

Burlington Design Advisory Board

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

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



Design Advisory Board

Tuesday, December 12, 2023, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

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

Webinar ID: 871 5565 5137

Passcode: 796731

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

1. Agenda

1.1. Session I – 3:00 PM – 3:30 PM

ZP-23-545; 245 Appletree Point Road (RL-W, Ward 4) 507 J, LLC / Ramsay Gourd Architects

Proposed demolition of existing residence to construct a new modern residence in the same footprint. (Project Manager, Mary O’Neil)

1.2. Session II - 3:30 pm - 4:00 pm

ZP-23-435; 165 Shelburne Street (RL, Ward 5) Champlain Housing Trust, Inc. / Donal Dugan

Proposed renovation of existing facility. (Project Manager, Garret King)

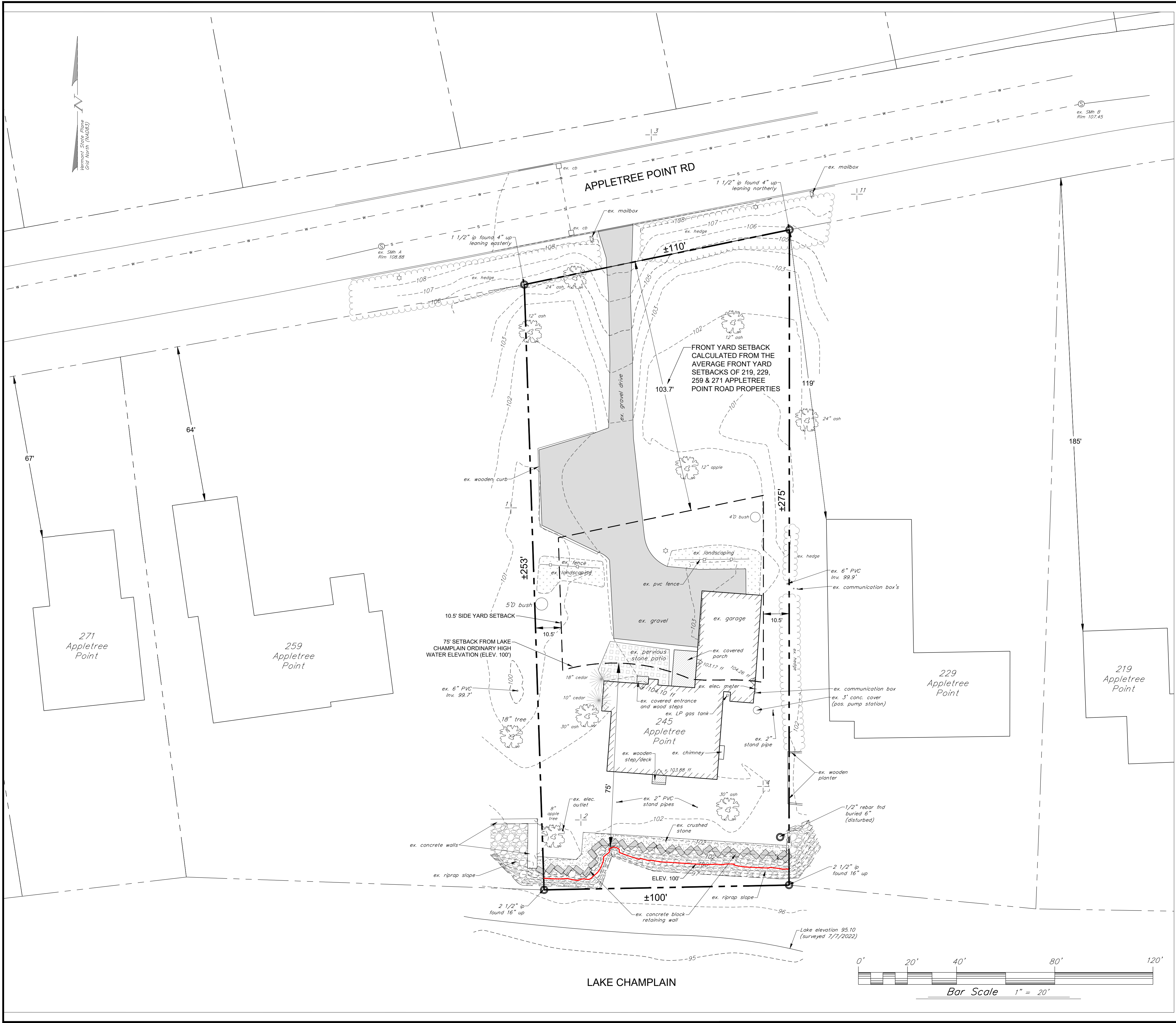
2. Informational and Non-Discrimination Statements

2.1.

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

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.



Notes:

1. This plan is not a boundary survey. The property lines shown are based on City of Burlington tax map parcel information and monumentation found in the field.
2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on the NAVD88 (US Survey Feet).
3. A topographic survey was completed on July 7, 2022 for this project.
4. The utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing on July 7, 2022 and utility mapping from the City of Burlington. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.



Location Map

1" = 1/2 Mile

Lot Information

Zoning District: RLW

Total Lot Area = 27,504 s.f. (0.63 acres)

Existing Impervious Surface = 6,928 sf (0.16 acres)

Existing Lot Coverage = 25.2%

Setback Calculations

Front Yard:
Average of 2 adjacent lots on both sides: 185' + 119'
+ 67' + 64' = 435' / 4 = 108.7' - 5' = 103.7'

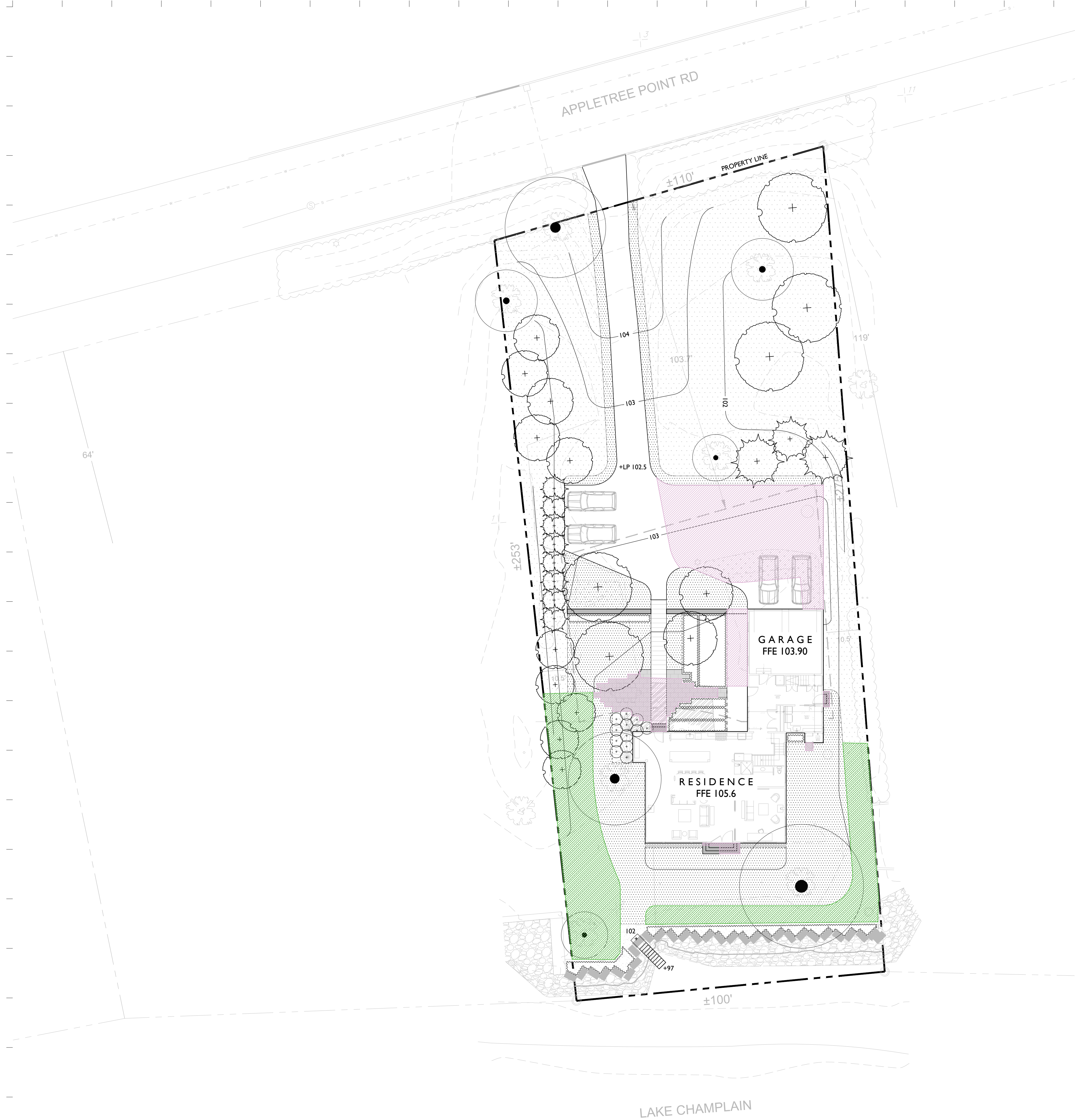
Side Yard:
Lot Width x 10%
(110' x 100') / 2 x 0.1 = 10.5'

Rear/Waterfront:
75' from ordinary high water mark of Lake Champlain.

Legend

- 21 survey control point
- iron pipe found
- ex. light pole
- ex. property line (See Note #1.)
- ex. grade contour lines (5 foot intervals)
- existing grade contour lines (1 foot intervals)
- elev. 100' - Lake Champlain OHW
- ex. sanitary line
- ex. PVC fencing
- ex. storm line
- ex. water line
- ex. trees
- ex. tree/hedge line
- ex. gravel driveway/parking
- ex. pervious stone patio area
- ex. landscaping
- ex. rip rap
- ex. crushed stone
- building setbacks

Date revised	Description	Checked	Date
Surveyed	JV/CPG		
Drawn	TJB		
Checked	SDG		
Scale	1"=20'		
Date	07/13/2022		
Project	22227		
245 Appletree Point Road		Burlington, Vermont	
KREBS & LANSING Consulting Engineers, Inc.		C2.0	
164 Main Street, Colchester, Vermont 05446			



SYMBOL	ITEM
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
	STONE PAVING - NATURAL CLEFT FINISH
	STONE PAVING - THERMAL FINISH
	EXISTING WOODS
	PERENNIAL PLANTING
	LAWN
	CONSERVATION SEED MIX
	LOW-MOW SEED MIX

	EXISTING TREE TO REMAIN
	DECIDUOUS TREE - PROPOSED
	EVERGREEN TREE - PROPOSED
	AREA OF REDEVELOPMENT - 2132 SF
	AREA OF LOW-MOW - 2164 SF

BELOW LOT COVERAGE CALCULATIONS DONE BY RAMSAY GOURD ARCHITECTS:

Street Address: 245 Appletree Point Road, Burlington VT 05408
Tax Parcel ID: 031-1-007-000
Zoning District: Residential - Low Density, Waterfront - WRL
Land Use: R1 - Single Family

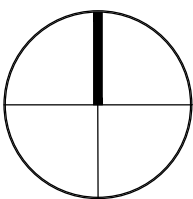
	Existing	Proposed	Pursuant to Code Article 4.4.2.3
Lot Area:	27,504 SF	27,504 SF	27,504 SF
Lot Frontage:	110'	110'	110'
Lot Width:	110'	110'	110'
Lot Depth:	275'	275'	275'
Lot Coverage (Structure and Driveway):	24.7%	23.8%	35%
Lot Coverage (Walkways and Patios):	1.6%	2.7%	
Total Lot Coverage:	26.3%	26.5%	35% (Max. Allowable Impervious)

Height (to mid point of roof per article 5.2.6 point "a"):	23'-0"	23'-0"	35'
Stories:	2	2	2 1/2

Impervious Surface Coverage:			
Principal Structure:	2,748 sf	2,748 sf	
Driveway:	~4,034 sf	~3,797 sf	
Walkways and Patios:	441 sf	729 sf	2,750 sf
Total:	7,223 sf	7,223 sf	9,626 sf (Max. 35%)

Set Backs (principal structure):			
North:	140'	140'	103'-7"
South:	43'	43'	75'
East:	8'-4"	8'-4"	10'-5"
West:	13'-10'	13'-10'	10'-5"

Within 200' of another municipality? No
Adjacent to County road? No
Adjacent to State road? No
Conforming Use? Yes



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 KREBS & LANSING CONSULTING ENGINEERS on July 13, 2022

FEIDELSON
RESIDENCE

245 APPLETREE POINT RD
BURLINGTON, VT
05408

LOT COVERAGE
PERMIT SET

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 11.08.2023

L000

PLOT DATE: 11/8/2023 2:08 PM

PROPOSED DECIDUOUS
TREE, TYP.

PROPOSED EVERGREEN
TREE, TYP.

GRAVEL
AUTOCOURT

MOW LINE

SEASONAL LAKE ACCESS
STAIRCASE

REFER TO:
L101 LAYOUT, MATERIALS AND
GRADING ENLARGEMENT PLAN

APPLETREE POINT RD

PROPERTY LINE

MEADOW

GARAGE
FFE 103.90

RESIDENCE
FFE 105.6

LAWN

LOW-MOW

LAKE CHAMPLAIN

SYMBOL ITEM

--- 117 --- EXISTING CONTOUR
—— 117 —— PROPOSED CONTOUR

STONE PAVING -
NATURAL CLEFT FINISH

STONE PAVING -
THERMAL FINISH

EXISTING WOODS

PERENNIAL PLANTING

LAWN

CONSERVATION SEED MIX

LOW-MOW SEED MIX

EXISTING TREE TO REMAIN

DECIDUOUS TREE - PROPOSED

EVERGREEN TREE - PROPOSED

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WAGNERHODGSON
LANDSCAPE ARCHITECTURE

VT802.864.0010 NYS18.567.1791 wagnerhodgson.com
7 Marble Avenue Burlington, VT 05401
430 Warren Street Hudson, NY 12534

NO. DESCRIPTION DATE

FEIDELSON RESIDENCE

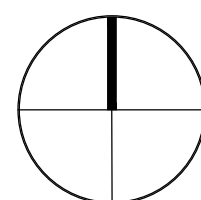
245 APPLETREE POINT RD
BURLINGTON, VT
05408

OVERALL LAYOUT AND MATERIALS PLAN PERMIT SET

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 11.08.2023

L100

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16 0 16 32
SCALE OF FEET

NO.	DESCRIPTION	DATE
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FEIDELSON
RESIDENCE
245 APPLETREE POINT RD
BURLINGTON, VT
05408

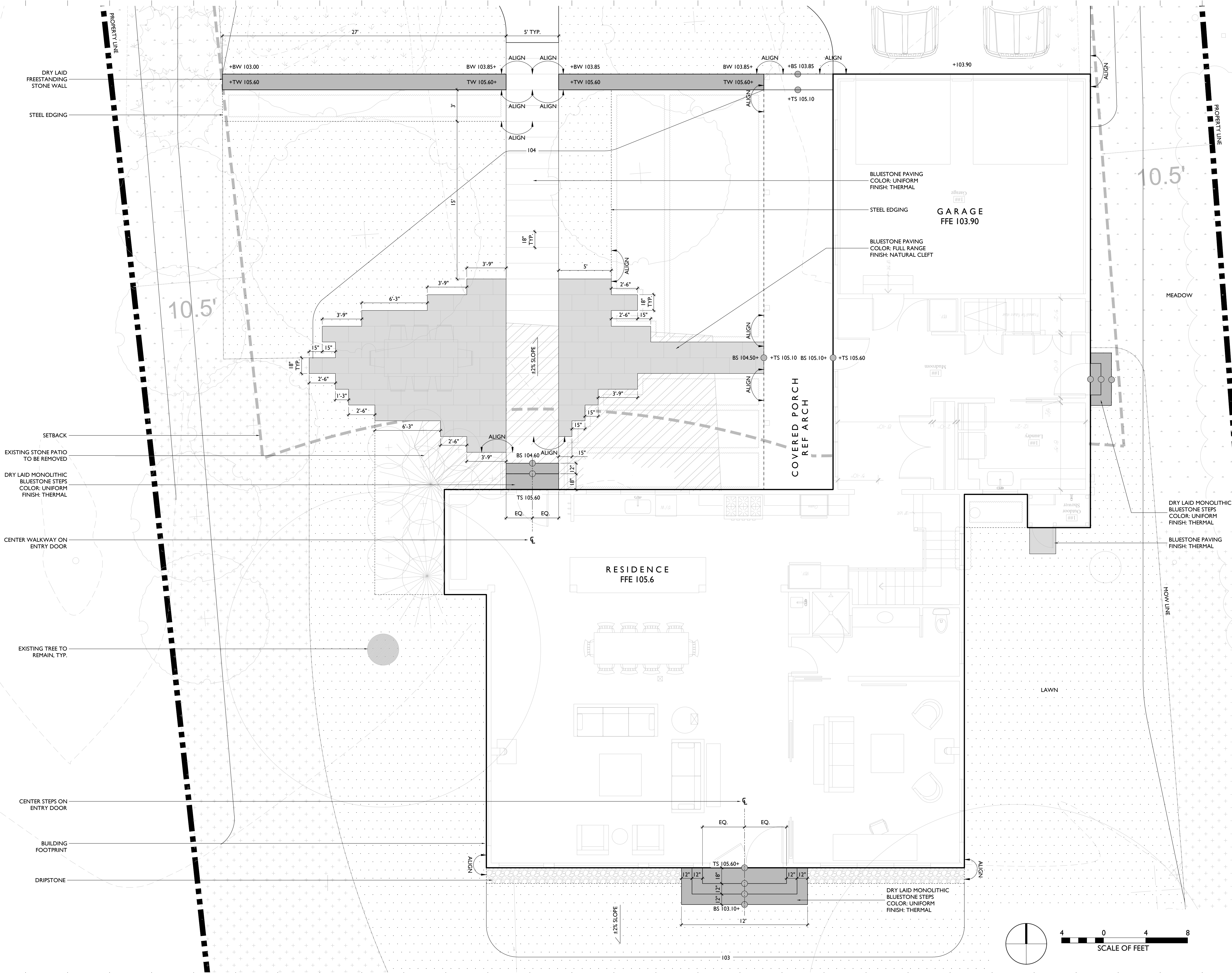
LAYOUT, MATERIALS
AND GRADING
ENLARGEMENT PLAN
PERMIT SET

JOB NO. 22-334
SCALE: 1/4"=1'-0"
DRAWN BY: RK
DATE: 11.08.2023

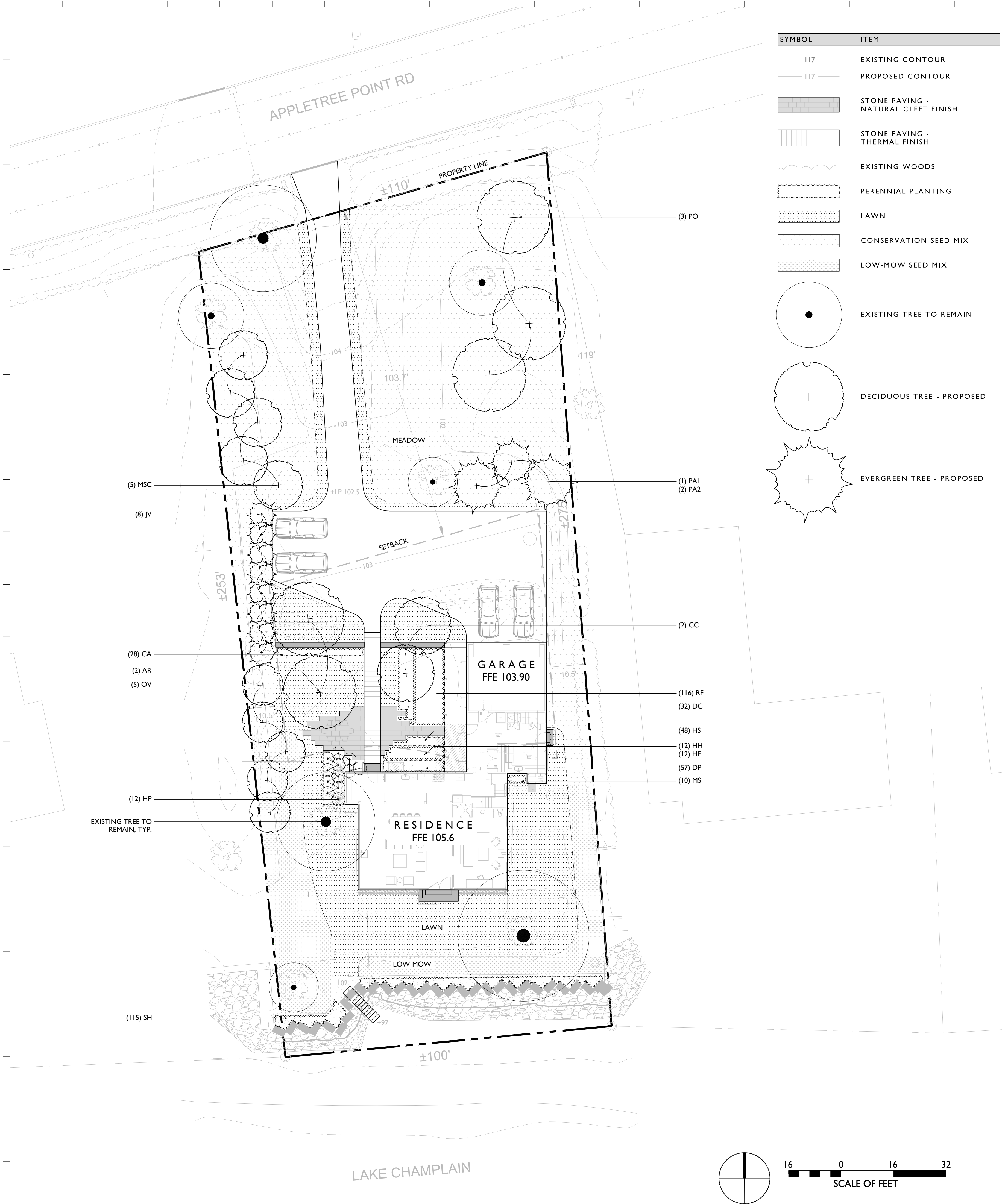
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PLOT DATE: 11/8/2023 2:10 PM



PLOT DATE: 11/8/2023 2:04 PM



PLANT SCHEDULE

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
TREES / SHRUBS					
AR	2	Acer rubrum 'Red Sunset'	RED MAPLE	5 1/2"-6" CAL.	AS SHOWN
CC	2	Cercis canadensis 'Minnesota Strain'	MINNESOTA STRAIN EASTERN REDBUD	1.5" - 2" CAL.	AS SHOWN
JV	8	Juniperus virginiana	EASTERN RED CEDAR	8'-10' ht	AS SHOWN
HP	12	Hydrangea paniculata 'Little Quickfire'	LITTLE QUICKFIRE PANICLE HYDRANGEA	7 GAL.	AS SHOWN
MSC	5	Magnolia stellata 'Centennial Blush'	CENTENNIAL BLUSH MAGNOLIA	1.5" - 2" CAL.	AS SHOWN
OV	5	Ostrya virginiana	AMERICAN HOPHORNBEAM	3" - 3.5" CAL.	AS SHOWN
PAI	1	Picea abies	NORWAY SPRUCE	8'-10' HT.	AS SHOWN
PA2	2	Picea abies	NORWAY SPRUCE	10'-12' HT.	AS SHOWN
PO	3	Platanus occidentalis	AMERICAN SYCAMORE	5" CAL.	AS SHOWN
PERENNIALS / ORNAMENTAL GRASSES					
CA	26	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	5 GAL.	24" O.C.
DC	32	Deschampsia cespitosa 'Goldtau'	TUFTED HAIR GRASS	1 GAL.	24" O.C.
DP	57	Dennstaedtia punctilobula	HAYSCENTED FERN	1 GAL.	18" O.C.
HF	12	Hosta 'Francee'	FRANCEE HOSTA	1 GAL.	24" O.C.
HH	12	Hosta 'Halycon'	HALCYON HOSTA	1 GAL.	24" O.C.
HS	48	Heuchera 'Splendens'	CORAL BELLS	1 GAL.	12" O.C.
MS	10	Matteuccia struthiopteris	OSTRICH FERN	1 GAL.	18" O.C.
RF	116	Rudbeckia fulgida 'Goldsturm'	BLACK-EYED SUSAN	1 GAL.	18" O.C.
SH	115	Sporobolus heterolepis	PRAIRIE DROPSOED	1 GAL.	18" O.C.

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.

GENERAL NOTES

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- 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.
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- Base survey prepared by KREBS & LANSING CONSULTING ENGINEERS on July 13, 2022.

TREE PROTECTION NOTES

- Proposed methods, and schedule for effecting tree and plant protection shall be submitted for approval.
- Proposed methods, materials, and schedule for root pruning, construction pruning, and tree fertilization shall be submitted for approval.
- Certain specimen trees adjacent to construction areas and in other key locations will be identified by the Owner and the Architect, and marked with red tags. Loss of any of these trees will result in fines assessed at \$5,000 per tree. Damage to all other trees on the property will be assessed at the rate of \$500 per inch caliper of the tree.
- A fine of \$1,000 will be levied against the Contractor for each incident of construction inside tree protection areas.
- Damages to trees, shrubs, and other vegetation will be assessed by the Architect and Owner in accordance with the International Society of Arboriculture (ISA) Guide.
- Trees or roots visibly damaged will cause the Owner to withhold from the Contractor an assessed amount conforming to the requirements stipulated above for a period of two years. After that period the impact of the damaged to any tree will be assessed accordingly.
- If any trees or shrubs designated to be saved are damaged and replacement is required, a number and diameter of trees or shrubs of the same species and variety, as specified by the Owner and Architect, shall be furnished and planted by the Contractor. The total inch diameter of the replacement trees or shrubs shall equal the diameter of the tree or shrub to be replaced. The Contractor shall not be liable for any loss or damage which occurs while the Contractor is complying with instructions given by the Owner, Architect, or arborist working on the Project.
- The Contractor's attention is called to the fact that certain areas on the site exist as natural woodland spaces and are to remain as natural woodlands. Therefore, all construction operations must be performed in such a manner, which will preserve these existing natural environments as wood preserves.
- Designated areas of trees, understorey, and wildflowers are to remain untouched and unharmed.
- Clearly mark all clearing limits in the field and accompany Architect on a joint review of clearing limits before clearing operations have commenced. Limit of clearing is generally defined as the limits of grading.
- Galvanized chain link fencing, 4 feet high. Stakes for fencing shall be 8 feet galvanized steel posts, driven a minimum of 3 feet into the ground. Posts shall be spaced 10 feet on center maximum.
- Prior to start of demolition work and clearing and grubbing operations, tree protection fencing shall be installed in accordance with the following:
- Fencing shall be installed at the tree protection areas indicated on the Drawings.
- Fencing shall be installed a minimum of 15 feet beyond the drip line of the trees to be protected, unless otherwise approved by the Architect.
- Where construction will be in close proximity to existing trees designated to remain, roots shall be pruned. Proximity shall be as determined in the field by the Landscape Architect or Arborist.
- Suitable means for root pruning include trenching, vibrating plow, and water jet pruning. Any method which tears roots or disturbs the soil beyond the grading limit is unacceptable.
- Trees to receive root pruning shall be reviewed by an arborist for canopy pruning, fertilization and trench backfill recommendations.
- Selective clearing within tree protection areas shall only be performed when and as directed by the Landscape Architect. Refer to Section 02115, selective clearing.
- Except as otherwise indicated or requested by Landscape Architect, temporary protection devices and facilities installed during course of the work shall be removed only after all work which may injure or damage trees and plants is completed.

NO.	DESCRIPTION	DATE
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FEIDELSON RESIDENCE

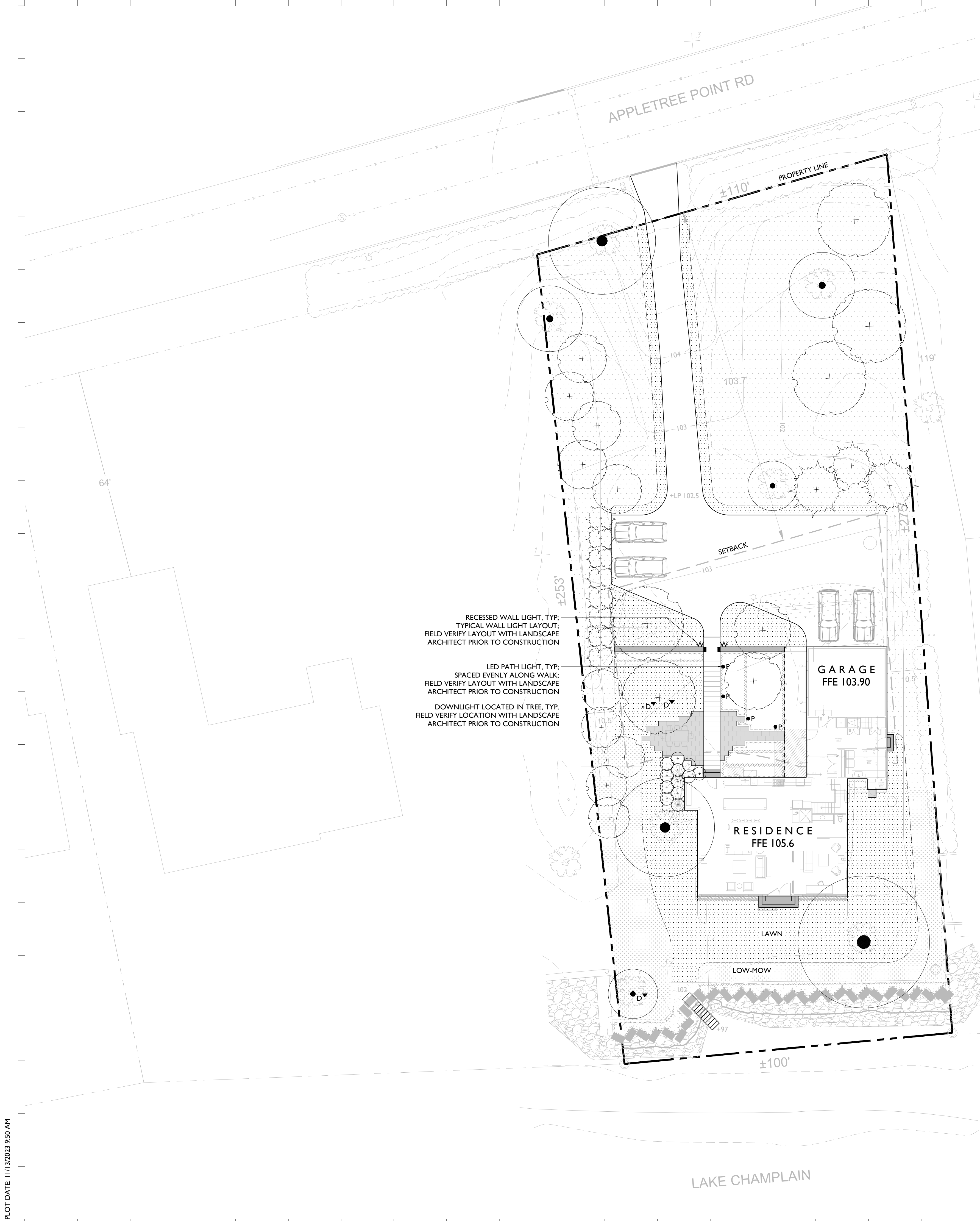
245 APPLETREE POINT RD
BURLINGTON, VT
05408

PLANTING PLAN PERMIT SET

JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 11.08.2023

L200

PLOT DATE: 11/13/2023 9:50 AM



LIGHTING SCHEDULE

LABEL	SYM.	QTY.	DESCRIPTION	MANUFACTURER	MODEL NO.	LAMP	FINISH	COMMENTS
D	▼	3	TREE DOWNLIGHT	B-K LIGHTING	MN-LED-e67-MFL-BLP-12-C-360SL	LED	BLACK	MOONLIGHT EFFECT. (BK LIGHTING TREE STRAP REQUIRED)
W	■	2	WALL LIGHT	COLE LIGHTING	LS03W (OR APPROVED EQUAL)	LED	STAINLESS STEEL	TO PROVIDE LIGHT AT ENTRY WALK FROM ADJACENT WALLS.
P	●	4	PATH LIGHT	B-K LIGHTING	GL-LED-e64-A9-BLP-K-12"-PP12	LED	BLACK	TO PROVIDE LIGHT ON PATHWAY FROM PLANTING BED.



- LIGHTING NOTES:
1. INSTALL ALL LIGHTING PER MANUFACTURER'S INSTRUCTIONS.
 2. PROVIDE SMART PHONE APP. AND AUTOMATED PROGRAMABLE TIMER AND SWITCHES FOR LANDSCAPE LIGHTING PER OWNER'S DIRECTION.
 - LANDSCAPE LIGHTING TO BE ZONED AS SHOWN 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 A SMART PHONE APP., REMOTE CONTROL, AND TIMER CONTROL.
 3. PROVIDE ONLY MNFR RECOMMENDED MAGNETIC TRANSFORMERS FOR EACH TYPE AND BRAND OF LIGHTING.
 4. PROVIDE LANDSCAPE ARCHITECT WITH A SUBMITTAL SHOWING TRANSFORMER LOCATION, WIRE GAGE, DISTANCE OF RUNS, LIGHT FIXTURES, AND ALL ELECTRICAL EQUIPMENT PROPOSED. ALL LIGHTING LAYOUT AND INSTALLATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 5. DO NOT OVERTIGHTEN FIXTURE CAP SCREWS AS A GAP MAY FORM THAT WILL ALLOW MOISTURE IN.
 6. ALL LIGHTING TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT IN THE FIELD.

B-K LIGHTING
40429 Brickyard Dr.
Madera, CA 93636
P 559.438.5800
F 559.438.5900
info@bklighting.com/
https://bklighting.com/

COLE LIGHTING
C.W. Cole and Co., Inc.
2560 N. Rossmead Blvd.
South El Monte, CA
91733
P 626.443.2473
F 626.443.9253
info@colelighting.com
www.colelighting.com

NO.	DESCRIPTION	DATE
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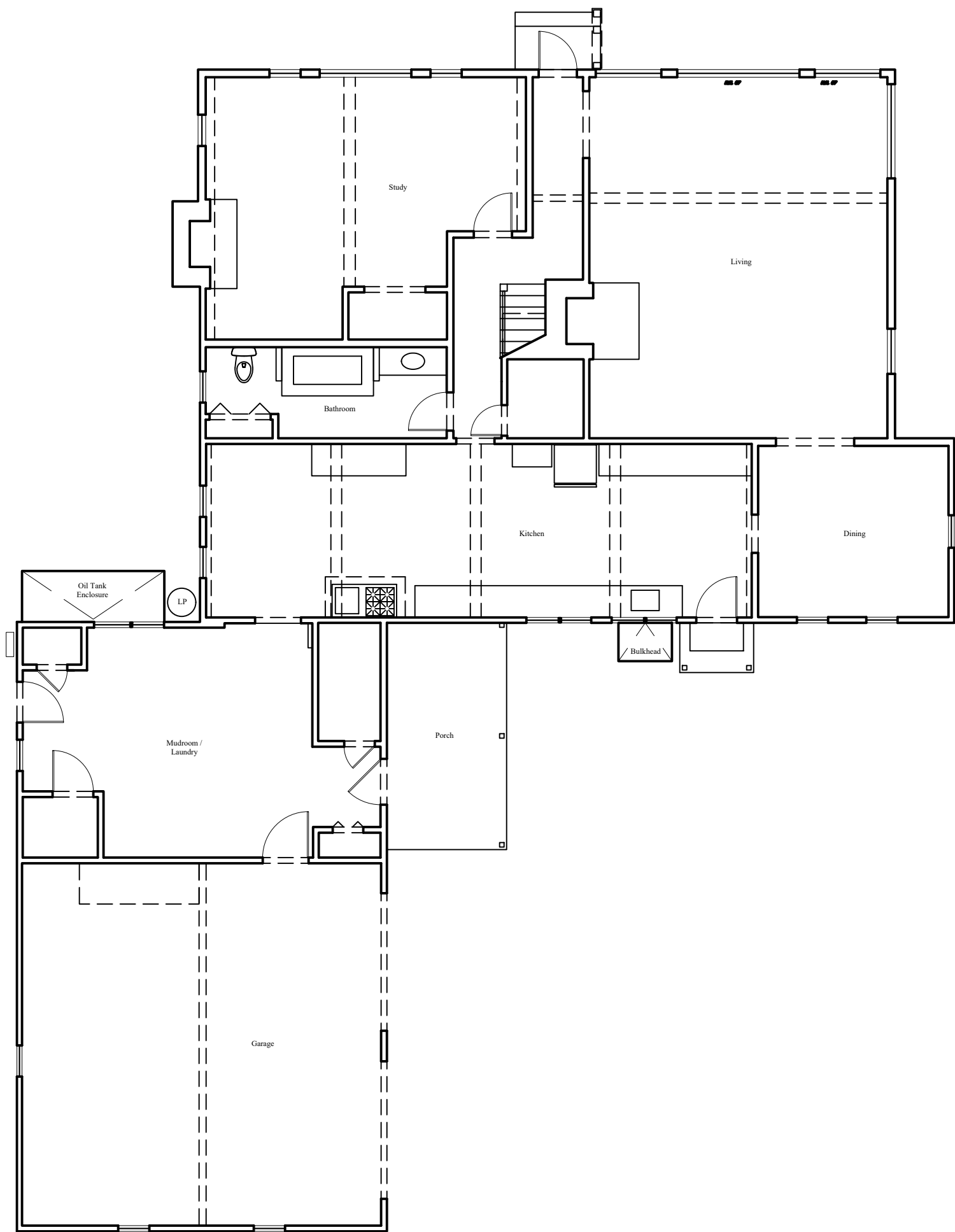
FEIDELSON
RESIDENCE

245 APPLETREE POINT RD
BURLINGTON, VT
05408

LIGHTING PLAN
PERMIT SET

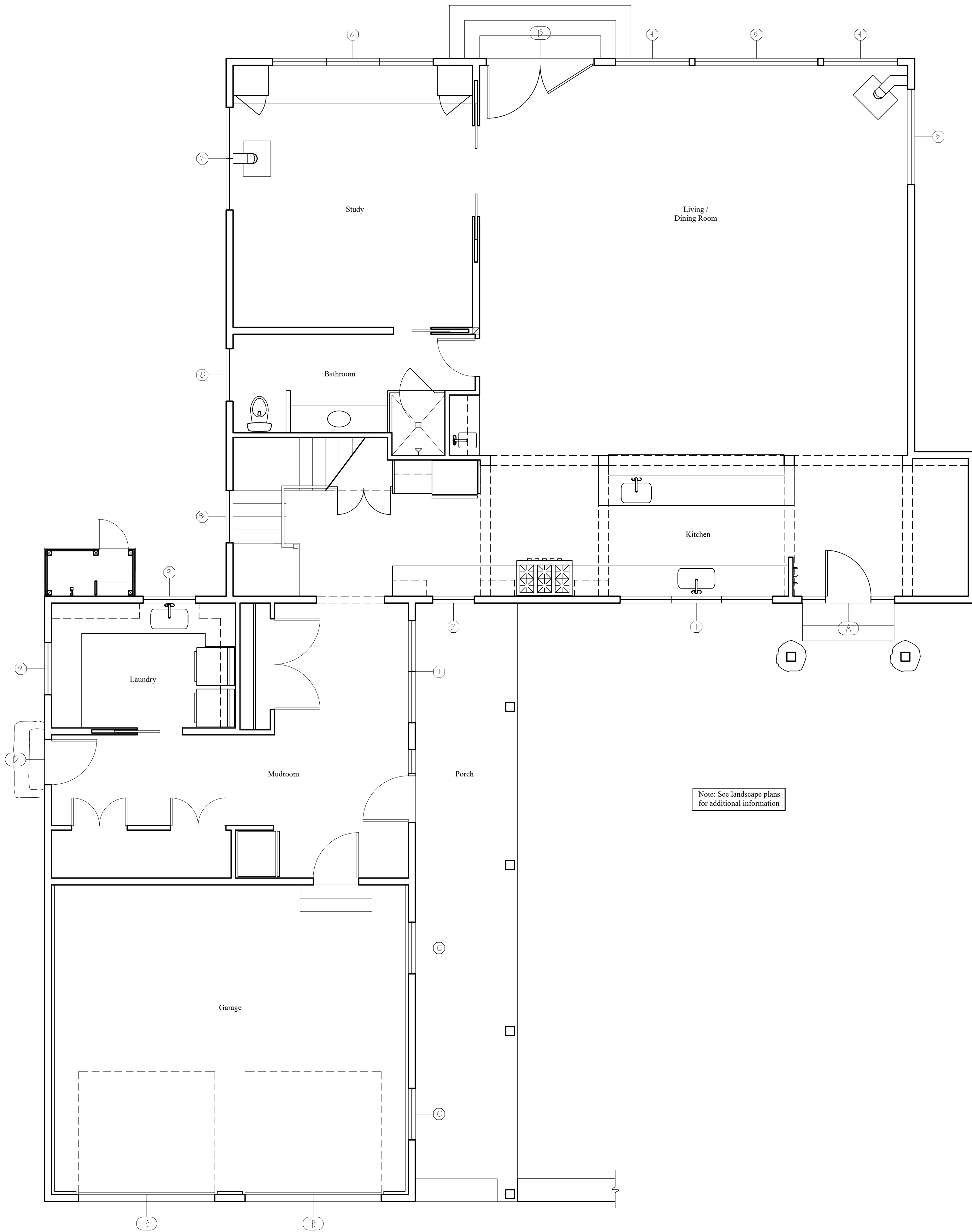
JOB NO. 22-334
SCALE: 1/16"=1'-0"
DRAWN BY: RK
DATE: 11.13.2023

L300



2 Existing Ground Floor Plan

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



1 Ground Floor Plan

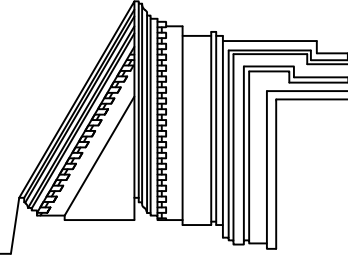
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Not For Construction

Revisions:

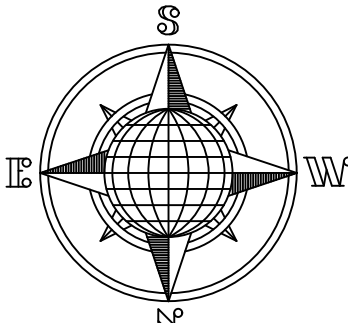
Drawn By: RRG/PRK
Date: 29 NOV 2023

FEIDELSON RESIDENCE
245 Appletree Point
RAMSAY GOURD ARCHITECTS
7190 Main Street • Manchester Center, VT
Burlington VT
(802) 362-1480 • FAX (802) 362-0179



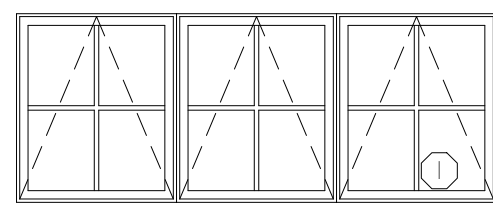
Ground Floor Plan

A-1.1



WINDOW SCHEDULE

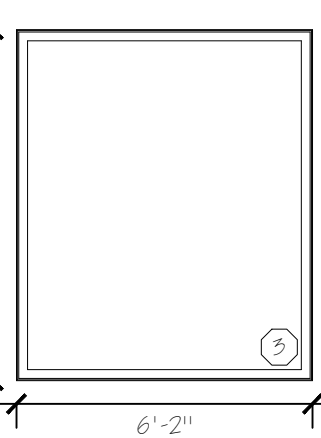
Notes: Low E2 coating, 4 3/16" Jamb U.N.O. Verify all widths that are to fit in existing openings.



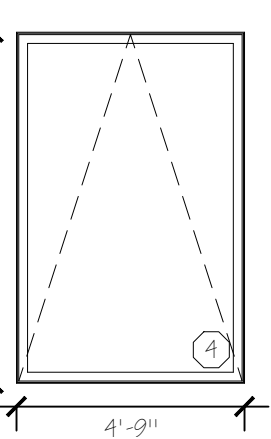
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN404B-3 WIDE
RD. 121" x 47 3/4"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 1/2" SOL
WOODEN SCREENS



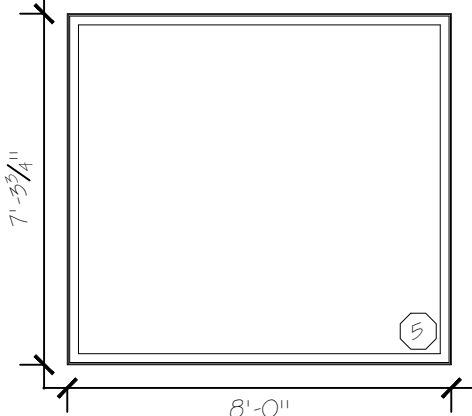
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN524B
RD. 55" x 47 3/4"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 1/2" SOL
WOODEN SCREEN



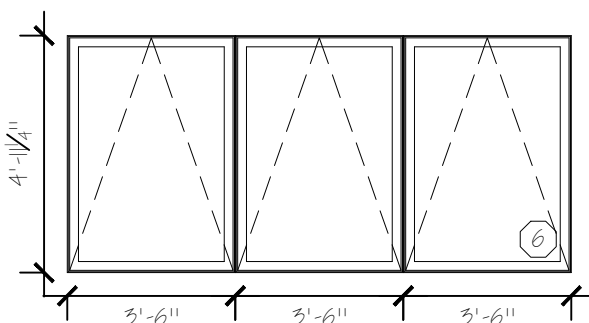
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 75 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: N/A
NOTE -



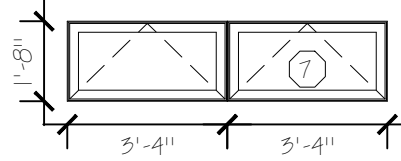
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 55 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



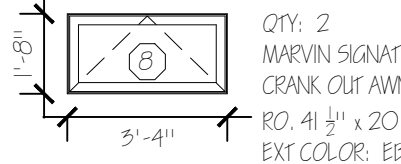
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 97 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: N/A
NOTE -



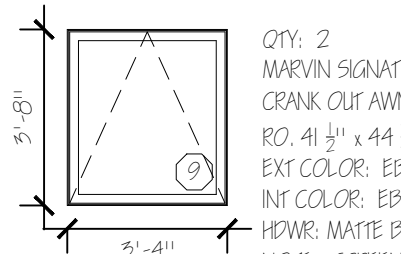
QTY: 1
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 127 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MILLED
SCREEN



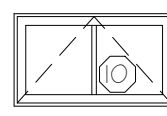
QTY: 1
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 81 1/2" x 20 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MILLED
SCREENS



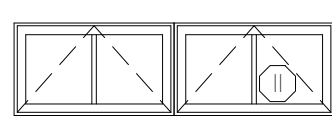
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 41 1/2" x 20 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



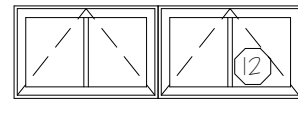
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 41 1/2" x 44 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



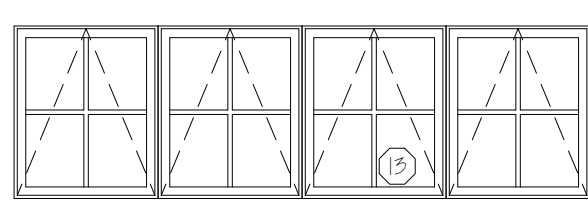
QTY: 2
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN4024
RD. 41" x 25 3/4"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - 1 1/2" SOL
WOODEN SCREEN



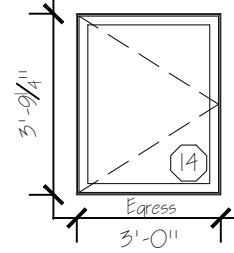
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN4024-2 WIDE
RD. 81" x 25 3/4"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 1/2" SOL
WOODEN SCREENS



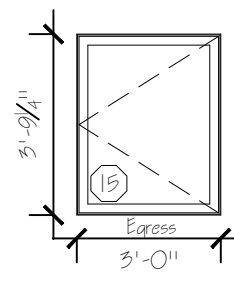
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN5624-2 WIDE
RD. 75" x 25 3/4"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 1/2" SOL
WOODEN SCREENS



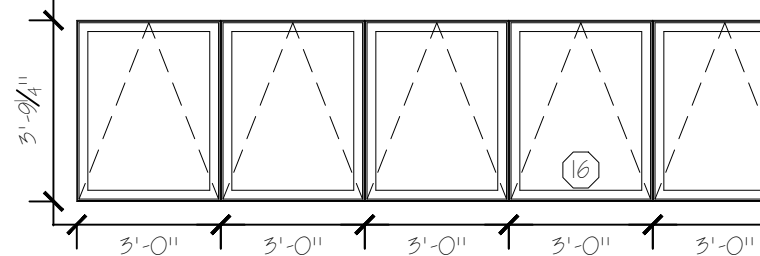
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN5644-4 WIDE
RD. 145" x 45 3/4"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 1/2" SOL
WOODEN SCREENS



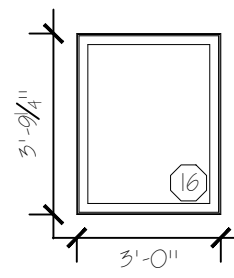
QTY: 3
MARVIN SIGNATURE MODERN
CRANK OUT CASEMENT
RD. 57 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN
QTY: 1 1/4" INDICATED TEMPERED GLASS



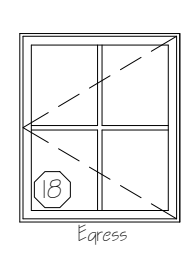
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT CASEMENT
RD. 57 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN
QTY: 1 1/4" INDICATED TEMPERED GLASS



QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 181 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MILLED
SCREENS



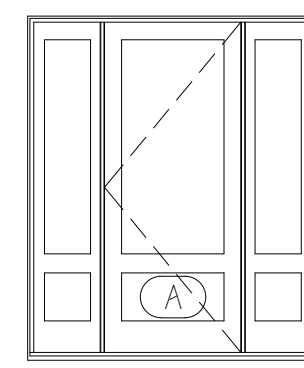
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 57 1/2" x 47 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE -



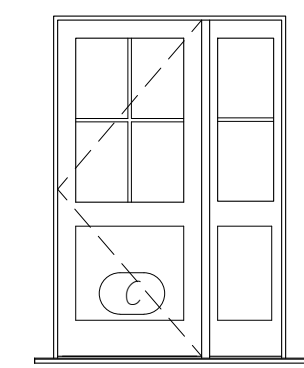
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT CASEMENT - UCA404B
RD. 41" x 47 3/4"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 1/2" SOL
WOODEN SCREEN

DOOR SCHEDULE

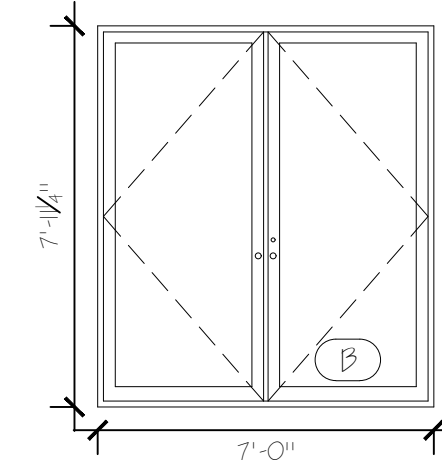
Notes: Low E2 coating where applicable.



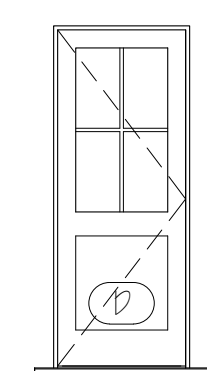
QTY: 1
MARVIN SIGNATURE ULTIMATE
INSWING DOOR -
UPD626070 SLXSL
RD. 73 3/4" x 86 1/4"
EXT COLOR: WINEBERRY
INT COLOR: DESIGNER BLACK
HDWR: TBD
NOTE - FLAT PANEL
OGEE STICKING
SILL COVER
CONFIRM JAMB DEPTH



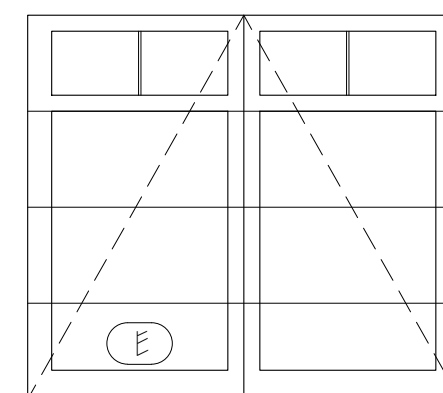
QTY: 1
SIMPSON
INSWING DOOR & SIDELIGHT
74B2 DOOR w/ 7720 SIDELIGHT
9'0" x 7'0" DOOR, 1'6" SIDELIGHT
RD. 56" x 86 1/4"
EXT/INT COLOR: PAINTED FIR T&P
HDWR: TBD, DOUBLE BORE PREP
EXT STICKING: SQUARE
INT STICKING: OGEE
NOTE - FLAT PANEL
1 1/2" T&P?
CONFIRM JAMB DEPTH
WOODEN OUTSWING SCREEN DOOR



QTY: 1
MARVIN SIGNATURE MODERN
INSWING DOOR -
MID XDR
RD. 85 1/2" x 96"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN OPTION(S)?
CONFIRM JAMB DEPTH



QTY: 1
SIMPSON
INSWING DOOR
74B2
2'8" x 7'0"
RD. 54" x 86 1/4"
EXT/INT COLOR: PAINTED FIR T&P
HDWR: TBD, DOUBLE BORE PREP
EXT STICKING: SQUARE
INT STICKING: OGEE
NOTE - FLAT PANEL
1 1/2" T&P?
SHAKER STICKING
CONFIRM JAMB DEPTH

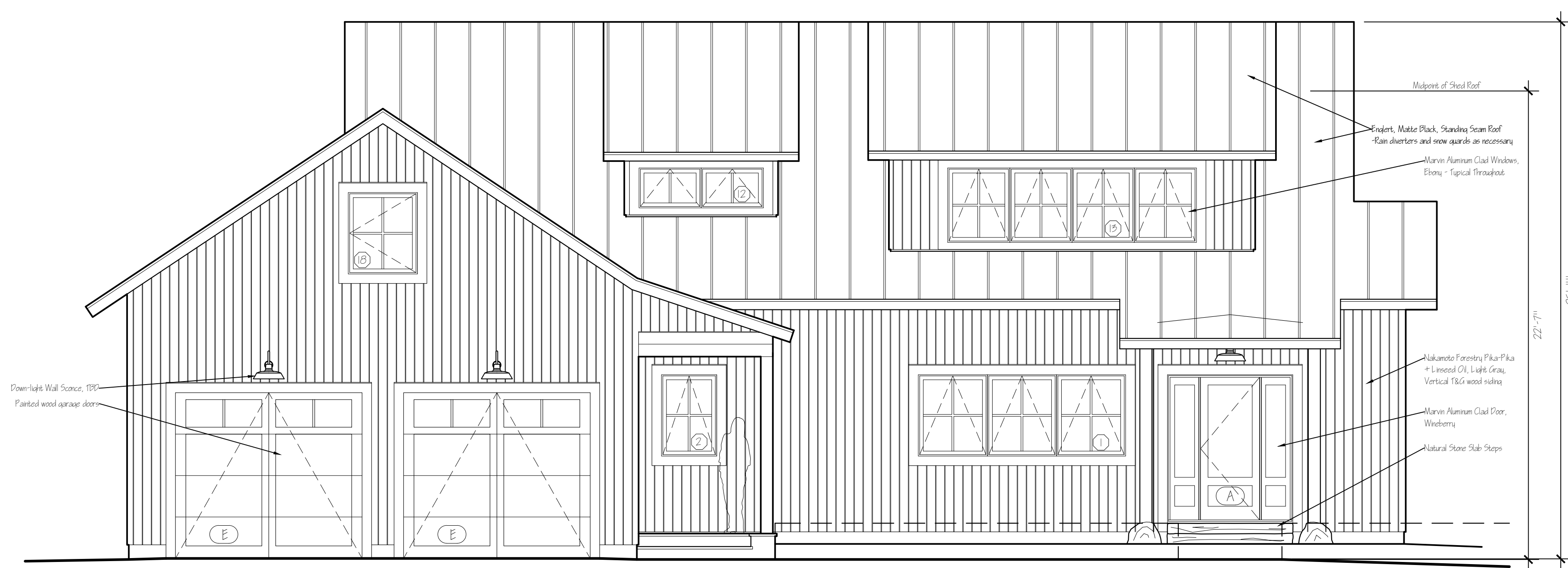


QTY: 2
EVERETT
CARRIAGE HOUSE - CAMERON
RD. 108" x 96"
EXT COLOR: PAINTED WOOD T&P
HDWR: TBD
NOTE - FLAT PANEL
LONG 2 LITE SQ
REMOTE OPENER TBD



2 Existing North Elevation

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



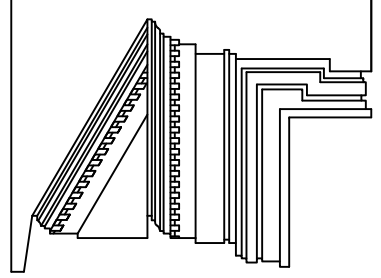
1 North Elevation

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

Revisions:

Drawn By: RRG/PRK
Date: 29 NOV 2023

FEIDELSON RESIDENCE
245 Appletree Point
RAMSAY GOURD ARCHITECTS
7190 Main Street • Manchester Center, VT
(802) 362-1480 • FAX (802) 362-0179



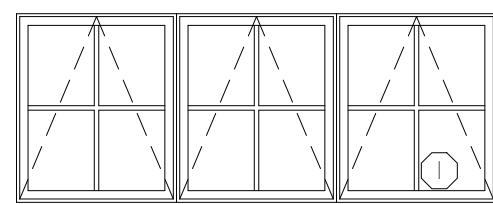
North Elevation

A-2.1

Not For
Construction

WINDOW SCHEDULE

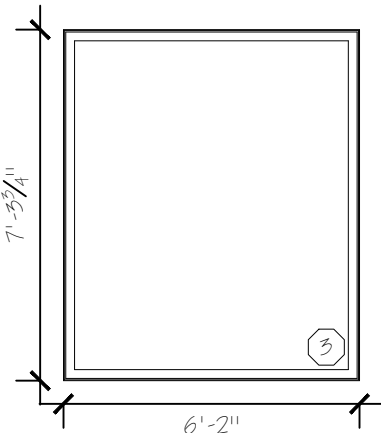
Notes: Low E2 coating, 4 3/16" Jamb U.N.O. Verify all widths that are to fit in existing openings.



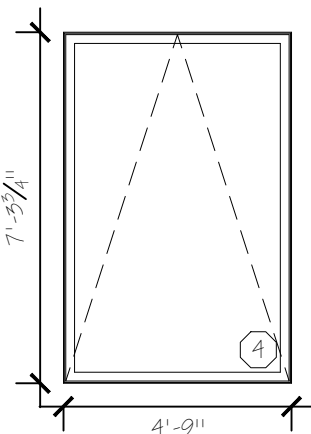
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWNA04B-3 WIDE
RD. 121" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 3/4" SOL
WOODEN SCREENS



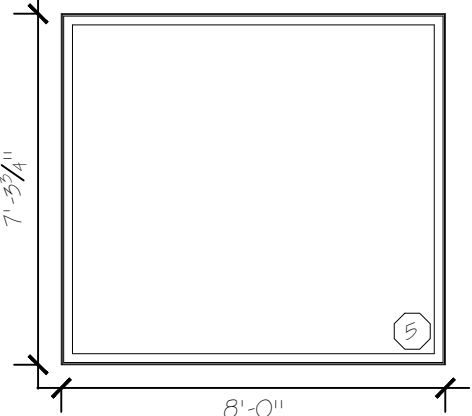
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWNA24B
RD. 55" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 3/4" SOL
WOODEN SCREEN



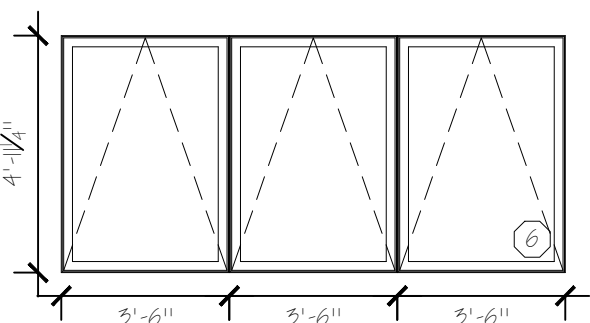
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 75 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: N/A
NOTE -



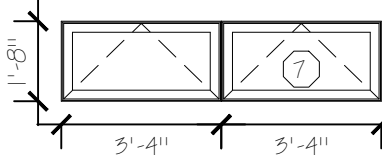
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 55 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



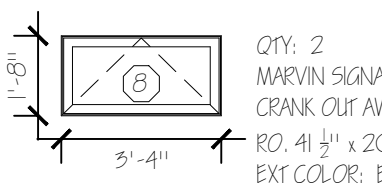
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 97 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: N/A
NOTE -



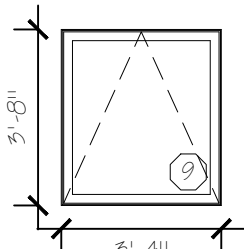
QTY: 1
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 127 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MILLED
SCREEN



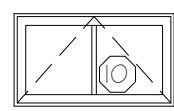
QTY: 1
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 81 1/2" x 20 3/8"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MILLED
SCREENS



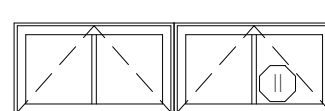
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 41 1/2" x 20 3/8"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



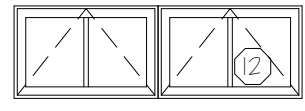
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 41 1/2" x 44 3/8"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



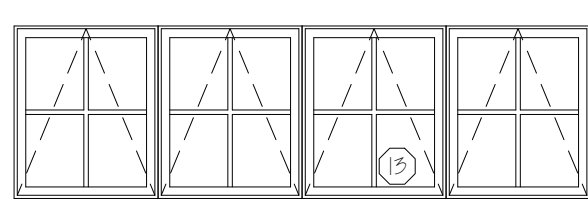
QTY: 2
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWNA024
RD. 41" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - 1 3/4" SOL
WOODEN SCREEN



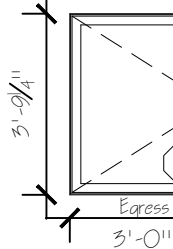
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWNA024-2 WIDE
RD. 81" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 3/4" SOL
WOODEN SCREENS



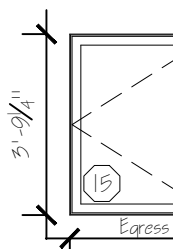
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWNA624-2 WIDE
RD. 75" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 3/4" SOL
WOODEN SCREENS



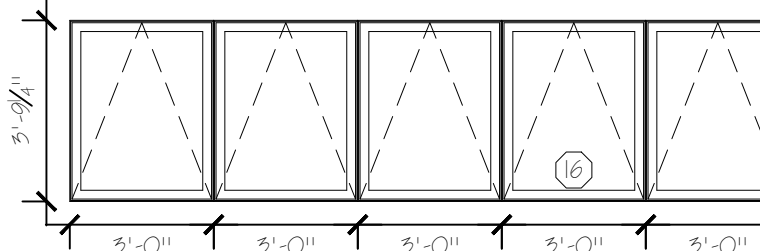
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWNA644-4 WIDE
RD. 145" x 45 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 3/4" SOL
WOODEN SCREENS



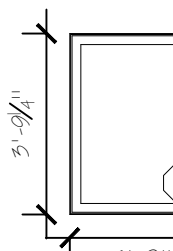
QTY: 3
MARVIN SIGNATURE MODERN
CRANK OUT CASEMENT
RD. 57 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN
QTY: 1 1/4" INDICATED TEMPERED GLASS



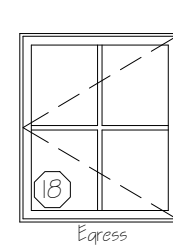
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT CASEMENT
RD. 57 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN
QTY: 1 1/4" INDICATED TEMPERED GLASS



QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 181 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MILLED
SCREENS



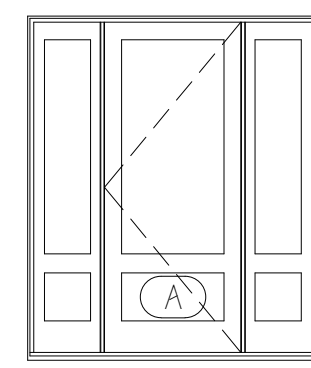
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 57 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE -



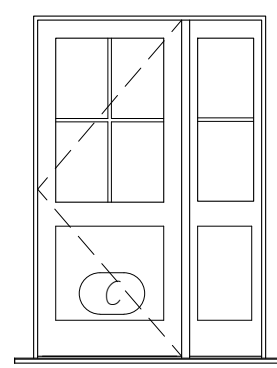
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT CASEMENT - UCA04B
RD. 41" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MILLED
1 3/4" SOL
WOODEN SCREEN

DOOR SCHEDULE

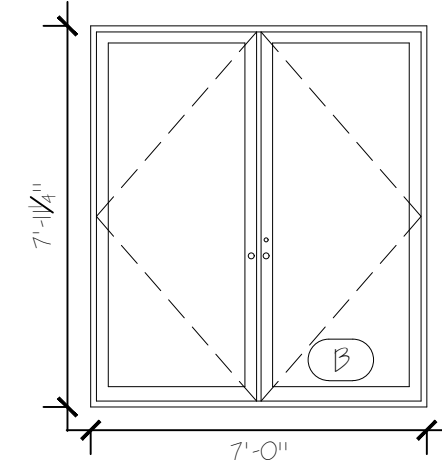
Notes: Low E2 coating where applicable.



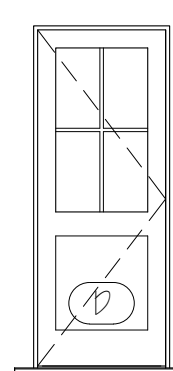
QTY: 1
MARVIN SIGNATURE ULTIMATE
INSWING DOOR -
UPPG26070 SLXS
RD. 73 3/4" x 86 1/4"
EXT COLOR: WINEBERRY
INT COLOR: DESIGNER BLACK
HDWR: TBD
NOTE - FLAT PANEL
OGEE STICKING
SILL COVER
CONFIRM JAMB DEPTH



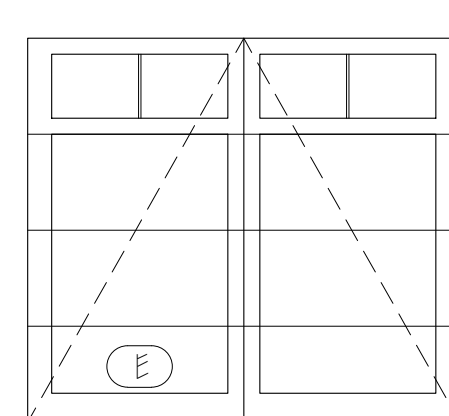
QTY: 1
SIMPSON
INSWING DOOR & SIDELIGHT
74B2 DOOR w/ 7720 SIDELIGHT
9'0" x 7'0" DOOR, 1'6" SIDELIGHT
RD. 56" x 86 1/4"
EXT/INT COLOR: PAINTED FIR T&P
HDWR: TBD, DOUBLE BORE PREP
EXT STICKING: SQUARE
INT STICKING: OGEE
NOTE - FLAT PANEL
1 3/4" T&P?
CONFIRM JAMB DEPTH
WOODEN OUTSWING SCREEN DOOR



QTY: 1
MARVIN SIGNATURE MODERN
INSWING DOOR -
MD XXX
RD. 85 1/2" x 96"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN OPTION(S)?
CONFIRM JAMB DEPTH



QTY: 1
SIMPSON
INSWING DOOR
74B2
2'8" x 7'0"
RD. 54" x 86 1/4"
EXT/INT COLOR: PAINTED FIR T&P
HDWR: TBD, DOUBLE BORE PREP
EXT STICKING: SQUARE
INT STICKING: OGEE
NOTE - FLAT PANEL
1 3/4" T&P?
SHAKER STICKING
CONFIRM JAMB DEPTH



QTY: 2
EVERETT
CARRIAGE HOUSE - CAMERON
RD. 108" x 96"
EXT COLOR: PAINTED WOOD T&P
HDWR: TBD
NOTE - FLAT PANEL
LONG 2 LITE SQ
REMOTE OPENER TBD



2 Existing West Elevation

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



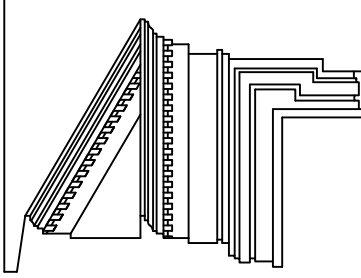
1 West Elevation

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

Revisions:

Drawn By: RRG/PRK
Date: 29 NOV 2023

FEIDELSON RESIDENCE
245 Appletree Point
RAMSAY GOURD ARCHITECTS
7190 Main Street • Manchester Center, VT
(802) 362-1480 • FAX (802) 362-0179



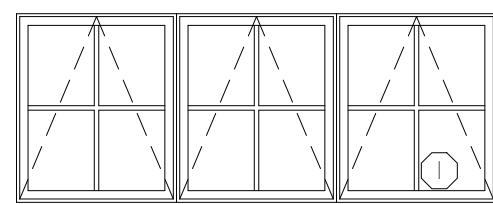
West Elevation

A-2.2

Not For
Construction

WINDOW SCHEDULE

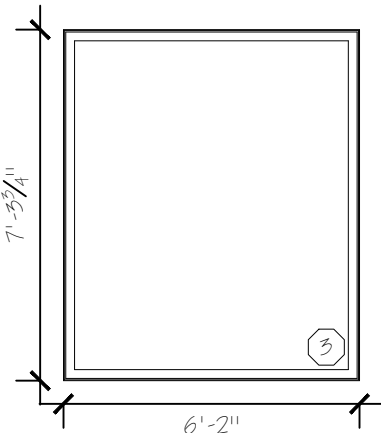
Notes: Low E2 coating, 4 3/16" Jamb U.N.O. Verify all widths that are to fit in existing openings.



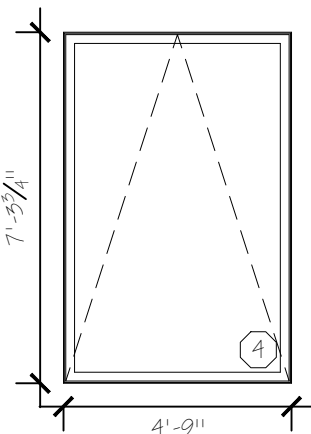
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN1404B-3 WIDE
RD. 121" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREENS



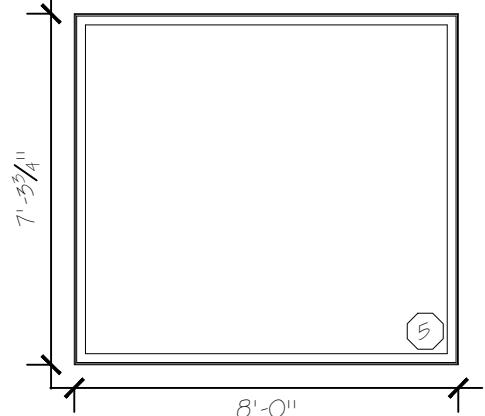
QTY: 1
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CRANK OUT AWNING - UAWN1524B
RD. 55 1/2" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREEN



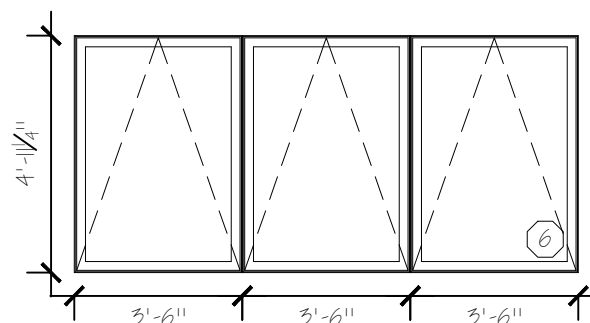
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 75 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: N/A
NOTE -



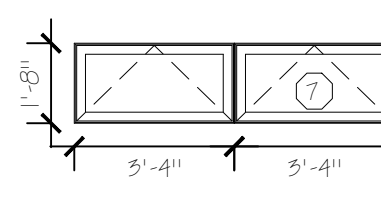
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MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 55 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



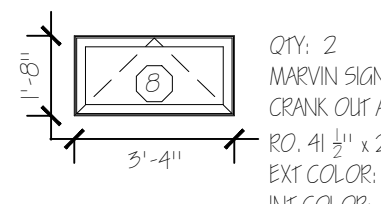
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 97 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: N/A
NOTE -



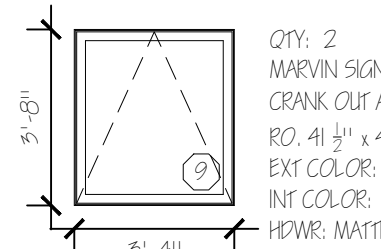
QTY: 1
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 127 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MULLIED
SCREEN



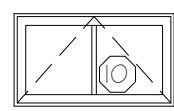
QTY: 1
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 81 1/2" x 20 3/8"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MULLIED
SCREENS



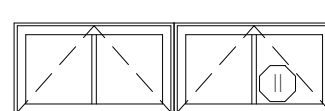
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MARVIN SIGNATURE MODERN
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RD. 41 1/2" x 20 3/8"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



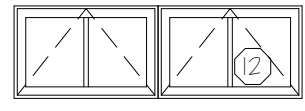
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EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



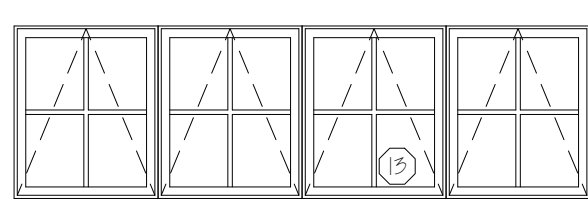
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MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN14024
RD. 41" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - 1 1/8" SOL
WOODEN SCREEN



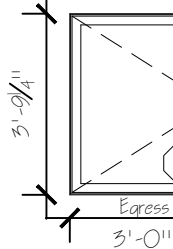
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MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN14024-2 WIDE
RD. 81" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREENS



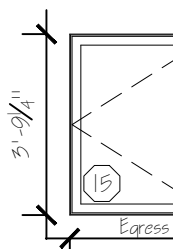
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN15624-2 WIDE
RD. 75 1/2" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREENS



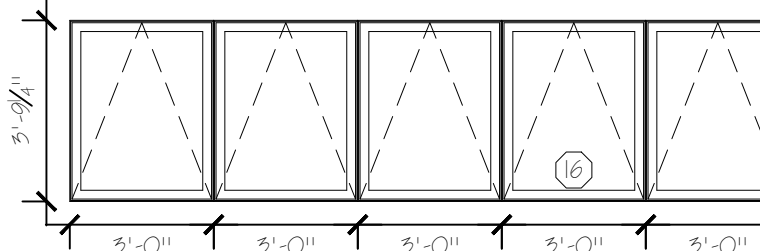
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN15644-4 WIDE
RD. 145 1/2" x 45 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREENS



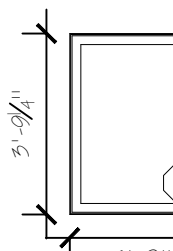
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MARVIN SIGNATURE MODERN
CRANK OUT CASEMENT
RD. 57 1/2" x 46 1/2"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



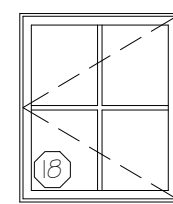
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT CASEMENT
RD. 57 1/2" x 46 1/2"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 181 1/2" x 46 1/2"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MULLIED
SCREENS



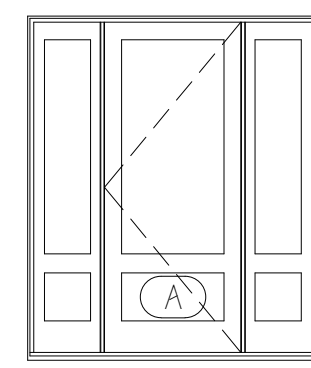
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 57 1/2" x 46 1/2"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE -



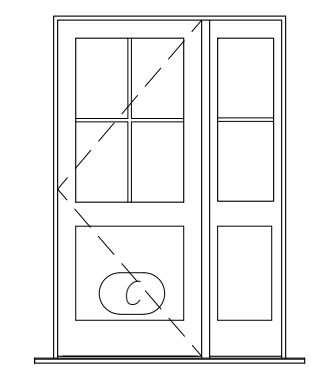
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT CASEMENT - UCA1404B
RD. 41" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREEN

DOOR SCHEDULE

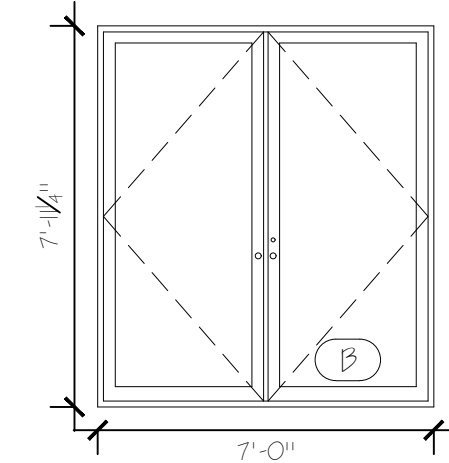
Notes: Low E2 coating where applicable.



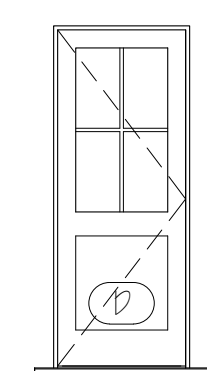
QTY: 1
MARVIN SIGNATURE ULTIMATE
INSWING DOOR -
UP1626070 SLXSL
RD. 73 3/4" x 86 1/4"
EXT COLOR: WINEBERRY
INT COLOR: DESIGNER BLACK
HDWR: TBD
NOTE - FLAT PANEL
OGEE STICKING
SILL COVER
CONFIRM JAMB DEPTH



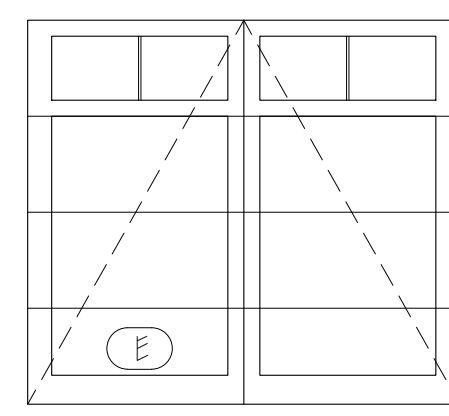
QTY: 1
SIMPSON
INSWING DOOR & SIDELIGHT
74B2 DOOR w/ 7720 SIDELIGHT
9'0" x 7'0" DOOR, 1'6" SIDELIGHT
RD. 56 1/2" x 86 1/4"
EXT/INT COLOR: PAINTED FIR T&P
HDWR: TBD, DOUBLE BORE PREP
EXT STICKING: SQUARE
INT STICKING: OGEE
NOTE - FLAT PANEL
1 1/8" SOL?
CONFIRM JAMB DEPTH
WOODEN OUTSWING SCREEN DOOR



QTY: 1
MARVIN SIGNATURE MODERN
INSWING DOOR -
MID XIR
RD. 85 1/2" x 96 1/2"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN OPTION(S)?
CONFIRM JAMB DEPTH



QTY: 1
SIMPSON
INSWING DOOR
74B2
2'8" x 7'0"
RD. 54 1/2" x 86 1/4"
EXT/INT COLOR: PAINTED FIR T&P
HDWR: TBD, DOUBLE BORE PREP
EXT STICKING: SQUARE
INT STICKING: OGEE
NOTE - FLAT PANEL
1 1/8" SOL?
SHAKER STICKING
CONFIRM JAMB DEPTH

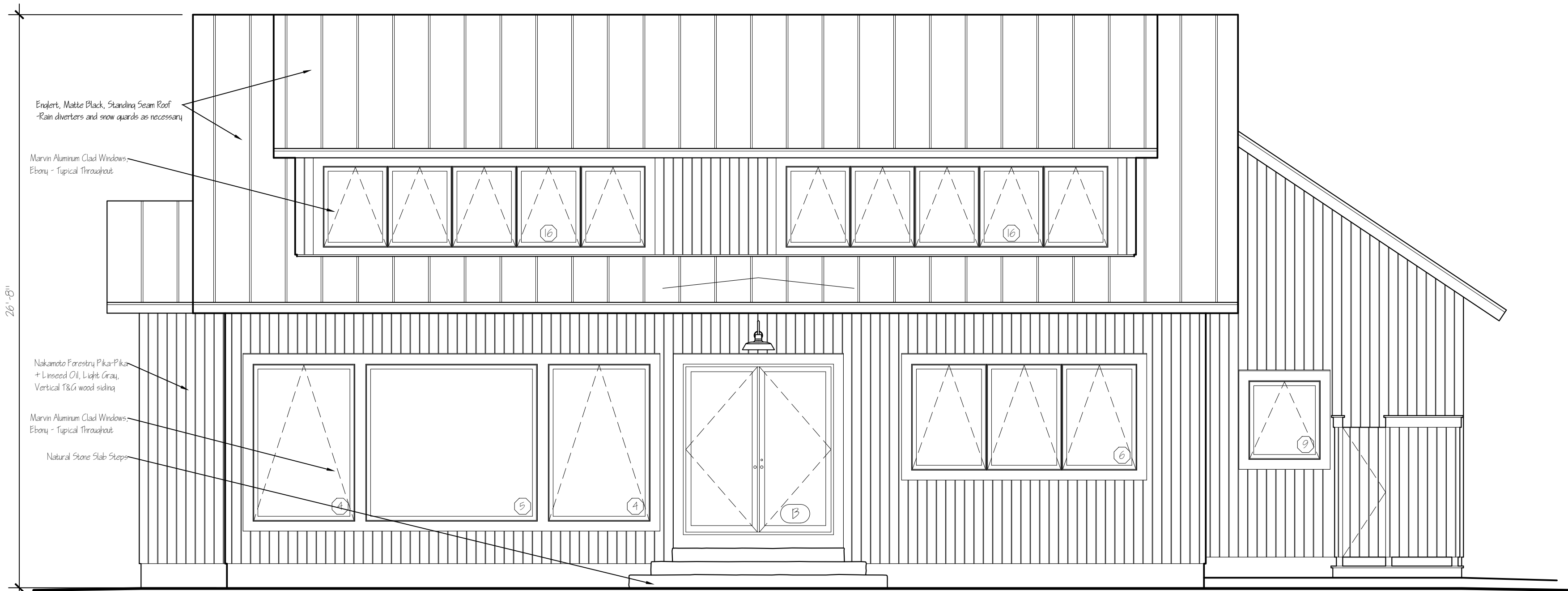


QTY: 2
EVERETT
CARRIAGE HOUSE - CAMERON
RD. 108 1/2" x 96 1/2"
EXT COLOR: PAINTED WOOD T&P
HDWR: TBD
NOTE - FLAT PANEL
LONG 2 LITE SQ
REMOTE OPERATOR TBD



2 Existing South Elevation

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



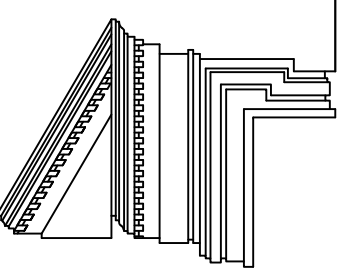
1 South Elevation

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

Revisions:

Drawn By: RRG/PRK
Date: 29 NOV 2023

FEIDELSON RESIDENCE
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RAMSAY GOURD ARCHITECTS
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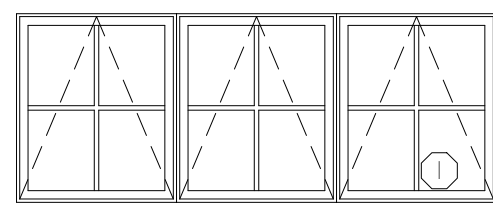
South Elevation

A-2.3

Not For
Construction

WINDOW SCHEDULE

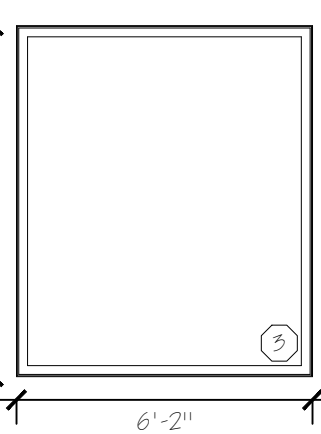
Notes: Low E2 coating, 4 3/16" Jamb U.N.O. Verify all widths that are to fit in existing openings.



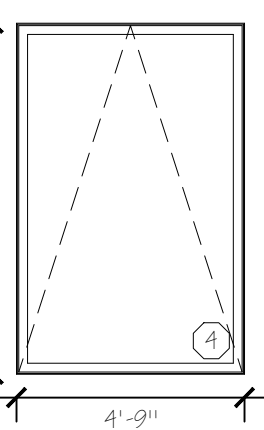
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN404B-3 WIDE
RD. 121" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREENS



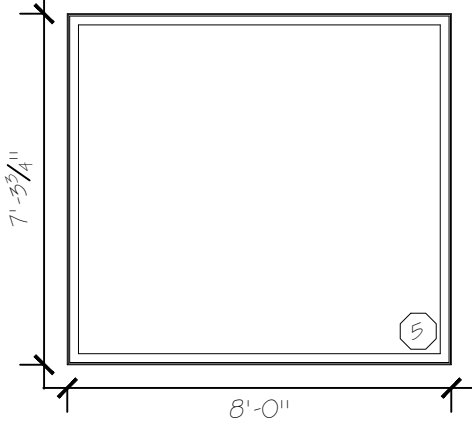
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN524B
RD. 55" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREEN



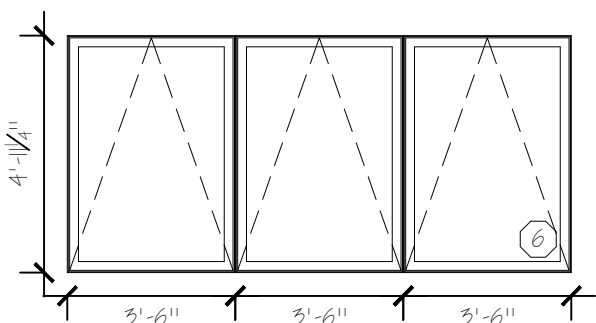
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 75 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: N/A
NOTE -



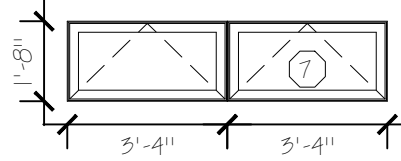
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 55 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



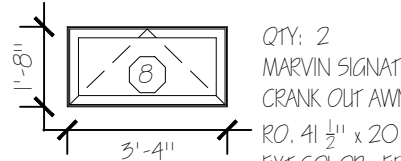
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 97 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: N/A
NOTE -



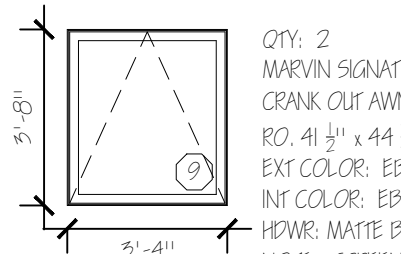
QTY: 1
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 127 1/2" x 88 3/4"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MULLIED
SCREEN



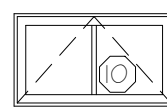
QTY: 1
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 81 1/2" x 20 3/8"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MULLIED
SCREENS



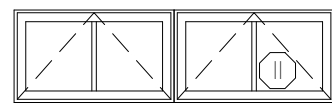
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 41 1/2" x 20 3/8"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



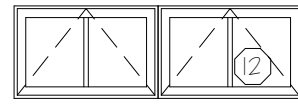
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 41 1/2" x 44 3/8"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



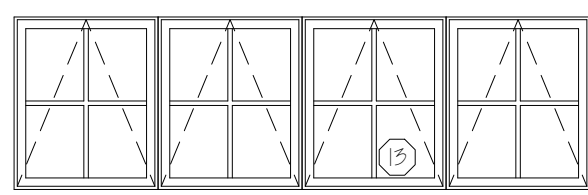
QTY: 2
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN4024
RD. 41" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - 1 1/8" SOL
WOODEN SCREEN



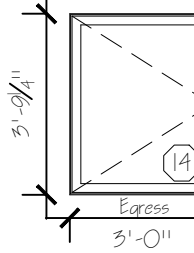
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN4024-2 WIDE
RD. 81" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREENS



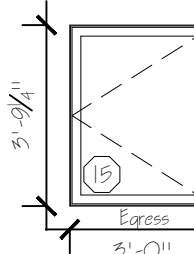
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MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN5624-2 WIDE
RD. 75" x 25 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREENS



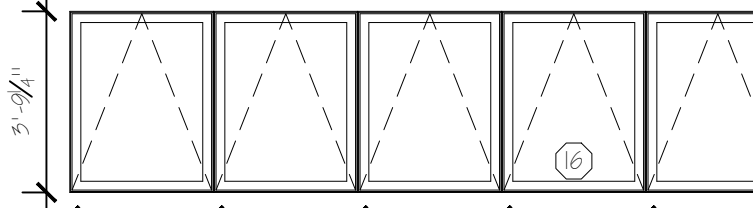
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT AWNING - UAWN5644-4 WIDE
RD. 145" x 45 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREENS



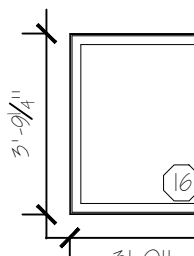
QTY: 3
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CRANK OUT CASEMENT
RD. 57 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



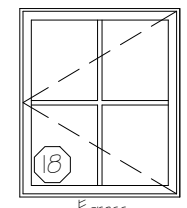
QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT CASEMENT
RD. 57 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN



QTY: 2
MARVIN SIGNATURE MODERN
CRANK OUT AWNING
RD. 181 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - MULLIED
SCREENS



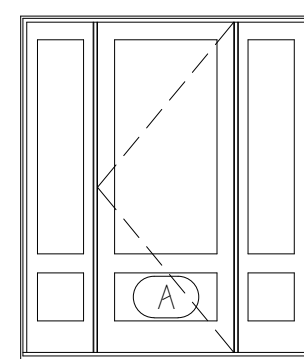
QTY: 1
MARVIN SIGNATURE MODERN
CASEMENT PICTURE
RD. 57 1/2" x 46"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE -



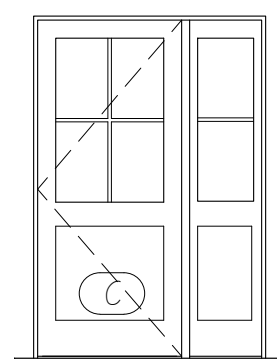
QTY: 1
MARVIN SIGNATURE ULTIMATE
CRANK OUT CASEMENT - UCAH04B
RD. 41" x 47 3/8"
EXT COLOR: EBONY
INT COLOR: DESIGNER BLACK
EXT STICKING: SQUARE
INT STICKING: OGEE
HDWR: BLACK
NOTE - MULLIED
1 1/8" SOL
WOODEN SCREEN

DOOR SCHEDULE

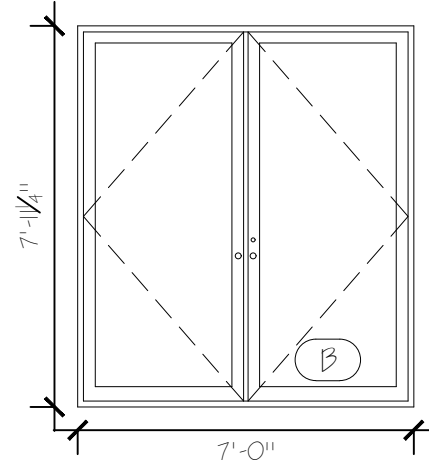
Notes: Low E2 coating where applicable.



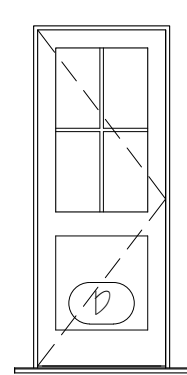
QTY: 1
MARVIN SIGNATURE ULTIMATE
INSWING DOOR -
UPPG26070 SLXSL
RD. 73 3/4" x 86 1/4"
EXT COLOR: WINEBERRY
INT COLOR: DESIGNER BLACK
HDWR: TBD
NOTE - FLAT PANEL
OGEE STICKING
SILL COVER
CONFIRM JAMB DEPTH



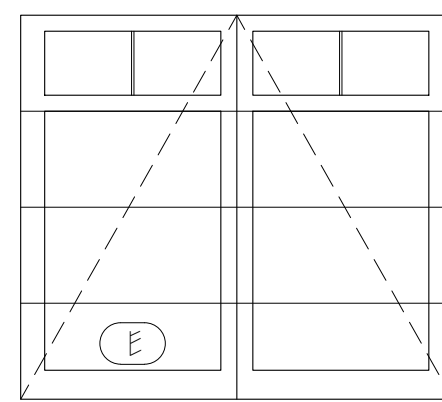
QTY: 1
SIMPSON
INSWING DOOR & SIDELIGHT
74B2 DOOR w/ 7720 SIDELIGHT
9'0" x 7'0" DOOR, 1'6" SIDELIGHT
RD. 56" x 86 1/4"
EXT/INT COLOR: PAINTED FIR T&P
HDWR: TBD, DOUBLE BORE PREP
EXT STICKING: SQUARE
INT STICKING: OGEE
NOTE - FLAT PANEL
1 1/8" SOL?
CONFIRM JAMB DEPTH
WOODEN OUTSWING SCREEN DOOR



QTY: 1
MARVIN SIGNATURE MODERN
INSWING DOOR -
MID XIR
RD. 85 1/2" x 96"
EXT COLOR: EBONY
INT COLOR: EBONY
HDWR: MATTE BLACK
NOTE - SCREEN OPTION(S)?
CONFIRM JAMB DEPTH



QTY: 1
SIMPSON
INSWING DOOR
74B2
2'8" x 7'0"
RD. 54" x 86 1/4"
EXT/INT COLOR: PAINTED FIR T&P
HDWR: TBD, DOUBLE BORE PREP
EXT STICKING: SQUARE
INT STICKING: OGEE
NOTE - FLAT PANEL
1 1/8" SOL?
SHAKER STICKING
CONFIRM JAMB DEPTH

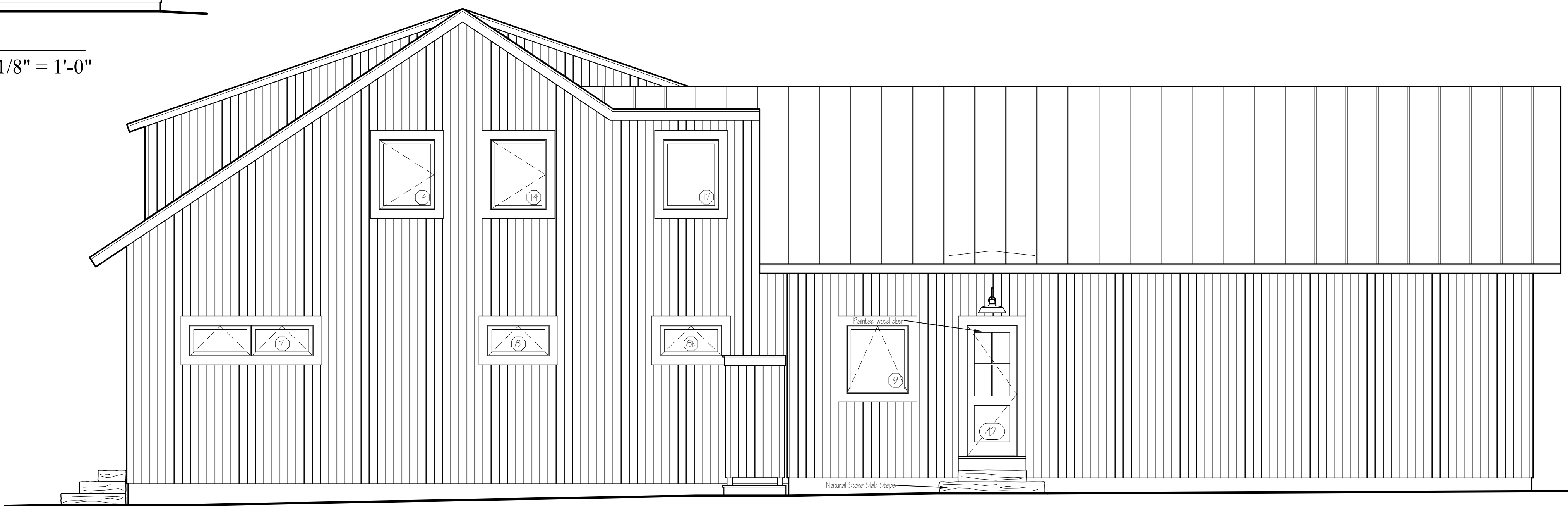


QTY: 2
EVERETT
CARRIAGE HOUSE - CAMERON
RD. 108" x 96"
EXT COLOR: PAINTED WOOD T&P
HDWR: TBD
NOTE - FLAT PANEL
LONG 2 LITE SQ
REMOTE OPERATOR TBD



2 Existing East Elevation

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



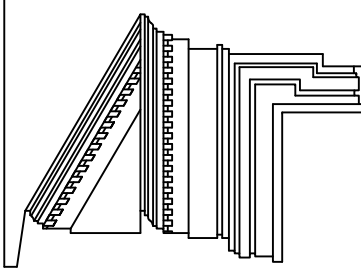
1 East Elevation

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

Revisions:

Drawn By: RRG/PRK
Date: 29 NOV 2023

FEIDELSON RESIDENCE
245 Appletree Point
RAMSAY GOURD ARCHITECTS
7190 Main Street • Manchester Center, VT
Burlington VT
(802) 362-1480 • FAX (802) 362-0179



East Elevation

A-2.4

Not For
Construction















DESIGNER: GENERATION LIGHTING

Fredricksburg Large One Light Outdoor Wall Lantern

GENERATION LIGHTING | [VIEW THE FREDRICKSBURG SERIES](#)

Retail

~~\$188.98~~

Sale

\$143.98

8647701EN3-44

Specifications in cm

Width: 13.25"

Height: 15.875"

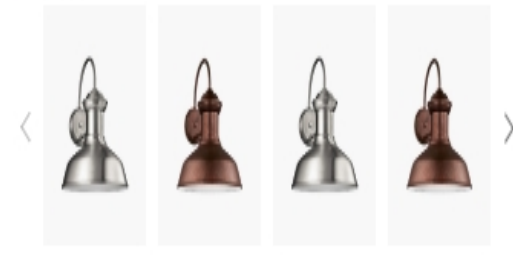
Backplate: D:4.75" DP:1.125" OB UP:7.5" OB DOWN:8.5" Round

Socket: 1 - Medium - A19

Rating: Wet Rated

ENERGY STAR COMPLIANT

Option:



Finish *

Black



Lamp Type *

Choose an Option...



Retail

Sale



DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.

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

CATALOG NUMBER LOGIC

Example: PM - 18 - LED - e66 - SP - A9 - BLW - 12 - 11 - C

MATERIAL

Aluminum

SERIES

PM - Pendant

PROJECTION

18" (Standard), 24", 30", 36", 42", or 48" height

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 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. See submittal SUB-1439-00)

RAL Finishes (Also available, see submittal SUB-1439-00)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

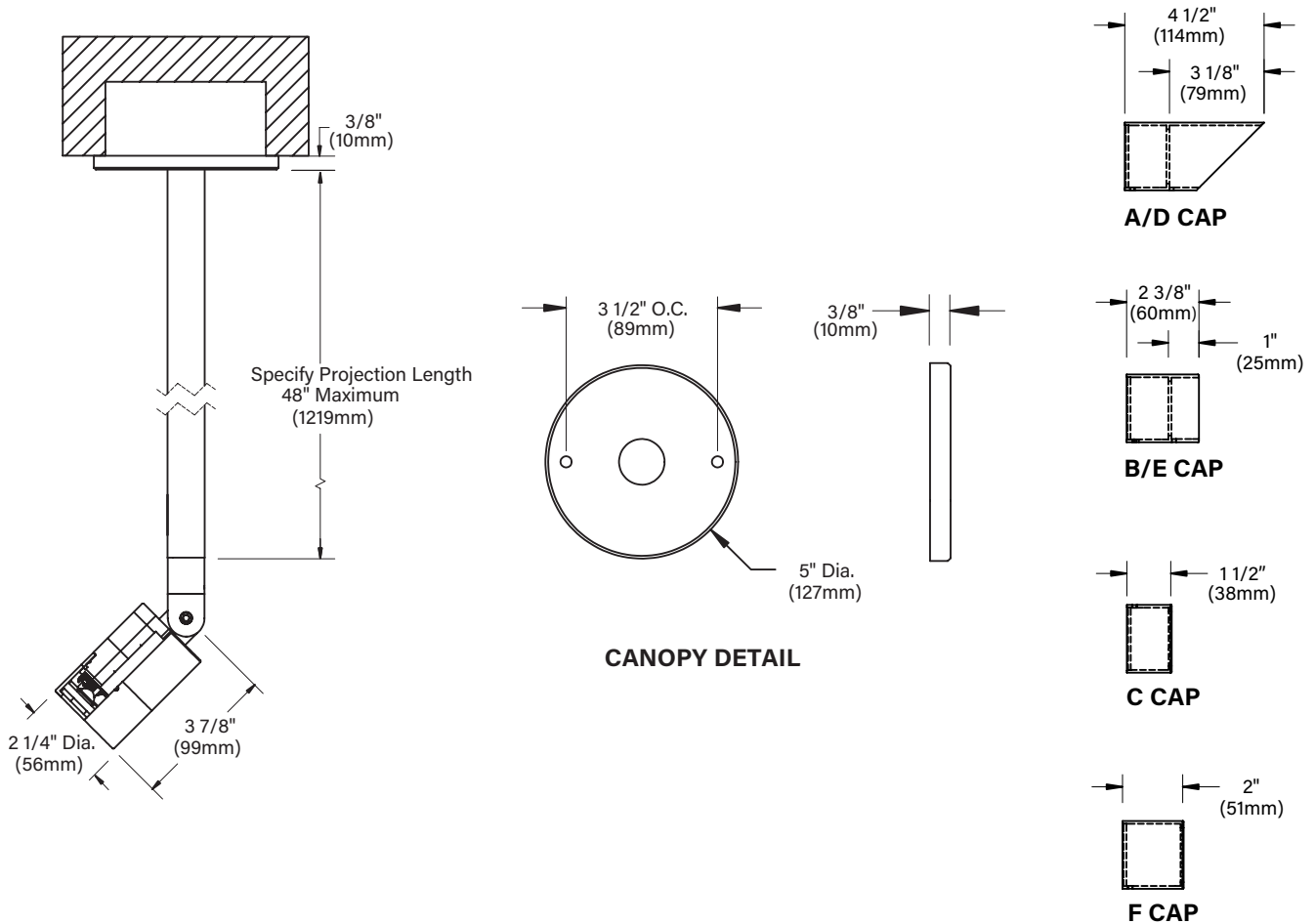
C - Flush
D - 45° Less Weephole
E - 90° Less Weephole

MOD OPTIONS

5 - 5 Ft Leads
25 - 25 Ft Leads

B-K Lighting strap required for downlight mount in tree.

DATE:	PROJECT:	TYPE:
-------	----------	-------

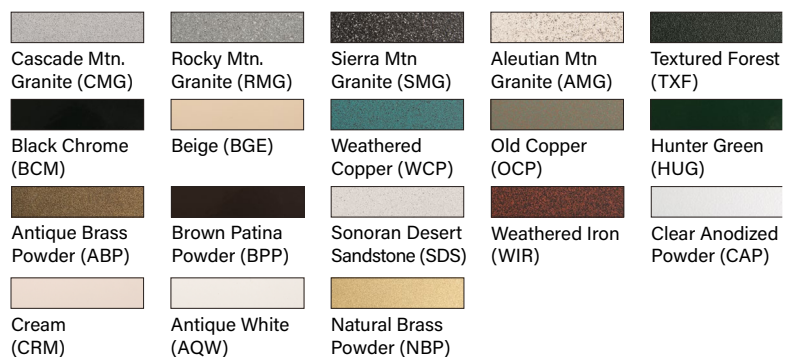


STANDARD FINISHES



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

PREMIUM FINISHES



B-K LIGHTING

MADE IN THE USA

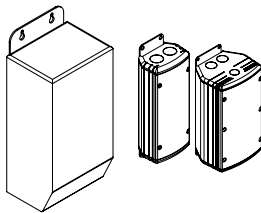
559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/06/2022 SKU-1036
SUB-2365-00

DATE:	PROJECT:	TYPE:
-------	----------	-------

Accessories (Configure separately)



TR Series

UPMRM

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	WIRING	Teflon® coated, 18AWG, 150V, 60°C rated and certified to UL 1838 standard.
	REMOTE TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers.
PHYSICAL	MATERIALS	Furnished in copper-free aluminum (6061-T6), brass (360) or stainless steel (304).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.
	KNUCKLE	LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting. Optional 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.
	CAP	Fully machined and accommodates one (1) lens or louver media.
	STEM	Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 48" maximum.
	LENS	Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment.
	LED	Integrated solid state system. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral non-dimming driver. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. For purposes of dimming: Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	OPTICS	Interchangeable, color-coded OPTIKIT™ modules permit field changes to optical distribution.
	INSTALLATION	5" dia., machined canopy permits mounting to 4" octagonal junction box. Junction box installation must be designed to hold full fulcrum weight of fixture (junction box and gasket by others).
	HARDWARE	Tamper-resistant, stainless steel hardware. LOCK aiming screw and canopy mounting screws are black oxide treated for additional corrosion resistance.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material and metal finish option only for stainless steel material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.



RoHS



B-K LIGHTING

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12/06/2022 SKU-1036
SUB-2365-00

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE:	PROJECT:	TYPE:
-------	----------	-------

DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-22°F-194°F (-30°C - 90°C)

LM79 DATA				L70 DATA		OPTICAL DATA			
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)		Angle	CBCP	Delivered Lumens	Multiplier
e64	2700K	80	7	50,000		13°	5993	456	0.87
	2700K	80	7	50,000		16°	4546	445	0.87
	2700K	80	7	50,000		23°	1726	397	0.87
	2700K	80	7	50,000		31°	1131	399	0.87
e65	3000K	80	7	50,000		13°	6131	466	0.89
	3000K	80	7	50,000		16°	4650	455	0.89
	3000K	80	7	50,000		23	1766	406	0.89
	3000K	80	7	50,000		31°	1157	409	0.89
e66	4000K	80	7	50,000		13°	6889	524	
	4000K	80	7	50,000		16°	5225	511	
	4000K	80	7	50,000		23°	1984	456	
	4000K	80	7	50,000		31°	1300	459	
e74	Amber	80	7	50,000		13°	3,927	299	0.57
	Amber	80	7	50,000		16°	2,978	291	0.57
	Amber	80	7	50,000		23°	1,131	260	0.57
	Amber	80	7	50,000		31°	741	262	0.57

OPTICS

Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

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DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*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

12"

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)

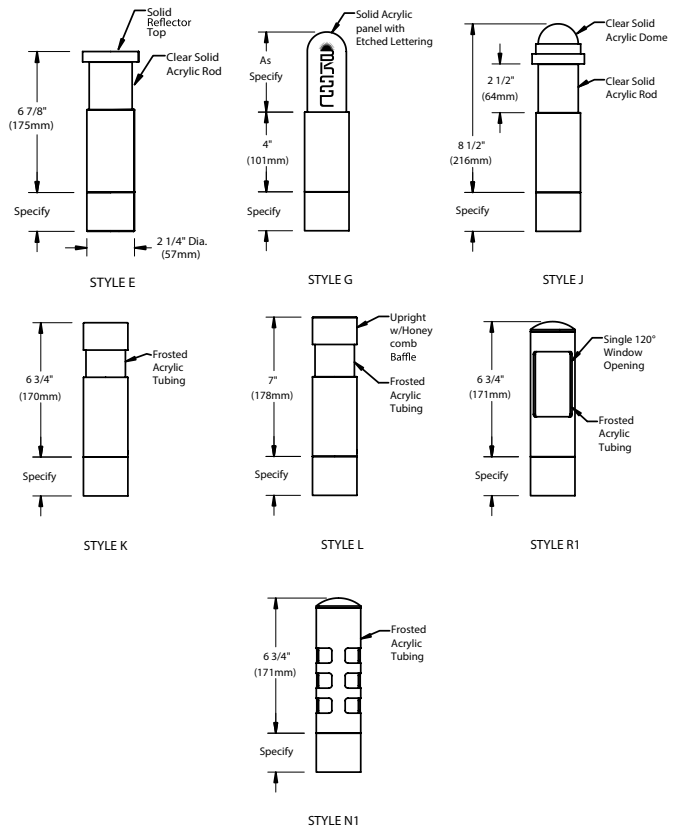
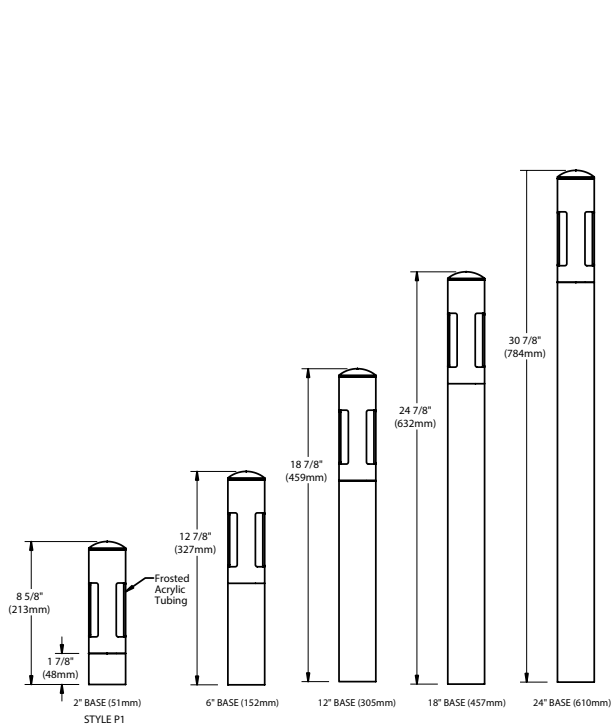
OPTIONS

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

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04/19/2023 SKU-755
SUB000941

DATE:	PROJECT:	TYPE:
-------	----------	-------

Accessories (Configure separately)

SPECIFICATIONS

ELECTRICAL	WATTAGE	7W LED
	ADJUST-E-LUME	Integral electronics allow for dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed. Specify factory preset output intensity.
	WIRING	Teflon® coated, 18AWG, 600V, 250° C rated and certified to UL 1659 standard.
	TRANSFORMER	For use with 12VAC remote transformer or magnetic transformers only. B-K Lighting cannot guarantee performance with third party manufacturers' transformers. Also available with optional integral, TRe20 electronic transformer. 105-300VAC primary voltage. 50/60Hz. Non Dimming. 20VA maximum load.
PHYSICAL	STYLE	Fully machined housing styles provide wide assortment of visual effects.
	MATERIALS	Furnished in copper-free aluminum (6061-T6). Style E is also available in brass (360).
	BODY	Unibody design is fully machined from solid billet and provides enclosed, water-proof wireway and integral heat sink for maximum component life. High temperature, silicone 'O' Ring provides water-tight seal.
	LED	Integrated solid state system and modular design with electrical disconnects allows for easy field upgrade and maintenance. High power, forward throw source complies with ANSI C78.377 binning requirements and exceeds ENERGY STAR® lumen maintenance requirements. LM-80 certified components. Integral, constant current driver. 12VAC/VDC input. 50/60Hz. Proprietary input control scheme achieves power factor correction and eliminates inrush current (limited to <250mA non-dimming). Output, overvoltage, open-circuit, and short circuit protected. Conforms to Safety Std. C22.2 No. 250.13-12.
	DIMMING	Line voltage dimmable via magnetic low voltage dimmer with dedicated neutral conductor. Remote magnetic transformer with LED loads should be loaded to 25% of the transformer VA (watts) rated value.
	INSTALLATION	2" base features 1/2" female pipe thread for mounting (hardware by others). 6-24" bases feature machined anchor base with 7/8" dia. slip conduit hole and three (3) 3/16" dia. anchor bolt holes (hardware by others). Available in standard increments to facilitate fixture elevation above grade. Optional 12" or 18" Power Pipe for direct burial into soil or concrete, which additionally features optional 6" diameter, molded stability flange to simplify installation and projects into substrate to reinforce housing stability.
	HARDWARE	Tamper-resistant, stainless steel hardware.
	FINISH	StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. Powder coat or metal finish options available for brass material.
	WARRANTY	5-year limited warranty.
	CERTIFICATION & LISTING	ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.



RoHS



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04/19/2023 SKU-755
SUB000941

LAMP & DRIVER DATA (e64, e65, e66, e74)

DATE:	PROJECT:	TYPE:
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DRIVER DATA	Input Volts	InRush Current	Operating	Dimmable	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	700mA	Magnetic Low Voltage Dimmer	-10°F-130°F (-12°C-54°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e64	2700K	80	7
e65	3000K	80	7
e66	4000K	80	7
e74	Amber (590nm)	~	7

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)
50,000
50,000
50,000
50,000

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JOB NAME _____

Type _____

CATALOG NUMBER _____

Steplites

L500 SERIES

SPECIFICATIONS

Construction

- Housing is 16 gauge stainless steel • Face-plate is 3/16" satin finished stainless steel passivated for maximum rust resistance
- Fixtures are furnished with stainless steel socket head tamperproof screws • Diffuser is frosted tempered glass set in silicone sealant
- cETLus listed for wet locations in any wall construction • All models suitable for concrete pour.

Electrical

- Fixture is wired with high high output LEDs are available in a variety of colors • Integral driver is standard universal voltage; optional 0-10v dimming driver available • Housing provided with 1/2" conduit knockout on each side suitable for 4 wire thru-wiring, 2 in and 2 out.

Mounting

Housing has flange with holes for mounting.

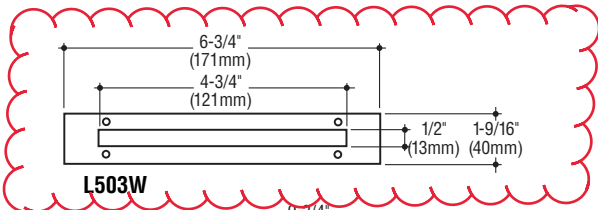
How to Specify

1. Select catalog number with desired features.
2. Add suffixes for options required to meet job conditions.

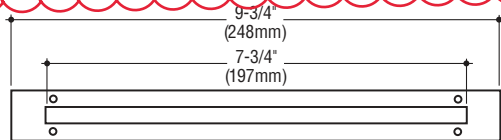


C.W. Cole & Company, Inc.
2560 Rosemead Boulevard
South El Monte, CA 91733-1593

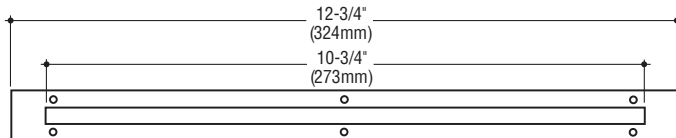
Tel. (626) 443-2473
Fax (626) 443-9253
info@colelighting.com
www.colelighting.com



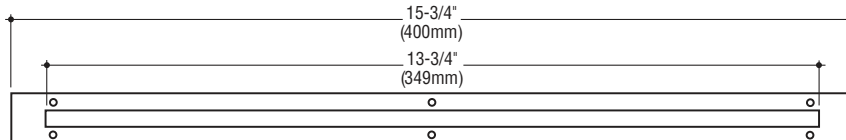
L503W



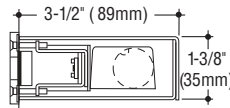
L506W



L509W



L512W



Housing widths:

L503W = 6-3/32" (155mm)

L506W = 9-3/32" (231mm)

L509W = 12-3/32" (307mm)

L512W = 15-3/32" (383mm)

Catalog Number

Lamp

LED 1.5W, (126 lm @ 3000°K)

LED 3.0W, (252 lm @ 3000°K)

LED 4.5W, (377 lm @ 3000°K)

LED 6.0W, (503 lm @ 3000°K)

☐ **L503W**

☐ **L506W**

☐ **L509W**

☐ **L512W**

Lumens shown are source.

Photometric data available for Steplites can be downloaded at: <https://www.colelighting.com/photometrics>

Options

Bronze faceplate: Satin finished, clear coated.

Add suffix ☐ **-B.**

Opal glass diffuser: Tempered. Add suffix ☐ **-OPL.**

LED colors:

4000°K (L503, 146 lm), (L506, 292 lm), (L509, 438 lm), (L512, 584 lm). Add suffix ☐ **-4K.**

Amber. Add suffix ☐ **-AMB.**

Blue. Add suffix ☐ **-BLU.**

Dimming: 0-10V dimming driver Universal Voltage.

Add suffix ☐ **-DIM.**

Emergency battery (4 Watt): Provides up to 90 minutes operation. Add suffix ☐ **-EM.**

How to Specify

1. Select catalog number with desired features.
2. Add suffixes for options required to meet job conditions.



Englert - Matte Black standing seam roof. Picture is likeness only.



Pika-Pika - Linseed Oil Light Gray

Exterior







Department of Permitting and Inspections

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

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



MEMORANDUM

To: Design Advisory Board
From: Garret King
Re: 165 Shelburne Street
Date: December 12th, 2023

File: ZP-23-435
Location: 165 Shelburne Street
Zone: RL **Ward:** 5
Parking District: Neighborhood
Date application accepted: September 13, Complete October 18, 2023
Applicant/ Owner: Donal Dugan/ Champlain Housing Trust INC.
Request: Proposed renovation of existing facility

Overview:

The applicant is proposing several changes to the property but only some of the work is associated to the historic buildings. The changes to the historic building include doors, windows, porch changes, and siding changes. The building is listed on the Vermont State Register and notes the porch and roof motifs but lacks any further description.

This is the second round of DAB review, first time was back in November. At the end of that meeting the project was tabled as a request for additional drawings and images along with a recommendation to look into other materials to be used for cladding. The application has returned essentially unchanged.

Article 5: Citywide General Regulations

Sec. 5.4.8 Historic Buildings and Sites

(b). Standards and Guidelines.

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

The structure was originally built as a 10 bay motel and is still in use today. The proposed changes are alterations to existing features but will not change the character of the building.

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 new door and changes to the rear porch will slightly alter the appearance of these features but functionally remain the same. The proposed change to the siding on the south face of the motel will remove what is believed to be original siding, which appears to be a wood clabbord. The proposed replacement siding is a corrugated metal siding. The proposed replacement siding is inconsistent with this criterion.

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.

The proposed plans will only alter one door from a single door to double door. All other changes will be changes of materials or conversion retaining the same design elements.

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

The proposed changes are not intended to change the character and design of the building. The proposed changes will not remove a feature listed on the historical record.

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

The majority of the changes are similar to others commonly accepted for other projects in the city. The change of the siding on the south side of the motel would be removing material that helps characterize the property and is inconsistent with this criterion.

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.

The new window, changing of doors, and alterations to the porch conforms to the standards for historic buildings. Replacements of the south siding with new corrugated metal will be a change of material from the existing siding.

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 identified at this parcel.

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 material, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The project is proposing the removal of the existing south siding with new metal siding, while the historic listing does not list materials used the new siding will be a stark difference than as compared to what is currently present.

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 new changes will not substantially alter the motel in a way that the building could not be reverted to the original design.

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

Not Applicable

(b) Topographical alterations

Not Applicable

(c) Protection of important public views

Not Applicable

(d) Protection of important cultural resources

Not applicable

(e) Supporting the use of alternative energy

Not Applicable

(f) Brownfield sites

Not Applicable

(g) Provide for nature's events

The proposed changes to the entry points will not be altered in a way that will affect how the entrances function.

(h) Building Location and Orientation

The proposed changes to the rear porch will not be seen from the road and will be screened from the neighbors by existing trees. The replacement egress window will replicate the existing double hung appearance or the existing window. The door on the motel changing into a double door is street facing but will end up screened by the new privacy fence. The south siding that will be replaced is not street facing and will likely not be seen from the public right of way.

(i) Vehicular access

Not Applicable

(j) Pedestrian access

The plans for the entrances will not relocate or change how the entrances are used.

(k) Accessibility for the handicapped

Not Applicable

(l) Parking and circulation

Not Applicable

(m) Landscaping, fences, and retaining walls

Not Applicable

(n) Public plazas and open space

Not Applicable

(o) Outdoor lighting

Not Applicable

(p) Integrate infrastructure into the design

Not Applicable

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

Not Applicable

2. Roofs and Rooflines

Not Applicable

3. Building Openings

The changes to the window and doors are minimal and will not be visible from the public right of way. All proposed changes to the openings are similar to other projects seen across the city.

(b) Protection of important architectural resources

See Sec. 5.4.8

(c) Protection of important Public Views

Not applicable

(d) Provide an active and inviting street edge

From the road, the changes to the sidings and one entry door on the motel may be visible. While the siding change is not street facing it may still be visible. The change to the door may also be

visible even with the proposed fencing. The change of the window will be replicating the design of the existing window and will visually appear the same. None of the changes are intended to change the appearance of the buildings.

Quality of materials

The new windows and doors conforms to material requirements for historic buildings.

(e) Reduce energy utilization

Proposed building must comply with current energy efficiency standards.

(f) Make advertising features complimentary to the site

Not Applicable

(g) Integrate infrastructure into the building design

Not Applicable

(h) Make spaces safe and secure

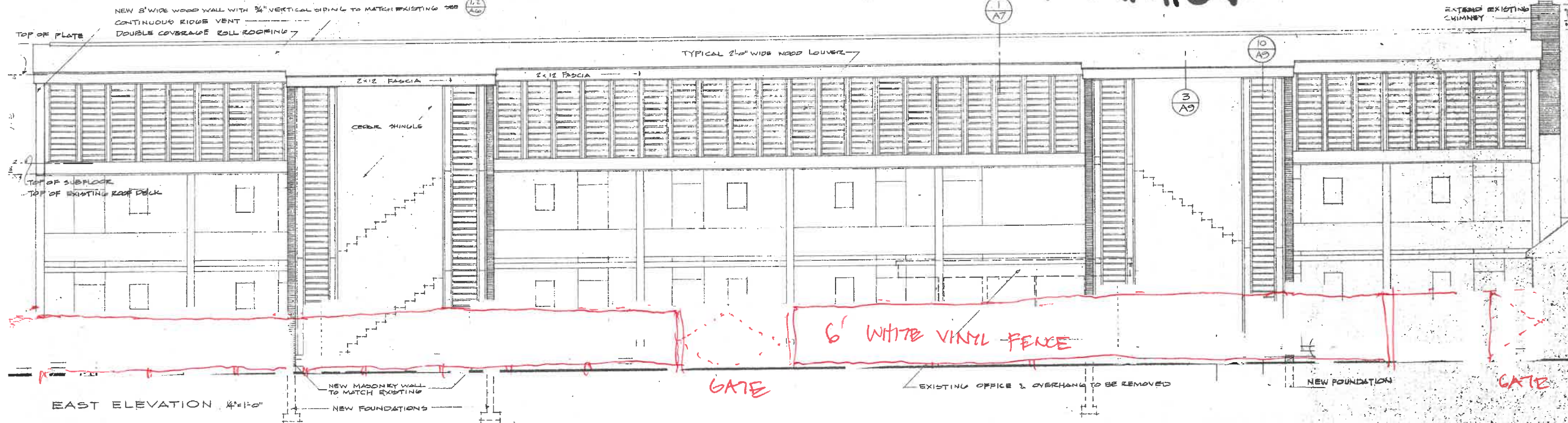
Not Applicable

RECOMMENDED MOTION:

Forward to the Development Review Board with the following conditions:

1. Delete the proposed corrugated metal siding and replace it with a material matching the existing material or is compatible with the existing materials on the historically listed building.

11/29/23 DAB FENCE & RAILING ELEVATIONS



BEAUMONT AND ASSOCIATES
ARCHITECTS PLANNERS
BURLINGTON VERMONT



REVISION DATE 11-01-23 11-15-23 12-31-23

MOORE BROWN BURLINGTON VERMONT

PROJECT NO.

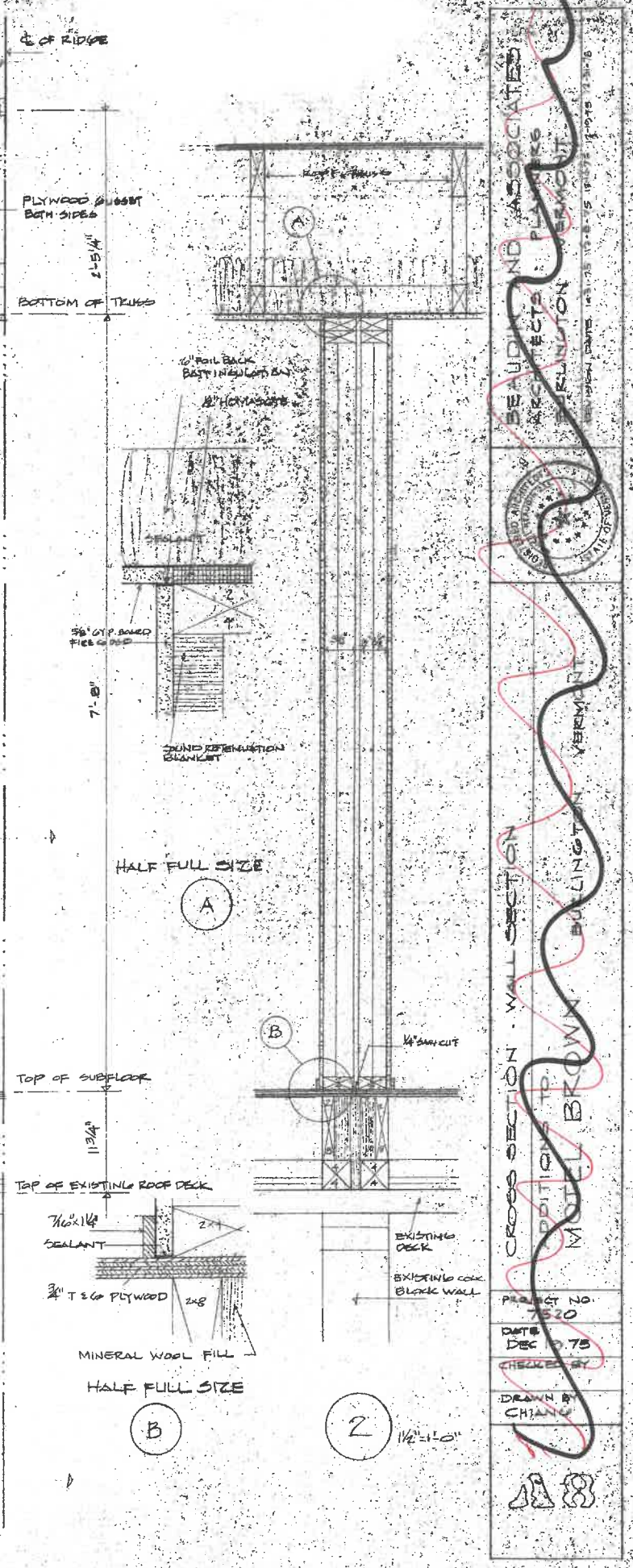
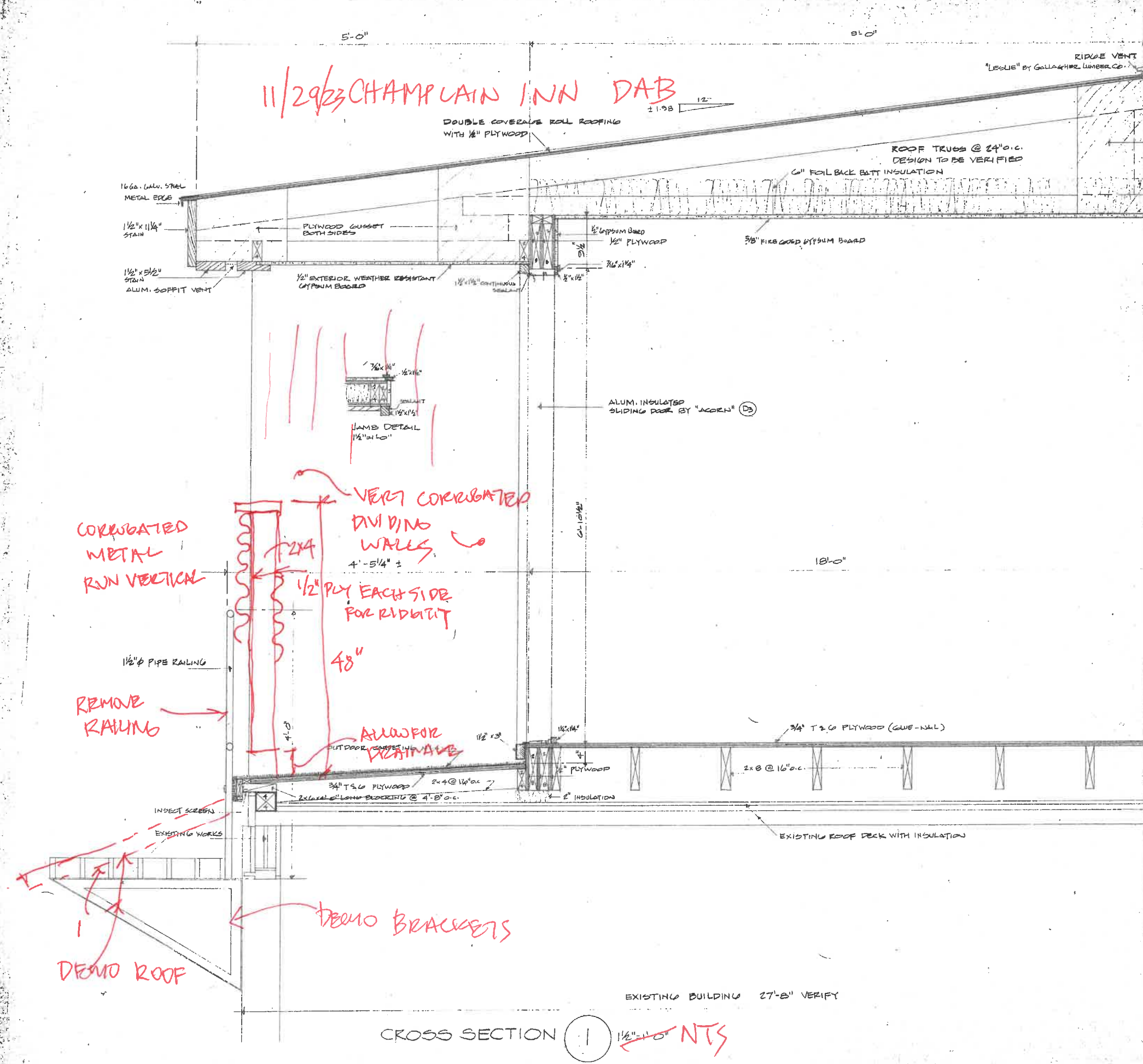
DATE DEC 13/23

CHECKED BY

DESIGNED BY

SCALE

11/29/23 CHAMPLAIN INN DAB



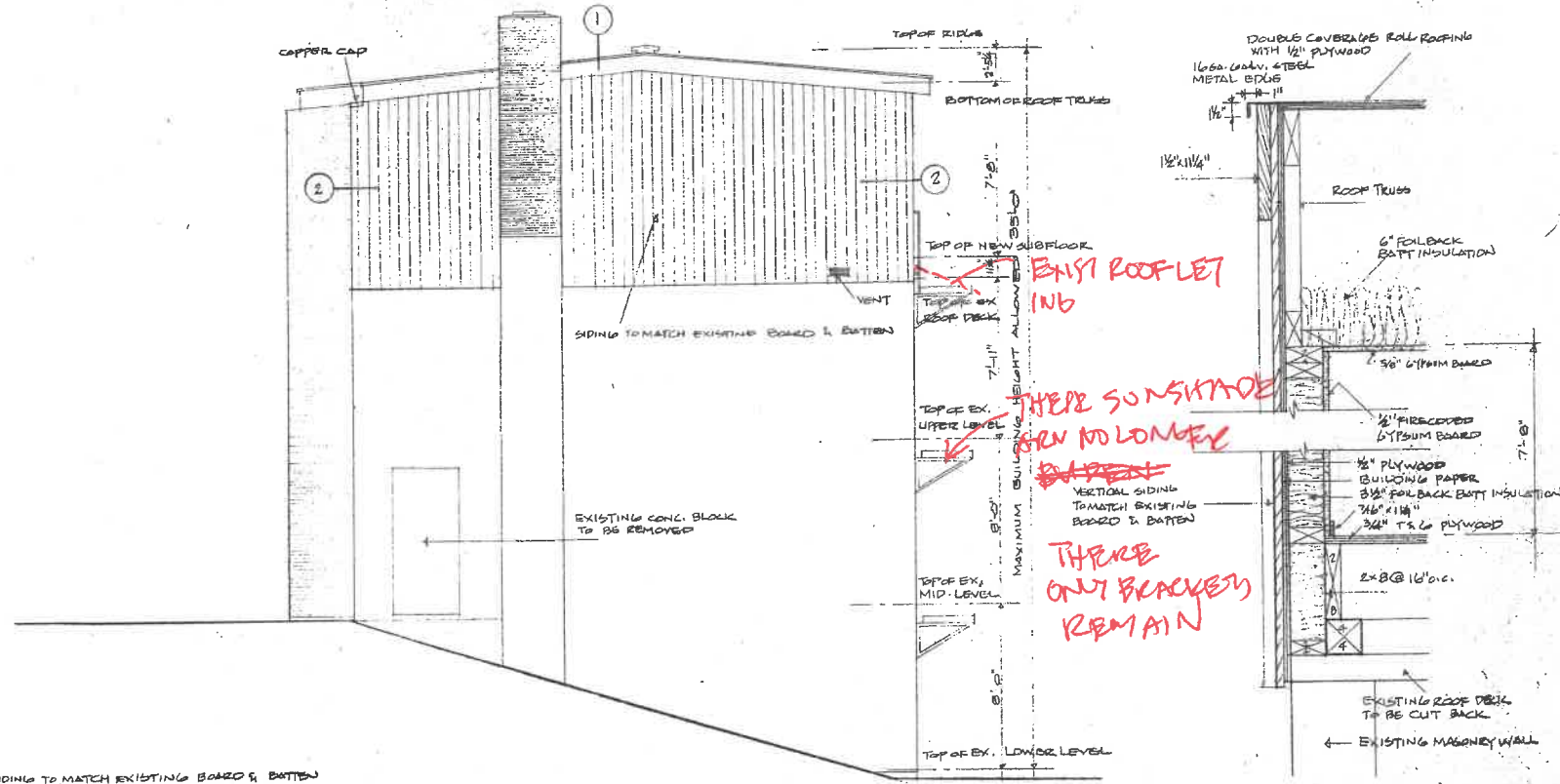
CROSS SECTION 1 1/2" = 1'-0" NTS

BEADING AND ASSOCIATED ARCHITECTS PLLC
 100 STATE STREET
 BURLINGTON, VERMONT 05401
 TEL: 802.253.1234
 FAX: 802.253.1235
 WWW.BEADINGANDASSOCIATED.COM

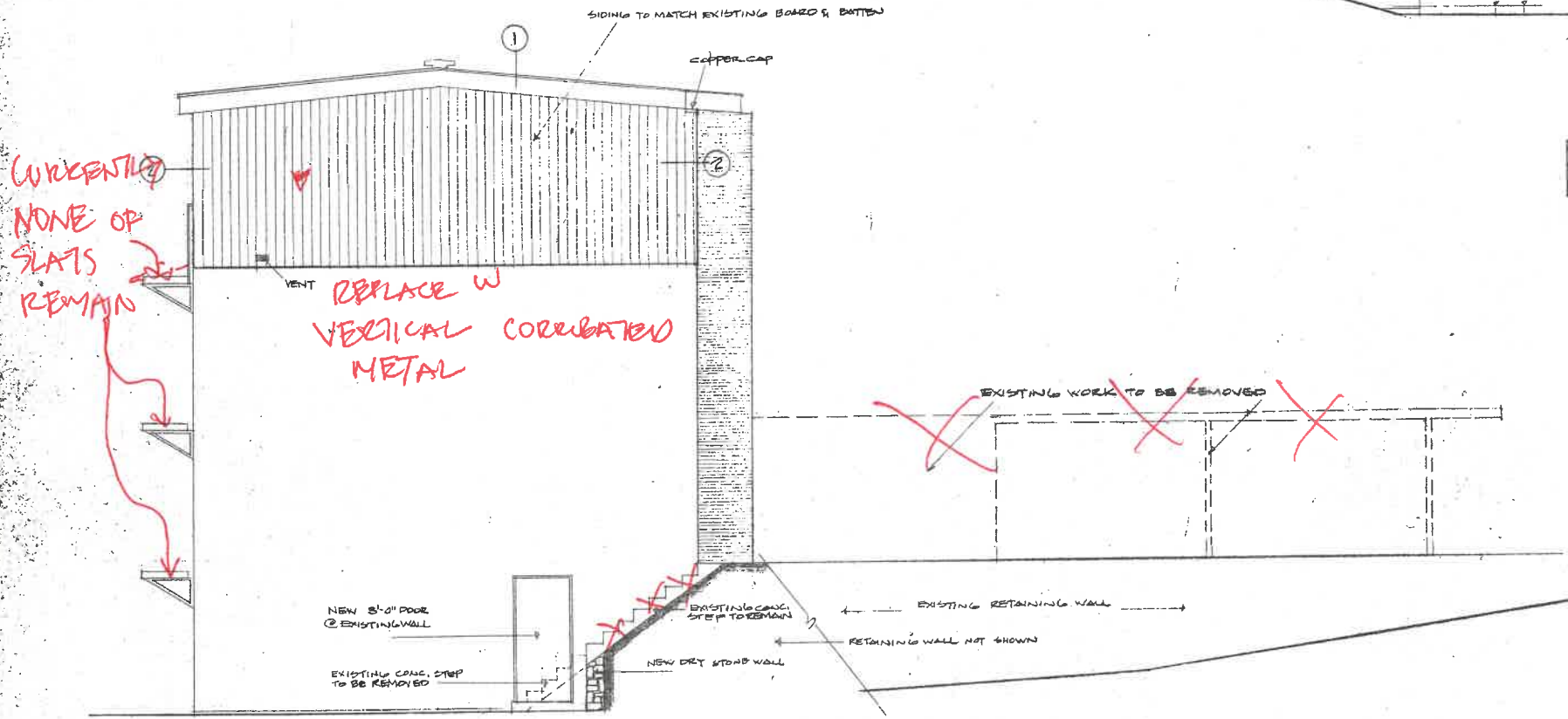
CROSS SECTION WALL SECTION
 POSITION TO
 MOTEL BROWN

PROJECT NO. 20
 DATE DEC 15, 2023
 CHECKED BY
 DRAWN BY CHIANG

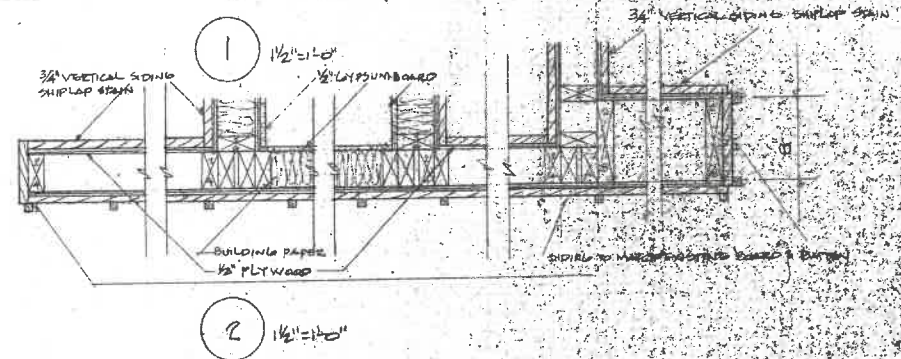
D.A.B.
11/29/23



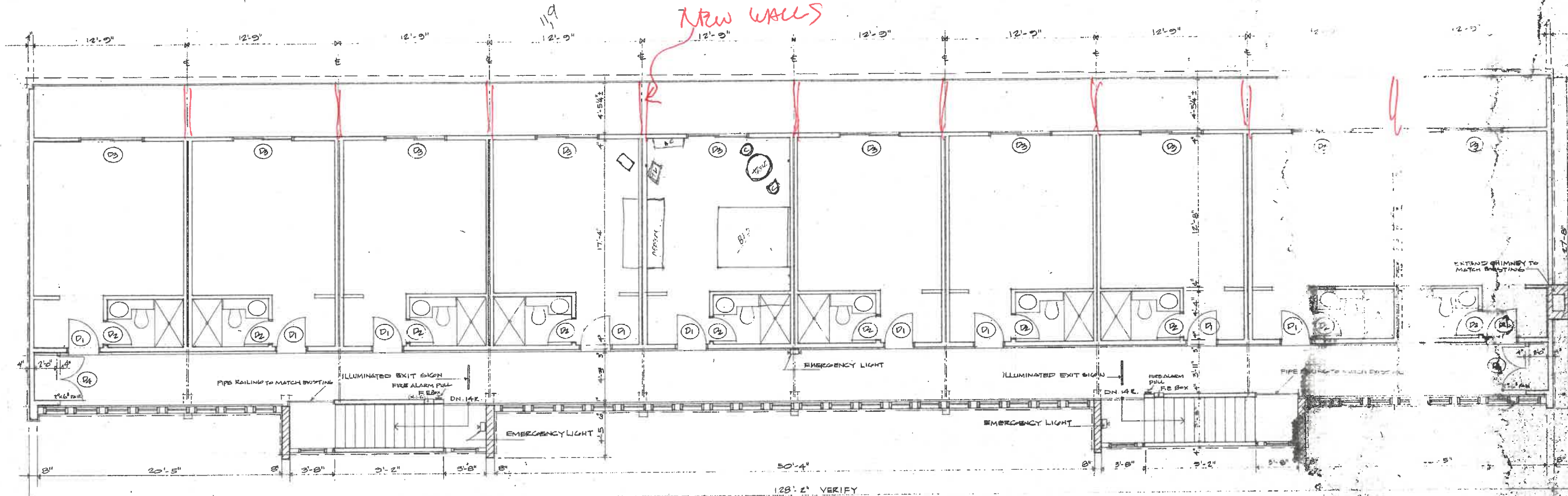
NORTH ELEVATION 1/4"=1'-0"
NOTE: ARCADE LINK TO OFFICE NOT SHOWN



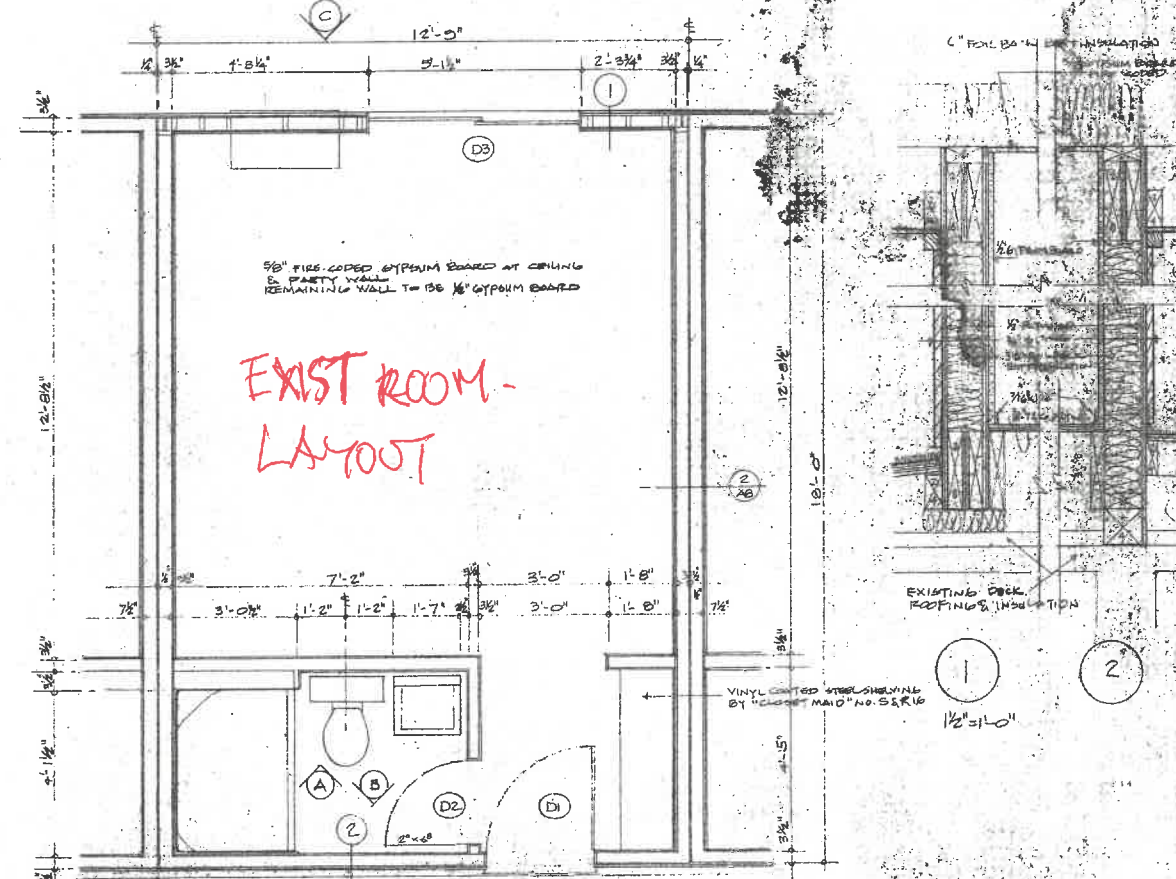
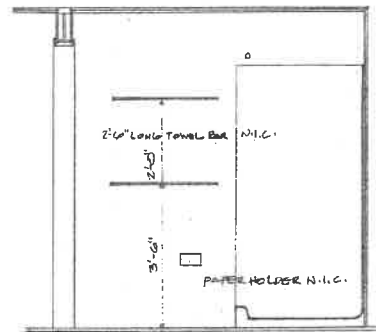
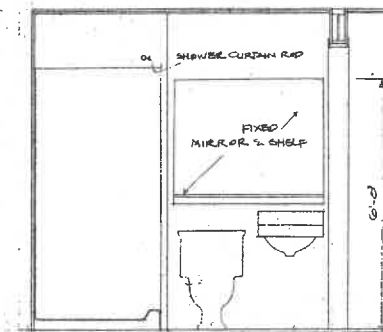
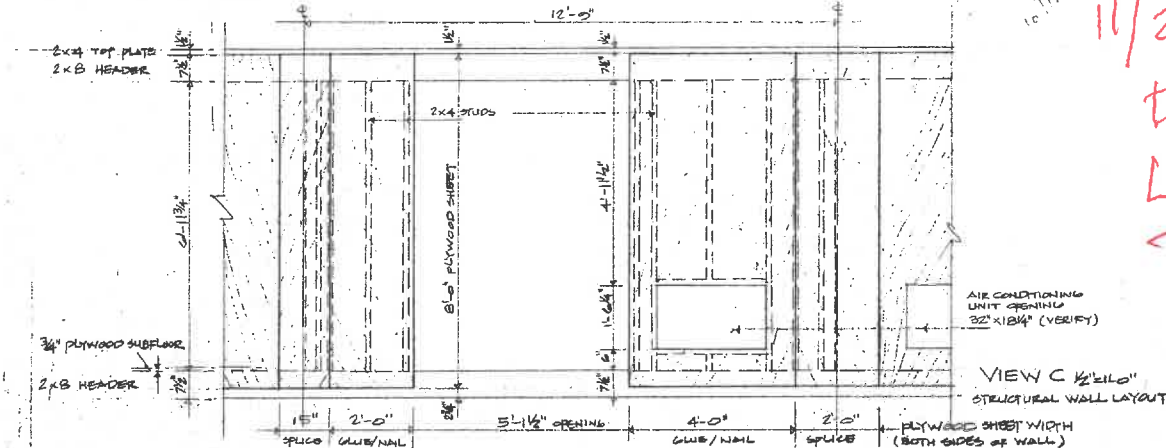
SOUTH ELEVATION 1/4"=1'-0"



BEAUDIN AND ASSOCIATES
ARCHITECTS PLANNERS
BURLINGTON VERMONT
REGISTERED ARCHITECT
STATE OF VERMONT
NO. 12345
DATE: 11/29/23
PROJECT NO. 7520
DATE: 11/29/23
CHECKED BY: [Signature]
SCALE: 1/4"=1'-0"



NEW TOP LEVEL PLAN 1/4" = 1'-0"



TYPICAL UNIT FLOOR PLAN 1/2" = 1'-0"

NOTE: ALL DIMENSIONS ARE ACTUAL DIMENSIONS MEASURING FROM STUD FACE TO STUD FACE

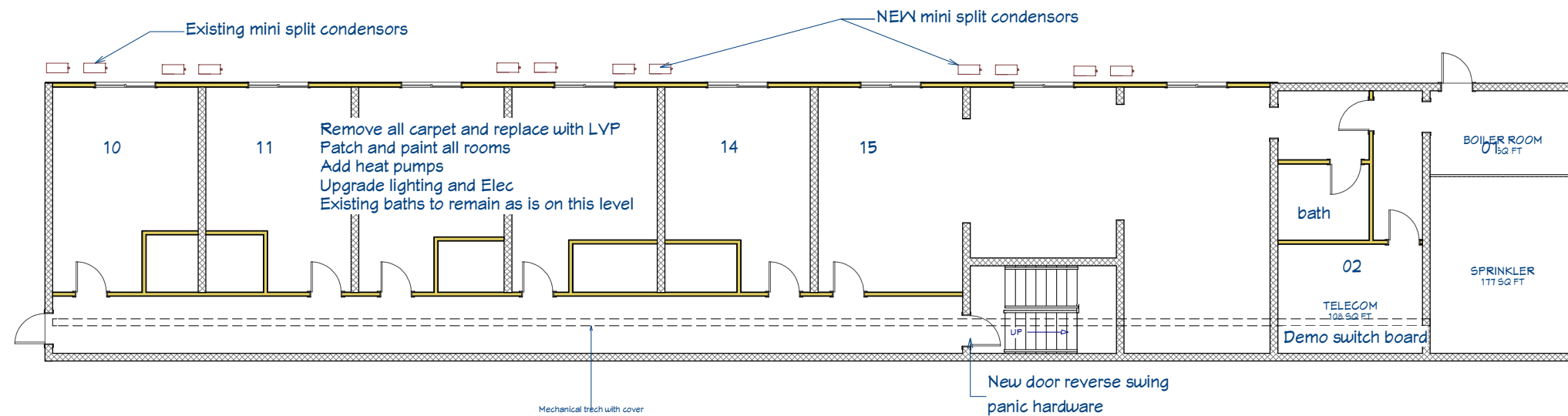
BEAUDIN AND ASSOCIATES
ARCHITECTS PLANNERS
BURLINGTON VERMONT

PROJECT NO. 7520
DATE: DEC 13, 75
CHECKED BY:
DRAWN BY: CHANAN

NEW FLOOR PLAN
ADDITIONS TO
MOTEL BROWN



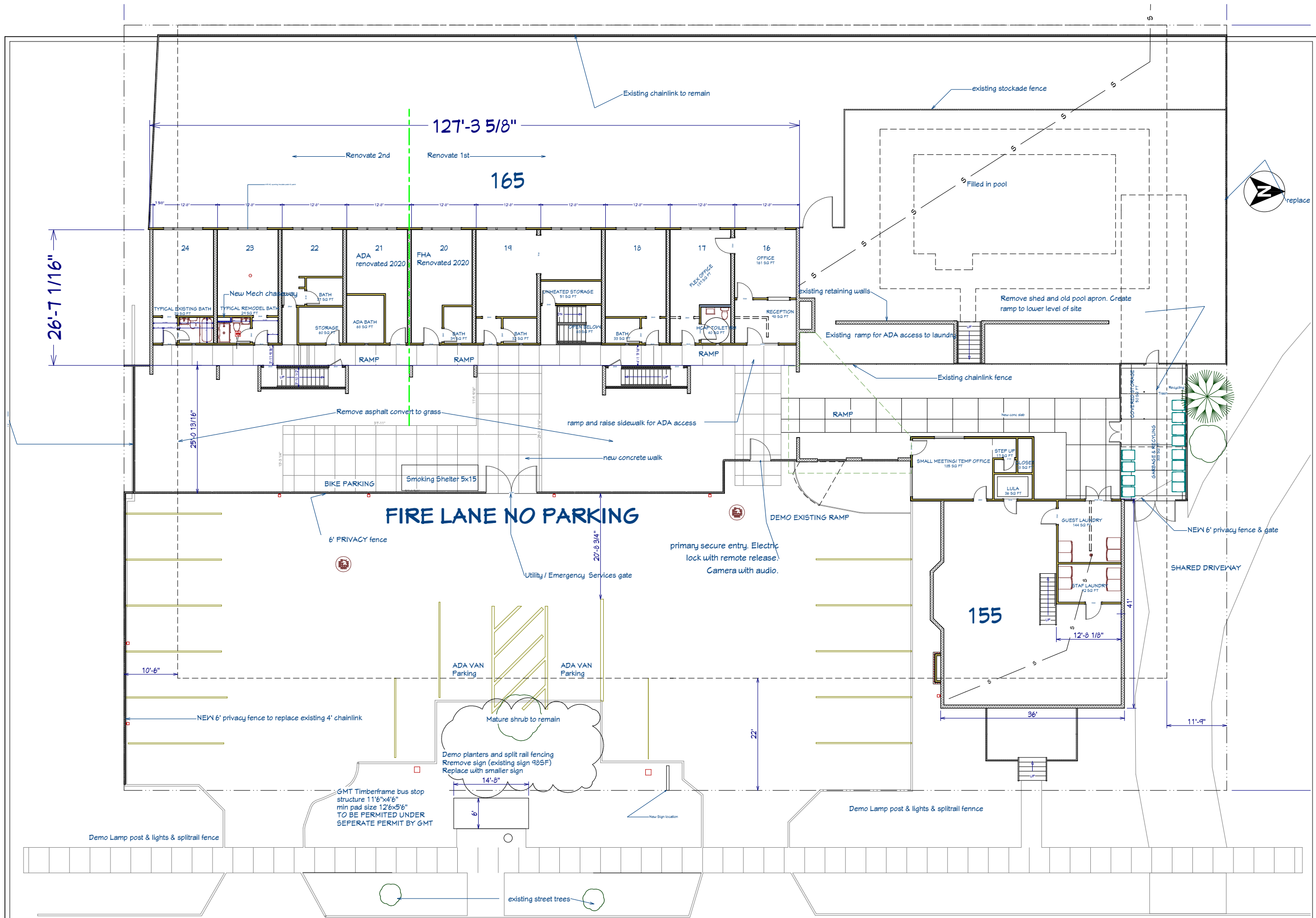




1st Floor

155 165 SHELBURNE ST CHAMPLAIN HOUSING TRUST				CHAMPLAIN PLACE REMODEL				PLAN LEVEL 1											
SHEET TITLE:				NO.				DESCRIPTION				BY				DATE			
DATE:				11/8/2023				SCALE:								SHEET:			
																A-1			

ZONING PERMIT 11/8/2023



SHEET TITLE:
SITE PLAN / LEVEL 2

CHAMPLAIN PLACE
REMODEL

155 165 SHELburne ST
CHAMPLAIN HOUSING
TRUST

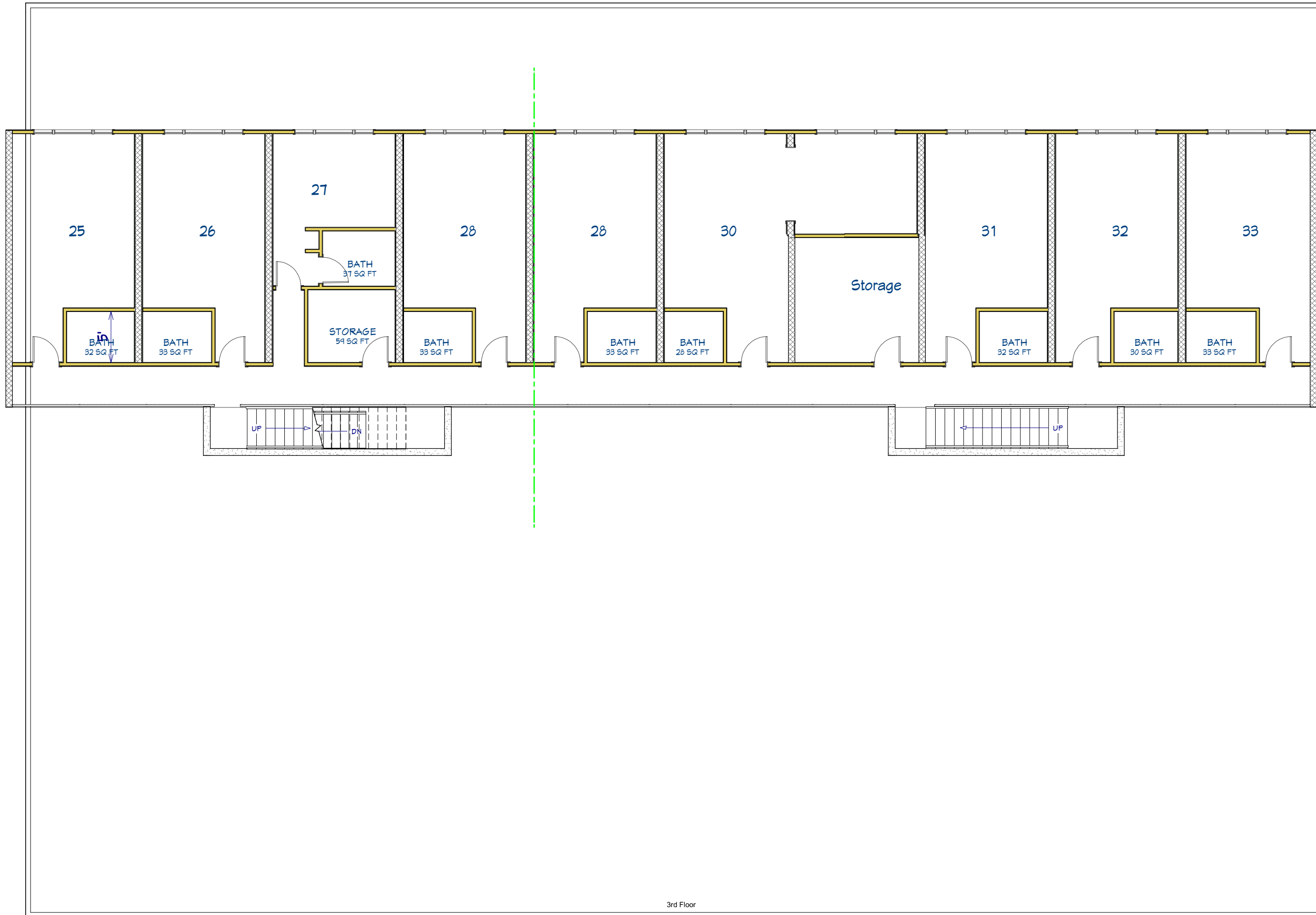
NO.	DESCRIPTION	BY	DATE

DATE:
11/8/2023

SCALE:
1/16"=1'

SHEET:
A-2

ZONING PERMIT 11/8/2023



3rd Floor

ZONING PERMIT 11/8/2023

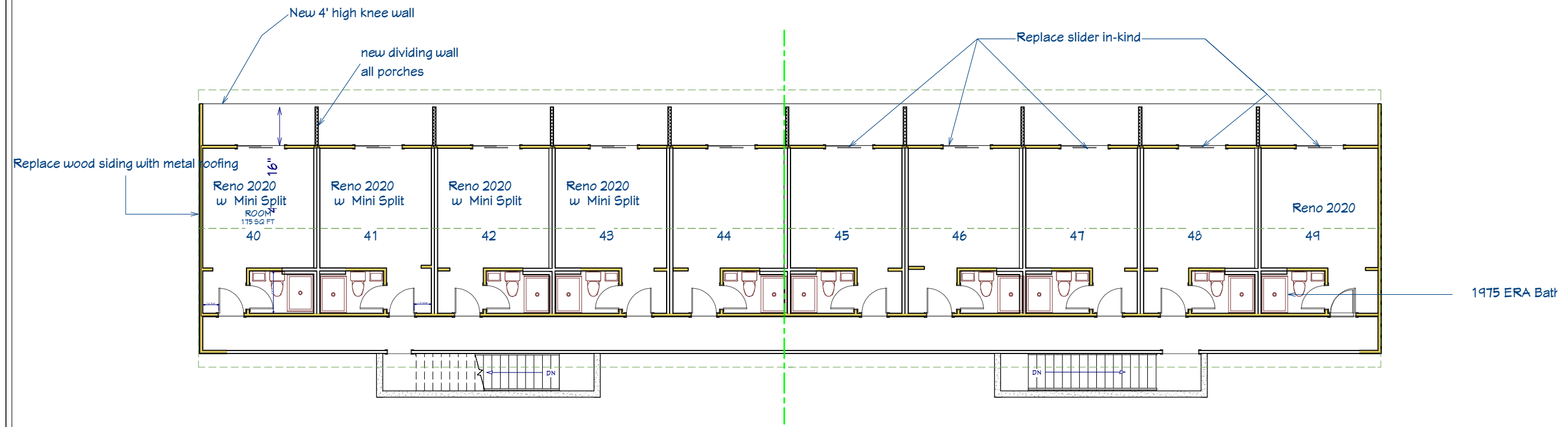
--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
CHAMPLAIN PLACE REMODEL

155 165 SHELburne ST CHAMPLAIN HOUSING TRUST
--

DATE:
11/8/2023
SCALE:
SHEET:
A-3



4th Floor

NO.		DESCRIPTION		BY	DATE

SHEET TITLE:	
CHAMPLAIN PLACE	PLAN LEVEL 4
REMODEL	

155 165 SHELburne ST	
CHAMPLAIN HOUSING TRUST	

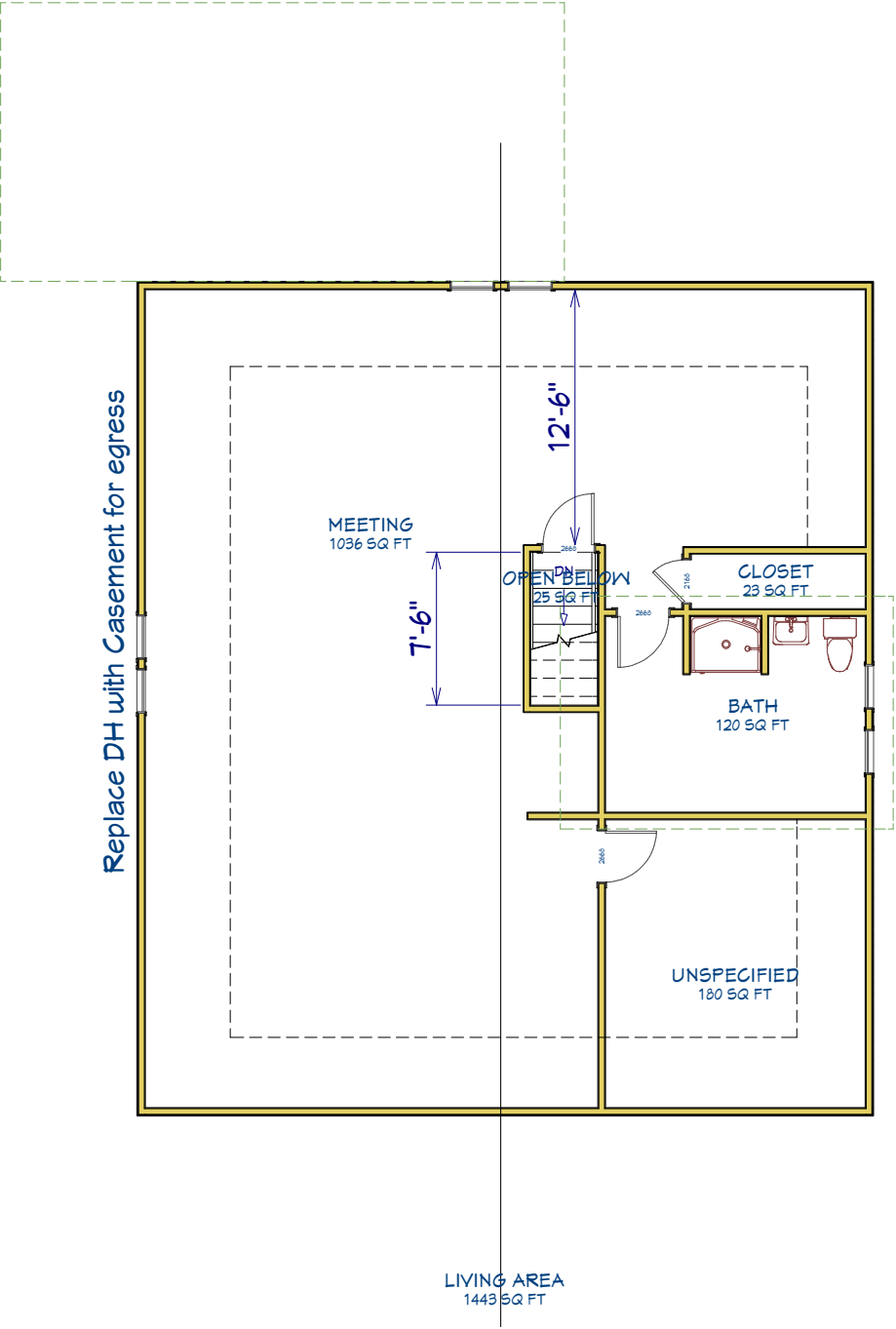
DATE:
11/8/2023

SCALE:

SHEET:
A-4

ZONING PERMIT 11/8/2023





4th Floor

ZONING PERMIT 11/8/2023

NO.		DESCRIPTION	BY	DATE
SHEET TITLE: HOUSE 2ND FLOOR				
CHAMPLAIN PLACE REMODEL				
155 165 SHELburne ST CHAMPLAIN HOUSING TRUST				
DATE: 11/8/2023				
SCALE: 				
SHEET: A-7				

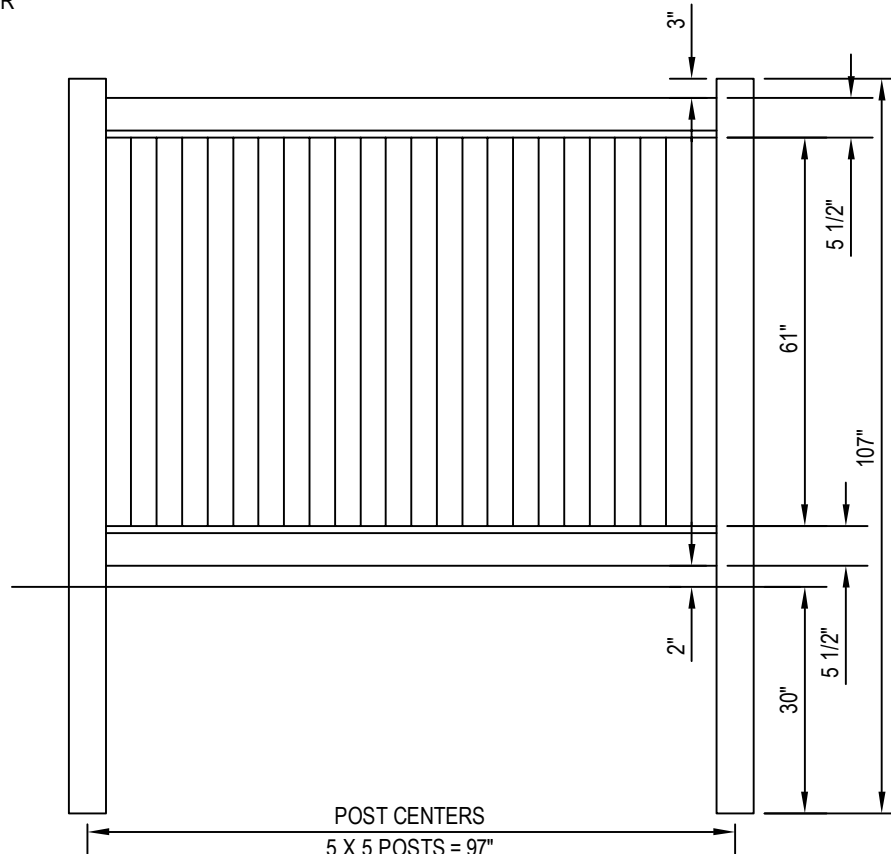
☒ SELECT DESIRED SIZE

☐ 6' HEIGHT X 8' WIDE

☒ SELECT DESIRED COLOR

☐ WHITE

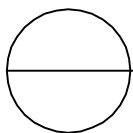
☐ ALMOND



6' X 8'

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 035-039



PRIVACY FENCING

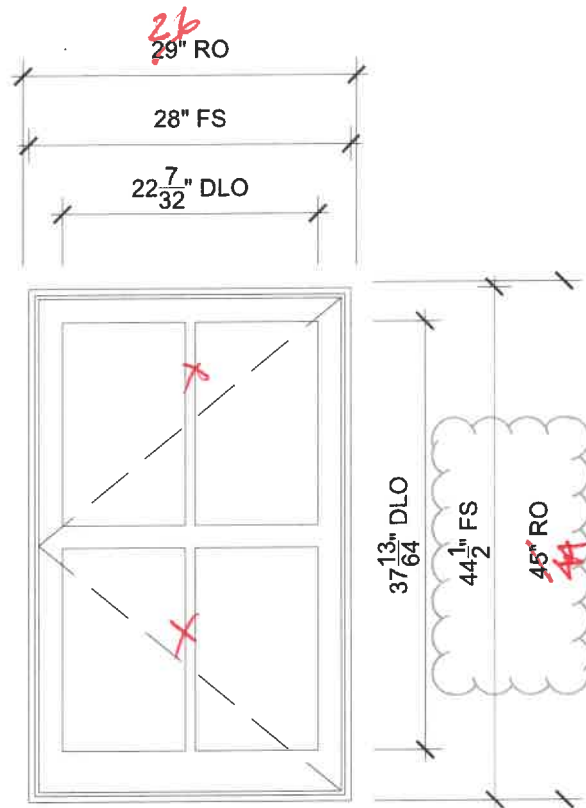
(BUFFTECH) NEW LEXINGTON VINYL FENCING - 6 FT. HEIGHT

Style Option = Style Option not found

Fiberglass French Door

Impact Rating : None
Call Width : 3'0"
Call Height : 6'8"
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : 3/4 Lite
Style Shape : 3/4 Lite 1 Panel
Glass Type : Clear Glass
Glass Design : Clear
Grille Pattern : None
Grille Style : None
Low-E? : Yes
Caming : None
Frame Profile : Flat Profile
Door Prefinish : Paint 1 Color
Door Paint Color : Ruby Red
Jamb Prefinish : Paint 1 Color
Jamb Paint Color : Same as door
Hardware : No Hardware





EGRESS CASEMENT -

SCALE: 3/4" = 1'-0"

- | | |
|------------------------------|----------------------------|
| $\frac{1}{2}$ Head | $\frac{2}{2}$ Jamb |
| $\frac{3}{2}$ Sill | $\frac{4}{2}$ Divided Lite |
| $\frac{1}{3}$ Simulated Rail | |

SPECIFICATIONS

Line #: 1

Qty: 1

Mark Unit: Egress Casement -

Product Line: Ultimate

Unit Description: Casement

Rough Opening: 29" X 45" **26 X 44**

Frame Size: 28" X 44 1/2"

Comments:

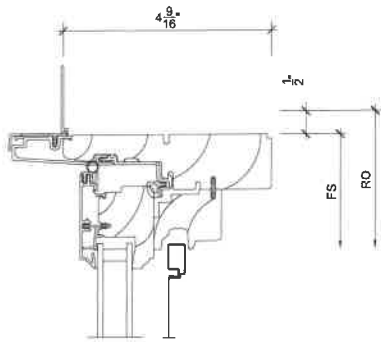
- I had to increase the height to allow us to get to the 5.7 sq. ft egress code.
- Confirm window handing / operation.
- Exact Sizing + Specification To Be Confirmed !!
- Figured as a full frame window, not an insert.

165 SHELBOURNE ST



PROJ/JOB: Champlain Housing Trust / 47 Archibald Street - Egress Casement
 DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
 DRAWN: MARC BOURDEAU
 QUOTE#: 56GQJZU PK VER: 0004.03.00 CREATED: 06/30/2023 REVISION:

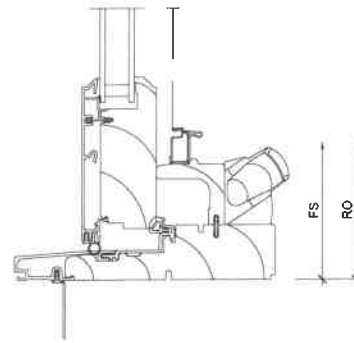
SHEET
1
OF 3



1
2

Head

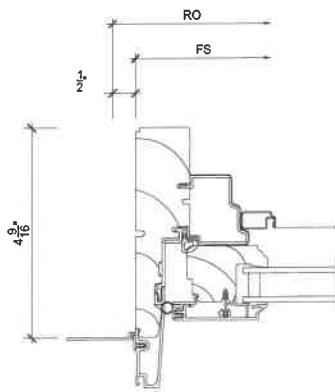
SCALE: 3" = 1'-0"



3
2

Sill

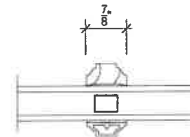
SCALE: 3" = 1'-0"



2
2

Jamb

SCALE: 3" = 1'-0"



4
2

Divided Lite

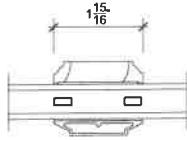
SCALE: 3" = 1'-0"



PROJ/JOB: Champlain Housing Trust / 47 Archibald Street - Egress Casement
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: MARC BOURDEAU
QUOTE#: 56GQJZU PK VER: 0004.03.00

CREATED: 06/30/2023 REVISION:

SHEET
2
OF 3



Simulated Rail

SCALE: 3" = 1'-0"



NOT USED

SCALE: 3" = 1'-0"



NOT USED

SCALE: 3" = 1'-0"



NOT USED

SCALE: 3" = 1'-0"



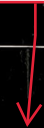
PROJ/JOB: Champlain Housing Trust / 47 Archibald Street - Egress Casement
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: MARC BOURDEAU
QUOTE#: 56GQJZU PK VER: 0004.03.00

CREATED: 06/30/2023 REVISION:

SHEET
3
OF 3



New gate 6' privacy fence





Replace with 3/4 lite doors

Demo shed



covert to Casement
Simulated DH
egress



Approximate fence
location to create
courtyard



3/4 Lite Door infill
existing door

reside with
corrugated metal





demo shade
brackets & roof abv

window replaced
zp20-711

Demo roof

Egress & operable
windows CBP 2-93

CBP 2-93

Comments by Jay White

I will not be able to attend the DAB meeting on Tuesday December 12, but I want to include these comments in the discussion and as an attachment to file regarding the Champlain Housing Trust on 165 Shelburne Street:

1. The chain link fence that was installed since our last meeting when we tabled this project should be removed for several reasons:

1.

a. It was installed this past week without a permit.

b. Most importantly any fence at this location blocks necessary fire access to enable fire trucks to get closer to all of the facade in the event of a fire. Stating a "Fire Lane" outside the fence more than 25 feet from the building does not make it a real fire lane. The "Emergency Service Gate" access through the fence does not allow adequate space for fire trucks to enter the newly proposed front courtyard to have the required 50 foot turning radius for fire trucks to be able to fight a fire in the building.

c. No fence at this location is a site design improvement -- either in aesthetics or in function.

d. A solid white vinyl fence that is 6 feet tall is not in keeping with the residential character of this site. It will look bad and attract graffiti.

e. The new chained link fence installed last week must be removed before there are any occupants in the building again. Those exiting the building during a fire need to get safely and quickly to a public way, which is Shelburne Street. It is worth noting that the area next to a burning building is very hot; the vinyl siding across the street from the lumber yard building fire last month in Montpelier melted.

2. The balcony railings should all remain and be repaired if necessary. None of the railings should become solid so you can't see through, and none should be raised to 48" tall. This 48" height is not necessary for safety of not falling over it and the added height makes it very difficult to rescue someone from the balcony during a fire. A solid railing is also not possible to see over or through, making the room gloomy and dark. It will have the effect of all of the top floor rooms feeling like they are basement apartments.

3. Corrugated steel on both sides of the proposed railing replacement is not in keeping with the character of the residential building. Putting it on both sides of a wood frame will quickly cause the wood support to rot and sawn corrugated steel is dangerously rough and will cut hands if used as a railing. This is not thought out well.

4. It is essential for fire egress safety that top floor residents be able to quickly get to the ends of the rear balcony during a fire. No obstruction or dividers between units on the top floor balcony should be allowed. This is a very unnecessary cost that will make the building unsafe to be in on the top floor.

5. Any replacement exterior siding should be wood or composite painted clapboards with an exposure to match the existing clapboards. This is especially true for replacement of what appears to be rotting board and batten vertical siding on the top floor.

6. I have no problem with removing asphalt to create more grass where the applicant now shows it behind the proposed security fence. The Smoking Shed in that location should not be approved as smoking is not allowed in public residential structures due to secondhand smoke problems and this would be a structure. I assume management could allow smoking outside or on the balconies where it would not be as concentrated.

7. It is okay to remove the shade-producing lower roofs. Patch the places where the brackets are with new clapboard siding.

My recommended motion if I were there would be to:

1. Deny permitting for any kind of privacy fence and require removal of the new unpermitted chain link fence before any occupancy in the building is allowed.

2. Deny removal of the existing split rail fence and changes to landscaping in that area.

3. Allow repair of the existing balcony rails or replacement railings to match the existing railing with a new blustered railings with 4" between balusters. The new rail could be wood or vinyl, baluster railing, but must be 42" tall.

4. Allow replacement of windows and doors as proposed by the applicant.

5. Replace all rotting or deteriorated board and batten siding on the top floor with painted wood or composite clapboards to match the exposure of the existing clapboards on the house. Do not use any steel corrugated siding anywhere on this site.

6. Remove the shade-producing roofs on the west side and patch the walls where the brackets are with clapboards.

7. Require that this email letter be included in the permit file, so the Development Review Board is fully aware of why I am objecting to the items listed above. Not only would all of these be ugly, but they would also seriously damage the existing design, character and setting of the buildings on the site now. The denied items would also create a serious safety hazard and create numerous code violations related to life safety codes Burlington is required to follow.

Perhaps a DAB member at the meeting on December 12 can make this same motion and that it will be fully supported by the rest of the DAB members.

Respectfully submitted,
Jay White, AIA
Design Advisory Board Member

It seems that the applicant is very concerned about security. I respect that concern and think it can be achieved if the "fence" is built closer to the building, perhaps set in sections about 4 feet forward and just between the stair towers with emergency exits at both ends of the new fence sections by the stair towers of each section via one-way gates for fire egress only.

This would allow for proper fire department access to the facade of the building and still have enough turning radii and a functional fire lane next to the building. A fence would not be necessary directly in front of the stair towers which will make the new design look better and save cost.

The walls of the stair towers block access to the walkway and with the added board fence set 4' east of the stair towers, adequate security is achieved to protect all the apartments from uncontrolled access, which I think is the goal here.

There should **not** be space for tents behind the privacy wall which would also be a concern if the fence is too far from the building and if the fence is solid. A more open style vertical board fence would actually be more secure than a solid fence that could prevent management or others from really seeing what is happening behind the fence.

This way, a security fence could be designed to feel like part of the building and made with vertical wood boards held 4" inches apart for light, airiness, be less of a magnet for graffiti, but still be 6' high for security.

Omitting all of the new walls on the rear balcony will still keep the project cost less than what is proposed now but look much better. This is a major entrance to Burlington and it needs to look attractive, not like a construction site or a prison with a permanent chain link or solid fence the full length of the property, 25' in front of the building.

I don't think it needs to be solid for privacy, but secure enough to control access to the apartment doors, still requiring checking in and out by the main office so management knows who is coming out and going into the units and when.

Jay White, AIA