

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 22, 2025, 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-25-197; 93-97 North Street (NMU, Ward 3) 3G, LLC / Michael Alvanos
Proposed amendment to ZP-24-253 for an increase in number of previously
approved residential dwelling units for a total of 17. (Project Manager, Scott
Gustin)**

1.2.

Session II – 3:30 PM – 4:00 PM

**ZP-25-170; 196 South Willard Street (I, Ward 8) Purple Door Collaborative, LLC
/ Lars Cartwright
Proposed conversion of carriage barn to one new residential unit. (Project
Manager, Mary O'Neil)**

1.3.

Session III – 4:00 PM – 4:10 PM

Annual Organizational Meeting

1.4.

Session IV – 4:10 PM – 4:20 PM

Sign Annual Report

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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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.

Department of Permitting and Inspections

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

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permitting Technician
Collin Miller, Code Compliance Officer



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 93-97 North Street
Date: July 22, 2025

File: ZP-25-179

Location: 93-97 North Street

Zone: NMU **Ward:** 3

Parking District: Shared Use

Date application accepted: May 2, 2025, Complete May 7, 2025

Applicant/ Owner: Michael Alvanos / 3G LLC

Request: Proposed amendment to prior permit ZP-24-253 for demolition and reconstruction of rear addition with associated site improvements. Demolition of rear outbuilding. Amended proposal includes adding 14 new residential units for a total of 17 (prior was a total of 10).

Overview:

The applicant is seeking approval to demolish the rear ell and to replace it with a larger rear addition. The number of dwelling units would increase from three to seventeen, and the commercial space in the remaining original portion of the building would be converted to residential use. A detached outbuilding would also be demolished, and surface parking would increase.

The prior application was approved in December 2024. The amended application retains the same basic construction layout, building footprint, height, and materials.

Article 5: Citywide General Regulations

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

The subject principal building is included in the Vermont Historic Sites & Structures survey and dates to circa 1895. It was originally constructed as a mixed use commercial and residential building and remains so today. The rear detached outbuilding slated for demolition is not included in the survey and is not subject to the provisions of this section.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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

The existing building, set at the front property line along North Street, is obviously commercial with rectangular block massing, a flat roof, and large storefront windows. As with the prior permit approval, this amended application proposes to eliminate the ground floor commercial use and to replace it with residential use. Doing so is permitted in this NMU district. Project plans depict minimal exterior changes to the building. Windows will be replaced, and the existing rear ell will be removed and replaced with a new, larger rear addition with parking and additional residential units.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The existing rear addition will be replaced with a new larger rear addition. It is set back from North Street. The primary façade along North Street will be retained largely as-is. Windows will be replaced with acceptable units.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed.

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

None identified.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The existing building is clad in wooden clapboards and trim. The proposed replacement rear addition will be clad in “LP Smartside” clapboard and trim. The remaining front portion of the building will retain its wooden exterior cladding with infill to match where needed. New and replacement windows will be combination fiberglass and wooden units that resemble the appearance of the existing windows.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

As noted above, the wooden cladding on the front portion of the original building will be retained. The replacement windows are consistent with present replacement window guidelines for historic buildings.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments are noted. Work with the existing building will likely require “lead safe” practices.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The property is not included in Burlington’s archaeological points GIS data layer. Not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

The new rear addition will replace an existing rear addition. Its location behind the remaining original structure limits impacts to the streetscape and the historic integrity of the building as perceived by the public. The new rear addition is clearly new as compared to the remaining original structure.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The new rear addition will replace the existing rear addition. Its removal would leave just the remaining portion of the original structure in place. That said, this new rear construction is independent from the front portion of the original structure. It does not necessarily affect the historic integrity of the remaining original building.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

There are no significant natural features on the property as identified in the Open Space Protection Plan or related Natural Resources Overlay District.

(b) Topographical alterations

The subject property is essentially flat and will remain so. Limited excavation is associated with this project.

(c) Protection of important public views

There are no important public views from or through the subject property.

(d) Protection of important cultural resources

See Sec. 5.4.8 above.

(e) Supporting the use of alternative energy

There is no indication of alternative energy utilization in the project plans.

(f) Brownfield sites

The property is not included in the VT DEC Hazardous Sites List.

(g) Provide for nature's events

The sheltered front entry facing North Street will remain. All three entries on the west elevation are sheltered, as depicted in the project plans.

An erosion prevention and sediment control plan has already been reviewed and approved by the city's Water Resources Division. Similarly, a post-construction stormwater management plan has been reviewed and approved by the Water Resources Division.

(h) Building location and orientation

Building location and orientation will remain unchanged.

(i) Vehicular access

Vehicular access to the site remains unchanged via private driveway onto North Street.

(j) Pedestrian access

The front entry continues to access North Street directly. Project plans depict a concrete walkway running the length of the building's western elevation, connecting to the public sidewalk.

(k) Accessibility for the handicapped

An ADA parking space is depicted on the site plan. It is likely that at least one of the apartments will need to be ADA accessible. Such standards are administered by the Building Inspector through the applicable building codes.

(l) Parking and circulation

Parking extent and layout remain unchanged from the prior permit approval. New surface parking spaces will be provided in an enlarged rear parking area extending further south than existing conditions. Several new spaces will be provided under the new rear addition. All of these spaces will be accessed by the existing private driveway into the property. The new spaces will be dimensionally compliant per the standards in Article 8: Parking. Although parking will be notably increased, it does not reach the threshold requiring shade trees. The gravel parking area requires curb stops, whether concrete, granite, or similar, to prevent parking creep onto adjacent green spaces.

(m) Landscaping, fences, and retaining walls

The amended application contains no specific landscaping plan and should. The landscape icons appear to match what was included in the prior project, and there is one notation of a new autumn blaze maple. A landscaping plan is needed and must include species and size of plantings at the time of installation. The new project plans contain two detention basins for stormwater. There is opportunity here to provide landscaping appropriate for rain gardens in these two basins. No new fencing is proposed, except that a stretch of existing fencing along the eastern side property line will be replaced in-kind. No retaining walls are proposed.

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

New exterior lighting is proposed, and fixture cut sheets have been provided. Recessed canister fixtures will be installed for illumination of entries. Illumination levels are acceptable, and the bulbs qualify as low output lamps.

(p) Integrate infrastructure into the design

No ground mounted mechanical equipment is depicted in the project plans. Revised project plans depict a trash and recycling enclosure at the south end of the parking area. Enclosure details are needed, as are mailbox locations. The enclosure appears to be closer to the rear property line than previously. A 5 ft. rear yard setback must be observed.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

As previously permitted, the proposed rear addition is larger than the one it will replace. It has a larger, longer footprint, and the height is greater than the existing conditions. Building dimensions are compliant with dimensional standards. The larger scale of the addition is mitigated by its placement behind the existing building, and the sides of the addition are tucked inward as compared to the original building in front. The original building and the addition read as two separate masses rather than one uniform mass. Overall, the development results in a building of a scale within the range established in this mixed use neighborhood.

Roofs and Rooflines

Perhaps the most significant design change in this amended application is the roof. The prior saw tooth roof is gone and has been replaced by a more conventional (almost) flat roof. This change presumably affords more useable interior space. The higher addition roof results in two distinct roof planes and splits the building mass into two components rather than one large mass.

2. Building Openings

The building's front entry remains along North Street. Fenestration within the addition is consistent with that in the original building. The eastern side of the addition is ~ 3.5' from the property line and contains windows. There is no building on the other side of the property line.

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

See Sec. 6.2.2 (c).

(d) Provide an active and inviting street edge

The street edge along North Street is defined by the existing historic building. It will be retained largely as-is and contains an inset, centered primary entrance.

(e) Quality of materials

The original building will retain its wooden clapboard siding and trim. Acceptable fiberglass and wooden windows will be installed throughout. The addition will be clad in composite clapboard siding and trim. EPDM roofing material will be installed.

(f) Reduce energy utilization

Proposed building must comply with current energy efficiency standards.

(g) Make advertising features complimentary to the site

Not applicable.

(h) Integrate infrastructure into the building design

No rooftop mechanical equipment is noted in the project plans. No vents, piping, or other punctures in the building envelope are noted either. If any exterior items such as these are proposed, they must be depicted and screened as appropriate.

(i) Make spaces safe and secure

Proposed building must comply with the city's current egress requirements as administered by the building inspector. Entries will be illuminated as noted above.

RECOMMENDED MOTION:

Forward to the Development Review Board with a recommendation of approval with the following conditions:

1. Provide complete landscaping plan, including species, location, and size at the time of planting.
2. Depict mailbox location(s).
3. Provide a revised site plan depicting curb stops for all parking spaces.



civil

 **CATAMOUNT**
consulting engineers
PO Box 48462 • Burlington, VT 05406 • 802-598-8081 • www.ccevt.com

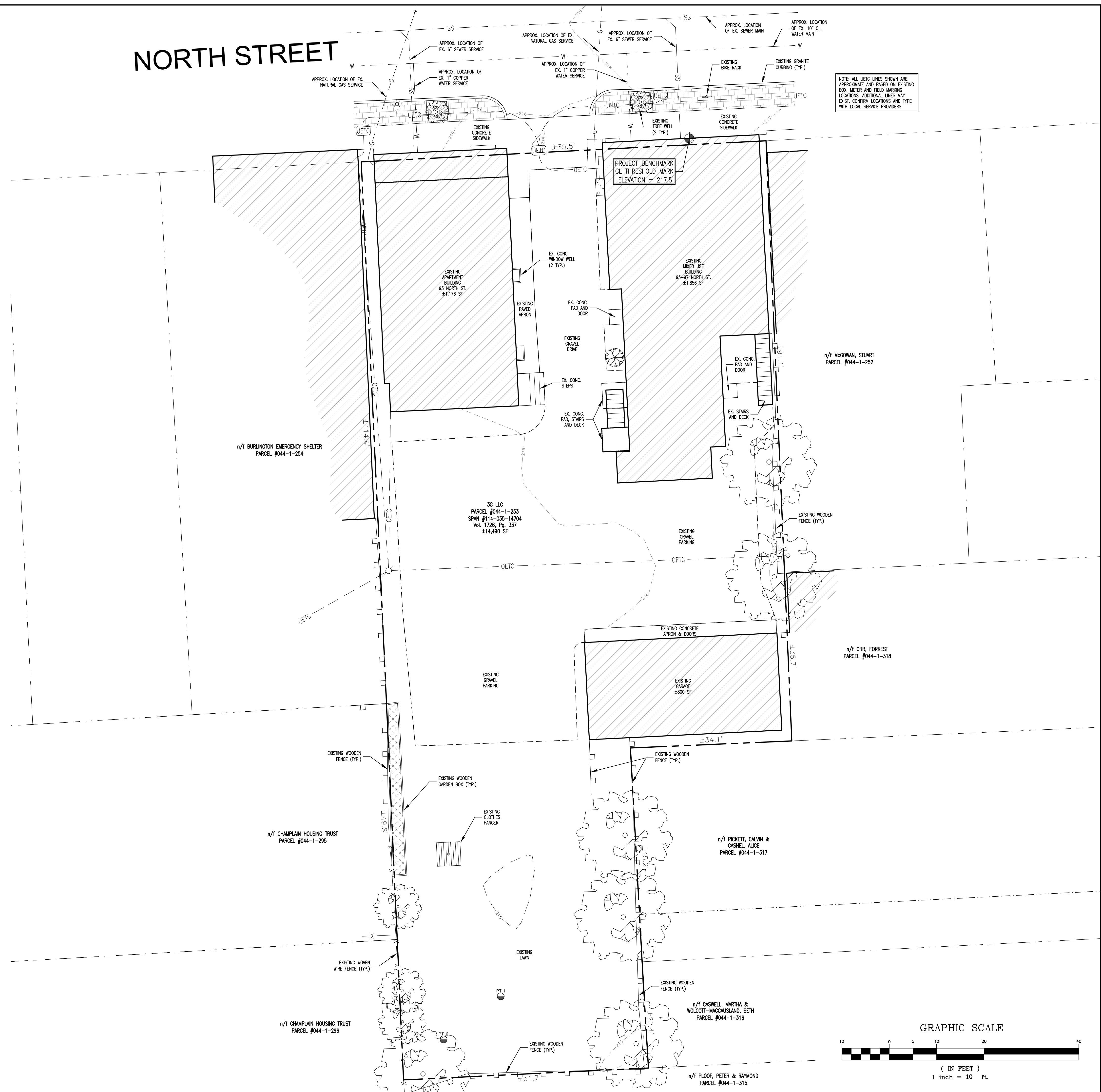
CONTACT: Mr. Jeff Olesky
P.O. Box 48567
Burlington, Vermont 05406
ph. 802-598-8081
email: jeff@ccevt.com

97 NORTH STREET
BURLINGTON, VERMONT 05401

[illegible]

	EXISTING CONTOUR
	PROPOSED CONTOUR
	APPROXIMATE PROPERTY LINE
	APPROXIMATE SETBACK LINE
	APPROXIMATE EASEMENT LINE
	APPROXIMATE GRAVITY SEWER LINE
	APPROXIMATE SEWER FORCE MAIN
	APPROXIMATE STORM DRAINAGE LINE
	APPROXIMATE WATER LINE
	APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
	APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
	APPROXIMATE GAS LINE
	FENCE
	DRAINAGE SWALE/DITCH
	APPROXIMATE 100 YEAR FLOODPLAIN
	APPROXIMATE EDGE OF WOODS

- 1) UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SITE SHOWN. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO CONSTRUCTION, FIELD VERIFY ALL UTILITY CONFLICTS AND REPORT THEM TO THE DESIGNER. ANY EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
- 2) THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK AND SHALL COORDINATE ALL REQUIRED INSPECTIONS.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR SAFE CONSTRUCTION OPERATIONS AND SHALL CONFORM TO ALL APPLICABLE REGULATIONS FOR SITE SAFETY.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL APPLICABLE EROSION CONTROL MEASURES. REFER TO THE MOST RECENT PUBLICATION OF THE STATE OF VERMONT EROSION CONTROL HANDBOOK.
- 5) THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY SITE CONDITIONS NOT REPRESENTED ON THE PLANS THAT INFLUENCE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 6) THE CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION TO THEIR ORIGINAL CONDITIONS. ALL GRASS LAWN AREAS SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED. MAINTAIN ALL TREES OUTSIDE OF THE CONSTRUCTION LIMITS.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
- 8) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK AND UTILITIES. WORK SHALL NOT COMMENCE ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
- 9) IN ADDITION TO THE REQUIREMENTS IN THESE PLANS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL LOCAL AND STATE PERMIT CONDITIONS, AS WELL AS THE MOST RECENT EDITION OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES. UNLESS OTHERWISE NOTED, ALL MATERIALS, ITEMS AND INSTALLATION PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF THE VERMONT AGENCY OF TRANSPORTATION (AOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 10) THE TOLERANCE FOR ALL FINISHED GRADES SHALL BE 0.1 FEET.
- 11) THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AS-BUILT DRAWINGS WITHIN 10 DAYS FOLLOWING THE COMPLETION OF THE PROJECT.
- 12) ELEVATIONS AND COORDINATES SHOWN ARE BASED UPON AN ASSUMED DATUM. ORIENTATION IS BASED UPON A MAGNETIC READING TAKEN AT THE TIME OF SURVEY.
- 13) PROPERTY LINE INFORMATION BASED UPON EXISTING TAX MAP INFORMATION. THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED IN THIS PERMIT APPLICATION ARE FOR PERMITTING PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. & 2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS. THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.



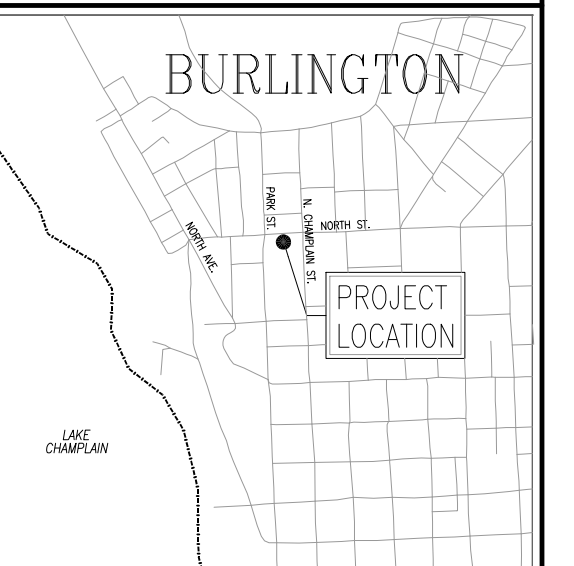
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Existing Conditions Site Plan

LOCATION MAP $1'' = \pm 2,000'$

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020

DATE: MARCH 29, 2024

SCALE: 1" = 10'

EV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

C1.0

LEGEND

- 985 --- EXISTING CONTOUR
—— 985 —— PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
— SS — APPROXIMATE GRAVITY SEWER LINE
— FM — APPROXIMATE SEWER FORCE MAIN
— ST — APPROXIMATE STORM DRAINAGE LINE
— W — APPROXIMATE WATER LINE
— OETC — APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
— UETC — APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
— G — APPROXIMATE GAS LINE
— x — x — FENCE
- - - - - DRAINAGE SWALE/DITCH
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
~ ~ ~ ~ ~ APPROXIMATE EDGE OF WOODS
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. IN ADDITION TO THE PLANS, DETAILS AND SPECIFICATIONS IN THESE PLANS, ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR LOW RISK PROJECTS SUBJECT TO STATE GENERAL CONSTRUCTION PERMIT 3-9020.
2. THE DISCHARGE OF SEDIMENT LADEN WATER FROM THE PROJECT SITE IS PROHIBITED. ALL DISCHARGED WATER FROM DEWATERING OPERATIONS SHALL DISCHARGE INTO A TEMPORARY SEDIMENT CONTROL TRAP OR SEDIMENTATION BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES UNTIL THE PROJECT IS COMPLETE.
3. THE CONTRACTOR SHALL LIMIT SOIL DISTURBANCE AND SEEDING APPLICATION DATES TO BETWEEN APRIL 15TH AND OCTOBER 15TH. IF SOIL DISTURBANCE OCCURS LATER THAN OCTOBER 15TH OR PRIOR TO APRIL 15TH, WINTER EROSION CONTROL MEASURES WILL BE NECESSARY. THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER FOR ADDITIONAL SPECIFIC WINTER EROSION CONTROL MEASURES.
4. CONTROL DUST THROUGH THE APPLICATION OF WATER. THE AMOUNT OF APPLICATIONS AND AMOUNT OF DUST CONTROL SHALL BE BASED UPON FIELD AND WEATHER CONDITIONS. IT SHALL BE SPREAD IN SUCH A MANNER AND BY SUCH DEVICES THAT UNIFORM DISTRIBUTION IS ATTAINED OVER THE ENTIRE AREA ON WHICH IT IS PLACED.
5. AS SOON AS CONSTRUCTION IS COMPLETED IN A GIVEN AREA, IT SHALL BE TOPSOILED, SEEDDED, FERTILIZED AND MULCHED.
6. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AND AFTER PERIODS OF HEAVY RAIN, AND REPAIRED AND/OR REPLACED AS NEEDED. STONE CONSTRUCTION ENTRANCES SHALL BE TOP DRESSED WITH ADDITIONAL STONE SHOULD THE EXISTING STONE BECOME CLOGGED WITH SEDIMENT.
7. IF, DUE TO THE PROJECT SCHEDULE, CONSTRUCTION DURING THE WINTER MONTHS IS NECESSARY, THE CONTRACTOR SHALL FOLLOW WINTER CONSTRUCTION PROCEDURES AT A MINIMUM, BUT NOT LIMITED TO, THE FOLLOWING: A. MINIMIZE DISTURBANCE BETWEEN OCTOBER 15TH AND APRIL 15TH; B. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE GROUND FREEZING; C. MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 90 LBS. PER 1,000 SF. THE CONTRACTOR SHALL MAINTAIN ALL AREAS THAT ARE MULCHED UNTIL PERMANENT VEGETATION IS ESTABLISHED.

NORTH STREET



- RIGHT-OF-WAY WORK NOTES -
1. CONTRACTOR TO PROVIDE A TEMPORARY TRAFFIC SIGNAGE PLAN FOR ONE-WAY TRAFFIC PATTERN TO ALLOW FOR WATER SERVICE REPLACEMENT WORK. TRAFFIC SIGNAGE PLAN SHALL BE REVIEWED AND APPROVED BY THE LOCAL PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK WITHIN THE ROW.
 2. ALL REPLACEMENT AND/OR REPAIR OF PAVEMENT, GRANITE CURBING, STONE PAVERS, CONCRETE SIDEWALK AND TREE WELL TO MATCH EXISTING CONDITIONS AND BE PERFORMED IN ACCORDANCE WITH LOCAL PUBLIC WORKS STANDARDS.
 3. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE LOCAL PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.



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802-558-8081 | www.ccevt.com

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OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed
Demolition &
EPSC Site Plan



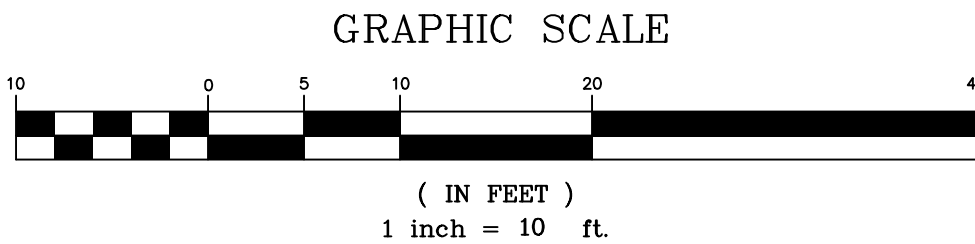
LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020		
DATE: MARCH 29, 2024		
SCALE: 1" = 10'		
REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
3		
4		
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8		
9		
10		

SHEET NUMBER:

C1.1



LEGEND

- 985 --- EXISTING CONTOUR
--- 985 --- PROPOSED CONTOUR
--- --- APPROXIMATE PROPERTY LINE
--- --- APPROXIMATE SETBACK LINE
--- --- APPROXIMATE EASEMENT LINE
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--->--- DRAINAGE SWALE/DITCH
--- --- APPROXIMATE 100 YEAR FLOODPLAIN
--- --- APPROXIMATE EDGE OF WOODS

- DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
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HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

DESIGN FLOWS

EXISTING WATER DEMAND -

93 NORTH ST. -		
2 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	280 GPD	
3 TWO-BEDROOM UNITS @ 280 GPD/UNIT =	840 GPD	
97 NORTH ST. -		
CONVENIENCE STORE @ 100 GPD =	100 GPD	
3 TWO-BEDROOM UNITS @ 280 GPD/UNIT =	840 GPD	
TOTAL EXISTING WATER DEMAND =	2,060 GPD	

PROPOSED WATER DEMAND -

93 NORTH ST. -		
2 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	280 GPD (NO CHANGE)	
3 TWO-BEDROOM UNITS @ 280 GPD/UNIT =	840 GPD (NO CHANGE)	
97 NORTH ST. -		
15 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	2,100 GPD	
2 TWO-BEDROOM UNITS @ 280 GPD/UNIT =	560 GPD	
TOTAL PROPOSED WATER DEMAND =	3,780 GPD (1,720 INCREASE)	

EXISTING SEWER FLOW -

93 NORTH ST. -		
2 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	280 GPD	
3 TWO-BEDROOM UNITS @ 210 GPD/UNIT =	630 GPD	
97 NORTH ST. -		
CONVENIENCE STORE @ 100 GPD =	100 GPD	
3 TWO-BEDROOM UNITS @ 210 GPD/UNIT =	630 GPD	
TOTAL EXISTING SEWER FLOW =	1,640 GPD	

PROPOSED SEWER FLOW -

93 NORTH ST. -		
2 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	280 GPD (NO CHANGE)	
3 TWO-BEDROOM UNITS @ 210 GPD/UNIT =	630 GPD (NO CHANGE)	
97 NORTH ST. -		
15 ONE-BEDROOM UNITS @ 140 GPD/UNIT =	2,100 GPD	
2 TWO-BEDROOM UNITS @ 210 GPD/UNIT =	420 GPD	
TOTAL PROPOSED SEWER FLOW =	3,430 GPD (1,790 INCREASE)	

ZONING REQUIREMENTS

ZONING DISTRICT - NEIB MIXED USE
ZONING OVERLAYS - NONE
PROPOSED USE - RESIDENTIAL

DIMENSIONAL REQUIREMENTS -

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE (SF) -	N/A	±14,254	±14,254
MIN. FRONTAGE (FT) -	N/A	±85.5	±85.5
MAX. COVERAGE (%) -	80	±65.4	±75.2
FRONT YARD SETBACK (FT) -	0/6	±0.0	±0.0
SIDE YARD SETBACK (FT) -	0/12	±1.1	±1.1
REAR YARD SETBACK (FT) -	0	±2.2	±26.9
MAX. BUILDING HEIGHT (FT) -	35'	±35.0	±35.0

NOTES -

1. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL STANDARDS AND ZONING CRITERIA REVIEW.

NORTH STREET



- RIGHT-OF-WAY WORK NOTES -
1. CONTRACTOR TO PROVIDE A TEMPORARY TRAFFIC SIGNAGE PLAN FOR ONE-WAY TRAFFIC PATTERN TO ALLOW FOR WATER SERVICE REPLACEMENT WORK. TRAFFIC SIGNAGE PLAN SHALL BE REVIEWED AND APPROVED BY THE LOCAL PUBLIC WORKS DEPARTMENT PRIOR TO ANY WORK WITHIN THE ROW.
 2. ALL REPLACEMENT AND/OR REPAIR OF PAVEMENT, GRANITE CURBING, STONE PAVERS, CONCRETE SIDEWALK AND TREE WELL TO MATCH EXISTING CONDITIONS AND BE PERFORMED IN ACCORDANCE WITH LOCAL PUBLIC WORKS STANDARDS.
 3. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE LOCAL PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.



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802-558-8081 | www.covt.com

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OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed
Conditions
Site Plan



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020

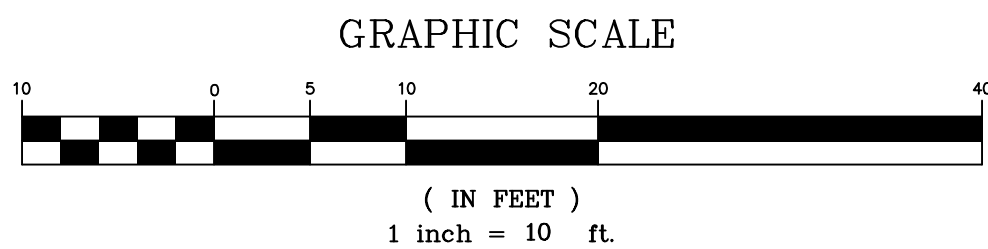
DATE: MARCH 29, 2024

SCALE: 1" = 10'

REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
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5		
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9		
10		

SHEET NUMBER:

C2.0



LEGEND

- 985--- EXISTING CONTOUR
—985— PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- . - . - APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
— SS — APPROXIMATE GRAVITY SEWER LINE
— FM — APPROXIMATE SEWER FORCE MAIN
— ST — APPROXIMATE STORM DRAINAGE LINE
— W — APPROXIMATE WATER LINE
— OETC — APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
— UETC — APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
— G — APPROXIMATE GAS LINE
x x x FENCE
—▲— DRAINAGE SWALE/DITCH
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
~ ~ ~ ~ ~ APPROXIMATE EDGE OF WOODS
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

NORTH STREET



SUBGRADE PLACEMENT AND COMPACTION NOTES

1. NO SOILS INVESTIGATION OR GEO-TECHNICAL EVALUATION HAS BEEN PERFORMED BY CATAMOUNT CONSULTING ENGINEERS, PLLC (CCE) IN CONJUNCTION WITH THIS PROJECT. CCE TAKES NO RESPONSIBILITY FOR THE EXISTING CONDITIONS OF SUBGRADE AND/OR THE POTENTIAL SETTLEMENT THAT COULD ARISE FROM IMPROPERLY COMPACTED SOILS.
2. PREVIOUSLY PLACED FILL MATERIAL WITHIN THE BUILDING FOOTPRINTS AND WITHIN THE PAVED AREAS, AS WELL AS ANY NEW FILL MATERIAL, SHOULD BE CONFIRMED FOR UNIFORMITY AND TO CONFIRM THAT IT HAS BEEN SUFFICIENTLY COMPACTED TO 95% TO 97% MODIFIED PROCTOR AND IS FREE FROM ORGANICS.
3. PRIOR TO CONSTRUCTION, TEST HOLES SHOULD BE CONDUCTED WITH THE ENGINEER TO NATIVE GRADE TO CONFIRM THE SUITABILITY OF SUBGRADE.
4. ALL NEW FILL SHOULD BE INSTALLED IN A MAXIMUM OF 1 TO 2 FOOT LIFTS AND TESTED FOR COMPACTION TO 95% TO 97% MODIFIED PROCTOR.
5. ALL SUBGRADE MATERIAL AND COMPACTION REQUIREMENTS OUTLINED IN THE STRUCTURAL AND FOUNDATION DESIGN PLANS SHOULD BE ADHERED TO.



OWNER:

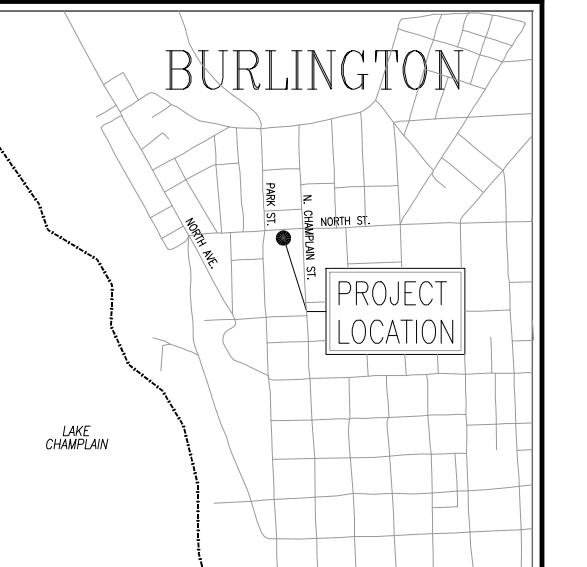
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed
Grading
Site Plan



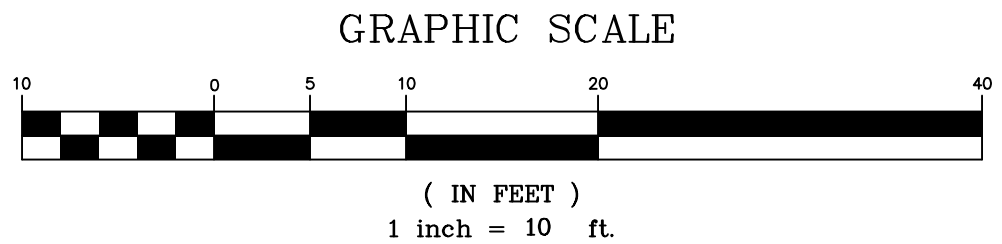
LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020		
DATE: MARCH 29, 2024		
SCALE: 1" = 10'		
REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
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SHEET NUMBER:

C2.1



LEGEND

- 985 --- EXISTING CONTOUR
--- 985 --- PROPOSED CONTOUR
--- --- APPROXIMATE PROPERTY LINE
--- --- APPROXIMATE SETBACK LINE
--- --- APPROXIMATE EASEMENT LINE
--- SS --- APPROXIMATE GRAVITY SEWER LINE
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--- G --- APPROXIMATE GAS LINE
--- x --- x --- FENCE
--- --> --- DRAINAGE SWALE/DITCH
--- --- APPROXIMATE 100 YEAR FLOODPLAIN
--- --- APPROXIMATE EDGE OF WOODS
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

EXISTING LOT COVERAGE CALCULATIONS

TOTAL LOT SIZE: 14,254 SF (0.327 AC.)
SITE AREA: 14,254 SF (0.327 AC.)
EXISTING TOTAL IMPERVIOUS: 9,328 SF (0.214 AC.) = 65.4%

EXISTING SOIL DESCRIPTIONS

MAP UNIT SYMBOL	MAP UNIT TYPE	ACRES	HSG
AdA	ADAMS & WINDSOR LOAMY SANDS, 0 TO 5% SLOPES	0.327	A

INFILTRATION TEST RESULTS

PERFORMED BY: CATAMOUNT CONSULTING ENGINEERS, PLLC
DATE: APRIL 16, 2024

PT #1 (DEPTH =24" [ELEV.=±213.0'], READINGS=IN./HR.) -

READING 1 - 17.50
READING 2 - 15.25
READING 3 - 14.00
READING 4 - 13.25
INFILTRATION RATE = AVERAGE RATE OF 4 DROPS = ±15 IN./HR.

PT #2 (DEPTH =24" [ELEV.=±213.0'], READINGS=IN./HR.) -

READING 1 - 16.00
READING 2 - 12.75
READING 3 - 10.75
READING 4 - 9.75
INFILTRATION RATE = AVERAGE RATE OF 4 DROPS = ±12 IN./HR.

NORTH STREET



OWNER:

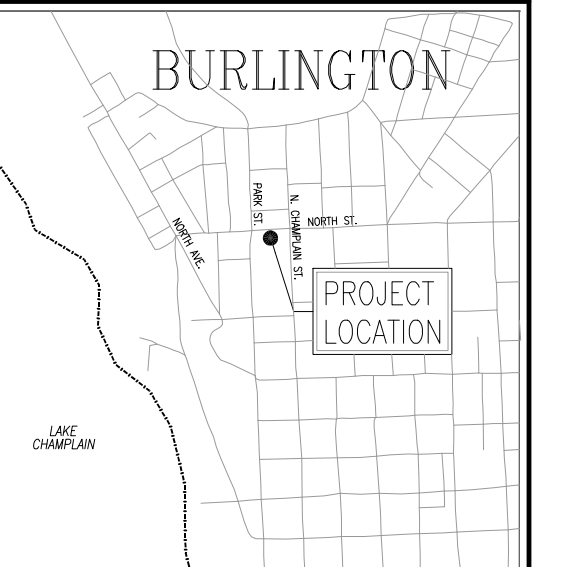
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Existing
Stormwater
Management
Site Plan

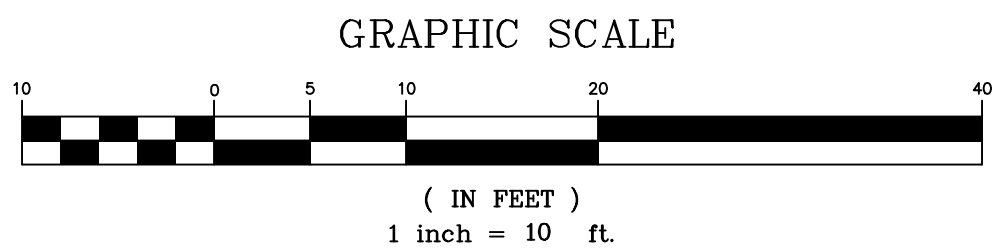


LOCATION MAP	1" = ±2,000'
☐ PRELIMINARY	
☒ FINAL	
☐ NOT FOR CONSTRUCTION	
☐ FOR CONSTRUCTION	

PROJECT NO.: 24020		
DATE: MARCH 29, 2024		
SCALE: 1" = 10'		
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1	GENERAL REVISIONS	3/7/25
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SHEET NUMBER:

C2.2



LEGEND

- 985 --- EXISTING CONTOUR
--- 985 --- PROPOSED CONTOUR
--- --- APPROXIMATE PROPERTY LINE
--- --- APPROXIMATE SETBACK LINE
--- --- APPROXIMATE EASEMENT LINE
--- SS --- APPROXIMATE GRAVITY SEWER LINE
--- FM --- APPROXIMATE SEWER FORCE MAIN
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--- --- APPROXIMATE 100 YEAR FLOODPLAIN
--- --- APPROXIMATE EDGE OF WOODS
DECIDUOUS TREE
CONIFEROUS TREE
SHRUB/PLANTING
SEWER MANHOLE
DRAINAGE MANHOLE
DRAINAGE CATCH BASIN
HYDRANT
WATER VALVE
DRILLED WELL
POWER POLE
GUY WIRE
LIGHT POLE
SIGN POST
TEST PIT
PERCOLATION TEST
IRON PIPE/ROD FOUND/SET
CONCRETE MONUMENT FOUND/SET
PROJECT BENCHMARK

PROPOSED LOT COVERAGE CALCULATIONS

TOTAL LOT SIZE: 14,254 SF (0.327 AC.)
SITE AREA: 14,254 SF (0.327 AC.)
PROPOSED TOTAL IMPERVIOUS: 10,723 SF (0.246 AC.) = 75.2%

EXISTING SOIL DESCRIPTIONS

MAP UNIT SYMBOL	MAP UNIT TYPE	ACRES	HSG
AdA	ADAMS & WINDSOR LOAMY SANDS, 0 TO 5% SLOPES	0.327	A

INFILTRATION TEST RESULTS

PERFORMED BY: CATAMOUNT CONSULTING ENGINEERS, PLLC
DATE: APRIL 16, 2024

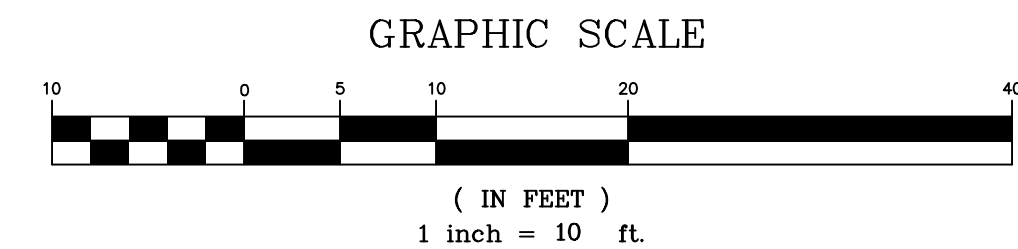
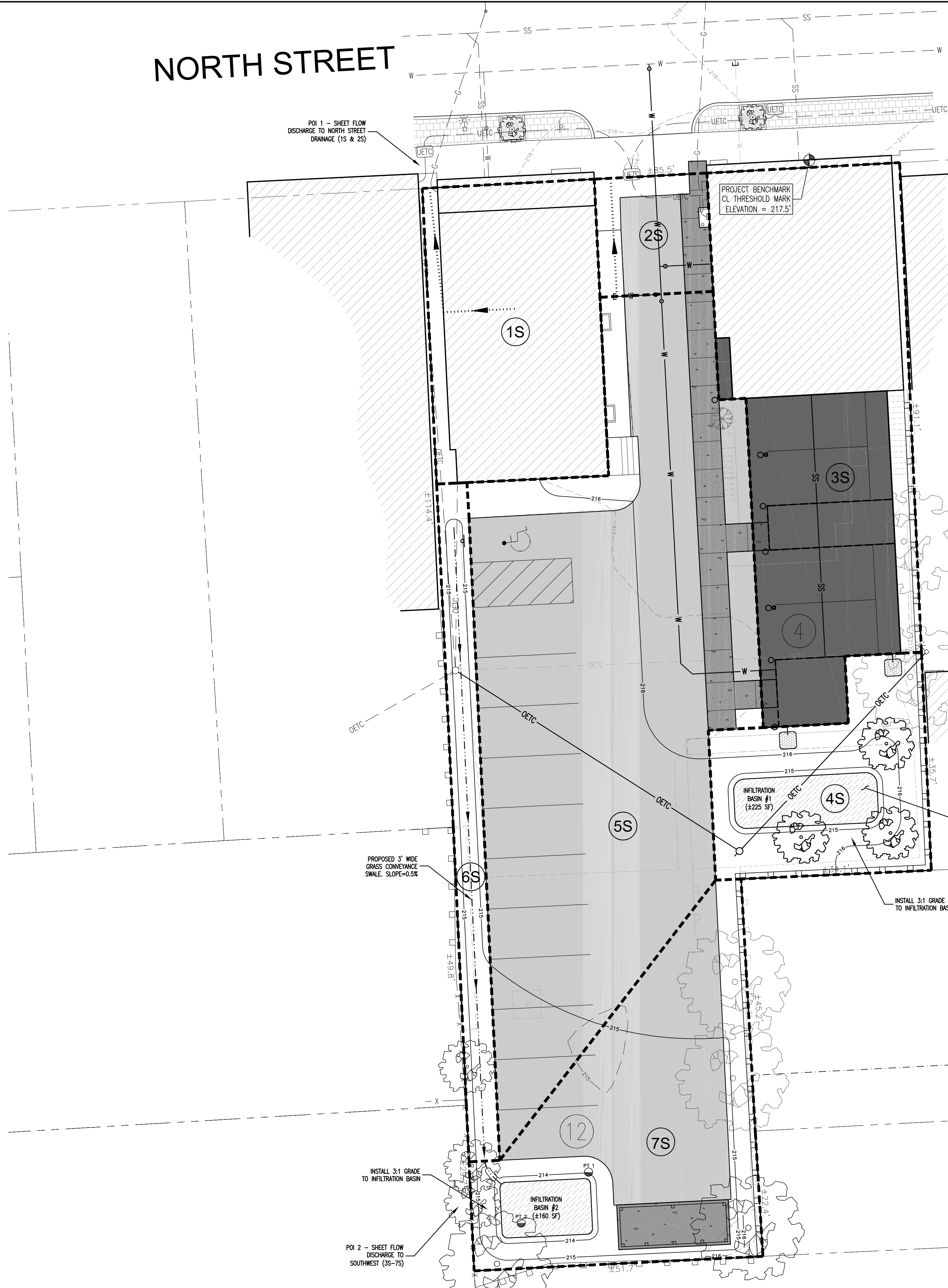
PT #1 (DEPTH =24" [ELEV.=±213.0'], READINGS=IN./HR.) -

READING 1 - 17.50
READING 2 - 15.25
READING 3 - 14.00
READING 4 - 13.25
INFILTRATION RATE = AVERAGE RATE OF 4 DROPS = ±15 IN./HR.

PT #2 (DEPTH =24" [ELEV.=±213.0'], READINGS=IN./HR.) -

READING 1 - 16.00
READING 2 - 12.75
READING 3 - 10.75
READING 4 - 9.75
INFILTRATION RATE = AVERAGE RATE OF 4 DROPS = ±12 IN./HR.

NORTH STREET



OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed
Stormwater
Management
Site Plan



LOCATION MAP 1" = ±2,000'

- ☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020

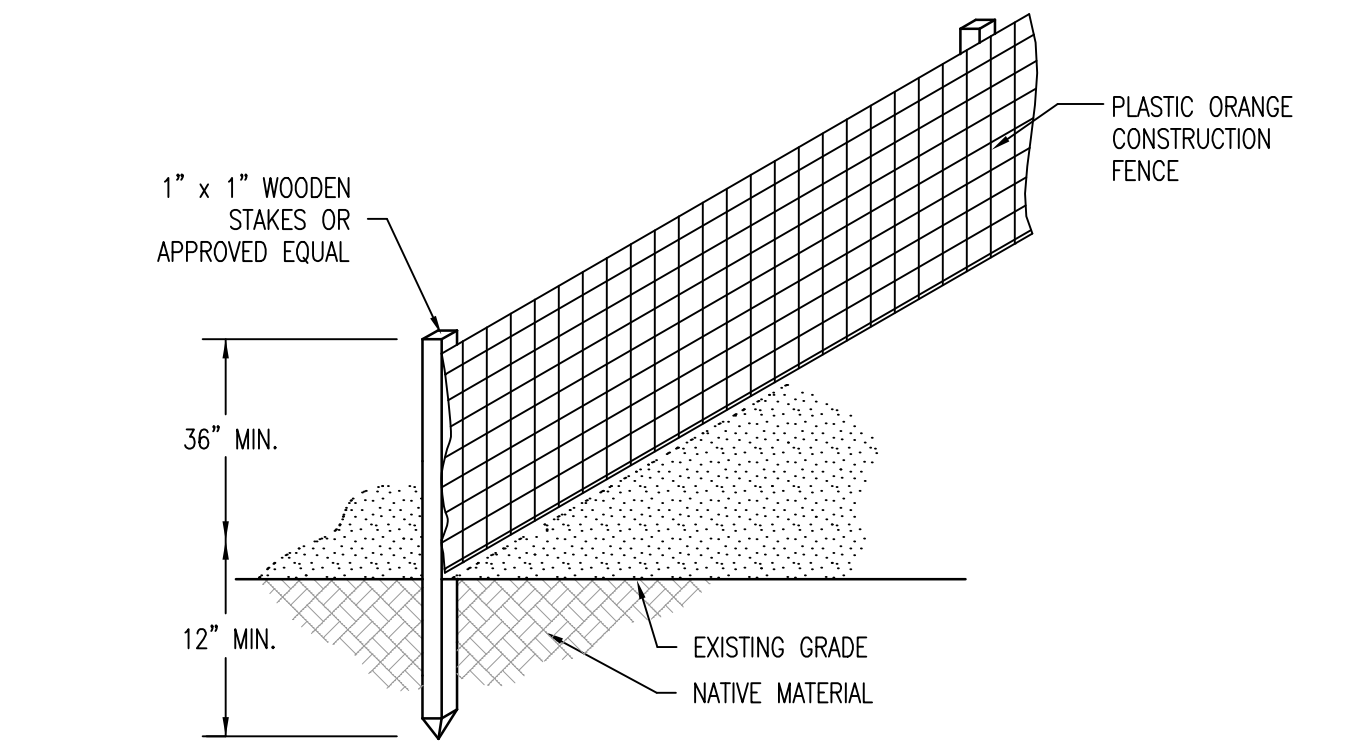
DATE: MARCH 29, 2024

SCALE: 1" = 10'

REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
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SHEET NUMBER:

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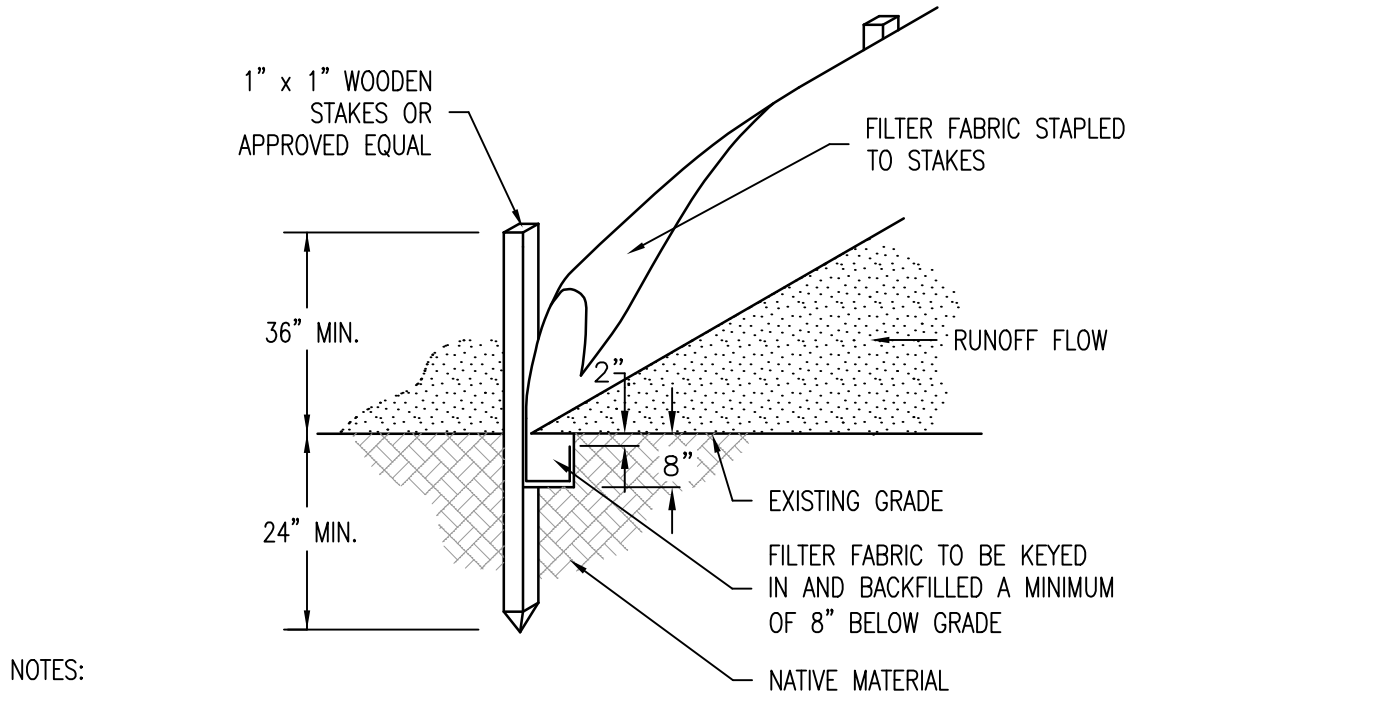


- NOTES:
- PROJECT DEMARCATION FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.06.
 - WOODEN STAKES TO BE INSTALLED A MINIMUM OF 5' O/C.
 - PROJECT DEMARCATION FENCE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

PROJECT DEMARCATION FENCE DETAIL

1
C3.0

N.T.S.

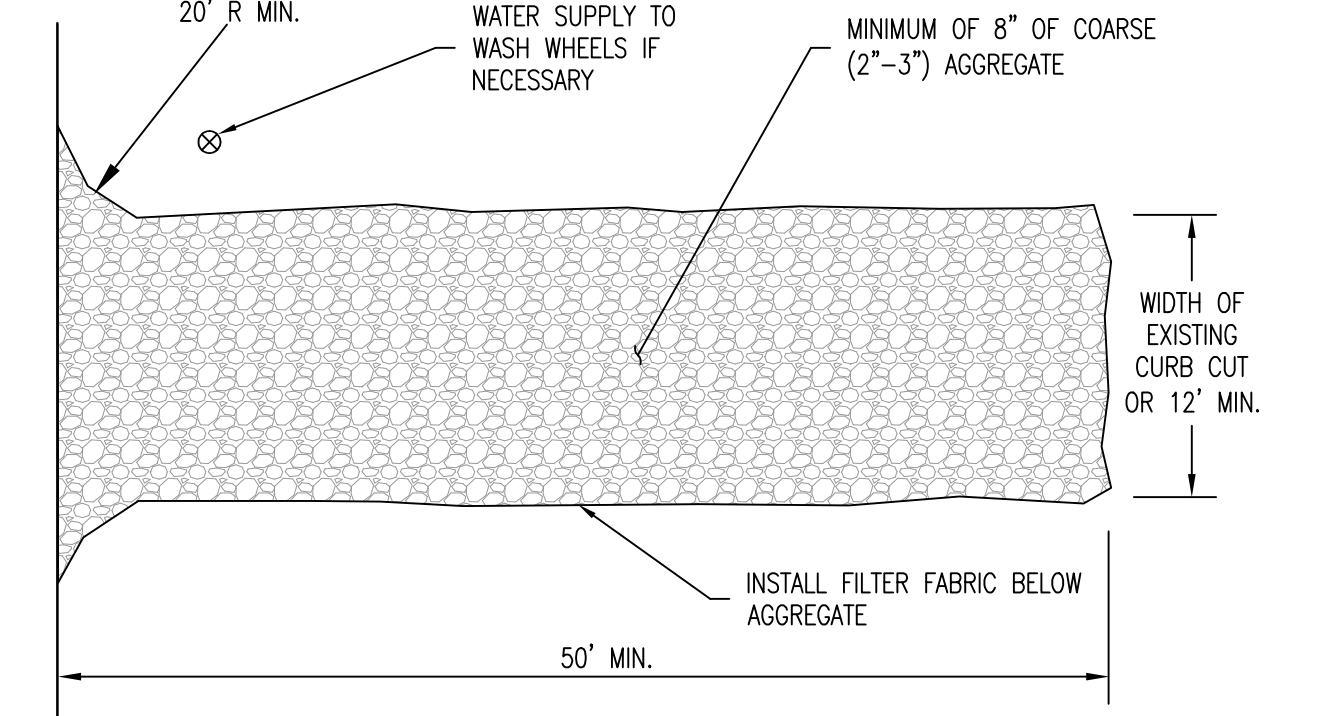


- NOTES:
- SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.08(b) AND USING MATERIAL MEETING AOT SPEC 720.01 FOR SILT FENCE.
 - WOODEN STAKES TO BE INSTALLED A MINIMUM OF 5' O/C.
 - INSTALL SILT FENCES AT TOES OF ALL UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. THIS INCLUDES ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION, NOT NECESSARILY REFLECTED ON THE FINAL PLANS. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. WHEN SILT FENCE IS INSTALLED ON MINOR CROSS SLOPES, "J" HOOKS SHALL BE INSTALLED EVERY 50' MINIMUM TO MINIMIZE SEDIMENT LOAD AT BOTTOM OF SLOPE. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.
 - SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED UNTIL SLOPES ARE STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE.

SILT FENCE DETAIL

2
C3.0

N.T.S.

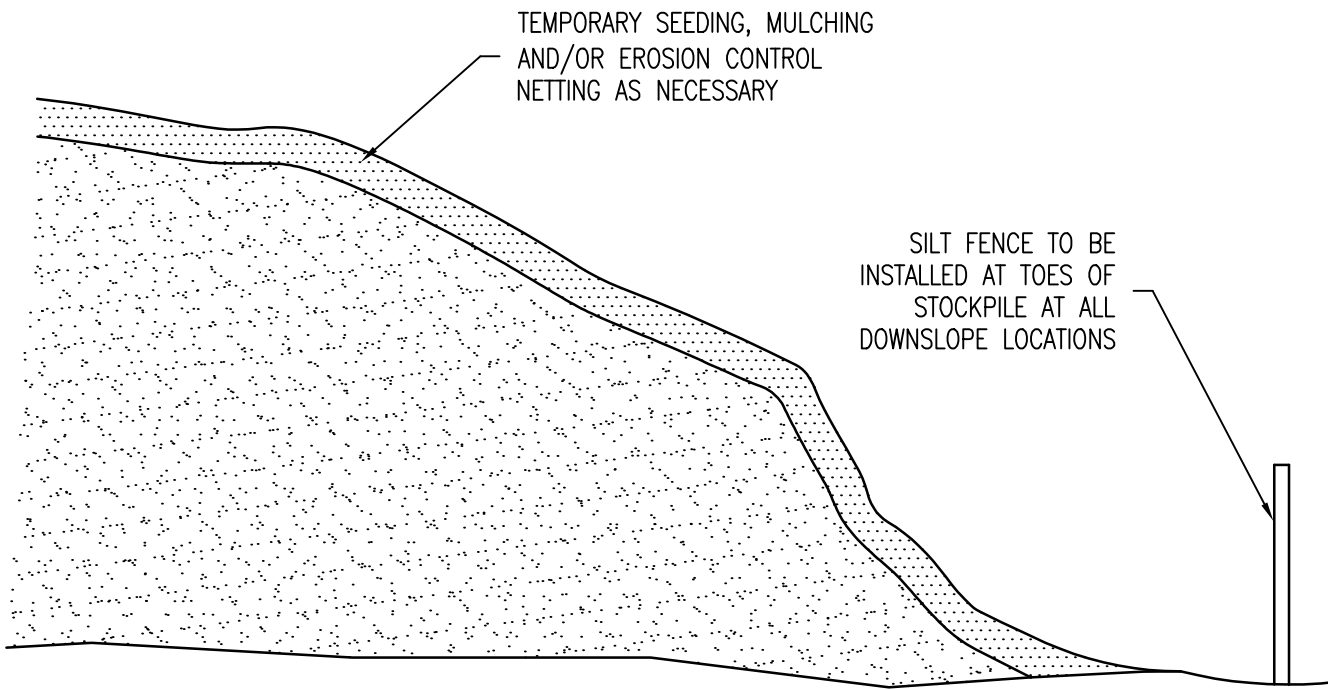


- NOTES:
- STONE CONSTRUCTION ENTRANCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.09(a) AND USING MATERIAL MEETING AOT SPEC 704.17. FILTER FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROW. THIS MAY REQUIRE MAINTENANCE AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO THE PUBLIC ROW.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AGGREGATE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP.

CONSTRUCTION ENTRANCE DETAIL

3
C3.0

N.T.S.

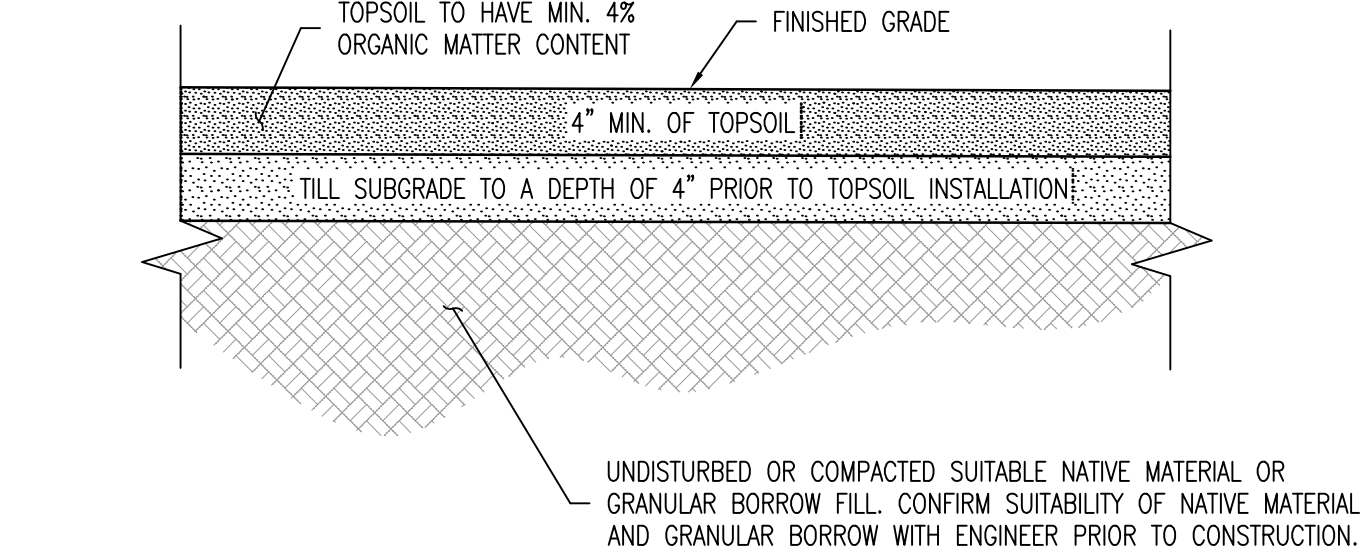


- NOTES:
- THE STOCKPILE, OR PORTIONS THEREOF, THAT WILL NOT BE USED OR DISTURBED WITHIN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH MULCH. THE STOCKPILE, OR PORTIONS THEREOF, THAT WILL NOT BE USED OR DISTURBED WITHIN 3 MONTHS SHALL BE STABILIZED WITH GRASS SEED AND MULCH OR EROSION CONTROL NETTING AS NECESSARY TO MINIMIZE THE POTENTIAL FOR EROSION.
 - SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.08(b) AND USING MATERIAL MEETING AOT SPEC 720.01 FOR SILT FENCE.

TOPSOIL STOCKPILE DETAIL

4
C3.0

N.T.S.

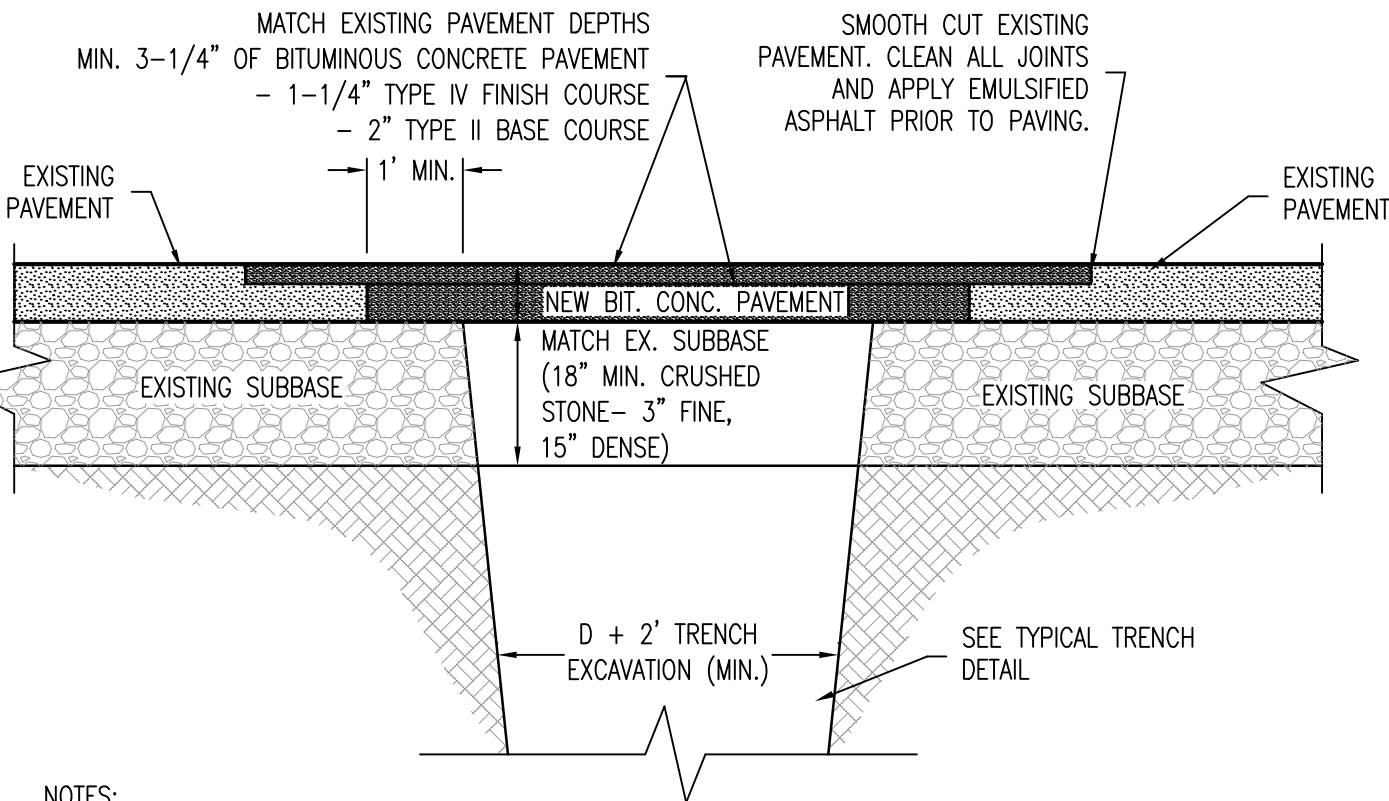


- NOTES:
- TOPSOIL SHALL BE REMOVED, STOCKPILED AND STABILIZED IN A DESIGNATED CONTROLLED AREA, AT LEAST 50' FROM SURFACE WATERS, WETLANDS, FLOODPLAINS OR OTHER CRITICAL RESOURCES AREAS.
 - PRIOR TO PLACING TOPSOIL, SCARIFY SUBGRADE TO A DEPTH OF 4", EXCEPT WITHIN DRIP LINE OF EXISTING TREES.
 - REPLACE STOCKPILED TOPSOIL AND RAKE TO LEVEL, REMOVING ANY ROCKS GREATER THAN 2" IN DIAMETER.
 - UNLESS OTHERWISE DETAILED IN THE LANDSCAPING PLANS, ALL DISTURBED AREAS SHALL BE STABILIZED WITH THE FOLLOWING SEED/SLOPE MIX -
 - 100% PERENNIAL GRASSES WITH FINE TO MEDIUM TEXTURE
 - SEED AT 4 LBS./1,000 SF (40% CREEPING RED FESCUE, 30% KENTUCKY BLUEGRASS, 30% PERENNIAL RYEGRASS)
 - CONTRACTOR SHALL MAINTAIN AREAS UNTIL PERMANENT, DENSE AND VIGOROUS, VEGETATION IS ESTABLISHED.

POST-CONSTRUCTION SOIL STABILIZATION DETAIL

5
C3.0

N.T.S.

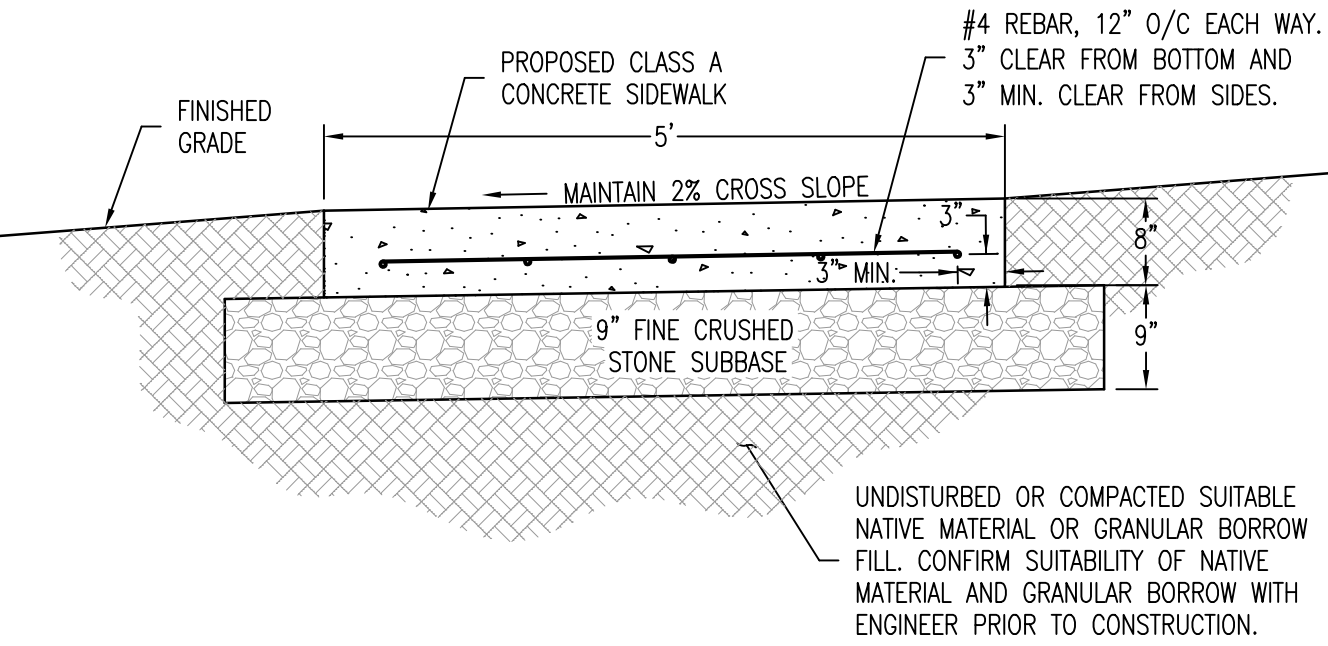


- NOTES:
- BITUMINOUS CONCRETE PAVEMENT TO MEET AOT SPECS 704.10 AND 406.03(a).
 - FINE CRUSHED STONE AND DENSE GRADED CRUSHED STONE TO MEET AOT SPECS 704.05 AND 704.06 RESPECTIVELY.
 - STABILIZATION FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 - EMULSIFIED ASPHALT TO MEET AOT SPEC 702.04.
 - SUBBASE AND PAVEMENT TO BE INSTALLED IN ACCORDANCE WITH AOT SPECS 301 AND 406, RESPECTIVELY.
 - COMPACTION OF SUBBASE MATERIALS TO MEET AOT SPEC 301.06.

PAVEMENT REPLACEMENT DETAIL

6
C3.0

N.T.S.

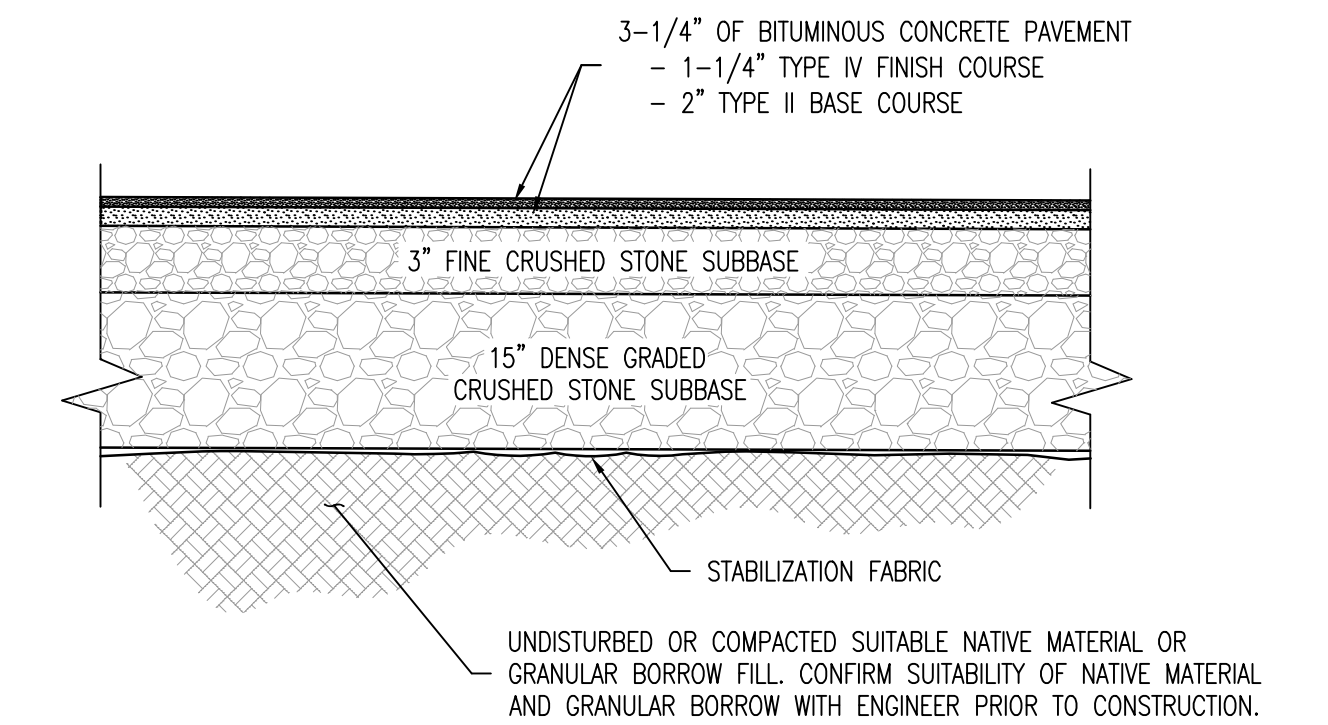


- NOTES:
- CONCRETE FOR SIDEWALK TO MEET AOT SPEC 541, CLASS A, AND SHALL BE INSTALLED IN ACCORDANCE WITH AOT SPEC 618.03. SIDEWALK SHALL BE CONSTRUCTED WITH DUMMY JOINTS EVERY 5', WITH 1/8" JOINT BETWEEN SECTIONS. SIDEWALK EXPANSION JOINTS SHALL BE CONSTRUCTED EVERY 20' AND CONSTRUCTED WITH JOINT FILLER TO MEET AOT SPEC 707.08. SIDEWALK RAMPS AND DETECTABLE WARNINGS TO BE INSTALLED IN ACCORDANCE WITH AOT STANDARD C-3A.
 - FINE CRUSHED STONE TO MEET AOT SPEC 704.05.
 - ASPHALT TREATED FELT TO BE USED BETWEEN SIDEWALK AND CONCRETE CURB TO MEET AOT SPEC 707.08.
 - GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 - COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.

REINFORCED CONCRETE SIDEWALK DETAIL

7
C3.0

N.T.S.

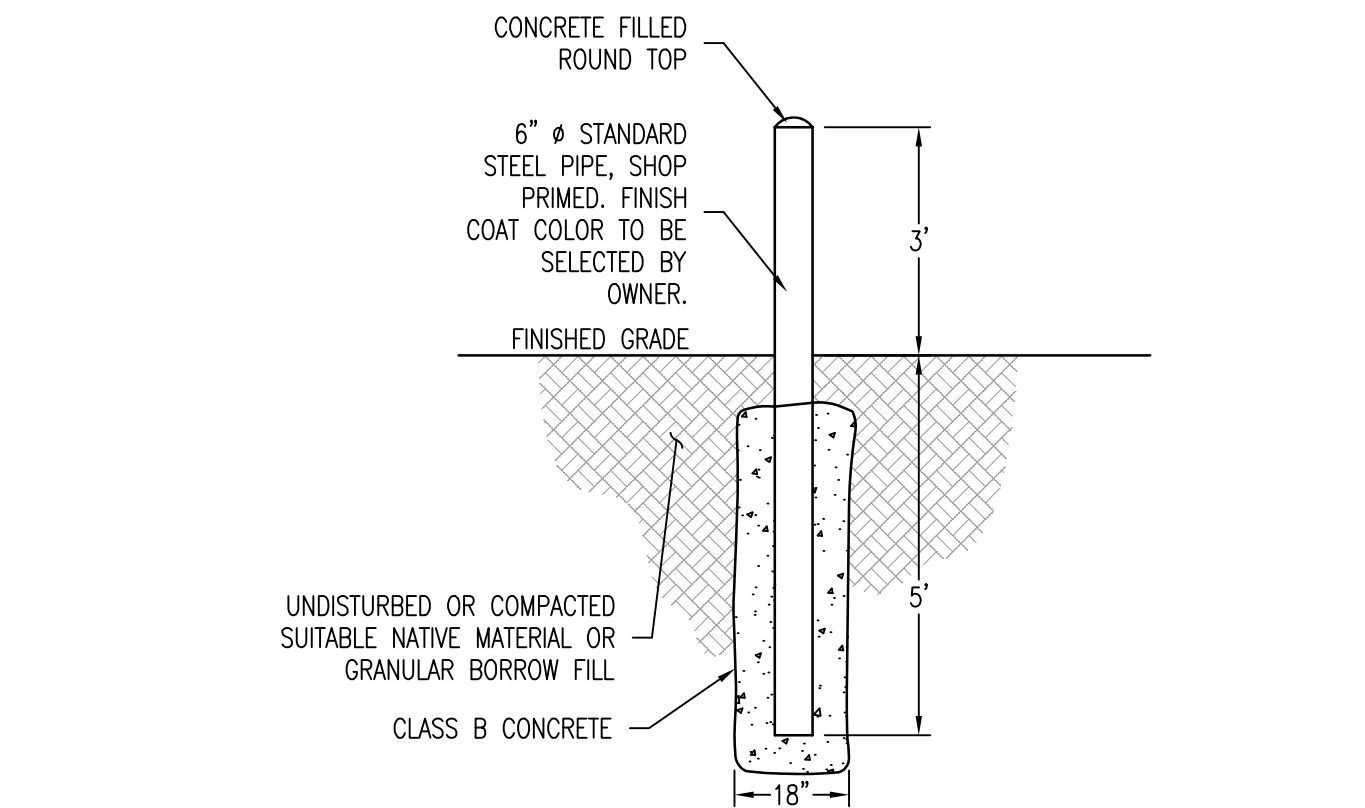


- NOTES:
- BITUMINOUS CONCRETE PAVEMENT TO MEET AOT SPECS 704.10 AND 406.03(a).
 - FINE CRUSHED STONE AND DENSE GRADED CRUSHED STONE TO MEET AOT SPECS 704.05 AND 704.06 RESPECTIVELY.
 - STABILIZATION FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 - SUBBASE AND PAVEMENT TO BE INSTALLED IN ACCORDANCE WITH AOT SPECS 301 AND 406, RESPECTIVELY. SAND BORROW, WHERE REQUIRED, SHALL MEET AOT SPEC 703.03. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04. IF EXISTING SUBBASE IS PROPOSED TO BE USED, CONFIRM MATERIAL AND DEPTH WITH ENGINEER PRIOR TO PAVING.
 - COMPACTION OF SUBBASE MATERIALS TO MEET AOT SPEC 301.06.

FULL DEPTH CONSTRUCTION PAVING DETAIL

8
C3.0

N.T.S.

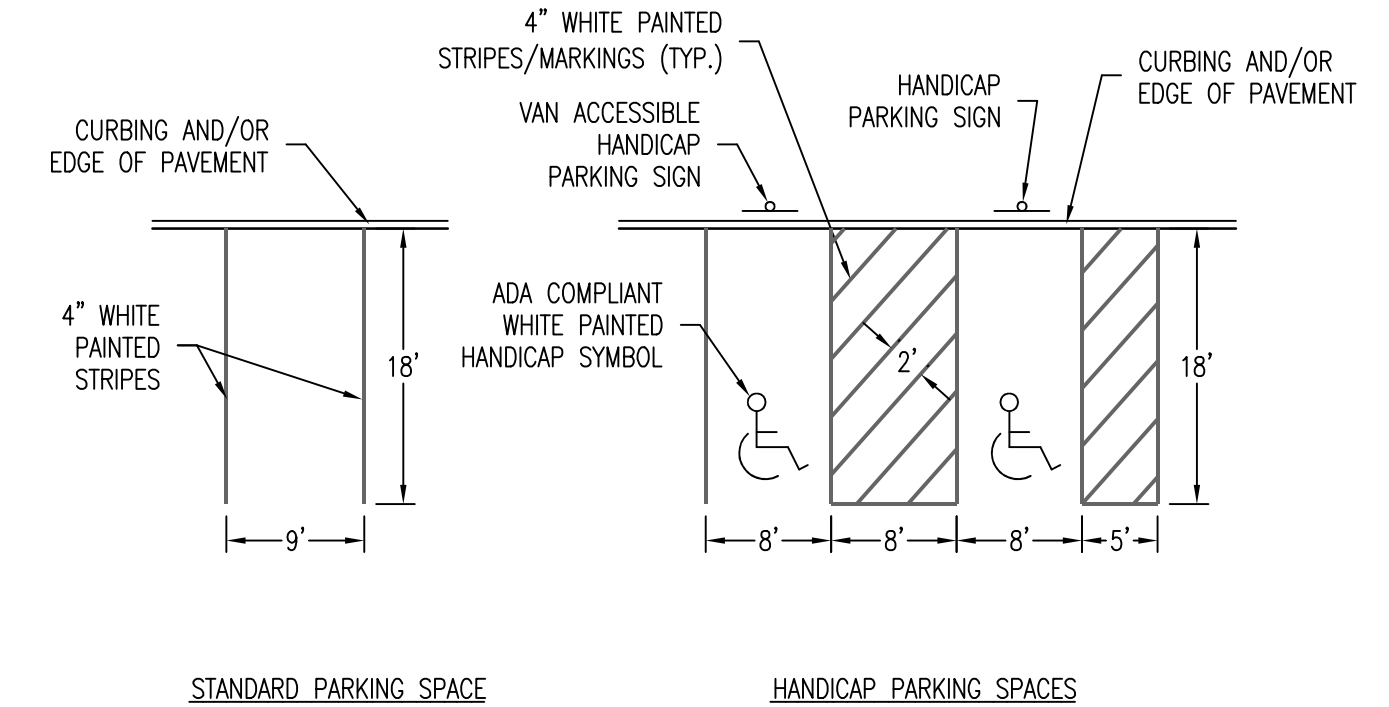


- NOTES:
- CONCRETE TO MEET AOT SPEC 541, CLASS B.
 - GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 - COMPACTION OF MATERIALS TO MEET AOT SPEC 301.06.

STEEL BOLLARD DETAIL

9
C3.0

N.T.S.

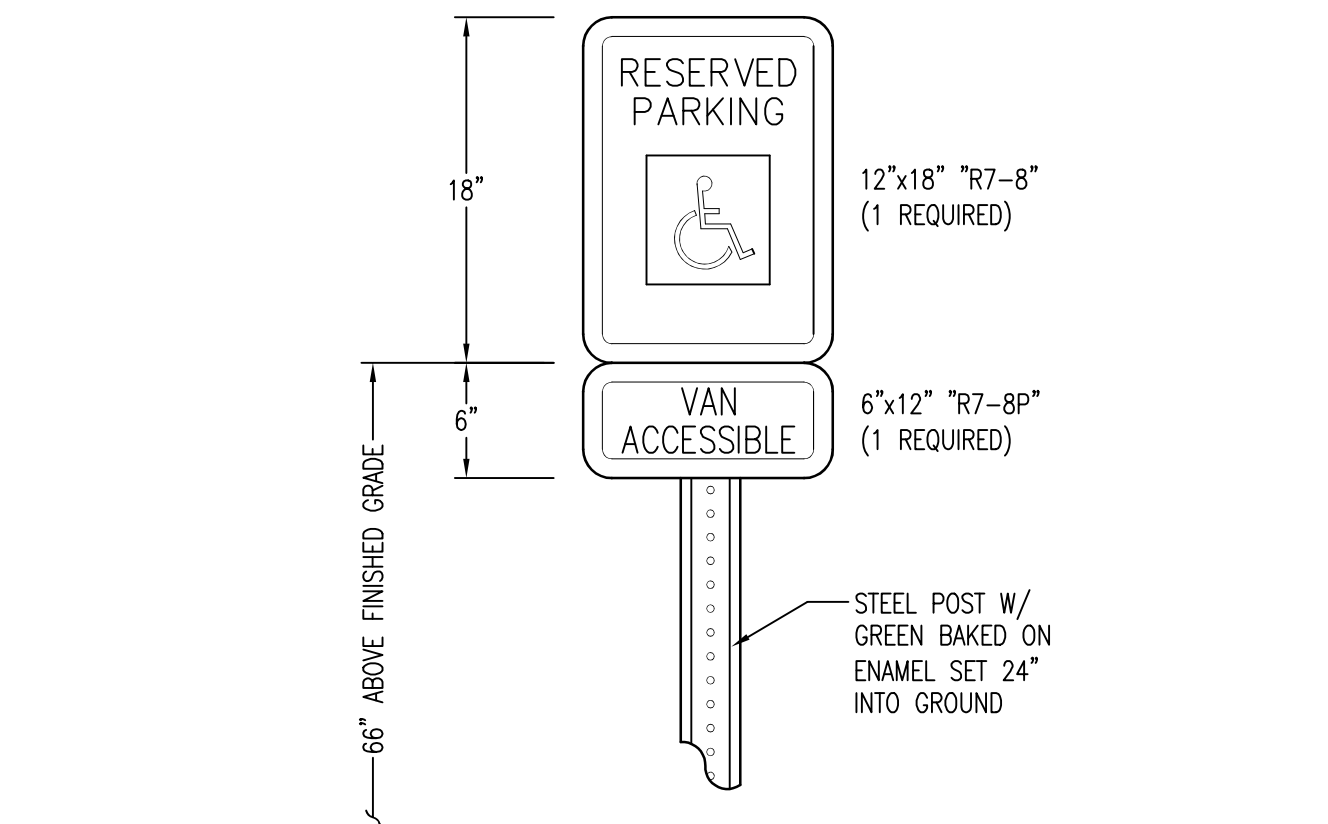


- NOTES:
- PAVEMENT MARKING PAINT TO MEET AOT SPEC 708.08 FOR POLYUREA PAVEMENT MARKINGS.

LINE STRIPING DETAILS

10
C3.0

N.T.S.

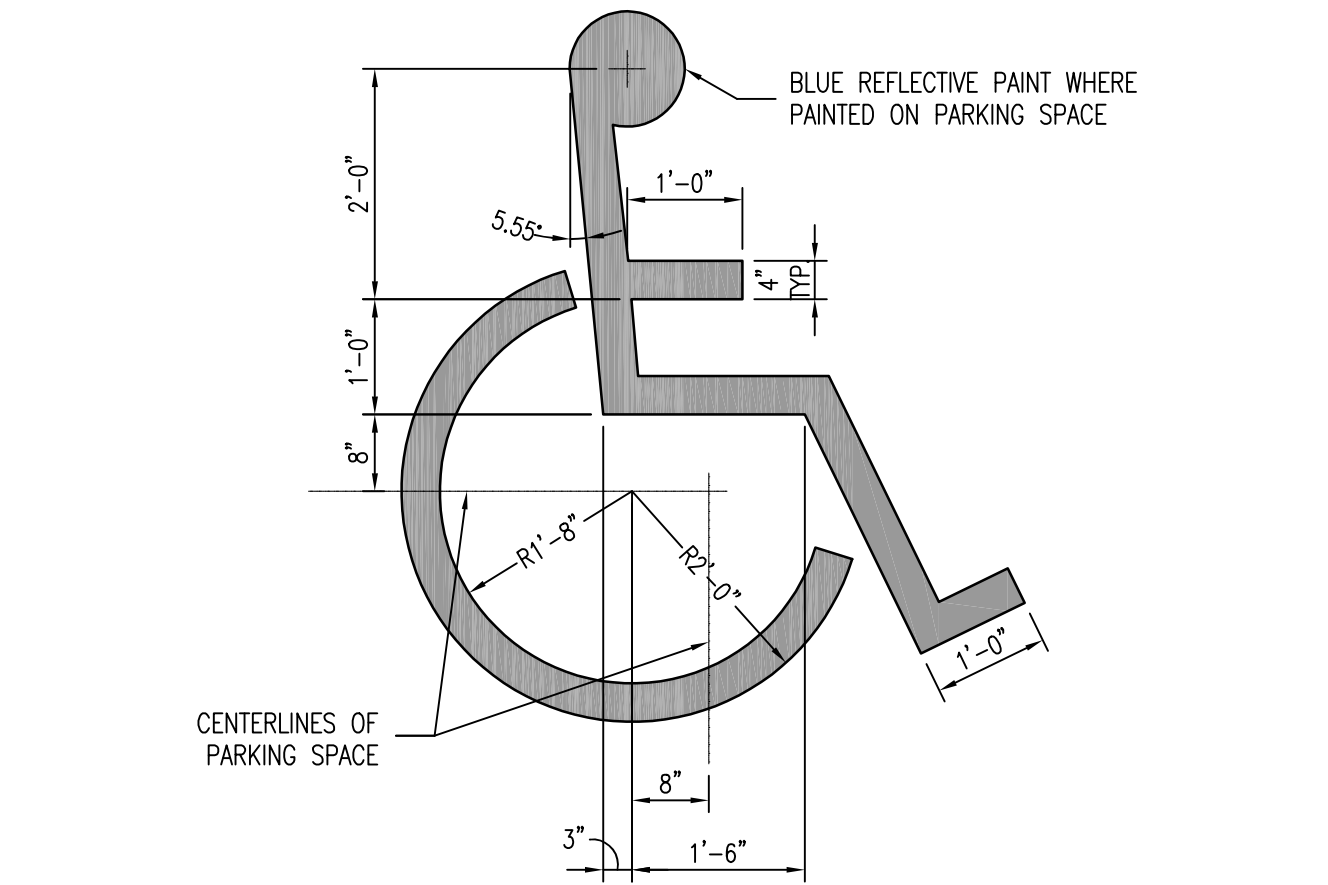


- NOTES:
- SIGNS TO BE MUTCD AND VAOT COMPLIANT.
 - SIGNS BY GRIMCO, INC., ST LOUIS, MO. OR APPROVED EQUAL. 1-800-542-9941.

ACCESSIBLE SIGN DETAIL

11
C3.0

N.T.S.



- NOTES:
- PAVEMENT MARKING PAINT TO MEET AOT SPEC 708.08 FOR POLYUREA PAVEMENT MARKINGS.

ACCESSIBLE SYMBOL DETAIL

12
C3.0

N.T.S.

OWNER:

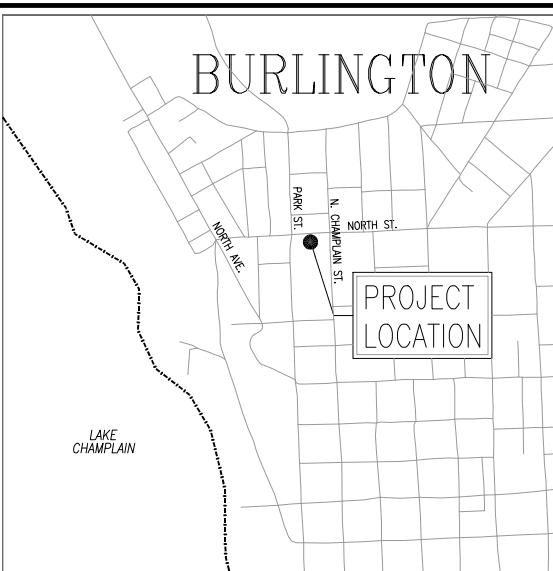
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

**Proposed
Redevelopment**
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

**Proposed Site
Details Plan**



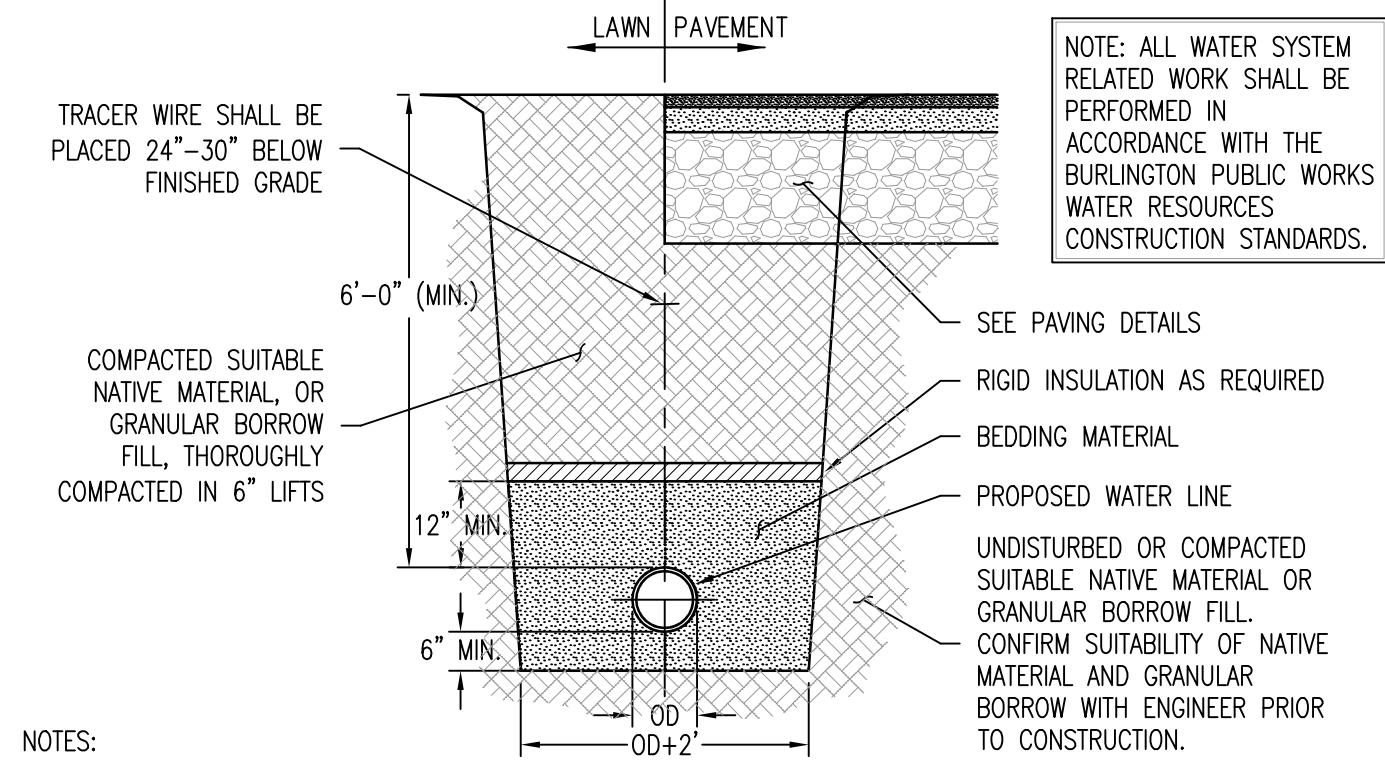
LOCATION MAP 1" = ±2,000'

☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020		
DATE: MARCH 29, 2024		
SCALE: AS SHOWN		
REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
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SHEET NUMBER:

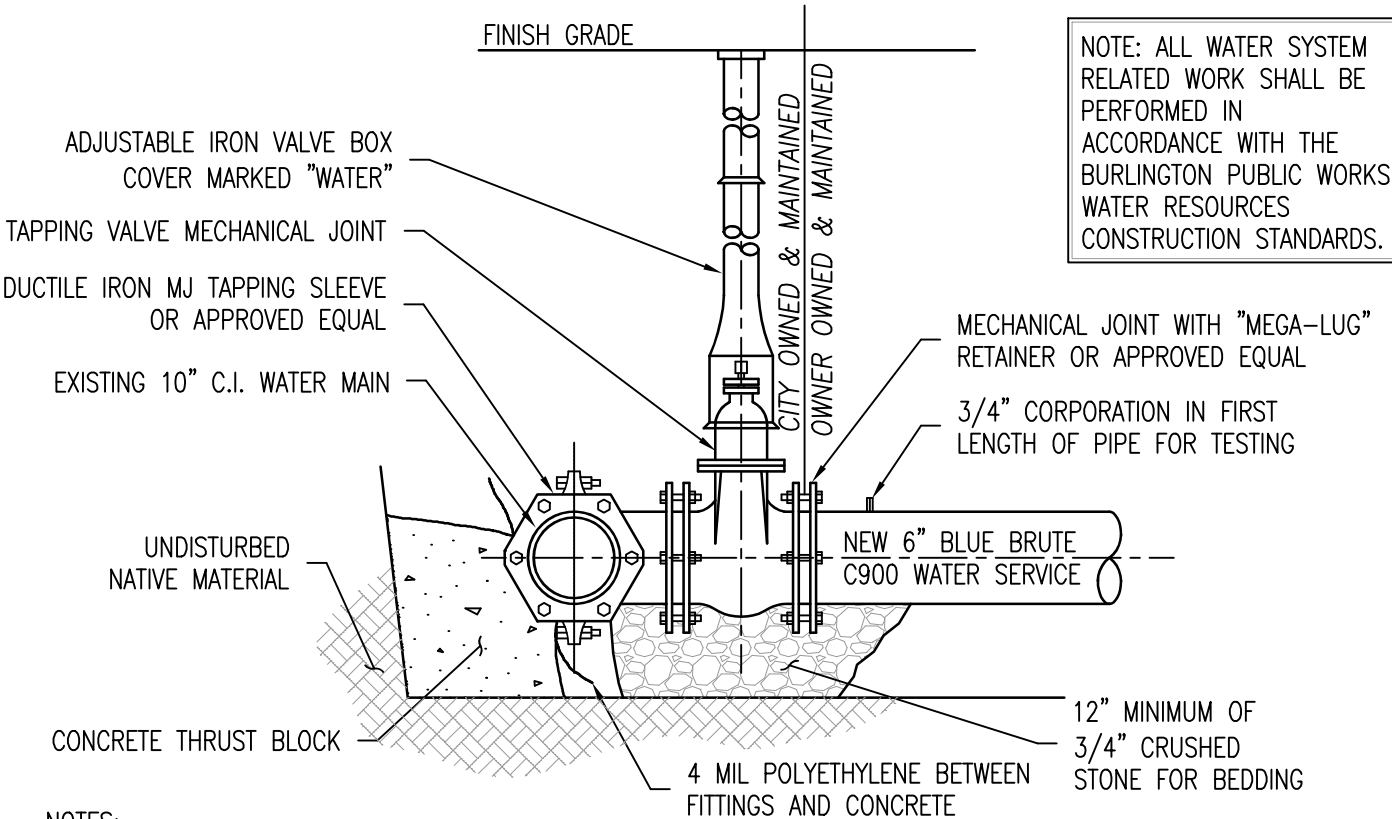
C3.0



- NOTES:
1. WATER LINES, VALVES AND FITTINGS TO MEET AOT SPEC 740 AND BE INSTALLED AND TESTED IN ACCORDANCE WITH AOT SPEC 629. ADDITIONALLY, ALL WATER MAINS, FITTINGS, APPURTENANCES AND OTHER MATERIALS, AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND CITY CODES, STANDARDS AND REGULATIONS.
 2. BEDDING MATERIAL SHALL BE SAND, GRAVEL OR CRUSHED STONE WITH NO STONES GREATER THAN 1". BEDDING MATERIAL SHALL NOT BE PLACED ON FROZEN SUBGRADE.
 3. IN TRENCHES WITH UNSTABLE MATERIALS, THE TRENCH BOTTOM SHALL BE STABILIZED WITH FILTER FABRIC AND 4" OF 3/4" CRUSHED STONE MEETING AOT SPEC 704.02B.
 4. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 5. WHEN 6' OF COVER CANNOT BE MAINTAINED INSTALL 2" OF RIGID INSULATION, FOR EVERY 1' OF COVER THAT CANNOT BE MAINTAINED, OVER THE PIPE EXTENDING A MINIMUM OF 2' BEYOND THE OUTER EDGES OF THE PIPE.

WATER TRENCH DETAIL

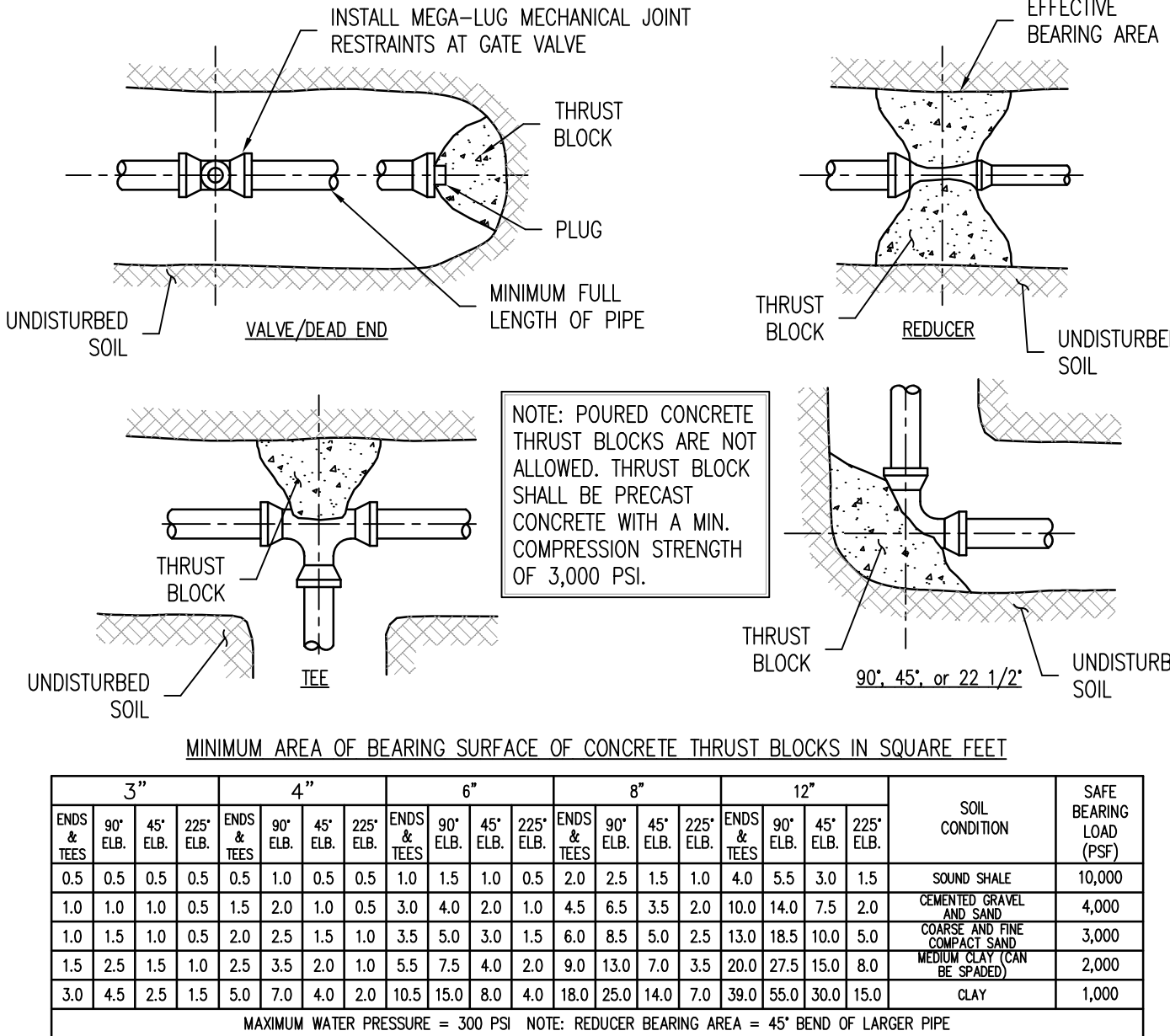
1
C3.1
N.T.S.



- NOTES:
1. WATER LINES, VALVES AND FITTINGS TO MEET AOT SPEC 740 AND BE INSTALLED AND TESTED IN ACCORDANCE WITH AOT SPEC 629. ADDITIONALLY, ALL WATER MAINS, FITTINGS, APPURTENANCES AND OTHER MATERIALS, AND CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE AWWA, STATE AND CITY CODES, STANDARDS AND REGULATIONS.
 2. 3/4" STONE FOR BEDDING TO MEET AOT SPEC 704.02B.
 3. WET TAPS SHALL BE PERFORMED BY PRE-APPROVED FIRMS ONLY.
 4. GATE VALVES SHALL OPEN RIGHT AND SHALL INCLUDE POSI CAP VALVE BOX ALIGNMENT DISKS.
 5. CORPORATIONS TO BE CLOSED AFTER TESTING. DISCONNECT AND REMOVE TEST COPPER.

WATER TAPPING SLEEVE AND VALVE DETAIL

2
C3.1
N.T.S.



CONCRETE THRUST BLOCK DETAIL

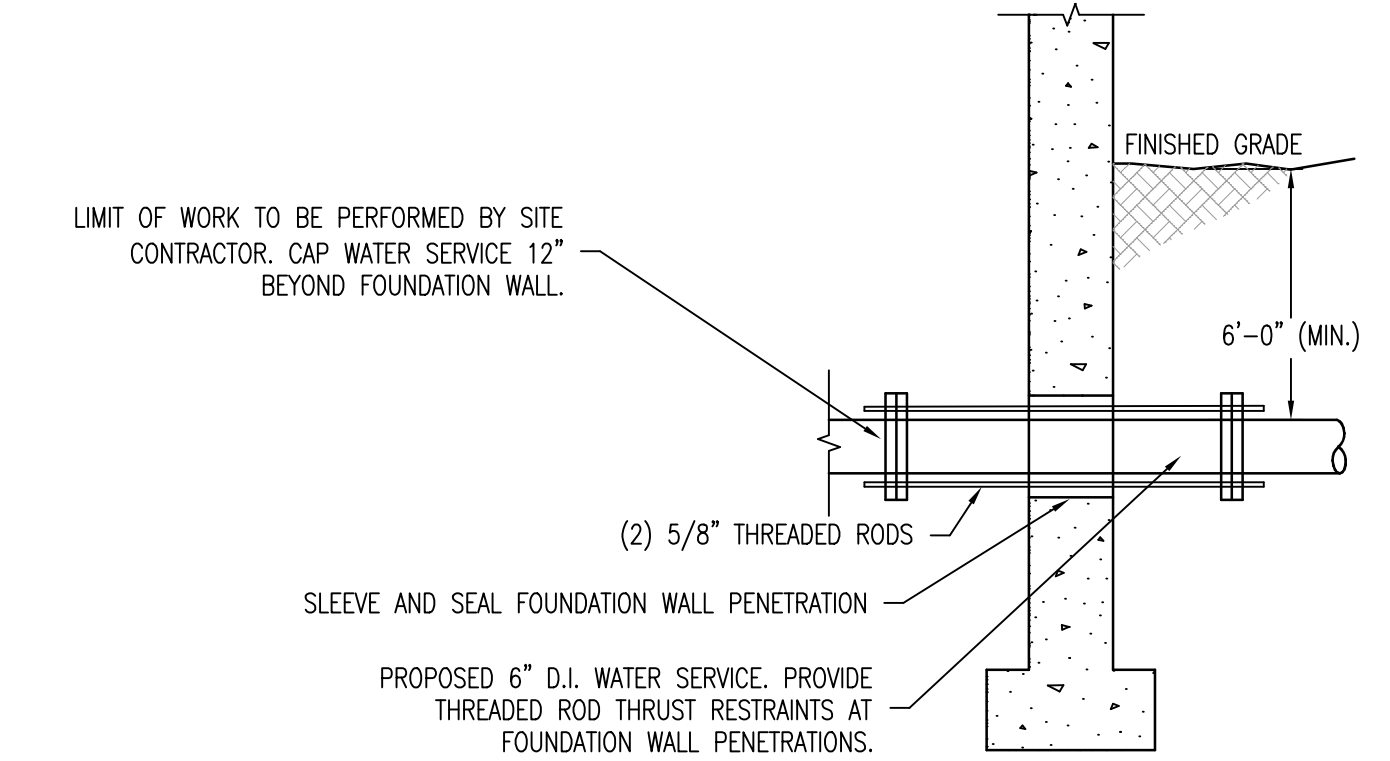
3
C3.1
N.T.S.

MINIMUM AREA OF BEARING SURFACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET															
3"				4"				6"				8"			
ENDS & TEES	90° ELB.	45° ELB.	225° ELB.	ENDS & TEES	90° ELB.	45° ELB.	225° ELB.	ENDS & TEES	90° ELB.	45° ELB.	225° ELB.	ENDS & TEES	90° ELB.	45° ELB.	225° ELB.
0.5	0.5	0.5	0.5	0.5	1.0	0.5	0.5	1.0	1.5	1.0	0.5	2.0	2.5	1.5	1.0
1.0	1.0	1.0	0.5	1.5	2.0	1.0	0.5	3.0	4.0	2.0	1.0	4.5	6.5	3.5	2.0
1.0	1.0	1.0	0.5	2.0	2.5	1.5	1.0	3.5	5.0	3.0	1.5	6.0	8.5	5.0	2.5
1.0	1.5	1.0	0.5	2.0	2.5	1.5	1.0	3.5	5.0	3.0	1.5	6.0	8.5	5.0	2.5
1.5	2.5	1.5	1.0	2.5	3.5	2.0	1.0	5.5	7.5	4.0	2.0	9.0	13.0	7.0	3.5
3.0	4.5	2.5	1.5	5.0	7.0	4.0	2.0	10.5	15.0	8.0	4.0	18.0	25.0	14.0	7.0
MAXIMUM WATER PRESSURE = 300 PSI NOTE: REDUCER BEARING AREA = 45° BEND OF LARGER PIPE															
SOIL CONDITION															
SAFE BEARING LOAD (PSF)															
SOUND SHALE															
COMPACTED GRAVEL															
COMPACTED SAND															
COMPACTED SAND															
WEATHERED CLAY (NOT BE GRADED)															
CLAY															

- NOTES:
1. STONE SPOUT, CONNECTIONS AND SUPPORTS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 2. STONE FILL TO MEET AOT SPEC 704.17(A).
 3. STABILIZATION FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE UNDER STONE FILL.

DOWN SPOUT SPLASH PAD DETAIL

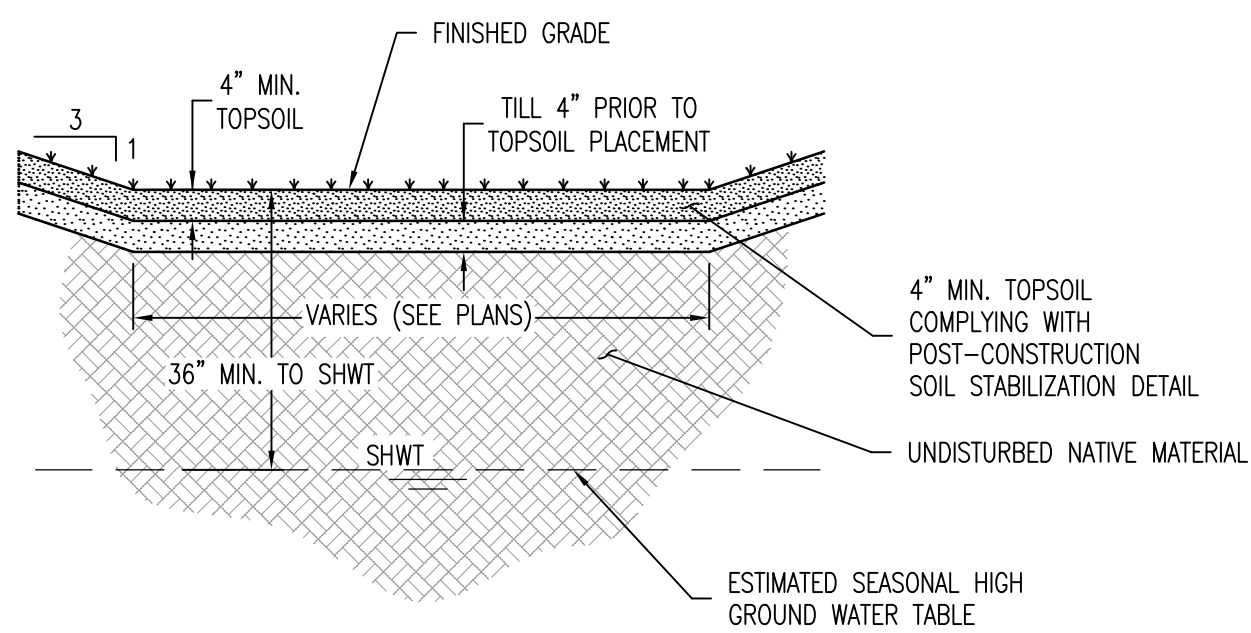
7
C3.1
N.T.S.



- NOTES:
1. WATER LINES, VALVES AND FITTINGS TO MEET AOT SPEC 740 AND BE INSTALLED AND TESTED IN ACCORDANCE WITH AOT SPEC 629.
 2. BACK FLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14.
 3. REFER TO MECHANICAL, PLUMBING AND FIRE PROTECTION PLANS FOR FURTHER DETAIL. IF DISCREPANCIES ARISE BETWEEN CIVIL AND MECHANICAL, PLUMBING AND FIRE PROTECTION PLANS REGARDING INTERIOR WATER SERVICE APPURTENANCES OR THE BACK FLOW PREVENTION SYSTEM, THE MECHANICAL, PLUMBING AND FIRE PROTECTION PLANS SHALL GOVERN.
 4. THE PROPOSED WATER SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE AWWA AND NFPA 13 AND 24 GUIDELINES.

WATER SERVICE RISER DETAIL

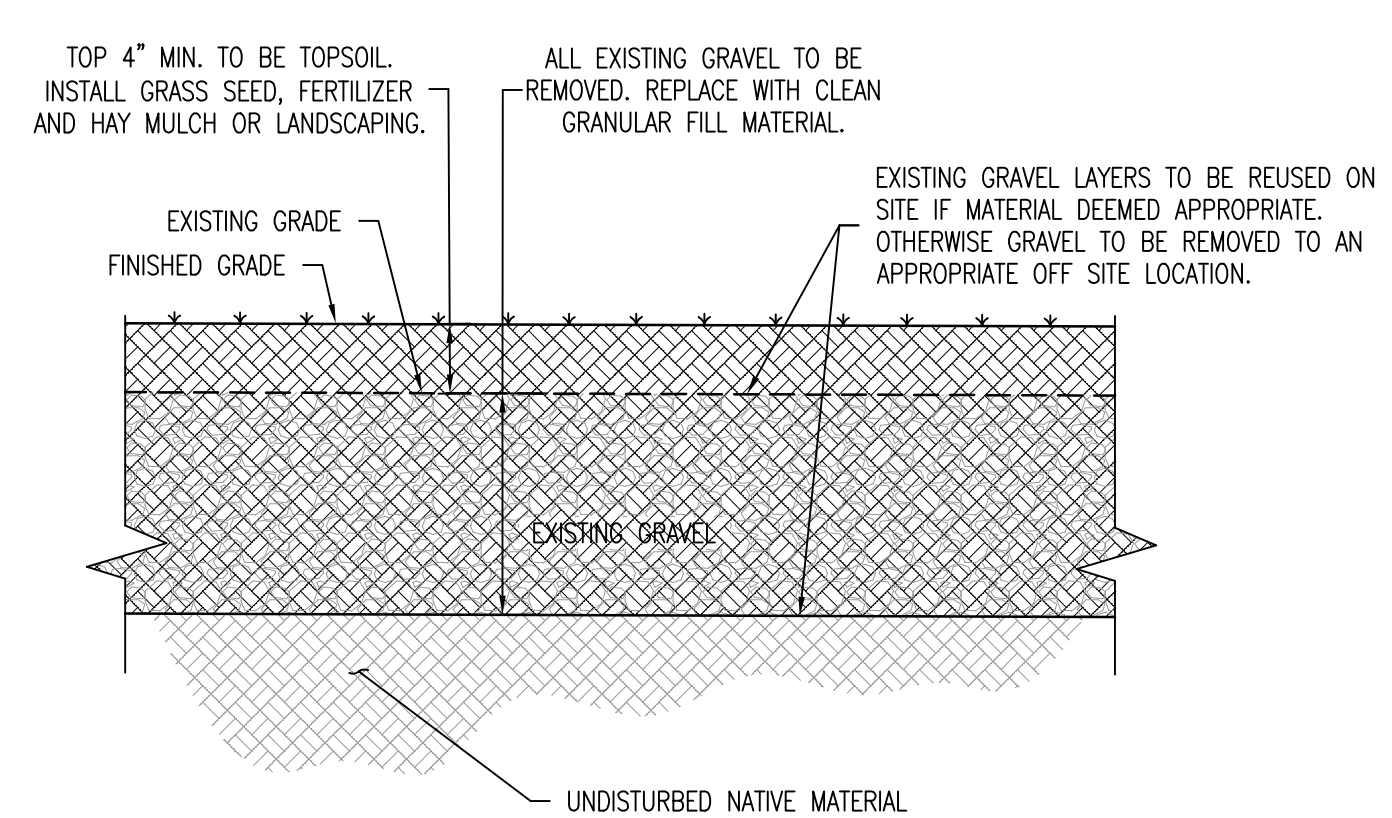
4
C3.1
N.T.S.



- NOTES:
1. THE EARTHEN EMABNKMENTS SHALL BE CONSTRUCTED WITH SUITABLE NATIVE MATERIAL OR GRANULAR BORROW FILL MEETING AOT SPEC 703.04.
 2. GRADING OF THE BASIN SHALL BE PERFORMED AS CLOSE TO DESIGN AS POSSIBLE TO ENSURE ADEQUATE VOLUME ARE PROVIDED TO MEET THE VERMONT STORMWATER TREATMENT STANDARDS. SIDES SLOPES SHALL NOT EXCEED 3H:1V.
 3. WOODY VEGETATION MAY NOT BE PLANTED OR ALLOWED TO GROW WITHIN 15 FEET OF THE TOE OF THE EMBANKMENT.
 4. ALL VEGETATED AREAS TO COMPLY WITH THE POST-CONSTRUCTION SOIL STABILIZATION DETAIL.
 5. UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED BEFORE CONNECTION TO THE INFILTRATION FACILITY.

INFILTRATION BASIN DETAIL

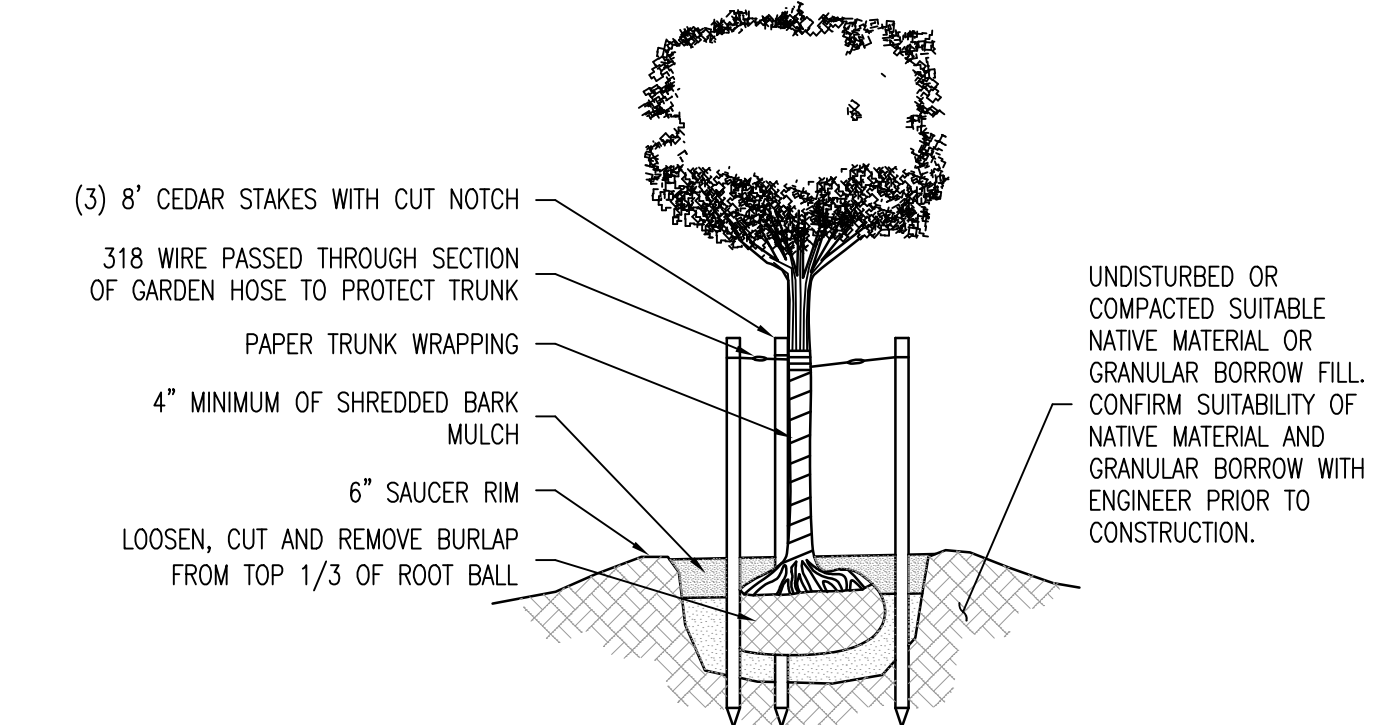
5
C3.1
N.T.S.



- NOTES:
1. GRANULAR FILL TO MEET AOT SPEC 703.04.
 2. COMPACTION OF SUBBASE MATERIALS TO MEET AOT SPEC 301.06.
 3. CONFIRM APPROPRIATENESS OF REUSE OF EXISTING GRAVEL MATERIAL WITH ENGINEER PRIOR TO USE.

GRAVEL RECLAMATION DETAIL

6
C3.1
N.T.S.



- NOTES:
1. GRANULAR BORROW FILL TO MEET AOT SPEC 703.04.
 2. PAPER TRUNK WRAP MUST BE REMOVED AFTER 1 YEAR.
 3. ROOT FLARES SHALL BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
 4. AREAS TO BE PLANTED THAT ARE CURRENTLY IMPERVIOUS SHOULD HAVE CONTINUOUS PLANTING PITS WITH LOAM OR SANDY LOAM PLANTING SOIL TO A DEPTH OF 2' MINIMUM TO SUPPORT TREE ROOT GROWTH.
 5. IN ADDITION TO THIS DETAIL, ALL TREE PLANTINGS SHALL BE PERFORMED IN ACCORDANCE WITH ANY PLANTING PROVIDERS REQUIREMENTS.

TREE PLANTING DETAIL

8
C3.1
N.T.S.

PO Box 65067 | Burlington VT 05406
802-559-8081 | www.ccevt.com

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OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

Proposed
Redevelopment
93-97 North St.
Burlington, VT 05401

SHEET TITLE:

Proposed Site
Details Plan

1" = ±2,000'

☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020
DATE: MARCH 29, 2024
SCALE: AS SHOWN

REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

C3.1

JRMA design studio
architecture - planning - development
www.jrmadesignstudio.com

owner/client

 **BISSONETTE**
PROPERTIES | BURLINGTON, VERMONT

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100 North Street
Burlington, Vermont 05401
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civil



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PO Box 65667, Burlington, VT 05406 • 802-398-8861 • www.cceam.com

CONTACT: Mr. Jeff Olesky
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Burlington, Vermont 05406
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97 NORTH
ST

97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

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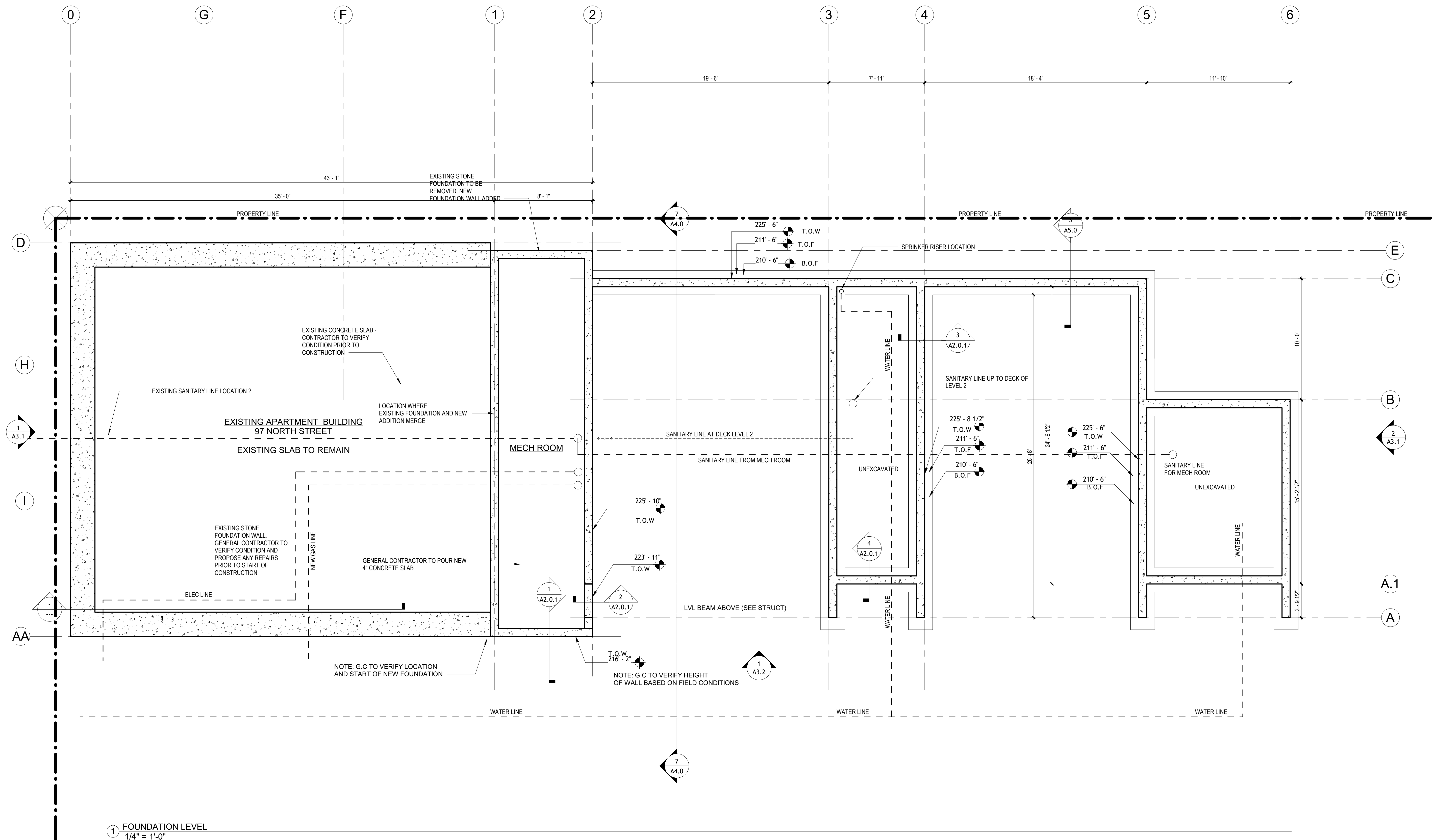
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97 NORTH ST

OVERALL PLANS
- FOUNDATION
PLANS

Project number	2024 293
Date	03 05 25
Drawn by	M.A
Checked by	J.R
Scale	1/4" = 1'-0"

A2.0



GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL EXTERIOR LOAD-BEARING WALLS.
3. EXTERIOR LOAD-BEARING WALLS ARE TO BE CONSTRUCTED PER U/LF U349 AND NON-LOAD-BEARING WALLS PER U/LF U356.
4. ALL TENANT SEPARATION WALLS ARE 1-HOUR RATED PER U/LF U341.
5. ALL CORRIDOR WALLS ARE 1-HOUR RATED PER U/LF U344 UNLESS THEY ARE SHEAR WALLS, IN WHICH CASE THEY ARE TO BE U/LF 311.
6. SEE UNIT PLANS (A3 SERIES) AND ENLARGED CORE PLANS (A2 SERIES) FOR ADDITIONAL WALL OR DOOR TAGS.
7. REFER TO SHEETS A0.10 FOR PARTITION DETAILS.
8. PIPE SAFETY GUARDS: PROVIDE GUARDS AROUND EVERY VERTICAL PIPE (STORM, SANITARY, ETC.) IN THE PARKING GARAGE TO PROTECT THE PIPES FROM DAMAGE.
9. FLOOR PRESSURE-TREATED 3/4" PLATES WITH SILL SEALER AT ALL GROUND FLOOR WALLS.
10. A3 FRAMING IS 2x4 AND 2x6 WOOD STUD FRAMING WITH SPACING PER STRUCTURAL REQUIREMENTS UNLESS OTHERWISE NOTED ON PLANS.
11. ALL STEEL COLUMNS ARE TO BE WRAPPED WITH GYPSUM BOARD PER U/LF X526 OR SPRAYED PER U/LF X630—SEE A2 SERIES FOR ADDITIONAL DETAILS.
12. ALL ROOF SLOPES TO BE 1/4" PER 12" UNLESS NOTED OTHERWISE.

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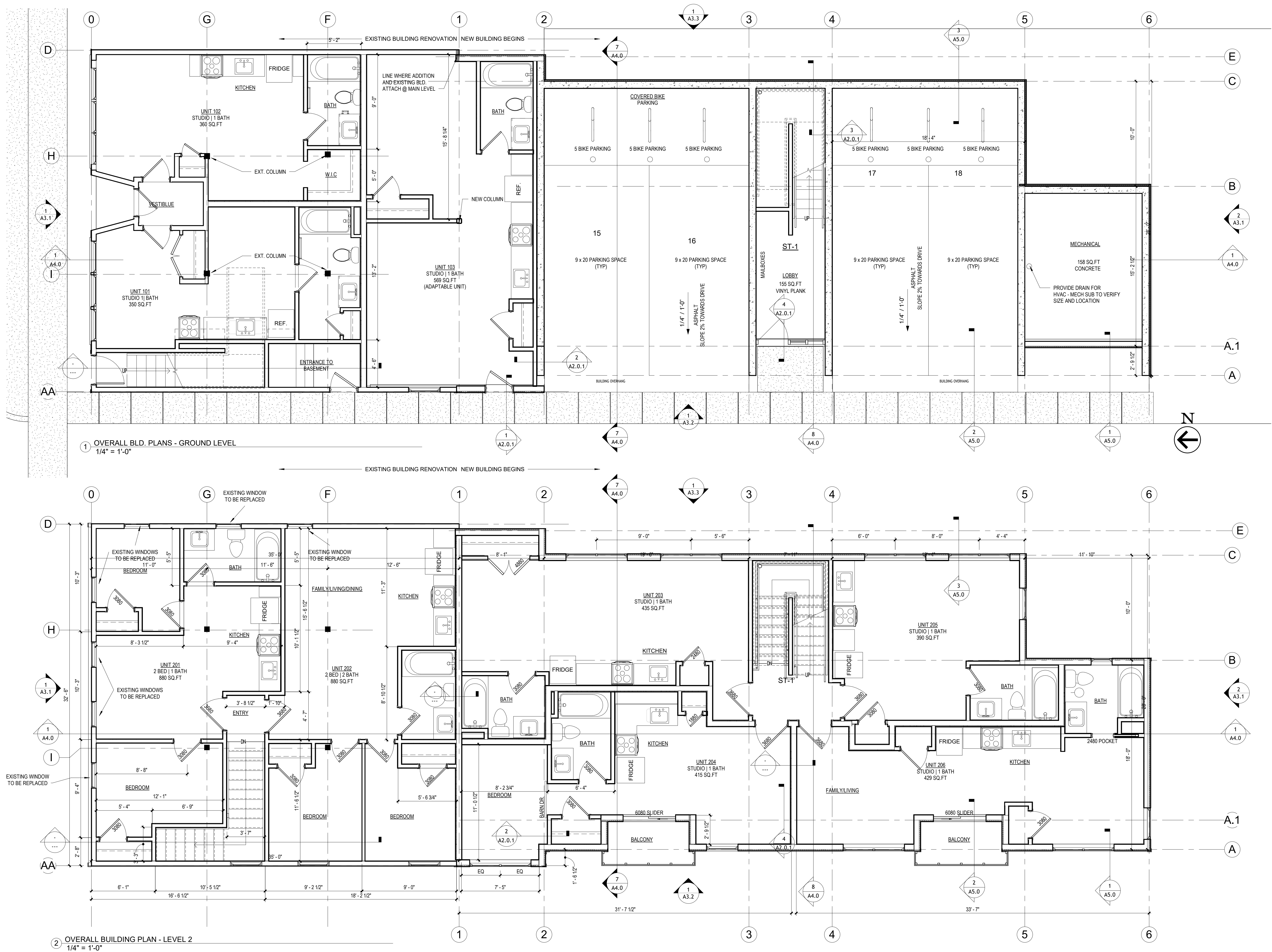
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97 NORTH ST

OVERALL BUILDING PLANS

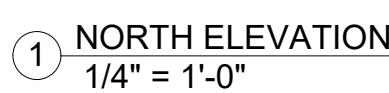
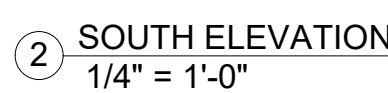
Project number	2024 293
Date	03 05 25
Drawn by	M.A
Checked by	J.R
Scale	1/4" = 1'-0"

A2.1



[illegible]

Project number	2024 293
Date	03 05 25
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"



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[illegible]OVERALL BLD.
ELEVATIONS

Project number	2024 293
Date	03 05 25
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A3.2



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

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[illegible]OVERALL BLD.
ELEVATIONS

Project number	2024 293
Date	03 05 25
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

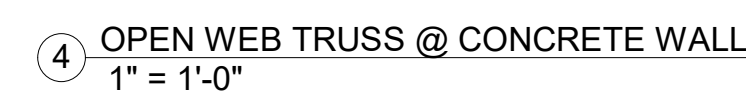
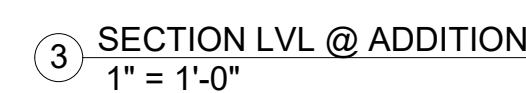
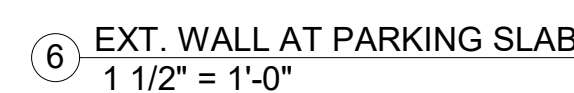
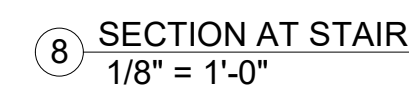
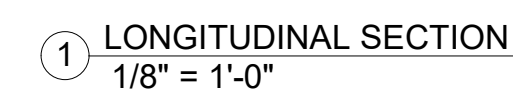
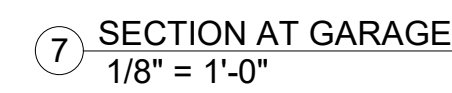
A3.3



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

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Project number	2024 23
Date	03 05 2
Drawn by	Auth
Checked by	Check
Scale	As indicate





JM EPDM SYSTEMS

SINGLE PLY ROOFING

BECAUSE STRENGTH IS MAKE OR BREAK



A NATURAL DEFENSE AGAINST NATURE

All LP® SmartSide® products are treated to the core through our proprietary SmartGuard® process. With four components of protection, the SmartGuard process adds strength and helps LP SmartSide products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and more.

See more about how LP SmartSide products are made at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide).



FOUR COMPONENTS OF PROTECTION

LP's proprietary SmartGuard® manufacturing process ensures that every LP SmartSide Trim & Siding product is treated with an advanced formula of adhesive resins, water-resistant waxes and zinc borate, after which a water-resistant, resin-saturated overlay is bonded to the product. The result: four components of protection against water damage, termites and fungal decay.



RESINS



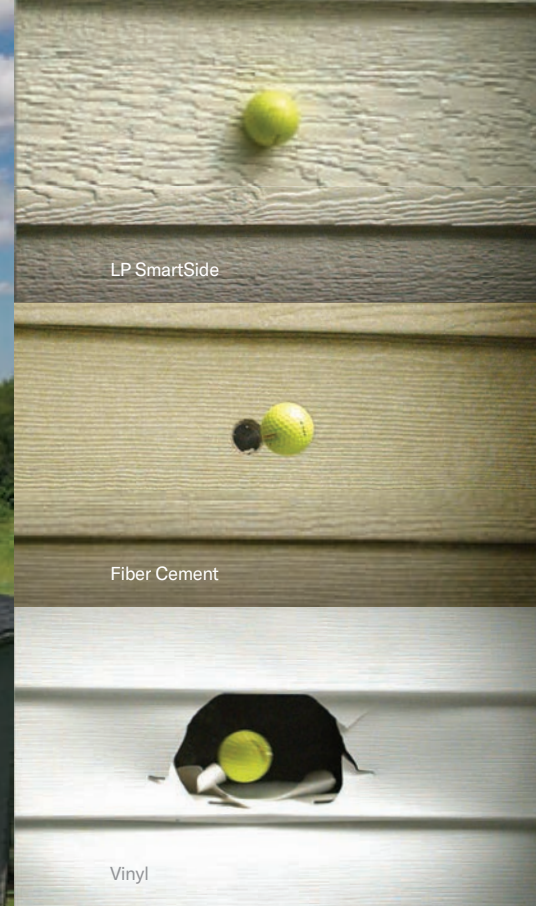
WAXES



ZINC



OVERLAY



OUTSTANDING IMPACT RESISTANCE

Testing shows that LP SmartSide strand products resist impact better than vinyl and fiber cement siding, which means they can stand up better against everything from everyday bumps to airborne storm debris. And because it doesn't break as easily as fiber cement siding, LP SmartSide strand siding is also easier to handle and install, and results in less waste.



HAIL AND WIND RESISTANCE

Third-party test results demonstrate that LP SmartSide lap siding resisted hail damage better than fiber cement and vinyl. In fact, the LP SmartSide warranty covers impacts from hail up to 1.75" in diameter. LP SmartSide lap siding is also designed to withstand tough storms with wind gusts of up to 200 miles per hour. Refer to ESR-1301, Table 2B, Lap Siding.



RESISTANCE TO FUNGAL DECAY AND TERMITES

Since 1996, LP SmartSide strand substrate siding has undergone brutal testing in Hilo, Hawaii. An average temperature of more than 70 degrees, high levels of humidity, and almost 170 inches of annual rainfall make Hilo's climate the perfect breeding ground for termites, moisture and fungal decay. Yet our Exterior Exposure Program continues to validate that LP SmartSide siding performs over time.

BACKED BY STRONG WARRANTIES

LP has your back with an industry-leading, transferrable limited warranty for LP® SmartSide® products: a 5-year 100% labor and material replacement warranty with a 50-year prorated limited warranty. LP® SmartSide® ExpertFinish® Trim & Siding products include an additional 15-year finish warranty.

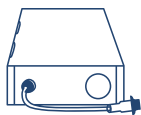
For complete warranty details visit [LPCorp.com/Literature](https://www.LPCorp.com/Literature)



5 IN 1 Slim Panel LED Recessed Downlight

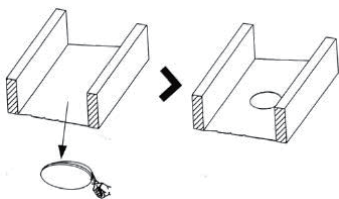


EASY INSTALLATION

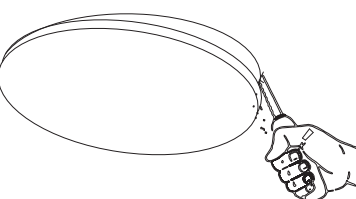


IC Rated
Junction Box

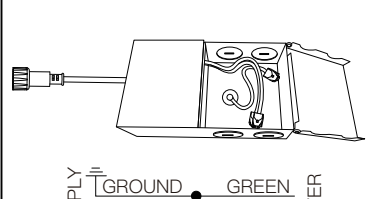
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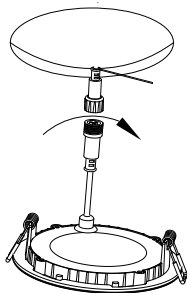
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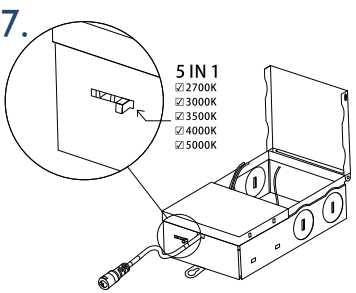
SUPPLY
GROUND GREEN
LINE BLACK
COMMON WHITE
DRIVER

- After selecting a desired method of cutting, cut a 6.25" hole in the mounting surface.
- Install drywall directly over rough-in paper. NOTE: use some method of locating the center of the aperture hole.
- Select desired method (i.e. hand saw, hole saw) to cut an opening in the ceiling by using the provided template.
CAUTION: do not cut hole larger than the paper opening.
- Make sure the POWER IS TURNED OFF at the source to the location in which you are mounting the luminaire.
- Open the cover of the provided J-BOX and use wire nuts to make connections with power supply. Place splices in J-BOX before closing cover.

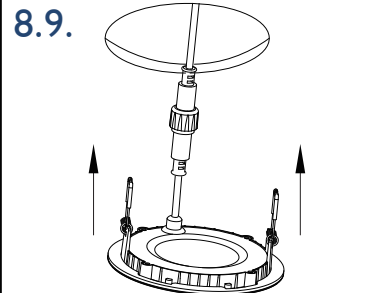
6.



7.



8.9.



- Connect the J-BOX to light module.
- Turn on power and test light.

BEFORE PROCEEDING:

On back of j-box, slide the CCT Selection Switch to choose from five color temperatures (2700K, 3000K, 3500K, 4000K, 5000K). Try each CCT to determine which suits your room.

- Light will use the preferred setting whenever you turn on switch.
- Turn off light switch and continue install.

- Place the J-BOX through the cut-out hole and mount according to local electrical code compliance.
- Rotate and hold both spring clips upward to allow passage through the cut-out in the ceiling, continue to press the light module through the cut-out hole until securely fixed and flush with ceiling.

WARNING

- RISK OF FIRE OR ELECTRIC SHOCK. CONSULT A QUALIFIED ELECTRICIAN TO ENSURE CORRECT BRANCH CIRCUIT CONDUCTOR.
- RISK OF FIRE MIN 90°C SUPPLY CONDUCTORS.
- DO NOT make or alter any open holes in an enclosure of wiring or electrical components during kit installation.
- To prevent wiring damage or abrasion, do not expose wiring to edges of sheet metal or other sharp objects.

CAUTION

- Edges may be sharp. Please wear gloves while handling.
- Product designed for dimming with many 120V TRIAC/ELV phase cut control dimmers.
- Product can be installed directly into a ceiling without requiring separate J-box or recessed housing.
- Connect fixture to a 120V 60Hz power source, any other connection voids the warranty.

SPECIFICATIONS

Voltage 120V

Wattage 12 W

Suitable for Locations Ingress Damp

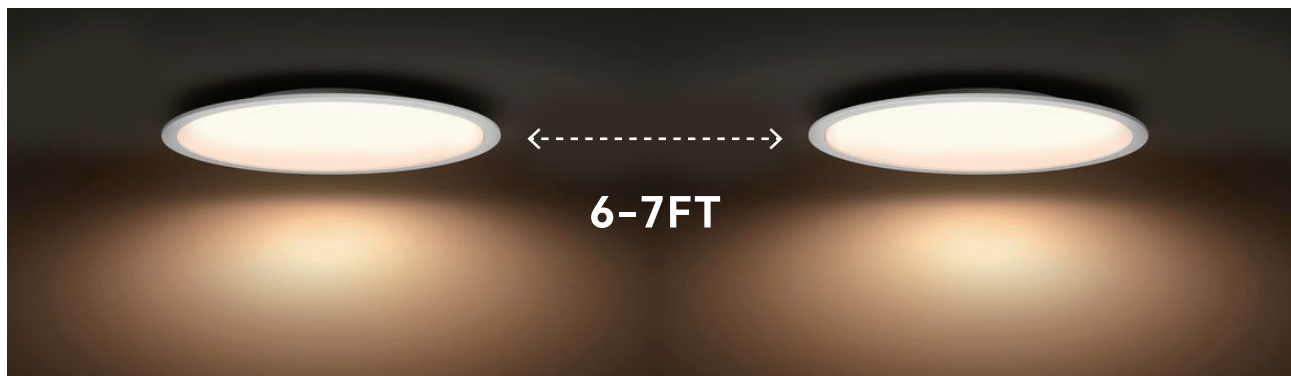
Housing Aluminum

Weight 0.86lbs

Warranty 5 years

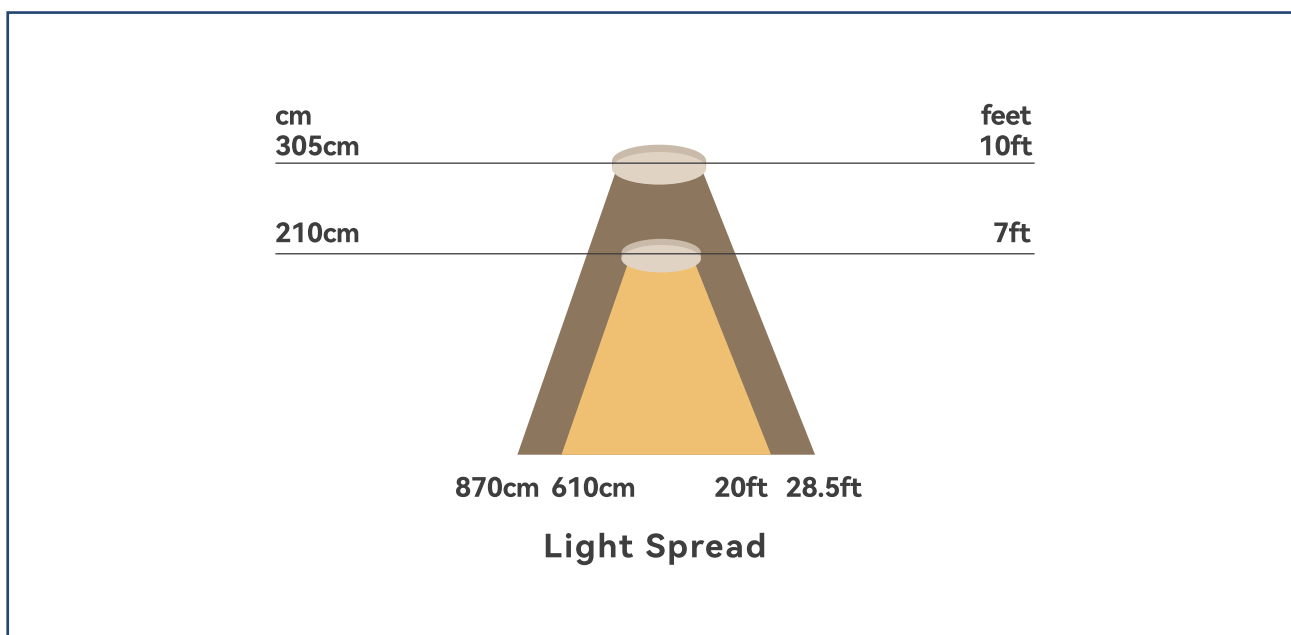
RECOMMEND INSTALLATION SPACING

Recommended spacing for installation of 6" lights: 6-7ft



This is a reference but the exact gap or number of lights needed should be decided according to your real on site situation.

CEILING HEIGHT



WINDOW SPECIFICATIONS

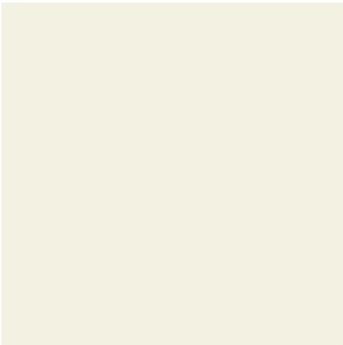


Elevate Double Hung

The Elevate® Double Hung window offers traditional style with superior strength. Tilt the sashes in or remove for easy cleaning. Style meets durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior.

- Wood interior and fiberglass exterior
- Fits openings up to 4.5' wide by 7' high
- Low-profile, easy-to-operate locking mechanism
- Insert replacement option available to fit seamlessly into existing window openings

Exterior Finish



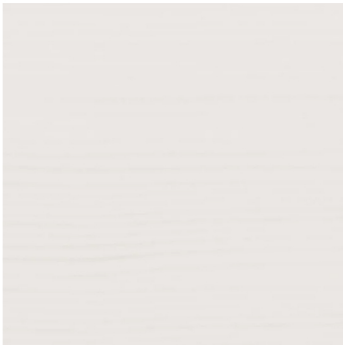
Stone White

A strong alternative to vinyl, our Ultrex® pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.

Selected: Stone White

Interior Finish



Painted White

The Elevate collection features rich wood interiors in bare pine that can be stained to match your interiors, or finished in our factory with popular designer black painted interior finish, clear coat, or painted white. Factory finishing means you can expect consistent quality and aesthetics that come from our carefully-perfected finishing process.

Selected: Painted White

Exterior Trim



Brick Mould

Get the performance of Ultrex® fiberglass in convenient, factory-cut exterior trim made for easy installation and superior performance over time. Exterior trim is available in colors to match our exterior window finish, and several trim styles. Choose flat-style for a clean, simple look or brick mold-style for a more traditional aesthetic.

Selected: Brick Mould



SLIDING PATIO DOORS AT BALCONY

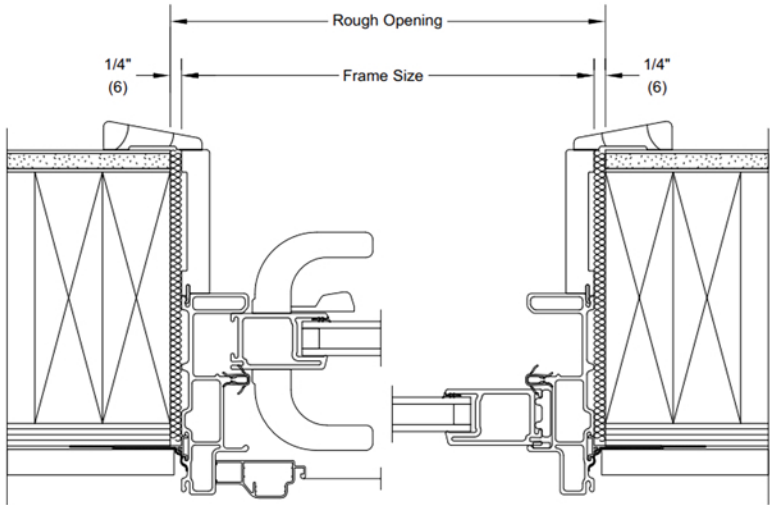
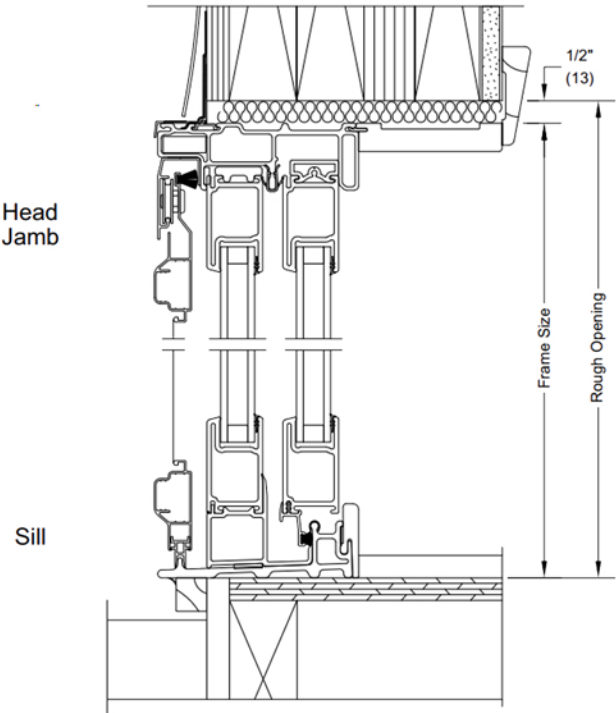
Essential Sliding Patio Door

The Essential® Sliding Patio door, made of Ultrex® fiberglass, delivers clean lines and more glass to prioritize views and allow for effortless operation for years to come.



Glazing:

- Dual-pane units are manufactured with a 3/4" (19) Tempered IG with Low E1, E2, E3, or E3/ERS coating including argon gas or air fill. Clear (uncoated) glass is available with air fill only.



2-Panel XO - Jamb

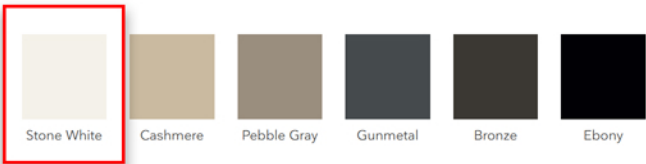
SLIDING PATIO DOORS AT BALCONY

Exterior Finish

A strong alternative to vinyl, our Ultrex® pultruded fiberglass exterior finish is applied through a patented process to provide a superior, consistent finish. The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA 624 verification gives independent verification that the Ultrex finish is best in class among fiberglass products.

Built for durability and low-maintenance, our Ultrex finish is 3x thicker than competitive finishes, with a smooth consistency and strong finish that resists fading, chalking, peeling and cracking, even in the darkest colors. If a design change calls for a new color down the road, our material can be painted without voiding our warranty. Six colors are available in neutral and dark tones.

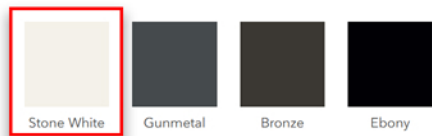
Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.



Interior Finish

The Ultrex® pultruded fiberglass interior in our Essential collection features a durable, low-maintenance finish in bronze, ebony, stone white, and gunmetal.

*Ebony interior finish is only available with ebony exterior finish.
Gunmetal interior finish is only available with gunmetal exterior finish.
Bronze interior finish is only available with bronze exterior finish.*



Hardware

Hardware Styles

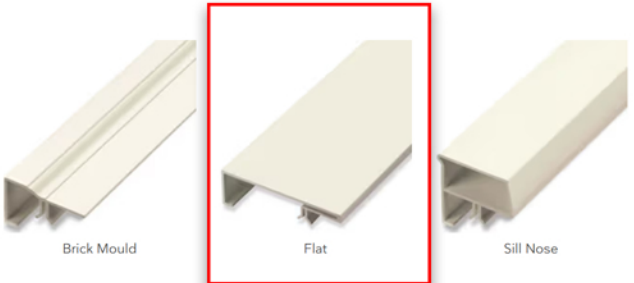
Hardware for the Essential collection sliding door is available in the Cambridge collection. Finishes in Brass, Oil Rubbed Bronze, and Satin Nickel are available with a Physical Vapor Deposition (PVD) finish, meaning the hardware has undergone a process that adds a layer of toughness to resist fading and discoloration by direct sunlight, humidity, and most other environmental factors. Choose exterior and interior handle colors in either a color that matches, complements, or contrasts with the exterior color and the interior finish of your door.

****The Slim Line handle allows a 32" net clear opening when used on a 6' wide 2 panel sliding patio door to meet accessibility needs. It is only available in White, Almond Frost, Matte Black, and Bronze**



Exterior Trim

Get the performance of Ultrex® fiberglass in convenient, factory-cut exterior trim made for easy installation and superior performance over time. Exterior trim is available in colors to match our exterior window finish, and several trim styles. Choose flat-style for a clean, simple look or brick mould-style for a more traditional aesthetic.



THERMA TRU ENTRY DOORS



Unit and Rough Opening Sizing

Dimensional
Data

Single or M.E.U. - 6/6, 6/8, 7/0, 8/0

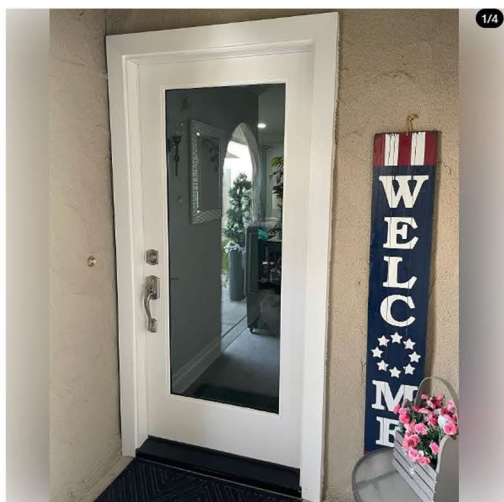
Single or M.E.U. - Inswing

Brickmould Dim.	28 1/8"	32 1/8"	34 1/8"	36 1/8"	38 1/8"	40 1/8"	46 1/8"	
Rough Opening	26 3/8"	30 3/8"	32 3/8"	34 3/8"	36 3/8"	38 3/8"	44 3/8"	
Unit Dimension	25 5/8"	29 5/8"	31 5/8"	33 5/8"	35 5/8"	37 5/8"	43 5/8"	
80 3/4"	80"	80"	80"	80"	80"	80"	80"	79 1/2"
83 1/4"	82 1/2"	82"	82"	82"	82"	82"	82"	81 3/4"
87 1/4"	86 1/2"	86"	86"	86"	86"	86"	86"	85 3/4"
99 1/4"	98 1/2"	98"	98"	98"	98"	98"	98"	97 3/4"
6/6	2/0	2/4	2/6	2/8	2/10	3/0	3/6	79 9/16"
6/8	2/0	2/4	2/6	2/8	2/10	3/0	3/6	81 1/16"
7/0	2/0	2/4	2/6	2/8	2/10	3/0	3/6	85 1/16"
8/0	2/0	2/4	2/6	2/8	2/10	3/0	3/6	97 1/16"
	25 5/8"	29 5/8"	31 5/8"	33 5/8"	35 5/8"	37 5/8"	43 5/8"	Unit Dim.
	26 3/8"	30 3/8"	32 3/8"	34 3/8"	36 3/8"	38 3/8"	44 3/8"	Rough Opening
	28 5/8"	32 5/8"	34 5/8"	36 5/8"	38 5/8"	40 5/8"	46 5/8"	Brickmould Dim.
								Aluminum
								Composite
								Aluminum
								Composite

*For M.E.U., add actual unit dimension to door rough opening width for total rough opening width.

For units with public access sills, subtract 1" from inswing height. Unit widths will be the same as in the table above.

Single or M.E.U. - Outswing



J @JZWINDOWSDOORS

SHOP THIS LOOK



Smooth-Star®



97 NORTH STREET
97 NORTH ST
97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

[illegible]

97 NORTH ST

LANDSCAPE
PLAN

Project number	2024 293
Date	09/24/2024
Drawn by	MFA
Checked by	M.A
Scale	

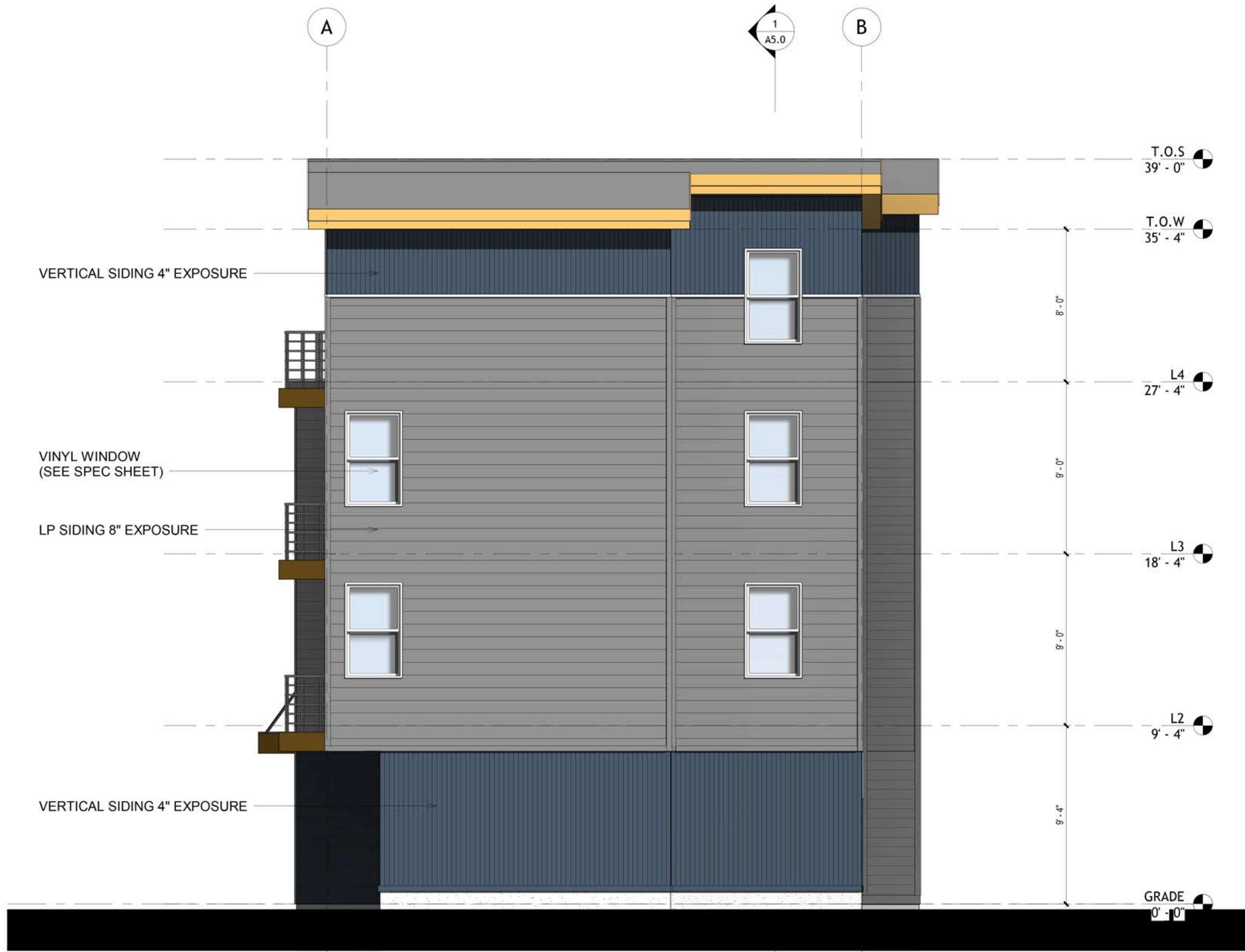
L1.1

ISSUED FOR DAB/DRB ZONING PERMIT



example of freeman maple

example of boxwood



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



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

JRMA design studio
architecture - planning - development
www.jrmaestudio.com

PROJECT MANAGER
Mr. Michael Alvarez
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Shelburne, Vermont 05482
ph. 802-734-3013
Email: Michael@JRMAestudio.com

architect

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PROPERTIES | BURLINGTON, VERMONT

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Burlington, Vermont 05401
ph. 864-4449

owner/client

CATAMOUNT
consulting engineers

CONTACT: Mr. Jeff Olesky
P.O. Box 60097
Burlington, Vermont 05406
ph. 802-556-5581
email: jeff@coevt.com

civil

97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

No.	Description	Date
1	SD/PERMIT	05/24

97 NORTH STREET

ELEVATIONS

Project number	2024 293
Date	05/12/2024
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A3.1



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

JRMA design studio
architecture - planning - development
www.jrmaestudio.com

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CATAMOUNT
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email: jeff@ccevt.com

civil

97 NORTH ST
97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

No.	Description	Date
1	SD/PERMIT	05/24

97 NORTH ST

ELEVATIONS

Project number	2024 293
Date	09/24/2024
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

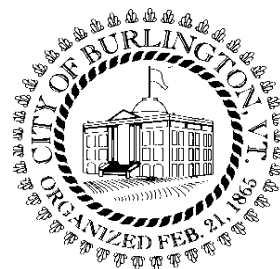
A3.2

ISSUED FOR DAB/DRB ZONING PERMIT

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

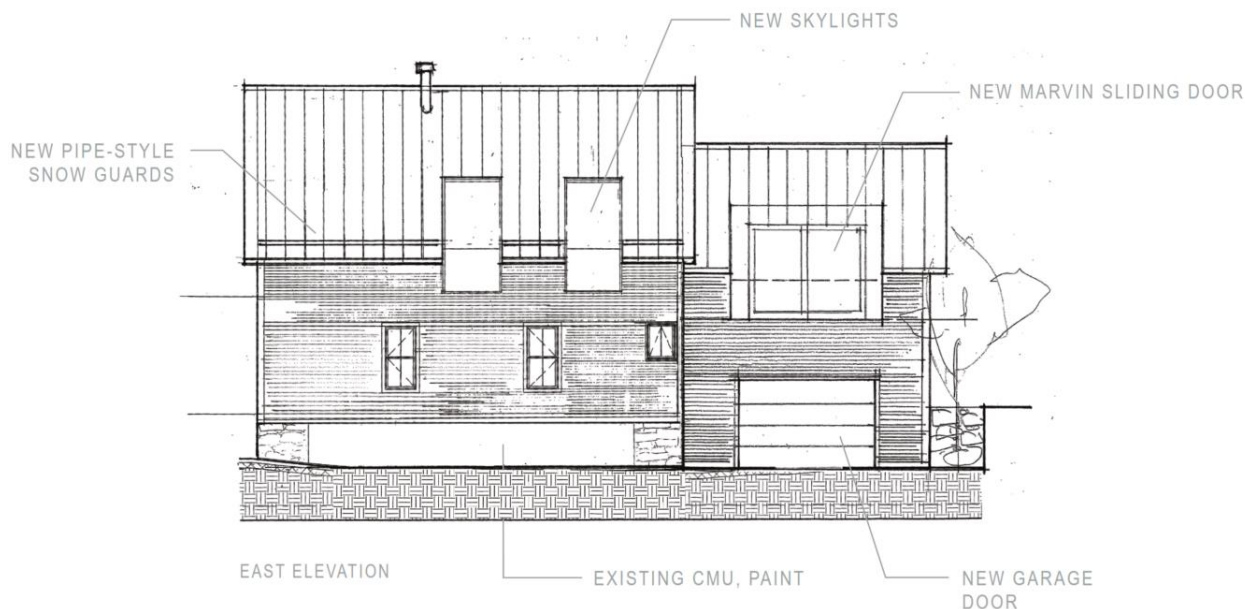
William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Vacant, Zoning Compliance Officer



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-25-170
Location: 196 South Willard Street
Date: July 22, 2025

File: ZP-25-170
Location: 196 South Willard
Zone: Institutional **Ward:** 8
Date application accepted: April 16, 2025
Revised plans received: June 27, 2025
Applicant/ Owner: Lars Cartwright / Purple Door Collaborative LLC
Request: Convert existing carriage barn to one new residential unit, for a total of four units on-site.



Background:

- ♦ **Zoning Permit 19-0645CA;** enclose rear porch, replace windows, reconfigure walkway and pavement, relocate rear door/window, and replace fencing. April 2019.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- ◆ **Zoning Permit 19-0303CU**; permit existing 3-unit residential use. No site or exterior building changes. November 2018.
- ◆ **Non-applicability of Zoning Permit Requirements**; replace existing fencing with new. 80' on south side of property. September 1992.

Overview: 196 South Willard Street is an existing 3 unit residential building, with a detached carriage barn. Both structures are listed on the National Register within the South Willard Street Historic District on the National Register of Historic Places. This revised application proposes installation of a new residential unit within the barn; for a total residential unit count of 4 on-site.

Sec. 6.1.1 Applicability.

These standards are enacted to apply to all development subject to the provisions of this ordinance found in Art. 10 – Subdivisions or Art. 11 – Planned Development involving the subdivision of land, or an adjustment or reconfiguration of lot lines.

Sec. 6.1.2 Review Standards

(a) Protection of important natural features:

The arrangement of blocks and lots 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 to the extent practicable.

The application to install a residential unit within an existing barn will not impact wildlife habitat, corridors rock outcroppings and stands of forest. An existing tree adjacent to the barn and driveway will remain.

(b) Block Size and Arrangement:

The size and arrangement of new blocks shall maintain the size and arrangement of existing neighborhood blocks within the zoning district, and support the pattern of interconnected streets throughout the city.

Not applicable.

(c) Arrangement of lots:

The size and arrangement of new lots shall reflect and perpetuate the existing development pattern of the surrounding neighborhood. Lots shall be created in such a way as to enable their development pursuant to the requirements of this ordinance, and ensure a clear transfer of title.

Interior lot lines extending from a street should be perpendicular or radial to the street right-of-way line to the greatest extent feasible. Flag lots and through lots are discouraged, and shall be allowed only to the extent where topography and existing block and lot arrangement allow no suitable alternative. In such cases, a minimum frontage for access of 20-feet shall be required.

No change to the arrangement of the lot is proposed. Not applicable.

(d) Connectivity of streets within the city street grid:

The established grid of interconnected streets shall be maintained and extended to the extent practicable. All streets shall be in conformance with applicable street design & construction details as provided by the department of public works, and shall be dedicated to the city.

No change is proposed to the connectivity of streets. Not applicable.

(e) Connectivity of sidewalks, trails, and natural systems:

The established sidewalk network shall be maintained and extended to the extent possible. Trail networks and uninterrupted corridors of greenspace outside of the established street grid should be maintained and extended wherever possible. All sidewalks shall be in conformance with applicable street design & construction details as provided by the department of public works, and shall be dedicated to the city.

South Willard Street offers a public sidewalk; Jackson Court (upon which the barn fronts) does not.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.



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. 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.

An existing tree is proposed to be retained; however from the most recent site plan, it appears to be within the public ROW. See Plan L000.

(b) Topographical Alterations:

Alteration to the natural contour of the site shall minimize grading, cut, and fill, and shall take necessary measures to protect against erosion and future instability. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. In areas where more intense levels of development are encouraged, development should seek to take advantage of topographical changes to hide and/or blend new construction into the landscape. Proposed design and construction details for any cut and fill, or retaining walls over 3-feet in height, or any height along the lakeshore, shall be subject to review and approval by the city engineer before receiving approval of the site plan.

There appears to be some manipulation of the grade at the north elevation entrance point, where a ramp was previously proposed. Additionally, the grade change on the west (where the basement garage door was) is now represented as gravel/pavement.

The applicant has been informed that **driveway access is limited to 18' in width**, which looks to have been breached in the creation of an "auto court." Aside from a 20' long section approved as pavement under ZP19-0654CA, the drive area will need to be narrowed.

The applicant has been informed that the previous lot coverage approval (49%) cannot be exceeded, as it is non-conforming. Plan L000 defines lot coverage at 47.3%.

(c) Protection of Important Public Views:

Distant terminal views of Lake Champlain and the mountains to the east and west, and important public and cultural landmarks, framed by public rights-of-way or viewed from public spaces shall be maintained through sensitive siting and design to the extent practicable. This shall not be construed to include views from exclusively private property.

There are no protected views from or through this property. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(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.

This is an existing structure, to be rehabilitated for residential use. No part of the application precludes the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

Where a proposed development involves a known or suspected brownfield, the site plan shall indicate areas of known or suspected contamination, and the applicant shall identify completed or planned remediation necessary to support the intended use(s).

196 South Willard Street is not listed on the Department of Environmental Conservation's list of 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.

If more than 400 sq. ft. of earth will be disturbed, an Erosion Prevention and Sediment Control Plan will be required. Lot coverage may not exceed the previously approved 49%.

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.

Snow storage is identified on the earlier landscape plan, and should be annotated on the revised plan.

(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. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street. The development of corner lots shall be subject to review by the city engineer regarding the adequacy of sight distances along the approaches to the intersection. To the extent practicable, development of corner lots in non-residential areas should try to place the building mass near the intersection and parallel to the street to help anchor the corner and take advantage of the high visibility location.

This application is to rehabilitate an existing carriage barn to a residential unit. The building location and orientation shall not change. A principal entrance is clearly identifiable from the street (Jackson Court, as this lot sits on the corner of South Willard and Jackson Court.)

(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.

Access for service and loading areas should be located behind buildings or otherwise screened from streets or public ways with landscaping or other barriers. Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

There is an existing curb cut, which is proposed to be retained. The parking area has been expanded to an “auto court”, which is contrary to the driveway width limitation of 18’. The pavement must be narrowed to reflect that requirement.

The applicant has been reminded that lot coverage is limited to the previously approved 49% (which is non-conforming for the zoning district).

(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.

There are no public sidewalks on Jackson Court, where the street is very narrow. A previously approved site plan showed access directly from the parking area; however this plan “breaks” that connection, and orients pedestrian access directly from Jackson Court. Plan L000 show the addition of a walkway and curbing within the ROW. Any such changes will require consultation with the Department of Public Works to secure an excavation permit, proof of insurance, and temporary construction permit.

(k) Accessibility for the Handicapped:

Special attention shall be given to the location and integration of accessible routes, parking spaces, and ramps for the disabled. Special attention shall also be given to identifying accessible access points between buildings and parking areas, public streets and sidewalks. The federal Americans with Disabilities Act Accessibility Guidelines (ADAAG) shall be used as a guide in determining the adequacy of the proposed development in addressing the needs of the disabled.

Handicap access requirements are determined by the building official.

(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. Any off-street parking occupying street level frontage in a Downtown Mixed Use District shall be setback from the edge of the front property line in order to provide space for active pedestrian-oriented uses. Where street-level parking is provided within an existing structure, the cars shall be screened from the sidewalk and the area shall be activated with landscaping, public art, or other design amenities. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

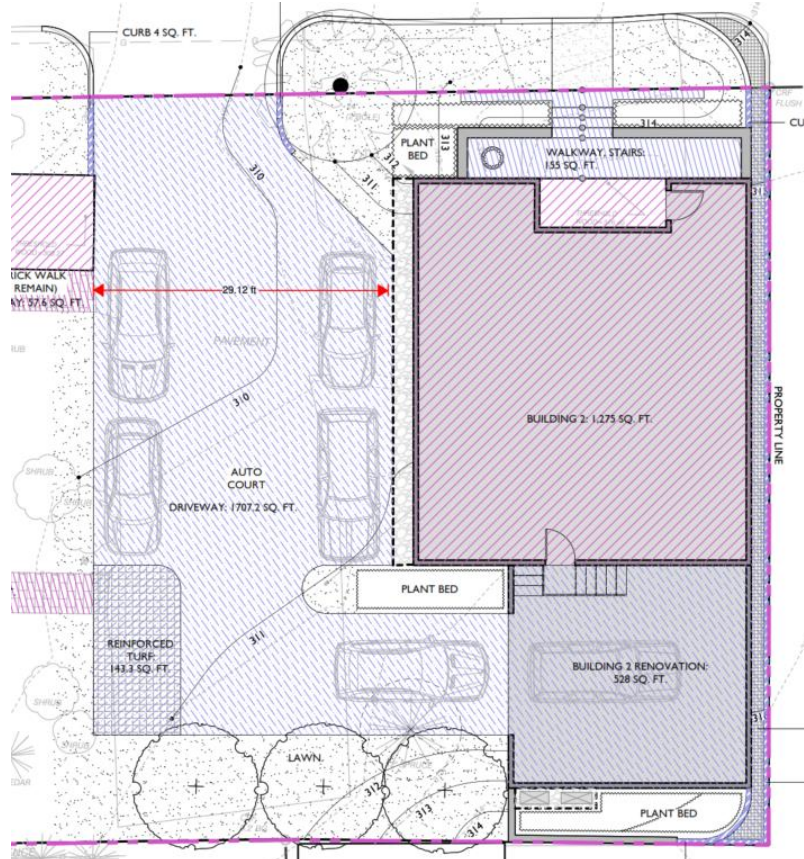
Attempts to link adjacent parking lots or provide shared parking areas which can serve neighboring properties simultaneously shall be strongly encouraged.

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.

The revised plan (L000) expands the parking at the site, in excess of the 18' limitation for driveway width as defined in the ordinance. Although widened pavement was approved under ZP-19-0645CA, it was limited to the access at the basement west garage door area and 20' in length. (The basement access door has been removed in this plan.)

The driveway now scales at 29+' in width.

The parking arrangement will require vehicles to back out onto Jackson Court, but that is an existing condition. Parking is laid out at the side (or rear) of existing structures. Trees are illustrated as a parking barrier on the south of the lot.



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.

The additional parking along the westerly side of the driveway and the reinforced turf area presumably intended to additional parking are the only separation between the driveway movement area and pedestrians on the west.

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.

An additional bike parking space shall be provided for the new dwelling unit. The location shall be defined on floor or site plans as appropriate.

(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.

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.

An existing tree adjacent to the carriage barn will be retained, however from the revised plan, that tree is within the ROW.

Trees are illustrated on the southerly property line; a plant bed between a parking space and the extended pavement on the south.

The northerly entrance walkway appears to include a retaining wall – more details are required.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including

fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Public space should be coordinated with the surrounding buildings without compromising safety and visibility. Public spaces should be surrounded by active uses that generate pedestrian traffic, and connect the space to major activity centers, streets, or corridors.

New structures and additions to existing structures shall be shaped to reduce shadows on public plazas and other publicly accessible spaces. In determining the impact of shadows, the following factors shall be taken into account: the mass of area shaded, the duration of shading, and the importance of sunlight to the utility of the type of open space being shadowed. Proposed development shall be considered for solar impact based the sun angle during the Vernal and Autumnal equinox.

Although no public plaza is required, the site does include a modicum of lawn area between the buildings that may be utilized for resident use and enjoyment.

(o) Outdoor Lighting:

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

Specifications for an outdoor LED wall sconce have been provided. While the fixture is residential in nature, the installation location shall be defined.

(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.

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 place 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.

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.

Condensing units are identified on a south elevation; however they are located within the minimum 5' yard setback and must be relocated. The location of meters, mailboxes, and trash storage need to be defined.

PART 3: Architectural Design Standards

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

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.

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.)

As an existing structure, the massing and proportion of the building remains the same.

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 roof pitch remains the same. A metal standing-seam roof is proposed, punctured by skylights which now are proposed to pierce the eaveline on the west. Similarly, a sliding door will breach the eaveline on the same elevation. A stovepipe is introduced.

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.

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. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise they should be setback a minimum of 5-feet.

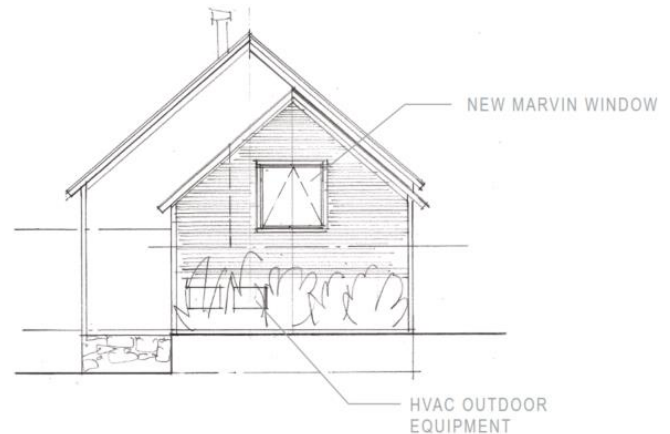
Replacement windows are proposed, matching the 2/2 configuration that currently exists in the same locations.

A recessed entry is planned on the north elevation, with an entry door that mimics vertical paneling.

Revisions to the south elevation identify the introduction of a large, single light window as a replacement of an entry door and five other building openings; disrupting an interesting and historically character defining arrangement.

The DAB may discern whether this alteration is acceptable, as it is on a secondary elevation.





(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8, below.

(c) Protection of Important Public Views:

Development shall preserve distant terminal views of Lake Champlain and the Adirondack Mountains and important public and cultural landmarks from public places and along east-west public rights-of-way to the extent practicable. This shall not be construed to include similar views from exclusively private property.

Sensitivity shall be used in the massing of proposed development such that light and air is allowed to penetrate and some views may be preserved. Alternatives that extend access to such views by allowing public access into and through the proposed development are encouraged. In no case shall development be permitted to span across the public rights-of-way in such corridors.

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. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street-level are particularly important in order to facilitate the flow of pedestrian traffic.

The "freshening" of the north elevation, and addition of a landscaping wall and plantings will enhance and awaken the street edge. Any work in the public ROW will require review by the Department of Public Works, an excavation permit and temporary construction permit.

If the revised plan includes a retaining wall at the northerly entry, it must be setback from the property line at least 2'.

(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.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

The application proposes retention of existing wooden trim and siding, which will be repaired and painted. The new standing seam metal roof is considered of sufficient durability for new construction/rehabilitation.

(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.

As conditioned.

(g) Make advertising features complementary to the site:

Where signs and other advertising features are proposed, the applicant shall meet the requirements as per Article 7 - Signs. The size, location, design, texture, lighting, and materials of all exterior signs and advertising features shall not detract from the use and enjoyment of proposed buildings or surrounding properties. National branding through signage and architecture shall be discouraged.

Not applicable.

(h) Integrate infrastructure into the building design:

Exterior machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory features 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.

Rooftop mechanicals, including heating and cooling devices and elevator equipment, should be incorporated into the structure's design, and shall be arranged to minimize their visibility from the street level. Such features, in excess of one foot in height, shall be either enclosed within the roof structure, outer building walls, or parapets, or designed so that they are integrated into the overall design and materials of the building. Where such rooftop features do not exceed ten percent (10%) of the total roof area, they may be considered "ornamental and symbolic features" pursuant to Sec. 5.2.7 for the purposes of measuring building height.

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

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.

Redevelopment shall adhere to all applicable building and life safety code, as defined by the building official and fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

196 South Willard Street (primary structure and carriage barn) are listed as contributing resources within the South Willard Street Historic District.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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

Although constructed c. 1900 as an accessory storage building, the conversion to residential use as revised will introduce significant changes to the building that are contrary to these standards.

A rehabilitation with new investment will likely assure the continuation and retention of the structure.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Previous plans defined that siding will be retained, repaired and painted. Windows are proposed to be replaced. The change to the skylights, which now will pierce the eaveline on the west elevation alter the character of the small building (rather than isolated skylights on the east, which will have very limited visibility.) Similarly a new garage door and sliding door on the west elevation are a stark departure from existing conditions.

A standing seam metal roof is included in the plan, which was a common choice for agricultural and accessory structures.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The addition of a sliding door and wall-windows that break the eaveline are inconsistent with the character of the historic structure, and not recommended.

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

The existing basement access door on the west is not illustrated and presumed to be removed from the plan.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

This third plan proposes even more alteration to building openings, the site plan, and roofline than were earlier proposed. The project is moving away from retention of character-defining features and involves the introduction of many more modern features, like large windows, sliding doors, and a new garage door in the south ell (with the loss of the characteristic window/door arrangements typifying the original use as a carriage barn.)

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

Replacement double hung windows, which are required to be energy rated, will provide for an efficient contemporary use while remaining consistent with the visual characteristics of the structure. The introduction of new features in this revised plan moves further away from the guidance of this section.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The south elevation presents a wholesale alteration from existing conditions, and moves away from the historic integrity of the structure.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archaeological resources have previously been identified at this site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,*

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

The degree of alteration, specifically to the southerly block, removes historic building characteristics and replaces them with oversized building openings and eaveline penetrations; starkly altering the structural integrity of the carriage barn.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While these alterations may be deemed reversible by utilizing photo documentation of existing conditions, the structure alterations are significant enough to question whether they are, in fact, reversible.

Items for the Board's consideration:

1. If more than 400 sq. ft. of earth will be disturbed (parking area enlargement), an Erosion Prevention and Sediment Control Plan will be required.
2. Lot coverage is limited to the previously approved 49%.
3. An additional bike parking space shall be provided for the new dwelling unit. The location shall be defined prior to review by the Development Review Board.
4. The installation location of exterior lighting shall be defined.
5. The driveway shall be limited to 18', except where may have been expanded by permit approval.
6. Mechanical equipment/condensing units shall be moved outside the minimum 5' setback from any property line.
7. Retaining walls within 2' of a property line will require DRB review and approval.
8. The location of meters, mailboxes, and trash storage need to be defined.
9. 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.
10. Redevelopment shall adhere to all applicable building and life safety code, as defined by the building official and fire marshal.
11. A state wastewater permit is required, and shall be the applicant/owners' responsibility to secure.
12. A letter of adequate water and sewer capacity shall be required from Burlington's Water Resource Division.
13. In the Multi-Modal Parking District, Maximum Parking is 1 space/dwelling unit. Driveway parking (when compliant with the Standards of Section 8.1.12 (b)) shall not be included in the maximum number of allowable spaces.
14. Standard Permit Conditions 1-15.

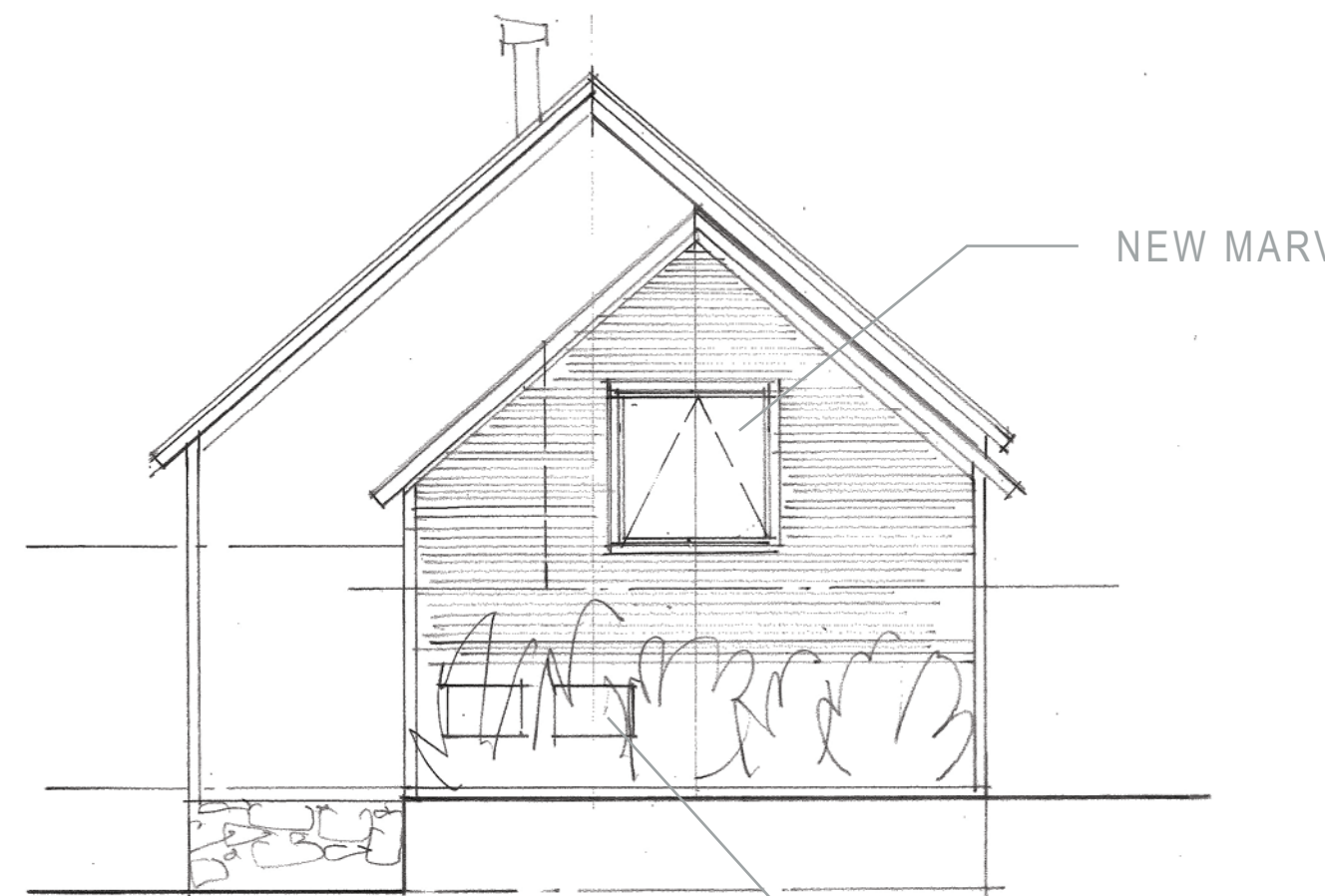






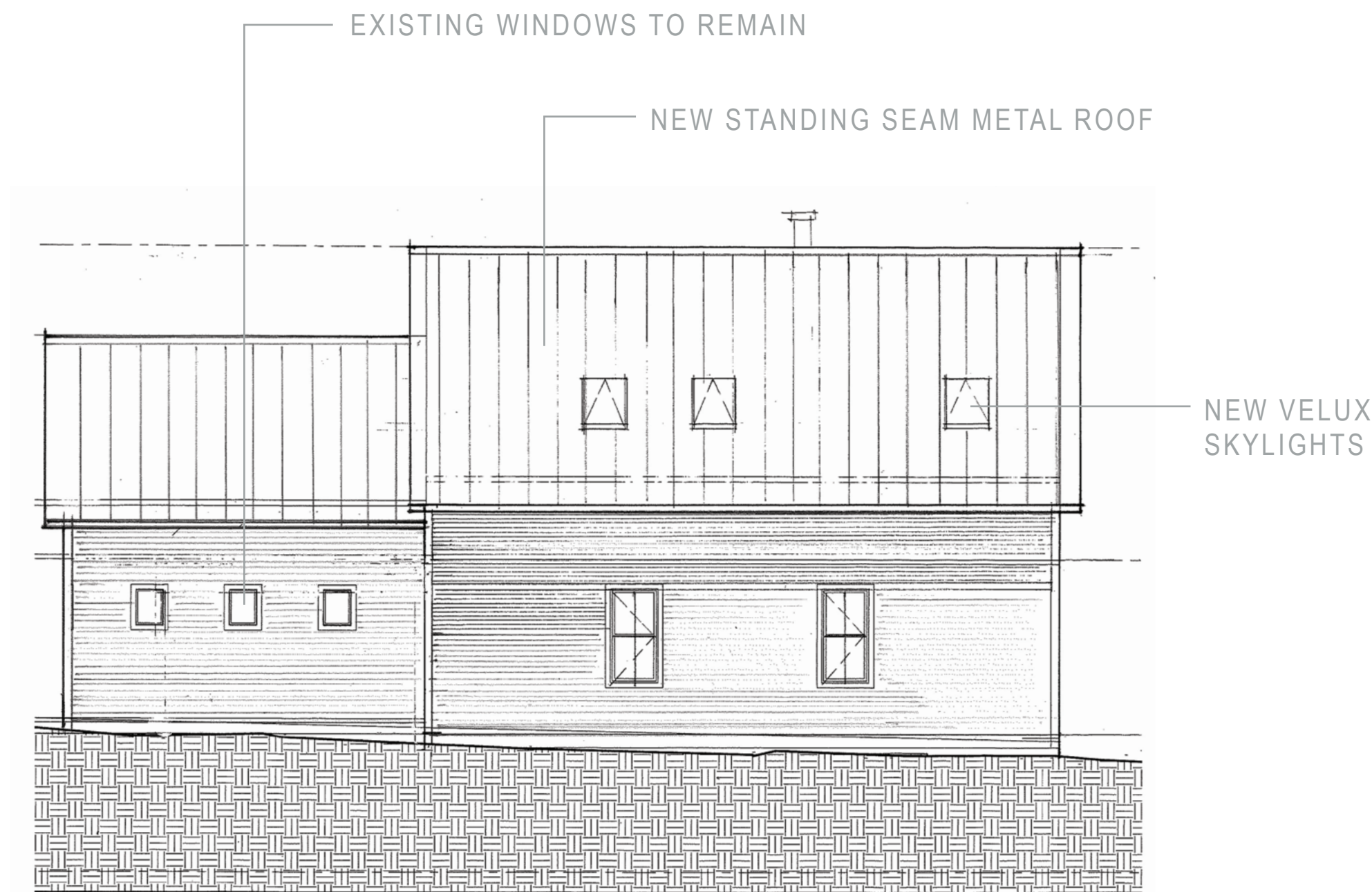
SOUTH ELEVATION

RECESSED ENTRY

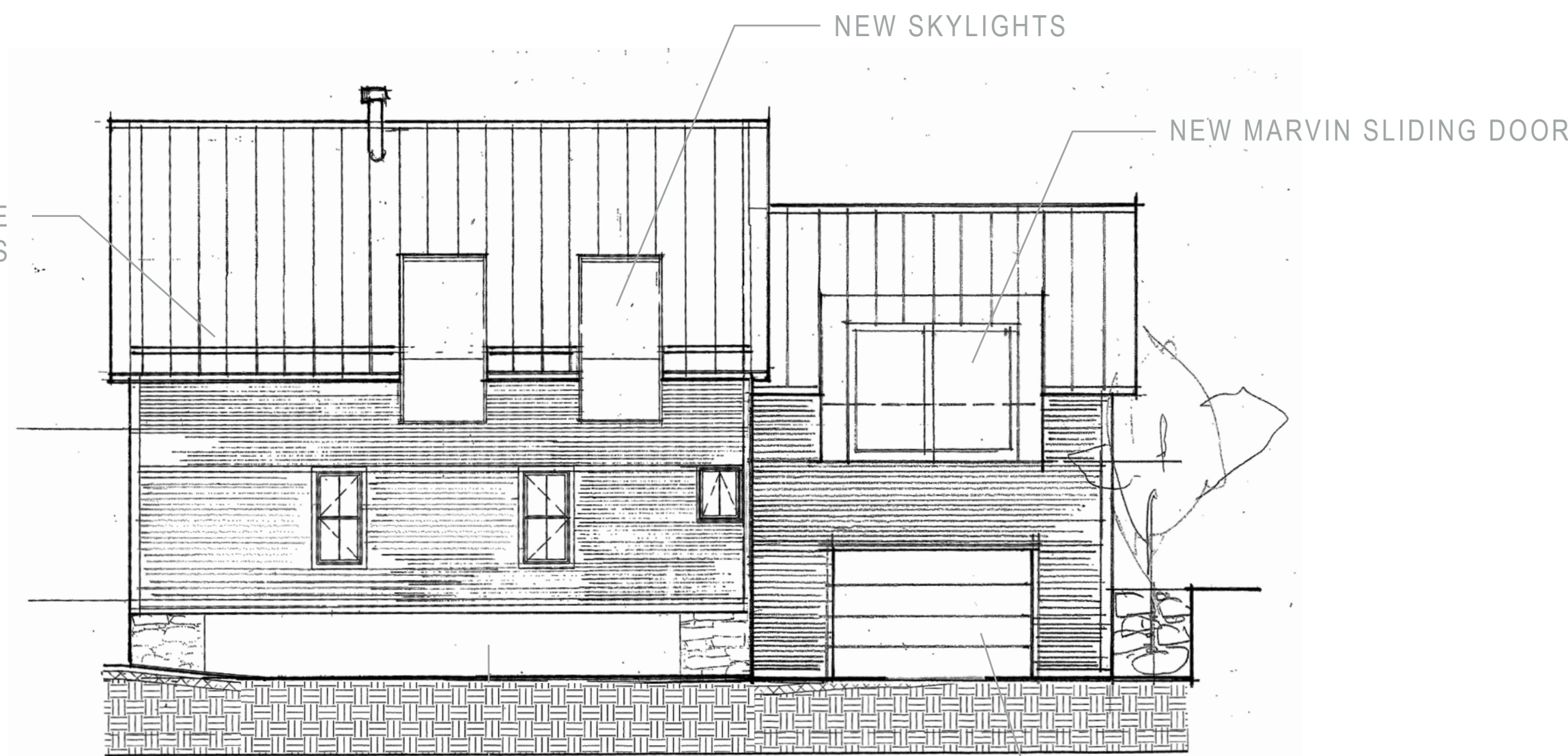


NORTH ELEVATION

HVAC OUTDOOR EQUIPMENT



WEST ELEVATION

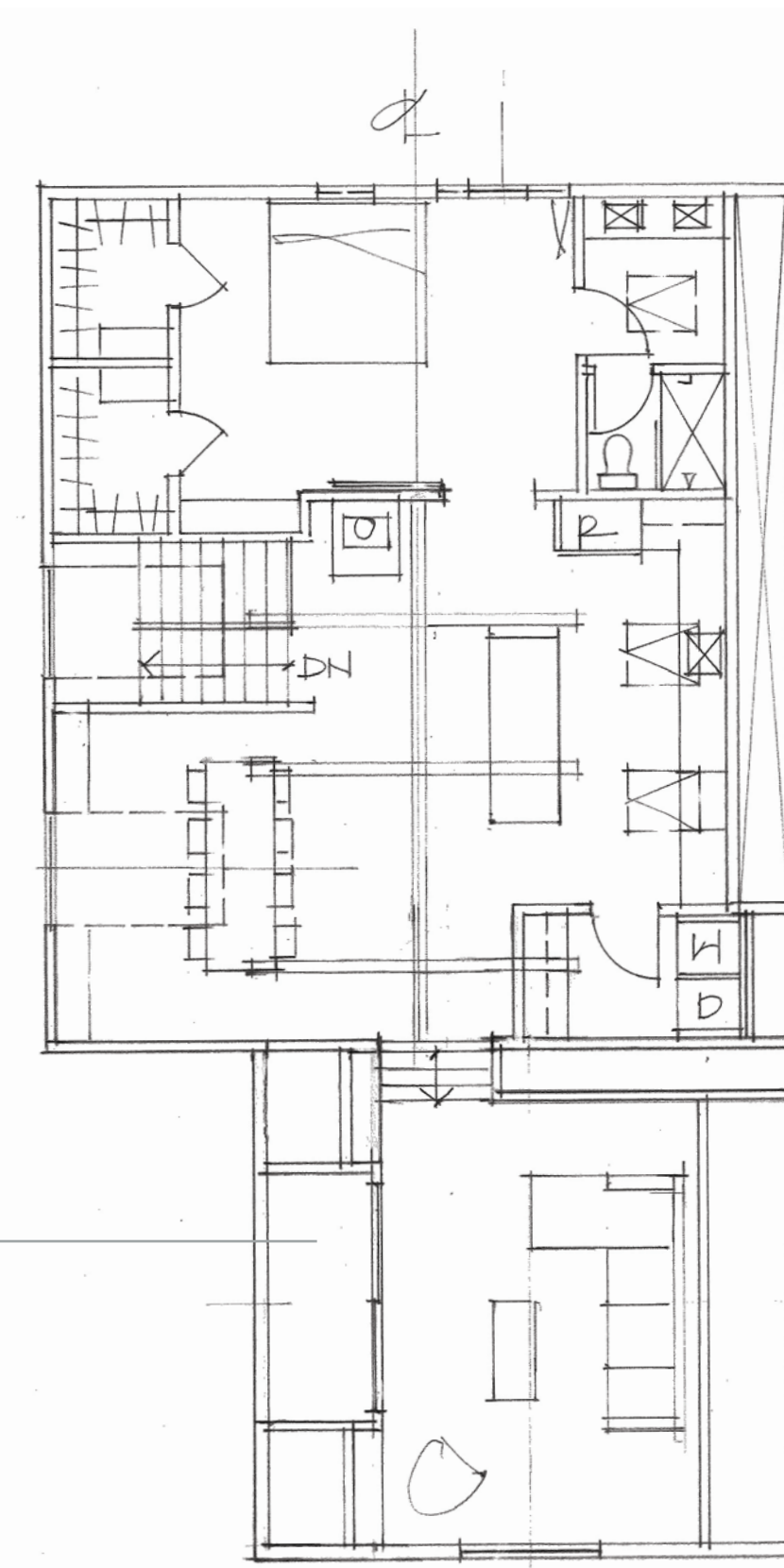


EAST ELEVATION

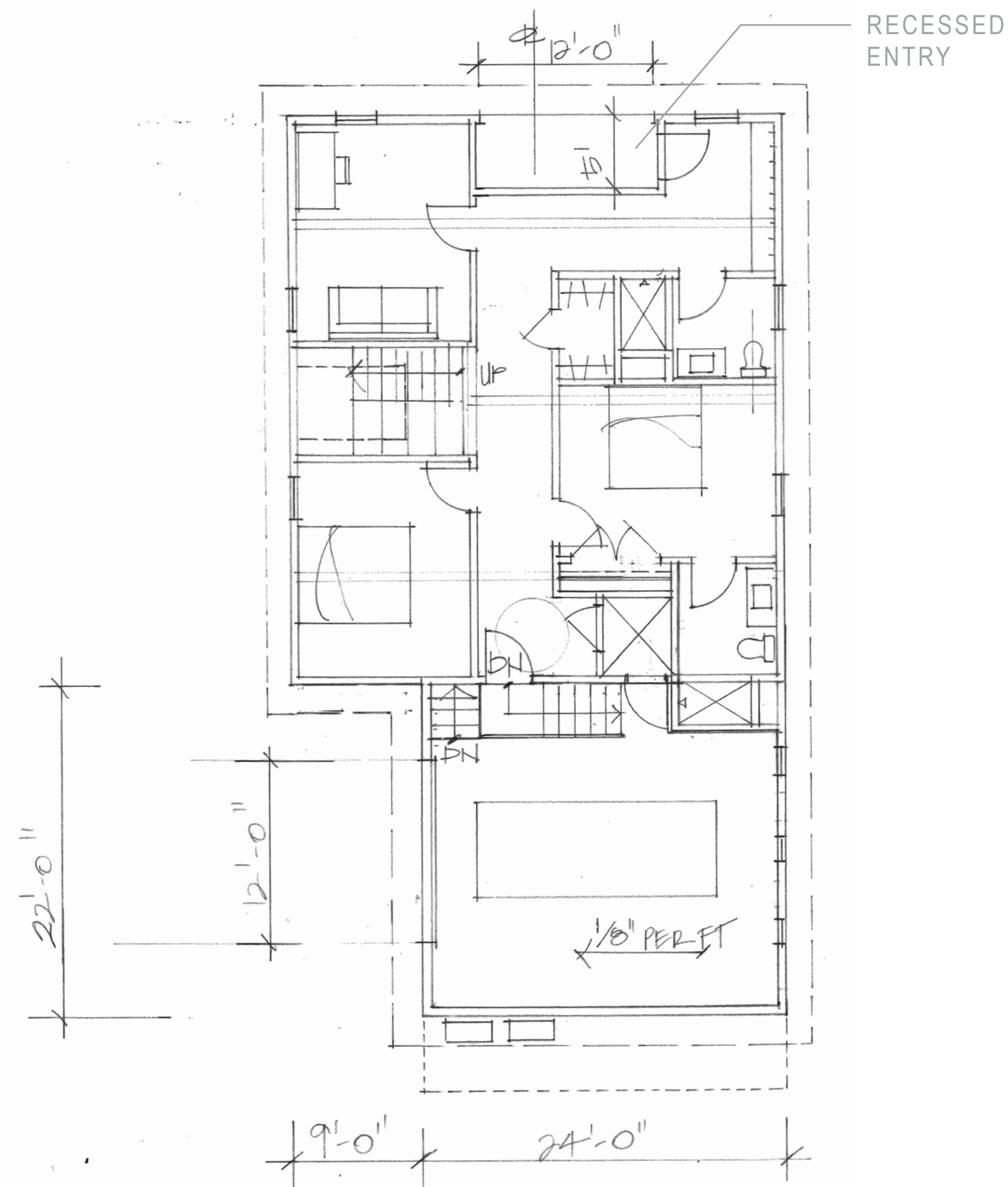
EXISTING CMU, PAINT

NEW GARAGE DOOR

RECESSED BALCONY

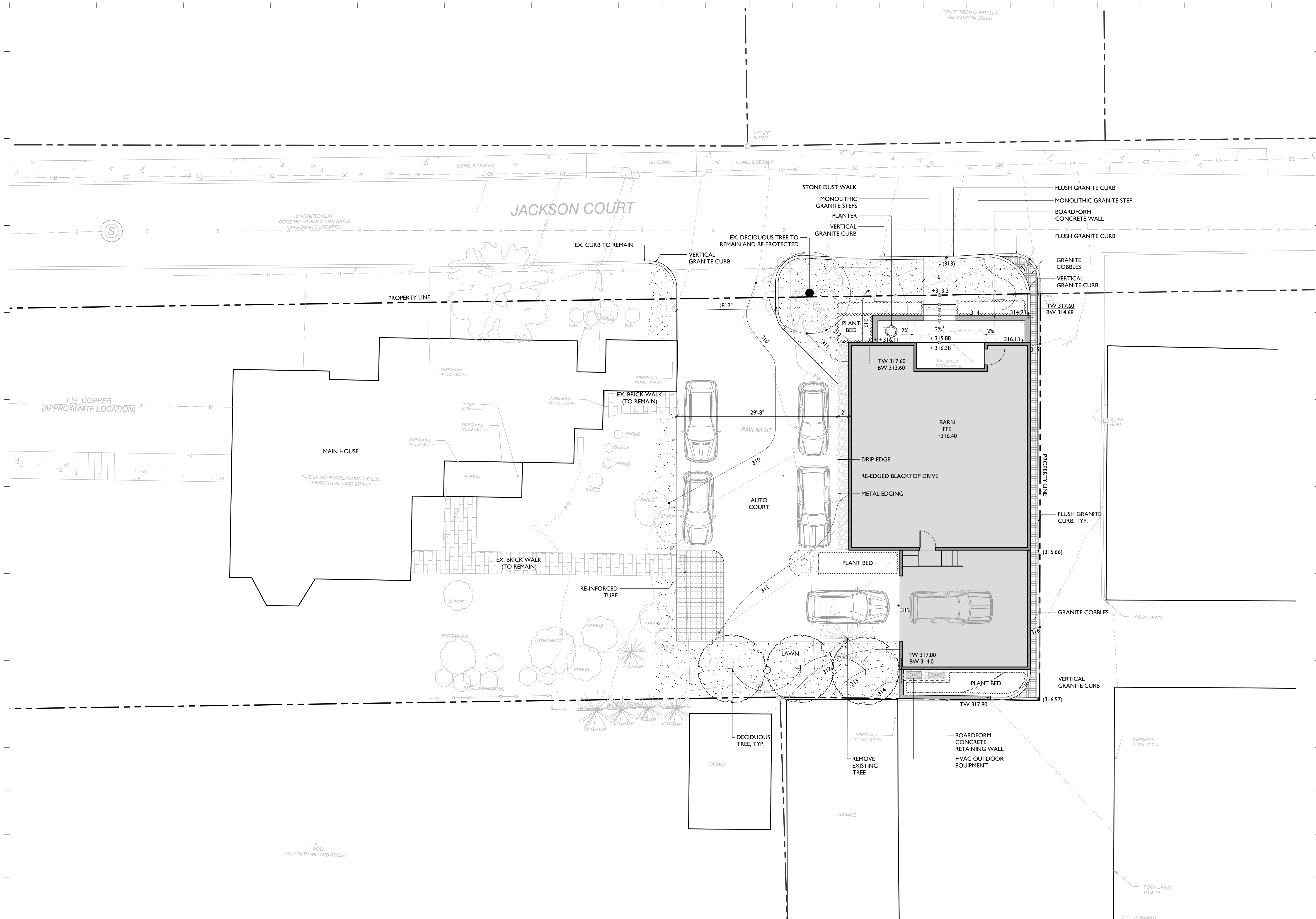


SECOND FLOOR PLAN



FIRST FLOOR PLAN





DRAFT
NOT FOR CONSTRUCTION

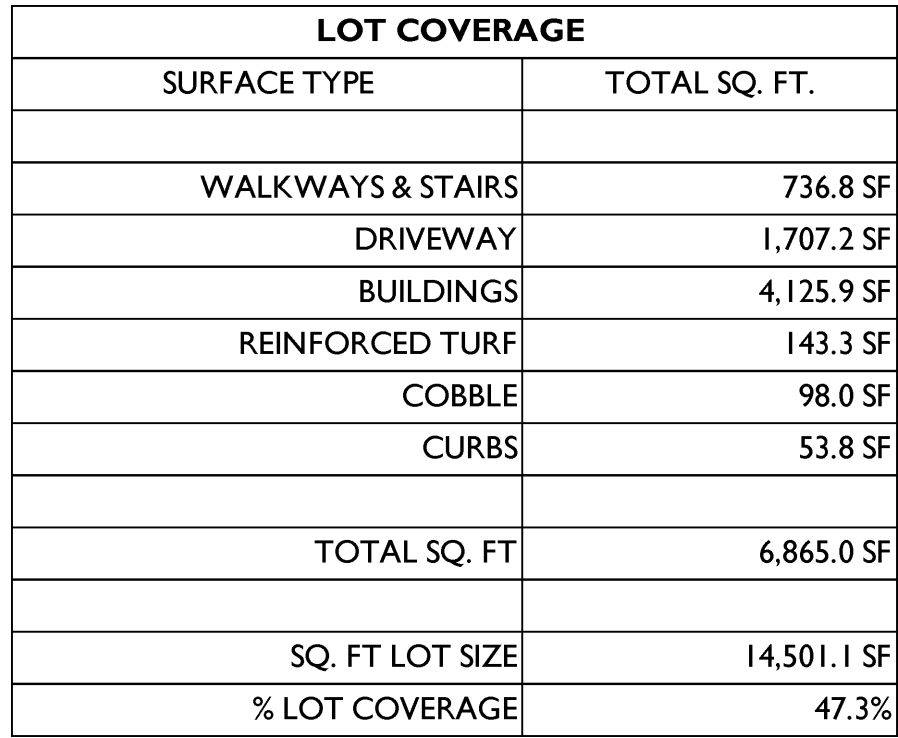
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SCHATZ
196 SOUTH WILLARD STREET
BURLINGTON, VT

**SCHEMATIC
LANDSCAPE
LAYOUT &
MATERIALS PLAN**

JOB NO. 24-515
SCALE: 1" = 1/8"
DRAWN BY: SF
DATE: 06.23.2025

L100



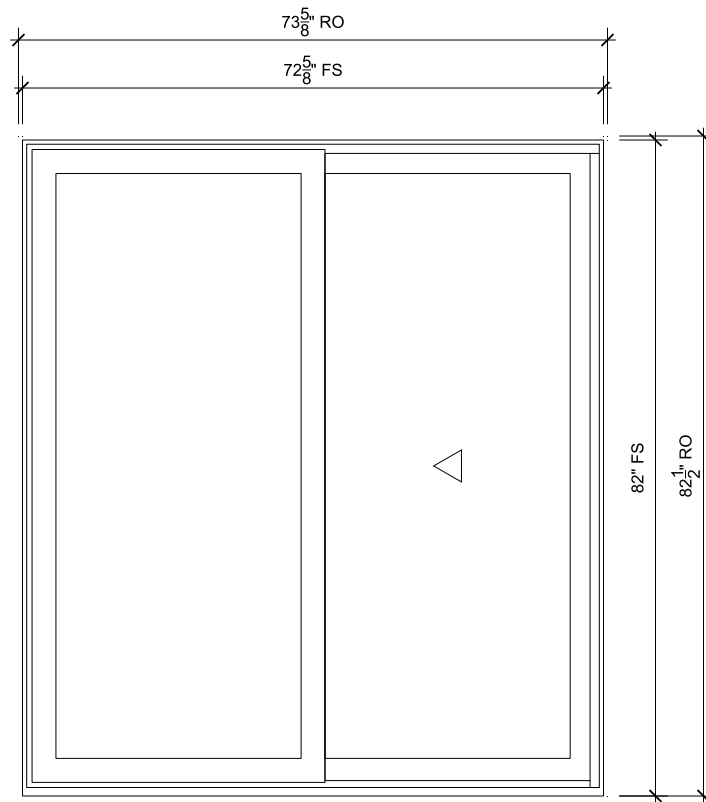
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196 SOUTH WILLARD STREET
BURLINGTON, VT

LOT COVERAGE DIAGRAM

JOB NO. 24-515
SCALE: 1' = 1/8"
DRAWN BY: SF
DATE: 06.23.2025

L000



CUSPD

SCALE: 1/2" = 1'-0"



Head



Jamb



Jamb



Sill



Meeting Stile

SPECIFICATIONS

Line #: 2

Qty: 1

Product Line: Ultimate

Unit Description: Sliding Door (3" Stiles)

Exterior Finish: Ebony

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: Tempered Low E2 w/Argon, Black

Divider Type: None

Hardware Type: 2 Point Multi-Point Lock

Screen Type: Ultimate Sliding Screen G2

Hardware Color: Dark Bronze

Screen Surround Color: Ebony

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

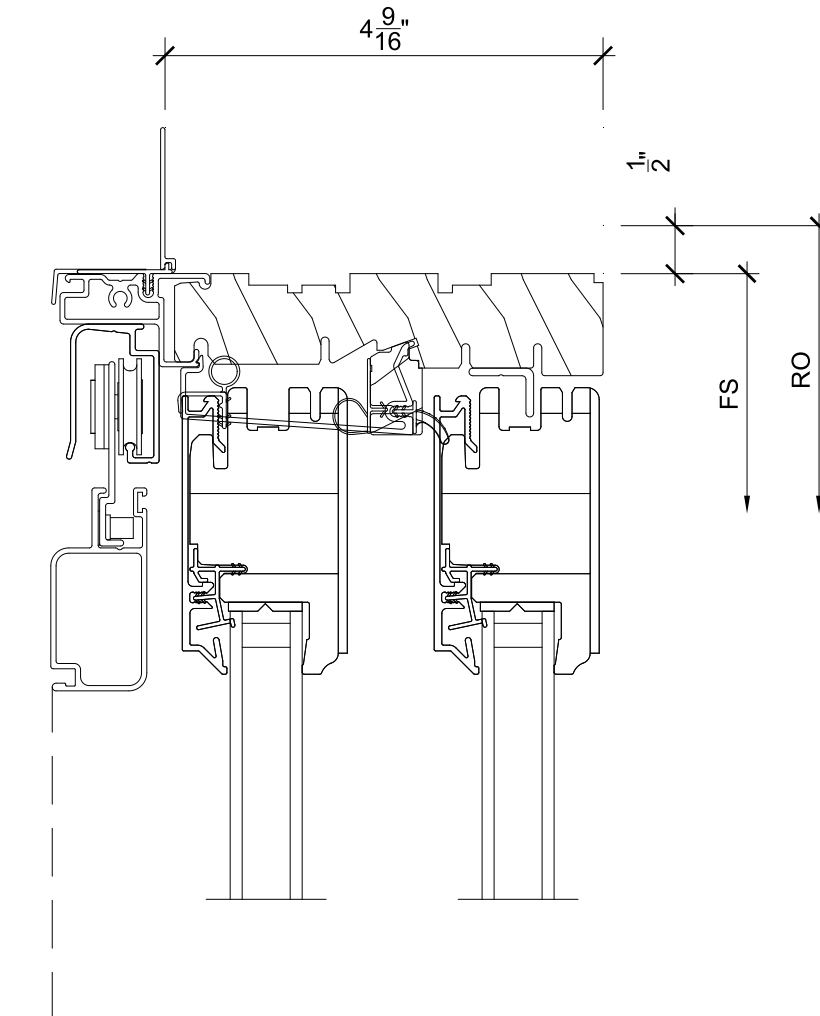
CREATED: 06/27/2025

REVISION:

SHEET

1

OF 6



1
2

Head

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

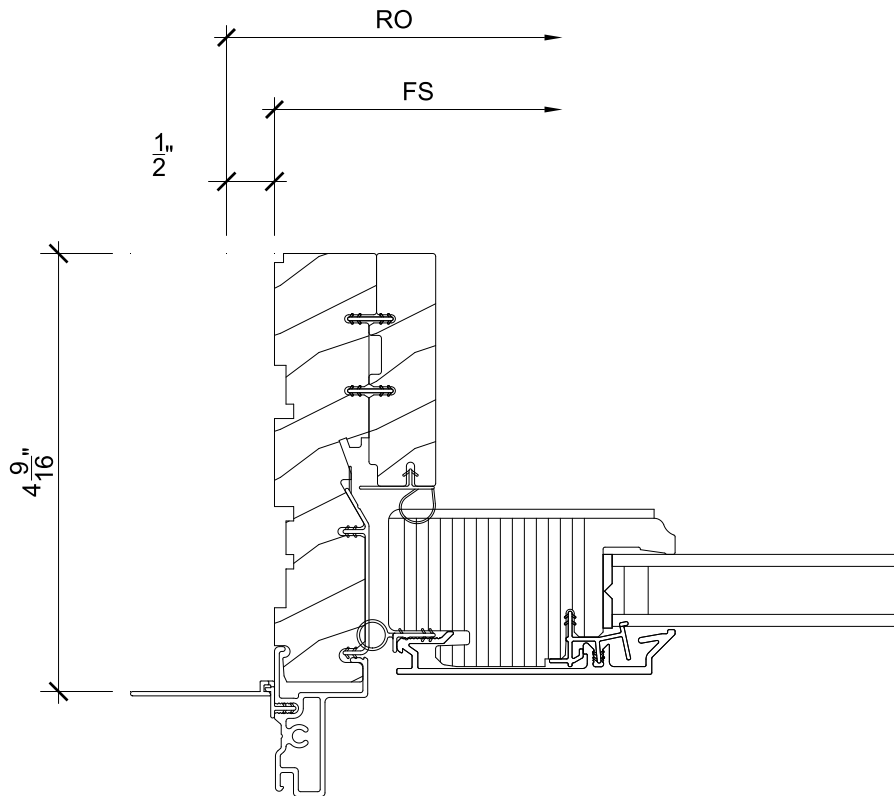
CREATED: 06/27/2025

REVISION:

SHEET

2

OF 6



1
3

Jamb

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

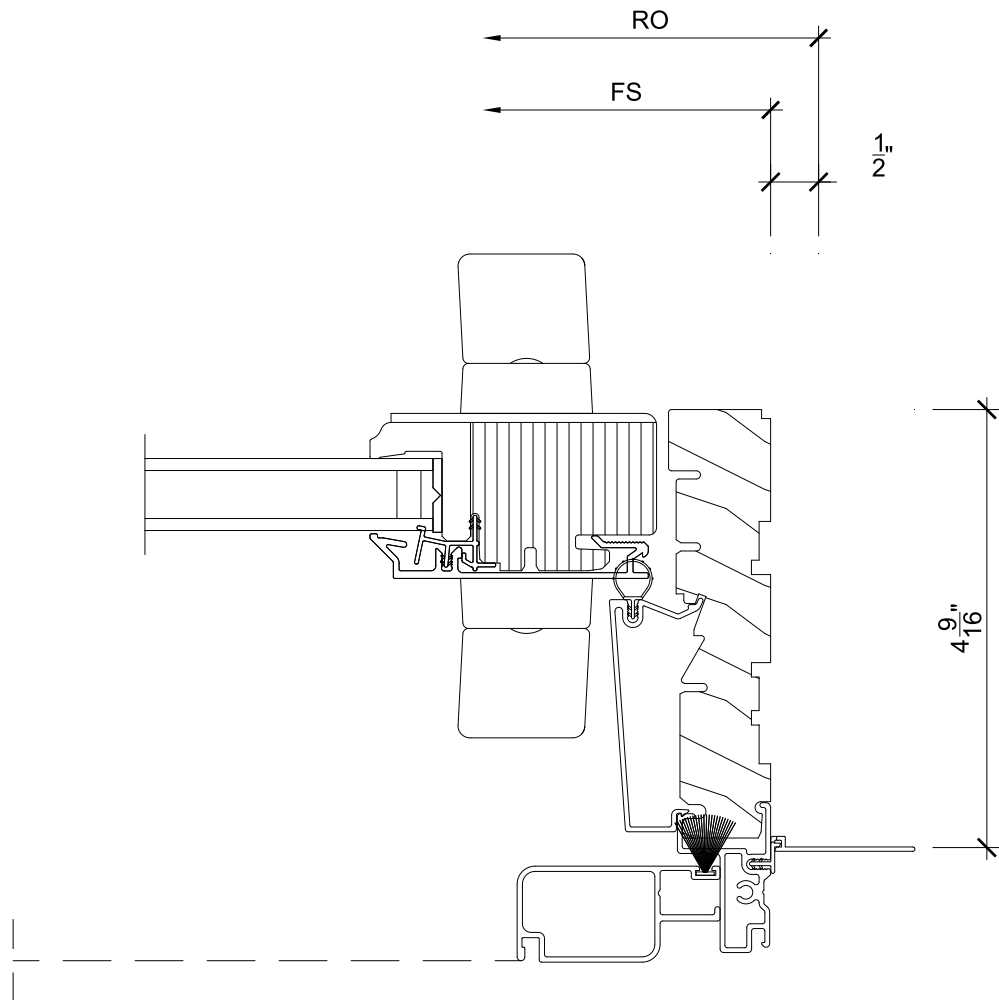
CREATED: 06/27/2025

REVISION:

SHEET

3

OF 6



1
4

Jamb

SCALE: 6" = 1'-0"



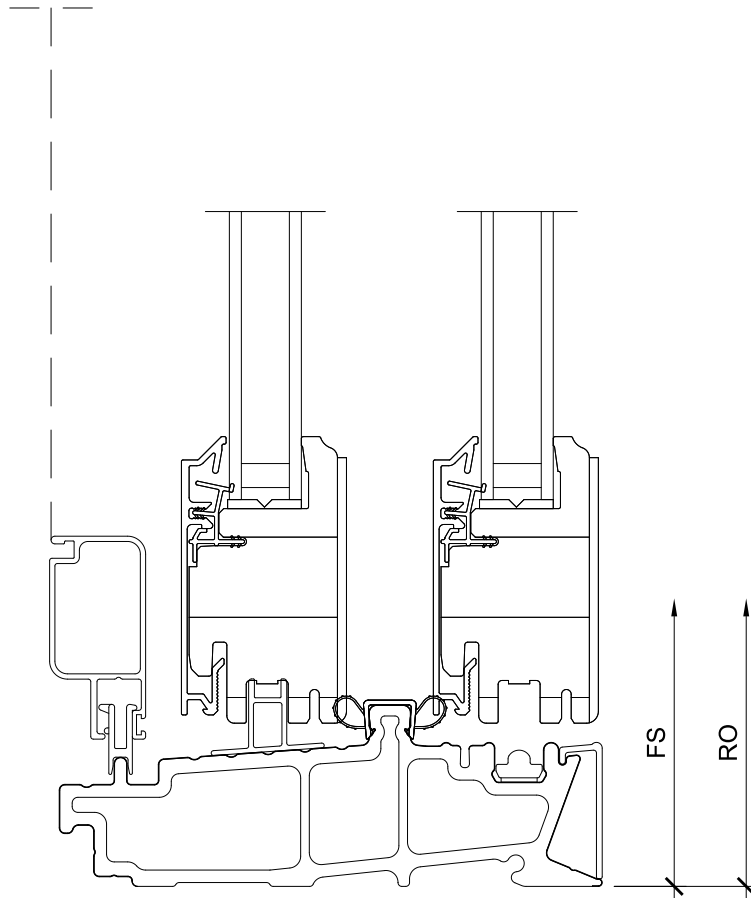
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 DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
 DRAWN: CHARLES PELSUE
 QUOTE#: ACFUQ2Z PK VER: 0004.15.00

CREATED: 06/27/2025 REVISION:

SHEET

4

OF 6



1
5

Sill

SCALE: 6" = 1'-0"



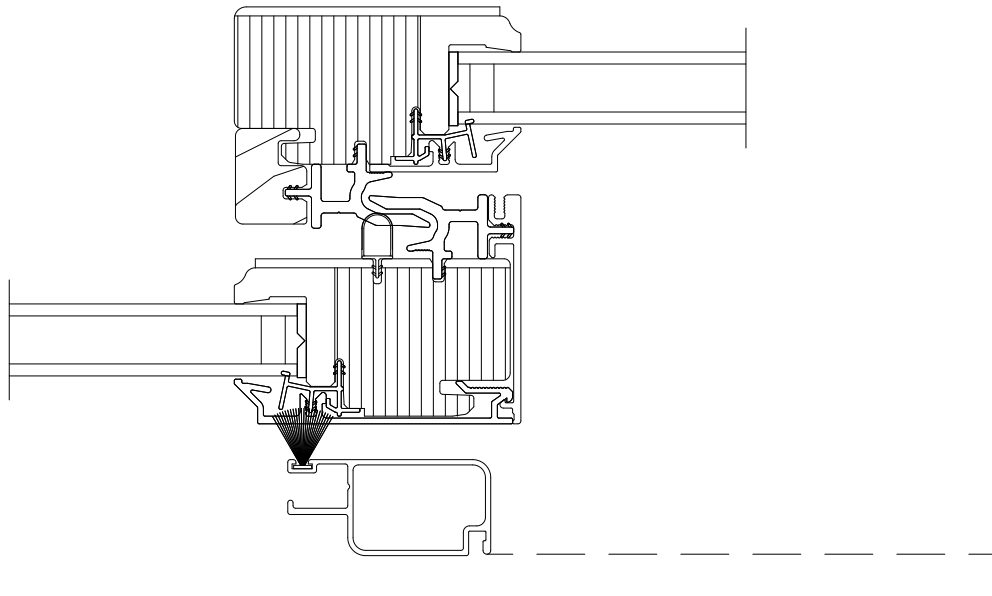
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DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z PK VER: 0004.15.00

CREATED: 06/27/2025 REVISION:

SHEET

5

OF 6



1
6

Meeting Stile

SCALE: 6" = 1'-0"



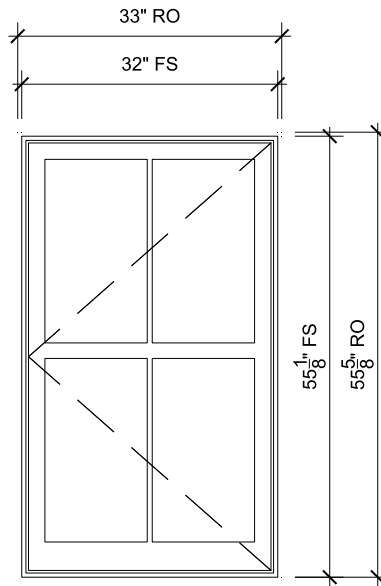
PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z PK VER: 0004.15.00

CREATED: 06/27/2025 REVISION:

SHEET

6

OF 6



CUCA - SIM DH

SCALE: 1/2" = 1'-0"

- 1
2 Head
- 1
3 Jamb
- 1
4 Sill
- 1
5 Divided Lite
- 1
6 Simulated Rail

SPECIFICATIONS

Line #: 1

Qty: 1

Product Line: Ultimate

Unit Description: Casement

Exterior Finish: Ebony

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: IG - 1", Low E2 w/Argon, Black

Divider Type: 5/8" Variable Vertical Rectangle SDL W/ Spacer - Black

Hardware Type: Folding Handle, No Sash Travel Limiter

Screen Type: Extruded Aluminum Screen

Hardware Color: Matte Black

Screen Surround Color: Satin Taupe

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: Silver Maple / Jackson Barn
 DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
 DRAWN: CHARLES PELSUE
 QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

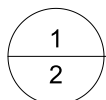
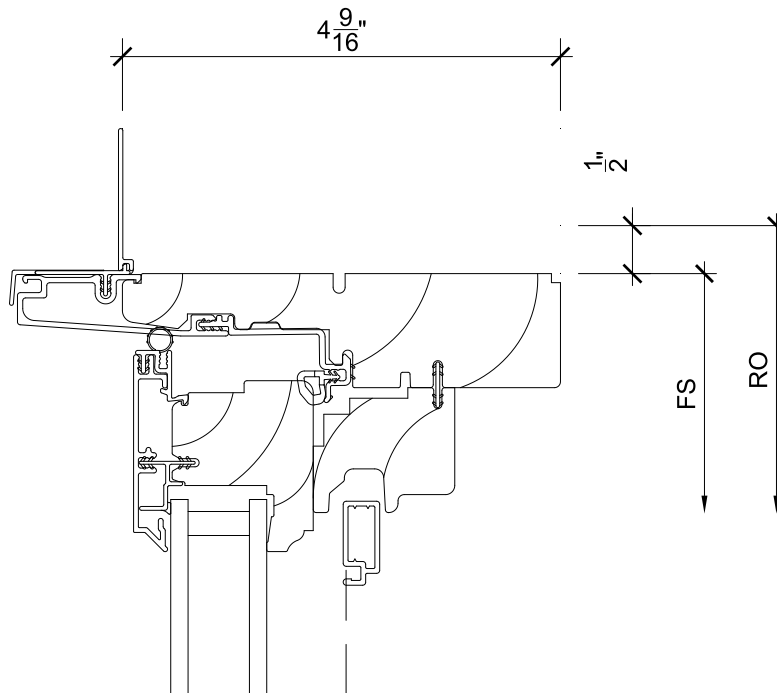
CREATED: 06/25/2025

REVISION:

SHEET

1

OF 6



Head

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
 DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
 DRAWN: CHARLES PELSUE
 QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

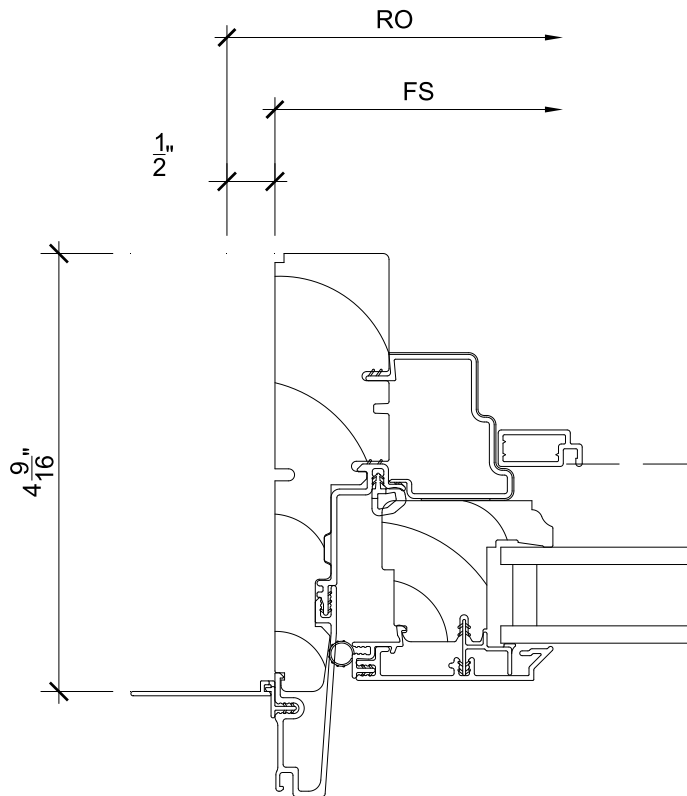
CREATED: 06/25/2025

REVISION:

SHEET

2

OF 6



1
3

Jamb

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

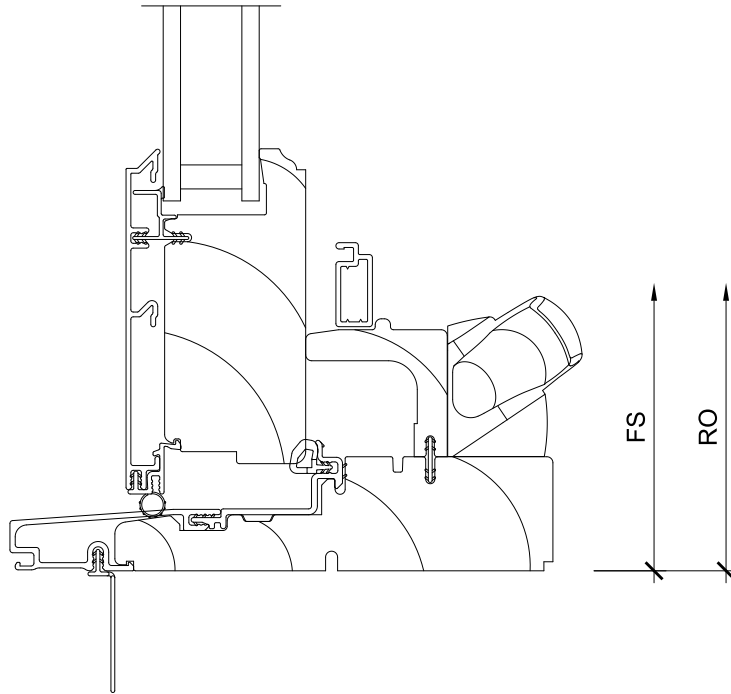
CREATED: 06/25/2025

REVISION:

SHEET

3

OF 6



1
4

Sill

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
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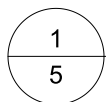
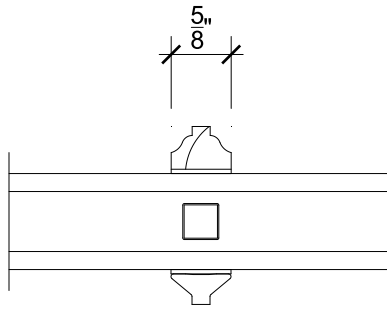
CREATED: 06/25/2025

REVISION:

SHEET

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OF 6



Divided Lite

SCALE: 6" = 1'-0"



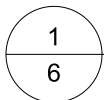
PROJ/JOB: Silver Maple / Jackson Barn
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 DRAWN: CHARLES PELSUE
 QUOTE#: ACFUQ2Z PK VER: 0004.15.00

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OF 6



Simulated Rail

SCALE: 6" = 1'-0"



PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z PK VER: 0004.15.00 CREATED: 06/25/2025 REVISION:

SHEET
6
OF 6

Design Advisory Board
Terms of Office FY 2026
Organizational Meeting July 8, 2025

Members and Assignments 2025 (*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	6.30.2027*		✓		✓
Richard Martin Jr.	6.2023	6.30.2026				
Gabriel Stadecker	7.1.2022	6.30.2025				✓
Kathleen Ryan (A)	12.14.2020	6.30.2026				
Joel Banner Baird	10.23.2023	6.30.2026				

Members and assignments 2026 (*What will be*):

Member	Appointed	Term expires	Chair	Vice Chair	PCOC ¹	HPRC ²
Ron Wanamaker	12.15.2003	6.30.2028**				
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	6.30.2028**				
Kathleen Ryan (A)	12.14.2020	6.30.2026*				
Joel Banner Baird	10.23.2023	6.30.2026				

Terms are for three years.

*reappointed June, 2024

** reappointed June 2025

¹ The Planning Commission Ordinance Committee meets the first Thursday of the month at 5:15-6:15 PM.
Meetings are currently paused until August.

¹ Historic Preservation Review Committee. From *Ordinance relating to Appendix A – Zoning #92-03, Design Control Districts*, as amended March 16, 1992:
*To the extent available, at least two (2) of the **three members** shall be professionals from the fields of history, archaeology, architectural history, architecture or historical architecture who meet the requirements outlined in Appendix A of the “Regulations for the Vermont Certified Local Government Program”. These two (2) shall serve on the historic preservation review committee.*

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
<https://burlingtonvt.portal.civicclerk.com/event/>
Telephone: (802) 865-7188
Fax: 802.865.7195

Ron Wanamaker, Chair
Emily Morse, Vice Chair
Gabriel Stadecker
Jay White
Richard Martin
Joel Banner Baird (alternate)
Kathleen Ryan (alternate)



Annual Report of the Design Advisory Board Fiscal Year 2025: July 1, 2024 – June 30, 2025

Over the past year, the Burlington Design Advisory Board has maintained its commitment to the city by advising the Development Review Board on proposed development projects. The DAB assists applicants by advising, when appropriate, how to bring their project into compliance with the CDO. As a result of the DAB review process, some applicants make adjustments to their projects that help ensure compliance with the CDO and approval by the DRB, as appropriate.

As of May 7, 2025, the Design Advisory Board (DAB) reviewed 17 individual projects (some more than once, to respond to revisions.) These projects include:

- 24 Grant Street; Post fire renovations addition of one residential dwelling unit for a total of six in principal structure. Remove aluminum siding, restore wood siding and trims, replace windows - except restore 13 windows in original house.
- 43 Mansfield Avenue; Proposed demolition of existing one-story addition to construct a new two-story addition with associated site improvements.
- 206-208 Dale Road; Construct duplex on vacant lot.
- 93-97 North Street; Proposed demolition and reconstruction of rear addition with associated site improvements. Demolition of rear outbuilding.
- 59-61 Spruce Street; Proposed demolition of deteriorated garage to construct a new garage.
- 228 North Winooski Avenue; Construction of two story addition to *Feeding Champlain Valley*.
- 48 Latham Court; Remove existing roof and add full third floor.
- 573 South Willard Street; Proposal to replace and change windows
- 44 Wright Avenue; Planned Unit Development; convert existing triplex to a quadplex, construct second principal structure with three residential units. Site modifications.
- 176 South Winooski Avenue; Alternative Compliance request to install gas meter on the primary façade of Post Apartments.
- 93-97 North Street; Proposed demolition and reconstruction of rear addition with associated site improvements. Proposal includes adding six new residential units for a total of nine.
- 141 Maple Street; Proposed renovation of existing building including replacement siding and windows and constructing new front entry porch with ramp, and rear porch.

The Design Advisory Board also has a standing subcommittee, the Historic Preservation Review Committee (HPRC), that advises the city on matters related to historic preservation. The HPRC also acts as the local advisory committee under the Vermont Certified Local Government Program and provides advice and recommendations on matters related to the standards of Section 5.4.8, historic preservation in general, at the request of staff. The historic Preservation Review Committee began the process of creating formal guidelines for both slate roofs and chimney removal or replacements. These new guidelines are designed to be similar to the window replacement guidelines for historic buildings that were created back in 2022. The HPRC

reviewed, and supported, the Pres Plan grant application as well as another grant to support a student-led mapping project for the Lost Mural Project (“Intersections”). Within their appointed role for the CLG, they additionally reviewed the plans for the Burlington-Winooski Bridge project and a handful of Section 106 projects; mostly relative to impacts to listed historic structures. Finally, they provided an advisory opinion to the Vermont Advisory Council on Historic Preservation relative to a request to de-list 263 St. Paul Street from the Vermont State Register.

The Design Advisory Board always strives for consistency with our recommendations and with how we interpret the ordinance, so that applicants can be assured of a fair and predictable process. For projects that fall within the Form Code, our purview is typically limited to requests for Alternative Compliance which may include additional height or use of material not identified within Article 14. Staff has been helpful and informative keeping us apprised of the changes to the Ordinance and how they impact our role in development review.

Respectfully submitted:

Ron Wanamaker, Chair	Date
Emily Morse, Vice Chair	Date
Gabriel Stadecker, AIA	Date
Jay White, AIA	Date
Richard Martin	Date
Joel Banner Baird	Date
Kathleen Ryan, LA	Date