

Burlington Design Advisory Board
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Ron Wanamaker
Emily Morse
Richard Martin
Gabriel Stadecker
Jay White
Joel Baird, Alt
Kathleen Ryan, Alt



Design Advisory Board

Tuesday, August 27, 2024, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

Passcode: 796731

Telephone: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

**ZP-24-317; 251-253 South Union Street (RM, Ward 6) Daisy Properties, LLC / Stephen Kredell
Proposed construction of one 5-unit addition and two detached 4-unit buildings and related site improvements. (Project Manager, Scott Gustin)**

1.2.

Session II – 3:30 PM – 4:00 PM

**ZP-24-332; 48 Latham Court (RL, Ward 1) McElwain 48LC, LLC / Jamie Hart
Proposed removal of existing roof to add full third floor. No change to duplex use. (Project Manager, Mary O'Neil)**

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran

status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

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



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 251-253 South Union Street
Date: August 27, 2024

File: ZP-24-317

Location: 251-253 South Union Street

Zone: RM **Ward:** 6

Parking District: Neighborhood

Date application accepted: July 22, 2024, Complete August 5, 2024

Applicant/ Owner: Stephen Kredell / Daisy Properties, LLC

Request: Proposed construction of one 5-unit addition and two detached 4-unit buildings and related site improvements.

Overview:

In February 2022, the applicant received approval under the adaptive reuse provisions of Article 4 to convert office space within an historic building to 8 dwelling units. Some minor site work was also included in that approval. The applicant subsequently received approval under the historic building rehabilitation bonus for a 5-unit rear addition in November 2022. That subsequent permit expired without construction. The applicant is now seeking approval to revise that project to include the previously approved rear addition and two detached 4-unit buildings in the rear yard and related site improvements. The proposed rear addition is very similar to the previously approved rear addition. Unlike when the prior approvals were granted, the property is now entirely Residential – Medium Intensity. Previously, it was split between low and medium density.

The subject building was originally constructed as a residence but was used as office space from the 1960's until 2022. The building is on the National Register of Historic Places and dates to 1848.

Article 5: Citywide General Regulations

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.

251-253 South Union Street is listed on the National Register of Historic Places (South Union Street Historic District) and on the State of Vermont Historic Sites & Structures Register.

(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 Henry Shaw House was constructed as a dwelling, c. 1848. A 2022 zoning permit for the property approved conversion of long-standing office space back to residential use containing 8 dwelling units. The newly proposed rear addition will add another 5 dwelling units. No alterations to the building are included in this application except for the connection to the rear addition. The connection between the existing building and the new addition is at the rear ell, which does not appear to be original.

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.

As noted above, minimal changes to the historic building are proposed and are limited to the connection to the rear addition.

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.

No conjectural alterations are proposed.

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

The rear ell does not appear to be part of the original structure, but has acquired historic significance in its own right, as documented in the Historic registers. Minimal alterations to this ell are proposed in order to connect to the rear addition.

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

No alterations to distinctive materials, features, or finishes are proposed.

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 replacement materials are proposed.

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 chemical or physical treatments are identified within the submission materials.

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

There are no known archaeological resources on this site. If any such resources are discovered during construction, the applicant shall report as much to the Vermont Division for Historic Preservation for assessment, evaluation, and appropriate disposition.

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 proposed addition is located behind and below the historic structure along South Union Street. It will be hidden behind the primary historic structure and will require minimal alteration to the existing building exterior. The new addition is obviously new and is clearly subordinate to the primary structure.

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.

The proposed addition leaves the existing historic building largely untouched. Only a small connector in the rear will join the existing and proposed buildings. If the addition were to be removed in the future, the essential form and integrity of the historic building would be retained.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

No land division is proposed.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

No identified important natural features will be impacted by the project.

(b) Topographical alterations

The property has an east-west downslope. The proposed rear addition remains as previously approved. It will be set downslope from, and below, the existing building. The two detached 4-unit buildings are set further downslope at the western end of the property. Project plans depict existing and proposed topo lines. While grading is required, the general sloped characteristic of the property will remain.

(c) Protection of important public views

There are no identified public view corridors from or through the subject property.

(d) Protection of important cultural resources

See Sec. 5.4.8.

(e) Supporting the use of alternative energy

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield sites

The property is not listed as a Brownfield Site.

(g) Provide for nature's events

Project plans depict stormwater management features. These will be subject to review and approval by the city's stormwater program.

Ground floor entries into the new residences in both the addition and the new detached buildings include overhead canopies to provide some shelter for people entering and exiting the dwellings.

Space remains available onsite to handle snow storage.

(h) Building location and orientation

The existing historic home defines the character of this property along the street. It will remain essentially unchanged. The proposed rear addition and new detached buildings will be oriented inward with south-facing primary elevations.

(i) Vehicular access

No change to the existing curb cut along South Union Street is proposed, nor is any change proposed to the private driveway that serves the property.

(j) Pedestrian access

New concrete walkways will connect the parking area to the front entries of the new dwelling units and to the public sidewalk. As required, the walkways are separate from the parking areas and keep pedestrians out of traffic circulation in the driveway and parking areas.

(k) Accessibility for the handicapped

The plans depict handicap parking nearest the walkway to the new detached buildings. ADA standards are administered primarily by way of the Building Inspector.

(l) Parking and circulation

Parking will be substantially reconfigured and expanded to serve the 13 new residential units. Surface material is not noted and must be. Perimeter curbing looks to be proposed. Parking spaces and circulation aisles appear to be dimensionally compliant with the standards of Article 8. As required, parking is set behind the primary building along South Union Street and is split into two smaller areas rather than one large expanse. The proposed 16 parking spaces are enough to require shade trees. This criterion requires at least 1 shade tree for every 5 parking spaces to achieve at least 30% shading of parking and circulation areas. No shade trees or shading analysis are included in the project plans and must be.

Parking spaces encroaching onto the property from the northerly neighbor are not depicted in the project plans and are presumed to be removed. Clarification is needed.

Bike parking is required but is not evident on the project plans. Bike parking must include both long and short term spaces per the standards of Article 8.

(m) Landscaping, fences, & retaining walls

A landscaping plan is included and depicts species and location. New plantings are used to define borders and interior spaces and to provide screening as well. Proposed species appear to be acceptable and include no invasives. Shade trees are needed as noted above.

No new fencing is evident. No retaining walls per se are depicted; however, each of the two detached buildings and the rear addition will have “light wells” along their northerly elevations. Details are needed as to materials and dimensions.

(n) Public plazas and open space

There is no requirement within the ordinance to provide a public plaza. The property will, however, provide interior yard space for occupants to utilize.

(o) Outdoor lighting

Outdoor lighting appears to be limited to recessed canister fixtures placed within the canopy above each new residence’s entry. Information as to illumination levels is not provided and must be. Exterior lighting for building entries is limited to an average of 5.0 footcandles.

No lighting of the parking areas is evident on the project plans. If any is proposed, it must be depicted and specification sheets provided.

(p) Integrate infrastructure into the design

The site plans include two trash enclosures screened, in part, by landscaping or placement behind the front building. Enclosure details are not provided and must be. Mailbox locations are not noted and must be. No ground-mounted mechanical equipment is evident in the project plans. If any 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

As noted earlier, the proposed rear addition is very similar to what was approved in November 2022. It reads as a shoebox with uniform massing set behind the original historic building. It is simple in appearance and differential to the original structure. Rooftop height matches that of the rear ell on the existing building but is substantially lower than that on the original building. Scale of the addition is similar to that of neighboring buildings.

Similarly, the two detached 4-unit buildings appear as basic rectangular boxes, albeit of a smaller scale than the rear addition. They are townhouse style, and they, too, are deferential to the primary historic building along the street and are largely hidden from view. Perspective drawings and building cross sections are missing and should be provided.

2. Roofs and Rooflines

The proposed structures are flat-roofed. While not especially common in this neighborhood, it matches the flat roof on the historic structure's rear ell. Use of a flat roof on the rear addition further reduces its presence relative to the primary structure.

3. Building Openings

Fenestration within the rear addition differs somewhat from that in the two detached buildings. In both cases; however, the fenestration is consistent with the boxy appearance of the buildings and is obviously distinct from the historic primary structure on the property.

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The proposed construction is located behind the existing building and has no street presence, nor is it intended to. The existing building has an impressive street presence and a well-articulated front entrance. No changes to the existing primary façade are proposed.

(e) Quality of materials

Proposed cladding of the two 4-unit buildings is primarily wooden shiplap with metal and fiber cement accents. The rear addition will be clad primarily in Shou Shugi Ban clapboard siding (charred wood treated with protective oil). Exterior material around the rear addition entries is not noted and must be. All of the flat roofs will be topped with EPDM. Steel railings are

proposed at each entry with corrugated metal roofing on each entry canopy. Fiberglass windows will be installed throughout. These materials are of acceptable quality for this new residential construction.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No rooftop or other exterior mechanical equipment is included in the project plans. If any is proposed, it must be depicted and screened.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

RECOMMENDED MOTION:

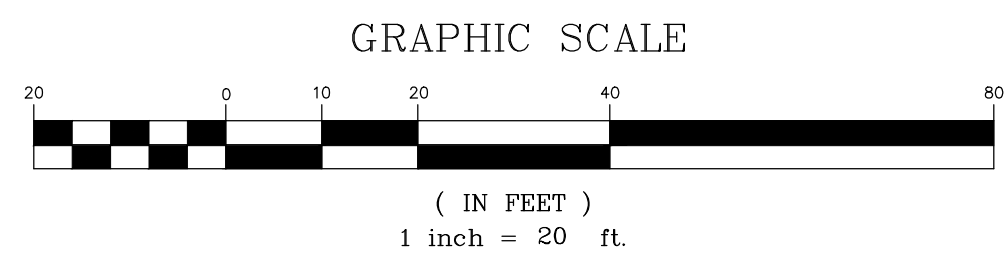
Approve and forward to the Development Review Board with revisions to address the following:

- Notation of parking and circulation area surface material.
- Shade trees and related shading analysis demonstrating 30% shading of parking and circulation areas.
- Confirmation of removal (or not) of the northerly parking spaces from the neighboring property.
- Bike parking details (location and type).
- Material and dimensional details for the "light wells."
- Exterior illumination levels (no greater than 5.0 footcandle average for the entries). Parking lot lighting information if any is proposed.
- Infrastructure details such as trash enclosure materials and dimensions, utility meter locations and screening, mail box locations, exterior mechanical equipment locations and screening.
- Perspective drawings and building cross sections.

	APPROXIMATE PROPERTY LINE
	APPROXIMATE SETBACK LINE
	EXISTING CONTOUR
	EXISTING CURB
	EXISTING FENCE
	EXISTING GRAVEL
	EXISTING PAVEMENT
	EXISTING GUARD RAIL
	EXISTING ELECTRIC
	EXISTING FORCE MAIN
	EXISTING GAS
	EXISTING STORM
	EXISTING GRAVITY SEWER
	EXISTING TELEPHONE
	EXISTING WATER
	EXISTING SWALE
	STREAM
	WETLANDS
	WETLANDS BUFFER
	EXISTING SEWER MANHOLE
	EXISTING STORM MANHOLE
	EXISTING CATCH BASIN
	EXISTING YARD DRAIN
	EXISTING WELL
	EXISTING HYDRANT
	EXISTING SHUT OFF
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING GUY WIRE/POLE
	EXISTING SIGN
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	EDGE OF BRUSH/WOODS
	IRON ROD/PIPE FOUND
	CONCRETE MONUMENT FOUND
	TEST PIT
	PERCOLATION TEST
	PROJECT BENCHMARK



1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
3. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
4. PROJECT BENCHMARK IS LAKE CHAMPLAIN ESTABLISHED FROM THE UNITED STATES GEOLOGICAL SURVEY GAUGING STATION 04284500 LOCATED IN BURLINGTON, VERMONT. (DATUM NGVD 29)
5. CONTOUR INFORMATION IS BASED UPON LIDAR DATA FROM 2004. HORIZONTAL AND VERTICAL DATUM BASED ON VCS NAD 83 AND NAVD 88. ALL OTHER SITE INFORMATION IS BASED UPON ORTHORECTIC PHOTOGRAPHY.



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

COPYRIGHT © 2021 - ALL RIGHTS RESERVED

DRAWN

SAL

CHECKE

DSM

APPROV

DSM

CLIENT:

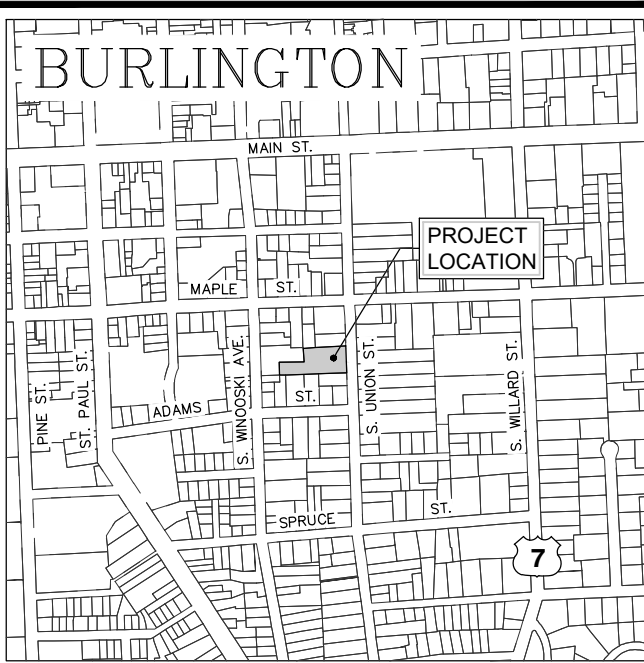
JAMES DUFOUR

251-253 SOUTH UNION ST.
BURLINGTON, VT

PROJECT:

SITE IMPROVEMENTS

251-253 SOUTH UNION ST.
BURLINGTON, VT



LOCATION MAP

 $1'' = 1000$ [illegible]

*EXISTING
CONDITIONS
PLAN*

DATE
JUL., 2024

SCALE
1" = 20'

PROJ. NO.
21245

DRAWING NUMBER

C1.0

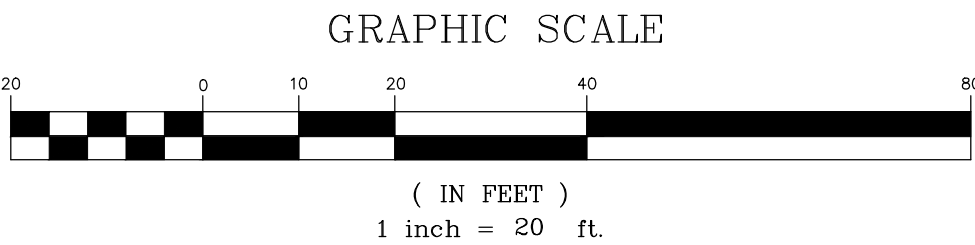
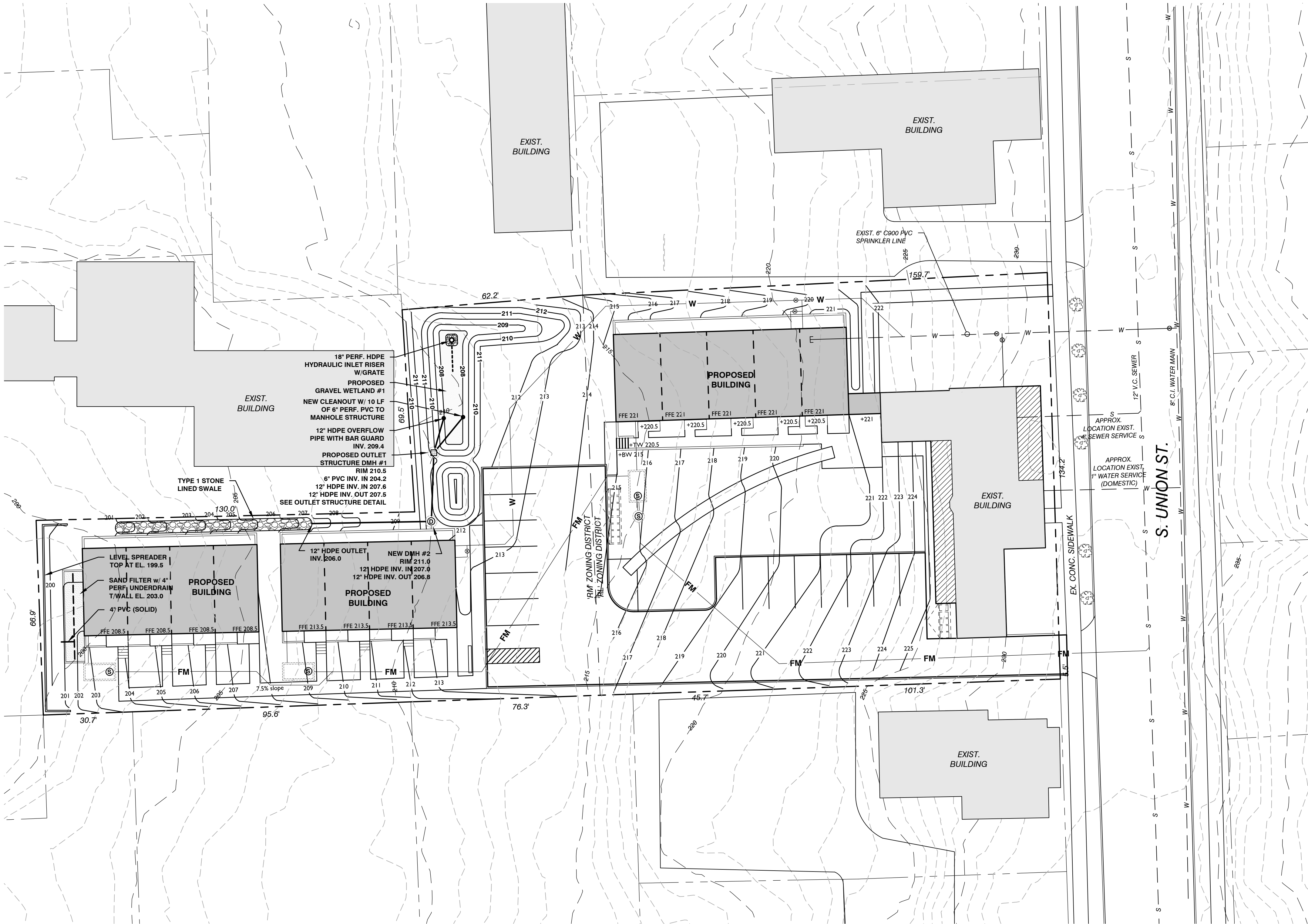
LEGEND

- PROPOSED PROPERTY LINE
--- PROPOSED SETBACK LINE
--- 100 --- PROPOSED CONTOUR
===== PROPOSED CURB
---X--- PROPOSED FENCE
===== PROPOSED GRAVEL
===== PROPOSED PAVEMENT
---o--- PROPOSED GUARD RAIL
---E--- PROPOSED ELECTRIC
---FM--- PROPOSED FORCEMAIN
---G--- PROPOSED GAS
---ST--- PROPOSED STORM
---S--- PROPOSED GRAVITY SEWER
---T--- PROPOSED TELEPHONE
---W--- PROPOSED WATER
--- PROPOSED SWALE

- ⊙ PROPOSED SEWER MANHOLE
⊙ PROPOSED STORM MANHOLE
⊙ PROPOSED CATCH BASIN
⊙ PROPOSED YARD DRAIN
⊙ PROPOSED WELL
⊙ PROPOSED HYDRANT
⊙ PROPOSED SHUT OFF
⊙ PROPOSED UTILITY POLE
⊙ PROPOSED LIGHT POLE
⊙ PROPOSED GUY WIRE/POLE
⊙ PROPOSED SIGN
~ PROPOSED EDGE OF BRUSH/WOODS
⊙ REBAR SET
⊙ CONCRETE MONUMENT SET

GENERAL NOTES

- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL HIRE A PRIVATE UTILITY LOCATING FIRM TO LOCATE OWNER OWNED UNDERGROUND UTILITIES PRIOR TO START OF ANY EXCAVATION.
- ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
- THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET. UNLESS NOTED OTHERWISE, ALL EXISTING MANHOLE COVERS, VALVES, CURB STOPS AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO THE NEW FINISH GRADE.
- ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
- THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
- EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
- IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
- PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
- THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

COPYRIGHT © 2021 - ALL RIGHTS RESERVED

DRAWN

SAL

CHECKED

DSM

APPROVED

DSM

CLIENT:

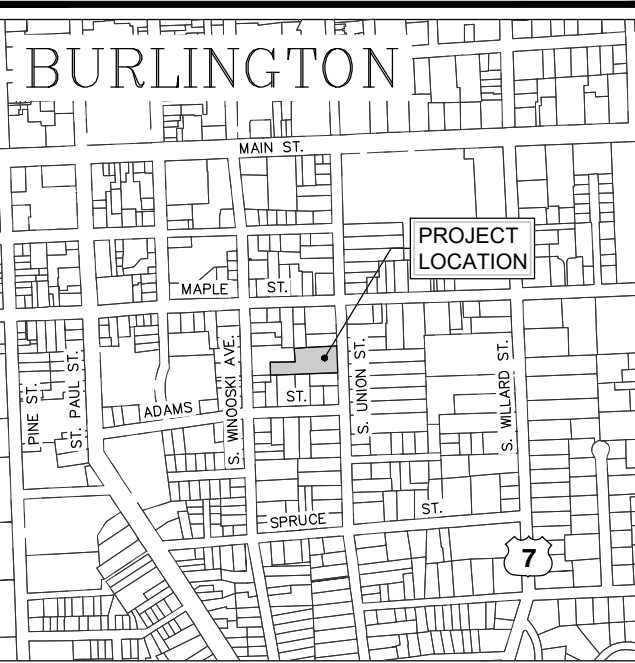
JAMES DUFOUR

251-253 SOUTH UNION ST.
BURLINGTON, VT

PROJECT:

SITE
IMPROVEMENTS

251-253 SOUTH UNION ST.
BURLINGTON, VT



LOCATION MAP

1" = 1000'

DATE	CHECKED	REVISION
8/5/24	DSM	REV. BUILDING LAYOUT

PROPOSED
GRADING AND
DRAINAGE PLAN

DATE

JUL., 2024

SCALE

1" = 20'

PROJ. NO.

21245

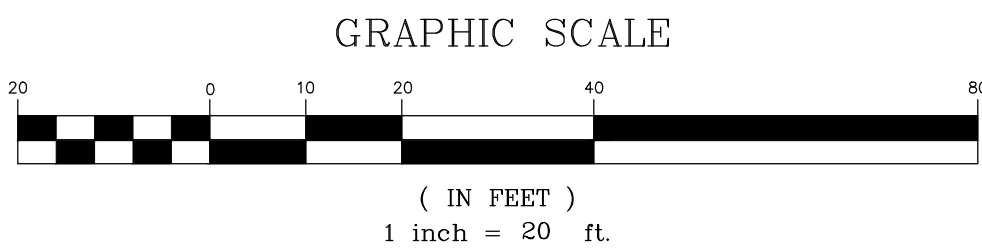
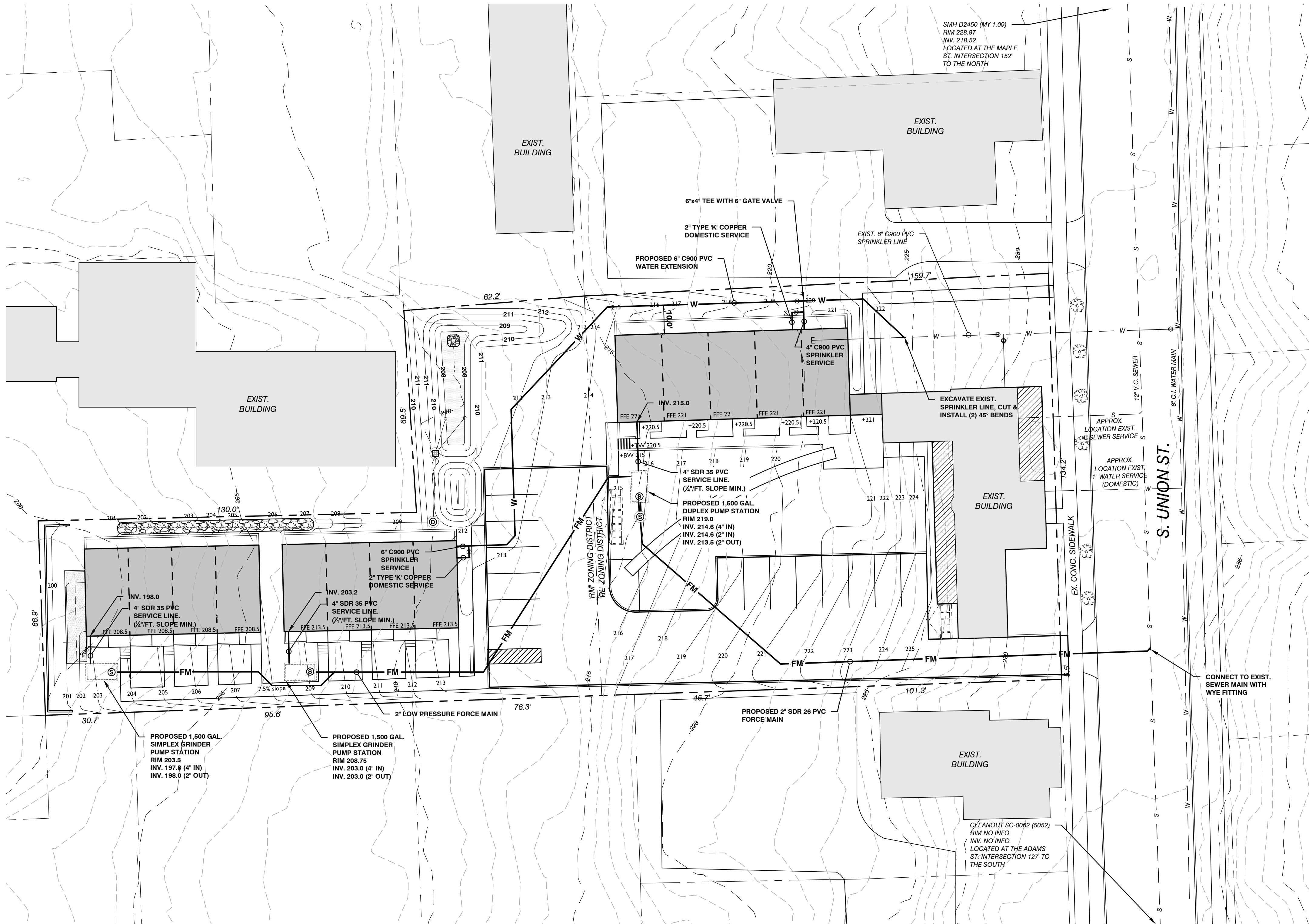
DRAWING NUMBER

C2.0

LEGEND

- PROPOSED PROPERTY LINE
--- PROPOSED SETBACK LINE
--- 100 --- PROPOSED CONTOUR
--- X --- PROPOSED CURB
--- PROPOSED FENCE
--- PROPOSED GRAVEL
--- PROPOSED PAVEMENT
--- PROPOSED GUARD RAIL
--- E --- PROPOSED ELECTRIC
--- FM --- PROPOSED FORCEMAIN
--- G --- PROPOSED GAS
--- ST --- PROPOSED STORM
--- S --- PROPOSED GRAVITY SEWER
--- T --- PROPOSED TELEPHONE
--- W --- PROPOSED WATER
--- PROPOSED SWALE

- ⊙ PROPOSED SEWER MANHOLE
⊙ PROPOSED STORM MANHOLE
⊙ PROPOSED CATCH BASIN
⊙ PROPOSED YARD DRAIN
⊙ PROPOSED WELL
⊙ PROPOSED HYDRANT
⊙ PROPOSED SHUT OFF
⊙ PROPOSED UTILITY POLE
⊙ PROPOSED LIGHT POLE
⊙ PROPOSED GUY WIRE/POLE
⊙ PROPOSED SIGN
⊙ PROPOSED EDGE OF BRUSH/WOODS
⊙ REBAR SET
⊙ CONCRETE MONUMENT SET



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

COPYRIGHT © 2021 - ALL RIGHTS RESERVED

DRAWN

SAL

CHECKED

DSM

APPROVED

DSM

CLIENT:

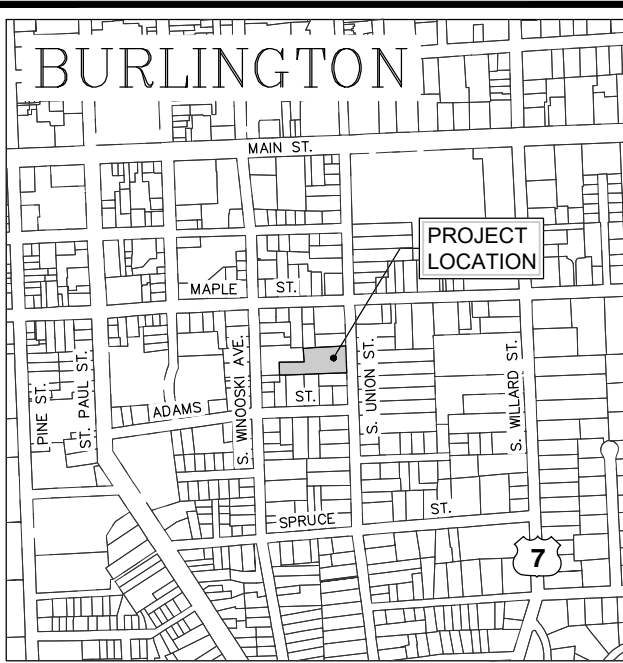
JAMES DUFOUR

251-253 SOUTH UNION ST.
BURLINGTON, VT

PROJECT:

SITE
IMPROVEMENTS

251-253 SOUTH UNION ST.
BURLINGTON, VT



LOCATION MAP

1" = 1000'

DATE	CHECKED	REVISION
8/5/24	DSM	REV. BUILDING LAYOUT

PROPOSED
UTILITY PLAN

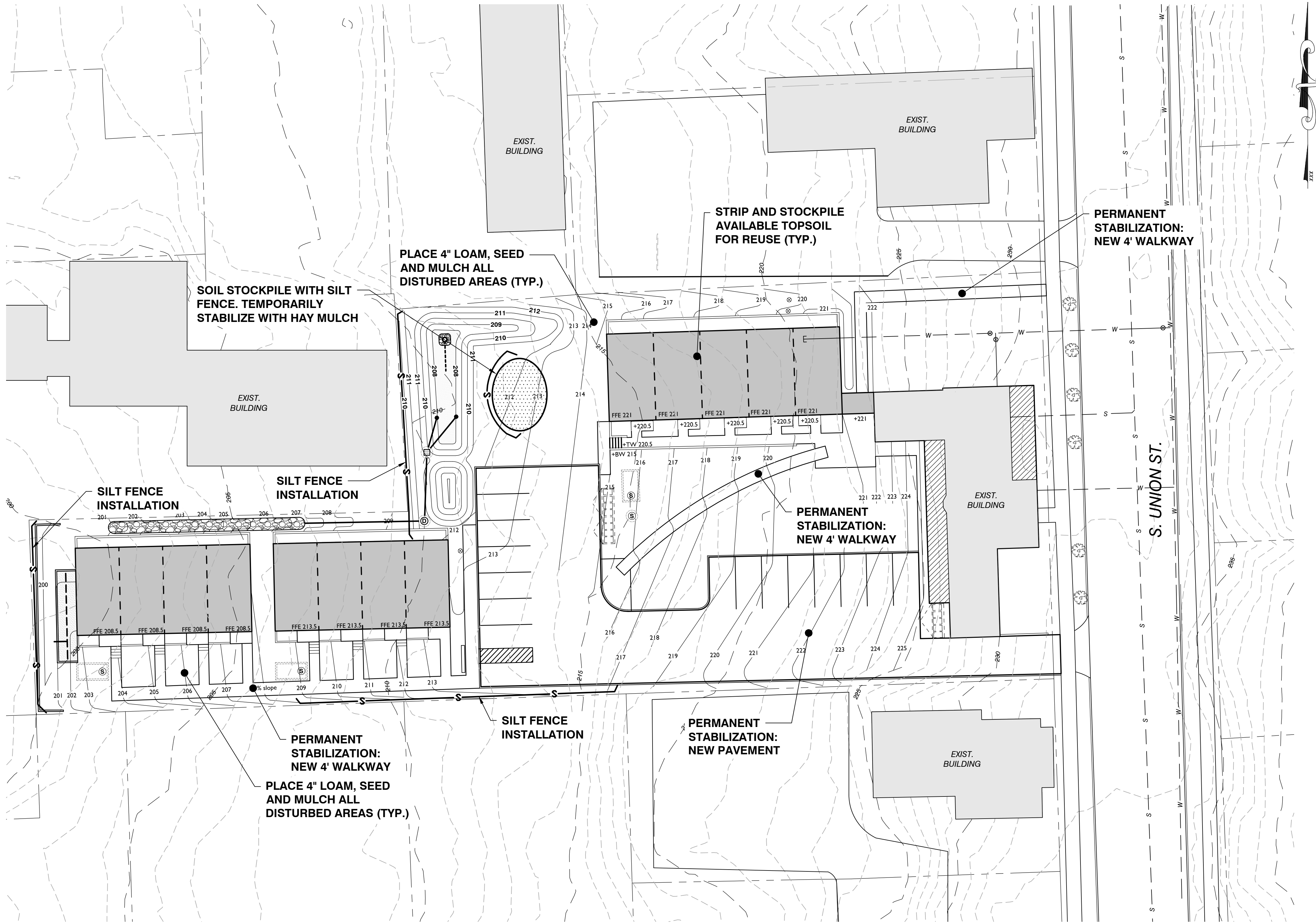
DATE
JUL., 2024

SCALE
1" = 20'

PROJ. NO.
21245

DRAWING NUMBER

C2.1



SPECIFIC EPSC EXECUTION REQUIREMENTS

Applicant will call 863-4501 or email gjohnson@burlingtonvt.gov at least 24 hours prior to initiating earth disturbance and submit the name and contact (cell phone and email) of the erosion control coordinator for the project.

Applicant will post the attached notice in a visible location.

I acknowledge that it is the responsibility of the owner and his/her representatives to ensure that:

- sediment does not enter surface water bodies (streams, ditches, ponds, lakes, wetlands etc.)
- sediment does not enter City conveyance infrastructure (catch basins, sewers etc.) and
- All sediment must be removed from the city ROW (sidewalks and roadways) by the end of each work day.

Sediment control measures will be installed prior to the initiation of earth disturbance.

During the non-winter construction season (April 15 - October 15): After an initial 14 day period of initial disturbance, temporary or permanent stabilization (mulching, erosion control matting or tarps for stockpiles, or other approved method) of exposed areas and stockpiles 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.)

During the winter construction period from October 15 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)

The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has travelled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each work day.

The owner and his/her representatives shall abide by the best management practices (BMPs) indicated in this plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006). Contact 802-863-4501 for a hard copy or go to the web: http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

If soils will be exposed after October 15 and winter construction has not been permitted the project will notify DPW prior to October 15th and ensure that sediment control is installed PRIOR to soil freezing. If the project is completed during the winter months, an additional inspection will be required to ensure that the site is buttoned up for the winter.

Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with erosion control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred.

The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilization measures (seeding and mulching or matting) have been installed.

SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

COPYRIGHT © 2021 - ALL RIGHTS RESERVED

DRAWN

SAL

CHECKED

DSM

APPROVED

DSM

CLIENT:

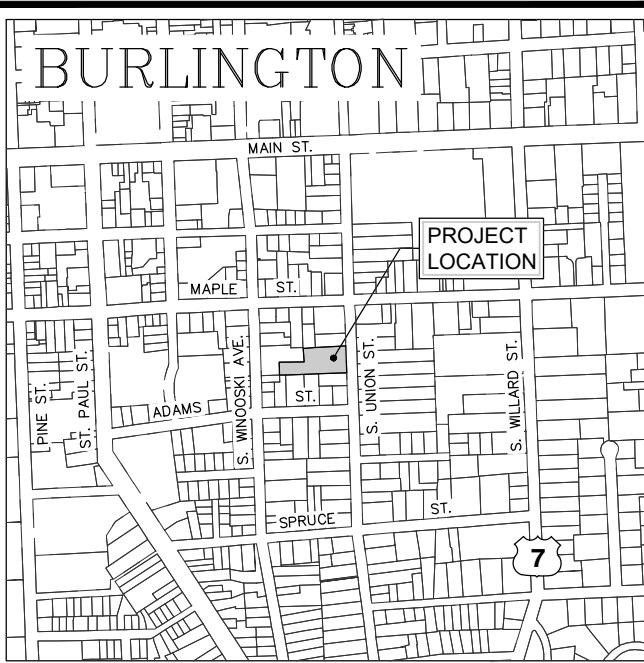
JAMES DUFOUR

251-253 SOUTH UNION ST.
BURLINGTON, VT

PROJECT:

**SITE
IMPROVEMENTS**

251-253 SOUTH UNION ST.
BURLINGTON, VT



LOCATION MAP

1" = 1000'

DATE	CHECKED	REVISION
8/5/24	DSM	REV. BUILDING LAYOUT

EPSC PLAN

DATE

JUL., 2024

SCALE

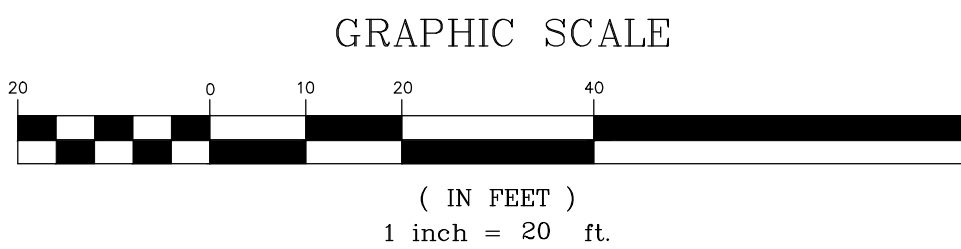
1" = 20'

PROJ. NO.

21245

DRAWING NUMBER

C3.0



PROGRESS SET NOT FOR CONSTRUCTION

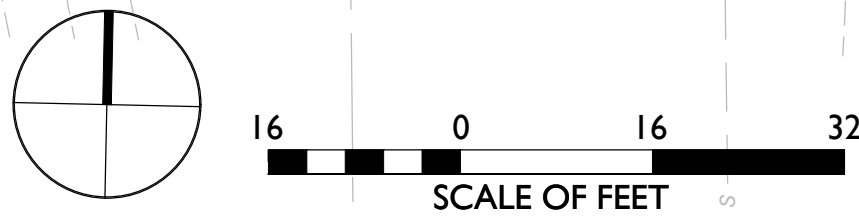
251-3 SOUTH UNION ST.

Burlington, VT

revisions
date: 080324

layout
plan
scale: 1/16"=1'-0"

L100



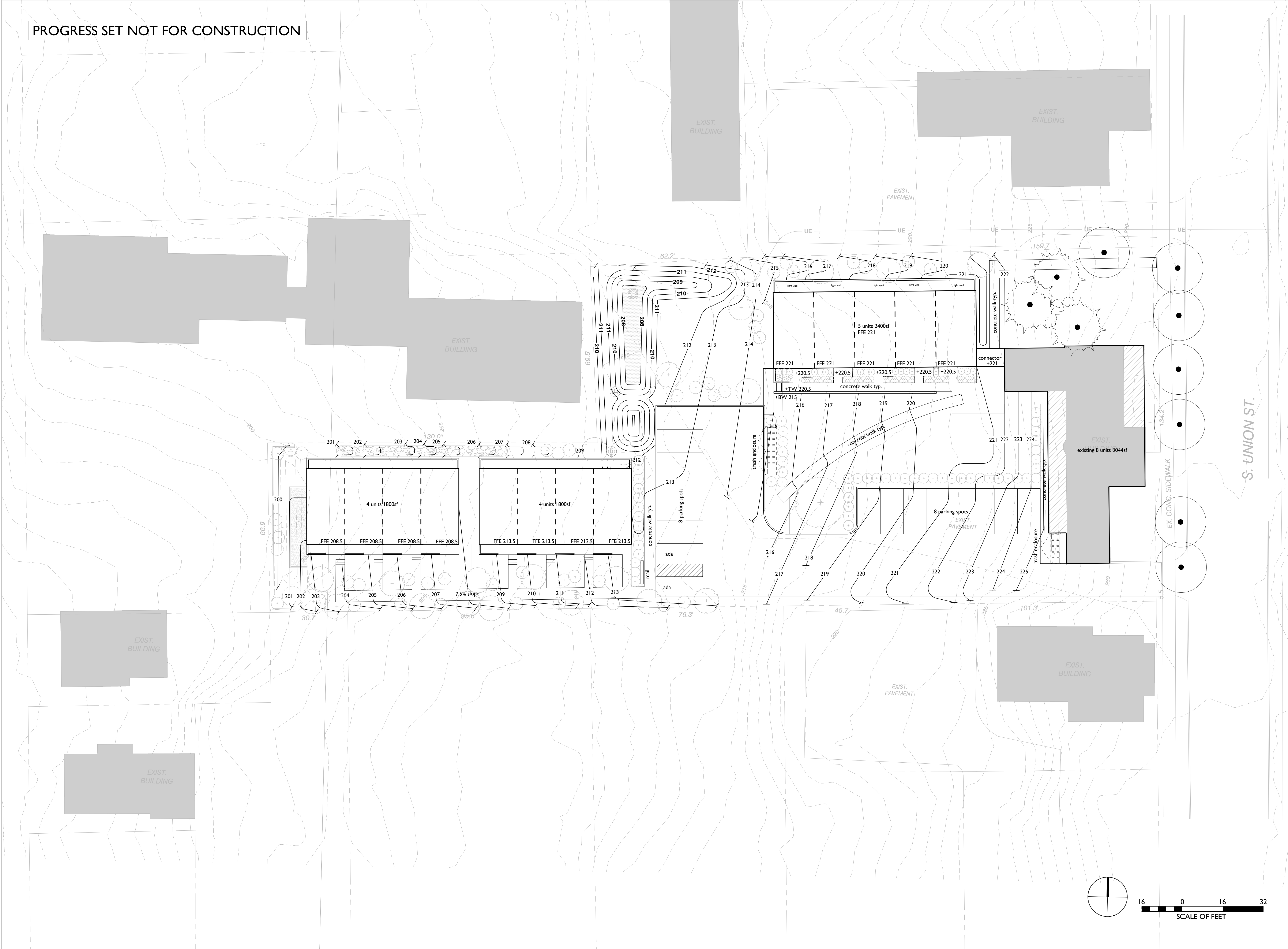
PROGRESS SET NOT FOR CONSTRUCTION

251-3 SOUTH UNION ST.
Burlington, VT

revisions
date: 080324

grading
plan
scale: 1/16"=1'-0"

L102



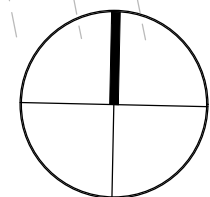
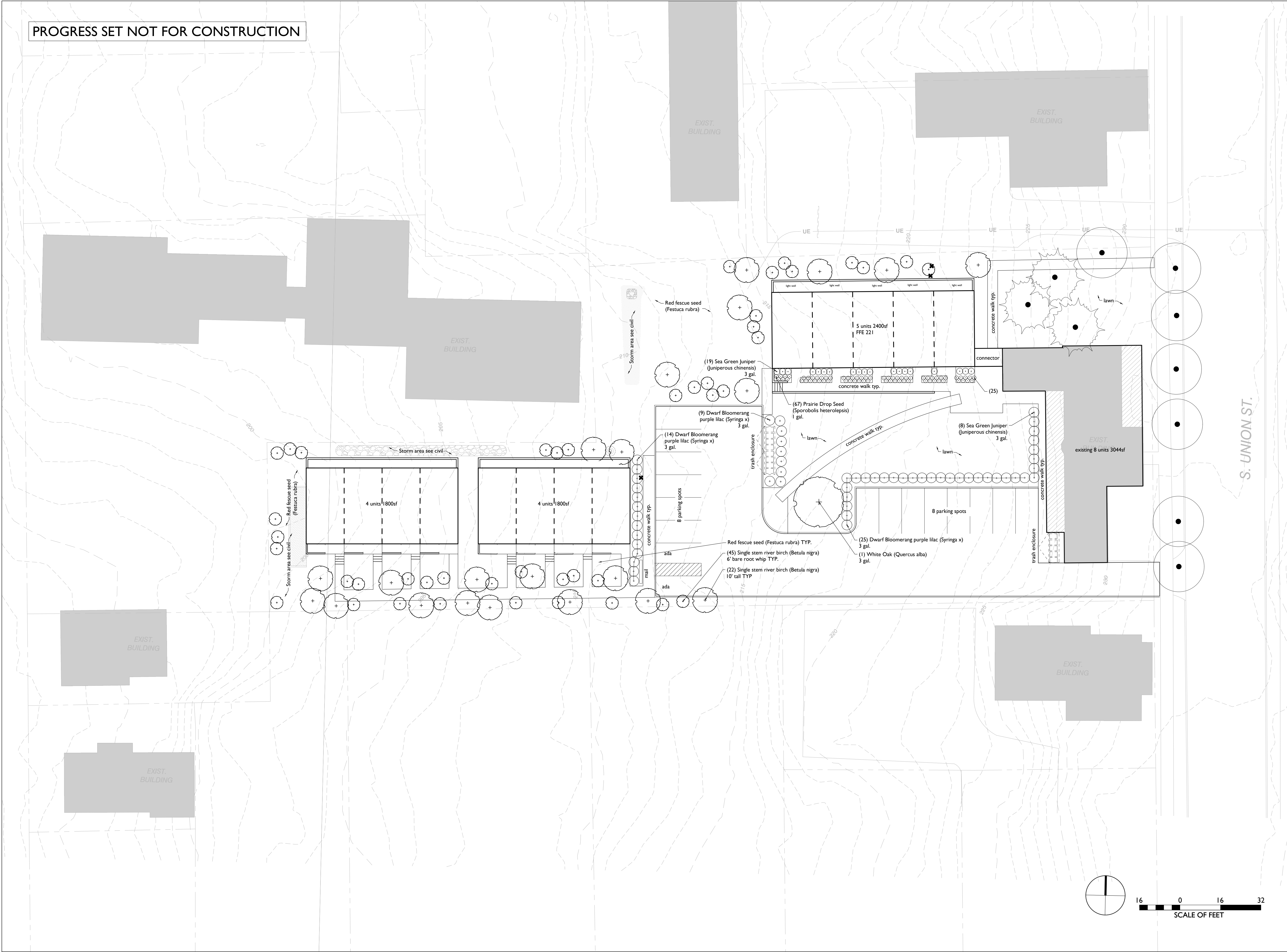
PROGRESS SET NOT FOR CONSTRUCTION

251-3 SOUTH UNION ST.
Burlington, VT

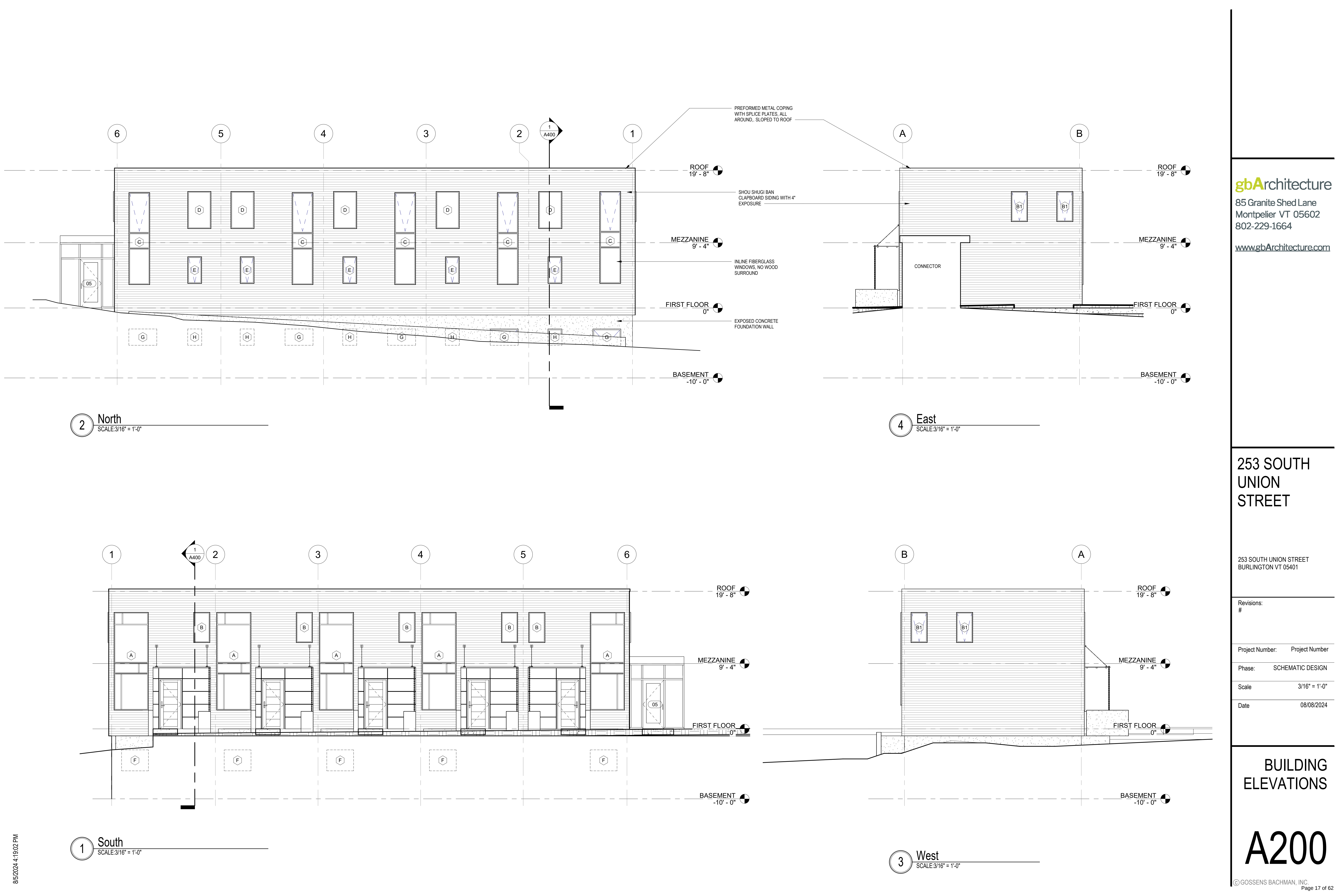
revisions
date: 071624

planting
plan
scale: 1/16"=1'-0"

L106



16 0 16 32
SCALE OF FEET



gbArchitecture

85 Granite Shed Lane
Montpelier VT 05602
802-229-1664

www.gbArchitecture.com

253 SOUTH
UNION
STREET

253 SOUTH UNION STREET
BURLINGTON VT 05401

Revisions:
#

Project Number: Project Number

Phase: SCHEMATIC DESIGN

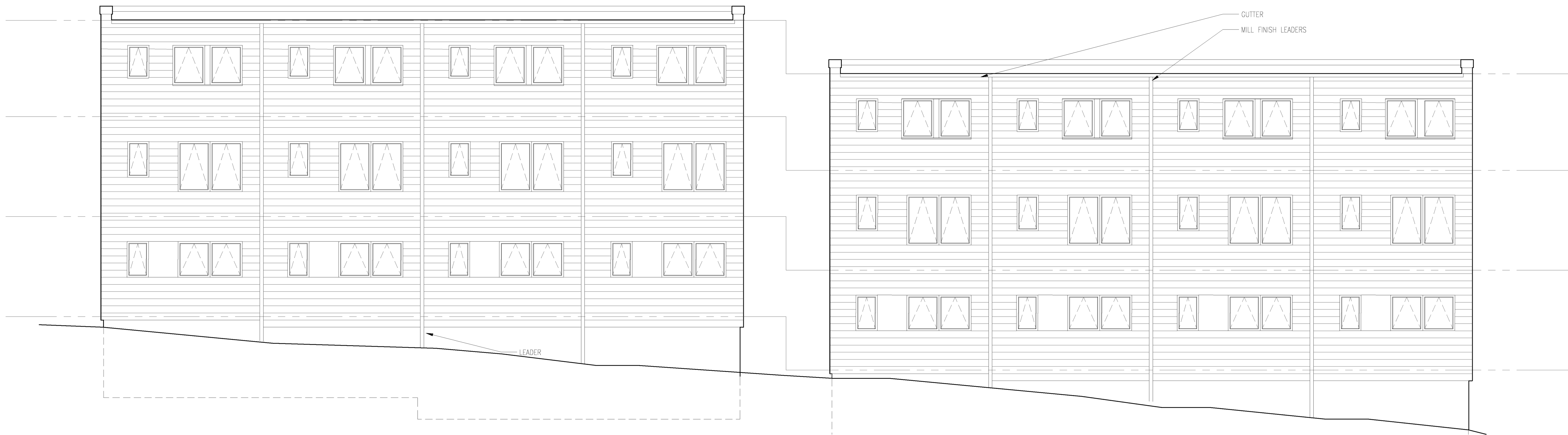
Scale: 3/16" = 1'-0"

Date: 08/08/2024

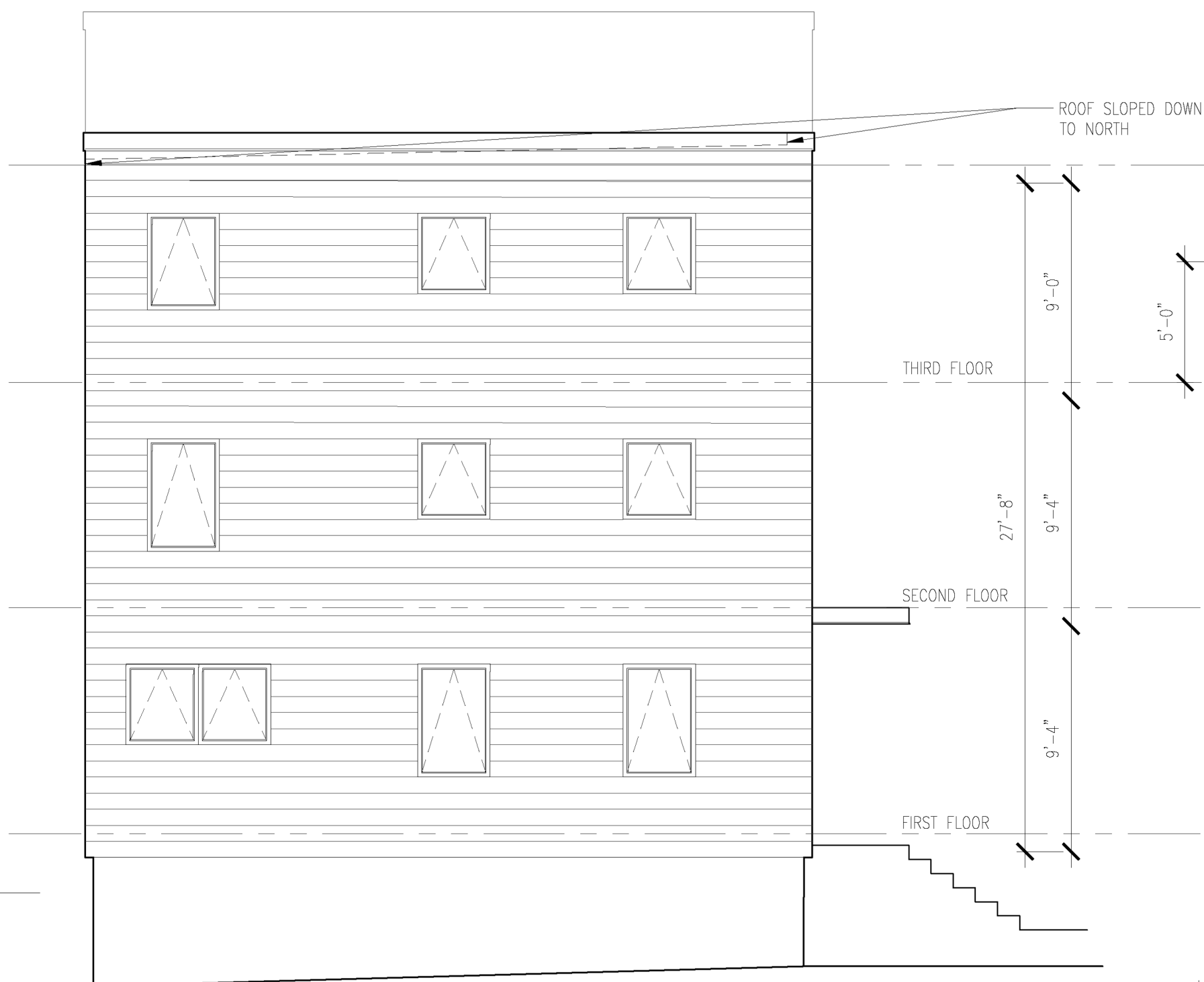
BUILDING
ELEVATIONS

A200

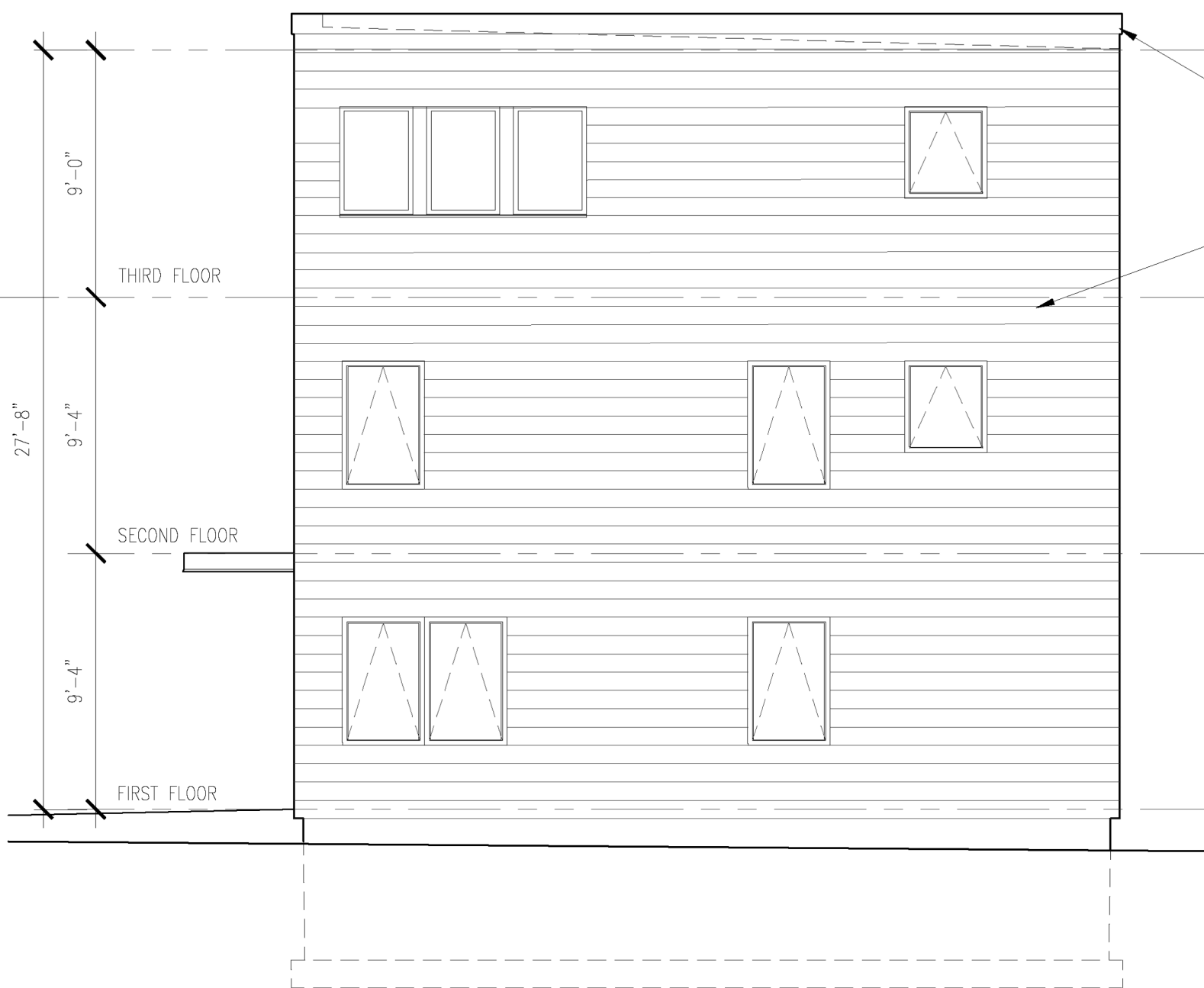
© GOSSENS BACHMAN, INC.
Page 17 of 62



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



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



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



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



gbArchitecture

85 Granite Shed Lane
Montpelier VT 05602
802-229-1664

www.gbArchitecture.com

253 SOUTH
UNION
STREET

253 SOUTH UNION STREET
BURLINGTON VT 05401

Revisions:
#

Project Number: Project Number

Phase: DRB REVIEW

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

Date: 08/09/2024

BUILDING
ELEVATIONS

A201

© GOSSENS BACHMAN, INC.
Page 18 of 62

253 South Union Street

MATERIALS AND PRODUCTS

WINDOWS

Jeld Wen DF Hybrid Series

- Dual glazed meeting RBES requirements
- Se

DOORS

ThermaTru

- Exterior fiberglass, insulated door panels with insulated glazing.
- Meets RBES requirements

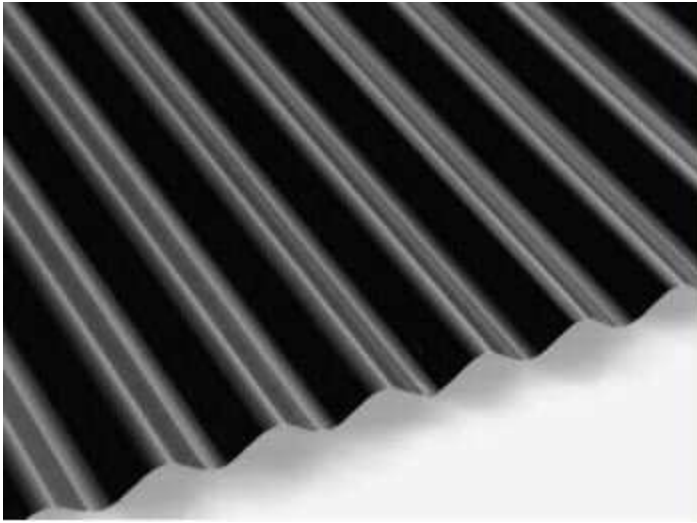
ROOFING

EPDM or TPO roofing membrane

- 60 mil roofing membrane at low slope roofs (high roofs)
- Sloped to gutter and leader at rear
- Black or Gray

CORRUGATED ROOF PANELS

- Painted Corrugated Steel Panels (entry roofs)

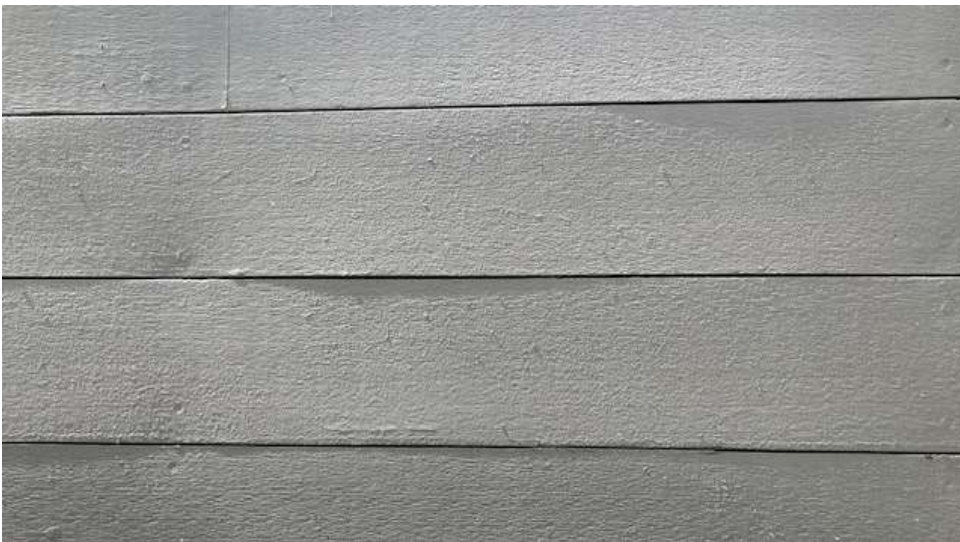


-

SIDING

GENERAL SIDING

- Shiplap wood siding
- Painted or Stained



SIDING

ACCENT PANEL @ siding

- Metal panels or cement board panels
- Hardie product

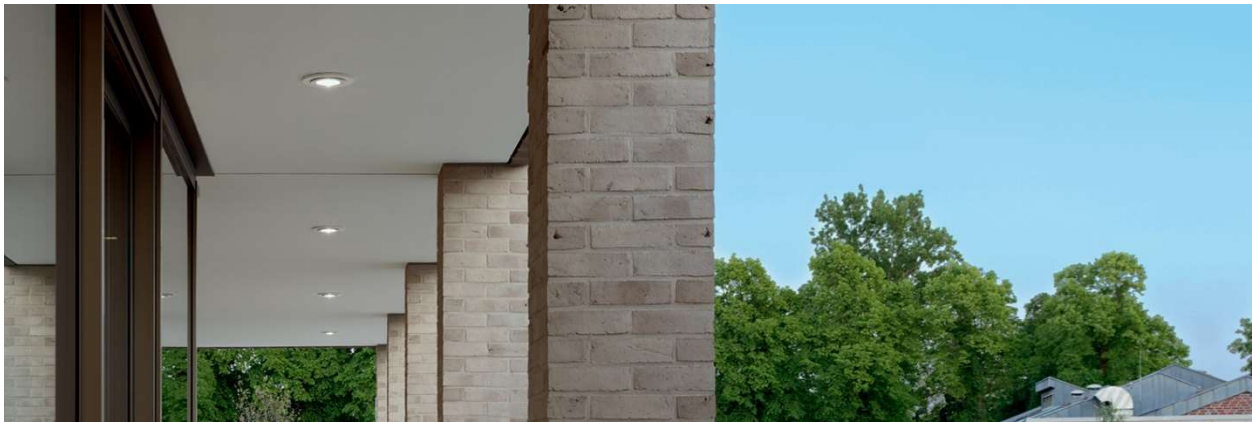


- Metal Panel



EXTERIOR LIGHTING

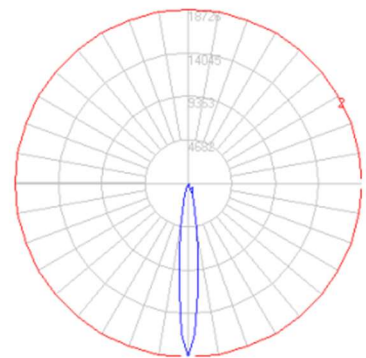
DOWNLIGHT IN CANOPY



BEGA

Photometric Filename: 55844.IES

TEST: BE_55844
TEST LAB: BEGA
DATE: 10/4/2017
LUMINAIRE: 55 844
LAMP: 17.2W LED



STAIRS AND RAILINGS

STAIRS

- All Stairs are to be concrete

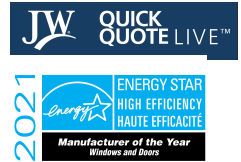
HANDRAILS and GUARDRAILS

- Galvanized handrails and guardrails
- Similar to:



-

Black Interior Option



Overhead Door Co. of Burlington
5375 Williston Rd.
Williston, VT 05495

QUOTE BY : Don Johnson
SOLD TO : Farrington Construction
PO# :

QUOTE # : JW240300GX3 - Version 1
SHIP TO :
PROJECT NAME: SOUTH UNION ST - BLACK INTERIOR

Ship Via : Ground

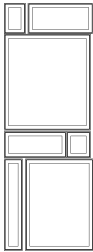
REFERENCE :

U-Factor Weighted Average: 0.27

SHGC Weighted Average: 0.45

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
------	-----------------------	--------------------------	-------------------	-----	-------------------

Line 1 **A** Size: F.S. 59 X 168 : **R.S.O. 60 X 169**
(1499mm x 4267mm)
United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500
Fixed/Shapes ,
7 Boxes , Special Mull Configuration Stationary ,
Rectangle
Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet
Black - FiniShield
, Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) ,
Wall Depth (behind nailing flange): 4 9/16 " ,
Int Option: Drywall Adapter 3/4" , Loose Pre-drilled
Mixed Glass
Grille: No Grilles ,
Standard Hinge
Std Packaging
R/O: 60 x 169
See sub-lines for ENERGY STAR information.
NAFS: N/A N/A N/A N/A
Weight: 334.30 lb
PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF
Drawing Number: 7Z



Viewed from Exterior. Scale: 1/2" = 1'

5

Line 1-1(A1) Frame Size: 14 1/2 x 21
(368mm x 533mm)
United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500
Fixed/Shapes ,
1 Wide Stationary , Stationary
Rectangle
Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet
Black - FiniShield
, Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) ,
Wall Depth (behind nailing flange): 4 9/16 " ,
Int Option: Drywall Adapter 3/4" , Loose Pre-drilled
Dualpane SunFlow 1 Low-E Argon gas ,
L/a 1.11 sqft,
Anneal/ Anneal,
Grille: No Grilles ,
Std Packaging

cust-59988

Page 1 of 10 (Prices are subject to change.) JW240300GX3 (Ver:1)- 03/15/2024 1.12 PM

Quote Date: 03/14/2024

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 03/14/2024

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		ENERGY STAR QUALIFIED,(NFRC CPD# JEL-M-HFF-00008-00001), ER: 36, U-Factor: 0.28, SHGC: 0.53 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 10.14 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
Line 1-2(C3)		Frame Size: 16 1/2 x 18 (419mm x 457mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Fixed/Shapes , 1 Wide Stationary , Stationary Rectangle Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunFlow 1 Low-E Argon gas , L/a 1.09 sqft, Anneal/ Anneal, Grille: No Grilles , Std Packaging ENERGY STAR QUALIFIED,(NFRC CPD# JEL-M-HFF-00008-00001), ER: 36, U-Factor: 0.28, SHGC: 0.53 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 9.90 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
Line 1-3(D1)		Frame Size: 12 1/2 x 63 (318mm x 1600mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Fixed/Shapes , 1 Wide Stationary , Stationary Rectangle Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunFlow 1 Low-E Argon gas , L/a 3.16 sqft, Anneal/ Anneal, Grille: No Grilles , Std Packaging ENERGY STAR QUALIFIED,(NFRC CPD# JEL-M-HFF-00040-00001), ER: 35, U-Factor: 0.28, SHGC: 0.52 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 25.64 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
------	-----------------------	--------------------------	-------------------	-----	-------------------

Line 1-4(C1)

Frame Size: 42 1/2 x 18
(1080mm x 457mm)
United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500
Fixed/Shapes ,
1 Wide Stationary , Stationary
Rectangle
Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet
Black - FiniShield
, Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) ,
Wall Depth (behind nailing flange): 4 9/16 " ,
Int Option: Drywall Adapter 3/4" , Loose Pre-drilled
Dualpane SunFlow 1 Low-E Argon gas ,
L/a 3.5 sqft,
Anneal/ Anneal,
Grille: No Grilles ,
Std Packaging
ENERGY STAR QUALIFIED,(NFRC CPD# JEL-M-HFF-00008-00001),
ER: 36, U-Factor: 0.28, SHGC: 0.53
NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3
Weight: 24.36 lb
PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF

Line 1-5(D2)

Frame Size: 46 1/2 x 63
(1181mm x 1600mm)
United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500
Fixed/Shapes ,
1 Wide Stationary , Stationary
Rectangle
Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet
Black - FiniShield
, Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) ,
Wall Depth (behind nailing flange): 4 9/16 " ,
Int Option: Drywall Adapter 3/4" , Loose Pre-drilled
Dualpane SunFlow 1 Low-E Argon gas ,
L/a 16.93 sqft,
Anneal/ Anneal,
Grille: No Grilles ,
Std Packaging
ENERGY STAR QUALIFIED,(NFRC CPD# JEL-M-HFF-00040-00001),
ER: 35, U-Factor: 0.28, SHGC: 0.52
NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3
Weight: 88.29 lb
PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF

Line 1-6(B1)

Frame Size: 59 x 66
(1499mm x 1676mm)
United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500
Fixed/Shapes ,
1 Wide Stationary , Stationary
Rectangle
Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet
Black - FiniShield
, Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) ,

cust-59988

Page 3 of 10 (Prices are subject to change.) JW240300GX3 (Ver:1)- 03/15/2024 1.12 PM

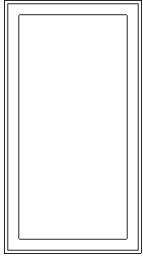
Quote Date: 03/14/2024

Drawings are for visual reference only and may not be to exact scale.
All orders are subject to review by JELD-WEN

Last Modified: 03/14/2024

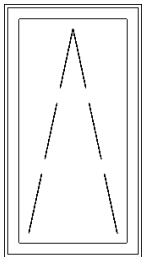
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
		Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunFlow 1 Low-E Argon gas , L/a 23.13 sqft, Anneal/ Anneal, Grille: No Grilles , Std Packaging ENERGY STAR QUALIFIED,(NFRC CPD# JEL-M-HFF-00104-00001), ER: 34, U-Factor: 0.28, SHGC: 0.51 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 116.55 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
Line 1-7(A2)		Frame Size: 44 1/2 x 21 (1130mm x 533mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Fixed/Shapes , 1 Wide Stationary , Stationary Rectangle Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunFlow 1 Low-E Argon gas , L/a 4.51 sqft, Anneal/ Anneal, Grille: No Grilles , Std Packaging ENERGY STAR QUALIFIED,(NFRC CPD# JEL-M-HFF-00008-00001), ER: 36, U-Factor: 0.28, SHGC: 0.53 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 29.38 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 2	B	Frame Size: 28 x 52 (711mm x 1321mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Fixed/Shapes , 1 Wide Stationary , Stationary Rectangle Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunStable 1 Low-E Argon gas , L/a 7.66 sqft, Anneal/ Anneal, Grille: No Grilles , Std Packaging R/O: 29 x 53 (NFRC CPD# JEL-M-HFF-00005-00001), ER: 26, U-Factor: 0.27, SHGC: 0.34 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 55.51 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
5					



Viewed from Exterior. Scale: 1/2" =1'

Line 3	B1	JWCAW-028052 Frame Size: 28 x 52 (711mm x 1321mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Awning , 1 Wide Awning , Awning Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunFlow 1 Low-E Argon gas , L/a 7.66 sqft, Anneal/ Anneal, Grille: No Grilles , Black hardware Contemporary Multipoint Hardware & Nesting Handle , Standard Hinge FLEXSCREEN, Screen Installed Std Packaging R/O: 29 x 53 (NFRC CPD# JEL-M-HAA-00008-00001), ER: 33, U-Factor: 0.27, SHGC: 0.47 NAFS: LC-PG70 +3360/-3360 Pa 720 Pa A3 Weight: 55.51 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
5					



Viewed from Exterior. Scale: 1/2" =1'

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
------	-----------------------	--------------------------	-------------------	-----	-------------------

Line 4 **C**

Size: F.S. 36 X 158 : **R.S.O. 37 X 159**
(914mm x 4014mm)
United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500
Awning ,
3 Boxes , 3 High(3B) Awning ,
Rectangle
Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet
Black - FiniShield
, Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) ,
Wall Depth (behind nailing flange): 4 9/16 " ,
Int Option: Drywall Adapter 3/4" , Loose Pre-drilled
Dualpane SunStable 1 Low-E Argon gas ,
Anneal/ Anneal,
Grille: No Grilles ,
Black hardware Contemporary Multipoint Hardware & Nesting Handle ,
Standard Hinge
Standard Screen - Black , Screen Installed
Std Packaging
R/O: 37 x 159 1/16
See sub-lines for ENERGY STAR information.
NAFS: N/A N/A N/A N/A
Weight: 199.26 lb
PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF



Viewed from Exterior. Scale: 1/2" =1'

5

Line 4-1(A1)

Frame Size: 36 x 70 1/2
(914mm x 1791mm)
United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500
Awning ,
1 Wide Awning , Awning
Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet
Black - FiniShield
, Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) ,
Wall Depth (behind nailing flange): 4 9/16 " ,
Int Option: Drywall Adapter 3/4" , Loose Pre-drilled
Dualpane SunStable 1 Low-E Argon gas ,
L/a 14.31 sqft,
Anneal/ Anneal,
Grille: No Grilles ,
Black hardware Contemporary Multipoint Hardware & Nesting Handle ,
Standard Hinge
Standard Screen - Black , Screen Installed
Std Packaging
(NFRC CPD# JEL-M-HAA-00037-00001), ER: 23, U-Factor: 0.27, SHGC:
0.3
NAFS: N/A N/A N/A N/A
Weight: 76.96 lb
PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 4-2(B1)		Frame Size: 36 x 25 1/2 (914mm x 648mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Fixed/Shapes , 1 Wide Stationary , Stationary Rectangle Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunStable 1 Low-E Argon gas , L/a 4.53 sqft, Anneal/ Anneal, Grille: No Grilles , Std Packaging (NFRC CPD# JEL-M-HFF-00005-00001), ER: 26, U-Factor: 0.27, SHGC: 0.34 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 28.77 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
Line 4-3(C1)		Frame Size: 36 x 62 (914mm x 1575mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Fixed/Shapes , 1 Wide Stationary , Stationary Rectangle Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunStable 1 Low-E Argon gas , L/a 12.46 sqft, Anneal/ Anneal, Grille: No Grilles , Std Packaging (NFRC CPD# JEL-M-HFF-00005-00001), ER: 26, U-Factor: 0.27, SHGC: 0.34 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 67.86 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
Line 5		EXTRA FOR SPANDREL / BLACK WINDOW CLIST CHARGE			

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
------	-----------------------	--------------------------	-------------------	-----	-------------------

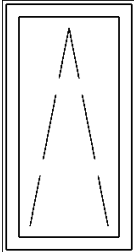
Line 6

SET UP FEE FOR SPANDRELNET COST

1

Line 7

E

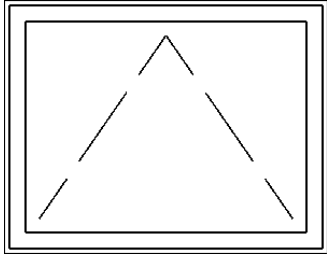


JWCAW-024046
Frame Size: 24 x 46
(610mm x 1168mm)
United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500
Awning ,
1 Wide Awning , Awning
Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet
Black - FiniShield
, Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) ,
Wall Depth (behind nailing flange): 4 9/16 " ,
Int Option: Drywall Adapter 3/4" , Loose Pre-drilled
Dualpane SunFlow 1 Low-E Argon gas ,
L/a 5.54 sqft,
Anneal/ Anneal,
Grille: No Grilles ,
Black hardware Contemporary Multipoint Hardware & Nesting Handle ,
Standard Hinge
FLEXSCREEN, Screen Installed
Std Packaging
R/O: 25 x 47
(NFRC CPD# JEL-M-HAA-00008-00001), ER: 33, U-Factor: 0.27, SHGC:
0.47
NAFS: LC-PG70 +3360/-3360 Pa 720 Pa A3
Weight: 43.72 lb
PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF

Viewed from Exterior. Scale: 1/2" =1'

5

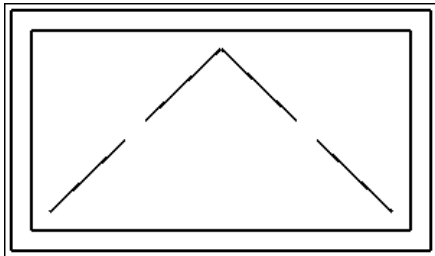
LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 8	F	JWCAW-046036 Frame Size: 46 x 36 (1168mm x 914mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Awning , 1 Wide Awning , Awning Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunFlow 1 Low-E Argon gas , L/a 8.98 sqft, Anneal/ Anneal, Grille: No Grilles , Black hardware Contemporary Multipoint Hardware & Nesting Handle , Standard Hinge FLEXSCREEN, Screen Installed Std Packaging R/O: 47 x 37 (NFRC CPD# JEL-M-HAA-00008-00001), ER: 33, U-Factor: 0.27, SHGC: 0.47 NAFS: LC-PG40 +1920/-1920 Pa 720 Pa A3 Weight: 61.55 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			



Viewed from Exterior. Scale: 1/2" =1'

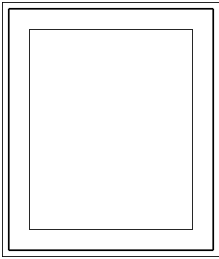
5

Line 9	G	JWCAW-048028 Frame Size: 48 x 28 (1219mm x 711mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Awning , 1 Wide Awning , Awning Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunFlow 1 Low-E Argon gas , L/a 7.01 sqft, Anneal/ Anneal, Grille: No Grilles , Black hardware Contemporary Multipoint Hardware & Nesting Handle , Standard Hinge FLEXSCREEN, Screen Installed Std Packaging R/O: 49 x 29 (NFRC CPD# JEL-M-HAA-00008-00001), ER: 33, U-Factor: 0.27, SHGC: 0.47 NAFS: LC-PG40 +1920/-1920 Pa 720 Pa A3 Weight: 51.60 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
--------	---	---	--	--	--



Viewed from Exterior. Scale: 1/2" =1'

5

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 10	H	Frame Size: 24 x 28 (610mm x 711mm) United States compliance: DF Hybrid Vinyl/Aluminum clad , JWC8500 Fixed/Shapes , 1 Wide Stationary , Stationary Rectangle Ext Colour: Black Classic (C-08) , Material (interior) Vinyl Int Colour: Jet Black - FiniShield , Ext Options: Nailing Fin (4 9/16' behind, & 7 3/4" total) , Wall Depth (behind nailing flange): 4 9/16 " , Int Option: Drywall Adapter 3/4" , Loose Pre-drilled Dualpane SunFlow 1 Low-E Argon gas , L/a 3.13 sqft, Anneal/ Anneal, Grille: No Grilles , Std Packaging R/O: 25 x 29 ENERGY STAR QUALIFIED,(NFRC CPD# JEL-M-HFF-00008-00001), ER: 36, U-Factor: 0.28, SHGC: 0.53 NAFS: CW-PG60 +2880/-2880 Pa 720 Pa A3 Weight: 28.24 lb PEV 2024.1.0.4464/PDV 7.409 (02/28/24)DF			
 Viewed from Exterior. Scale: 1/2" =1'					
					5



Existing Building – NE Corner



East Building Site – looking W from street



East Building Site – looking S

A photograph showing a grassy field in the foreground. In the middle ground, there is a large, dense cluster of green trees. To the right, a paved area contains two parked cars: a light blue one and a dark grey one. Behind the trees, a two-story building with a dark roof is visible. The sky is blue with scattered white clouds. A white text box is overlaid at the bottom left.

East Building Site – looking NW



West Building Site – Looking W



East & West Building Sites- Elevated
Looking West from Existing

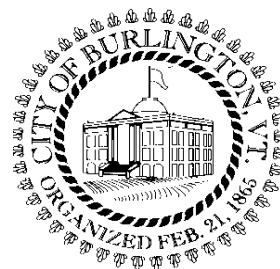


West Building Site- From South
Driveway

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator
Steven Cormier, Zoning Compliance Officer



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-24-332
Location: 48 Latham Court
Date: August 27, 2024

File: ZP-24-332
Location: 48 Latham Court
Zone: RL **Ward:** 1
Date application accepted: August 1, 2024
Applicant/ Owner: Jamie Hart, Hillview Design /
Quinn McElwain
Request: Remove existing roof and add full third
floor. No change to duplex use.

Background:

- **Zoning Permit 91-411;** rebuild existing front porch of duplex, changing railing to square stock spindles on first floor. Mass and use remain the same. June 1991.
- **Zoning Permit 97-818;** removal of existing 6' x 6' metal storage shed and replacing with 6' x 12' wooden shed. April 1988.

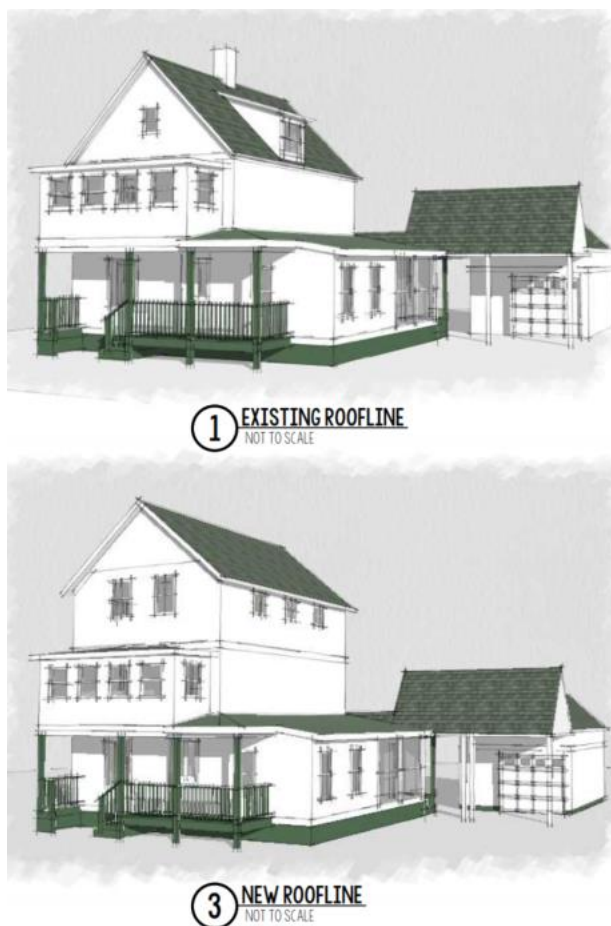
Overview: 48 Latham Court is an existing duplex on a dead-end street. The application proposes removing the gable, and adding a full third story. No change in use is proposed.

Part 1: Land Division Design Standards

Not applicable.

Part 2: Site Plan Design Standards

Not applicable.



Part 3: Architectural Design Standards

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

*While architectural styles or materials may vary within a streetscape, **proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.***

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

Latham Court is an established street, with a consistent pattern of 2-2 ½ story residential buildings. There are no three story buildings on the street. This proposal to add a third floor and a gable roof introduces a dissimilar scale to the streetscape and that of surrounding buildings. The standard states that *proposed development should maintain an overall scale similar to that of surrounding buildings.*

The largest addition would be at 27 Latham Court (below) with a robust upper ½ story build-out that peeks above the original structure, but it is limited in view from the tightly-constrained street, which has no sidewalks.



43, 49, 56 and 51 Latham Court.
2 ½ story, or Four Square are common development patterns.

While Table 4.4.5-2 maximizes height at 35' and 3 stories in the RL district, the introduction of new height is abrupt here. This standard includes: *Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building.*

Appropriate proportion and scale are not just significant in the design of a building, but important in the relationship of the building to its setting. Latham Court is a very narrow street with no sidewalks, bringing the pedestrian's (and neighbor's) experience all the more immediate. Using our own human scale, a building will feel comfortable or uncomfortable with the size of a building, especially when in close proximity.

A more sensitive transition to greater height is appropriate per this standard.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat



roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

Dormers shall not exceed the height of the ridgeline of the roof to which they are attached, and shall be set back a minimum of 1-foot from the edges of the underlying roofline. Individual dog house dormers shall be limited to 33% of the horizontal eave length of the principal roofline.

A gable roof is proposed; replicating existing conditions and duplicating many of the neighboring structures. While a dormer currently exists, no dormers are included in the plan.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an “accessible route” to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future

development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

Windows are proposed along the eaveline and at the front and rear third floor elevations.



(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from or through this property.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street-level façade. In contrast, residential buildings may be slightly recessed and/or elevated from the street-level in order to provide privacy. In such cases, visual interest along the streetscape can be provided through the use of landscaping, porches, and other similar features that offer a transition between public and private space.

No change is proposed to the first and second floors of the existing duplex, which closely replicate other residential structures on the street with the use of porches (both open and enclosed) and dormers. Heights are consistent at 2 stories, some with ½ stories or shed-roofed dormers.

The vertical rise proposed is without step-backs, architectural features or any vertical articulation to minimize the suddenness of the volume increase.

(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.

Proposed siding is vinyl, roofing metal standing seam. Windows are fiberglass-clad wood casements/awnings.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall 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.

Windows will be required to satisfy Residential Building Energy Standards. No solar, wind, geothermal or other renewable energy resource is included within this application.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features 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.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

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

No rooftop mechanicals or other HVAC equipment is included within this application.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. 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.

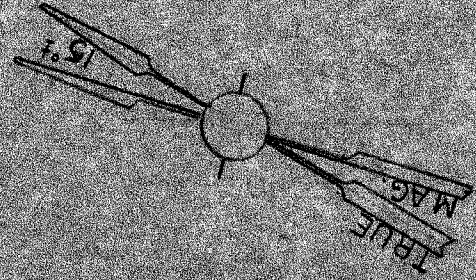
Redevelopment shall observe all applicable building and life safety codes as defined by the building official and/or fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

For Consideration by the Design Advisory Board:

Although this is a COA II application (greater than \$28,000 Estimated Construction Cost), the net new square foot calculation is less than 500 sq. ft, allowing administrative authority per Section 3.2.7 for this review. Staff will follow the recommendation of this Board.



LATHAM CT

N 15° W

ZAPPIA
VOL. 279 PG. 58

116.00

87'

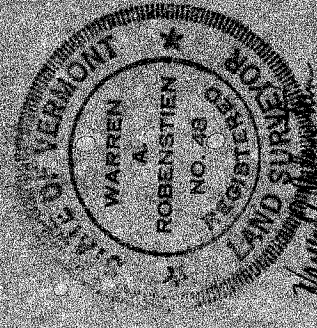
NO. 48
H. & E. REID RESIDENCE

H. & E. REID
VOL. 164 PG. 635
VOL. 122 PG. 880
VOL. 174 PG. 862

BLOW
VOL. 235 PG. 749

116.00

GRAPHIC SCALE



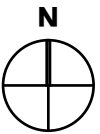
PLAT OF SURVEY HENRY E. & ELDA M. REID	
PROPERTY NO. 48 LATHAM CT BURLINGTON, VT	
SCALE: 1" = 10'	APPROVED BY WAR
DATE: NOV 1981	DRAWN BY W.A.R.
WARREN A. ROBENSTIEN REG. L.S.	
DRAWING NUMBER	



ALL DIMENSIONS ARE APPROXIMATE.
PROPOSED CHANGES DO NOT IMPACT EITHER
THE BUILDING FOOTPRINT OR SETBACK DISTANCES.



1 SITE PLAN - 48 LATHAM COURT
SCALE: 1/8" = 1'-0"

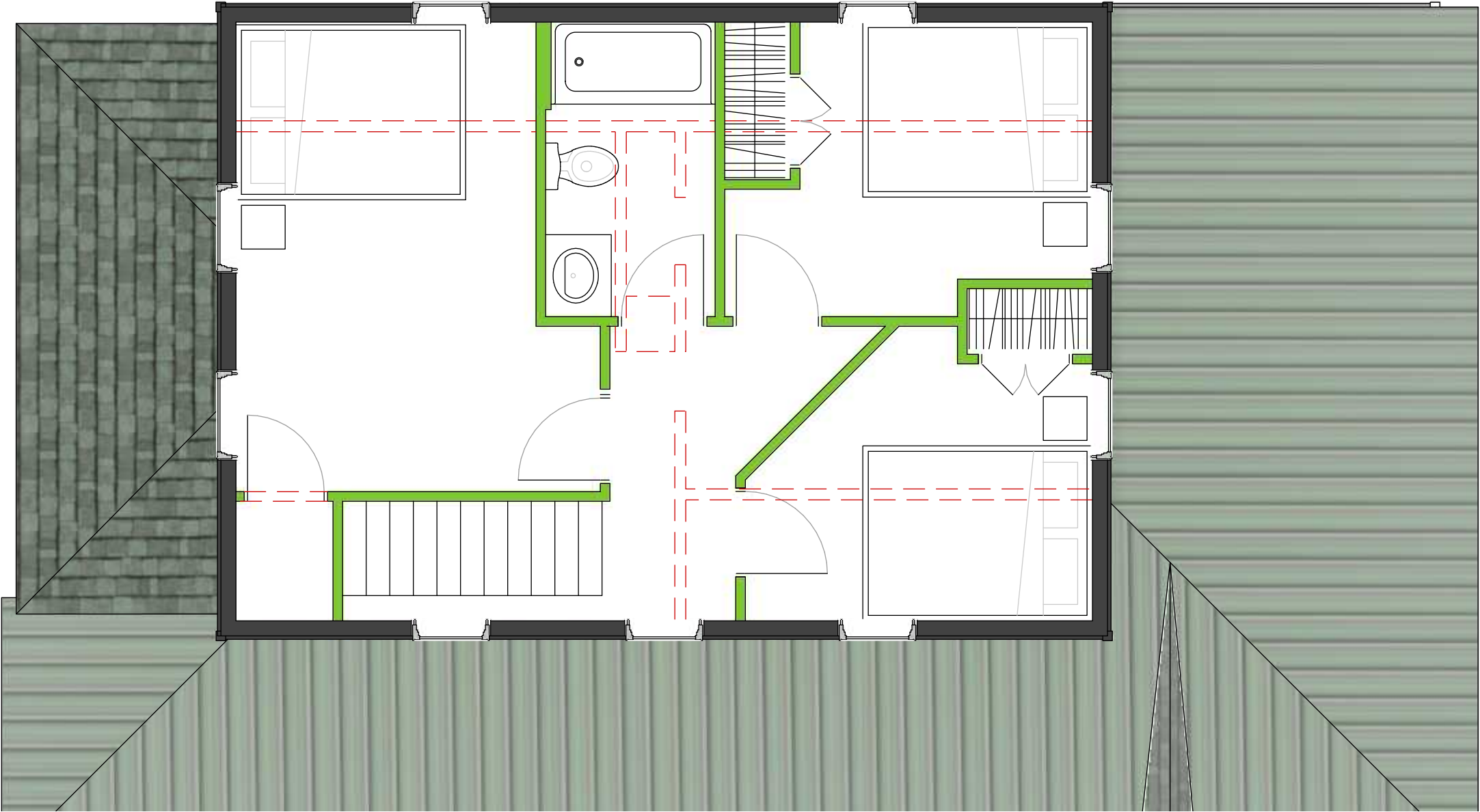




KEY:

= NEW WALL

= REMOVED WALL



1

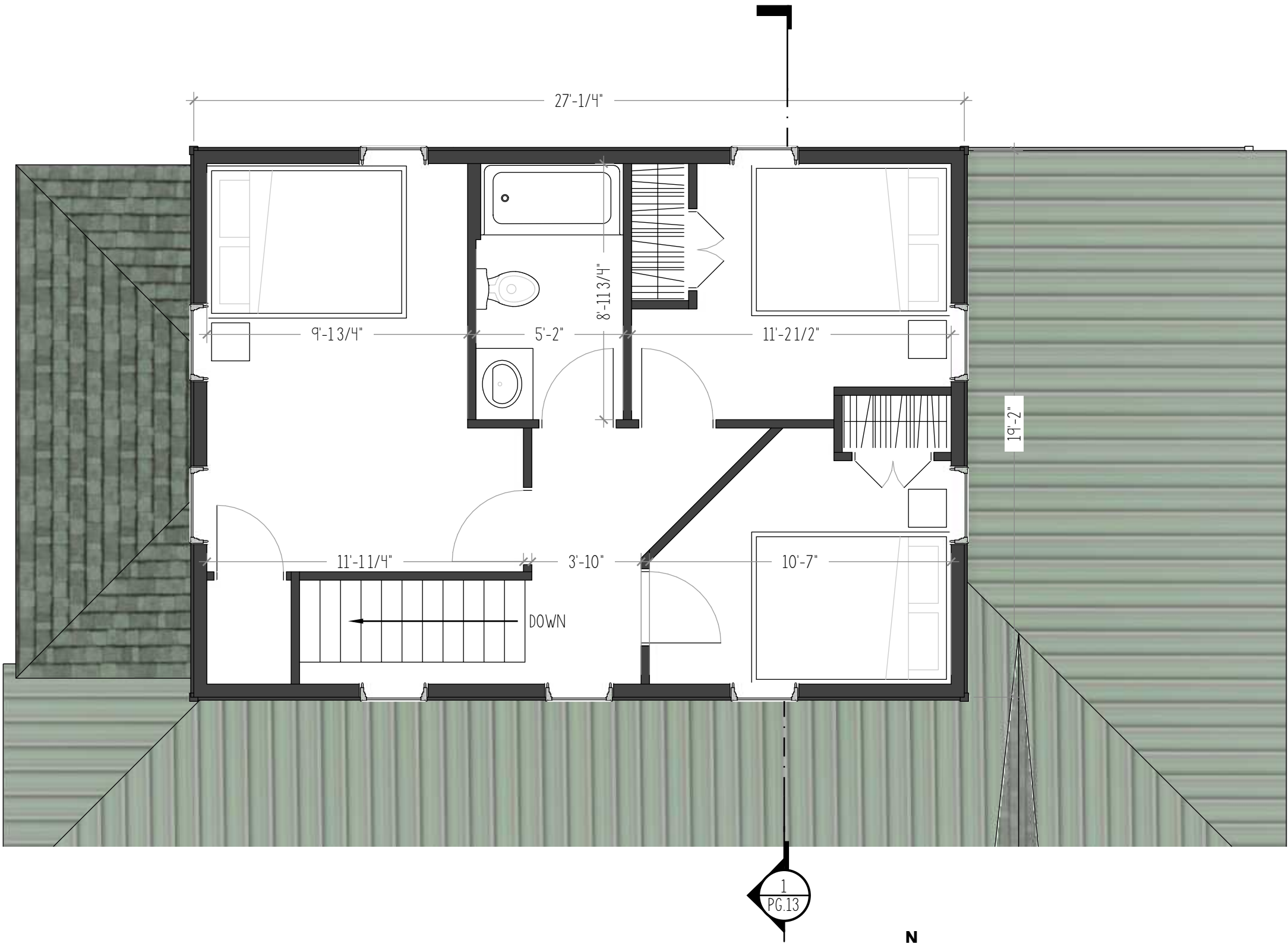
THIRD FLOOR RENOVATION PLAN

SCALE: 1/4" = 1'-0"

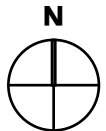


THIRD FLOOR RENOVATION PLAN

PAGE 2



1 **NEW THIRD FLOOR PLAN**
SCALE: 1/4" = 1'-0"



NEW THIRD FLOOR PLAN

PAGE 3



1 EXISTING ROOFLINE
NOT TO SCALE



2 EXISTING ROOFLINE
NOT TO SCALE



3 NEW ROOFLINE
NOT TO SCALE



4 NEW ROOFLINE
NOT TO SCALE

ROOF ALTERATION

PAGE 4



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



2 SOUTHWEST PERSPECTIVE
NOT TO SCALE



2 SOUTHEAST PERSPECTIVE
NOT TO SCALE



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

SOUTHELEVATION



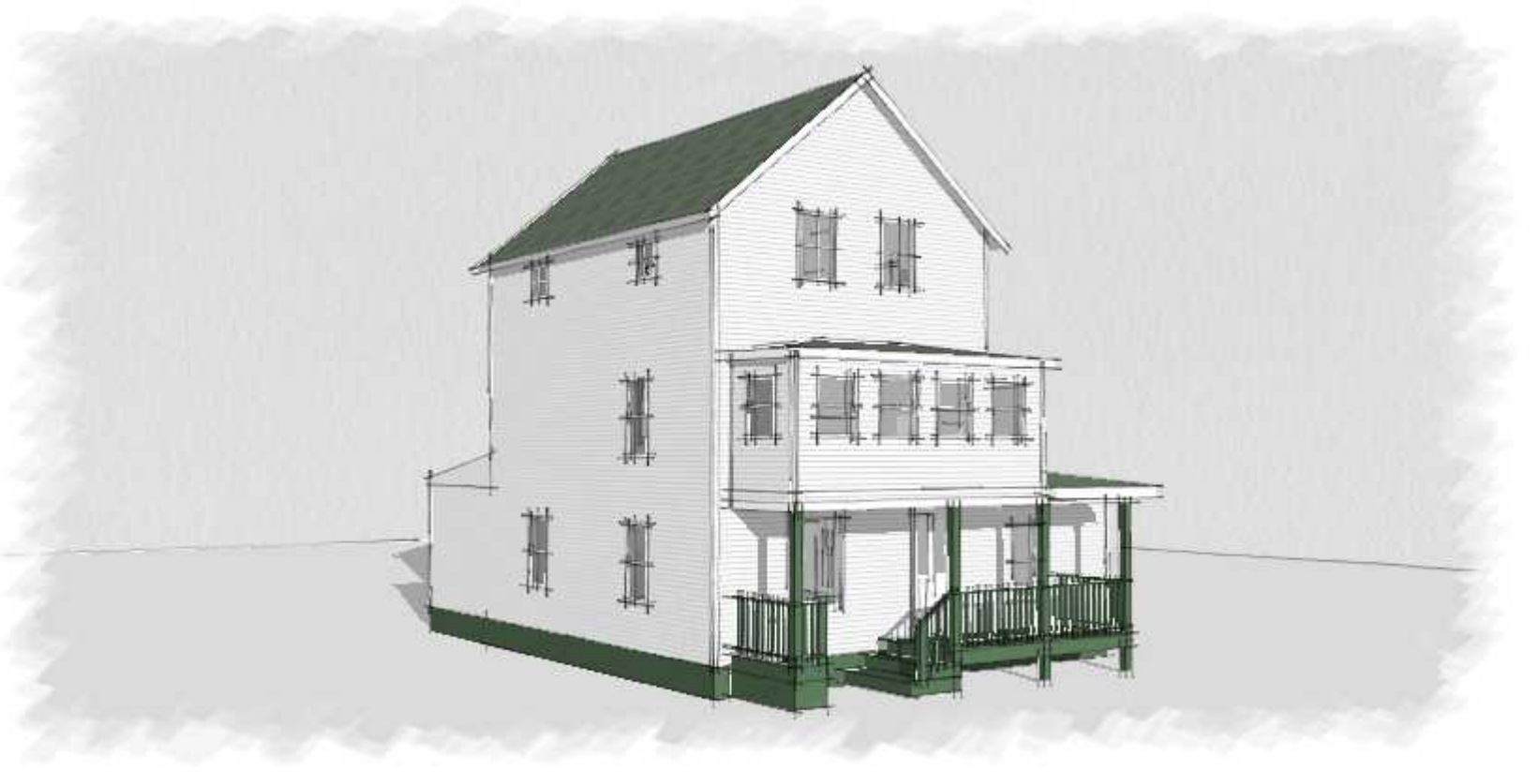
2 NORTHEAST PERSPECTIVE
NOT TO SCALE



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

EAST ELEVATION

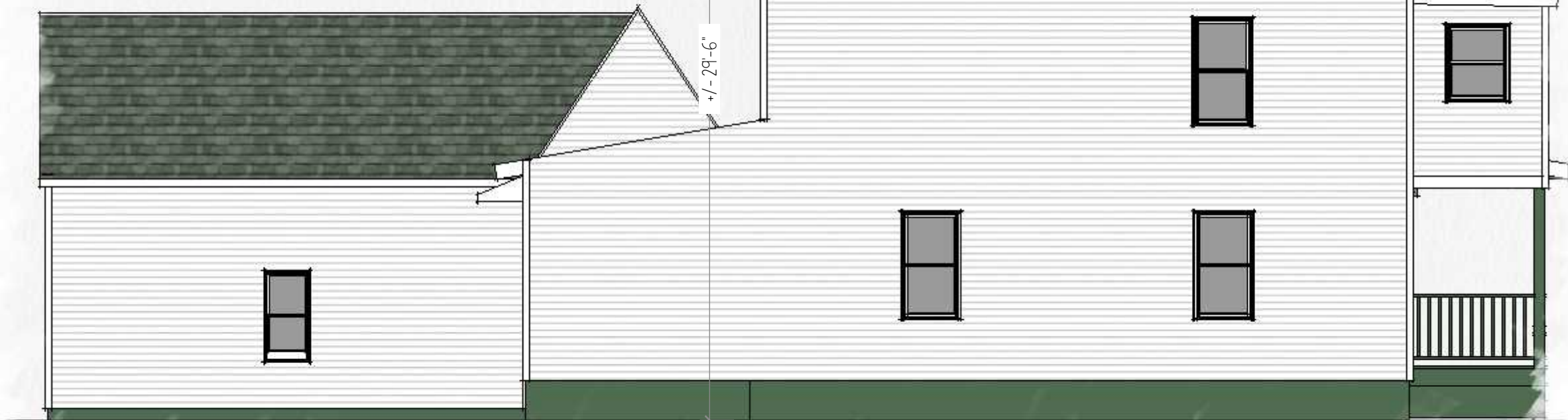
PAGE 7



2

NORTHWEST PERSPECTIVE

NOT TO SCALE



1

NORTH ELEVATION

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

NORTH ELEVATION

PAGE 8

WINDOW SCHEDULE						
TAG	MANUFACTURER	CALL#	CONFIGURATION	OPERATION	R.O. WIDTH	R.O. HEIGHT
W01.01	MARVINELEVATE	ELCA3347E	SINGLE	CASEMENT	2'-9"	3'-11 5/8"
W01.02	MARVINELEVATE	ELCA3347E	SINGLE	CASEMENT	2'-9"	3'-11 5/8"
W02.01	MARVINELEVATE	ELCA3347E	SINGLE	CASEMENT	2'-9"	3'-11 5/8"
W02.02	MARVINELEVATE	ELCA3347E	SINGLE	CASEMENT	2'-9"	3'-11 5/8"
W03.01	MARVINELEVATE	ELAWN2927	SINGLE	AWNING	2'-5"	2'-3 5/8"
W03.02	MARVINELEVATE	ELAWN2927	SINGLE	AWNING	2'-5"	2'-3 5/8"
W03.03	MARVINELEVATE	ELAWN2927	SINGLE	AWNING	2'-5"	2'-3 5/8"
W03.04	MARVINELEVATE	ELAWN2927	SINGLE	AWNING	2'-5"	2'-3 5/8"
W03.05	MARVINELEVATE	ELAWN2927	SINGLE	AWNING	2'-5"	2'-3 5/8"

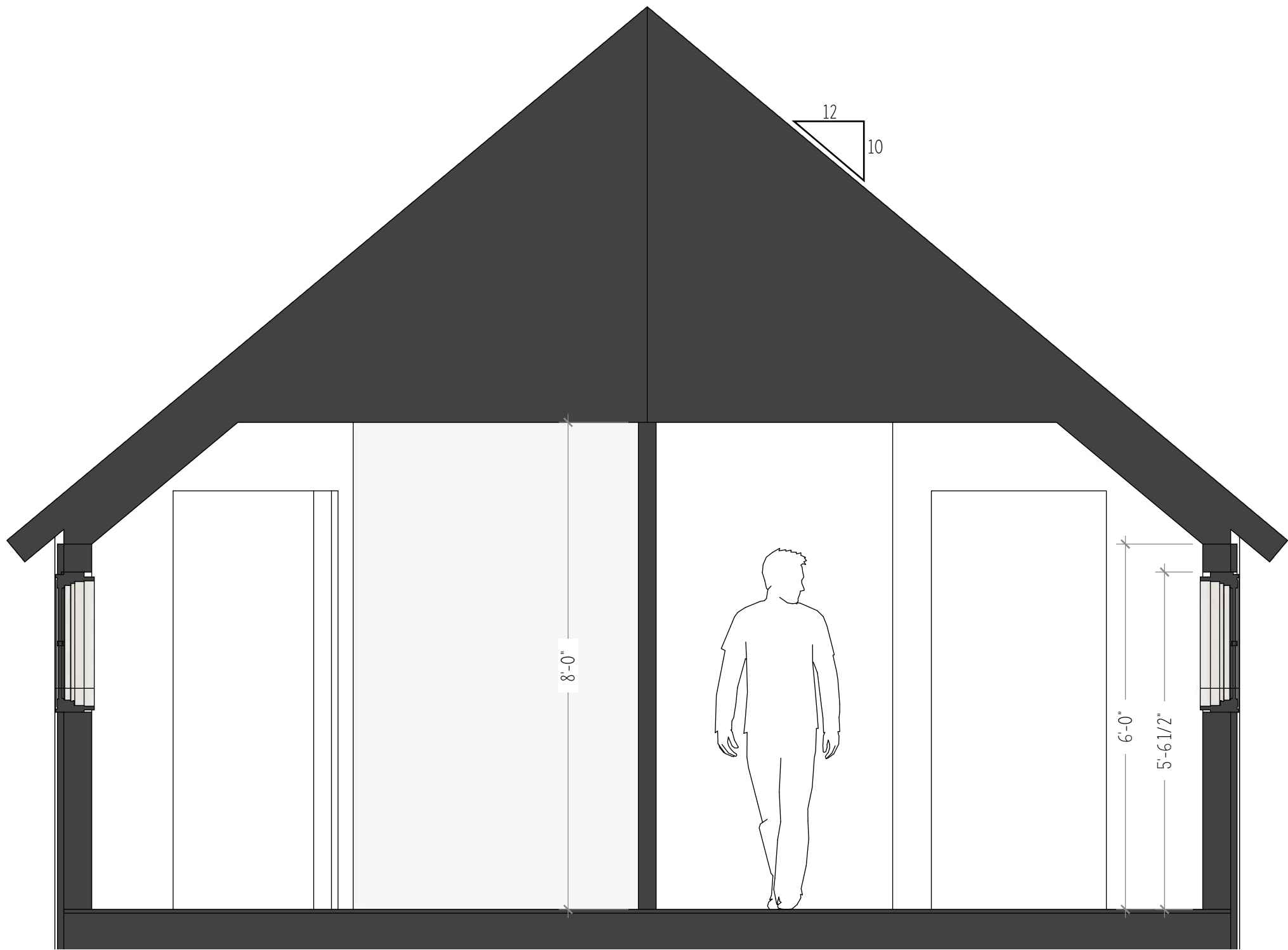
INTEGRITY
WOOD-ULTREX CASEMENT

Clean sightlines and smooth operation makes the Wood-Ultrex Casement window some of our most versatile windows. Add Round Top for an extra splash of sunlight or pair them with a picture window for a great view. The Ultrex fiberglass exterior stands up to the harshest elements, and the real wood interior delivers natural beauty.

Simulated Divided Lite with Spacer Bar (SDLS)



MARVIN ELEVATE WINDOWS



1 THIRD FLOOR SECTION
SCALE: 1/2" = 1'-0"



VINYL SIDING



STANDING SEAM METAL ROOF