

Burlington Design Advisory Board

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

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



Design Advisory Board

Tuesday, July 23, 2024, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

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

Webinar ID: 871 5565 5137

Passcode: 796731

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

1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

ZP-24-276; 206-208 Dale Road (RL, Ward 4) Wild Dale, LLC / Matt Brouillard
Proposed construction of a new duplex on existing vacant lot created under ZP-24-159. (Project Manager, Mary O’Neil)

1.2.

Session II – 3:30 PM – 4:00 PM

Annual Organizational Meeting

2. Informational and Non-Discrimination Statements

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

Non-Discrimination

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

3. Adjournment

Department of Permitting and Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator
Theodore Miles, Zoning Specialist



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-24-276
Location: 206-208 Dale Road
Date: July 23, 2024

File: ZP-24-276
Location: 206-208 Dale Road
Zone: RL **Ward:** 4
Parking District: Neighborhood
Date application accepted: June 27, 2024
Applicant/ Owner: Wild Dale LLC/Matt Brouillard
Request: Construct duplex on vacant lot.



Background:

- **Zoning Permit ZP-24-159;** Subdivision of existing parcel (144 Wildwood Drive) to create a new 5793.5 sq. ft. lot. June 2024.

Overview:

The newly created 206-208 Dale Road parcel is the result of a recent subdivision of 144 Wildwood Drive; allowable by the Neighborhood Code. The application seeks to construct a duplex.

Part 1: Land Division Design Standards

The parcel has already been created by ZP-24-159. No further subdivision is proposed.

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district.

The rear of the 144 Wildwood lot is treed. The landscaping plan defines two red maples, a sugar maple and a white birch in the rear yard, and existing lilacs along the northwest corner of the front yard.

Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

The site is not identified within the City's Open Space Protection Plan.

(b) Topographical Alterations:

Plans do not define a change in topography.

(c)Protection of Important Public Views:

There are no protected Important Public Views at or through this parcel.

(d) Protection of Important Cultural Resources:

Not applicable.

(e)Supporting the Use of Renewable Energy Resources:

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

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

The proposed duplex will retain the street arrangement along Dale Road with the home facing the public right-of-way (west). There is nothing noted within the plan to include solar, wind, geothermal, or other renewable energy resource. The most easily accessible renewable resource is direct sunlight; the opportunity minimized with largely blank walls on the north/west and south/east elevations of the house. Adding windows to both the first and second floors would greatly improve access to natural sunlight to the building's interior, increasing the use of a renewable resource and improve the the livability of the property.

The project is required to comply with the City's adopted Thermal Energy Plan. Reference is made to **Article V. Thermal Heating Systems (8-76)** of the Burlington Code of Ordinances.

(f) Brownfield Sites:

Not applicable.

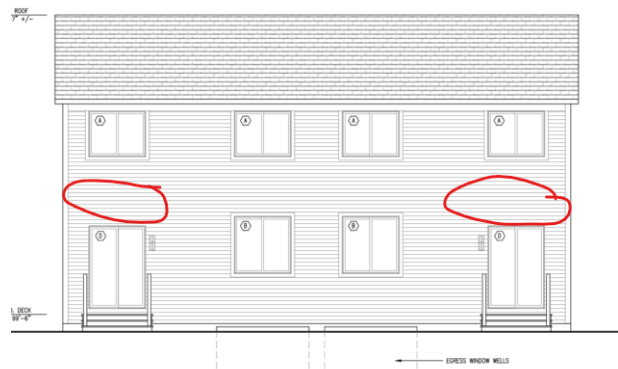
(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Annotated plan C.-1 illustrates the anticipated Stormwater Flow around the building and onto Leddy Park land. Both the EPSC and Stormwater plan must be approved by the Stormwater Engineering program.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Front entries are sheltered under open porches. The rear double-doors, however, have only the eave line to provide shelter from elements. Some form of canopy is recommended.



(h) Building Location and Orientation:

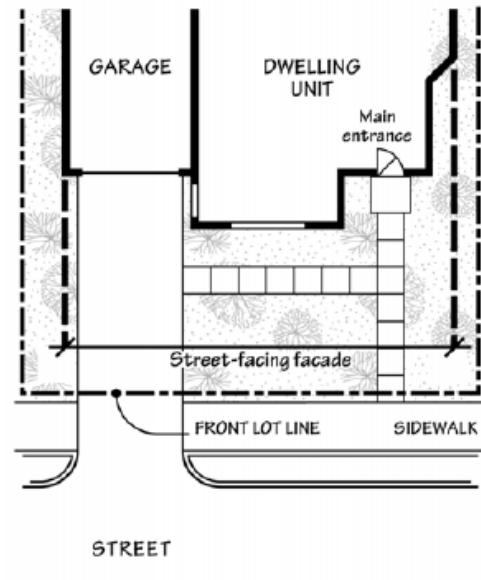
The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes.

The duplex is proposed to face Dale Road, and will be oriented as similar residences along the public way, continuing to define the street "wall."

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

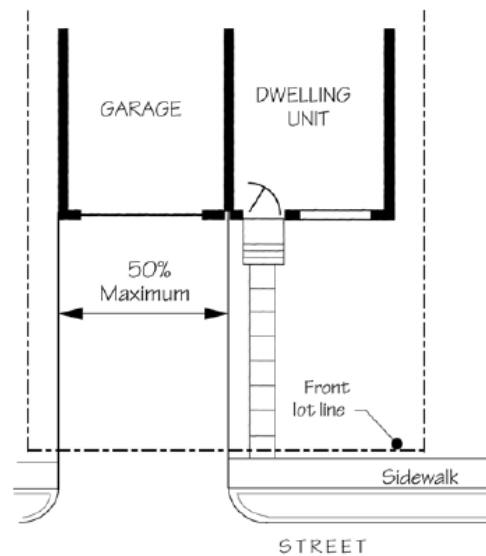
Main entrances both face the street and are clearly identifiable.

In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure. A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design. Where a garage is not oriented towards the street (i.e. the garage doors face the rear or side yard), the street-facing garage wall shall have windows or doors or other features that break-up the mass into smaller elements, and be blended with the character of the residential portion of the structure.



Where a garage is attached to a principal single-family or duplex residential structure and oriented to the street (i.e. the garage doors face the street) the following standards shall apply:

1. *Except as provided in subsections 3, 4 and 5 below, a street-facing garage wall shall constitute no more than 50% of the width of the street-facing façade of the entire structure (including the garage portion), and shall not exceed 24-feet. In cases where a street-facing garage wall constitutes between 30%-50% of the street-facing façade, living space is encouraged above to integrate the garage more closely into the design and mass of the overall structure. In cases where the street-facing garage wall constitutes more than 50% of the width of the street-facing façade, living space above is required.*



The street facing structural measurement is 44' in width, and the garage openings measure 22' of that; 50%. Living space is above the garage.

2. *Each bay of the garage shall have a separate entrance door of no more than 10-feet in width.*

Garage door openings are measured at 9.0'.

3. *Where the width of the street-facing façade of the residential portion of the structure is less than 14 feet, the street-facing garage portion may be allowed up to but not exceeding 14 feet in order to allow for a single garage bay.*

Not applicable.

4. *Where a garage entrance is within a single roofline and wholly integrated into the overall design the front façade of the structure, it may constitute more than 50% of the width of the street-facing façade provided there is interior living space above, and the primary pedestrian entrance offers a clear and welcoming entrance from the street.*

Not applicable.

5. *Enclosed space originally designed and constructed as a garage for vehicular parking but converted to living space may be converted back to enclosed vehicular parking provided there is no expansion of the building footprint necessary to complete the conversion.*

Not applicable.

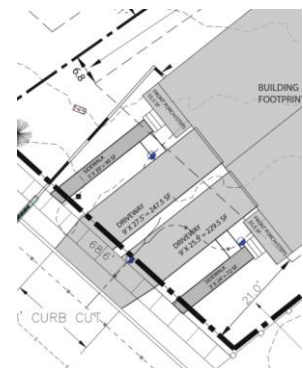
(i) Vehicular Access:

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

A single curb cut of 18' is proposed, leading to two discrete driveways. A curb cut permit will be required from the Department of Public Works.

(j) Pedestrian Access:

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



Separate pedestrian walkways are provided from each unit to the public way. The existing public sidewalk extends to the end of the street, accommodating this development.

(k) Accessibility for the Handicapped:

While encouraged, handicap access is not a requirement for construction of a duplex. Vermont's Visitability Standards are encouraged for incorporation in the plan.

(l) Parking and Circulation:

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

Parking is provided for each unit within garages, with an opportunity for tandem parking in each driveway.

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

At 25-27' in length with an 18' curb cut, there is adequate room for maneuvering vehicles in and out of the driveway.

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

Discrete pedestrian paths are provided to each unit.

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

Article 8, Part 2 (Table 8.2.4-1) requires 1 bike long term bike parking space per 2 bedrooms. Based on two units, each with 3 bedrooms, $6/2 = 3$ long term bike parking spaces are required. The applicant notes that these will be provided within the garage(s).

(m) Landscaping, Fences and Retaining Walls:

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

Existing trees shall be retained and incorporated into a landscape plan to the extent possible, and existing trees to be retained shall be protected during construction in accordance with specifications provided by the city arborist. Contiguous green space, both within the site and with adjacent properties, should be provided on a site whenever possible and be designed to provide wildlife travel corridors and habitat preservation, as well as enabling recreational access. If open space is intended to be publicly accessible, it shall be designed to maximize accessibility for all individuals including the disabled, encourage social interaction, and facilitate ease of maintenance. Along the street edge, landscaping shall be used to provide a visual buffer into parking areas from the public street and reinforce the streetscape.

The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited.

*For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

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

The provided "landscape plan" (C-1, annotated) defines four existing trees in the backyard; existing lilacs along the front property line at the northwest corner, and hydrangeas at each entrance. A Native Vermont Rain Garden is illustrated between the driveways, although no specific planting plan is included for that feature.

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the



standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

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

No fences or retaining walls are identified within the submission.

(n) Public Plazas and Open Space:

There are no identified public plazas or intentional open space within the application. There is a modest amount of lawn available for tenant amenity, which includes a shared garden space in close proximity to the window wells.

(o) Outdoor Lighting:

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

Recessed lighting is proposed at front entrance porches and under the garage canopy. Exterior fixtures are residential style fixtures, and acceptable for new construction.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Condensing units are illustrated at the northwest (side) elevation. Mailboxes are adjacent to front entrances. Trash and recycling will be located within the garages. Utility meters are located on a side (northwest) elevation. Reference is made to Plan A2.1.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Trash and recycling shall be accommodated within the garages.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 5 Performance Standards.

HVAC components are proposed to be included, and are required to meet setbacks, and be screened from view.

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

While architectural styles or materials may vary within a streetscape, proposed development should maintain an overall scale similar to that of surrounding buildings, or provide a sensitive transition, where appropriate, to development of a dissimilar scale.

The proposed duplex is fully two stories. The majority of houses within this neighborhood are ranch-style (1 story), Cape (1 ½ story) and a handful of Split Level residences. The proposed duplex is not wholly out-of-scale with the existing neighborhood, and compliant with height allowances of Article 4.

In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of additions and infill development; however, no modifications by the DRB shall be made to projects which otherwise limit the allowable Principal Structure footprint, height, and number of units per building otherwise permitted by Tables 4.4.5-1 and 4.4.5-2.

The Neighborhood Code allows buildings up to 35' in height and a maximum principal structure footprint of 1,800 sf. (Building footprint of 1,782 proposed.)

See Table 4.4.5-2.

Buildings should maintain consistent massing and perceived building height at the street level, regardless of the overall bulk or height of the building. Buildings should maintain a relationship to the human scale through the use of architectural elements, variations of proportions and materials, and surface articulations. Large expanses of undifferentiated building wall along the public street or sidewalk shall be avoided. The apparent mass and scale of buildings shall be broken into smaller parts by articulating separate volumes reflecting existing patterns in the streetscape, and should be proportioned to appear more vertical than horizontal in order to avoid monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

Building elevations define front entry porches, symmetrical arrangement of building openings, a pent roof over the garage/porches, and a centered 2nd story gable. Materials are proposed to be differentiated between the first and second floor.

There remain large expanses of blank walls on the north and south elevations that could improve the livability of the units and provide additional interior daylighting if more windows were included. To successfully achieve these goals, a revised floor plan is recommended, placing interior stairs along interior party walls rather than along exterior walls.

2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of undifferentiated roof forms shall be avoided. This can be achieved by incorporating dormers or some variation in the roof form to lessen the impact of the massing against the sky. While flat roofs can be a reasonable architectural solution, pitched roof forms and architectural elements that enhance the city's skyline are strongly encouraged. Roof eaves, parapets, and cornices should be articulated as an architectural detail. Roof-top mechanicals shall be screened from view from the public street, and should be incorporated into and hidden within the roof structure whenever possible.

The eaves-front plan is broken up with a centered gable creating the illusion of an extruded pavilion, although the wall plane remains static. A pent roof extrudes at the top of the first floor primary elevation, extending over the porches and creating a canopy over the garage entrances.

3. Building Openings

Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.

The primary entrances are clearly defined and readily identifiable. Vermont Visitability Standards are recommended for incorporation. While the primary entrances are protected from inclement weather, the rear double doors could benefit from a minor canopy to provide similar protection.

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal.

Windows have been symmetrically placed across all elevations. The deficiency in the plan is the dearth of windows on north and south elevations, resulting from the proposal to arrange interior stairs along exterior walls. (This was a similar weakness

in the original 41 Adams Street triplex review.) This floor plan limits window openings in the Master Bedroom, kitchen, and living/dining areas and creates windowless kitchens and 6 powder rooms. Instead, small windows are provided in hallways (including those on the primary elevation) rather than daylighting living areas. For natural light, air circulation, and an overall improvement in residential comfort, the floor plan is recommended to be revised to:

1. Increase windows in living areas, and
2. Create additional opportunities for natural daylight, air circulation, and overall improvement in function and enjoyment. Moving the interior stairs to interior walls will help provide additional sound buffering between units, provide the opportunity for additional windows to be placed in the kitchen, Master bedroom, and bathrooms, increase natural daylight and air circulation within each unit, and avoid the large expanses of uninterrupted walls on the north and south elevations.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Building facades shall be varied along the street edge by the integration of architectural features, building materials, or physical step-backs of the façade along its length. Large expanses of undifferentiated building wall shall be avoided. This may be accomplished by incorporating fenestration patterns, bays, horizontal and vertical façade articulations, the rhythm of openings and prominent architectural features such as porches, patios, bays, articulated bases, stepping back an elevation relative to surrounding structures, and other street level details. The use of traditional facade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged.

The primary façade is neatly arranged and provides easily identifiable entrances. Porches and a centered gable are included. Materials are proposed to be differentiated. Walkways are provided to segregate pedestrians from vehicular movement.

It is a lost opportunity that the second story windows on three elevations include small openings into hallways, rather than profiting from an improved floor plan that would accommodate additional windows for interior rooms; providing much greater improvement in function, air circulation, daylighting and resident comfort.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the

use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Plan A2.1 defines the intention of asphalt shingle roofing, composite board and batten in the gable ends and vinyl siding for the bulk of the structure. All are considered acceptable for new construction.

(f) Reduce energy utilization:

New structures should incorporate the best available technologies and materials in order to maximize energy efficient design. All new construction shall meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

Per Burlington's adopted Thermal Energy Ordinance, new buildings are required to demonstrate the building will utilize renewable energy thermal energy systems. Reference is made to **8-78** of Burlington's Code of Ordinances.

New structures should take advantage of solar access where available, and shall undertake efforts to reduce the impacts of shadows cast on adjacent buildings where practicable, in order to provide opportunities for the use of active and passive solar utilization.

See above comments about increasing daylight with a recommendation for floor plan revision to provide the opportunity for more windows.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible, to maximize personal safety.

The City's E-911 Coordinator has provided a new address assignment for this parcel, allowing it to be easily identifiable to emergency responders.

Development shall comply with all required building and life safety code as defined by the building official and fire marshal.

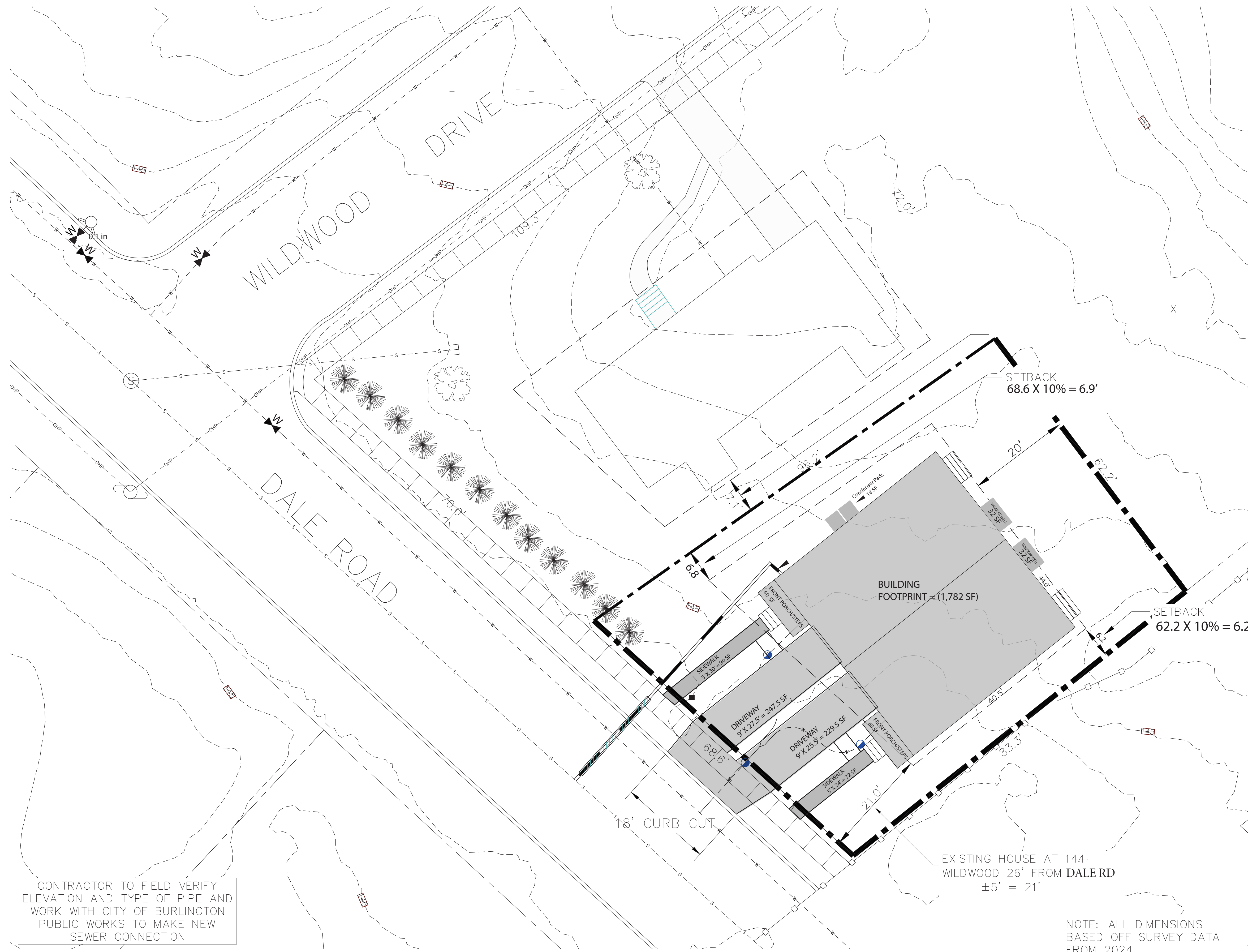
Items for the Board's consideration:

1. The project is required to comply with the City's adopted Thermal Energy Plan. Reference is made to Article V. Thermal Heating Systems (8-76) of the Burlington Code of Ordinances.

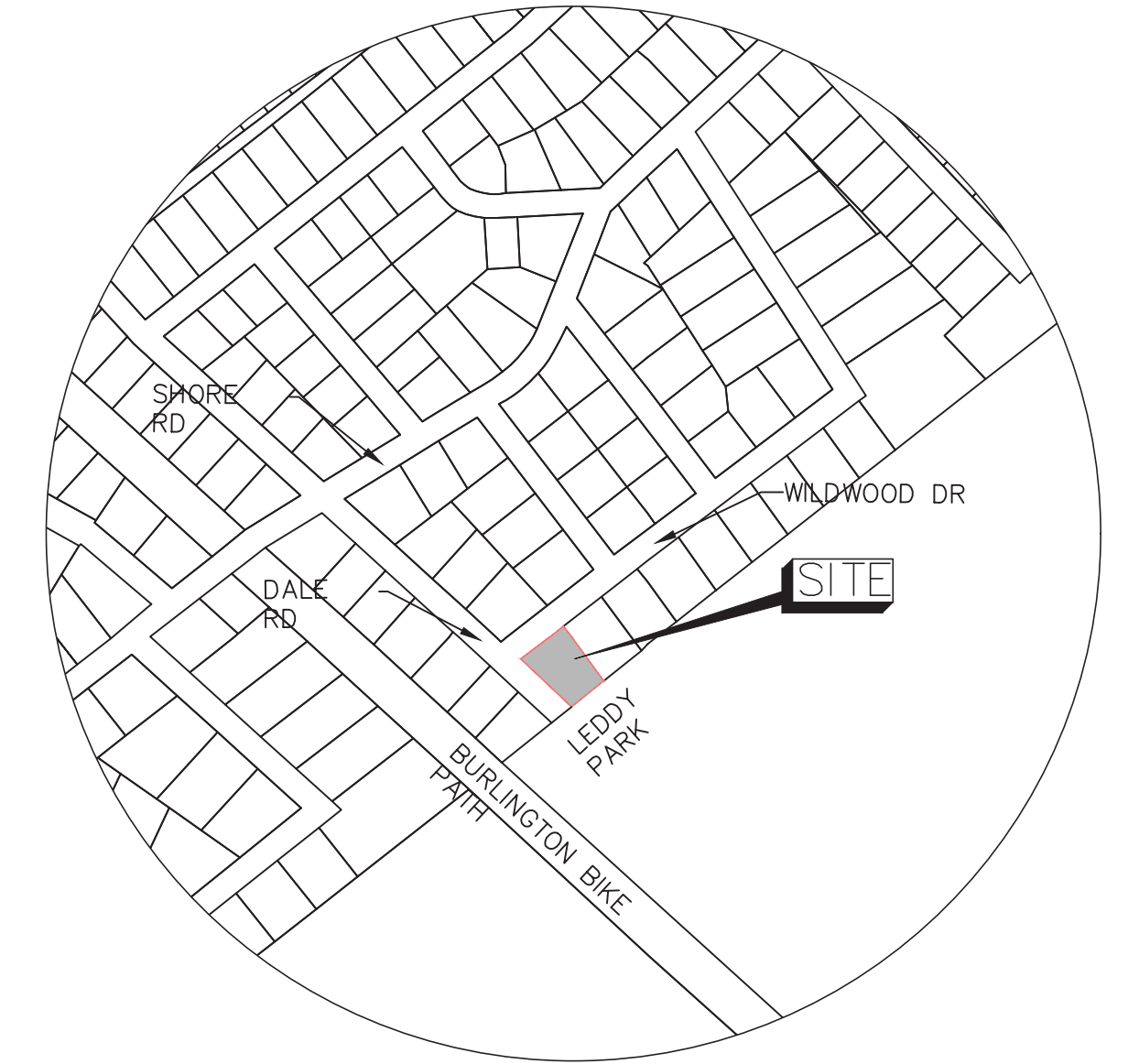
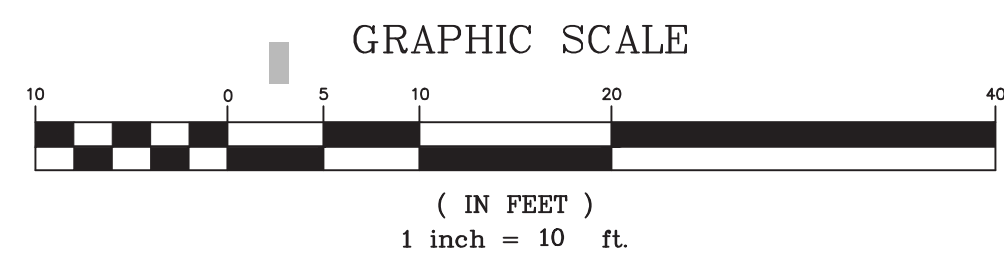
2. Both the EPSC and Stormwater plan must be approved by the Stormwater Engineering program.
3. A curb cut permit will be required from the Department of Public Works.
4. 3 long term bike parking spaces shall be provided on-site. (6 bedrooms / 2 = 3.)
5. Minor canopies are recommended over rear doors to shelter residents from inclement weather.
6. A revised floor plan is strongly recommended; placing interior stairs along party walls to accommodate more windows along northwest and southeast elevations. Revisions will allow for expanded opportunities for daylight into interior rooms, increased air circulation, and an improved floor plan allowing greater resident enjoyment.
7. Impact Fees will be calculated for the total gross floor area of 3,564 sq. ft. Impact Fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.
8. Standard Permit Conditions 1-15.



Proposed Subdivision



CONTRACTOR TO FIELD VERIFY ELEVATION AND TYPE OF PIPE AND WORK WITH CITY OF BURLINGTON PUBLIC WORKS TO MAKE NEW SEWER CONNECTION



LOCATION PLAN
N.T.S.

LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING SETBACK
- EXISTING MAJOR CONTOUR LIDAR 5'
- EXISTING MINOR CONTOUR LIDAR 1'
- EXISTING SEWER MANHOLE AND LINE
- EXISTING WATERLINE
- EXISTING GATE VALVE & HYDRANT
- PROPOSED PROPERTY LINE
- PROPOSED WATER SHUTOFF-SERVICE
- PROPOSED SEWER SERVICE

ZONING INFORMATION

PARCEL ID:
ZONED: RESIDENTIAL- LOW DENSITY (RL)
DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: N/A
MINIMUM LOT FRONTAGE: 30 FT
MAXIMUM ALLOWED COVERAGE: 45%

68.6'
38.9%

SETBACKS: REQUIRED
FRONT: 21' - SEE CALC
SIDE: 10% OF LOT WIDTH - SEE CALC
REAR: 20'

LOT COVERAGE

LOT SIZE:	5793.5 SF	
HOUSE FOOTPRINT	1,782 SF	
DRIVEWAYS:	473 SF	
TOTAL:	2,255 SF	38.9% LOT COVERAGE
PORCHES & STEPS	120 SF	
WALKWAYS:	162 SF	
WINDOW WELLS	64 SF	
REAR STEPS	36 SF	
CONDENSER PADS	18 SF	
TOTAL:	391 SF	6.7% BONUS LOT COVERAGE
TOTAL:	2646 SF	52.4% TOTAL LOT COVERAGE

BUILDING AREA

FIRST FLOOR:	1,304 SF
GARAGES:	478 SF
SECOND FLOOR:	1,782 SF
TOTAL:	3,564 SF (INCLUDING GARAGE)

DATE	REVISION	BY
SURVEY JRF	☐ RECORD DRAWING ☒ FINAL	DATE 6/22/24
DESIGN PMK/KGM	☐ PRELIMINARY ☐ SKETCH/CONCEPT	JOB # 2024-02
DRAWN PMK/KGM		FILE 2024-02-05
CHECKED KGM		PLAN SHEET # C1
SCALE 1"=10'		
13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: OBCA@o'learyburke.com		
OWNER: WILD DALE LLC DALE ROAD DUPLEX		
SITE PLAN		

New Duplex Build
at
144 Wildwood Drive
Burlington, Vermont

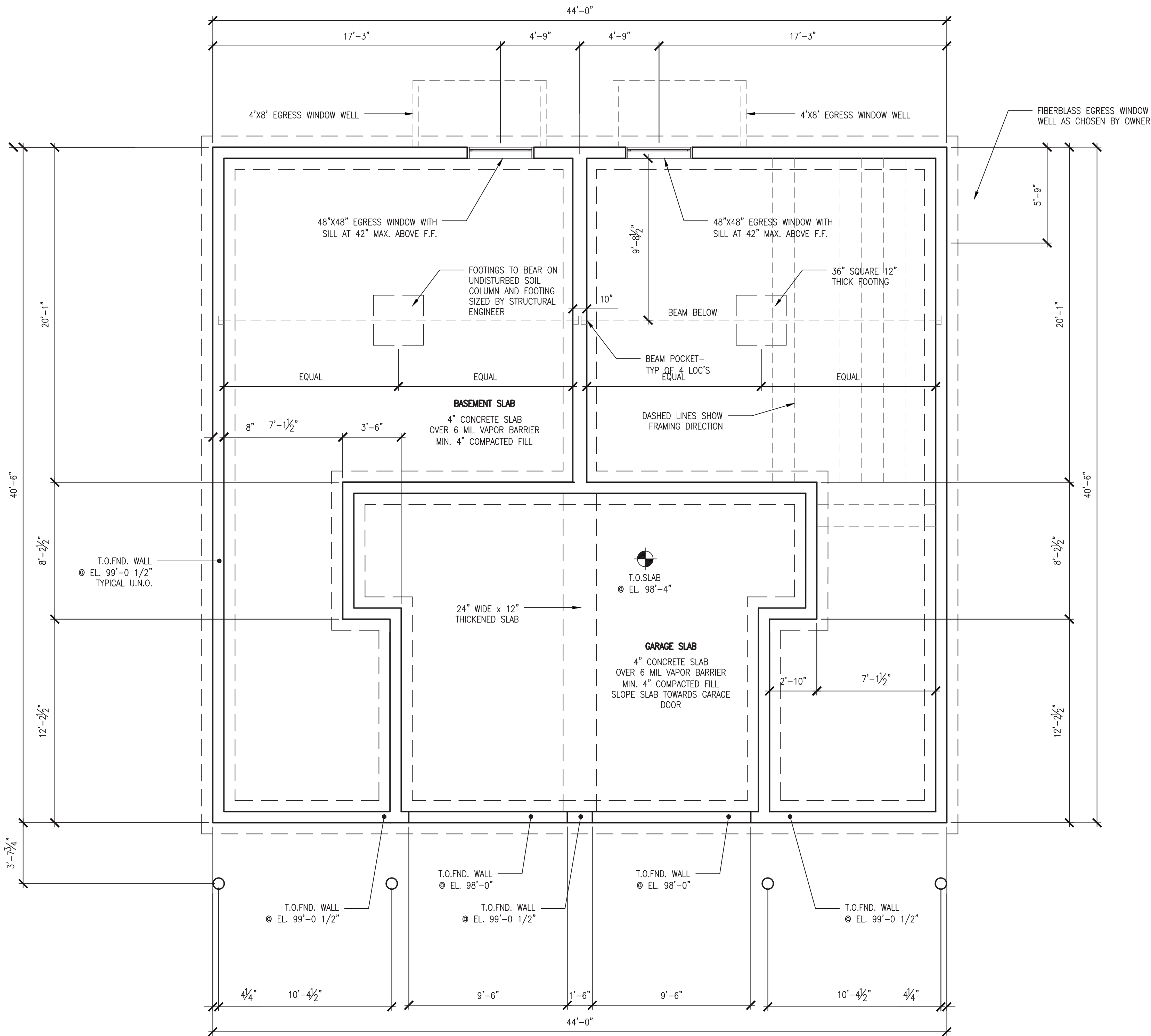


Drawing List

C1	Civil Site Plan
A1.0	Foundation Plan
A1.1	Floor Plans
A2.1	Elevations
A3.1	Building Section

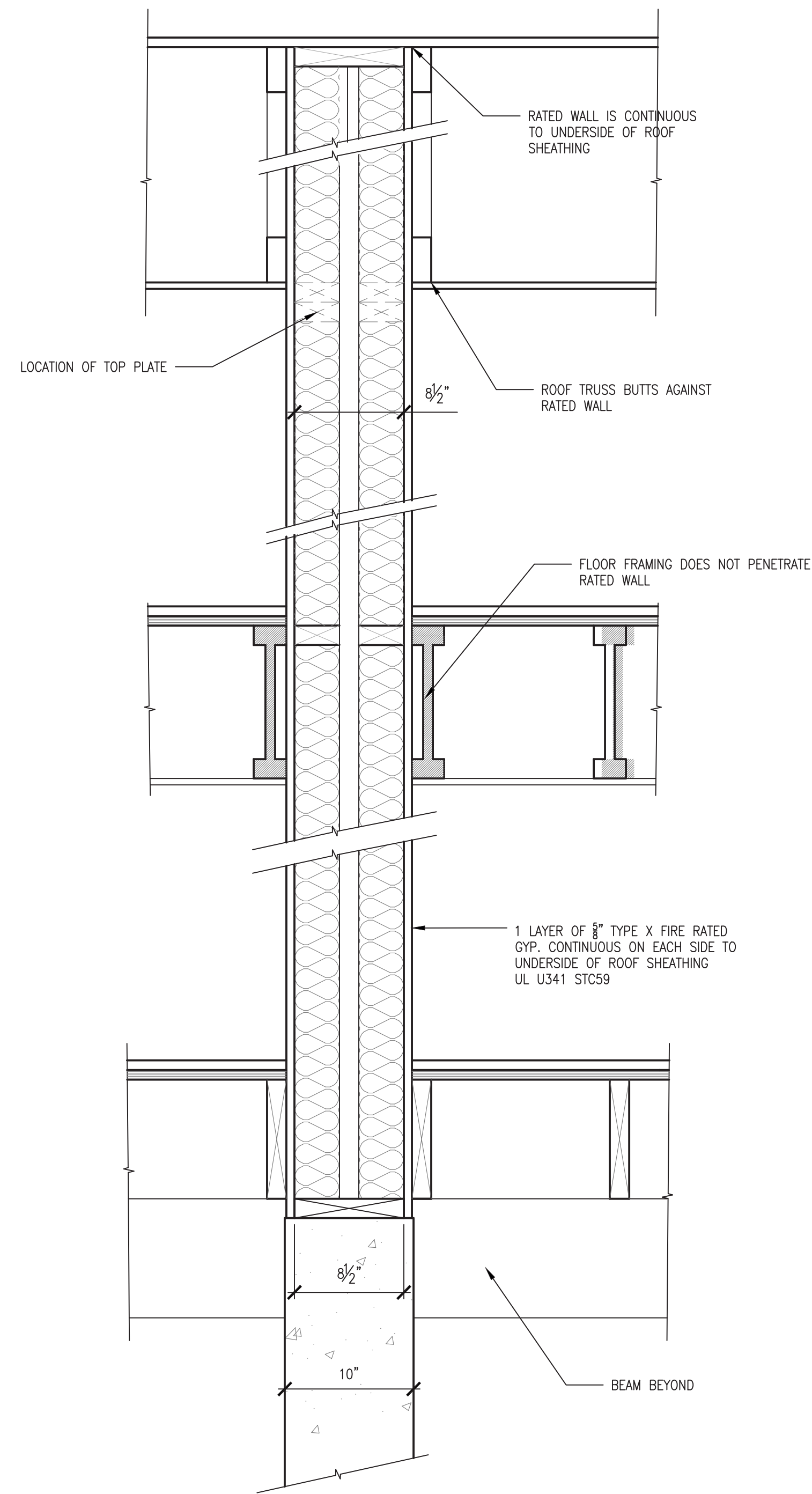
PROJECT NOTES:

1. PROJECT IS DESIGNED TO CONVEY INTENT, MATERIALS, DIMENSIONS TO BUILDER.
2. BUILDER IS RESPONSIBLE FOR MEANS AND METHODS, INCLUDING QUALITY, SCHEDULING.
3. ARCHITECT HAS SIZED STRUCTURE NOMINALLY. BUILDER IS RESPONSIBLE FOR FINAL STRUCTURE.
 - a. ANY QUESTIONS OR CONCERNS ARE TO BE BROUGHT TO ARCHITECT.
4. OWNER WILL BE CHOOSING FINISHES
5. ELECTRICAL, MECHANICAL AND LIGHTING ARE TO BE DESIGN BUILD - COORDINATE WITH OWNER.
6. BUILDER IS TO ALERT OWNER & ARCHITECT OF ANY DISCREPANCIES IN PLAN OR IF ADDITIONAL DESIGN ELEMENTS ARE NEEDED.



1 Foundation Plan
1/4" = 1'-0"

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE UNLESS NOTED OTHERWISE.
2. ALL WALL THICKNESSES ARE 8" UNLESS NOTED OTHERWISE.



2 Rated Party Detail
1 1/2" = 1'-0"



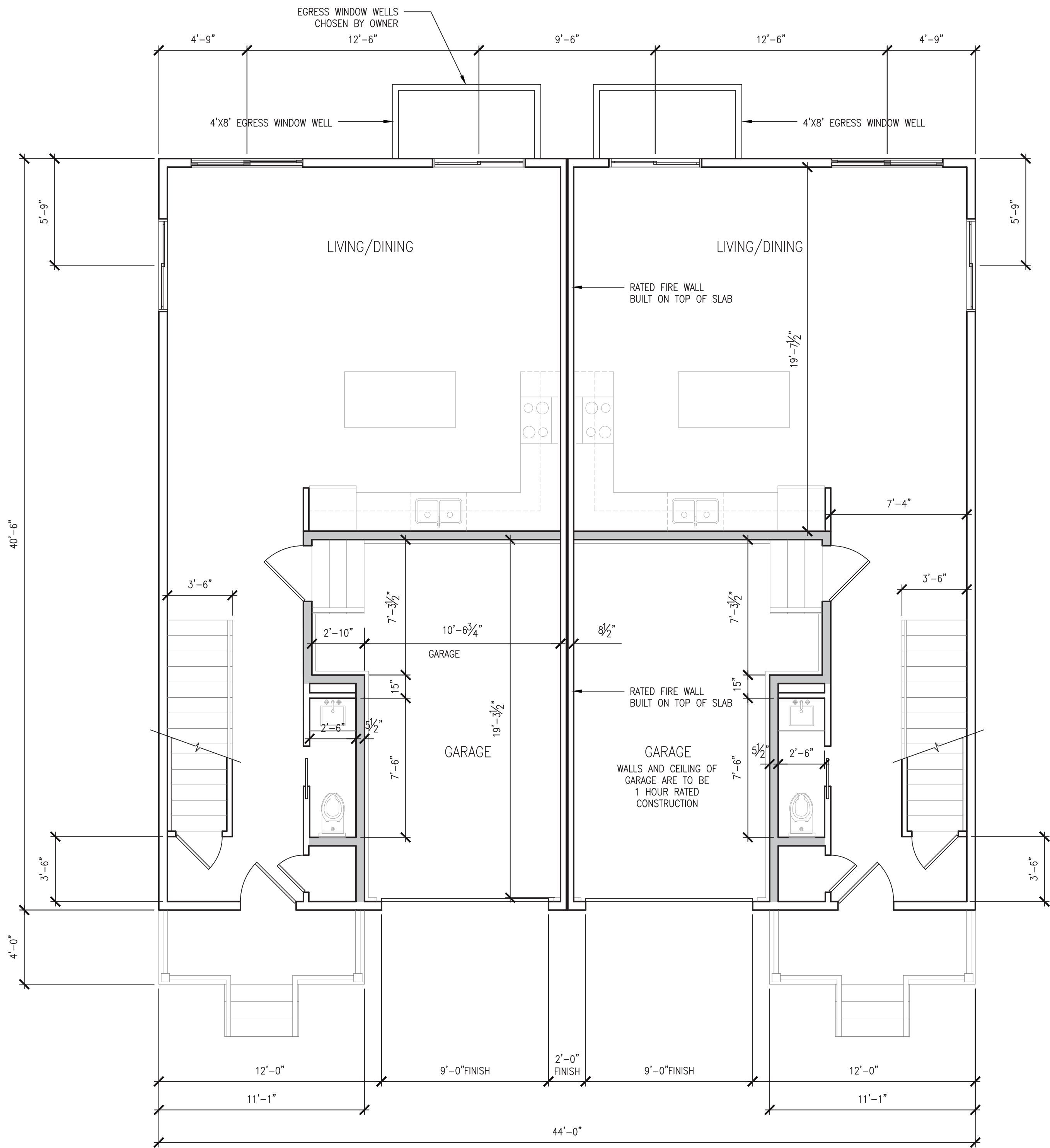
New Duplex Build
at
144 Wildwood Drive
Burlington, Vermont

FOUNDATION
PLAN

DATE
07/07/24

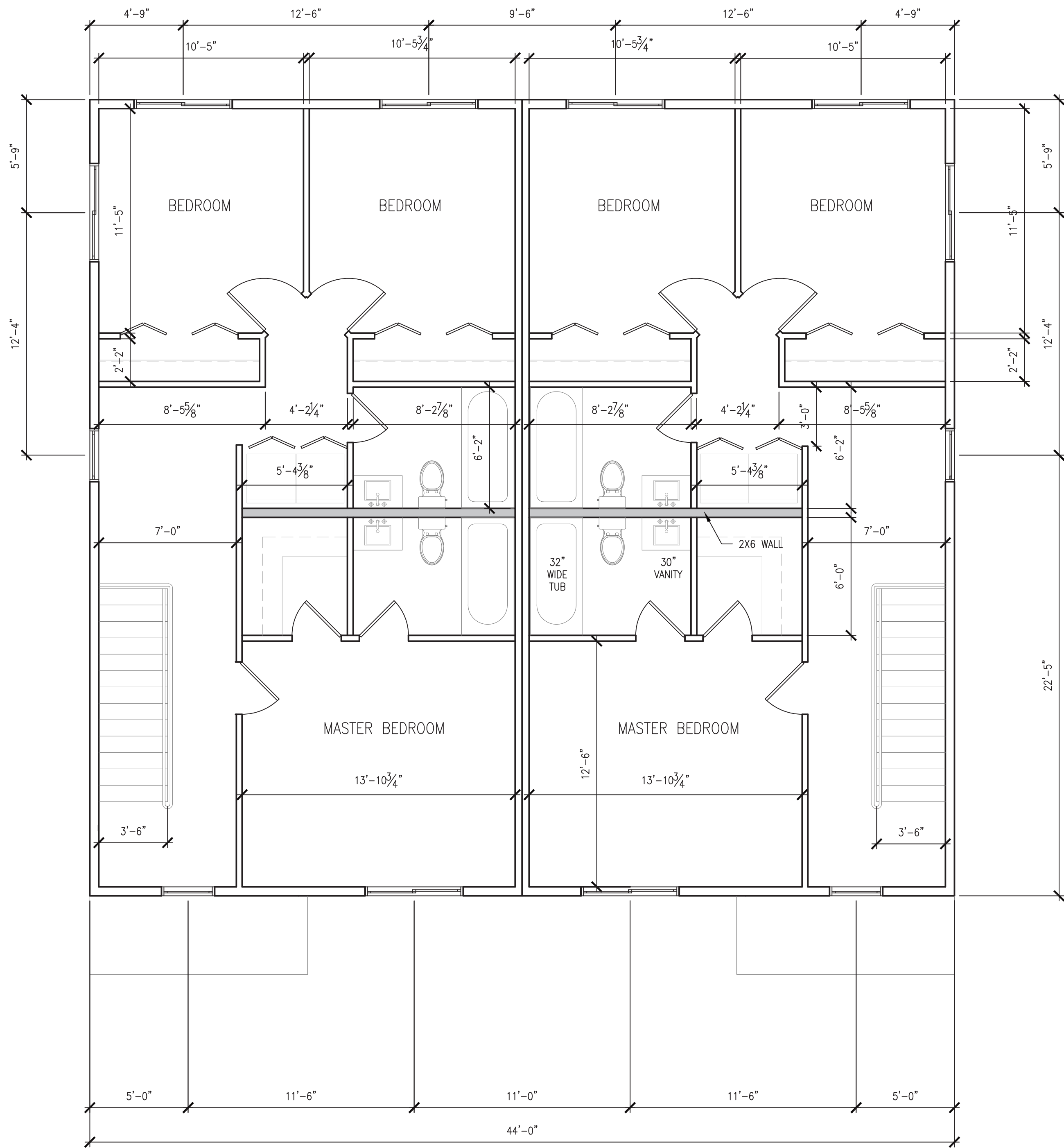
SHEET NUMBER

A1.0



1 First Floor Plan

- 1/4" = 1'-0"
- NOTES:
1. ALL DIMENSIONS ARE FACE OF STUD UNLESS NOTED OTHERWISE
 2. INTERIOR WALLS ARE 2X4 UNLESS NOTED OTHERWISE
 3. 2X6 INTERIOR WALLS ARE SHADED
 4. PLUMBING FIXTURES ARE TO BE INSTALLED AS SHOWN ON THIS PLAN



2 Second Floor Plan

- 1/4" = 1'-0"
- NOTES:
1. ALL DIMENSIONS ARE FACE OF STUD UNLESS NOTED OTHERWISE
 2. INTERIOR WALLS ARE 2X4 UNLESS NOTED OTHERWISE
 3. 2X6 INTERIOR WALLS ARE SHADED
 4. PLUMBING FIXTURES ARE TO BE INSTALLED AS SHOWN ON THIS PLAN

Building Area

FIRST FLOOR:	1,304 SF
GARAGES:	478 SF
SECOND FLOOR:	1,782 SF
TOTAL:	3,564 SF (INCLUDING GARAGE)



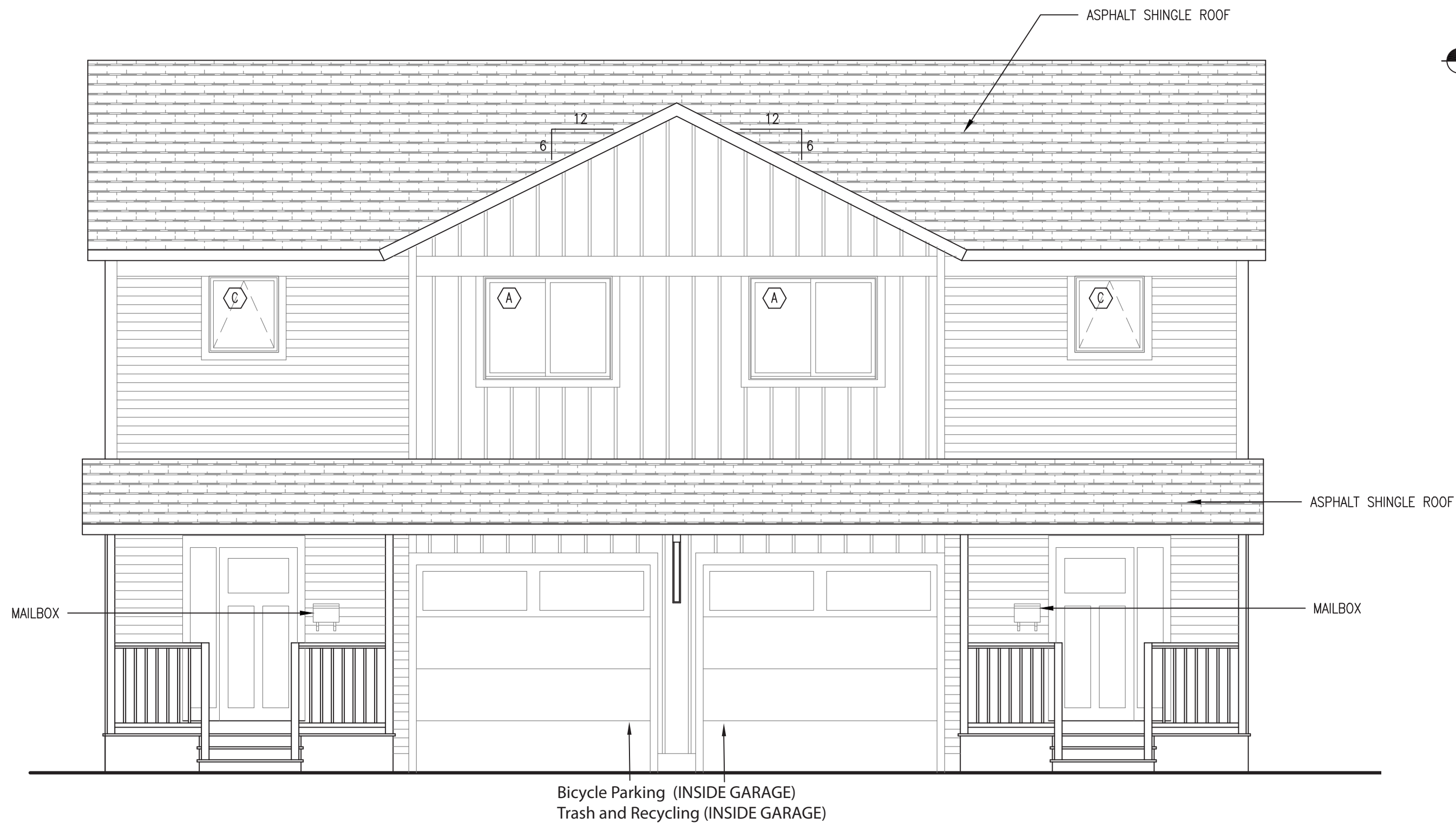
New Duplex Build
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144 Wildwood Drive
Burlington, Vermont

FLOOR
PLANS

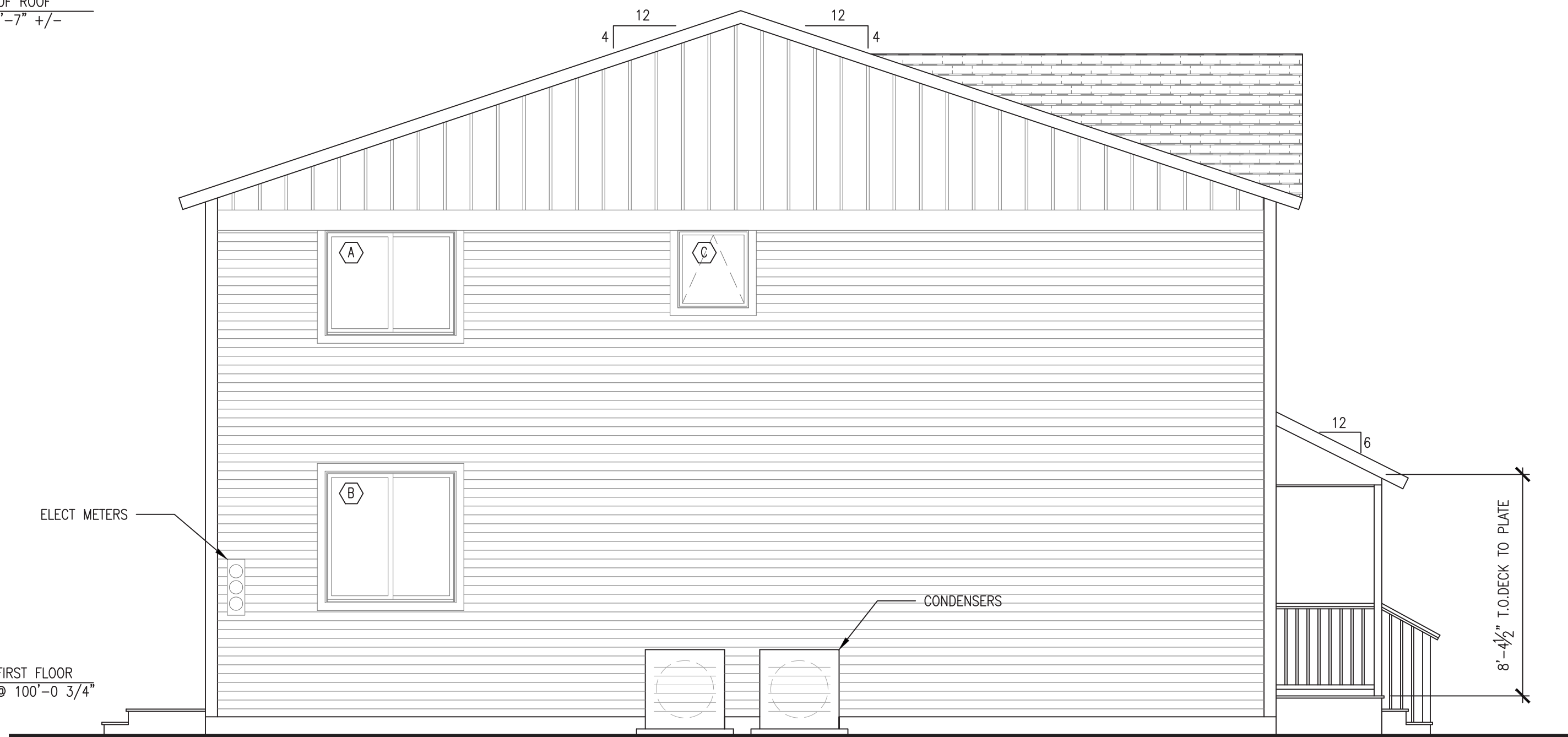
DATE
07/07/24

SHEET NUMBER

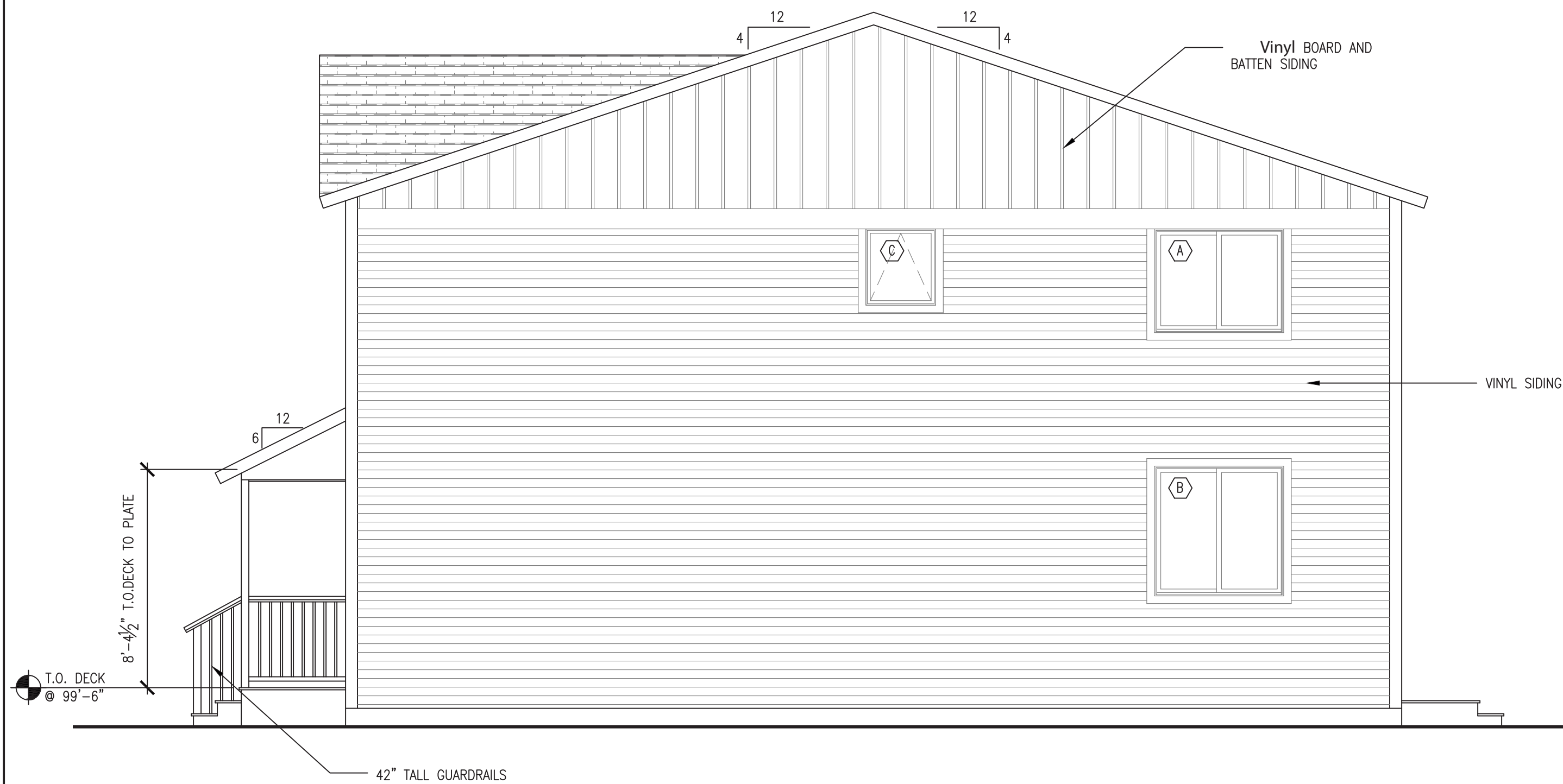
A1.1



1 South West Elevation
1/4" = 1'-0"



2 North West Elevation
1/4" = 1'-0"



3 South East Elevation
1/4" = 1'-0"



4 North East Elevation
1/4" = 1'-0"

WINDOW & GLASS DOOR SCHEDULE				
TYPE	MANUF & TYPE	MODEL #	HEAD HT.	NOTES
A	MARVIN ELEVATE GLIDER	ELGL 6048	7'-0"	
B	MARVIN ELEVATE GLIDER	ELGL 6060	7'-0"	
C	MARVIN ELEVATE SLIDING FRENCH DOOR	ELSF 5070		
D	MARVIN ELEVATE AWNING	ELAWN 3335	7'-0"	

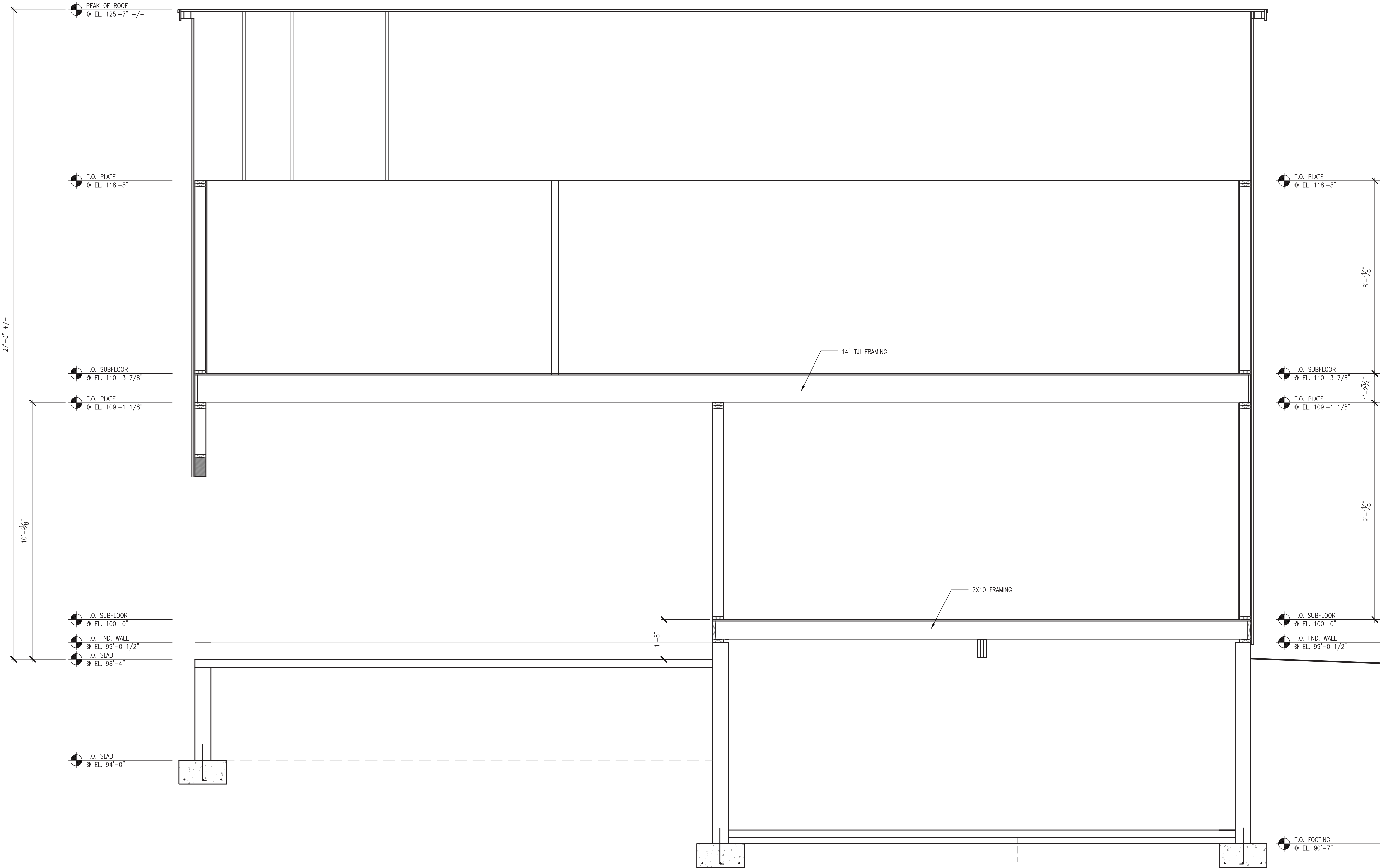
JPF Architecture, PLLC
802.318.3947
jpfarchitecture.com

New Duplex Build
at
144 Wildwood Drive
Burlington, Vermont

ELEVATIONS

DATE
07/07/24

SHEET NUMBER
A2.1



1 Building Section
1/2" = 1'-0"



New Duplex Build
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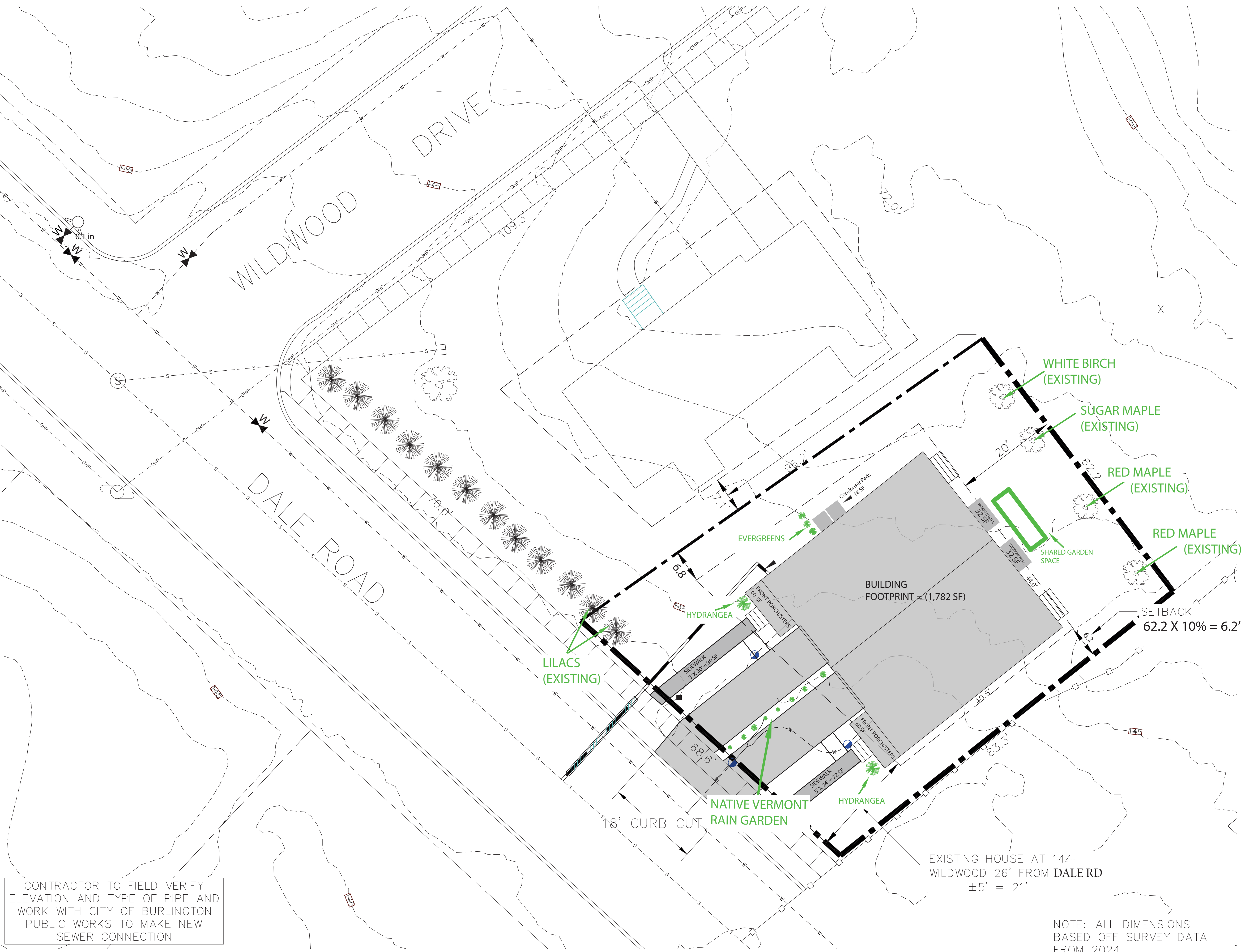
BUILDING
SECTION

DATE
07/07/24

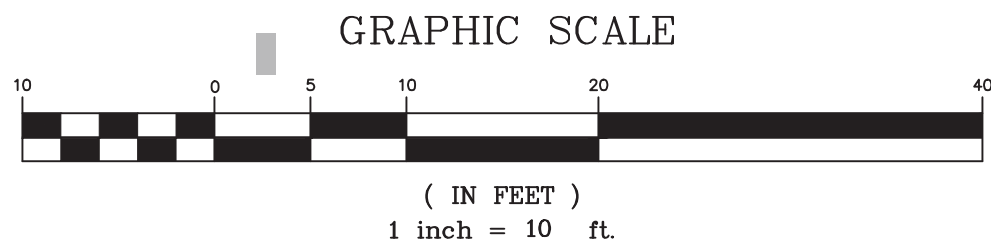
SHEET NUMBER

A3.1

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802.318.3947
jpfarchitecture.com

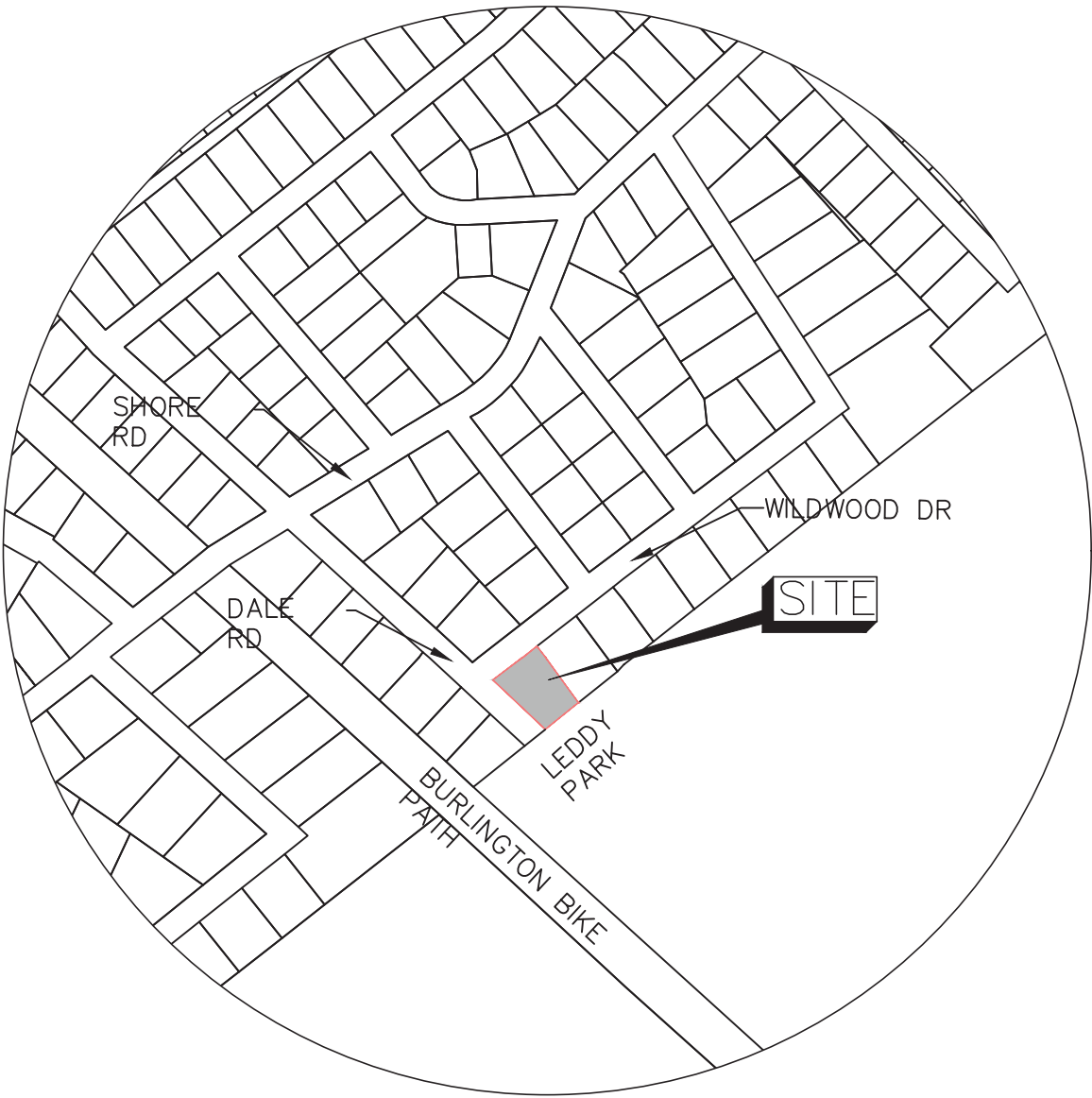


CONTRACTOR TO FIELD VERIFY ELEVATION AND TYPE OF PIPE AND WORK WITH CITY OF BURLINGTON PUBLIC WORKS TO MAKE NEW SEWER CONNECTION



NOTE: ALL DIMENSIONS BASED OFF SURVEY DATA FROM 2024

THE CONTRACTOR SHALL NOTIFY "DIGSAFE" AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION.



LOCATION PLAN

N.T.S.

LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BUILDING SETBACK
- EXISTING MAJOR CONTOUR LIDAR 5'
- EXISTING MINOR CONTOUR LIDAR 1'
- EXISTING SEWER MANHOLE AND LINE
- EXISTING WATERLINE
- EXISTING GATE VALVE & HYDRANT
- PROPOSED PROPERTY LINE
- PROPOSED WATER SHUTOFF-SERVICE
- PROPOSED SEWER SERVICE

ZONING INFORMATION

PARCEL ID:
ZONED: RESIDENTIAL- LOW DENSITY (RL)
DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: N/A
MINIMUM LOT FRONTAGE: 30 FT
MAXIMUM ALLOWED COVERAGE: 45%

68.6'
38.9%

SETBACKS: REQUIRED
FRONT: 21' - SEE CALC
SIDE: 10% OF LOT WIDTH - SEE CALC
REAR: 20'

LOT COVERAGE

LOT SIZE:	5793.5 SF	
HOUSE FOOTPRINT	1,782 SF	
DRIVEWAYS:	473 SF	
TOTAL:	2,255 SF	38.9% LOT COVERAGE
PORCHES & STEPS	120 SF	
WALKWAYS:	162 SF	
WINDOW WELLS	64 SF	
REAR STEPS	36 SF	
CONDENSER PADS	18 SF	
TOTAL:	391 SF	6.7% BONUS LOT COVERAGE
TOTAL:	2646 SF	52.4% TOTAL LOT COVERAGE

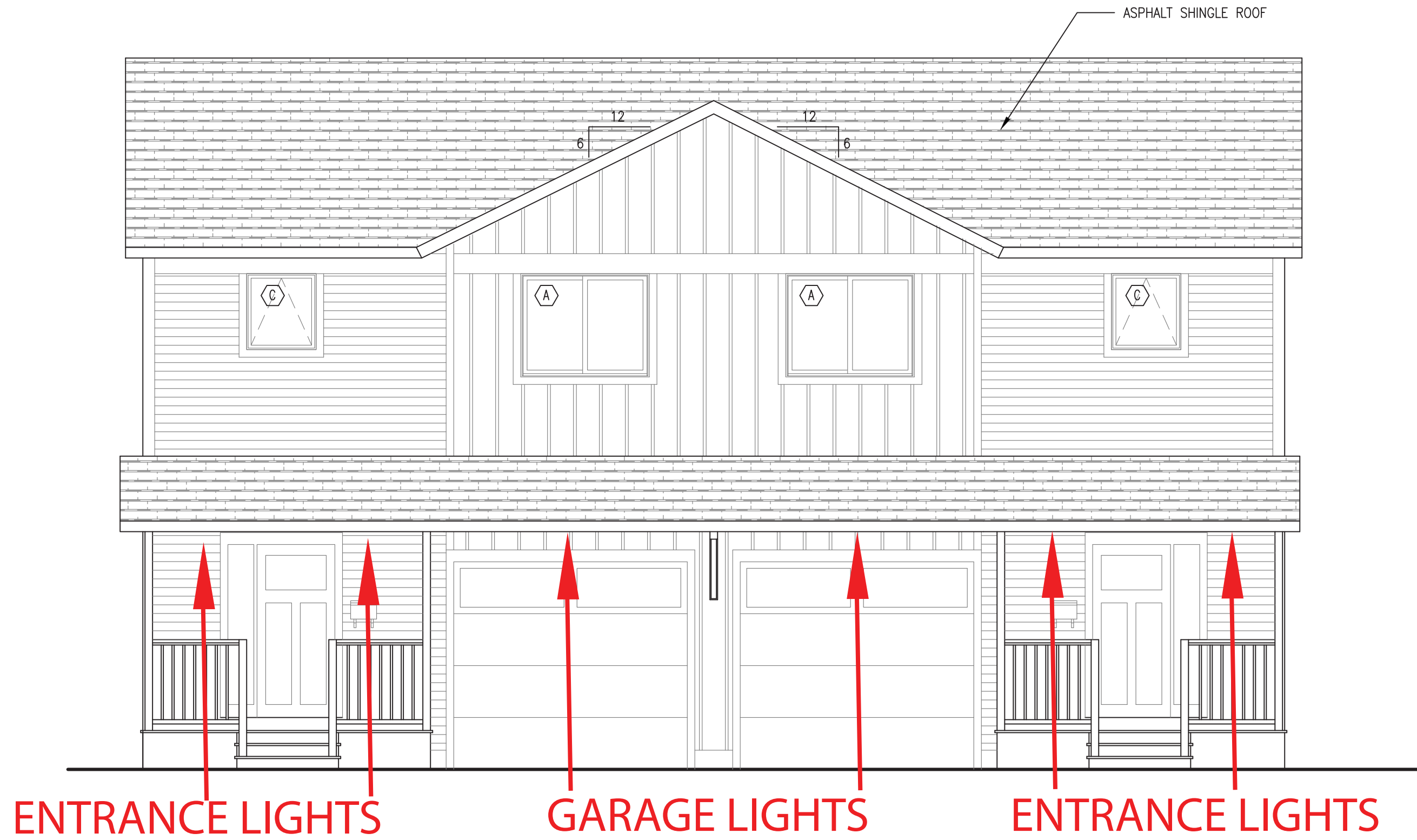
BUILDING AREA

FIRST FLOOR:	1,304 SF
GARAGES:	478 SF
SECOND FLOOR:	1,782 SF
TOTAL:	3,564 SF (INCLUDING GARAGE)

DATE	REVISION	BY
SURVEY JRF	RECORD DRAWING	DATE 6/22/24
DESIGN PWK/KGM	PRELIMINARY	JOB# 2024-02
DRAWN PWK/KGM	SKETCH/CONCEPT	FILE 2024-02-05
CHECKED KGM		PLAN SHEET #
SCALE 1"=10'		C1

OWNER: WILD DALE LLC
DALE ROAD DUPLEX
SITE PLAN

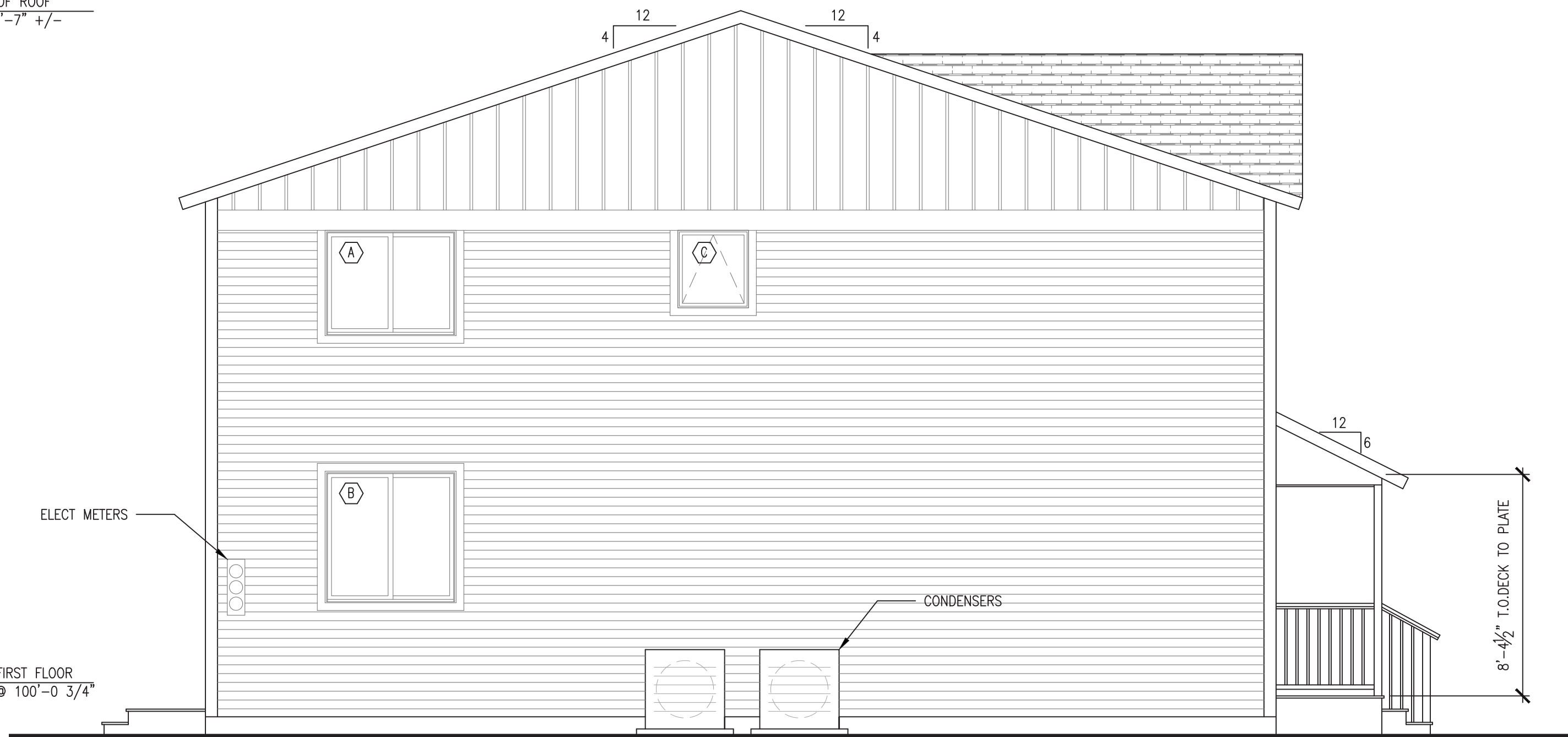
13 CORPORATE DRIVE ESSEX JCT., VT PHONE: 878-9990 FAX: 878-9989 E-MAIL: OBCA@o'leary-burke.com
--



1 South West Elevation
1/4" = 1'-0"

PEAK OF ROOF
@ 125'-7" +/-

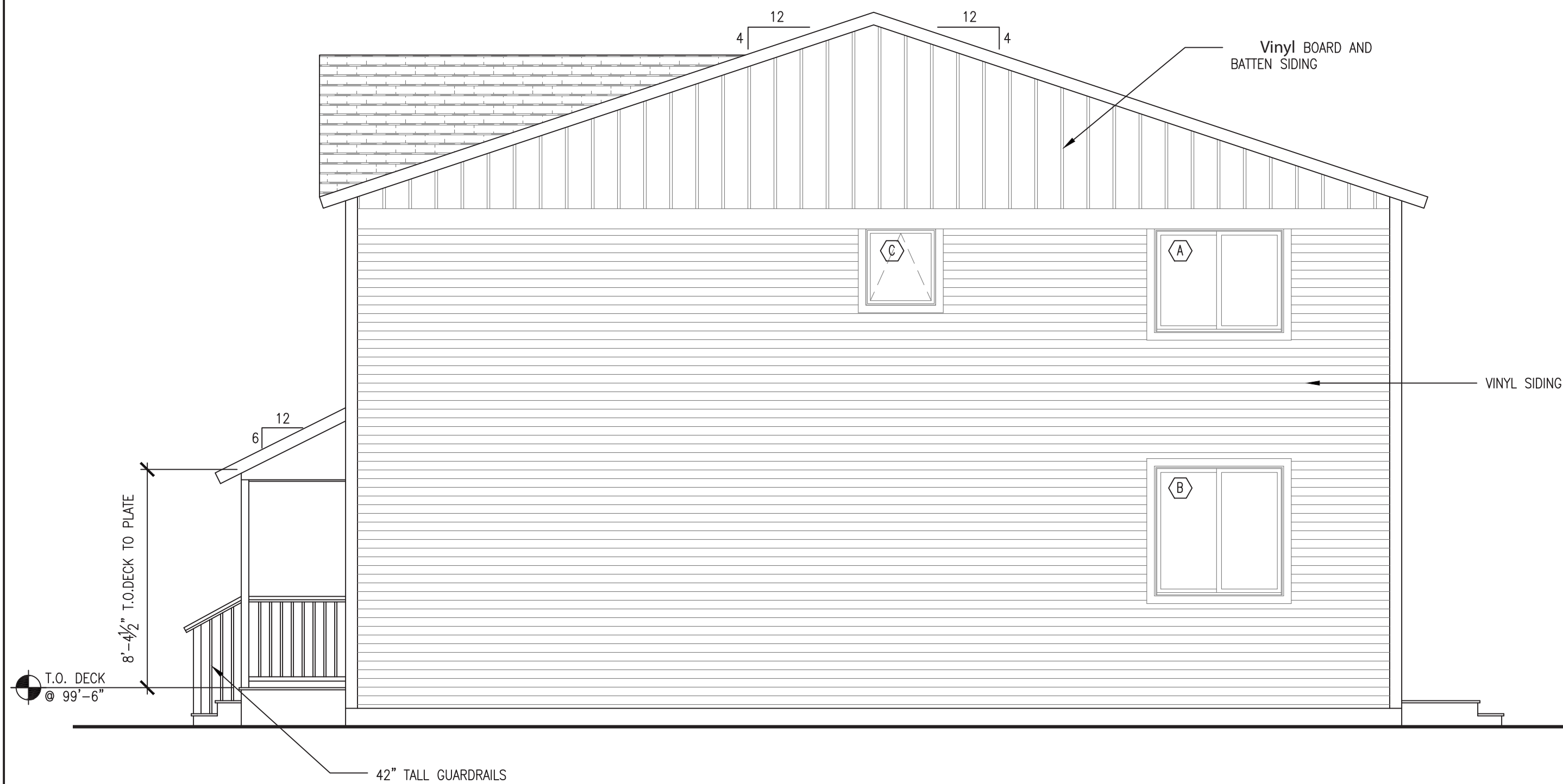
FIRST FLOOR
@ 100'-0 3/4"



2 North West Elevation
1/4" = 1'-0"

PEAK OF ROOF
@ 125'-7" +/-

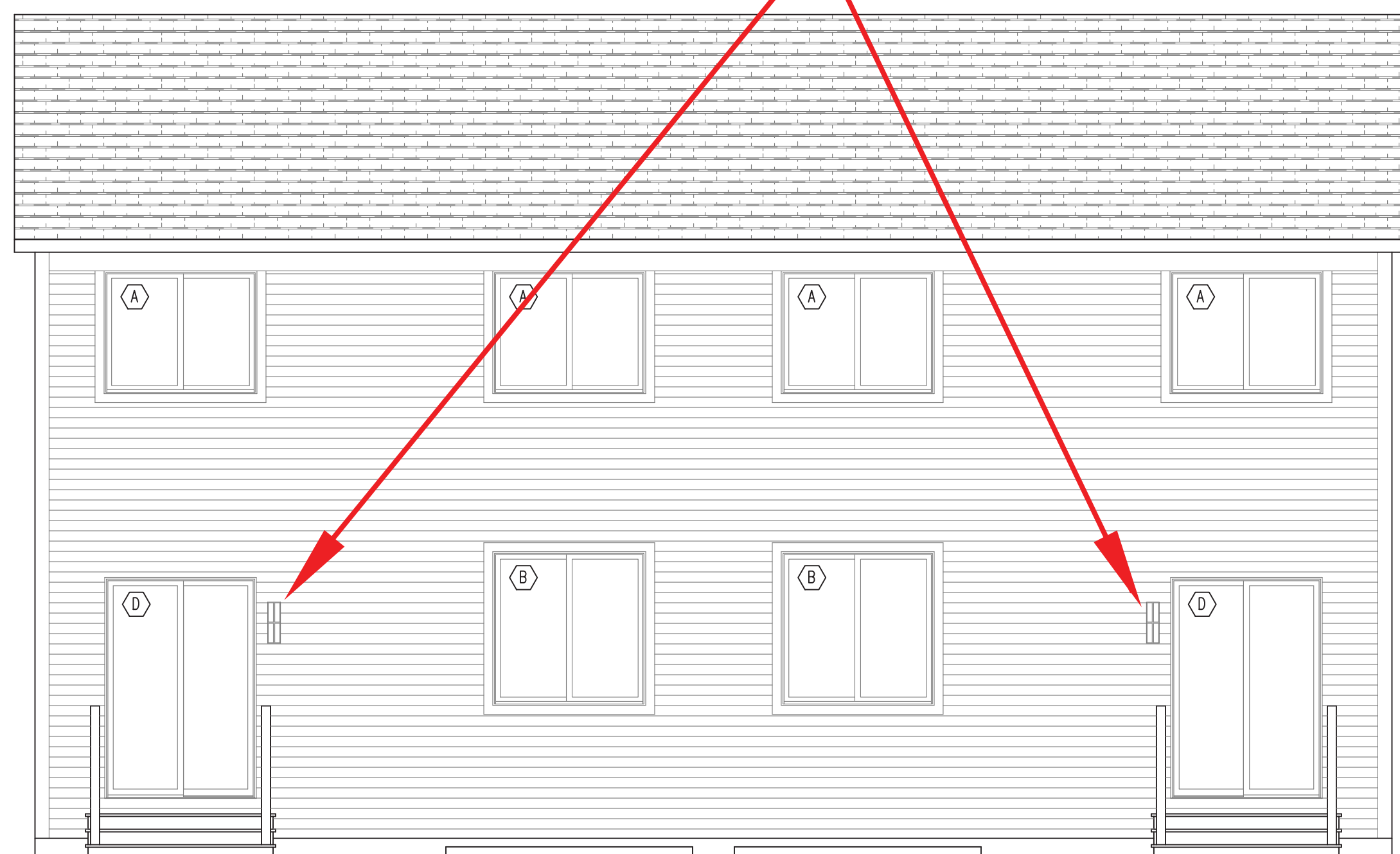
T.O. DECK
@ 99'-6"



3 South East Elevation
1/4" = 1'-0"

PEAK OF ROOF
@ 125'-7" +/-

T.O. DECK
@ 99'-6"



4 North East Elevation
1/4" = 1'-0"

REAR LIGHTING

WINDOW & GLASS DOOR SCHEDULE				
TYPE	MANUF. & TYPE	MODEL #	HEAD HT.	NOTES
A	MARVIN ELEVATE GLIDER	ELGL 6048	7'-0"	
B	MARVIN ELEVATE GLIDER	ELGL 6060	7'-0"	
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New Duplex Build
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Burlington, Vermont

ELEVATIONS

DATE
07/07/24

SHEET NUMBER

A2.1

Design Advisory Board
Terms of Office FY 2025
Organizational Meeting July 23, 2024

Members and assignments 2024: (*What has been*)

Member	Appointed	Term expires	Chair	Vice Chair	PCOC ¹	HPRC ²
Ron Wanamaker	12.15.2003	6.30.2025	✓			
Jay White	10.19.20	6.30.2026*				✓
Emily Morse	12.14.2020	6.30.2024		✓		✓
Richard Martin Jr.	6.2023	6.30.2026			✓	
Gabriel Stadecker	7.1.2022	6.30.2025				✓
Kathleen Ryan (A)	12.14.2020	6.30.2023*				
Alternate		6.30.2026				

Terms are for three years.

Members and Assignments 2025

July 23, 2024

Member	Appointed	Term expires	Chair	Vice Chair	PCOC ¹	HPRC ²
Ron Wanamaker	12.15.2003	6.30.2025				
Jay White	10.19.20	6.30.2026				
Emily Morse	12.14.2020	6.30.2027*				
Richard Martin Jr.	6.2023	6.30.2026				
Gabriel Stadecker	7.1.2022	6.30.2025				
Kathleen Ryan (A)	12.14.2020	6.30.2023				
Joel Banner Baird	10.23.2023	6.30.2026				

*reappointed June, 2024