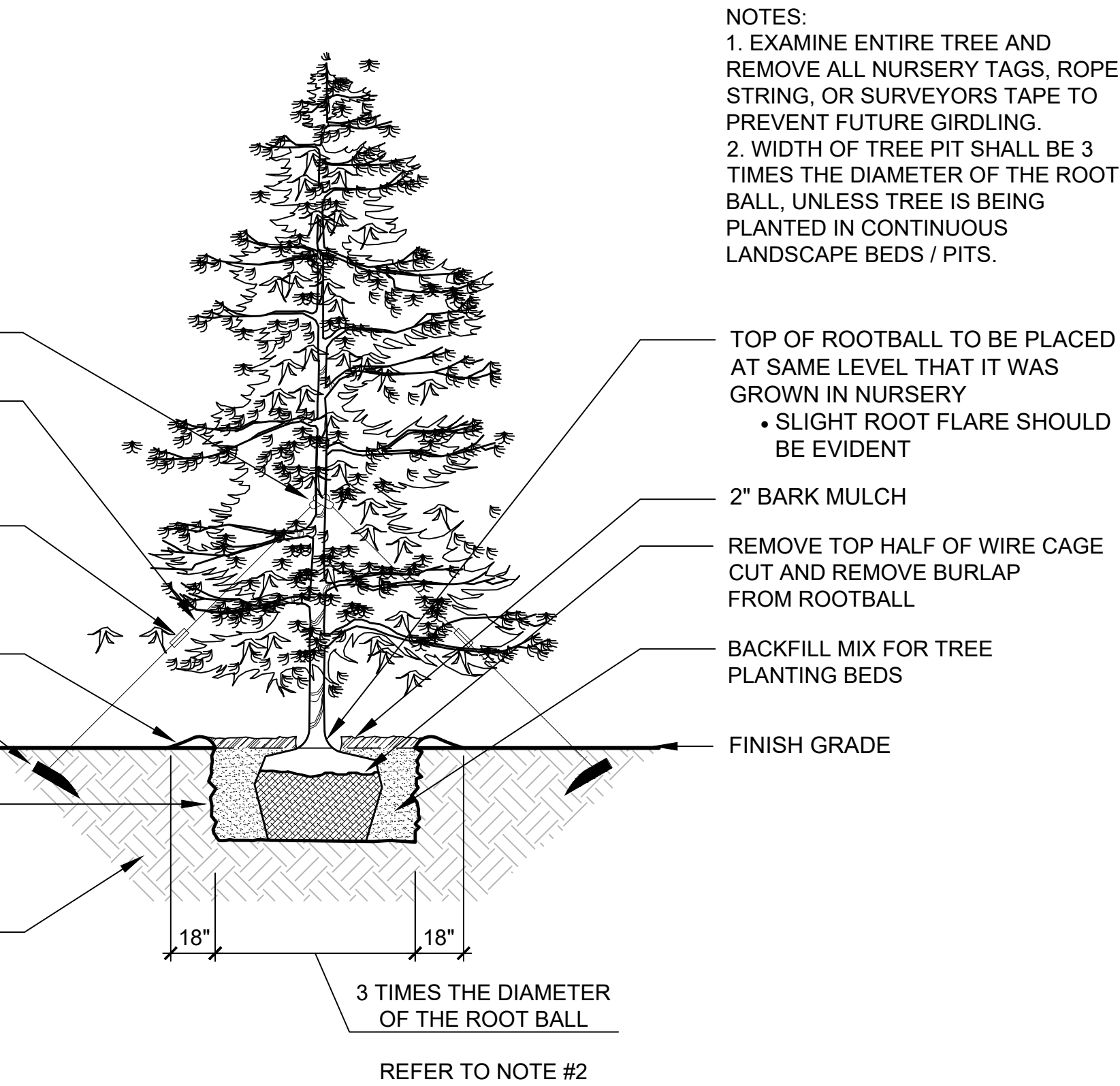
TURNBUCKLE, EYE & EYE, ZINC PLATED, 10 5/8" OPEN LENGTH, 3/8" THREAD DIA. INSTALL W/ TURNBUCKLE IN OPEN POSITION.

TEMPORARY WATERING BASIN

(3) DUCKBILL TYPE ANCHORS

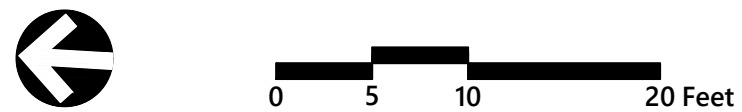
BREAK APART EDGE OF EXCAVATION W/ SHOVEL AND BLEND PLANT MIX W/ EXISTING SOIL TO PROVIDE TRANSITION TO UNDISTURBED GRADE.

UNDISTURBED GRADE: ESCAVATE ONLY TO SPECIFIED PLANTING DEPTH TO ENSURE STABLE BASE



B EVERGREEN PLANTING

SCALE 1/4" = 1'-0"



Proposed Addition
323 Greencastle, LLC

323 College Street
Burlington, Vermont

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Designed by	JD	Checked by	PBS
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Issued for
Permit

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Not Approved for Construction

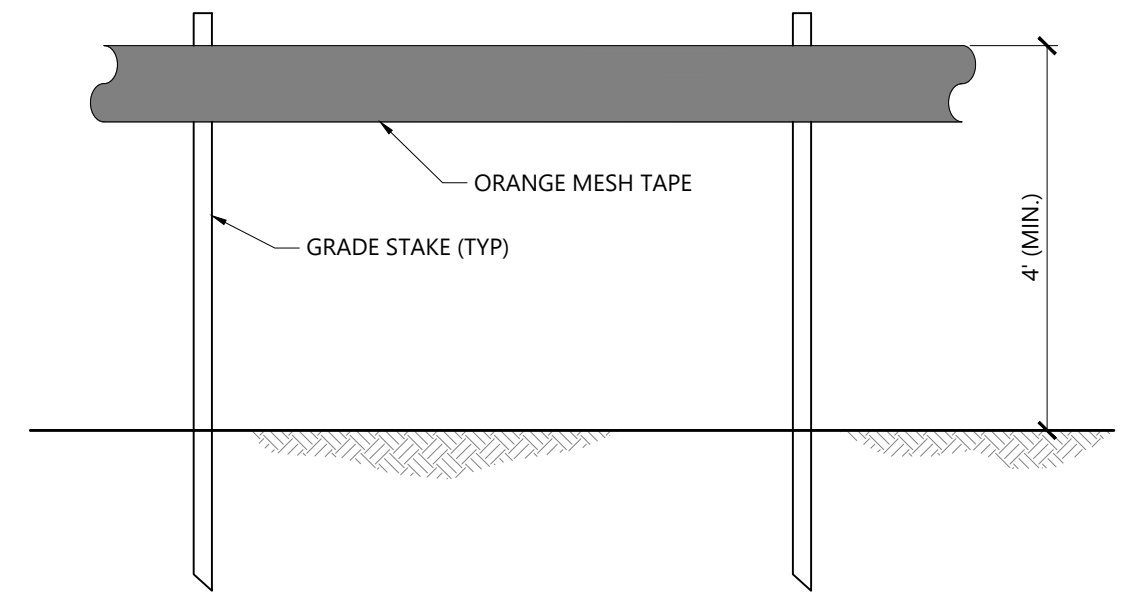
Drawing Title
Landscaping Details

Drawing Number

C4.02

Sheet
6 of
8

Project Number
57970.00

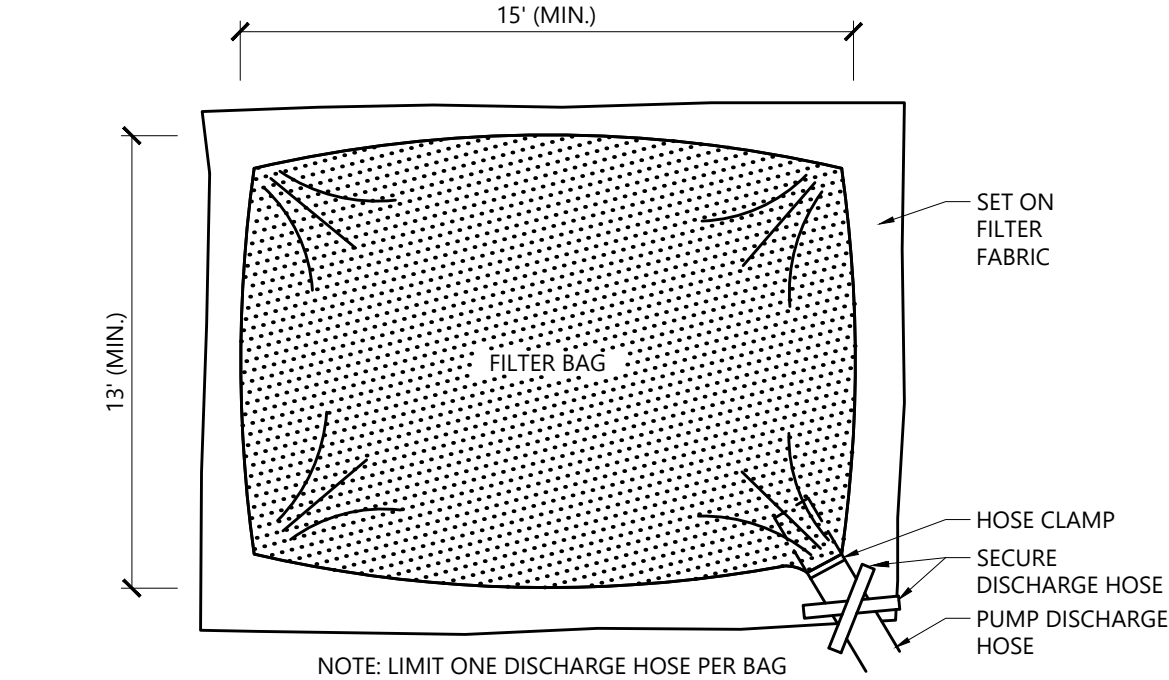


NOTES

1. BARRIER MESH TAPE SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT AREA TO DEMARCATATE THE LIMIT OF DISTURBANCE. NO EARTHWORK OR STORAGE OF MATERIALS SHALL BE CONDUCTED BEYOND THIS LIMIT WITHOUT PRIOR APPROVAL FROM THE OSPC.
2. USE 3" ORANGE BARRIER MESH TAPE.
3. TAPE OR ROPE MAY BE FASTENED TO STAKES, TREES, OR OTHER APPROPRIATE FIXED OBJECTS.
4. PROJECT DEMARCATATION SHALL NOT CROSS ACTIVE ACCESS ROUTES (E.G. ROADS).
5. PROJECT DEMARCATATION SHALL REMAIN IN PLACE AND BE MAINTAINED/REPLACED AS NEEDED UNTIL FINAL STABILIZATION IN THE AREA HAS BEEN ACHIEVED.

Barrier Mesh Tape or Rope

N.T.S. Source: VHB 08/16 REV LD_VT



PLAN VIEW

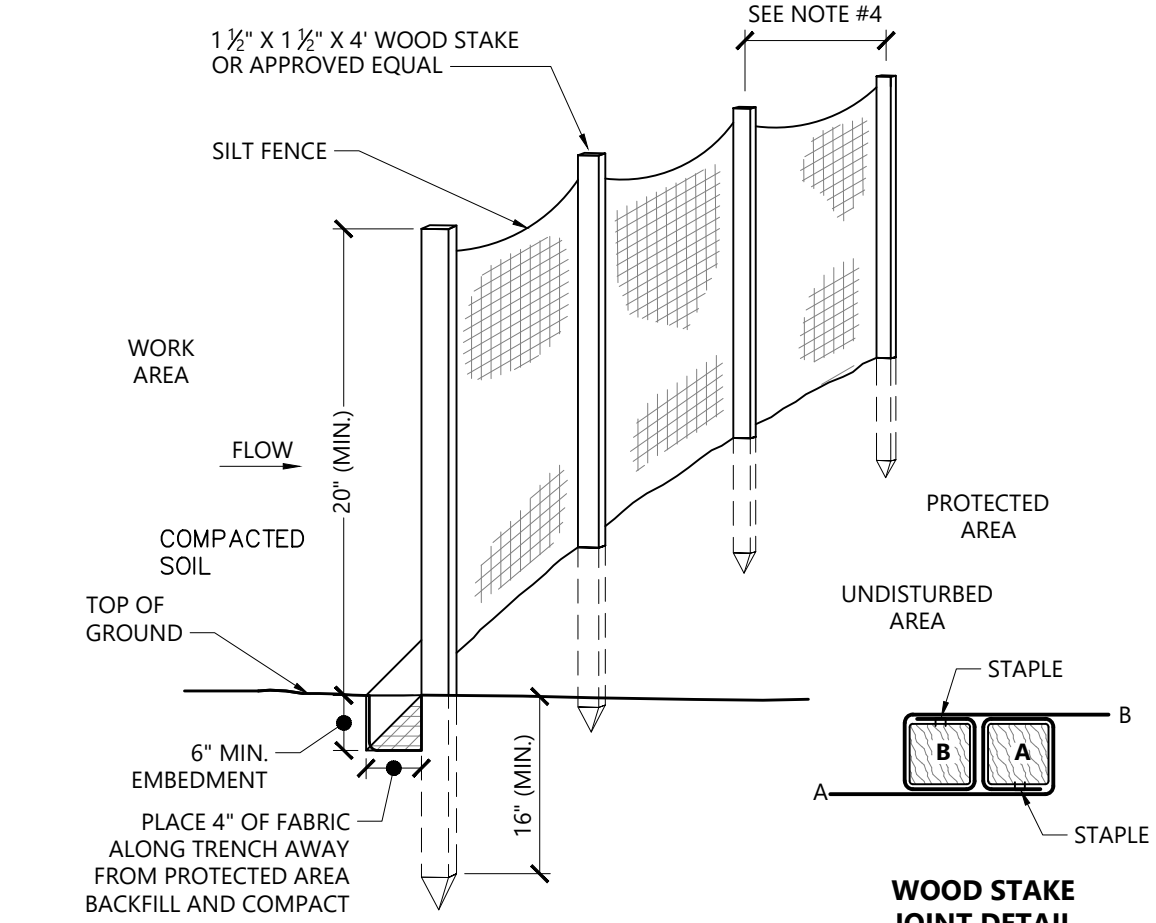
CROSS-SECTION

NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag

N.T.S. Source: VHB 1/16 LD_691

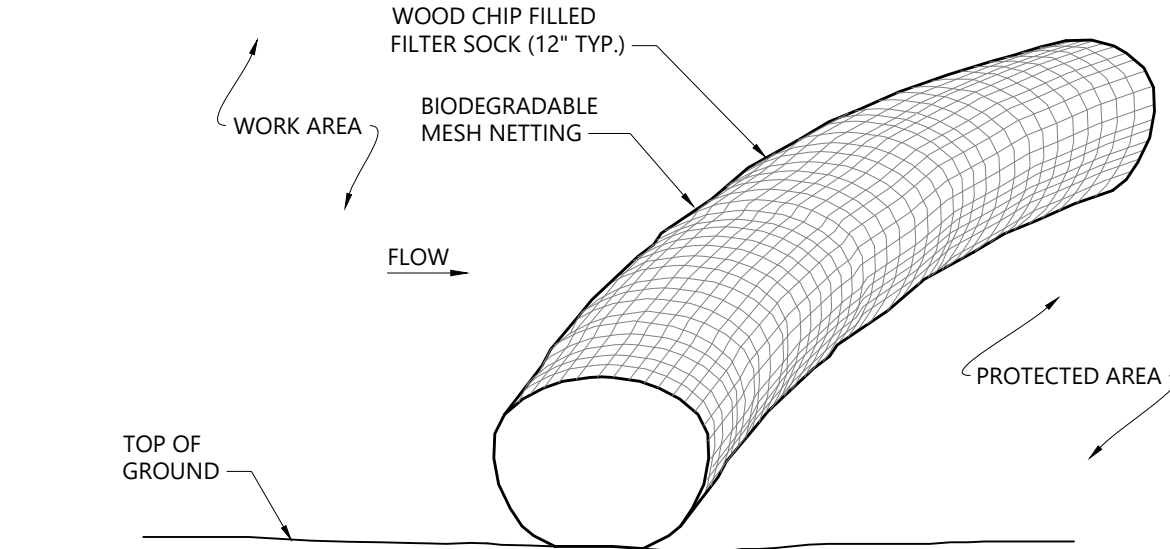


NOTES

1. WOVEN WIRE FENCE REINFORCEMENT IS REQUIRED WITHIN 50 FT UPSLOPE OF RECEIVING WATERS.
2. WHERE REQUIRED FENCE SHALL BE WOVEN WIRE, MIN. 14 GAUGE WITH A 6" MESH OPENING SHALL BE USED.
3. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUIVALENT.
4. POST SPACING FOR WIRE BACKED FENCE SHALL BE 10 FT. MAX. FOR FILTER CLOTH FENCE WHEN ELONGATION IS >50%, POST SPACING SHALL NOT EXCEED 4 FT. FOR FILTER CLOTH FENCE WHEN ELONGATION IS <50%, POST SPACING SHALL NOT EXCEED 6 FT.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY 6 INCHES AND FOLDED.
6. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE OR APPROVED EQUIVALENT.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT REACHES HALF OF FABRIC HEIGHT.
8. SILT FENCE SHALL NOT BE USED TO DEMARCATATE LIMITS OF DISTURBANCE.
9. AREA DRAINING TO SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 LF

Silt Fence/ Reinforced Silt Fence Barrier

N.T.S. Source: VHB 08/16 LD_650-VT



NOTES

1. FILTER SOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. FILTER SOCK SHALL BE ANCHORED WITH GRAVEL BAGS.
3. FILTER SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Siltsock - Erosion Control Barrier

N.T.S. Source: VHB 1/16 REV LD_658

TEMPORARY SEEDING

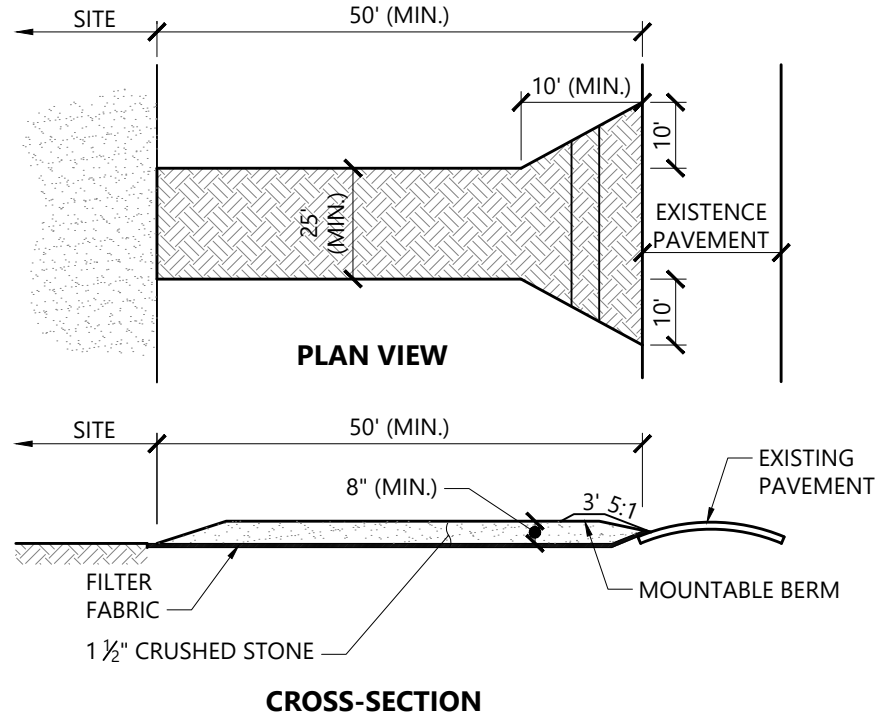
1. AREA TO BE SEEDED MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE.
2. SEEDING METHOD TO RESULT IN GOOD SOIL TO SEED CONTACT.
3. AFTER SEEDING, MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC (APPROX 90 LBS/1,000 SF OR 2 BALES/1,000 SF); SEE MULCH DETAIL AND SPECIFICATIONS.
4. MULCH ANCHORING MAY BE NEEDED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE POSSIBLE.
5. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

PERMANENT SEEDING

1. AREA TO BE SEEDED MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE; CHISELING OR DISKING MAY BE NEEDED IF SOIL IS COMPACTED.
2. SEEDING METHOD TO RESULT IN GOOD SOIL TO SEED CONTACT.
3. PERMANENT SEEDING TO OCCUR PRIOR TO SEPTEMBER 15TH UNLESS WEATHER PERMITS SEEDING BEYOND SEPTEMBER 15TH.
4. AFTER SEEDING, MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC (APPROX 90 LBS/1,000 SF OR 2 BALES/1,000 SF); SEE MULCH DETAIL AND SPECIFICATIONS.
5. MULCH ANCHORING MAY BE NEEDED WHERE WIND OR AREAS OF CONCENTRATED WATER ARE POSSIBLE.
6. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
7. IRRIGATION MAY BE NEEDED TO FACILITATE GRASS GROWTH AND ESTABLISH ADEQUATE GRASS COVER.

Seeding Notes and Specifications

N.T.S. Source: VHB 08/16 LD_VT



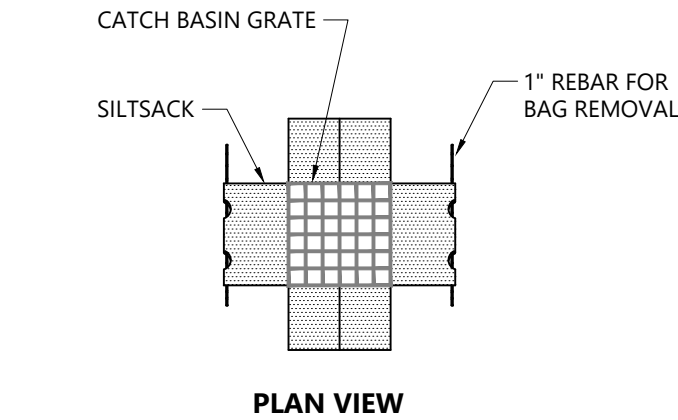
CROSS-SECTION

NOTES

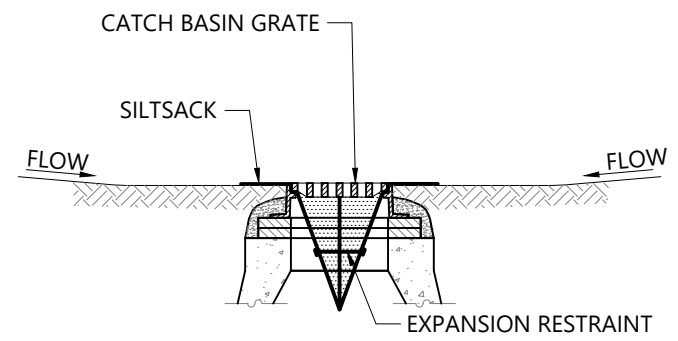
1. AGGREGATE SIZE: USE A MIX OF 1 TO 4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH: NOT LESS THAN 50 FEET (EXCEPT ON SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH APPLIES)
3. THICKNESS: NOT LESS THAN EIGHT (8) INCHES
4. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT MINIMUM IF THERE IS ONLY ONE ACCESS TO THE SITE.
5. GEOTEXTILE MUST BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION EXITS SHALL BE PIPED BENEATH THE EXIT. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED ACCORDING TO PERMIT REQUIREMENTS.

Stabilized Construction Exit

N.T.S. Source: VHB 1/16 REV LD_682-VT



PLAN VIEW



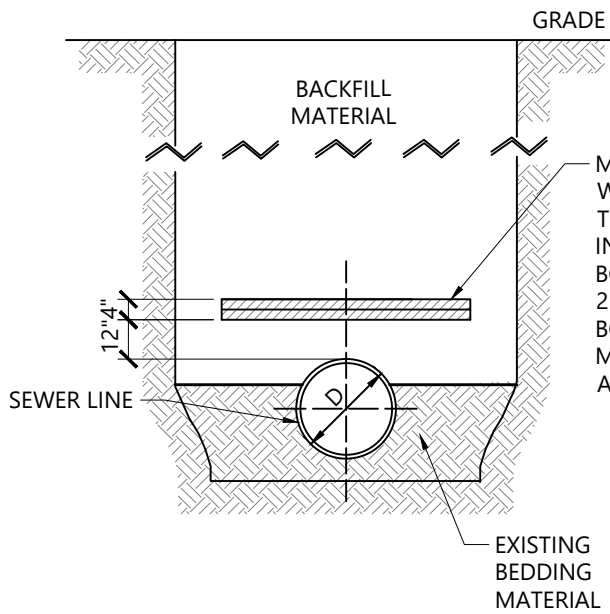
SECTION VIEW

NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

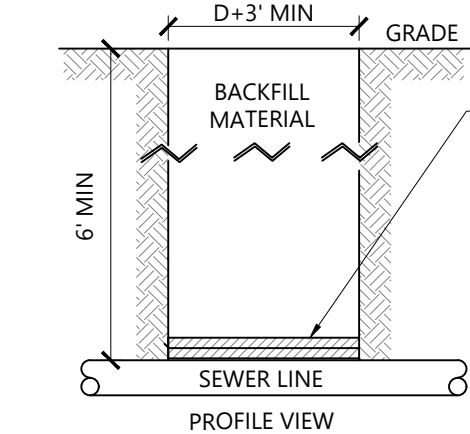
Siltsack Sediment Trap

N.T.S. Source: VHB 1/16 REV LD_674

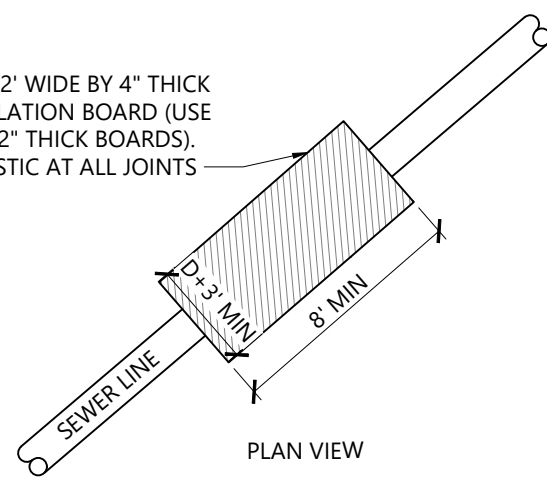


NOTES

1. INSULATION BOARD TO BE CLOSED CELL, EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40 PSI COMPRESSING STRENGTH (ASTM D1621), 0.1% MAX. WATER ABSORPTION (ASTM C272).
2. BACKFILL MATERIAL AROUND INSULATION MUST BE FREE FROM ROOTS, ORGANIC MATTER, AND OTHER INJURIOUS MATERIALS.
3. OVERLAP ALL INSULATION BOARD JOINTS
4. PROVIDE INSULATION WHEN DEPTH OF COVER IS LESS THAN 6 FEET



PROFILE VIEW



PLAN VIEW

Sewer Line Isulation

N.T.S. Source: VHB 03/22 LD_

Proposed Addition
323 Greencastle, LLC

323 College Street
Burlington, Vermont

No.	Revision	Date	Appr'd.
1	Revisions to Building and Retaining Wall	04/01/2022	PBS
2	Per DRB Comments	10/03/2022	PBS

Designed by	Checked by
Issued for	Date

Permit

July 14, 2020

Not Approved for Construction

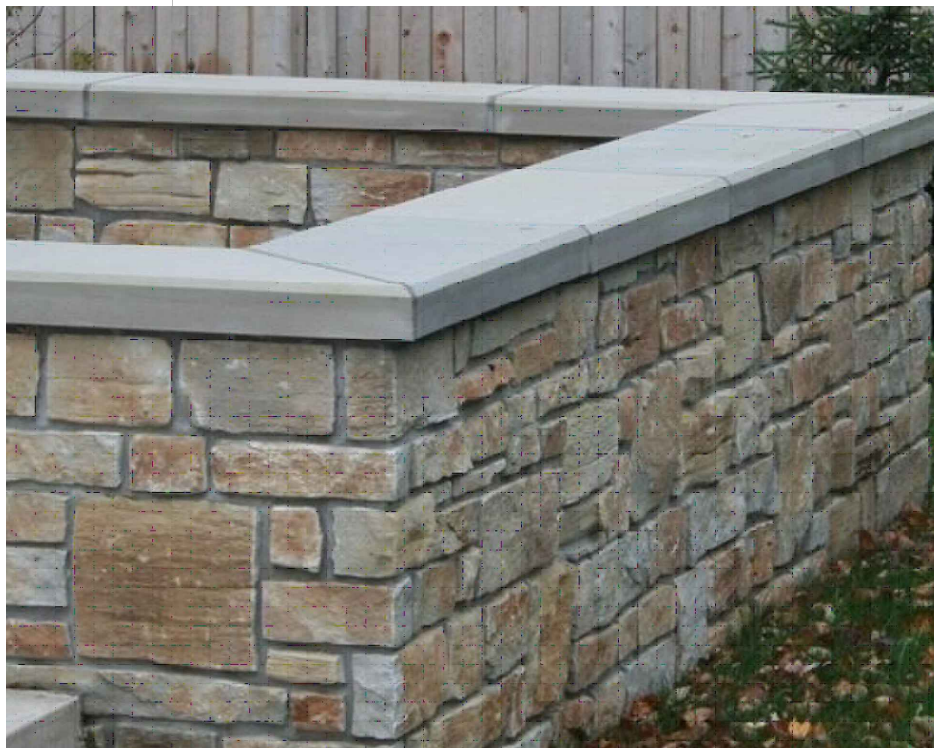
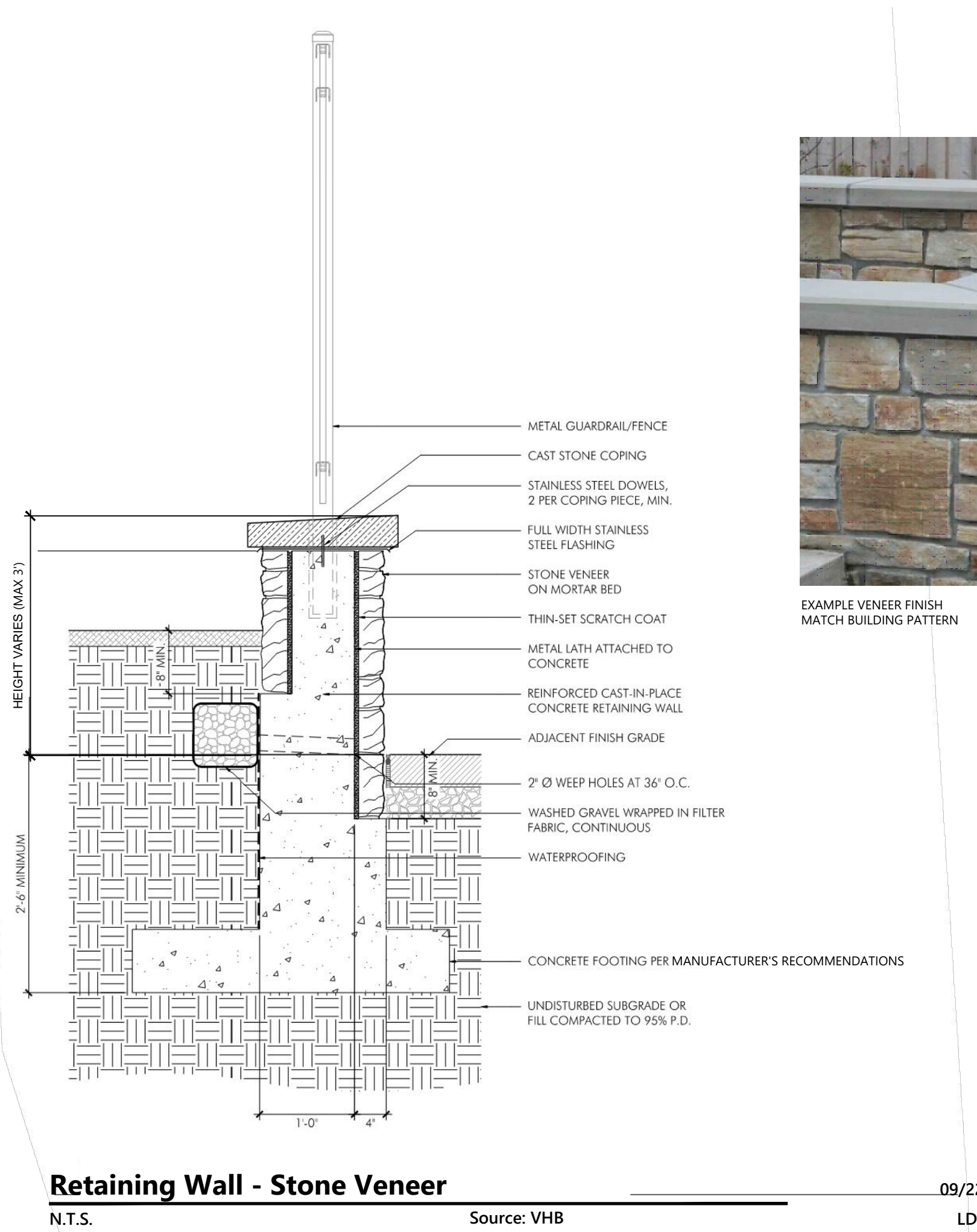
Drawing Title
Site Details 1

Drawing Number

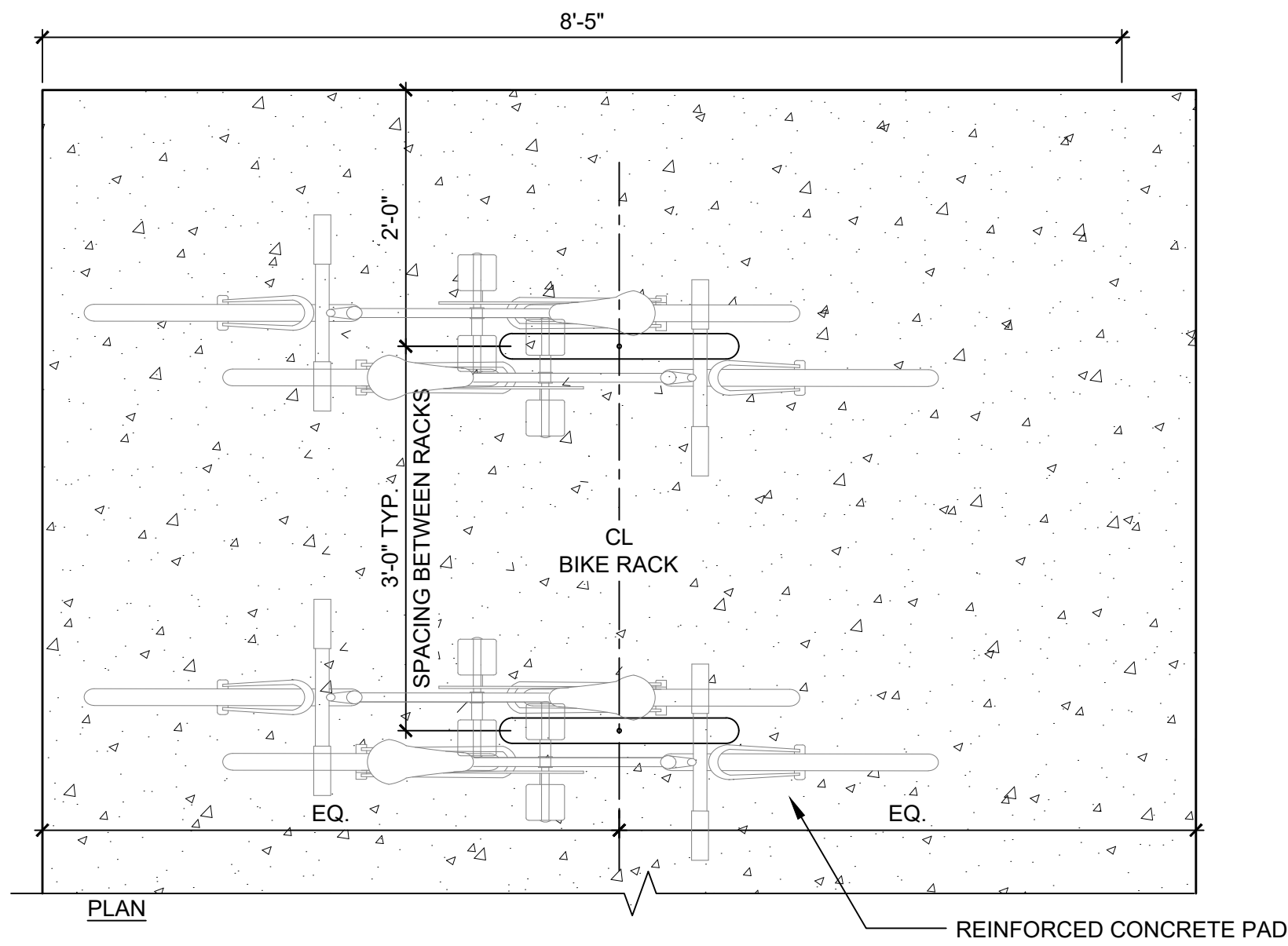
C5.01

Sheet 7 of 8

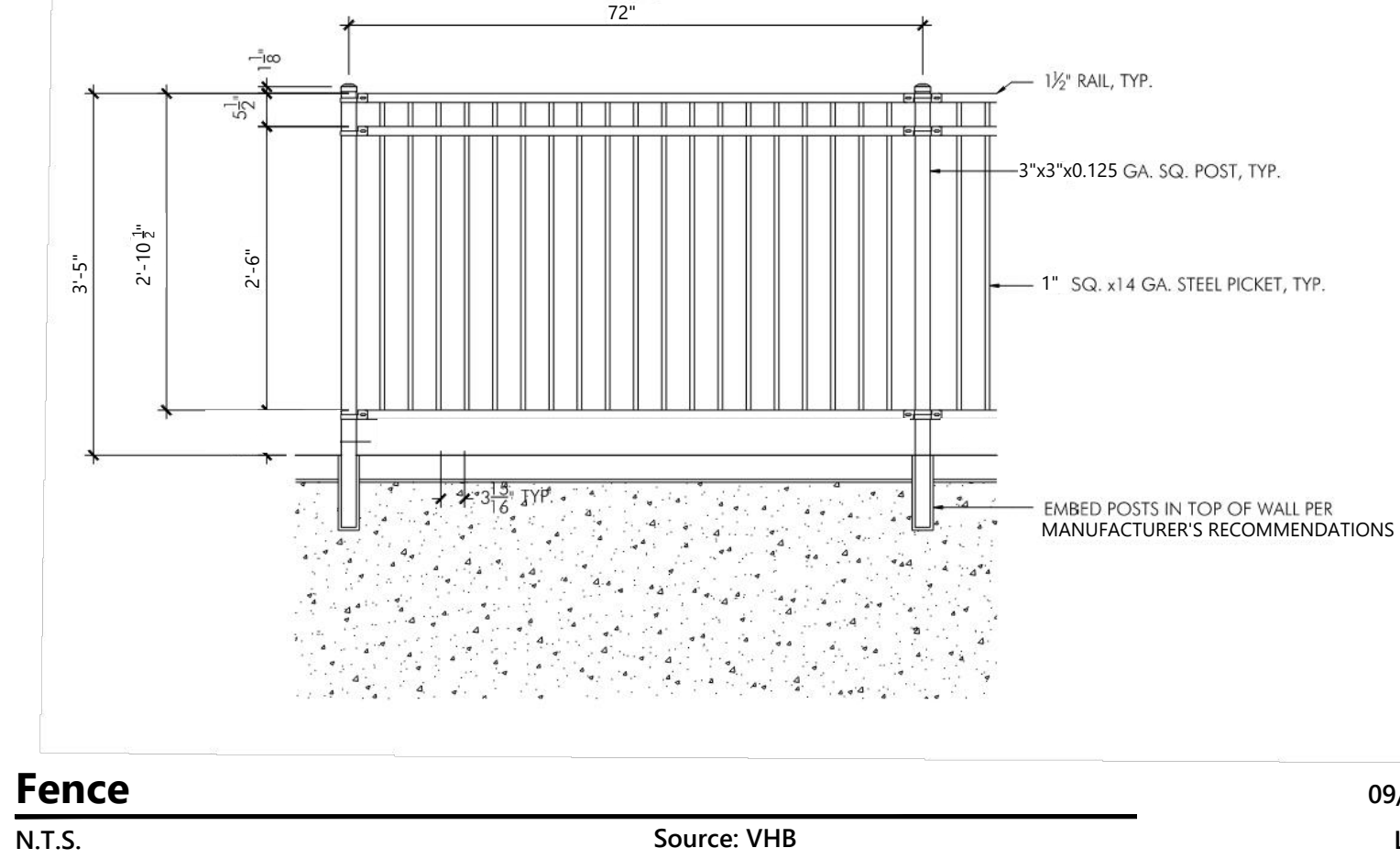
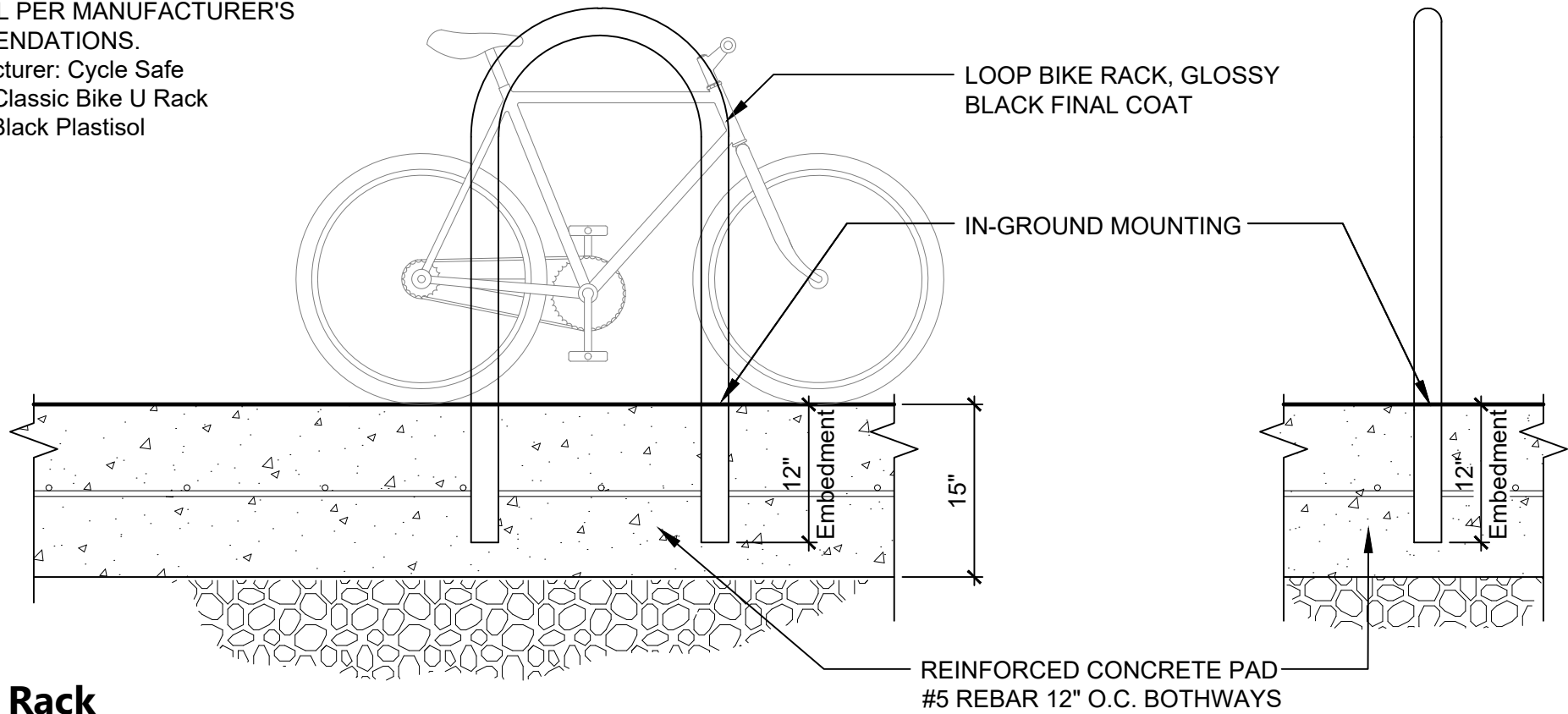
Project Number
57970.00



EXAMPLE VENEER FINISH
MATCH BUILDING PATTERN



NOTES:
1. LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
Manufacturer: Cycle Safe
Model: Classic Bike U Rack
Finish: Black Plastisol



Proposed Addition 323 Greencastle, LLC

323 College Street
Burlington, Vermont

No.	Revision	Date	Appr'd.
1	Revisions to Building and Retaining Wall	04/01/2022	PBS
2	Per DRB Comments	10/03/2022	PBS

Designed by	Checked by
Issued for	Date

Permit July 14, 2020

Not Approved for Construction

Drawing Title

Site Details 2

Drawing Number

C4.01

Sheet 8 of 8

Project Number
57970.00



Daniel Goltzman Design & Development

119 Caroline Street
Burlington, Vermont 05401
646-957-4248

VHB
101 Walnut Street
Watertown, MA 02471
617-924-1770

No.	Description	Date
-----	-------------	------

Greencastle LLC

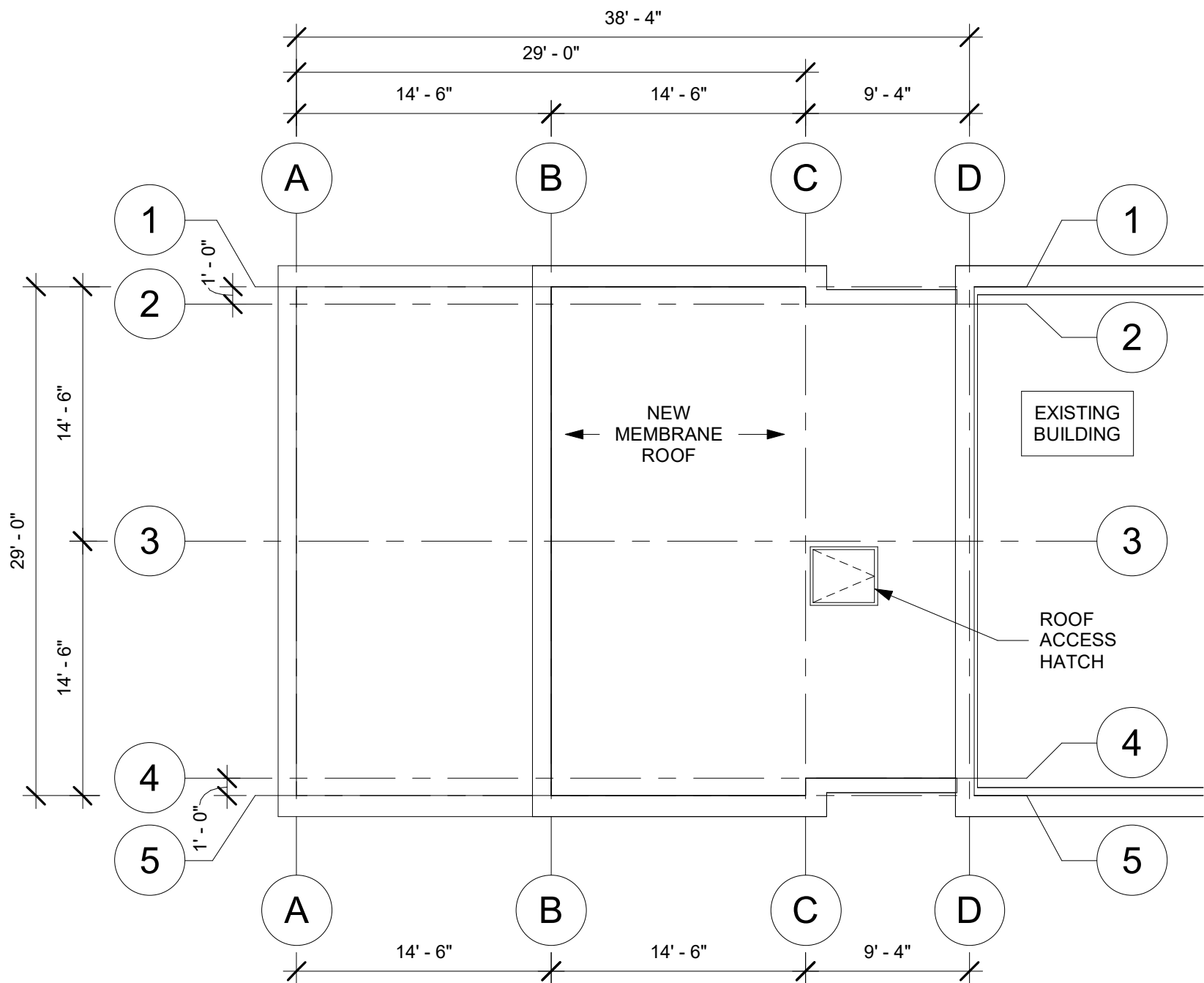
323 College Street

FLOOR PLANS

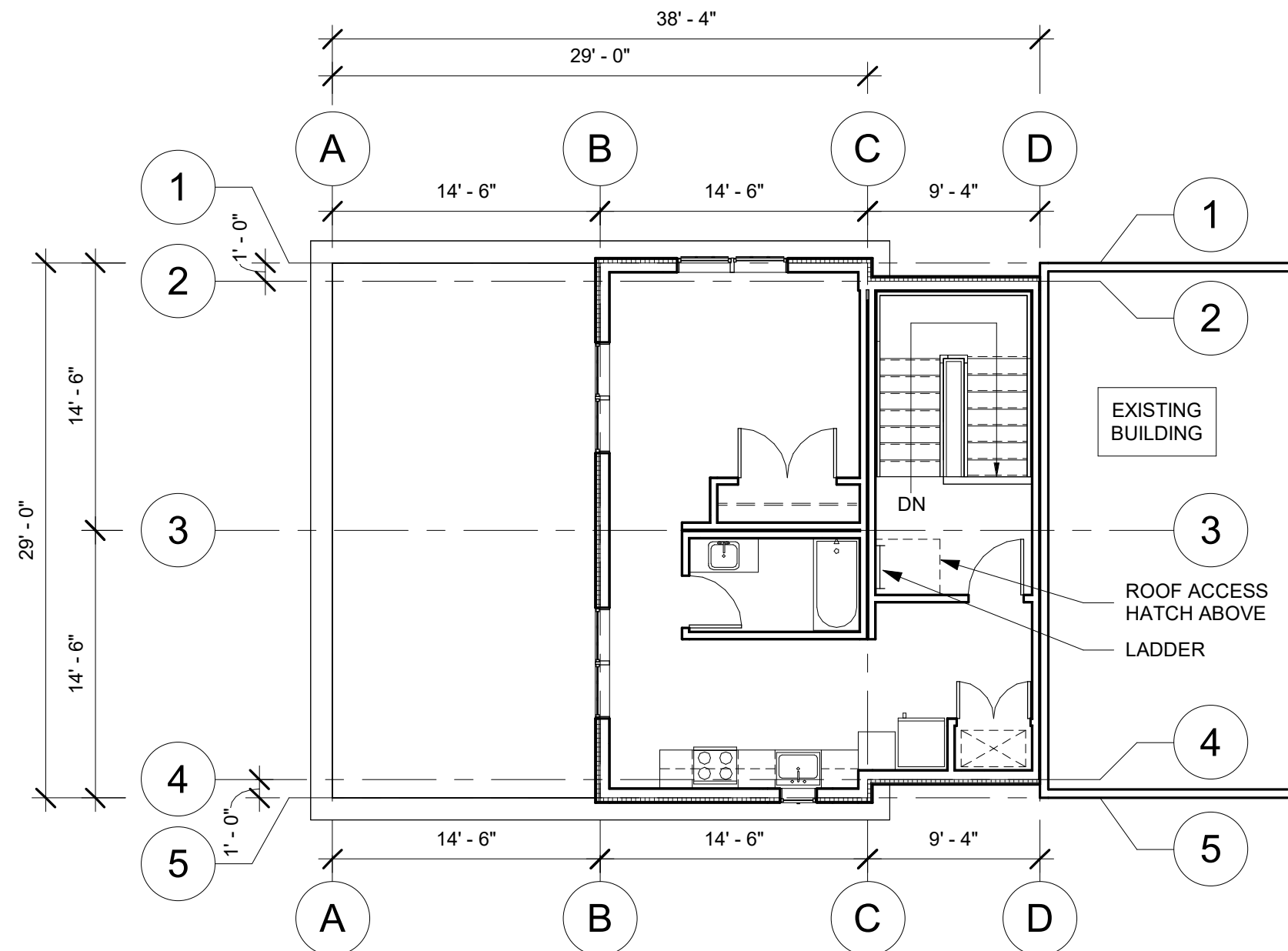
Project number : 202002
Date : 23 August 2022
Drawn by : DLG
Checked by : DLG
Project Phase : Zoning Permit

A1

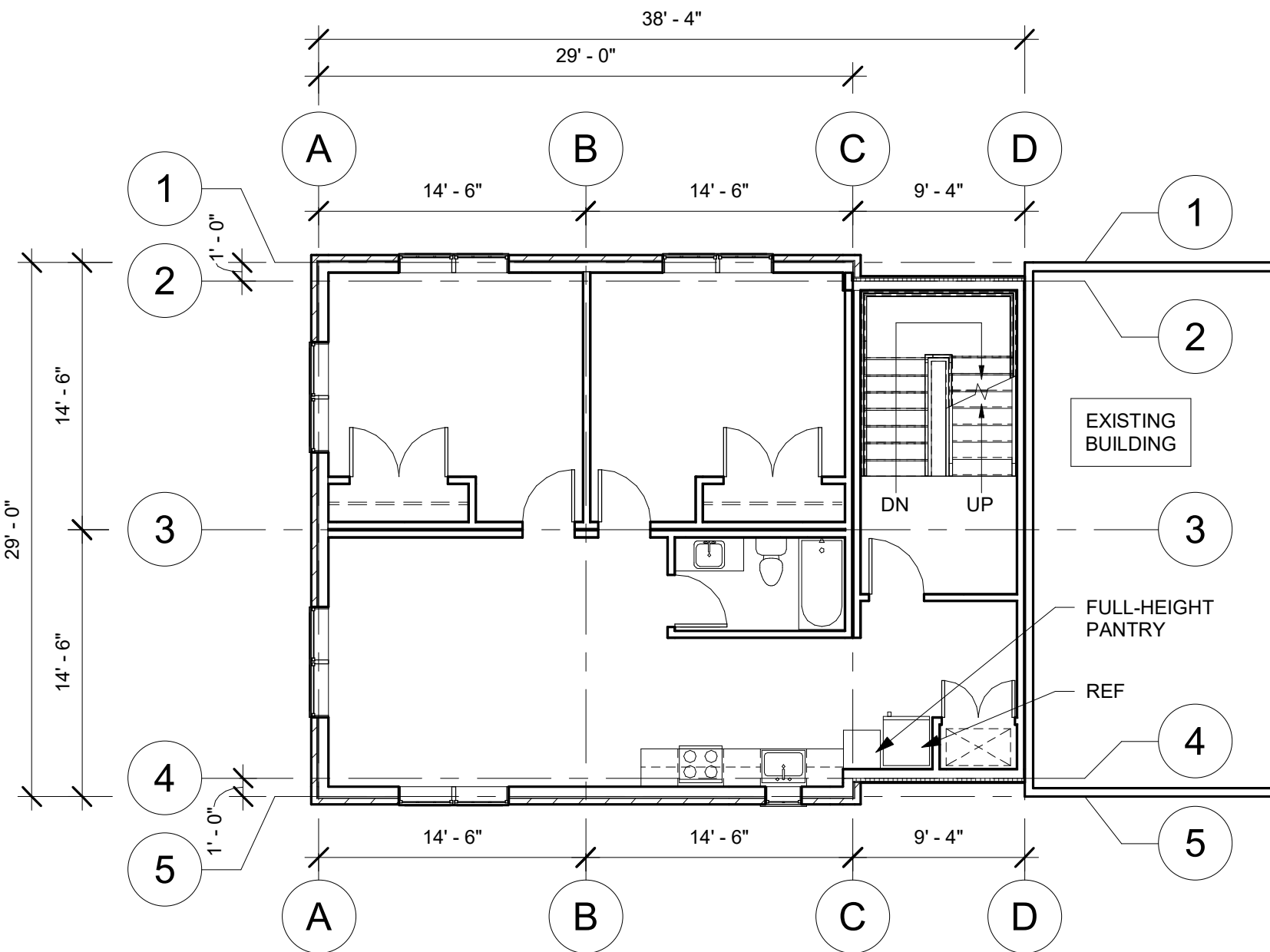
Scale : 1/8" = 1'-0"



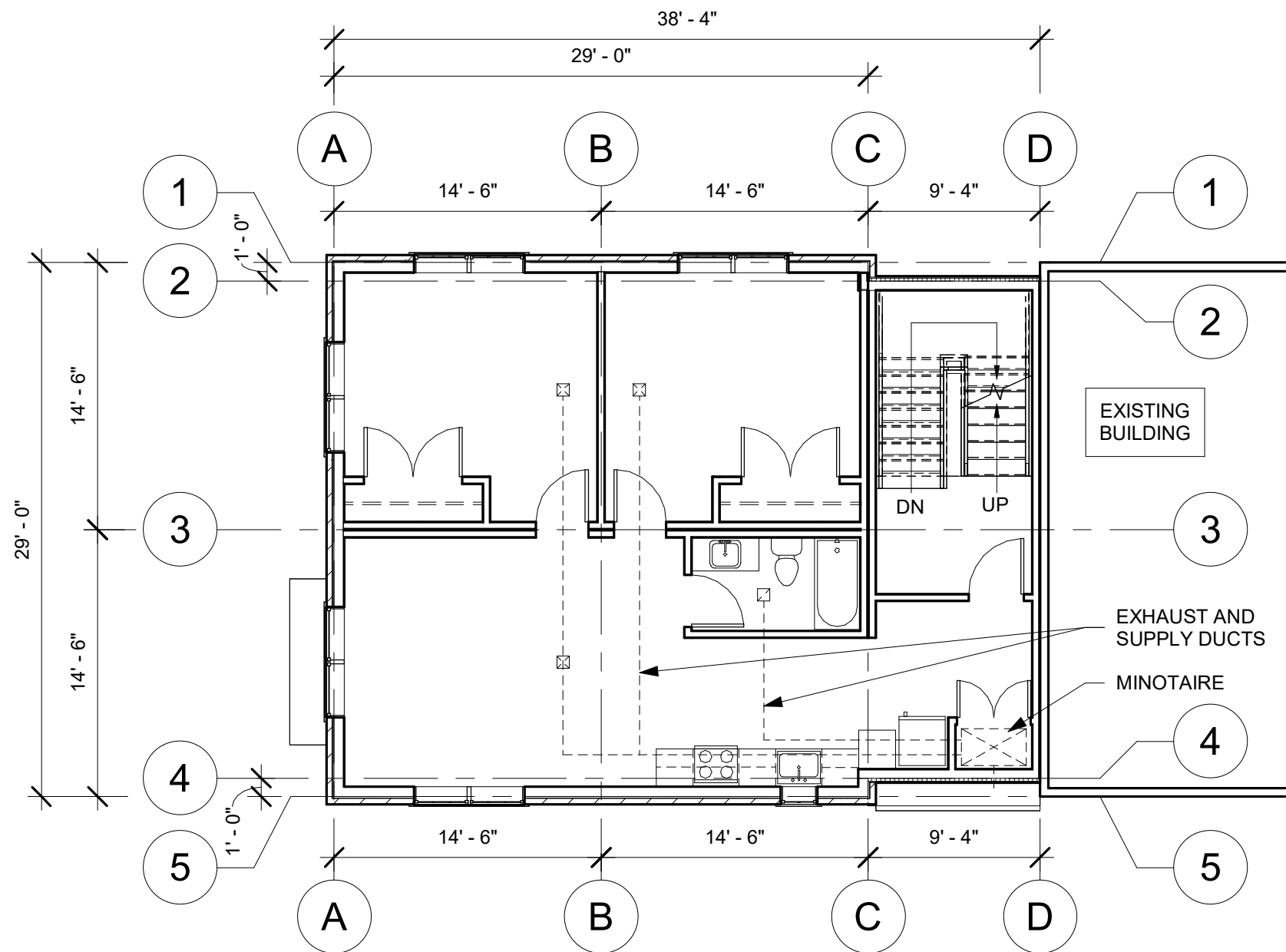
5 Roof Deck
1/8" = 1'-0"



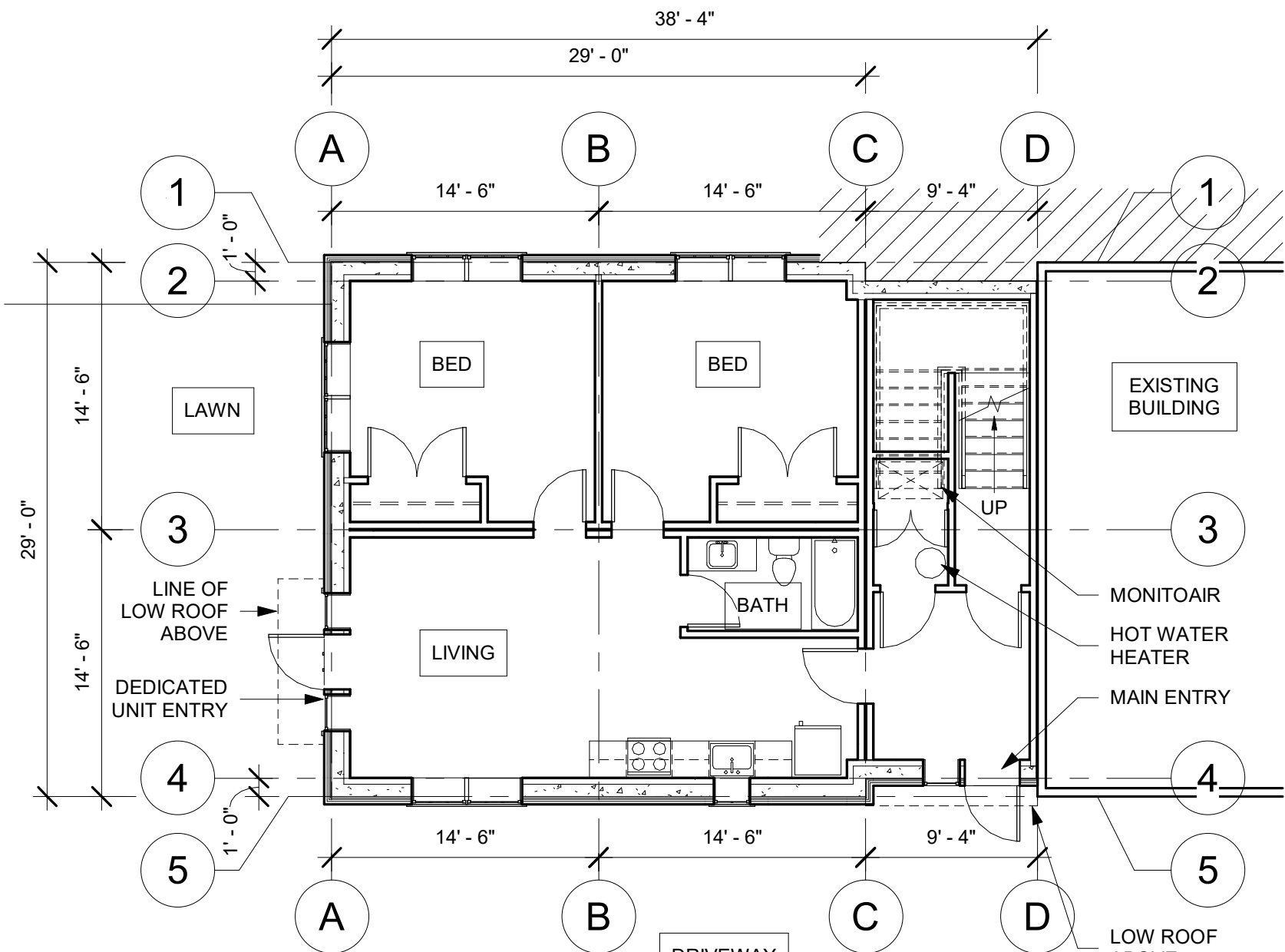
4 Third Floor
1/8" = 1'-0"



3 Second Floor
1/8" = 1'-0"



2 First Floor
1/8" = 1'-0"



1 Basement
1/8" = 1'-0"



Daniel Goltzman Design & Development

119 Caroline Street
Burlington, Vermont 05401
646-957-4248

VHB
101 Walnut Street
Watertown, MA 02471
617-924-1770

No.	Description	Date
-----	-------------	------

Greencastle LLC

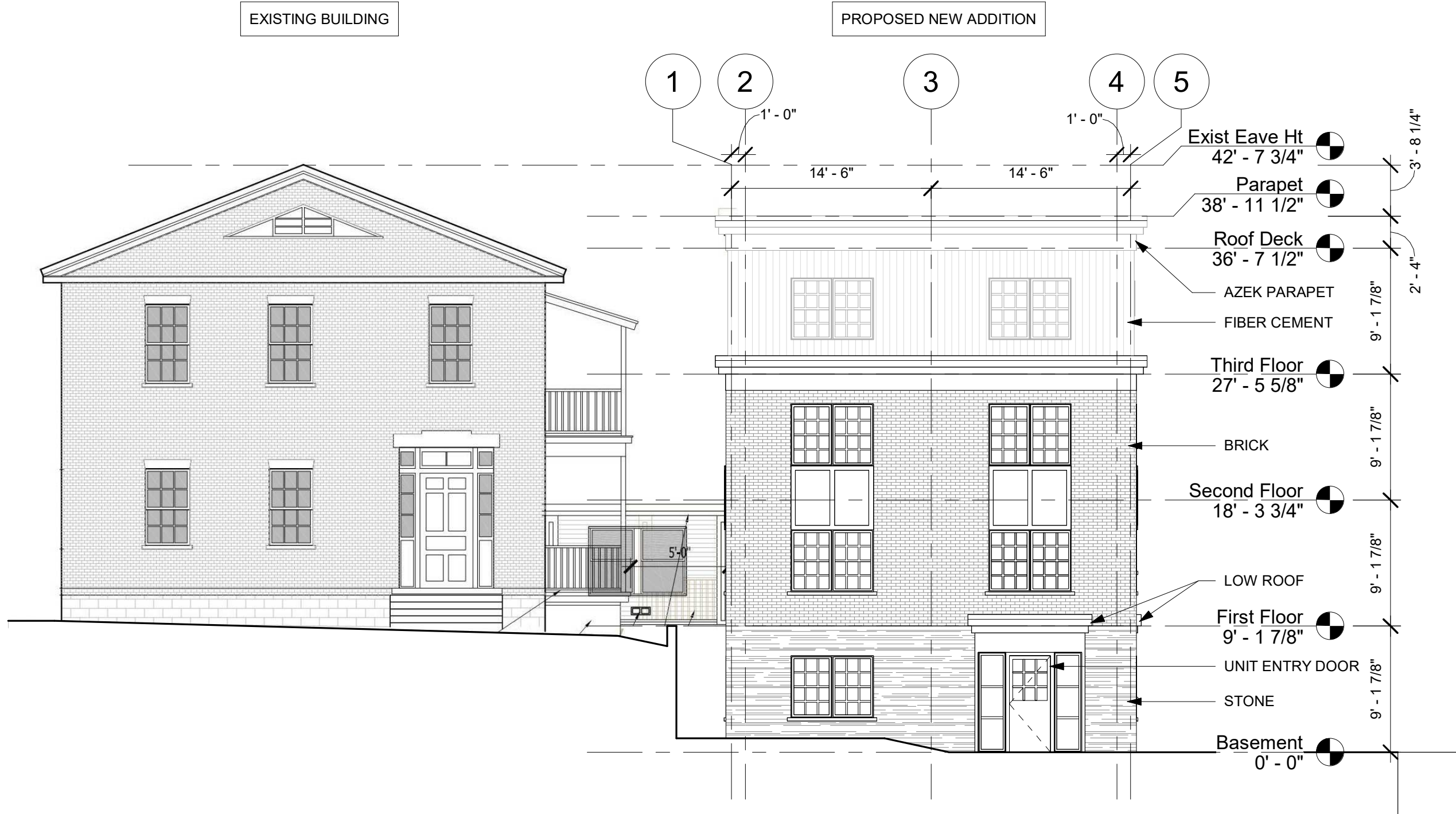
323 College Street

ELEVATIONS

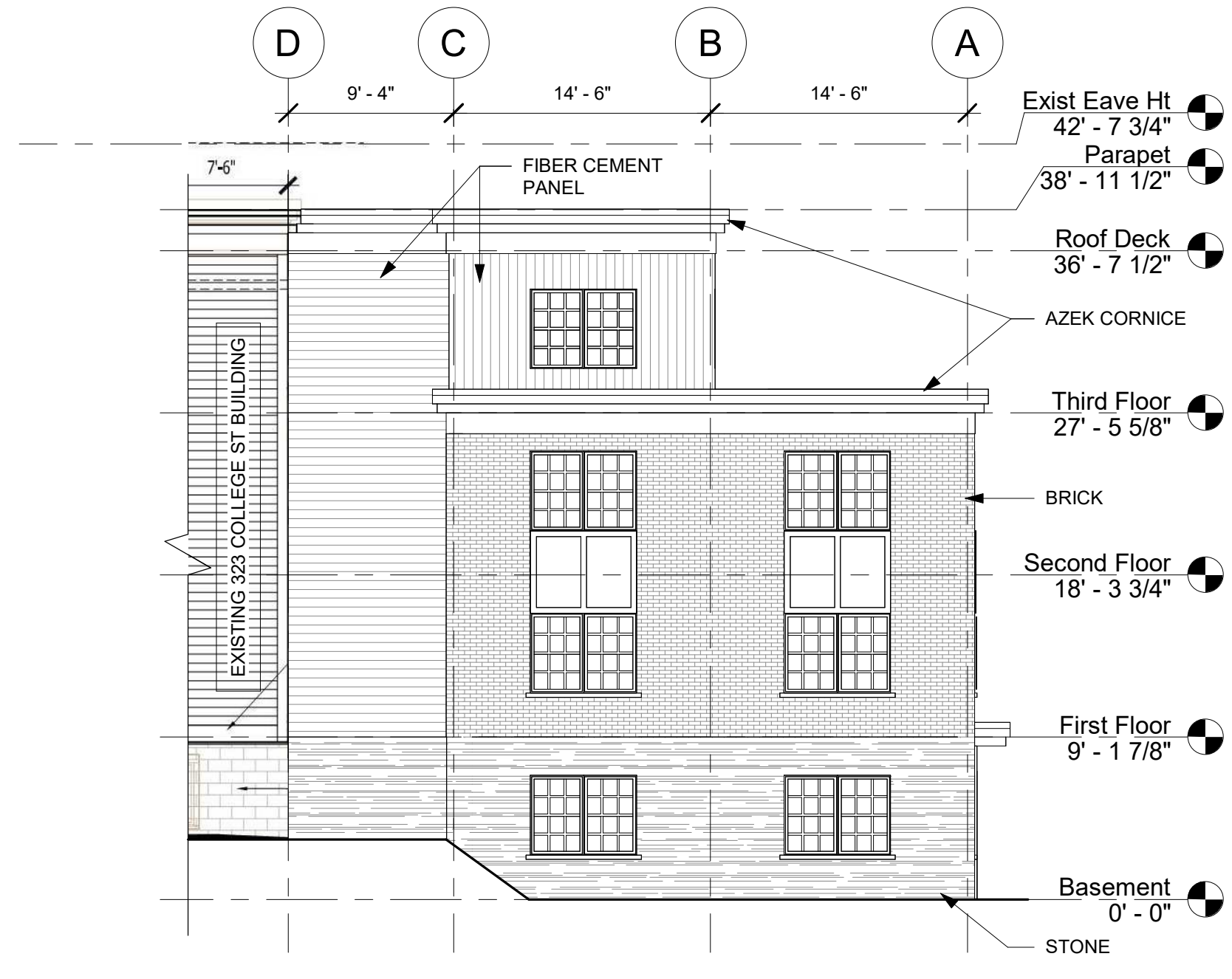
Project number :	202002
Date :	23 August 2022
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A2

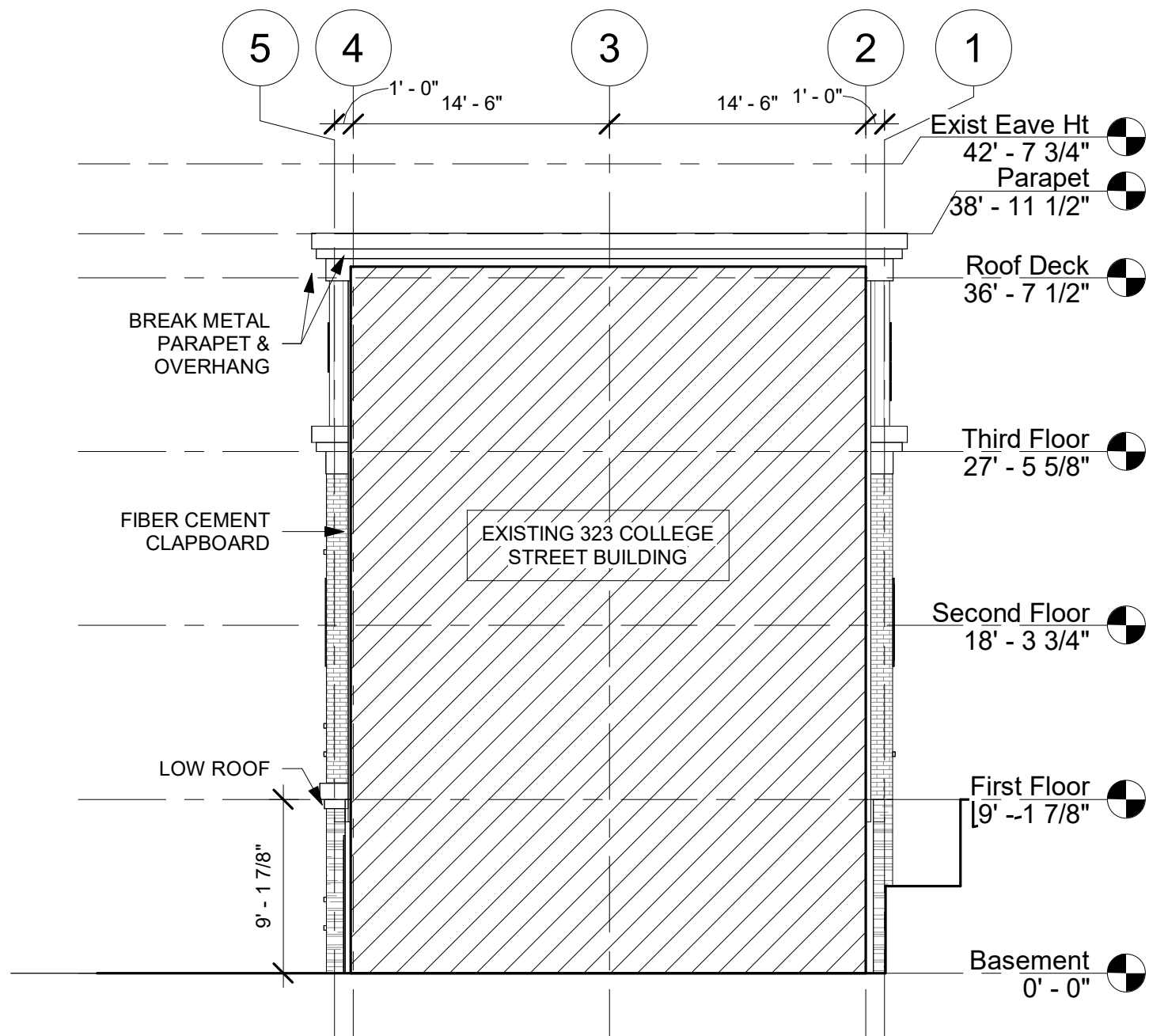
Scale : 1/8" = 1'-0"



1 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"



VIEW TO NORTHEAST

NTS



VIEW TO NORTHWEST

NTS

No.	Description	Date
-----	-------------	------

Greencastle LLC

323 College Street

3D VIEWS

Project number :	202002
Date :	23 August 2022
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A3

Scale :

Greencastle LLC

323 College Street

Unnamed

Project number :	323 College Addition
Date :	26 January 2024
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Review

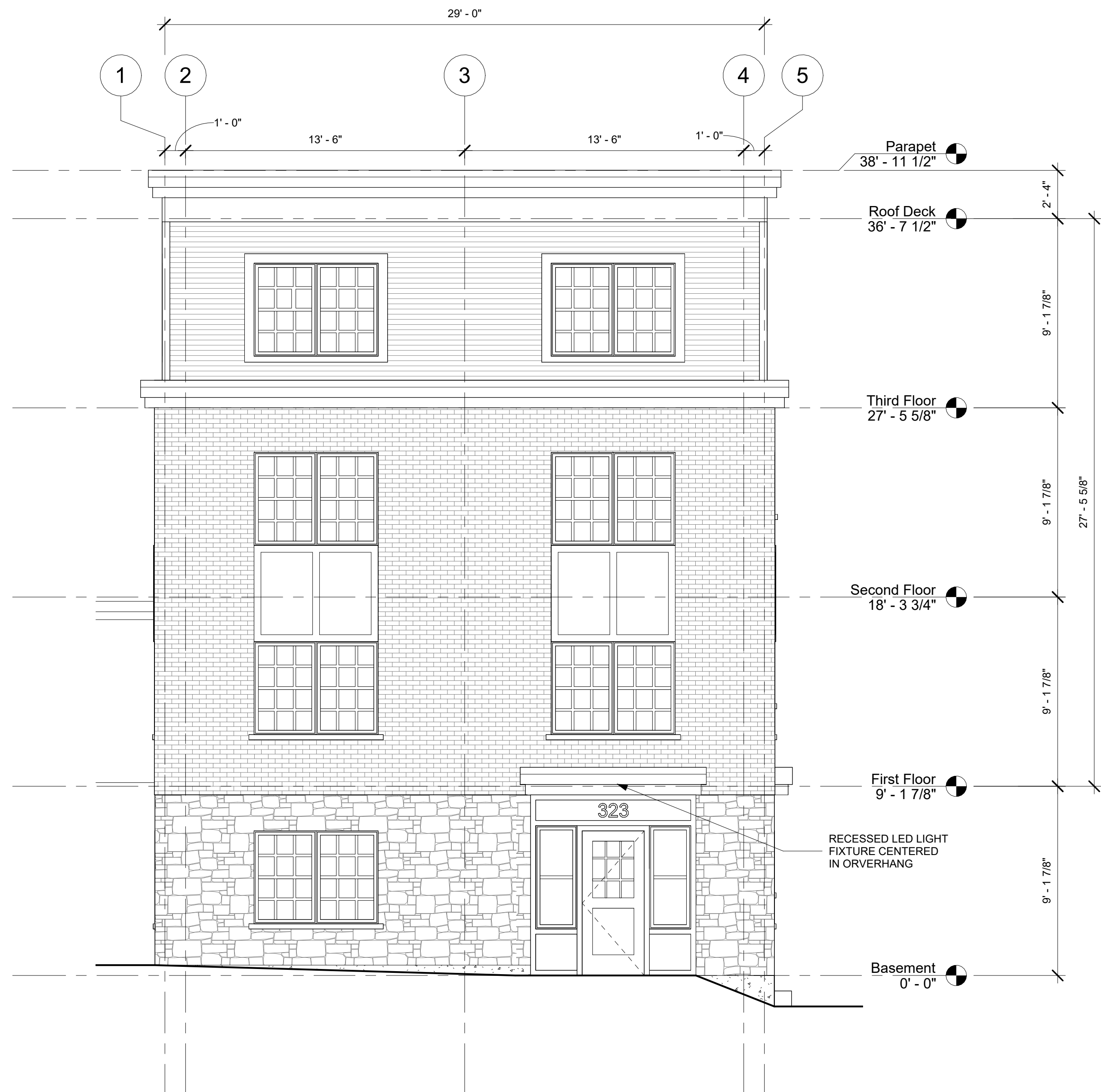
A502

Scale : $1/4" = 1'-0"$

**RZR-CCT-600**

NAME:	
TYPE:	
DATE:	
NOTES:	

SPECIFICATIONS		SPECIFICATIONS	
LIGHT UNIT:	Aluminum Die cast with powder paint coat preventing discoloring and rusting.	CUTTING HOLE:	6.33" (160.8mm)
JUNCTION BOX:	Aluminum extrusion, with knockouts located at each end. Wiring compartment allows for (6) 14 gauge (AWG) insulated conductors. Connection to one (1) downstream unit is permitted within the junction box compartment. The compartment satisfies junction box volume requirements of CSA C22.2 No. 250.0/UL 1598.	MOUNTING PLATE:	AMP600 / MPH425-600
INSTALLATION:	Ideal for shallow ceiling installations with no housing required. Steel spring clip for easy installation and suitable in t-grid and drop ceiling applications.	BEAM ANGLE:	107"
WIRING:	Plenum rated cable used to connect light unit and junction box.	CRI:	80
OPTICS:	EDGE-It LED technology uses light guided plate to distribute light. A polycarbonate lens is used to provide even illumination throughout the installation. The regressed design offers an anti-glare feature.	LUMEN OUTPUT:	1000 lumens
ELECTRICAL & PHASE CONTROL:	Easily connected to a 120V power supply via provided UL recognized driver. Dimming down to 10% with most standard LED dimmers (see list of approved dimmers). Ambient operating temperature: -40°C (-40°F) to +40°C (+104°F). IC, WET Location and AIR-TIGHT rated. Phase Control: Forward Phase. Certifications: This product is ETL listed in USA & Canada, certified to UL standard 1598 and CSA standard C22.2 No. 250.0-08	DIMMABLE:	Yes
		WATTS:	13 Watts
		LED LIFE:	50,000 hours
		WARRANTY:	5 years
		WIRE CABLE:	FT4 rated
		DRIVER (SPECIAL ORDER):	120-277V, 0-10V Dimming



1 North Elevation Copy
1/4" = 1'-0"

323 COLLEGE STREET - EXISTING CONDITIONS PHOTOS



VIEW TO SOUTHWEST FROM COLLEGE STREET



VIEW TO SOUTH FROM COLLEGE STREET



VIEW TO SOUTHEAST FROM COLLEGE STREET

The performance information listed is for new products and is intended to be used for reference only, and is not complete. Depending on the components, accessories, and options chosen, the actual rating could vary. Confirm ratings for specific products with your supplier or JELD-WEN sales representative.

 Highlighted options are ENERGY STAR certified in all zones.
 Highlighted options are ENERGY STAR certified in Northern, North-Central zones.

All door configurations achieve an air leakage rate of ≤0.3 cfm/ft² in accordance with NFRC400.										
TYPE	GLASS UNIT THICKNESS/ DESCRIPTION	GLAZING	Door illustrations are examples of glass area and are not representative of the full selection of door designs available.							
			1/4 Lite		1/2 Lite		3/4 Lite		Full Lite	
			U-Factor	SHGC	U-Factor	SHGC	U-Factor	SHGC	U-Factor	SHGC
Inswing and Outswing	1/2"	Clear	0.22	0.10	0.27	0.19	0.31	0.26	0.36	0.34
		Low-E	0.20	0.09	0.24	0.16	0.27	0.21	0.31	0.28
		Clear w/ Grids	0.22	0.09	0.27	0.17	0.31	0.23	0.36	0.30
		Low-E w/ Grids	0.20	0.08	0.24	0.14	0.27	0.19	0.31	0.25
	3/4"	Clear w/ SDL	N/A	N/A	N/A	N/A	0.29	0.20	0.34	0.26
		Low-E w/ SDL	N/A	N/A	N/A	N/A	0.25	0.16	0.28	0.22
	1" *	Clear	0.21	0.10	0.26	0.19	0.29	0.26	0.34	0.34
		Low-E	0.20	0.09	0.23	0.16	0.25	0.21	0.28	0.28
		Clear w/ Grids	0.21	0.09	0.26	0.17	0.29	0.23	0.34	0.30
		Low-E w/ Grids	0.20	0.08	0.23	0.14	0.25	0.19	0.28	0.25
		Clear w/ Blinds	N/A	N/A	0.27	0.17	0.30	0.22	0.35	0.30
		Low-E w/ Blinds	N/A	N/A	0.23	0.09	0.25	0.11	0.28	0.15
		Decorative / Clear	0.20	0.08	0.24	0.15	0.26	0.20	0.30	0.27
		Embossed	U-Factor = 0.15 SHGC = 0.01							
		Flush	U-Factor = 0.14 SHGC = 0.01							
		20 Minute Fire Door	U-Factor = 0.42 SHGC = 0.03							
	Impact Glass *	Clear	0.27	0.08	0.32	0.16	0.36	0.21	0.41	0.28
		Low-E	0.22	0.09	0.25	0.16	0.27	0.21	0.30	0.27
		Decorative	0.26	0.07	0.31	0.12	0.34	0.16	0.39	0.21
	Triple Pane	Clear w/ Blinds and Grids	N/A	N/A	0.21	0.12	N/A	N/A	0.26	0.22
		Low-E w/ Blinds and Grids	N/A	N/A	0.20	0.10	N/A	N/A	0.23	0.19
F-2500 Folding Door	1"	Clear	N/A	N/A	N/A	N/A	N/A	N/A	0.41	0.34
		Low-E	N/A	N/A	N/A	N/A	N/A	N/A	0.36	0.28
		Clear w/ Grids	N/A	N/A	N/A	N/A	N/A	N/A	0.41	0.30
		Low-E w/ Grids	N/A	N/A	N/A	N/A	N/A	N/A	0.36	0.25
		Clear w/ Blinds	N/A	N/A	N/A	N/A	N/A	N/A	0.42	0.30
		Low-E w/ Blinds	N/A	N/A	N/A	N/A	N/A	N/A	0.35	0.15

* These options include direct glazed and lip lite glazed products.

Performance values calculated in accordance with NFRC 100 & 200. All values are derived from a Thermally Broken Sill and Wood Frame. Add 0.02 to U-Factor for Non Thermally Broken Sill. This data is certified by NFRC and can be licensed to participating dealers. Certified product must carry a label with valid NFRC logo.



ROUGH CUT®



Autumn Leaf RoughCut



Casa Blanca RoughCut



Moonlight RoughCut



Vineyard Trail® RoughCut



Wheatfield RoughCut



ELDORADO PROFILE SIZES

*Sizes are nominal ranges. Actual sizes may vary slightly.

STONE	HEIGHT	LENGTH	THICKNESS	PAGES
Ashlar	4" – 12"	11" – 26"	.625" – 3"	30
Bluffstone	1" – 5.5"	4" – 22"	1.375" – 3.5"	40, 46
Cliffstone	1.25" – 6"	4" – 22"	1" – 2"	1, 38
Coarsed Stone	11.75"	12", 18", 24", 30"	1.5"	52
Coastal Ledge	1" – 4"	4" – 24"	1" – 2.75"	52
Coastal Reef	4" – 12"	4" – 16"	1" – 1.25"	14, 31
Cobblestone	2.5" – 12"	4" – 21"	1.875" – 2.75"	50, 53
Country Rubble	2" – 18"	4" – 18"	1" – 2.5"	42, 47
Cut Coarse Stone	3", 6", 9"	12", 18", 24"	.75" – 2.5"	8, 20, 31
Cypress Ridge	1.25" – 18"	4" – 24"	1" – 3.5"	6, 42
European Ledge Single Stone	1.5"	11"	.75" – 2.125"	8, 33
European Ledge Panel	4.5"	24"	.75" – 2.25"	33
Fieldledge	1.5" – 15"	5" – 18"	1.25" – 1.5"	43, 53
Hillstone	1" – 12"	3" – 18"	1" – 3.25"	43, 54
LedgeCut33	3"	12", 18", 24"	.75" – 2"	8, 32
Limestone	2.25" – 8"	3.5" – 17"	1" – 2.5"	39, 48, 53
Longitude24	12"	24"	1"	28
Marquee24	12"	24"	1"	8, 30
Mountain Ledge	1" – 4"	4" – 18"	1" – 3.5"	10, 36, 47, 51, 53
Mountain Ledge Panels	5"	8", 12", 20"	1" – 2.5"	37, 51
Ridgetop18	9"	18"	1" – 1.625"	27
River Rock	1.5" – 15"	3" – 18"	2" – 3.5"	44
RoughCut	2" – 11"	2" – 18.375"	1.5" – 2.5"	41, 48, 51
Rustic Ledge	1" – 5"	6.5" – 20"	1" – 2.5"	12, 22, 35, 54
Shadow Rock	2" – 10"	5" – 24"	2" – 3.5"	44, 49
SierraCut24	12"	24"	1" – 2.5"	30
Stacked Stone	4"	8", 12", 20"	.625" – 2"	16, 34, 48, 51, 54
Vantage30	6"	30"	1" – 1.625"	27
Vintage Ranch	6"	36"	1.125" – 1.375"	4, 25
Weather Edge	1.25" – 8"	5" – 25"	1" – 3.5"	48
Zen24	12"	24"	1"	28
ADOBE				
CaminoAdobe	5"	15.5"	1.375" – 1.5"	55
CapistranoAdobe	3.5"	15"	1.25"	55
BRICK				
ModenaBrick	2.5"	8"	.75" – .875"	6, 58
RomaBrick	1.5" – 2"	9" – 10.25"	1.125" – 1.25"	58
TundraBrick	2.5"	7.875"	.875"	18, 56, 59
ViaBrick	1.25" – 1.75"	7" – 7.25"	.875"	58



ASHLAR ACCENTS

Ashlar Accents have been sculpted to create uniform edge details. The consistent shape simplifies the installation process, while providing the characteristics and texture of natural stone. Available in Taupe, Earth, Smoke & Buckskin.



Taupe



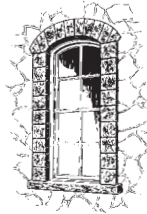
Earth



Smoke

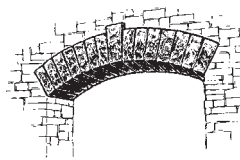


Buckskin



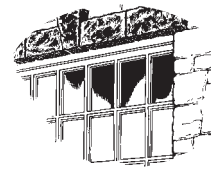
Trim Stones

Approx. 2" thick.



Keystone & Archstone

Approx. 1.5" to 2" thick.



Cut Heads

Approx. 1.5" to 2.5" thick.



Rustic Wall Caps

Approx. 5.75" to 7" thick.

Available in 3 Sizes:

30" x 24"

24" x 24"

18" x 24"



Wall Caps

Approx. 5.75" to 6.5" thick.

Available in 2 Sizes:

20" x 12"

16" x 12"

CRAFTSHIELD™

Preserving the Art of Masonry. CraftShield is a protective treatment that preserves the intended artistry and beauty of architectural stone veneer while safeguarding the surface from nature's elements.

Designed for use on concrete and most masonry surfaces including Eldorado Stone and Eldorado Brick veneer, CraftShield goes on wet and dries invisible to the eye.

It's low odor and alkaline-stable formula is ideal for both exterior and interior applications and offers 10-Year Protection to help resist staining, spalling, cracking and other damage related to water intrusion.

Gallon covers 150-200 sq. ft. of surface area.



CHISELED EDGE™ ACCENTS

Historically, masons have worked with natural stone to create unique accent pieces to finalize their projects. Chiseled Edge Accents feature a hand-dressed appearance with a uniform yet rustic detail. Available in Taupe, Earth, Smoke & Buckskin.



Taupe

Earth

Smoke

Buckskin



Wainscot Sill 90°

8" L (both exterior sides) × 3"D × 2"H (face) to 2.5"H (back)



Wainscot Sill 135°

7.5" L (both exterior sides) × 3"D × 2"H (face) to 2.5"H (back)



Wainscot Sill Straight

19.75" L × 3"D × 2"H (face) to 2.5"H (back)



Hearthstone

20" L × 20"D × 2"H



Peaked Wall Caps

Available in 2 sizes:
20" × 16" (2"H sides with a 3.5"H peak)
20" × 12" (2.375"H sides with a 3.5"H peak)



Textured Column Caps

Cap peak approx. 5.5"H.
Available in 3 sizes with or without hole:
26" × 26" (2.5"H sides)
22" × 22" (2.5"H sides)
18" × 18" (2.5"H sides)



Column & Wall Caps

Column Caps approx. 2.5" thick.
Available in 2 sizes:
30" × 24"
24" × 24"

Wall Caps approx. 2.25" thick.
Available in 3 sizes:
37" × 12"
37" × 9"
37" × 6"

UTILITY ACCENTS

Utility Accents create a simple yet decorative way of transitioning from the utility to the stone or brick veneer. Available in Taupe, Earth, Smoke & Buckskin (see colors above).



(a)



(b)



(c)



(d)



(e)



(f)

Lightboxes

Approx. 1.75" thick.
(a) 8" × 10"
(b) 9.5" × 11"

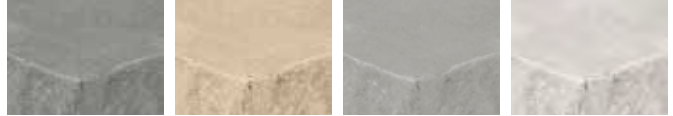
Electrical Boxes

(c) 6" × 8" (approx. 2" thick)
(d) 8" × 8" (approx. 2" thick)
(e) 8" × 8" (approx. 1.75" thick)
(f) 8" × 12" (approx. 1.75" thick)



SPLIT EDGE™ ACCENTS

Split Edge Accents feature a 2" guillotined edge to complement our line of modern stones and contemporary color palettes.

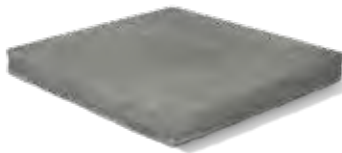


Blue Steel

Coastal Sand

Grey Sky

White Cloud



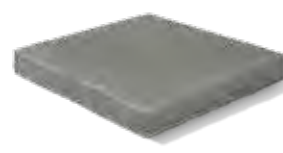
Column Caps

Available in 4 sizes:
26"L × 26"D × 2"H
24"L × 24"D × 2"H
22"L × 22"D × 2"H
18"L × 18"D × 2"H



Wall Caps

Available in 2 sizes:
12"L × 30"D × 2"H
9"L × 30"D × 2"H



Hearthstone

20"L × 20"D × 2"H



Wainscot Sill

20"L × 3"D × 2"H (face)
to 2.5"H (back)

SNAPPED EDGE™ ACCENTS

Snapped-Edge Accents feature irregular edge details and random undulations that look as if they had been hand chiseled on location. Additionally, each accent features subtle yet contrasting color highlights on the surface and edge details for the ultimate natural appearance. Wainscot Sills have a recessed drip edge on the underside to prevent water from returning behind the stone or dripping onto the face of the stone wall. Available in Walnut, Pewter & Sand.



Walnut

Pewter

Sand



Column Caps

Available in 3 sizes:
24"L × 24"D × 1.5"H
22"L × 22"D × 1.5"H
18"L × 18"D × 1.5"H



Wall Caps

Available in 2 sizes:
24"L × 14"D × 1.5"H
18"L × 14"D × 1.5"H



Hearthstone

20"L × 20"D × 1.5"H



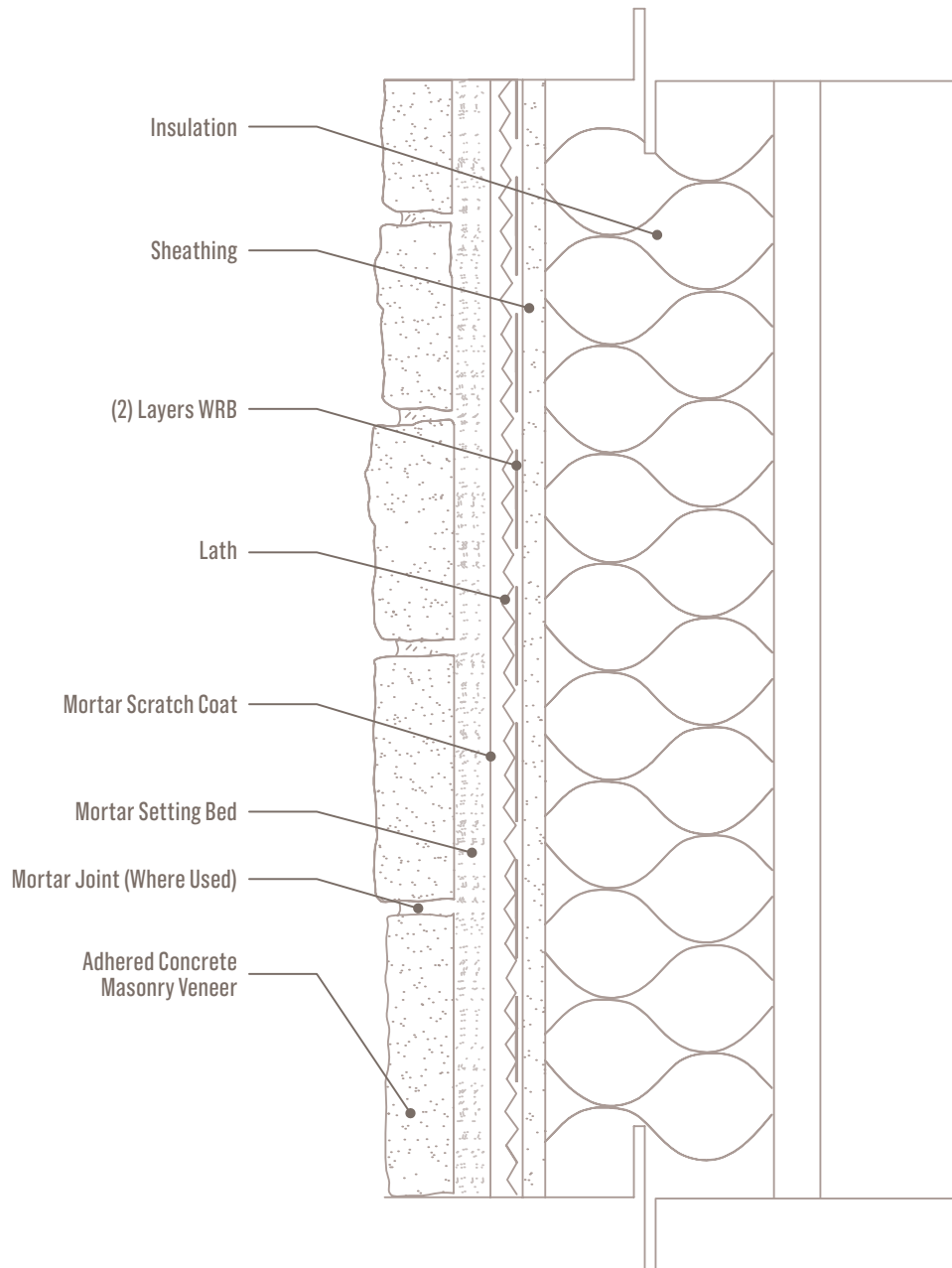
Wainscot Sill

19.75"L × 3"D × 1.5"H (face)
to 2.5"H (back)



INSTALLATION GUIDELINES

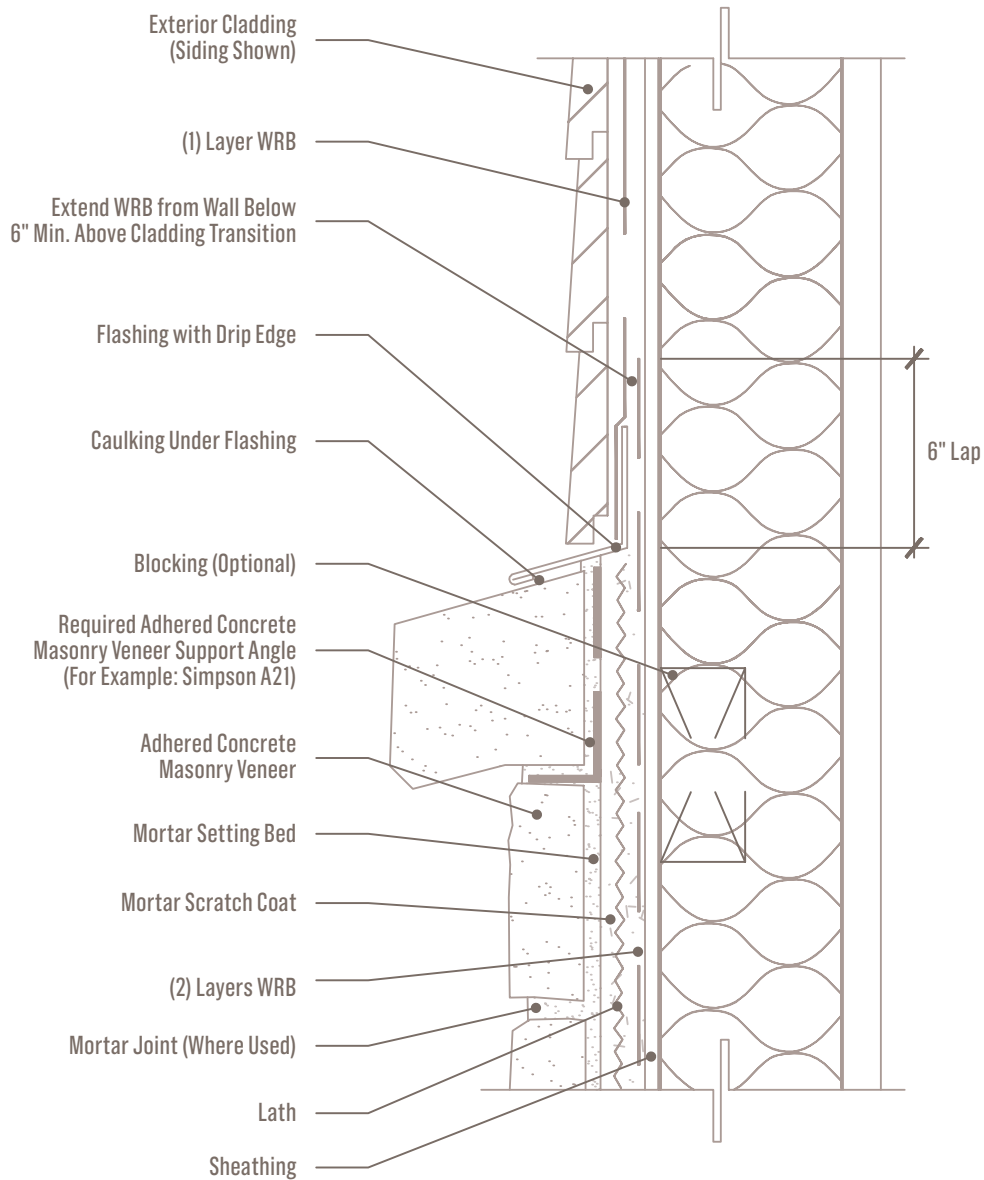
TYPICAL WALL SECTION



eldoradostone.com 800.925.1491

INSTALLATION GUIDELINES

CLADDING TRANSITION



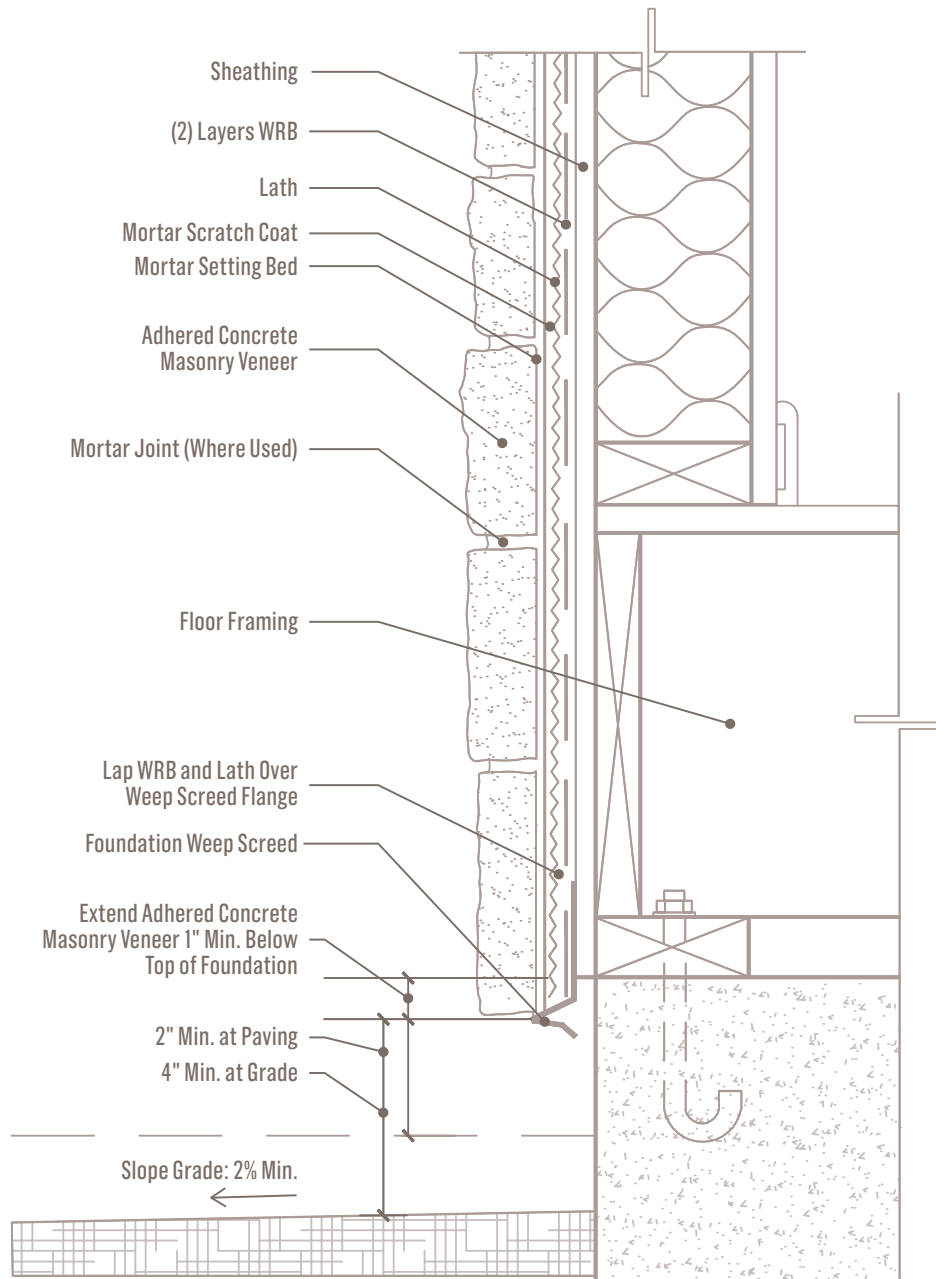
NOTE: Other Finishes May Be Used



eldoradostone.com 800.925.1491

INSTALLATION GUIDELINES

FOUNDATION WALL BASE



eldoradostone.com 800.925.1491

Meets the requirements of ASTM D 4637, Type II

Features and Components

Membrane: Cured EPDM (ethylene propylene diene monomer) reinforced with a tough 1,000+ denier polyester mat. Excellent puncture and hail resistance.

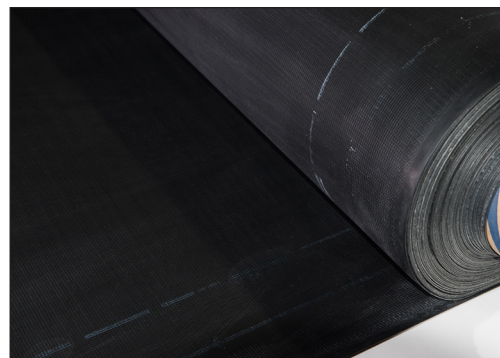
Fully Extruded: Produces fewer air voids, more uniform thickness and smoother sheets.

Vulcanization Process: Combines two layers of membrane to produce a fully cross-linked monolithic membrane.

Polymer Formulation: Performs in extreme temperature climates and withstands differential movement (elongation).

UV-Stabilization Properties: Offers outstanding ozone and weather resistance delivering one of the longest service lives available.

Technical Expertise: Backed by 30+ years of EPDM experience and installations.



Component

M
Membrane

Single Ply

Color

Black

System Compatibility This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.

Multi-Ply	BUR		APP		SBS			
	HA	CA	CA	HW	HA	CA	HW	SA
	Do not use with Multi-Ply systems							

Single Ply	TPO		PVC		EPDM		
	MF	FA	MF	FA	MF	FA	BA
	Compatible with the selected Single Ply systems above						

Key: HA = Hot Applied CA = Cold Applied HW = Heat Weldable SA = Self Adhered MF = Mechanically Fastened FA = Fully Adhered BA = Ballasted

Energy and the Environment

Property	Value
Reflectivity* (ASTM C 1549)	0.06
Emissivity* (ASTM C 1371)	0.88
Post-consumer Recycled Content	0%
Pre-Consumer Recycled Content	0%

*Test methods for reflectivity and emissivity are LEED®- and CRRC®-approved.

Peak Advantage® Guarantee Information

Enhanced guarantees are now available on certain systems for wind and puncture. Consult your local sales representative for more information and for specific guarantee terms and costs.

Product	Guarantee Term
When used in most JM EPDM Systems*	Up to 25 years

*Contact JM Technical Services for specific systems.

Installation/Application



Refer to JM EPDM Application Guides and Detail Drawings for instructions.

Packaging and Dimensions

Roll Size	10' x 100' (3.05 m x 30.48 m)
Roll Coverage	1000 ft² (92.66 m²)
Extruded In:	Milan, OH

Codes and Approvals



Meets the requirements of ASTM D 4637, Type II

Tested Physical Properties

Physical Properties		ASTM Test Method	Standard for ASTM D 4637, Type II	JM EPDM – R 75 mil
Strength	Breaking Strength (lbf)	D 751 A	> = 90	287
	Elongation at Fabric Break, Ultimate (%)	D 751 A	> = 15	MD 35, XMD 36*
	Elongation, Ultimate (%)	D 412	> = 250	482
	Tear Strength (lbf)	D 751 B	> = 10	104
	Dynamic Puncture Resistance, 10J, Type II	D 5635	pass	pass
	Static Puncture Resistance, 55.1 lbf, Type II	D 5602	pass	pass
Longevity	Overall Sheet Thickness (in.)	D 751	+/- 10%	pass
	Thickness Over Scrim, Weathering Side (in.)	D 7635	0.015	0.033
	Brittleness Point (°F)	D 2137	< = -49	pass
	Ozone Resistance	D 1149	pass	pass
	Water Absorption (mass %)	D 471	< = 8	0.1
Heat Aged Performance	Heat Aged 670 hrs @ 240°F	D 573		
	Breaking Strength (lbf)	D 751	> = 80	297
	Elongation, Ultimate (%)	D 412	> = 200	284
	Linear Dimensional Change (%)	D 1204	< ± 1	0.02
Weathering Performance	Weathering Resistance, 5040 KJ/(m ² -nm) @ 340 nm	D 4637 / G 151 / G 155		
	Visual Inspection	–	pass	pass

* MD = Machine Direction
XMD = Cross-Machine Direction

SOLD BY:

Poulin Building Materials Milton
PO Box 289
Derby, VT 05829-0289

SOLD TO:
CREATED DATE

3/21/2023

LATEST UPDATE

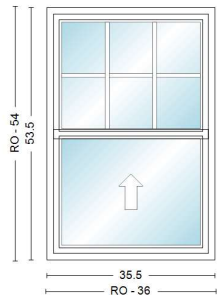
1/19/2024

OWNER

Kyle Mayhew

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Unassigned Quote	Unassigned Project	3754063		

ORDER NOTES:
DELIVERY NOTES:


<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	4	Fixed/Active	A	\$674.77	\$2,699.08

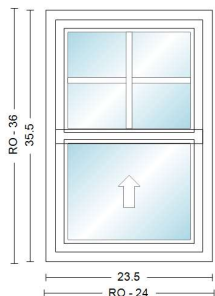
RO Size = 36" x 54"

Unit Size = 35 1/2" x 53 1/2"

100SHS3046, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light (FDL) Division, Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3046 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.28	0.28	NO	A1	32.0000	23.0625	5.12000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	4	Fixed/Active	C	\$470.46	\$1,881.84

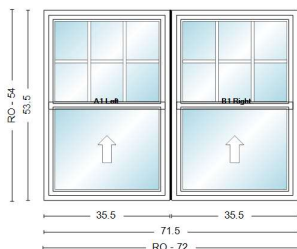
RO Size = 24" x 36"

Unit Size = 23 1/2" x 35 1/2"

100SHS2030, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light (FDL) Division, Standard Grille Alignment, 2 Wide, 2 High, Colonial Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2030 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.28	0.28	NO	A1	20.0000	14.0625	1.95000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	13	Fixed/Active-Fixed/Active	B	\$1,349.18	\$17,539.34

RO Size = 72" x 54"

Unit Size = 71 1/2" x 53 1/2"

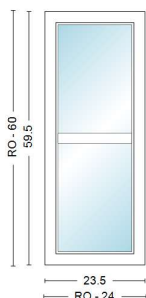
Common Frame

100SHD3046-2, Unit, 100 Series Twin Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light (FDL) Division, 3 Wide, 2 High, Colonial Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks White, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD3046-2 Half Screen Fiberglass Black

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD3046-2 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.28	0.28	NO	A1	32.0000	23.0625	5.12000
B1	0.28	0.28		B1	32.0000	23.0625	5.12000



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	2	Fixed	D	\$490.49	\$980.98

RO Size = 24" x 60"

Unit Size = 23 1/2" x 59 1/2"

100REC2050, Unit, 100 Series Picture/Transom-PWTR, 1 3/8" Setback, Black Exterior Frame, w/White Interior Frame, Fixed, Dual Pane Low-E HeatLock Standard Argon Fill Full Divided Light (FDL) 1 Wide, 2 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Wide Grille Bar: 2 1/4" with Centered Horizontal Bar Placement Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.29	0.26	NO

SUB-TOTAL:	\$23,101.24
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$1,386.07
TOTAL:	\$24,487.31

CUSTOMER SIGNATURE _____ DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors