

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
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Chase Taylor, (Alternate)



Development Review Board

Tuesday, September 16, 2025, 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>

Webinar ID: 832 2569 6227

Passcode: 969186

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

1. Agenda

2. Communications

3. Minutes

4. Public Hearing

4.1.

ZP-25-107; 120 Depot Street (RM, Ward 3) Andrea Trombley / Steven Trombley

Continued hearing for the variance request to allow exception to the existing height regulations. (Project Manager, Scott Gustin)

5. Certificate of Appropriateness

5.1.

ZP-25-370; 23 Isham Street (RM, Ward 3) Isham Street 23, LLC / Brett Brosseau

Proposed construction of secondary building with three residential dwelling units to accompany existing duplex. (Project Manager, Mary O'Neil)

5.2.

ZP-25-298; 506 Appletree Point Road (RL, Ward 4) Conrad Koerper IV / Pamela Koerper / Joshua Carel

Proposed demolition and replacement of existing structure with a new residence. Garage structure will be partially demolished and rebuilt. (Project Manager, Scott Gustin)

6. Sketch Plan

6.1.

ZSP-25-8, ZSP-25-9, and ZSP-25-10; 77 North Winooski Avenue, 83-85 North Winooski Avenue, and 91 North Winooski Avenue (RM, Ward 3) Neil Gardner / Wayne Nelson / Martin Courcelle

Sketch plan review for proposed construction of memory care facility to the rear of three existing properties. (Project Manager, Mary O’Neil)

7. Adjournment

8. Informational and Non-Discrimination Statements

8.1.

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.

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.

Steve & Andrea Trombley

101 Collamer Circle
Shelburne, Vermont 05482
802-279-0278

15May25

Variance Narrative

Description of property:

The lot is a 0.10 ac. parcel with a steep slope facing west with access from Depot Street. A variance was previously granted for a 10 ft. setback at the front of the lot due to the nature of the lot and the inability to build on the lot without the reduced setback requirements.

Requested relief:

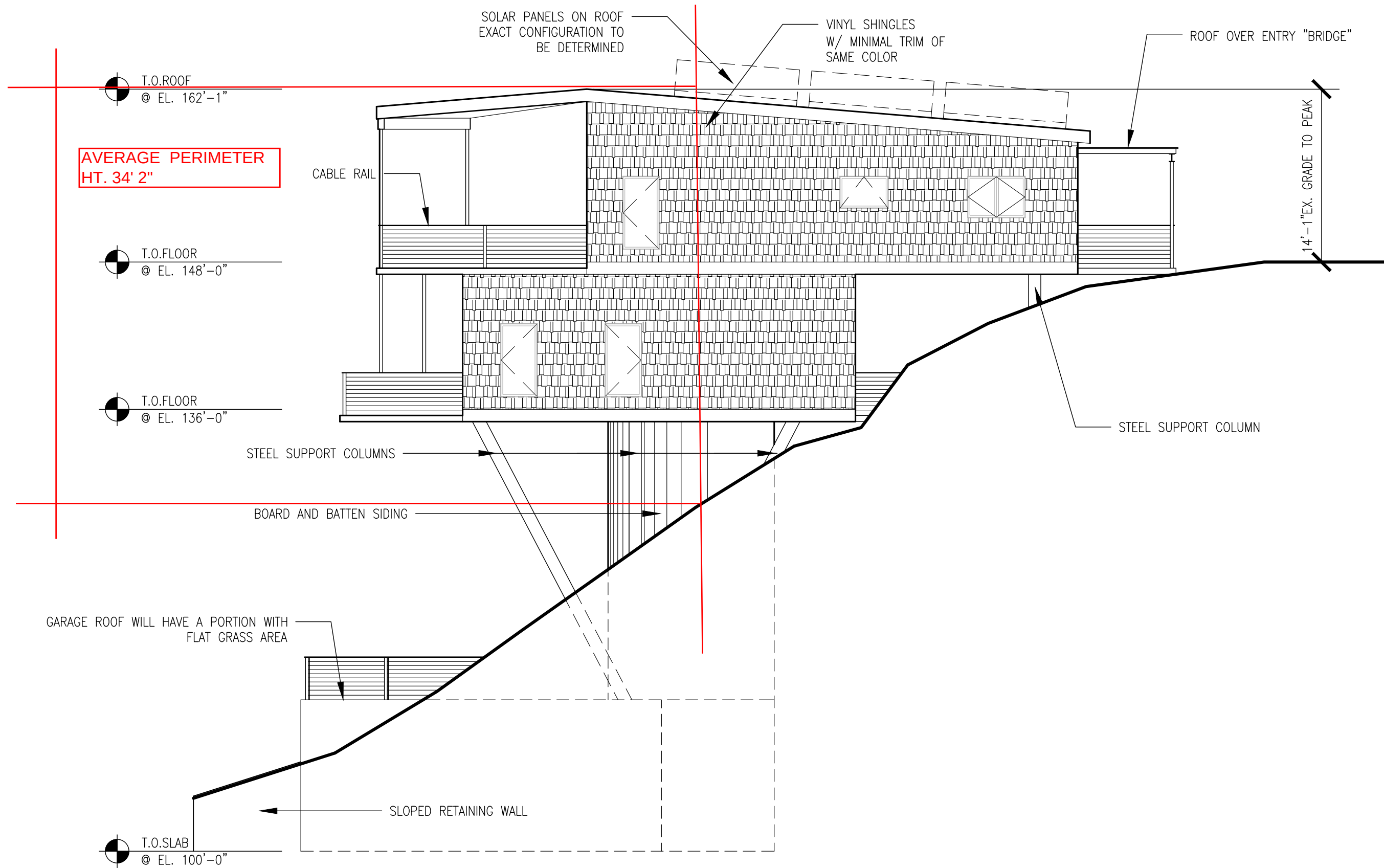
We are requesting a change from the current setback requirement of 50 Ft outlined in **Ordinance 5.2.6, (a) 1.B** to a 10 ft. setback. This will allow us to use the average perimeter height measurement rather than measuring from the street side only. This will allow us to meet the 35ft. height maximum and build a suitable, primarily above ground house. The current ordinances do not make accommodations for a very small lot with a steep slope. Without this variance it is nearly impossible to build a suitable above ground house as it would require excavation and soil retainage that , if possible at all, would cost an exorbitant amount and negatively impact the neighboring properties.

Note: The requested setback variance matches the setback variance that was previously approved for the site.

Goal of Variance:

To achieve a design that provides a home of sufficient size to accommodate our family, without the living space being predominantly below ground level. (See sketches provided) We have a special needs son that will be living with us for the foreseeable future. The original design was conceived with the intent to be as compact and space efficient as possible while serving both our need for a comfortable retirement home and our son's space requirements as a grown adult. Importantly, this location provides him with the ability to function somewhat independently without the need to drive, as it is near bus lines and is walking distance to most activities and services.

Additional positives with the higher overall height are the ability to mount the solar panels on the roof of the house rather than in the back yard on some sort of mounting structure, along with an increase in passive solar.



1 SOUTH ELEVATION
1/8" = 1'-0"

Revised 7.18.22
DRB set Not for Construction

JPF Architecture, PLLC
Dubois & King, Inc.

Architect:
Engineer:

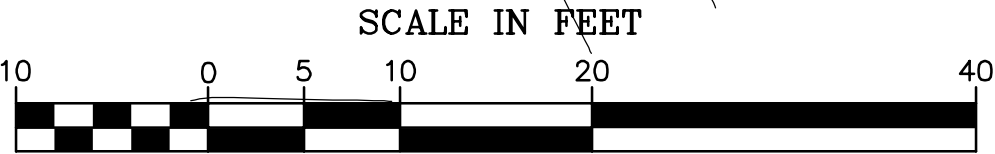
TROMBLEY RESIDENCE
120 Depot Street
Burlington, Vermont

SOUTH
ELEVATION

DATE
5.12.22

SHEET NUMBER

A2.1

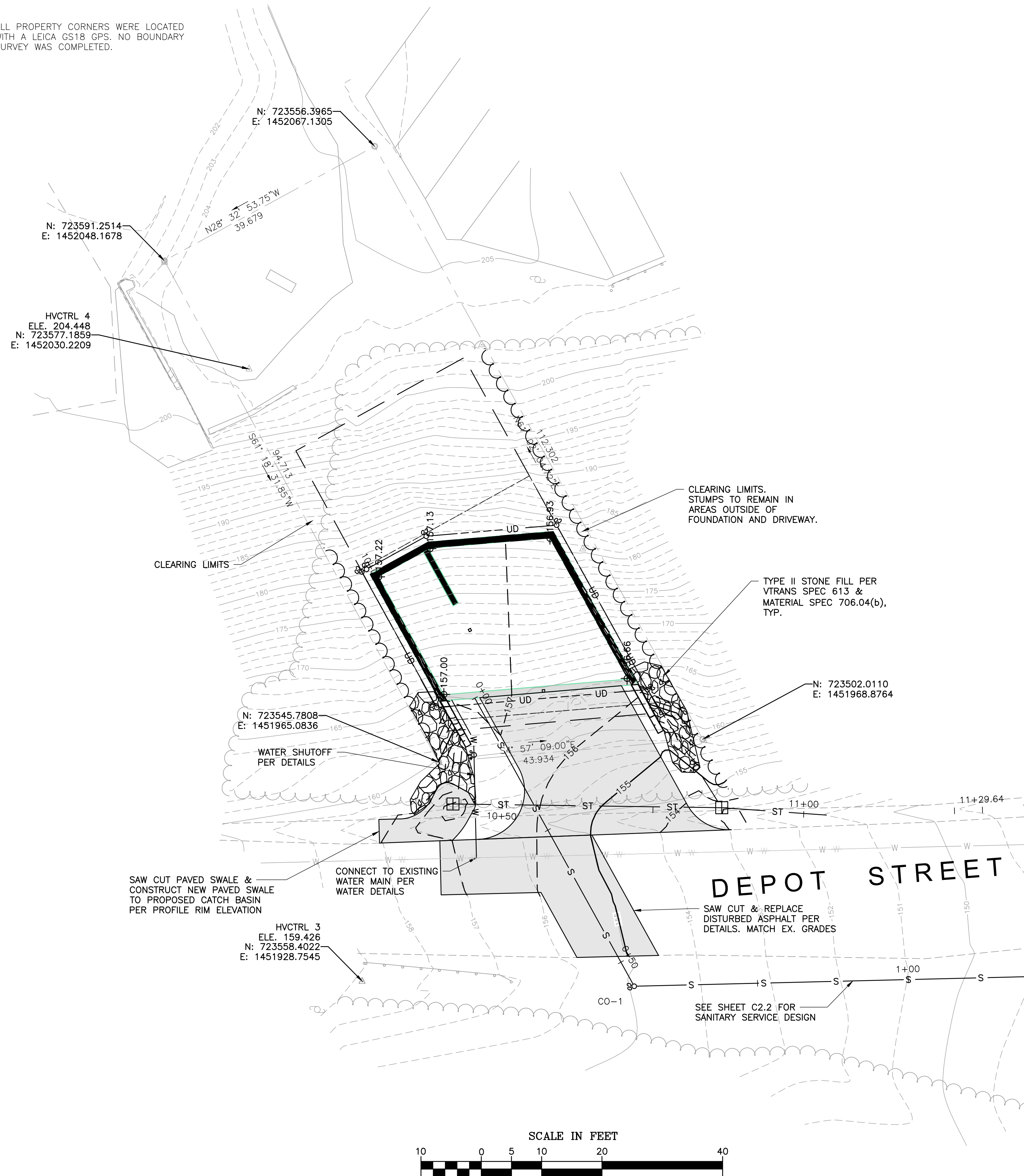


Today

SHEET NUMBER

C1.1

ALL PROPERTY CORNERS WERE LOCATED
WITH A LEICA GS18 GPS. NO BOUNDARY
SURVEY WAS COMPLETED.



SCALE IN FEET

10 0 5 10 20 40

PROGRESS PRINTS
NOT FOR CONSTRUCTION

Today



**DuBois
& King inc.**

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PROFESSIONAL SEAL

**NOT FOR
CONSTRUCTION
PRELIMINARY
PLANS**

[illegible]

PROJECT NAME: **TROMBLEY SITE PLAN**
DEPOT STREET, BURLINGTON, VT
LWI METALWORKS
STEVE TROMBLEY, PRESIDENT: steve@lwiiweld.com

PROPOSED SITE PLAN

DRAWN BY MAM	DATE 04/22/22
CHECKED BY LDC	D&K PROJECT # 827848P
PROJ. ENG. MAM	SCALE AS NOTED

SHEET NUMBER

C2.1

Sec. 12.1.1 Variance Responses

(a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located.

The unique nature of this lot, very small size and steeply pitched with the slope beginning very close to the western edge of the property make it nearly impossible to build a suitable above ground house with the current ordinances and the 35 ft. height limitation. The current ordinances do not make accommodation for a very small lot with a steep slope.

(b) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is, therefore, necessary to enable the reasonable use of property.

To build a suitable, primarily above ground house adhering to the current ordinances would require excavation and soil retainage efforts that, if it is possible at all, would cost an infeasible amount and negatively impact the neighboring properties views significantly, as well as requiring their approval for disrupting their properties and the required underground work on their properties..

c) The unnecessary hardship has not been created by the applicant.

The hardship relative to the new height regulations vs the regulations in place when we submitted our application is not a hardship created by the applicant.

(d) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare.

The variance from the new height calculation requirement would not alter the essential character of the neighborhood or district in which the subject property is located. The proposed design is similar in design approach to the new condo complex at 85North Ave. next door to our property.

(e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

The requested setback variance is the maximum setback (ie. Minimum variance) that allows us to build a suitable above ground house and adhere to the 35 ft height requirement. Any larger setback requires a much more substantial excavation into the very steep slope at a great expense (if even possible) and causes the visual height of the building to be even higher.

(f) The variance, if granted, will not result in the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

The variance from the new height requirement would not result in the extension of a noncomplying situation or allow a nonconforming use of land. The variance would simply enable the construction of a single-family home that complies with the current height requirements.

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
vacant, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Code Compliance Officer



TO: Development Review Board
FROM: Scott Gustin
DATE: September 16, 2025
RE: ZP-25-107; 120 Depot 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: RM Ward: 3C

Owner/Applicant: Steve & Andrea Trombley

Request: Variance to allow for exception to existing height regulations.

Applicable Regulations:
Article 12 (Appeals and Variances)

Background Information:

The applicant is seeking a variance from the applicable height measurement methodology articulated in Sec. 5.2.6, *Building Height Limits*, (a) *Height Measurement*, 1. Specifically, the applicant is seeking to use the methodology articulated in subsection B (measurement of height based on average finished grade within 10' of the building's front facade) rather than that articulated in subsection A (measurement of height of the building's front facade as measured from the street grade). The Ordinance requires use of the subsection A methodology because any would-be building constructed on the lot would be within 50' of the front property line. The applicant is requesting use of the subsection B methodology because of the lot's exceptional topography, hence the variance application.

The noted standards for reference:

The maximum height of any building shall be measured as follows:

1. Starting Point: Building height shall be measured from:
 - A. a public sidewalk, alley, or other public way or space where the proposed building's street-facing facade is within a 50-foot horizontal distance of the lot's street frontage; or,
 - B. the average finished grade within a 10-foot horizontal distance of the building's street-facing facade where the proposed building is more than a 50-foot horizontal distance from the lot's street frontage.

This application was considered by the Development Review Board on June 3, 2025. Upon deliberation, the Board decided to re-open the public hearing to obtain additional information: 1)

The opinion of the City Attorney as to the effect of the prior height variance denial by the Superior Court Environmental Division, and 2) Clarification of the height measurement methodologies in Sec. 5.2.6.

The opinion of the City Attorney is anticipated prior to the DRB meeting, and additional information as to height measurement methodologies is provided below.

Originally, Sec. 5.2.6 (a) 1B enabled measurement of a building's height based on the average finished grade around the entire building. It was the methodology used for buildings set further than 10' away from the lot's street frontage. This is the methodology the applicant is seeking variance approval to use. More recently, this subsection was amended to eliminate measurements around the entire building and, instead, just focuses on the street-facing façade of the building. It was subsequently amended further to change the 10' distance to the lot's street frontage to 50.' As presently written, Sec. 5.2.6 (a) 1 B is less favorable to the applicant than originally; however, it remains more favorable than subsection 1 A that measures building height from the street grade.

Previous zoning actions for this property are as follows:

- 6/8/23, Denial of 60' height variance request
- 9/7/22, Denial of new single family home
- 8/4/21, Re-approval of 10' front yard setback variance
- 10/24/14, Approval of 10' front yard setback variance

Recommendation: Pending written opinion of the City Attorney

I. Findings

Article 12: Variances and Appeals

Sec. 12.1.1 Variances

(a) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the zoning regulation in the neighborhood or district in which the property is located.

The subject property is a somewhat small 4,180 sf rectangle; however, it is uniquely steep. Taking setbacks into account, most of the building envelope is within the steep slope of the lot. The property is neighbored by through lots with frontage on Depot Street and North Avenue, hence the prior variance approval for the 10' front yard setback along Depot Street. Except for a small flat area at the top/eastern end of the lot, the property is uniformly steep. Any construction, anywhere on the slope will likely be challenging. **(Affirmative finding)**

(b) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is, therefore, necessary to enable the reasonable use of property.

The 10' front yard setback approved for this property requires building height measurement of the building's front façade at street grade (Sec. 5.2.6 {a} 1, A noted above). This provision assumes no, to moderate, grade change between the front of the building and the street. It has been used

successfully in a number of projects, such as those along South Williams Street, to enable buildings to become taller as the topography descends from the street.

As currently written, Sec. 5.2.6 (a) 1 B, allows for a building to be placed higher than street grade without a concurrent increase in measured height. Given the steep uphill slope on the lot, this provision is more advantageous to the applicant than subsection (a) 1 A; however, prior home designs for this property have depicted compliant construction without variance.

The opinion of the City Attorney as to the prior height variance denial by the Superior Court Environmental Division, particularly as to the impossibility (or not) of compliance with the regulations, will affect this finding but has not yet been provided. **(No finding yet possible)**

(c) The unnecessary hardship has not been created by the applicant.

The hardship is created by the combination of the exceptional topography of the lot and the required height measurement methodology Sec. 5.2.6 (a) 1, A. **(Affirmative finding)**

(d) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, nor be detrimental to the public welfare.

The subject property is located in a residential neighborhood. The requested variance would enable construction of a residence (under separate application). Use of the requested height measurement methodology would minimize disturbance to the slope and any potential impacts on neighboring properties. Access to renewable energy resources would remain unaffected. Would-be construction of a residence would not be detrimental to the public welfare in this residential area. **(Affirmative finding)**

(e) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

The requested variance does not seek to exceed any dimensional limitations. It requests use of a different height measurement methodology than would be required otherwise. The requested height measurement methodology is available for use by construction further away from the front property line than in this case. **(Affirmative finding)**

(f) The variance, if granted, will not result in the extension of a non-complying situation or allow the initiation of a nonconforming use of land.

Approval of the variance would enable construction of a residence compliant with height as measured per Sec. 5.2.6 (a) 1, B. The variance would not result in the extension of a non-complying situation. The would-be home is a conforming use of the property. **(Affirmative finding)**

II. Conditions of Approval

In the event that the variance is approved, the following conditions are recommended.

1. The variance approval is for use of the height measurement methodology of Sec. 5.2.6 (a) 1, B.
2. No development is included in this approval. All development is subject to a separate zoning permit and must meet all other dimensional requirements.
3. Per Sec. 12.1.3, Filing a Request, Public Hearing, and DRB Decision, this variance approval shall be valid for a period of 2 years.

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Collin Miller, Zoning Compliance Officer
Joseph Cava, Planning Technician



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: September 16, 2025
RE: ZP-25-370; 23 Isham 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.

File: ZP-25-370

Location: 23 Isham Street

Zone: RM **Ward:** 3

Date application accepted: July 25, 2025

Date application revised: August 19 and
September 4, 2025

Applicant/ Owner: Brett Brosseau

Request: Proposed construction of
Secondary structure with three residential
dwelling units as allowed by the
Neighborhood Code. Existing principle
structure (duplex) to remain, for a total of
five units on site.



Background:

- **Zoning Permit 21-0353CA;** door, steps, and shed roof. October 2020.
- **Zoning Permit 20-0982CA;** install new windows. June 2020.
- **Zoning Permit 20-0626CA;** change of use from single family dwelling to a duplex; replace rear porch with new 2 story addition, and expand driveway to accommodate additional parking. January 2020.

Overview: Adoption of the Neighborhood Code allowed for a Secondary Structure on a residential lot, provided it meets dimensional standards. This application proposes a new, detached triplex to accompany the existing duplex, for a total of 5 units on-site.

The **Design Advisory Board** reviewed the application at their August 26, 2025 meeting and voted to recommend approval with the following strong suggestions to be considered:

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- alternative rooflines to lessen the visual height of the building;
 - additional ornamentation and larger fenestration;
 - siting of the structure with related parking in the rear;
 - the items in the staff report are addressed;
 - Submission of a landscape plan.
- The motion passed unanimously.

Revised plans were submitted in response to the DAB motion September 4, 2025.

Recommended motion: Certificate of Appropriateness approval per the following Findings and Conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Per adopted Zoning Amendment ZA 25-08, Impact Fees will be assessed for Transportation and Water/Wastewater impacts. An explanation of those fees may be found [here](#). The amount shall be determined by DPW/Water Resources, and shall be paid at least seven (7) days prior to occupancy to the Department of Permitting and Inspections, who shall remit all Impact Fees promptly to the Clerk-Treasurer's Office.¹ **Affirmative finding as conditioned.**

Article 4: Zoning Maps and Districts

Sec. 4.4.5 Residential Districts

(a)Purpose:

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhoods to evolve to meet the changing needs of households and the economy, and as a result of the climate emergency. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and new buildings are interspersed within a wide range of historic development patterns across the city. Parking shall be placed either behind, within, or to the side of structures, and building facades designed for parking shall be secondary to the residential aspect of a structure.

*2. The **Residential Medium Intensity (Residential Medium, RM)** district is intended for residential development that includes a mix of housing types such as single-family detached dwellings, with or without accessory dwelling units, duplex, triplex, quadplex, and multi-*

¹ Impact Fee Administrative Regulations, as adopted by City Council June 2025. Section 5.0.; Time and Place of Payment.

unit buildings in compact, walkable neighborhoods. Building heights typically range from two to three stories, and development generally results in moderately higher lot coverage as compared to the RL district. Neighborhoods within this district are typically walkable to downtown or other mixed-use areas of the city, and commercial uses within the district take the form of home-based businesses and the adaptive reuse of historic buildings for neighborhood-serving uses

(b) Dimensional Standards

The intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Map 4.4.5-1 Residential Zoning Districts

District	Min. Lot Frontage ^{2,3,4,5} (linear feet)	Setbacks ^{1,6,7,8,9}			Lot Coverage ^{1,10}
		Front	Side	Rear	
Residential Low (RL)	30'	Min: Avg. of front setback 2 adjacent lots on both sides +/- 5 feet Max required: 25 ft	Min: 10% of lot width or avg. of side setback of 2 adjacent lots on both sides Max required: 20 ft	20 ft.	45%
Residential Medium (RM)				15 ft.	55%
Residential High (RH)					80%
Residential Corridor (RC)	N/A	Min required: 5 ft Max permitted: 20 ft		80%	
23 Isham Street proposal	Existing	Behind principal building per Footnote 5.	10% lot width (southern boundary)	>15' rear yard setback	54% without bonus features; 60% total

- Details regarding the measurement of and exceptions to coverage and setback standards are found in Art 5.
- The DRB may reduce the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots to more closely reflect an existing neighborhood pattern.
- Exceptions to frontage requirements for flag lots and small lot subdivisions are found in Sec. 5.2.2
- For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45'.
- Average setback for front and side setbacks are calculated based on 4 adjacent lots, two on each side within the same block and on lots with the same frontage requirements. For the purposes of determining the required front setback only, among the comparative sample of four neighboring properties, one may be removed from the averaging calculation.
- Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to Sec. 5.2.5 for additional details.
- A 75 ft setback shall be required from the ordinary high water mark of Lake Champlain and the Winooski River. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of Sec 4.5.3 Riparian and Littoral Conservation Overlay Zone.
- For properties in the RL and RM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50 feet.

9. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 2C below.

Affirmative finding.

Table 4.4.5-2 Principal & Secondary Structures Massing and Placement Standards in Residential Districts

District	Max Height & Stories ^{1,3, 5}	Max Dwelling Units per Structure ^{2,3}	Max. Principal Structure Footprint ^{3, 6, 7}	Max. Secondary Structure Footprint ^{3, 5, 6, 7}	Max. Linear Elevation before offset ⁴	Min. Distance between Structures on same lot
Residential Low (RL)	35' 3 stories	4	1,800 sq.ft.	1,100 sq.ft.	50'	15'
Residential Medium (RM)	35' 3 stories	4	1,800 sq.ft.	1,100 sq.ft.		
Residential High (RH)	50' 4 stories	N/A	N/A	N/A		
Residential Corridor (RC)			3,600 sq.ft.	N/A		
23 Isham Street proposal	31' 2 ½ stories	3	Existing	857 sq. ft.	50' on south elevation.	15
- Details regarding the measurement of and exceptions to height limits are found in Art 5. - Minimum dwelling unit size is 350 sq.ft. - Within RL and RM zones, lots may have up to one (1) Principal and one (1) Secondary structure per lot, except as may otherwise be allowed by Table 4.4.5-3 or Article 11. Where an existing Principal Structure contains only an owner-occupied single detached dwelling and proposes to add one additional unit within the Principal Structure or in a Secondary Structure, see additional provisions in Sec. 4.4.5 (d) 4 D. - Required on all building Elevations. Minimum offset is 5 ft measured perpendicular to the building Elevation in excess of 50 linear feet. - Except as otherwise may be permitted in Article 11, PUD, a Secondary Structure shall be placed behind the Principal Structure. - Maximum Principal and Secondary Structure Footprint Standards shall not apply to the following Residential – Special Uses: Assisted Living, Community House, Convalescent/Nursing Home, Historic Inn. - The conversion to a Residential Use of an existing structure exceeding this standard as of January 1, 2025 shall be allowed. - Maximum Principal and Secondary Structure Footprint Standards shall not apply to Neighborhood Commercial Uses. See Sec. 4.4.5 (d) 3 iii for Neighborhood Commercial Use size limitations.						

Affirmative finding.

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Residential districts shall be as defined in Appendix A – Use Table and as may be modified by district specific regulations in Sec. 4.4.5 (d).

Attached dwellings – Multi Family (3 or more) is a permitted use in the RM zoning district:
FN2: *Subject to the applicable limits on the number of units per structure in Table 4.4.5-2.*

Affirmative finding.

(d) District Specific Regulations:

The following regulations are district-specific exceptions, bonuses, and standards unique to the residential districts. They are in addition to, or may modify, city-wide standards as provided in Article 5 of this ordinance and district standards as provided above.

1. Additional Residential Development Permitted

In addition to any applicable development permitted according to Article 11 – Planned Unit Development, the following additional development types and intensities shall be allowed within the Residential Districts, subject to the following standards.

A. Pocket Neighborhoods

Not applicable.

B. Rowhouses

Not applicable

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

(i) Replacement of Existing Structure

Not applicable.

(i) Averaging of Setbacks of Existing Structures

Not applicable.

C. Exceptions to Lot Coverage for Accessory Residential Features

In addition to lot coverage exemptions in Sec. 5.2.3 (b), within the RL and RM districts, an additional ten (10) percent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed:

(i) Decks;

(ii) Patios;

(iii) Porches;

(iv) Terraces;

- (v) *Tennis or other outdoor game courts;*
- (vi) *Swimming pool aprons;*
- (vii) *Walkways;*
- (viii) *Window Wells; and/or*
- (ix) *Pervious pavement designed and maintained to infiltrate the 1-year/24-hour storm event onsite, subject to review and approval by the Stormwater Administrator.*

With the exception of the additional lot coverage allowances provided for under Article 9: Inclusionary and Replacement Housing, requirements for such additional lot coverage shall not be permitted for any development where other bonus provisions of this ordinance are applicable.

Walkways and porches have been calculated under this “bonus” amenity feature. See Plan A.01. **Affirmative finding.**

D. Exceptions to Maximum Building Footprint Limit

Not applicable.

3. Exception for Neighborhood Commercial Uses

Not applicable.

4. Miscellaneous Standards

A. Additions to Existing Residential Structures.

Not applicable.

B. Accessory Residential Structures, Buildings, and Uses

Not applicable.

C. Residential Occupancy Limits.

Restrictions on residential occupancy limits was eliminated by statute. Not applicable.

D. Additional Unit on lot or within Owner-Occupied Single Detached Dwelling

Not applicable.

5. Residential Development Bonuses

The application is not seeking Development Bonuses. Not applicable.

A. Housing for Older Persons and Individuals with Disabilities Bonus

Not applicable.

B. Residential Conversion Bonus

Not applicable.

C. Limitations on Residential Development Bonuses:

Not applicable.

(e) Effective Date.

The amendments to this Section 4.4.5 that allow for a secondary structure within RL and RM zones, except as may otherwise be allowed by Article 11, are effective November 1, 2024.

Article 5: Citywide General Regulations

Section 5.2.1 Existing Small Lots.

Not applicable.

Section 5.2.2 Required Frontage or Access

The parcel has existing frontage and access from Isham Street; a public roadway. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1.

Section 5.2.4 Buildable Area Calculation and Steep Slopes

The lot does not exceed the 2 acres threshold; nor does it fall within the Steep Slopes overlay.

Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-1

Section 5.2.6 Building Height Limits

See Table 4.4.5-2.

Section 5.2.7 Density and Intensity of Development Calculations

Table 4.4.5-2 allows for up to four units in a Principal Structure and 4 units in a Secondary Structure. Three are proposed in the Secondary Structure.

Affirmative finding.

Part 3: Non Conformities

Existing non-conformity relative to the Principal Structure may be retained as pre-existing. (Side yard setback.) There is no proposed increase in the level of existing non-conformity within this application. **Affirmative finding.**

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

The existing duplex at 23 Isham Street is listed on the Vermont State Register of Historic Resources.

(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.*

Not applicable.

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

The introduction of a new residential structure will moderately alter the spatial relationship of 23 Isham Street to its context. The recently adopted Neighborhood Code, however, sanctions this arrangement.

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 features are proposed. Not applicable.

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

Not applicable.

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

Not applicable.

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.*

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 known archaeological resources on this parcel. Not applicable.

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

The introduction of a new residential structure on the site will alter the existing spatial relationship of 23 Isham Street to its site. The new development is differentiated from the existing historic structure; clearly reading as new construction with no false historic narrative. The alteration of roofline and addition of dormers relates to some degree to other residential structures both on the site and the street. **Affirmative finding.**

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 addition of a new detached structure is reversible.

Affirmative finding.

Section 5.4.9 Brownfield Remediation

23 Isham Street is not listed on DEC's list of Brownfields. Not applicable.

Section 5.5.1 Nuisance Regulations

All applications for a zoning permit shall be required to demonstrate compliance with the applicable nuisance regulations and performance standards pursuant to the requirements of the Burlington Code of Ordinances. In determining compliance, the burden of proof shall fall on the applicant, property owner, and/or all successor and assigns.

The addition of residential units in a residential zoning district is encouraged. Any impacts will be typical of residential use. Burlington's Noise Ordinance will be applicable and enforceable.

Affirmative finding.

Section 5.5.2 Outdoor Lighting

Specification sheets for intended exterior lighting must be provided for review and approval. In addition, the applicant shall provide a photometric plan to define the anticipated lighting levels on the site. Flood lights are prohibited for residential use. **Affirmative finding as conditioned.**

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No subdivision is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

Existing site, Google Earth view.
Secondary structure proposed on the south (left) of photo.



(a) Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

Other than the removal of a conifer tree, no tree removal plan has been submitted and no landscaping plan has been provided. Plan A1.1 lacks site details. A more detailed landscaping plan is required. **Affirmative finding as conditioned.**

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

No topographic information has been provided. Any changes shall be provided as part of a landscaping plan. **Affirmative finding as conditioned.**

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

There are no important 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).

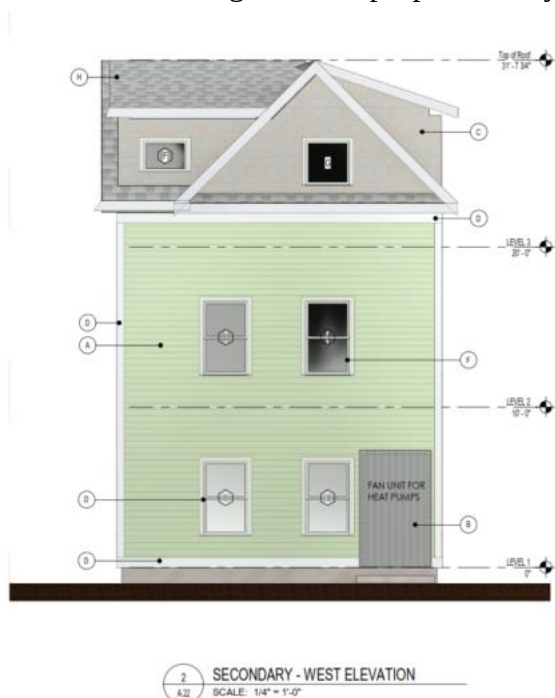
23 Isham Street is listed on the Vermont State Register of Historic Resources. While this application is intended to provide a detached structure of three units, considering the context of the new development is addressed in Section 5.4.8, above.

(e) Supporting the Use of Renewable Energy Resources:

Where feasible, the site plan should be so designed as to take advantage of the site's inherent potential to utilize sources of renewable energy including direct sunlight, wind, or running water. The site plan should also incorporate site planning and landscaping decisions intended to minimize energy demand such as siting buildings to maximize solar access or the use of deciduous and coniferous trees to create shade and windbreak.

Buildings should, where appropriate within the context of the neighborhood development pattern, maximize their solar exposure by being oriented to maximize natural light and heat gain during winter months, and to minimize casting shadows into ground floor living space of a building on an adjacent property.

Condensing units are proposed; they have been relocated in revised plans (9.4.25) to within an enclosure on the west elevation (rear) of the Secondary Structure. The building will be subject to Burlington's Thermal Energy Ordinance (Article V: Thermal Heating Systems.)



The new secondary structure will be placed south of the existing duplex. The access drive between the structures and the 15' separation will limit the potential to throw shadow on the rear portion of the existing structure. This lot is wider than adjacent lots, with the existing structure at the far north of the site and providing an area for a new building. **Affirmative finding as conditioned.**

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected

contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

23 Isham Street is not listed on the State's Brownfield 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.

An Erosion Prevention and Sediment Control Plan, as well as a Stormwater Plan will be required. Neither have been provided, and are required.

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.

A small canopy is provided at the first floor entry. Snow storage is identified both north and south of the proposed parking areas. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

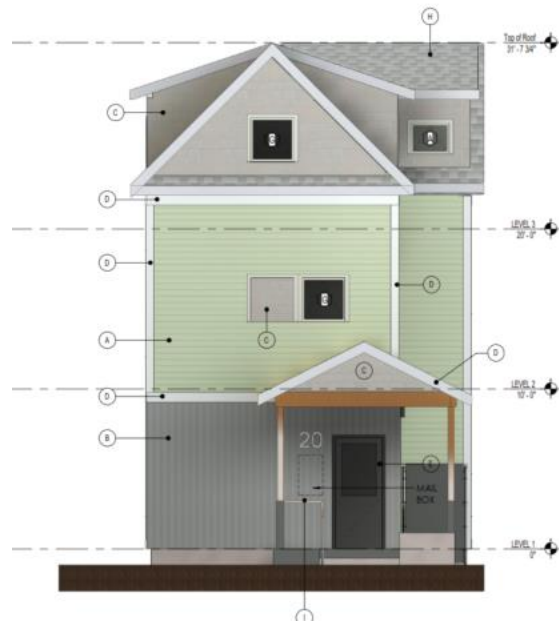
The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblane and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

The proposed Secondary Structure is recessed from the structural street wall of Isham St; placed 29' from the front property line (while the existing primary structure is less than 10'). It deviates from the alignment of the remainder of the buildings along Isham ("should be aligned with the front façade of neighboring buildings to reinforce the street edge...") This arrangement is due to footnote 5, Table 4.4.5-2:

Except as otherwise may be permitted in Article 11, PUD, a Secondary Structure shall be placed behind the Principal Structure.

Benefiting from the current structural placement on the north side of the lot, this proposed new structure meets the definition of *placed behind the Principal Structure* in that it is recessed from the plane of the primary façade. **Affirmative finding.**



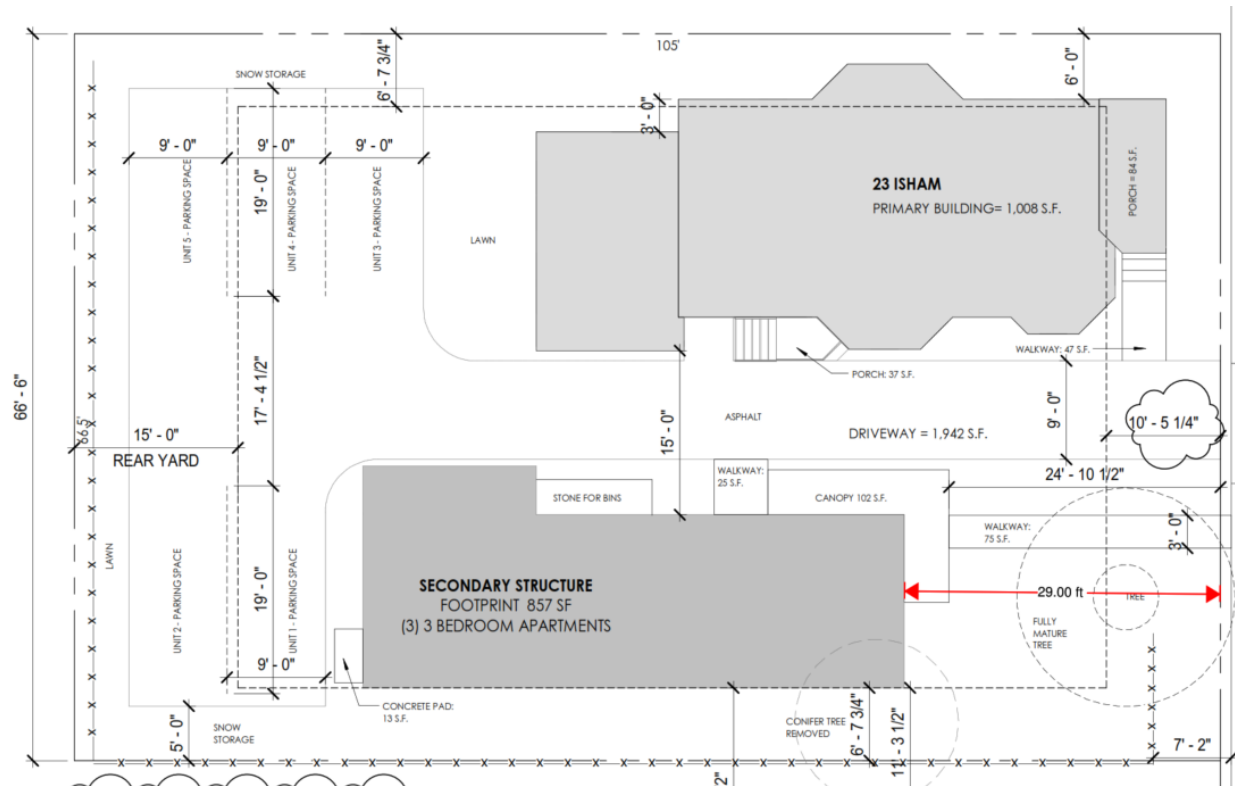
(i) Vehicular Access:

Curb cuts shall be arranged and limited in number to reduce congestion and improve traffic safety. A secondary access point from side roads is encouraged where possible to improve traffic flow and safety along major streets. The width and radius of curb cuts should be kept to the minimum width necessary, and sight triangles and sufficient turnarounds for vehicles shall be provided to reduce the potential for accidents at points of egress.

Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

A zoning permit in 2020 enlarged the parking area, where is the approximate location of the new Secondary structure. The curb cut is existing. **Affirmative finding.**

(j) Pedestrian Access:



Pedestrians shall be provided one or more direct and unobstructed paths between a public sidewalk and the primary building entrance. Well defined pedestrian routes shall be provided through parking areas to primary building access points and be designed to provide a physical separation between vehicles and pedestrians in a manner that minimizes conflicts and improves safety. Where sidewalks and driveways meet, the sidewalk shall be clearly marked by differentiated ground materials and/or pavement markings.

There are public sidewalks on Isham Street. A walkway is proposed directly to the front entrance of the new building, effectively separating vehicles and pedestrians.

Affirmative finding.

(k) Accessibility for the Handicapped:

ADA requirements are the jurisdiction of the building official. Construction to meet Vermont's Visitability Standards are recommended. **Affirmative finding.**

(l) Parking and Circulation:

To the extent possible, parking should be placed at the side or rear of the lot and screened from view from surrounding properties and adjacent public rights of ways.

Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

Parking shall be laid out to provide ease in maneuvering of vehicles and so that vehicles do not have to back out onto city streets. Dimensions of spaces shall at a minimum meet the requirements as provided in Article 8. The perimeter of all parking areas shall be designed with anchored curb stops, landscaping, or other such physical barriers to prevent vehicles from encroaching into adjacent green spaces.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration.

The addition of two new parking spaces does not trigger a tree planting requirement; however additional landscaping is recommended to provide partial shade for the parking areas and to enhance the rear yard for tenants.

All parking areas shall provide a physical separation between moving and parked vehicles and pedestrians in a manner that minimizes conflicts and gives pedestrians a safe and unobstructed route to building entrance(s) or a public sidewalk.

A walkway from the buildings to the parking area shall be identified to provide a safe area for residents to access their vehicles without conflict.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

Bicycle parking will be required for the three new units. Identification of the location will be a requirement prior to release of the zoning permit. See Article 8 for requirements. **Affirmative finding as conditioned.**

(m) Landscaping, Fences and Retaining Walls:

Landscaping shall be used to beautify the development site and to provide specific functions and benefits to the uses and buildings on the site. These include but are not limited to stormwater retention and erosion control, winter windbreaks and summer shade, recreational and habitat corridors, buffers and screening of parking areas, and creating privacy for and from adjacent property.

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space,

both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

New or replacement street trees shall be provided consistent with the city's Street Tree Master Plan. All proposed street trees shall be selected and planted in accordance with specifications provided by the city arborist.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles, materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

No landscaping plan has been provided, and is required. The revised site plan suggests a new tree in the front yard. There are no retaining walls or fences identified on the submitted site plan. A conifer tree is proposed to be removed, but without a landscaping plan, the application is incomplete. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to

maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

While no public plaza is included within this plan, the multi-unit character of this development solicits open space dedicated to the enjoyment of the residents. A modest lawn area is provided behind the existing structure at 23 Isham that might be used for gardening, outside furniture, clotheslines, and an outdoor recreation area; beneficial for the tenants. **Affirmative finding.**

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Other than a continuous downlight under the canopy, no other lighting is identified. For resident safety and comfort, some full cut-off down-lights are recommended for the rear parking area. **Affirmative finding as conditioned.**

(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.

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 place 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 5 Performance Standards.

Trash and recycling have been relocated to the north side of the Secondary Structure, behind an enclosure. Condensing units have been relocated to the west (rear) of the Secondary Structure. **Affirmative finding.**

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.

Isham Street is characteristically populated with 2 ½ story residential buildings; visually ornamented with porches, turrets, pavilions, bays, and similar architectural treatments that provide interest and transition in building massing and arrangement. This proposal presents a three story building that has been revised to introduce intersecting dormers and roof pitch changes; techniques to modulate the apparent building mass. These efforts are meant to more closely align with characteristics of other neighboring buildings, and to make the building more visually comfortable for passers-by.

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.)

The building design is successful in appearing more vertical than horizontal. The cross-gable and varied wall planes make the building more interesting in its complexity. Materials are varied with vinyl siding/shakes on the bulk of the building, but corrugated metal at the entry corner.

Affirmative finding.

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.

The roof has been broken up with dormers and a cross gable, in an attempt to modulate the overall building height and to provide some complexity as it present on the street. **Affirmative finding.**

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.

As noted, the principal entrance is under a canopy at the terminus of an entry walkway; clearly identifiable from the street. Protection from the elements is provided by the canopy.

Window openings on the south and west are placed in some predictable pattern. Smaller openings flag kitchens and bathrooms; sliders are placed above living room couches. The “blind” window opening on the primary (east) façade is awkward and begs a different solution (Plan A.21), but moreso suggests that a revised floor plan placing the internal staircase at the rear of the structure would allow greater glazing opportunities for key rooms (kitchen, living room) while moving secondary functions like trash, recycling, and parking access to the rear.

(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, below.

(c)Protection of Important Public Views:

There are no protected important public views from or through this parcel.

Not applicable.

(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.

The revised plan introduces basic modulation of form, vertical articulation and planar changes that provide interest. **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.

Materials proposed include vinyl siding, corrugated metal around the first floor entrance, vinyl windows, vinyl window trim and asphalt shingle roof. Vinyl siding is generally acceptable for new construction. **Affirmative finding.**

(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.

Development 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. In addition, the newly adopted Thermal Energy Ordinance applies.²

² (a) New buildings. Applicants seeking permits pursuant to this chapter for new buildings shall demonstrate that the new building will utilize renewable energy thermal energy systems. If an applicant utilizes a primary thermal

(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.

Mailbox location is now identified on the east elevation (Plan A2.1). Condensing units have been relocated to the rear (west) of the Secondary building. Trash and recycling are shown within an enclosure on the north elevation. A landscaping plan is required.

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.

No rooftop units are proposed.

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.

Mechanical equipment/heat pumps are located in the rear to minimize visual and auditory impacts. **Affirmative finding.**

(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

energy system that relies on renewable energy other than electrification, geothermal, or solar measures, the applicant must certify prior to receiving a permit that the use of electrification, geothermal, or solar measures is not technically feasible, is economically unduly burdensome, is not permitted by applicable regulation, or is not feasible for other similar reasons demonstrated to the satisfaction of the department of permitting and inspections. If an applicant utilizes a nonprimary thermal energy system that relies on renewable energy other than electrification, geothermal, or solar measures, the applicant must provide the department of permitting and inspection a written explanation of the reason for not using a thermal energy system that relies on electrification, geothermal, or solar measures.

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.

The building's entrance will be illuminated with a continuous downlight under the canopy. Development shall adhere to all applicable building and life safety code as defined by the building official and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

23 Isham is within the Shared Use Parking District. While ZA 22-07 eliminated minimum parking requirements, Maximum Parking Standards apply under Section 8.1.9.

For Multi unit attached dwellings units and single family/duplex structures, 2 parking spaces/unit is the limitation.

For the proposed 5 units on site (existing duplex, 3 new units proposed), 10 parking spaces would be the maximum allowable. 5 are proposed.

Parking spaces meet the 9' x 18' standard of Table 8.1.11-1. **Affirmative finding.**

Part 2: Bicycle Parking

Table 8.2.4-1 Bicycle Parking Requirements

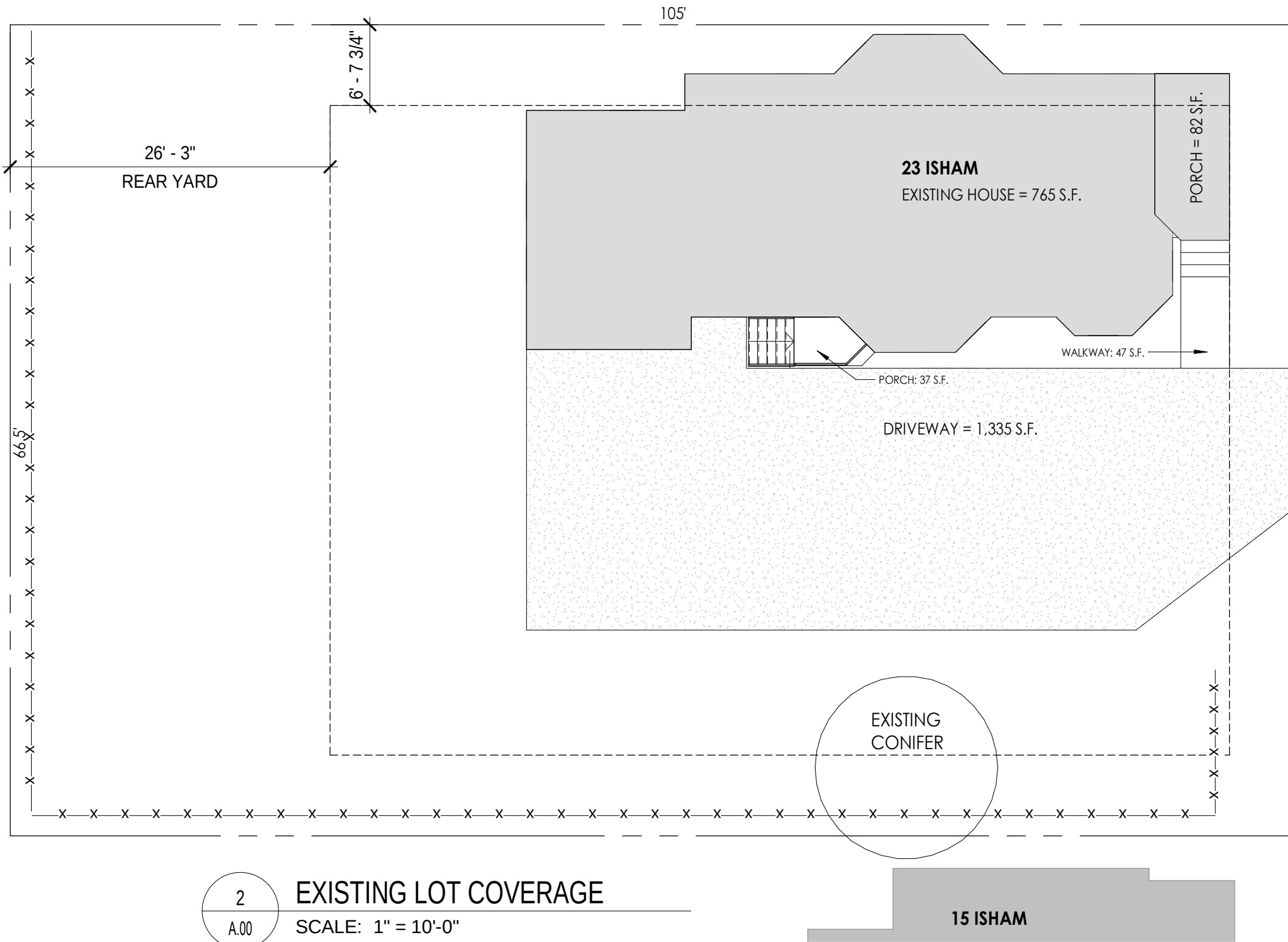
For household living, multi unit, the long term bike parking requirement is 1 per 2 bedrooms.

The three new units (with 3 bedrooms each) = 9 bedrooms / 2 = 4.5 (rounded to 5) required long term bike parking spaces. The applicant shall provide the location of these prior to release of the zoning permit. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. Per adopted Zoning Amendment ZA 25-08, Impact Fees will be assessed for Transportation and Water/Wastewater impacts. An explanation of those fees may be found [here](#). The amount shall be determined by DPW/Water Resources, and shall be paid at least seven (7) days prior to occupancy to the Department of Permitting and Inspections, who shall remit all Impact Fees promptly to the Clerk-Treasurer's Office.
2. A landscaping plan (and tree cutting plan, as appropriate) shall be provided.
3. Specification sheets for outdoor lighting, with a key for location shall be provided. In addition, a photometric plan (as necessary) is required to assess light levels on the site.
4. An Erosion Prevention and Sediment Control Plan and a Stormwater Plan will be required to be provided for review and approval by the Stormwater Administrator **prior to release of the zoning permit.**
5. A walkway from the buildings to the parking area shall be defined to provide a safe area for residents to access their vehicles without conflict.
6. The Secondary Structure will be subject to Burlington's Thermal Heating Ordinance (Article V: Thermal Heating Systems.)
7. **Prior to release of the zoning permit**, the applicant shall define the location of 5 long term bike parking spaces.
8. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



ZONING DISTRICT: RM

MAX. LOT COVERAGE = 55%
+10 COVERAGE FOR PATIOS, DECKS PORCHES, TERRACES.

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH SIDE +/- 5'-0"
SIDE: 10% OF LOT WIDTH, BUT IN NO EVENT LESS THAN 5'-0"
REAR: 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN 15'-0"

3 STORIES MAX HEIGHT

EXISTING LOT COVERAGE

EXISTING LOT SIZE: 6,982.5 S.F.

EXISTING HOUSE: 1,008 S.F.
EXISTING PORCHES: 166 S.F.

EXISTING WALKWAYS: 47 S.F.
EXISTING DRIVEWAY: 1,335 S.F.

EXISTING LOT COVERAGE = 2,556 S.F. = 36%

PROPOSED LOT COVERAGE

LOT SIZE: 6,982.5 S.F.

PRIMARY BUILDING: 1,008 S.F.
PORCHES: 130 S.F.
SECONDARY BUILDING: 857 S.F.
CANOPY: 102 S.F.

WALKWAYS: 184 S.F.
DRIVEWAY: 2,007 S.F.

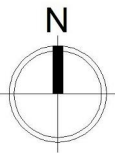
PROPOSED LOT COVERAGE = 4,223 S.F. = 60%
WITHOUT PORCHES & WALKWAYS: 3,807 = 54%

DRAWING KEY

- EXISTING STRUCTURE
- ADDITION
- PROPERTY LINE
- SETBACK LINE
- FENCE LINE

23 ISHAM MULTI-UNIT RESIDENTIAL

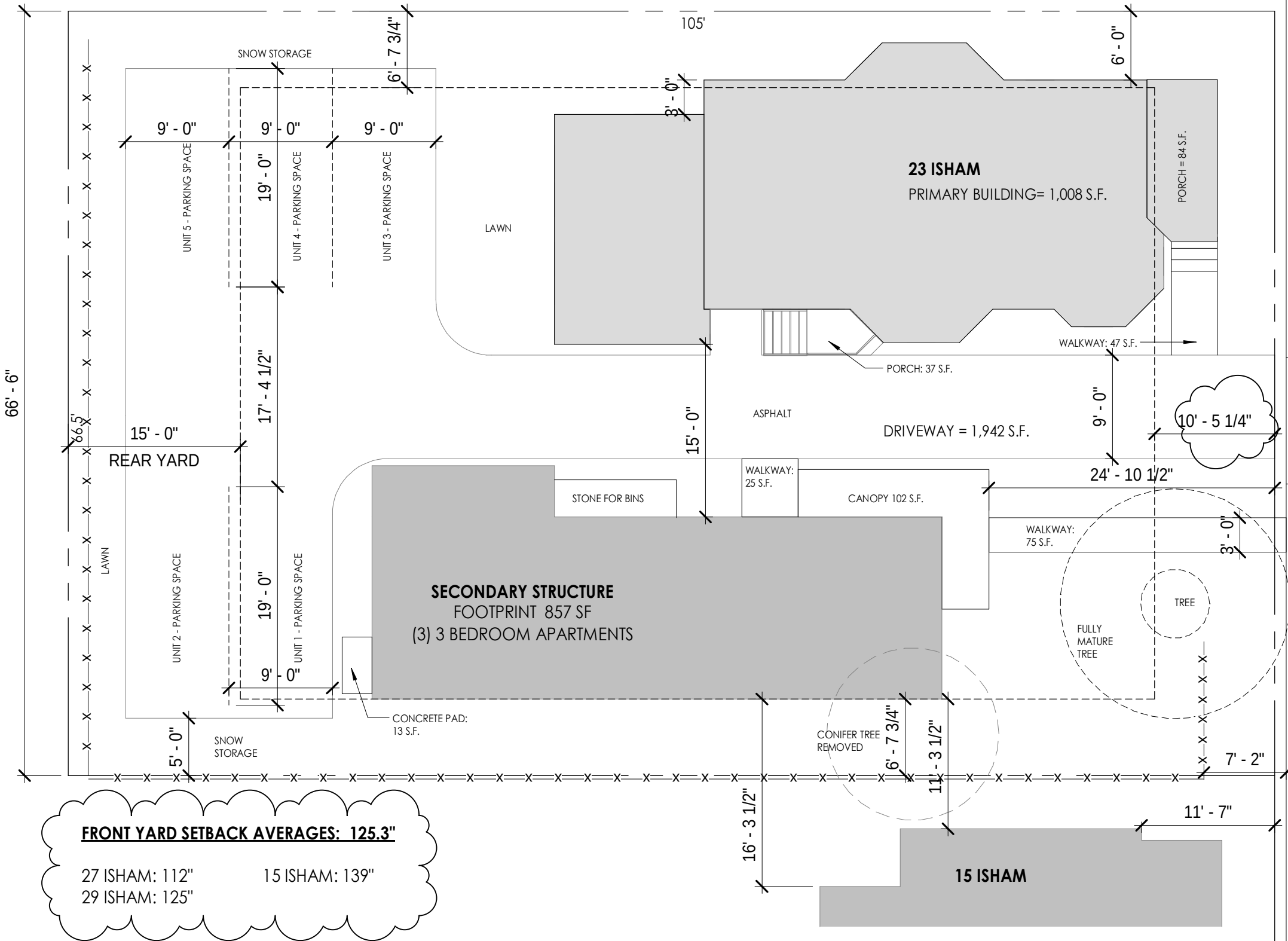
23 ISHAM STREET, BURLINGTON, VT



DATE: 09/03/25
SCALE: As indicated
DRAWN BY: MA
CHECKED BY: MA
PHASE:

SITE PLAN
EXISTING

A.00



FRONT YARD SETBACK AVERAGES: 125.3"

27 ISHAM: 112"
29 ISHAM: 125"

15 ISHAM: 139"

ZONING DISTRICT: RM

MAX. LOT COVERAGE = 55%
+10 COVERAGE FOR PATIOS, DECKS PORCHES, TERRACES.

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH SIDE +/- 5'-0"
SIDE: 10% OF LOT WIDTH, BUT IN NO EVENT LESS THAN 5'-0"
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3 STORIES MAX HEIGHT

EXISTING LOT COVERAGE

EXISTING LOT SIZE: 6,982.5 S.F.

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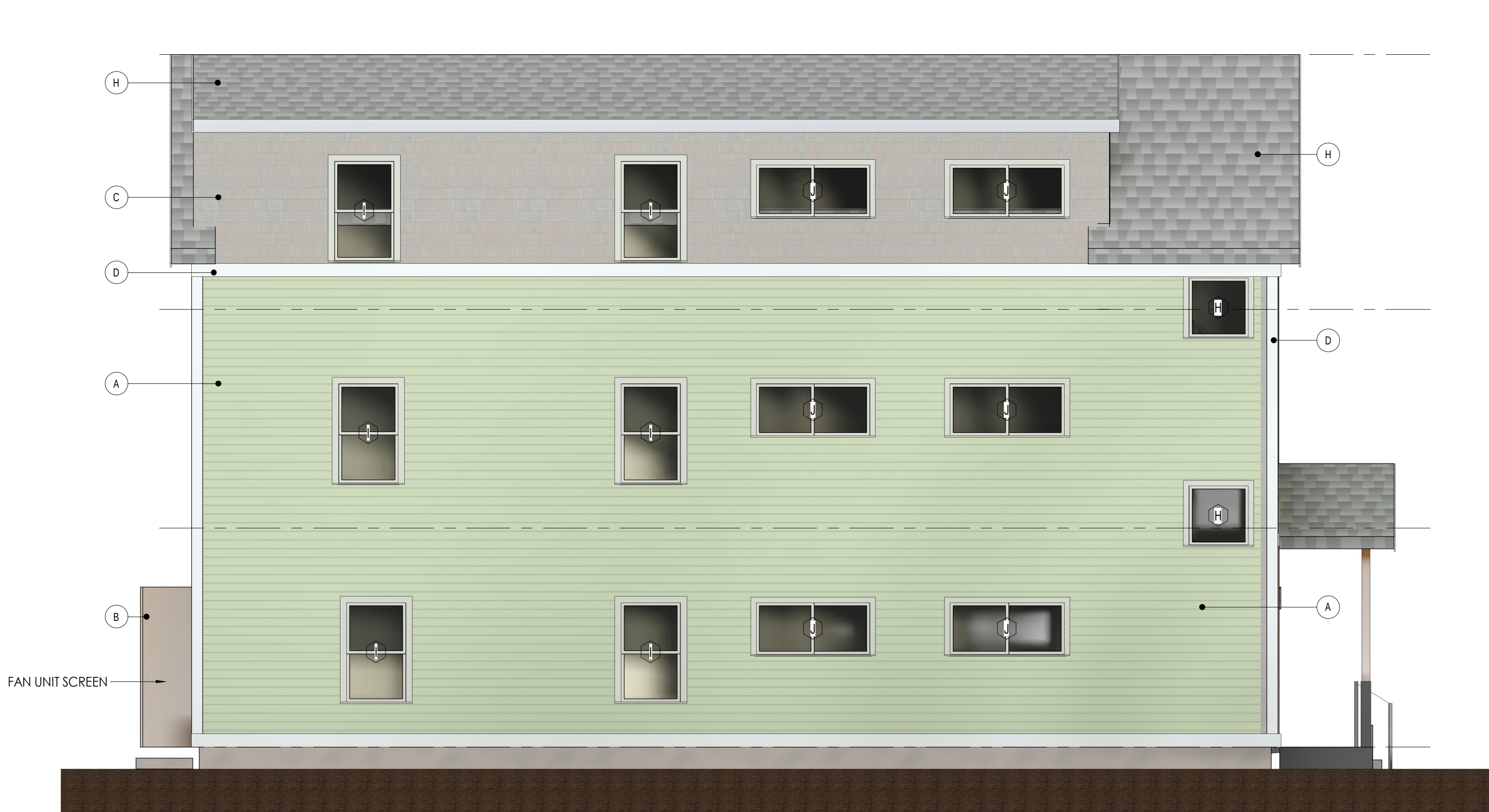
DRAWING KEY

- EXISTING STRUCTURE
- ADDITION
- PROPERTY LINE
- SETBACK LINE
- FENCE LINE

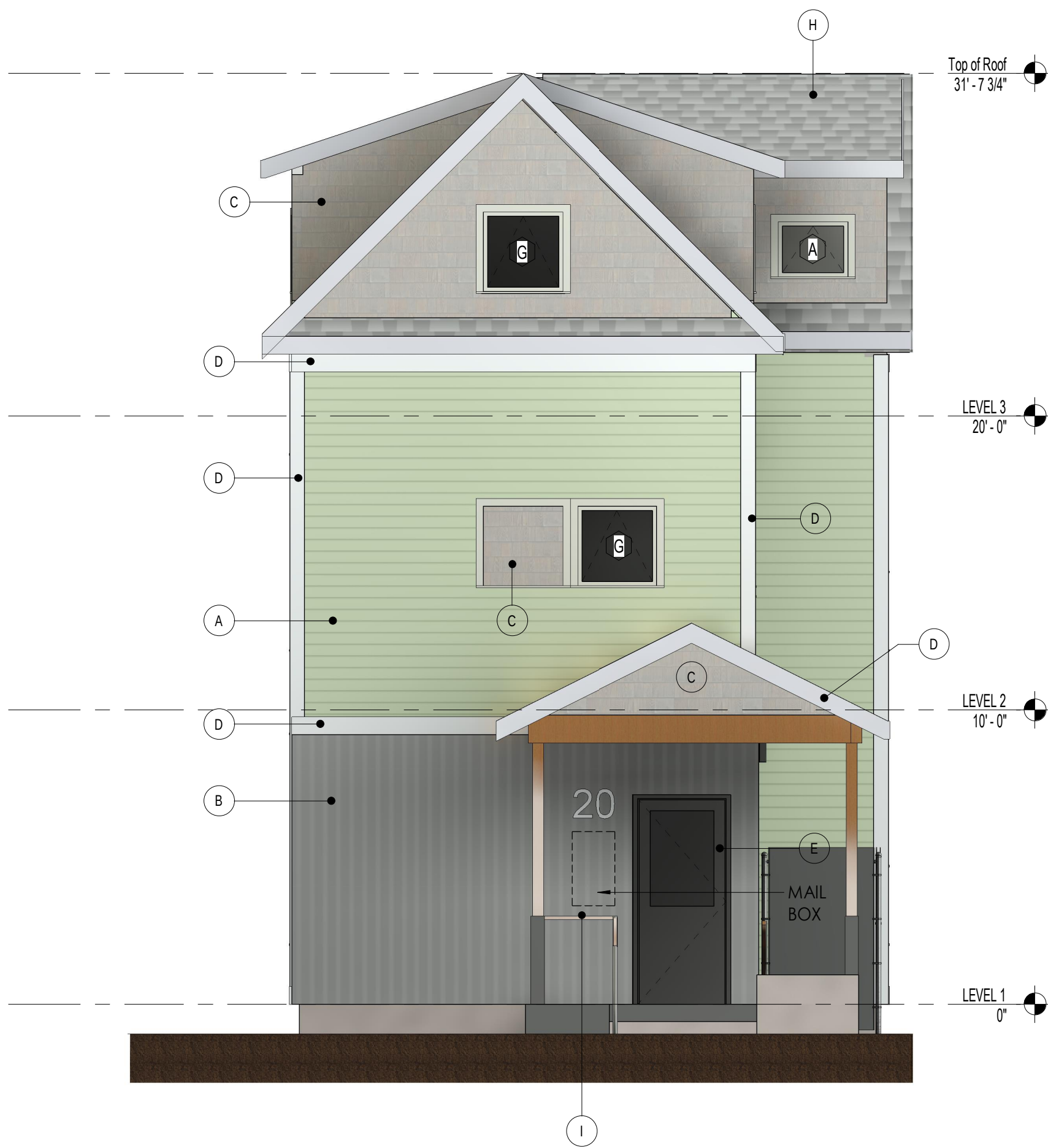
revision for P&Z: 09/01/25

MATERIAL KEY	
Key Value	Keynote Text
A	VINYL CLAPBOARD SIDING
B	METAL SIDING - VERTICAL CORRUGATED
C	VINYL SHAKES
D	SOLID VINYL TRIM
E	ENTRY DOOR - ALUMINUM CLAD
F	VINYL WINDOW
H	ASPHALT ROOF
I	STEEL HANDRAIL

Window Schedule								
Type Mark	Description	Count	Type	Width	Sill Height	Height	Head Height	Comments
A	AWNING	3	30" x 24"	2' - 6"	4' - 8"	2' - 0"	6' - 8"	
B	FIXED	1	30" x 30"	2' - 6"	4' - 2"	2' - 6"	6' - 8"	
D	DOUBLE HUNG	1	30" x 40"	2' - 6"	3' - 0"	3' - 4"	6' - 4"	
E	DOUBLE HUNG	1	30" x 48"	2' - 6"	3' - 8"	4' - 0"	7' - 8"	EACH BEDROOM TO HAVE CASEMENT FOR EGRESS THAT LOOKS LIKE DOUBLE HUNG
F	FIXED	1	34" x 24"	2' - 10"	4' - 8"	2' - 0"	6' - 8"	EACH BEDROOM TO HAVE CASEMENT FOR EGRESS THAT LOOKS LIKE DOUBLE HUNG
G	AWNING	8	34" x 34"	2' - 10"	<varies>	2' - 10"	<varies>	<varies>
H	FIXED	2	34" x 34"	2' - 10"	<varies>	2' - 10"	<varies>	<varies>
I	DOUBLE HUNG	12	34" x 56"	2' - 10"	<varies>	4' - 8"	<varies>	EACH BEDROOM TO HAVE CASEMENT FOR EGRESS THAT LOOKS LIKE DOUBLE HUNG
J	SLIDER	6	64" x 30"	5' - 4"	4' - 2"	2' - 6"	6' - 8"	



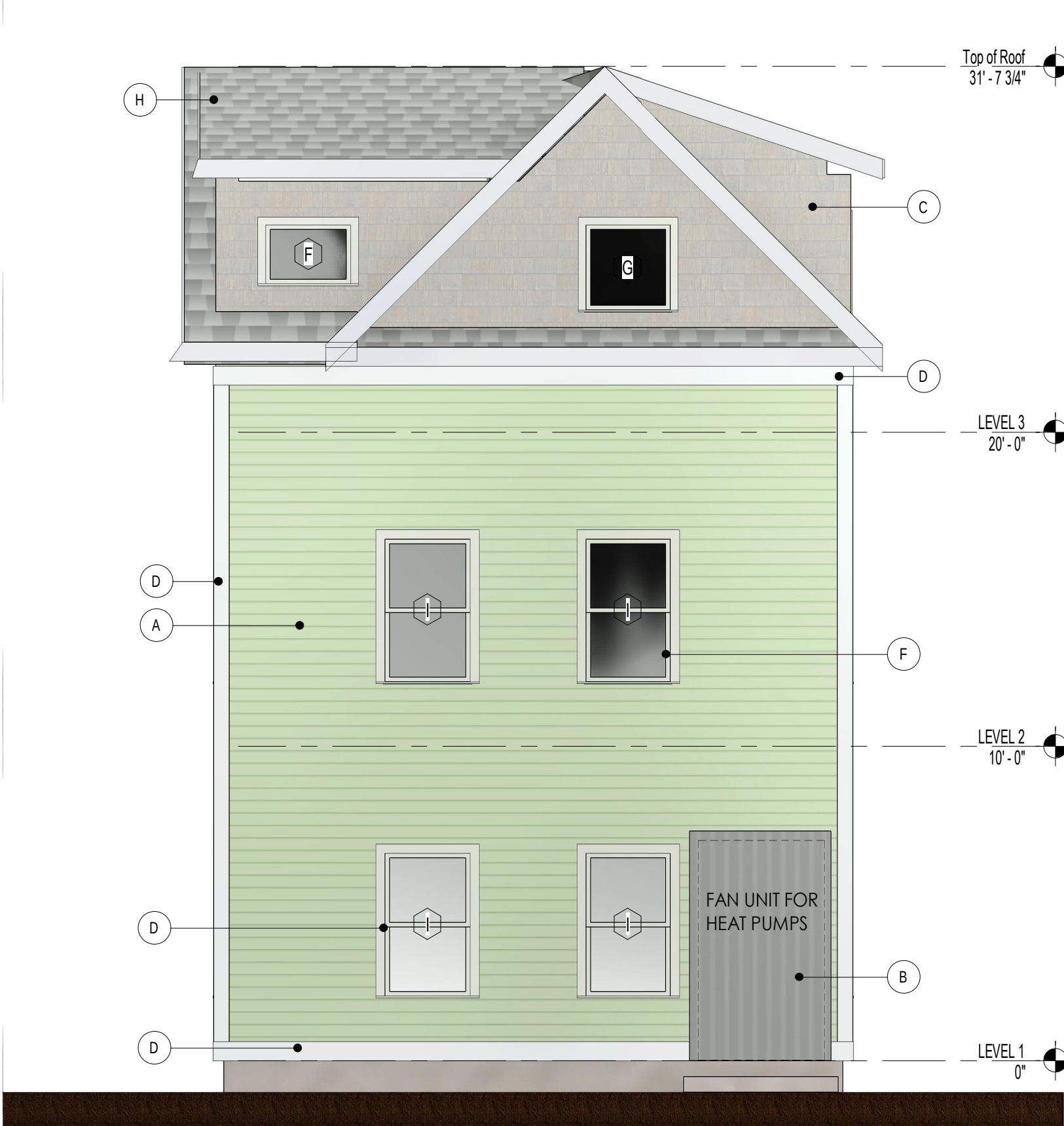
2 SECONDARY - SOUTH ELEVATION
A21 SCALE: 1/4" = 1'-0"



1 SECONDARY - EAST ELEVATION
A21 SCALE: 1/4" = 1'-0"

MATERIAL KEY	
Key Value	Keynote Text
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D	DOUBLE HUNG	1	30" x 40"	2' - 6"	3' - 0"	3' - 4"	6' - 4"	
E	DOUBLE HUNG	1	30" x 48"	2' - 6"	3' - 8"	4' - 0"	7' - 8"	EACH BEDROOM TO HAVE CASEMENT FOR EGRESS THAT LOOKS LIKE DOUBLE HUNG
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G	AWNING	8	34" x 34"	2' - 10"	<varies>	2' - 10"	<varies>	<varies>
H	FIXED	2	34" x 34"	2' - 10"	<varies>	2' - 10"	<varies>	
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J	SLIDER	6	64" x 30"	5' - 4"	4' - 2"	2' - 6"	6' - 8"	



2 SECONDARY - WEST ELEVATION
A22 SCALE: 1/4" = 1'-0"



1 SECONDARY - NORTH ELEVATION
A22 SCALE: 1/4" = 1'-0"

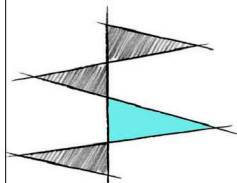
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23 ISHAM MULTI-UNIT RESIDENTIAL

23 ISHAM STREET, BURLINGTON, VT



HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840

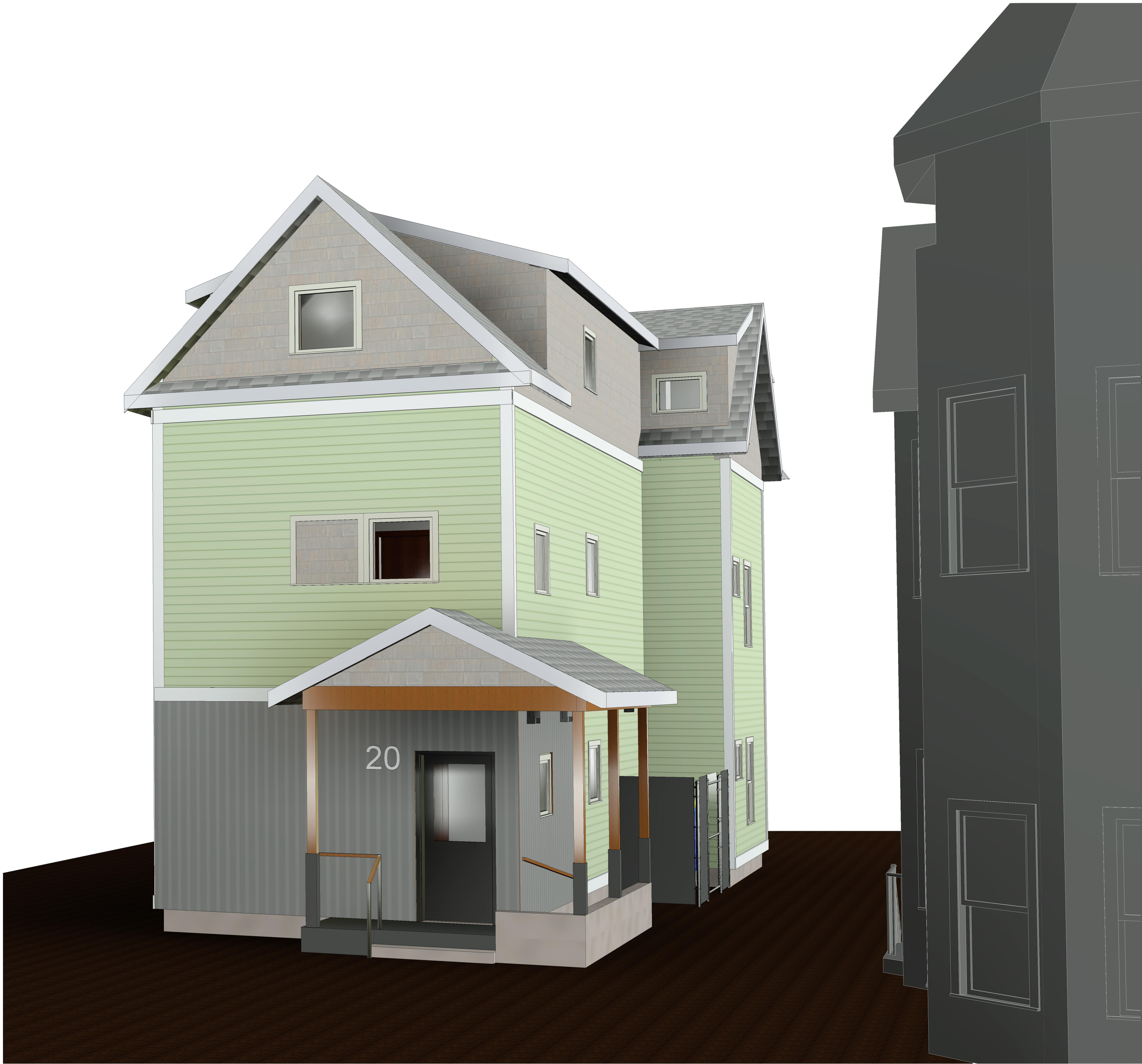
revision for P&Z: 09/03/25

DATE: 07/09/25
SCALE: 1/4" = 1'-0"
DRAWN BY: MA
CHECKED BY: MA
PHASE: FOR PERMIT

ELEVATION

SHEET NO:

A.22



3D VIEW FROM EAST

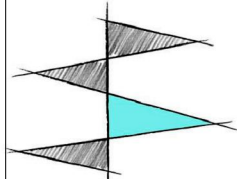
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802.793.9840

NOTE: THESE IMAGES REPRESENT MASSING ONLY TO SHOW EXISTING AND NEW CONSTRUCTION. PLEASE REFER TO ELEVATION DRAWINGS FOR MORE DETAIL.

DATE: 09/03/25
SCALE:
DRAWN BY: MA
CHECKED BY: MA
PHASE: FOR PERMIT

3D VIEWS
SHEET NO:
A.30

CASEMENT & AWNING WINDOW



Easy-to-operate Harvey casement and awning windows with improved handle provide clean, contemporary lines and maximum ventilation. There's no need to stretch to reach a top lock because the casement unlocks with one conveniently placed latch. The bottom of the awning tilts outward by turning the compact folding handle.

HANDLE

Easy-to-use, compact, full-flip folding handles tuck neatly into the cover for a modern, nested appearance.

Single latch, multi-point locking system is standard.



MORE OPTIONS & FEATURES

- Grids come in 5/8" and 1" sizes
- Custom grid configurations available
- Full size screens
- Simulated double-hung meeting rail available on casement
- Casement available in sizes up to 36" x 80", as big as an entry door!

OPTIONS

ENERGY STAR GLASS



ThermaLock RS
ThermaLock 3X HPTG

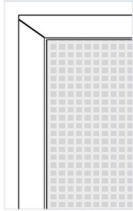


SunGain
HSHG



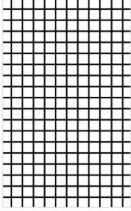
SunShield

SCREEN | FRAME

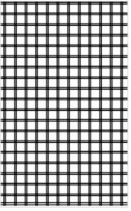


Aluminum

SCREEN | MESH



VIEWS



Fiberglass

GRID | TYPE



GBG

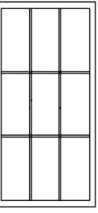


Exterior
Applied

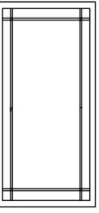


SDL

GRID | STYLE



Colonial



Prairie

COLORS | EXTERIOR



White Vinyl
(Standard)



Almond Vinyl



White Interior/
Black Laminate
Exterior



EXTERIOR PAINT
AVAILABLE

Interior/exterior finish also available in Matte Black Paint.

COLORS | HARDWARE



White
(Standard)



Almond



Black

Premium Hardware



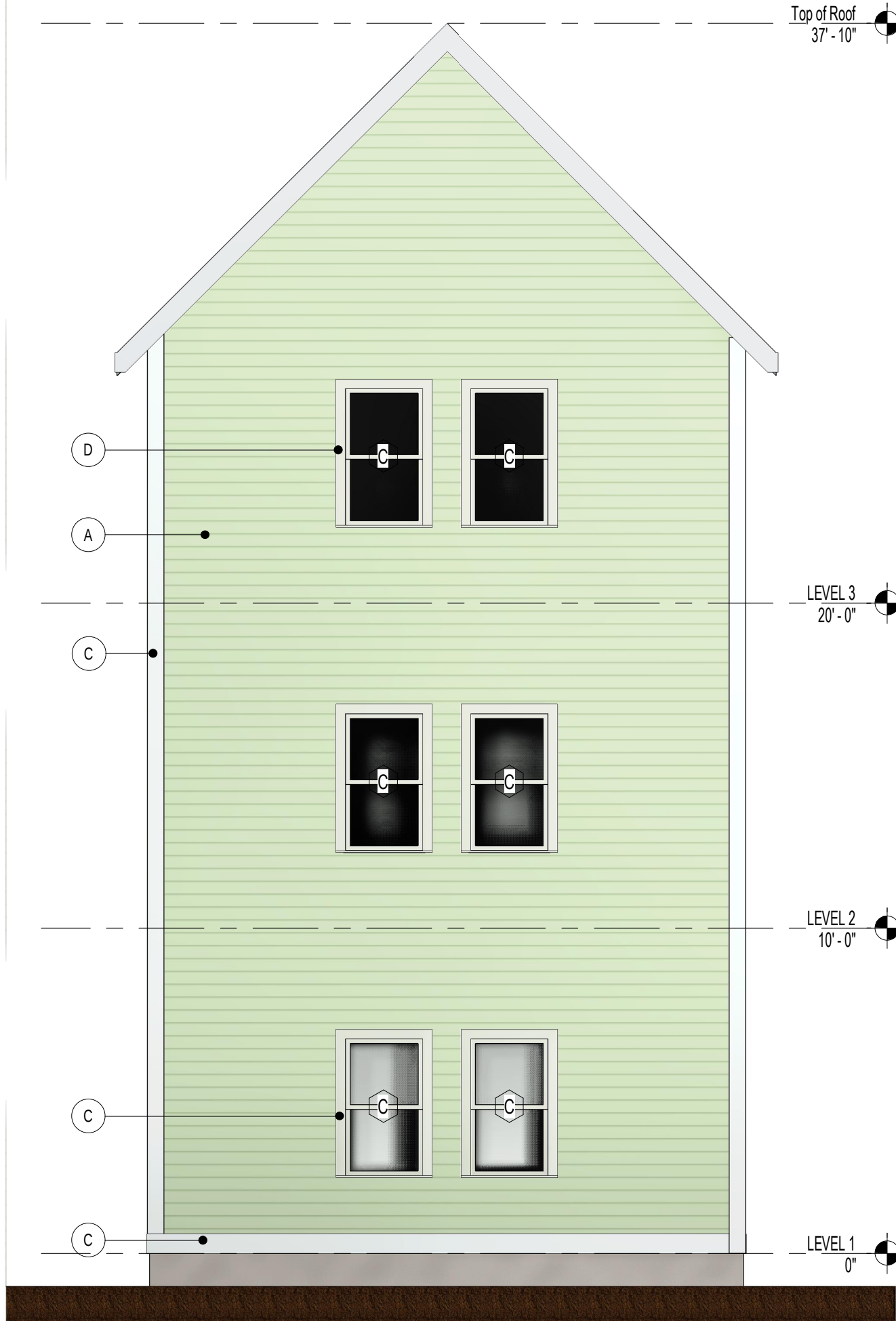
Oil Rubbed
Bronze



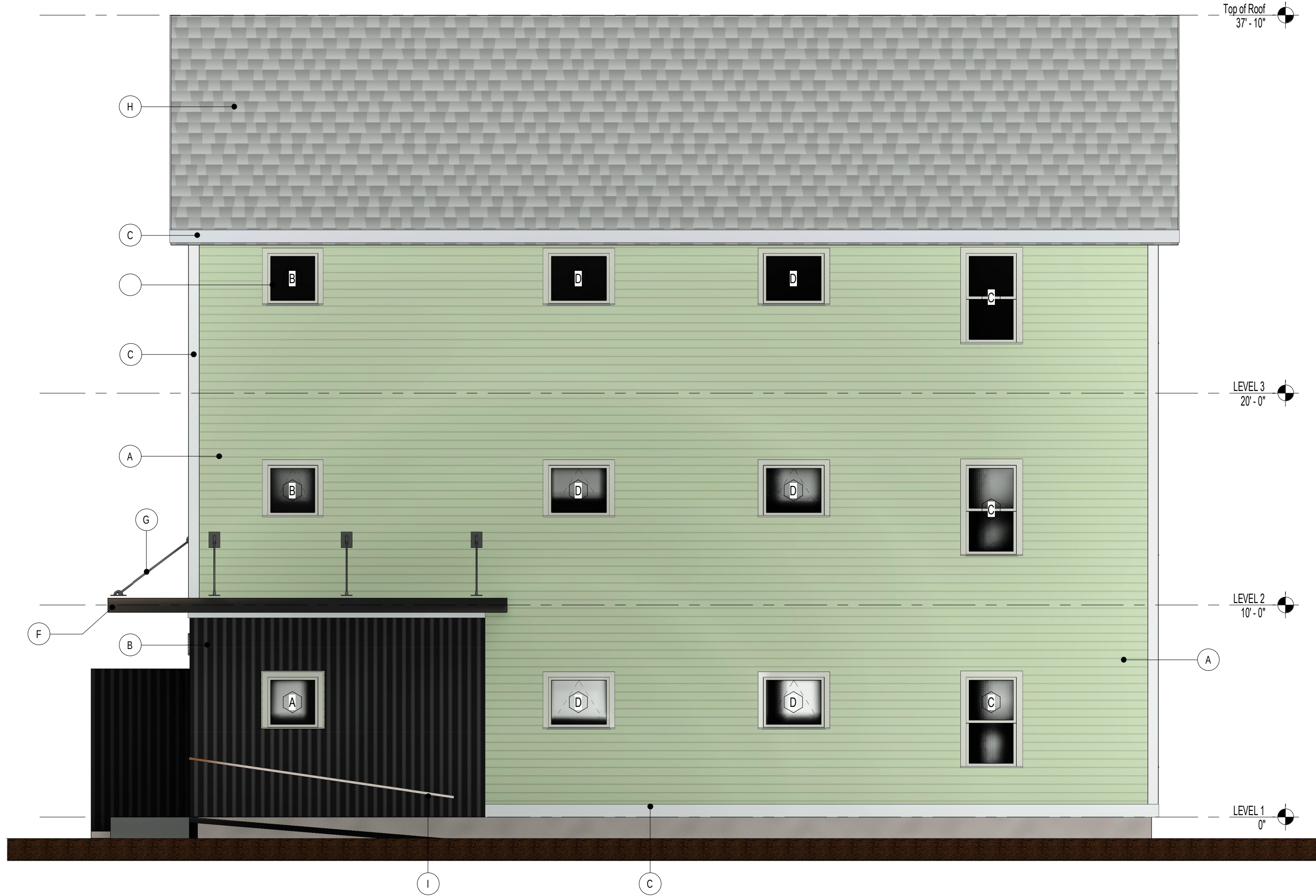
Brushed
Nickel

Window Schedule								
Type Mark	Description	Count	Type	Width	Sill Height	Height	Head Height	Comments
A	FIXED	1	30" x 30"	2' - 6"	4' - 2"	2' - 6"	6' - 8"	
B	AWNING	4	30" x 30"	2' - 6"	<varies>	2' - 6"	<varies>	THESE ARE IN THE SHARED STAIR
C	DOUBLE HUNG	15	30" x 52"	2' - 6"	2' - 4"	4' - 4"	6' - 8"	EACH BEDROOM TO HAVE CASEMENT FOR EGRESS THAT LOOKS LIKE DOUBLE HUNG
D	AWNING	6	36" x 30"	3' - 0"	4' - 2"	2' - 6"	6' - 8"	
E	SLIDER	6	50" x 30"	4' - 2"	4' - 2"	2' - 6"	6' - 8"	

MATERIAL KEY	
Key Value	Keynote Text
A	VINYL CLAPBOARD SIDING
B	METAL SIDING - VERTICAL CORRUGATED
C	SOLID VINYL TRIM
D	VINYL WINDOW
E	ENTRY DOOR - ALUMINUM CLAD
F	ALUMINUM CANOPY
G	STEEL CANOPY BRACKET
H	ASPHALT ROOF
I	STEEL HANDRAIL



2 SECONDARY - WEST ELEVATION
A22 SCALE: 1/4" = 1'-0"



1 SECONDARY - NORTH ELEVATION
A22 SCALE: 1/4" = 1'-0"

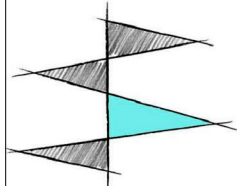
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23 ISHAM MULTI-UNIT RESIDENTIAL

23 ISHAM STREET, BURLINGTON, VT



HINGE
architecture
431 Pine Street, Suite 314, Burlington, VT 05401
802.793.9840

DATE: 07/09/25
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DRAWN BY: MA
CHECKED BY: MA
PHASE: FOR PERMIT

ELEVATION

SHEET NO:

A.22

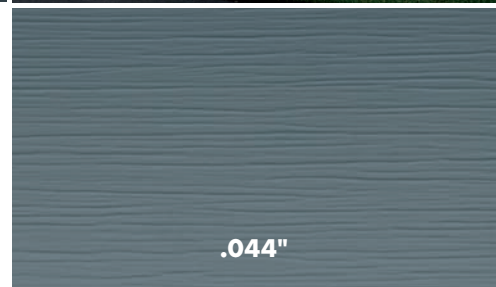


Cedar Knolls™

DELUXE VINYL SIDING

THE BEAUTY OF CEDAR,
THE PERFORMANCE OF VINYL

 **NORANDEX™**
VINYL SIDING, SOFFIT & ACCESSORIES



THE LOOK OF WOOD, THE VALUE OF VINYL

FEATURES AND BENEFITS



.044" Panel thickness with a natural cedar embossed woodgrain pattern

A 5/8" panel projection provides rigidity and casts deep, appealing shadow lines



A heavy duty extended return leg snaps tightly into the TitanBar® Reinforced Nail Hem which is double the thickness of the siding panel under the nail head, for an installation that's solid, secure and protects against panel blow off in adverse weather conditions



XLOK TECHNOLOGY **TitanBar** REINFORCED NAIL HEM **NailRIGHT** SIDING INSTALLATION SYSTEM

XLoK® Technology combines the TitanBar, Reinforced Nail Hem and the NailRIGHT® Siding Installation System, two innovations that help ensure the siding is securely interlocked and properly affixed to the wall



COLORHOLD®
Lifetime Fade Protection

ColorHold is a highly-durable capstock that resists fading and discoloring and is backed by a Limited Lifetime Transferable Warranty* including Lifetime Fade Protection

*Visit www.norandex.com to view warranty details



Matching and contrasting soffit, accessories, shakes and shingles available to give your home a one-of-a-kind look



Make Cedar Knolls Deluxe Vinyl Siding the choice for the life of your home.

- Virtually maintenance free. Save time and money on upkeep costs.
- Because it's solid vinyl, it won't blister, crack, flake, peel or rot like wood exteriors.
- A sound investment that can help increase the resale value of your home.

- **THREE DISTINCTIVE PROFILES:**
 - Double 4" & 5" Clapboard
 - Double 5" Dutchlap

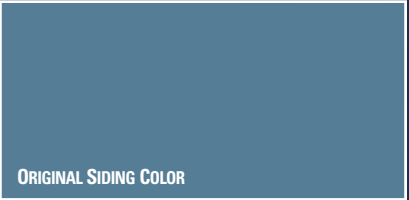
Profile & Color Shown: Double 4" Sierra



Profile & Color Shown: Double 4," Wheat



15 Year
COMPARISON OF FADE



This is a visual representation of the actual fade that can be expected on standard vinyl siding vs. Cedar Knolls Deluxe Vinyl Siding. Colors are mechanically reproduced.

DESIGNER
COLLECTION

A beautiful collection of darker, richer colors with tremendous curb appeal, providing a real value for homeowners seeking a unique darker finish that stands out and stands apart from others in the neighborhood.

COLOR AVAILABILITY

29 BEAUTIFUL COLORS

WHITE	FERN PREMIUM
BEIGE	OLIVE PREMIUM
CREAM	ACADIA GREEN DESIGNER COLLECTION
YELLOW	MYRTLE DESIGNER COLLECTION
CHAMPAGNE	SMOKE PREMIUM
WHEAT	SILVER
SANDSTONE	GRANITE PREMIUM
SIERRA PREMIUM	SEAPORT DESIGNER COLLECTION
MOCHA PREMIUM	JAMESTOWN BLUE DESIGNER COLLECTION
RUSSET DESIGNER COLLECTION	STEEL BLUE DESIGNER COLLECTION
MAVERICK BROWN DESIGNER COLLECTION	GENEVA BLUE PREMIUM
RUSTIC CEDAR DESIGNER COLLECTION	DEEP WATER DESIGNER COLLECTION
FIREBRICK DESIGNER COLLECTION	GRAPHITE DESIGNER COLLECTION
KHAKI PREMIUM	CARBON BROWN DESIGNER COLLECTION
CACTUS	

Colors are mechanically reproduced.
For color accuracy, please see actual product sample.

SAFE SECURE INSTALLATION

Your professional installation crew takes every possible precaution to make sure your new siding looks and performs its best.

They use the Norandex proprietary NailRIGHT® Siding Installation System to help them locate and precisely nail into the framing studs. This is a very important detail because misapplied nails can cause siding to buckle, blow off in windy

conditions, or be hazardous if they strike wiring or plumbing located between the studs.

NailRIGHT helps ensure an accurate and safe installation. It securely connects the siding to the wall for optimum performance. This means the beautiful siding you select will not only stand out, but will stay up, even in extreme weather conditions.

Beauty and Performance. It's the perfect siding combination to make the exterior of any home...perfect.

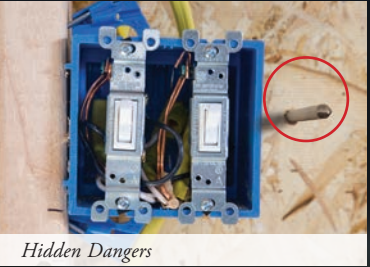
NailRIGHT
SIDING INSTALLATION SYSTEM



THE "X" APPEARS EVERY 8" ON THE NAILING HEM AS A GUIDE TO HELP DETERMINE LOCATION OF HIDDEN WALL STUDS.



AVOID:



Hidden Dangers

Nails that miss their mark can be potentially hazardous to items, like wiring and plumbing, located in the cavities between studs.



Blow Off

NailRIGHT helps guide the installer to the studs for an installation that's strong, secure and resistant to blow offs.



Unnecessary Nail Usage

NailRIGHT assures the proper amount of nails are used, saving your home from unnecessary hammer hits.



Profile & Color Shown: Double 4" White

COMPLEMENT YOUR NEW SIDING WITH OTHER QUALITY EXTERIOR PRODUCTS



Your home deserves the best. That's why, in addition to siding, we offer other top quality products to beautify and protect your home. Whether it's entry doors, energy-efficient windows, soffit, trim, or metals, you can rest comfortably knowing you've finished your home with performance products that are among the best the industry has to offer.



VINYL SIDING, SOFFIT & ACCESSORIES

1-800-528-0942

www.norandex.com



Product Selection Guide

Size and Performance Data	OSD-2
Sound Transmission Class/Outdoor-Indoor Transmission Class	OSD-2
Features and Options	OSD-3
Combination Assemblies	OSD-4
Glazing Performance	OSD-5
Grille Types	
Grille Profiles	OSD-7
Size Tables—Clad and Wood	OSD-8
Design Data	OSD-11
Miscellaneous Formulas	OSD-11
Detailed Product Descriptions	OSD-15
Unit Sections	OSD-16

Document Navigation Tips:

Items listed in the table of contents above are active links that will take you to the corresponding page.

The Pella logo on each page is a link back to this table of contents.

Bookmarks are also included in this PDF document and are available as an additional navigation option.

Supporting documents for this product:

Test Reports:

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CSI Specs (readable using Microsoft Word or other text editing application):

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AIA Masterspec (readable using Microsoft Word or other text editing application):

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3D & BIM (requires appropriate software to read and use):

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Sketchup (requires appropriate software to read and use):

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Combination Recommendations:

https://media.pella.com/professional/adm/Clad-Wood/D_Combinations.pdf?utm_source=pdfdoc

Installation Details:

https://media.pella.com/professional/adm/Clad-Wood/F_InstallationDetails.pdf?utm_source=pdfdoc

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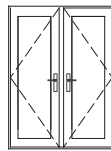
Pella® Reserve™ Contemporary Out-Swing Door

Performance Data

	Clad
Air / Water / Structural Performance₁	
Doors 8' Tall and Under	
Meets or Exceeds AAMA/WDMA Ratings ₁	LC55 - LC70 Hallmark Certified
Air Infiltration (cfm/ft ² of frame @ 1.57 psf wind pressure)	0.15
Water Resistance	10.66 psf
Design Pressure	55 - 70 psf
Doors over 8' Tall up to 10'	
Meets or Exceeds AAMA/WDMA Ratings ₁	LC40 - LC50 Hallmark Certified
Air Infiltration (cfm/ft ² of frame @ 1.57 psf wind pressure)	0.15
Water Resistance	8.36 psf
Design Pressure	40 - 50 psf
Other Performance Criteria	
Forced Entry Resistance Level (Minimum Security Grade) ₂	40

Double-Swing

Single-Swing



active/passive



right panel shown

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested ₃	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Contemporary Clad Door	No Grilles						
	71-1/4" x 81-1/2"	13/16"	3mm	3mm	—	30	25
	71-1/4" x 81-1/2"	13/16"	3mm	7.6mm PVB	—	35	29

(—) = Not Applicable

(1) Maximum performance for single unit with standard sill when glazed with the appropriate glass thickness. Doors supplied without latching hardware are not AAMA/WDMA performance certified.

See Design Data pages in this section for specific product performance class and grade values.

(2) The higher the level, the greater the product's ability to resist forced entry. Valid only if Pella supplied locking system is used.

(3) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.



Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	Triple-Pane Insulating Glass
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	SunDefense+ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	NaturalSun+ Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Tempered Glass	STC Glazing Options
	Obscure Glass ₁
	Tinted Glass (Bronze, Gray and Green)
Gas Fill/High Altitude	
Argon	High altitude
Exterior	
EnduraClad® protective finish	EnduraClad Plus protective finish
Cladding Colors	
Standard colors	Feature Colors, Custom Colors ₁
Sill Finish₂	
Black	Mill finish
	Satin nickel anodized
	Bronze anodized
Interior	
Unfinished wood	Factory primed
	Factory prefinished paint ₁
	Factory prefinished stain ₁
Wood Types	
Pine	Mahogany, Douglas Fir
Hardware	
White, Champagne, Brown, Matte Black	Satin Brass, Chrome, Oil-Rubbed Bronze, Polished Chrome, Distressed Bronze, Distressed Nickel
Grilles	
Integral Light Technology® Grilles	
—	Traditional, Prairie, Top Row, Cross
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row, Cross

(1) Contact your local Pella sales representative for current designs and color options.

(2) ADA sill finishes available in mill or bronze anodized only.

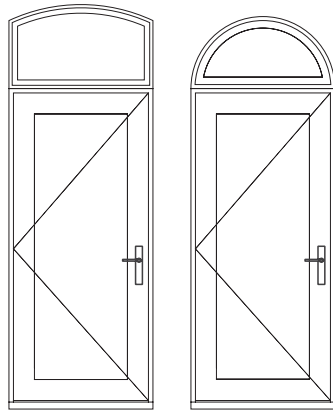


Combination Assemblies

Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a direct or reinforcing mullion.

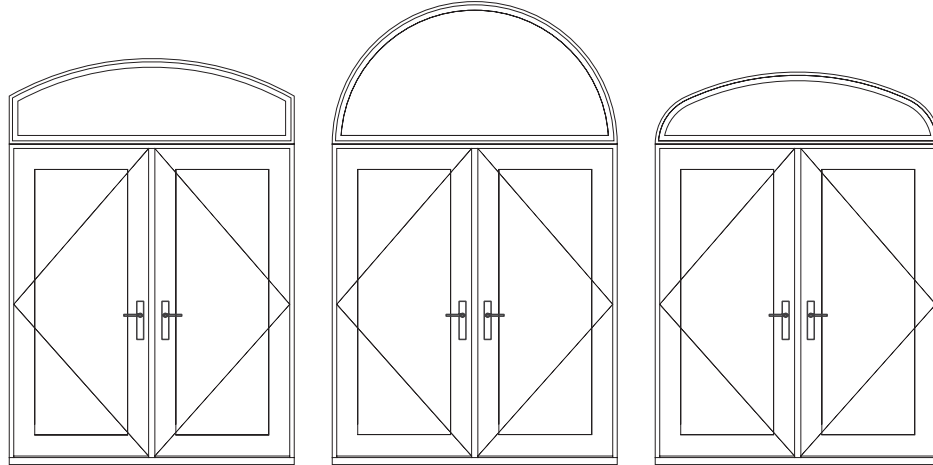
Pella window combinations are available in a variety of arrangements. See the Combinations Recommendations document for typical mullions, requirements and limitations.

Contact your local Pella sales representative for more information.



Arch Head over
Single

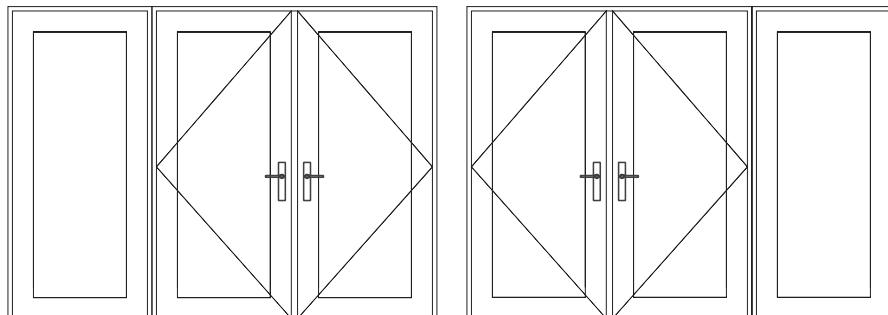
Half Circle over
Single



Arch Head over
Double

Half Circle over
Double

Elliptical over
Double





Pella® Reserve™ Contemporary Out-Swing Door

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values ₁				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT %	CR	U. S.				Canada ₂	
										Zone				ER	
Vent										N	NC	SC	S	CA	
13/16"	Clear IG	PEL-N-212-06617-00001	3	3	Air	0.40	0.44	0.46	45						
	with grilles-between-the-glass	PEL-N-212-06618-00001				0.40	0.38	0.39	45						
	with integral grilles	PEL-N-212-06619-00001				0.40	0.38	0.39	45						
13/16"	Advanced Low-E IG	PEL-N-212-06649-00001	3	3	Argon	0.28	0.21	0.39	61				SC	S	
	with grilles-between-the-glass	PEL-N-212-06650-00001				0.28	0.19	0.33	61				SC	S	
	with integral grilles	PEL-N-212-06651-00001				0.28	0.19	0.33	61				SC	S	
13/16"	SunDefense™ Low-E IG	PEL-N-212-06625-00001	3	3	Argon	0.27	0.16	0.36	61				SC	S	
	with grilles-between-the-glass	PEL-N-212-06626-00001				0.27	0.14	0.31	61				SC	S	
	with integral grilles	PEL-N-212-06627-00001				0.28	0.14	0.31	61				SC	S	
13/16"	SunDefense+ Low-E IG	PEL-N-212-10237-00001	3	3	Argon	0.24	0.16	0.35	48	N	NC		SC	S	
	with grilles-between-the-glass	PEL-N-212-10238-00001				0.24	0.14	0.30	48	N	NC		SC	S	
	with integral grilles	PEL-N-212-10239-00001				0.25	0.14	0.30	48	N	NC		SC	S	
13/16"	AdvancedComfort Low-E IG	PEL-N-212-06633-00001	3	3	Argon	0.24	0.21	0.38	48	N	NC		SC	S	
	with grilles-between-the-glass	PEL-N-212-06634-00001				0.24	0.18	0.33	48	N	NC		SC	S	
	with integral grilles	PEL-N-212-06635-00001				0.25	0.18	0.33	48	N	NC		SC	S	
13/16"	NaturalSun Low-E IG	PEL-N-212-06641-00001	3	3	Argon	0.28	0.39	0.44	60						
	with grilles-between-the-glass	PEL-N-212-06642-00001				0.28	0.34	0.38	60						
	with integral grilles	PEL-N-212-06643-00001				0.29	0.34	0.38	60						
13/16"	NaturalSun+ Low-E IG	PEL-N-212-10205-00001	3	3	Argon	0.25	0.36	0.43	47	N	NC				
	with grilles-between-the-glass	PEL-N-212-10206-00001				0.25	0.31	0.37	47	N	NC				
	with integral grilles	PEL-N-212-10207-00001				0.26	0.31	0.37	47	N	NC				
Tinted Glazing															
13/16"	Bronze Advanced Low-E IG	PEL-N-212-06693-00001	5	3	Argon	0.27	0.19	0.25	62				SC	S	
	with integral grilles with grilles	PEL-N-212-06694-00001				0.27	0.17	0.22	62				SC	S	
	with integral grilles	PEL-N-212-06695-00001				0.28	0.17	0.22	62				SC	S	
13/16"	Gray Advanced Low-E IG	PEL-N-212-06701-00001	5	3	Argon	0.27	0.17	0.22	62				SC	S	
	with grilles-between-the-glass	PEL-N-212-06702-00001				0.27	0.15	0.19	62				SC	S	
	with integral grilles	PEL-N-212-06703-00001				0.28	0.15	0.19	62				SC	S	
13/16"	Green Advanced Low-E IG	PEL-N-212-06709-00001	5	3	Argon	0.27	0.21	0.34	62				SC	S	
	with grilles-between-the-glass	PEL-N-212-06710-00001				0.27	0.19	0.29	62				SC	S	
	with integral grilles	PEL-N-212-06711-00001				0.28	0.19	0.29	62				SC	S	
High Altitude Glazing															
13/16"	Advanced Low-E IG	PEL-N-212-06645-00001	3	3	Air	0.30	0.22	0.39	57						
	with grilles-between-the-glass	PEL-N-212-06646-00001				0.30	0.19	0.33	57						
	with integral grilles	PEL-N-212-06647-00001				0.31	0.19	0.33	58						
13/16"	SunDefense Low-E IG	PEL-N-212-06621-00001	3	3	Air	0.30	0.16	0.36	58						
	with grilles-between-the-glass	PEL-N-212-06622-00001				0.30	0.14	0.31	58						
	with integral grilles	PEL-N-212-06623-00001				0.30	0.14	0.31	58						
13/16"	SunDefense+ Low-E IG	PEL-N-212-10233-00001	3	3	Air	0.26	0.16	0.35	45	N	NC		SC	S	
	with grilles-between-the-glass	PEL-N-212-10234-00001				0.26	0.14	0.30	45	N	NC		SC	S	
	with integral grilles	PEL-N-212-10235-00001				0.27	0.14	0.30	45				SC	S	
13/16"	AdvancedComfort Low-E IG	PEL-N-212-06629-00001	3	3	Air	0.26	0.21	0.38	45	N	NC		SC	S	
	with grilles-between-the-glass	PEL-N-212-06630-00001				0.26	0.18	0.33	45	N	NC		SC	S	
	with integral grilles	PEL-N-212-06631-00001				0.27	0.18	0.33	45				SC	S	
13/16"	NaturalSun Low-E IG	PEL-N-212-06637-00001	3	3	Air	0.31	0.39	0.44	57						
	with grilles-between-the-glass	PEL-N-212-06638-00001				0.31	0.34	0.38	57						
	with integral grilles	PEL-N-212-06639-00001				0.31	0.34	0.38	57						
13/16"	NaturalSun+ Low-E IG	PEL-N-212-10201-00001	3	3	Air	0.27	0.36	0.43	44						
	with grilles-between-the-glass	PEL-N-212-10202-00001				0.27	0.31	0.37	44						
	with integral grilles	PEL-N-212-10203-00001				0.28	0.31	0.37	44						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

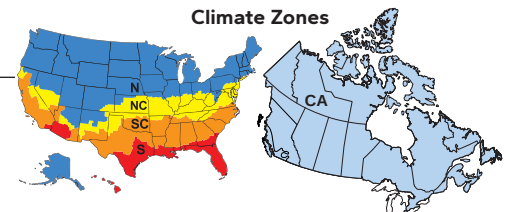
(1) Glazing performance values are calculated based on NFRC 100, NFRC 200 and NFRC 500. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

U-Factor values shown are based on a standard sill and pine interior.

For center-glass values, see the Product Performance section.

Visit www.energystar.gov for Energy Star guidelines.





Pella® Reserve™ Contemporary Out-Swing Door

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)			Gap Fill	Performance Values ₁				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Mid.	Int.		U-Factor	SHGC	VLT %	CR	U. S.				Canada ₂	
											Zone				ER	
Vent											N	NC	SC	S		CA
1"	Advanced Low-E IG	PEL-N-212-07005-00001	3	3	3	Argon	0.23	0.20	0.35	70	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-212-07006-00001					0.23	0.17	0.29	70	N	NC	SC	S		
	with integral grilles	PEL-N-212-07007-00001					0.23	0.17	0.29	70	N	NC	SC	S		
1"	SunDefense™ Low-E IG	PEL-N-212-07017-00001	3	3	3	Argon	0.22	0.15	0.32	70	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-212-07018-00001					0.23	0.13	0.27	70	N	NC	SC	S		
	with integral grilles	PEL-N-212-07019-00001					0.23	0.13	0.27	70	N	NC	SC	S		
1"	NaturalSun Low-E IG	PEL-N-212-06993-00001	3	3	3	Argon	0.23	0.32	0.39	70	N	NC				
	with grilles-between-the-glass	PEL-N-212-06994-00001					0.23	0.28	0.33	70	N	NC				
	with integral grilles	PEL-N-212-06995-00001					0.23	0.28	0.33	70	N	NC				
High Altitude Glazing																
1"	Advanced Low-E IG	PEL-N-212-07009-00001	3	3	3	Air	0.25	0.20	0.35	66	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-212-07010-00001					0.26	0.17	0.29	66	N	NC	SC	S		
	with integral grilles	PEL-N-212-07011-00001					0.26	0.17	0.29	66	N	NC	SC	S		
1"	SunDefense Low-E IG	PEL-N-212-07021-00001	3	3	3	Air	0.25	0.15	0.32	66	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-212-07022-00001					0.26	0.13	0.27	66	N	NC	SC	S		
	with integral grilles	PEL-N-212-07023-00001					0.26	0.13	0.27	66	N	NC	SC	S		
1"	NaturalSun Low-E IG	PEL-N-212-06997-00001	3	3	3	Air	0.25	0.32	0.39	66	N	NC				
	with grilles-between-the-glass	PEL-N-212-06998-00001					0.26	0.28	0.33	66	N	NC				
	with integral grilles	PEL-N-212-06999-00001					0.26	0.28	0.33	66	N	NC				

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

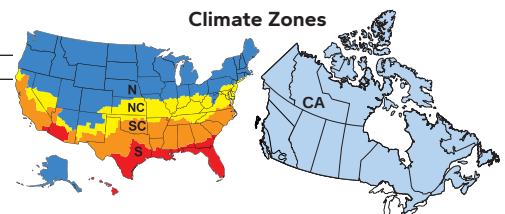
(1) Glazing performance values are calculated based on NFRC 100, NFRC 200 and NFRC 500. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

U-Factor values shown are based on a standard sill and pine interior.

For center-glass values, see the Product Performance section.

Visit www.energystar.gov for Energy Star guidelines.



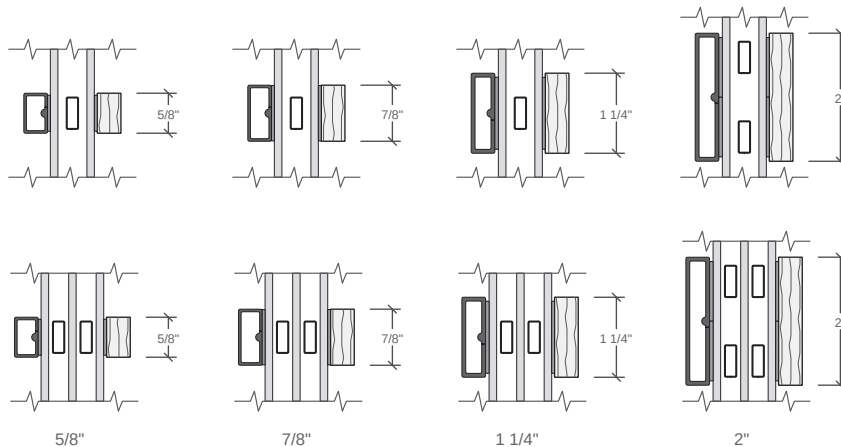


Grilles

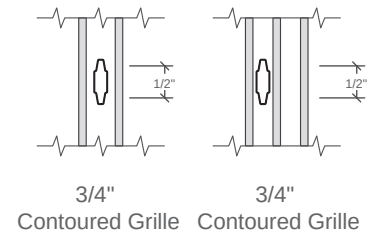
Grille Profiles

Contemporary Style Collection - Integral Light Technology®

Square Grilles
Clad Exterior - Wood Interior

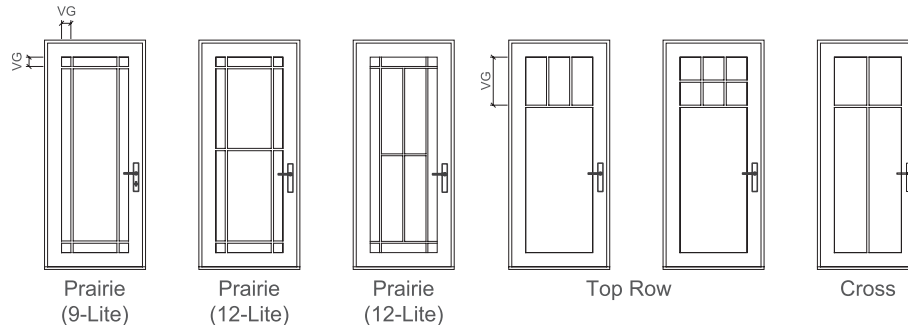


Grilles-Between-the-Glass



Grille Patterns

Integral Light Technology® Grilles



Prairie

- Standard corner lite dimension for Prairie patterns = 3-1/2" VG
- 9-Lite available in all standard and special sizes
- 12-Lite available at 8' height; other heights available per custom drawing

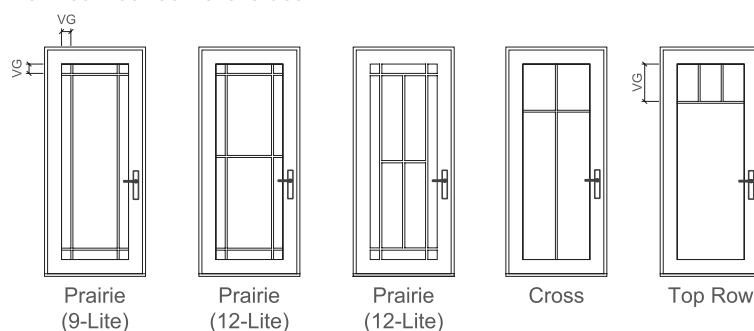
Top Row

- Standard visible glass to separator bar = 14" or half of total visible glass height, whichever is smaller

Cross

- Standard visible glass to separator bar is one-quarter of total visible glass height

Grilles-Between-the-Glass



Prairie

- Standard corner lite dimension = 3-1/2" VG
- 9-Lite available in units < 7' 0-3/4" height
- Prairie in heights > 7' 0-1/2" will have 12 lites
- 12-Lite available in units ≤ 7' 2" height

Cross

- Horizontal bar is 1/4 of visible glass from the top in door panels

Top Row

- Horizontal bar may be ordered 12", 14" or 16" from the top VG

For traditional patterns, see size tables.

Interior wood ILT Grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

VG = Visible Glass

Lite dimensions noted can vary.

Custom configurations are also available, for details contact your local Pella sales representative.



Standard Size Tables

6' 7" Single Doors

	Opening		2' 2 1/8" (664)		2' 6 3/4" (781)		2' 10 1/4" (870)		3' 0 3/4" (933)		3' 2 5/8" (981)	
	Frame		2' 1 3/8" (645)		2' 6" (762)		2' 9 1/2" (851)		3' 0" (914)		3' 1 7/8" (962)	
6' 8" (2 032)	6' 7 1/2" (2 019)		LEFT		LEFT		LEFT		LEFT		LEFT	
			2680		3080		3480		3680		3880	

6' 7" Double Doors Active-Passive

	Opening		4' 2 3/4" (1 289)		5' 0" (1 524)		5' 7" (1 702)		6' 0" (1 829)		6' 3 3/4" (1 924)	
	Frame		4' 2" (1 270)		4' 11 1/4" (1 505)		5' 6 1/4" (1 682)		5' 11 1/4" (1 810)		6' 3" (1 905)	
6' 8" (2 032)	6' 7 1/2" (2 019)		ACTIVE-PASSIVE		ACTIVE-PASSIVE		ACTIVE-PASSIVE		ACTIVE-PASSIVE		ACTIVE-PASSIVE	
			5080		6080		6780		7280		7580	

6' 8" Single Doors

	Opening		2' 2 1/8" (664)		2' 6 3/4" (781)		2' 10 1/4" (870)		3' 0 3/4" (933)		3' 2 5/8" (981)	
	Frame		2' 1 3/8" (645)		2' 6" (762)		2' 9 1/2" (851)		3' 0" (914)		3' 1 7/8" (962)	
6' 8 5/8" (2 048)	6' 8 1/8" (2 035)		LEFT		LEFT		LEFT		LEFT		LEFT	
			2681		3081		3481		3681		3881	

6' 8" Double Doors Active-Passive

	Opening		4' 2 3/4" (1 289)		5' 0" (1 524)		5' 7" (1 702)		6' 0" (1 829)		6' 3 3/4" (1 924)	
	Frame		4' 2" (1 270)		4' 11 1/4" (1 505)		5' 6 1/4" (1 682)		5' 11 1/4" (1 810)		6' 3" (1 905)	
6' 8 5/8" (2 048)	6' 8 1/8" (2 035)		ACTIVE-PASSIVE		ACTIVE-PASSIVE		ACTIVE-PASSIVE		ACTIVE-PASSIVE		ACTIVE-PASSIVE	
			5081		6081		6781		7281		7581	

Not to scale.
Traditional grille patterns shown.
All doors and sidelights are glazed with tempered glass.
Single doors - Left-hand shown. Right-hand and fixed are available.
Double-swing doors - Active-Passive shown. Passive-Active also available.



Standard Size Tables

6' 10" Single Doors

6' 10"	Opening	2' 2 1/8"	(664)	2' 6 3/4"	(781)	2' 10 1/4"	(870)	3' 0 3/4"	(933)	3' 2 5/8"	(981)
	Frame	2' 1 3/8"	(645)	2' 6"	(762)	2' 9 1/2"	(851)	3' 0"	(914)	3' 1 7/8"	(962)
		LEFT	2682	LEFT	3082	LEFT	3482	LEFT	3682	LEFT	3882

6' 10" Double Doors Active-Passive

6' 10"	Opening	4' 2 3/4"	(1 289)	5' 0"	(1 524)	5' 7"	(1 702)	6' 0"	(1 829)	6' 3 3/4"	(1 924)
	Frame	4' 2"	(1 270)	4' 11 1/4"	(1 505)	5' 6 1/4"	(1 682)	5' 11 1/4"	(1 810)	6' 3"	(1 905)
		ACTIVE-PASSIVE	5082	ACTIVE-PASSIVE	6082	ACTIVE-PASSIVE	6782	ACTIVE-PASSIVE	7282	ACTIVE-PASSIVE	7582

7' 2" Single Doors

7' 2"	Opening	2' 2 1/8"	(664)	2' 6 3/4"	(781)	2' 10 1/4"	(870)	3' 0 3/4"	(933)	3' 2 5/8"	(981)
	Frame	2' 1 3/8"	(645)	2' 6"	(762)	2' 9 1/2"	(851)	3' 0"	(914)	3' 1 7/8"	(962)
		LEFT	2686	LEFT	3086	LEFT	3486	LEFT	3686	LEFT	3886

7' 2" Double Doors Active-Passive

7' 2"	Opening	4' 2 3/4"	(1 289)	5' 0"	(1 524)	5' 7"	(1 702)	6' 0"	(1 829)	6' 3 3/4"	(1 924)
	Frame	4' 2"	(1 270)	4' 11 1/4"	(1 505)	5' 6 1/4"	(1 682)	5' 11 1/4"	(1 810)	6' 3"	(1 905)
		ACTIVE-PASSIVE	5086	ACTIVE-PASSIVE	6086	ACTIVE-PASSIVE	6786	ACTIVE-PASSIVE	7286	ACTIVE-PASSIVE	7586

Not to scale.
Traditional grille patterns shown.
All doors and sidelights are glazed with tempered glass.
Single doors - Left-hand shown. Right-hand and fixed are available.
Double-swing doors - Active-Passive shown. Passive-Active also available.



Pella® Reserve™ Contemporary Out-Swing Door

Standard Size Tables

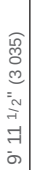
8' 0" Single Doors

	Opening		2' 2 1/8" (664)		2' 6 3/4" (781)		2' 10 1/4" (870)		3' 0 3/4" (933)		3' 2 5/8" (981)	
	Frame		2' 1 3/8" (645)		2' 6" (762)		2' 9 1/2" (851)		3' 0" (914)		3' 1 7/8" (962)	
8' 0" (2 438)												
7' 11 1/2" (2 426)			LEFT 2696		LEFT 3096		LEFT 3496		LEFT 3696		LEFT 3896	

8' 0" Double Doors Active-Passive

	Opening		4' 2 3/4" (1 289)		5' 0" (1 524)		5' 7" (1 702)		6' 0" (1 829)		6' 3 3/4" (1 924)	
	Frame		4' 2" (1 270)		4' 11 1/4" (1 505)		5' 6 1/4" (1 682)		5' 11 1/4" (1 810)		6' 3" (1 905)	
8' 0" (2 438)												
7' 11 1/2" (2 426)			ACTIVE-PASSIVE 5096		ACTIVE-PASSIVE 6096		ACTIVE-PASSIVE 6796		ACTIVE-PASSIVE 7296		ACTIVE-PASSIVE 7596	

10' 0" Single Doors

	Opening		2' 2 1/8" (664)		2' 6 3/4" (781)		2' 10 1/4" (870)		3' 0 3/4" (933)		3' 2 5/8" (981)	
	Frame		2' 1 3/8" (645)		2' 6" (762)		2' 9 1/2" (851)		3' 0" (914)		3' 1 7/8" (962)	
10' 0" (3 048)												
9' 11 1/2" (3 035)			LEFT 26120		LEFT 30120		LEFT 34120		LEFT 36120		LEFT 38120	

10' 0" Double Doors Active-Passive

	Opening		4' 2 3/4" (1 289)		5' 0" (1 524)		5' 7" (1 702)		6' 0" (1 829)		6' 3 3/4" (1 924)	
	Frame		4' 2" (1 270)		4' 11 1/4" (1 505)		5' 6 1/4" (1 682)		5' 11 1/4" (1 810)		6' 3" (1 905)	
10' 0" (3 048)												
9' 11 1/2" (3 035)			ACTIVE-PASSIVE 50120		ACTIVE-PASSIVE 60120		ACTIVE-PASSIVE 67120		ACTIVE-PASSIVE 72120		ACTIVE-PASSIVE 75120	

Not to scale.

Traditional grille patterns shown.

All doors and sidelights are glazed with tempered glass.

Single doors - Left-hand shown. Right-hand and fixed are available.

Double-swing doors - Active-Passive shown. Passive-Active also available.



Special Sizes and Dimensions

Special Size Frame Dimensions ,

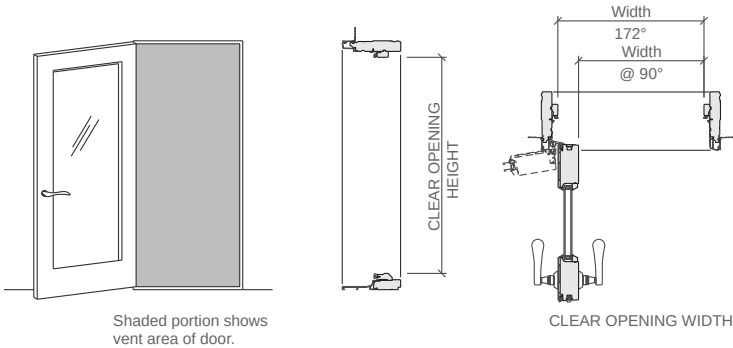
Door Type	Minimum	Maximum
Single Door	1' 6" W x 3' 0" H (18" x 36") (457 x 914)	4' 0" W x 9' 11-1/2" H (48" x 119-1/2") (1 219 x 3 035)
Double Door	3' 0" W x 3' 0" H (36" x 36") (914 x 914)	8' 0" W x 9' 11-1/2" H (96" x 119-1/2") (2 438 x 3 035)
Transom (Fixed Frame Direct Set)	2' 1" W x 1' 5" H (25-1/4" x 17") (641 x 432)	6' 3-3/4" W x 2' 1" H (75-3/4" x 25") (1 924 x 635)

Miscellaneous Formulas

	Single Door	Double-Door	Transom - Fixed Frame Direct Set
Actual Glass Width	Frame Width - 11.625"	(Frame Width - 22.5") ÷ 2	Frame Width - 3.25"
Actual Glass Height	Frame Height - 11.875"		Frame Height - 3.25"
Visible Glass Width	Frame Width - 10.625"	(Frame Width - 20.5") ÷ 2	Frame Width - 2"
Visible Glass Height	Frame Height - 12.1875"		Frame Height - 2"

	Single Door	Single Door ADA Sill	Double-Door (Single Panel)	Double-Door ADA Sill (Single Panel)	Double-Door (both panels PA/AP)	Double-Door ADA Sill (both panels PA/AP)
Clear Opening Width @90°	Frame Width - 5.375"		(Frame Width ÷ 2) - 5"		Frame Width - 7.4375"	
Clear Opening Width @172	Frame Width - 3.3125"		(Frame Width ÷ 2) - 2.9375"		Frame Width - 3.3125"	
Clear Opening Height	Frame Height - 3.25"	Frame Height - 2.0625"	Frame Height - 3.25"	Frame Height - 2.0625"	Frame Height - 3.25"	Frame Height - 2.0625"

Clear Opening Schematic



(1) Available within size range shown.
Keep frame dimensions to the nearest 1/8" increment.



Design Data

Out-Swing Design Data											
	Unit		Clear Opening (Inches)				Vent Area Ft²	Vent Area (ADA) Ft²	Visible Glass Ft²	Standard Glass Thickness (mm) Tempered	Performance Class & Grade₃
			Width₁		Standard Sill Unit Height	ADA Sill Unit Height₂					
			172°	90°							
6' 7-1/2" DOORS	2680	F	—	—	—	—	—	—	6.5	3	LC55/LC70
	3080	F	—	—	—	—	—	—	8.7	3	LC55/LC70
	3480	F	—	—	—	—	—	—	10.4	3	LC55/LC70
	3680	F	—	—	—	—	—	—	11.6	3	LC55/LC70
	3880	F	—	—	—	—	—	—	12.5	3	LC55/LC70
	2680	L/R	22-1/16	20	76	77-7/16	11.6	11.9	6.5	3	LC55/LC70
	3080	L/R	26-11/16	24-5/8	76	77-7/16	14.1	14.4	8.7	3	LC55/LC70
	3480	L/R	30-3/16	28-1/8	76	77-7/16	15.9	16.2	10.4	3	LC55/LC70
	3680	L/R	32-11/16	30-5/8	76	77-7/16	17.3	17.6	11.6	3	LC55/LC70
	3880	L/R	34-9/16	32-1/2	76	77-7/16	18.2	18.6	12.5	3	LC55/LC70
	5080	PA/AP	46-11/16 / 22-1/16	42-9/16 / 20	76	77-7/16	11.6	11.9	13.0	3	LC55/LC70
	6080	PA/AP	55-15/16 / 26-11/16	51-13/16 / 24-5/8	76	77-7/16	14.1	14.4	17.4	3	LC55/LC70
	6780	PA/AP	62-15/16/ 30-5/16	58-13/16 / 28-1/8	76	77-7/16	15.9	16.2	20.8	3	LC55/LC70
	7280	PA/AP	67-15/16 / 32-11/16	63-13/16 / 30-5/8	76	77-7/16	17.3	17.6	23.1	3	LC55/LC70
	7580	PA/AP	71-9/16 / 34-5/8	67-9/16 / 32-1/2	76	77-7/16	18.2	18.6	24.9	3	LC55/LC70
6' 10" DOORS	3082	F	—	—	—	—	—	—	9.0	3	LC55/LC70
	3682	F	—	—	—	—	—	—	11.9	3	LC55/LC70
	2682	L/R	22-1/16	20	78	79-7/16	12.0	12.2	6.7	3	LC55/LC70
	3082	L/R	26-11/16	24-5/8	78	79-7/16	14.5	14.7	9.0	3	LC55/LC70
	3482	L/R	30-3/16	28-1/8	78	79-7/16	16.4	16.7	10.7	3	LC55/LC70
	3682	L/R	32-11/16	30-5/8	78	79-7/16	17.7	18.0	11.9	3	LC55/LC70
	3882	L/R	34-9/16	32-1/2	78	79-7/16	18.7	19.1	12.8	3	LC55/LC70
	5082	PA/AP	46-11/16 / 22-1/16	42-9/16 / 20	78	79-7/16	12.0	12.2	13.4	3	LC55/LC70
	6082	PA/AP	55-15/16 / 26-11/16	51-13/16 / 24-5/8	78	79-7/16	14.5	14.7	17.9	3	LC55/LC70
	6782	PA/AP	62-15/16/ 30-5/16	58-13/16 / 28-1/8	78	79-7/16	16.4	16.7	21.4	3	LC55/LC70
	7282	PA/AP	67-15/16 / 32-11/16	63-13/16 / 30-5/8	78	79-7/16	17.7	18.0	23.8	3	LC55/LC70
	7582	PA/AP	71-9/16 / 34-5/8	67-9/16 / 32-1/2	78	79-7/16	18.7	19.1	25.6	3	LC55/LC70
7' 2" DOORS	3086	F	—	—	—	—	—	—	9.5	3	LC55/LC70
	3686	F	—	—	—	—	—	—	12.7	3	LC55/LC70
	2686	L/R	22-1/16	20	82-1/2	83-15/16	12.6	12.9	7.1	3	LC55/LC70
	3086	L/R	26-11/16	24-5/8	82-1/2	83-15/16	15.3	15.6	9.5	3	LC55/LC70
	3486	L/R	30-3/16	28-1/8	82-1/2	83-15/16	17.3	17.6	11.4	3	LC55/LC70
	3686	L/R	32-11/16	30-5/8	82-1/2	83-15/16	18.7	19.1	12.7	3	LC55/LC70
	3886	L/R	34-9/16	32-1/2	82-1/2	83-15/16	19.8	20.2	13.6	3	LC55/LC70
	5086	PA/AP	46-11/16 / 22-1/16	42-9/16 / 20	82-1/2	83-15/16	12.6	12.9	14.3	3	LC55/LC70
	6086	PA/AP	55-15/16 / 26-11/16	51-13/16 / 24-5/8	82-1/2	83-15/16	15.3	15.6	19.1	3	LC55/LC70
	6786	PA/AP	62-15/16/ 30-5/16	58-13/16 / 28-1/8	82-1/2	83-15/16	17.3	17.6	22.7	3	LC55/LC70
	7286	PA/AP	67-15/16 / 32-11/16	63-13/16 / 30-5/8	82-1/2	83-15/16	18.7	19.1	25.3	3	LC55/LC70
	7586	PA/AP	71-9/16 / 34-5/8	67-9/16 / 32-1/2	82-1/2	83-15/16	19.8	20.2	27.3	3	LC55/LC70

(—) = Not applicable

(1) All dimensions are approximate to the nearest 1/16". The second value, where shown, provides the clear opening for the active panel only.

(2) Water resistance is 0 psf for units with a low profile sill.

(3) Maximum performance when glazed with the appropriate glass thickness. Second number indicates Performance Upgrade Class and Grade, Performance upgrade requires specific installation methods to meet the stated performance.

All doors and sidelights are glazed with tempered glass.



Design Data

Out-Swing Design Data										
	Unit	Clear Opening (Inches)				Vent Area Ft²	Vent Area (ADA) Ft²	Visible Glass Ft²	Standard Glass Thickness (mm) Tempered	Performance Class & Grade₃
		Width₁		Standard Sill Unit Height	ADA Sill Unit Height₂					
		172°	90°							
8' 0" DOORS	3096 F	—	—	—	—	—	—	10.8	3	LC55/LC70
	3696 F	—	—	—	—	—	—	14.3	3	LC55/LC70
	2696 L/R	22-1/16	20	92	93-7/16	14.1	14.3	8.1	3	LC55/LC70
	3096 L/R	26-11/16	24-5/8	92	93-7/16	17.1	17.3	10.8	3	LC55/LC70
	3496 L/R	30-3/16	28-1/8	92	93-7/16	19.3	19.6	12.8	3	LC55/LC70
	3696 L/R	32-11/16	30-5/8	92	93-7/16	20.9	21.2	14.3	3	LC55/LC70
	3896 L/R	34-9/16	32-1/2	92	93-7/16	22.1	22.4	15.4	3	LC55/LC70
	5096 PA/AP	46-11/16 / 22-1/16	42-9/16 / 20	92	93-7/16	14.1	14.3	16.1	3	LC55/LC70
	6096 PA/AP	55-15/16 / 26-11/16	51-13/16 / 24-5/8	92	93-7/16	17.1	17.3	21.5	3	LC55/LC70
	6796 PA/AP	62-15/16/ 30-5/16	58-13/16 / 28-1/8	92	93-7/16	19.3	19.6	25.6	3	LC55/LC70
	7296 PA/AP	67-15/16 / 32-11/16	63-13/16 / 30-5/8	92	93-7/16	20.9	21.2	28.5	3	LC55/LC70
	7596 PA/AP	71-9/16 / 34-5/8	67-9/16 / 32-1/2	92	93-7/16	22.1	22.4	30.7	3	LC55/LC70
9' 0" DOORS	30108 F	—	—	—	—	—	—	12.4	5	LC50/LC50
	36108 F	—	—	—	—	—	—	16.4	5	LC50/LC50
	26108 L/R	22-1/16	20	104.5	105-15/16	16.0	16.2	9.2	5	LC40/LC50
	30108 L/R	26-11/16	24-5/8	104.5	105-15/16	19.4	19.6	12.4	5	LC40/LC50
	34108 L/R	30-3/16	28-1/8	104.5	105-15/16	21.9	22.2	14.7	5	LC40/LC50
	36108 L/R	32-11/16	30-5/8	104.5	105-15/16	23.7	24.1	16.4	5	LC40/LC50
	38108 L/R	34-9/16	32-1/2	104.5	105-15/16	25.1	25.4	17.6	5	LC40/LC50
	50108 PA/AP	46-11/16 / 22-1/16	42-9/16 / 20	104.5	105-15/16	16.0	16.2	18.5	5	LC40/LC50
	60108 PA/AP	55-15/16 / 26-11/16	51-13/16 / 24-5/8	104.5	105-15/16	19.4	19.6	24.7	5	LC40/LC50
	67108 PA/AP	62-15/16/ 30-5/16	58-13/16 / 28-1/8	104.5	105-15/16	21.9	22.2	29.4	5	LC40/LC50
	72108 PA/AP	67-15/16 / 32-11/16	63-13/16 / 30-5/8	104.5	105-15/16	23.7	24.1	32.8	5	LC40/LC50
	75108 PA/AP	71-9/16 / 34-5/8	67-9/16 / 32-1/2	104.5	105-15/16	25.1	25.4	35.3	5	LC40/LC50
10' 0" DOORS	30120 F	—	—	—	—	—	—	13.8	5	LC50/LC50
	36120 F	—	—	—	—	—	—	18.3	5	LC50/LC50
	26120 L/R	22-1/16	20	116	117-7/16	17.8	18.0	10.3	5	LC40/LC50
	30120 L/R	26-11/16	24-5/8	116	117-7/16	21.5	21.8	13.8	5	LC40/LC50
	34120 L/R	30-3/16	28-1/8	116	117-7/16	24.3	24.6	16.5	5	LC40/LC50
	36120 L/R	32-11/16	30-5/8	116	117-7/16	26.3	26.7	18.3	5	LC40/LC50
	38120 L/R	34-9/16	32-1/2	116	117-7/16	27.8	28.2	19.7	5	LC40/LC50
	50120 PA/AP	46-11/16 / 22-1/16	42-9/16 / 20	116	117-7/16	17.8	18.0	20.7	5	LC40/LC50
	60120 PA/AP	55-15/16 / 26-11/16	51-13/16 / 24-5/8	116	117-7/16	21.5	21.8	27.6	5	LC40/LC50
	67120 PA/AP	62-15/16/ 30-5/16	58-13/16 / 28-1/8	116	117-7/16	24.3	24.6	32.9	5	LC40/LC50
	72120 PA/AP	67-15/16 / 32-11/16	63-13/16 / 30-5/8	116	117-7/16	26.3	26.7	36.7	5	LC40/LC50
	75120 PA/AP	71-9/16 / 34-5/8	67-9/16 / 32-1/2	116	117-7/16	27.8	28.2	39.5	5	LC40/LC50

(—) = Not applicable

(1) All dimensions are approximate to the nearest 1/16". The second value, where shown, provides the clear opening for the active panel only.

(2) Water resistance is 0 psf for units with a low profile sill.

(3) Maximum performance when glazed with the appropriate glass thickness. Second number indicates Performance Upgrade Class and Grade. Performance upgrade requires specific installation methods to meet the stated performance.

All doors and sidelights are glazed with tempered glass.

To convert areas to square meters (m²), multiply square feet by 0.0929.



Design Data

TRANSOMS — FIXED FRAME DIRECT SET

Unit	Visible Glass Ft ²	Standard Glass Thickness (mm)		Performance Class & Grade ⁽¹⁾
		Annealed	Tempered	
2617	2.1	3	3	CW90
2625	3.3	3	3	CW90
3017	2.6	3	3	CW90
3025	4.0	3	3	CW90
3417	2.9	3	3	CW90
3425	4.6	3	3	CW90
3617	3.1	3	3	CW90
3625	4.9	3	3	CW90
3817	3.3	3	3	CW90
3825	5.2	3	3	CW90
5017	4.5	3	3	CW90
5025	7.1	3	3	CW75/CW90
6017	5.3	3	3	CW90
6025	8.5	3	3	CW55/CW90
6717	6.0	3	3	CW60
6725	9.5	3	3	CW50/CW60
7217	6.5	3	3	CW60
7225	10.3	3	3	CW45/CW60
7517	6.8	3	3	CW60
7525	10.8	3	3	CW45/CW60

(1) Maximum performance when glazed with the appropriate glass thickness.

Second number indicates Performance Upgrade Class and Grade, Performance upgrade requires specific installation methods to meet the stated performance.

To convert areas to square meters (m²), multiply square feet by 0.0929.



Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir], edge-banded and veneered on straight members.
- Exterior surfaces are clad with aluminum at the head and jambs.
- Components are assembled with screws, staples and concealed corner locks.
- Frame depth is 5-7/8" (149mm) for a wall depth of 4-9/16" (116mm).
- Jamb extensions available to adapt door to wall thickness between 4-9/16" (116mm) to 7" (178mm).
- Optional factory-applied EnduraClad® exterior trim.
- Solid extruded aluminum sill with [Mill] [Nickel] [Bronze] [Black] [anodized to match anodized cladding] finish. [Mahogany threshold for mahogany door] [[oak] [composite black] threshold for [pine] [douglas fir] door].
– or –
- Sill is 1/2" low profile. Material and finish is extruded aluminum with [Mill] [Bronze] finish.

Door Panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, and stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with [clear pine] [mahogany] [douglas fir] on straight members.
- Exterior surfaces are clad with aluminum.
- Panel stiles and rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and veneered on both sides.
- Units over 8' height have panel stiles constructed with LVL core with finger-jointed edge bands on both sides and veneered on both faces.
- Corners are urethane-silicone hybrid sealed and secured with metal fasteners.
- Panel thickness is 2-1/16" (52mm).

Weatherstripping

- Dual-durometer extruded polymer along jambs, head and sill.
- Dual-durometer extruded polymer rainscreen along top and sides of panel.
- Bristle rainscreen along bottom of panel.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
- Custom and high altitude glazing available.
- Silicone-glazed, 13/16" double-pane, dual-seal, insulating glass
 - [Clear] [Obscure] [Reflective Bronze] with air.
 - [Obscure Low-E with [argon][air]] [Advanced] [AdvancedComfort] [SunDefense™] [SunDefense+] [NaturalSun] [NaturalSun+] Low-E with [argon] [air].
 - [Bronze] [Gray] [Green] Advanced Low-E with [argon] [air].
– or –
- Silicone-glazed, 13/16" double-pane, dual-seal, laminated, insulating glass
 - Clear with air.
 - [Advanced Low-E] [SunDefense™ Low-E] with argon.
 - [Bronze] [Gray] [Green] Advanced Low-E with argon.
– or –
- Silicone-glazed, 1" triple-pane, dual-seal, insulating glass
 - [Obscure Low-E with [argon][air]] [Advanced Low-E] [SunDefense™ Low-E] [NaturalSun Low-E] with [argon] [air].

Exterior

- Aluminum clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
 - Color is [Standard] [Feature] [custom]₂.
– or –
- Aluminum clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
 - Color is [Standard] [Feature] [custom]₂.

Interior

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

Hardware

Hinges

- [Adjustable hinges standard to assist in installation] [optional ball bearing hinges].
- Doors 6' 10" to 7' 0" frame height will have three (3) hinges.
- Doors over 7' 0" frame height up to and including 8' 0" frame height will have four (4) hinges.
- Doors over 8' 3" frame height up to and including 9' 0" frame height will have five (5) hinges.
- Doors over 9' 0" frame height will have six (6) hinges.
- Hinge color [Adjustable hinges to match exterior cladding] [Ball bearing hinges are [Satin Nickel] [Colonial Bronze] to compliment sill finish].

Locks

- Mortised and keyed multi-point locking system, center deadbolt and shoot-bolts at head and sill will engage simultaneously.
- Doors 8' 0" frame height and below will have one (1) strike at the head, one (1) strike at the sill and one (1) center deadbolt.
- Doors over 8' 0" frame height up to and including 10' 0" frame height will have one (1) strike at the head, one (1) strike at the sill and three (3) locking points at the stile.
- Solid brass handles and keylock with K-keyway cylinder.
- Key cylinder finish is [Brass] [Chrome] [Matte Black].

Finish

- Hardware finish (Handle and Strike) is [Satin Brass] [Satin Nickel] [Polished Nickel] [Polished Chrome] [Distressed Bronze] [Distressed Nickel] [Oil-Rubbed Bronze] [baked enamel [White] [Champagne] [Brown] [Matte Black]].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] square profile that are solid [pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain] ₂].
 - Exterior grilles are [5/8"] [7/8"] [1-1/4"] [2"] square profile that are extruded aluminum.
 - Patterns are [Traditional] [Prairie] [Top Row] [Cross].
 - Insulating glass contains non-glare spacer between the panes of glass.
 - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with spacer.
– or –
- Grilles-Between-the-Glass₃
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
 - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
 - Interior color is [White] [Tan₄] [Brown] [Putty₄] [Fossil] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
 - Exterior color is [Standard] [Feature]₂.

Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Insulating glass with argon is Low-E coated. All other insulating glass is air-filled.

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

(3) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

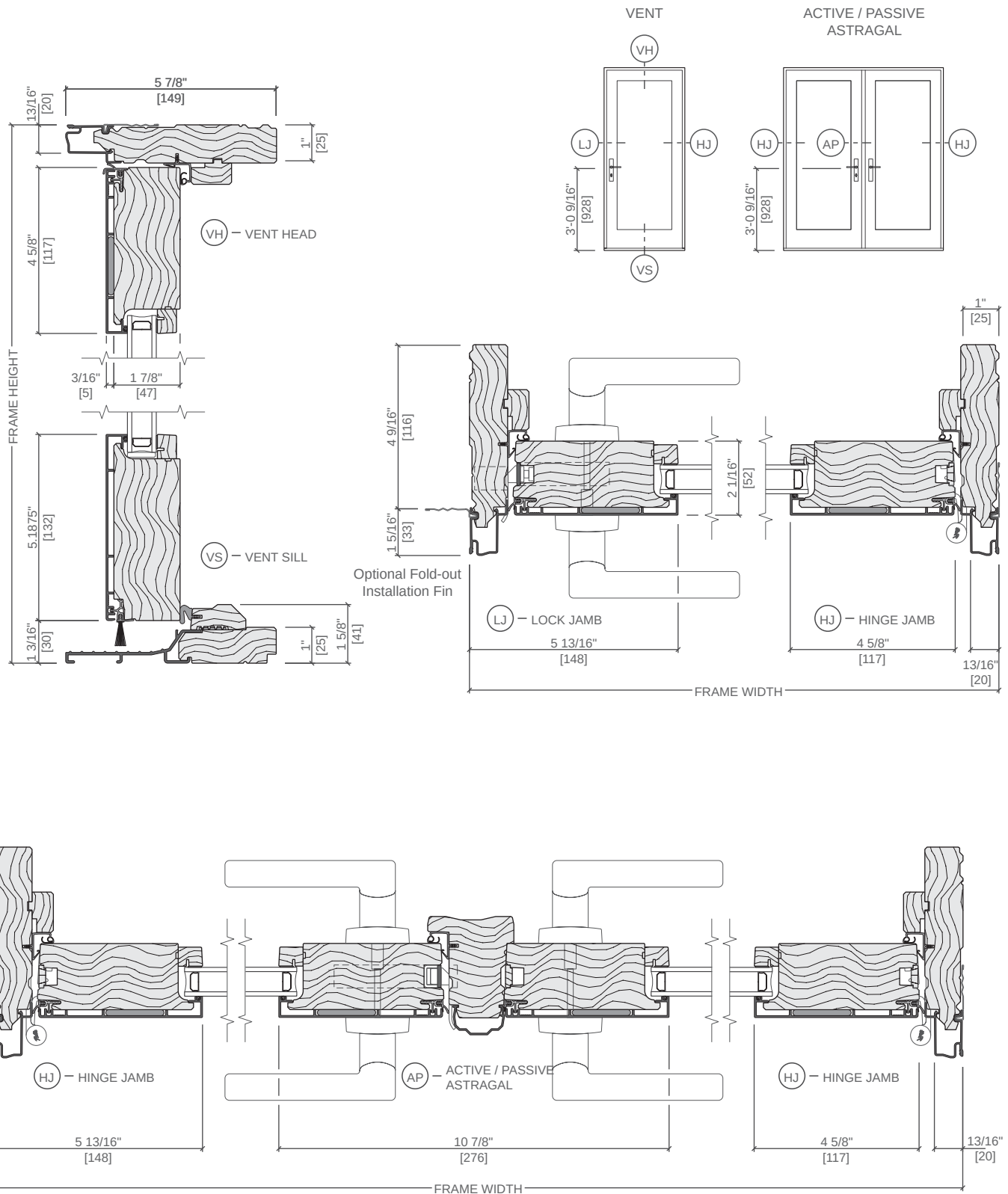
(4) Tan or Putty Interior GBG colors are available in single-tone (Tan/Tan or Putty/Putty).

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



Pella® Reserve™ Contemporary Out-Swing Door

Unit Sections



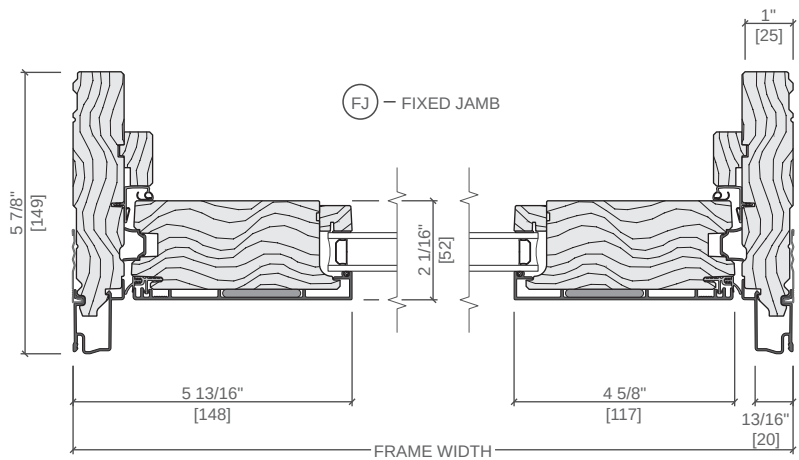
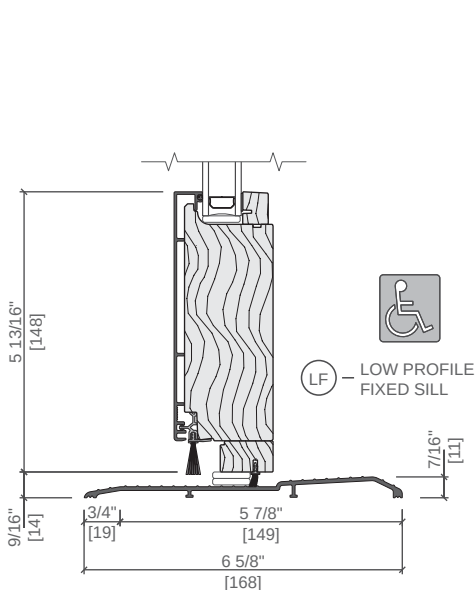
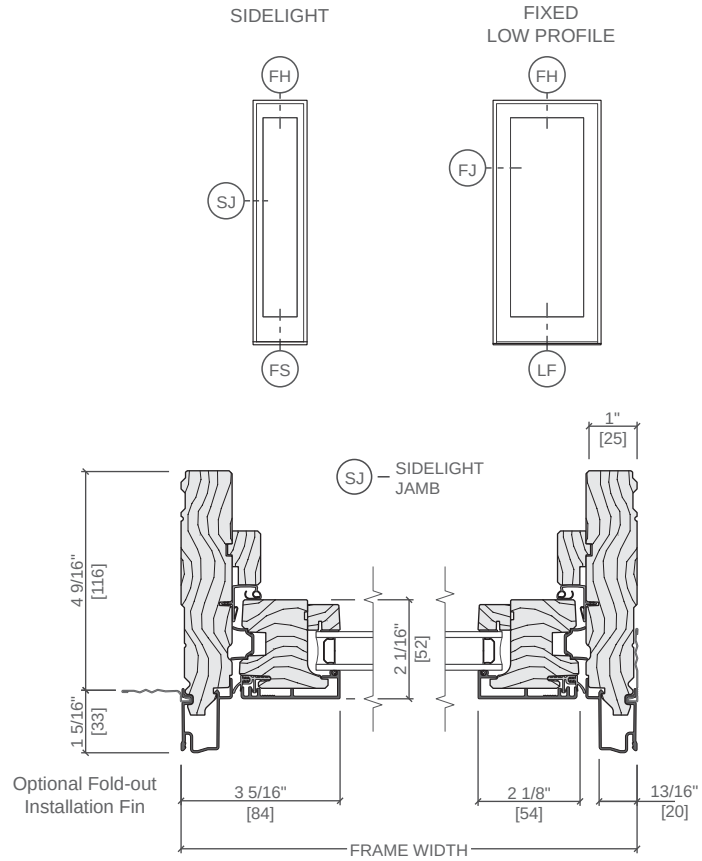
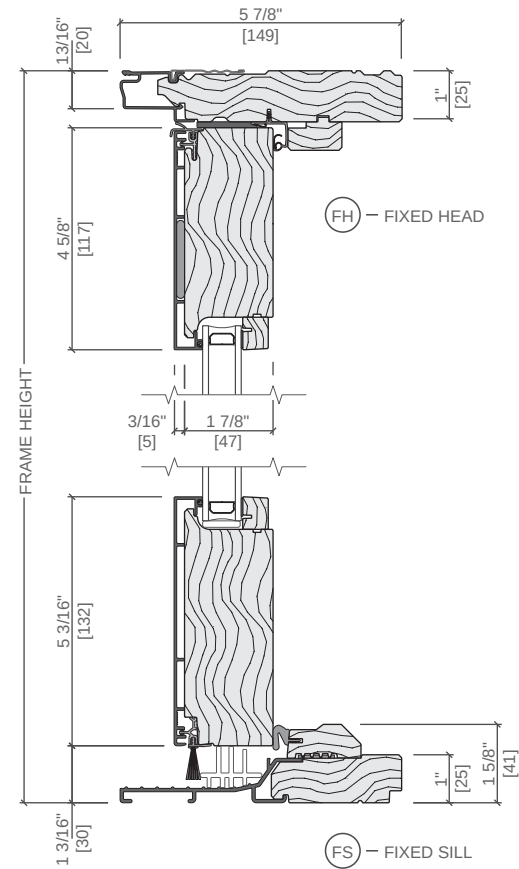
Scale 3" = 1' 0"

All dimensions are approximate.



Pella® Reserve™ Contemporary Out-Swing Door

Unit Sections



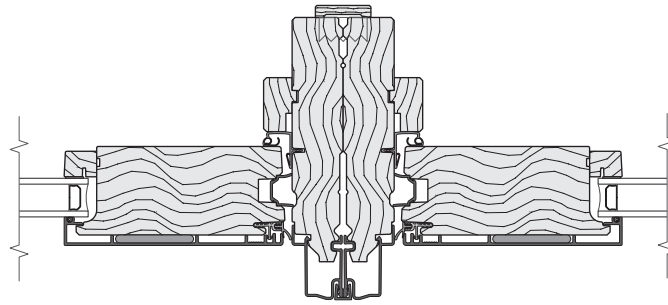
Scale 3" = 1' 0"

All dimensions are approximate.

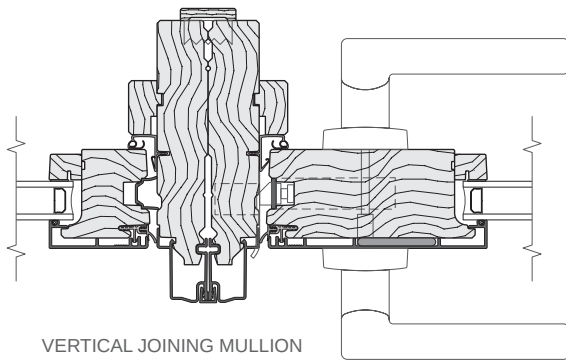
Sidelight is available only as a custom option, contact your local Pella sales representative for details.



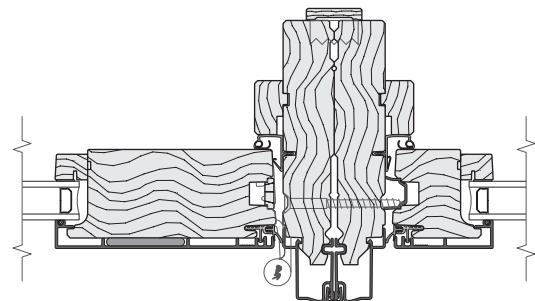
Unit Sections



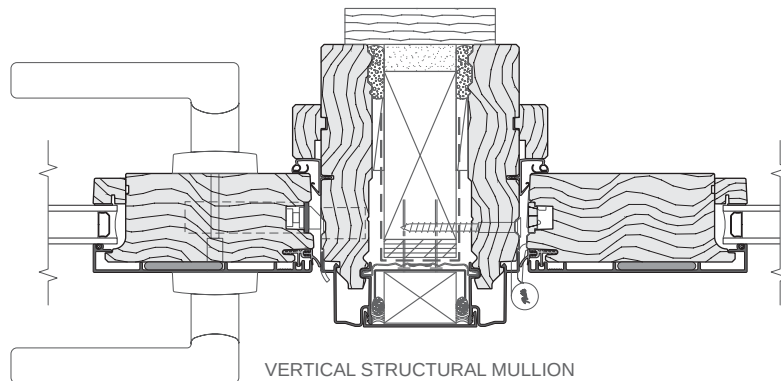
VERTICAL JOINING MULLION
FIXED PANELS



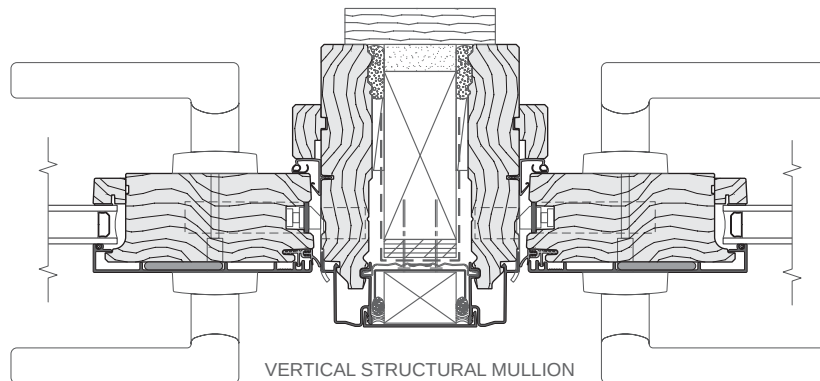
VERTICAL JOINING MULLION
SIDELIGHT / LOCK JAMB



VERTICAL JOINING MULLION
HINGE JAMB / SIDELIGHT



VERTICAL STRUCTURAL MULLION
LOCK JAMB / HINGE JAMB



VERTICAL STRUCTURAL MULLION
LOCK JAMB / LOCK JAMB

Scale 3" = 1' 0"

All dimensions are approximate.

Sidelight is available only as a custom option, contact your local Pella sales representative for details.



TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



Driftwood



DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*[†] for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard® Protection with a 25-year Algae Resistance Limited Warranty^{3/8}
- Rated Class 3 for Impact Resistance⁶ and may qualify for a homeowner insurance discount⁷

UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*[†] mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard® con una garantía limitada de 25 años de resistencia a las algas ^{3/8}
- Clasificación nominal 3 para resistencia a los impactos⁶ y puede ser aplicable a descuento por seguro del propietario⁷



Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning Roofing and offer a finished look for the roof.

EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

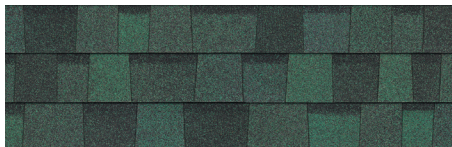
Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning Roofing para lograr techos con un acabado único.

TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



Brownwood¹



Chateau Green¹



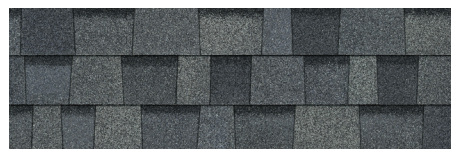
Colonial Slate¹



Desert Rose¹



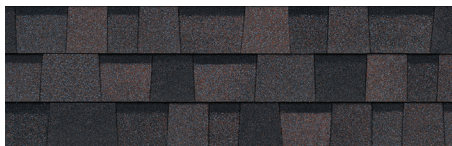
Driftwood¹



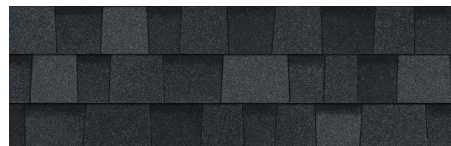
Estate Gray¹



Harbor Blue¹



Midnight Plum^{1/5}



Onyx Black¹



Peppercorn¹



Sand Castle¹



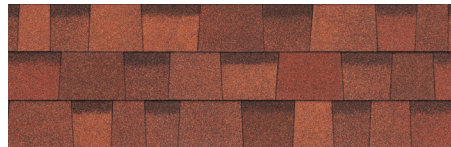
Sierra Gray¹



Slatestone Gray¹



Teak¹



Terra Cotta¹



Williamsburg Gray¹

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.®

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail® Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE™

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail®, una exclusividad de Owens Corning.



Excellent Adhesive Power

Helps keep the shingle layers laminated.

Excelente poder adhesivo

Ayuda a conservar el laminado de las capas de las tejas.

Outstanding Grip

The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond®** sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional

La banda SureNail® mejora el excelente agarre de nuestro sellador patentado Tru-Bond®** con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

Breakthrough Design

Patented SureNail® Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador

La tecnología patentada SureNail® es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"

Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

Triple Layer Protection®

A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection®

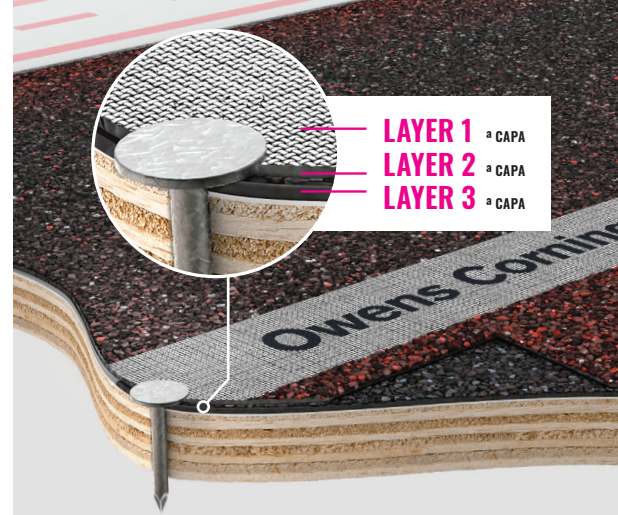
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond

SureNail® features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común

En comparación con las tejas comunes, SureNail® ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



THE PROOF IS IN THE PERFORMANCE LA PRUEBA ESTÁ EN EL DESEMPEÑO

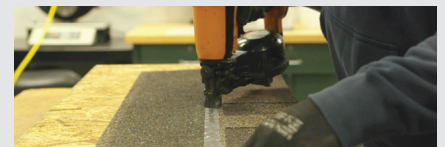


Up to

2.5X
BETTER
NAIL PULL-THROUGH RESISTANCE

Hasta

2.5X
MEJOR
RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS

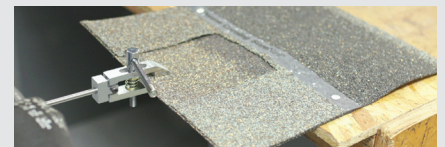


Up to

9X
BETTER
NAIL BLOW-THROUGH RESISTANCE

Hasta

9X
MEJOR
RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to

2X
BETTER
DELAMINATION RESISTANCE

Hasta

2X
MEJOR
RESISTENCIA A LA DELAMINACIÓN



TOTAL PROTECTION SIMPLIFIED®

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA®

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning funcionan en conjunto para mejorar el desempeño de su techo.



Helps create a waterproof barrier

Ayuda a crear una barrera impermeable



Helps protect against nature's elements

Protege contra los elementos climáticos



For balanced attic ventilation

Para una ventilación equilibrada del ático

Hip & Ridge shingles
Tejas de limatesa y cumbre

Laminate shingles
Tejas laminadas

Starter shingles
Tejas de arranque

Exhaust vents
Salidas de aire

Intake vents
Entradas de aire

Self-adhered ice & water barrier
Barrera autoadhesiva contra el hielo y el agua

Synthetic underlayment
Membrana impermeabilizante sintética

+ COMFORT. CONFORT.

Add comfort and energy performance
Más confort y desempeño energético

PINK® Fiberglas™ blown-in attic insulation
Aislamiento para áticos PINK® Fiberglas™ aplicado por impulsión

For intake ventilation, use approved Owens Corning® Vent Sure® InFlow ventilation or soffit ventilation. Do not use both intake ventilation options in one roofing application. See install instructions for more details.
Para la ventilación de entrada, utilice la ventilación aprobada por Owens Corning® Vent Sure® InFlow o ventilación de alero. No utilice ambas opciones de ventilación de entrada en una misma aplicación para techos. Consulte las instrucciones de instalación para obtener más detalles.

REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.



Product Attributes

Warranty Length*

Limited Lifetime†
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*/§

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39¾"
Application Exposure	5%*
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438#

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

UL 2218 (Class 3 Impact Resistance)⁵

FM 4473 (Class 3 Impact Resistance)⁶

PRI ER 1378E01

* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

‡ Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 3 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

5 Owens Corning® Bourbon and Midnight Plum shingles include a patent pending design.

6 Qualifying Owens Corning Hip & Ridge Shingles may be required to complete a UL 2218 and/or FM 4473 Class 3 Impact-Resistant Roof System. Given the variability in real storm conditions, a Class Rating on any product class rating does not guarantee resistance to all weather conditions. Owens Corning shingles are not covered under a warranty for hail damage.

7 Homeowners should check with their insurance company to see if they qualify.

SureNail® Technology is not a guarantee of performance in all weather conditions.

For patent information, please visit owenscorning.com/patents.



OWENS CORNING ROOFING AND ASPHALT, LLC

ONE OWENS CORNING PARKWAY
TOLEDO, OH 43659 USA

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

Pub. No. 10024201-B. Printed in U.S.A. June 2025.
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(Kearny)

Características del producto

Período de garantía*

Garantía limitada de por vida†
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*/§

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años



Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39¾ pulg)
Exposición de aplicación	14.3 cm (5% pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m² (98.4 pies²)

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438*

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

ASTM E108/UL 790 (Resistencia al fuego Clase A)

UL 2218 (Resistencia a impactos de clase 3)⁵

FM 4473 (Resistencia a impactos de clase 3)⁶

PRI ER 1378E01

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

† Garantía limitada de 40 años para proyectos comerciales.

‡ Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 3.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ La instalación debe incluir el uso de un producto para limatesa y cumbreira de Owens Corning®.

5 Las tejas de Owens Corning® Bourbon y Midnight Plum incluye un diseño con patente pendiente.

6 Es posible que se requiera el uso de tejas aptas para limatesa y cumbreira de Owens Corning para completar un sistema de techo resistente a impactos UL 2218 y/o FM 4473 Clase 3. Dada la variabilidad en las condiciones de tormenta reales, una clasificación de clase en cualquier clasificación de clase de producto no garantiza la resistencia a todas las condiciones climáticas. Las tejas de Owens Corning no cuentan con una garantía por daños de granizo.

7 Los propietarios deben verificar con su aseguradora para saber si califican.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

Para información sobre la patente, visite www.owenscorning.com/patents.

Pub. N.º 10024201-B. Impreso en EE.UU. Junio de 2025.
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Submittal Data:36RLXFZ1 Inverter Driven Heat Pump

36,000 BTU Multi Zone System

Job Name: _____

Date: _____

Location: _____

Approval: _____

Engineer: _____

Construction: _____

Submitted to: _____

Unit #: _____

Submitted by: _____

Drawing #: _____

Reference: _____

General Features

- Blue fin heat exchanger
- Extra long piping allotment
- Wired and wireless remote controllers
- Automatic airflow adjustment
- Economy operation
- 5- Years Parts, 7-Years Compressor Warranty (See Warranty Statement for details)
- 24 hr. Timer
- Low operating temperature

Model Information

Condenser..... AOU36RLXFZ1
Evaporator *1..... (ASU) / (ARU) / (AGU) / (AUU) 7,9,12RLF(1)
Connectable indoor units..... 2 - 4
Total capacity range..... 27,000 – 39,000 Btu/h

Electrical..... 208/230V AC 1ph-60Hz
Available Voltage Range..... 208/230 +/- 10%
Minimum Circuit Ampacity..... 24.6 A
Max Fuse Size..... 30 A

Current

Starting Current..... 17.1 A
Operating Current..... 20.3 A
Cooling..... (non-duct) 15.4 A / (ducted) 17.1 A / (mix) 15.9 A
Heating..... (non-duct) 13.1 A / (ducted) 15.1 A / (mix) 14.1 A

Input Power

Cooling..... (non-duct) 3.52 kW / (ducted) 3.92 kW / (mix) 3.71 kW
Heating..... (non-duct) 3.00 kW / (ducted) 3.22 kW / (mix) 3.11 kW

Capacity

Nominal Cooling..... 35,200 Btu/h
Min-Max Cooling..... 11,000 – 38,000 Btu/h
Nominal Heating..... 36,400 Btu/h
Min-Max Heating..... 11,000 – 42,000 Btu/h

Compressor

Type: DC (condenser)..... DC Twin Rotary (inv x1)
Motor Output..... 2,100 W
Refrigerant..... R410a
Pre-Charge..... 7 lbs. 1 oz.
Oil..... RB68

Fan Motor

Type: DC (condenser)..... Propeller x1
Motor Output (condenser)..... 100 W
Type: DC (evaporator)..... (wall-mount) Cross flow
(compact cassette) Turbo
(ducted) Sirocco
(floor) Cross flow x2

Motor Output (Evaporator)..... (wall) 30-42W (compact cassette) 54W (ducted) 80-81W
(floor)16W

Heat Exchanger

Dimensions (condenser)
(H x W x D) in. (mm)..... 31-13/32 x 35-7/16 x 1-7/16 (798x900x36.38)
Fin Pitch..... 20 FPI
Rows x Stages..... 2 x 38
Pipe Type (Material)..... Grooved H-Pin (Copper)
Fin Type (Material)..... Aluminum (Blue fin)



Operation Temperature Range

Cooling..... 14°F (-10°C) - 115°F (46°C)
Heating..... 5°F (-15°C) - 75°F (24°C)

Efficiency

SEER*2..... 18.0 (wall-mount) 16.0 (duct) 17.0 (mix)
EER (cooling)..... 10.0 Btu/W (wall-mount) 9.0 Btu/W(duct) 9.5 Btu/W(mix)
COP (heating)..... 3.56 W/W (wall-mount) 3.32 W/W (duct) 3.44 W/W(mix)
HSPF (heating)..... 9.4 (wall-mount) 8.7 (duct) 9.1 (mix)

Enclosure (condenser)

Material..... Painted galvanized steel
Color..... Beige (10 YR 7.5/1.0 NN)

Sound Pressure Level

Cooling..... 53 dB(A)
Heating..... 55 dB (A)

Dimensions

H x W x D (condenser)
Net in. (mm)..... 32-11/16 x 35-7/16 x 13 (830x900x330)
Gross in. (mm)..... 38-3/16 x 41-5/16 x 17-1/2 (970x1,050x445)

Connection Pipe

Liquid..... 1/4" (6.35 mm) x4
Gas..... 3/8" (9.52 mm) x3 + 1/2" (12.70 mm) x1
Method (Liquid/Gas)..... Brazing
Pre-charge length (Total)..... 164 ft. (50m)
Max length (Total)..... 230 ft. (70m)
Max length (Each)..... 82 ft. (25m)
Min. length (Total)..... 66 ft. (20m)
Min length (Each)..... 16ft. (5m)
Max Height Difference..... 49 ft. (15m)

Weight

Condenser..... 149 lbs. (68kg)
Evaporators..... (wall-mount) 19 lbs. - 31 lbs.
(compact cassette) 33 lbs.
(ducted) 37 lbs. - 49 lbs.
(floor) 31 lbs.

Accessories

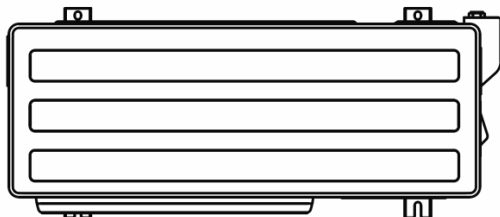
Wired Remote Controller..... UTY-RVNUM
Wired Remote Controller..... UTY-RNNUM
Simple Remote Controller..... UTY-RSNUM

*1 Reference brochure for approved combinations. *2 Test conditions are based on AHRI 210/240.

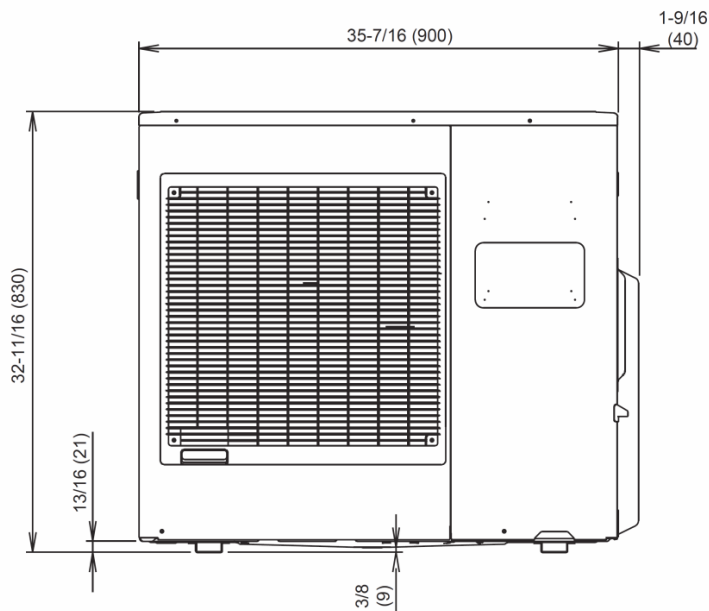
Note: Specifications are based on the following conditions. Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.44°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.11°C) DB/59°F (15°C) WB, and outdoor temperature of 47°F (8.33°C) DB/43°F (6.11°C) WB. Pipe length: 348' Tin (7.5m). Height difference: 0ft. (0m) (Outdoor unit indoor unit)

Dimensions: 36RLXFZ1

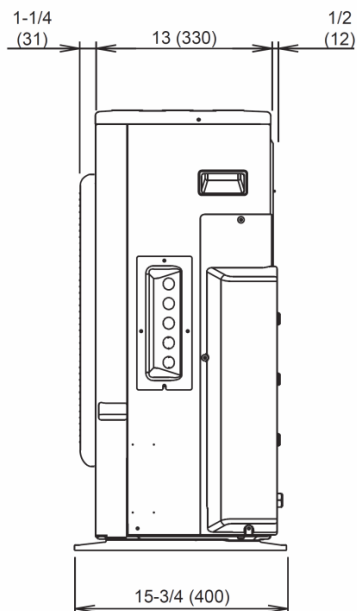
[Unit: in. (mm)]



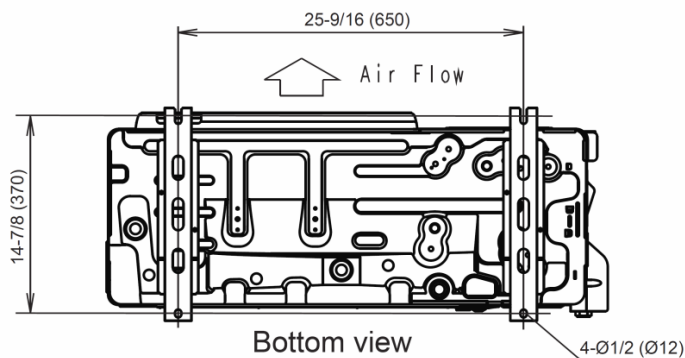
Top view



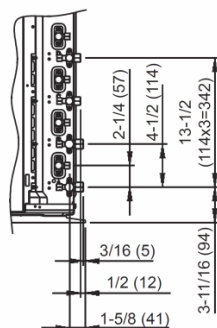
Front view



Side view



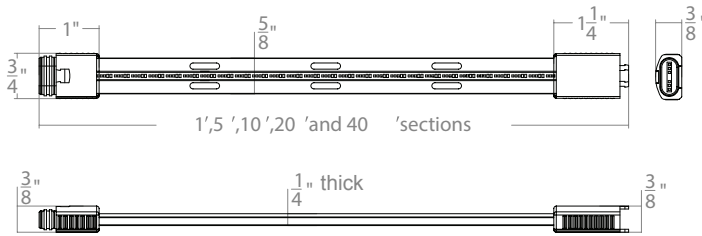
Bottom view



InvisiLED® OUTDOOR Pro+

Wet Rated LED Tape

WAC



PRODUCT DESCRIPTION

The IP66 rated COB Static White strip light, with selectable color temperatures of 2700K, 3000K, 3500K, and 4000K, is engineered for exceptional outdoor lighting. Its robust double insulated silicone encasement ensures both moisture protection and installation flexibility. This versatile strip light can be effortlessly controlled either through a standard wall box dimmer (TRIAC/ELV) via power supply for traditional operation or integrated into smart home systems via the WAC outdoor controller for app-based management. It features a modular push-in connector that not only provides a neat and hidden installation within landscape designs but also offers the convenience of adjustable length through a simple plug-and-play system, accommodating any outdoor space with ease and maintaining an aesthetically pleasing look. With a durable lifespan of 50,000 hours, this lighting strip adapts to user preferences and installation needs with seamless sophistication.

FEATURES

- Weatherproof Resilience:** Boasting a robust wet rating, engineered to maintain vibrancy in rain, snow, or sleet.
- LED Tape with IP66 Rated Silicone Jacket:** Offers added protection for enhanced durability against challenging outdoor conditions.
- Radiant White LED Emission:** Specialized white LED chips provide a high-intensity, stable white light output with a Color Rendering Index (CRI) exceeding 90, for precise and authentic color representation in outdoor environments.
- Dual Control Options:** Manage your LED tape with versatile ease – opt for a TRIAC/ELV dimmer connected through a power supply for refined traditional adjustment, or utilize our Outdoor wireless DMX controller for advanced functionality, granting you the power of DMX control along with mobile app and WallStation connectivity for an integrated, modern lighting solution.
- Effortless Connectivity:** Our intuitive push-in connectors ensure seamless extending and powering of your LED tape, for hassle-free installation.
- Smart Compatibility:** Effortlessly sync with the MyWAC app, WallStation, or integrate into your smart home system, including Google Home and Amazon Alexa, using the WAC outdoor controller.
- Dual Luminosity & Custom Lengths:** Select from 100 or 200 lumens per foot LED tapes available in spools from 1ft to 20ft for both luminosities, with exclusive lengths of 30ft for 200 lm/ft and 40ft for 100 lm/ft, for versatile and precise lighting solutions.
- Customizable Length:** Tailor the LED tape to your desired size with the ability to cut it every 2 inches and seal the ends with our convenient End Cap accessories
- UV Stabilized:** Resists sun damage for long-lasting durability in outdoor use

TAPE SELECTIONS

System	Power	Length (in feet)	Color Temp	Finish
T24-OD1	100+lm/ft	1.2W/ft	01 05 10 20 40	27P 2700K
T24-OD2	200+lm/ft	2.3W/ft	01 05 10 20 30	30P 3000K
				35P 3500K
				40P 4000K

Example: T24-OD1-20-30P

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

- Construction:** Flexible strip light in silicon tube
Cutting Interval: 2"
Input: 24VDC
Max Power: ~ 1.2 W/ft @100 lm/ft
~ 2.3 W/ft @200 lm/ft
Lumens: 100 & 200 lm/ft
Max Run: Refer to table below
Controls: Wireless: Through T24-OD-CTR Outdoor Wireless DMX Controller
Wired: Through Std. Power Supply
Dimming: Through wall controller: LED-WCT-WT, and MyWAC app, DMX 512-A, Smart Home assistant (Google Home, Amazon Alexa)
CRI: 90+ (White Light)
McAdams Steps: 3
Color Temp: 2700K/3000K/3500K/4000K
Rated Life: 50,000 hours
Operating Temp: -4°F to 104°F (-20°C to 40°C)
Standards: UL & cUL listed, Wet Location listed, Title 24 Compliant
IP Rating: IP66

Total Length of Lead Wire from Power Supply/ Controller to Tape	Max Run Length			
	100 lm/ft		200 lm/ft	
	TRIAC/ELV Dimming: Power Supply	Wireless Control: Power Supply + Wireless DMX Controller	TRIAC/ELV Dimming: Power Supply	Wireless Control: Power Supply + Wireless DMX Controller
3 FT	40ft	40ft	30ft	30ft
9 FT	40ft	40ft	30ft	26ft
12 FT	40ft	38ft	26ft	22ft
18 FT	33ft	29ft	20ft	17ft
24 FT	26ft	24ft	16ft	14ft
30 FT	22ft	20ft	13ft	12ft
40 FT	17ft	16ft	10ft	9ft

Note: Calculation based on 6 ft. lead wire between Power Supply and controller

wacighting.com

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Port Washington, NY 11050

South East Manufacturing Facility

1600 Distribution Ct

Lithia Springs, GA 30122

Central Manufacturing Facility

1700 South J Elmer Freeway, Ste 100

Cedar Hill, TX 75104

West Manufacturing Facility

1750 S Archibald Ave

Ontario, CA 91761

InvisiLED® OUTDOOR Pro+

Wet Rated LED Tape

WAC

ACCESSORIES

	MODEL	Finish		
	T24-OD-IC6-WT	White	6 in	Joiner Cable Connects between tape sections, Extends power supply lead wire
	T24-OD-IC12-WT		1 ft	
	T24-OD-IC72-WT		6 ft	
	T24-OD-IC120-WT		10 ft	
	T24-OD-L-WT	White		L & J Connector 90 Degree Angle Connection
	T24-OD-EC-WT	White		End Cap
	T24-OD-CH5-CL	Clear	5 ft	Clear Mounted Channel
	T24-OD-Y-WT	White		Y Connector 3 - Ways extension
	T24-OD-X-WT	White		X Connector 4 - Ways extension
	T24-OD-C1-WT	White		Surface Mount Clips 10 pcs/pack
	T24-OD-C2-WT	White		Edge Mounting Clips 10 pcs/pack
	T24-OD-C3-WT	White		Underside Mounting Clips 10 pcs/pack
	T24-OD-SW60	Black	5 ft	DMX Joiner Cable - Satellite Connect between T24-OD-CTR Master to Satellite
	T24-OD-SW120		10 ft	
	T24-OD-MW60	Black	5 ft	DMX Joiner Cable Connect between DMX Universe to T24-OD-CTR
	T24-OD-MW120		10 ft	

POWER SUPPLY

	MODEL	Input	Output	Dimming	Dimension	
	PS-24DC-U96R-IP67	120/277VAC	24VDC, 96W 6ft output long	TRIAC/ELV	8 3/8" x 2 13/16" x 1 1/16"	Remote Power Supply - Wet Location IP67 Class 2 Output Power Supply
	PS-24DC-U96R-IP45	120/277VAC	24VDC, 96W 6ft output long	TRIAC/ELV	8 13/16" x 2 1/16" x 1 1/4"	Remote Power Supply - Damp Location IP45 Class 2 Output Power Supply
	PS-24DC-A96P-OD	120VAC	24VDC, 96W 6ft output long	No Dimming	8 3/8" x 2 13/16" x 1 1/16"	Portable Power Supply - Wet Location IP67 Class 2 Output Power Supply

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WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

SEP 2024 2
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InvisiLED® OUTDOOR Pro+

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CONTROLLER

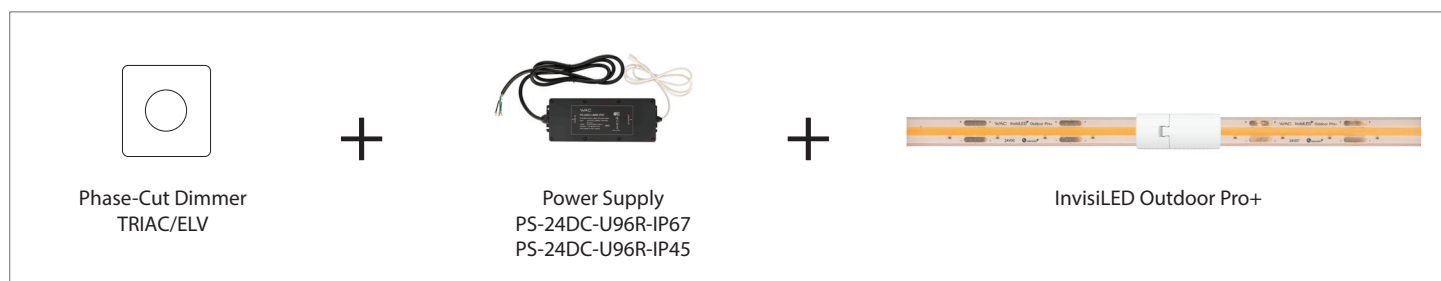
	MODEL	Input	Output	Dimension	
	T24-OD-CTR	24VDC, 96W Max from power supply 6" input cable included	24VDC, 90W Max 3ft output cable included	5" x 3 1/2" x 1 1/2"	Outdoor Wireless DMX Controller Allows outdoor tape to be wirelessly controlled through MyWAC app, WallStation, or DMX. - IP65 wet rated *Wi-Fi network is required to operate the system
	LED-WCT-WT	120-230VAC	N/A	4 5/8" x 2 3/4" x 1 5/8"	WallStation - Multi-scene selection - Raise/Lower, dedicated Off button - Suitable for standard single NEMA wall box Setup and configuration via MyWAC mobile application - no physical adjustment needed - cUL listed

WIRING DIAGRAM

Control Through Outdoor Wireless DMX Controller



Control Through TRIAC/ELV Dimmer



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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
vacant, Associate Planner
Joseph Cava, Permit Technician
Collin Naheedy, Code Compliance Officer



TO: Development Review Board
FROM: Scott Gustin
DATE: September 16, 2025
RE: ZP-25-298; 506 Appletree Point Road

=====

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: RL Ward: 4

Owner/Applicant: Conrad & Pamela Koeper / Joshua Carel, AIA, Plural Office LLC

Request: Proposed demolition and replacement of existing structure with a new residence. Garage structure will be partially demolished and rebuilt.

Applicable Regulations:

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

Background Information:

The applicant is proposing to remove the existing home entirely and to replace it with a new single family home. The existing detached garage will be significantly altered, but some of the existing structure will remain in the same location. The existing lakeside terrace and retaining wall will remain unchanged. New landscaping towards the interior of the lot is depicted, and a new yard area and a low-mow zone will be established between the new structure and the lakeshore. The new house is larger than the one it will replace and is positioned further from the lakeshore and closer to the road.

The Conservation Board reviewed this application August 4, 2025. The Board recommended approval with the following language: Approve the project if impervious surface does not increase and if the low mow zone is a minimum of 15' wide and native plantings installed, with the understanding that increasing the low mow zone will decrease grading impacts on the oak trees to be retained.

No revised project plans have been submitted to address the Board's recommendation.

The Design Advisory Board reviewed this application on September 9, 2025 and recommended approval with the following conditions:

1. Erosion control and stormwater management plans are needed, subject to Water Resources review and approval.
2. Revised project plans addressing the following are needed:

- a. Lumen information for the exterior light fixtures; and,
- b. Screening of the utility meter(s).

Revised project plans have not yet been provided.

Prior zoning permit actions for this property.

- Zoning Permit: ZP-07-629 Change of pitch to include a shed dormer.

Recommendation: Initial review and continuation to allow the applicant additional time to address the recommendations of the Design Advisory Board and the Conservation Board.

I. Findings

Article 3: Applications, Permits, & Project Reviews

Sec. 3.3.1, Applicability:

Impact fees may be due upon completion of the new single family home. Water and wastewater impact fees are determined by estimated flows. Transportation impact fees are determined by estimated peak hour trip ends. Applicability of impact fees is determined by the city's Department of Public Works Water Resources and Technical Services Divisions, respectively.
(Affirmative finding as conditioned)

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(1) Residential Low Intensity (RL)

The property is located in the RL zoning district. The applicants are proposing to replace the seasonal building with a single-family home and remodel the garage. The proposed single family home with a detached garage is common in the low intensity zoning district and fits within the scale of the neighborhood. The proposed development fits within the goals of this zoning district.
(Affirmative finding)

(b) Dimensional Standards

The subject property has more than 100' of road frontage. It will not change, and the minimum required is 30.'

The existing primary structure has a front yard setback of 64' 7," and the new home is proposed to have a ~57' 8" front yard setback. The new home will move closer to the road and will remain beyond the maximum required 50' front yard setback. The new house has a south side setback of ~15' and is greater than the required 14.81' distance as calculated by 10% of the lot width. The north side yard setback is positioned well beyond the required 10% of lot width setback. The proposed home complies with the side yard setback requirements. The property is on the lake shore and, therefore, no rear yard setback applies, see Sec. 4.4.5 (d) 2. B. below.

The detached garage will maintain the existing front yard setback of the previous garage. The garage will remain closer to the road than the home. This existing nonconformity may be retained as it is not made more nonconforming with the proposed redevelopment.

The height for the new home is calculated as ~ 24' tall, and the garage is calculated as almost 14' tall. The house is under the maximum 35' height limit. The garage remains below 15' as an accessory building.

The existing lot coverage is 26.03% and will increase to 30.45%. It will remain under the maximum permitted 45% for this district.

The maximum permissible number of dwelling units in the home is 4. Just 1 dwelling unit is included in this proposal.

The footprint of the existing home is 2,377 sf and exceeds the 1,800 sf limit. The proposed home will have a smaller footprint of 2,275 sf. As the nonconformity will be reduced, the footprint of the proposed home is acceptable. **(Affirmative Finding)**

(c) Permitted and Conditional Uses:

The proposed single detached dwelling unit is a permitted use in the RL zone. **(Affirmative finding)**

(d) District Specific Regulations:

1. *Additional Residential Development Permitted*
(Not applicable)

2. *Exceptions to Dimensional Standards*

B. *Encroachment into the Waterfront Setback*

Encroachment into the Waterfront Setback The following exceptions to the required waterfront setback for Lake Champlain and the Winooski River established under Sec. 4.5.4:

i *Replacement of Existing Structure*

Replacement of a conforming principal structure existing as of the effective date hereof, may encroach into the required setback provided the replacement does not increase the area or extent of the encroachment more than the existing structure.

A portion of the existing structure encroaches into the 39ft waterfront setback that is calculated below. The proposed home does not encroach into the 39ft waterfront setback. **(Affirmative Finding)**

ii *Averaging of Setbacks of Existing Structures*

If the setback from the waterfront of existing principal structures within one hundred fifty (150) feet on either or both sides of a subject lot is less than the minimum required setback, the setback for the subject lot may be reduced to the average setback of such neighboring structures.

The property has two neighbors, one on each side, with structures within the standard 75' waterfront setback. The average waterfront setback of these two neighboring properties is 39.' Based on this average, the new home can be placed

as close as 39' from the 100' elevation. As proposed, new construction will observe a 44' waterfront setback. **(Affirmative Finding)**

C. Exceptions to Lot Coverage for Accessory Residential Features

In addition to lot coverage exemptions in Sec. 5.2.3 (b), within the RL and RM districts, an additional ten (10) percent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed.

The proposed home has amenity features including open walkways and decks that contribute to lot coverage. The proposed lot coverage is 30.45% and will remain under the maximum permitted 45% for this district. No lot coverage bonuses are sought. **(Affirmative Finding)**

D. Exceptions to Maximum Building Footprint Limit

See (b) Dimensional Standards above.

3. Exceptions for Neighborhood Commercial Uses

(Not applicable)

4. Miscellaneous Standards

(Not applicable)

5. Residential Development Bonuses

(Not applicable)

Sec. 4.5.3 Natural Resource Protection Overlay (NR) District

(c) District Specific Regulations: Riparian and Littoral Conservation Zone:

The property is subject to the Riparian and Littoral Conservation Zone standards as it is within the 250' of the Lake Champlain lakeshore. Tree clearing is proposed and is depicted on the project plans. Clearing is generally limited to that within the construction area. A low mow zone is indicated on the landscape plan. The low mow zone is 5,386.39 sf and is proportionate to the area of redevelopment on the lot. As noted previously, the Conservation Board recommended approval of this project subject to project revisions with no net increase in impervious surface and a low mow area of at least 15' in width. Project plans are inconsistent with the Conservation Board's recommendation. **(Adverse finding)**

(f) District Specific Regulations: Special Flood Hazard Area:

The property shoreline is within the Special Flood Hazard Area. No new development is proposed in this area. **(Affirmative Finding)**

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.5(b) above

Sec. 5.2.4, Buildable Area Calculation & Steep Slopes overlay District

(a) Steep Slopes Overlay District

1. District Specific Regulations

- A. *The Steep Slope Overlay District shall be an overlay on all zoning districts. The regulations in the overlay are in addition to those regulations of the underlying zoning district.*

The property is affected by the steep slope overlay. The proposal will be required to adhere to all steep slope overlay requirements. **(Affirmative finding)**

- B. *These regulations apply to applications within the Overlay District that include 400 square feet or more of earth disturbance.*

The applicant has indicated that over 400sf of land disturbance will occur, therefore, the steep slope overlay standards apply. **(Affirmative finding)**

- C. *Finished slopes of all cuts and fills shall not exceed 30%, unless the applicant can demonstrate that steeper slopes can be stabilized and maintained adequately to the satisfaction of the ZAO or DRB in consultation with the City Engineer.*

The applicant's steep slopes analysis notes that very little area will exceed 30% slope and that, upon project completion, these areas will be stabilized with plantings. The City Engineer has reviewed the project plans and has identified no steep slope items in need of revision. **(Affirmative finding)**

- D. *Any fills placed on a steep slope shall be properly stabilized and, when necessary, supported by retaining walls or other appropriate measures as approved by the ZAO or DRB in consultation with the City Engineer.*

The applicant has provided stamped engineered drawings. The City Engineer will review this application. **(Affirmative finding)**

- E. *Finished grades shall be reasonably safe from slide, collapse, or similar failure as determined by the ZAO or DRB in consultation with the City Engineer.*

Minimal finished steep slopes are proposed adjacent to the building that will be set into the slope. The lakeside elevation of the building is two stories, and the shore side is one story. Steep slopes will be stabilized during construction with erosion control measures and stabilized for the long term with plantings. **(Affirmative finding)**

2. Additional Application Requirements

- A. *A site plan prepared by a registered professional engineer or surveyor that accurately depicts the proposed development and related land disturbance relative to the Steep Slope Overlay District boundaries, with all pertinent information describing the proposal, and a topographical survey depicting existing and proposed contour lines at no greater than 2-foot intervals. The plan shall depict all proposed cut, fill, and grading.*

The applicant has provided both a stamped survey and engineered drawing for the project proposal. The project plans depict existing and proposed contour lines as required. **(Affirmative finding)**

B. *A plan depicting the extent of proposed vegetation clearing.*

A vegetation clearing plan shows all trees that will be removed for the new home and remodeled garage. **(Affirmative finding)**

3. Approval Condition

A. *Prior to construction, the applicant shall provide a geotechnical analysis prepared and stamped by a professional geotechnical engineer that determines the suitability of the steep slope for development.*

Following zoning permit approval and prior to construction, a geotechnical analysis per this criterion will be required. The applicant's steep slope narrative asserts this condition is unnecessary, as the project is a redevelopment. There is no provision to waive this requirement short of demonstrating that the steep slopes overlay does not actually affect the area of proposed construction. Such an analysis is possible but is not provided in this application. **(Affirmative finding as conditioned)**

Sec. 5.2.5, Setbacks

No setback encroachments are sought under this criterion. **(Not applicable)**

Sec. 5.2.6, Building Height Limits

No exceptions to height limits are sought. **(Not applicable)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the application appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2 Outdoor Lighting

Three types of exterior lighting fixtures are proposed, two landscape light fixtures and one exterior wall sconce. All appear to be typical of residential development. Lumens information is needed to confirm that each fixture qualifies as "low output" generating 2,000 lumens or less. **(Affirmative finding as conditioned)**

Sec. 5.5.3 Stormwater and erosion Control

An erosion prevention and sediment control plan is required for utilization during construction, and a stormwater management plan is required for post-construction. Both are subject to review and approval by the city's Stormwater Program, and neither has been provided. **(No finding possible)**

Article 6: Development Review Standards

Part 1, Land Division Design Standards

(Not applicable)

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The lakeshore is an identified significant natural area. A detailed tree-cutting plan has been provided. Most tree clearing is limited to that needed for the new home and creation of some yard space. Most of the trees outside of the immediate construction areas will be retained. The current sea wall abutting the lakeshore will not be altered, and no work is planned in the flood zone. The required low mow zone is indicated on the plans. **(Affirmative finding)**

(b) Topographical Alterations:

Some grading near the foundation of the new home will be performed as part of this project. There are no significant topographical alterations, and the new structure will be set into the slope on the property. **(Affirmative finding)**

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale from the road, and most mature vegetation outside the construction zone will be retained. The proposed development will not adversely affect public views from the lake towards the shore. **(Affirmative finding)**

(d) Protection of Important Cultural Resources:

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance. **(Affirmative finding as conditioned)**

(e) Supporting the Use of Renewable Energy Resources:

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties. **(Affirmative finding)**

(f) Brownfield Sites:

The subject property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events:

See Sec. 5.5.3 for stormwater management.

The front of the home will have a large covered porch that acts as the primary entrance to the home. **(Affirmative finding)**

(h) Building Location and Orientation:

The new home will be the primary structure on the lot and is placed near the center of the lot facing the road. The large central front porch clearly reads as the main entrance into the home. The garage will remain closer to the road than the home but will remain secondary and subordinate in scale and design. This pre-existing nonconformity may be retained.

(Affirmative finding)

(i) Vehicular Access:

The existing driveway has two curb cuts creating an arched driveway. It will be reconstructed but will contain this general configuration. Access to the garage will be improved. **(Affirmative finding)**

(j) Pedestrian Access:

The property is a private residence and is along a private road without a sidewalk, so public access is not required. A walkway connects the porch to the driveway, and a covered walkway connects the house and the garage. **(Affirmative finding)**

(k) Accessibility for the Handicapped:

No handicapped accessibility is shown and is not required. **(Not applicable)**

(l) Parking and Circulation

The existing driveway will be reconstructed and modified to provide improved access to the garage. As with existing conditions, the driveway is basically one-way with access into the site and garage from the westerly end. **(Affirmative finding)**

(m) Landscaping, Fences and Retaining Walls:

A detailed landscaping plan has been provided. Additional plantings will be placed on the lake side of the rear lawn and along the south side of the house. A low mow zone is proposed between the home and lakeshore as required. The existing retaining wall/seawall will not be changed. **(Affirmative finding)**

(n) Public Plazas and Open Space

(Not Applicable)

(o) Outdoor Lighting:

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The home will receive a new waterline from the main road and will connect to the municipal wastewater system as well. An exterior ground mounted A/C condenser will be placed on the south side of the home and will be screened by a row of shrubs. The proposed utility meter on the north elevation of the garage will need screening. **(Affirmative finding as conditioned)**

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home and accessory garage are larger than the current structures. The mass of the house is defined by the straight lines of the front porch, rear deck, and wings on the home. The structure has a symmetrical design when viewed from the front with only the upper story visible. When viewed from the lake, the home appears as two stories with a large second story deck across the entire rear of the home. The scale of the home and the accessory garage is slightly larger than the previous structure but is similar to other homes on the street. **(Affirmative finding)**

2. Roofs and Rooflines

The roof for the house and garage will be a dark asphalt shingle. Standing seam metal is proposed on the roof over the covered walkway. The house and the garage has a simple open gable roof that runs symmetrically along the width and length of the house. The style of roof is consistent for both structures and matches the overall design and function of the buildings. **(Affirmative finding)**

3. Building Openings

The windows and doors are of matching style to the rest of the home's contemporary design. Single-lite casements are proposed and sit in unadorned frames. Ample glazing will be present on the lakeside portion of the house to provide views of the lake for the residents. The garage has matching windows that complement the overall style of the project. **(Affirmative finding)**

(b) Protection of Important Architectural Resources:

The current home is not listed on either the state or national registry of historic buildings. The proposed construction will not adversely affect any historic resources. **(Affirmative finding)**

(c) Protection of Important Public Views:

Public views of Lake Champlain and the Adirondack Mountains will not be altered by this development. No cultural landmarks or public places will be affected by this development. Views from private property or private views are not protected by this standard. **(Affirmative finding)**

(d) Provide an active and inviting street edge:

The front of the house is distinguished by a large open porch with exposed wood trusses. There is little to no perceptible streetscape in this neighborhood. From the road, there will be significant vegetative screening for the home and garage, similar to adjacent properties. **(Affirmative finding)**

(e) Quality of materials:

The home and garage will be constructed with common construction materials for residential properties, engineered wood products for siding, trim, and fascia and wood for decking. Windows will be clad wooden units. Dark colors and natural wood are typical of this design style. The materials proposed are of acceptable quality and durability for this new construction. **(Affirmative finding)**

(f) Reduce energy utilization:

The proposed building must comply with the current efficiency standards of Burlington and the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complementary to the site:

No advertising is proposed. **(Not applicable)**

(h) Integrate infrastructure into the building design:

The proposed A/C condenser will be below the grade of the front of the home and will not be visible from adjacent properties or the road. A utility meter is proposed for the north elevation of the garage and will require screening by vegetation or other methods. **(Affirmative finding as conditioned)**

(i) Make spaces secure and safe:

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated. **(Affirmative finding as conditioned)**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

The existing driveway will be modified along with a remodeled garage to provide 2 parking spaces. The Neighborhood District allows for up to 3 on-site parking spaces per single family home. The proposed parking is under the maximum permissible. **(Affirmative finding)**

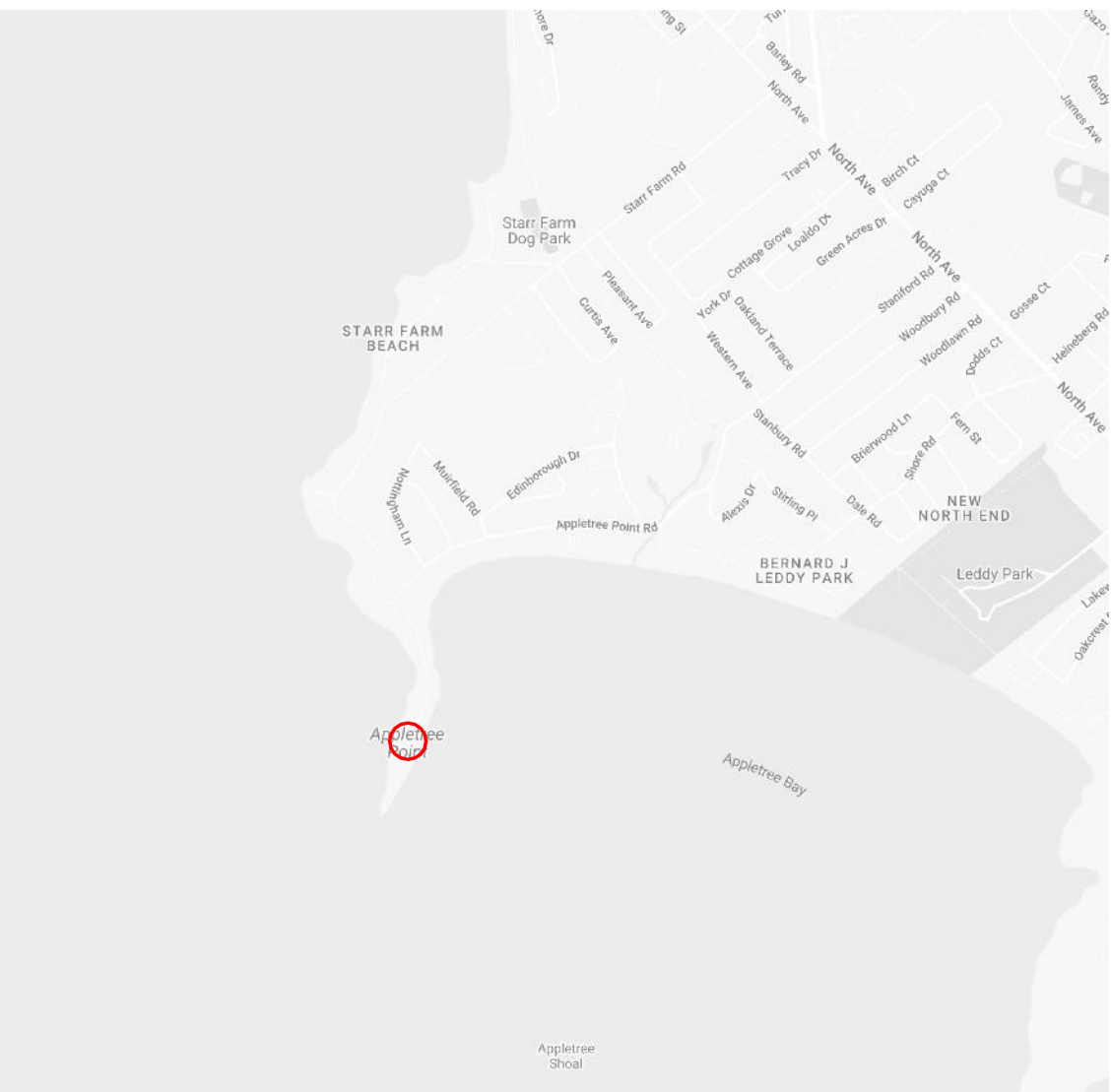
II. Conditions of Approval

If the DRB finds the application acceptable without revision per the Conservation Board, the following conditions of approval are recommended:

1. **Prior to release of the zoning permit**, revised project plans shall be submitted, subject to review and approval by staff, that address the following:
 - a. Lumen information for the exterior light fixtures; and,
 - b. Screening of the utility meter(s).
2. **Prior to release of the zoning permit**, stormwater management plans and erosion prevention and sediment control plans shall be submitted to the Water Resources Division, subject to their review and approval.
3. **Prior to construction**, the applicant shall provide a geotechnical analysis prepared and stamped by a professional geotechnical engineer that determines the suitability of the steep slope for development.

4. Impact fees may be due, as determined by the Water Resources Division and the Department of Public Works based on water and wastewater flows and peak hour trip ends, respectively.
5. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.
6. 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.
7. Standard permit conditions 1-15.

VICINITY MAP



LOCAL MAP



SHEET SIZE:
DRAWINGS ARE 24"x36", ARCH D

SCOPE DOCUMENT:
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL.

LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT:
THE ARCHITECT AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.

APPLETREE POINT HOUSE
506 APPLETREE POINT ROAD



GENERAL INFORMATION

OWNER:
PAM AND CONRAD KOERPER
506 APPLETREE POINT ROAD
BURLINGTON, VT 05408

ARCHITECT:
PLURAL OFFICE LLC / JOSHUA CAREL
VT ARCH LICENSE NO. 003.0134740
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AUSTIN, TEXAS 78722
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office@pluraloffice.com

CONTRACTOR:
VORSE CONSTRUCTION & DESIGN
BRIAN VORSE
BRIAN@VORSECONSTRUCTION.COM

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PROJECT DESCRIPTION:

PARCEL #1 ID: 030-3-001.000

JURISDICTION: CITY OF BURLINGTON, VT

COUNTY: CHITTENDEN

ZONING: WATERFRONT RESIDENTIAL LOW DENSITY (RL-W)

OVERLAY DISTRICT: NATURAL RESOURCE PROTECTION (NR)

DEVELOPMENT STANDARDS			
LOT AREA:		23,560 sq ft Per Survey	
LOT COVERAGE:		EXISTING / MAX ALLOWED 6,132 SQ FT (26.03%) / 45%	PROPOSED 7,175 SQ FT (30.45%)
BUILDING FOOTPRINT: RESIDENCE RE: ARTICLE 5 SEC 5.3.5.		2,377 SQ FT / 2,377 SQ FT Exist. Nonconforming	2,275 SQ FT
BUILDING FOOTPRINT: GARAGE RE: ARTICLE 5 SEC 5.3.5.		1,042 SQ FT / 1,042 SQ FT Exist. Nonconforming	691 SQ FT
RESIDENCE HEIGHT: STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.		< 35'	24'-3 3/4"
GARAGE HEIGHT: STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.		<15'	13'-8 1/4"

SHEET LIST

CIVIL	
Sheet Number	Sheet Name
C-1.0	SITE PLAN
C-1.1	STORMWATER, UTILITY, AND EROSION CONTROL PLAN
C-2.0	EXISTING CONDITIONS PLAN
C-3.0	STORMWATER DETAILS
C-4.0	CIVIL DETAILS
LANDSCAPE	
L000	LANDSCAPE PLAN
L001	SELECTIVE TREE CUTTING PLAN
L002	LANDSCAPE DETAILS
ARCHITECTURE	
A0.20	SYMBOL LEGENDS & ABBREVIATIONS
A1.10	PROPOSED ROOF AND DEMO SITE PLAN
A1.11	ARCHITECTURAL SITE PLAN
A1.30	AREA & SETBACK PLANS
A1.31	GROSS FLOOR AREA PLANS
A2.00	LAKE LEVEL PLAN
A2.10	1ST LEVEL PLAN
A2.11	GARAGE PLANS
A2.30	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.03	EXTERIOR ELEVATIONS_GARAGE
A4.01	SITE SECTIONS
A4.02	BUILDING SECTIONS
A4.03	BUILDING SECTIONS
A4.04	BUILDING SECTIONS
A4.05	BUILDING SECTIONS_GARAGE
A4.10	WALL SECTIONS
A4.11	WALL SECTIONS

ISSUED FOR:
ZONING SUBMITTAL

DATE:
2025.07.31

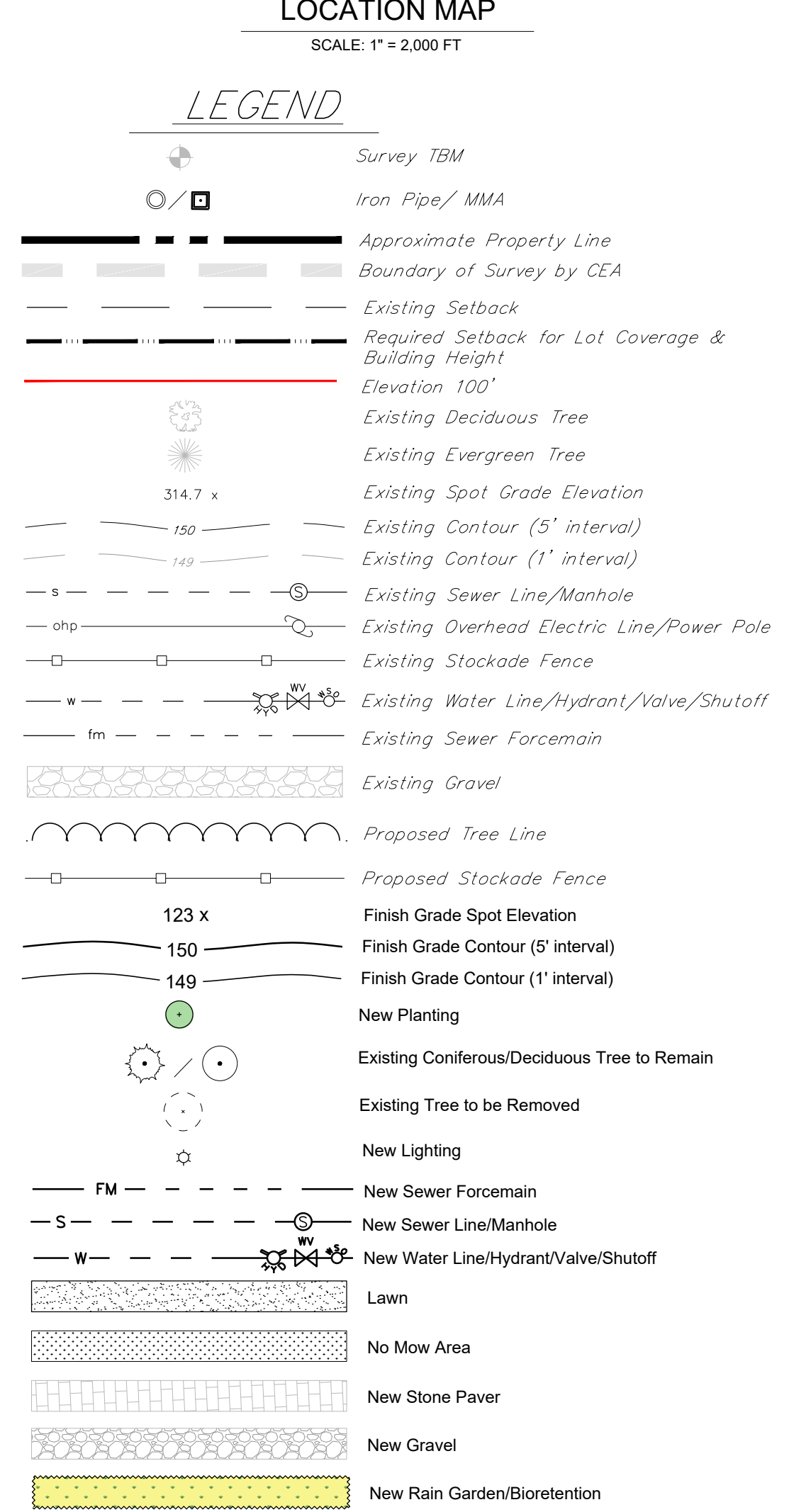
APPLETREE POINT HOUSE
PAM & CONRAD KOERPER
506 APPLETREE POINT ROAD
2405APH

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1501 E. 34TH ST AUSTIN, TX 78722
www.pluraloffice.com
office@pluraloffice.com

ZONING REQUIREMENTS: ZONING DISTRICT: WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W)
OVERLAY DISTRICT: NATURAL RESOURCE PROTECTION OVERLAY (NR)

CATEGORY	REQUIRED	EXISTING		PROPOSED	
		PARCEL 1 030-3-001	PARCEL 2 030-3-021	PARCEL 1 030-3-001	PARCEL 2 030-3-021
MIN. LOT SIZE LOT COVERAGE	6,000 SF 60% MIN.	23,560± SF 117' ±	12,130± SF 111' ±	23,560± SF 117' ±	12,130± SF 111' ±
COVERAGE TOTAL	45% MAX	6,132 SF 26.03%	0 SF 0%±	7,715 SF 30.45%	0 SF 0%±
COVERAGE FRONT YARD	AVG. OF 2 ADJACENT LOTS ON BOTH SIDES ±5 FT PARCEL 1: (16' + 32.2') / 2 = 24± PARCEL 2: (8.5' + 65') / 2 = 37±	32.3'±	NONE	57.3'±	32.5'±
SIDE YARD* *SEE NOTES BELOW	AVG. OF SIDE YARD SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES PARCEL 1: (71.2' + 16.5') / 2 = 44± PARCEL 2: (14.5' + 70') / 2 = 42±	4.9'±	NONE	14.9'±	12.7'±
REAR YARD	AVG. ADJ. LOTS BOTH SIDES (OHW=100') PARCEL 1: (19' + 59') / 2 = 39± PARCEL 2: (19' + 21') / 2 = 23± (MAX. 75 FT)	24'±	NONE	44'± to water	91'± to water
BUILDING HEIGHT MAX	35'	<35'	NONE	24' 3-3"	13'-8 1/2"

NOTES: EXISTING BUILDING AND GARAGE ARE NONCOMPLIANT TO ZONING REGULATIONS.
SIDE SETBACKS WERE DETERMINED ON THE NORTHERN SIDE BY GARAGE HEIGHT. HEIGHT IS <15' AND, THEREFORE, THE SIDE SETBACK IS 5'-0".
SIDE SETBACKS WERE DETERMINED ON THE SOUTHERN SIDE AS A MEASURE OF LENGTHS PARALLEL TO THE FRONT PROPERTY LINE, WITH 10% OF THE
LENGTH AS THE REQUIRED SETBACK.



- NOTES
- This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map data from the town of Burlington prepared in a field survey by Civil Engineering Associates, Inc. (CEA) dated January 2024 provided by the Client.
 - The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
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 - Utilities are based on visible structures located during the topographic survey by Civil Engineering Associates, Inc in their plan dated January 2024 and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

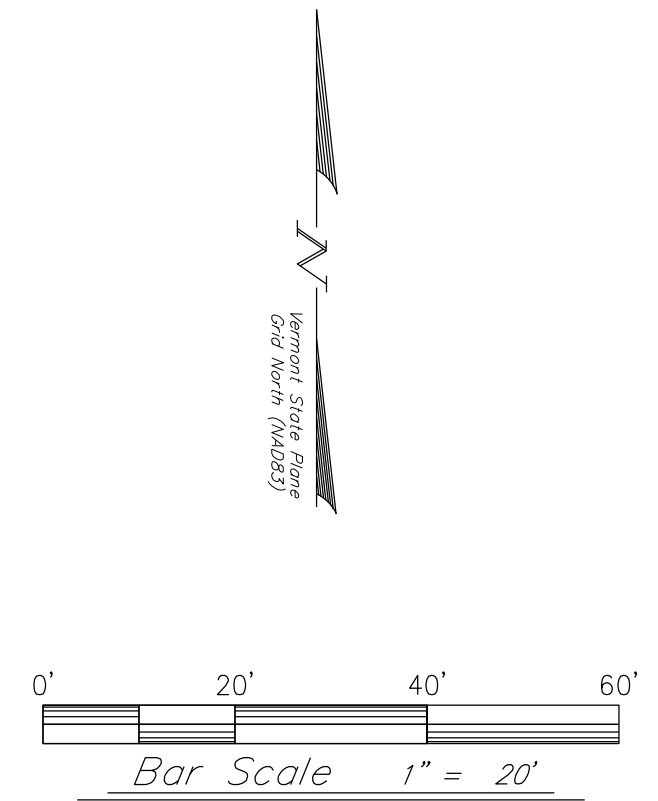
KOERPER PROPERTY

506 Appletree Point
Burlington, Vermont

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164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

STAMP:



Project:

506 Appletree Point

Project No. 24319
Scale 1"=20'
Drawn by MNS
Checked by SWH
Date 07/09/2025

Revisions		Description
No.	Date	
1	07/29/2025	Zoning Table, Setbacks, Autocourt Footprint

Drawing Title

Site Plan

Drawing No.

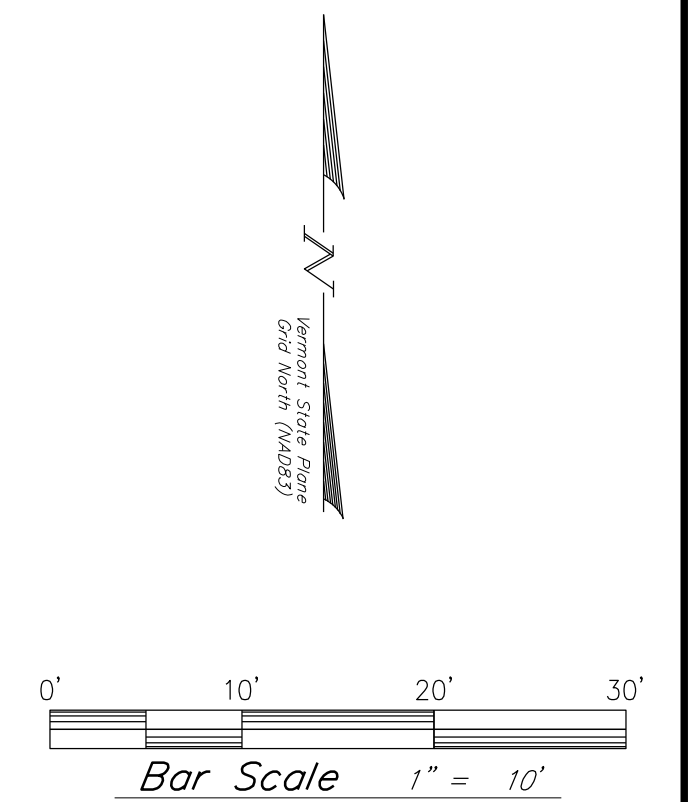
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506 Appletree Point
Burlington, Vermont



STAMP:



Project:

506 Appletree Point

Project No.	24319
Scale	1"=10'
Drawn by	MNS
Checked by	SWH
Date	07/09/2025

Revisions		
No.	Date	Description
1	07/29/2025	Setbacks

Drawing Title

Stormwater, Utility, and
Erosion Control Plan

Drawing No.

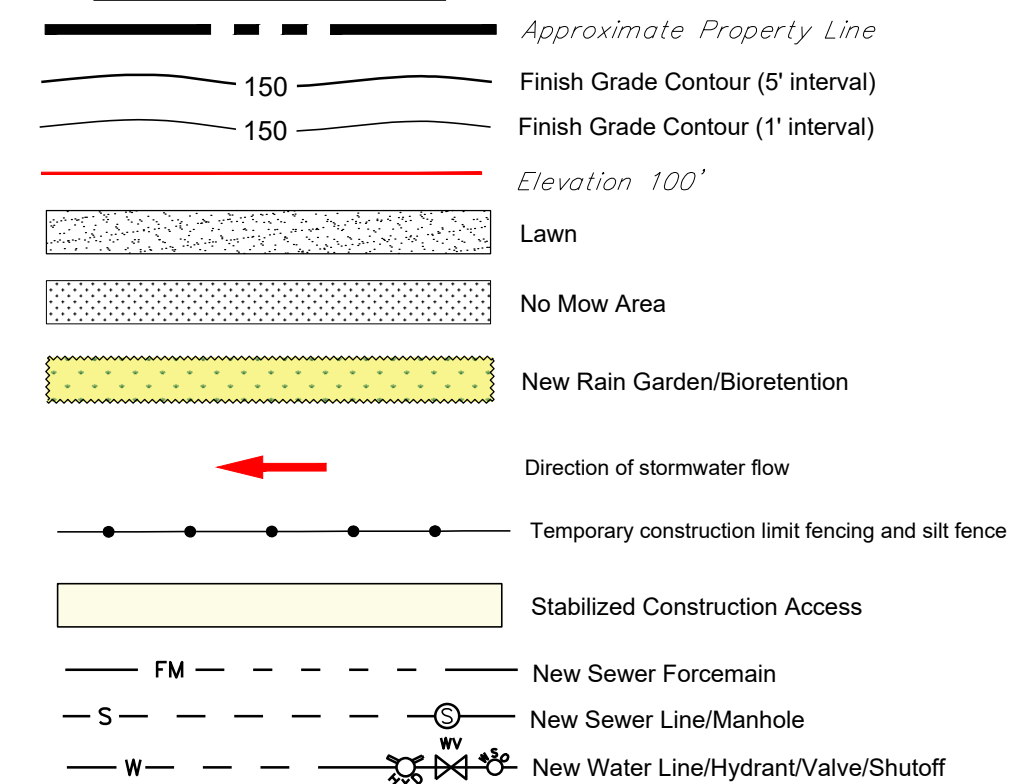
C-1.1



LOCATION MAP

SCALE: 1" = 2,000 FT

LEGEND



RAIN GARDEN/BIORETENTION STORMWATER BMP MAINTENANCE NOTES

MAINTENANCE: LONG TERM MAINTENANCE OF THE BIORETENTION IS ESSENTIAL TO ENSURE ITS EFFECTIVENESS.

- **INSPECTIONS:** AT LEAST ONCE A YEAR AND FOLLOWING MAJOR STORMS, THE BIORETENTION BASIN SHOULD BE INSPECTED FOR SAND ACCUMULATION AND DEBRIS THAT MAY REDUCE ITS CAPACITY.
- **SEDIMENT REMOVAL:** SEDIMENT BUILD-UP WITHIN THE BIORETENTION BASIN SHOULD BE REMOVED WHEN THE AMOUNT OF ACCUMULATED TO APPROXIMATELY 25% OF DESIGN VOLUME OR CHANNEL CAPACITY. DISPOSE OF THE SEDIMENTS APPROPRIATELY.
- **DEBRIS:** REMOVE DEBRIS SUCH AS LEAF LITTER, BRANCHES AND TREE GROWTH FROM THE BIORETENTION BASIN.
- **SNOW STORAGE:** DO NOT STORE SNOW WITHIN THE AREA OF THE BIORETENTION BASIN.

NOTES

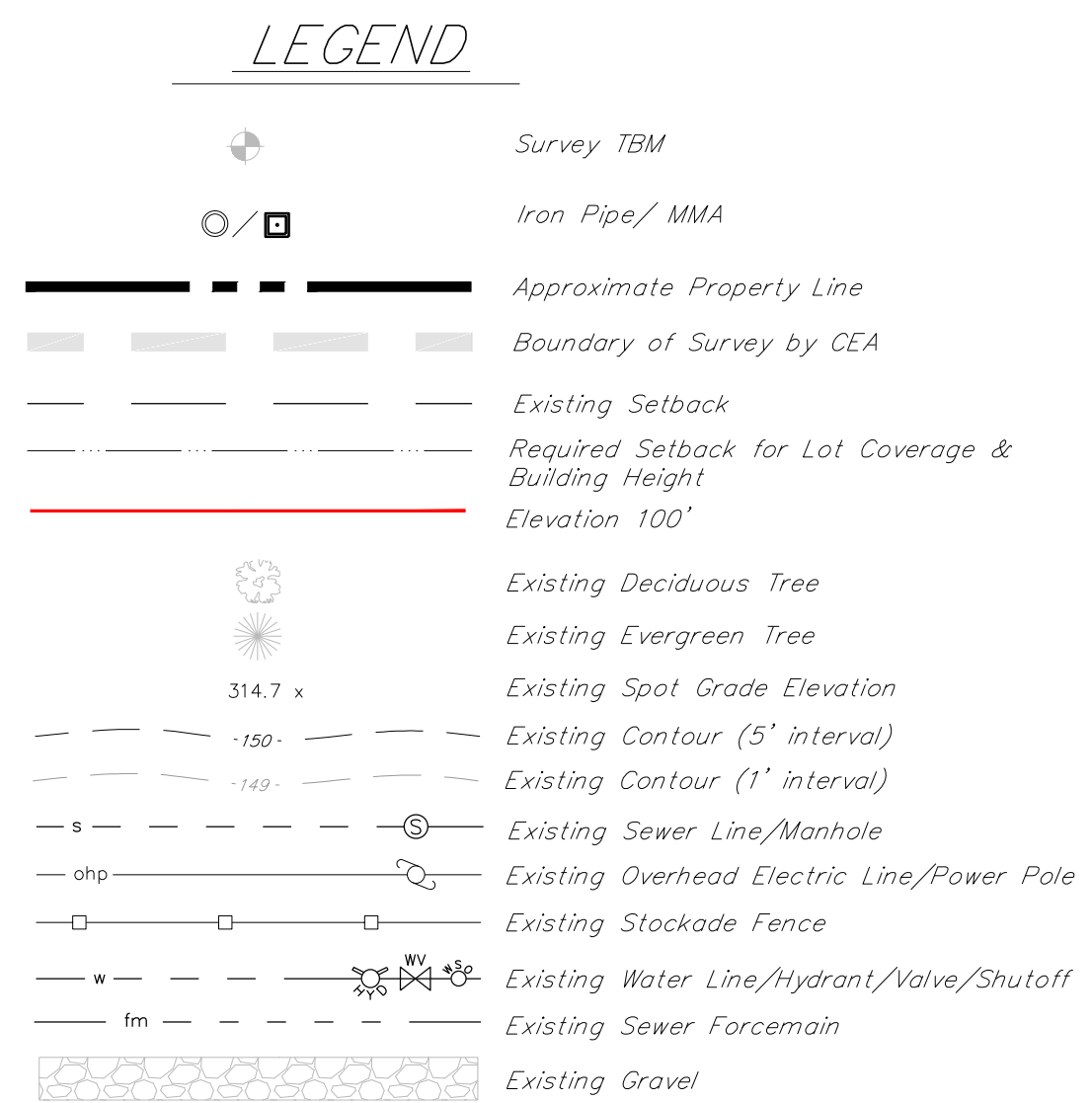
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EPSC NOTES

1. Contractor shall comply with the "Low Risk Site Handbook for Erosion Prevention and Sediment Control" (February 2020)
2. Contractor shall install a temporary stabilized construction entrance prior to construction and/or cleaning vehicle tires when leaving site to prevent sediment tracking onto roads.
3. Contractor shall sweep City streets daily or as needed to remove sediment transported from the project.
4. Contractor shall not park construction vehicles on City owned green space. Any green belt disturbance will be permanently stabilized with grass seed and erosion control matting.
5. Water from dewatering activities that flows off site must be clear. Turbid, or visibly discolored water must not be pumped into storm sewers. Discolored water must be pumped to a sediment filter bag, dirtBag or approved equal, in the location indicated on the plans or other area approved by the Engineer that is located away from exposed or disturbed soil.
6. 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 traveled 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 workday.
7. See Landscape Plans for landscaping schedule and details.
8. See Sheet C21 for EPSC Notes & Details. See Winter Construction Notes if construction occurs between Oct. 15th - Apr. 15th.



LOCATION MAP
SCALE: 1" = 2,000 FT



- NOTES**
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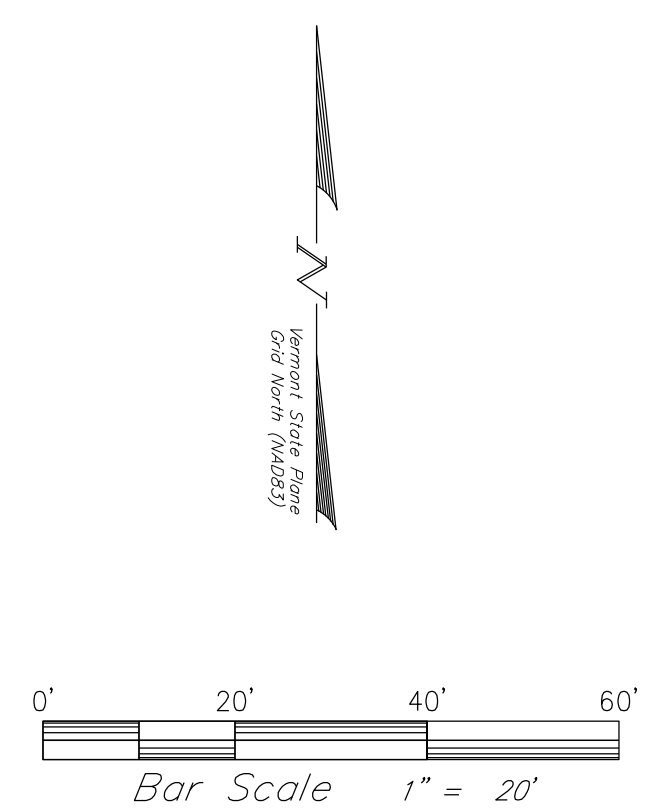
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Project:

506 Appletree Point

Project No.	24319
Scale	1"=20'
Drawn by	MNS
Checked by	SWH
Date	07/09/2025

Revisions		
No.	Date	Description
1	07/29/2025	Setbacks

Drawing Title
Existing Conditions Plan

Drawing No.
C-2.0

NOTES:

- Acceptable EPSC Measure details are provided below.
 - At a minimum, EPSC measures meet VT DEC Standards and Specifications for Erosion Prevention and Sediment Control or previously approved interchangeable practices.
 - Limits of disturbance (or "construction demarcation") shall be installed prior to any earth disturbing activities.
 - Barrier Tape/Rope: for use where proposed disturbance borders non-wooded, vegetated areas more than 100 ft from the nearest water resource (stream, brook, lake, pond, wetland, etc.). Barrier tape is high visibility fiber-glass tape, minimum 3" in width commonly used in ski areas for demarcating closed areas. Barrier tape and rope should be attached to stakes, at a minimum height of 4 ft from the ground.
-

NOTES:

- Minimum 1 to 2 rows of mesh barrier tape to be installed along construction perimeter.
- Each row of barrier tape to be 3" wide minimum.
- Barrier tape to be orange.
- Secure barrier tape to stakes or existing tree trunks with bottom row at 4' distance from ground surface (minimum).
- Maintain and replace as needed. Remove at completion of project per OSPC.
- In event the OSPC determines barrier tape is not sufficient, replace with orange construction fence or snow fence.

Typical Construction Limit Barrier

N.T.S.

PLANT GUIDE FOR STORMWATER BIORETENTION AREAS

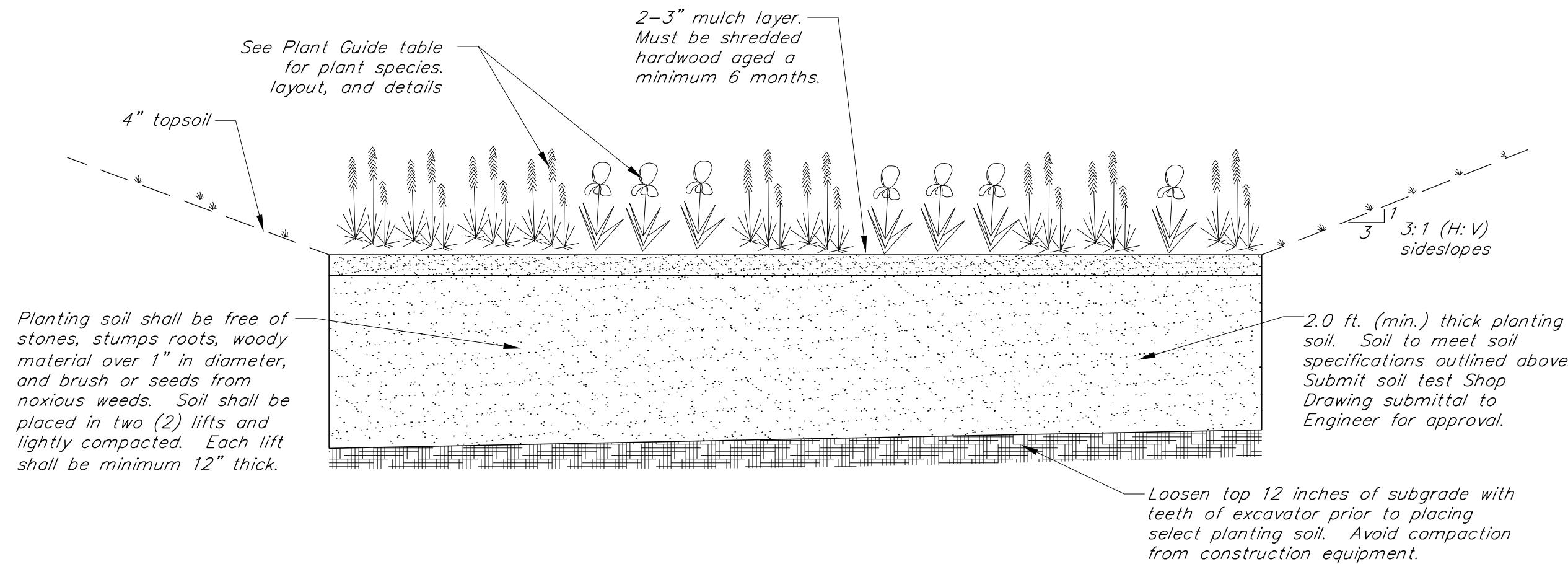
TREES	SHRUBS	HERBACEOUS SPECIES
Acer rubrum (Red Maple)	Hamamelis virginian (Witch Hazel)	Iris versicolor (Blue Flag)
Juniperus virginata (Eastern Red Cedar)	Ilex verticillata (Winterberry)	Lobelia cardinalis (Cardinal Flower)
Platanus occidentalis (Sycamore)	Viburnum dentatum (Arrowhead)	Rudbeckia laciniata (Cutleaf Coneflower)
Salix nigra (Black Willow)	Alnus serrulata (Brook-side Alder)	Scirpus cyperinus (Woolgrass)
Pinus rigida (Pitch Pine)	Cornus stolonifera (Redosier Dogwood)	Scirpus pungens (Three Square Bulrush)

- At least one tree shall be planted.
- Shrubs and herbaceous species shall be plant with a spacing of five feet on center for shrubs and 2.5 feet on center for herbaceous vegetation.
- At least 3 different species of herbaceous perennials and shrubs shall be used.

BIORETENTION SOIL CHARACTERISTICS

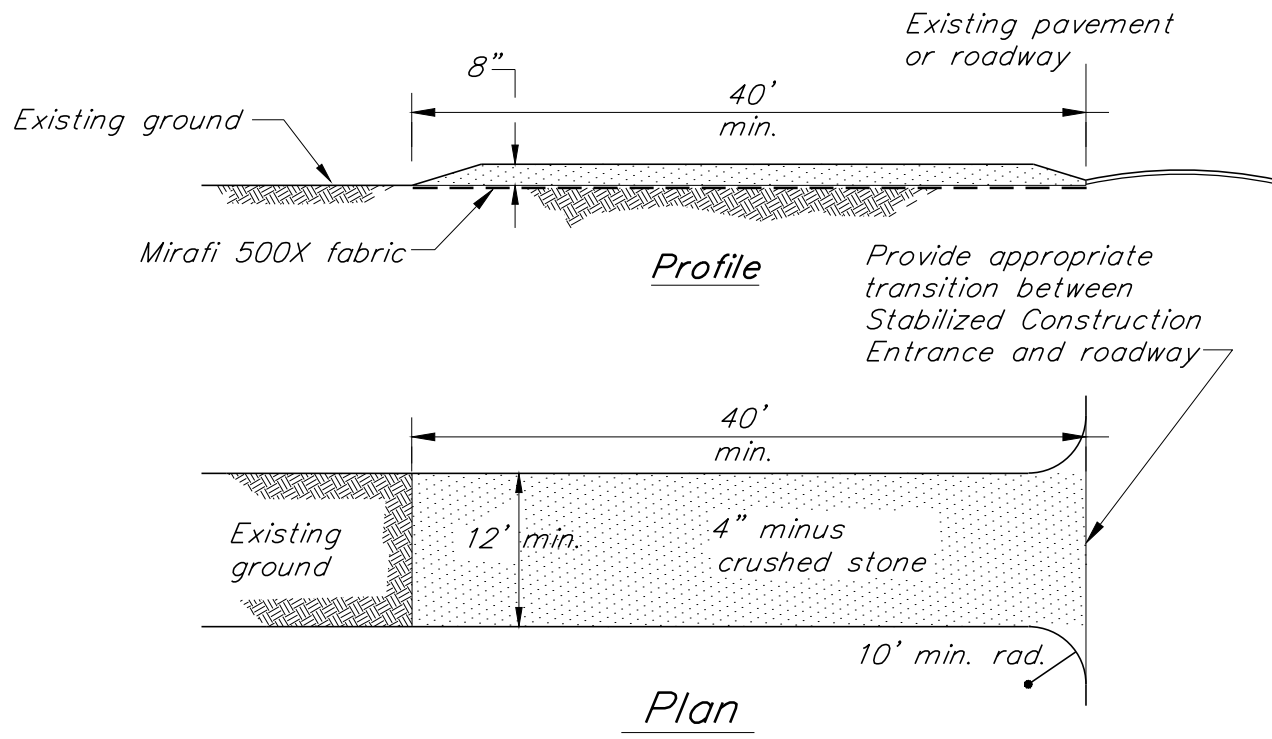
Parameter	Value
pH range	5.2 to 7.00
Organic matter	3% maximum by volume
Soil (loamy sand, sandy loam, or loam)	
Sand	85% to 88% passing by weight
Silt	5% to 12% passing by weight
Clay	0% to 2% passing by weight
Mulch	Bark Mulch – Submit sample for approval
Available Phosphorus	0.2%

A dense and vigorous vegetative cover shall be established over all pervious drainage areas upslope of the bioretention areas.



Rain Garden/Bioretention Planting Soil Bed Detail

N.T.S.



Note:

- Contractor shall be responsible for the installation, maintenance, and removal of a stabilized construction entrance at each construction entrance for the project. The Construction Stabilized Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site.
- Contractor to use Mirafi 500x under stone for temporary construction roads.
- Stabilized construction entrances shall be repaired when voids are 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone.

Temporary Stabilized Construction Entrance & Staging Areas

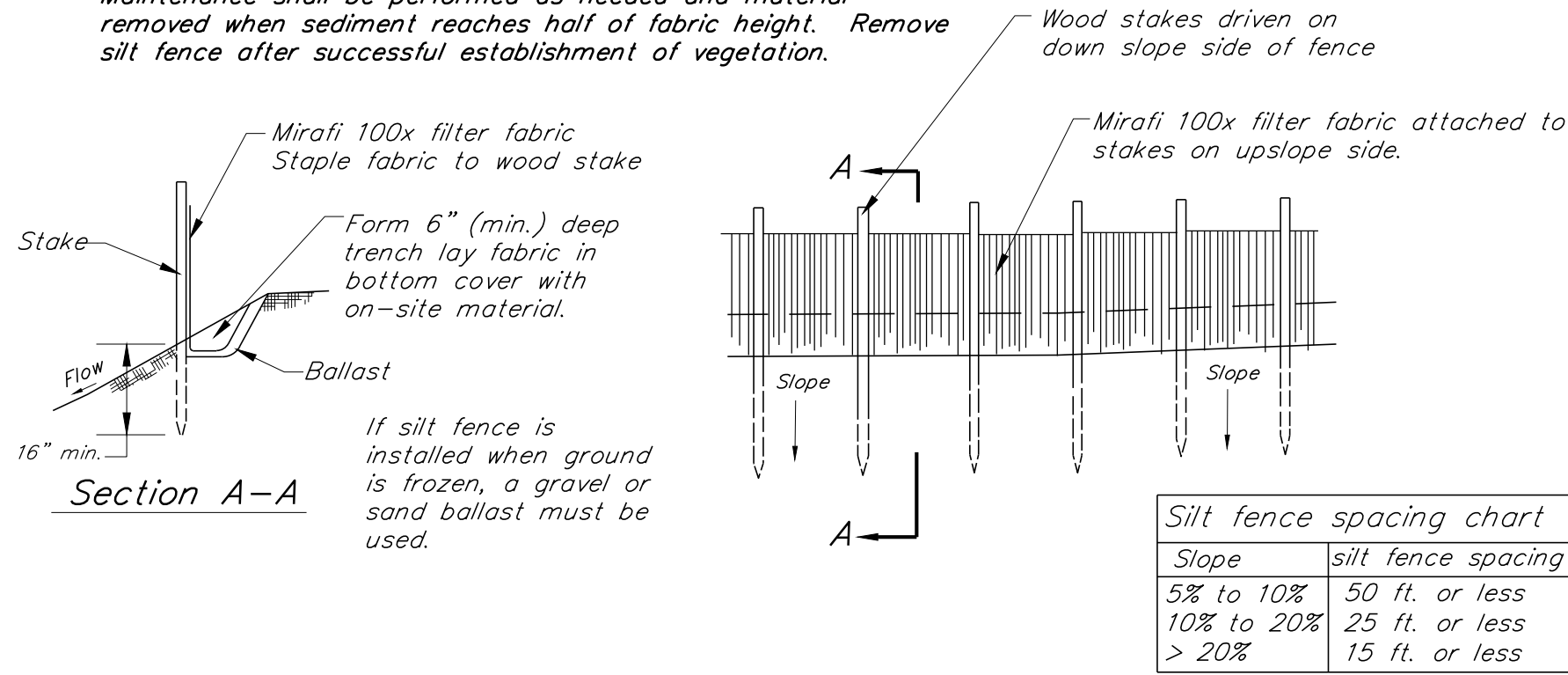
N.T.S.

Straw wattles may be used as as substitute for silt fence for areas approved by the Engineer.

NOTE:

Contractor shall be responsible for the installation, maintenance, and removal of silt fence in all locations shown on the plans.

Maintenance shall be performed as needed and material removed when sediment reaches half of fabric height. Remove silt fence after successful establishment of vegetation.



Typical Temporary Silt Fence

N.T.S.

General Grading and Site Work Notes

- All area disturbed and all areas within the clearing limits shall be graded and covered with a minimum of 4" of loam topsoil. The areas to be loamed shall be free and clear of roots, waste material and other deleterious material. Topsoil shall be spread and lightly compacted to a depth of 4". Topsoil shall be approved by the engineer. All side slopes are to be loamed.
- All turf establishment shall be in accordance with Section 651 of the VT standard specifications 2018 and the town's specifications. Mulching shall follow seeding by no more than 24 hours.
- All cut slopes shall be no steeper than 2.0h on 1.0v. All fill slopes shall be no steeper than 2.0h on 1.0v.
- The Contractor shall not disturb any ground between October 15th between April 15th Winter months, unless approved by the Engineer.
- Temporary silt fence shall be erected prior to any clearing or construction. Fencing may be erected in phases, but in no case shall ground disturbance proceed fencing. Special areas may be designated by the owner for preservation of existing trees. These areas shall be the Contractor's responsibility to insure no damage is done to designated trees.
- Existing plantings are located in general areas as shown on this plan. Contractor shall protect plantings so as not to damage these or their root systems.

WINTER EROSION PREVENTION & SEDIMENT CONTROL REQUIREMENTS

(October 15th – April 15th)

- For areas to be stabilized with vegetative cover, seeding or hydroseeding shall be completed no later than September 15th to ensure adequate growth and cover.
- If seeding is not completed by September 15th, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes the use of rolled Erosion Control Matting or netting of a heavy mulch layer.
- Where mulch is used for temporary stabilization it must be applied at double the standard rate, or a minimum of 3 inches with an 80%-90% cover.
- Stabilized Construction Entrances shall be enlarged to provide for snow stockpiling.
- Limits of disturbance shall be moved or replaced to reflect any revised boundaries of winter work.
- A snow management plan shall be prepared with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of stormwater treatment structures.
- A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
- Drainage structures must be kept open and free of snow and ice dams.
- Silt fence and other sediment control practices requiring earth disturbance must be installed ahead of frozen ground.
- To ensure cover of disturbed soil in advance of a melt event, areas of disturbed soil must be stabilized at the end of each work day with the following exceptions:
 - If no precipitation within 24 hours is forecast and work will resume in the same disturbed area within 24 hours, daily stabilization is not necessary.
 - Disturbed areas that collect and retain runoff, such as house foundation or open utility trenches.
- Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
- Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10–20 feet wide to accommodate vehicular traffic.

KOERPER PROPERTY

506 Appletree Point
Burlington, Vermont



STAMP:

Project:

506 Appletree Point

Project No.	24319
Scale	1"=20'
Drawn by	MNS
Checked by	SWH
Date	07/09/2025

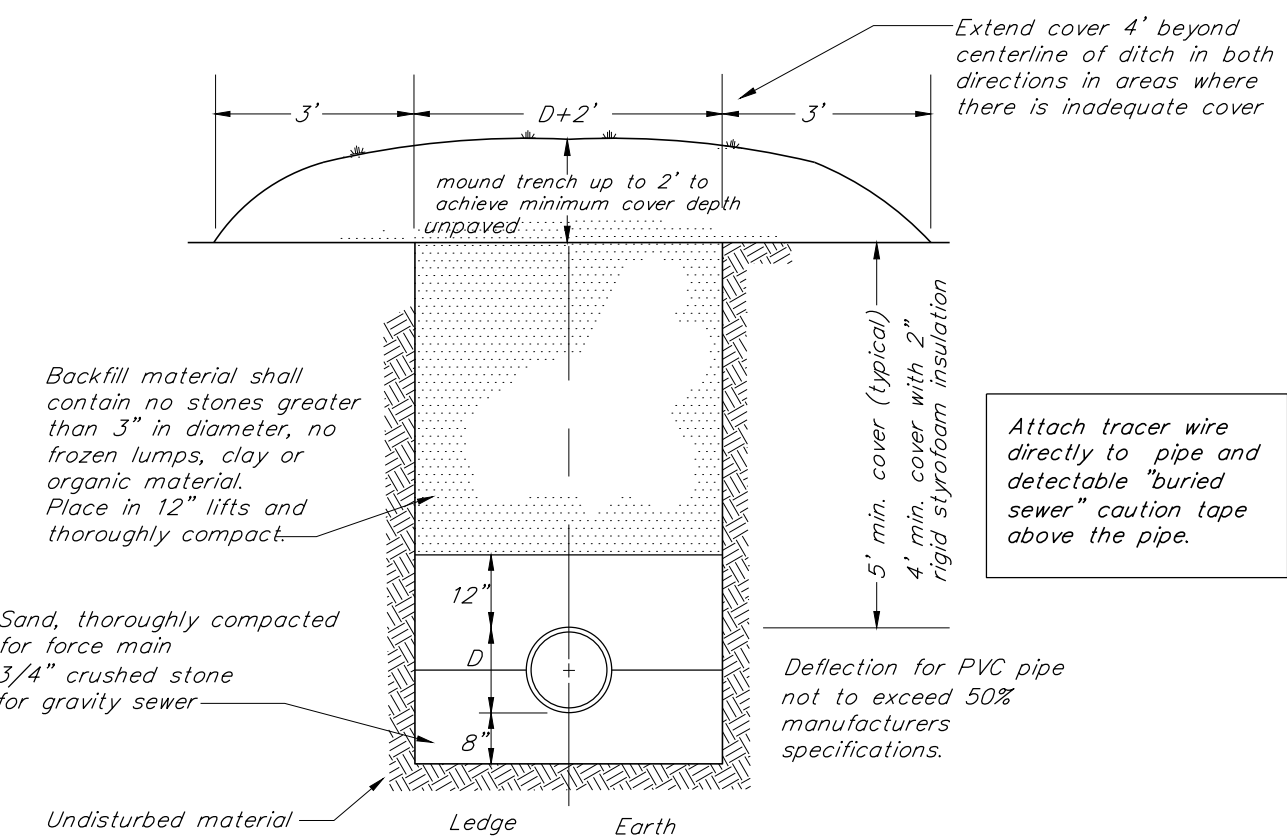
Revisions	No.	Date	Description

Drawing Title

Stormwater Details

Drawing No.

C-3.0



Force Main Trench Detail

N.T.S.

Force Main Pressure/Leakage Test

Upon completion of construction of a force main, the line shall be pressure and leakage tested in accordance with the following procedure.

Pressure Test

After the pipe has been laid, all newly laid pipe or any valved section thereof shall be subjected to a hydrostatic pressure of at least 1.5 x the highest working pressure in the section.

Test Pressure Restrictions. Test pressures shall:

1. Not to be less than 50 psi at the highest point along the test section.
2. Not exceed pipe or thrust restraint design pressures.
3. Be of at least 2 hour duration.
4. Not vary by more than 5 psi.
5. Not exceed twice the rated pressure of the valves when the pressure boundary of the test section includes closed gate valves.

Pressurization. Each valved section of pipe shall be filled with water slowly and the specified test pressure, based on the elevation of the lowest point of the line or section under test and corrected to the elevation of the test gauge, shall be applied by means of a pump connected to the pipe.

Air Removal. Before applying the specified test pressure, air shall be expelled completely from the pipe and valves.

Examination. All exposed pipe, fittings, valves, and joints shall be examined carefully during the test. Any damaged or defective pipe, fittings, or valves, that are discovered following the pressure test shall be repaired or replaced with sound material and the test shall be repeated.

Leakage Test

A leakage test shall be conducted concurrently with the pressure test.

Leakage Defined. Leakage shall be defined as the quantity of water that must be supplied into the newly laid pipe, or any valved section thereof, to maintain pressure within 5 psi of the specified test pressure after the air in the pipeline has been expelled and the pipe has been filled with water.

Allowable Leakage. No pipe installation will be accepted if leakage is greater than that determined by the following formula:

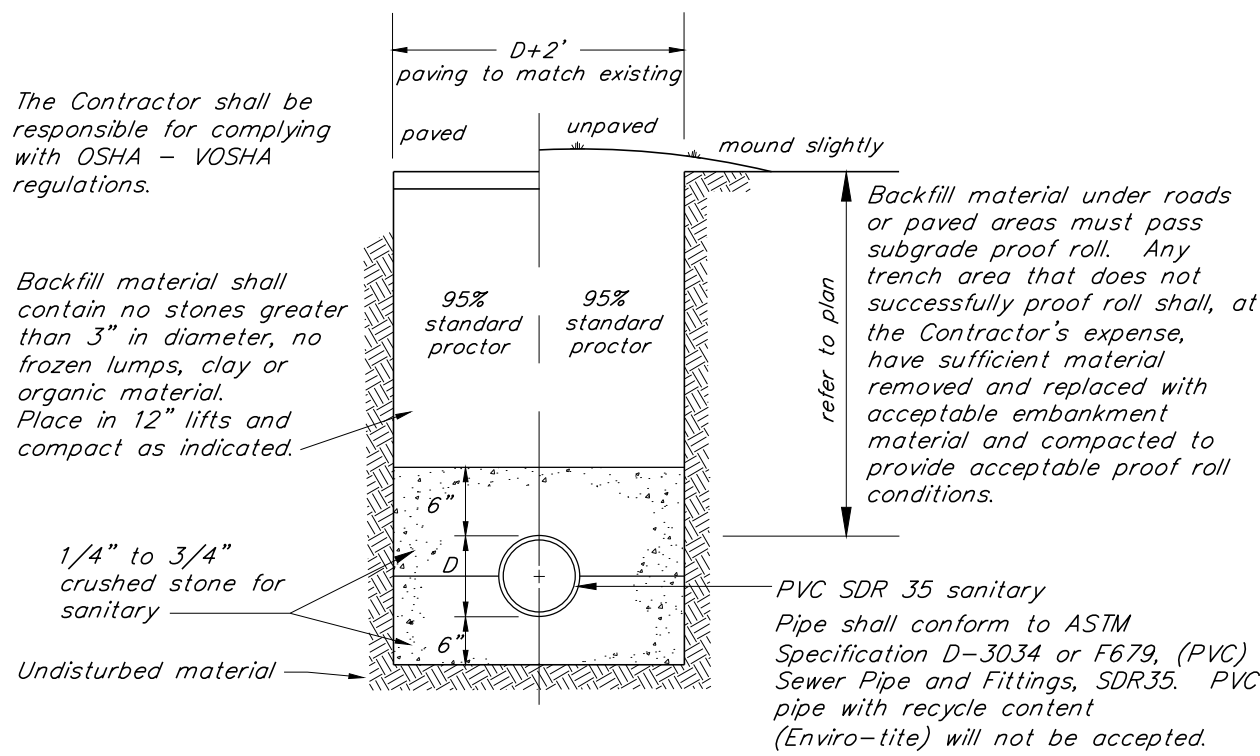
$$L = \frac{N \cdot D \cdot \sqrt{P}}{7400}$$

L is the allowable leakage, in gallons per hour; N is the number of joints in the length of pipeline tested; D is the nominal diameter of the pipe, in inches; and P is the average test pressure during the leakage test, in pounds per square inch gage.

Sections which fail the pressure/leakage test shall be repaired and retested by the contractor at no additional expense to the owner.

General Notes

1. The Contractor shall be responsible for the complete systems as shown and detailed.
2. The location of underground utilities is not warranted to be exact or complete. All blasting, off-site backfill, sheeting and shoring, dewatering, clearing and grubbing, erosion control, dust control, traffic control, grading and landscaping and all other incidentals shall be included as part of the required work.
3. Repair of all disturbed areas, grading, seeding, mulching, repair of roads and curbs, paving and other incidentals are included as part of the required work.
4. The methods and materials of construction shall conform to the Environmental Protection Rule specifications and shall be in conformance with all permits and approvals issued for this project.



PVC SDR 35 pipe shall not be installed when the temperature drops below 32° F or goes above 100° F unless prior approval is obtained from the Engineer. Extra care is required when handling PVC pipe during cold weather. PVC pipe shall not be stored outside and exposed to prolonged periods of sunlight as pipe discoloration and reduction in pipe impact strength will occur. If PVC pipe is to be stored on site for 1 month or longer it shall be covered with canvas or other opaque material.

Typical Sanitary Trench Detail

Design Criteria

The wastewater disposal system is designed for domestic sanitary waste for 2, 3-bedroom home

Design Q = (3 bedrooms * 140 gal/day) = 420 gal/day

Total Design Q = 420 gal/day

Use 4.67' x 7.16' Pump Station with simplex pump

Volume of wetwell per foot = 250 gals/foot

4 pump cycles per day

Volume of pump cycles = 420 gals/4 cycles = 105 gals/cycle

Height of pump cycle = (105 gals)/(250 gals/foot) = 0.42 feet (5")

Minimum volume of emergency storage = 420 gal (volume for 1 day)

Emergency storage will be in wetwell

Height of emergency storage = 420 gals/(250 gals/foot) = 1.68 feet (20")

Submersible Pump – Contractor shall submit pump specifications to Engineer for approval.

System Curve

Flow	HEAD	Force main velocity
30 gpm	40 ft.	2.6 ft/sec
40 gpm	53 ft.	3.5 ft/sec
50 gpm	70 ft.	4.3 ft/sec
60 gpm	90 ft.	5.2 ft/sec

* OPERATING POINT

Pump Station Notes

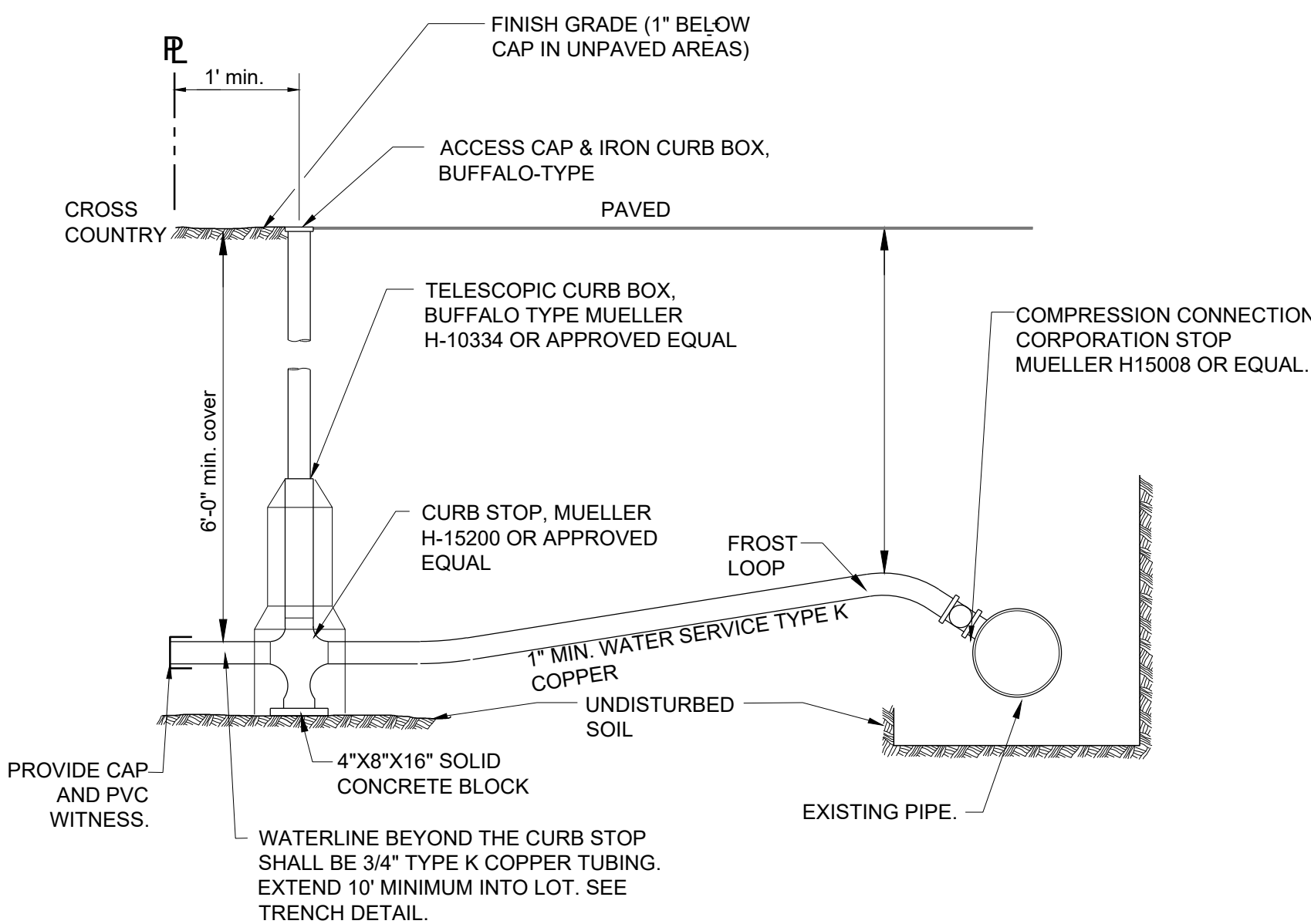
1. The Contractor shall test the pump station wetwell for watertightness prior to backfill. The leakage test shall conform to the State of Vermont Environmental Protection Regulations Appendix A-1. This test shall be witnessed by the Engineer and shall be performed as follows:

After the structure has been assembled in place, all lifting holes and exterior joints shall be filled and pointed with an approved non-shrinking mortar. All pipes and other openings into the structure shall be suitably plugged and the plugs placed to prevent blowout.

Each structure shall be checked for infiltration by filling with water to the top of the cone section. A stabilization period of one hour shall be provided to allow for absorption. At the end of this period, the structure shall be refilled to the top of the cone, if necessary, and the measuring time of at least six hours begun. At the end of the test period, the structure shall be refilled to the top of the cone measuring the volume of water added. This amount shall be converted to a 24 hour rate and the leakage determined on the basis of depth. The leakage for each structure shall not exceed one gallon per vertical foot for a 24 hour period for infiltration and there shall be no visible infiltration.

If the structure fails the test it shall be thoroughly cleaned and resealed, from the outside, and retested at the Contractors expense.

2. All penetrations and joints on tank shall have watertight seals.
3. The Contractor shall provide all necessary unions, fittings, etc. for easy pump removal.
4. The pump station shall include all the necessary controls, switches, fittings and appurtenances to make the station complete.
5. The Contractor shall provide an audible and flashing alarm and fused disconnect switch. All necessary cable and wiring shall be supplied by the Contractor.
6. The Contractor shall use Schedule 80 PVC with solvent weld joints for all piping inside pump station.
7. See basis of design information for pump specifications.
8. All electrical equipment shall comply with the National Electric Code and other applicable codes.
9. Any modifications to pump station design or location must be approved by the Engineer.



NO VALVES, HYDRANTS, CURB STOPS ETC. SHALL BE OPERATED WITHOUT PRIOR APPROVAL BY THE MUNICIPALITY. ALL TAPS LARGER THAN 3/4" REQUIRE THE USE OF BRONZE SADDLES. ALL BRASS UNIONS AND ADAPTERS SHALL BE MUELLER.

TAP MAY BE MADE DIRECTLY TO DUCTILE IRON PIPE.

ALL BRASS UNIONS AND ADAPTERS SHALL BE MUELLER, OR EQUAL.

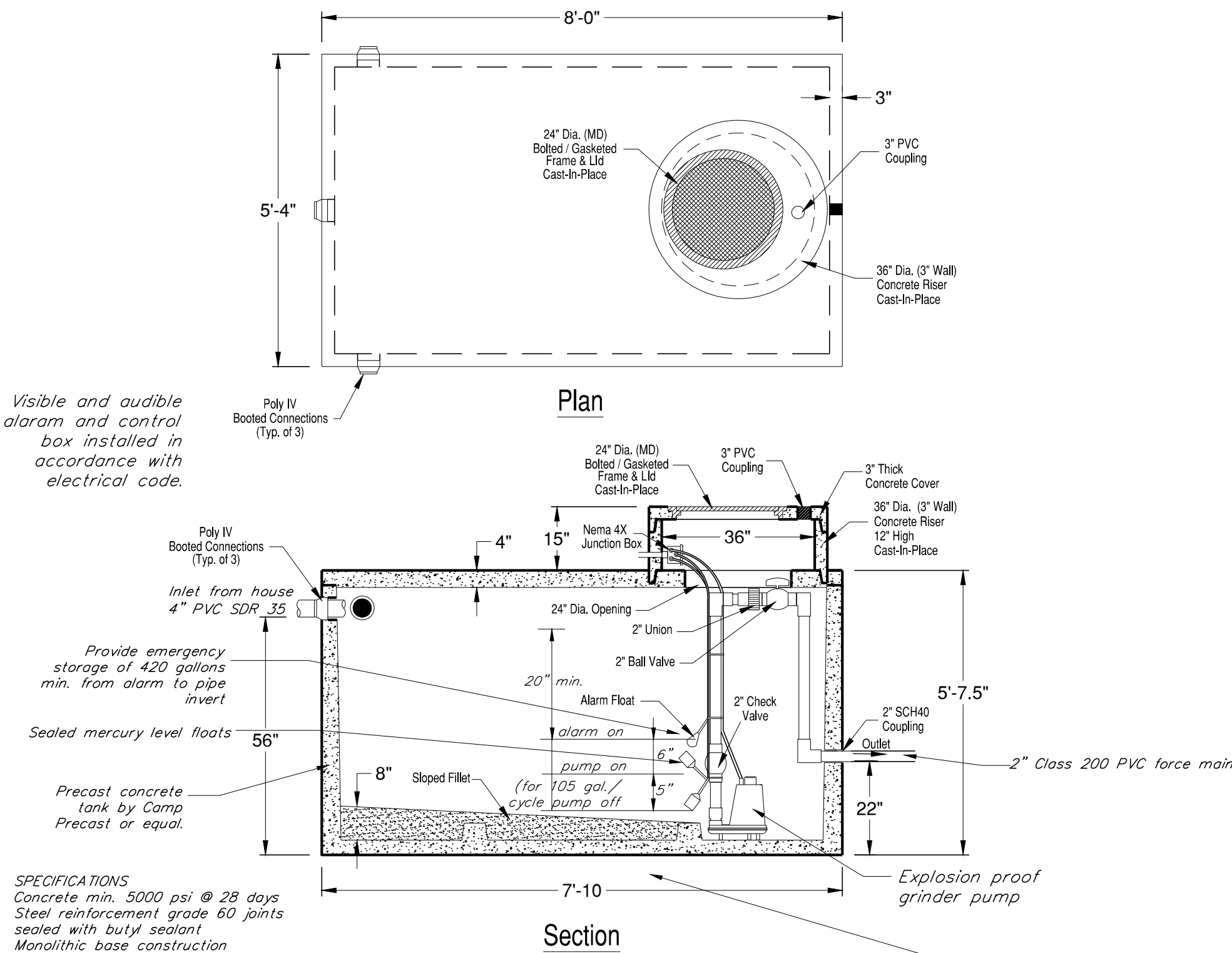
THE CONTRACTOR SHALL NOT INSTALL CURB BOX IN SIDEWALK OR PAVEMENT.

SUBMIT SHOP DRAWINGS TO ENGINEER FOR ALL COMPONENTS OF THE WATER SYSTEM.

SEE WATER TRENCH DETAIL FOR BEDDING REQUIREMENTS

WATER SERVICE DETAIL

N.T.S.

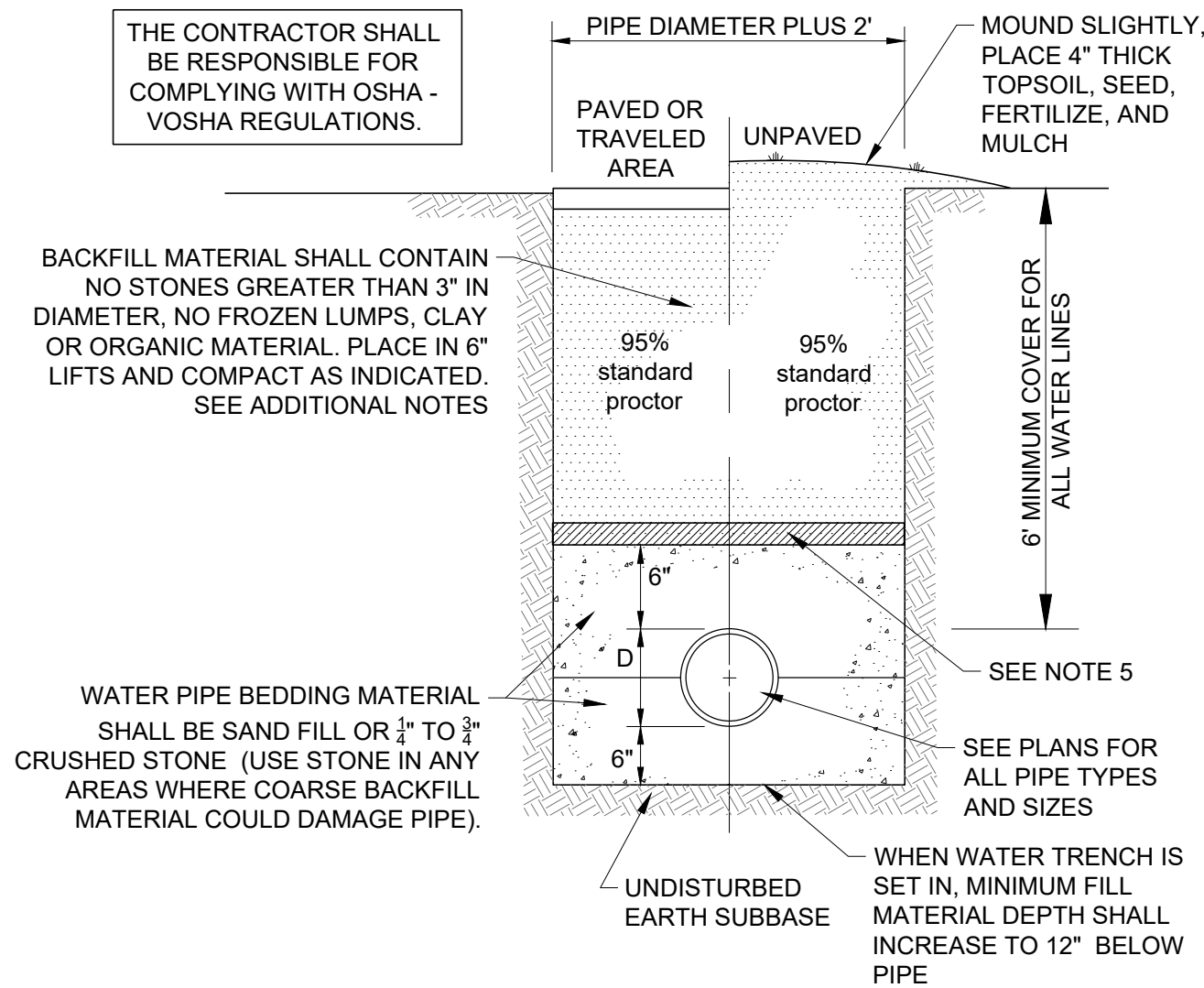


1,000 Gallon Pump Station

not to scale

Notes:

1. Plans for the pump station shall be approved by the Engineer prior to construction.
2. The submersible pump shall be assembled and tested at the factory.
3. The Contractor shall provide the design for floatation prevention, approved by the Engineer, prior to construction.
4. The station shall include all necessary controls, switches, fittings, power service, and supply all appurtenances necessary to make the station complete and operable.
5. All electrical equipment shall comply with National Electrical Code requirements and all City of Burlington codes.



NOTES

1. THE CONTRACTOR SHALL KEEP THE TRENCH ENTIRELY FREE OF WATER AT ALL TIMES UNTIL THE WORK IS COMPLETE AND READY FOR BACKFILLING.
2. THE SIDES OF THE TRENCHES SHALL BE SHEETED OR SLOPED TO THE ANGLE OF REPOSE IF THE TRENCH IS 4' OR MORE IN DEPTH.
3. BACKFILL TRENCH IN 6" LIFTS AND COMPACT EACH LIFT TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698 STANDARD PROCTOR.
4. BACKFILL SHALL HAVE NO STONES LARGER THAN 1.5-INCHES IN DIAMETER.
5. SEE DETAIL WATERLINE PIPE INSULATION REQUIREMENTS.
6. ALL WORK SHALL CONFORM TO THESE SPECIFICATIONS AND PLANS UNLESS OTHERWISE SPECIFIED.
7. INSTALL A CONTINUOUS SHEATHED SOLID CONDUCTOR COPPER TRACER WIRE OVER PIPE. THE WIRE SHALL BEGIN IN A TEST BOX ADJACENT TO ONE HYDRANT AND RUN TO A TEST BOX ADJACENT TO THE NEXT HYDRANT.

WATER TRENCH DETAIL

N.T.S.

KOERPER PROPERTY

506 Appletree Point
Burlington, Vermont

PLURAL
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164 Main Street, Suite 201
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STAMP:

Project:

506 Appletree Point

Project No. 24319
Scale N.T.S.
Drawn by MNS
Checked by SWH
Date 07/09/2025

Revisions	No.	Date	Description

Drawing Title

Civil Details

Drawing No.

C-4.0

LIGHTING SCHEDULE

LABEL	SYM.	QTY.	NAME	MANUFACTURER	MODEL NO.	LAMP	WATTS	FINISH	DESCRIPTION
A	☐	10	SCONCE	X	X	LED	X	X	BUILDING-MOUNTED LIGHT AT DOORS.
D	💧	1	NITE STAR	B-K LIGHTING	NS-LED-e22-WFL-A5-BLP-12-360SL	LED	8 W	BLACK	TO PROVIDE MOONLIGHT EFFECT. (TREE STRAP REQUIRED)
P	⊙	8	GLOW STAR	B-K LIGHTING	GL-LED-e64-A9-BLP-K-6"-PP12	LED	7 W	BLACK	TO PROVIDE LIGHT ALONG WALKWAYS / IN PLANTING.
S	⊕	7	SOFFIT	X	X	LED	X	X	SET IN CEILING OF ENTRY PORCH AND CONNECTOR.

- NOTES:
- SEE LIGHTING CUT SHEETS FOR ORDERING AND INSTALLATION INFORMATION.
 - LANDSCAPE LIGHTING TO BE ZONED WITH FINAL APPROVAL BY OWNER.
 - ALL ZONES TO BE CONTROLLED BY ONE SWITCH PER ZONE.
 - ALL ZONES TO BE FULLY DIMMABLE.
 - ALL ZONES TO BE COMPATIBLE WITH REMOTE CONTROL AND TIMER CONTROL.

GENERAL NOTES

- Contractor is responsible for all damage due to his operations inside and outside the contract limit line.
- Contractor is responsible for checking spot elevations and verifying proposed grades by providing grade stakes. Grades must be approved by Landscape Architect prior to proceeding.
- Contractor shall blend new work smoothly with existing grades at contract limit line and/or limit of construction line.
- Contractor to verify that subgrades are 6 inches below finished grade prior to spreading top soil for seeded areas.
- All walks shall have 2% cross pitch, and all step treads and wall caps shall have 1% cross pitch unless otherwise noted.
- Light fixture locations may be field adjusted with prior Landscape Architect approval.
- Walkway layout to be approved by Landscape Architect prior to construction.
- Site furniture and wall locations to be verified by Landscape Architect prior to installation.
- General Contractor is responsible for all erosion control measures during construction.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- Base survey prepared by Civil Engineering Associates, Inc., 04/2024.

PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

ISSUED
FOR PERMIT

NO.	DESCRIPTION	DATE
1	REVISED PER STAFF COMMENTS	07.25.2025
2	REVISED SETBACKS	07.29.2025

KOERPER
RESIDENCE

506 APPLTREE POINT ROAD
BURLINGTON VT 05401

LANDSCAPE PLAN

JOB NO. 23-422
SCALE: 1"=10'-0"
DRAWN BY: CS
DATE: 07.10.2025

L000

PLANT SCHEDULE				
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS				
CA	18	Clethra alnifolia	SUMMERSWEET	5 GAL.
RA	36	Rhus aromatica 'Gro-Low'	LOW-GROW SUMAC	3 GAL.
PERENNIALS AND ORNAMENTAL GRASSES				
AD	29	Aranthus dioicos	GOATSBEBARD	#2
CS	42	Carex stricta	TUSsock SEDGE	#1
DP	54	Demissaedtia punctilobula	HAY-SCENTED FERN	#1

TREES EQUAL TO OR GREATER THAN 6" DBH TO BE REMOVED		(LINES W/ STRIKE-THROUGH) TREES SMALLER THAN 6" DBH - SURVEYED BUT NOT CONSIDERED IN CALCULATIONS	
PNT #	DESCRIPTION	PNT #	DESCRIPTION
7	OAK 38	1209	HEMLOCK 4
13	HEMLOCK 14	1210	PINE 10
1029	HEMLOCK 24	1211	HEMLOCK 10
1030	DECID 10	1212	HEMLOCK 12
1031	HEMLOCK 18	1213	HEMLOCK 4
1032	ASH 16	1214	HEMLOCK 12
1033	HEMLOCK 16	1215	HEMLOCK 2
1034	HEMLOCK 14	1216	HEMLOCK 4
1035	HEMLOCK 30	1217	CEDAR 8
1036	2 BOWL OAK 14 16	1218	PINE 10
1037	TB/HEMLOCK 16	1219	CEDAR 6
1038	2 BOWL OAK 12 8	1220	HEMLOCK 6
1039	OAK 14	1221	HEMLOCK 10
1040	OAK 12	1222	HEMLOCK 12
1041	OAK 14	1223	HEMLOCK 10
1042	OAK 12	1224	HEMLOCK 12
1043	OAK 10	1225	HEMLOCK 1
1044	MAPLE 12	1226	HEMLOCK 6
1045	OAK 12	1227	HEMLOCK 2
1046	OAK 14	1228	HEMLOCK 2
1047	ASH 14	1229	HEMLOCK 1
1048	DECID 6	1230	PINE 10
1049	DECID 4	1231	HEMLOCK 10
1050	DECID 6	1232	HEMLOCK 12
1051	OAK 14	1233	PINE 12
1052	DECID 6	1234	HEMLOCK 16
1053	HEMLOCK 18	1235	HEMLOCK 2
1054	OAK 26	1236	HEMLOCK 12
1055	DECID 6	1237	HEMLOCK 8
1056	OAK 14	1238	HEMLOCK 10AK 10
1057	OAK 14	1239	HEMLOCK 1
1058	OAK 12	1240	HEMLOCK 1
1059	CEDAR 8 DD	1241	HEMLOCK 2
1060	HEMLOCK 20	1242	CEDAR 2
1061	DECID 4	1243	CEDAR 4
1062	PINE 14	1244	CEDAR 2
1063	OAK 10	1263	CEDAR 6
1064	DECID 4	1264	CEDAR 8
1065	DECID 4	1265	CEDAR 10
1066	DECID 6	1266	CEDAR 8
1067	ASH 16	1267	MAPLE 24
1068	ASH 16	1270	CEDAR 10
1069	DECID 4	1272	CEDAR 2
1070	DECID 4	1273	MAPLE 2
1071	OAK 10	1274	CEDAR 6
1072	OAK 10	1275	HEMLOCK 12
1073	OAK 26	1276	HEMLOCK 16
1074	OAK 14	1277	PINE 14
1075	DECID 6	1278	PINE 16
1117	BEECH 4	1279	CEDAR 10
1118	MAPLE 8	1311	CEDAR 2
1119	ASH 8	1312	CEDAR 2
1120	HOPHORNBEAM 8	1313	HEMLOCK 10
1121	DECID 4	1314	PINE 8 TD
1122	ASH 8 DD	1315	HEMLOCK 10
1123	ASH 12	1316	CEDAR 4
1124	DECID 4	1317	PINE 10
1125	BEECH 12	1318	PINE 12
1126	HEMLOCK 26	1319	CEDAR 4
1127	OAK 14	1320	HEMLOCK 6
1128	HEMLOCK 20	1321	PINE 10
1130	OAK 18	1322	OAK 22
1131	DECID 4	1323	CEDAR 1 DECID 1
1132	OAK 18	1324	CEDAR 2
1133	DECID 2	1325	CEDAR 1
1134	DECID 4	1326	CEDAR 2
1140	OAK 6	1327	PINE 12
1144	HEMLOCK 24	1328	CEDAR 4
1147	CEDAR 8	1329	CEDAR 4
1148	CEDAR 4	1330	DECID 1
1149	CEDAR 8	1331	DECID 2
1150	CEDAR 12	1332	CEDAR 4
1151	MAPLE 12	1345	HEMLOCK 16
1153	HEMLOCK 18	1346	CEDAR 6
1154	HEMLOCK 20	1348	SPIKE OAK
1155	CEDAR 10	1350	HEMLOCK 18/TB
1156	CEDAR 6	1352	CEDAR 4/TB
1157	CEDAR 6	1353	3 BOWL CEDAR 6/TB
1158	CEDAR 4	1357	CEDAR 4
1159	CEDAR 2	1358	CEDAR 8
1160	OAK 22	1359	CEDAR 4
1161	ASH 16	1361	PINE 14
1162	HEMLOCK 20	1362	DECID 8
1163	ASH 14	1363	BEECH 2
1164	ASH 20	1364	CEDAR 4
1165	DECID 6	1365	BEECH 1
1166	DECID 6	1366	CEDAR 4
1167	HEMLOCK 16	1367	MAPLE CEDAR 2 6
1168	DECID 6	1368	CEDAR 2
1169	DECID 6	1369	CEDAR 16
1170	HEMLOCK 18	1370	CEDAR 4
1171	DECID 4	1371	CEDAR 14
1172	DECID 2	1372	CEDAR 2
1174	BEECH 18	1373	CEDAR 4
1176	DECID 2	1374	CEDAR 4
1180	HEMLOCK 24	1376	OAK 34
1182	HEMLOCK 18	1384	DECID 6
1183	HEMLOCK 24	1385	OAK 36
1186	HEMLOCK 18	1386	CEDAR 4 DD
1194	DECID 1	1387	CEDAR 12
1196	DECID 2	1389	CEDAR 6
1198	CHERRY 4	1390	HEMLOCK 14
1204	DECID 8 DD	1391	HEMLOCK 14
1206	HEMLOCK 4	10003	BEECH 6



ISSUED
FOR PERMIT

NO.	DESCRIPTION	DATE
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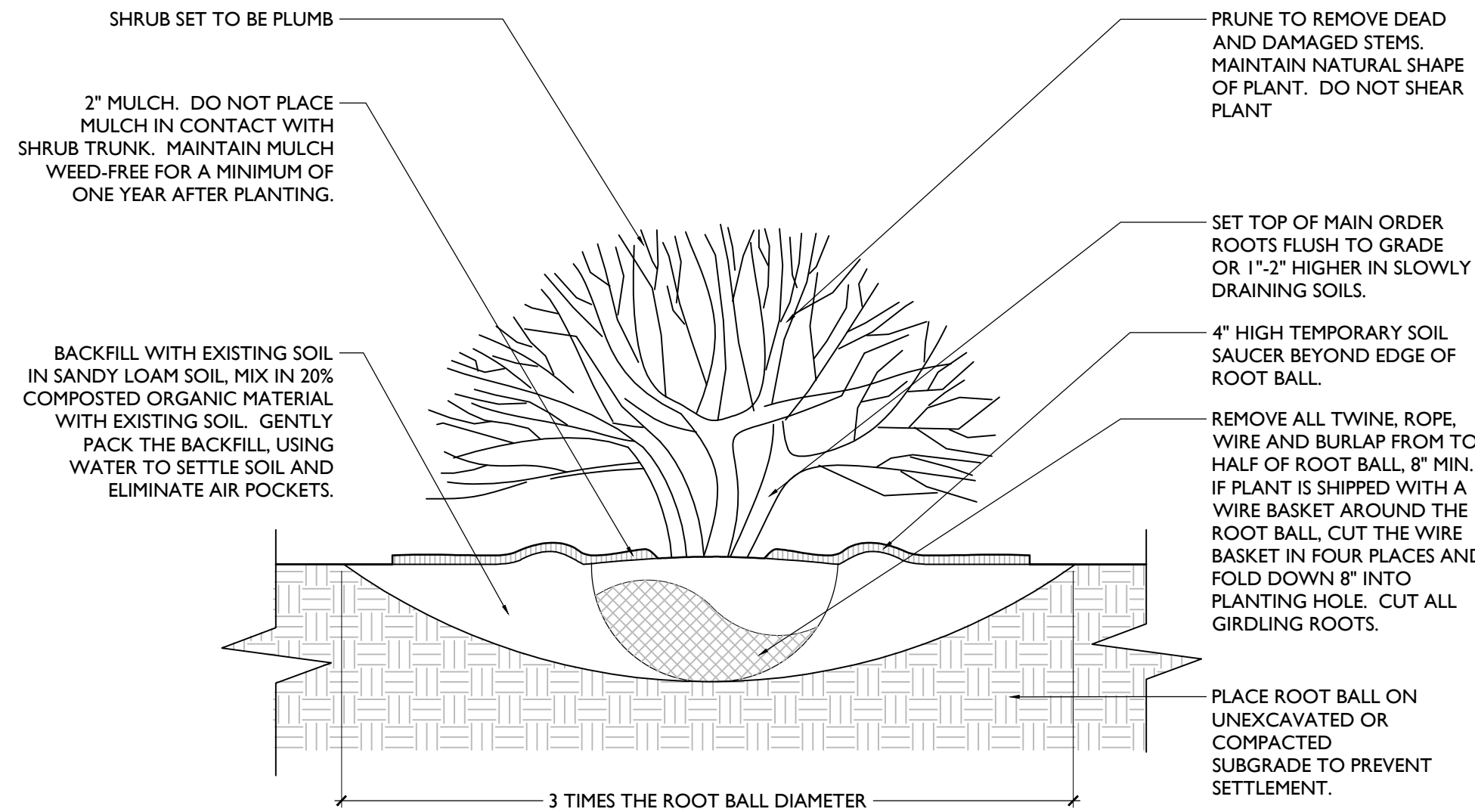
KOERPER RESIDENCE

506 APPLETREE POINT ROAD
BURLINGTON VT 05401

SELECTIVE TREE CUTTING PLAN

JOB NO. 23-422
SCALE: 1/16" = 1'-0"
DRAWN BY: CS
DATE: 07.11.2025

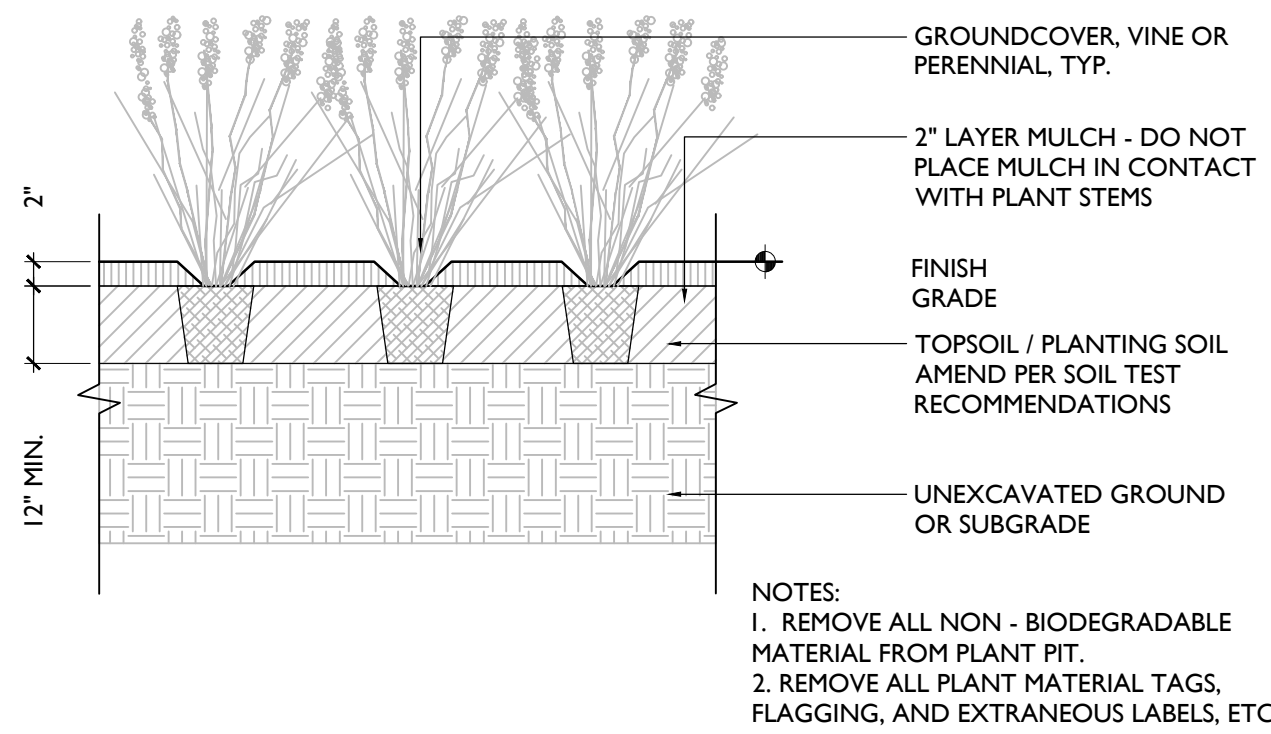
L001



NOTES:
1. REMOVE ALL NON - BIODEGRADABLE MATERIAL FROM PLANT PIT.
2. REMOVE ALL PLANT MATERIAL TAGS, FLAGGING, AND EXTRANEOUS LABELS, ETC.

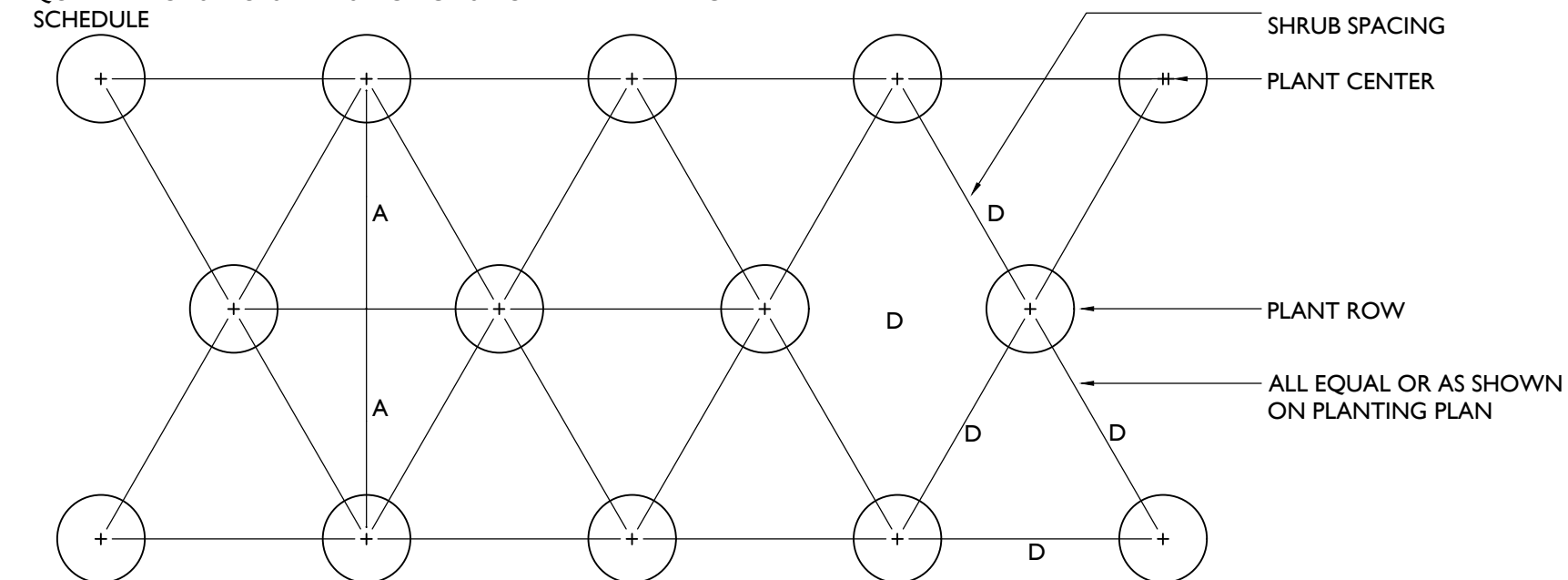
1 SHRUB PLANTING
NTS

2 PERENNIAL PLANTING
NTS



SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
60" O.C.	51.96"	0.04
48" O.C.	41.52"	0.07
42" O.C.	36.52"	0.10
36" O.C.	31.20"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28

NOTE:
QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE



3 PLANT SPACING
NTS



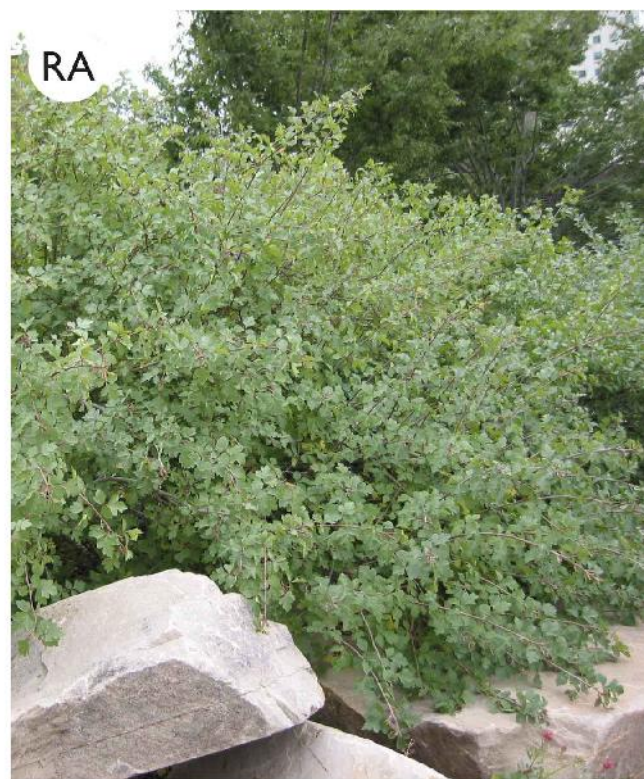
ARUNCUS DIOICUS / GOATSBEARD



CLETHRA ALNIFOLIA / SUMMERSWEET



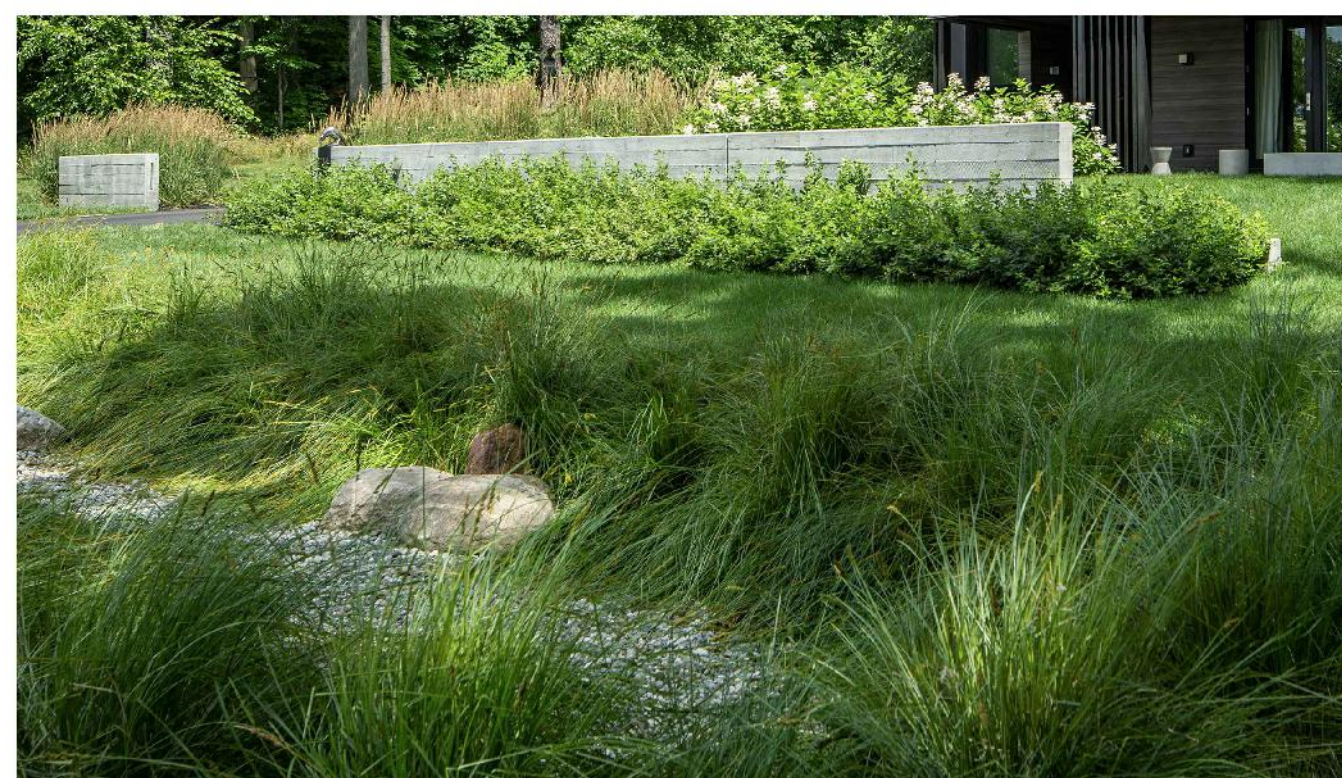
DENNSTAEDTIA PUNCT. / HAY-SCENTED FERN



RHUS AROM. 'GRO-LOW' / LOW-GROW SUMAC

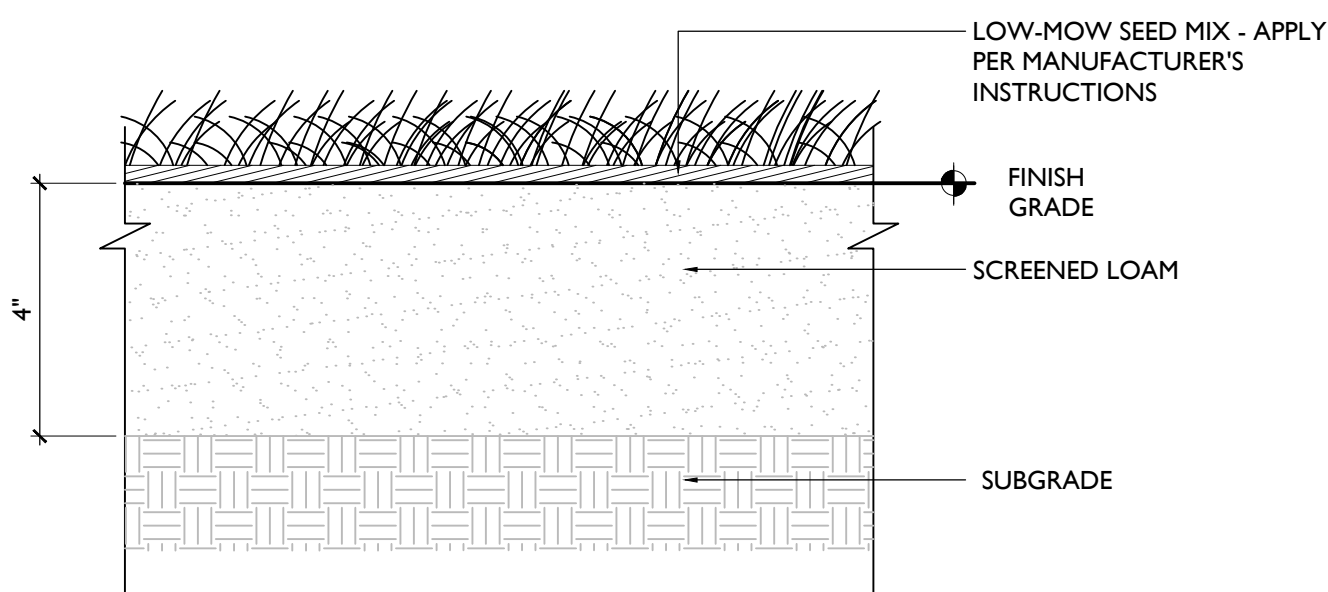


LOW-MOW LAWN

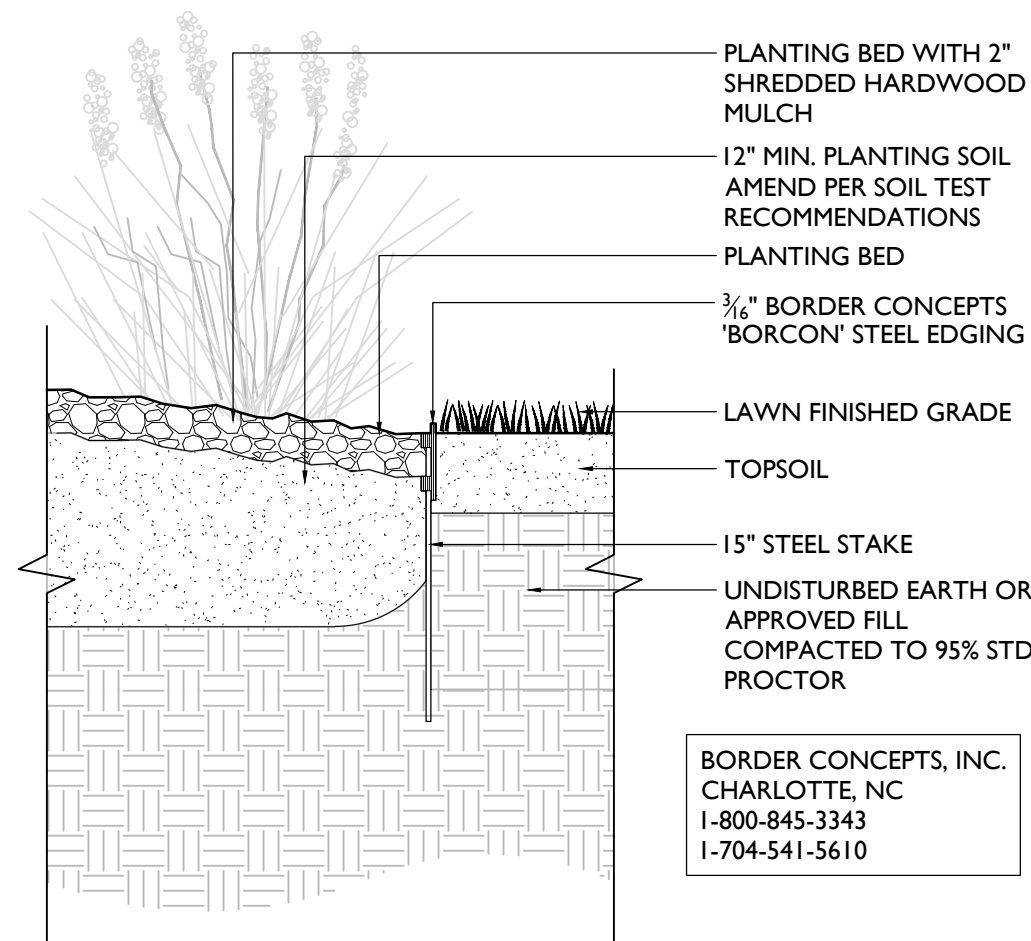


RAIN GARDEN EXAMPLE

6 NATIVE PLANT PALETTE
NTS



4 LOW-MOW SEED PLANTING
NTS



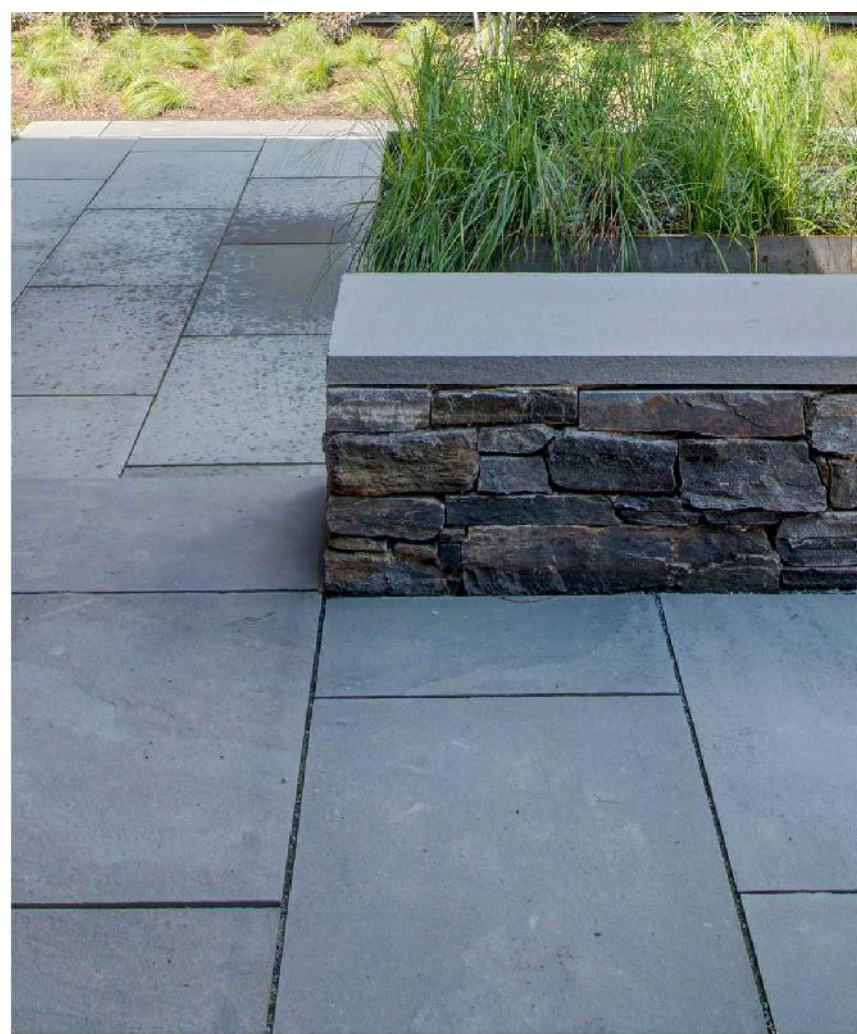
5 PLANTING BED W/ STEEL EDGING
1" = 1'-0"



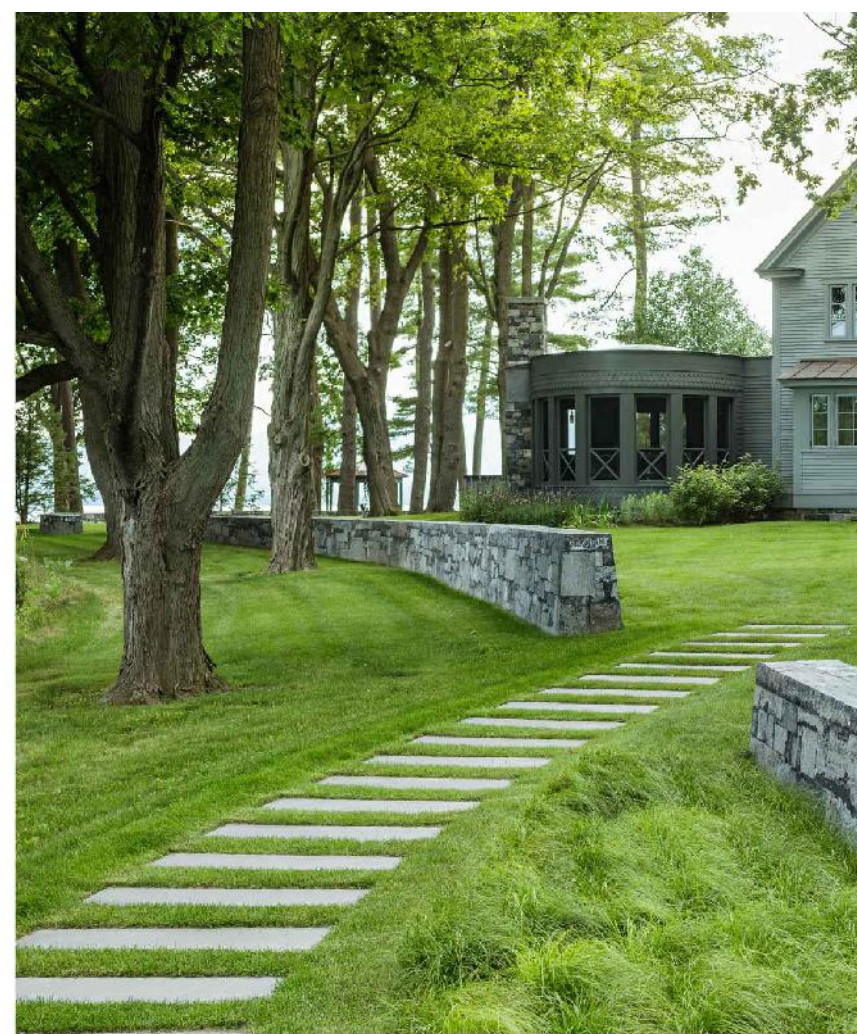
BK LIGHTING - NIGHT STAR



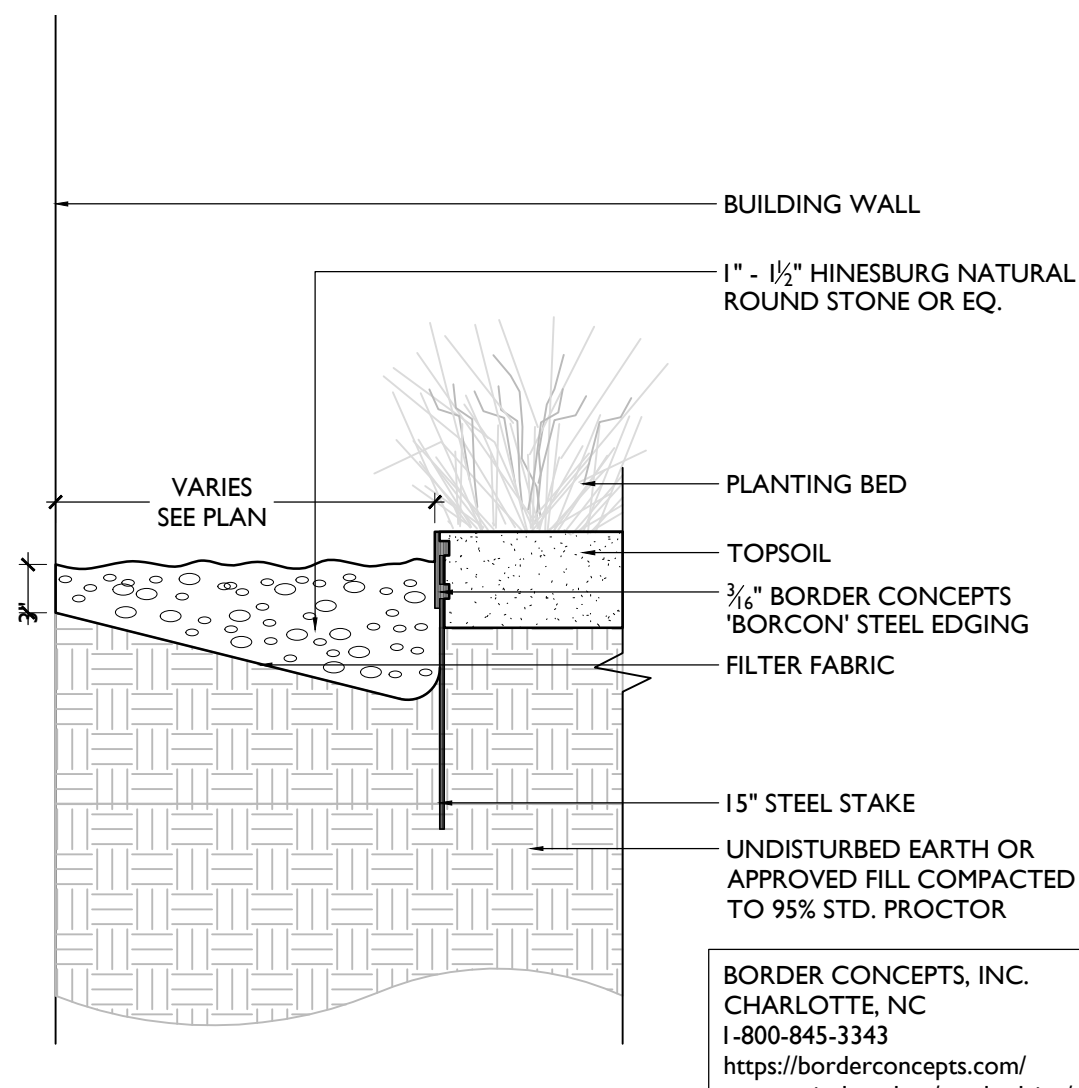
BK LIGHTING - GLOW STAR



BLUE / GREY RANGE THERMAL FINISH BLUESTONE



BLUESTONE SLAB WALKWAY IN LAWN



9 STONE MAINTENANCE EDGE
1" = 1'-0"

ISSUED
FOR PERMIT

NO. DESCRIPTION DATE

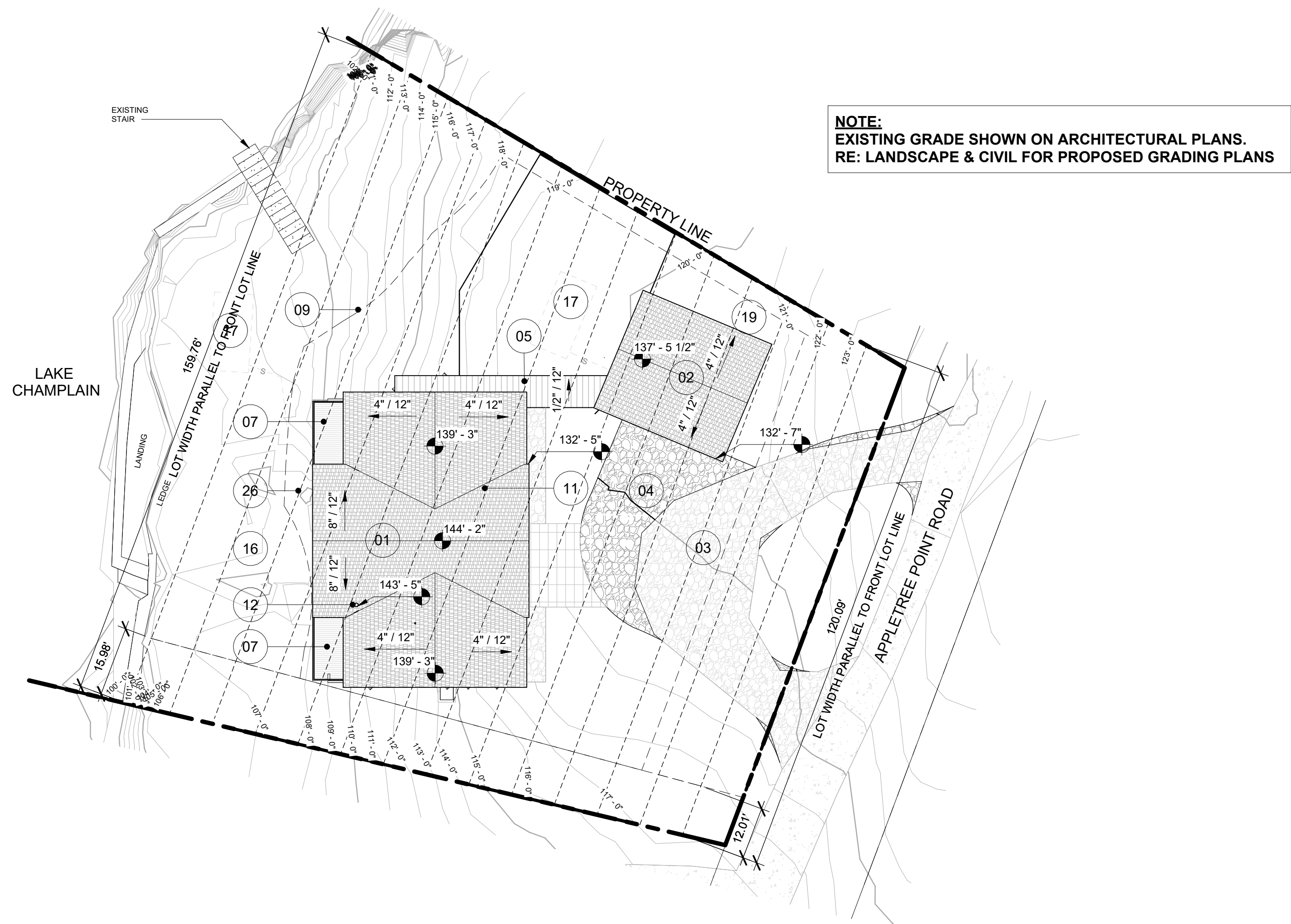
KOERPER
RESIDENCE

506 APPLE TREE POINT ROAD
BURLINGTON VT 05401

LANDSCAPE DETAILS

JOB NO. 23-422
SCALE: VARIES
DRAWN BY: CS
DATE: 07.11.2025

L002



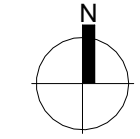
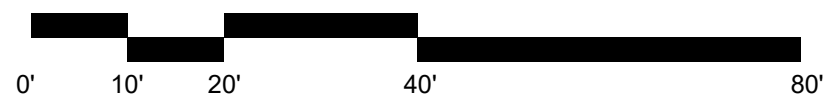
② SITE PLAN PROPOSED ROOF PLAN
1" = 20'-0"



① SITE PLAN DEMOLITION ROOF PLAN
1" = 20'-0"

① SITE PLAN KEYNOTE LEGEND

1. PROPOSED RESIDENCE
2. PROPOSED GARAGE, EXISTING LOCATION GRANDFATHERED FOR NEW STRUCTURE. RE: ARTICLE 5 SEC 5.3.5.
3. EXISTING DRIVEWAY
4. PROPOSED DRIVEWAY
5. COVERED WALKWAY
6. SCREENED PORCH
7. DECK
8. PEDESTRIAN PATH
9. REAR SETBACK: 39' SETBACK FROM 100' CONTOUR
10. PLANTED AREA, RE: LANDSCAPE PLANS
11. FOOTPRINT OF EXISTING STRUCTURE TO BE DEMOLISHED
12. PROPOSED HEIGHT OF CHIMNEY FLUE
13. 10' OFFSET FROM BUILDING FOOTPRINT USED TO DETERMINE AVERAGE GRADE & BUILDING HEIGHT. RE: ARTICLE 5 SEC 5.2.6.a.1.B.
14. EXISTING RESIDENCE TO BE DEMOLISHED
15. EXISTING GARAGE TO BE DEMOLISHED
16. CONTRACTOR TO MAINTAIN AS MUCH NATIVE LANDSCAPING AND GRADING AS POSSIBLE. NOTIFY OWNER AND ARCHITECT OF ALL TREES PROPOSED TO BE REMOVED
17. PAVERS RE: LANDSCAPE PLANS
18. EXISTING ENCROACHMENT INTO SETBACK INCLUDES EXISTING RESIDENCE AND SCREENED PORCH
19. PROPOSED UTILITY METER LOCATIONS
20. TWO PARKING SPACES IN DETACHED GARAGE
21. PEDESTRIAN GATE
22. FENCE
23. PROPOSED BURIED PROPANE TANK LOCATION. RE: LANDSCAPE & CIVIL
24. A/C CONDENSER
25. PORTIONS OF DRIVEWAY TO BE REMOVED. RE: LANDSCAPE PLANS
26. LAKE-LEVEL PATIO
27. PROPOSED LOCATION OF RAIN GARDEN. RE: LANDSCAPE PLANS



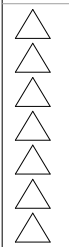
ISSUE DATE:

2025.07.31

ISSUED FOR:

ZONING SUBMITTAL

REVISIONS:



PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER:

2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"

HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:

PROPOSED ROOF AND

DEMO SITE PLAN

SHEET NUMBER:

A1.10

NOTE:
EXISTING GRADE SHOWN ON ARCHITECTURAL PLANS. RE:
LANDSCAPE & CIVIL FOR PROPOSED GRADING PLANS

DEVELOPMENT STANDARDS

LOT AREA:	23,560 sq ft Per Survey	
LOT COVERAGE:	EXISTING / MAX ALLOWED 6,132 SQ FT (26.03%) / 45%	PROPOSED 7,175 SQ FT (30.45%)
BUILDING FOOTPRINT: RESIDENCE RE: ARTICLE 5 SEC 5.3.5.	2,377 SQ FT / 2,377 SQ FT Exist. Nonconforming	2,275 SQ FT
BUILDING FOOTPRINT: GARAGE RE: ARTICLE 5 SEC 5.3.5.	1,042 SQ FT / 1,042 SQ FT Exist. Nonconforming	691 SQ FT
RESIDENCE HEIGHT: STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.	< 35'	24'-3 3/4"
GARAGE HEIGHT: STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.	<15'	13'-8 1/4"

PLURAL

ARCHITECTURE + RESEARCH

PLURAL OFFICE LLC

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AUSTIN, TX 78722
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e: office@pluraloffice.com

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ISSUE DATE:

2025.07.31

ISSUED FOR:

ZONING SUBMITTAL

REVISIONS:

▲
▲
▲
▲
▲
▲
▲

PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"

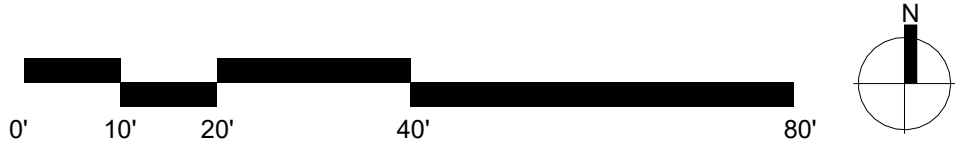
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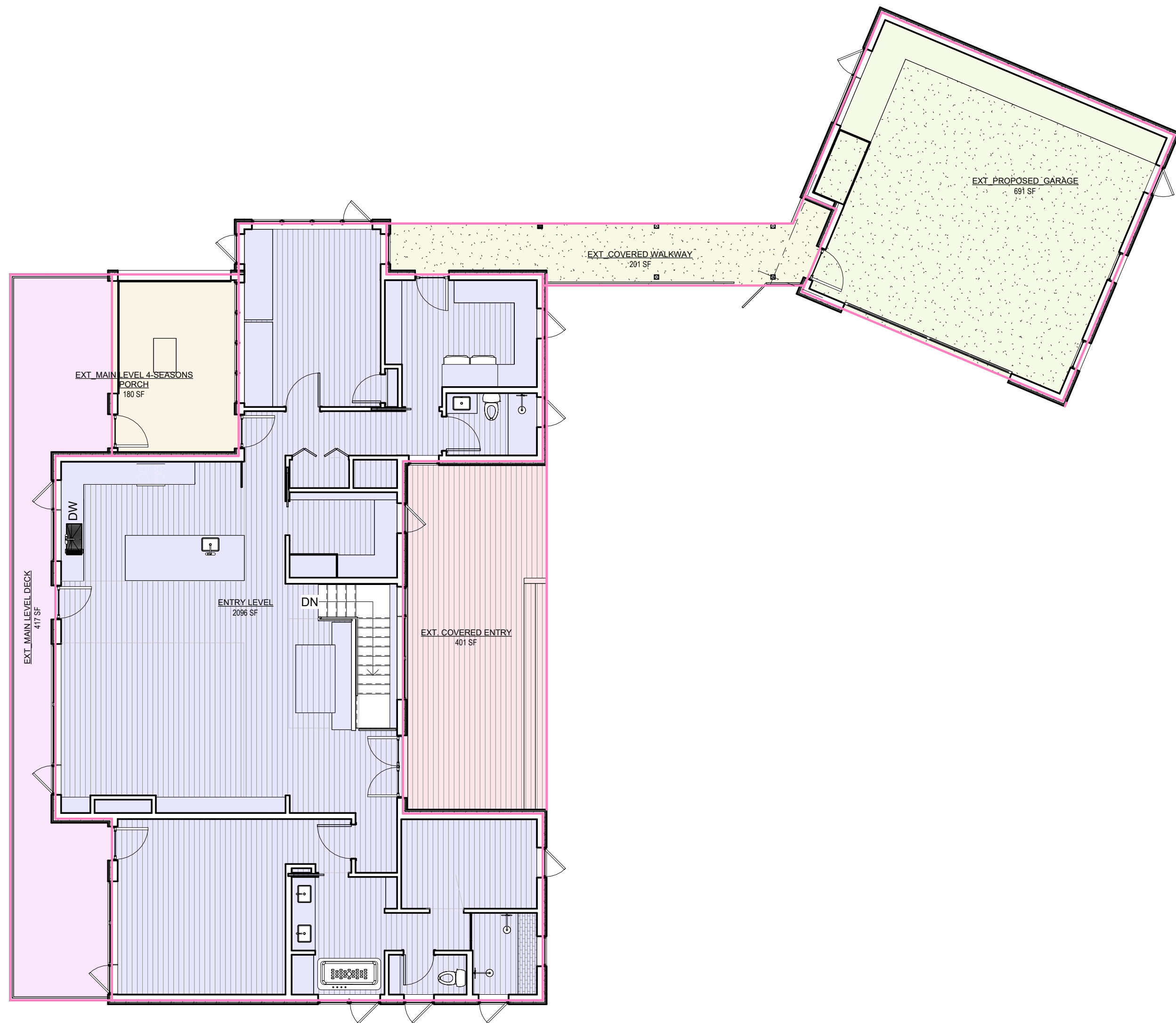
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ARCHITECTURAL SITE
PLAN

SHEET NUMBER:

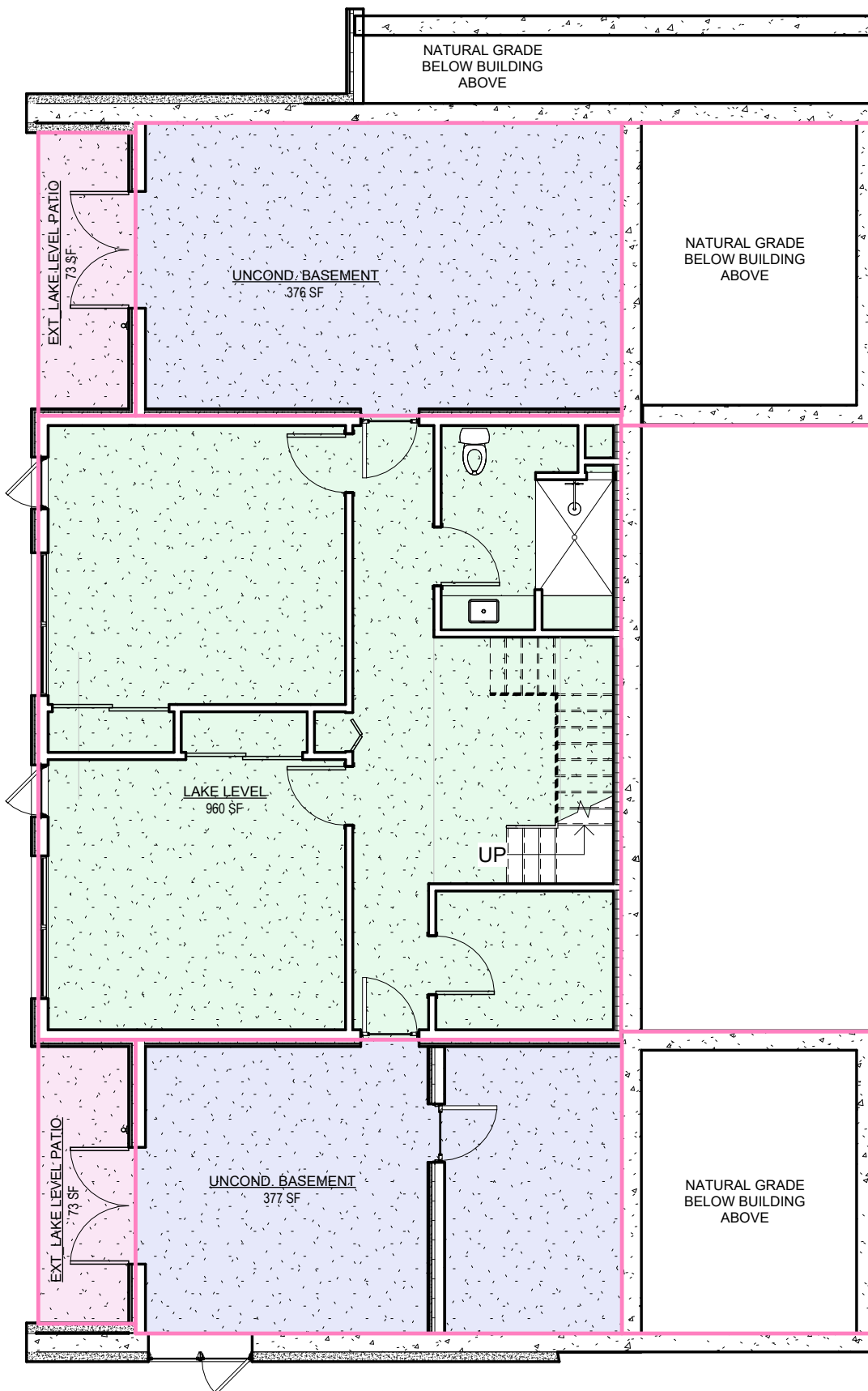
A1.11

1 SITE PLAN PROPOSED_1ST FLR
1" = 10'-0"





② MAIN LEVEL GROSS FLOOR AREA
1/8" = 1'-0"



① LAKE LEVEL GROSS FLOOR AREA
1/8" = 1'-0"

PROPOSED_UNCONDITIONED AREAS

Name	Area
EXT. COVERED ENTRY	401 SF
EXT_LAKE LEVEL PATIO	146 SF
EXT_MAIN LEVEL 4-SEASONS PORCH	180 SF
EXT_MAIN LEVEL DECK	417 SF
EXT_PROPOSED_GARAGE	691 SF
UNCOND. BASEMENT	753 SF
Grand total	2588 SF

PROPOSED_CONDITIONED AREA

Name	Area
LAKE LEVEL	960 SF
ENTRY LEVEL	2096 SF
Grand total	3056 SF

ISSUE DATE:

2025.07.31

ISSUED FOR:

ZONING SUBMITTAL

REVISIONS:

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PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"

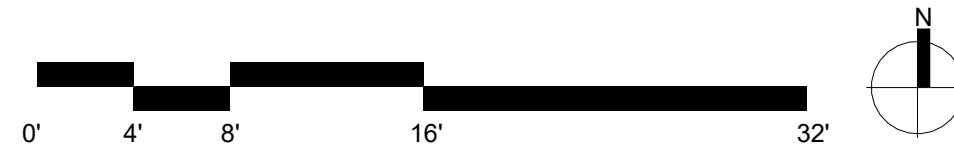
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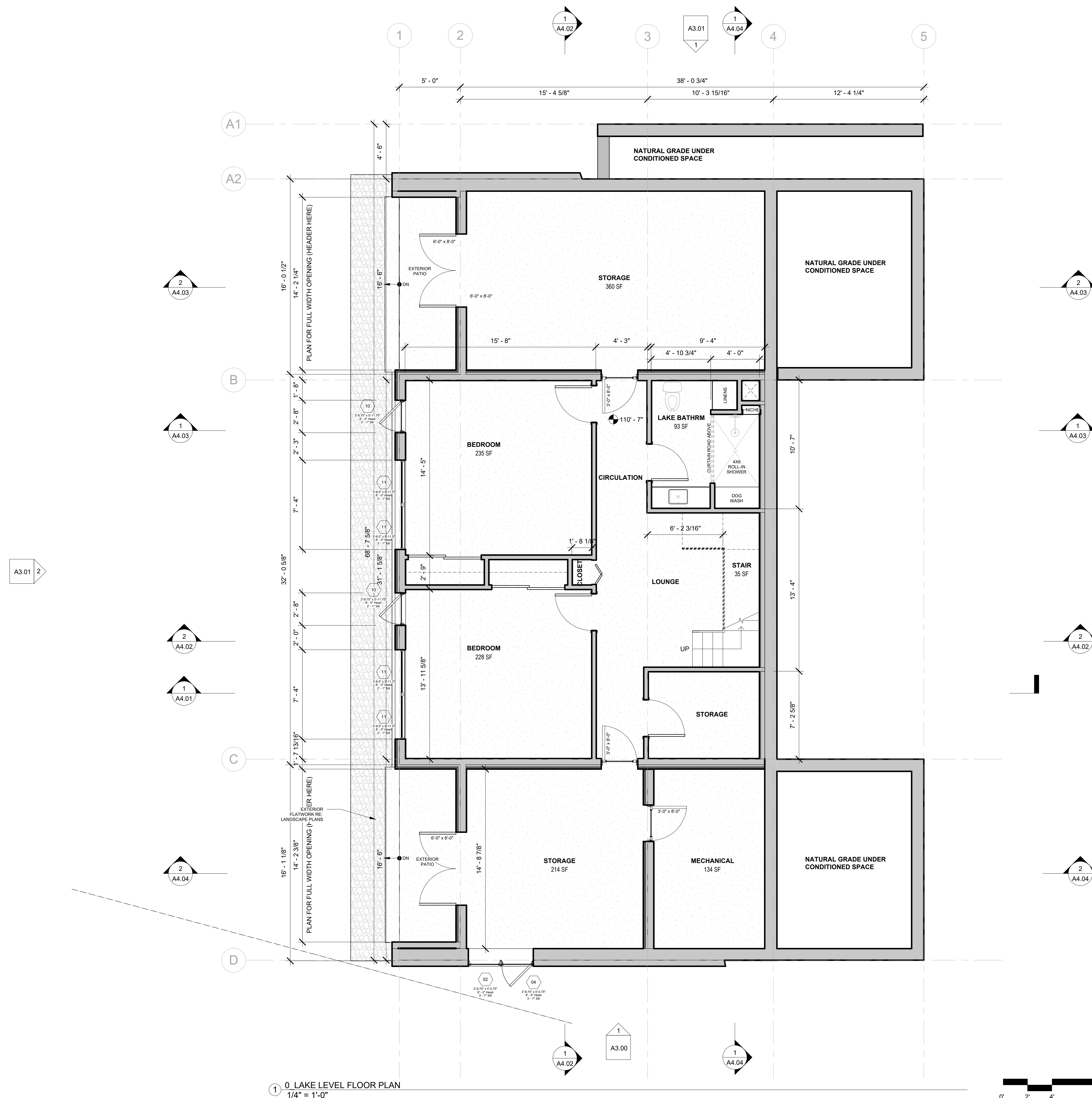
SHEET NAME:

GROSS FLOOR AREA
PLANS

SHEET NUMBER:

A1.31





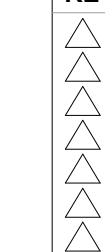
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2025.07.31

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PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:

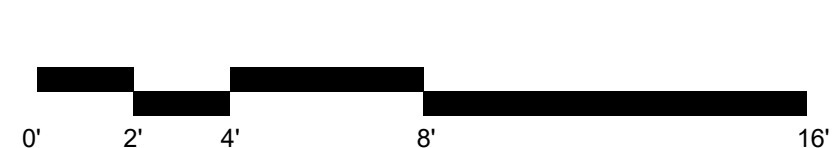
506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

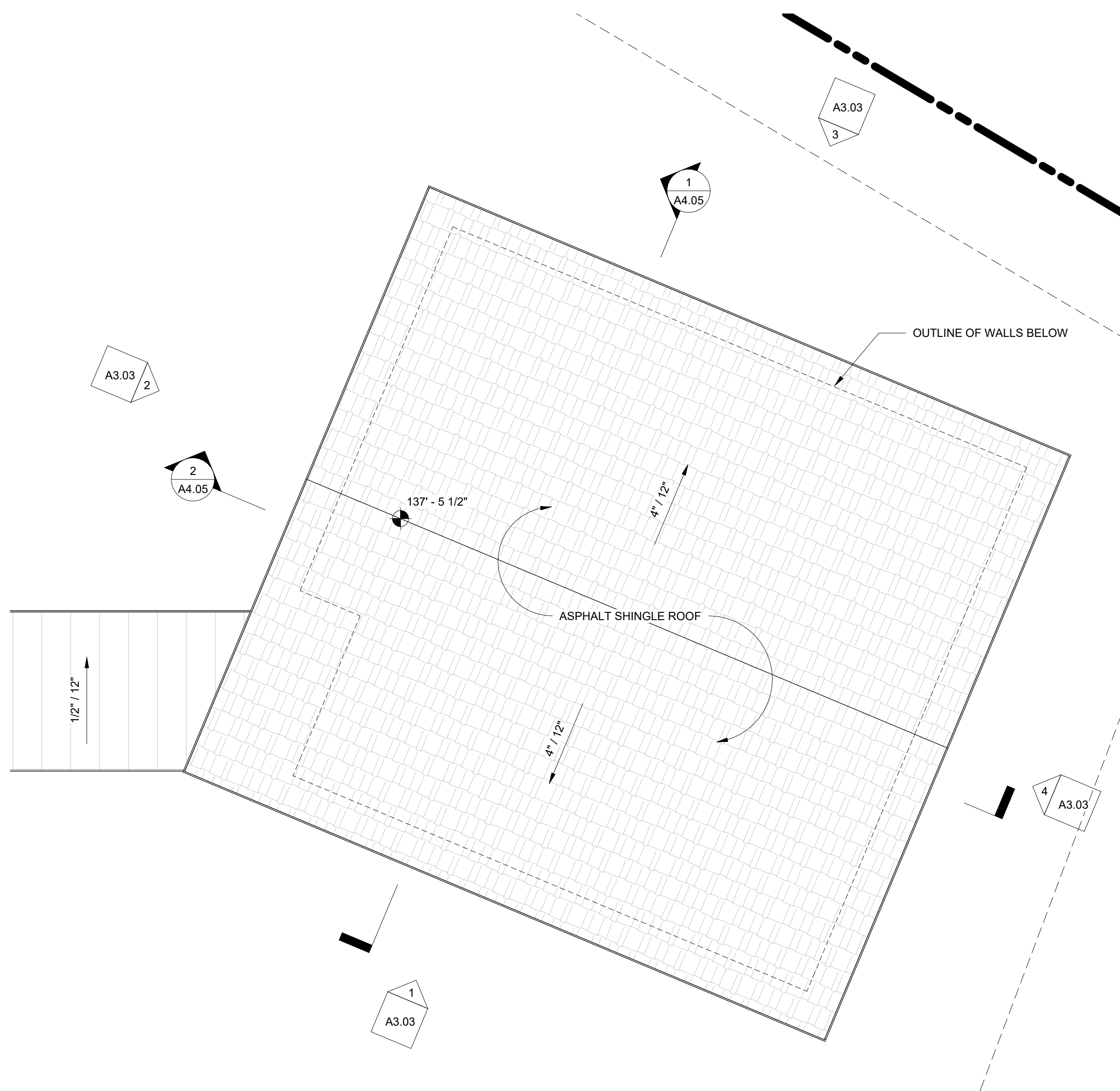
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LAKE LEVEL PLAN

SHEET NUMBER:

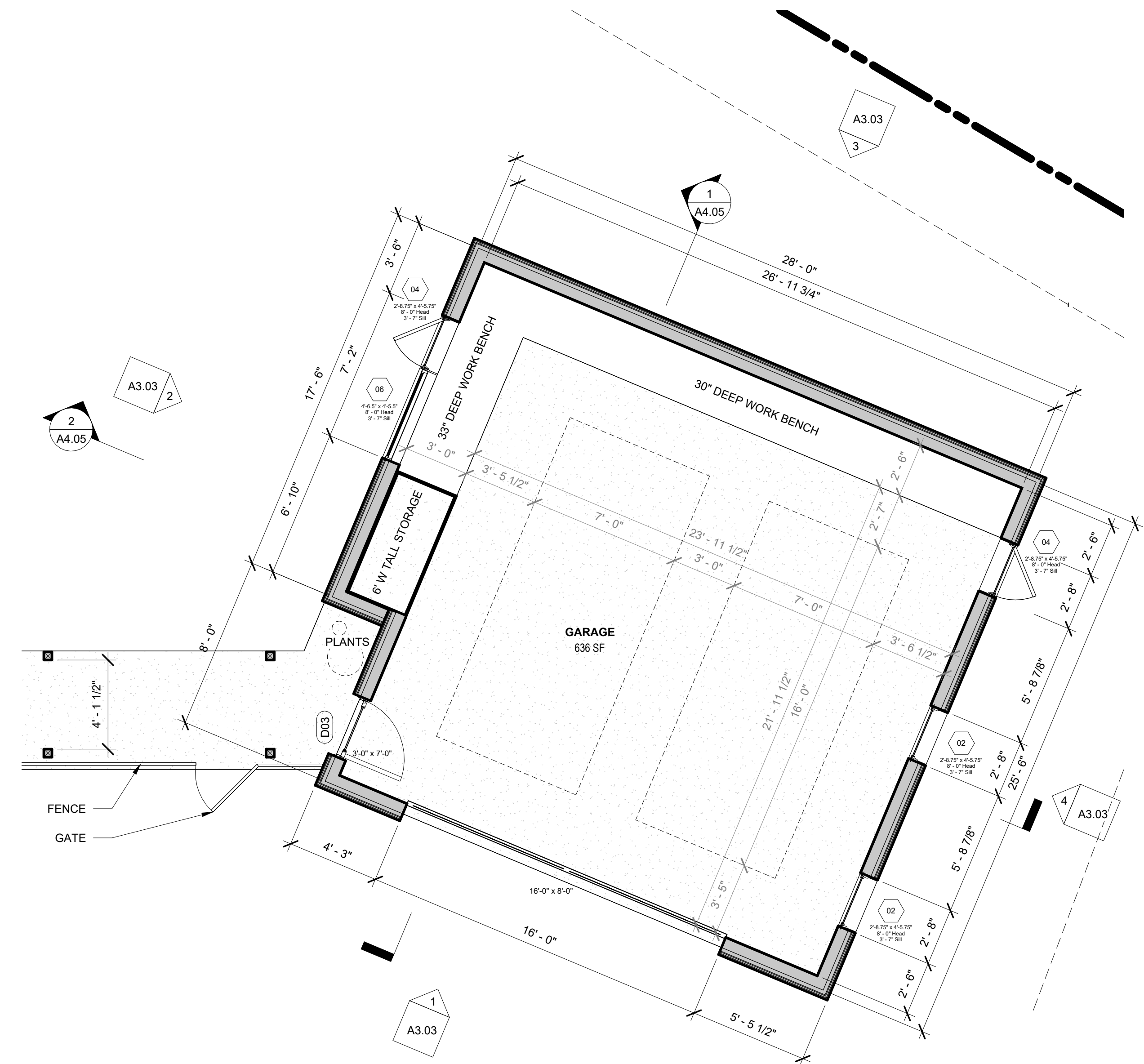
A2.00



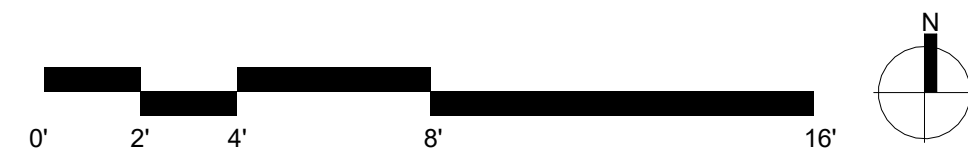
1 ENTRY FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN GARAGE
1/4" = 1'-0"



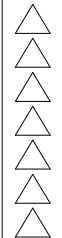
1 GARAGE FLOOR PLAN
1/4" = 1'-0"



ISSUE DATE:
2025.07.31

ISSUED FOR:
ZONING SUBMITTAL

REVISIONS:



PROJECT NAME:
APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:
506 APPLETREE POINT ROAD

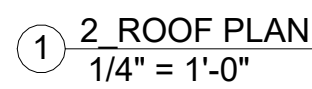
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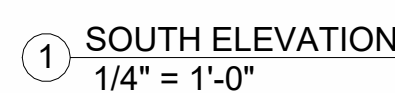
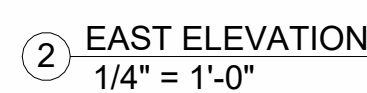
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GARAGE PLANS

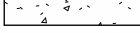
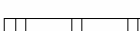
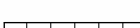
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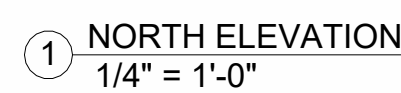
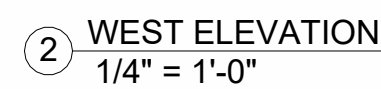
A2.30





	CONCRETE
	CEMENTITIOUS BOARD AND BATTEN @ 16° O.C.
	VERTICAL WOOD SIDING
	ASPHALT SHINGLE ROOF
	BRAKE METAL TO MATCH WINDOW FINISH

A3.00

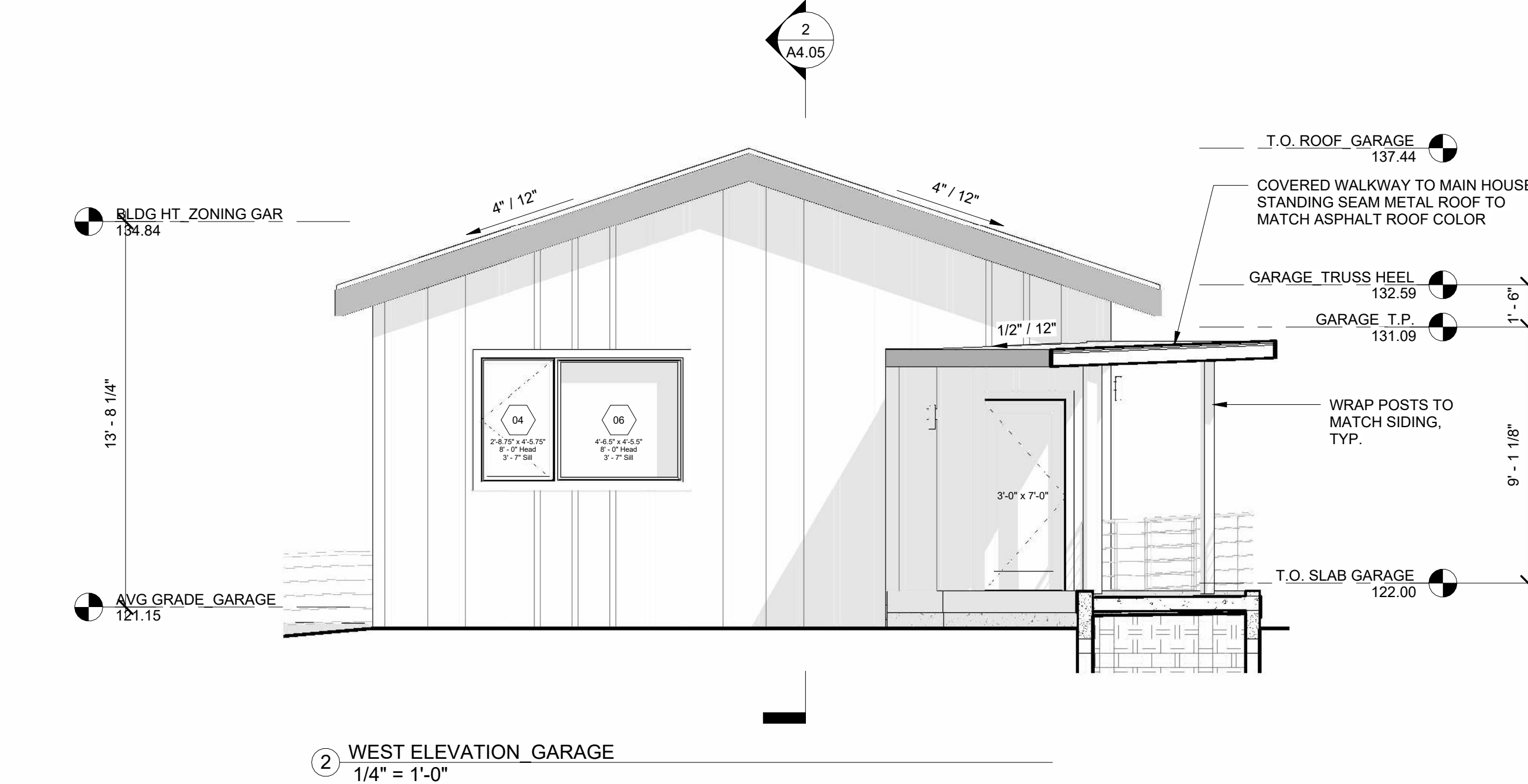


A3.01

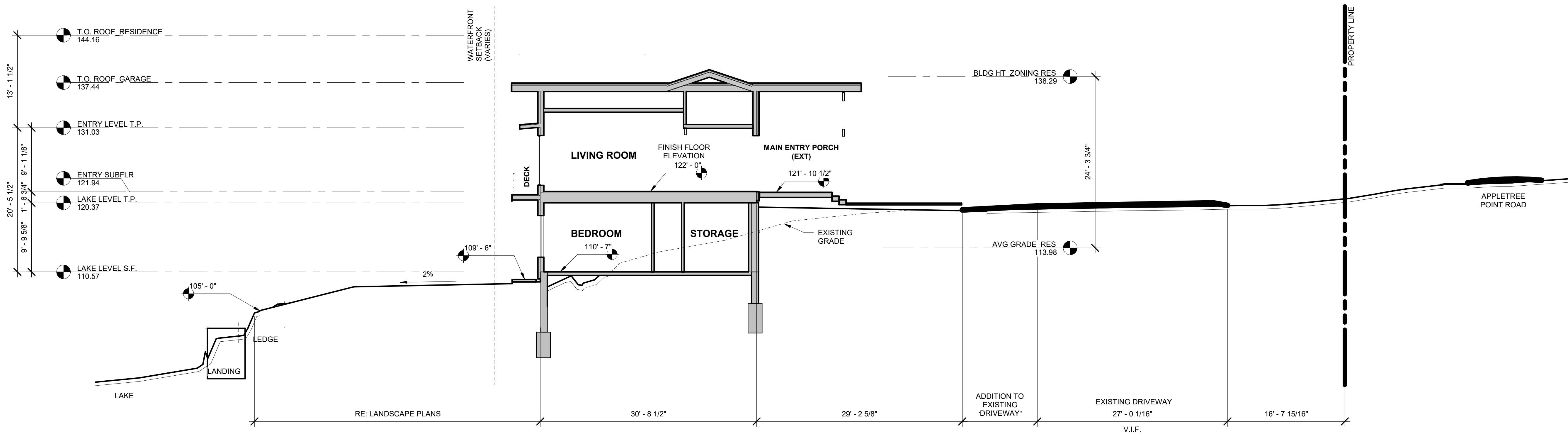
	CONCRETE
	CEMENTITIOUS BOARD AND BATTEN @ 16" O.C.
	VERTICAL WOOD SIDING
	ASPHALT SHINGLE ROOF
	BRAKE METAL TO MATCH WINDOW FINISH

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A3.03

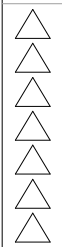


① E-W SECTION SITE
1/8" = 1'-0"

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ZONING SUBMITTAL

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PROJECT NAME:
APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

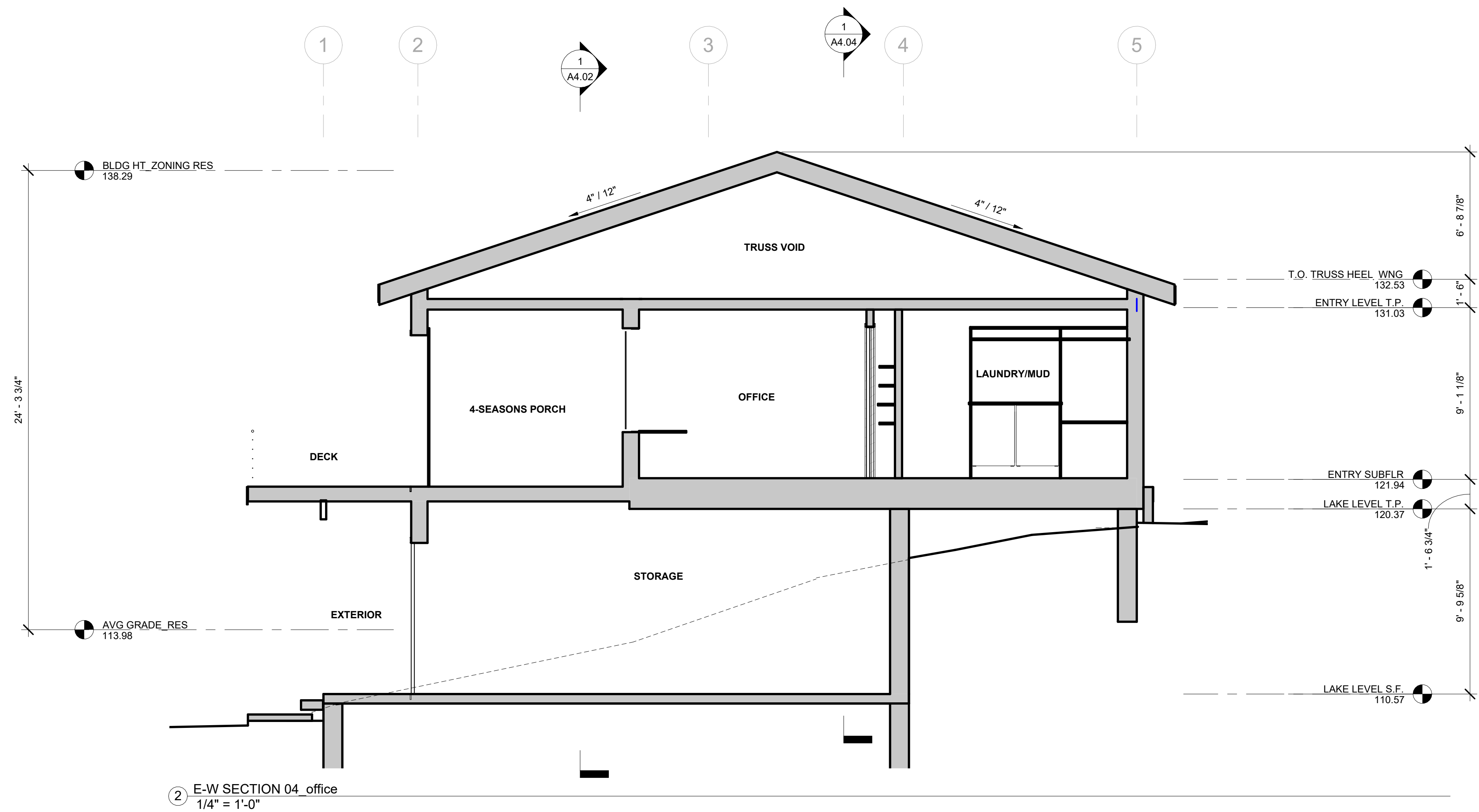
PROJECT ADDRESS:
506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

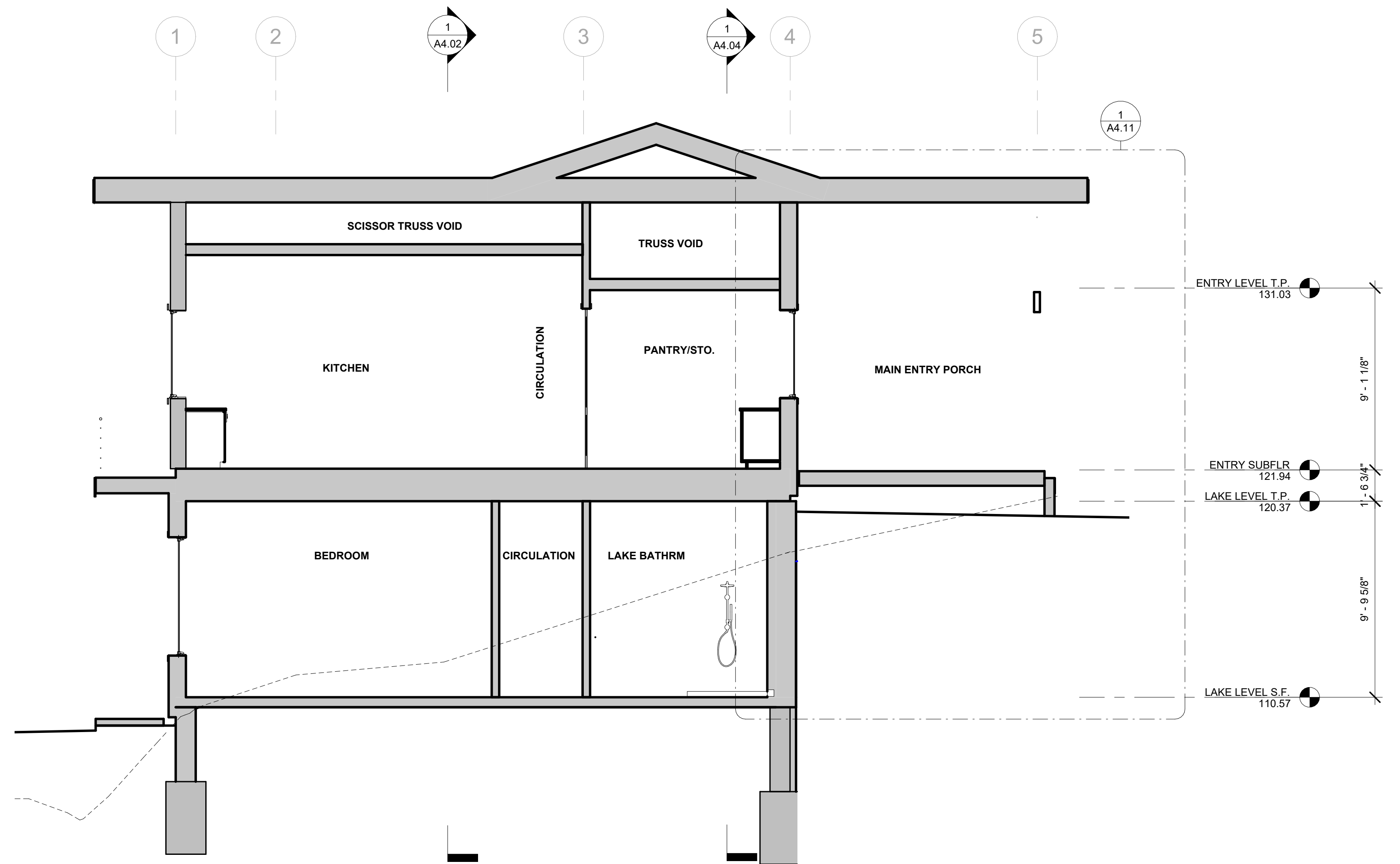
SHEET NAME:
SITE SECTIONS

SHEET NUMBER:

A4.01



② E-W SECTION 04 office
1/4" = 1'-0"



① E-W SECTION 03
1/4" = 1'-0"



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PROJECT NAME:
APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

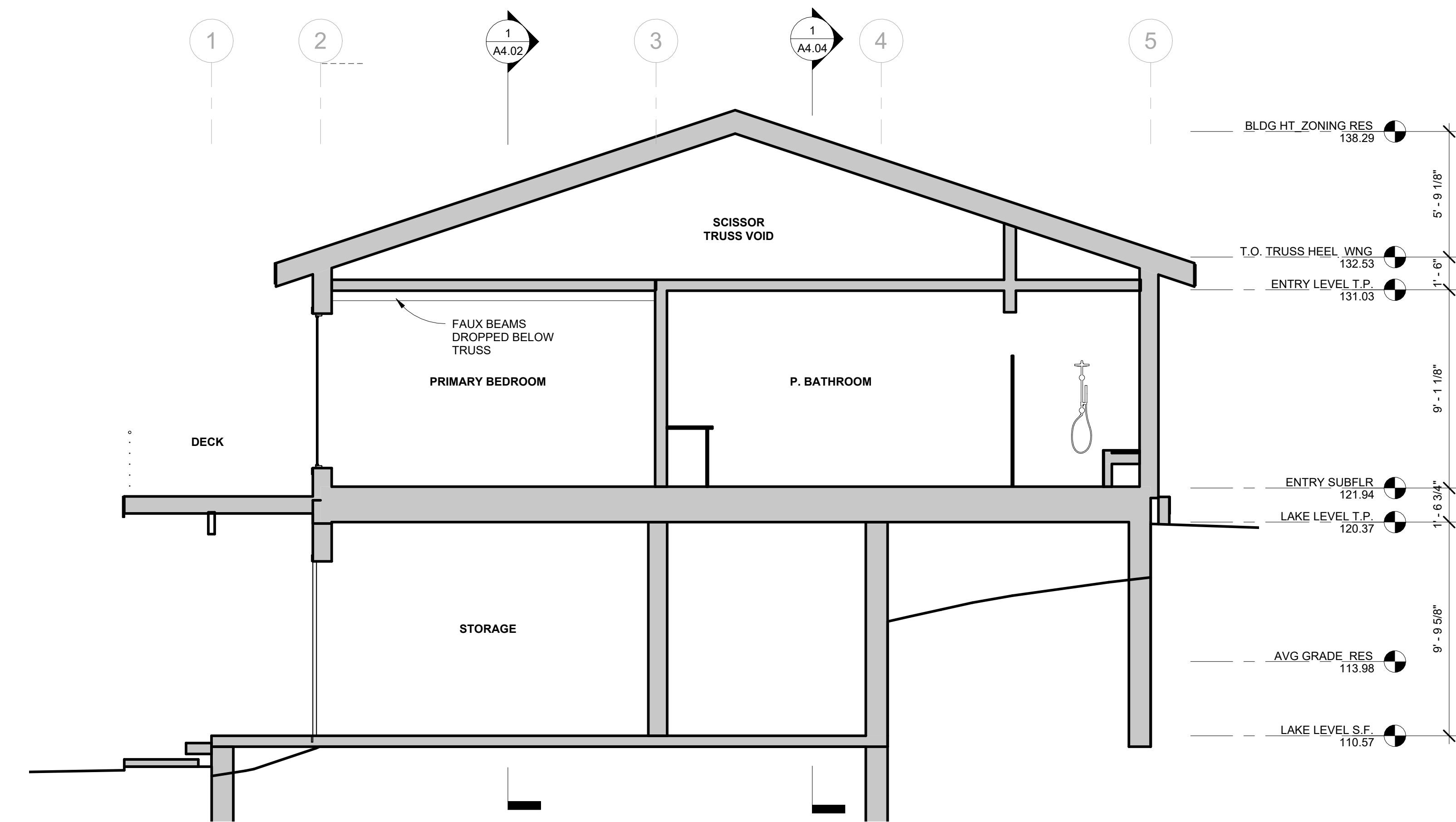
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506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

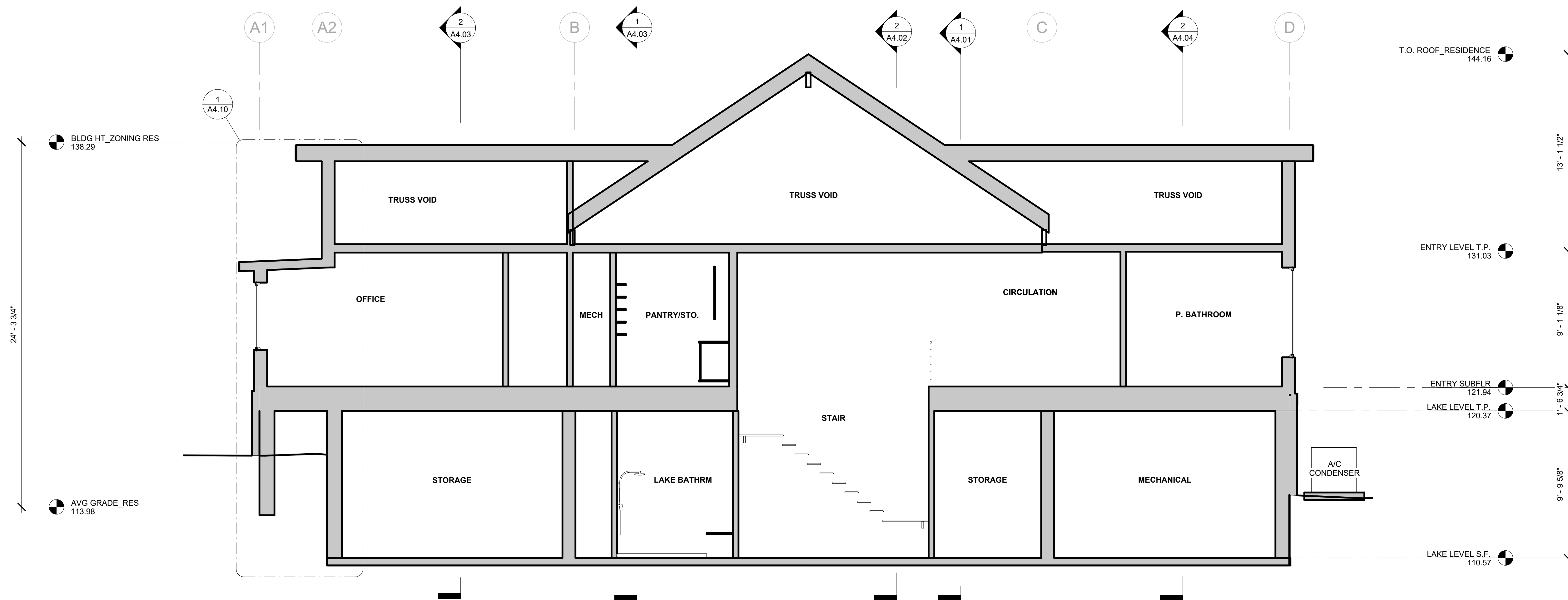
SHEET NAME:
BUILDING SECTIONS

SHEET NUMBER:

A4.03



② E-W SECTION 1
1/4" = 1'-0"



① N-S SECTION 1
1/4" = 1'-0"



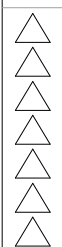
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PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER:

2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"

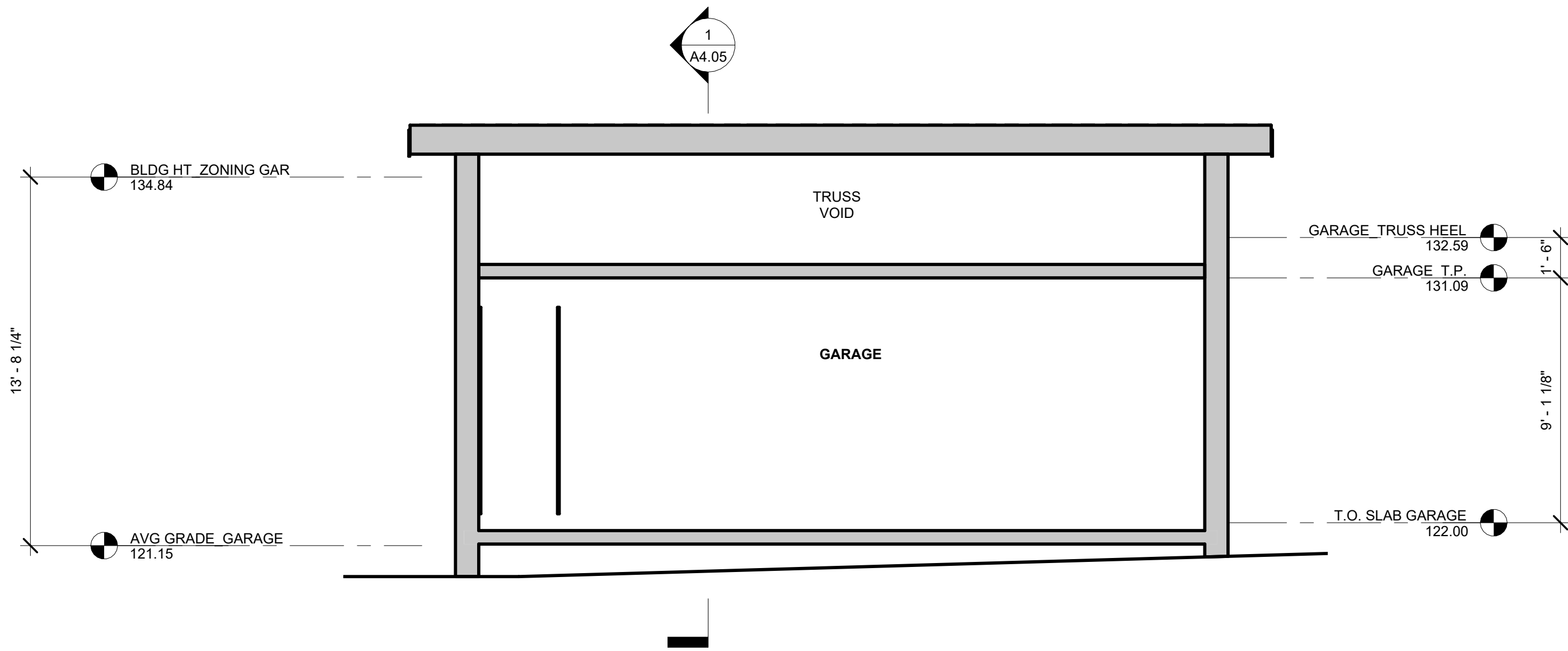
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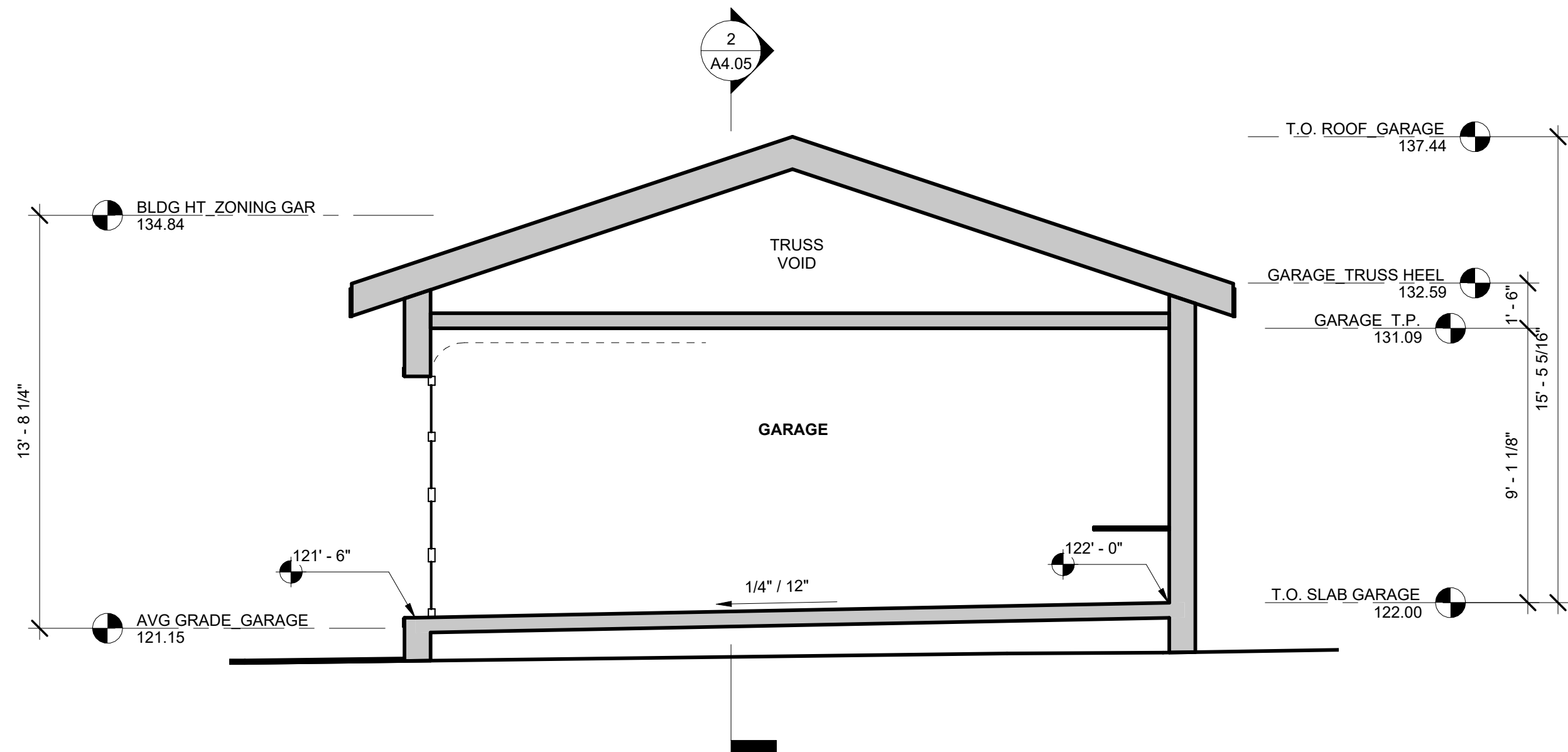
BUILDING SECTIONS

SHEET NUMBER:

A4.04



2 E-W SECTION_GARAGE
1/4" = 1'-0"



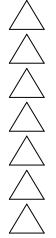
1 N-S SECTION_GARAGE
1/4" = 1'-0"



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PROJECT NUMBER: 2405APH

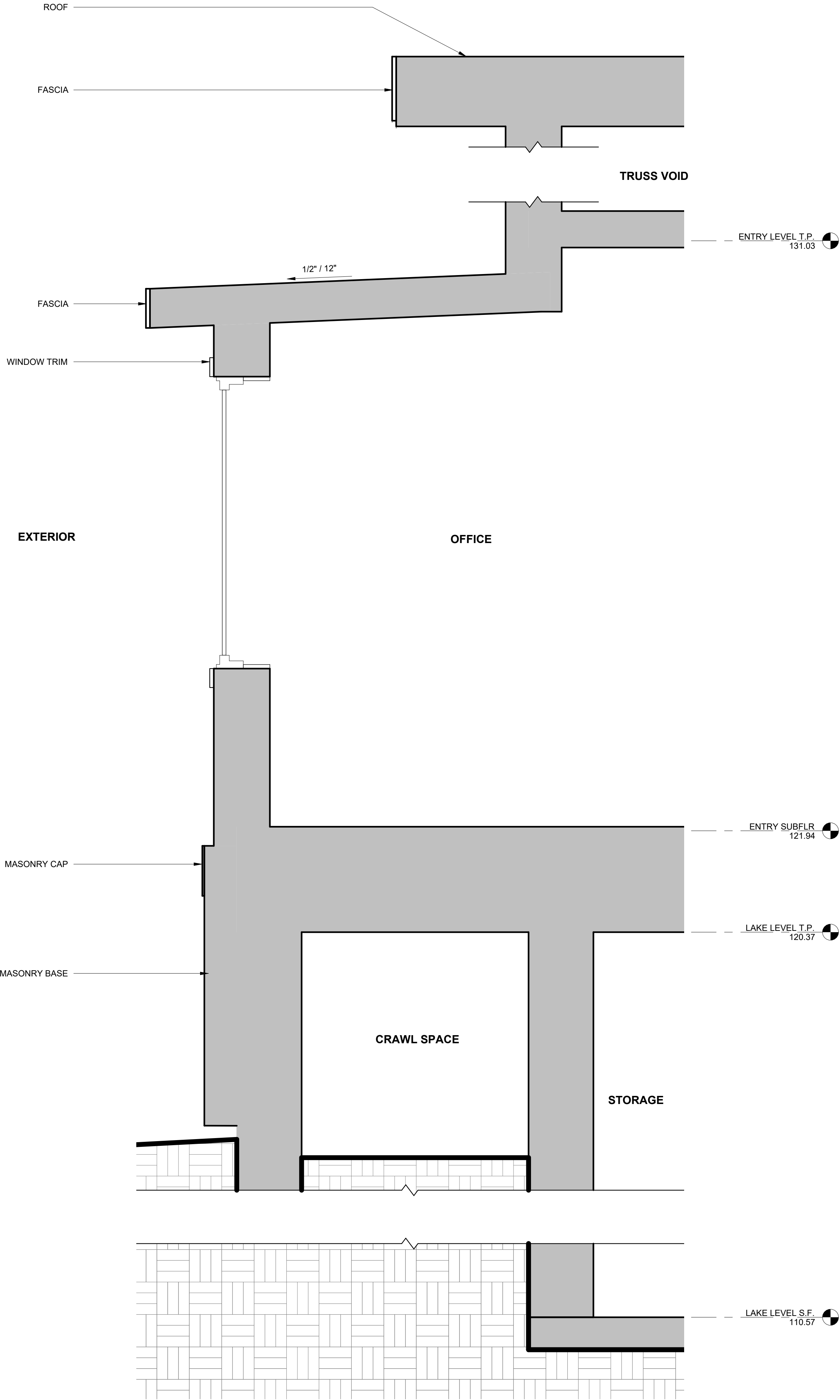
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506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:
BUILDING
SECTIONS_GARAGE

SHEET NUMBER:

A4.05



① WALL SECTION N-S AT OFFICE
1" = 1'-0"

PLURAL
ARCHITECTURE + RESEARCH

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AUSTIN, TX 78722
p.512.843.3395
e: office@pluraloffice.com

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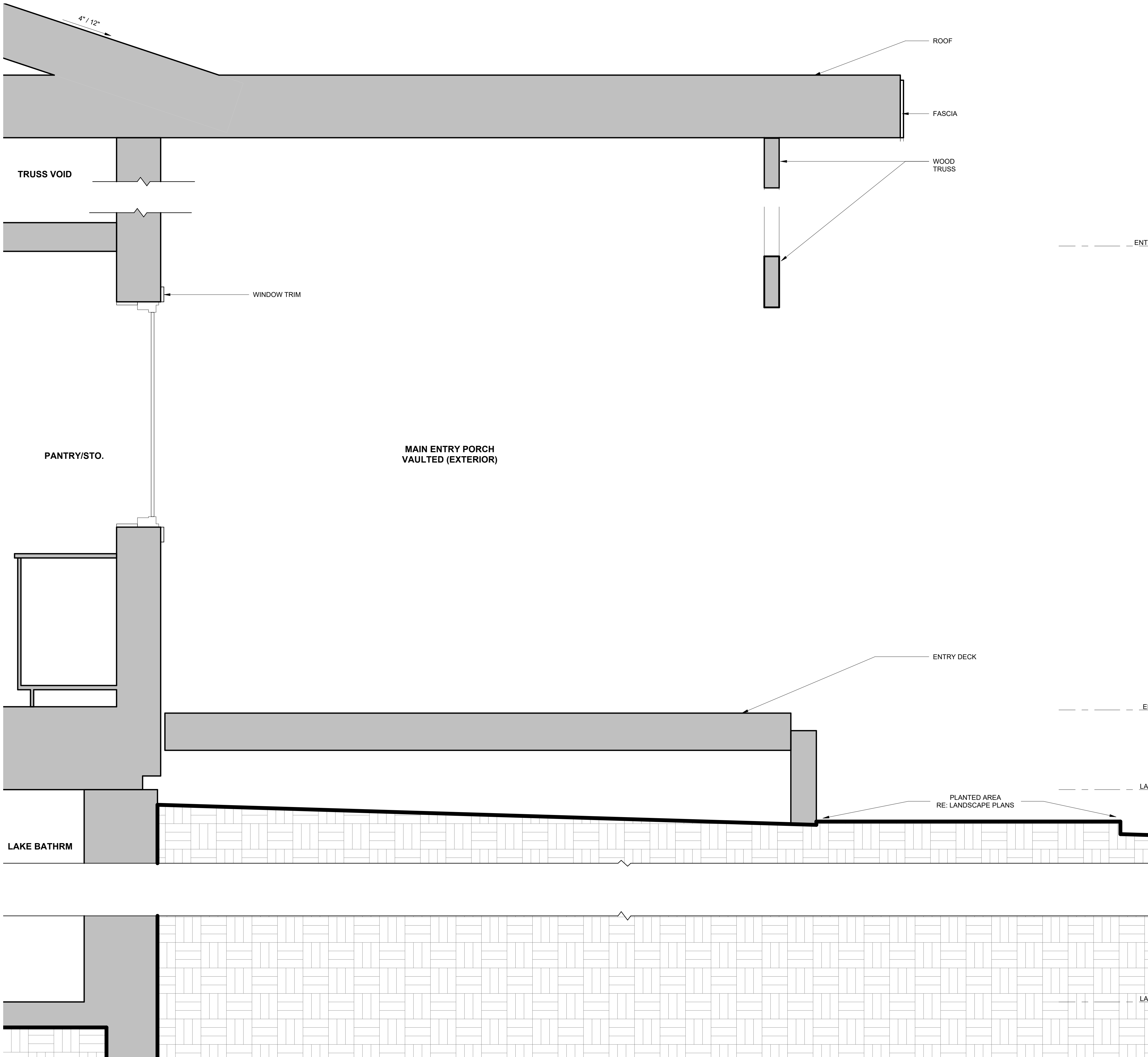
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APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH
PROJECT ADDRESS:
506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:
WALL SECTIONS

SHEET NUMBER:
A4.10



① WALL SECTION E-W AT ENTRY
1" = 1'-0"

9' - 1' 1/8"

1' - 6 3/4"

9' - 0 5/8"

ISSUE DATE:

2025.07.31

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PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:
506 APPLETREE POINT ROAD

SHEET NAME:

WALL SECTIONS

SHEET NUMBER:

A4.11

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

**ISSUED
FOR PERMIT**

NO.	DESCRIPTION	DATE
1	REVISED PER STAFF COMMENTS	07.25.2025
2	REVISED SETBACKS	07.29.2025

**KOERPER
RESIDENCE**

506 APPLETREE POINT ROAD
BURLINGTON VT 05401

LANDSCAPE PLAN

JOB NO. 23-422
SCALE: 1"=10'-0"
DRAWN BY: CS
DATE: 07.10.2025

L000

KOERPER RESIDENCE
506 APPLETREE POINT ROAD
PRODUCT SPECIFICATIONS

07/11/2025

CONTENTS:

EXTERIOR DOORS

WINDOWS pp 06

SIDING, TRIM, AND CASINGS pp 09

ACCENT SIDING pp 11

ROOFING pp 12

DECKING pp 15

LIGHTING pp 17

HVAC pp 23

RAILING pp 25

GARAGE DOOR pp 33

SCREENED PORCH pp 34

EXTERIOR DOORS

**SEE ATTACHED CUT SHEETS FOR ALL DOORS*

	<u>COLOR SWATCH</u>	<u>EXAMPLE IMAGE</u>
<u>FRONT DOOR</u> SIMPSON DOOR COMPANY CRAFTSMAN 6802 TWO PANEL, TWO LITE DOOR STAINED TO MATCH SIDING		
<u>MAIN DOORS AT UPPER LEVEL</u> PELLA DOORS LIFESTYLE SERIES ENDURACLAD ALUMINUM, IRON ORE		
<u>FRENCH DOORS AT LAKE LEVEL</u> FLAT PANEL FRENCH DOORS PAINTED TO MATCH ADJACENT SIDING		



1-800-Simpson



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6802 CRAFTSMAN TWO PANEL-TWO LITE

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

[Use my location to provide accurate pricing](#)

STANDARD OPTIONS

Quantity

1

[Change Quantity](#)

Change Door Shape

Planning to Stain or Paint?

[view more](#)

☒ Stain ☐ Paint

Wood Species

Fir

Original Slab Width

[view more](#)

Feet	Inches	Fraction
3	0	0

Original Slab Height

[view more](#)

6	8	0
------------------------	------------------------	------------------------

Thickness

view more

1 3/4"

▼

IG Glass, Option 1

view more

Clear

▼

Add Low-E

☐ Yes

☒ No

Film

view more

Yes

Sticking Profile

Ovolo Sticking

▼

Panel Type

3/4" FP

▼

Groove Type

None

▼

Stile Width

view more

5-1/2"

▼

UltraBlock

view more

Yes

DESIGN AND CONSTRUCTION ALTERATIONS

Modified Mortise & Tenon

view more

☐ Yes

☒ No

Two-Piece Laminated Stiles and Rails

view more

☐ Yes

☒ No

Engineered Stiles and Rails with 1/4" Veneer

view more

☐ Yes

☒ No

Mouldings

view more

None

▼

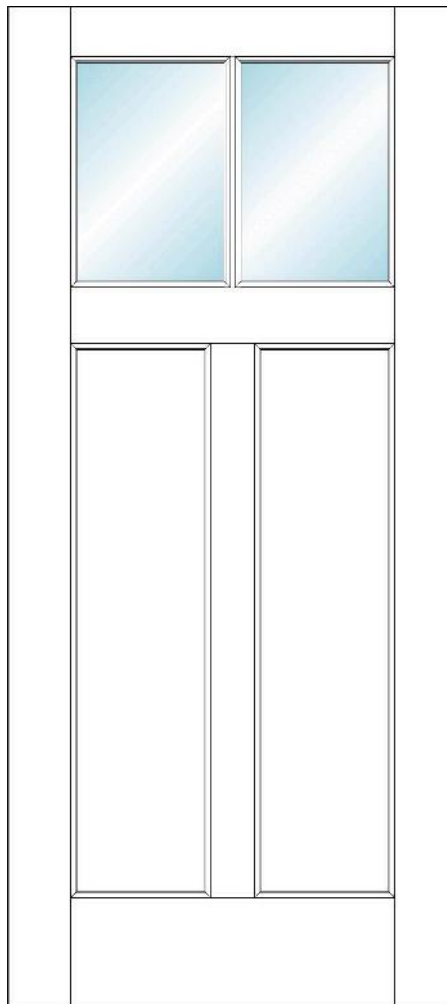
FINISHING TOUCHES

Priming

view more

☐ Yes

☒ No



EXPLORE DOORS

[Find a Door](#)
[Design Tools](#)
[Gallery](#)
[Project Center](#)
[Where To Buy](#)

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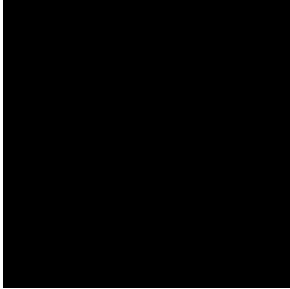
PROFESSIONALS

[EZQ](#)
[Authorized Dealer Program](#)
[Builders/Contractors](#)
[Architects](#)
[Company Store](#)

Want inspiration in your inbox?

WINDOWS

**SEE ATTACHED CUT SHEETS
FOR ALL WINDOWS*

	<u>COLOR SWATCH</u>	<u>EXAMPLE IMAGE</u>
MAIN WINDOWS: PELLA WINDOWS LIFESTYLE SERIES ENDURACLAD ALUMINUM IRON ORE		
SELECT WINDOWS: PELLA WINDOWS ENDURACLAD VINYL BLACK AT SELECT LOCATIONS, SEE WINDOW QUOTE		

Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set® interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Performance redefined**

You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³

- **ENERGY STAR® certified⁴**

Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.

- **Enhanced sound control**

Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵

- **Intentional design for improved durability**

Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.

- **Durable 3-way corner joints**

Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.

- **Quality exterior finishes**

EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum-cladding delivers exceptional durability for sliding patio door exteriors.

- **Exclusive wood protection**

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

- **Time-tested innovations**

Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.

- **Best limited lifetime warranty⁶**

Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁶

- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Convenient & durable screens**

The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuffScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.

Available in these window and patio door styles:⁷



Special shape windows also available.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Awning Dual-pane vent	21"	17"	59"	59"	LC30 – LC50	0.25-0.34	0.19-0.51	25-28	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Awning Triple-pane vent	21"	17"	59"	59"	R20 - CW50	0.20-0.28	0.15-0.41	31-37	
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.34	0.19-0.58	25-31	
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37	
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.35	0.20-0.57	29-32	
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.27	0.15-0.49	33-37	
Double-Hung Dual-pane vent	21"	35"	48"	84"	LC30-LC50	0.25-0.34	0.20-0.48	27-31	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.26-0.32	0.18-0.48	31	
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.23-0.28	0.12-0.34	34-36	
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32	
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36	
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	28-31	
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	LC35-LC50	0.23-0.26	0.19-0.47	32-34	
Sliding Patio Door Dual-pane triple-door vent (OXO)	90"	80"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Sliding Patio Door Triple-pane triple-door vent (OXO)	90"	80"	144"	96"	LC35	0.23-0.26	0.19-0.47	–	
Sliding Patio Door Dual-pane quadruple-door vent (OXXO)	117"	80"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Sliding Patio Door Triple-pane quadruple-door vent (OXXO)	117"	80"	189"	96"	LC35	0.23-0.26	0.19-0.47	–	

Window sizes available in 1/4" increments
Special sizes available in dual- and triple-pane sliding patio doors. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [installpella.com](#).

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away Crank

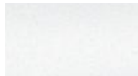


Cam-Action Lock

Finishes:



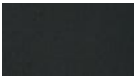
Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne



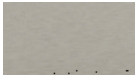
White



Brown



Matte Black



Satin Nickel

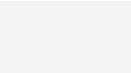


Satin Brass

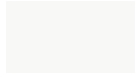
Colors

Prefinished Pine Interior Colors

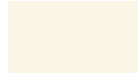
We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



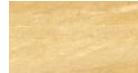
White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



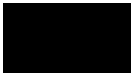
Provincial Stain



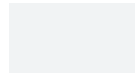
Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



Black



White



Brown



Fossil



Iron Ore



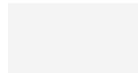
Portobello



Putty



Almond



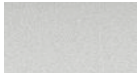
Classic White



Brick Red



Hartford Green



Wolf Gray

Integrated Blinds & Shades

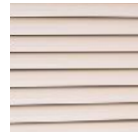
Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.



White



Poplar White



Bisque



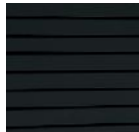
Storm



Golden



Mocha



Black

Integrated Shades⁸

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:



White



Silver



Maize

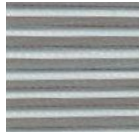
Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens⁹

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.¹⁰ Hidden Screen cartridge available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows.

TuffScreen® by Phifer*

The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen® by Phifer is 2.5x stronger than a standard screen.¹² Available on sliding patio doors.

*All trademarks are property of their respective owners

InView™

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹

Page 8 of 38
8, 9, 10, 11, 12See back cover for disclosures.

Page 128 of 195

SIDING, TRIM, & CASING

**SEE ATTACHED SIDING
CUT SHEETS*

EXAMPLE IMAGE

PRIMARY SIDING
BOARD AND BATTEN:
LP SMART SIDE
SMOOTH FINISH
CHARCOAL GRAY
16" BATTEN SPACING
2.5" WIDE BATTENS



TRIM AND CASING:
LP SMART SIDE
SMOOTH FINISH
CHARCOAL GRAY





Featured: LP® SmartSide® ExpertFinish® Cedar Texture Panel & Vertical Siding, Trim & Fascia in Abyss Black



Featured: LP® SmartSide® Cedar Shakes, Vertical Siding, Trim & Fascia

DURABLE FROM TOP TO BOTTOM

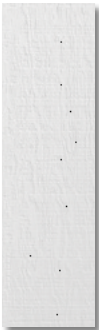
PANEL & VERTICAL SIDING

Tough to the core, LP® SmartSide® ExpertFinish® Panel & Vertical Siding are treated engineered wood products that boast great durability, stability and consistency. They’re easy to recommend for multifamily, shed and residential applications that require a premium look and the toughness to help combat many weather conditions. Plus, they can help you re-create the charming appearance of board and batten while providing the added protection of the LP® SmartGuard® process.



**LP SMARTSIDE
EXPERTFINISH
CEDAR TEXTURE
PANEL**

Shown in ExpertFinish
color Snowscape White



**LP SMARTSIDE
EXPERTFINISH
CEDAR TEXTURE
VERTICAL SIDING**

Shown in ExpertFinish
color Snowscape White



**LP SMARTSIDE
EXPERTFINISH
BRUSHED SMOOTH
PANEL**

Shown in ExpertFinish
color Garden Sage



**LP SMARTSIDE
EXPERTFINISH
BRUSHED SMOOTH
VERTICAL SIDING**

Shown in ExpertFinish
color Garden Sage



**LP SMARTSIDE EXPERTFINISH
CEDAR TEXTURE TRIM**

Shown in ExpertFinish color Snowscape White



**LP SMARTSIDE EXPERTFINISH
BRUSHED SMOOTH TRIM**

Shown in ExpertFinish color Garden Sage

THE FINISHING TOUCH TO MAKE THE NEIGHBORS JEALOUS

TRIM & FASCIA

LP® SmartSide® ExpertFinish® Trim & Fascia are the finishing touch that’s the first to get noticed. With deep cedar-grain texture and brushed smooth options as well as a variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide ExpertFinish Trim is a must-have product for when you want your craftsmanship to stand out on any home or shed.

ACCENT SIDING

**SEE ATTACHED SIDING
CUT SHEETS*

EXAMPLE IMAGE

WOOD SIDING AT ENTRY:
THERMORY
BENCHMARK ASH CLADDING
VERTICAL ORIENTATION
1X6, BROWN



ROOFING

**SEE ATTACHED ROOFING
CUT SHEETS*

	<u>COLOR SWATCH</u>	<u>EXAMPLE IMAGE</u>
SHINGLES: CERTAINTEED ASPHALT SHINGLES LANDMARK PRO MAX DEF CHARCOAL BLACK		
STANDING SEAM ROOFING: INTERLOCK STANDING SEAM DEEP CHARCOAL		

Introducing More Value



Landmark® PRO is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark PRO improves upon the reliable CertainTeed Landmark shingle.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our **NailTrak®** feature, enabling faster installation.

Landmark PRO offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 30-year **StreakFighter®** algae resistance warranty

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

Landmark® PRO



Landmark PRO specifications:

- Premium Max Def color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 30-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
 - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available
- **UL 2218 Class 3 Impact Rated**



Landmark®



Landmark specifications:

- Traditional color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 25-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
 - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available
- **UL 2218 Class 3 Impact Rated**

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread.

StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with **StreakFighter** Technology

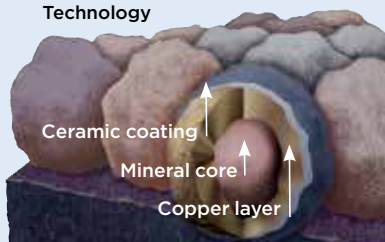


Diagram for illustrative purposes only.

NailTrak®

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

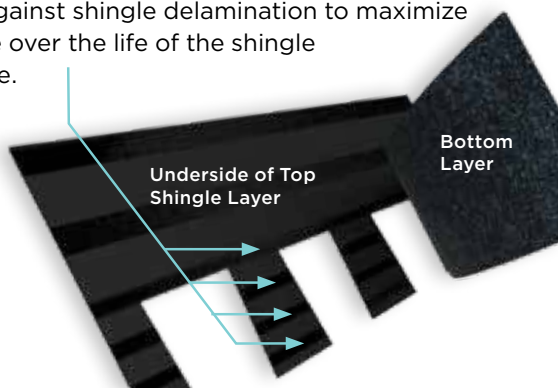
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond®

Advanced Layering

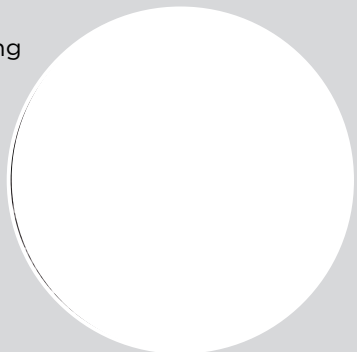
CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



CertaSeal®

Uplift Protection

CertaSeal® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



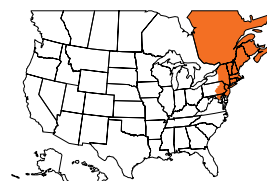
Integrity Roof System™

Insist upon the Integrity Roof System™ and get the ultimate in roof performance.

learn more at:

certainteed.com/roofing

Landmark® PRO
available in areas shown



CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim
20 Moores Road, Malvern, PA 19355 | 800-233-8990 | certainteed.com

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DECKING

**SEE ATTACHED DECKING
CUT SHEETS*

EXAMPLE IMAGE

DECKING:
BARRETTE OUTDOOR LIVING
DURALIFE HARDWOODS COLLECTION
GOLDEN TEAK
5.5" WIDTHS



BENEFITS

- Nature inspired design replicates the look of wood
- Unique and non-repeating variations
- Multiple ways to easily install including Step-Clip fastening system that saves installation time
- 25 Year Limited Warranty



Poly-Pro Advantage™

The Poly-Pro Advantage is a unique polypropylene and hardwood composite that outperforms other composite and PVC decking products.



CoolTrac™

CoolTrac material composition provides up to 136% more slip resistance* and keeps boards up to 18% cooler than traditional composite decking**.

*Based on wet board testing complying with ANSI/NFSI standards.

**Based on testing of similar deck colors.



Step-Clip®

Step-Clip delivers a quick, easy and efficient deck installation solution that locks boards into place with a single step — no special tools needed.

COLORS



Golden Teak



Brazilian Cherry



Tropical Walnut



Garapa Gray

BOARD PROFILES AND TEXTURE

Hardwoods Collection boards are available in four profiles: Starter™, Siesta™, MVP™ and Cap Rail. Featuring a textured medium grain pattern with linear variegation for depth and added realism.



Medium wood grain

Unique variegation ensures no two boards are the same



Starter



Siesta



MVP



Cap Rail

*Enlarged to show grain detail

LIGHTING

**SEE ATTACHED LIGHTING
CUT SHEETS*

EXAMPLE IMAGE

LANDSCAPE BOLLARD LIGHT
B-K LIGHTING
GLOW STAR LED
BLACK AND FROSTED WHITE



LANDSCAPE UPLIGHT
B-K LIGHTING
NINE STAR II LED
BLACK



EXTEIROR WALL SCONCE
WAC LIGHTING
CYLINDER WALL MOUNT
BLACK



DATE: 07/11/25

PROJECT: Koerper

TYPE: Residence

CATALOG NUMBER LOGIC: GL-LED-e64-A9-BLP-K-6"-PP12



*Brass only available with style 'E'

**Designed for use with 12 VAC. transformer.
Requires magnetic low voltage dimmer.

***Please see Adjust-e-Lume photometry to
determine desired intensity.

****105-300 VAC. 50/60 Hz. non-dimming.

*****Available on style 'G' only. Requires vector
based graphics file by others.

CATALOG NUMBER LOGIC

Example: GL - LED - e65 - A7 - BZP - G-6 - 6 - PP12 - TRe20 - ART

MATERIAL

(Blank) - Aluminum B - Brass*

SERIES

GL - Glow Star

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K e79 - 7W LED/2700K 90CRI

e65 - 7W LED/3000K e80 - 7W LED/3000K 90CRI

e66 - 7W LED/4000K e81 - 7W LED/3500K 80CRI

e74 - 7W LED/Amber

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

STYLE

E*

K, L

J, N1, P1, R1

G-4, G-6, G-9 (Specify graphic panel height: 4", 6", 9")

BASE HEIGHT

2" - with 1/2" Female Pipe Thread Base (Standard)

6", 12", 18", 24" - with Anchor Base

MOUNTING OPTIONS**For 2" Base Models**

PP12B - 12" Power Pipe Stake with 'B' Cap

PP18B - 18" Power Pipe Stake with 'B' Cap

For 6", 12", 18", 24" Base Models

PP12 - 12" Power Pipe Stake

PP18 - 18" Power Pipe Stake

TRe20 - TRe20 Electronic Transformer (For use with LED fixtures)***

SF - Stability Flange (For use with Power Pipe)

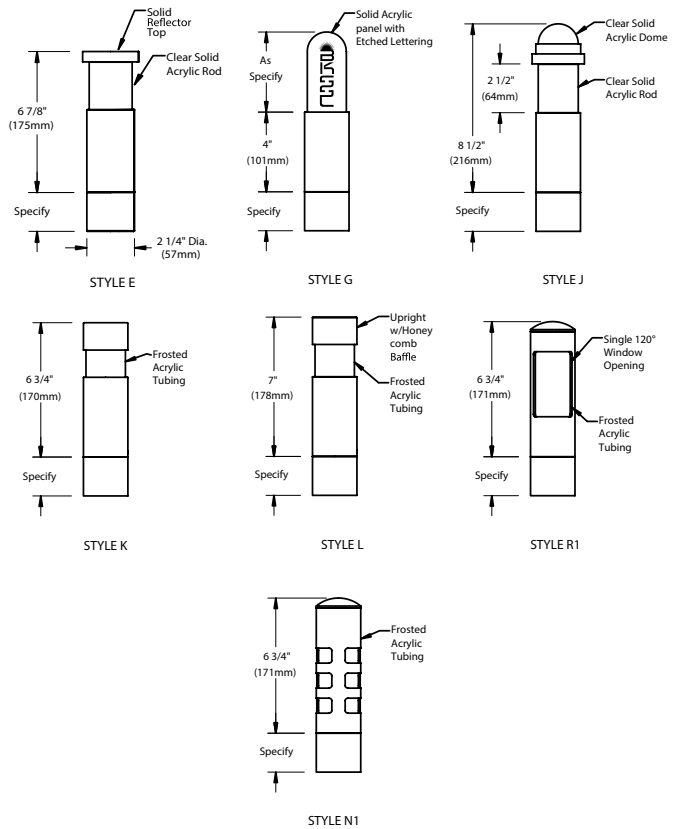
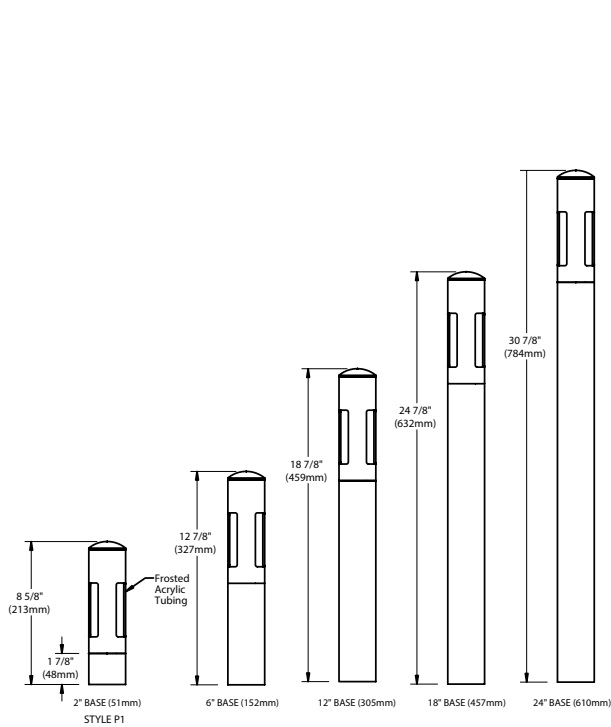
OPTIONS

ART - Laser Engraved Graphics****

DATE:

PROJECT:

TYPE:



STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

**B-K LIGHTING****MADE IN THE USA**559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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04/19/2023 SKU-755
 SUB 000041
 Page 19 of 38

DATE: 07/11/25

PROJECT: Koerper

TYPE: Residence

CATALOG NUMBER LOGIC: NSII-LED-e64-WFL-A5-BLP-12-360SL



**Designed for use with LED transformer. Requires magnetic low voltage dimmer.*

***Specify wireless or manual control. Please see Adjust-e-Lume photometry to determine desired intensity.*

****The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

CATALOG NUMBER LOGIC

Example: B - NSII - LED - e64 - SP - A9 - SAP - 12 - 11 - 360SL

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES

NSII - Nite Star II

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K e79 - 7W LED/2700K 90CRI

e65 - 7W LED/3000K e80 - 7W LED/3000K 90CRI

e66 - 7W LED/4000K e81 - 7W LED/3500K 80CRI

e74 - 7W LED/Amber

OPTICS

NSP - Narrow Spot (13°) MFL - Medium Flood (23°)

SP - Spot (16°) WFL - Wide Flood (31°)

ADJUST-E-LUME**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

OPTION

360SL - Knuckle Mounting System***

MOD OPTIONS

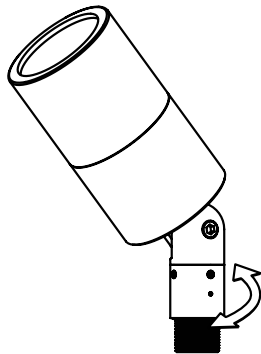
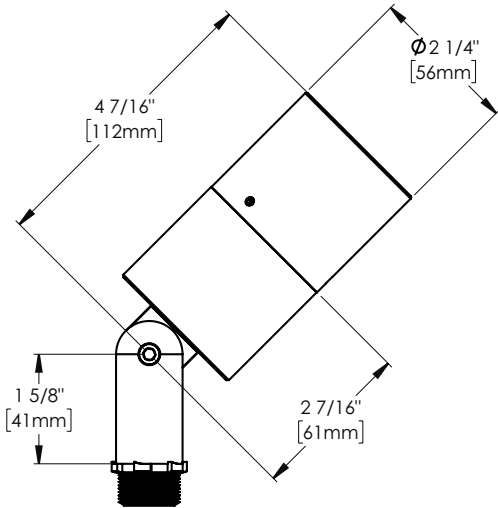
5 - 5 Ft Leads

25 - 25 Ft Leads

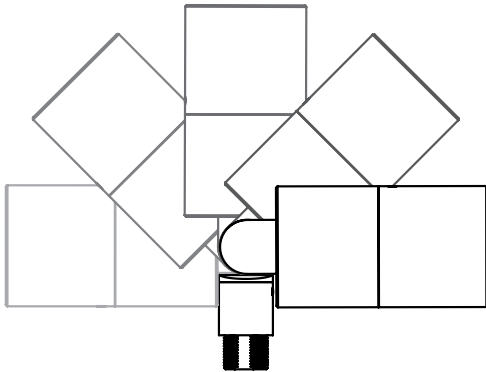
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PROJECT:

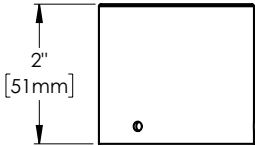
TYPE:



Horizontal Rotation
(Optional 360SL™ Knuckle)



180° Vertical Adjustment
(Standard)



F Cap

STANDARD FINISHES

Satin Black (BLP)	Satin Bronze (BZP)	Satin White (WHP)	Satin Aluminum (SAP)
Black Wrinkle (BLW)	Bronze Wrinkle (BZW)	White Wrinkle (WHW)	Verde (VER)

[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

Cascade Mtn. Granite (CMG)	Rocky Mtn. Granite (RMG)	Sierra Mtn Granite (SMG)	Aleutian Mtn Granite (AMG)	Textured Forest (TXF)
Black Chrome (BCM)	Beige (BGE)	Weathered Copper (WCP)	Old Copper (OCP)	Hunter Green (HUG)
Antique Brass Powder (ABP)	Brown Patina Powder (BPP)	Sonoran Desert Sandstone (SDS)	Weathered Iron (WIR)	Clear Anodized Powder (CAP)
Cream (CRM)	Antique White (AQW)	Natural Brass Powder (NBP)		

Cylinder

Wall Mount 3000K

Model	Color Temp & CRI	Lumens	Finish
WS-W190208	30 3000K - 80	260	BK Black
WS-W190212		515	BZ Bronze
			WT White

Example: **WS-W190208-30-BK**

FEATURES

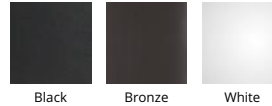
- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

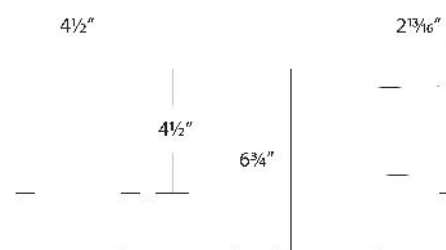
Construction:	Die-cast aluminum
Power:	18W, 6W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Lens:	Glass Lens
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Bronze, Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, ADA



FINISHES



LINE DRAWING



HVAC

**SEE ATTACHED HVAC
CUT SHEETS*

EXAMPLE IMAGE

HVAC CONDENSOR

STYLE TO SIMILAR TO IMAGE
COLOR TO MATCH SIDING



VENT COVERS

STYLE TO SIMILAR TO IMAGE
COLOR TO MATCH SIDING



PLUMBING VENTS

STYLE TO SIMILAR TO IMAGE
COLOR TO MATCH ROOFING



PRODUCT SPECIFICATIONS

07/11/2025



SUBMITTALS

Connect Series

Rev. Aug. 2024



Outdoor

Indoor

AUH2436ZGDA1 / UUY24ZGDAA
AUH2436ZGDA1 / UUY36ZGDAA
AUH4860ZGDA1 / UUY48ZGDAA
AUH4860ZGDA1 / UUY60ZGDAA
AUH2436ZGDA2 / UUY24ZGDAB
AUH2436ZGDA2 / UUY36ZGDAB
AUH4860ZGDA2 / UUY48ZGDAB
AUH4860ZGDA2 / UUY60ZGDAB



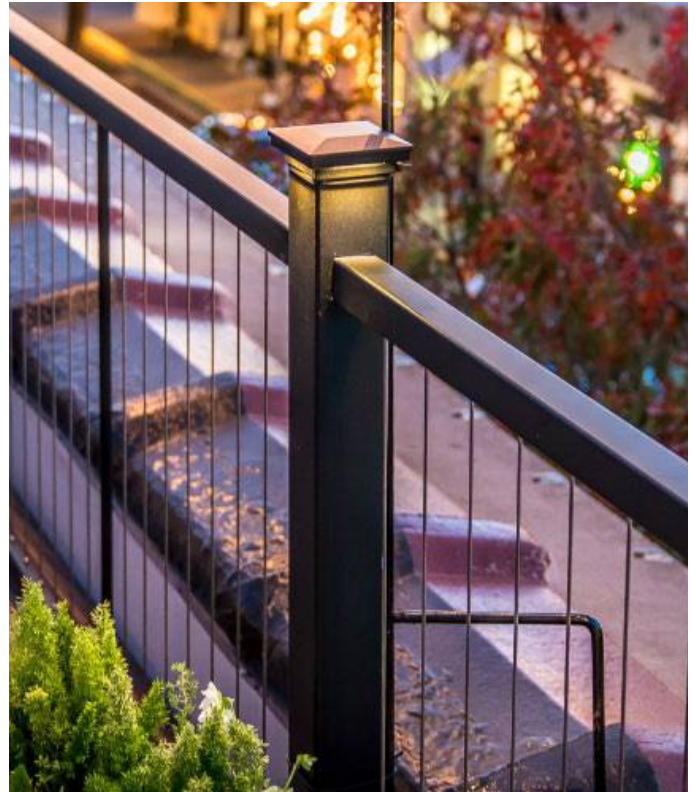
GE APPLIANCES
a Haier company

RAILING

**SEE ATTACHED RAILING
CUT SHEETS*

EXAMPLE IMAGE

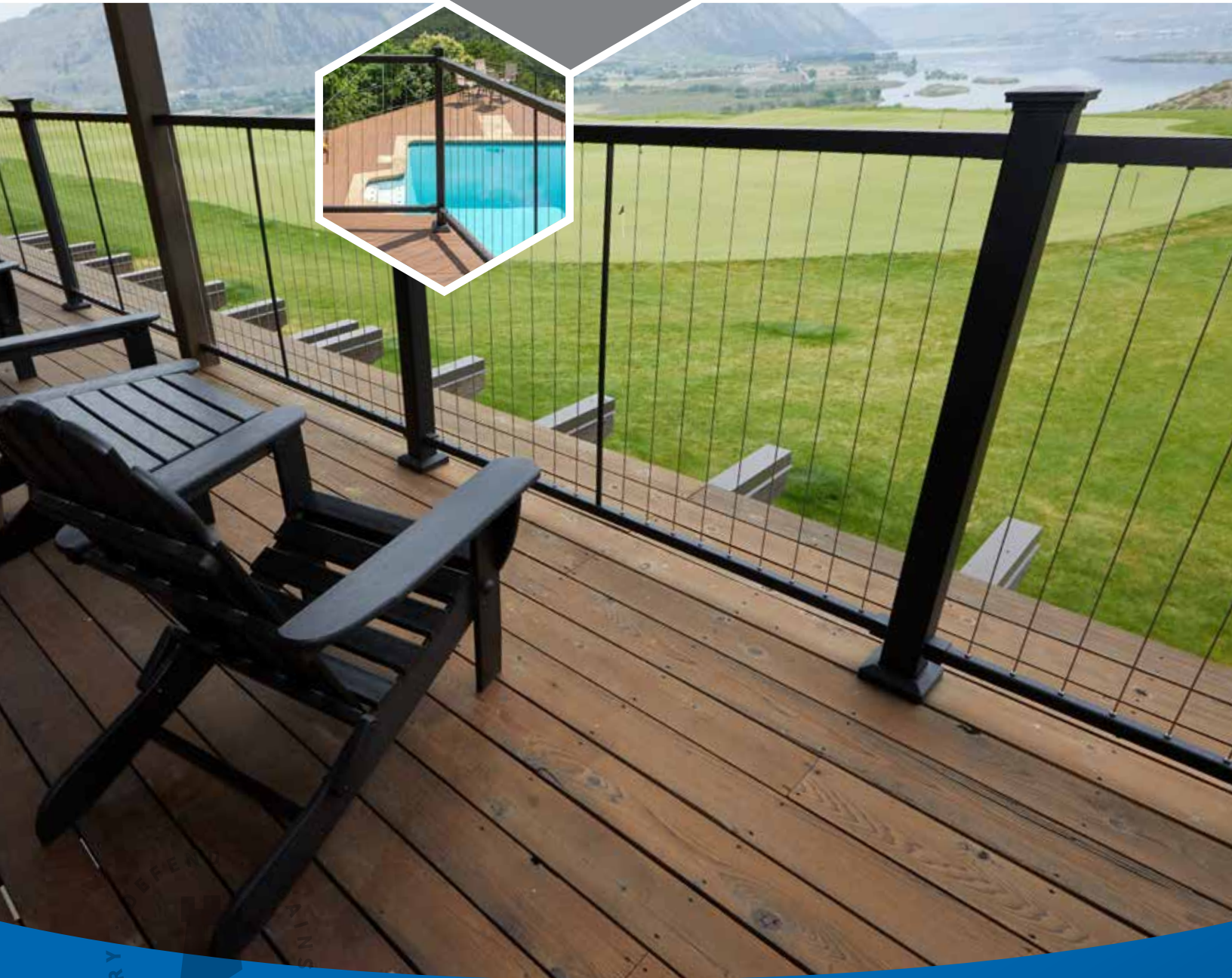
DECK RAILING
FORTESS BUILDING PRODUCTS
FORTRESSCABLE V-SERIES
BLACK





FORTRESSCABLE V-SERIES STEEL CABLE RAILING

RETHINK THE RAIL.



JOIN THE REVOLUTION.
FortressBP.com | 866.323.4766

**FORTRESS**
BUILDING PRODUCTS

Page 26 of 38



TO REACH NEW HEIGHTS IN DESIGN, GO VERTICAL

Fortress® set out on a mission to create the first vertical cable railing system in the industry—and we succeeded. Now, FortressCable V-Series steel cable railing is not only affordable, but anyone can install it. The sleek top and bottom rail make this option a great choice for style and function.

**RESIST RUST
& CORROSION**

**UNOBSTRUCTED
VIEWS**

**PANELIZED
SYSTEM**



KEY FEATURES

- 1st vertical cable railing panel in the decking/railing industry
- FortressShield-Coated utilizing advanced automotive coating process to resist rust and corrosion
- Pre-assembled for ease of installation
- 316 marine grade stainless steel cable and components
- Works with wood, composite, vinyl and Fortress steel posts
- Quick and easy installation
- Meets ICC-ES™ AC273, NBCC, OBC, ABC and BCBC standards

PREMIUM FINISH

Fortress Cable Railing Black Sand finish is engineered to withstand the elements.



Black Sand

WARRANTY

Manufacturer Warranty

Historically, fortresses were built to protect. The same is true of Fortress Building Products. You can expect coverage the second you decide to embark on your journey with us. We cover our products and the people who buy them. At Fortress, we don't just stand behind our work ... we stand by your side.



CODE
COMPLIANCE

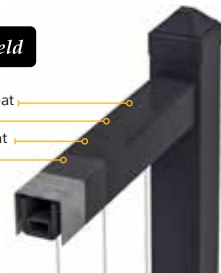


Intertek
CCRR-0248

Protected with



Premium Powder Coat
E-Coat
Quality Pre-treatment
Zinc Galvanized



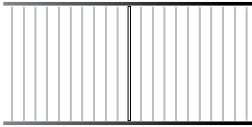
— Simple Assembly —

EASY AS 1, 2, 3, FORTRESS



1 PANELS

Panels can be used with several types of posts such as steel, wood, vinyl or composite



6'
Actual 69.5"
(1765mm)

34" (864mm)
40" (1016mm)

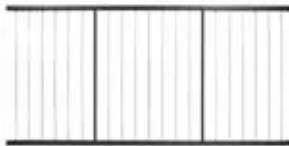
V-SERIES CABLE RAILING PANELS 6'

ITEM#	DESCRIPTION	UPC #
57134608	CR-VERTICAL 34"X6' BKSND	844530016939
57140608	CR-VERTICAL 40"X6' BKSND	844530016953

3.25" (83mm) on center

Support bars are interchangeable with any cable location for versatility

Plastic pieces that cover bolts in top rail are for packaging only and should be removed during installation



8'
Actual 93.5"
(2375mm)

34" (864mm)
40" (1016mm)

V-SERIES CABLE RAILING PANELS 8'

ITEM#	DESCRIPTION	UPC #
57134808	CR-VERTICAL 34"X8' BKSND	844530016946
57140808	CR-VERTICAL 40"X8' BKSND	844530016960

3.25" (83 mm) on center

Support bars are interchangeable with any cable location for versatility

Plastic pieces that cover bolts in top rail are for packaging only and should be removed during installation



8'
Actual 93.5"
(2375mm)

34" (864mm)
40" (1016mm)

ADJUSTABLE STAIR V-SERIES CABLE RAILING PANELS 8'

ITEM#	DESCRIPTION	UPC #
57234808	CR-VERTICAL STAIR 34"X8' BKSND	844530016977
57240808	CR-VERTICAL STAIR 40"X8' BKSND	844530016984

3.25" (83mm) on center

Support bars are interchangeable with any cable location for versatility

Plastic pieces that cover bolts in top rail are for packaging only and should be removed during installation

Install using Universal Bracket UB-05 and Universal Bracket Angle Adapter cannot be installed on a ramp



Vertical



Vertical Stair

V-SERIES I-SUPPORT

ITEM#	DESCRIPTION	UPC #
57504148	CR-VERTICAL I-SUPPORT BKSND	844530017042
57505148	CR-VERTICAL STAIR I-SUPPORT BKSND	844530019749



INSTALLATION TOOLS (TENSION GAUGE)

ITEM#	DESCRIPTION	UPC #
57500001	CABLE RAILING - TENSION GAUGE	844530017066



1 PANELS



Recommend 1 can per 15 panels purchased

AEROSOL TOUCH UP PAINT (WAREHOUSE ONLY)

ITEM#	DESCRIPTION	UPC #
660378	BKSND AEROSOL TOUCH UP PAINT 6OZ	844530012634



Recommend 2 pens per job

TOUCH UP PAINT PEN (WAREHOUSE ONLY)

ITEM#	DESCRIPTION	UPC #
660368	BKSND TOUCH UP PAINT PEN	844530012641

2 POST AND BRACKETS



STEEL POST WITH BASE & BASE COVER 39.5"

ITEM#	DESCRIPTION	UPC #
53302418	FE26-POST 2"X39.5" W/ 4" BASE/COVER BKSND	844530015284
53303418	FE26-POST 3"X39.5" W/ 4" BASE/COVER BKSND	844530015345

STEEL POST WITH BASE & BASE COVER 45.5"

ITEM#	DESCRIPTION	UPC #
53302478	FE26-POST 2"X45.5" W/ 4" BASE/COVER BKSND	844530015314
53303478	FE26-POST 3"X45.5" W/ 4" BASE/COVER BKSND	844530015376

STEEL POST WITH BASE & BASE COVER 55"

ITEM#	DESCRIPTION	UPC #
53302558	FE26-POST 2"X55" W/4" BASE/COVER BKSND	844530027126
53303558	FE26-POST 3"X55" W/4" BASE/COVER BKSND	844530027102

2 POSTS & BRACKETS



STEEL POST FOR FASCIA MOUNT BRACKET 2" x 49"

ITEM#	DESCRIPTION	UPC #
53349158	FE26-POST 2"X49" BKSND (13GA)	844530013716

STEEL POST FOR FASCIA MOUNT BRACKET 2"x 55"

ITEM#	DESCRIPTION	UPC #
53355158	FE26-POST 2"X55" BKSND (13GA)	844530013747



STEEL POST FOR FASCIA MOUNT BRACKET 3"x 49"

ITEM#	DESCRIPTION	UPC #
53349168	FE26-POST 3"X49" BKSND	844530015406

STEEL POST FOR FASCIA MOUNT BRACKET 3" x 55"

ITEM#	DESCRIPTION	UPC #
53355168	FE26-POST 3"X55" BKSND	844530015437



FASCIA MOUNT BRACKET - STRAIGHT (WITH HEX HEAD BOLT COVER)

ITEM#	DESCRIPTION	UPC #
53502008	FM BRKT STRAIGHT 2" BKSND	844530013273
53503008	FM BRKT STRAIGHT 3" BKSND	844530015161



FASCIA MOUNT BRACKET - OUTSIDE CORNER (WITH HEX HEAD BOLT COVER)

ITEM#	DESCRIPTION	UPC #
50502018	UNIVERSAL FASCIA MNT BRKT 2" OUTSIDE CRNR BKSND	844530027966
50503018	UNIVERSAL FASCIA MNT BRKT 3" OUTSIDE CRNR BKSND	844530027997



FASCIA MOUNT BRACKET - INSIDE CORNER (WITH HEX HEAD BOLT COVER)

ITEM#	DESCRIPTION	UPC #
53502028	FM BRKT INSIDE CNR 2" BKSND	844530013334
53503028	FM BRKT INSIDE CNR 3" BKSND	844530015222



2 POST AND BRACKETS



UNIVERSAL BRACKET 05 - 1.25" (32mm)

ITEM#	DESCRIPTION	UPC #
53505008	FE26-UB-05 BRACKET 1.25" BKSND (Bag of 4)	844530012467

Only 2 of the holes in bracket should be used in a diagonal fashion to attach to post
Bags include 13 metal screws and 9 wood screws



Stair



Angle / Miter

UNIVERSAL BRACKET ANGLE ADAPTER 05 - 1.25" (32mm)

ITEM#	DESCRIPTION	UPC #
53505018	FE26-UB-05 BRACKET ANGLE ADAPTER 1.25" BKSND (Bag of 4)	844530012474

Universal Bracket and Angle Adapter must be used together
Bags include 9 metal screws for attaching to Universal Bracket

3 PERSONALIZATION



6'
Actual 69.5"
(1765mm)

8'
Actual 93.5"
(2375mm)

FLAT ACCENT TOP RAIL

ITEM#	DESCRIPTION	UPC #
57513608	CR-FLAT ATR-6' BKSND	844530016915
57513808	CR-FLAT ATR-8' BKSND	844530016922

No other ATP/ATR can be used with FortressCable panel



1.25" V-SERIES CABLE CAP RAIL CLIP (32mm)

ITEM#	DESCRIPTION	UPC #
57505058	CR-CAP RAIL CLIP-1.25" BKSND (BAG 4)	844530016137

Use to cover top rail with a deck board to create a "drink rail"
Wood screws included
28" (711mm) spacing recommended



2" (52mm)



3" (76mm)

PRESSED DOME CAP

ITEM#	DESCRIPTION	UPC #
53502108	FE26-PRESSED DOME CAP 2" BKSND	844530012399
53503108	FE26-PRESSED DOME CAP 3" BKSND	844530012856

For caps with lighting capabilities please visit fortressbp.com/lighting-accessories

GATE



GATE 34" x 34.5"

ITEM#	DESCRIPTION	UPC #
57534888	CR-VERTICAL GATE 34"X34.5"	844530026440

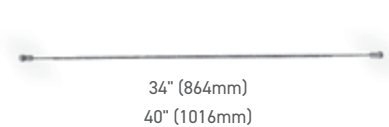
34" (864mm)
40" (1016mm)

GATE 40" x 34.5"

ITEM#	DESCRIPTION	UPC #
57540888	CR-VERTICAL GATE 40"X34.5"	844530026457

Gate panel allows for up to a 36" (914mm) opening
Use with Gate Kit #2
Includes 2 Pressed Dome Caps

SPARE PARTS



SPARE PARTS

ITEM#	DESCRIPTION	UPC #
57534009	CR-VERTICAL 34" WIRE/CONNECTORS (EACH)	844530017073
57540009	CR-VERTICAL 40" WIRE/CONNECTORS (EACH)	844530017080

Use to replace a cable if a panel is cut to a shorter length. Part includes swaged fittings.



SPARE PARTS

ITEM#	DESCRIPTION	UPC #
57534118	CR-VERTICAL RAIL SUPPORT 34" (EACH)	844530017110
57540118	CR-VERTICAL RAIL SUPPORT 40" (EACH)	844530017127

Use when panels are cut and require additional supports for installation. Includes bolts and washer to secure to rail.



SPARE PARTS

ITEM#	DESCRIPTION	UPC #
57534128	CR-VERTICAL RAIL STAIR SUPPORT 34" (EACH)	844530017134
57540128	CR-VERTICAL RAIL STAIR SUPPORT 40" (EACH)	844530017141

Use when panels are cut and require additional supports for installation. Includes bolts and washer to secure to rail.

KOERPER RESIDENCE
506 APPLETREE POINT ROAD

GARAGE DOOR

**SEE ATTACHED GARAGE
DOOR CUT SHEETS*

EXAMPLE IMAGE

GARAGE DOOR:
HAAS DOOR OR SIMILAR
MODEL 663
BLACK



4 SEASONS PORCH

**SEE ATTACHED SCREEN
PORCH CUT SHEETS*

EXAMPLE IMAGE

4 SEASONS PORCH SCREEN
PHANTOM SCREENS
MOTORIZED SCREENS WITH
LUXURY VINYL



Phantom Screens

Color Options

You can select one of our standard colors or custom match your screen’s frame and handle to your door trim, your door, or your dog. It’s up to you.

Phantom Screens come in a variety of standard powder-coated colors to match your finishes, each of which meet AAMA (American Architectural Manufacturers Association) 2604 standards.

The way these colors look on your screen may differ from the coated samples or installed product. Having trouble choosing? Talk to your local expert to see true color swatches.

STANDARD COLORS



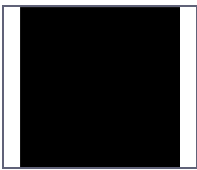
Classic White



Anodized Silver



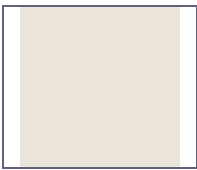
Hartford Green



Phantom Black



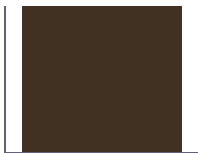
Mineral Bronze



Slivered Almond



PHANTOM SCREENS



Rideau Brown



Coastal Grey

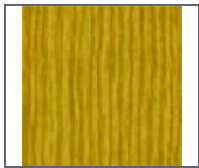


Calico Linen

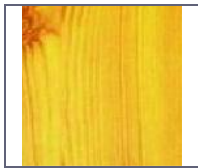
WOOD GRAIN FINISHES



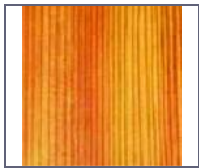
Mahogany



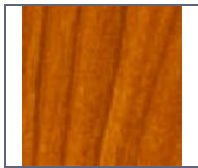
Light Oak



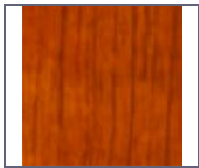
Light Knotty Pine



Light Fir



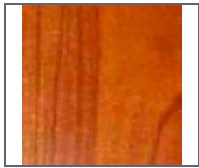
Light Cherry



Light Cedar



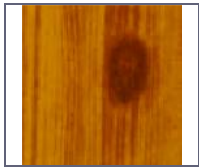
Dark Cedar



Dark Cherry



Dark Fir



Dark Knotty Pine



Dark Oak



Dark Walnut



PERIMETER COLORS



Light Ash



Dark Ash



Dark Acacia

CUSTOM COLORS

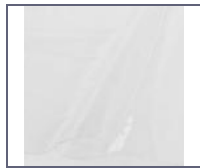
Supply us with a swatch of your preferred color and we'll be delighted to match it.

[Get a Custom Quote →](#)

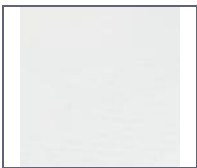
Luxury Vinyl Types

These "walls" can help regulate the space's temperature and are available in multiple colors. Clear vinyl enables you to control the temperature in your outdoor living space. Your vinyl screens will come with a clear vinyl panel and one of five perimeter color options as shown below.

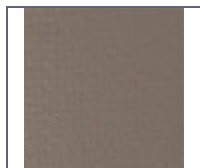
Clear vinyl meets the following fire ratings: NFPA 701, ASTM E 84 Class A, CSFM Reg. Title 19



Strataglass PanoramaFR
Openness: 0%
Sun/UV blockage: Up to 99%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



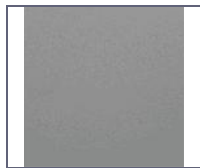
Serge Ferrari Precontraint 502 Satin – White (perimeter color)
Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Serge Ferrari Precontraint 502 Satin – Sand (perimeter color)
Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Serge Ferrari Precontraint 502 Satin – Brown (perimeter color)
Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Serge Ferrari Precontraint 502 Satin – Concrete (perimeter color)
Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Serge Ferrari Precontraint 502 Satin – Black (perimeter color)
Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Get a Quote

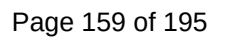
Tell us more about your project and the nearest Phantom expert will be in touch.

Get a Quote



Find a Store

07/11/2025





1



2



3



4



5



6



7

77, 85, 91 North Winooski Avenue - Dolores

Sketch Plan Review Narrative

Burlington, VT
August 2025

Sketch Plan Review Narrative

The proposed project is located at the existing 77, 85 and 91 North Winooski Avenue properties. The project will construct an approximately 50-bed Memory Care Facility in the rear of the 3 existing properties. The first floor of 91 North Winooski Avenue will be converted to a daycare facility with approximately 19 children plus staff. The 3 existing buildings will remain with a portion of the existing building located at 85 North Winooski to be demolished. The project is served by municipal water and sewer. The proposed project will utilize the existing curb cuts with some improvements needed for emergency vehicle access.

The breakdown of project uses is as follows:

- Existing Site
 - 77 North Winooski Avenue = 7 apartments
 - 85 North Winooski Avenue – 2 apartments
 - 91 North Winooski Avenue = 4 apartments
 - 3-unit apartment Primary Dwelling
 - 1-unit apartment ADU
- Proposed Site
 - 77 North Winooski Avenue = 7 apartments
 - 85 North Winooski Avenue = 2 apartments
 - 91 North Winooski Avenue = 2 apartments plus daycare with 19 students plus staff
 - The ADU building will be removed from the property
 - New 50-bed Memory Care Facility

SMITH
ALVAR E Z
SIENKIEWYCZ

117 St. Paul Street
3rd Floor
Burlington, VT
05401

CONSULTANTS

PROJECT
NORTH
WINOOSKI
•
MEMORY CARE CENTER
•
85 NORTH WINOOSKI AVE.
BURLINGTON, VT

DATE: 09/02/2025
SCALE: AS NOTED
CHECKED: BA
DRAWN BY: MW

REVISIONS

Ⓥ VISITOR

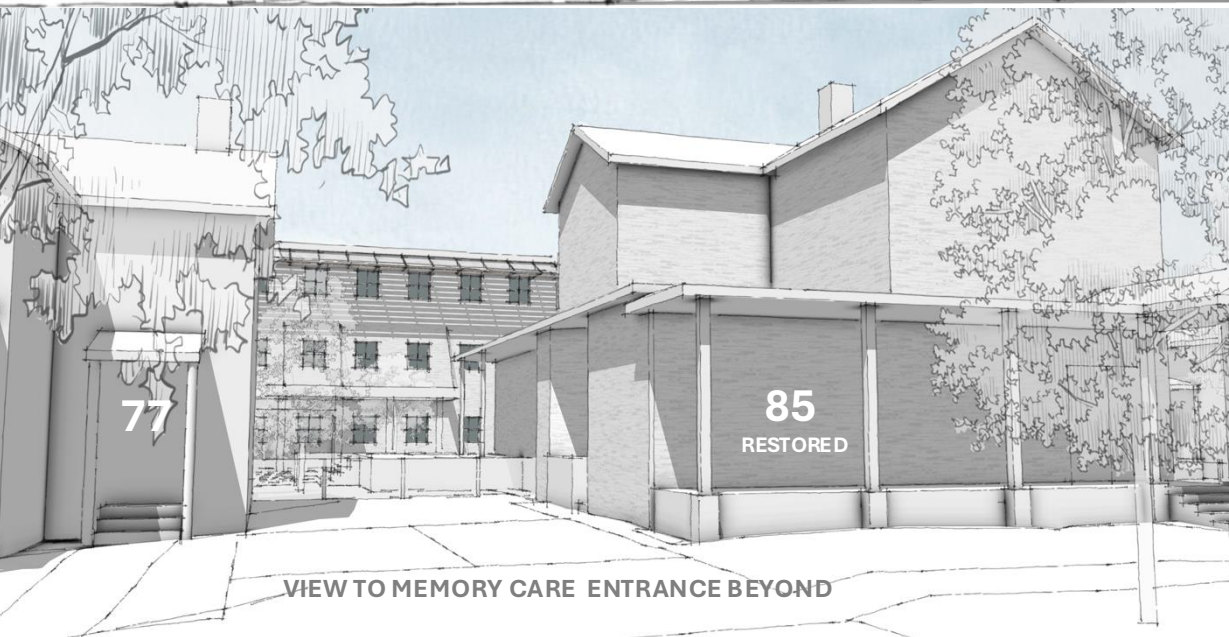
Page 168 of 195



1:150

COPYRIGHT SMITH ALVAREZ SIENKIEWYCZ ARCHITECTS, PC

WELCOME TO 77+85+91 NORTH WINOOSKI AVENUE



VIEW TO MEMORY CARE ENTRANCE BEYOND



SITE ENTRY



NORTH WINOSKI AVENUE LOOKING WEST

77

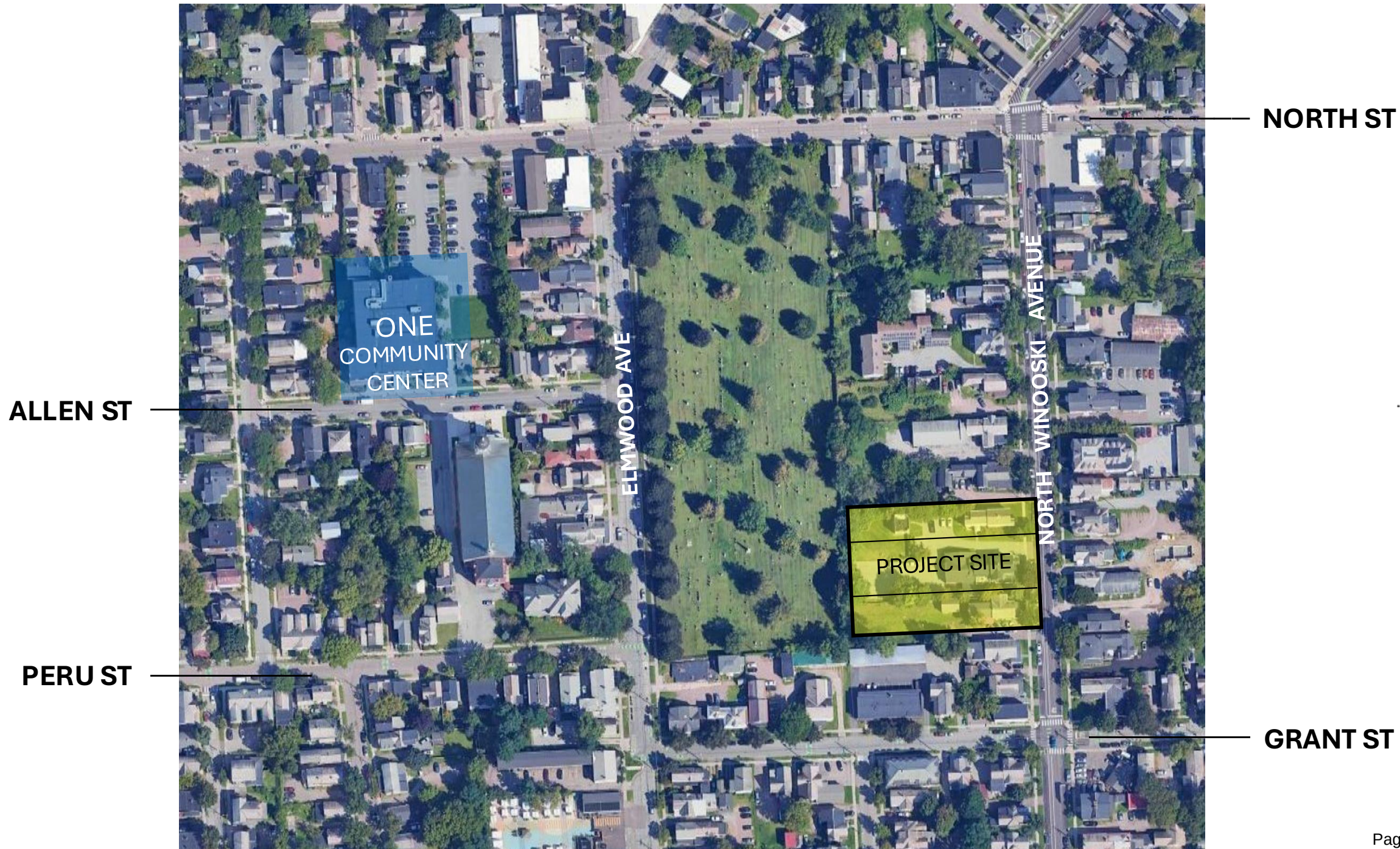


85



91





ALLEN ST

PERU ST

NORTH ST

GRANT ST

PROJECT SITE



**54,000 SF +/-
THREE COMBINED LOTS**



ORIGIN STORY

Adjacent property owners, Neil Gardener + Wayne Nelson, acquire 85 North Winooski with the intention to transform the pre-existing Funeral Home into a use that will have a positive impact on their neighborhood. The combined 77 + 85 + 91 site offers the opportunity to address some of Burlington's most critical needs; housing, daycare, + memory care.



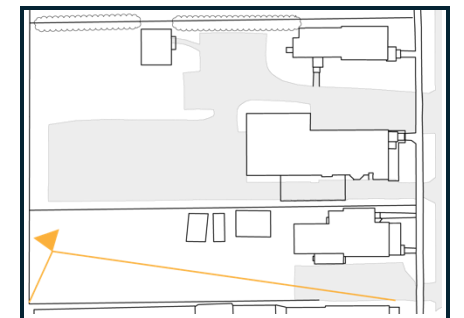
LOOKING SOUTHEAST



LOOKING EAST AT 77

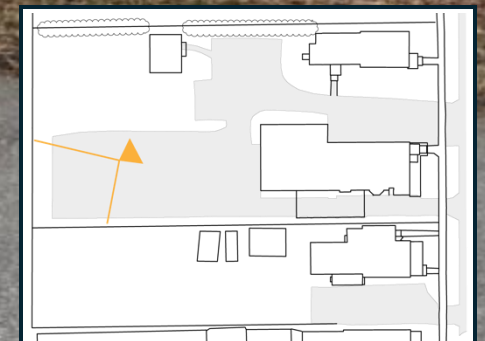
THEIR VISION IS TO CREATE A MULTI-GEN
VILLAGE FEATURING A 50 BED MEMORY
CARE ASSISTED LIVING RESIDENCE WITH
ON-SITE DAYCARE + STAFF HOUSING.

NAMED DOLORES.





LOOKING SOUTHWEST





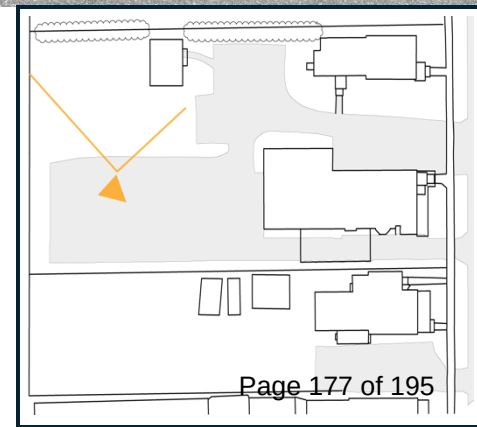
LOOKING NORTHWEST

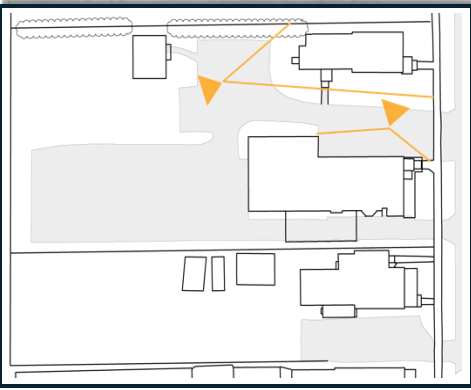




LOOKING NORTH + NORTHEAST

THIS SHORT-TERM
RESIDENTIAL UNIT
LOCATED BEHIND
91 IS PROPOSED
TO BE RELOCATED
OFF SITE.





LOOKING NORTHEAST AT 91 AND SOUTH AT 85

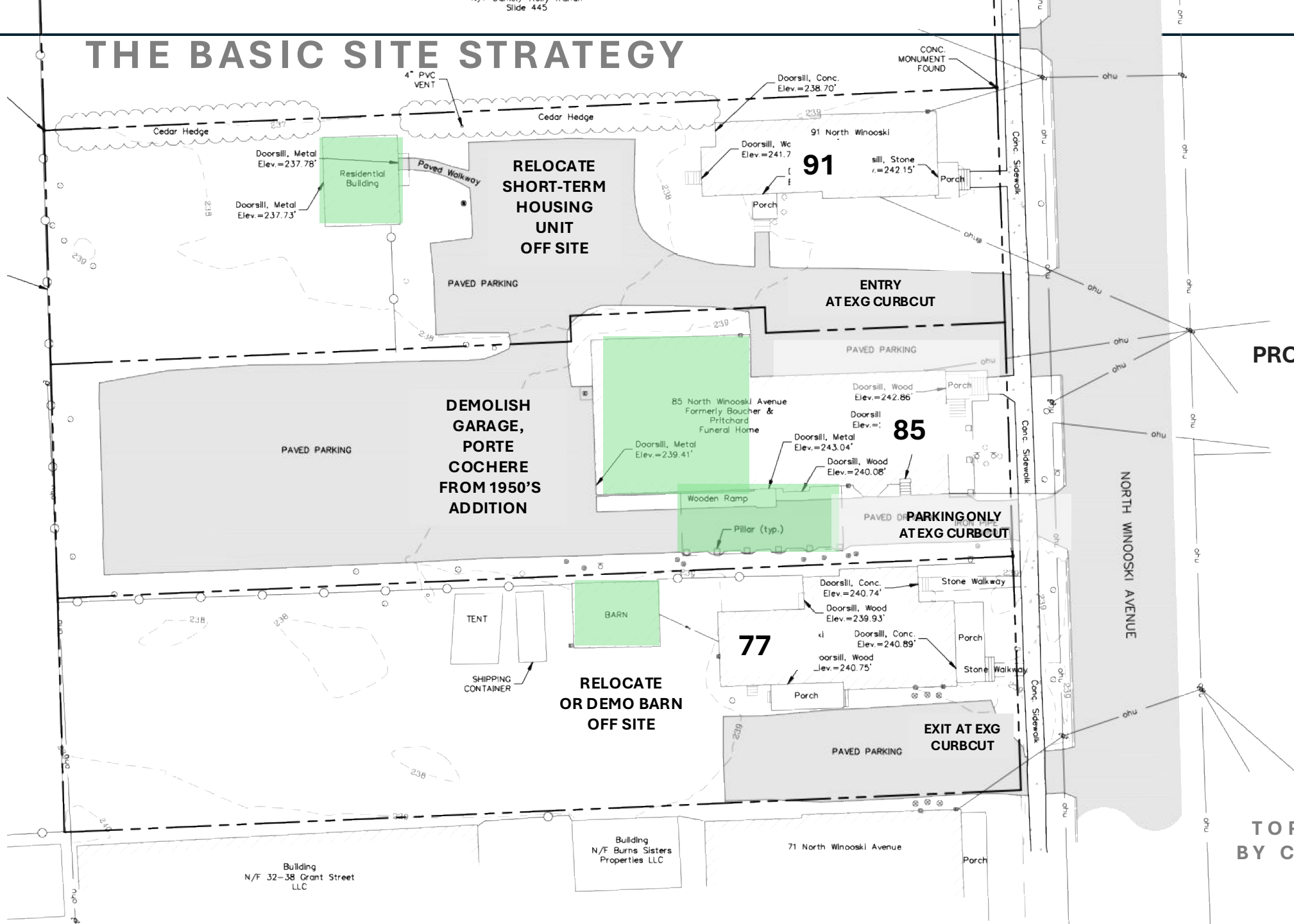
DAYCARE + SECOND FLOOR STAFF HOUSING PROPOSED @ 91

IMPROVE FAÇADE + MAINTAIN APARTMENTS AT 85

+
IMPROVED SITE ENTRY DRIVE



THE BASIC SITE STRATEGY



EXISTING LOT COVERAGES:

77: 29%

85: 76%

91: 38%

COMBINED LOTS: 48.1%

PROPOSED LOT COVERAGE: 43%

LOT AREA: 54,000 SF+/-

**TOPO SURVEY PREPARED
BY CHAMPLAIN ENGINEERS
1.20.2025**

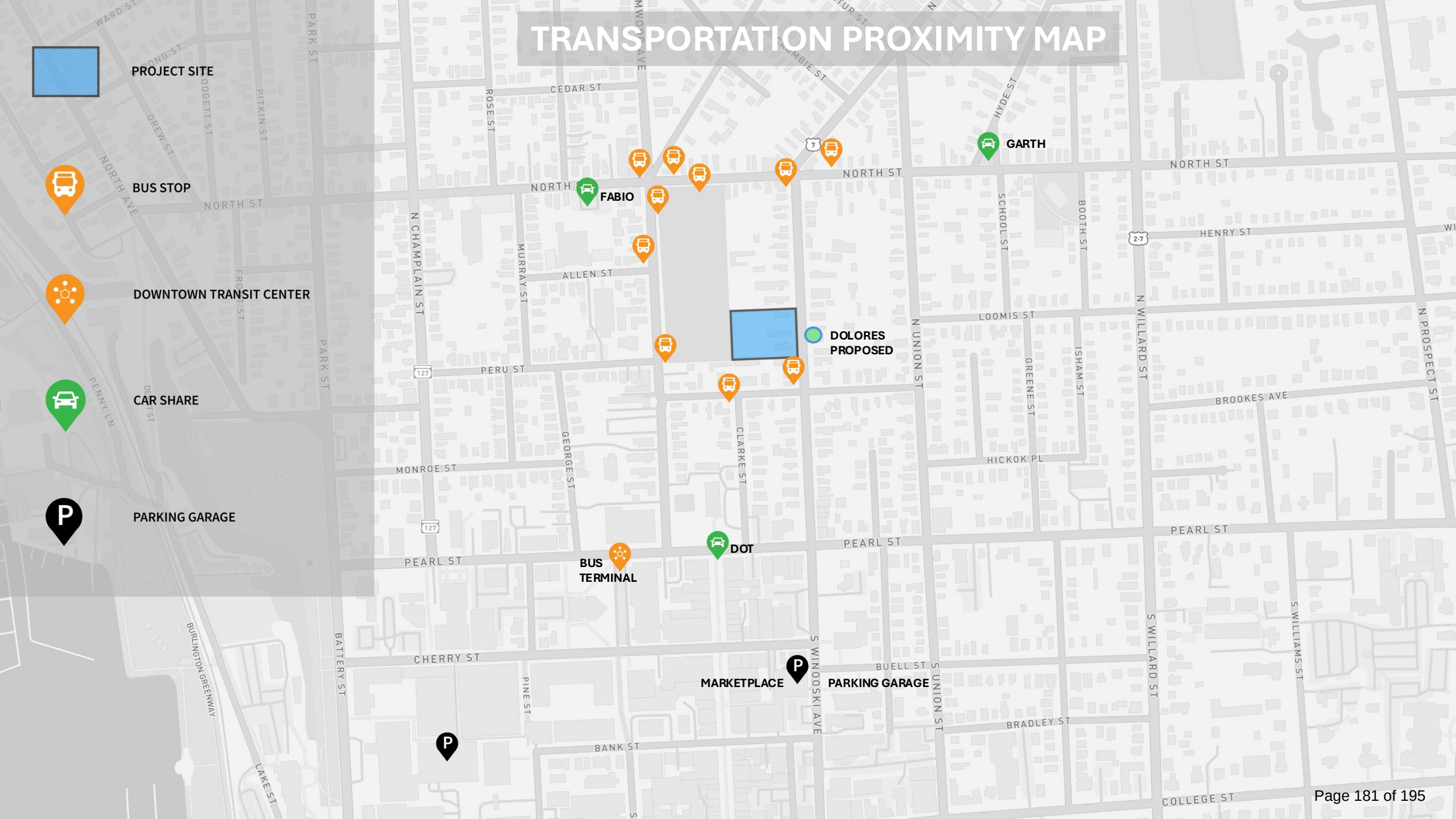
JUNE 13.2025 CONCEPT SITE REVISIONS for BTV FIRE TRUCK ACCESS



LOT COVERAGE (55% MAX): 44%	
TOTAL SITE SQUARE FEET: 54,702sf	
GREENSPACE:	+/-34%
PERMEABLE DRIVES & WALKWAYS:	22%
TOTAL PERMEABLE: 56%	
IMPERMEABLE PAVEMENT & BUILDINGS:	39%
PARKING:	5%
TOTAL IMPERMEABLE: 56%	
PARKING: 30 TOTAL	
12	STAFF
1	ACTIVITY VAN
7	VISITOR PARKING
10	RESIDENTIAL OVERNIGHT PARKING
USE/ CONDITIONAL USE:	
91 NORTH WINOOSKI: PROPOSED DAYCARE AT MAIN LEVEL FROM SINGLE APARTMENT RENOVATION: 19 KIDS @ 75sf EACH IN 1,695sf FENCED IN PLAY YARD INTERIOR RENOVATED SPACE: 1,509sf EXISTING APARTMENTS: 2	
85 NORTH WINOOSKI: PROPOSED APARTMENTS AT MAIN LEVEL: 2 EXISTING APARTMENTS: 2	
77 NORTH WINOOSKI: EXISTING APARTMENTS: 7	
MEMORY CARE: 50 +/- BEDS FOOTPRINT: 9,852SF GROSS FLOOR AREA: 45,128SF	
PROPOSED FOOTPRINT REMOVAL/DEMOLITION:	
91 NORTH WINOOSKI ADU: 540sf	
85 NORTH WINOOSKI WEST SIDE: 2694sf	
77 SHED: 453sf	
TOTAL: 36878F +/-	

- RO RESIDENT OVERNIGHT
- SM SMALL
- ST SHORT TERM
- V VISITOR

TRANSPORTATION PROXIMITY MAP

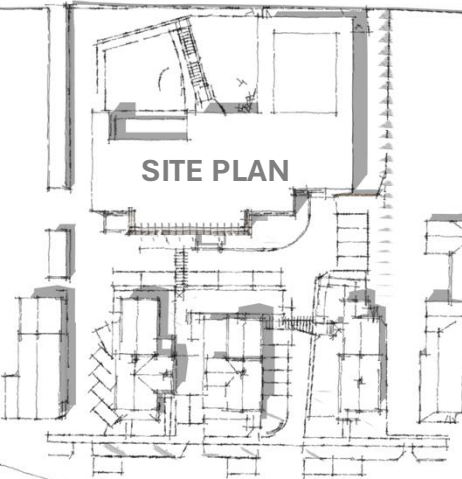
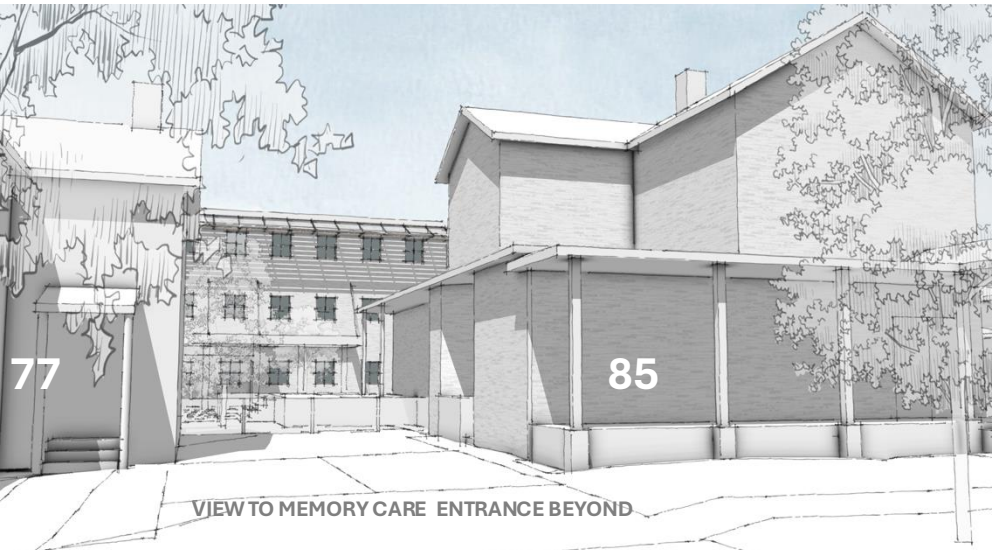


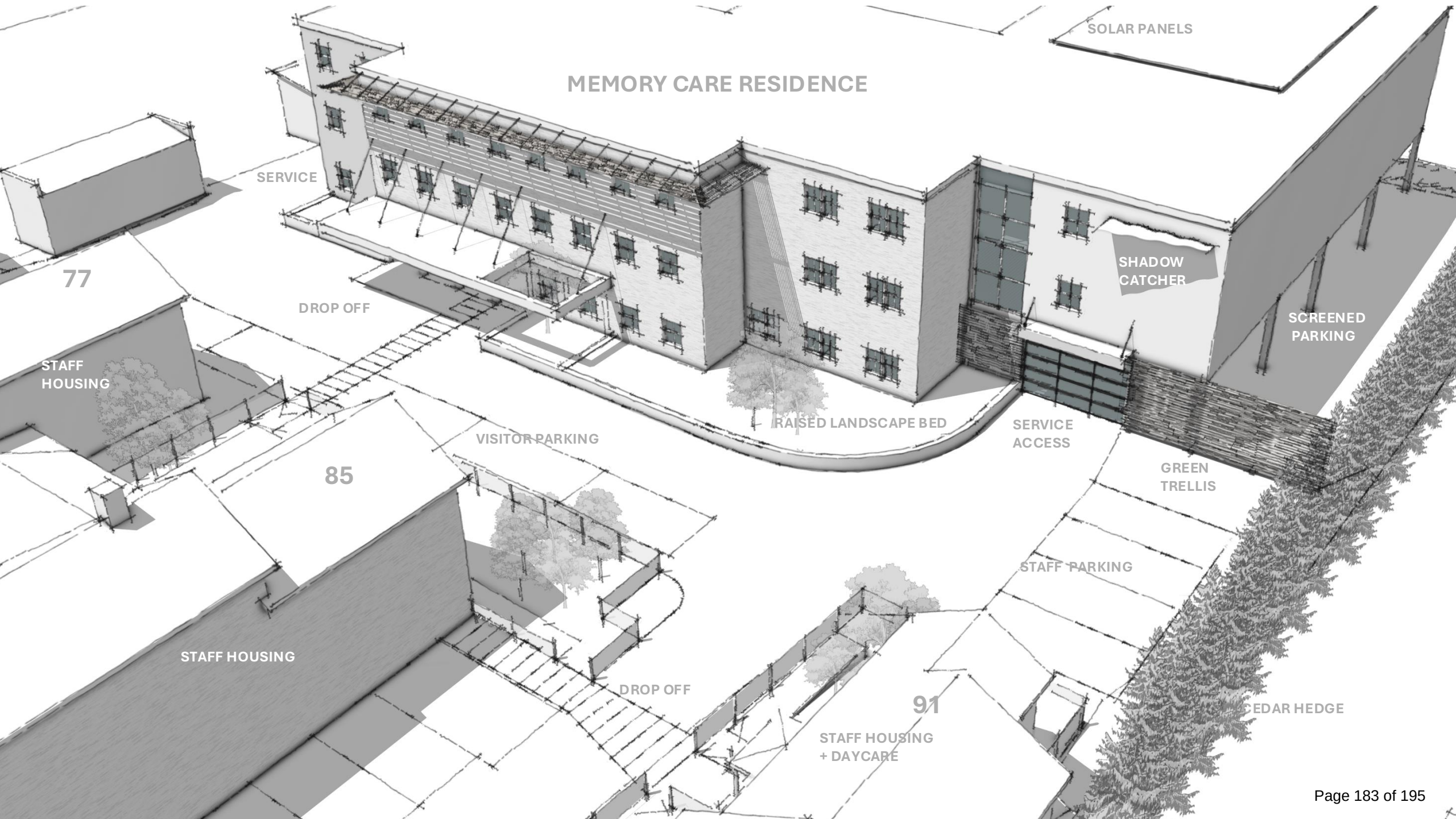
NORTH WINOOSKI AVENUE LOOKING WEST

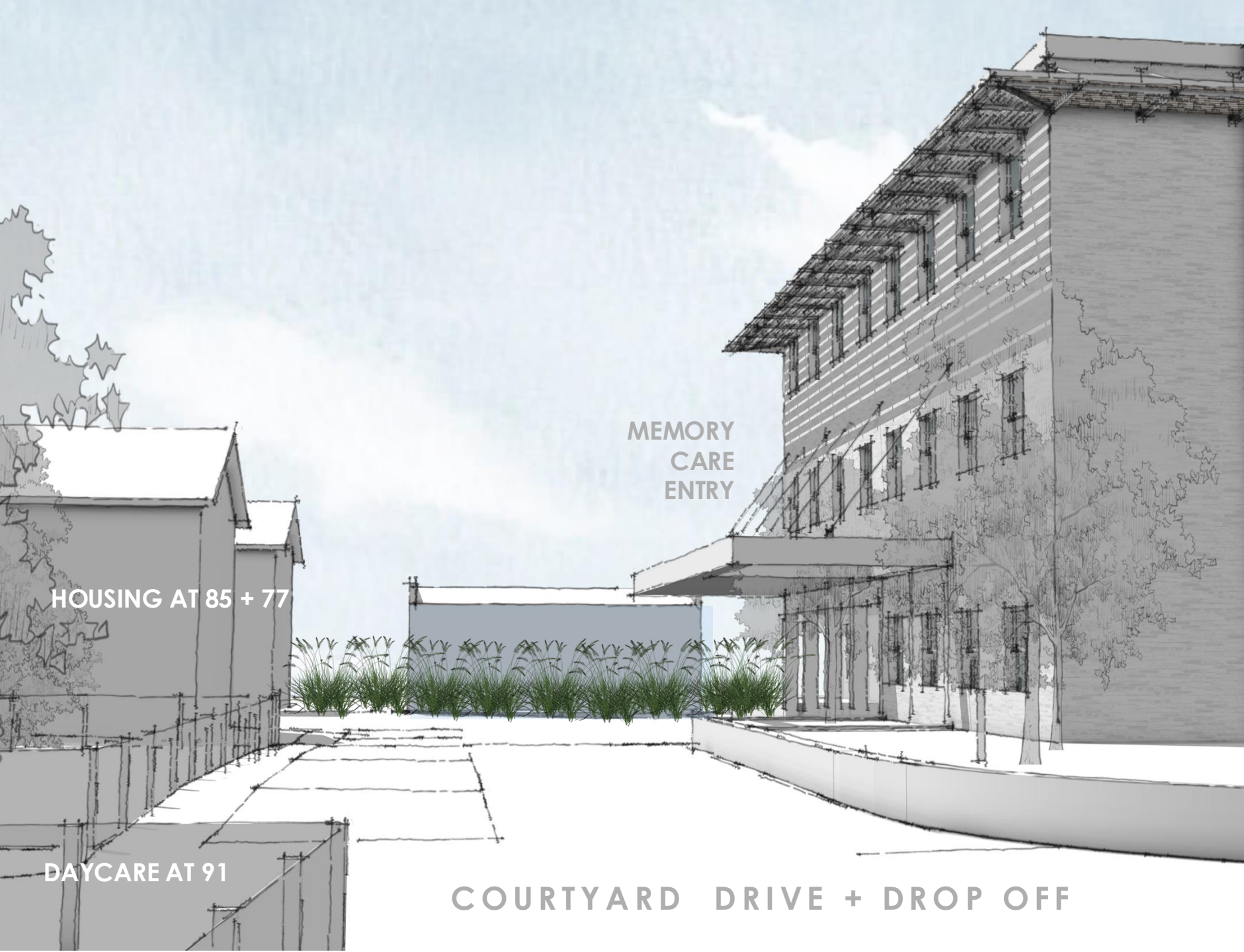
- SOLAR PANELS
- SHADOW CATCHER
- SCREENED PARKING
- GREEN TRELLIS WALLS
- CEDAR HEDGE AT NORTH PROPERTY LINE

SERVICE ENTRANCE

MEMORY CARE ENTRANCE







HOUSING AT 85 + 77

MEMORY
CARE
ENTRY

DAYCARE AT 91

COURTYARD DRIVE + DROP OFF

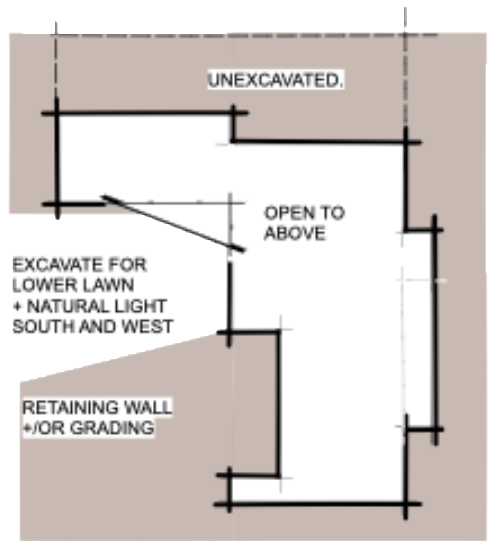
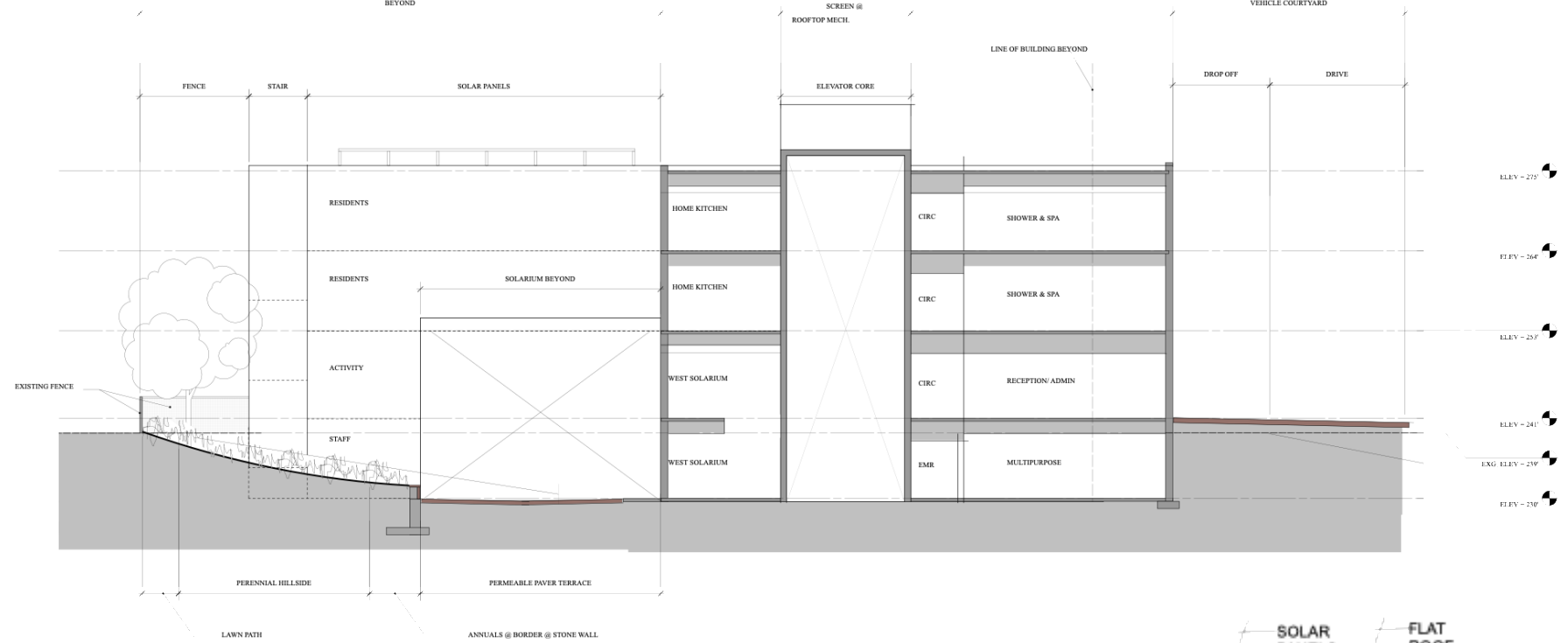
JOB OPPORTUNITIES

APPROXIMATELY 54 WORK
SHIFTS PER WEEK ANTICIPATED
AT MEMORY CARE
RESIDENCE:

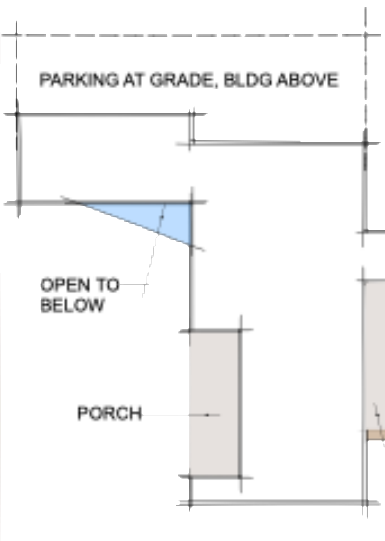
ADMIN
FOOD SERVICE
CAREGIVERS
NURSE + MED TECHS
ACTIVITIES + ARTS
LANDSCAPE + GARDEN
FACILITY SUPPORT

APPROXIMATELY 10
DAYCARE STAFF
FOR TWO EARLY EDUCATION
CENTERS

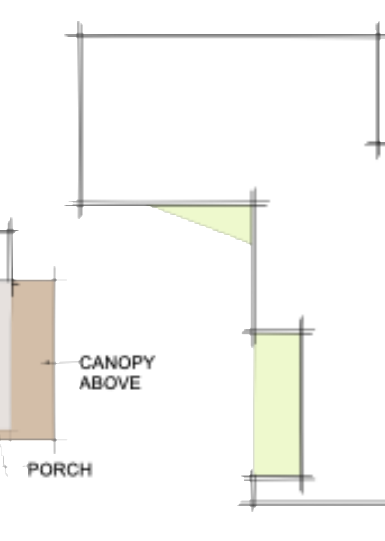
TOTAL SQUARE FEET: 41,330
GARDEN LEVEL: 8,570sf
MAIN LEVEL: 8,300sf
PORCHES: 1,300sf
SECOND FLOOR: 11,850sf
THIRD FLOOR: 11,850sf



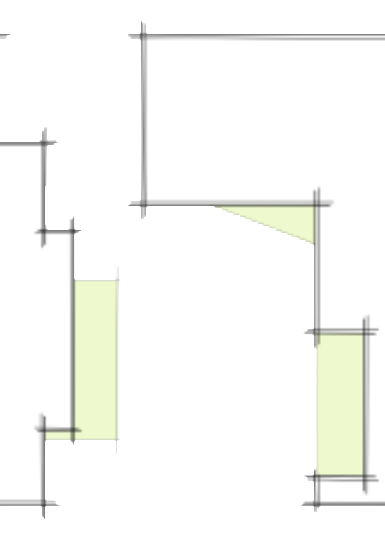
GARDEN LEVEL



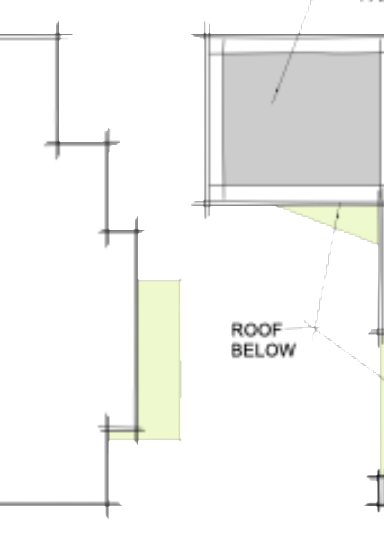
MAIN LEVEL



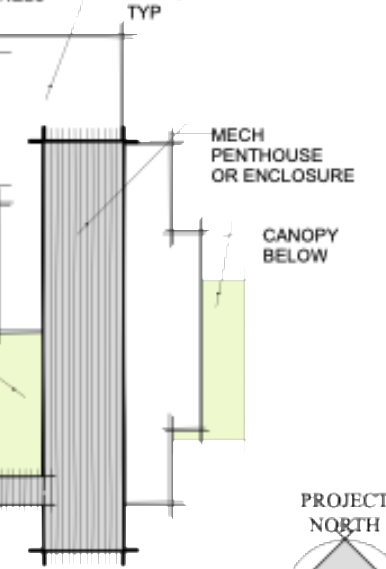
2ND LEVEL



3RD LEVEL



ROOF





Aspirations include:

Geothermal heating and cooling
Rooftop solar panels
Possible building integrated photo voltaic
EV charging
Pollinator landscape + resident gardens + raingardens where possible.
Offset the 28,000 SF of non-permeable surfaces of the project with 28,000 SF pollinator habitat thru Bee The Change Offset Your Footprint program.

Building envelope will meet/exceed energy code standards.

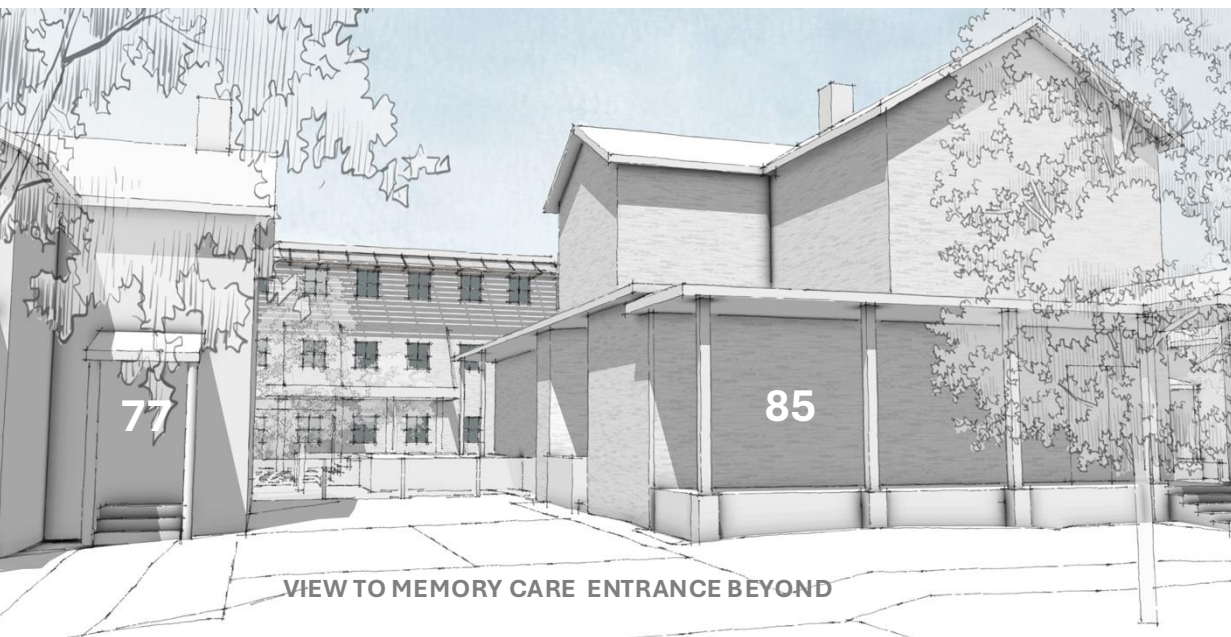
Concept Development Team

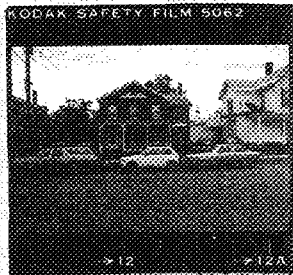
- Neil Gardener + Wayne Nelson, project owners + visionaries.
 - Champlain Engineers ~ Marty Courcelle
- SAS Architects ~ Bren Alvarez, Steve Smith, Tricia Roy, Mac Wood
 - Local Memory Care Consultant TBD

This project will be reviewed under a Major Impact Review and be required to obtain Site Plan approval.

We will have at least 2 public hearings with the Development Review Board where members of the public are invited to attend.

Forestlands





OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	77-79 North Winooski
COMMON NAME:	
FUNCTIONAL TYPE:	dwelling
OWNER:	R. L. Roberts
ADDRESS:	3090 Williston Road South Burlington
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:	Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☐
 - b. Load Bearing Masonry: Brick ☒ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other: **Stick**
4. Roof Structure
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other:
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒
Sheds ☐ Ells ☒ Wings ☒ Bay Window ☐ Other:
Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐
Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐
With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2 1/2

Number of Bays: _____

Approximate Dimensions: 20 x 60

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-121

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE:

ORIGINAL USE: residence & apartments

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c. 1845

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - L plan, with rear ell. Gable front orientation with cornice returns. 3 bays wide. 1 x 3 bay porch. Turned posts on pedestals with brackets.
Fenestration - 2/2 sash. Stone lintels on facade. Flat arch. Symmetrical arrangement. Triangular gable window.
Entrance - Left. Sidelights and transom light. Round headed panel door.
Enrichments - Consoles on porch. Fishscale motif at porch eave. Scrolled newell in interior along with Greek Revival moldings.

RELATED STRUCTURES: (Describe)

20 x 15 outbuilding. Greek Revival detail.

STATEMENT OF SIGNIFICANCE:

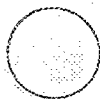
A 3 bay, side entrance Greek Revival house similar to others found on this street and in Burlington. The veranda was added between 1894 and 1900. The gable has a distinctive triangular window.

This house was probably built for Samuel Huntington in the 1840's. Huntington ran a bookstore on the corner of Church and College from 1837 until his death in 1899. He made this his home for most of those years, and was in many ways typical of the commercial/professional classes which built so many of the city's Greek Revival residences at mid-century.

REFERENCES:

1853, 1869, 1890, Sanborn maps; directories; Rann, p. 481.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
 Scattered Buildings ☐
 Moderately Built Up ☐
 Densely Built Up ☒
 Residential ☒ Commercial ☐
 Agricultural ☐ Industrial ☐
 Roadside Strip Development ☐
 Other:

RECORDED BY:

C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/8/78

OF VERMONT
on for Historic Preservation
Montpelier, VT 05602

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-121

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

George Whitney residence

PRESENT USE: funeral home

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☒ Good ☐

Fair ☐ Poor ☐

STYLE: Italianate

DATE BUILT:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable front orientation. Rectangular mass with lower addition in rear. There have been subsequent additions since it is a funeral home. Similar in design to 25 Winooski. 3 bays wide.

Fenestration - 2/2 sash. Symetrical arrangement. Peaked lintels shouldered architraves. Blind oculus with hood.

Entrance - Right. Double door with round headed lights. Shouldered architrave.

Enrichments - Eastlake detail: door, window, chamfered corner pilasters. The brackets are coming off, vinyl siding is going on.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

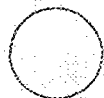
A popular Italianate design of the 1870's, this house is similar to #'s 31 & 35 on Elmwood Ave., #15 North Winooski and #51 North Union. It is a bold design with strong detailing found in the brackets at the eaves, the window architraves, doors and the characteristic oculus in the gable.

George Whitney settled in Burlington shortly after the Civil War; he evoked at Samuel Huntington's bookstore on Church St. and boarded with Huntington next door at #77 North Winooski. In 1872 he built this stylish house next door to his employer/landlord, and continued to reside here until 1900. The house was then acquired by T. H. Murphy, proprietor of the Sherwood Hotel, who remained here for some twenty years. This house typifies the commercially-rooted middle class which built and lived in this neighborhood until mid-twentieth century.

REFERENCES:

1890, Sanborn maps; directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

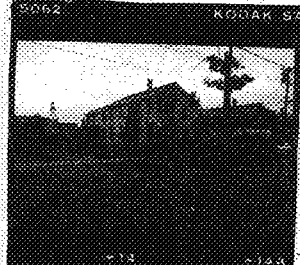
C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/8/78



OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	91 North Winooski
COMMON NAME:	
FUNCTIONAL TYPE:	dwelling
OWNER:	J. Edward Marceau D. D. S.
ADDRESS:	1545 Hinesburg Rd., S. Burl. Benoit P. Trottier D. D. S. 120 Crescent
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☐ Restricted ☒
LEVEL OF SIGNIFICANCE:	Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☒
 - b. Load Bearing Masonry: Brick ☒ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Brick Other:
4. Roof Structure
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other:
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:
6. Engineering Structure:
7. Other:

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☐ Bay Window ☐ Other:

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 2 1/2

Number of Bays:

Approximate Dimensions: 20 x 80

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-121
UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartment & prof. office

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT: c. 1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable front orientation 3 bay wide. Lower ell on rear. Cornice returns, boxed cornice. 2 story entrance porch, closed on second story.
Fenestration - 6/1, 4/1 sash. Flat arches. Triangular gable window.
Entrance - Left. Sidelights though original have been removed along with door. 1 x 1 bay entrance porch terminates in pedimented gable. Square columns.

RELATED STRUCTURES: (Describe)

Flat roofed barn in rear.

STATEMENT OF SIGNIFICANCE:

A common, Burlington, Greek Revival house type dating from the early development of North Winooski Avenue. The three bay, side hall entrance, 2 1/2 story facade with gable window is similar to others found in Burlington.

The first known resident was Leir Edgell, an auctioneer and commission merchant in the Leavenworth Block on College St., who lived here from before 1865 to the mid 1870's. He sold the house to Mrs. Mary Brady, a widow who had sold the family farm when her husband died and moved to Burlington. She and her grown children all lived here until 1905. This older and relatively simple house still maintains the solid, middle-class character of the neighborhood.

REFERENCES:

1853, 1869, 1890, Sanborn maps; directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

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