



Town Belmont
Historic District Commission
Homer Municipal Building, 2nd Floor
19 Moore Street
Belmont, MA 02478

OFFICE USE
Case Number: HDC -24-01

APPLICATION

In accordance with the Historic Districts Act, MGL Ch 40C, and the Town of Belmont General Bylaws, §40-315, the undersigned applies to the Belmont Historic District Commission for a Certificate of:

☐ Appropriateness ☐ Non-Applicability ☐ Hardship

1. PRELIMINARY INFORMATION:

Address of Property: 543 Pleasant St
Property Owner's Name: Kal Ranges and Shireen Kumar
Address: 543 Pleasant St
Email: KR-23@yahoo.com Phone: 202-304-7536
Agent Name: Diane Miller - Miller Design
Address: 80 Clark St Belmont MA
Email: diane.m@millersdesignllc.com Phone: 617 993 3157
I am the: ☐ Property Owner ☒ Agent
☐ Property is Owned by a Corporation, LLC, or Trust (Submit authorization to sign as owner)
☐ Property is a Condominium or Cooperative Association (submit authorization to sign as trustee)

If applicable: Architect: Miller Design Contractor: _____

2. BRIEF DESCRIPTION OF PROPOSED WORK:

Reconstruct garage, add partial second floor,
add rear addition, reconfigure rear deck,
reconstruct roof over front right portion

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 543 Pleasant St
B. I hereby certify that if an Agent is listed on this Application, this Agent has been authorized to represent this Application before the Belmont Historic District Commission.

Owner: [Signature] [Signature] Date: 11/16/2023

As Applicant/Agent, I make the following representations:

1. The information supplied on and in this Application is accurate to the best of my knowledge;
2. I will make no changes to the approved plans without prior approval from the Belmont Historic District Commission.

Applicant/Agent: [Signature] Date: 11/16/23

* Incomplete applications and Insufficient documentation will not be accepted. *

Approved March 23, 2017

543 Pleasant Street

HDC Applicant Statement

This home is not a historic structure, although it is in the Pleasant Street historic district. It is a one story ranch built in 1951 on a 11,945 sf lot. It has an attached one car garage.

This home currently has two bedrooms on the main living level. The owners would like to add a master suite above the garage so that their son and daughter can each have their own room. We are proposing to reconstruct and expand the garage so that it is large enough to fit two cars (it is currently barely large enough for one car). This also provides adequate space for the master suite above. The new garage / master suite roof would have the same 7:12 pitch as the main roof, but would extend above the main roof (main roof ridge = 20'-3" above grade, proposed master suite ridge = 26'-3" above grade). We propose adding a 2' deep pent roof above the garage door, and another pent roof at the master suite soffit to break up the massing and scale. We also intend to maintain the use of two different siding profiles (4" wood clapboards on main walls, 7 1/4" cedar shingles in gable end portions), and we intend to replicate the octagonal feature window above the garage.

In order to balance this new massing on the left side of the front elevation, we also propose reconstructing the roof over the front right bump out, extending the gable roofline over the existing front porch to offer protection from the elements. We intend to keep the main roofline of the home as well as the stone veneer and bay window on the front façade.

On the rear, we would like to add a 5'-6" deep expansion that will allow us to expand the main living areas (kitchen, dining and family room). This new addition will have a 3:12 roof that will blend into the main roof of the house to minimize the visual impact. The rear scope also includes relocating the rear exit and expanding the deck.

The new additions will have materials, features and a color palette consistent with the existing home. The landscaping will be largely preserved as is, as much as construction will allow. However, the owners would like to repair / rebuild the stone retaining wall along the street and repave the driveway to accommodate the new garage expansion.

We met on site with Carl Solander on November 22 and discussed this scope with him. Carl expressed that he appreciated the attempt to increase the functionality of the home while preserving much of the current style and character.

Thank you.

543 Pleasant Street

Photographs





543 Pleasant Street

Exterior Manufacturer's Product Literature and Specifications

- Paint - colors to match existing – white house with white trim and black shutters
- Masonry – brick chimney to be extended to meet building code. new brick and mortar to match the original color, material, composition, pattern and size
- Wood
 - Partial - new 4" exposure wood clapboards to replace existing, painted white
 - partial - new Eastern white cedar shingles "Nantucket" by Maibec–7 ½" exposure (SEE SPEC)
 - original Window / door casings to be retained wherever possible– new flat casing with backbend by Azek TME, painted white
 - original trim to be retained wherever possible, new corner boards and soffit boards by Azek TME, painted white
- Roof
 - Shingles – Certaineed Landmark Pro asphalt shingles, color tbd (SEE SPEC)
 - Gutters– 4" x 5" fiberglass gutter with leaf guard
 - Downspouts – fiberglass TME, painted to match trim / cladding
- Windows and Doors
 - Windows – original windows are a mix of double hung and fixed glass – also a mix of black aluminum, white vinyl, white painted wood, and aluminum – all in dire need of replacement (see existing window document). New window type A to be a bay window to replace the existing, Marvin Elevate fiberglass. New window type B to be double hung, Marvin Elevate fiberglass. New window type C to be fixed glass in rear family room, Schuco uPVC by European Architectural Supply (EAS). All windows to be black. (SEE SPECS)
 - Wood shutters – original shutters to be retained wherever possible, new wood louvred shutters TME
 - Back doors - Masonite Square 2 Panel w/Lite -fiberglass, or similar e.g. Steves & Sons-Legacy Collection Customizable Fiberglass Pre hung Door (SEE SPEC)
 - Garage door – to replicate existing style - Cambridge Traditional (CM), 16' x 7', Ice White door and overlays wood effect, Clear Panoramic windows (SEE SPEC)
- Entrances and Porches
 - Front porch columns by Turncraft, paint color to match trim color selected above
 - Front porch ceiling – T&G wood ceiling, paint color to match trim color selected above
 - Front porch floor surface – existing to remain
 - Front wall sconces (at garage) - French Quarter Gas Style 2-Light Outdoor Wall Lantern Sconce to match existing (SEE SPEC)
 - Back porch railings – Timbertech classic composite series, RadianceRail, matte white with composite infill, standard caps with LED (SEE SPEC)
 - Back porch decking – capped composite decking by Timbertech Pro Reserve Collection, antique leather (SEE SPEC)

Windows- 543 Pleasant St.

Type: Double Hung,

Material: Metal – Aluminum Black

Location: Side and rear facing

Notes: outside air breach through frame/wall



Type: Double Hung

Material: Plastic – PVC white

Location: Throughout house front street facing , rear, and abutter facing

Notes: side mechanism broken



Type: Fixed Bay picture window with fixed storm window, sides do not work- no way to open

Material: Wood single pane

Location: Front street facing

Notes: Frame rotting/cracked



Type: Fixed storm window only, (no proper windows installed)

Material: metal unknown?

Location: enclosed porch/family area, rear, side facing.

Notes: Frame rotting/cracked, thin storm frame -some open but drops like a guillotine-potential serious injury can occur. Complete air and security breach.



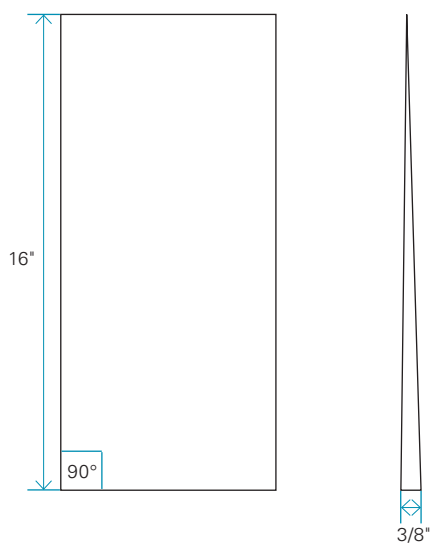


Rear facing Fixed triangular single pane panels- broken RHS-rear facing



Individual Shingles

RESQUARED AND REBUTTED. GREEN (NATURAL).



GRADE	CHARACTERISTICS	BUTT THICKNESS	WIDTH	NOMINAL LENGTH	INSTALLATION
Nantucket™ Extra "A"	No defects on face	3/8"	3 1/2"-11"	16"	Sidewall
Kennebunk™ Clear "B"	No defects for up to 6" of exposed face	3/8"	3 1/2"-11"	16"	Sidewall
Bar Harbor™ 2 nd Clear "C"	Sound knots on exposed face	3/8"	3"-11"	16"	Sidewall

General Specifications

SPECIES:

- Eastern White Cedar – *Thuja occidentalis*

MANUFACTURING

- Stellite-tipped blades: minimize raised grain
- Green (natural humidity of wood)

PACKAGING AND COVERAGE

- Green shingles are sold in bundles, not boxes. Each bundle covers approximately 25 sq. ft at 5" exposure.

For exterior use only.

Individual Shingles

Installation System

STAPLES

- Stainless steel or aluminum staple with minimum 7/16" crown, minimum 16 gauge
- Two fasteners per shingle, regardless of its width

NAILS

- Stainless steel or hot dipped galvanized
- Ring shank blunt tip nail with minimum 7/32" head
- Two fasteners per shingle, regardless of its width

Installation Requirements

Located 3/4" from each edge and 1" above the butt line of the overlapping shingle.

Must penetrate solid nailable substrate minimum 1/2"

EXPOSURE

- On walls: 5"

SPACING

- Depending on the moisture content of wood, spacing between shingles should be 1/16" to 1/8"
- Keyway spacings must be offset a minimum 1 1/2" on consecutive rows

Failure to follow these installation requirements will affect the product performance.

How to Calculate

HOW TO CALCULATE THE AMOUNT OF SIDING NEEDED

Example – Area to cover: 1,000 ft²

For 5" exposure, add 3% to the area to cover

$$1,000 \text{ ft}^2 \times 1.03 = 1,030 \text{ ft}^2$$

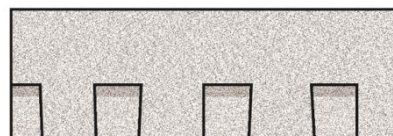
$$1 \text{ bundle} = 25 \text{ ft}^2$$

$$1,030 \text{ ft}^2 = 41 \text{ bundles}$$

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed

20 Moores Road
Malvern, PA 19355

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Section 08 54 00
Elevate® Double Hung Window

Part 1 General

1.1 Section Includes

- A. Elevate® Double Hung window complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, jamb extension, and standard or specified anchors, trim and attachments
- B. Elevate® Double Hung bow, bay windows complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, head/seat board, and standard or specified anchors, trim and attachments.

1.2 Construction Specification Institute (CSI) MasterFormat Numbers and Titles

- A. Section 01 33 00 – Submittal Procedures: Shop Drawings, Product Data, and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 25 15 – Product Substitution Procedures
- D. Section 01 65 00 – Product Delivery
- E. Section 01 66 00 – Product Storage and Handling Requirements
- F. Section 01 71 00 – Examination and Preparation
- G. Section 01 73 00 - Execution
- H. Section 01 74 00 – Cleaning and Waste Management
- I. Section 01 75 00 – Starting and Adjusting
- J. Section 01 76 00 – Protecting Installed Construction
- K. Section 06 22 00 – Millwork: Wood trim other than furnished by door and frame manufacturer
- L. Section 07 92 00 – Joint Sealants: Sill sealant and perimeter caulking
- M. Section 08 71 00 – Door Hardware: Hardware other than furnished by door and frame manufacturer
- N. Section 09 90 00 – Paints and Coatings: Paint and stain other than finish

1.3 References

A. ASTM, International:

1. E283: Standard Test Method for Determining Rate of Air Leakage through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen
2. E330: Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights, and Curtain Walls by Uniform Static Air Pressure Difference
3. E547: Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls, by Cyclic Air Pressure Difference
4. E2190: Standard Specification for Insulating Glass Unit Performance and Evaluation
5. C1036: Standard Specification for Flat Glass
6. E2112: Standard Practice for Installation of Exterior Windows, Doors, and Skylights

B. North American Fenestration Standard (NAFS) - American Architectural Manufacturer's Association/Window and Door Manufacturer's Association/Canadian Standards Association (AAMA/WDMA/CSA 101/I.S.2/A440):

1. AAMA/WDMA/CSA 101/I.S.2/A440-17: NAFS: North American Fenestration, Standard/Specification for windows, doors, and skylights

C. Window and Door Manufacturers Association (WDMA)

1. WDMA I.S.4: Industry Standard for Water Repellent Preservative Treatment for Millwork
2. WDMA I.S.2: Hallmark Certification Program

D. Insulating Glass Certification Council (IGCC) and Fenestration Glazing Industry Alliance (FGIA) Glass Products Council (GPC)

E. Fenestration Glazing Industry Alliance (FGIA) – note: AAMA combined with IGMA and formed FGIA as of 08/01/2019

1. AAMA 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels

F. National Fenestration Rating Council (NFRC):

1. NFRC 101: Procedure for Determining Fenestration Product Thermal Properties
2. NFRC 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

G. Window Covering

1. WCMA A100.0: American National Standard for Safety of Window Covering Products

1.4 System Description

A. Design and Performance Requirements:

1. Missile Impact at Missile Level D complies with ASTM E1886-05, and ASTM E1996-05.
2. Impact Pressure Cycling at +55/-65 psf, complies with ASTM E1886-05, ASTM E1996-05.
3. Forced Entry Resistance, complies with ASTM F588.

1.5 Submittals

A. Shop Drawings: Submit shop drawings under provision of CSI MasterFormat Section 01 33 00.

B. Product Data: Submit product data for certified options under provision of CSI MasterFormat Section 01 33 00. Product performance rating information may be provided via quote, performance rating summary (NFRC Data), or certified performance grade summary (WDMA Hallmark data).

C. Samples:

1. Submit corner section under provision of CSI MasterFormat Section 01 33 00.
2. Specified performance and design requirements under provisions of CSI MasterFormat Section 01 33 23.

D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of CSI MasterFormat Section 01 33 23.

1.6 Quality Assurance

A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:

1. Egress, emergency escape and rescue requirements
2. Basement window requirements
3. Windows fall prevention and/or window opening control device requirements.

1.7 Delivery

- A. Comply with provisions of CSI MasterFormat Section 01 65 00
- B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation.
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of CSI MasterFormat Section 01660.

1.9 Warranty

The following limited warranty is subject to conditions and exclusions. There are certain conditions or applications over which Marvin has no control. Defect or problems as a result of such conditions or applications are not the responsibility of Marvin. For a more complete description of the Marvin limited warranty, refer to the complete and current warranty information available at marvin.com/support/warranty.

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

- A. Description: Ultrex® Double Hung and related stationary or picture units as manufactured by Marvin Windows and Doors, Fargo, North Dakota.
- B. Description: Ultrex® Double Hung Bay, Bow unit as manufactured by Marvin Windows and Doors, Fargo North Dakota.

2.2 Frame Description

- A. Interior: Clear pine interior surfaces.
 - 1. Kiln-dried to moisture no greater than twelve (12) percent at the time of fabrication.
 - 2. Water repellent preservative treated in accordance with WDMA I.S.4.

- B. Exterior: Pultruded reinforced fiberglass (Ultrex®), 0.075" (2mm) thick.
- C. Frame Width: 4 9/16" (116mm).

2.3 Sash Description

- A. Clear pine interior surfaces
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication.
 - 2. Water repellant preservative treated in accordance with WDMA I.S.4.
- B. Exterior: Pultruded reinforced fiberglass (Ultrex®), 0.075" (2mm) thick.
- C. Sash Options:
 - 1. Equal or Unequal Sash.
 - 2. Cottage Style: Sash divided 2/5 over 3/5.
 - a. Reverse Cottage Style: Sash divided 3/5 over 2/5.
- D. Composite sash thickness: 1 9/16" (40mm).
- E. Operating sash tilt to interior for cleaning or removal.

2.4 Glazing

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/ICC certified to performance level CBA when tested in accordance with ASTM E2190. STC/OITC ratings are certified to the level in accordance with ASTM E90-09.
- B. Glazing method: Insulating glass
- C. Gas Fill: Air or Argon
- D. Glass type: Low E1, E2, E3, E3/ERS
- E. Dual-pane insulating glass thickness: 11/16"
- F. Glass type option: Obscure Glass or California Fire Glass (Annealed exterior and tempered interior glazing configuration), Rain Glass, Glue Chip, Narrow Reed, Reed, Frost, Bronze Tint, Gray Tint, Green Tint.
- G. Glazing seal: Silicone bedding at exterior and interior
- H. Glazing Option: STC/OITC upgrade
- I. Optional Impact glazing for winds zone 3. Glass is laminated Low E2 or Low E3 with Argon consisting of annealed or tempered glass to the exterior and laminated glass to the interior. The laminated glass is made up of two pieces of glass with either SGP or PVB laminate layer in between. The interior and exterior glazing compound is silicone, in a sandwich style glazing system.

2.5 Certified Mulling for Standard Units

- A. Directional mull limits: 5 units wide by 1 unit high; Rough Opening not to exceed 113 ½ x 68 ¼ inches (2882mm x 1733mm).

- B. Directional mull limits: 1 unit wide by 5 units high; Rough Opening not to exceed 62 ½ x 92 inches (1587mm x 2336mm)

2.6 Certified Mulling for Space Mulling for Standard Units

- A. Directional mull limits (Vertical ½" Space Mull): 5 units wide by 1 unit high: Rough Opening not to exceed 113 ½ x 76 ¼ inches (2883 mm x 1937 mm)
- B. Directional mull limits (Vertical ½" Space Mull): 5 units wide by 1 unit high: Rough Opening not to exceed 108 ½ x 84 ¼ inches (2756 mm x 2140 mm)
- C. Directional mull limits (Horizontal ½" Space Mull): 1 unit wide by 5 units high: Rough Opening not to exceed 62 ½ x 92 inches (1588 mm x 2337 mm)
- D. Directional mull limits (Vertical Continuous ½ Space Mull, Optional Horizontal Space Mull): 3 units wide by 5 units high: Rough Opening not to exceed 84 x 92 inches (2134 mm x 2337 mm)
- E. Directional mull limits (Horizontal Continuous ½ Space Mull): 3 units wide by 5 units high: Rough Opening not to exceed 62 ½ x 83 ½ inches (1588 mm x 2121 mm)

2.7 Certified Mulling for Impact Units

- A. Directional mull limits 1H or 1W only. Maximum span for vertical mull is 75 ¾" (1924mm)
- B. Directional mull limits 2H or 2W only. Maximum span for horizontal mull is 62" (1575mm)

2.8 Finish

- A. Exterior: Pultruded Fiberglass. Factory baked on acrylic urethane. Meets AAMA 624-10 requirements.
 - 1. Color: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, Ebony
- B. Interior:
 - 1. Treated bare wood
 - 2. White, clear interior, or designer black interior factory finishes

2.9 Hardware

- A. Balance System: Coil spring block and tackle with nylon cord and glass filled nylon shoe and zinc locking clutch.
- B. Lock: High pressure zinc die-cast cam lock and keeper. Finish: Phosphate coated and electrostatically painted.
 - 1. Standard Color: Almond Frost, White.
 - 2. Optional Color: Bright Brass, Satin Nickel, Oil Rubbed Bronze, Matte Black.
- C. Tilt latches: Spring loaded latches for release of sash located at check rail.
 - 1. Standard Color: Almond Frost, White.
 - 2. Optional Color: Bright Brass, Satin Nickel, Oil Rubbed Bronze, Black.

D. Factory-Installed Window Opening Control Device for operating units per ASTM F2090-17: a system consisting of an acetal lever housed in an acetal shell on each stile of the top sash.

1. Available on all sizes.
2. Color: White, Beige, Black.

2.10 Weather Strip

A. At Bottom Sash: Rigid color matched vinyl with a hollow vinyl weather strip; interfaces against the Ultrex sill and jamb weather strip

1. Color: Black.

B. Jamb Weather Strip: Robust skin covered foam weather strip is used to seal the double hung jamb. It is inserted into to a rigid vinyl jamb carrier.

1. Color: Beige, White, Black.

C. Blind Stop: vinyl with a flexible leaf seal to seal between the header and the upper sash.

D. Foam PVC gasket between the jamb and sill.

E. At Interlock: Rigid Glass Filled Polypropylene with flexible hollow bulb.

1. Color: Beige, Black, White.

F. Reduced visible beige at the exterior bottom rail.

2.11 Interior Jamb Cap

A. Rigid PVC cover with a color matched weatherable capping; inserts into jamb liners and head jamb liner to hide exposed Ultrex.

1. Colors: White, Designer Black
2. Only used on units with a white or designer black interior finish.

2.12 Jamb Extension

A. Furnish jamb extension: 6 9/16 inch (167mm) or 6 13/16 inch (173mm) factory-installed

B. Optional jamb extension: 4 11/16 inch (119mm), 4 13/16 inch (122mm), or 5 1/16 inch (129mm) – 8 9/16 inch (217mm) shipped loose.

C. Finish: White, Clear Lacquer, Designer Black

2.13 Insect Screen

A. Factory-installed full screen.

1. Screen mesh: 18 by 16 charcoal fiberglass (non-corrosive)

B. Factory-installed half screen.

1. Screen mesh: 18 by 16 charcoal fiberglass (non-corrosive)
2. Rolled form aluminum frame.
3. Finish: White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony

2.14 Simulated Divided Lites (SDL)

A. 7/8" (22mm) wide. Available with optional spacer bar.

1. Exterior muntins: Ultrex finished to color match exterior
2. Interior muntins: Bare pine wood or optional white, clear interior, or designer black interior finishes
3. Patterns:
 - a. Rectangular
 - b. 9 lite Prairie cut with 4" DLO corners
 - c. 6 lite top or bottom Prairie cut with 4" DLO corners
 - d. 6 lite left or right Prairie cut with 4" DLO corners
 - e. Cottage style up to 2H with specified DLO heights (4" min)
 - f. Size limitations may apply to Prairie and Cottage lite cut availability
4. Simulated Check rail option: 2 11/32" (60mm). Available with optional spacer bars
 - a. Picture Units Only

2.15 Grilles-Between-the-Glass (GBG)

A. Manufactured from aluminum in a 23/32" (18mm) wide contoured profile placed between the two panes of glass.

1. Colors:
 - a. Interior: White, Bronze, Black
 - b. Exterior: White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony
2. Patterns:
 - b. Rectangular
 - c. 9 lite Prairie cut with 4" DLO corners
 - d. 6 lite top or bottom Prairie cut with 4" DLO corners
 - e. 6 lite left or right Prairie cut with 4" DLO corners
 - f. Cottage style up to 2H with specified DLO height (3" min)
 - g. Size limitations may apply to Prairie and Cottage lite cut availability
3. Not available for Impact glazed units

2.16 Accessories and Trim

A. Exterior Casing:

1. Non-integral to the unit. Fastened to the exterior wall with barb and kerf.

2. 2" (51mm) Brick Mould available as a full surround or with Sill Nosing.
3. 3 ½" (89mm) Flat casing available as a full surround or with Sill Nosing. Also available with 1" (25mm) Ranch style sill and header overhang.
4. Color: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, Ebony.

B. Installation Accessories:

1. Factory-installed vinyl nailing fin/drip cap at head, sill and side jambs.
2. Installation brackets: Brackets for 4 9/16" (166mm), 6 9/16" (167mm) jambs.
3. Mullion kit: Standard mullion kit for field assembly of related units available in horizontal, vertical, round top over double hung and 2-wide and/or 2-high configurations. Kits include: Instructions, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mull tee, related screws and nailing fin connectors.
4. Structural mullion kit: Structural mullion kit for field assembly or related units available in horizontal, vertical, round top over double hung and 2-wide and/or 2-high configurations. Kit includes: Instructions, reinforcement member, aluminum pins, filler blocks, wood mullion tie, sealant foam tape, interior mullion trim, mull tee, related screws, nailing fin connectors and structural brackets
5. ½ Space Mullion kit: Structural mullion kit with ½" spacing for field assembly or related units available in horizontal, vertical, and multi-wide, multi-high configurations. Kit includes: mulling pins, mull reinforcement, mull support, weather strip, plugs, exterior mull cover, interior mull trim, brackets, drip cap and hardware.
6. Installation clips standard with nailing fin on impact glazed windows.

Part 3 Execution

3.1 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in CSI MasterFormat Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

- A. Comply with CSI MasterFormat Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with CSI MasterFormat Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

3.3 Field Quality Control

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²).
- C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

3.4 Cleaning

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in CSI MasterFormat Section 01 74 00.

3.5 Protecting Installed Construction

- A. Comply with CSI MasterFormat Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

uPVC

products

Schüco SI82 AluInside | 13

PHI Certified Triple-Pane Window



Schüco SI82 | 15

PH Performance Triple-Pane Window



Schüco CT70 | 17

Top Performance Double-Pane Window



Schüco uPVC Doors | 19

Entry, Patio, Lift-Slide & Tilt-Slide Doors



Little Compton, RI Residence

Design: ZeroEnergy Design

Aedi Construction

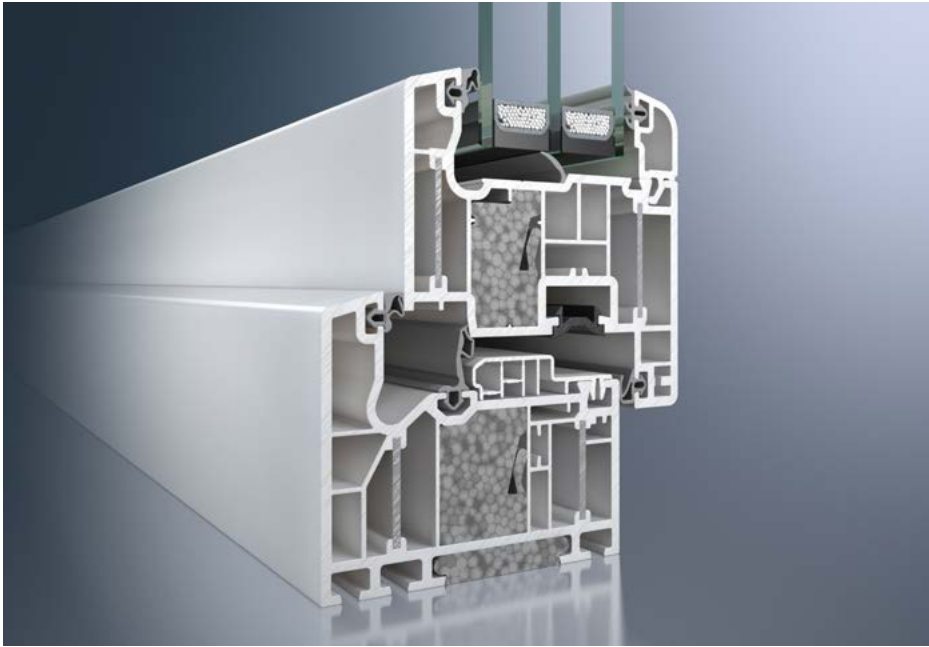
Product:

Schüco SI82 AluInside

Glass: R-10 Triple-Pane

Schüco SI82 Alulnside

New Generation of Passive House Certified uPVC Profile

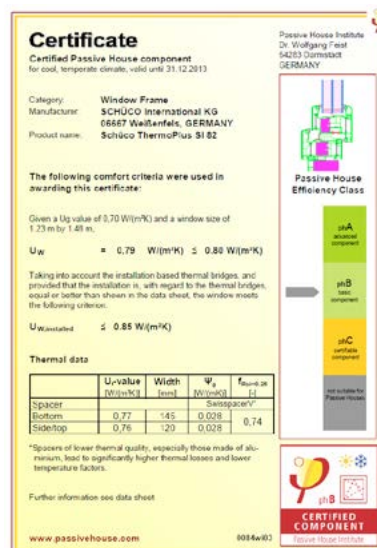


Schüco ThermoPlus

With its outstanding thermal insulation properties, the Schüco Alulnside energy-saving window provides both exclusivity and a sense of well-being. Schüco SI82 Alulnside energy-saving windows allow you to save up to 33% of your previous energy requirements when replacing your old windows with new ones. For a traditional single family home, that is on average over 450 gallons of heating oil per year. At the same time, you help the environment by reducing CO₂ emissions by approximately five tons.

When selecting uPVC window systems, you look for quality, design and innovation. The Schüco uPVC window systems combine these features into a diverse product range, offering the greatest possible design freedom with maximum planning reliability. Choose the ideal window system to suit the requirements of your building project. Basic requirements are best fulfilled with a 60 mm outer-frame depth, more sophisticated requirements with a basic depth of 70 mm. The window systems with an 82 mm basic depth are the premium range and fulfill high requirements in low energy construction.

The Schüco SI82 Alulnside uPVC system with three drainage levels and patented aluminum reinforcement rolling technology is based on 7-chamber uPVC technology. This high-insulation system can be used to build passive and net-zero energy buildings with narrow face widths for houses, economically and to high standards.



Passive House Certified

The Schüco SI82 Alulnside, our highest performing uPVC window frame, is certified by the Passivhaus Institute in Darmstadt achieving $U_f=0.13$ Btu/(hr. ft².°F).

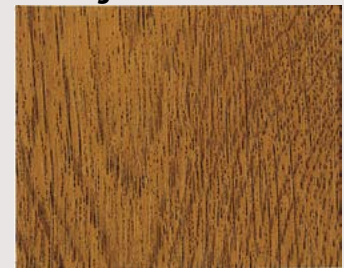
Glass up to R-14, SHGC 0.62

Partnering with Saint Gobain Glass, we use the most innovative glass substrates in the world. Our triple-pane glass reaches up to R-14 and SHGC=0.62, giving PH designers greater flexibility when modeling projects in PHPP.

Premium Finish Options

Our uPVC windows are available in a wide selection of woodgrain and single color decorative foils. Our RAL-certified, high quality decorative foils are weather-resistant, fade-resistant and have been successfully used for decades.

Matching Doors



Golden Oak Finish

The SI82 Alulnside profile system is compatible with SI82 system for entry doors, patio doors and tilt-sliding doors, providing for a unified frame and sash design.

**North American Distributor
of Fine European Windows**

SCHÜCO

MAKROWIN

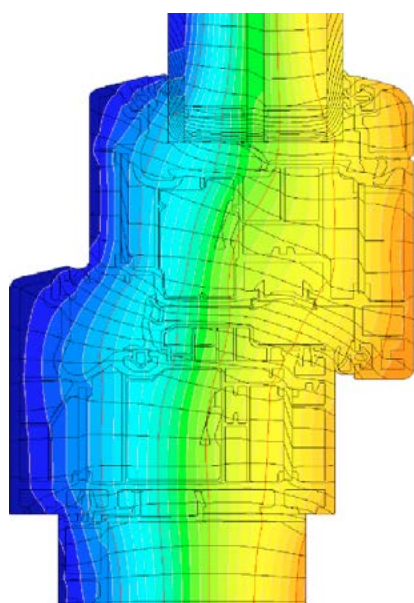
Schüco SI82 Alulnside

Energy Efficiency

- Profile construction with optimized chamber geometry and a basic frame depth of 82 mm for excellent thermal insulation
- Large volume chambers for inserting additional, prefabricated insulation
- U_f value from 0.75 to 0.98 W/(m²K)
- Steel and insulating foam-free frame construction
- Vent overlap of 8 mm minimizes heat loss
- Glass edge cover of 18 mm guarantees minimal heat loss in the glass edge seal area
- Triple glazing with a glass thickness of up to 52 mm possible
- Excellent thermal insulation due to weather-resistant outer-frame rebate gasket

Comfort

- Narrow face widths ensure maximum light penetration
- Excellent sound reduction values
- Flush glazing bead makes the windows easy to clean
- Gasket clearance of 5 mm ensures the windows close smoothly



Isothermal flow in Schüco Alulnside

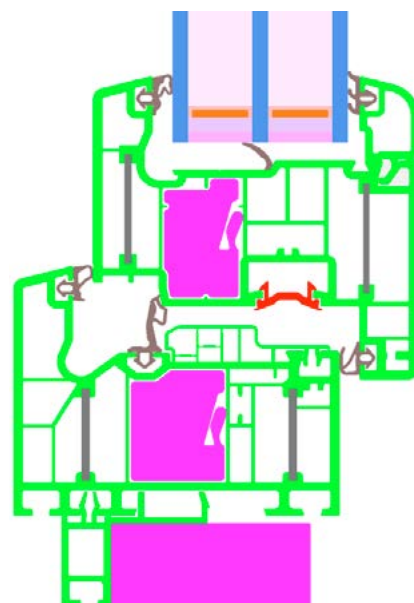
Passive House Certified uPVC Profile

Design

- Narrow face width of 120 mm highlights the slim-lined look of the window
- Various glazing bead contours as a design feature
- Silver-grey gaskets on white profiles for discrete appearance
- The flush fitting gaskets blend in perfectly with the appearance of the window
- Profiles can be colored with a large selection of wood grains and single color decorative foils
- A comprehensive range of aluminum cover caps is available for integration in aluminum façades

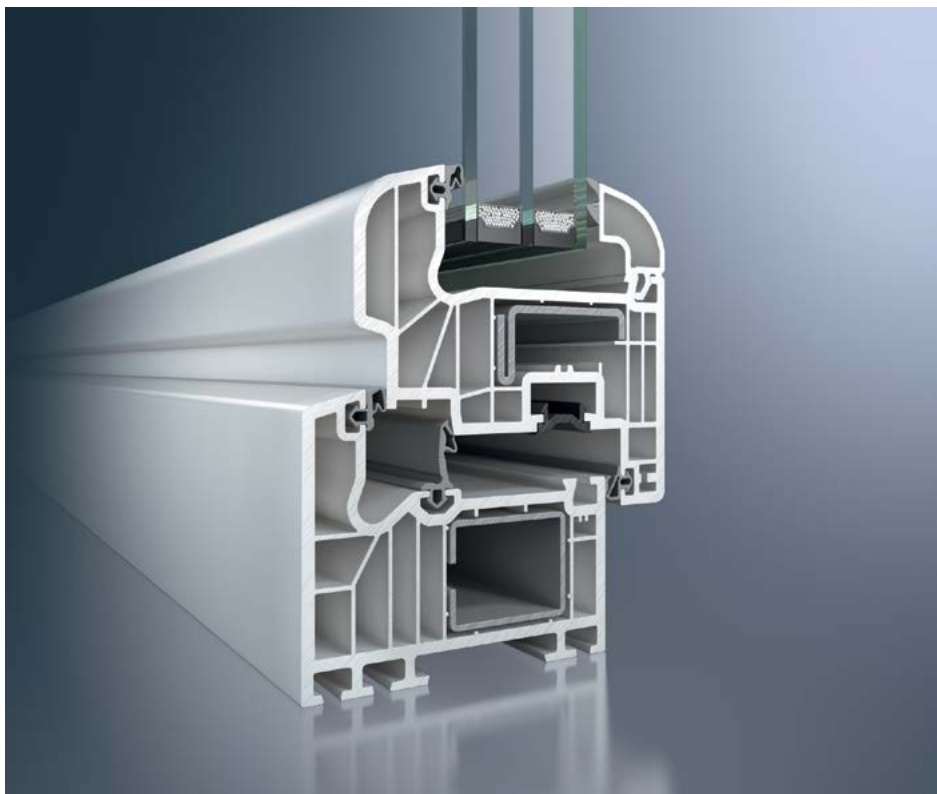
Security

- Corner pivot fixed in the vent with screws through three uPVC walls
- Fittings axis of 13 mm allows the use of burglar-resistant hardware
- Increased basic depth for added security and burglar resistance
- All hardware components are protected from corrosion and against dirt by the outer-frame rebate gasket



Sill section detail of Schüco Alulnside

Parameters	
Frame depth	82 mm 3.23 in
Frame face width	120 mm 4.72 in
Possible glazing thickness	18 - 52 mm 0.71 - 2.05 in
Thermal insulation U_f	0.75 - 0.98 W/(m².K) 0.13 - 0.17 Btu/(hr. ft². °F)



Schüco SI82 Rondo

uPVC systems with a basic depth of 82 mm achieve high thermal insulation values with the narrowest of face widths. These profile systems are the ideal answer to rising energy costs and more stringent environmental protection demands.

When selecting uPVC window systems, you look for quality, design and innovation. The Schüco uPVC window systems combine these features in a diverse product range, offering architects a great degree of design flexibility. Choose the ideal window system to suit the requirements of your building project. The SI82 window system with the 82 mm basic depth is the perfect choice for high efficiency triple-pane applications.

Schüco SI82 window systems have three levels of drainage and conventional steel reinforcing profiles. Thanks to industrial fabrication and fast availability, they can now be used to build low-energy windows for houses economically and to high standards. SI82 window and door systems

are suitable for a wide variety of uses in both new-build and renovation projects. An extensive range of accessories ensures a high level of system security.

Passive House Performance

Combined with R-10 triple-pane glass, SI82 is capable of achieving Passive House performance metrics, making it the most affordable uPVC option for PH projects. The added strength of SI82 frames enables the use of larger window openings up to 8 ft in height.

Glass up to R-14, SHGC 0.62

Partnering with Saint Gobain Glass, we use the most innovative glass substrates in the world. Our triple-pane glass reaches up to R-14 and SHGC=0.62, giving PH designers greater flexibility when modeling projects in PHPP.

Premium Finish Options

Our uPVC windows are available in a wide selection of wood grain and single color decorative foils. Our RAL-certified, high quality decorative foils are weather-resistant, fade-resistant and have been successfully used for decades.



Palette of wood and color finishes

Matching Doors

The SI82 profile system is also available for entry doors, patio doors and tilt-sliding doors providing for a unified frame and sash design.

SCHÜCO

North American Distributor
of Fine European Windows

MAKROWIN

Schüco Living SI82

Passive House Performace Triple-Pane Windows

Energy Efficiency

- Profile construction with optimized chamber geometry and a basic frame depth of 82 mm for excellent thermal insulation
- U_f value from 1.0 to 1.1 W/(m²K)
- Vent overlap of 8 mm minimizes heat loss
- Glass edge cover of 18 mm guarantees minimal heat loss in the glass edge seal area
- Triple glazing with a glass thickness of up to 52 mm possible
- Optimum thermal insulation due to weather-resistant outer-frame rebate gasket

Design

- Vent profiles are available in two different contours (Classic, Rondo)
- Narrow face width of 120 mm (standard profile combination) highlights the slim-lined look of the window
- Remarkable contours with concise softform radii and sloping exposed faces
- Various glazing bead contours as a design feature
- White profiles are supplied with modern, silver-grey gaskets; foiled profiles with black gaskets as standard
- The flush fitting gaskets blend perfectly with the window's appearance
- Profiles can be colored with a large selection of wood grains and single color decorative foils
- A comprehensive range of aluminum cover caps is available for integration in aluminum façades

Security

- Corner pivot fixed in the vent with screws through three uPVC walls
- Depending on structural requirements, various reinforcing profiles in the outer and vent frames ensure that the windows are highly robust and durable
- Special screw ports for fixing the corner pivot in the vent
- Fittings axis of 13 mm allows the use of burglar-resistant hardware
- Security locking keeps with a screw fixing

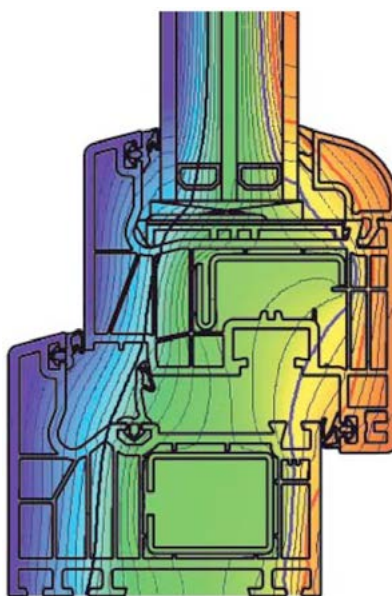
in the steel reinforcement can be used for increased security requirements

- All hardware components are protected from corrosion and against dirt by the outer-frame rebate gasket

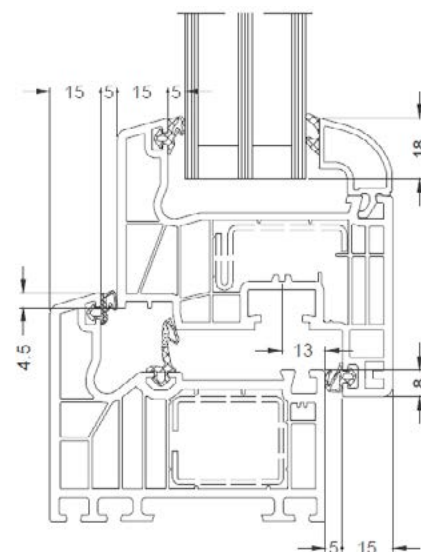
Comfort

- Narrow face widths ensure maximum light penetration
- Excellent sound reduction values (depending on the profile combination and glazing, sound insulation values up to $R_{w,p}$ 47 dB are possible)
- Flush glazing bead makes the windows easy to clean
- Gasket clearance of 5 mm ensures the windows close smoothly

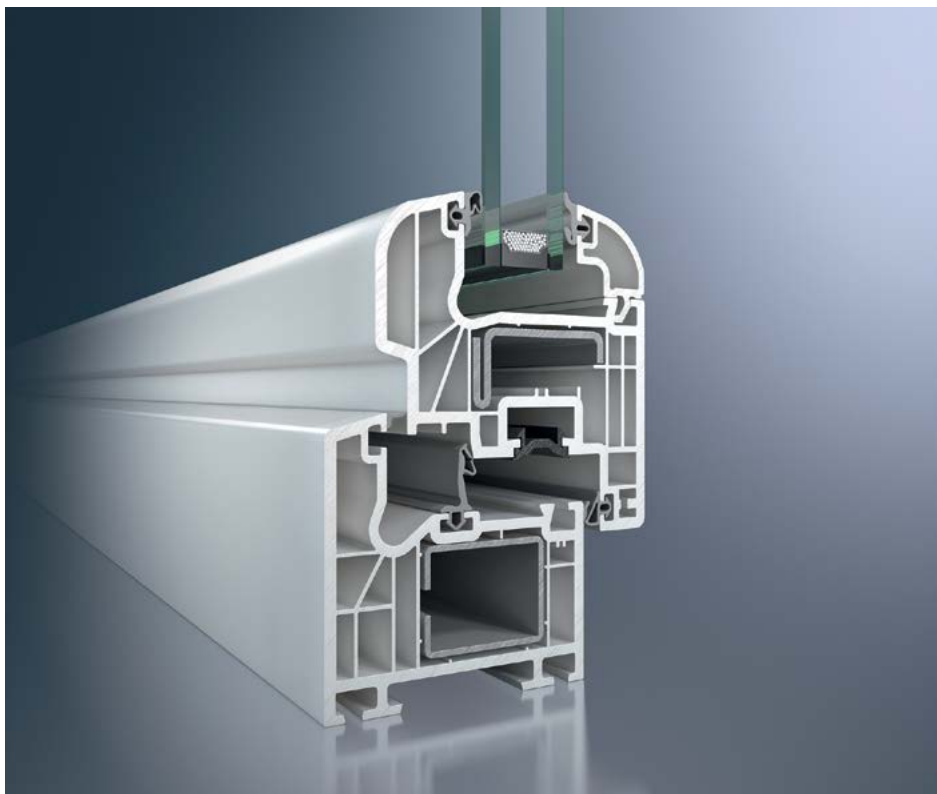
Parameters	
Frame depth	82 mm 3.23 in
Frame face width	120 mm 4.72 in
Possible glazing thickness	18 - 52 mm 0.71 - 2.05 in
Thermal insulation U_f	1.0 - 1.1 W/(m ² .K) 0.18 - 0.19 Btu/(hr. ft ² .°F)
Sound insulation $R_{w,p}$	47 dB



Isothermal flow in Schüco Living SI82 Classic



Section detail of Schüco Living SI82 Classic



Schüco CT70 MD Rondo

With high thermal insulation and versatile accessories, Schüco CT70 has timeless lines, narrow face widths and very effective sound reduction.

When selecting uPVC window systems, you look for quality, design and innovation. The Schüco uPVC window systems combine these features in a diverse product range, offering architects a great degree of design flexibility. The CT70 window system with a 70 mm basic depth is the ideal choice for well insulated double-pane or triple-pane applications.

uPVC systems with a basic depth of 70 mm achieve high thermal insulation values with the narrowest of face widths. These profile systems are the perfect answer to rising energy costs and stringent environmental protection demands.

Schüco CT70 is available as a rebate gasket system with two drainage levels (AS) and also as a center gasket system with an additional third drainage level (MD).

Top Double-Pane Window

CT70 is currently the best double-pane uPVC window on the market. Combined with R-6 glass, it provides performance that rivals triple-pane performance from US window manufacturers.

Affordable R-5 Performance

CT70 is one of the most affordable window products with R-6 center-of-glass (COG) performance. This makes it an excellent choice for projects that seek better energy performance at the lowest possible cost.

Premium Finish Options

Our uPVC windows are available in a wide selection of woodgrain and single color decorative foils. Our RAL-certified, high quality decorative foils are weather-resistant, fade-resistant and have been successfully used for decades.



Winchester Finish

Simulated Divided Lites

Unparalleled double-pane performance makes CT70 a great choice for projects requiring simulated divided lites. SDL muntins can be awkward with triple-pane glass. CT70 enables architects to achieve peak energy performance without aesthetic compromises with SDLs in triple-pane glass.

Schüco CT70

Great Thermal Insulation at an Excellent Price

Energy

- Profile construction with optimized chamber geometry and a basic frame depth of 70 mm for excellent thermal insulation
- U_f values from 1.2 to 1.5 W/(m²K)
- Vent overlap of 8 mm minimizes heat loss
- Glass edge cover of 18 mm guarantees minimal heat loss in the glass edge seal area
- Triple glazing with a glass thickness of up to 52 mm possible

Design

- Vent profiles are available in three different contours (Classic, Rondo, Cava)
- Narrow face width of 120 mm (standard profile combination) highlights the window's slim-lined look
- Various glazing bead contours as a design feature
- White profiles are supplied with modern, silver-grey gaskets, foiled profiles with black gaskets as standard
- The flush fitting gaskets blend in perfectly with the appearance of the window
- Profiles can be colored with a large selection of wood grains and single color decorative foils
- A comprehensive range of aluminum cover caps is available for integration in aluminum façades

Security

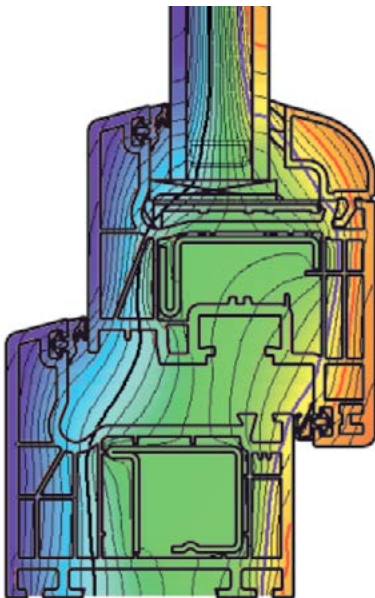
- Depending on structural requirements, various reinforcing profiles in the outer and vent frames ensure that the windows are highly robust and durable.
- Special screw ports for fixing the corner pivot in the vent
- Fittings axis of 13 mm allows the use of burglar-resistant hardware

Comfort

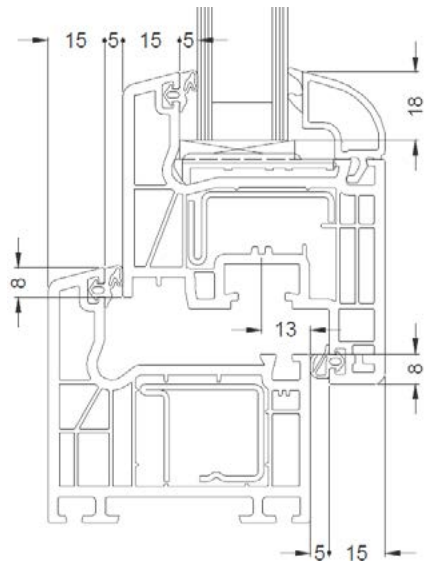
- Narrow face widths ensure maximum light penetration
- Excellent sound reduction values (depending on the profile combination and glazing, sound insulation values up to $R_{w,p}$ 48 dB are possible)

- Smooth outer-frame rebate and flush glazing bead makes the windows easy to clean
- Gasket clearance of 5 mm ensures the windows close smoothly

Parameters	
Frame depth	82 mm 3.23 in
Frame face width	120 mm 4.72 in
Possible glazing thickness	6 - 52 mm 0.24 - 2.05 in
Thermal insulation U_f	1.2 - 1.5 W/(m².K) 0.21 - 0.26 Btu/(hr. ft².°F)
Sound insulation $R_{w,p}$	46 - 48 dB



Isothermal flow in Schüco CT70 AS Classic



Section detail of Schüco CT70 AS Classic

Schüco uPVC Doors

Entry, Patio and Sliding Door Systems



Schüco Living SI82 Entry and Patio Doors

The Schüco Living SI82 door system is available for both single-sash entry doors and double-sash patio doors.

Features and Benefits

- 5-chamber profile system with a basic depth of 82 mm
- Narrow face widths
- Excellent thermal insulation through thermal break in threshold area
- Increased basic depth for more security and protection against break-ins
- Three drainage levels for optimum protection against wind, rain and noise
- Concealed drainage



Schüco Tilt-Slide Doors

Tilt-slide doors combine the benefits of slide and tilt-turn functions: the door units "float" on ball-bearing rollers and are very easy to open and close. Unlike standard lift-slide doors, they can also be tilted.

Schüco tilt-slide doors are the most airtight sliding doors on the market, suitable for Passive House applications. In addition, they offer the highest levels of noise reduction because of their excellent sealing qualities.



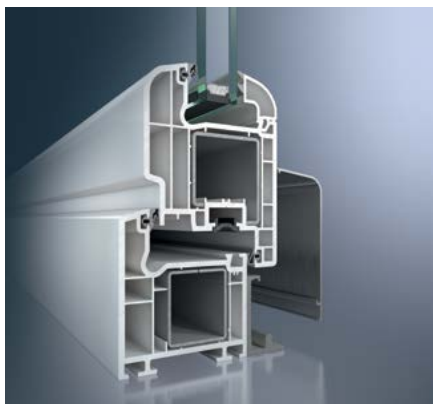
Schüco LivingSlide

The Schüco LivingSlide uPVC lift-and-slide door makes a bold design statement, while at the same time flooding rooms with light and creating attractive views. Its space-saving design allows designers to create dramatic interiors.

Our emphasis on energy efficiency is not only about protecting our environment but also about reducing energy costs. With sophisticated uPVC multi-chamber profiles, a basic depth of 82 mm and high-quality triple insulating glass, Schüco ThermoSlide achieves outstanding thermal insulation values up to Passive House standard ($U_w \leq 0.8 \text{ W/(m}^2\text{.K)}$). This creates a high level of comfort in your home while cutting down on energy costs.



Schüco SI82 Door



Schüco CT70 Tilt-Slide Door



Schüco LivingSlide Lift-Slide Door

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Photos: Greg Pierru Photography
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Internet # 311525091 Model # 552936

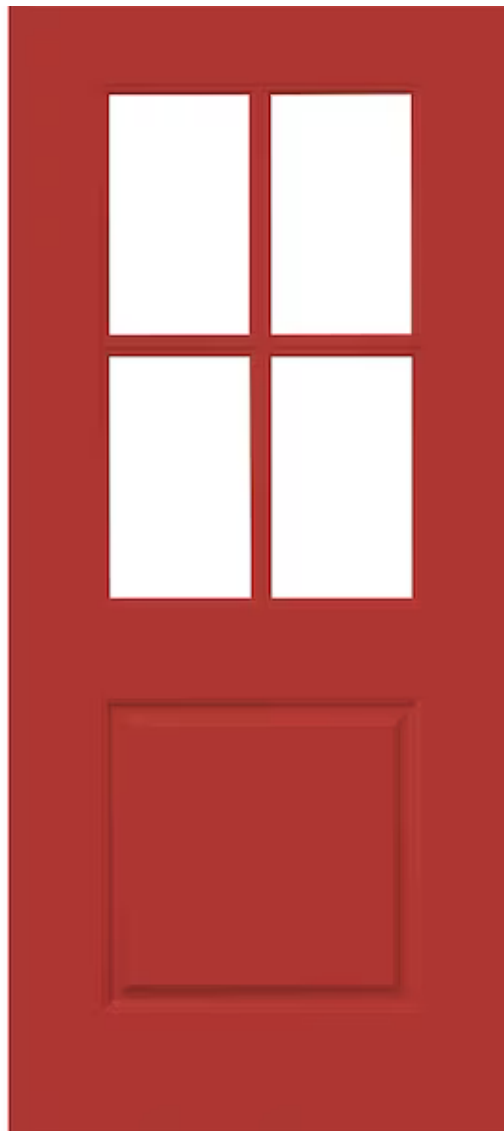
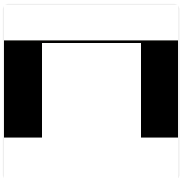
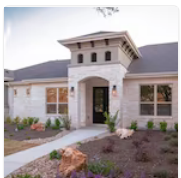
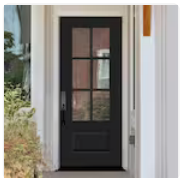
Best Seller



Steves & Sons

Legacy Collection Customizable Fiberglass Prehung Front Door

★★★★★ (161) ▼ Questions & Answers (386)



Hover Image to Zoom

SUMMARY OF YOUR GARAGE DOOR PROJECT**Model:** Cambridge Traditional (CM)**Quantity:** 1**Size:** 16' 0" x 7' 0" (width x height)**Sections:** 1¾"-thick galvanized steel + 5/8" overlays, insulation R-16

26-gauge galvanized steel, woodgrain finish; Each section is built with solid mechanical interlocking joint using triple contact InterLok weatherstripping. Pressure-injected polyurethane foam insulation.

Color: Ice White, Overlays: Ice White**Windows:** Thermopane - Panoramic section Clear

Full vision window sections (service-station type) (total thickness: 7/8"), inserted into aluminum extrusion.

IMPORTANT - Note the Townships Collection's Panoramic sections are made of non-insulated aluminum extrusions which are always white. From the outside, the decorative overlays cover the extrusions and the PVC retainer is of the same color as those. From the inside, the Panoramic section is white.



20.25 in. French Quarter Gas Style 2-Light Outdoor Wall Lantern Sconce
by Home Decorators Collection

★★★★★ (159)

♡ 465

\$94⁹⁷

Product Details

Specifications

Questions & Answers

Customer Reviews

... / [Lighting](#) / [Outdoor Lighting](#) / [Outdoor Wall Lighting](#) / [Outdoor Sconces](#)

Internet # 305600733 Model # JLW1612A-3 Store SKU # 1003542273

Exclusive

Home Decorators Collection

20.25 in. French Quarter Gas Style 2-Light Outdoor Wall Lantern Sconce

★★★★★ (159) ∨ Questions & Answers (44)



Hover Image to Zoom



Live Chat

Feedback

Railing Infills

ALUMINUM BALUSTERS

Square and round



Available for rail profiles:
Classic Composite Series,
Contemporary Rail, Reserve Rail™,
Impression Rail™, and Impression
Rail Express® (rectangle)

COMPOSITE BALUSTERS



Available for rail profiles:
Classic Composite Series,
RadianceRail Express®, Reserve
Rail™, and Contemporary Rail

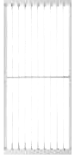
GLASS CHANNEL KIT

Glass not included



Available for rail profiles:
Classic Composite Series,
Contemporary Rail, Builder Rail,
Reserve Rail™, and Impression
Rail Express®

CABLE RAIL BY FEENEY®



Available for rail profiles:
Classic Composite Series,
Contemporary Rail, and
Reserve Rail™

METAL BALUSTERS



Available for rail profile:
Builder Rail

ALUMINUM BALUSTERS

With open mid-rail



Available for rail profile:
Impression Rail Express®

GLASS CHANNEL KIT

With open mid-rail



Available for rail profile:
Impression Rail Express®

GLASS SLATS KIT



Available for rail profile:
Impression Rail Express®

Fasteners



TOPLOC® FOR AZEK
TimberTech AZEK square shoulder
deck boards



TOPLOC® FASCIA FOR AZEK
TimberTech AZEK fascia boards



TOPLOC® FOR PRO & EDGE
TimberTech PRO and EDGE
square shoulder deck boards



**TOPLOC® FASCIA
FOR PRO & EDGE**
TimberTech PRO and EDGE
fascia boards



FUSIONLOC®
All grooved deck boards



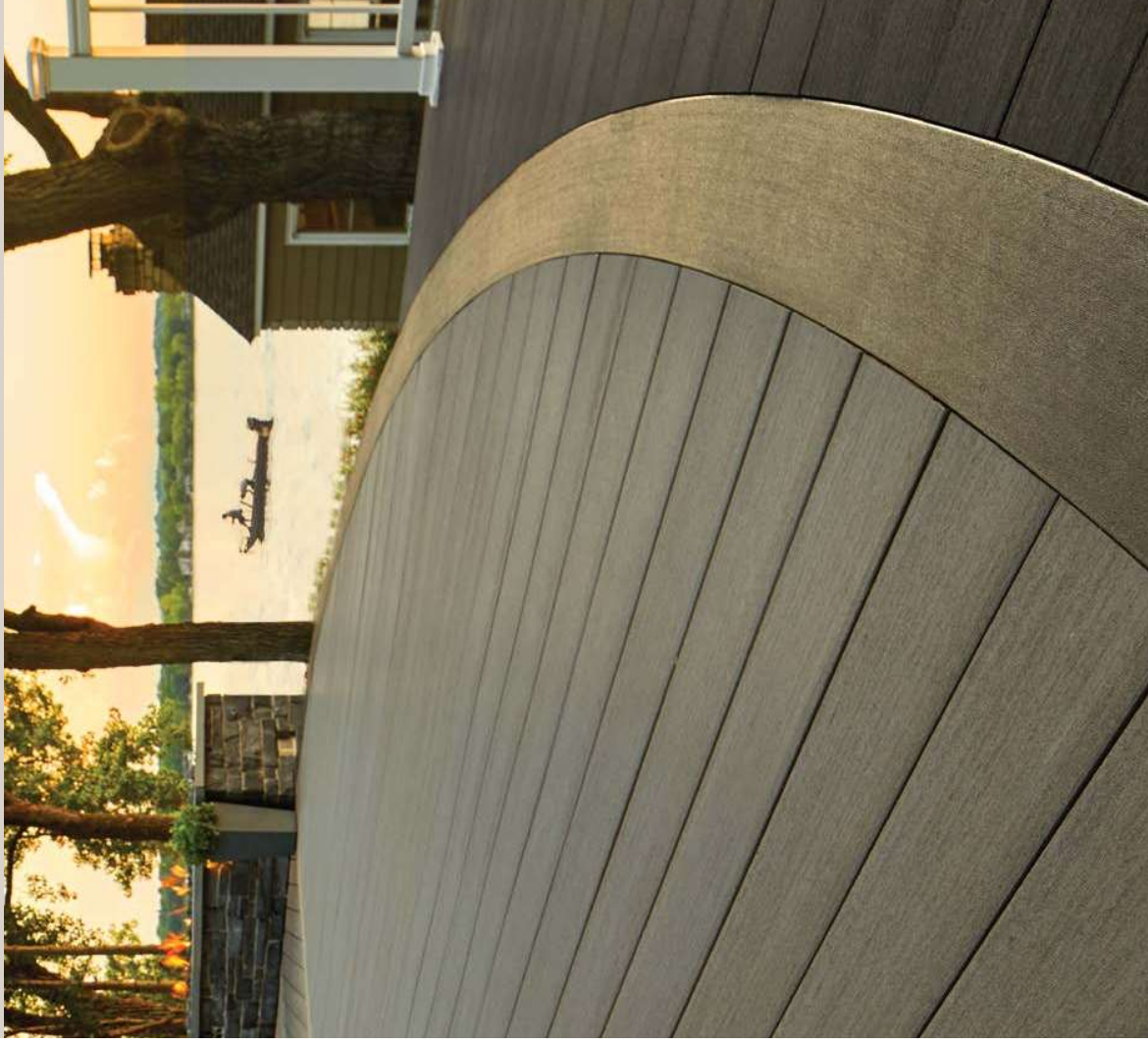
CONCEALOC®
All grooved deck boards



SIDELOC™
TimberTech AZEK square shoulder
deck boards



CORTEX®
All square shoulder deck boards





CAPPED POLYMER DECKING

Discover the decking that is revolutionizing designer outdoor living spaces. Bring stylish sophistication and premium performance to backyards everywhere. Made from the most advanced material technology in both the cap and core, TimberTech AZEK Decking is the most resistant to the elements, stays cooler on sunny days, and offers up to 40% better slip resistance than competitors. With narrow, standard, and wide widths as well as new MAX boards available, designing a truly one-of-a-kind deck is easy.

Vintage Collection®

Explore the "Designer Series" of decking that's engineered for those looking for unrivaled style and performance — and features a complex blend of multi-color highlights and lowlights as well as an elegant wire-brushed, low-gloss finish.

- All colors available in narrow, standard, and wide widths
- Vintage MAX is a 1.5" thick board, that can be installed 24" on center. It's perfect for docks, boardwalks, and some commercial applications. Available in Coastline.



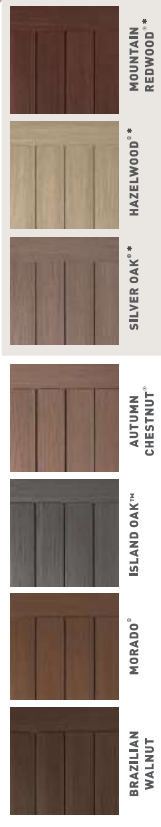
Arbor Collection®

Discover new design options with boards that resemble rich woods with warm, moderately variegated colors.

- All colors available in standard width
- All boards available in standard thickness



SPECIAL ORDER



*Extended lead times may apply to certain geographies.



Harvest Collection®

Tie in traditional, cathedral wood grain patterns and a soft, solid color palette when using boards from this dynamic TimberTech AZEK collection.

- Brownstone and Slate Gray available in wide widths
- Harvest MAX is a 1.3" thick board, that can be installed 24" on center. It's perfect for docks, boardwalks, and some commercial applications. Available in Slate Gray.

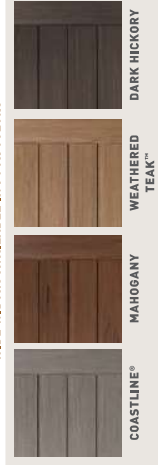


AZEK® Porch

Crank up the porch appeal outside your own front door. New wide width porch boards offer design versatility and unrivaled performance. Tongue-and-groove installation allow for smaller gaps between boards. Tap into the timeless beauty of a well-thought-out porch without sacrificing modern convenience of technologically superior materials that will last for decades to come.



WIDE WIDTHS AVAILABLE IN FOUR COLORS



SPECIAL ORDER



*Extended lead times may apply to certain geographies.

Although AZEK Deck products are cooler to the touch than many other deck board products, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel. For hotter climates, consider choosing a lighter color.



4-SIDED CAPPED COMPOSITE DECKING

Explore premium decking in bold, beautiful colors with exceptional cap protection. Boards in these collections are covered from top to bottom and in the grooves with advanced Mold Guard™ Technology to prevent moisture damage. Composed of up to 80% recycled material and offering color options ranging from solid to infinitely variable, the TimberTech PRO Decking line doesn't disappoint.

Legacy Collection

Bring artisanal decking with a cascading, highly complex blend of natural-looking colors and a hand-scraped texture to your deck design.



NEW!

Reserve Collection

Inspired by reclaimed wood, the rustic wire-brushed finish highlights a classic cathedral wood grain and offers better scratch resistance than competitors.



Terrain Collection

Tap into the earthy and elegant moderately variegated and monochromatic colors of the Terrain Collection for a timeless, rugged deck that'll complete your outdoor living space.



3-SIDED CAPPED COMPOSITE DECKING

Step up into the world of long-lasting, low-maintenance, capped composite decking. This attainable composite decking line allows homeowners to ditch the costly and laborious maintenance that comes with traditional wood for good! Plus, it's composed of up to 80% recycled materials, making it the sustainable option. With TimberTech EDGE Decking, backyards everywhere can venture into the world of composites that look good initially and for decades to come.

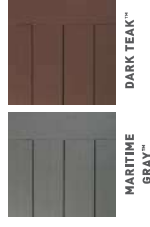
Premier Collection

Design your ideal deck with these earthy and inspiring hues comprised of solid colors and a subtle, straight grain pattern on every board.



Prime Collection

Play up the simplicity of beautiful decking with these scalloped boards offered in solid colors with a subtle, straight grain pattern.



NEW!

Prime+ Collection

Browse this selection of simply beautiful decking with a subtle blend of colors and a stunning straight grain pattern.





TRADITIONAL COMPOSITE RAILING

Discover the gorgeous railing profiles in the Traditional Composite Railing Series. Each profile boast an elegant and traditional millwork look. Composed of the same strong materials in our capped composite decking, these railings are impervious to mold- and moisture-damage due to the all-synthetic cap that won't weather or splinter. Tap into these time-honored profiles to complement any deck.

NEW

Classic Composite Series

Classic Composite Series, a simple system with endless design options, combines four railing collections into one railing series. It uses the NEW Universal Rail and offers four top rail options: Premier Rail®, RadianceRail®, Trademark Rail™ and a deck board for the NEW Drink Rail option. This allows for easy, intuitive ordering with fewer SKUs. Designed for the homeowner who wants endless design options that all complement one another as well as the deck they stand upon.



DRINK RAIL



PREMIER RAILING®



RADIANCE RAIL®



OTRADemark RAIL™



WHITE
BLACK
KONA®
BROWNSTONE
SLATE GRAY

RadianceRail Express®

Get the bang for your buck that you're looking for with this stylish railing. Truly a classic profile, RadianceRail Express offers value on something invaluable: style. The sculpted top rail will showcase any deck's effortless style.



WHITE
BLACK
KONA®



WHITE

Only available regionally



MODERN COMPOSITE RAILING

Lean into the linear look with these modern railing styles. Designed to allow homeowners the option to match their top rail to their decking, these contemporary profiles satisfy the pickiest of designers. Make a style statement that will stand the test of time with TimberTech Modern Composite Railing.

Contemporary Rail

Bring this simple and sleek railing profile with a softly curved edge to homeowners that want a stylish place to set drinks.



CLASSIC BLACK
TRADITIONAL WALNUT

Builder Rail

Choose a railing that's sure to match the decking with this modern railing profile that uses a deck board as the top rail.



CLASSIC BLACK
TRADITIONAL WALNUT

MINIMALIST METAL RAILING

Keep your sightlines clear and your design lines sleek with the railings in the minimalist metals category. Designed for style and safety, decks with these railings gain an added air of sophistication. Railing is the first thing neighbors see when they peek into each other's yards, make a style statement with a minimalist metal railing.

Impression Rail Express®

Lean into a minimalist railing profile with this aluminum panel system designed to keep sightlines clear and install time short.



WHITE
BLACK
DARK BRONZE

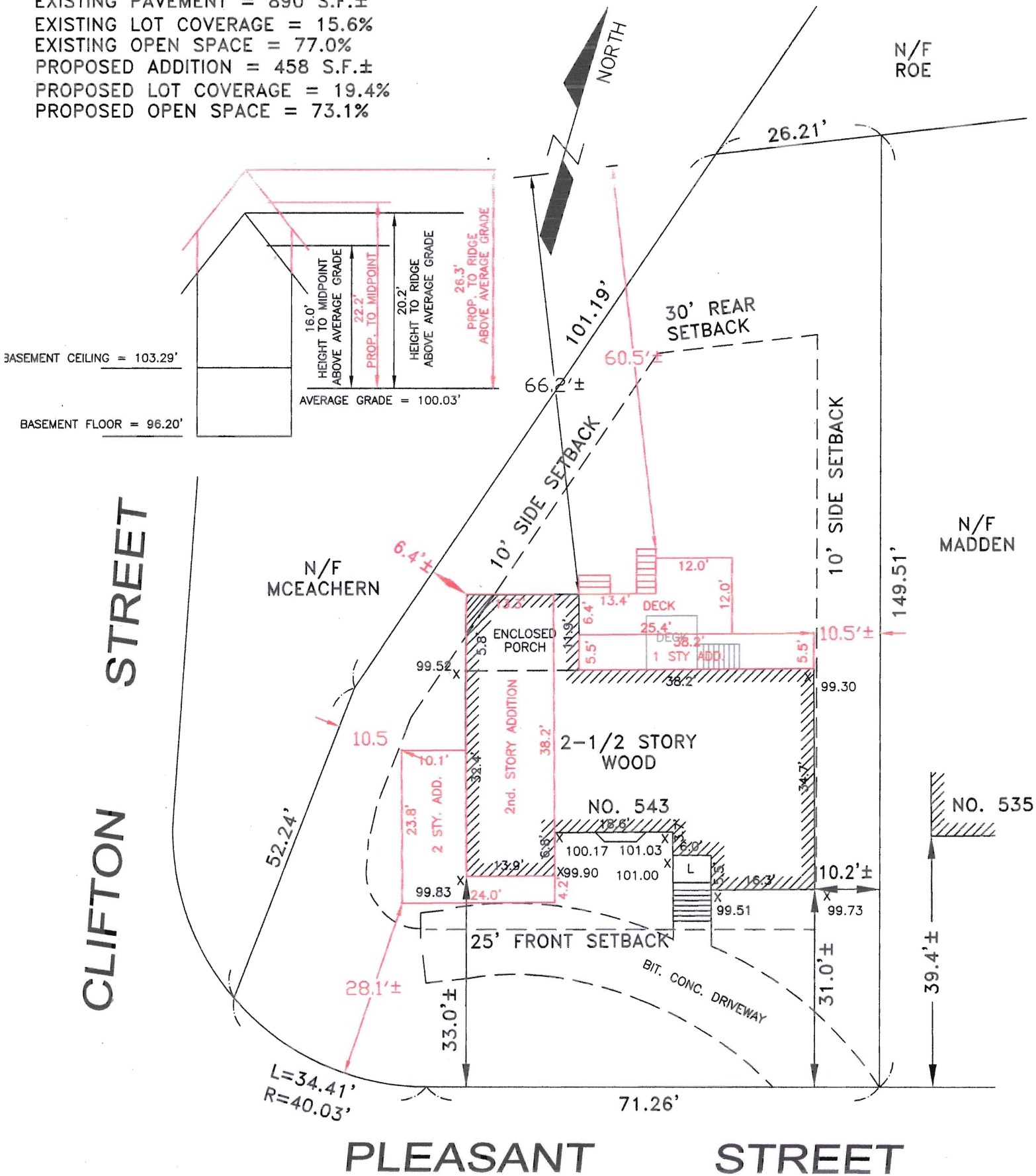
Impression Rail™

Bring beautiful views of your backyard to the forefront with this modern, aluminum railing that allows you to mix and match materials.



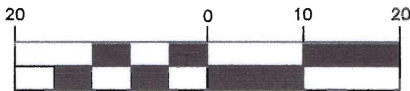
BLACK
BRONZE

LOT AREA = 11,945 S.F.±
EXISTING BUILDING = 1,863 S.F.±
EXISTING PAVEMENT = 890 S.F.±
EXISTING LOT COVERAGE = 15.6%
EXISTING OPEN SPACE = 77.0%
PROPOSED ADDITION = 458 S.F.±
PROPOSED LOT COVERAGE = 19.4%
PROPOSED OPEN SPACE = 73.1%



NOTES

1. SEE DEED RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 16211, PAGE 226.
2. SEE PLAN RECORDED IN MIDDLESEX COUNTY REGISTRY OF DEEDS IN DEED BOOK 7816, PAGE 519.
3. SUBJECT PARCEL IS LOCATED IN ZONE SRB
4. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL 25017C0418E WITH AN EFFECTIVE DATE OF JUNE 4, 2010.
5. NO PUBLIC SHADE TREE IS LOCATED WITHIN THE LIMITS OF THE PROPERTY FRONTAGE OF THE SUBJECT PROPERTY.
6. FRONT SETBACK: $25.0 + 39.4 = 64.4$; $64.4 / 2 = 32.2$; FRONT SETBACK = 25.0'.
7. BASEMENT IS 54.0% BELOW GRADE



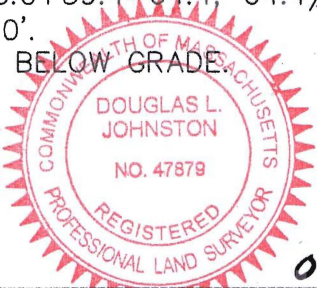
(IN FEET)
1 inch = 20 ft.

PROPOSED PLOT PLAN
IN
BELMONT, MA

SCALE: 1" = 20' FEBRUARY 20, 2024

DLJ GEOMATICS
PROFESSIONAL LAND SURVEYING
276 NORTH STREET
WEYMOUTH, MA 02191
(781) 812-0457

543 PLEASANT ST BELMONT.dwg



Douglas L. Johnston
PROFESSIONAL LAND SURVEYOR

02/20/24
DATE

GENERAL NOTES:

1. CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS REQUIRED TO PERFORM THE WORK.
2. COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
3. DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
4. DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
5. REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
6. SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
7. CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.

8. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.

9. HVAC CONTRACTOR TO MODIFY EXISTING MECHANICAL SYSTEM AS NEEDED TO SUPPORT THE ADDITION AND THE NEW LAYOUT. CONTRACTOR TO COORDINATE SPECIFICS WITH OWNER.

10. CONTRACTOR TO UPGRADE ELECTRICAL PANEL, PROVIDE ALL WIRING AND OUTLETS AS NEEDED TO MEET CODE, COORDINATE THE LOCATION OF NEW ELECTRICAL OUTLETS TO MEET CODE, AND SUBMIT SWITCHING LOCATIONS TO OWNER / ARCHITECT FOR APPROVAL.

11. PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.

12. ALL INTERIOR WOOD TRIM AND WOOD BASE TO BE SELECTED BY OWNER.

13. ALL FLOOR TILE, APPLIANCES, PLUMBING FIXTURES AND LIGHT FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.

14. ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION AND EXTERIOR WALLS TO BE 2X6 CONSTRUCTION, UNLESS NOTED OTHERWISE.

15. R13 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM WALLS. R25 BATT INSULATION TO BE PROVIDED IN ALL INTERIOR BEDROOM AND BATHROOM FLOORS.

16. CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM, ROOF INSULATION TO BE CLASS II VAPOR PERMEANCE TO MEET CODE. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

17. ALL MATERIALS, SYSTEMS AND ASSEMBLIES TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND WITH MANUFACTURER SPECIFICATIONS.

HDC APPROVAL
REVISED 2/22/24

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENEERGY CODE (IECC 2021 W/ MASS AMENDMENTS SECTION N1101). PROPERTY FALLS UNDER CLIMATE ZONE 5A.

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

1. RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R60 ROOF R-VALUE, R30 FLOOR R-VALUE, R20+5 WALL R-VALUE, R15/19 BASEMENT / CRAWL SPACE WALL R-VALUE.
2. RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING TO BE .30 U FACTOR AND SKYLIGHTS TO BE .55 U-FACTOR.
3. HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.

PROJECT INFORMATION:

BELMONT ZONING SR-B:

REQUIRED:

MAX 25% LOT COVERAGE
MIN 50% OPEN SPACE

FRONT YARD SETBACK: AVERAGE
REAR YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"

MAX HEIGHT: 2 1/2 STORIES,
30' TO MIDPOINT AND 34' TO RIDGE

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING BASEMENT PLAN
- A3 EXISTING FIRST FLOOR PLAN
- A4 EXISTING HALF STORY PLAN
- A5 EXISTING ROOF PLAN
- A6 EXISTING ELEVATIONS
- A7 EXISTING ELEVATIONS
- A8 NEW BASEMENT PLAN
- A9 NEW FIRST FLOOR PLAN
- A10 NEW HALF STORY PLAN
- A11 NEW ROOF PLAN
- A12 NEW ELEVATIONS
- A13 NEW ELEVATIONS

LIGHTING LEGEND

- RECESSED LED CAN LIGHT - AS SELECTED BY OWNER
- CEILING MOUNTED PENDANT - AS SELECTED BY OWNER
- CEILING MOUNTED DOME LIGHT - AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- CEILING FAN WITH INTEGRAL LIGHT - AS SELECTED BY OWNER
- S.D. SMOKE DETECTOR - NOTE ALL NEW AND EXISTING SMOKES TO BE HARD-WIRED PER CODE
- S/CO HARD-WIRED SMOKE / CARBON MONOXIDE DETECTOR
- DATA CONNECTION
- TELEPHONE / DATA CONNECTION
- ELECTRIC OUTLET (SPECIFIC LOCATIONS ONLY - ALL OUTLETS AS REQUIRED BY CODE ARE NOT SHOWN ON PLANS)

SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW WALL
- INTERIOR ELEVATION
- SECTION
- DOOR TAG
- WINDOW TAG

BELMONT GROSS FLOOR AREA CALCS:

EXISTING GROSS FLOOR AREA:
1419 SF BASEMENT
1867 SF FIRST FLOOR
91 SF HALF STORY (6' OR GREATER)
3377 SF TOTAL

30% OF 3377 SF = 1013.1 SF MAX ADDITION BY RIGHT
AND 700 SF MAX ADDITION BY RIGHT (SRB)

NEW GROSS FLOOR AREA:
32 SF BASEMENT ADDITION
210 + 299 + 13 = 522 SF FIRST FLOOR ADDITION
804 SF HALF STORY ADDITION
1358 SF TOTAL

1358 SF > 700 SF, THEREFORE REQUIRES SPECIAL PERMIT FROM PLANNING BOARD



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80 Clark Street
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617-993-3157

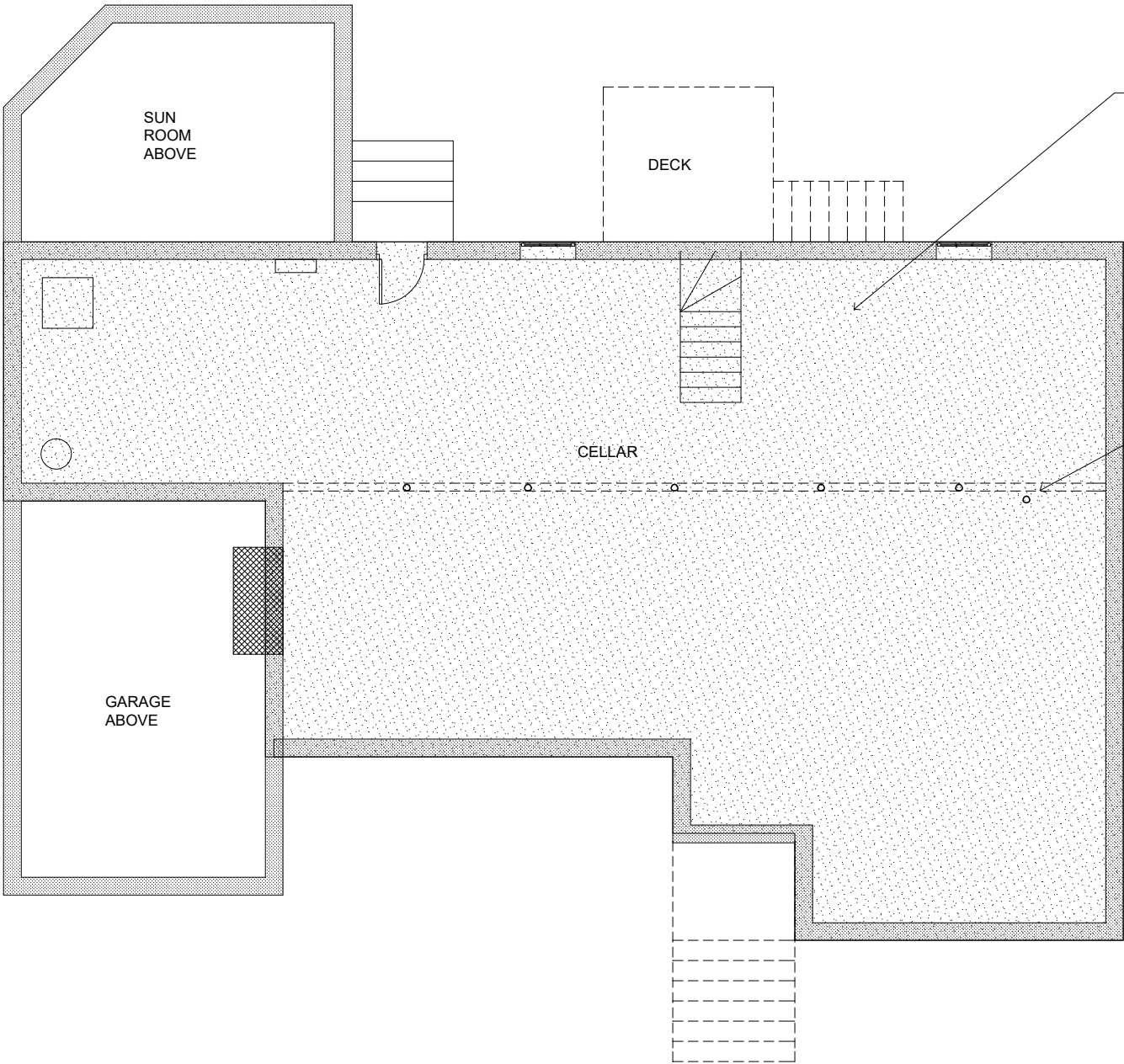
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COVER SHEET

Sheet
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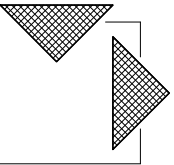
A1



1 PLAN
SCALE: 1/8" = 1'



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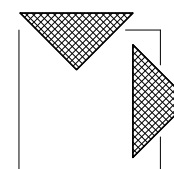
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EXISTING
BASEMENT PLAN

Sheet
Number:

A2



TONE INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING STRUCTURE
(FOR 30% CALC - SEE COVERSHEET)

DASHED LINES INDICATE EXISTING DOORS, WINDOWS,
WALLS AND FEATURES TO BE REMOVED - CONTRACTOR
TO BRACE AND SHORE PRIOR TO REMOVAL OF ANY
LOAD-BEARING ELEMENTS, TYP

Date: Issued for:

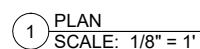
7/21/23	DESIGN DEVELOPMENT
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EXISTING FIRST
FLOOR PLAN

A3



HALF STORY AREA CALCULATIONS:

SECOND FLOOR AREA = 1870 SF

ALLOWABLE: MAX 1122 SF W/ CEILING HEIGHT OF 5' OR GREATER (BASED ON 60% OF 1870 SF SECOND FLOOR).

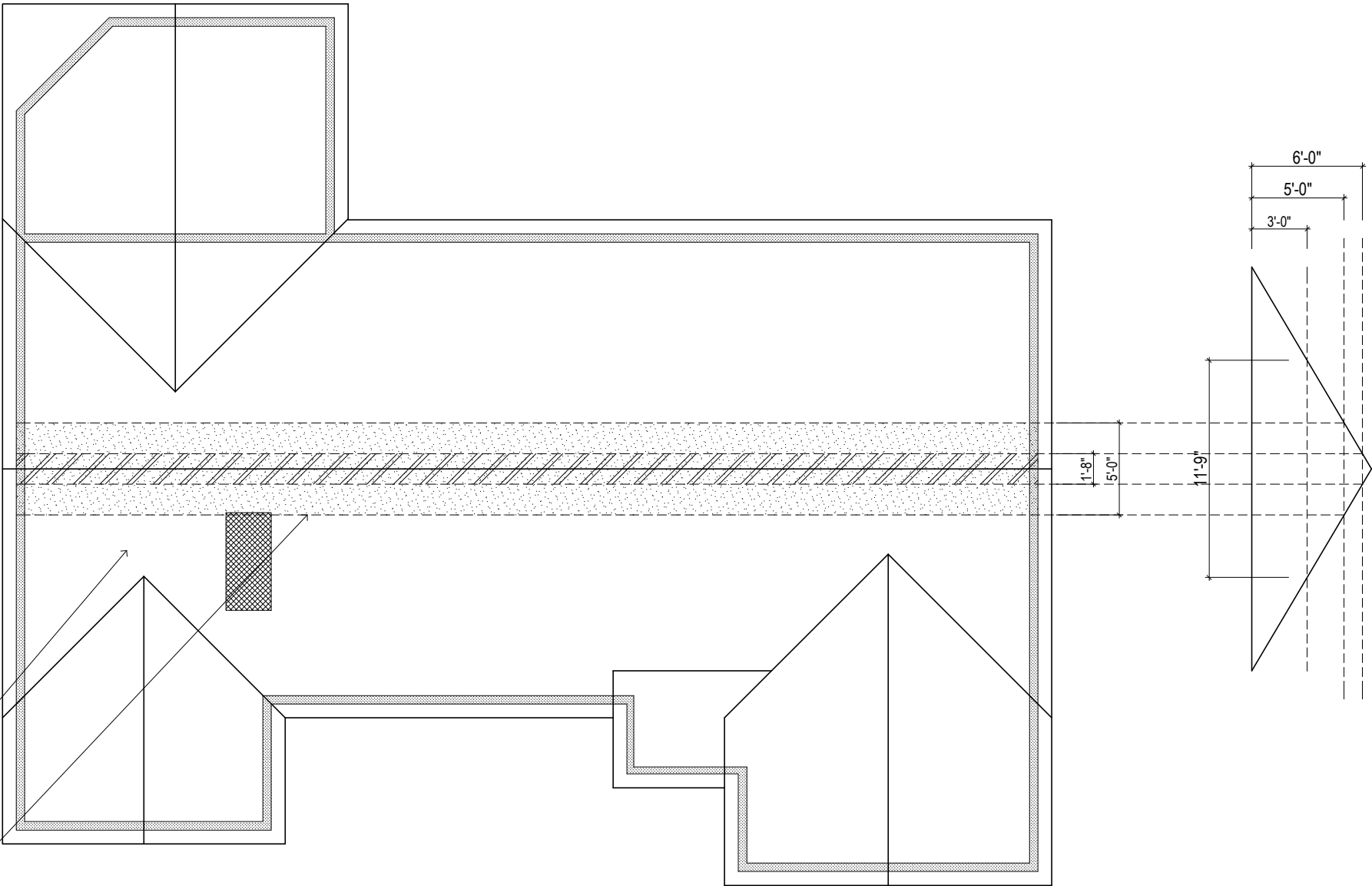
ACTUAL: 277 SF EXISTING
(AREA W/ CEILING HEIGHT OF 5' OR GREATER IS DESIGNATED BY TONE)

HALF STORY PERIMETER CALCULATIONS:

SECOND FLOOR PERIMETER = 203'-5"

ALLOWABLE: MAX 101'8 1/2" W/ RAFTER BOTTOMS AT 3' OR GREATER (BASED ON 50% OF 203'-5" PERIMETER).

ACTUAL: 11'-9" + 11'-9" = 23'-6" EXISTING



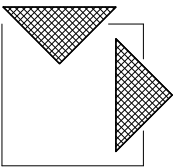
TONE INDICATES EXTENT OF GROSS FLOOR AREA
OF ATTIC WITH CEILING OF 5'-0" HIGH
OR GREATER (FOR HALF STORY CALC - SEE THIS SHEET):
277 sq ft

HATCH INDICATES EXTENT OF GROSS FLOOR
AREA OF EXISTING ATTIC WITH CEILING OF 6'-0" HIGH
OR GREATER (FOR 30% CALC - SEE COVERSHEET)
91 sq ft

1 PLAN
SCALE: 1/8" = 1'



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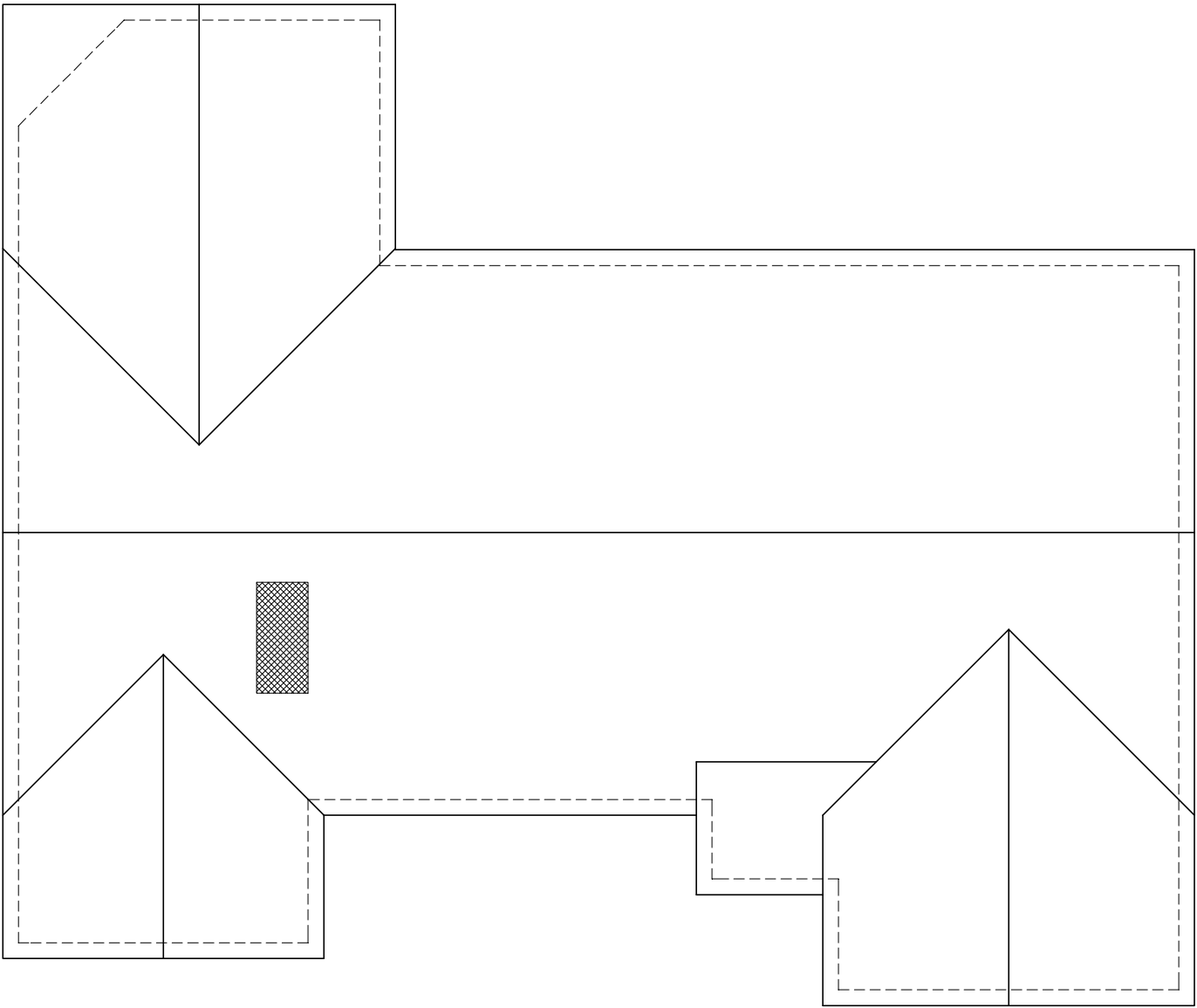
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EXISTING HALF
STORY PLAN

Sheet
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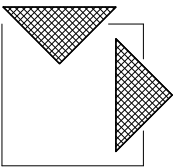
A4



1 PLAN
SCALE: 1/8" = 1'



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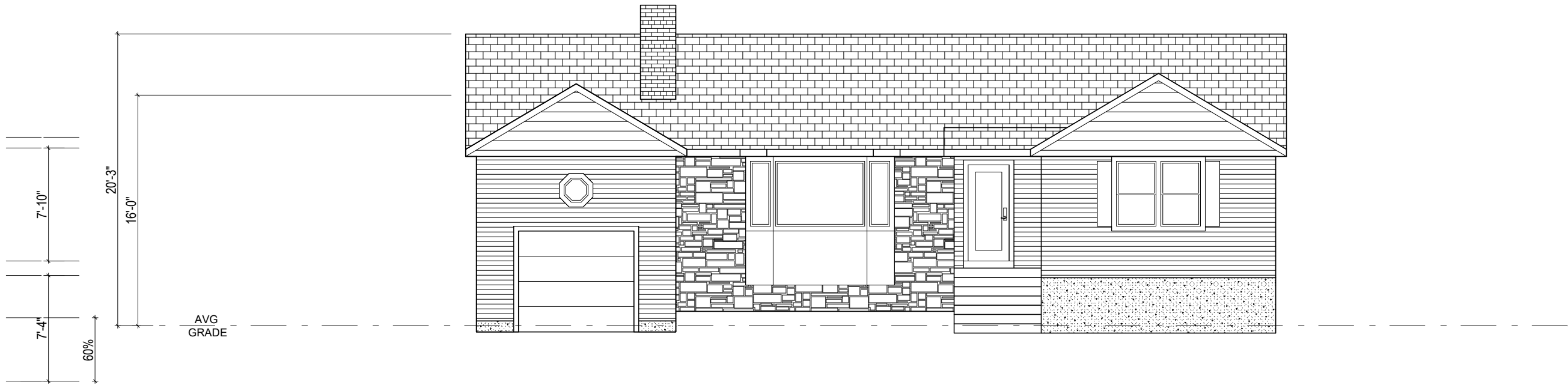
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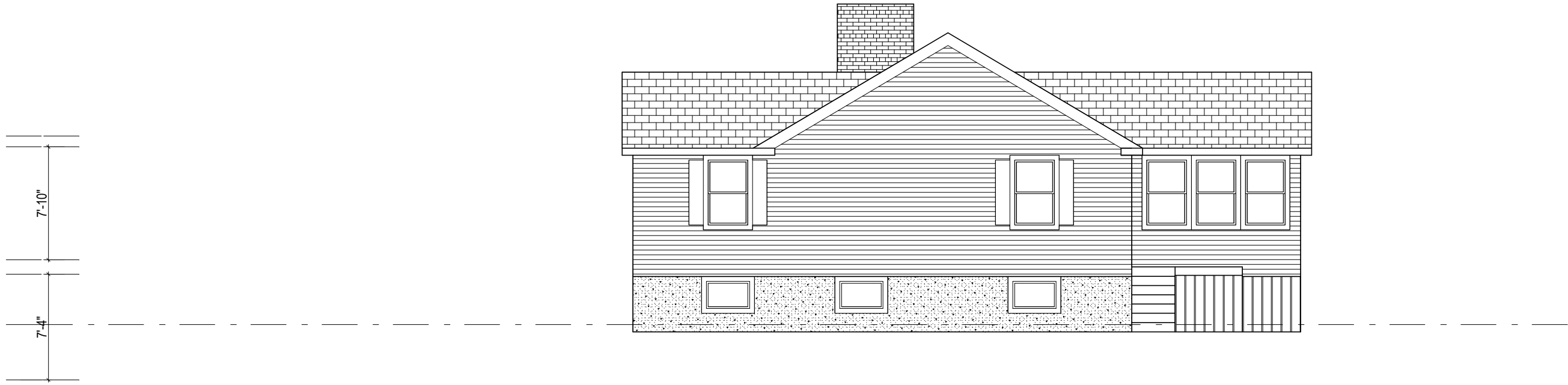
EXISTING ROOF PLAN

Sheet
Number:

A5



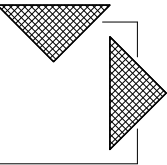
1 FRONT ELEVATION
SCALE: 1/8" = 1'



4 SIDE ELEVATION
SCALE: 1/8" = 1'



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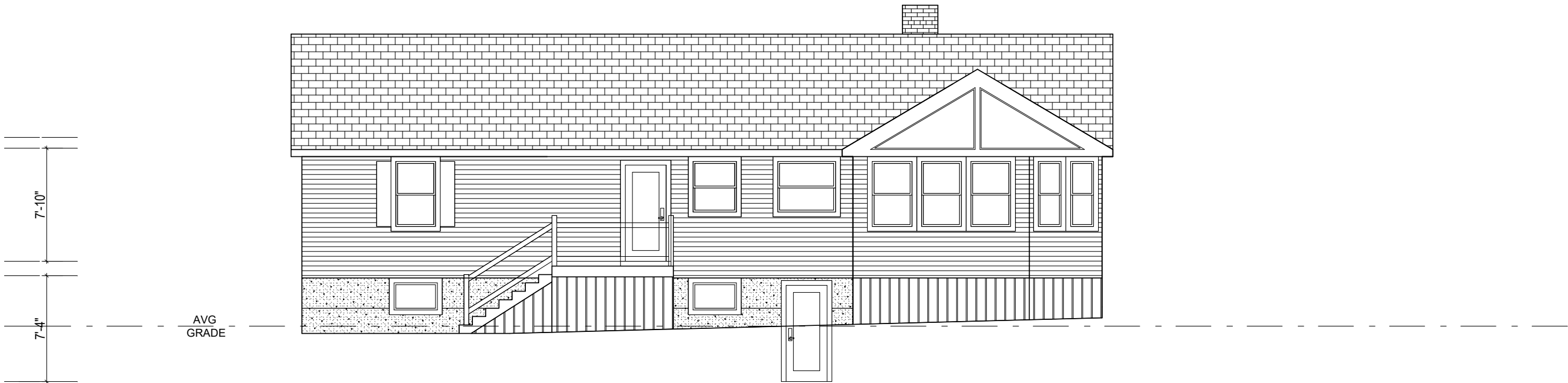
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EXISTING
ELEVATIONS

Sheet
Number:

A6



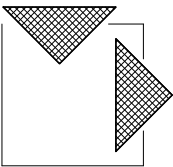
1 REAR ELEVATION
SCALE: 1/8" = 1'



4 SIDE ELEVATION
SCALE: 1/8" = 1'



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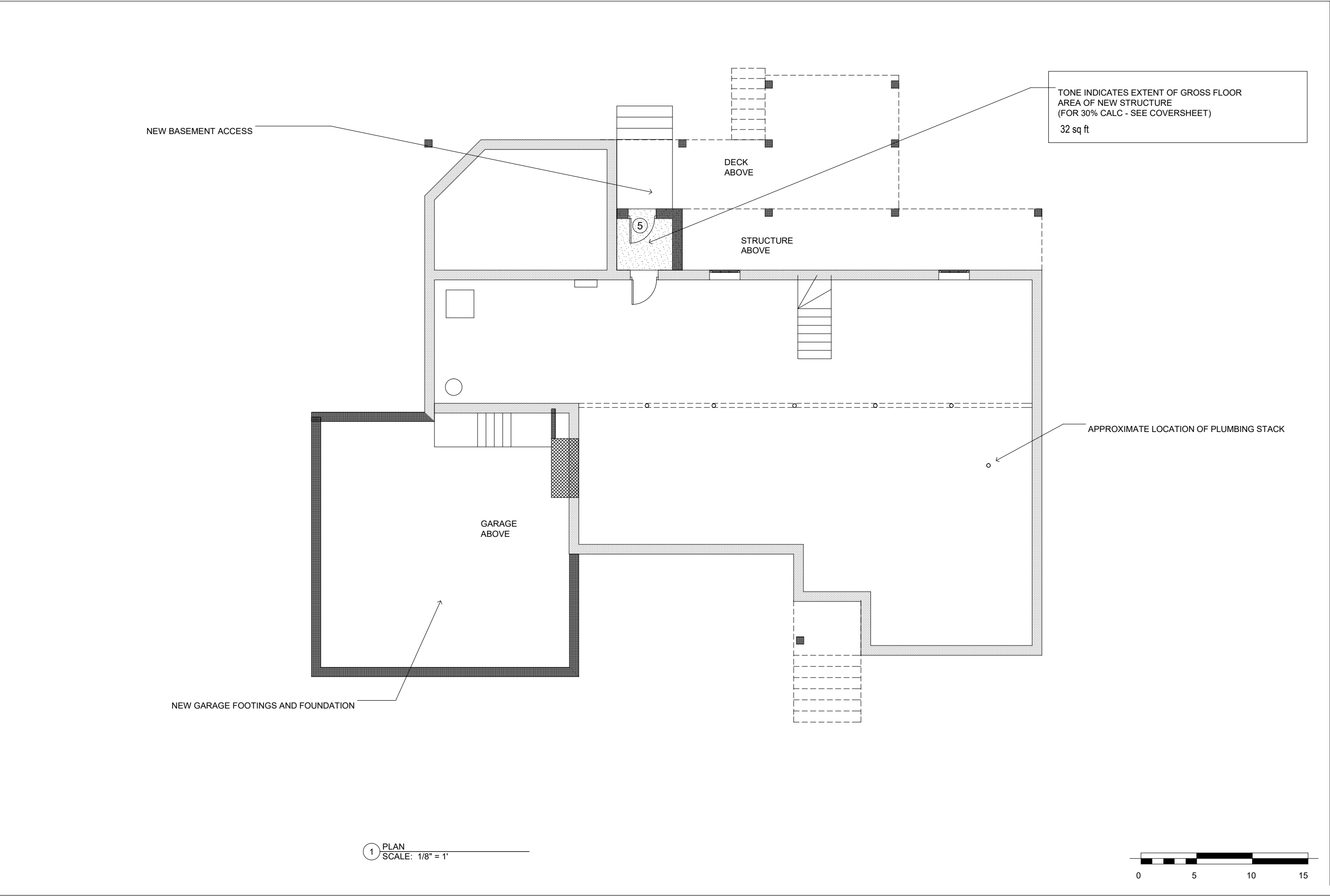
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EXISTING
ELEVATIONS

Sheet
Number:

A7



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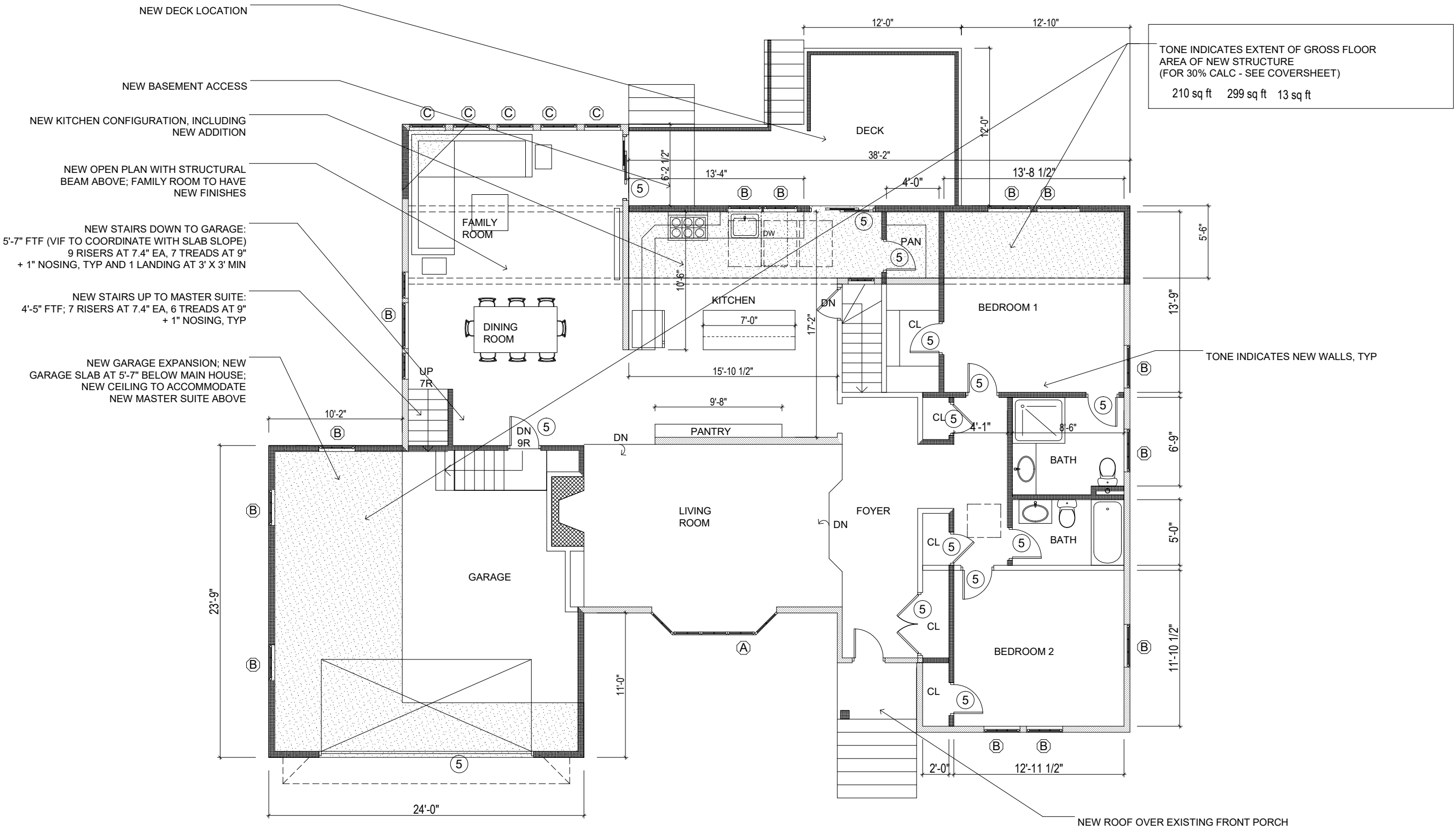
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NEW
BASEMENT PLAN

Sheet
Number:

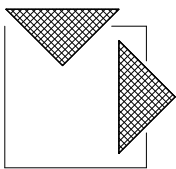
A8



1 PLAN
SCALE: 1/8" = 1'



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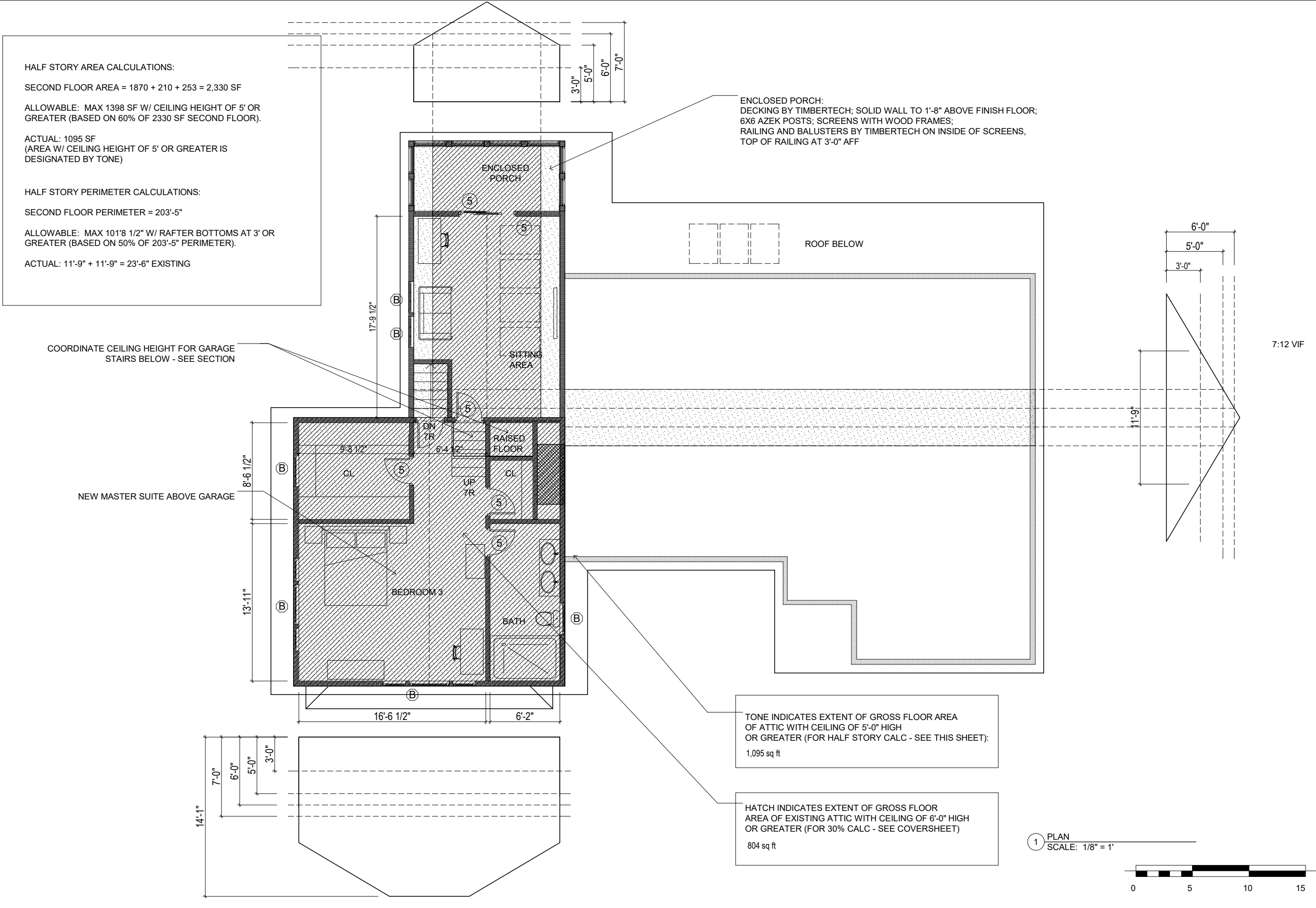
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10/11/23	PROGRESS
11/9/23	PROGRESS
12/13/23	HDC APPROVAL
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NEW FIRST
FLOOR PLAN

Sheet
Number:

A9



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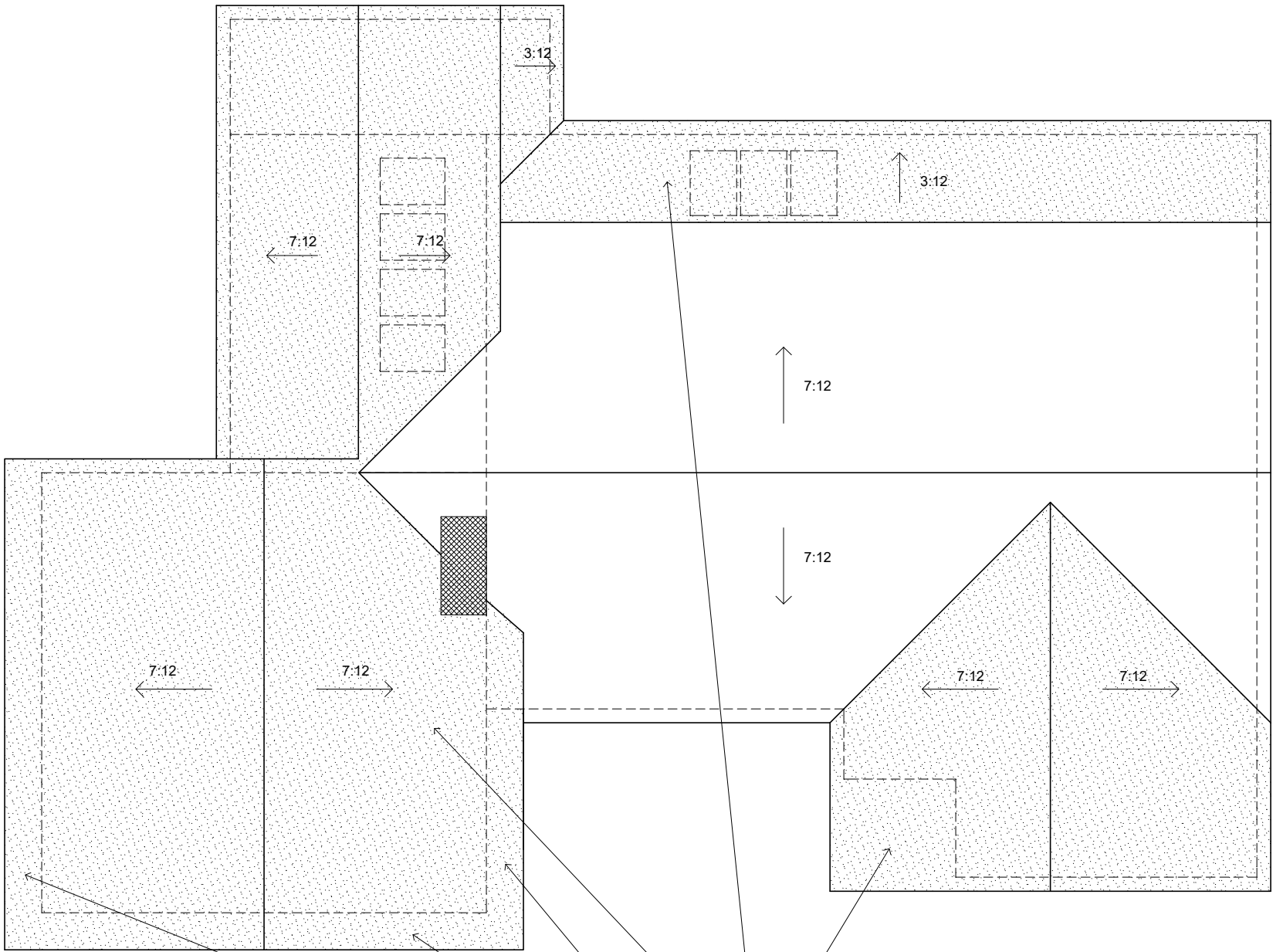
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NEW HALF
STORY PLAN

Sheet
Number:

A10



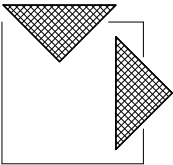
1 PLAN
SCALE: 1/8" = 1'

TONE INDICATES EXTENT OF NEW ROOF STRUCTURES

2' OVERHANG AT THREE SIDES OF NEW ROOF



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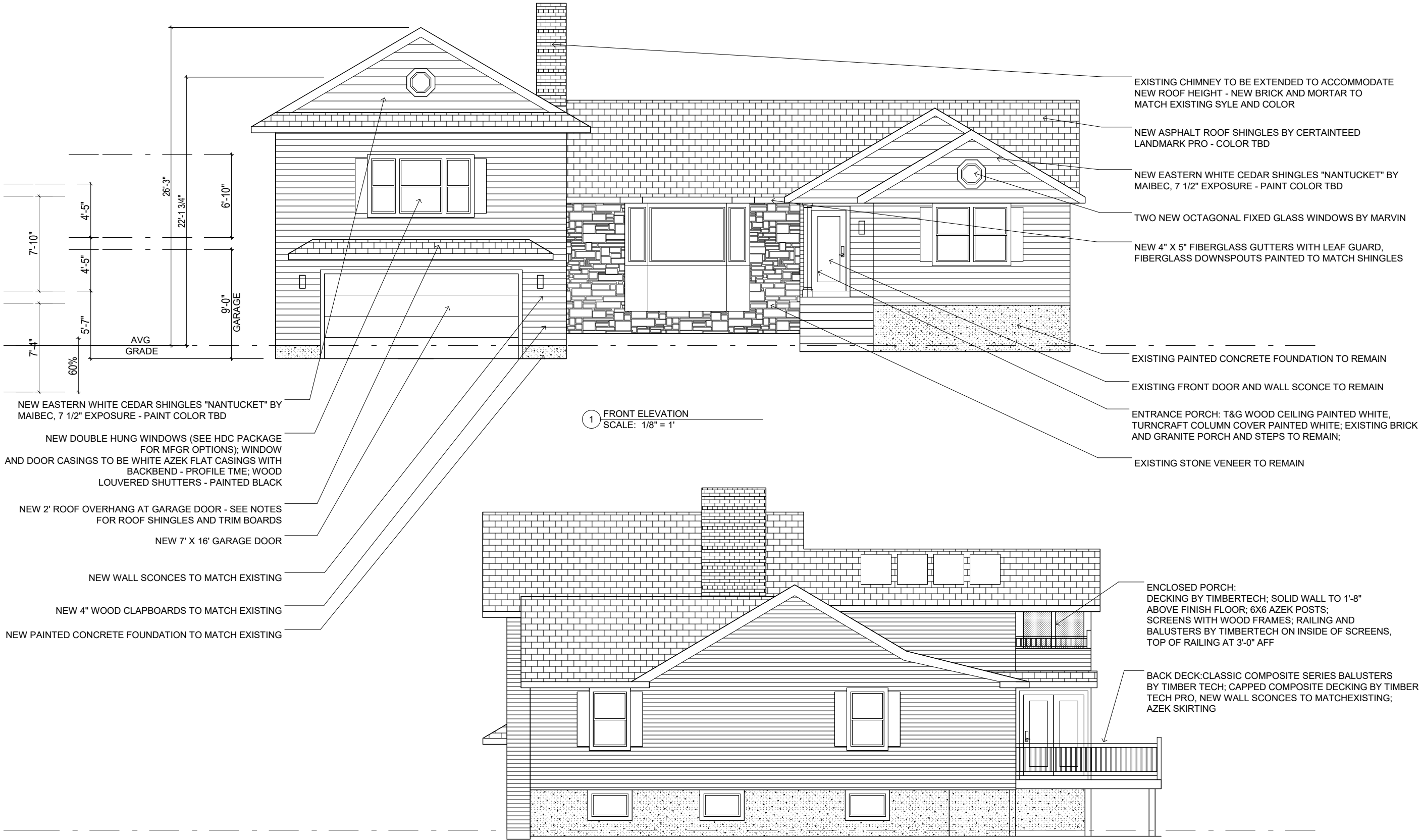
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NEW ROOF PLAN

Sheet
Number:

A11



NEW EASTERN WHITE CEDAR SHINGLES "NANTUCKET" BY MAIBEC, 7 1/2" EXPOSURE - PAINT COLOR TBD

NEW DOUBLE HUNG WINDOWS (SEE HDC PACKAGE FOR MFGR OPTIONS); WINDOW AND DOOR CASINGS TO BE WHITE AZEK FLAT CASINGS WITH BACKBEND - PROFILE TME; WOOD LOUVERED SHUTTERS - PAINTED BLACK

NEW 2' ROOF OVERHANG AT GARAGE DOOR - SEE NOTES FOR ROOF SHINGLES AND TRIM BOARDS

NEW 7' X 16' GARAGE DOOR

NEW WALL SCONCES TO MATCH EXISTING

NEW 4" WOOD CLAPBOARDS TO MATCH EXISTING

NEW PAINTED CONCRETE FOUNDATION TO MATCH EXISTING

EXISTING CHIMNEY TO BE EXTENDED TO ACCOMMODATE NEW ROOF HEIGHT - NEW BRICK AND MORTAR TO MATCH EXISTING SYLE AND COLOR

NEW ASPHALT ROOF SHINGLES BY CERTAINTEED LANDMARK PRO - COLOR TBD

NEW EASTERN WHITE CEDAR SHINGLES "NANTUCKET" BY MAIBEC, 7 1/2" EXPOSURE - PAINT COLOR TBD

TWO NEW OCTAGONAL FIXED GLASS WINDOWS BY MARVIN

NEW 4" X 5" FIBERGLASS GUTTERS WITH LEAF GUARD, FIBERGLASS DOWNSPOUTS PAINTED TO MATCH SHINGLES

EXISTING PAINTED CONCRETE FOUNDATION TO REMAIN

EXISTING FRONT DOOR AND WALL SCONCE TO REMAIN

ENTRANCE PORCH: T&G WOOD CEILING PAINTED WHITE, TURNCRAFT COLUMN COVER PAINTED WHITE; EXISTING BRICK AND GRANITE PORCH AND STEPS TO REMAIN;

EXISTING STONE VENEER TO REMAIN

ENCLOSED PORCH: DECKING BY TIMBERTECH; SOLID WALL TO 1'-8" ABOVE FINISH FLOOR; 6X6 AZEK POSTS; SCREENS WITH WOOD FRAMES; RAILING AND BALUSTERS BY TIMBERTECH ON INSIDE OF SCREENS, TOP OF RAILING AT 3'-0" AFF

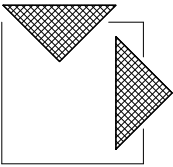
BACK DECK: CLASSIC COMPOSITE SERIES BALUSTERS BY TIMBER TECH; CAPPED COMPOSITE DECKING BY TIMBER TECH PRO, NEW WALL SCONCES TO MATCH EXISTING; AZEK SKIRTING

1 FRONT ELEVATION
SCALE: 1/8" = 1'

4 SIDE ELEVATION
SCALE: 1/8" = 1'



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Architect:
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Date:	Issued for:
6/30/23	SCHEMATIC DESIGN
7/21/23	DESIGN DEVELOPMENT
10/11/23	PROGRESS
11/9/23	PROGRESS
12/13/23	HDC APPROVAL
2/22/24	REVISED

BANGER RESIDENCE
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NEW
ELEVATIONS

Sheet
Number:

A12



1 REAR ELEVATION
SCALE: 1/8" = 1'

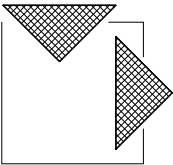
SEE A12 FOR EXTERIOR FINISHES AND NOTES



4 SIDE ELEVATION
SCALE: 1/8" = 1'



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NEW
ELEVATIONS

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A13