

Development Application
Town of Stowe Planning & Zoning Department
PO Box 730
Stowe, VT 05672
Telephone: (802) 253-6141
This form serves as an application for all requested zoning and subdivision reviews.

Project #
(To be assigned)

Date Received:

Property Owner Information

Property Owner	Joseph Donald Bourgeois
Mailing Street Address City, State and Zip	
Telephone Number	Email

Applicant Information (Relationship to Owner)

- ☒ Owner (If so, skip to property information) ☐ Lessee ☐ Contractor
☐ Architect/Designer ☐ Agent for Owner ☐ Under purchase contract

All information and correspondence is sent to applicant/contact.

Applicant Name Company (if any)	
Mailing Street Address City, State and Zip	
Phone Number	Email

Property Information & Location

Physical Address	68 Brinkerhoff Lane
Tax Map ID	07-064.C00
Existing Use Vacant Land	Proposed Use ADU

Please briefly describe the proposed project, intended use, and/or development request below:

68 Brinkerhoff Lane is a new ADU to 62 Brinkerhoff Lane(see separate application), both part of a condo development, see Bk 1149, pages 196-225. Survey map showing #7, #62, #68 & #80 Brinkerhoff Lane on 4.4 acres recorded on Slide 1261A in the Town Clerk's office.

80 Brinkerhoff lane, historic home (built in 1830).

7 Brinkerhoff Lane, (built in 2006) is an ADU to 80 Brinkerhoff lane.

For All Approvals:

The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if: ☒ Property Owner OR ☐ Agent for Owner	Signature: _____ Date:
---	------------------------------

Additional application information is required on reverse side: ➔

Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.

Construction Information

A site plan showing the proposed development is required if construction is involved.

The applicant is responsible for determining property lines and setbacks.

Please answer the questions below for all projects:

Will there be a new curb cut (driveway opening)?	Yes ☐ No ☒
Will over ½ acre of land be graded or disturbed?	Yes ☐ No ☒
Will the development create an additional ½ acre of impervious surface?	Yes ☐ No ☒
Will there be other changes resulting in increased sewer or water flows?	Yes ☐ No ☒
Will there be a new connection to the Stowe sewage system?	Yes ☐ No ☒
Will there be a new connection to the Stowe water system?	Yes ☐ No ☒
Is any portion of the building rented out?	Yes ☐ No ☒
Is an Act 250 permit or amendment required?	Yes ☐ No ☒

Maximum Bldg. Height: 23' * Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms:	# Bathrooms: 0	# Bedrooms: 0	# Kitchens: 0
New Rooms:	# Bathrooms: 3	# Bedrooms: 2	# Kitchens: 1

Please complete the fee calculation below for all applications:

Zoning Permit Fees - Single & Two-Family Dwellings (Permitted Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated) 1,762.70+883.92=2,646.62	\$0.30	\$794.10
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.) 443	\$0.10	\$44.30
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$60.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	\$60.00	
Fee:		\$
Zoning Permit Fees - Conditional Uses (Commercial & Multi-Family Uses)	Fee/Sq. Ft.	Fee Required
Enclosed building spaces per sq. ft (heated & unheated)	\$0.40	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	\$0.25	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	\$100	
Administrative amendment by Zoning Administrator	\$75.00	
Fee:		\$
Development Review & Public Hearing Fees	Fee/Sq. Ft.	Fee Required
Appeal of Action of Zoning Administrator	\$250.00	
Variance or Dimensional Waiver	\$250.00	
Conditional Use Review	\$250.00	
Ridgeline & Hillside Overlay District (RHOD) Review	\$250.00	
Design Review (Single-Family & Two-Family Dwelling)	\$60.00	\$60.00
Design Review (All other uses except Single-Family & Two-Family Dwelling)	\$250.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	\$250.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	\$275.00	
Final Plat Application (base fee)	\$250.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	\$150.00	
Minimal Alteration reviewed by Zoning Administrator	\$100.00	
Other subdivision applications/amendments requiring DRB approval	\$250.00	
Fee:		\$
Signs	\$70.00	
Fee:		\$
Recording Fees /Stowe Land Records (set by state law)		

62+68 Brinkerhoff Lane, Stowe, VT

Narrative=

The project consists of a new single-family home with an ADU, on the same lot as an existing historic single-family home built in 1830, with an ADU built in 2006. They are part of the Little River Townhouses development, consisting of three single family each with ADU, including the proposed. 62+68 Brinkerhoff Lane will complete the development. They are designed and detailed to match the existing buildings built in 2006+2007. All units being designed to match the detailing, orientation and locations of barns seen in historic photos of the property. Approval was obtained in 2006 from Historical Preservation Commission for 7 Brinkerhoff Lane, which 62+68 Brinkerhoff Lane will match.

The proposed buildings will be located in the tight footprint dictated by the setbacks from property lines, existing buildings, septic related, road, and river. They will be at the closest 153' from the property line at RT 100 and 115' at the closest to the back of the existing historic structure. The proposed units will also be partially screened by existing changes in topography and trees from the public way, this won't be disturbed. All septic related and sitework for overall development is already in place, so mature landscaping will be minimally disturbed. The proposed buildings were sited to have minimal visibility and so existing screening/landscaping could be maintained.

Details-

- Existing details and materials, as shown in images of existing buildings @ little river townhouses, will be matched.
- HVAC + vents= all vents and equipment to be located so not visible from public way, between proposed buildings and/or at rear, where allowed by codes, w/evergreen screening as required. Not shown. (typ.)
- Roofing= certainteed landmark architectural shingles or similar, to match existing units.
- Siding = material, size, spacing, detailing, and stain color will match existing units. Existing material is vertical locally sourced hemlock siding, installed reverse board and batten.
- Garage doors= will match existing.

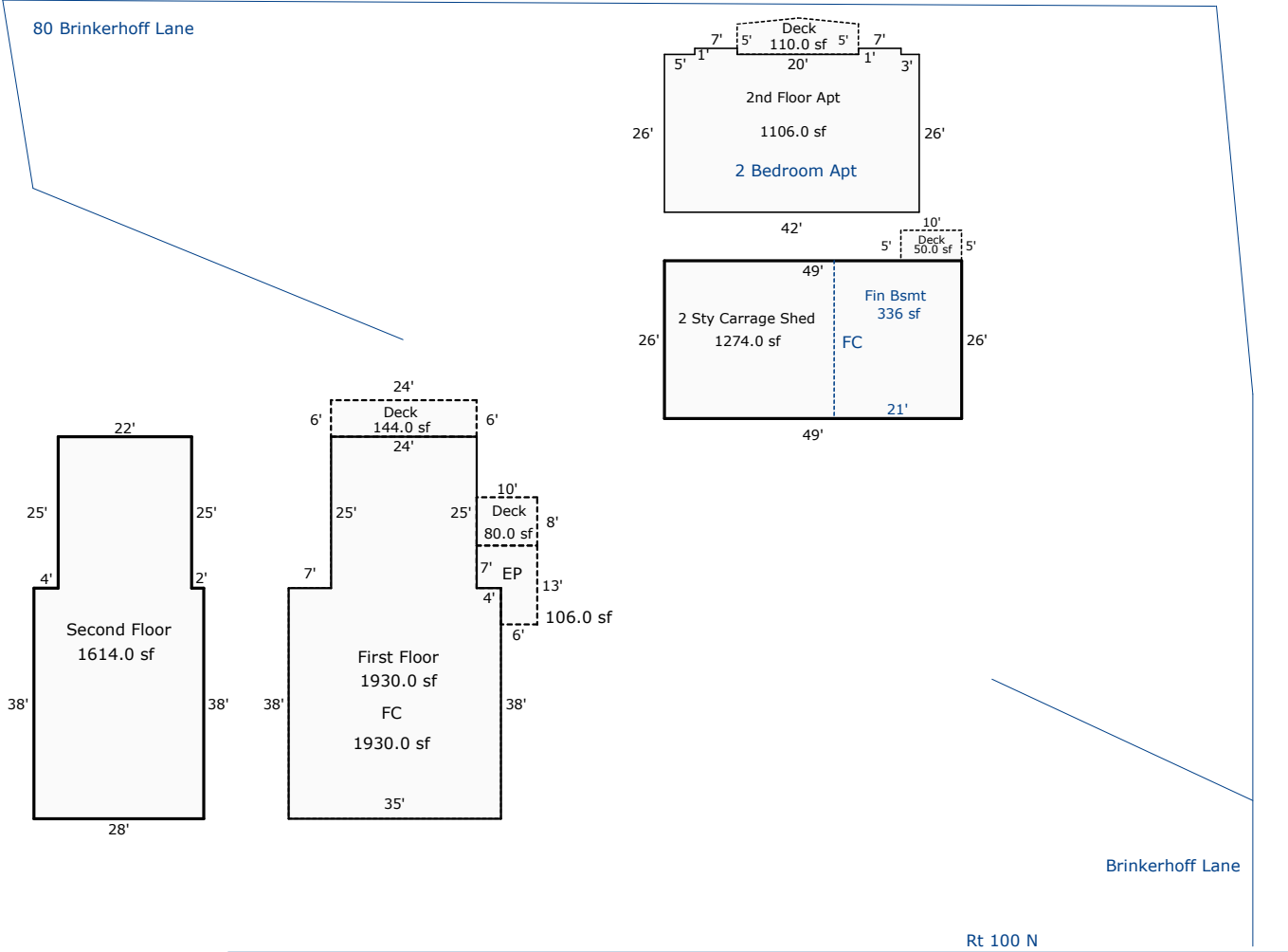
- Railings= glass as shown, not public facing, so disappears.
- Trim= details and size to match existing. (typ.). Including roof eaves, soffits, gables, building corners, window and door trim, also including frieze, fascia, and shadow board will all match existing units.
- Decking= will match existing.
- Porch posts= will match existing.
- Windows= will match existing style.
- Color palette= will match existing

SKETCH/AREA TABLE ADDENDUM

Parcel No 04-023.000

SUBJECT	Property Address 1341 Pucker Street			
	City Stowe	County Lamoille	State VT	Zip 05672
	Owner			
	Client Town of Stowe	Client Address Listers Office		
	Appraiser Name Tax Assessment Use Only			

IMPROVEMENTS SKETCH



Scale: 1" = 20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1930.00	196.0	1930.00
1FL2	Second Floor	1.00	1614.00	182.0	1614.00
1BS	FC	1.00	1930.00	196.0	1930.00
GAR11	2 Sty Carriage Shed	1.00	1274.00	150.0	1274.00
P/P11	EP	1.00	106.00	46.0	106.00
P/P12	Deck	1.00	80.00	36.0	80.00
P/P13	Deck	1.00	144.00	60.0	144.00
OTH	2nd Floor Apt	1.00	1106.00	140.0	
	Deck	1.00	110.00	50.1	
	Deck	1.00	50.00	30.0	
Net BUILDING Area (rounded w/ factors)					3544

Issue Date:
08.07.2025
Last Revision:

Notes:
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Any deviation from drawings needs to be approved by Architect.

A0.1
COVER

SHEET LIST		
Sheet Number	Sheet Name	Sheet Issue Date
A0.1	COVER	08.07.2025
A0.3	3Ds	08.07.2025
A0.4	3Ds	08.07.2025
A0.6	DETAILS	08.07.2025
A0.7	Context - Site	08.07.2025
A0.8	Context - 80 Brinkerhoff Lane	08.07.2025
A0.9	Specs.-Windows, Doors +Lights	08.07.2025
A1.1	BASEMENT FLOOR PLAN	08.07.2025
A1.2	ENTRY FLOOR PLAN	08.07.2025
A1.3	UPPER FLOOR PLAN	08.07.2025
A1.4_	ROOF PLAN_	08.07.2025
A2.1	ELEVATION(S)	08.07.2025
A2.2	ELEVATION(S)	08.07.2025
A2.3	ELEVATION(S)	08.07.2025
A2.4	ELEVATION(S)	08.07.2025
A2.5	ELEVATION(S)	08.07.2025
A2.6	ELEVATION(S)	08.07.2025

DOOR SCHEDULE						
SEE A0.2 FOR MORE						
Mark	Level	Count	Width	Height	Description	Function

D1	ENTRY FLOOR	2	3' - 6"	8' - 0"	SINGLE-SWING-EXTERIOR	Exterior
D2	ENTRY FLOOR	1	10' - 0"	8' - 0"	GARAGE DOOR	Exterior
D3	ENTRY FLOOR	2	10' - 0"	8' - 0"	SMART SLIDE-2 PANEL	Exterior
D5	ENTRY FLOOR	1	9' - 0"	8' - 0"	GARAGE DOOR	Exterior
D6	BASEMENT FLOOR	2	10' - 0"	7' - 0"	SMART SLIDE-2 PANEL	Exterior
D7	BASEMENT FLOOR	1	3' - 0"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D8	BASEMENT FLOOR	1	2' - 6"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D9	BASEMENT FLOOR	1	2' - 6"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D10	BASEMENT FLOOR	1	2' - 6"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D11	BASEMENT FLOOR	1	3' - 0"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D12	BASEMENT FLOOR	1	3' - 0"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D13	BASEMENT FLOOR	1	5' - 0"	6' - 8"	DOUBLE-SWING-INTERIOR	Interior
D14	BASEMENT FLOOR	1	3' - 0"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D15	ENTRY FLOOR	1	3' - 0"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D16	ENTRY FLOOR	1	4' - 0"	8' - 0"	DOUBLE-SWING-INTERIOR	Interior
D17	ENTRY FLOOR	1	2' - 6"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D18	ENTRY FLOOR	1	2' - 4"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D19	ENTRY FLOOR	1	2' - 6"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D20	ENTRY FLOOR	1	2' - 4"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D21	ENTRY FLOOR	1	3' - 0"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D22	ENTRY FLOOR	1	4' - 0"	8' - 0"	DOUBLE-SWING-INTERIOR	Interior
D23	ENTRY FLOOR	1	3' - 0"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D24	ENTRY FLOOR	1	2' - 6"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D25	ENTRY FLOOR	1	4' - 0"	8' - 0"	DOUBLE-SWING-INTERIOR	Interior
D26	ENTRY FLOOR	1	3' - 0"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D27	ENTRY FLOOR	1	2' - 6"	8' - 0"	SINGLE-SWING-INTERIOR	Interior
D29	UPPER FLOOR	1	2' - 6"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D30	UPPER FLOOR	1	2' - 6"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D31	UPPER FLOOR	1	2' - 6"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D32	UPPER FLOOR	1	4' - 0"	6' - 8"	DOUBLE-SWING-INTERIOR	Interior
D33	UPPER FLOOR	1	4' - 0"	6' - 8"	DOUBLE-SWING-INTERIOR	Interior
D34	UPPER FLOOR	1	2' - 8"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D35	UPPER FLOOR	1	2' - 8"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D36	UPPER FLOOR	1	2' - 4"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D37	UPPER FLOOR	1	2' - 4"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D38	UPPER FLOOR	1	2' - 4"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D39	UPPER FLOOR	1	2' - 4"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D40	UPPER FLOOR	1	2' - 8"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D41	UPPER FLOOR	1	2' - 8"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D42	UPPER FLOOR	1	2' - 8"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D43	UPPER FLOOR	1	2' - 8"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D44	UPPER FLOOR	1	2' - 8"	6' - 8"	SINGLE-SWING-INTERIOR	Interior
D45	UPPER FLOOR	1	2' - 6"	6' - 8"	SINGLE-SWING-INTERIOR	Interior

AREA CALCULATIONS (SQ FT)				
		MAIN UNIT 62 Brinkerhoff Lane	ACC. UNIT 68 Brinkerhoff Lane	
ENCLOSED				
BASEMENT	HABITABLE	935.56	0	
	NON-HABITABLE (unheated)	63.71	639.66	
ENTRY FLOOR	HABITABLE	1141.48	707.49	
	NON-HABITABLE (unheated)	276.74	244.26	
UPPER FLOOR	HABITABLE	1488.52	1055.21	
	NON-HABITABLE (unheated)	0	0	
TOTAL	HABITABLE	3565.56	1762.7	
	NON-HABITABLE (unheated)	340.45	883.92	
TOTAL ENCLOSED SPACE		3906.01	2646.62	6552.63
UNENCLOSED				
	DECKS	304.39	247.34	
	OPEN PORCH	149.46	195.58	
TOTAL		453.85	442.92	896.77

WINDOW SCHEDULE					
SEE A0.2 FOR MORE					
(ANY EXISTING OPENINGS TO BE CONFIRMED)					

Asse mbly Name	Type Mark	Count	Width	Height	Operation
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	W1	35	2' - 0"	2' - 0"	FIXED EXTERIOR
	W2	3	1' - 2"	8' - 0"	FIXED EXTERIOR
	W3	4	3' - 0"	8' - 0"	TILT TURN- EXTERIOR
	W4	3	6' - 0"	8' - 0"	FIXED EXTERIOR
	W5	2	5' - 0"	8' - 0"	FIXED EXTERIOR
	W6	3	2' - 0"	8' - 0"	FIXED EXTERIOR
	W7	6	5' - 0"	5' - 0"	TILT TURN- EXTERIOR
	W8	2	4' - 0"	6' - 0"	TILT TURN- EXTERIOR
	W9	2	6' - 0"	6' - 8"	FIXED EXTERIOR
	W10	1	5' - 0"	6' - 8"	FIXED EXTERIOR
	W11	2	6' - 0"	7' - 0"	FIXED EXTERIOR
	W12	3	3' - 0"	7' - 0"	TILT TURN- EXTERIOR
	W13	1	3' - 0"	7' - 0"	FIXED EXTERIOR



② 3D VIEW 4



① 3D VIEW 1

LITTLE RIVER TOWNHOUSES-FINAL PHASE
62+68 Brinkerhoff Lane, Stowe VT

Issue Date:
08.07.2025
Last Revision:

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A0.3
3Ds

② 3D VIEW 2



① 3D VIEW 3



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A0.4
3Ds

Details-Existing details to be matched. As shown in images below.

22+34 Brinkerhoff Lane (Existing, Built in 2007)



- Existing details and materials, as shown in images of existing buildings @ Little River Townhouses, will be matched.
- HVAC + vents= All vents and equipment to be located so not visible from public way, between proposed buildings and/or at rear, where allowed by codes, w/evergreen screening as required. Not shown.
- Roofing= Certainteed Landmark, architectural shingles or similar, to match existing.
- Siding = material, size, spacing, detailing, and stain color will all match existing buildings. Existing material is vertical locally sourced hemlock siding, installed reverse board and batten.
- Garage doors= will match existing.
- Railings= glass as shown, so disappear, not public facing.
- Trim= Details and size to match existing. Including roof eaves, soffits, gables, building corners, window and door trim. Also including frieze, fascia, and shadow board. Will all match existing buildings.
- Decking= will match existing.
- Porch posts= will match existing.
- Windows= will match existing style.
- Color palette= will match existing

7 Brinkerhoff Lane (Existing, Built in 2006, Approved by HPC)



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A0.6
DETAILS

Vicinity

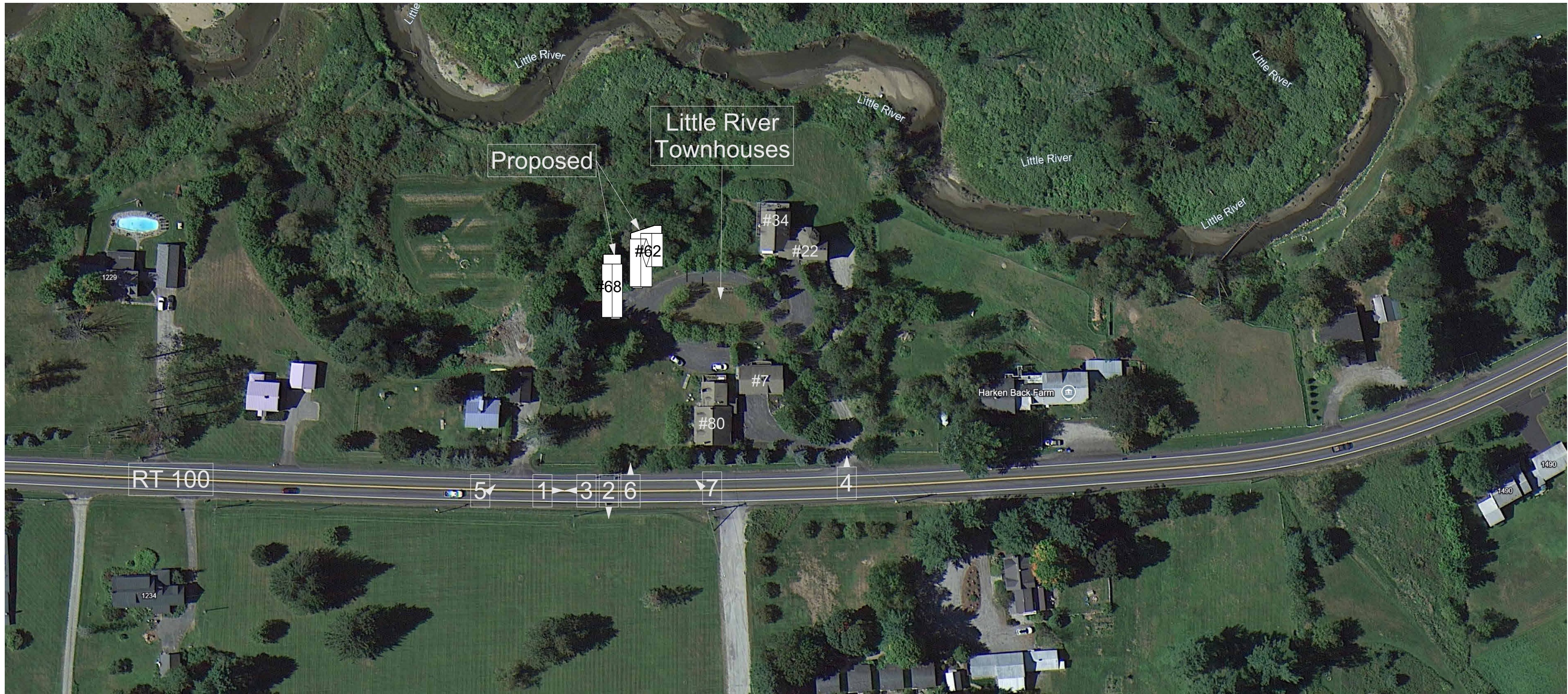


1 - RT100-View To North

2 - RT100-View Directly Across Street From Proposed

3 - RT100-View To South

Aerial View of Little River Townhouses and Vicinity



View Towards 22+34, From Entrance to Little River Townhouses on Rt100



4

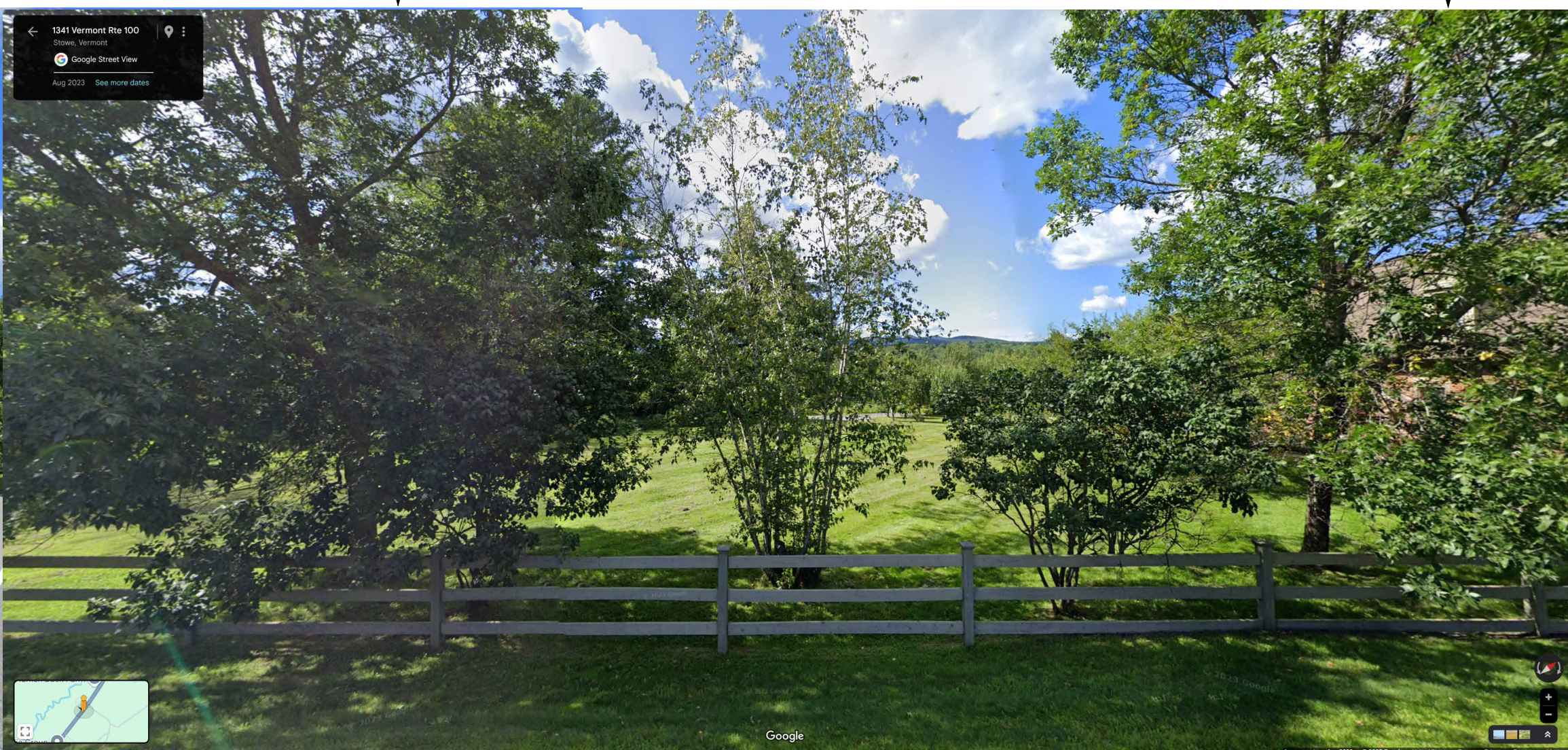
Views Towards Proposed Buildings From Public Way (Rt 100)

Arrows Indicate Proposed Location Of Buildings(Behind Trees & Topography)

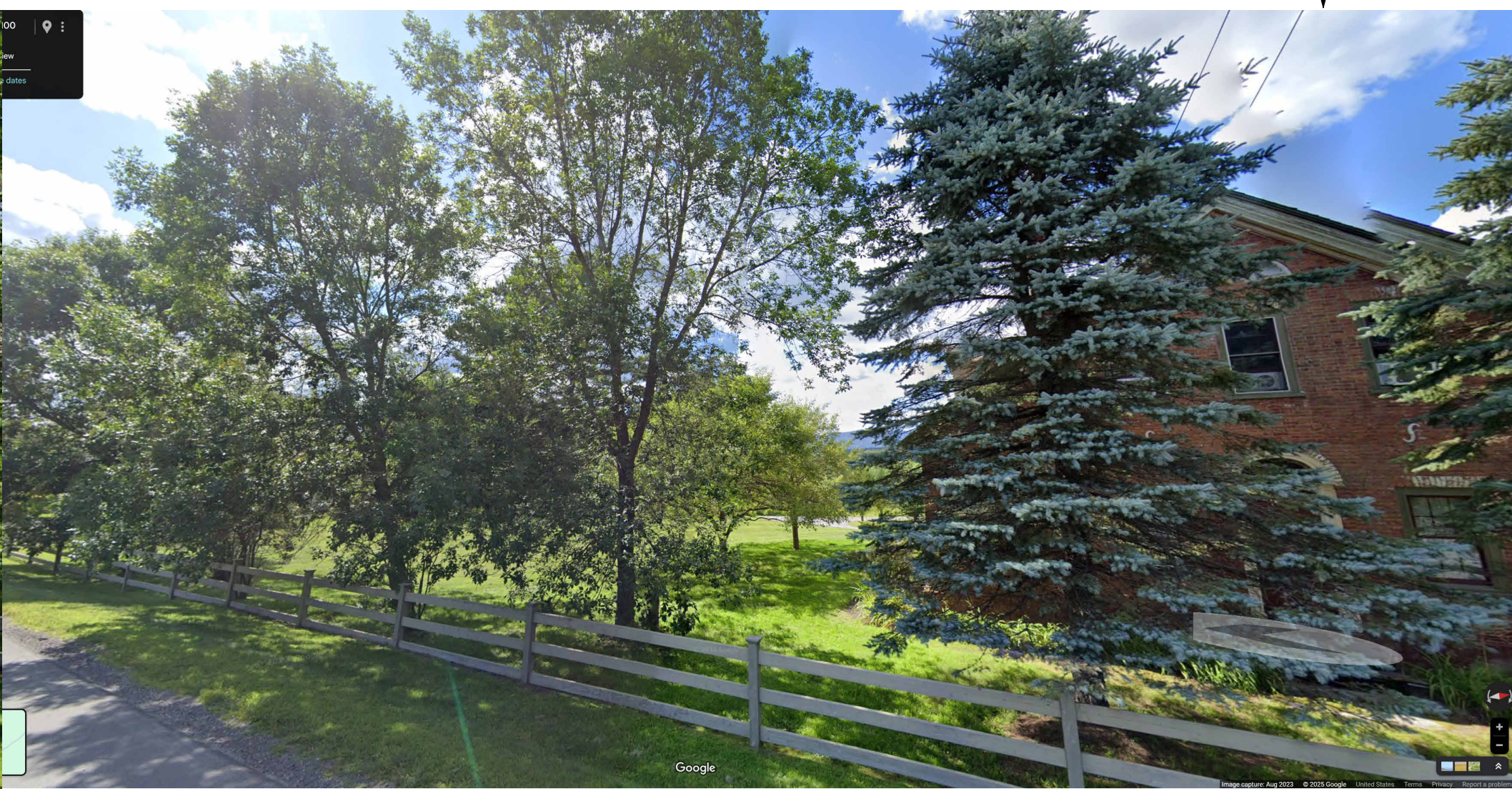
Existing Building- 80 Brinkerhoff Lane (Built 1830)



5



6



7

LITTLE RIVER TOWNHOUSES-FINAL PHASE
62+68 Brinkerhoff Lane, Stowe VT

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A0.7
Context - Site

Existing - 80 Brinkerhoff Lane (Built 1830)

Current



Historical



LITTLE RIVER TOWNHOUSES-FINAL PHASE
62+68 Brinkerhoff Lane, Stowe VT

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A0.8
Context - 80
Brinkerhoff
Lane

Windows + Doors



Typical Windows + Doors

position :19
customer-Pos.: E2

1 3 1 3
2 4 2 4
60" 120" 60"

1 Pcs

Smart Slide Door
900lbs

Width: 120" x Height: 96"

colour frame : Aluplast Double Side
colour sash: Aluplast Double Sided

Frame-profile: 109091 - 56mm Frame
Sash-profile: 109394 - 97mm Sash
109394 - 97mm Sash
109394 - 97mm Sash
149045 - 104mm TMull
107 204- 1.5"SashBea
107 204- 1.5"FrameBe

T-mullion:
Glazing Bead:
False mullion:
Accessories:
Installation Holes:
glas (field A):
glas (field B):

hardware (A):
door handle:

position :1
customer-Pos.: W1 Temp

1 3
2 4
36" 96"

5 Pcs

Tilt Turn
2 Piece Flexscreen with Horizontal Divide
170lbs each

Width: 36" x Height: 96"

profilsystem: 001-REHAU GENE
colour frame : Rehau Double Sided
colour sash: Rehau Double Sided
Eckverputzung: 001-shadow groove

Frame-profile: 532015 - 72mm
Sash-profile: 532036 / Z57
Glazing Bead: 560510- 1 3/8" Sash
False mullion: 109 590 - 25mm w/5/8" flat GBG
5/8" Flat grid between glass - 16mm
Install Straps 247903 (all around)
Rehau Weep Caps
Frameless FlexScreen Geneo
1/8Cardinal 272/Clear/180 Arg Temp
Glass spacer black
Roto Inova Smart-Slide
Smart Slide Flush Pull Outside
Silver
Smart Slide Interior Handle
Silver

glas (field A):
Reinforcement:
hardware (A):
door handle:



position :4
customer-Pos.: W4

1 3
2 4
72" 72"

1 Pcs

Fixed
275lbs

Width: 72" x Height: 72"

profilsystem: 001-REHAU GENE
colour frame : Rehau Double Sided
colour sash: Rehau Double Sided
Eckverputzung: 001-shadow groove

Frame-profile: 532015 - 72mm
Sash-profile: 545001- 1 3/8" Frame
109 590 - 25mm w/5/8" flat GBG
5/8" Flat grid between glass - 16mm
Install Straps 247903 (all around)
Rehau Weep Caps
Frameless FlexScreen Geneo
1/8Cardinal 272/Clear/180 Arg Temp
Glass spacer black
Thermal Insert - 35x28mm (Frame)

glas (field A):
Reinforcement:
hardware (A):
door handle:

86mm Frame

- Fully reinforced polymer window profile system using a fiber composite material
- Six-chambered frame provides unmatched thermal insulation
- Continuous triple weather seal with compression seal
- Full perimeter multi-point locking system
- Screens standard on tilt-turn units
- 3 3/8" frame depth
- Passive House certified profiles available

1 3
2 4
42" 96"

position :16
customer-Pos.: D4

1 3
2 4
42" 96"

1 Pcs

In Swing Door (threshold)
200lbs

Width: 42" x Height: 95"

profilsystem: 001-REHAU GENE
colour frame : Rehau Double Sided
colour sash: Rehau Double Sided
Eckverputzung: 001-shadow groove

Frame-profile: 350308 - I/S Thresh
Sash-profile: 532015 - 72mm
532136 / Z84
532136 / Z84
Glazing Bead: 560510- 1 3/8" Sash
False mullion: 109 590 - 25mm w/5/8" flat GBG
5/8" Flat grid between glass - 16mm
351558 drip rail Geneo
248095 Brush seal Weatherpile
Install Straps 247903 (all around)
353383 Cold Stop
353383 Cold Stop
1/8Cardinal 272/Clear/180 Arg Temp
Glass spacer black
Frame Refo 35x28
Thermal Insert - 35x28mm (Frame)
Roto Inova Smart-Slide
Silver
Veka Cylinder Thumbturns
Satin Nickel
I/SFullCylinder Matt Nickel Geneo
Keyed Alike

glas (field A):
Reinforcement:
door handle:



Sample Configurations

Two panels with one slide sash and a fixed sash.

1 3
2 4
42" 96"

Smart Slide

1 3
2 4
42" 96"

Lights

The Westchester
Wall Mount

To place your order, check one box per section. For accessories & customizations, choose as many as you would like.

Color

Matte Black Exterior
White Interior

Matte Black Exterior
Matte Black Interior

Matte Black Exterior
Brass Interior

Navy Blue Exterior
White Interior

Navy Blue Exterior
Navy Blue Interior

Navy Blue Exterior
Brass Interior

Dark Bronze Exterior
White Interior

Dark Bronze Exterior
Dark Bronze Interior

Dark Bronze Exterior
Brass Interior

Modern Gray Exterior
White Interior

Modern Gray Exterior
Modern Gray Interior

Modern Gray Exterior
Brass Interior

Hunter Green Exterior
White Interior

Hunter Green Exterior
Hunter Green Interior

Hunter Green Exterior
Brass Interior

Cream Exterior
Cream Interior

Cream Exterior
Brass Interior

White Exterior
White Interior

Gray Blue Exterior
White Interior

Gray Blue Exterior
Gray Blue Interior

Gray Blue Exterior
Brass Interior

Green Exterior
White Interior

Red Exterior
White Interior

Black Exterior
White Interior

Galvanized Exterior
Galvanized Interior

Custom Color

Mount

11" Straight Arm
511

11" Gooseneck
GB05

23" Gooseneck
GB03

16" Gooseneck
GB04

Mount Color Option

Same as Dome

Galvanized

Matte Black

Accessories & Customizations

Marine Grade Powder Coating

6" Mounting Plate

Dusk to Dawn Sensor

4" Round Bell Box

E26 Dimmable LED Light Bulb

8 Watt, 2700K (800 Lumens)

12 Watt, 3000K (1500 Lumens)

22 Watt, 6500K (2500 Lumens)

Project: 62+68 Brinkerhoff Lane

Location: Stowe, VT

Fixture Type: L2

Catalog Number:

AVAILABLE FINISHES:

Bloc
WS-W9201

PRODUCT DESCRIPTION

Crafted from die-cast aluminum for a seamless appearance, Bloc is minimalist in form and maximalist in performance, delivering superior LED light through a factory-sealed glass lens/silk-screened with ceramic for diffuse even illumination. Cubism never looked so good.

FEATURES

- 2700K and 4000K CCT option available for special order.
- Driver concealed within the fixture
- Silk-screened glass
- IDA Dark Sky compliant in color temperatures of 3000K or lower

SPECIFICATIONS

Rated Life: 50000 Hours

Standards: ETL, ETL, Wet Location Listed, IP66, Title 24 JAB: 2019 Compliant, Dark Sky Friendly

Input: 120-277V, 50/60Hz

Dimming: ELV, 0-10V

Mounting: Can be mounted on wall vertically or upside down

Color Temp: 3000K

CRI: 90

Construction: Die cast aluminum construction with silk-screened glass

Model & Size

WS-W9201 6"

Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
3000K	Black	15.8W	4196	1117
3000K	BZ Bronze	15.8W	4196	1117
3000K	WT White	15.8W	4196	1117

Example: WS-W9201-WT

*For 2700K add "27"; 4000K add "40" before the finish: WS-W9201-40-WT

For custom requests please contact customers@modernforms.com

ModernForms.com | Phone: (866) 810-6615 | Fax: (800) 526-2585

Central Distribution Center: 1600 Distribution Ct, Lithia Springs, GA 30122

Western Distribution Center: 1750 Archibald Avenue, Ontario, CA 91760

MODERN FORMS



Typ. Fixed Window

Garnet Red



7 Brinkerhoff Lane- existing window color to be matched.

LITTLE RIVER TOWNHOUSES-FINAL PHASE

62+68 Brinkerhoff Lane, Stowe VT

Issue Date:
08.07.2025
Last Revision:

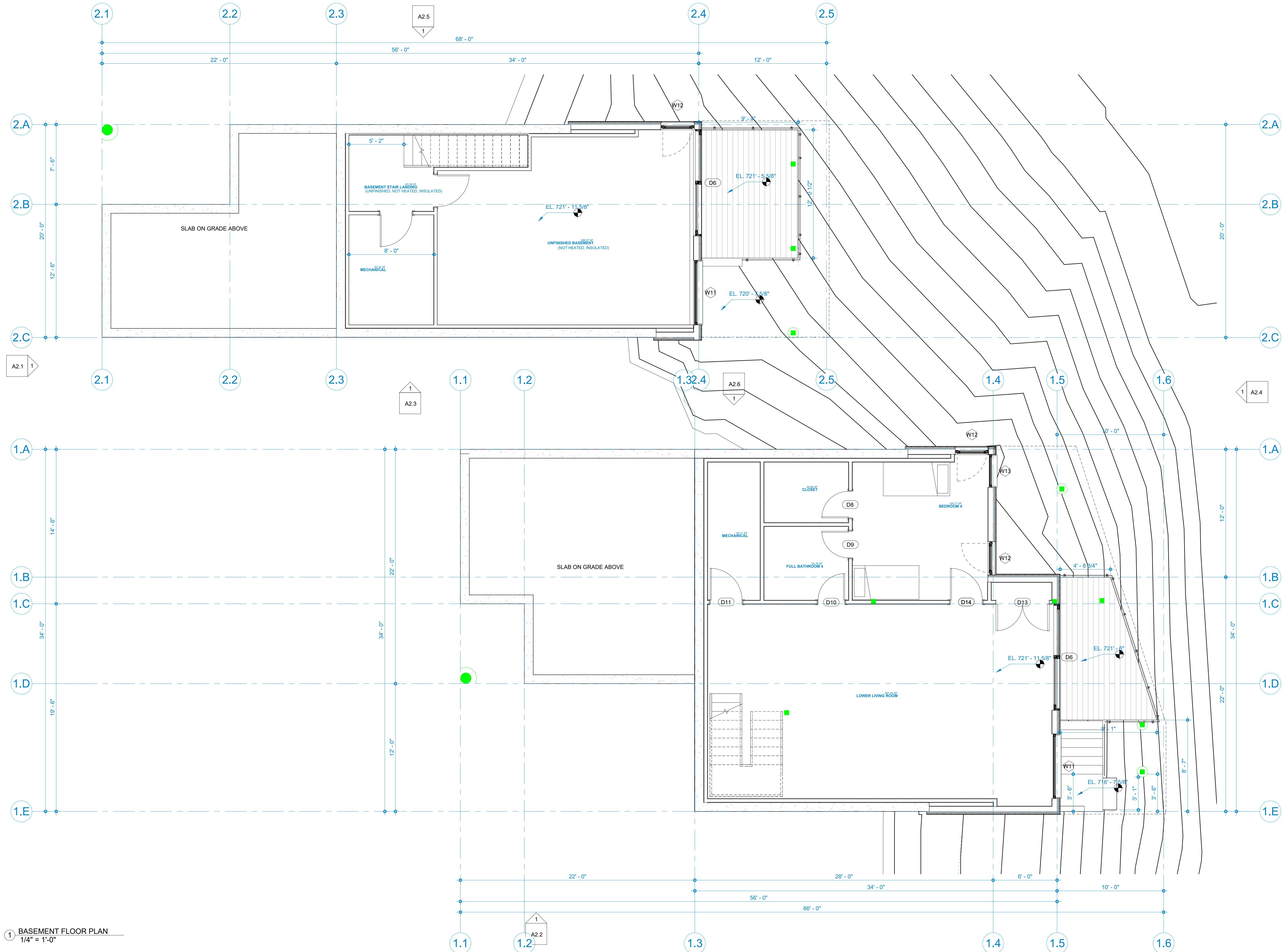
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Any deviation from drawings needs to be approved by Architect.

A0.9
Specs.-Windows
Doors +Lights



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

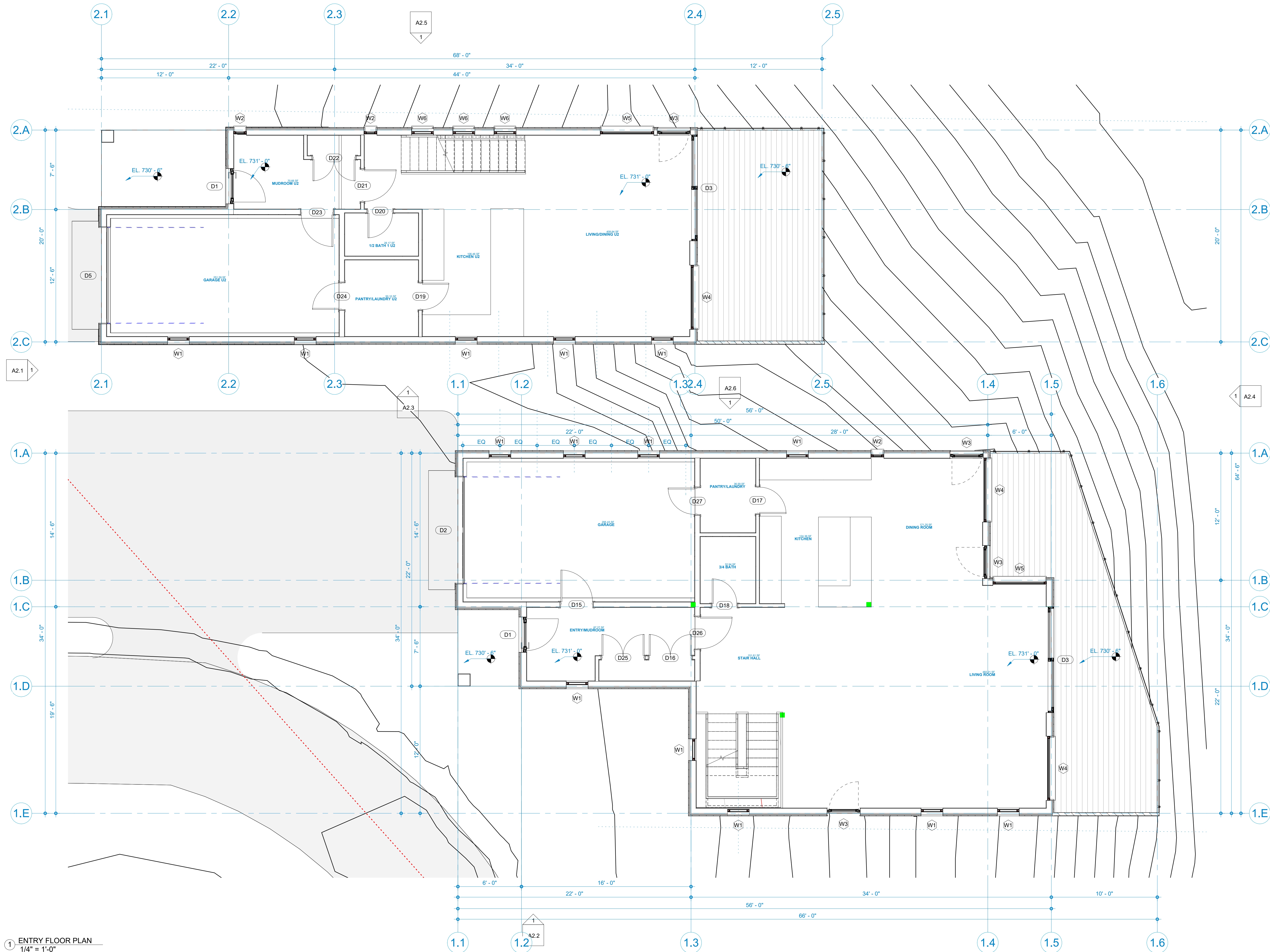
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62+68 Brinkerhoff Lane, Stowe VT

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A1.1
BASEMENT
FLOOR PLAN



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

LITTLE RIVER TOWNHOUSES-FINAL PHASE

62+68 Brinkerhoff Lane, Stowe VT

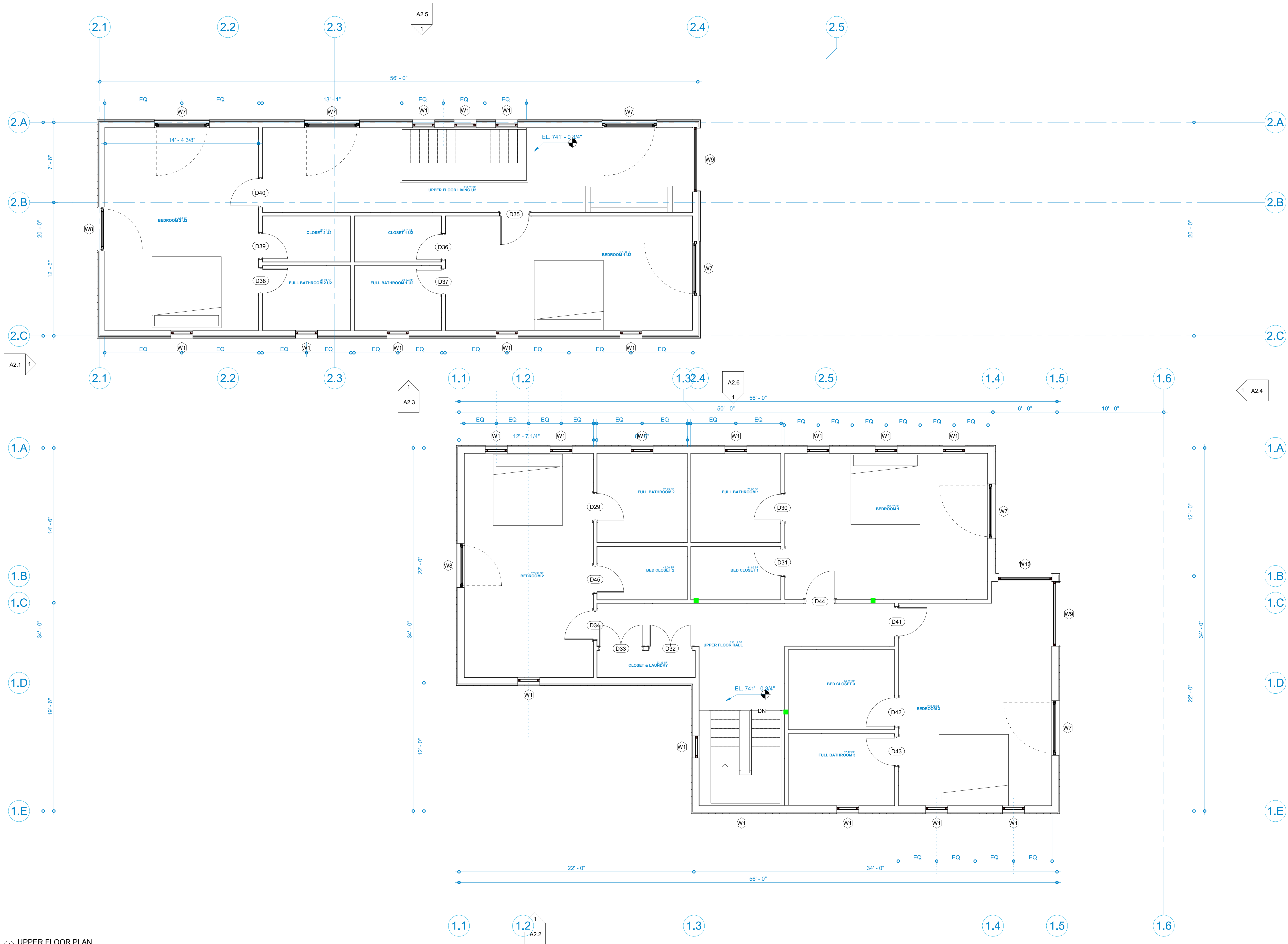
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A1.2 ENTRY FLOOR PLAN



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

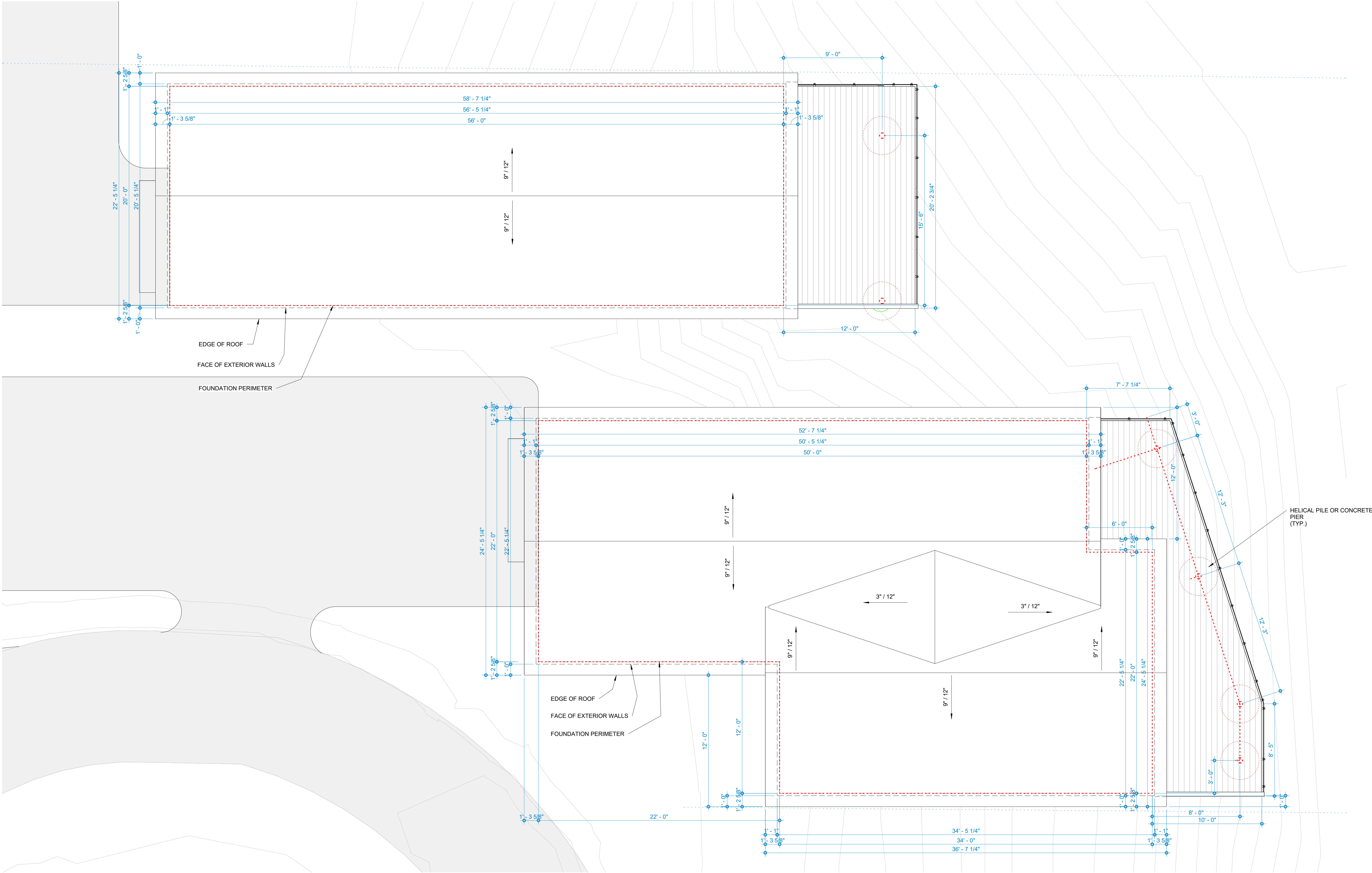
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62+68 Brinkerhoff Lane, Stowe VT

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A1.3
UPPER FLOOR
PLAN



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

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62+68 Brinkerhoff Lane, Stowe VT

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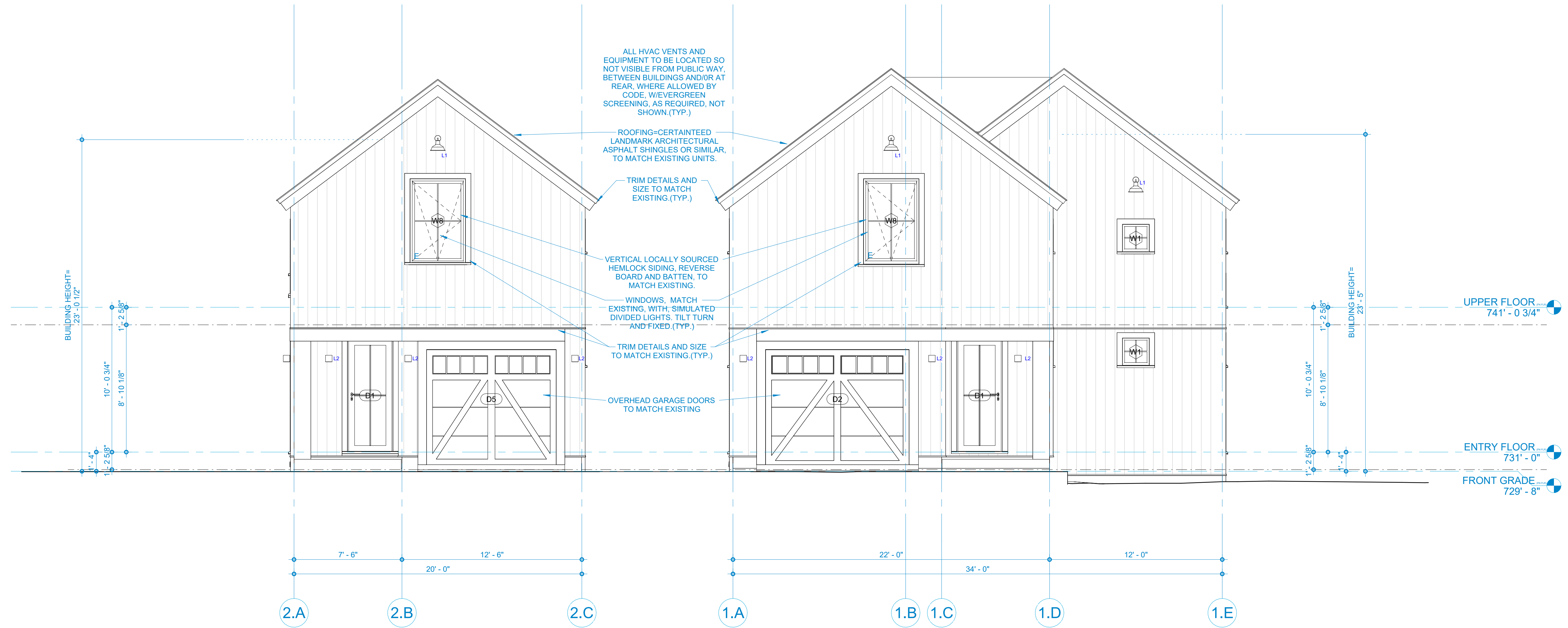
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A1.4_

ROOF PLAN_



1 FRONT ELEVATION (PUBLIC FACING)
1/4" = 1'-0"

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62+68 Brinkerhoff Lane, Stowe VT

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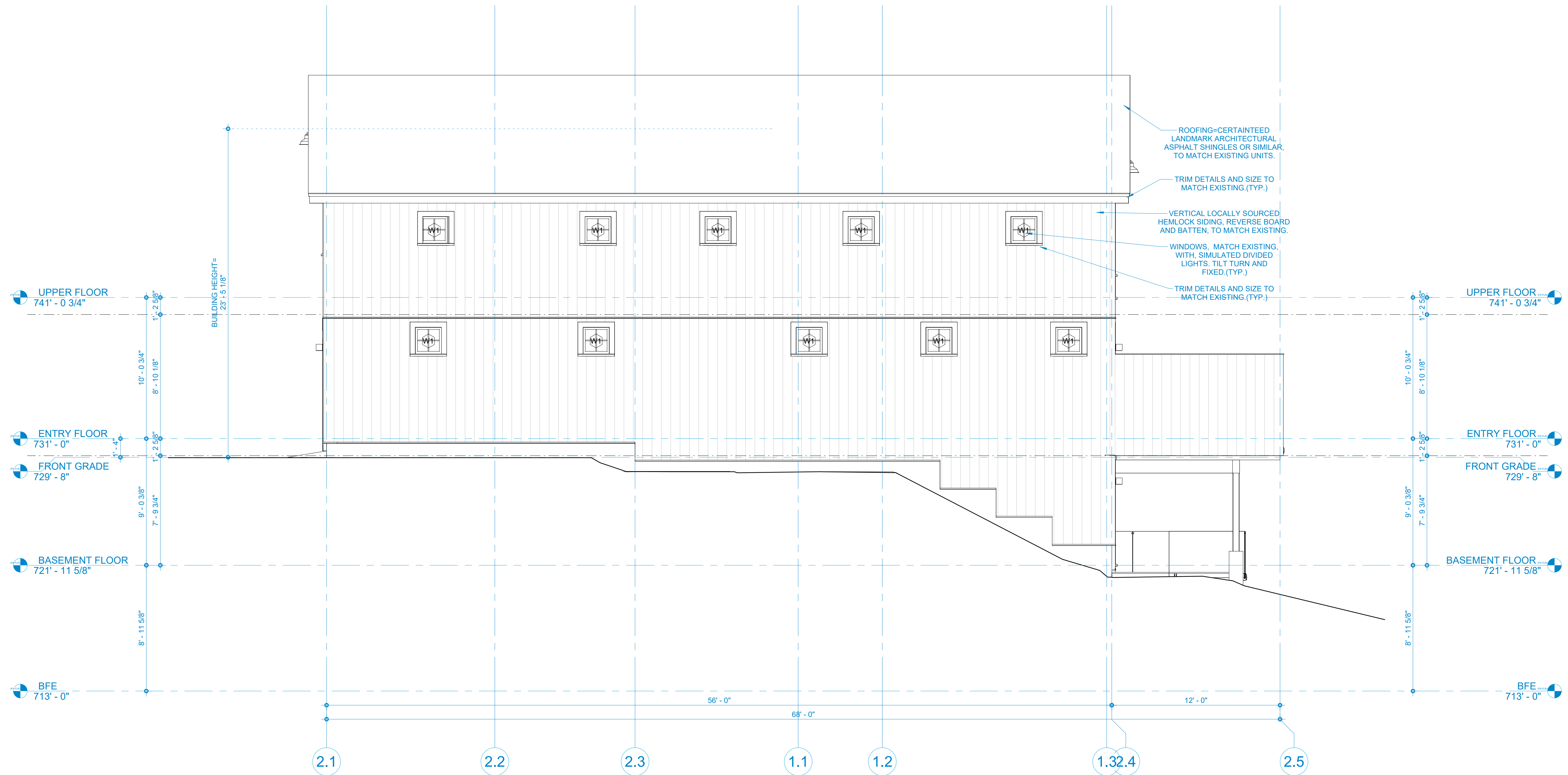
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A2.1
ELEVATION(S)



① RIGHT ELEVATION1
1/4" = 1'-0"

LITTLE RIVER TOWNHOUSES-FINAL PHASE

62+68 Brinkerhoff Lane, Stowe VT

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A2.3

ELEVATION(S)

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62+68 Brinkerhoff Lane, Stowe VT

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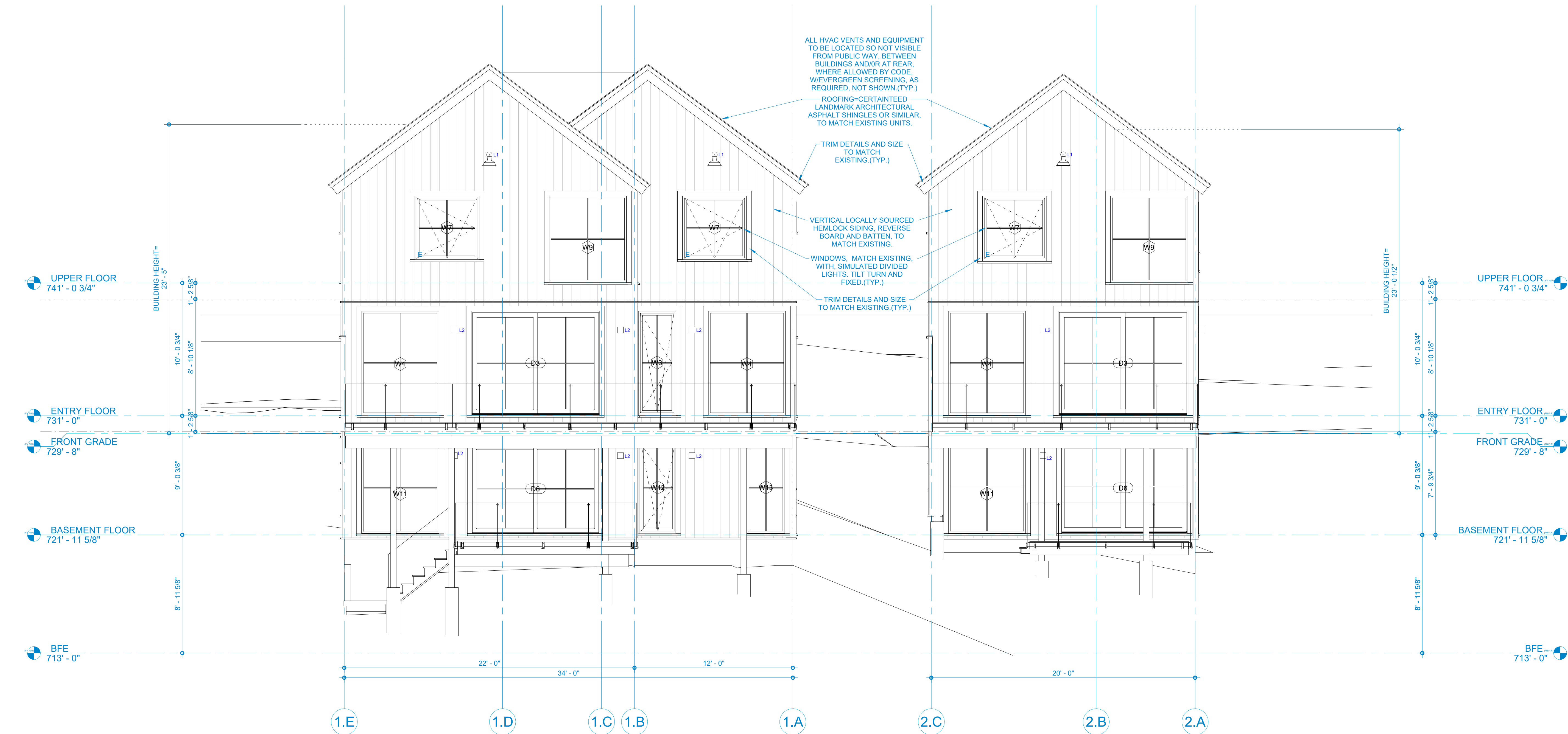
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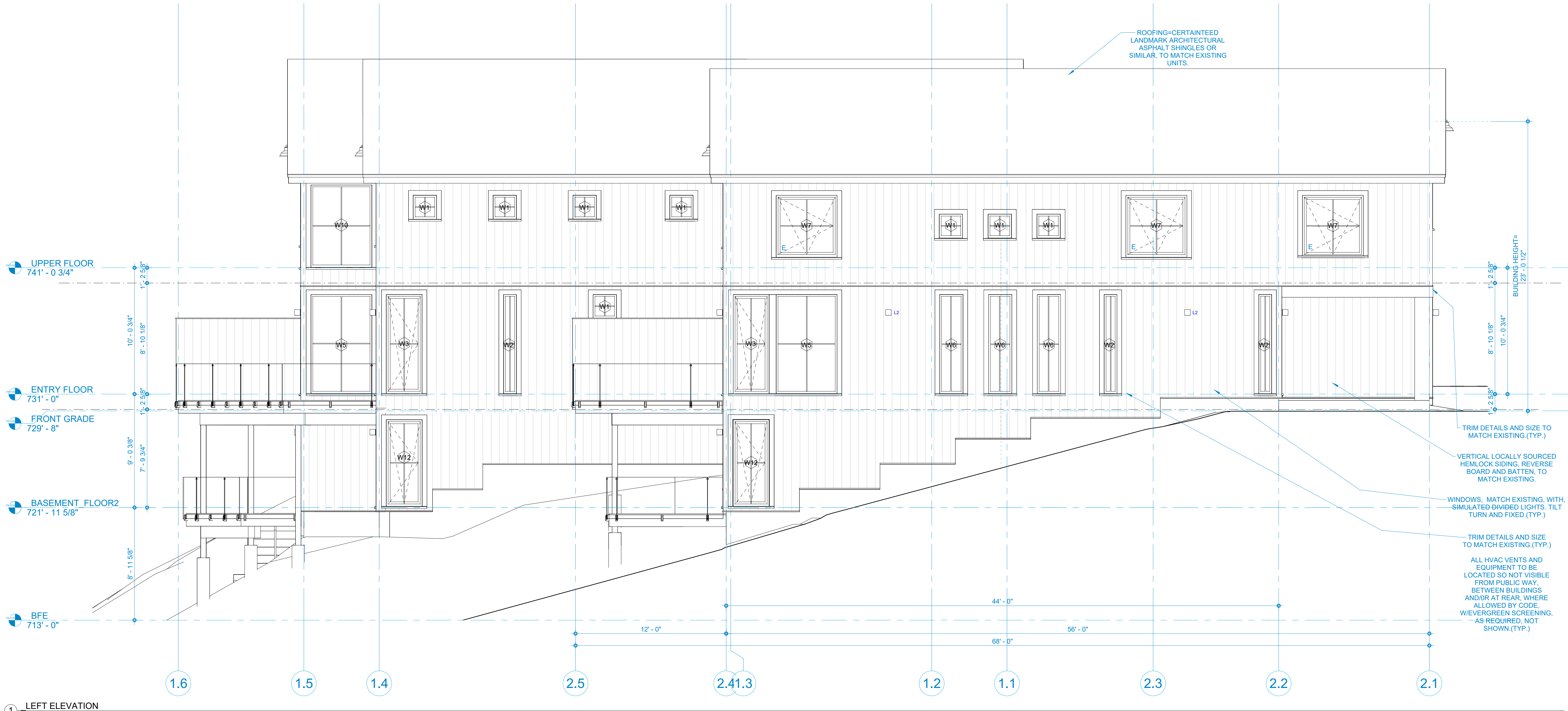
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A2.4
ELEVATION(S)

8/7/2025 5:06:13 PM



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



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

LITTLE RIVER TOWNHOUSES-FINAL PHASE

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Any deviation from
drawings needs to be
approved by Architect.

A2.5

ELEVATION(S)

