



16 ROSE STREET DUPLEX

INDEX OF DRAWINGS:

COVER

- A-1.0 FOUNDATION/BASEMENT PLAN
- A-2.0 FIRST FLOOR PLAN
- A-2.1 SECOND FLOOR PLAN
- A-3.0 EXTERIOR ELEVATIONS
- A-4.0 SECTIONS & DETAILS
- A-5.0 SITE PLAN

SPECIFIC CODE INFORMATION

1. THE 2012 NATIONAL ELECTRICAL CODE, THE 2012 INTERNATIONAL BUILDING CODE AND THE 2012 NFPA 101 LIFE SAFETY CODE CHAPTER 30, 2012 NFPA 1, THE 2012 VERMONT FIRE & SAFETY CODE, AND THE 2012 ADA STANDARDS FOR ACCESSIBLE DESIGN
2. ADEQUATE FIRE EXTINGUISHERS MUST BE INSTALLED ON THE PREMISES IN A VISIBLE LOCATION IN ACCORDANCE WITH NFPA 101 LIFE SAFETY CODE.
3. THE LIVE LOAD USED IN THE DESIGN OF THE EXTERIOR DECKS OR BALCONY AREAS MUST NOT BE LESS THAN 60 POUNDS PER SQUARE FOOT. (TABLE 1607.1 OF THE INTERNATIONAL BUILDING CODE 2012.
4. ELECTRICALLY WIRED SMOKE AND C/O DETECTORS WITH BATTERY BACKUP MUST BE PROVIDED ON EACH FLOOR LEVEL INCLUDING BEDROOMS. DETECTORS LOCATED WITHIN EACH DWELLING UNIT MUST BE WIRED IN SUCH A MANNER THAT THE ACTIVATION OF ANY DETECTOR WILL SOUND ALL ALARMS WITHIN THAT INDIVIDUAL UNIT, SECTION 24.3.4.1 NFPA 101 LIFE SAFETY CODE 2012.
5. EACH BEDROOM, OR ANY OTHER ROOM USED AS LIVING AREAS MUST BE PROVIDED WITH AT LEAST 1 WINDOW MEETING THE REQUIREMENTS FOR EGRESS AND RESCUE. THE MINIMUM NET CLEAR OPENING MUST BE 5.7 SQ. FT. AND THE SILL HEIGHT MUST NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. THE MINIMUM NET CLEAR OPENING HEIGHT IS 24 INCHES AND THE MINIMUM NET CLEAR OPENING OF 820 SQUARE INCHES. WHEN USING A DOUBLE-HUNG WINDOW, THE 5.7 SQ. FT. OF OPERABLE AREA MUST BE IN THE BOTTOM SASH, NFPA 101 24.2.2.3 CODE 2012.
6. BUILDING SERVICE EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH APPLICABLE STANDARDS AND THE MANUFACTURER'S SPECIFICATION.
7. HANDRAILS ARE REQUIRED ON THE STAIRS. THE HANDRAILS MUST NOT BE LESS THAN 34 INCHES NOR MORE THAN 38 INCHES ABOVE THE LEADING EDGE OF TREADS. HANDRAILS SHALL HAVE A CIRCULAR CROSS WITH AN OUTSIDE DIA. OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES.

8. THE HEIGHT OF GUARD RAILS ON THE OPEN SIDE OF STAIRS, LANDINGS AND BALCONIES MUST NOT BE LESS THAN 42" MEASURED FROM THE ADJOINING WALKING SURFACE. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" INCHES IN DIA. SHALL NOT PASS THRU ANY OPENING UP TO A HEIGHT OF 34 INCHES, SECTION 57.2.2.4.4.6 OF NFPA 101 LIFE SAFETY CODE 2012.
9. THE MAXIMUM RISER HEIGHT FOR THE RESIDENTIAL STAIRS MUST BE 7 3/4" AND THE MINIMUM TREAD DEPTH, MEASURED NOSE TO NOSE MUST BE 10", VERMONT STATE CODE.
10. THE MINIMUM WIDTH OF THE STAIRS MUST BE 36" AND THE MINIMUM HEADROOM MUST BE 6'-8", TABLE 7.2.2.1(b) NFPA 101 LIFE SAFETY CODE 2012.
11. AS OF APRIL 1, 2012 THE NEW ACCESSIBILITY STANDARDS (ACT 88) FOR RESIDENTIAL UNITS BECAME EFFECTIVE. AS ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF VERMONT, THE STANDARDS APPLY TO ONE, TWO AND THREE FAMILY DWELLINGS, AS WELL AS TO BUILDINGS WITH FOUR OR MORE DWELLING UNITS. THE NEW STANDARD REMOVES THE VERTICLE ACCESS REQUIREMENT (RULE 13). INSTEAD, IT REQUIRES THAT ANY RESIDENTIAL CONSTRUCTION SHALL BE BUILT TO COMPLY WITH THE FOLLOWING STANDARDS:
 - A. AT LEAST ONE FIRST FLOOR EXTERIOR DOOR THAT IS AT LEAST 36" WIDE
 - B. FIRST FLOOR INTERIOR DOORS BETWEEN ROOMS THAT ARE 34" WIDE OR OPEN DOORWAYS THAT ARE AT LEAST 32 INCHES WIDE WITH THRESHOLDS THAT ARE LEVEL, RAMPED OR BEVELED.
 - C. INTERIOR HALLWAYS AT LEAST 36" WIDE
 - D. ENVIRONMENTAL AND UTILITY CONTROLS AND OUTLETS THAT ARE LOCATED AT HEIGHTS THAT ARE IN COMPLIANCE WITH STANDARDS ADOPTED BY THE VERMONT ACCESS BOARD.
 - E. BATHROOM WALLS MUST BE REINFORCED TO PERMIT THE INSTALLATION OF FUTURE GRAB-BARS IN COMPLIANCE WITH STANDARDS ADOPTED BY THE VERMONT ACCESS BOARD.
12. A READILY ACCESSIBLE OPENING NOT LESS THAN 22" BY 30" MUST BE PROVIDED TO EACH ATTIC SPACE HAVING A CLEAR HEIGHT OF OVER 30 INCHES. THE ATTIC ACCESS OPENING IS NOT PERMITTED TO BE WITHIN A CLOSET OR OTHER SPACE THAT WOULD POTENTIALLY NOT BE READILY ACCESSIBLE BY USE OF A FIRE DEPARTMENT ATTIC LADDER, IF AN INTERIOR ACCESS IS PROVIDED. SECTION 1209.2 INTERNATIONAL BUILDING CODE 2012.
13. A ONE HOUR FIRE RATED SEPERATION MUST BE MAINTAINED BETWEEN SEPARATE TENANTS. (TABLE 401 SUCH SEPERATION MUST EXTEND TO THE FLOOR AND/OR ROOF DECK ABOVE. THIS SEPERATION MUST ALSO BE FIRE STOPPED AT THE FLOOR AND CEILING LEVEL. SECTION 706.4 INTERNATIONAL BUILDING CODE 2012.
14. THE GYPSUM WALLBOARD ON ANY FIRE RATED PARTY WALL AND CORRIDOR WALL MUST BE IN PLACE BEFORE THE INSTALLATION OF BATH TUBS ON SUCH WALLS.

BUILDING DESCRIPTION	SQ FT PER UNIT
BASEMENT SQUARE FOOTAGE	962 SF
FIRST FLOOR SQUARE FOOTAGE	962 SF
SECOND FLOOR SQUARE FOOTAGE	962 SF
TOTAL (LIVING SPACE)	1,924 SF
BUILDING CONSTRUCTION TYPE - 5B WOOD FRAME CONSTRUCTION MULTI-FAMILY	
FIRE RESISTANCE ELEMENTS- EXTERIOR LOAD BEARING WALLS EXTERIOR NON-LOAD BEARING WALLS DWELLING UNIT SEPERATION WALLS SMOKE BARRIER (DRYWALLED TRUSS GOES TO ROOF SHEATHING)	FIRE RESISTANCE ELEMENTS- 1 HR U305 0 HRS (IF IN EXCESS OF 10' SEPERATION) 1 HR U328
DESIGN LOAD MINIMUMS- FIRST FLOOR SECOND FLOOR EXTERIOR DECK AND/OR PORCH ROOF	DESIGN LOAD MINIMUMS- 50# LIVE LOAD, 15# DEAD LOAD 40# LIVE LOAD, 15# DEAD LOAD 100# LIVE LOAD, 15# DEAD LOAD 40# GROUND SNOW LOAD, 10# DEAD LOAD 90 MPH BASIC WIND SPEED
ADA REQUIREMENTS- SEE ITEM #11 IN 'SPECIFIC CODE REQUIREMENTS'	ADA REQUIREMENTS- SEE ITEM #11 IN 'SPECIFIC CODE REQUIREMENTS'

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ARCHITECTURAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF INTERIOR WALL STUD AND EXTERIOR WALL STUD. FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT/DESIGNER.
2. PLUMBING FIXTURES, APPLIANCES, CABINETS AND LIGHTING FIXTURES TO BE DETERMINED BY OWNER.
3. ROOF CONSTRUCTION TO COMPLY WITH R49 REQUIREMENTS. PROVIDE 24" MIN. OF ICE AND WATERSHIELD AT RIDGE, VALLEYS AND EDGE OF ROOF. PROVIDE CONTINUOUS AIR FLOW FROM SOFFIT VENTS TO RIDGE VENTS.
4. CONTRACTOR TO COMPLY WITH LOCAL BUILDING CODES & VERMONT ENERGY CODES.
5. ALL BATHROOMS WALLS & CEILINGS TO BE 5/8" MOISTURE RESISTANCE GYPSUM WALL BOARD. BATHROOM WALLS TO BE INSULATED W/ 3" QUIET ZONE SOUND BATTS.
6. 5/8" FC FIRE RATED GWB TO BE USED ON ANY PARTY WALLS AS WELL AS CEILINGS. ALL OTHER GWB TO BE 1/2".

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GENERAL CONTRACTOR TO COORDINATE WITH CONCRETE CONTRACTOR AND OWNER FOR PENETRATIONS THROUGH CONCRETE SLAB.

IF OWNER/CONTRACTOR MAKE CHANGES DURING THE CONSTRUCTION PROCESS WITHOUT WRITTEN AUTHORIZATION FROM G4 DESIGN STUDIOS (G4 DESIGN), G4 DESIGN IS NOT LIABLE FOR ERRORS OR OMISSIONS THAT MAY OCCUR TO THE CONSTRUCTION DRAWINGS.

GENERAL CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR HVAC SYSTEM.

GENERAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR & OWNER FOR LOCATIONS OF OUTLETS, LIGHTING FIXTURES, CABLE, INTERNET & LIGHT SWITCH LOCATIONS.

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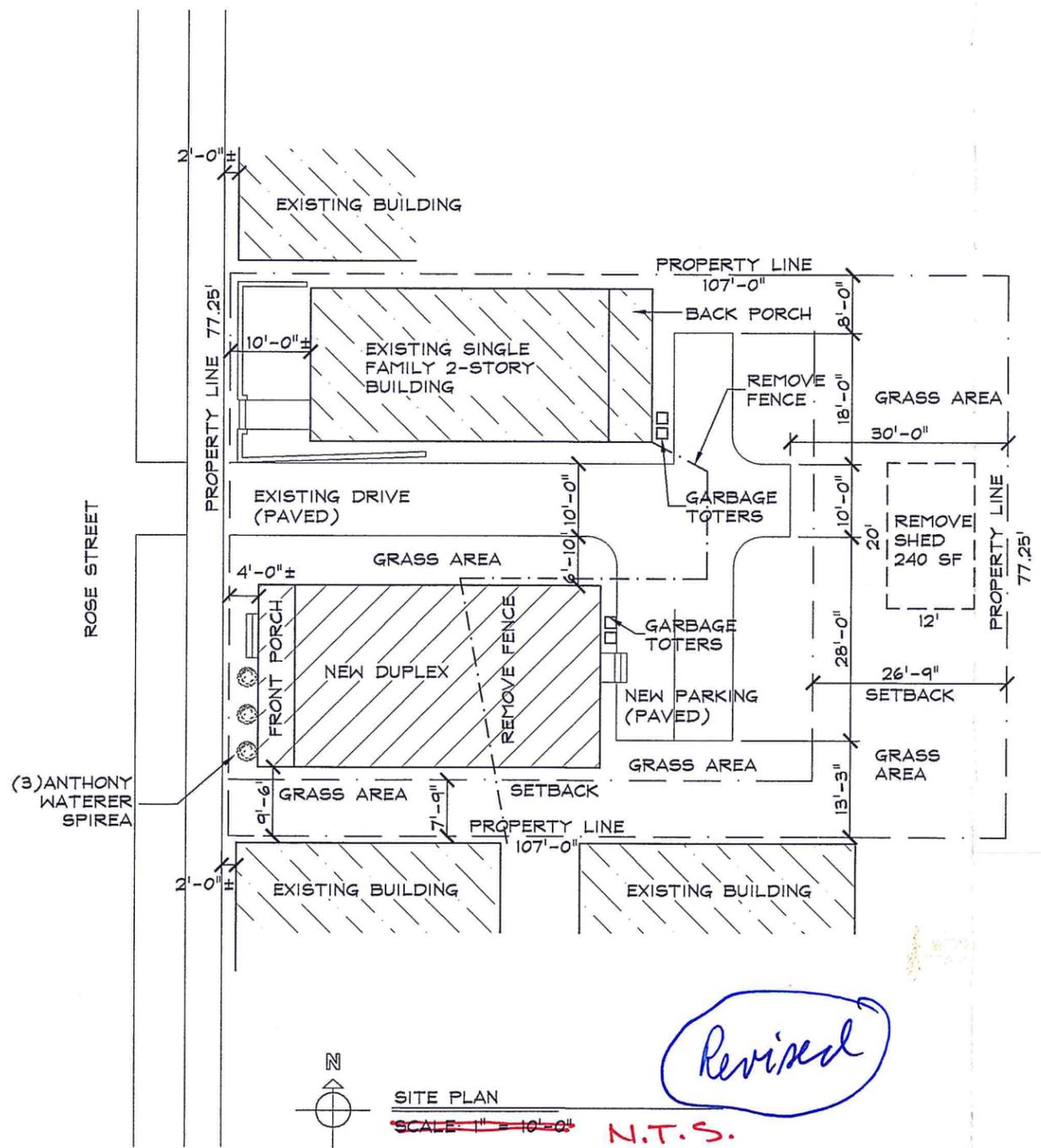
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16 ROSE STREET
NEW DUPLEX
BURLINGTON, VERMONT

SCALE: N/A
DATE: 12/8/2015
DRAWN BY: WGI
CHECKED BY: G4
PROJECT: 16 ROSE
SHEET TITLE:

COVER SHEET

DRAWING NO.
COV



SITE INFORMATION:

LOT SIZE:	8,285 S.F.
EXISTING BUILDING COVERAGE:	861 S.F.
EXISTING DRIVEWAY:	580 S.F.
EXISTING TOTAL SF:	1,441 S.F.
NEW BUILDING COVERAGE:	1,050 S.F.
NEW PARKING:	800 S.F.
TOTAL COVERAGE:	3,291 S.F.
% COVERAGE:	39%
ADDITIONAL 10% LOT COVERAGE:	
EXISTING WALKWAYS & BACK PORCH:	169 S.F.
NEW FRONT PORCH & WALKWAYS:	157 S.F.
% COVERAGE:	4%
ZONE:	RM

GENERAL NOTES:
 SITE PLAN IS BASED ON HAND MEASUREMENTS TAKEN ON SITE AND CITY RECORDS.
 LOCATIONS OF OBJECTS, PROPERTY LINES & DRIVES ARE APPROXIMATE. ALL UTILITIES AT AREA OF PROPOSED CONSTRUCTION SHOULD BE LOCATED AND CRITICAL DIMENSIONS VERIFIED BEFORE CONSTRUCTION BEGINS.
 EXISTING UTILITIES, ABOVE GROUND OR BELOW GROUND, ARE NOT LOCATED.
 PLAT OF SURVEY WAS COMPLETED BY WARREN ROSENSTEN, LICENSE NUMBER 48

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1	2-17-16	Revisions for permits

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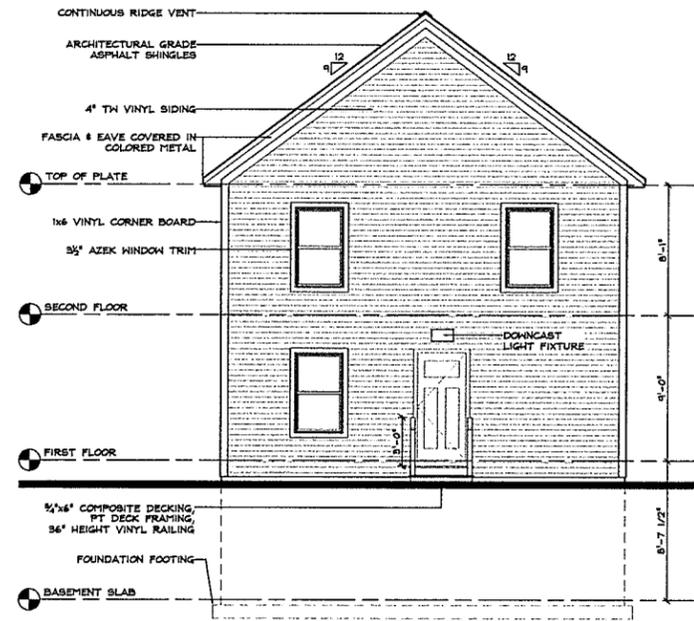


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 BURLINGTON, VERMONT

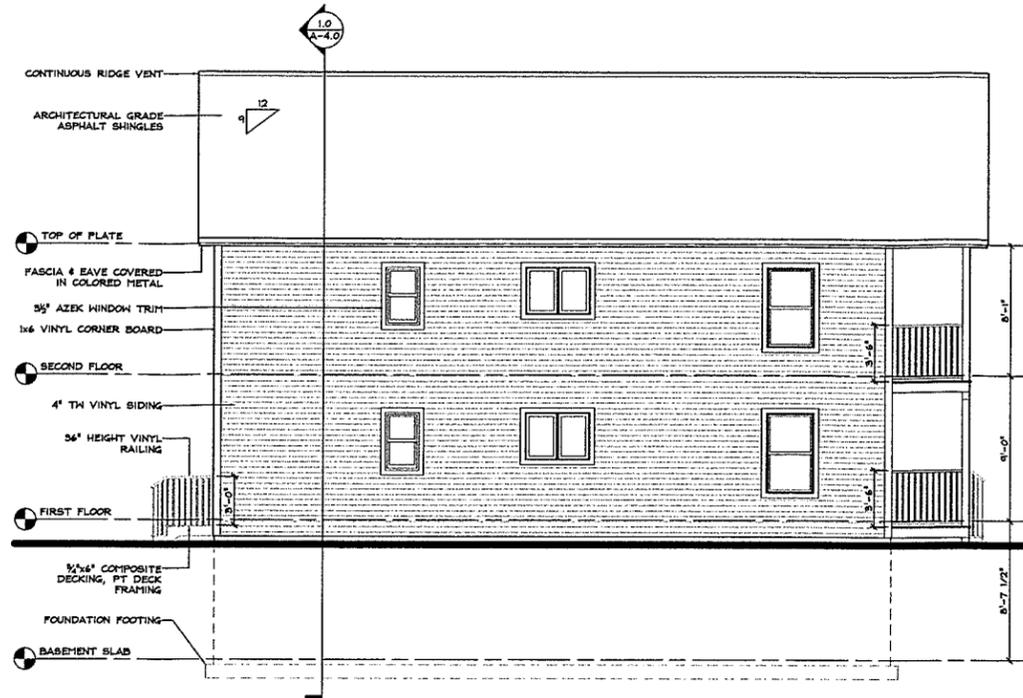
SCALE:	1:100
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CHECKED BY:	G4
PROJECT:	16 ROSE
SHEET TITLE:	

SITE PLAN

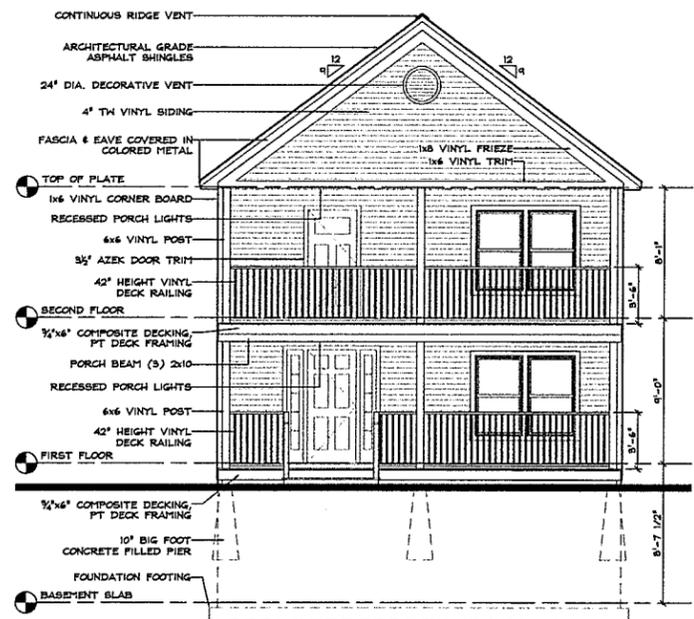
DRAWING NO.
A-5.0



EAST ELEVATION
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



WEST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

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16 ROSE STREET
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BURLINGTON, VERMONT

SCALE: 3/16" = 1'-0"
DATE: 12/8/2015
DRAWN BY: WG
CHECKED BY: G4
PROJECT: 16 ROSE
SHEET TITLE:

EXTERIOR ELEVATIONS

DRAWING NO.
A-3.0

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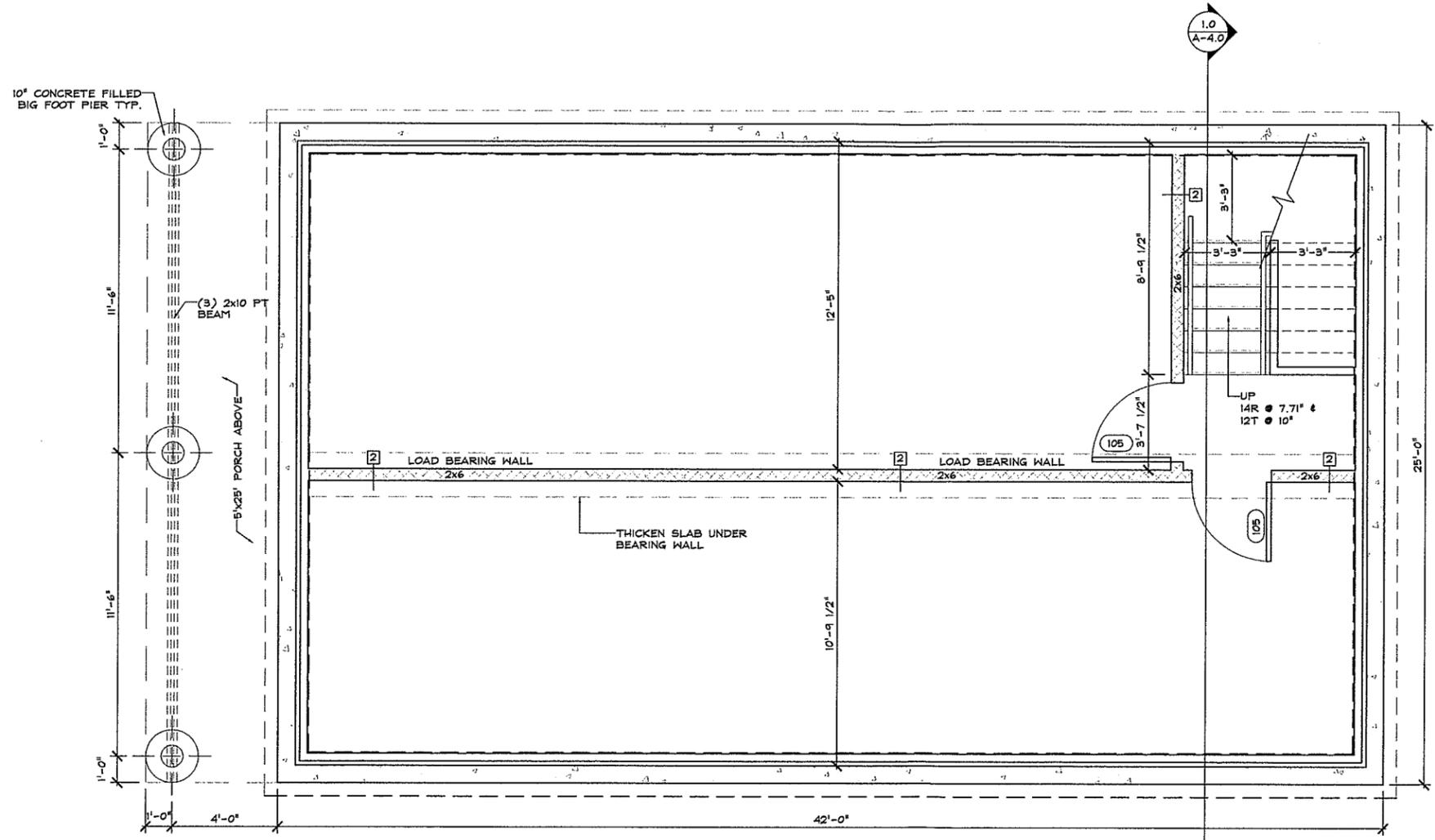
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 BURLINGTON, VERMONT

SCALE: 3/8" = 1'-0"
 DATE: 12/8/2015
 DRAWN BY: HG
 CHECKED BY: G4
 PROJECT: 16 ROSE

SHEET TITLE:
BASEMENT PLAN

DRAWING NO.
A-1.0



BASEMENT PLAN
 SCALE: 3/8" = 1'-0"

WALL TYPES

	2x6 1HR WALL, SEE SHT A-4.0
	3" SOUND INSULATION BETWEEN STUDS

- GENERAL NOTES:**
1. CONTRACTOR TO COORDINATED WITH CONCRETE CONTRACTOR FOR SIZE, TYPE & LOCATION OF ALL REINFORCING IN FOUNDATION WALLS & FOOTINGS. G4 DESIGN STUDIOS IS NOT RESPONSIBLE FOR REINFORCING IN FOUNDATIONS WALLS & FOOTINGS
 2. FINISH GRADING TO BE DETERMINED BETWEEN OWNER & CONTRACTOR.
 3. NEW 8" THICK FOUNDATION WALLS WITH #4 REBAR FOR REINFORCING.
 4. ALL FOOTINGS TO BEAR ON UNDISTURBED NATIVE SOILS OR COMPACTED STRUCTURAL FILL WITH MIN. BEARING PRESSURE OF 3,500 PSF (CONFIRMED BY OTHERS)
 5. ALL CONCRETE SHALL HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI OR MAX SLUMP OF 4"
 6. ALL REINFORCING STEEL SHALL BE GRADE 60

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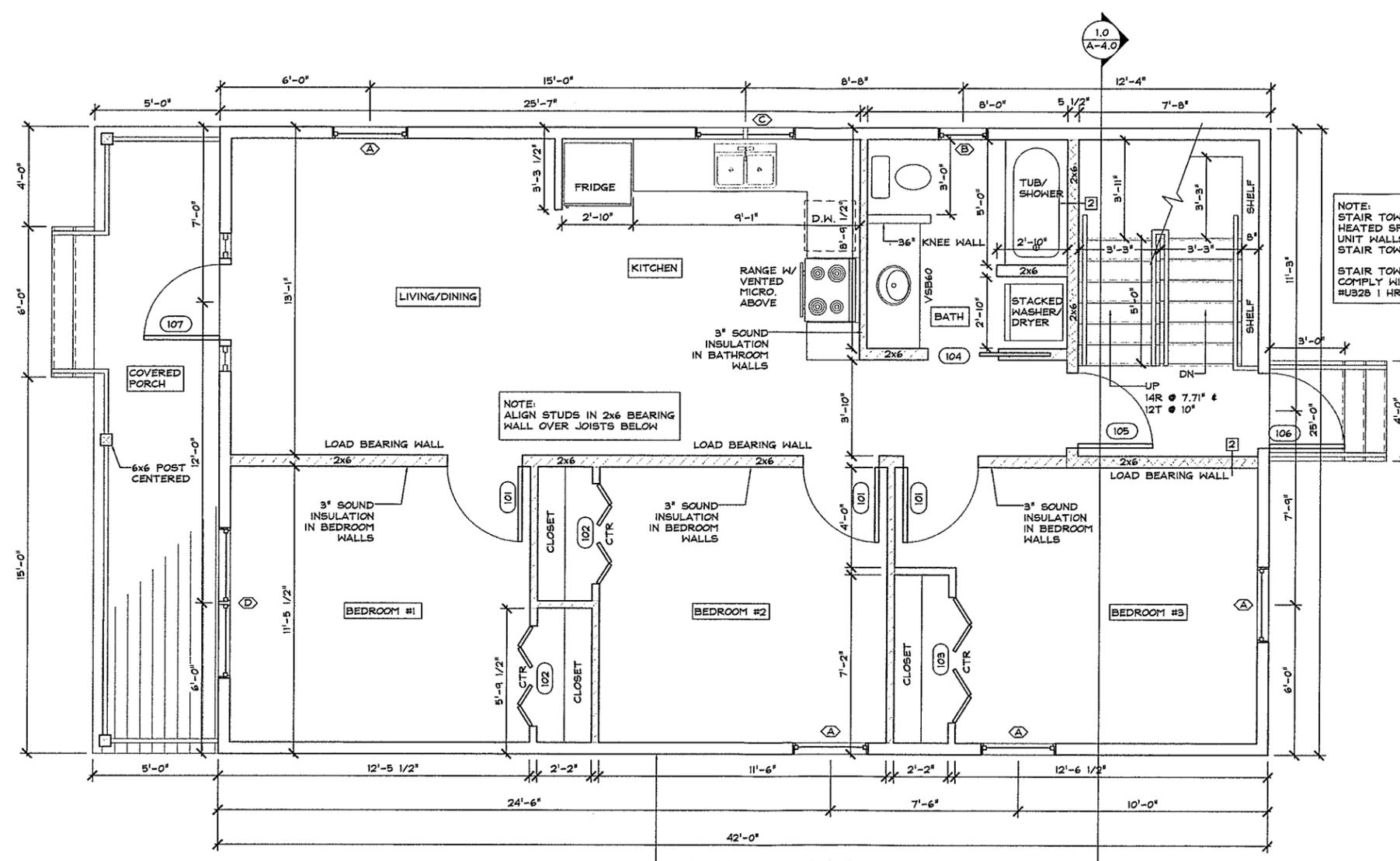
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NOTE:
 STAIR TOWER NOT TO BE A HEATED SPACE, INSULATE UNIT WALLS SURROUNDING STAIR TOWER.
 STAIR TOWER WALLS TO COMPLY WITH UL DESIGN #U525 1 HR FIRE RATING.

NOTE:
 ALIGN STUDS IN 2x6 BEARING WALL OVER JOISTS BELOW

EXTERIOR WALL MUST BE 1HR FIRE RATED IF LESS THAN 10'-0" FROM EXISTING BUILDING. SEE SHT A-4.0 FOR DETAIL.

FIRST FLOOR PLAN
 SCALE: 3/8" = 1'-0"

HALL TYPES

	2x6 1HR WALL, SEE SHT A-4.0
	3" SOUND INSULATION BETWEEN STUDS

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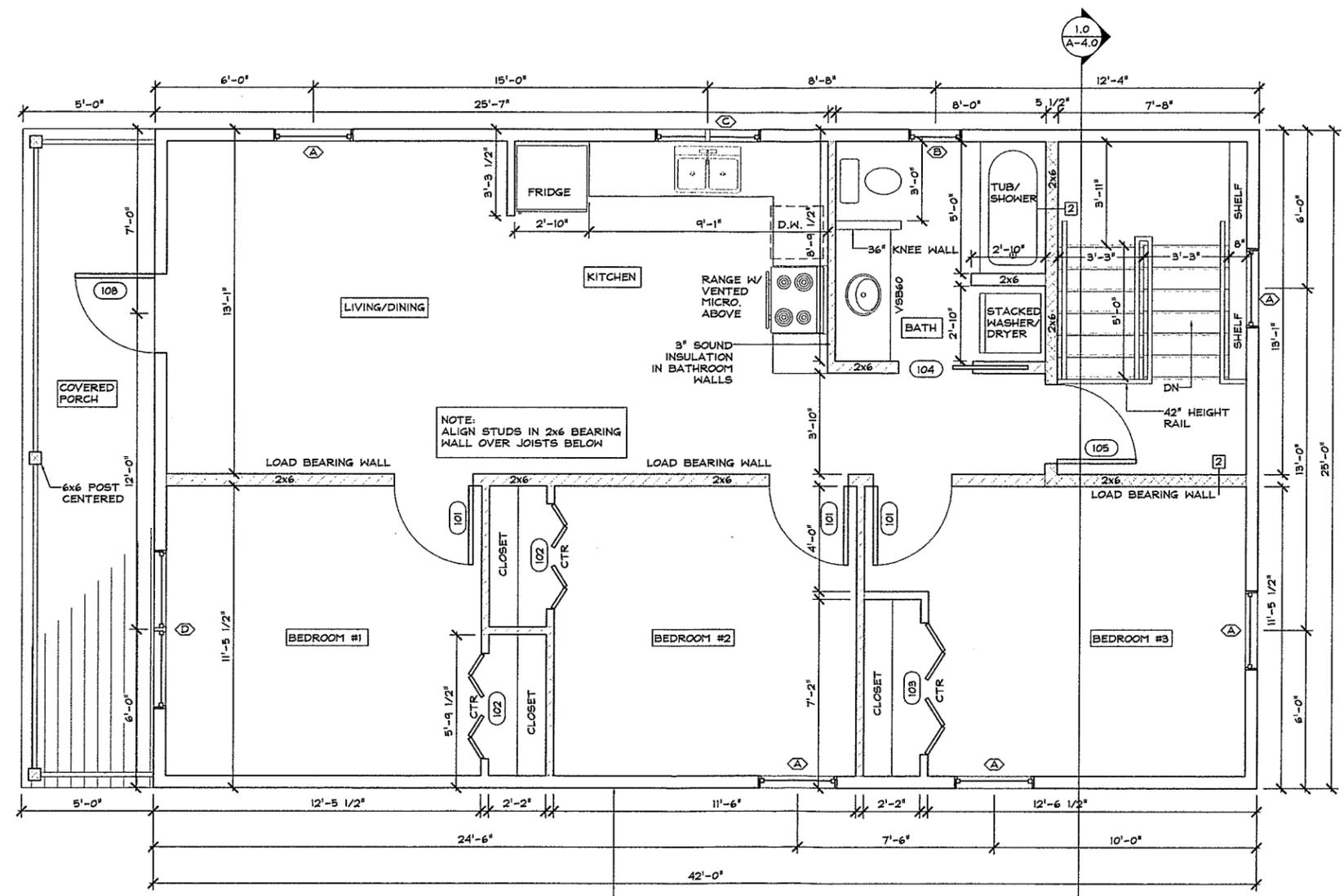
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 DATE: 12/8/2015
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 PROJECT: 16 ROSE
 SHEET TITLE:

FIRST FLOOR
 PLAN

DRAWING NO.
A-2.0

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 STAIR TOWER WALLS TO COMPLY WITH UL DESIGN #U328 1 HR FIRE RATING.

SECOND FLOOR PLAN
 SCALE: 3/8" = 1'-0"

WALL TYPES
 2x6 1HR WALL, SEE SHT A-4.0
 3" SOUND INSULATION BETWEEN STUDS

EXTERIOR WALL MUST BE 1HR FIRE RATED IF LESS THAN 10'-0" FROM EXISTING BUILDING. SEE SHT A-4.0 FOR DETAIL.

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 NEW DUPLEX
 BURLINGTON, VERMONT

SCALE: 3/8" = 1'-0"
 DATE: 12/8/2015
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SECOND FLOOR PLAN

DRAWING NO.
A-2.1

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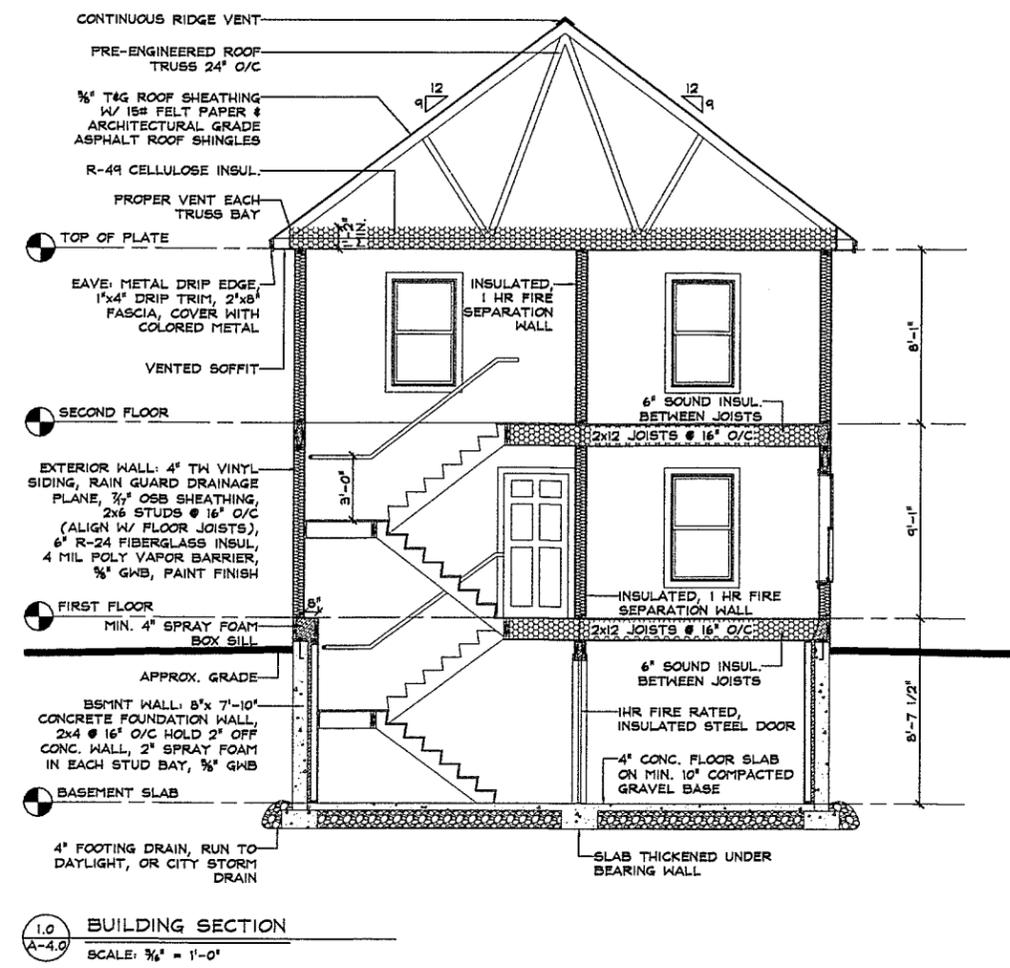
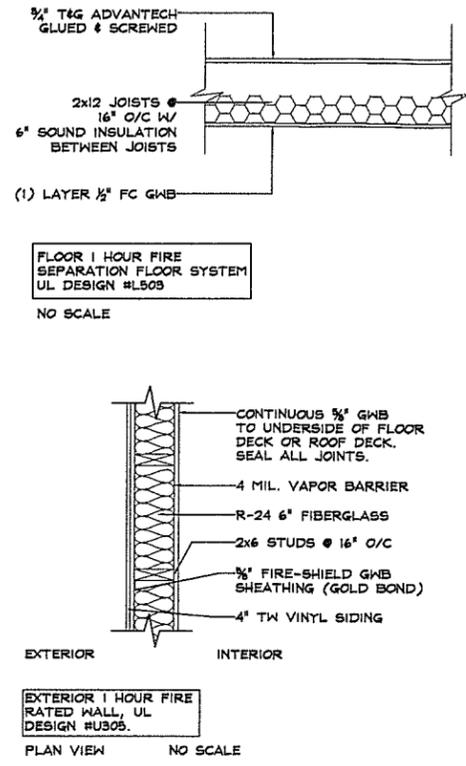
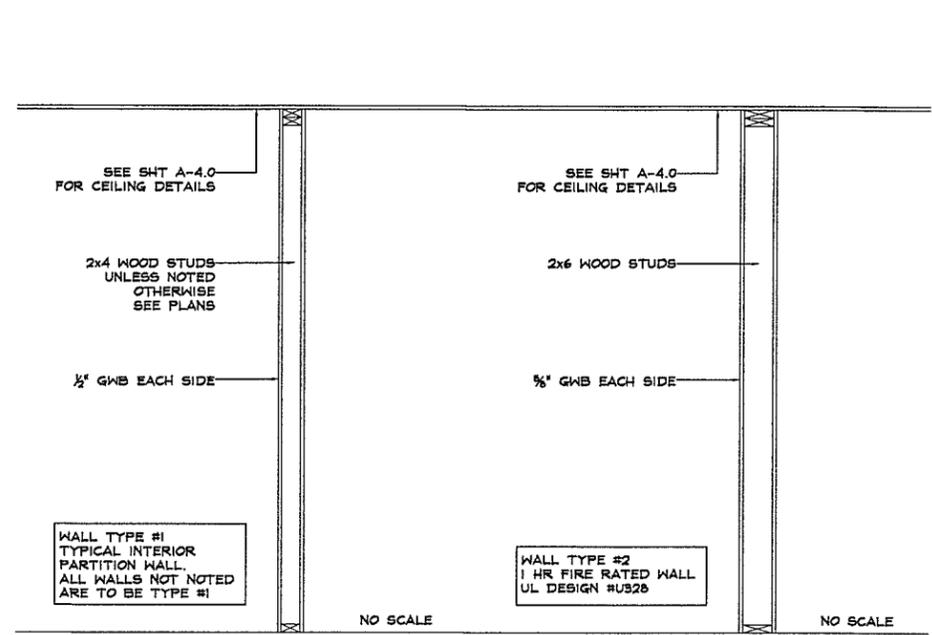
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BURLINGTON, VERMONT

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PROJECT: 16 ROSE
SHEET TITLE:

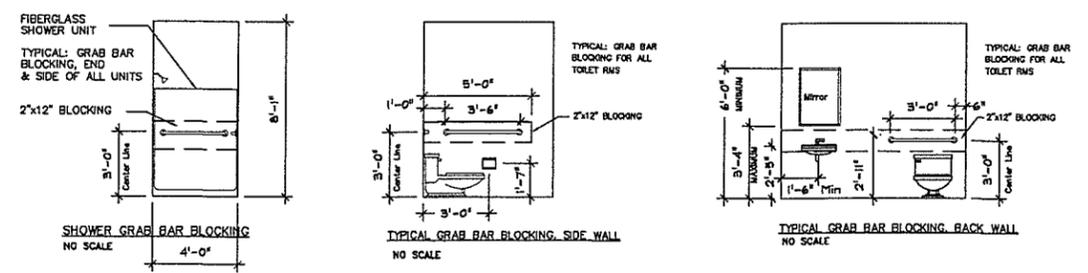
SECTIONS & DETAILS

DRAWING NO.
A-4.0



ID	DESC	RO(WxHT)	HEAD HEIGHT	TRIM	MANUFACTURER	REMARKS
A	3050 DH VINYL	36" x 60"	6'-8"	3/4" AZEK	SIMONTON 600 SERIES. BRICKMOULD	EGRESS WINDOW
B	2034 DH VINYL	24" x 40"	6'-8"	3/4" AZEK		EGRESS WINDOW
C	4030 CBMT VINYL	48" x 36"	6'-8"	3/4" AZEK		EGRESS WINDOW
D	(2) 3050 DH VINYL	72" x 60"	6'-8"	3/4" AZEK		EGRESS WINDOW

ID	SIZE(WxHT)	DESC	RO(WxHT)	TYPE	TRIM	HARDWARE	REMARKS
101	3/0 x 6/8	SOLID CORE	36 1/2"x82 1/2"	6 PANEL	PICKED BY OWNER	PRIVACY LEVER KNOB	
102	4/0 x 6/8	HOLLOW CORE	50 1/2"x82 1/2"	6 PANEL BI-FOLD		STANDARD BI-FOLD HDN.	
103	3/0 x 6/8	HOLLOW CORE	62 1/2"x82 1/2"	6 PANEL BI-FOLD		STANDARD BI-FOLD HDN.	
104	2/10 x 6/8	SOLID CORE	36 1/2"x82 1/2"	6 PANEL POCKET		PRIVACY LEVER KNOB	
105	3/0 x 6/8	INSULATED STEEL	36 1/2"x82 1/2"	6 PANEL, 1 HR FIRE RATED		LOCKSET & DEADBOLT	1 HR DOOR & ASSEMBLY
106	3/0 x 6/8	INSULATED STEEL	36 1/2"x82 1/2"	6 PANEL		3 1/2" AZEK	PANIC HARDWARE
107	3/0 x 6/8	INSULATED STEEL	64 3/8"x81"	6 PANEL W/ (2) 12" SIDELITES		3 1/2" AZEK	LOCKSET & DEADBOLT
108	3/0 x 6/8	INSULATED STEEL	36 1/2"x82 1/2"	6 PANEL		3 1/2" AZEK	LOCKSET & DEADBOLT



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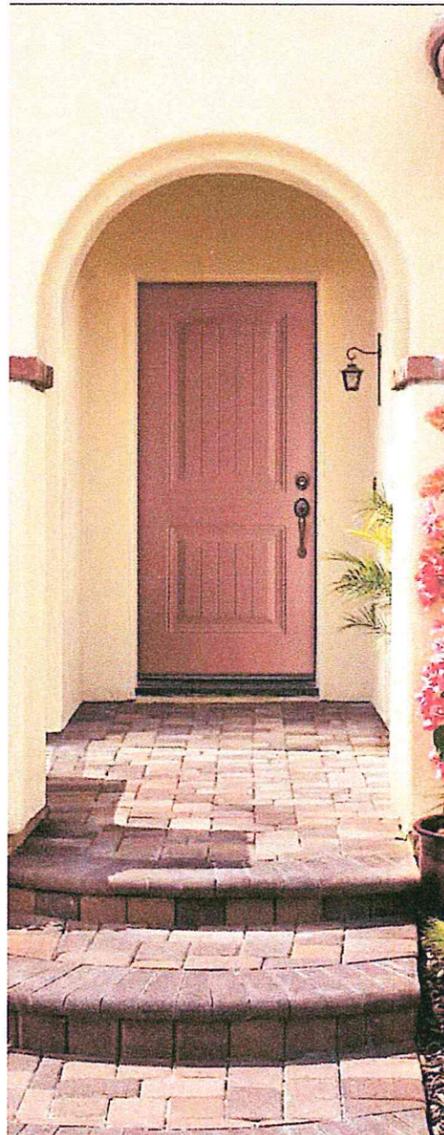
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EXTERIOR STEEL DOORS

DOOR DESIGNS

DURABLE & ECONOMICAL

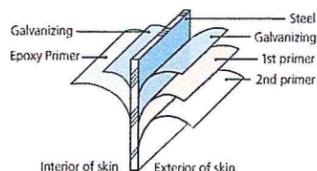


Every JELD-WEN® Steel exterior door is durable and economical.

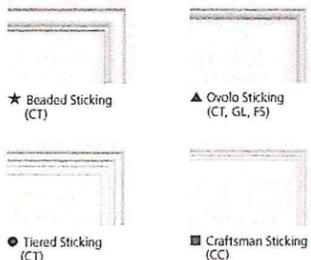
It is by no coincidence that every JELD-WEN® Steel door comes with a 10-year limited warranty. This is a line of doors built to deliver on strength and durability, from our utility-grade Gladiator® to our premium-grade Contours™.

They include wood stiles and rails with mitered top corners to prevent water absorption. Galvanized exterior door facings are factory-primed with neutral, low-sheen, baked-on enamel primer for easy finishing.

Consider how well these doors are constructed.



Steel Door Sticking Profiles



Fire-Rated Doors
Our fire-rated steel doors are made to meet or exceed local fire rating building codes for both residential and light commercial use. For true fire protection, these doors must be used with certified frames and hardware. Fire rated doors available in Contours™ steel only.



Ask your sales associate which JELD-WEN® doors are ENERGY STAR® qualified



Visit www.jeld-wen.com for complete warranty information.

CT = Contours Beaded or Ovolo FS = FiniShield Ovolo GL = Gladiator Ovolo CC = Craftsman

6'8" Doors

CT-100
CT, FS
Flush
2'0" x 6'8"
CT, FS, GL
2'6" x 6'8"
2'8" x 6'8"
3'0" x 6'8"
CT
3'6" x 6'8"

CT-11
★
CT
1-Panel
Eyebrow
3'0" x 6'8"

CT-30
★ ▲
CT, FS
3-Panel
2'8" x 6'8"
3'0" x 6'8"

CT-40
▲
CT
4-Panel
2'8" x 6'8"
3'0" x 6'8"

CT-40BT
★ ▲
CT, FS, GL
4-Panel
Blank Top
2'8" x 6'8"
3'0" x 6'8"

CT-21
●
CT
2-Panel
2'8" x 6'8"
3'0" x 6'8"

CT-20
●
CT
2-Panel
Arch Top
2'8" x 6'8"
3'0" x 6'8"

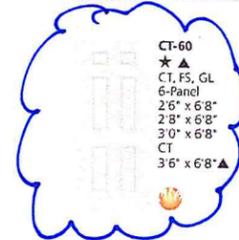
CT-24
●
CT
2-Panel
Plank
Arch Top
2'8" x 6'8"
3'0" x 6'8"

8'0" Doors

CT8-100
▲
CT
8'0" Flush
2'0" x 8'0"
2'6" x 8'0"
2'8" x 8'0"
3'0" x 8'0"

CT8-60
▲
CT
8'0" 6-Panel
2'6" x 8'0"
2'8" x 8'0"
3'0" x 8'0"

Standard sizes shown. Contact JELD-WEN for 2'10" widths, 7'0" heights and other styles



CT-60
★ ▲
CT, FS, GL
6-Panel
2'6" x 6'8"
2'8" x 6'8"
3'0" x 6'8"
CT
3'6" x 6'8"▲

CT-80
★ ▲
CT, FS
8-Panel
2'8" x 6'8"
3'0" x 6'8"

CT-90
★ ▲
CT, FS
9-Panel
2'8" x 6'8"
3'0" x 6'8"

CC-30
■
Craftsman
3-Panel
2'6" x 6'8"
2'8" x 6'8"
3'0" x 6'8"

6'8" Sidelights

CT-690
▲
CT, FS
Full View SL
10" x 6'8"
12" x 6'8"

CT-422
★ ▲
CT, FS
3/4 View SL
10" x 6'8"
12" x 6'8"

CT-692
★ ▲
CT, FS
1/2 View SL
10" x 6'8"
12" x 6'8"

8'0" Sidelights

CT8-690
▲
CT
8'0"
Full View SL
10" x 8'0"
12" x 8'0"

CT8-692
▲
CT
8'0"
1/2 View SL
10" x 8'0"
12" x 8'0"

Contours™ Designs (CT & CC Series)

These premium doors feature a tough, galvanized steel skin that features our exclusive high-definition beaded sticking panel profile and other panel profiles in selected designs.

They're available with an optional steel edge that delivers added security and a fire rating of up to 90 minutes.

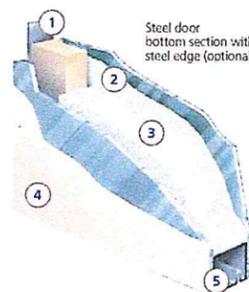


- 1-3/4" Door
- Optional steel edge
- 12" lock block
- Bright white color

OPTIONAL FIRE RATING
20 & 90-minute Fire Rating Available

Steel Edge Construction (CT & CC Series)

1. Heavy-gauge continuous roll-formed steel edge meets 90-minute fire ratings
2. Epoxy primer on the back of the steel resists corrosion
3. Energy efficient core
4. Two coats of neutral, low-sheen, baked-on primer for easier finishing
5. Steel bottom rail for strength



Gladiator® Designs (GL Series)

Standard utility grade steel doors



- 1-3/4" Door
- 12" lock block
- Cream color

FiniShield® Designs (FS Series)

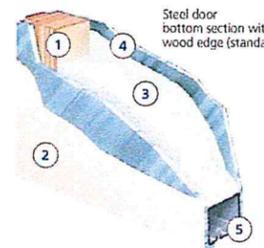
Durable steel skins covered with a seven-mil layer of oak-textured vinyl.



- 1-3/4" Door
- 12" lock block
- Steel skin with 7-mil white woodgrain textured vinyl

Wood Edge Construction (CT, CC, GL & FS Series)

1. Laminated veneer lumber (LVL) stiles and top rail for sturdy construction that resists warping and buckling
2. Two coats of neutral, low-sheen, baked-on enamel primer for easier finishing
3. Energy efficient core
4. Epoxy primer on the back of the steel skin prevents corrosion
5. Steel bottom rail for strength



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