

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, August 12, 2025, 5:30 PM

Remote and In Person (at Sharon Bushor Room in Cty Hall at 149 Church 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 – 5:30 PM – 6:00 PM

ZP-25-325; 322-324 St. Paul Street (RC, Ward 6) Champlain Housing Trust / Taryn Barrett

Proposed change of use from group home to community house including renovation of existing building and construction of addition. (Project Manager, Scott Gustin)

1.2.

Session II – 6:00 PM – 6:30 PM

ZP-25-312; 2 Starr Farm Beach (RL, Ward 4) Daniel M Boardman Rev Trust / Daniel Boardman

Proposed demolition of existing seasonal camp to construct a new house on existing footprint with full foundation. (Project Manager, Mary O'Neil)

1.3.

Session III – 6:30 PM – 7:00 PM

Joint Meeting at Planning Commission to meet Historic Preservation Plan consultants.

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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

Non-Discrimination

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

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
vacant, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 322 St. Paul Street
Date: August 12, 2025

File: ZP-25-325

Location: 322 St. Paul Street

Zone: RC **Ward:** 6

Parking District: Multimodal Mixed-Use

Date application accepted: June 27, 2025, Complete July 21, 2025

Applicant/ Owner: Taryn Barrett / Champlain Housing Trust

Request: Proposed change of use from group home to community house including renovation of existing building and construction of addition.

Overview:

The applicant is seeking approval to construct a 6,800 sf addition to the existing group home and to change the use to an apartment style community house. The existing building will remain mostly intact with the addition constructed behind it. Parking and exterior lighting will be revamped. The property is located in the Residential Corridor zoning district.

The existing building dates to circa 1870 and is included in the Vermont Historic Sites & Structures Survey. Most of its original elements remain intact. The historic preservation standards of Sec. 5.4.8 pertain to this application.

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.

As noted above, the subject building is included in the Vermont Historic Sites & Structures survey and dates to circa 1870. It was originally built as a residence, possibly a duplex. It will remain a residential building, albeit in different form.

(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.*

As noted above, the building has always served as a residence. The type of residence has changed over the decades and will again as proposed. The historic building will remain essentially intact.

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.*

Nothing about the form or style of the historic building will change. The double front entry and porch will be retained as will most exterior materials. The slate front portion of the roof will be retained (conversion to asphalt shingles in the back was permitted previously). The windows will be replaced with new fiberglass units matching the appearance of the existing windows. The proposed addition is set to the rear of the historic residence and includes demolition only necessary to connect with the new addition.

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.*

As noted above, most of the existing exterior materials will be retained. Only the windows will be changed with new fiberglass units matching 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.*

Except for new windows and replacement of the two unoriginal front doors, existing exterior features will be retained or repaired.

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 proposed addition is relatively long and linear, extending out back behind the historic building. Width and height of the addition do not exceed that of the original building in front. The scale and placement of the addition, coupled with minimal alteration necessary to connect with the original building, leave much of the original historic residence intact.

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.*

Given the minimal alterations required to the existing residence, its essential form and integrity are retained. If the addition were removed in the future, the historic building would remain largely intact.

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

No part of the property is affected by the Natural Resource Protection Overlay District. The backyard is grassy with several trees along the periphery. A row of cedars and one or two trees by the southwest corner of the existing building will be removed.

(b) Topographical alterations

The property slopes gently uphill away from St. Paul Street. No significant topographical alterations are proposed.

(c) Protection of important public views

There are no significant 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 that the proposed addition will utilize alternative energy. Solar energy utilization is encouraged. In any event, the addition will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

An erosion prevention and sediment control plan has been reviewed and approved by the city's Water Resources Division. A post-construction stormwater management plan has been provided and is currently under review by the city's Water Resources Division.

Existing and proposed building entries are sheltered under canopies.

(h) Building location and orientation

Building location and orientation will remain unchanged. The existing residence is clearly street-facing with the proposed addition set behind it.

(i) Vehicular access

A private driveway provides access to the property from St. Paul Street. It will be retained as-is.

(j) Pedestrian access

The existing front walkways will remain place. A new walkway and patio area between the proposed parking and the addition will enable easy pedestrian access from the parking area into the building.

(k) Accessibility for the handicapped

The site plan depicts one ADA parking space nearest the side building entries.

(l) Parking and circulation

The existing parking area will be reconfigured and reduced in size to make way for the rear addition. The 14-space parking lot will be replaced with a revamped 8-space parking area.

(m) Landscaping, fences, and retaining walls

The project plans lack a landscaping plan and should contain one. The site plan depicts several existing trees in front. As noted above, one or two will be removed, as will the nearby row of cedars. The perspective drawing shows some garden areas between the driveway and parking spaces and the residence, but details are lacking. A landscaping plan, noting trees to be removed and new plantings to be installed (species and size at the time of planting) is needed.

New fencing is limited to the enclosure for the dumpsters. The site plan notes it will be cedar but nothing else. A detail is needed.

A concrete block wall of up to 30" will be constructed along the south and west borders of the proposed patio. As with the dumpster enclosure, a detail is needed.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

Exterior lighting details have been provided, including fixture cut sheets and a photometric plan. Building entry illumination levels are acceptable. A single wall-mounted fixture will provide illumination for the parking spaces. Illumination levels are below the maximum permissible, and the uniformity ratio is acceptable.

(p) Integrate infrastructure into the design

The site plans depict mechanical unit and dumpster locations. Most are acceptably placed. The heat pumps near the northeast corner of the existing building appear to sit within the side yard setback and will need to be relocated to be at least 5' from the side property line.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed addition is relatively large as compared to the existing building; however, it does not overwhelm the existing building. As noted above, the addition is set behind the existing building and does not exceed the height or width of the existing residence. The addition consists of several distinct building units and reads as several small buildings rather than one large structure. The proposed design successfully retains the integrity of the existing historic building in front and lessens the perceived scale of the addition.

2. Roofs and Rooflines

The existing roofline will remain essentially unchanged. The addition incorporates differing roof forms, flat and gable, that align with its sectional massing. The existing and proposed roof forms are common in the neighborhood.

3. Building Openings

Replacement windows in the original building will match the appearance of the existing windows. Windows in the addition differ but are similarly scaled and appropriate for this residential construction. All building entries will have similar doors.

(b) Protection of important architectural resources

See Sec. 5.4.8.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The street edge remains unchanged. The historic residence has a well-defined front entry and open porch on the street-facing façade.

(e) Quality of materials

Wooden clapboard siding will be retained on the original building. The addition will be clad in LP “Smartside” clapboards or board-and-batten siding and composite trim. Fiberglass windows will be installed throughout. Asphalt shingle or membrane roofing will be installed on the addition’s gable and flat roofs, respectively.

(f) Reduce energy utilization

The proposed addition must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No building mounted mechanical equipment is proposed.

(i) Make spaces safe and secure

The proposed addition must comply with the city’s current egress requirements. Building entries will be illuminated.

RECOMMENDED MOTION:

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

1. Provide a landscaping plan that notes trees to be removed and new plantings to be installed, including species and size at the time of planting.

2. Details for the dumpster enclosure and concrete block wall.
3. Revised site plan that relocates proposed mechanical units out of the minimum required 5' side and rear yard setbacks.

CHAMPLAIN HOUSING TRUST

322 ST. PAUL STREET SUPPORTIVE HOUSING ZONING NARRATIVE

Champlain Housing Trust (CHT) is proposing the renovation of an existing building and the construction of an addition at 322 St. Paul Street to create 10 new units of affordable, service-supported housing. This development will serve adults with intellectual and developmental disabilities (I/DD) in Vermont, offering a balance between shared resources and a home-like atmosphere.

The project will transform an underutilized downtown site into 10 perpetually affordable housing units for very low-income households—restricted to those earning less than 50% of the Area Median Income (AMI). Housing will be developed through a combination of renovations to the 4,600-square-foot existing building and the construction of a 6,800-square-foot addition. The scope of work includes site improvements, existing building renovation, and the new construction addition.

This site was specifically chosen for its accessibility to community amenities and resources, supporting independent and inclusive living for adults with I/DD. The project aims to reduce social isolation and foster increased social capital through stable housing, individualized on-site support, and community integration.

Each resident will have their own apartment and lease directly with CHT. On-site support services will be provided by a partner service agency. This model was developed with input from adults with I/DD and caregivers, and reflects best practices in supportive housing. It is designed to be affordable, sustainable, and compliant with all relevant state and federal regulations.

The proposed conditional use and associated development will not result in an undue adverse effect on each of the following general standards per Sec. 3.5.6:

1. Existing or planned public utilities, facilities or services are capable of supporting the proposed use in addition to the existing uses in the area;

The scale of these 10 new housing units will not create an adverse impact on public utilities, facilities or services. The 10 apartments will commonly support one individual per bedroom, there are a total of 14 proposed bedrooms. The existing building is currently permitted with more than 14 bedrooms for occupancy.

2. The character of the area affected as defined by the purpose or purposes of the zoning district(s) within which the project is located, and specifically stated policies and standards of the municipal development plan;

The RC district allows up three stories, however, we have kept the proposed addition at two stories and designed the façade and roof line with material changes that soften the scale to keep with the character of the neighborhood.

3. The proposed use will not have nuisance impacts from noise, odor, dust, heat, and vibrations greater than typically generated by other permitted uses in the same zoning district;

This supportive housing for adults with intellectual/developmental disabilities in individual apartments will not create noise, odor, dust, heat, or vibrations greater than any of the single-family homes, condominiums and apartments that are in the surrounding neighborhood.

4. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street designations and capacity; level of service and other performance measures; access to arterial roadways; connectivity; transit availability; parking and access; impacts on pedestrian, bicycle and transit circulation; safety for all modes; and adequate transportation demand management strategies; and,

The transportation system can support the proposed use. The property is served by sidewalks and is within walking distance to the downtown City Market grocery store, several doctors' offices, and many other amenities. Most residents are unlikely to drive a motor vehicle and the parking on site has been reduced from 14 spaces to 8 spaces. The #5 Pine Street GMT bus line has a stop 150 feet away at the corner of St Paul Street and Spruce Street which runs every 30 minutes. The project will provide bicycle parking.

5. The utilization of renewable energy resources; and,

The project will use local renewable electricity from Burlington Electric Department. The project will strive to meet Efficiency Vermont's (EVT) 2020 High-Performance Track Standards.

6. Any standards or factors set forth in existing City bylaws and city and state ordinances;

In addition to conditional use standards the project will also comply with the following requirements per Sec. 5.4.4:

- (a) Density shall not exceed 1 person per two hundred (200) square feet of gross floor area;

The density for this project does not exceed 1 person per two hundred (200) square feet of gross floor area. Most apartments are designed to serve individuals and range in size from 585sf to 800sf. This results in a density that is roughly 25-30% of the allowable density without considering the additional circulation, common, and utilitarian portions of the design.

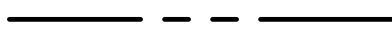
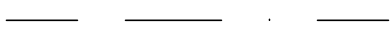
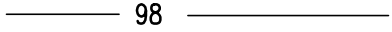
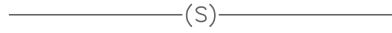
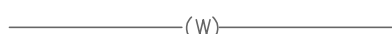
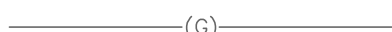
- (b) All dimensional standards for the underlying zoning per the requirements of Art. 4 shall be applicable; and,

This project meets the intent of the underlying zoning standards.

- (c) The minimum distance (lot line to lot line) between any two community houses shall be at least the following:

CHT has asked the City to confirm the nearest location of another community house. However, at this time, we believe there is not another community house within 1000 feet of this location.

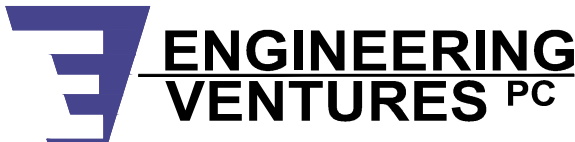
LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
	CATCH BASIN		
	DRAIN MANHOLE		
	DRAIN CLEANOUT		
	SANITARY CLEANOUT		
	WATER SHUT OFF		
	FIRE DEPARTMENT CONNECTION		
	HOSE BIB		
	UTILITY POLE		
	LIGHT POLE		
	NATURAL GAS METER		
	SIGN POST		
	PROPERTY LINE		
	SETBACK LINE		
	MAJOR CONTOUR (5')		
	MINOR CONTOUR (1')		
	SANITARY SEWER (APPROX.)		
	SANITARY SEWER SERVICE		
	STORM SEWER		
	ROOF DRAIN		
	WATER (APPROX.)		
	WATER SERVICE		
	OVERHEAD POWER		
	NATURAL GAS (APPROX.)		
	DITCH/SWALE		



Zoning Table, Residential Corridor			
Dimension	Required	Existing	Proposed
Front Setback	5'–20'	7'	No Change
Side Setback	10% of Lot Width	1'	No Change*
Rear Setback	15'	100'	18'
Lot Coverage	80% Max.	44%	65%
Building Height	50', 4 Stories	~25.5', 2.5 stories	No Change**
Principal Structure Footprint***	3,600 sf Max.	2,150 sf	5,846 sf

* 10' min. from building addition
** Proposed roof is lower than the peak of the existing building
** Does not apply for this project's special use as a Community House



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
www.engineeringventures.com

CHAMPLAIN HOUSING
TRUST INC.
88 KING ST.
BURLINGTON, VT
05401

Sheet Title:

COVER SHEET

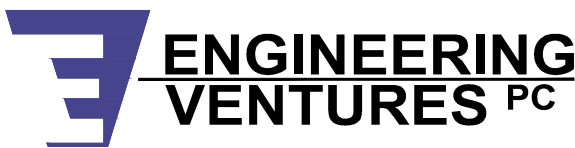
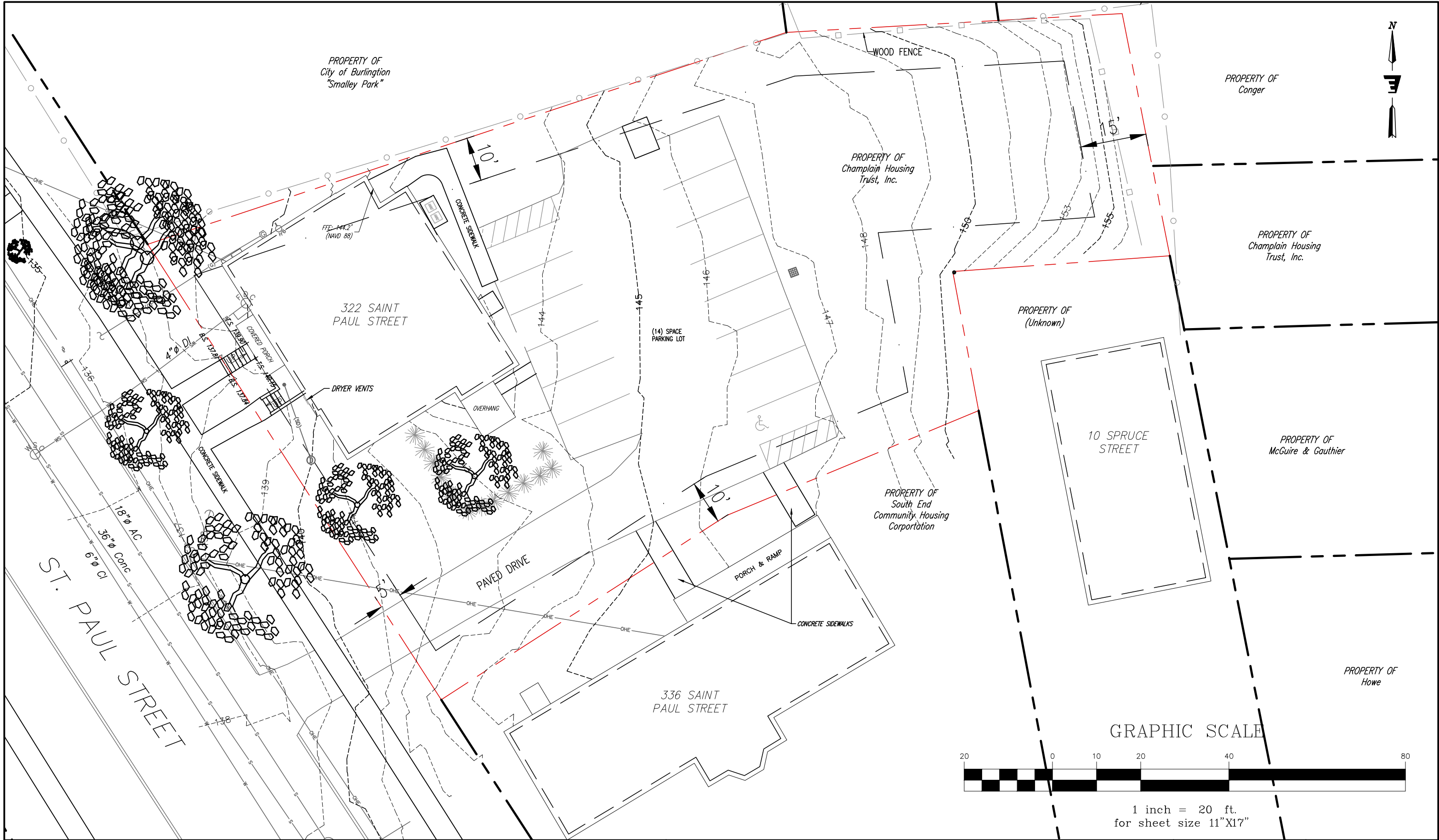
Project Title:

322 SAINT PAUL STREET
REDEVELOPMENT PROJECT

EV Project #	25255
Drawn By:	JG
Checked By:	KW
Scale:	N/A
Date:	06/25/2025

Figure:

C000



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
www.engineeringventures.com

CHAMPLAIN HOUSING TRUST INC.
 88 KING ST.
 BURLINGTON, VT 05401

Sheet Title:

EXISTING CONDITIONS PLAN

Project Title:

322 SAINT PAUL STREET
 REDEVELOPMENT PROJECT

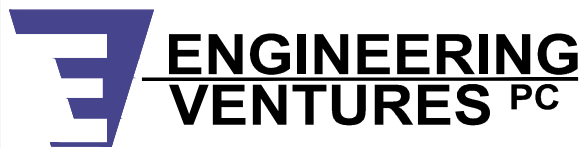
EV Project #	25255
Drawn By:	JG
Checked By:	KW
Scale:	1"=20'
Date:	06/25/2025

Figure:

C100



SCHEDULE	
C1	CEDAR FENCE ENCLOSURE FOR (2) 6-YD DUMPSTERS AND (1) TOTER
C2	(2) SHORT-TERM BICYCLE PARKING SPACES
C3	(10) LONG-TERM BICYCLE PARKING SPACES
C4	RE-GRADE BACKYARD AREA TO SWALE
	C.I.P. CONCRETE SIDEWALKS AND DOOR PADS
	ASPHALT PAVEMENT
	VEHICULAR CONCRETE PAVERS
	FLUSH CONCRETE CURB
	6" CONCRETE CURB
	CONCRETE BLOCK WALL, HEIGH VARIES (MAX30")



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
www.engineeringventures.com

CHAMPLAIN HOUSING
TRUST INC.
88 KING ST.
BURLINGTON, VT
05401

Sheet Title:

SITE LAYOUT AND GRADING PLAN

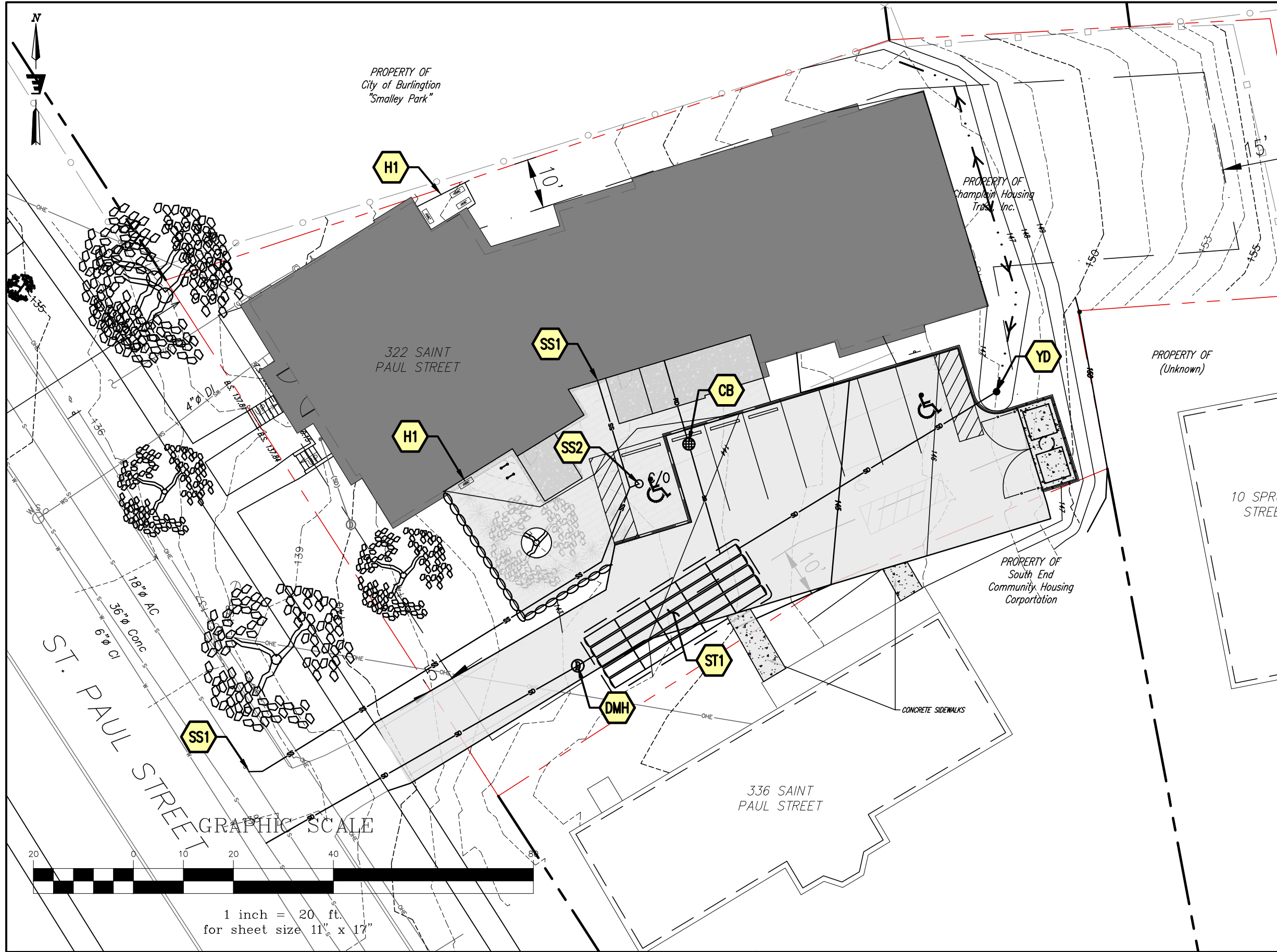
Project Title:

322 SAINT PAUL STREET
REDEVELOPMENT PROJECT

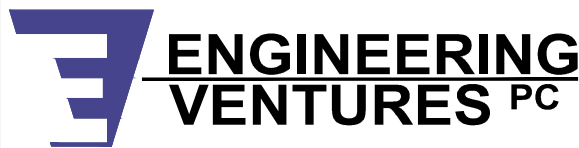
EV Project #	25255
Drawn By:	JG
Checked By:	KW
Scale:	1"=20'
Date:	06/25/2025

Figure:

C200



SCHEDULE	
SS1	6" PVC SANITARY SEWER SERVICE LINE
SS2	SEWER CLEANOUT AT PIPE BEND
H1	EXTERIOR HVAC UNIT, TYP. 4' I.D. PRECAST MH RIM: 142.77 INV. IN: 137.98 (12" HDPE) INV. OUT: 137.88 (12" HDPE) INV. OUT: 137.88 (4" DIA. WALL OPENING) (TOP OF 3" WEIR WALL: 140.00)
DMH	4' I.D. PRECAST CB (ROUND GRATE) RIM: 143.83 INV. IN: 139.34 (8" PVC) INV. OUT: 139.24 (8" HDPE) SUMP: 137.24
CB	12" I.D. NYLOPLAST DRAIN RIM: 146.07 INV. OUT: 142.44 (8" PVC) SUMP: 141.44
YD	(25) ADS STORMTECH SC-160LP CHAMBERS INV. IN: 139.06 INV. OUT: 138.06
ST1	



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
www.engineeringventures.com

CHAMPLAIN HOUSING
TRUST INC.
88 KING ST.
BURLINGTON, VT
05401

Sheet Title:

SITE UTILITY PLAN

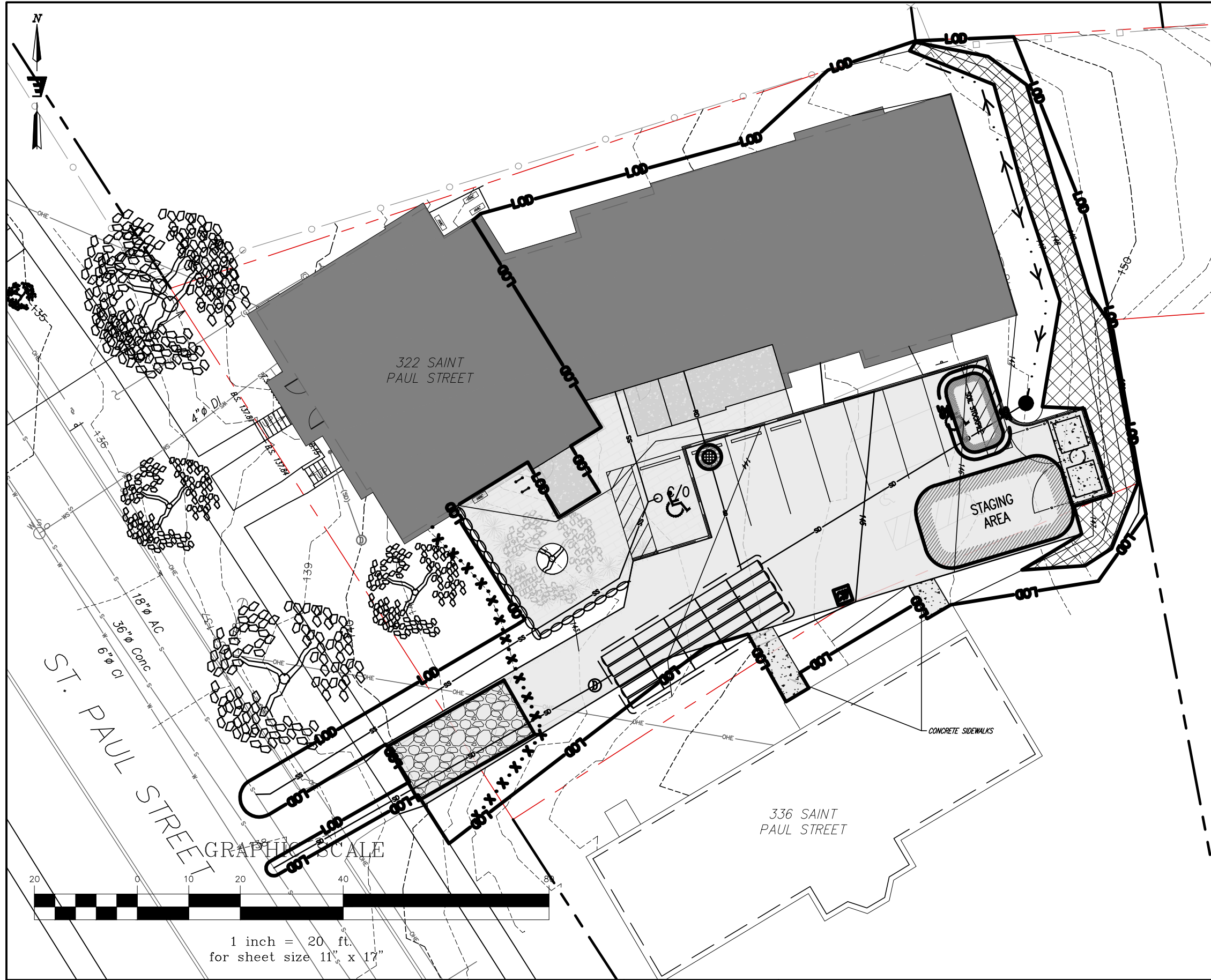
Project Title:

322 SAINT PAUL STREET
REDEVELOPMENT PROJECT

EV Project #	25255
Drawn By:	JG
Checked By:	KW
Scale:	1"=20'
Date:	06/25/2025

Figure:

C201



EROSION CONTROL LEGEND

LIMITS OF CONSTRUCTION
THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THESE LIMITS SHALL BE DEMARCATED WITH EITHER BARRIER TAPE OR CONSTRUCTION FENCE, DEPENDING ON LOCATION.

FILTER SOCKS
THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF SYNTHETIC FABRIC FILLED WITH AN ORGANIC FIBER USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

INLET PROTECTION – INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\leq 1/2$ DEPTH OF STONE. REMOVE ALL SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE.

PERMANENT EROSION CONTROL NETTING
THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 OR STEEPER. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

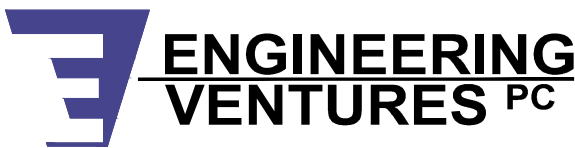
STABILIZED CONSTRUCTION ENTRANCE
THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

STAGING AREAS (APPROX.)
THESE LOCATIONS ARE WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED.

SOIL STOCKPILE AREAS (APPROX.)
THESE LOCATIONS ARE WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION INCLUDING SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

100

• x • x • x • x • x • x •



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
www.engineeringventures.com

CHAMPLAIN HOUSING
TRUST INC.
88 KING ST.
BURLINGTON, VT
05401

Sheet Title:

EPSC PLAN

Project Title:

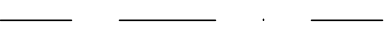
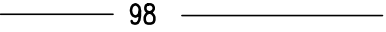
322 SAINT PAUL STREET
REDEVELOPMENT PROJECT

EV Project #	25255
Drawn By:	JG
Checked By:	KW
Scale:	1"=20'
Date:	06/25/2025

Figure:

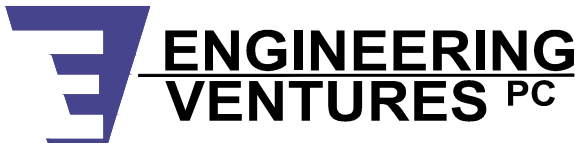
C202

LEGEND

PROPOSED FEATURES		EXISTING FEATURES	
	CATCH BASIN		
	DRAIN MANHOLE		
	DRAIN CLEANOUT		
	SANITARY CLEANOUT		
	WATER SHUT OFF		
	FIRE DEPARTMENT CONNECTION		
	HOSE BIB		
	UTILITY POLE		
	LIGHT POLE		
	NATURAL GAS METER		
	SIGN POST		
	PROPERTY LINE		
	SETBACK LINE		
	MAJOR CONTOUR (5')		
	MINOR CONTOUR (1')		
	SANITARY SEWER (APPROX.)		
	SANITARY SEWER SERVICE		
	STORM SEWER		
	ROOF DRAIN		
	WATER (APPROX.)		
	WATER SERVICE		
	OVERHEAD POWER		
	NATURAL GAS (APPROX.)		
	DITCH/SWALE		



Zoning Table, Residential Corridor			
Dimension	Required	Existing	Proposed
Front Setback	5'–20'	7'	No Change
Side Setback	10% of Lot Width	1'	No Change*
Rear Setback	15'	100'	18'
Lot Coverage	80% Max.	44%	65%
Building Height	50', 4 Stories	~25.5', 2.5 stories	No Change**
Principal Structure Footprint***	3,600 sf Max.	2,150 sf	5,846 sf
* 10' min. from building addition ** Proposed roof is lower than the peak of the existing building ** Does not apply for this project's special use as a Community House			



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
www.engineeringventures.com

CHAMPLAIN HOUSING
TRUST INC.
88 KING ST.
BURLINGTON, VT
05401

Sheet Title:

COVER SHEET

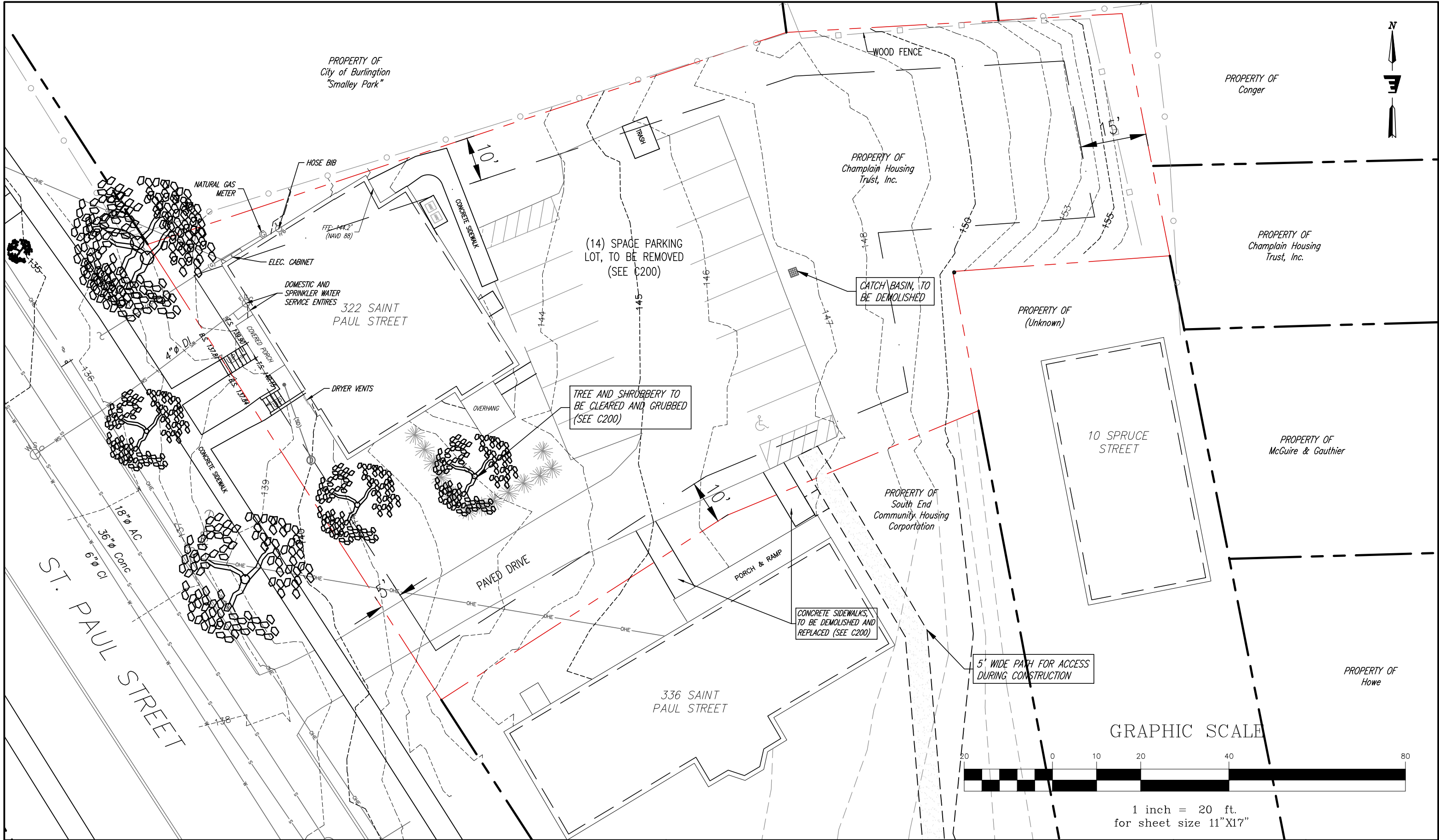
Project Title:

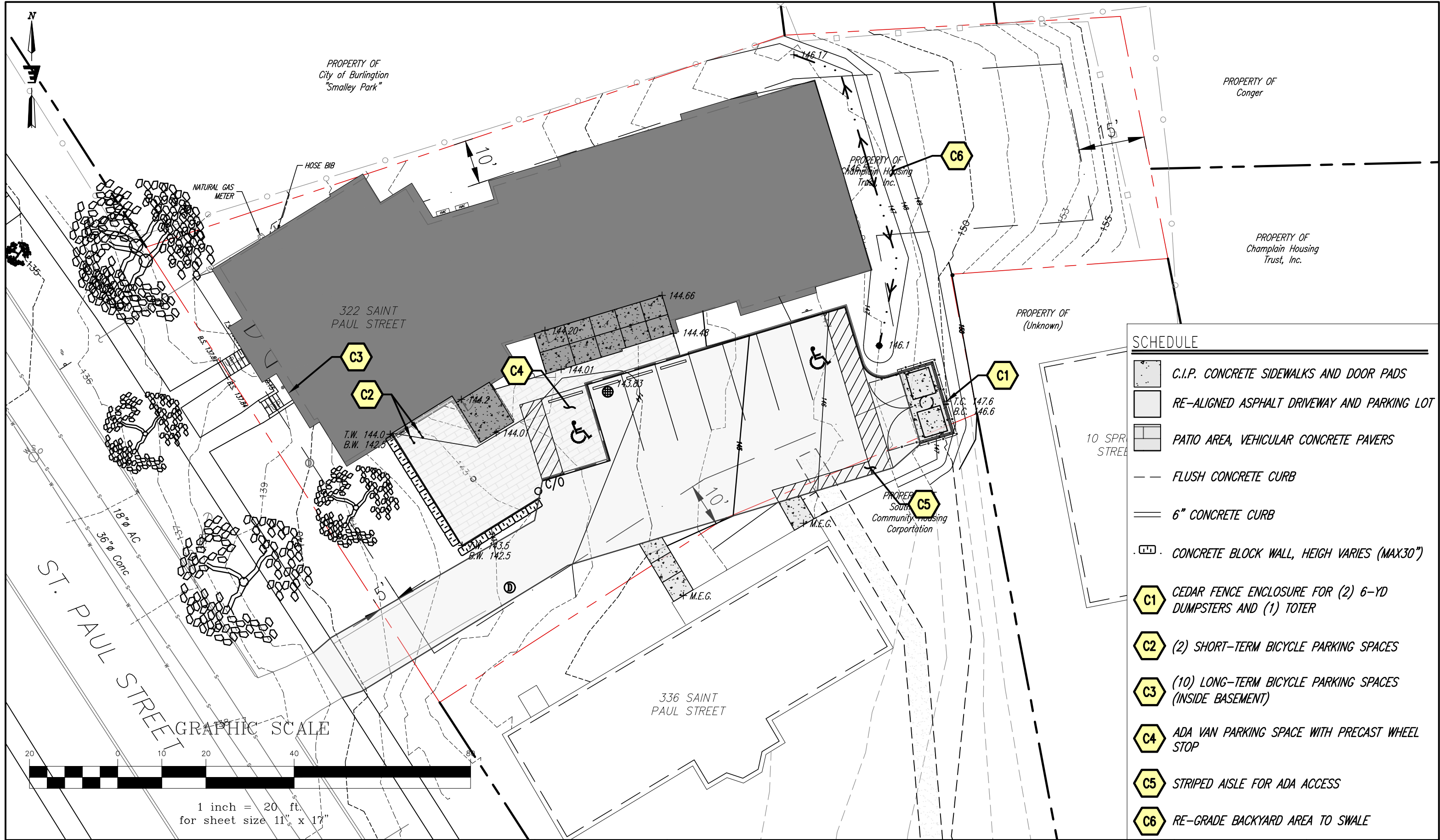
322 SAINT PAUL STREET
REDEVELOPMENT PROJECT

EV Project #	25255
Drawn By:	JG
Checked By:	KW
Scale:	N/A
Date:	08/01/2025

Figure:

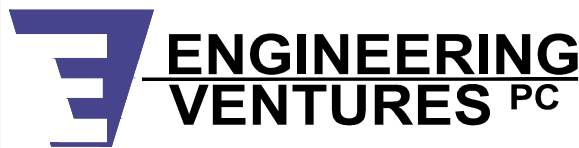
C000





SCHEDULE

- C.I.P. CONCRETE SIDEWALKS AND DOOR PADS
- RE-ALIGNED ASPHALT DRIVEWAY AND PARKING LOT
- PATIO AREA, VEHICULAR CONCRETE PAVERS
- FLUSH CONCRETE CURB
- 6" CONCRETE CURB
- CONCRETE BLOCK WALL, HEIGH VARIES (MAX30")
- C1 CEDAR FENCE ENCLOSURE FOR (2) 6-YD DUMPSTERS AND (1) TOTER
- C2 (2) SHORT-TERM BICYCLE PARKING SPACES
- C3 (10) LONG-TERM BICYCLE PARKING SPACES (INSIDE BASEMENT)
- C4 ADA VAN PARKING SPACE WITH PRECAST WHEEL STOP
- C5 STRIPED AISLE FOR ADA ACCESS
- C6 RE-GRADE BACKYARD AREA TO SWALE



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
 www.engineeringventures.com

CHAMPLAIN HOUSING
 TRUST INC.
 88 KING ST.
 BURLINGTON, VT
 05401

Sheet Title:

SITE LAYOUT AND GRADING PLAN

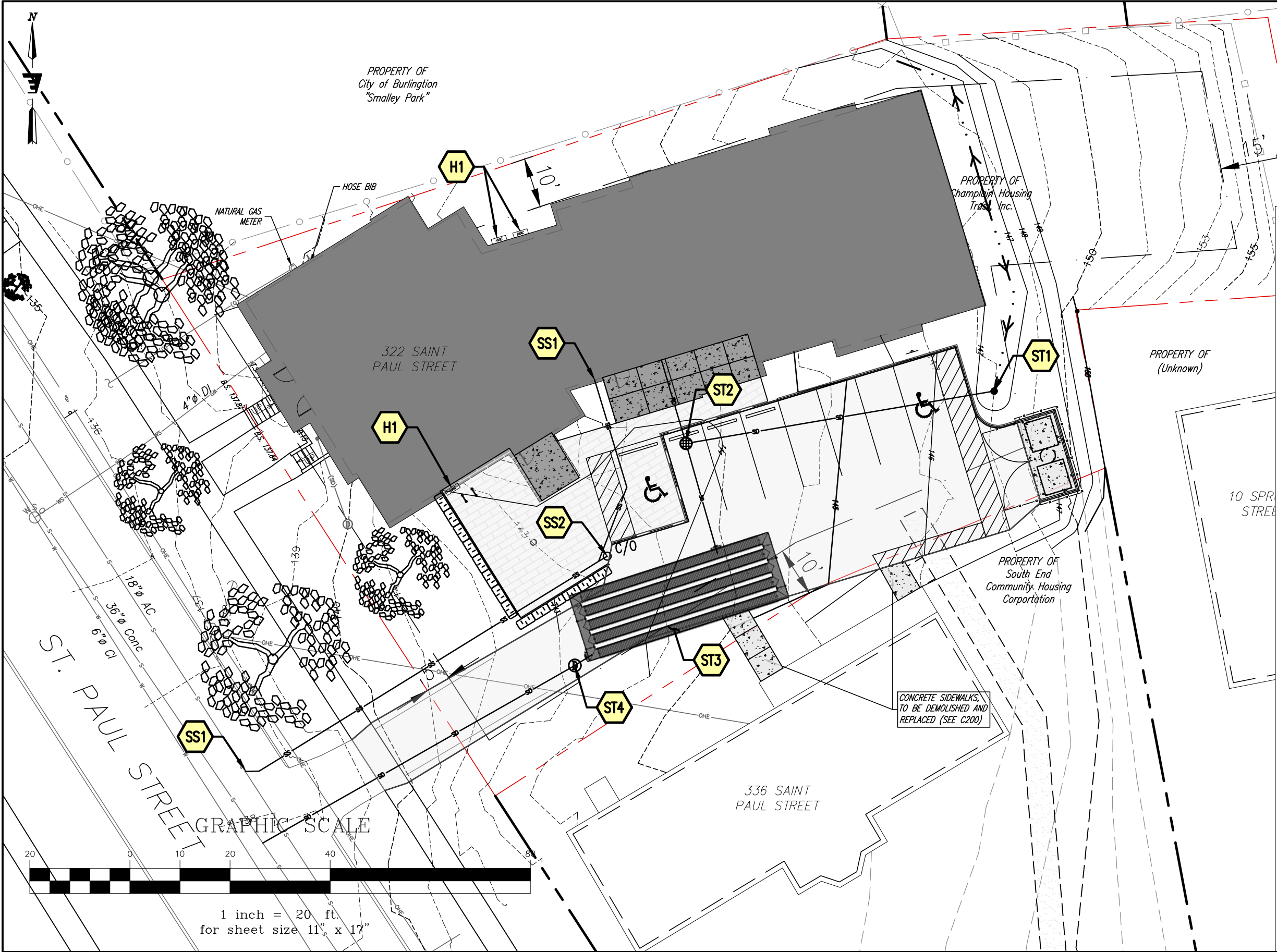
Project Title:

322 SAINT PAUL STREET
 REDEVELOPMENT PROJECT

EV Project # 25255
 Drawn By: JG
 Checked By: KW
 Scale: 1"=20'
 Date: 08/01/2025

Figure:

C200



SCHEDULE

- SS1

6" PVC SANITARY SEWER SERVICE LINE (SEE C300)
- SS2

SEWER CLEANOUT AT PIPE BEND
- H1

EXTERIOR HVAC UNIT, TYP.
- ST1

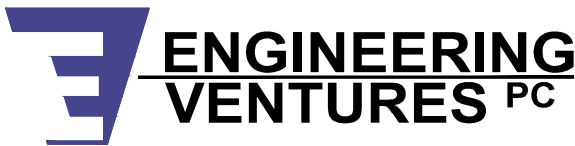
12" I.D. NYLOPLAST DRAIN
 RIM: 146.07
 INV. OUT: 142.44 (8" HDPE)
 SUMP: 141.44
- ST2

4' I.D. PRECAST CB (ROUND GRATE)
 RIM: 143.83
 INV. IN: 139.33 (8" HDPE)
 INV. IN: 139.32 (8" HDPE)
 INV. OUT: 139.20 (8" HDPE)
 SUMP: 137.19
- ST3

(5) 40' LONG ROWS OF 24" HDPE PIPE
 INV. IN: 138.98 (8" HDPE)
 INV. OUT: 136.98 (12" HDPE)
- ST4

4' I.D. PRECAST MH
 RIM: 142.77
 INV. IN: 136.87 (12" HDPE)
 INV. OUT: 136.77 (12" HDPE)
 INV. OUT: 136.87 (2" DIA. WALL OPENING)
 (TOP OF 3" WEIR WALL: 139.50)

STORM PIPE TABLE			
NAME	TYPE	LENGTH	SLOPE
RD	8" HDPE	15 FT.	1.0%
ST3-ST4	12" HDPE	3 FT.	2.0%
ST4-SP	12" HDPE	68 FT.	9.7%
ST1-ST2	8" HDPE	59 FT.	5.0%
ST2-ST3	8" HDPE	20 FT.	1.0%



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
 www.engineeringventures.com

CHAMPLAIN HOUSING
 TRUST INC.
 88 KING ST.
 BURLINGTON, VT
 05401

Sheet Title:

SITE UTILITY PLAN

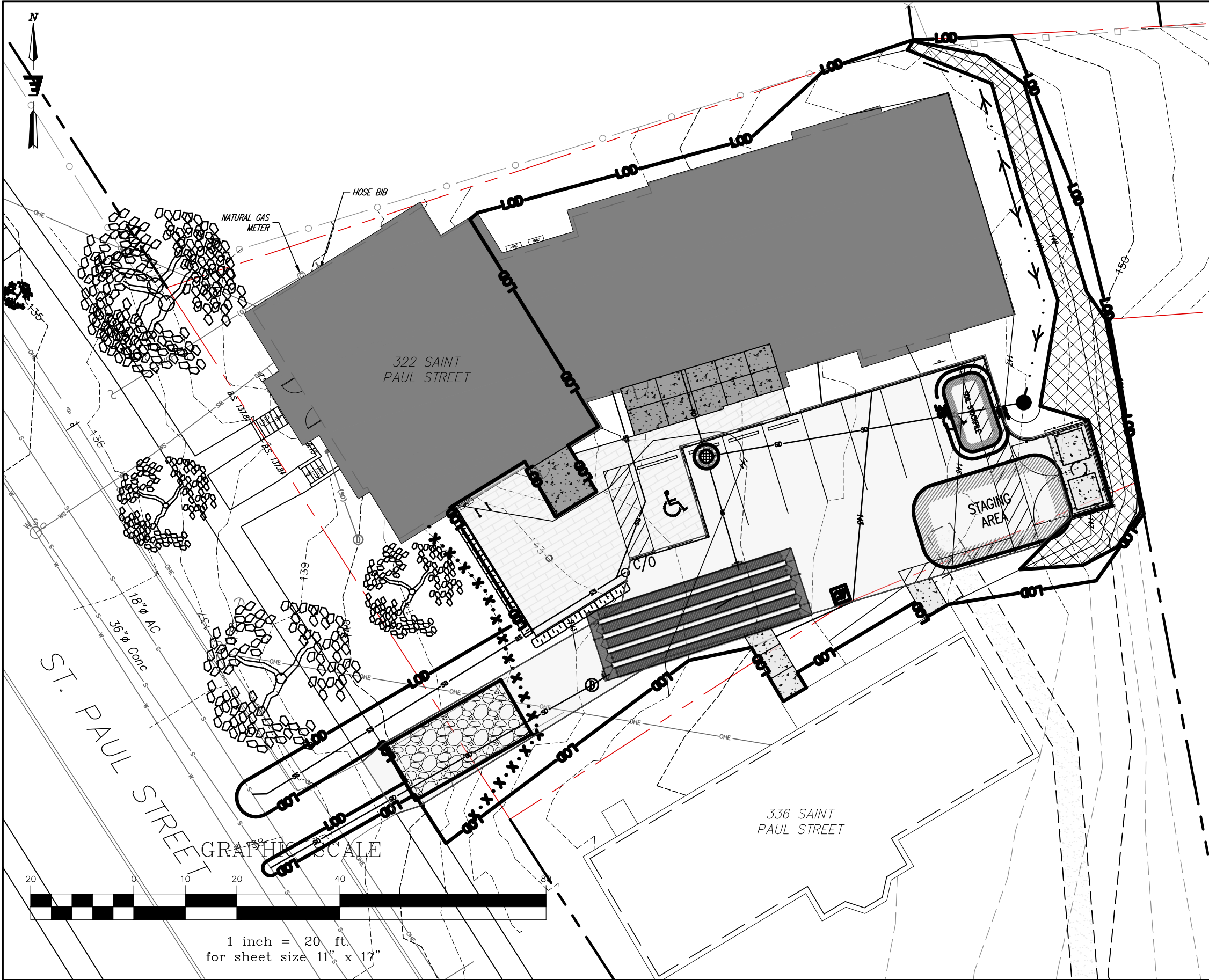
Project Title:

322 SAINT PAUL STREET
 REDEVELOPMENT PROJECT

EV Project # 25255
 Drawn By: JG
 Checked By: KW
 Scale: 1"=20'
 Date: 08/01/2025

Figure:

C201



EROSION CONTROL LEGEND

LIMITS OF CONSTRUCTION
 THE CONTRACTOR SHALL CONTAIN ANY EARTH MOVING ACTIVITIES WITHIN THE DESIGNATED LIMITS SHOWN ON THIS PLAN. THESE LIMITS SHALL BE DEMARCATED WITH EITHER BARRIER TAPE OR CONSTRUCTION FENCE, DEPENDING ON LOCATION.

FILTER SOCKS
 THIS STRUCTURAL MEASURE IS A TEMPORARY BARRIER OF SYNTHETIC FABRIC FILLED WITH AN ORGANIC FIBER USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

INLET PROTECTION – INSTALL AS INDICATED ON PLANS. STONE TO BE REMOVED AND REPLACED WITH CLEAN STONE WHEN SEDIMENT IS $\leq 1/2$ DEPTH OF STONE. REMOVE ALL SEDIMENT IF COLLECTED IN STRUCTURE AS SOON AS POSSIBLE.

PERMANENT EROSION CONTROL NETTING
 THIS STRUCTURAL MEASURE IS INSTALLED IN AREAS THAT HAVE SLOPES 3:1 OR STEEPER. THESE WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

STABILIZED CONSTRUCTION ENTRANCE
 THIS STRUCTURAL MEASURE IS A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER FABRIC LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY. THIS WILL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE PROJECT SITE HAS BEEN PERMANENTLY STABILIZED.

STAGING AREAS (APPROX.)
 THESE LOCATIONS ARE WHERE NON-SOIL, NON-ERODIBLE MATERIALS MAY BE STORED.

SOIL STOCKPILE AREAS (APPROX.)
 THESE LOCATIONS ARE WHERE TOPSOIL AND OTHER SOIL MATERIALS MAY BE STORED. THESE STOCKPILES WILL BE PROTECTED FROM EROSION INCLUDING SEEDING AND MULCHING THE STOCKPILE WHEN NOT IN USE FOR MORE THAN FIVE DAYS.

ENGINEERING VENTURES PC

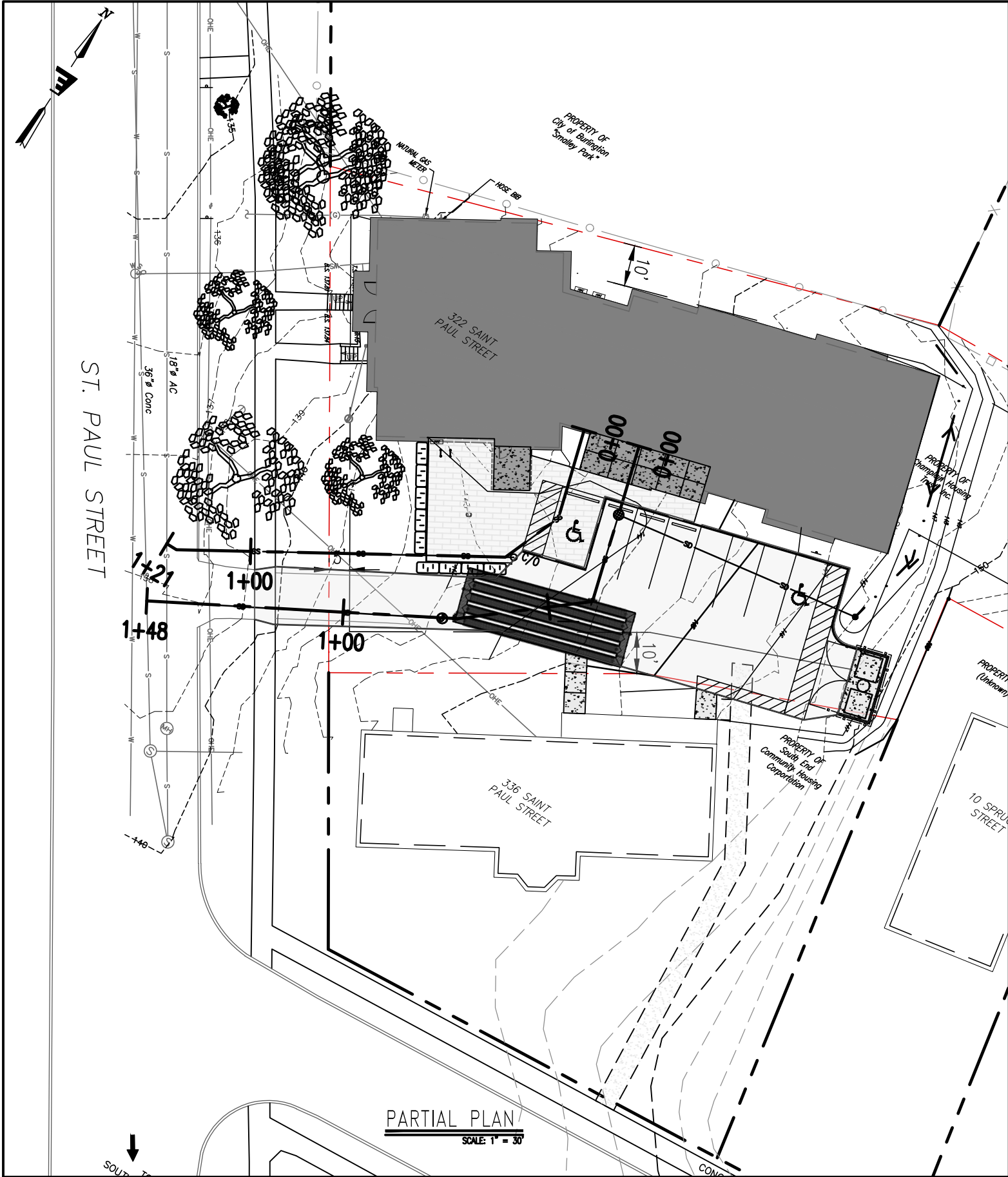
208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
www.engineeringventures.com

CHAMPLAIN HOUSING TRUST INC.
 88 KING ST.
 BURLINGTON, VT 05401

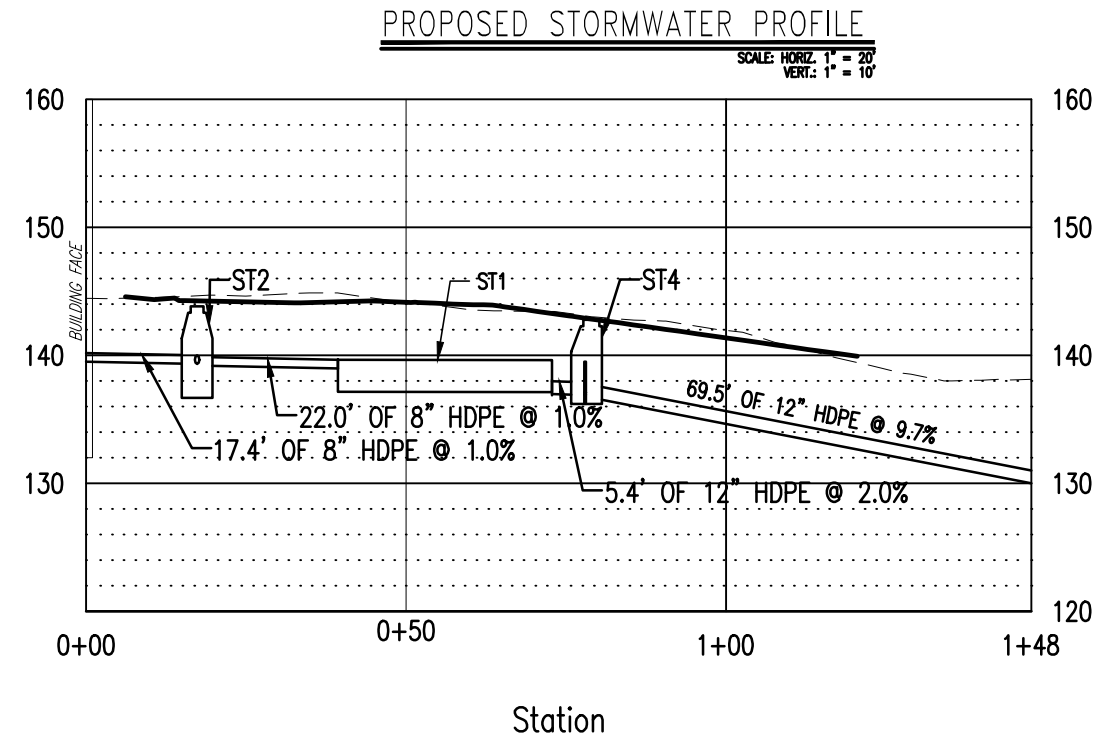
Sheet Title: EPSC PLAN
 Project Title: 322 SAINT PAUL STREET REDEVELOPMENT PROJECT

EV Project # 25255
 Drawn By: JG
 Checked By: KW
 Scale: 1"=20'
 Date: 08/01/2025

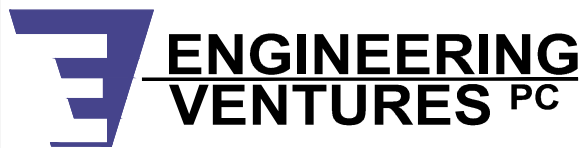
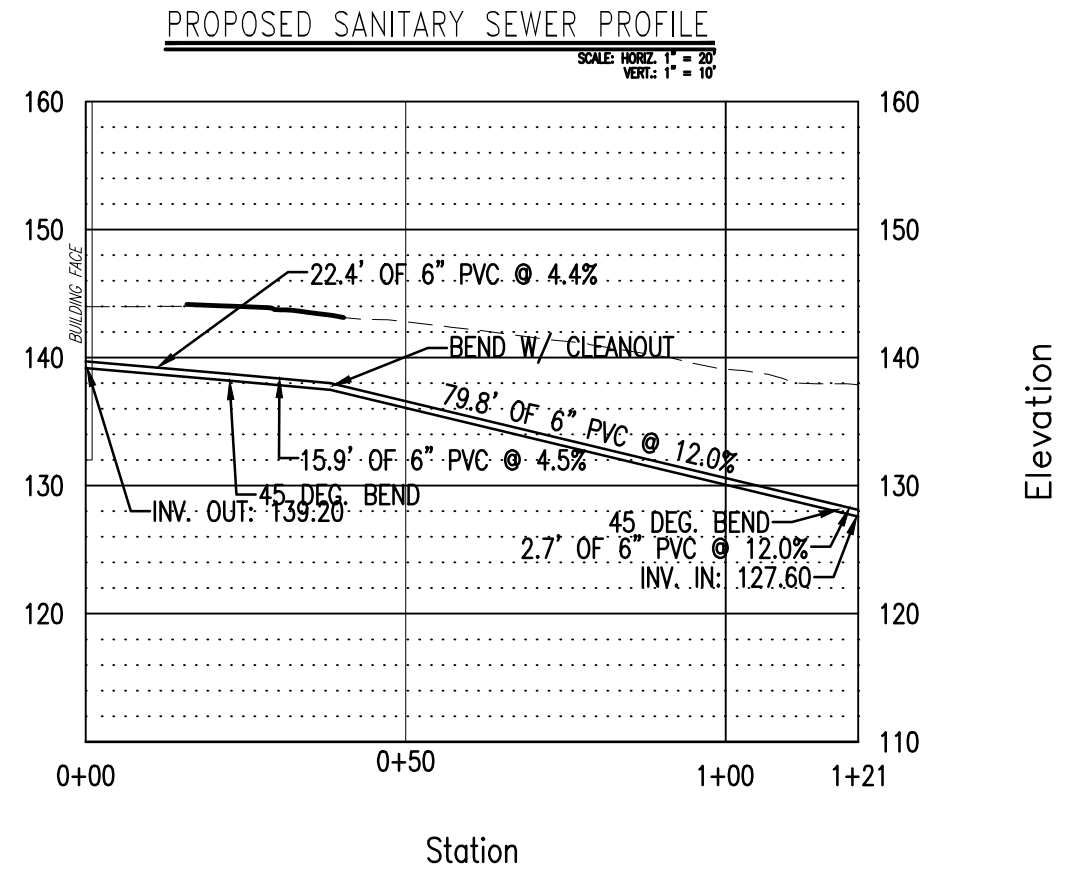
Figure: C202



Elevation



Elevation



208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225
 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333
 368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141
 www.engineeringventures.com

CHAMPLAIN HOUSING
 TRUST INC.
 88 KING ST.
 BURLINGTON, VT
 05401

Sheet Title:

UTILITY PROFILES

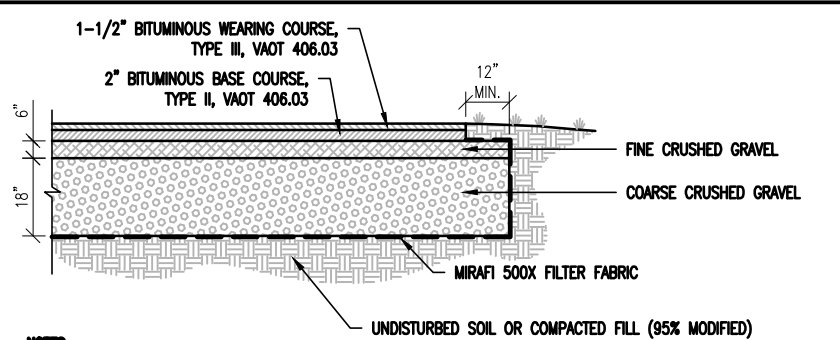
Project Title:

322 SAINT PAUL STREET
 REDEVELOPMENT PROJECT

EV Project #	25255
Drawn By:	JG
Checked By:	KW
Scale:	1"=30'
Date:	08/01/2025

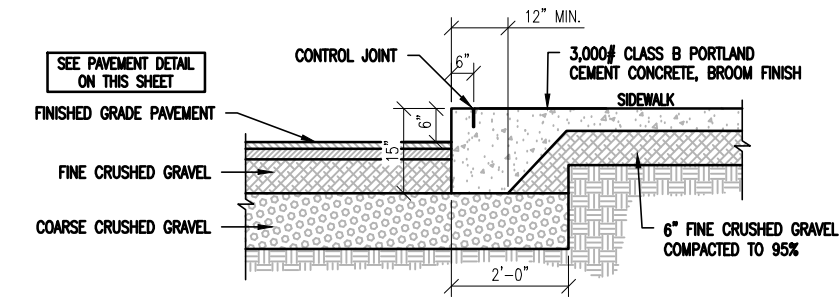
Figure:

C300

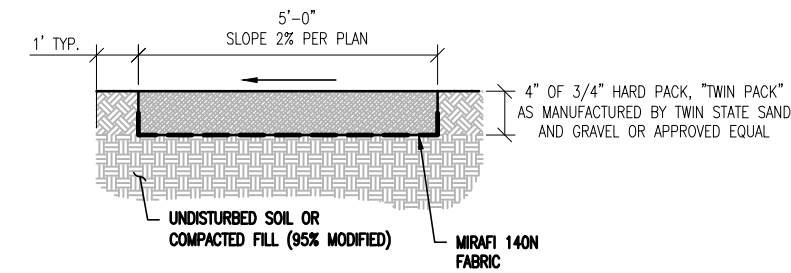


- NOTES:**
1. IN ALL PAVEMENT AREAS TO BE PATCHED, SAW CUT AND REMOVE EXISTING PAVEMENT.
 2. EXCAVATE BASE MATERIAL AND SUB-BASE MATERIAL IF INADEQUATE.
 3. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).

PAVEMENT DETAIL
NOT TO SCALE 1

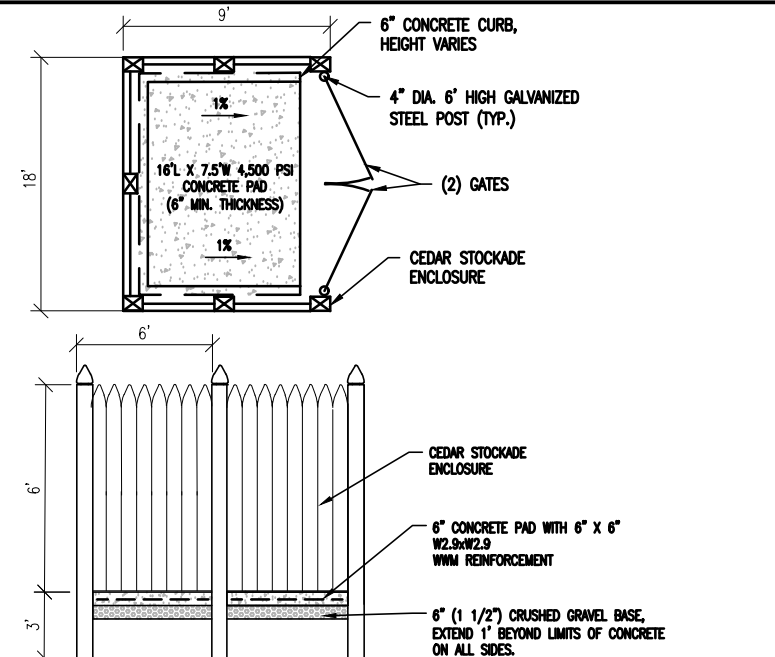


INTEGRAL CURB AND WALK DETAIL
NOT TO SCALE 2

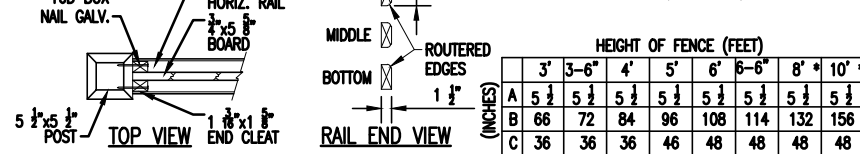
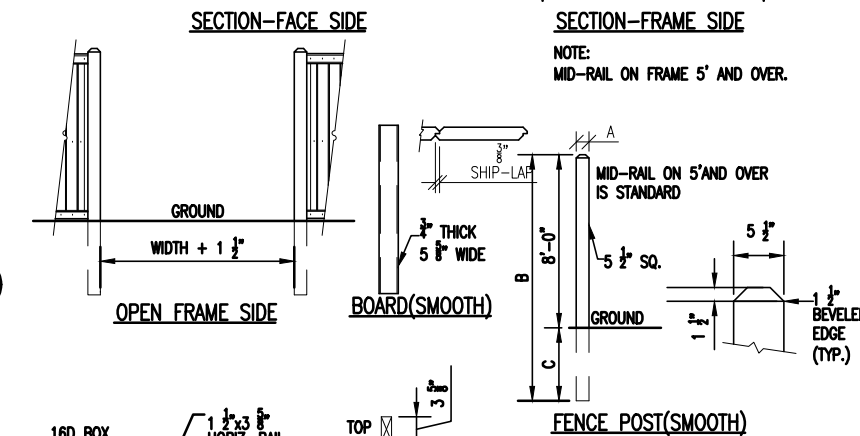
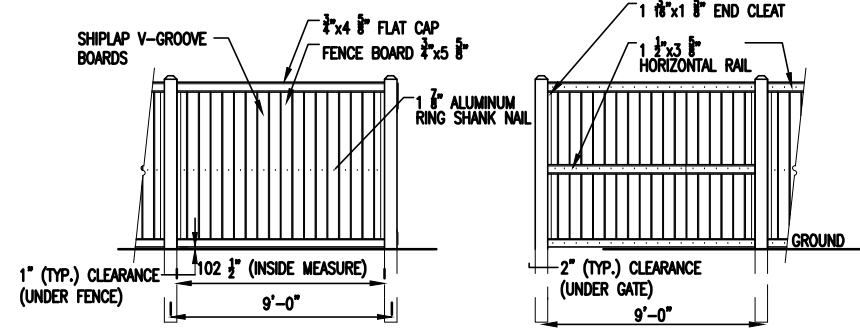


- NOTES:**
1. CUT OUT YIELDING SOFT AREAS OF NATIVE SUBGRADE. BACKFILL WITH GRANULAR BACKFILL AND COMPACT TO DENSITY EQUAL TO OR GREATER THAN REQUIREMENTS FOR SUBSEQUENT FILL MATERIAL.
 2. ALL SUBBASE MATERIALS SHALL BE PLACED IN MAXIMUM LIFTS OF 6" AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).

TEMPORARY WALKWAY DETAIL
NOT TO SCALE 3



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE 4



FENCE DETAIL(SMOOTH)
CEDAR SCREEN FENCE ENCLOSURE
NOT TO SCALE 5

SITE/EARTHWORK SPECIFICATIONS

1. PRIOR TO THE START OF WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD WITH THE OWNER, CONTRACTOR AND PROJECT ENGINEER TO REVIEW PROCEDURES AND IDENTIFY RESPONSIBILITIES. TWO WEEKS NOTICE SHALL BE GIVEN TO THE CITY'S DPW PRIOR TO START OF CONSTRUCTION. UNLESS STATED OTHERWISE, ALL MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF VERMONT AGENCY OF TRANSPORTATION SPECIFICATIONS.
2. CLEARING AND GRUBBING- SITE TO BE RESTORED TO PRE-CONSTRUCTION CONDITIONS, INCLUDING DRIVEWAYS, STONE WALLS, AND GRASS AREAS. THE DRIVEWAY SUB-GRADE MATERIAL SHALL EXTEND ONE FOOT BEYOND THE EDGE OF PAVING.
3. COMPACTION OF ALL MATERIALS SHALL BE PERFORMED USING VIBRATORY ROLLERS AND WATER IN LIFTS OF NO GREATER THAN TWELVE INCHES. COMPACTION SHALL BE PERFORMED UNTIL THE REQUIRED DENSITY IS ACHIEVED. DENSITY SHALL BE DETERMINED BY ASTM D2922 AND SHALL NOT BE LESS THAN THE REQUIRED AMOUNT AS DETERMINED IN ACCORDANCE WITH ASTM D1557.
4. COMPACTION TESTING SHALL BE PERFORMED FOR EVERY LAYER OF MATERIAL PLACED AND FOR EVERY 2,500 SQUARE FEET OF AREA.
5. PAVEMENT SHALL MEET THE LATEST EDITION OF THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY VTRANS.
6. PAVEMENT SHALL NOT BE INSTALLED WHEN THE OUTSIDE AIR TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT, NOR WHEN THE ROAD BASE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT. PAVEMENT SHALL NOT FALL BELOW 185 DEGREES FAHRENHEIT PRIOR TO THE COMPLETION OF ROLLING. PAVEMENT SHALL NOT BE INSTALLED WHEN THE SUBGRADE IS FROZEN OR THE GRADES ARE INCORRECT.
7. ALL REMAINING DISTURBED AREAS SHALL BE FERTILIZED AND SEEDING IN ACCORDANCE WITH APPLICABLE STATE SPECIFICATIONS FOR EROSION CONTROL.
8. THE SEEDING OF 10% OR GREATER SLOPES SHALL REQUIRE THE USE OF EROSION CONTROL MATTING.
9. THE COST OF INITIAL INSPECTION AND TESTING SHALL BE PAID BY THE OWNER. SUBSEQUENT TESTING DUE TO FAILURE SHALL BE PAID BY THE CONTRACTOR.
10. ALL EARTHWORK MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES. THEY SHALL CONSIST OF SATISFACTORILY GRADED, FREE DRAINING MATERIAL, REASONABLY FREE FROM LOAM, SILT, CLAY AND ORGANIC MATERIAL. EARTHWORK MATERIALS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLES:

A. SAND BLANKET/BEDDING: SIEVES	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH
	2 INCHES	100
	1-1/2 INCHES	90 - 100
	1/2 INCH	70 - 100
	NO. 4	60 - 100
	NO. 100	0 - 20
	NO. 200	0 - 8

B. 3/4" CRUSHED STONE: SIEVES	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH
	1 INCH	100
	3/4 INCHES	90 - 100
	3/8 INCH	20 - 55
	NO. 4	0 - 10
	NO. 8	0 - 5

C. 1-1/2" CRUSHED STONE: SIEVES	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH
	2 INCH	100
	1-1/2 INCH	95 - 100
	3/4 INCH	35 - 70
	3/8 INCH	10 - 30
	NO. 4	0 - 5

D. COARSE CRUSHED GRAVEL: SIEVES	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH
	4 INCHES	95 - 100
	NO. 4	25 - 50
	NO. 100	0 - 12
	NO. 200	0 - 6

E. FINE CRUSHED GRAVEL: SIEVES	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH
	2 INCHES	100
	1-1/2 INCHES	90 - 100
	NO. 4	30 - 60
	NO. 100	0 - 12
	NO. 200	0 - 6

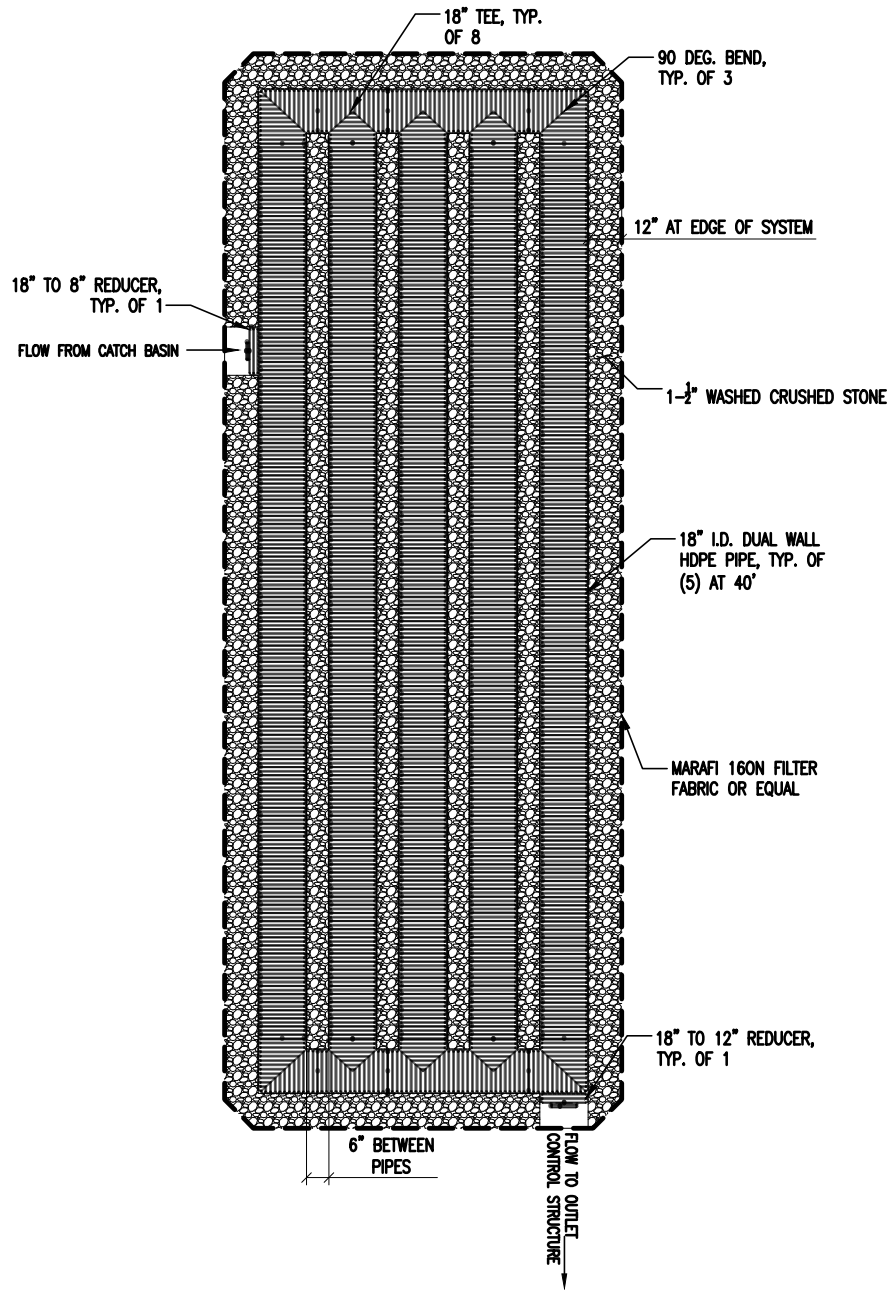
F. GRANULAR BACKFILL: SIEVES	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH
	3 INCHES	100
	2 1/2 INCHES	90 - 100
	NO. 4	45 - 75
	NO. 100	0 - 12
	NO. 200	0 - 6

G. DRAINAGE AGGREGATE: SIEVES	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH
	1 INCHES	100
	3/4 INCH	90 - 100
	3/8 INCH	20 - 55
	NO. 4	0 - 10
	NO. 8	0 - 5

H. 2-INCH ROUNDED RIVER STONE: CLEAN, ROUNDED STONE MATERIAL WITHOUT SHARP, ANGULAR FACES AND RANGING IN SIZE FROM 1 INCH TO 2 INCHES (CONFIRMED BY SQUARE SIEVE). MATERIAL SHALL BE GRAY GRANITE APPROVED BY THE OWNER PRIOR TO DELIVERY OR INSTALLATION.		
--	--	--

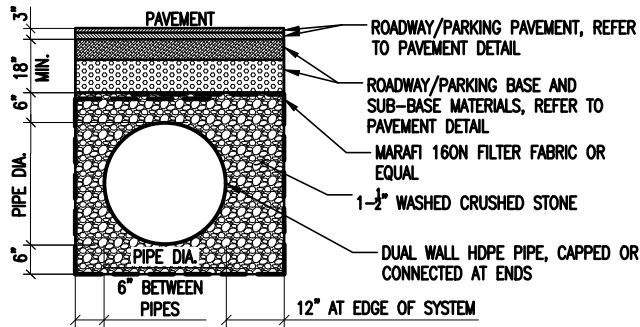
I. TOPSOIL SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS:		
1. THE pH OF THE MATERIAL SHALL BE BETWEEN 5.5 AND 7.6.		
2. THE ORGANIC CONTENT SHALL BE NOT LESS THAN 2% NOR MORE THAN 20%.		
3. GRADATION:		
	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES
	2 INCHES	100
	1 INCH	85 - 100
	1/4 INCH	85 - 100
	NO. 200	20 - 80

METHODS THE CONTRACTOR MAY AMEND NATURAL TOPSOIL WITH APPROVED MATERIALS AND BY APPROVED TO MEET THE ABOVE SPECIFICATIONS.

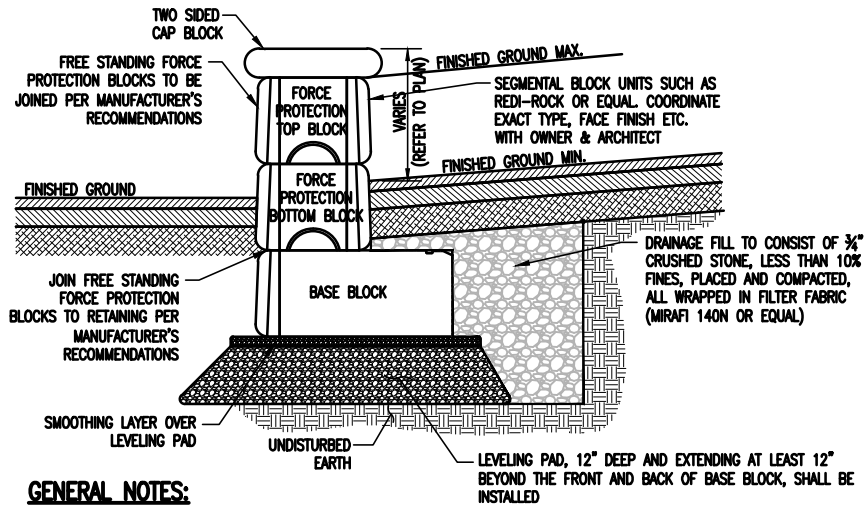


- NOTES:
1. UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED PRIOR TO CONNECTING TO STORMWATER DETENTION SYSTEM.
 2. THERE SHALL BE A MINIMUM OF 6" OF CRUSHED STONE ABOVE, BELOW AND ON EITHER SIDE OF EACH PIPE ROW. THERE SHALL BE 12" OF CRUSHED STONE ON THE OUTER EDGES OF THE SYSTEM.

STORMWATER DETENTION SYSTEM TYPICAL DETAIL 1



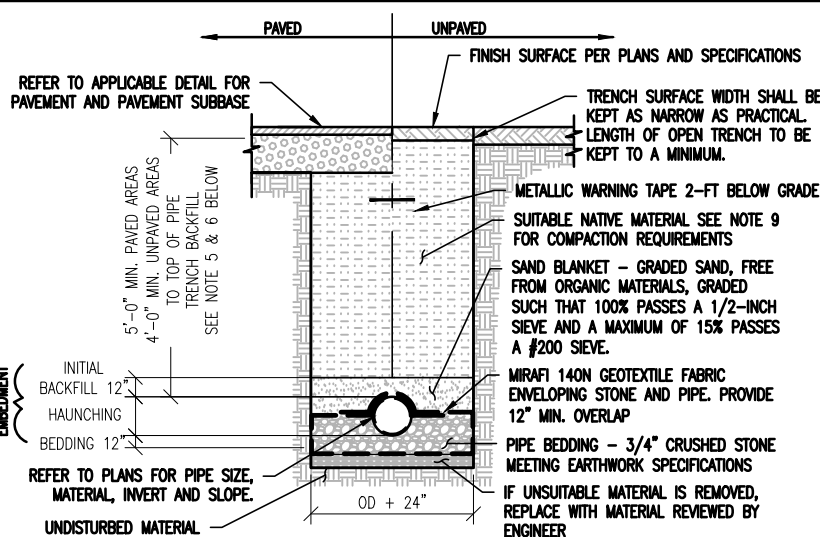
DETENTION SYSTEM TYPICAL SECTION 2



GENERAL NOTES:

1. LEVELING PAD SHALL CONSIST OF COMPACTED, 3/4" CRUSHED GRAVEL, 12" THICK AND EXTENDING AT LEAST 12" TO EITHER SIDE OF THE BASE BLOCK. A SMOOTHING SURFACE OF 3/8" CRUSHED STONE MAY ALSO BE USED.
2. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE AS INDICATED ON THE WALL FACE DRAWING.
3. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS, ESPECIALLY WITH REGARDS TO LEVELING OF BLOCKS AND BASE.
4. DRAINAGE FILL SHALL CONSIST OF 3/4" CRUSHED STONE, LESS THAN 10% FINES, PLACED AND COMPACTED BEHIND THE WALL EXTENDING A MINIMUM OF 2 FEET, OR THE LENGTH OF THE REQUIRED GEOGRID TIE BACK, WHICHEVER IS GREATER. BEHIND THE WALL, A FILTER FABRIC SHALL BE PLACED OVER THE CUT OR FILL FACE BEHIND THE WALL AREA TO PREVENT SOIL MIGRATION INTO THE DRAINAGE MATERIAL.
5. WHERE PERFORATED HDPE DRAINS ARE USED, PROVIDE OUTLETS AT THE ENDS OF THE WALL OR AT A LOW COLLECTION POINT ALONG THE WALL. (ALTERNATIVE OUTLET METHODS MAY BE APPROVED BY THE DESIGN ENGINEER.)
6. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE OWNER'S SITE REPRESENTATIVE.
7. PLACE FILTER FABRIC (MARAFI 140N, OR EQUAL) OVER THE DRAINAGE MATERIAL TO MINIMIZE SOIL MIGRATION FROM THE SURFACE MATERIAL INTO THE DRAINAGE MATERIAL.
8. COMPACTION SHALL BE TO 92% (MODIFIED PROCTOR) OR 95% (STANDARD PROCTOR).
9. FINAL WALL ALIGNMENT SHALL BE LOCATED IN THE FIELD.

FREE STANDING SEGMENTAL BLOCK WALL 3

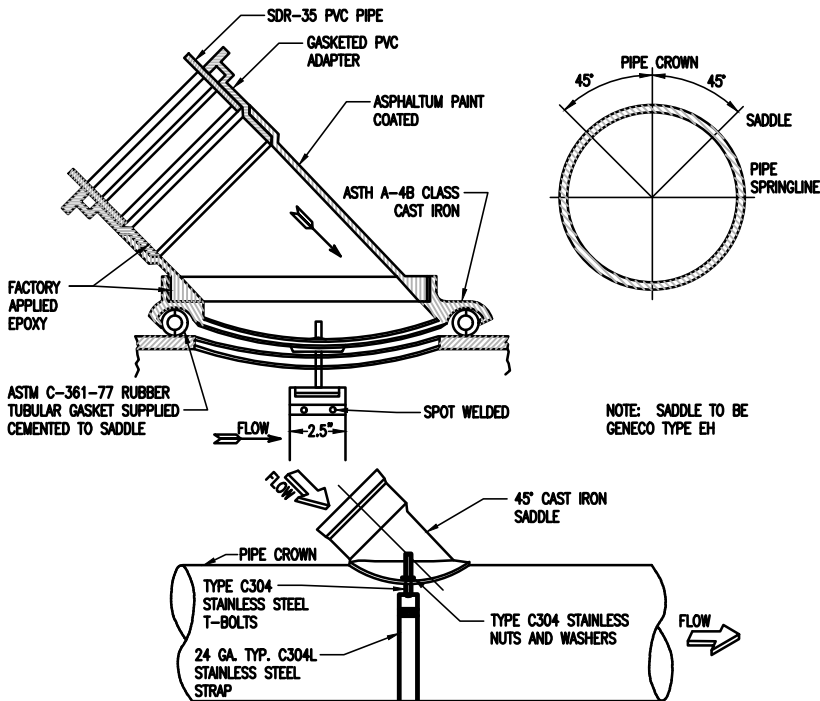


- NOTES:**
1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
 2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
 3. FOR SEWER LINES THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 5'-0" IN PAVED AREAS AND 4'-0" IN UNPAVED AREAS. SHALLOWER DEPTHS REQUIRE APPROVAL FROM THE ENGINEER. REFER TO INSULATION OVER SHALLOW SEWER LINE DETAIL.
 4. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
 5. TRENCH BACKFILL MATERIAL, INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED IN THE EARTHWORK SPECIFICATIONS INCLUDED ON THESE PLANS.
 6. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW SEWER SYSTEM DURING CONSTRUCTION.
 7. ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER.
 8. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
 9. BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED, IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.

GRAVITY SEWER TRENCH DETAIL

NOT TO SCALE

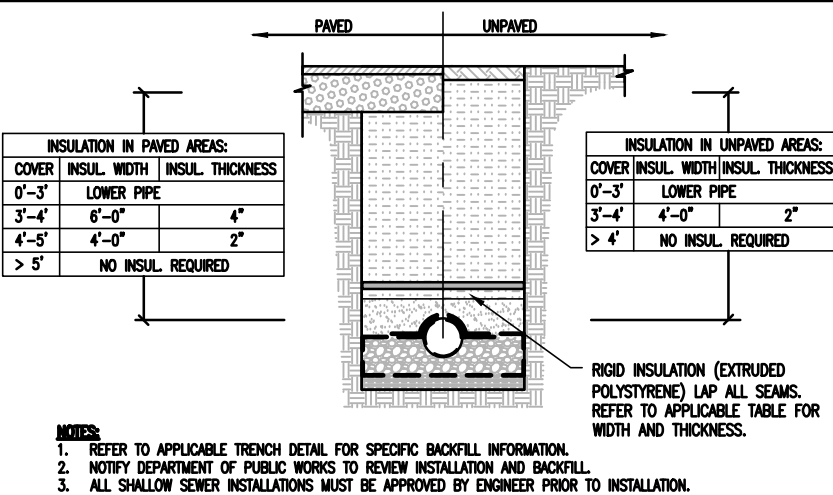
1



SEWER SADDLE DETAIL

NOT TO SCALE

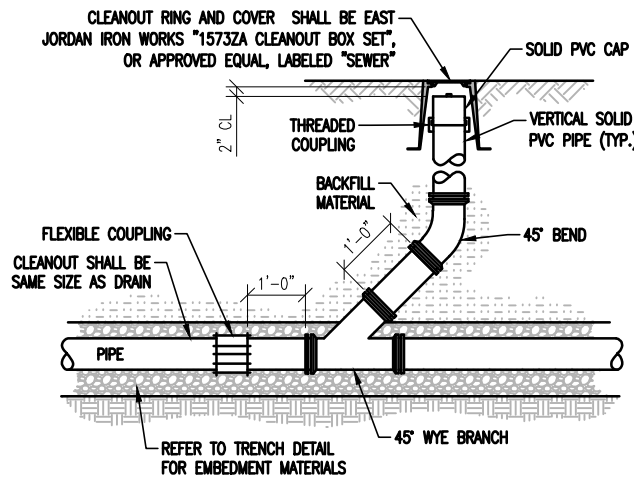
2



SHALLOW SEWER LINE INSULATION DETAIL

NOT TO SCALE

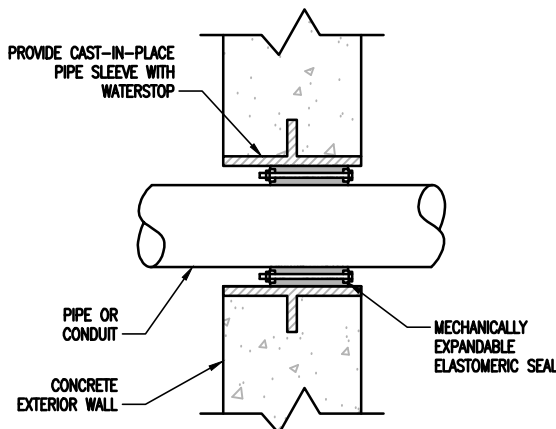
3



SEWER CLEANOUT DETAIL

NOT TO SCALE

4



EXTERIOR, BELOW GRADE WALL PENETRATION NOTES

1. REFER TO STRUCTURAL DETAILS FOR REINFORCING AT WALL OPENINGS.
2. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR OPENING LOCATIONS

WALL PENETRATION DETAIL

NOT TO SCALE

5

SANITARY SEWER NOTES

GENERAL

1. BEFORE ANY SEWER WORK IS COMMENCED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY OF BURLINGTON DPW AT LEAST 48 HOURS IN ADVANCE.
2. THE CONTRACTOR SHALL COLLECT AND MAINTAIN "AS BUILT" INFORMATION DURING THE INSTALLATION OF THE SEWER SYSTEM. "AS BUILT" DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR UPON COMPLETION OF THE SEWER SYSTEM.
3. CONTRACTOR SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS DETAILED IN THE LATEST EDITION OF THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION PROTECTION RULES CHAPTER 1, WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES. CONTRACTOR IS RESPONSIBLE FOR READING AND FOLLOWING THE COMPLETE EDITION PROVIDED BY THE STATE.

SANITARY SEWERS

- A. MATERIALS: THE BUILDING SEWER SHALL BE CONSTRUCTED IN A MANNER WHICH WILL PREVENT LEAKING, BREAKING OR CLOGGING. ACCEPTABLE MATERIALS FOR THE SEWER ARE RUBBER-RING-JOINTED PVC GRAVITY SEWER PIPE SDR35 ASTM D3034.
- B. SIZING, SLOPE, VELOCITY: MINIMUM BUILDING SEWER SIZE IS 4-INCHES INCHES (UNLESS SHOWN ON THE PLAN) AND A MINIMUM SLOPE IS 0.02 FOOT PER FOOT. ALL GRAVITY SEWER LINES SHALL BE INSTALLED WITH NOT LESS THAN THE SLOPES SHOWN BELOW:

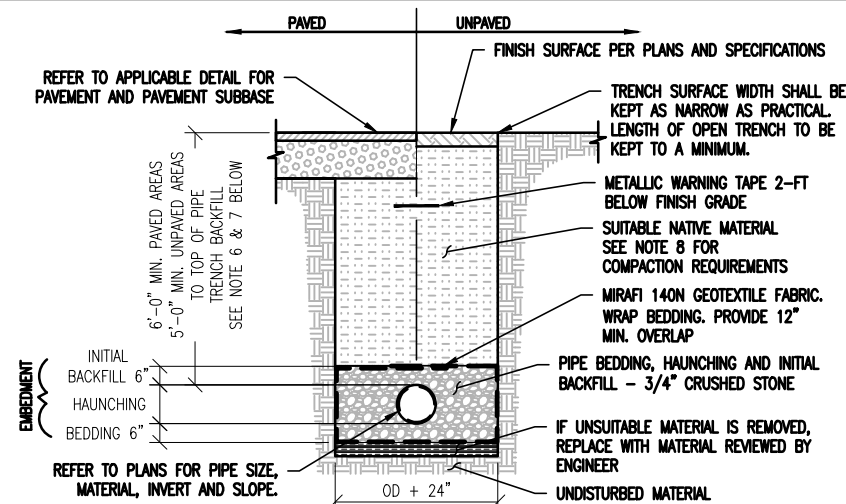
PIPE SIZE (INCHES)	SLOPE (FEET/100-FEET)
4-INCHES	2%
6-INCHES	1%
8-INCHES	0.4%
- C. CLEANOUTS: CLEANOUTS SHALL BE PROVIDED AT EACH HORIZONTAL CHANGE IN DIRECTION OF THE BUILDING SEWER GREATER THAN 45 DEGREES AND WHERE INDICATED ON THE DESIGN DRAWINGS. BUILDING SEWER CHANGES IN DIRECTION WHICH EXCEED 45 DEGREES SHOULD BE MADE WITH TWO 45 DEGREE ELLS OR LONG SWEEP FITTINGS. MANHOLES ARE ACCEPTABLE IN LIEU OF CLEANOUTS. WHERE BUILDING SEWERS ARE TO BE INSTALLED AT A DEPTH OF LESS THAN 3 FEET UNDER DRIVEWAYS ARE ANTICIPATED, EXTRA HEAVY CAST IRON PIPE SHALL BE USED.
- D. TRENCHING: LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
- E. BEDDING: SEE TRENCH DETAILS THIS DRAWING FOR MATERIALS. TRENCH BACKFILL SHALL BE OF A SUITABLE NATIVE MATERIAL FREE FROM DEBRIS, FROZEN MATERIAL, LARGE CLODS OR STONES, ORGANIC MATTER, OR OTHER UNSTABLE MATERIALS.
- F. CHANGES IN PIPE SIZE: WHEN A SMALLER SEWER JOINS A LARGER ONE, THE INVERT OF THE LARGER SEWER SHALL BE LOWERED SUFFICIENTLY TO MAINTAIN THE SAME ENERGY GRADIENT.
- G. MATERIAL: PVC SDR 35, ASTM D3034, WITH PUSH ON GASKETED JOINTS. GASKETS SHALL CONFORM TO ASTM D3212. SEWER JOINTS SHALL BE CONSTRUCTED TO MINIMIZE INFILTRATION AND TO PREVENT THE ENTRANCE OF ROOTS INTO THE SYSTEM.
- F. LEAKAGE TESTS: UPON COMPLETION OF SEWER SERVICE CONSTRUCTION, THE SEWER LINE SHALL BE TESTED IN ACCORDANCE WITH THE STATE OF VERMONT SPECIFICATIONS (EPR-CHAPTER 1, APPENDIX "A").

LEAKAGE TESTS FOR GRAVITY SEWER LINES:

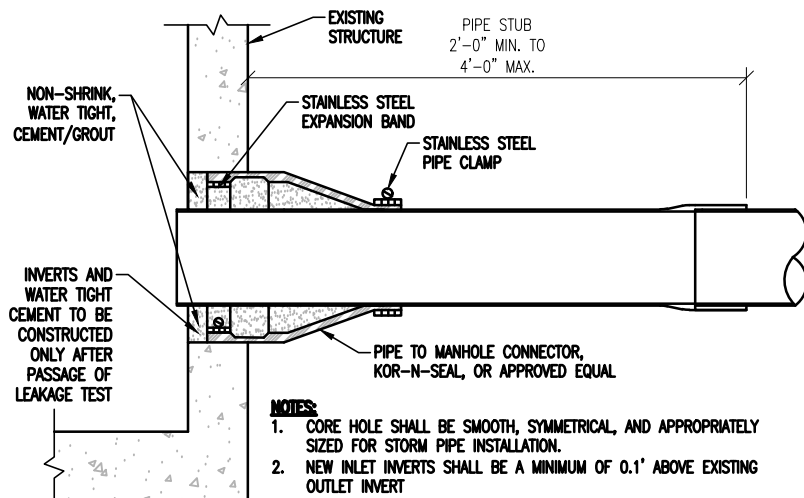
1. PERFORM A PRESSURIZED AIR TEST ON THE GRAVITY LINE IN ACCORDANCE WITH THE VERMONT ENVIRONMENTAL PROTECTION RULES ON EACH SECTION OF THE GRAVITY SEWER. THE ENGINEER SHALL BE GIVEN 72 HOURS NOTICE BEFORE THE TEST IS CONDUCTED. TEST MUST BE WITNESSED BY THE ENGINEER.
2. PLUG ALL OPENINGS IN THE TEST SECTION. ADD AIR UNTIL THE INTERNAL PRESSURE OF THE LINE IS RAISED TO APPROXIMATELY 4.0 POUNDS/SQUARE INCH (PSI) GREATER THAN THE AVERAGE PRESSURE OF ANY GROUND WATER. AFTER THIS PRESSURE IS REACHED, ALLOW THE PRESSURE TO STABILIZE. THE PRESSURE WILL NORMALLY DROP AS THE AIR TEMPERATURE STABILIZES. THIS USUALLY TAKES 2 TO 5 MINUTES DEPENDING ON THE PIPE SIZE. THE PRESSURE MAY BE REDUCED TO 3.5 PSI BEFORE STARTING THE TEST.
3. WHEN THE PRESSURE HAS STABILIZED AND IS AT OR ABOVE THE STARTING TEST PRESSURE OF 3.5 PSI ABOVE THE PIPE START THE TEST. IF THE PRESSURE DROPS MORE THAN 1.0 PSI DURING THE TEST TIME, THE LINE IS PRESUMED TO HAVE FAILED THE TEST. IF A 1.0 PSI DROP DOES NOT OCCUR WITHIN THE TEST TIME, THE LINE HAS PASSED THE TEST. THE TEST TIME SHALL BE DERIVED FROM THE FOLLOWING TABLE. IF THE SECTION OF LINE TO BE TESTED INCLUDES MORE THAN ONE PIPE SIZE, CALCULATE THE TEST TIME FOR EACH SIZE AND ADD THE TEST TIMES TO ARRIVE AT THE TOTAL TEST TIME FOR THE SECTION.

PIPE SIZE (IN)	T (TIME) (MIN./100FT)
3	0.2
4	0.3
6	0.7
8	1.2
10	1.5
12	1.8

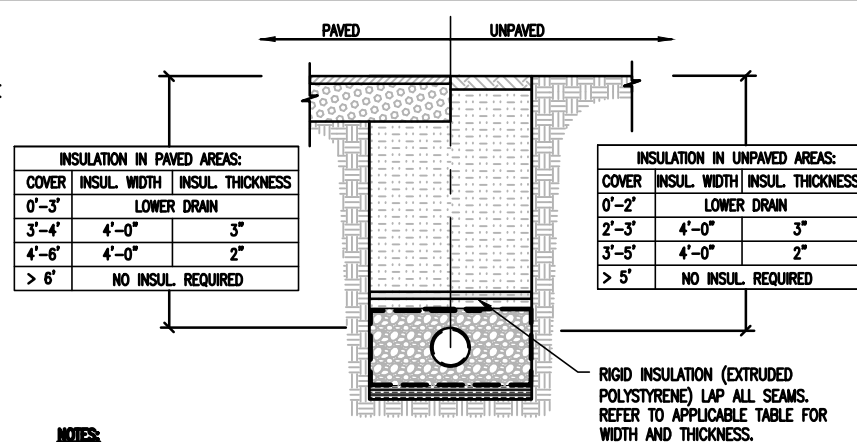
- G. INSTALLATION: PIPE SHALL BE LAID WITH BELL ENDS FACING UPGRADE AND LAYING SHALL START AT THE DOWNGRADE END.
 - H. WATER/SEWER SEPARATION: SEWERS SHALL BE LAID FLAT AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER LINE. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. SEE TYPICAL SEWER/WATER SEPARATION DETAIL.
1. WHERE IMPOSSIBLE OR IMPRACTICAL TO MAINTAIN THE TEN FOOT SEWER/WATER PIPE HORIZONTAL SEPARATION, (DUE TO LEDGE, BOULDERS OR OTHER UNUSUAL CONDITIONS) THE WATER LINE MAY BE IN A SEPARATE TRENCH OR ON AN EARTHEN SELF IN THE SEWER TRENCH PROVIDED THAT THE BOTTOM OF THE WATER LINE IS AT LEAST 18-INCHES ABOVE THE TOP OF THE SEWER. WHEREVER IMPOSSIBLE OF IMPRACTICAL TO MAINTAIN THE 18-INCH VERTICAL SEPARATION, THE SEWER LINE SHALL BE CONSTRUCTED USING PRESSURE PIPE TO NORMAL WATER LINE STANDARDS AND PRESSURE TESTED TO 50-PSI FOR 15-MINUTES PRIOR TO BACKFILLING.
 2. CROSSINGS: SEWER CROSSING WATER MAINS SHALL BE LAID BENEATH THE WATER MAIN WITH AT LEAST 18-INCHES VERTICAL CLEARANCE BETWEEN THE OUTSIDE OF THE SEWER AND THE OUTSIDE OF THE WATER MAIN. WHEN IT IS IMPOSSIBLE TO MAINTAIN THE 18-INCH VERTICAL SEPARATION:
 - a. THE CROSSING SHALL BE ARRANGED SO THAT ONE FULL LENGTH OF SEWER IS CENTERED ABOVE OR BELOW THE WATER LINE WITH SEWER JOINTS AS FAR AWAY AS POSSIBLE FROM WATER JOINTS;
 - b. THE SEWER PIPE MUST BE CONSTRUCTED TO WATER MAIN STANDARDS FOR A MINIMUM DISTANCE OF 20-Feet EITHER SIDE OF THE CROSSING OR A TOTAL OF THREE PIPE LENGTHS, WHICHEVER IS GREATER;
 - c. THE SECTION CONSTRUCTED TO WATER MAIN STANDARDS MUST BE PRESSURE TESTED TO MAINTAIN 50-PSI FOR 15-MINUTES WITHOUT LEAKAGE PRIOR TO BACKFILLING BEYOND 1-FOOT ABOVE THE PIPE TO ASSURE WATER TIGHTNESS.
 - d. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.



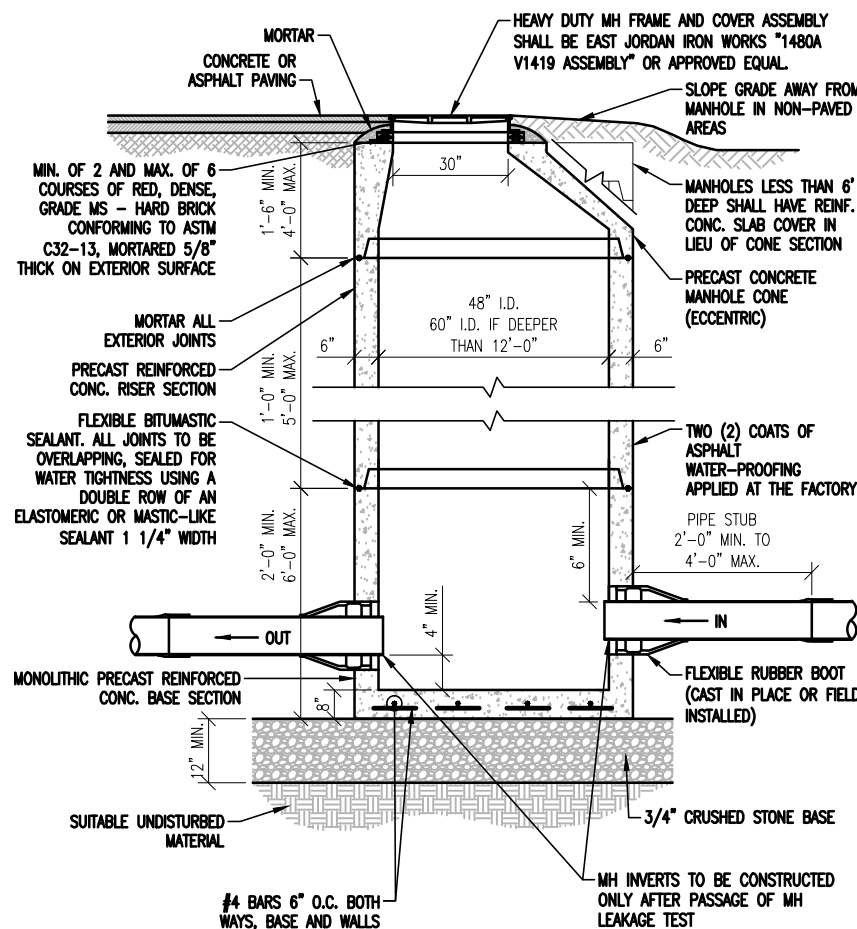
1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
3. PROVIDE 6' OF COVER OVER DRAIN PIPE IN PAVED AREAS AND 5' OF COVER OVER PIPE IN UNPAVED AREAS. OTHERWISE, REFER TO INSULATION OVER SHALLOW DRAIN LINE DETAIL.
4. WHEN APPLICABLE INSTALL PIPE WITH BELL ENDS DOWN SLOPE. PREVENT SEDIMENT FROM ENTERING NEW STORM DRAIN SYSTEM DURING CONSTRUCTION.
5. NO MECHANICAL TAMPERS SHALL BE USED DIRECTLY OVER PIPE TO INSURE PIPE IS NOT DAMAGED.
6. TRENCH BACKFILL MATERIAL, INCLUDING ROADWAY LOCATIONS, SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION AND FREE OF UNSUITABLE MATERIALS AS DEFINED THE EARTHWORK SPECIFICATIONS.
7. LEDGE, ROCK, BOULDERS AND LARGE STONES SHALL BE REMOVED TO PROVIDE A MINIMUM CLEARANCE OF SIX INCHES BELOW AND ON EACH SIDE OF ALL PIPES.
8. BACKFILL MATERIALS SHALL BE COMPACTED, IN 12" LAYERS, TO 92% OF MODIFIED PROCTOR (ASTM 1557) TO WITHIN 3 FEET OF FINISHED GRADE. IN AREAS UNDER ROADWAYS, DRIVES, AND PARKING THE UPPER 3 FEET SHALL BE COMPACTED, IN 6" LAYERS, TO 95% MODIFIED PROCTOR (ASTM 1557) AND IN LAWN OR OTHER UNDEVELOPED SPACE THE UPPER 3 FEET SHALL BE COMPACTED TO 92% MODIFIED PROCTOR.



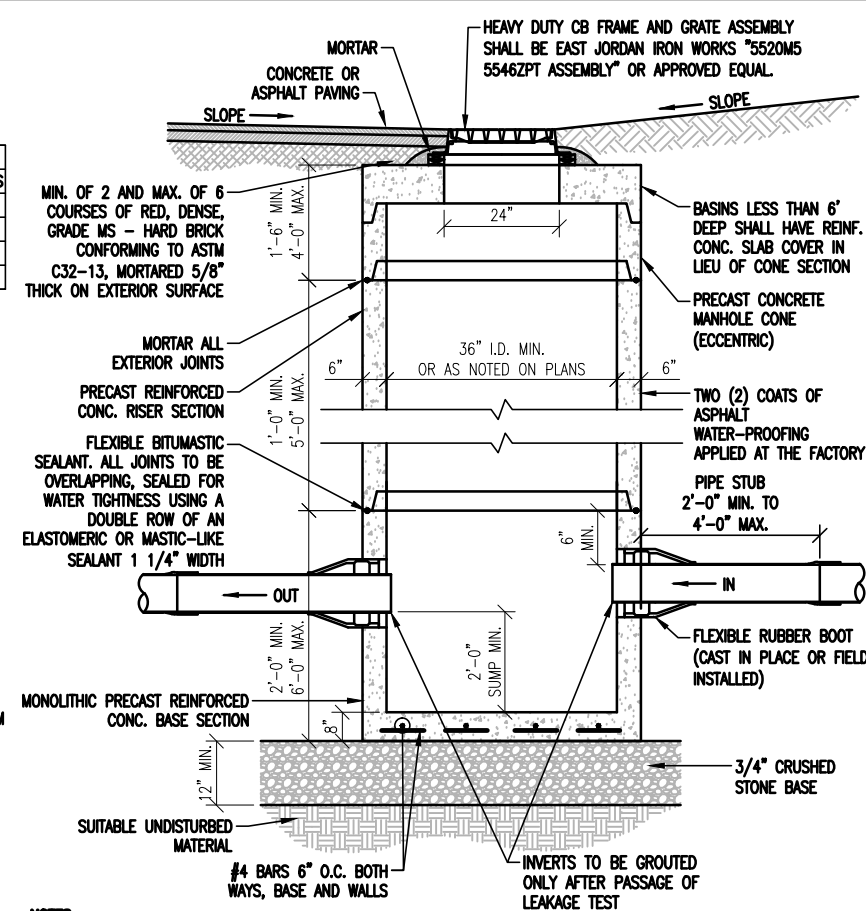
- NOTES:**
1. CORE HOLE SHALL BE SMOOTH, SYMMETRICAL, AND APPROPRIATELY SIZED FOR STORM PIPE INSTALLATION.
 2. NEW INLET INVERTS SHALL BE A MINIMUM OF 0.1' ABOVE EXISTING OUTLET INVERT



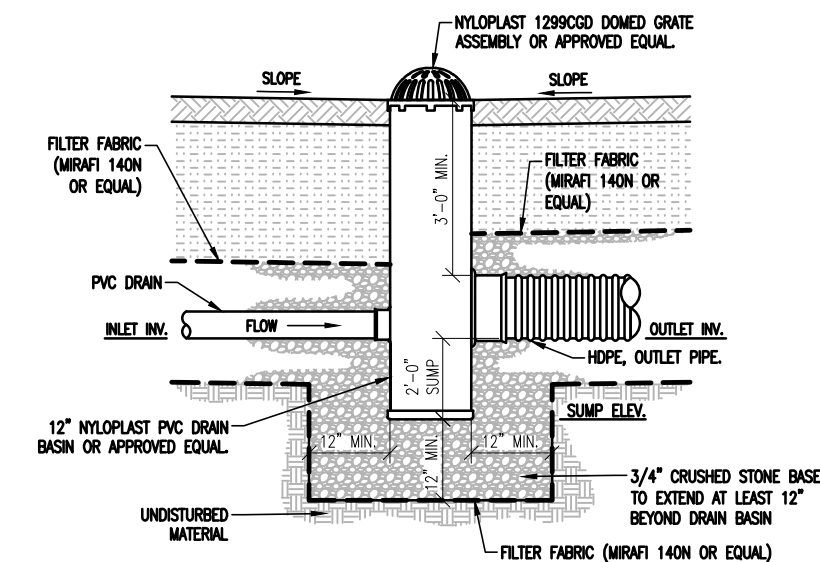
- NOTES:**
1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.
 2. NOTIFY DEPARTMENT OF PUBLIC WORKS TO REVIEW INSTALLATION AND BACKFILL.
 3. ALL SHALLOW DRAIN INSTALLATIONS MUST BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.



- NOTES:**
1. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE.
IF DEPTH OF MANHOLE IS 6 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 6 FT., THEN AN ECCENTRIC CONICAL TOP WILL BE INSTALLED.
 3. INVERTS AND SHELVES SHALL BE PLACED AFTER TESTING.
 4. MANHOLE AND COVER SHALL BE DESIGNED FOR H2O LOADING.



- NOTES:**
1. IF DEPTH OF MANHOLE IS 6 FT. OR LESS FROM RIM TO CENTERLINE INVERT, THEN A FLAT TOP WILL BE INSTALLED. IF DEPTH OF MANHOLE FROM RIM TO CENTERLINE INVERT IS MORE THAN 6 FT., THEN AN ECCENTRIC CONICAL TOP WILL BE INSTALLED.
 2. CATCH BASIN AND GRATE SHALL BE DESIGNED FOR H2O LOADING.
 3. PROVIDE A 3 FLANGE GRATE AND FRAME NEXT TO CURBS AND A 4 FLANGE FRAME AND GRATE AT ALL OTHER LOCATIONS.





1 WEST ELEVATION
Scale: 3/16" = 1'-0"

ELEVATION MATERIALS:		
1 EXISTING FOUNDATION WALL	6 ENGINEERED WOOD, CLAPBOARD	11 FIBERGLASS WINDOWS
2 EXISTING WOOD CLAPBOARD	7 ENGINEERED WOOD, BOARD & BATTEN	12 ASPHALT/COMPOSITION SHINGLES
3 EXISTING WOOD TRIM	8 ENGINEERED WOOD OR SYNTHETIC TRIM	13 MEMBRANE ROOFING
4 EXISTING SLATE ROOFING	9 SYNTHETIC CLAD WOOD COLUMN	14 ENGINEERED WOOD, NICKEL GAP SIDING
5 PROTECTED INSULATED CONCRETE FND'N	10 FIBERGLASS DOOR IN COMPOSITE FRAME	

NOTE: FOR EXISTING MATERIALS, REPAIR AND/OR PATCH DAMAGED OR DEGRADED AREAS AS REQUIRED.



2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"

322 SAINT PAUL STREET
BURLINGTON, VERMONT

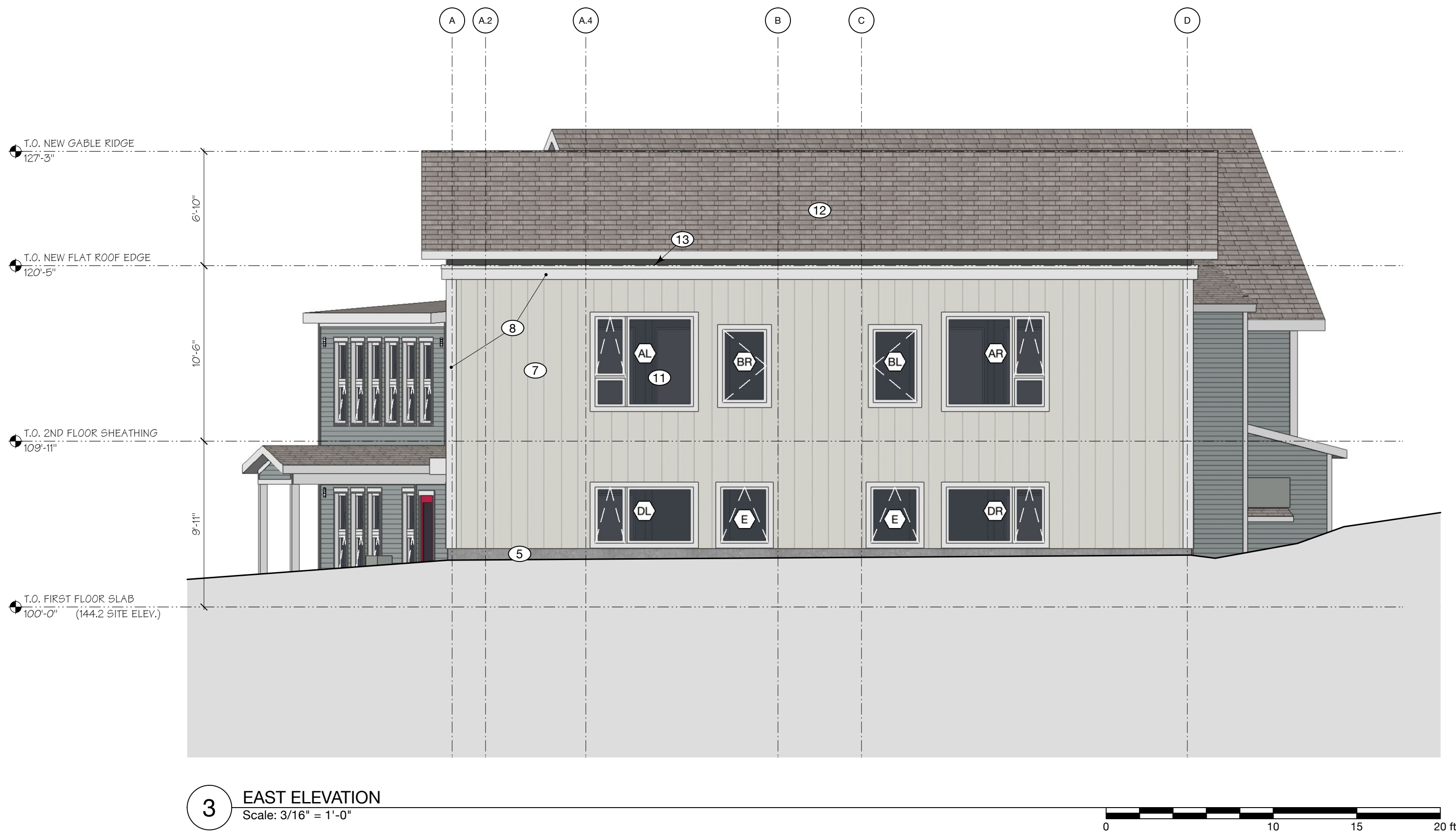
COPYRIGHT © 2025 ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

PERMIT APPLICATION

Duncan
Wisniewski
ARCHITECTURE
110 WEST CANAL ST, SUITE 302
WINOOSKI, VERMONT 05404
T: 802.864.6693

DATE: 06.25.2025
DRAWN: EM, PC

A2.1



ELEVATION MATERIALS:		
1 EXISTING FOUNDATION WALL	6 ENGINEERED WOOD, CLAPBOARD	11 FIBERGLASS WINDOWS
2 EXISTING WOOD CLAPBOARD	7 ENGINEERED WOOD, BOARD & BATTEN	12 ASPHALT/COMPOSITION SHINGLES
3 EXISTING WOOD TRIM	8 ENGINEERED WOOD OR SYNTHETIC TRIM	13 MEMBRANE ROOFING
4 EXISTING SLATE ROOFING	9 SYNTHETIC CLAD WOOD COLUMN	14 ENGINEERED WOOD, NICKEL GAP SIDING
5 PROTECTED INSULATED CONCRETE FND'N	10 FIBERGLASS DOOR IN COMPOSITE FRAME	

NOTE: FOR EXISTING MATERIALS, REPAIR AND/OR PATCH DAMAGED OR DEGRADED AREAS AS REQUIRED.



322 SAINT PAUL STREET
BURLINGTON, VERMONT

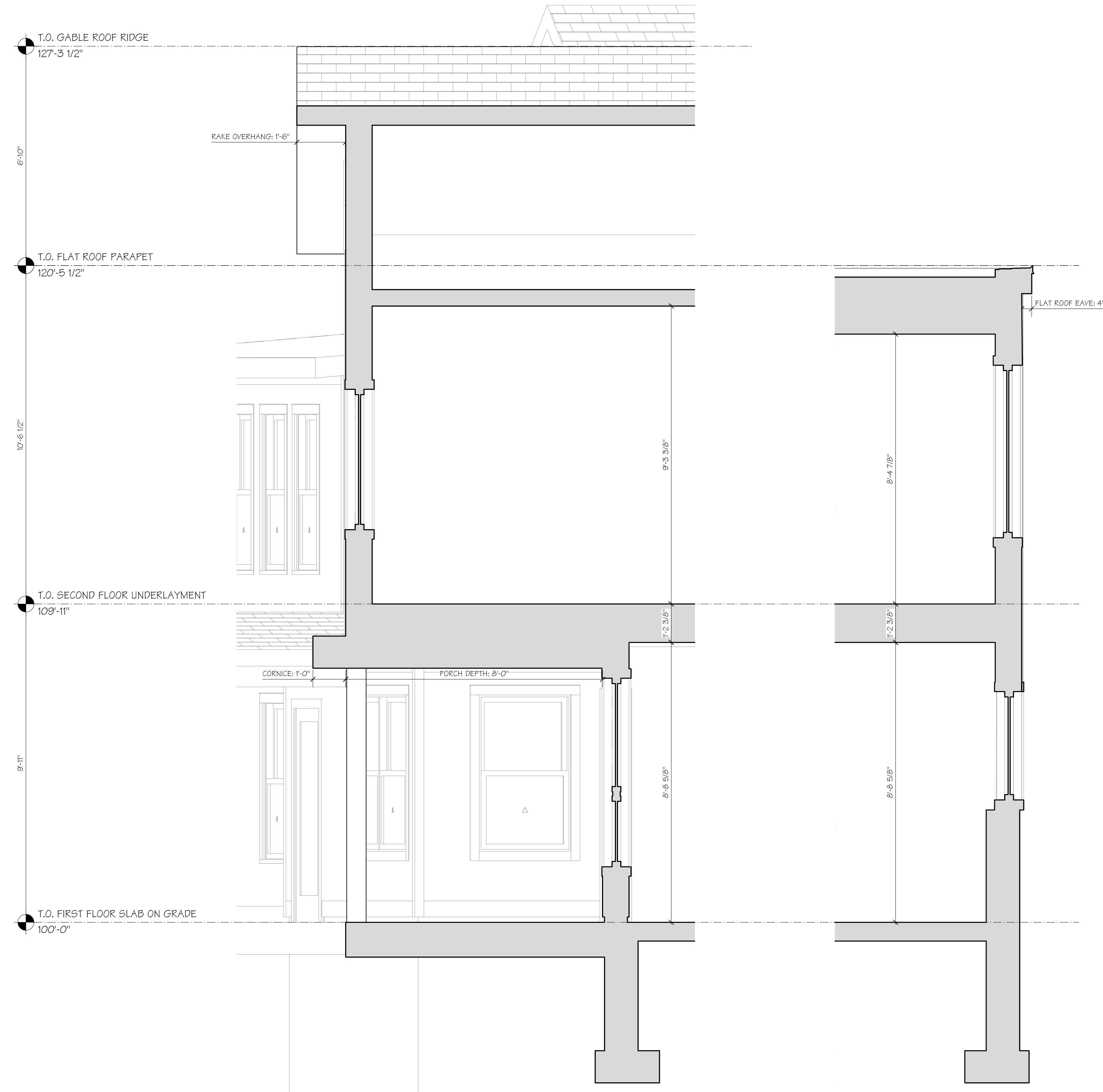
COPYRIGHT © 2025 ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

PERMIT APPLICATION

Duncan
Wisniewski
ARCHITECTURE
110 WEST CANAL ST, SUITE 302
WINOOSKI, VERMONT 05404
T: 802.864.6693

DATE: 06.25.2025
DRAWN: EM, PC

A2.2



1 WALL SECTION 1
Scale: 1/2" = 1'-0"

2 WALL SECTION 2
Scale: 1/2" = 1'-0"

322 SAINT PAUL STREET
BURLINGTON, VERMONT

COPYRIGHT © 2025 ALL RIGHTS RESERVED
DUNCAN • WISNIEWSKI ARCHITECTURE
A Professional Corporation

PERMIT APPLICATION

Duncan
Wisniewski
ARCHITECTURE

110 WEST CANAL ST, SUITE 302
WINOOSKI, VERMONT 05404
T: 802.864.6693

DATE: 06.25.2025
DRAWN: EAM

A3.1



322 St. Paul

Illuminance (Fc)
 Average = 0.80
 Maximum = 1.1
 Minimum = 0.4
 Avg/Min Ratio = 2.00
 Max/Min Ratio = 2.75

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	[MANUFAC]	CRI	CCT	BUG Rating
⊕	4	C	Single	ALBA3-0930C-7F-WS-NO-BO-W	CANOPY MOUNTED	Zaniboni Lighting	90	3000K	N.A.
▢	1	S	Single	SGRW-7-LED-F1C-2-XX	WALL SCNCE	LIGHTWAY INDUSTRIES, INC	80	3000K	B0-U0-G0
▢	1	W	Single	XWM-3-LED-3L-30K8-UE-CXX	WALL MOUNTED 15' AFG	LSI INDUSTRIES, INC.	80	3000K	B1-U0-G1

	208 Flynn Avenue, Suite 2A, Burlington, VT 05401 • 802-863-6225 85 Mechanic Street, Suite E2-3, Lebanon, NH 03766 • 603-442-9333 368 Broadway, Suite 11, Saratoga Springs, NY 12866 • 518-205-9141 www.engineeringventures.com	CHAMPLAIN HOUSING TRUST INC., 88 KING ST., BURLINGTON, VT 05401	Sheet Title:	SITE PLAN DRAFT	EV Project # 25255 Drawn By: JG Checked By: JG Scale: 1"=30' Date: 05/26/2025	Figure: EX2
			Project Title:	322 SAINT PAUL STREET REDEVELOPMENT PROJECT		



Exposure Lighting
501 ISLINGTON ST 1A
PORTSMOUTH NH 03801
603-601-8080

[illegible]

Drawn By:	
Checked By:	
Date: 6/23/2025	
Scale:	

322 ST PAUL ST
BURLINGTON VT

L01

SGRW-LED

Construction:

- Aluminum housing and chassis
- Front shield is steel

Light Source:

- LED

Notes:

- Center lockup – hardware included
- Solid top and open bottom
- Optional clear or white smooth acrylic lens
- ADA compliant
- UL and CUL listed **WET** location
- LED Components
 - Replaceable Module
 - CRI > 80
 - Universal 120/277 volt standard
 - 5-Year Warranty on LED Components

Type:	
Job Name:	



SGRW-7-LED

Height - 7"

Width - 12"

Depth - 4"



ORDERING INFORMATION

Example: SGRW-7-LED-F1C-4-B1

SGRW

--	--	--	--	--	--	--

Size	LED					Kelvin	Cage	Finish	Diffuser	Options
		Watts	Source Lumens	Dimming	Energy Star					
7-LED	F1C	10	1518	0-10v	NO	2 3000K 4 4000K		B1 Satin Black B2 Text Black Z1 Satin Bronze Z3 Text Bronze W1 Yolk White W2 Gloss White T4 Shimmer Gray M13 Anod Silver T6 Pewter W13 Pearl Beige Optional (See Price List) M17 Brass Powder M16 Antique Brass P2 Brushed Alum P9 Brushed Nickel		DIM LED dimming driver (0 - 10v) DIMLD Line Voltage /TRIAC/ELV/120v Consult Factory ES Energy Star listed components 90CRI Consult Factory
						Optional 3 3500K				



28435 Industry Drive., Valencia, California 91355
 West Coast Sales: 800-325-4448 / 661-257-0286 • fax 800-323-2346 / 661-257-0201
 East Coast Sales: 866-350-0991 • fax 866-490-5754
 www.lightwayind.com • sales@lightwayind.com



Alba 3

- Downlight
- Round
- Fixed
- 3" Inner Aperture

Project:

Type:

Contact:



ORDERING INFO

D3 ALBA3

MODEL	Wattage	Kelvin	CRI	Beam	Lens	Color	Driver	Installation	I.P. Rating
ALBA3: Alba 3	09 : 09W	27 : 2700k	C : 90	7 : 70°	F : Frosted	WS : Matte White	00 : No Driver	00 : No Housings (Option when product is installed in Low Voltage - Class 2)	D : Dry IP 20
	13 : 13W	30 : 3000k	D : Thrive (CRI 97+ Contact your sales representative for ordering information. Check for ESD. 10 weeks lead if not in stock.)	5 : 50°	X : Hex Louver + Solite	BK : Matte Black	N0 : Non-Dimmable	D0 : Class 2, Non-IC (Remote Driver Only) E0 : Airtight Enclosure F0 : Chicago Plenum G0 : Title 24 for Residential R0 : Retro-Fit Enclosure RL : Retro-Fit for Lutron™ A0 : Class 1, IC B0 : Class 1, Non-IC DR : Class 2 Non IC + Retrofit	W : Wet IP 65
	18 : 18W	35 : 3500k		3 : 36°	L : Cross Louver + Solite	WK : White Trim / Black Splay	N0 : Non-Dimmable 26W		
	26 : 26W	40 : 4000		2 : 24°	P : Prismatic	WP : White Trim / Black Splay	E0 : ELV Dimmable 18W		
		WD : Warm Dim 1800K to 3000K(Not available with 18W) RW : RGBW (Temporary supply friction, lead times are 6-8 weeks for RGBW chips.) TD : Tunable White 2700K to 6500K (Daylight) TH : Tunable White 1800K to 4000K (Hospitality)		1 : 15° S : 10° (Spot beam, 10° not possible with WD, TH, TD, and RGBW)	S : Solite C : Clear U : Unspecified Lens Combination	BP : Black Pearl SN : Satin Nickel BZ : Bronze CC : Custom Color	E0 : ELV Dimmable 26W Z0 : 0-10V Dimmable to 1% 9W - 18W Z0 : 0-10V Dimmable to 1% 26W B0 : Bluetooth L0 : Lutron™ (Lutron EcoSystem) D0 : DALI X0 : Eldo DMX		

Notes:

Drivers are designed with universal input voltage compatibility, accommodating a range from 120V to 277V.

SPECIFICATIONS

Beams

Computer-optimized reflector design, high reflected finish aluminum for 24°, 36° and 60°. For 10° beam angle option a Total Internal Reflection technology is used.

LED Source

Tool-free field-replaced LED module. Proprietary high performance aluminum extruded heatsink, anodized black for maximum LED life. 2 SDCM Binning for all static colors.

Trim

We use CNC machining to precision-machine 6063 aluminum trims to tight tolerances. Then, we powder coat them in our in-house facility for a durable, long-lasting finish. This process ensures that our trims meet our high standards of quality and performance. Mud-in flange/ plaster flange consists of two major components, a laser cut perforated aluminum material

powder coated to ensure no rusting or deterioration while plastering and a CNC machined inner ring, allowing for the source to sit completely flush.

Fixture Retention

Two torsion springs hold the fixture tight to the ceiling accommodating ceiling thickness from 1/2" to 1". Special springs for thicker ceiling available on request. For information on retention of mud-in flange/ plaster flange, reference installation instructions.

Life

L80(10K): 55,000+ hrs at 80% of initial lumens.

Label

ETL listed for US Canada. CE labeled. CCC label available on request.

Warranty

5 years limited warranty.

<https://zanibonilighting.com/terms-and-conditions.html>

PERFORMANCE INFO

3000K Power 90 CRI Performance @ 24° Beam Angle CRI/CCT Multiplier

Performance Options	9W	13W	18W	26W
Source Lumens [lm]	1298	1808	2502	3341
Delivered Lumens [lm]	1168	1627	2252	3007
Efficacy [lm / W]	139	137	130	121
Multipliers	0.52	0.72	1.00	1.34
Current [mA]	250	350	500	700

CRI/CCT Multiplier	2700°K	3000°K	3500°K
90 CRI	0.95	1.00	1.03
Thrive	0.85	0.9	0.95

Beam Angle Variation by Lens/Film

Lens (Film) / Beam	10°	15°	24°	36°	50°	70°
Clear	9.9°	17.0°	24.9°	32.2°	46.6°	69.5°
Solite	10.8°	17.9°	25.0°	33.5°	48.9°	70.0°

Lumen Output Variation by Lens/Film

Lens (Film) / Beam	10°	15°	24°	36°	50°	70°
Clear	0.51	0.88	1.00	0.97	0.93	0.86
Solite	0.48	0.84	0.94	0.93	0.86	0.80

Center Beam Candlepower @7W

Beam-Lens (Film)	10°	15°	24°	36°	50°	70°
Max Cd-Clear	7426.4	14279	12073	6207	3286	1518
Max Cd-Solite	5394.7	12209	10089	5636	2890	1398

RGBW Performance (All Colors On)

Power Options	9W	13W	18W	26W
Source Lumens [lm]	670	944	1302	2348
Delivered Lumens [lm]	603	850	1172	2113
Efficacy [lm / W]	71	69	66	88

RGBW Performance (Single Color) @ 26 Watts

Color	Red	Green	Blue	White (6500K)	Totals
Source Lumens [lm]	363	461	155	649	1628
Delivered Lumens [lm]	327	461	140	584	1466
Efficacy [lm / w]	15	19	6	26	66

Hex Louvre Multiplier

Beam	10°	24°	36°
Lumens Multiplier	0.54	0.58	0.54
Beam Multiplier	0.98	0.76	0.76

Splay Color Multiplier

White	Shadow Gray	Black
1.00	0.95	0.92

Warm Dim

(CCT 1800K - 3000K) Values @ 3000K / 95CRI [26W]

Power Options	26W
Source Lumens [lm]	2207
Delivered Lumens [lm]	1986
Efficacy [lm / W]	85

Warm Dim

(CCT 1800K - 3000K) @ Different CCT 26W / 95CRI

CCT Value	1800K	2200K	2700K	3000K
Source Lumens [lm]	53	441	1104	2207
Delivered Lumens [lm]	48	397	993	1986
Efficacy [lm / W]	85	85	85	85

Tunable White Hospitality

(CCT 1800K - 4000K) Values @ 3000K & 95CRI

Power Options	9W	13W	18W	26W
Source Lumens [lm]	889	1245	1844	2723
Delivered Lumens [lm]	800	1120	1660	2451
Efficacy [lm / W]	92	91	93	110

Tunable White Daylight

(CCT 2700K - 6500K) Values @ 3000K & 95CRI

Power Options	9W	13W	18W	26W
Source Lumens [lm]	927	1298	1855	2729
Delivered Lumens [lm]	834	1168	1670	2456
Efficacy [lm / W]	96	95	94	110

Tunable White Hospitality

(CCT 1800K - 4000K) @ Different CCT 26W 95CRI

CCT Value	1800K	3000K	3500K	4000K
Source Lumens [lm]	1635	2489	2441	2512
Delivered Lumens [lm]	1472	2240	2197	2261
Efficacy [lm/W]	64	101	96	99

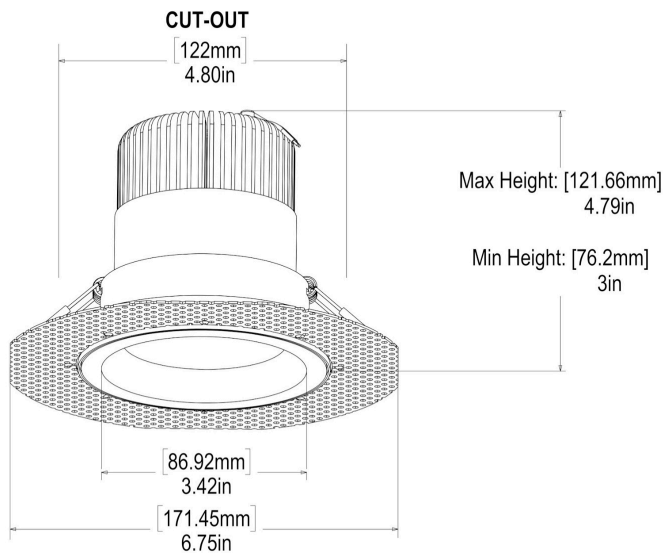
Tunable White Daylight

(CCT 2700K - 6500K) @ Different CCT 26W 95CRI

CCT Value	2700K	3000K	3500K	6500K
Source Lumens [lm]	2327	2504	2446	2612
Delivered Lumens [lm]	2094	2254	2201	2351
Efficacy [lm/W]	86	101	91	97

DIMENSIONS / DRAWINGS

Luminaire without housing



Wattage and accessories affect product height. See product height table

Product Height

Power Options	Lens	Beam 24°,36°,60°	Beam 10°
9 W or 13 W	Clear/Frosted/Prismatic	4.23"	3.00"
	Solite	4.27"	3.04"
	Hex Louver + Solite	4.39"	3.16"
18 W or 26 W	Cross Louver + Solite	4.31"	3.08"
	Clear/Frosted/Prismatic	4.62"	3.39"
	Solite	4.66"	3.43"
	Hex Louver + Solite	4.79"	3.56"
	Cross Louver + Solite	4.70"	3.47"

Mud in flange/Plaster flange shipped separately as:

Flange Code	A6-ALBRD-12100
-------------	----------------

Drivers

Non-Dimmable & ELV Drivers

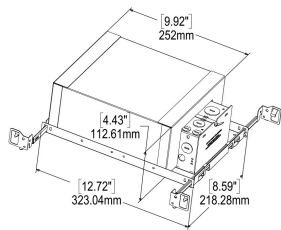
Power Options	ELV & Non-Dimmable LxWxH (mm)	ELV & Non-Dimmable LxWxH (inch)
7W	70.5x34.5x25.0	2.77x1.35x0.98
9W-13W	85.2x38.0x27.5	3.35x1.50x1.08
18W-26W-36W	88.3x41.5x30.3	3.48x1.63x1.19

Non-Dimmable, ELV Drivers & 0-10V Dimmable

Power Options	0-10 V Dimmable LxWxH (mm)	0-10 V Dimmable LxWxH (inch)
7W	85.2x38.0x27.5	3.35x1.50x1.08
9W	85.2x38.0x25.2	3.35x1.50x0.99
13W-18W-26W-36W	88.3x41.5x30.3	3.48x1.63x1.19

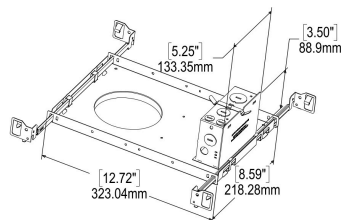
Housings

NOTES: National or municipal codes must be followed regarding set back of thermal insulating material from fixture. Fixture are not designed for direct contact with thermal insulation. We use pressed galvanized steel housings for our lighting products. The housings are made by pressing steel sheets into the desired shape, cutting them to size, and cutting holes as needed. The housings are then finished with a corrosion-resistant coating.



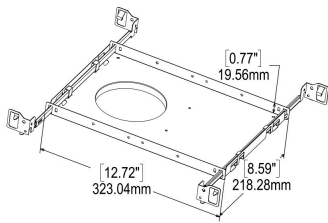
A0: Class 1, IC (Insulation Contact)

This housing is designed for installation in ceilings with insulation. It meets the safety requirements for direct contact with thermal insulation materials. The driver is integrated "on board," which means it's built in an on board junction box, making installation more convenient and compact. DMX and Dali drivers do not fit in standard junction boxes requiring drivers to be installed remote. Dali / DMX / Lutron requires access from above on all fixtures with a cutout at or below 81mm.



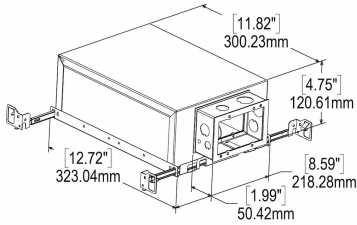
B0: Class 1, Non-IC (Non-Insulation Contact)

This housing is intended for installation in ceilings without any insulation or spray foam. It is important not to place insulation material directly against this type of housing to prevent potential fire hazards. Like the A0, the driver is also integrated "on board." DMX and Dali drivers do not fit in standard junction boxes requiring drivers to be installed remote. Dali / DMX / Lutron requires access from above on all fixtures with a cutout at or below 81mm.



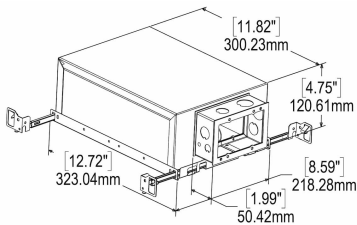
D0: Class 2, Non-IC

This housing is suitable for installation on ceilings that do not have insulation. It is essential to maintain a separation between this housing and any insulation material to comply with safety regulations. This housing does NOT have a junction box "on board", requiring for drivers to be installed remote. A separate Retro-Fit enclosure, "R0" can be ordered in combination with the Class 2 Non-IC to house the driver on the housing. Dali / DMX / Lutron requires access from above on all fixtures with a cutout at or below 81mm.



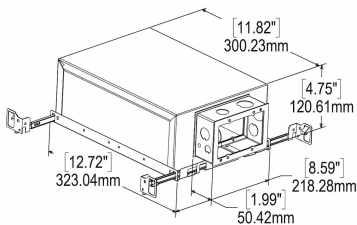
E0: Airtight Enclosure IC (Insulation Contact)

This housing is designed for installations where air-tight standards are required. An air-tight enclosure ensures that air from conditioned spaces (e.g., climate-controlled rooms) does not leak into unconditioned areas through gaps around the fixture, improving energy efficiency. This housing has a junction box "on board". DMX and Dali drivers do not fit in standard junction boxes requiring drivers to be installed remote. Dali / DMX / Lutron requires access from above on all fixtures with a cutout at or below 81mm.



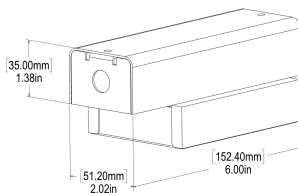
F0: Chicago Plenum IC (Insulation Contact)

This enclosure complies with the Chicago Plenum requirements. Plenum spaces are used for air circulation in buildings, and certain fire safety regulations apply to fixtures installed in these areas. This housing meets those specific requirements. This housing has a junction box "on board". DMX and Dali drivers do not fit in standard junction boxes requiring drivers to be installed remote. Dali / DMX / Lutron requires access from above on all fixtures with a cutout at or below 81mm.



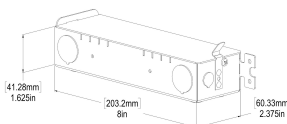
G0: Title 24 for Residential IC (Insulation Contact)

This enclosure complies with California Title 24 requirements for specific residential applications. Title 24 sets energy efficiency standards for residential buildings in California. It's essential to verify with local inspectors that this housing meets the specific requirements for your area. This housing has a junction box "on board". DMX and Dali drivers do not fit in standard junction boxes requiring drivers to be installed remote. Dali / DMX / Lutron requires access from above on all fixtures with a cutout at or below 81mm.



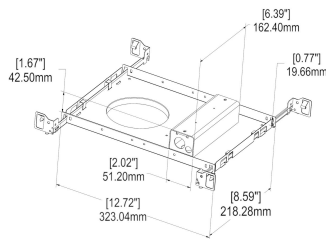
RL: Retro Fit-Enclosure Coupled With Lutron HI-Lume Driver

When using the Retro-Fit Enclosure along with any Lutron HI-Lume Driver, the Lutron Driver will be mounted atop the Retro-Fit enclosure with the line voltage connection inside the junction box. This configuration is suitable for fixtures with a cutout size below 104mm, but it requires access from above for installation.



R0: Retro Fit-Enclosure

This housing is designed for easy installation in existing spaces. It comes in various cutout sizes, making it compatible with different light fixtures. It's ideal for use in plaster or t-bar ceilings where you want to retrofit or upgrade lighting without major modifications. Can't fit with 55mm cutouts.



DR: Class 2, Non-IC + Retrofit

This housing is suitable for installation on ceilings that do not have insulation. It is essential to maintain a separation between this housing and any insulation material to comply with safety regulations with the Class 2 Non-IC to house the driver on the housing. Dali / DMX / Lutron requires access from above on all fixtures with a cutout at or below 81mm.

55 mm cut out needs a 7" clearance when using a Retrofit enclosure.

81 mm or below cut out needs a 5" clearance when using a Retrofit enclosure.

95 mm cut out needs a 4" clearance when using a Retrofit enclosure.

104mm cut out needs a 4" clearance when using a Retrofit enclosure.

125mm cut out needs a 3" clearance when using a Retrofit enclosure.

INFO FOR DISTRIBUTORS

ENCLOSURES SHIP SEPARATE AS

Type	SKU
D0	A7-PLSTR-00000-N0-00-02-0125
E0	A7-PLSTR-00000-AT-00-01-0125
F0	A7-PLSTR-00000-AT-00-01-0125
G0	A7-PLSTR-00000-AT-00-01-0125
R0	A7-RETRO-D0N0N-00-00-11-0000

Type	SKU
RL	A7-RETRO-LUTRO-00-00-11-0000
A0	A7-PLSTR-00000-IC-00-01-0125
B0	A7-PLSTR-00000-N0-00-01-0125

DRIVERS SHIP SEPARATE AS

Type	9W	13W	18W	26W
N0	A1-ZL09C-02500-32-48-17-N0N0 A1-ZL09C-025RD-30-42-17-N0N0	A1-ZL13C-03500-26-42-17-N0N0 A1-ZL13C-035RD-30-42-17-N0N0	A1-ZL18C-05000-33-42-17-N0N0	A1-ZL26C-07000-28-42-17-N0N0
E0	A1-ZL09C-025RD-30-42-17-ELV0 A1-ZL09C-02500-32-48-17-ELV0	A1-ZL13C-035RD-30-42-17-ELV0 A1-ZL13C-03500-26-42-17-ELV0 A1-ZL13C-035RD-30-42-17-ELV0	A1-ZL18C-050RD-30-42-17-ELV0 A1-ZL18C-05000-33-42-17-ELV0	A1-ZL26C-07000-28-42-17-ELV0
Z0	A1-ZL10C-02500-06-40-17-0T10 A1-EL50C-250LG-02-55-17-TW0D	A1-ZL14C-03500-06-40-17-0T10	A1-EL50C-500LG-02-55-17-TW0D A1-ZL20C-05000-06-40-17-0T10	A1-ZL26C-07000-28-42-17-0T10 A1-ZL26C-070RD-28-42-17-0T10
T0	A1-LU09C-025KS-30-54-12-LTED	A1-LU13C-035KS-30-54-12-LTED	A1-LU18C-050KS-30-60-12 LTED	A1-LU26C-070KS-30-54-12-LTED
L0		A1-LU13C-035KS-21-50-17-LDED		A1-LU26C-070KS-30-50-17-LDED
Z2	A1-EL50C-250LG-02-55-17-TW0D	A1-EL50C-350LG-02-55-17-TW0D	A1-EL50C-500LG-02-55-17-TW0D	A1-EL50C-700LG-02-55-17-TW0D
X0	A1-EL50C-250LG-02-55-17-DX0D	A1-EL50C-350LG-02-55-17-DX0D	A1-EL50C-500LG-02-55-17-DX0D	A1-EL50C-700LG-02-55-17-DX0D
D0	A1-EL30C-250LG-02-55-17-DALD	A1-EL30C-350LG-02-55-17-DALD	A1-EL30C-500LG-02-55-17-DALD	A1-EL30C-700LG-02-55-17-DALD
V24	A1-AL22C-050MI-12-48-10-PWMD	A1-AL32C-070MI-12-48-10-PWMD		
V48	A1-AL16C-025MI-12-48-10-PWMD	A1-AL16C-035MI-12-48-10-PWMD	A1-AL22C-050MI-12-48-10-PWMD	
L2	A1-LU50C-250YS-08-54-17-PWMD	A1-LU50C-350YS-08-54-17-PWMD	A1-LU50C-500YS-08-54-17-PWMD	A1-LU50C-700YS-08-54-17-PWMD



Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce



IP65 IK08



OVERVIEW

Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMa) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to +95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.

- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsicorp.com/resources/terms-conditions-warranty/> for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky Approved with 3000K or warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMa bracket) or wall mounted.
- IK08 rated luminaire per IEC 60626 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.









STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden	SURVEY NUMBER: 322-324 St. Paul St.
TOWN: Burlington	NEGATIVE FILE NUMBER: 77-A-426
LOCATION: 322-324 St. Paul St.	UTM REFERENCES: Zone/Easting/Northing
COMMON NAME:	U.S.G.S. QUAD. MAP:
FUNCTIONAL TYPE: dwelling	PRESENT FORMAL NAME:
OWNER: Antoinette LaPointe	ORIGINAL FORMAL NAME:
ADDRESS: 336 St. Paul St., Burlington	PRESENT USE: apartments
ACCESSIBILITY TO PUBLIC: Yes ☐ No ☒ Restricted ☐	ORIGINAL USE: double house
LEVEL OF SIGNIFICANCE: Local ☒ State ☒ National ☐	ARCHITECT/ENGINEER:
GENERAL DESCRIPTION: Structural System	BUILDER/CONTRACTOR:
1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☒	PHYSICAL CONDITION OF STRUCTURE: Excellent ☐ Good ☒ Fair ☐ Poor ☐
2. Wall Structure	THEME:
a. Wood Frame: Post & Beam ☐ Balloon ☐	STYLE:
b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐	DATE BUILT: ca. 1870
c. Iron ☐ d. Steel ☐ e. Other:	
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☒ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other:	
4. Roof Structure	
a. Truss: Wood ☐ Iron ☐ Steel ☐ Concrete ☐	
b. Other: rafter	
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other:	
6. Engineering Structure:	
7. Other:	
Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☒ Sheds ☐ Ells ☐ Wings ☒ Other:	
Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:	
Number of Stories: 2 1/2	
Number of Bays: 6 x 2	Entrance Location: 2 in middle bays
Approximate Dimensions:	
THREAT TO STRUCTURE: No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:	LOCAL ATTITUDES: Positive ☐ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - rectangular block with 2-story side wing interior chimneys. Entrance porch.

Fenestration - gables lit with pointed arched windows. 2 over 2 sashes.

Doors - plain.

Enrichment - porch has cut out and scalloped valence but posts have been replaced with modern iron-work posts.

RELATED STRUCTURES: (Describe)

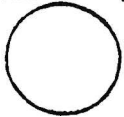
Shiplap sided sheds.

STATEMENT OF SIGNIFICANCE:

Although the gables are lit with pointed arched windows which are characteristic of the 1840-60 period, this house does not appear on the 1869 map. Probably built shortly thereafter as a double house, it might have served as housing for the Kilburn and Gates furniture factory across the street. By 1890, it was part of the James Morse estate.

REFERENCES:

1890, Sanborn maps; Directories

MAP: (Indicate North In Circle)**SURROUNDING ENVIRONMENT:**

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☒
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

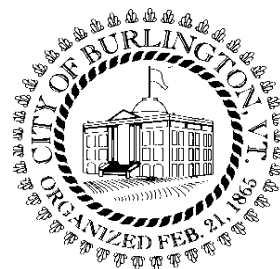
DATE RECORDED:

8/25/77

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
Collin Miller, Zoning Compliance Officer



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-25-312
Location: 2 Starr Farm Beach Road
Date: August 12, 2025

File: ZP-25-312
Location: 2 Starr Farm Beach Road
Zone: RL **Ward:** 4
Date application accepted: June 19, 2025
Applicant/ Owner: Daniel Boardman
Request: Proposed demolition of existing seasonal camp to construct a new house on existing footprint with full foundation.



Background:

- **Zoning Permit 08-426CA;** lakeshore retaining wall. January 2008.

Overview:

The application is a proposal to demolish an existing seasonal camp and replace with a new home with a foundation. Starr Farm Beach Road is a private road.

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).

Part 1: Land Division Design Standards

No subdivision is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

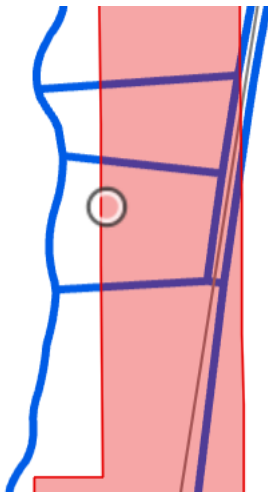
These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

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.

2 Starr Farm Beach Road falls securely within the Steep Slopes Overlay District.



Submission materials and the Standards of Section 5.2.4-1 are applicable. If the consulting engineer feels that the overlay district is not appropriately mapped, he/she may provide a more detailed assessment to appropriately adjust the map. Otherwise, submission materials must include a site plan prepared by a registered professional engineer or surveyor that accurately depicts the proposed development and related land disturbance relative to the Steep Slope Overlay District boundaries, with all pertinent information describing the proposal. The submission must include a topographic survey depicting existing and proposed contour lines at no greater than 2' intervals. The plan shall depict all proposed cut, fill, and grading, as well as a plan depicting the extent of proposed vegetation clearing. Prior

to construction, a geotechnical analysis prepared and stamped by a professional geotechnical engineer must be provided that determines the suitability of the steep slope for development. (See Plan C1.0 for Steep Slopes identification, and Plan C2.0 for proposed conditions. Engineers report is a separate attachment.)

The applicant has indicated that no tree cutting is included within the plan.

(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.

While general topographical alterations are not proposed, a basement entry will require excavating 4' of soil on the west elevation. See Engineer's Steep Slopes Survey report and plan for transition and slope stabilization.

(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 important public views. 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).

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

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

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

The new building footprint is similar to the existing.

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resources.

The new development will be required to meet Burlington's Thermal Heating Systems ordinance (Article V, 8-78)¹.

(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).

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.

An Erosion Prevention and Sediment Control Plan will be required.

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.

There is a minor roof extension over the main entrance to the building.

(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.

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

¹ (a) New buildings. Applicants seeking permits pursuant to this chapter for new buildings shall demonstrate that the new building will utilize renewable energy thermal energy systems. If an applicant utilizes a primary thermal energy system that relies on renewable energy other than electrification, geothermal, or solar measures, the applicant must certify prior to receiving a permit that the use of electrification, geothermal, or solar measures is not technically feasible, is economically unduly burdensome, is not permitted by applicable regulation, or is not feasible for other similar reasons demonstrated to the satisfaction of the department of permitting and inspections. If an applicant utilizes a nonprimary thermal energy system that relies on renewable energy other than electrification, geothermal, or solar measures, the applicant must provide the department of permitting and inspection a written explanation of the reason for not using a thermal energy system that relies on electrification, geothermal, or solar measures.

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.

The replacement structure is close to the footprint of the existing camp. The principal entrance faces the street and is clearly identifiable.

(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.

Starr Farm Beach Road is a private way, so would require no review by DPW.

(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 along Starr Farm Beach Road. A blue stone walkway is proposed to connect the vehicular parking area to the structure.

(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.

ADA compliance is under the jurisdiction of 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.

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.

As noted, Starr Farm Beach Road is a private way. No change is proposed to the vehicular parking currently existing on the site.

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.

A walkway is proposed to be installed from the parking area to the building.

(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.*

Fences may be placed within the required setback along a property line, but shall be setback sufficiently to provide for the maintenance of both sides of the fence without entering onto the adjacent property and shall present a finished side to the adjoining property and public street. Fences placed within a clear sight triangle shall adhere to the standards of Sec. 5.2.6 (c). Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

Retaining walls greater than 5 feet tall shall incorporate textured surfaces, terracing, and/or vegetation to avoid long monotonous unarticulated expanses and to minimize adverse visual impacts to neighboring properties. As with fences, retaining wall styles,

materials, and dimensions shall be compatible with the context of the neighborhood and use of the property.

The provided landscaping plan is very elementary; with “Petite Emeralds” next to the front entrance, with a lilac bush and Potentillas adjacent to that.

The site plan observes the required no-mow zone along the waterfront.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

Exterior sconces are proposed on the west and east elevations. They are residential in nature and consistent with Section 5.5.2.

The inclusion of flood light on the west elevation is contrary to **Section 5.5.2 (f) 7.**

Security Lighting

B. *The use of flood light fixtures is prohibited unless approved by the DRB. The applicant shall present cause as to why cut-off fixtures cannot be used for the illumination needed.*

(p) Integrate infrastructure into the design:

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

Condensing units are proposed on the north and south elevations. Screening is recommended (landscape plan could satisfy this) to mitigate auditory and visual impacts.

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

Utility and service enclosures shall be illustrated on building elevations and/or site plan as appropriate. There is no identification of waste/recycling storage. The applicant shall provide that information.

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.

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.

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

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.)

The replacement building is largely a replica in footprint of a pre-existing seasonal home. With a building footprint of 1051 sq. ft., it does not exceed the 1,800 sq. ft maximum of Table 4.4.5-2. Placement is guided by duplication of existing non-conforming setbacks. In massing and scale, it remains consistent with the existing structure and similar to other homes along Starr Farm Beach Road.

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.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

The roof is a compound gable, with a pavilion extrusion on the east elevation and a broad wall dormer that breaks the plane of the elevation on the south. In material and form, it maintains a character of established homes on Starr Farm Beach Road.

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.

Building openings are a mixture of casement windows, double hung, awning, sliding door, and fir entry door. They are distributed in an agreeable manner around all four elevations, and maximized to afford the greatest function and best views.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

There are no protected public views from or through this property. 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.



Although a private road, Starr Farm Beach Road does afford limited visibility for residences. The East (street facing) elevation offers a well arranged, cheery building presence with an identifiable front door, neatly ordered façade with a pleasant streetface.

(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.

Siding is proposed to be painted white clapboards, with Boral trim, a standing seam metal roof and protruded fiberglass windows. All materials are considered durable and acceptable for new construction.

(f) Reduce energy utilization:

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

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

New construction is required to abide by the newly adopted Thermal Energy Code (see footnote and condition). Condensing units are included in the plan. Filing the Residential Building Energy Standards form is a requirement for the windows.

Shadow impacts are not a consideration given the building's siting. Ample window glazing and sliding glass doors will boost passive solar gain.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

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

Construction shall observe all required building and life safety code, as defined by the building official.

Items for the Board's consideration:

1. An EPSC plan is required.
2. It is recommended condensing units be screened to limit auditory and visual impacts to neighboring properties.
3. The location of trash/recycling shall be defined.
4. This redevelopment is subject to Chapter 8 Buildings and Building Construction Article 5, Thermal Heating Systems ordinance. See:

<https://www.codepublishing.com/VT/Burlington/#!/Burlington08/Burlington0805.html#8-76>

5. Standard Permit Conditions 1-15.



EXISTING CAMP FOOTPRINT: **1519 S.F.**

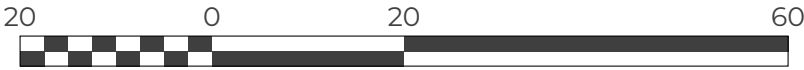
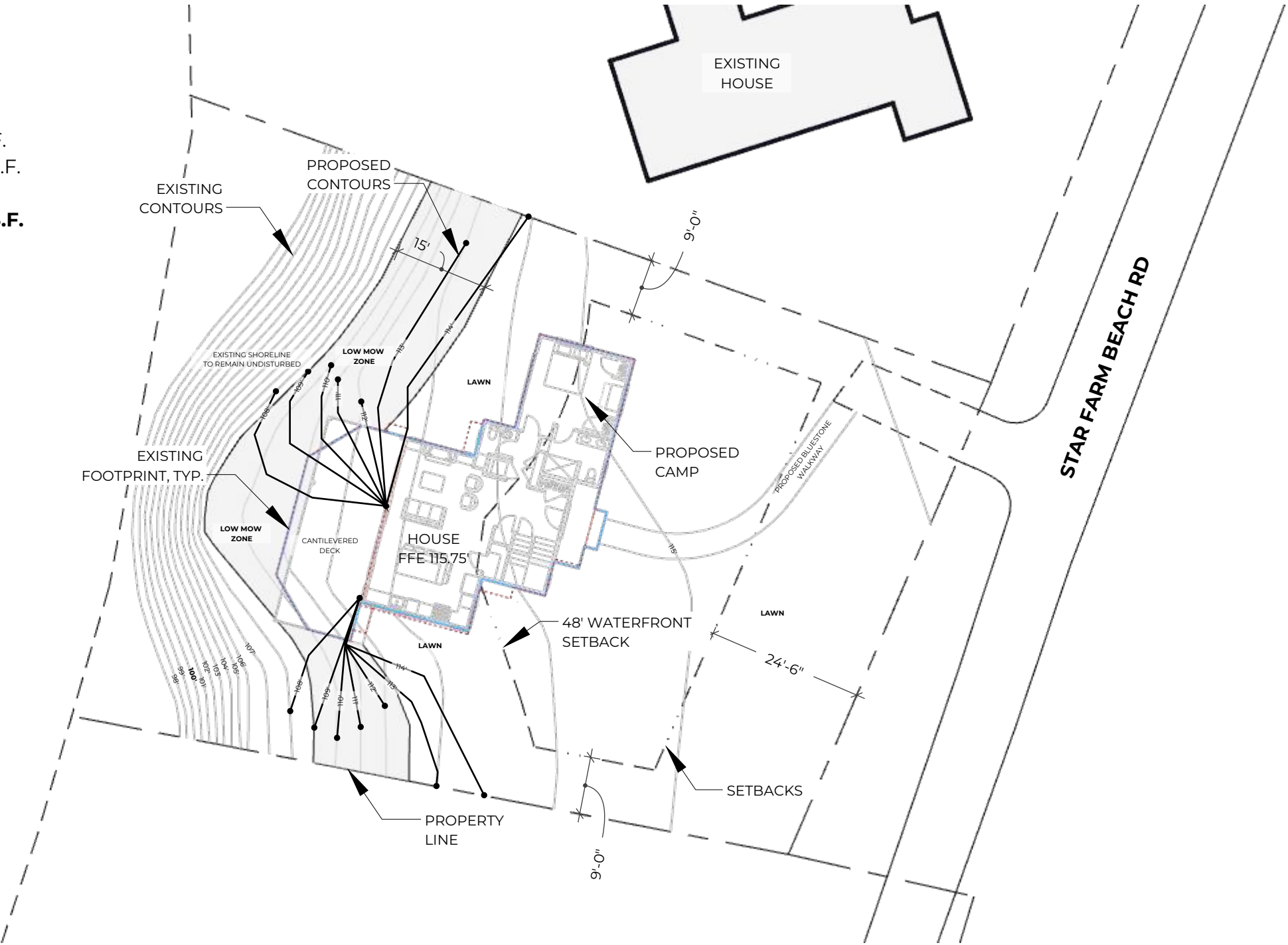
PROPOSED CAMP FOOTPRINT: 1015 S.F.
PORCHES, DECKS AND STOOPS: 493 S.F.

PROPOSED TOTAL FOOTPRINT: **1508 S.F.**

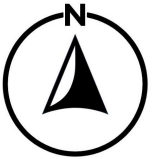
PROPOSED WALKWAY: 191 S.F.

TOTAL LOT COVERAGE: 1699 S.F.

--- EXISTING FOOTPRINT
--- PROPOSED FOOTPRINT



1 SITE PLAN
SCALE: 1" = 20'



WINDOW SCHEDULE								
TAG	QTY	CALL#	OPERATION	CONFIGURATION	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	NOTES
W1	2	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W2	4	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W3	1	ELAWN 3335	AWNING	SINGLE	2'-9"	2'-11 5/8"	6'-10 1/2"	
W4	2	ELCA 2939 3W	CASEMENT	TRIPLE	7'-1"	3'-3 5/8"	6'-10 1/2"	
W5	1	ELCA 2939 2W	CASEMENT	DOUBLE	4'-8 1/2"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W6	1	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W7	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W8	1	ELCA 2531	CASEMENT	SINGLE	2'-1"	2'-7 5/8"	6'-10 1/2"	
W9	1	ELGL 7260	GLIDER	SINGLE	6'-0 1/2"	6'-4"	8'-2 1/4"	DOUBLE TRANSOM ABOVE
W10	1	ELCA 2971	CASEMENT	SINGLE	2'-5"	5'-11 5/8"	8'-2 1/4"	DOUBLE TRANSOM ABOVE
W11	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W12	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W13	1	ELAWN 2519 3W	AWNING	TRIPLE	6'-1"	1'-7 5/8"	6'-10 1/2"	
W14	1	ELCA 2131	CASEMENT	SINGLE	1'-9"	2'-7 5/8"	6'-10 1/2"	
W15	1	ELCA 2131	CASEMENT	SINGLE	1'-9"	2'-7 5/8"	6'-10 1/2"	
W16	1	ELCAP 2531	STATIONARY	SINGLE	2'-1"	2'-7 5/8"	6'-10 1/2"	
W17	1	ELAWN 3319	AWNING	SINGLE	2'-9"	1'-7 5/8"	6'-10 1/2"	
W18	2	ELAWN 2535	AWNING	SINGLE	2'-1"	2'-11 5/8"	6'-10 1/2"	

EXTERIOR DOOR SCHEDULE					
TAG	CALL#	OPERATION	R.O. WIDTH	R.O. HEIGHT	NOTES
001	ELSFD 6068	XO	6'-0"	6'-10 1/2"	
101	3068	RH	~5'-9"	6'-10 1/2"	
102	ELSFD 9068	OXO	9'-0"	6'-10 1/2"	
103	ELSFD 8068	OX	8'-0"	8'-2 1/4"	DOUBLE TRANSOM ABOVE



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

WINDOW SCHEDULE								
TAG	QTY	CALL#	OPERATION	CONFIGURATION	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	NOTES
W1	2	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W2	4	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W3	1	ELAWN 3335	AWNING	SINGLE	2'-9"	2'-11 5/8"	6'-10 1/2"	
W4	2	ELCA 2939 3W	CASEMENT	TRIPLE	7'-1"	3'-3 5/8"	6'-10 1/2"	
W5	1	ELCA 2939 2W	CASEMENT	DOUBLE	4'-8 1/2"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W6	1	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W7	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W8	1	ELCA 2531	CASEMENT	SINGLE	2'-1"	2'-7 5/8"	6'-10 1/2"	
W9	1	ELGL 7260	GLIDER	SINGLE	6'-0 1/2"	6'-4"	8'-2 1/4"	DOUBLE TRANSOM ABOVE
W10	1	ELCA 2971	CASEMENT	SINGLE	2'-5"	5'-11 5/8"	8'-2 1/4"	DOUBLE TRANSOM ABOVE
W11	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W12	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W13	1	ELAWN 2519 3W	AWNING	TRIPLE	6'-1"	1'-7 5/8"	6'-10 1/2"	
W14	1	ELCA 2131	CASEMENT	SINGLE	1'-9"	2'-7 5/8"	6'-10 1/2"	
W15	1	ELCA 2131	CASEMENT	SINGLE	1'-9"	2'-7 5/8"	6'-10 1/2"	
W16	1	ELCAP 2531	STATIONARY	SINGLE	2'-1"	2'-7 5/8"	6'-10 1/2"	
W17	1	ELAWN 3319	AWNING	SINGLE	2'-9"	1'-7 5/8"	6'-10 1/2"	
W18	2	ELAWN 2535	AWNING	SINGLE	2'-1"	2'-11 5/8"	6'-10 1/2"	

EXTERIOR DOOR SCHEDULE					
TAG	CALL#	OPERATION	R.O. WIDTH	R.O. HEIGHT	NOTES
001	ELSFD 6068	XO	6'-0"	6'-10 1/2"	
101	3068	RH	~5'-9"	6'-10 1/2"	
102	ELSFD 9068	OXO	9'-0"	6'-10 1/2"	
103	ELSFD 8068	OX	8'-0"	8'-2 1/4"	DOUBLE TRANSOM ABOVE



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

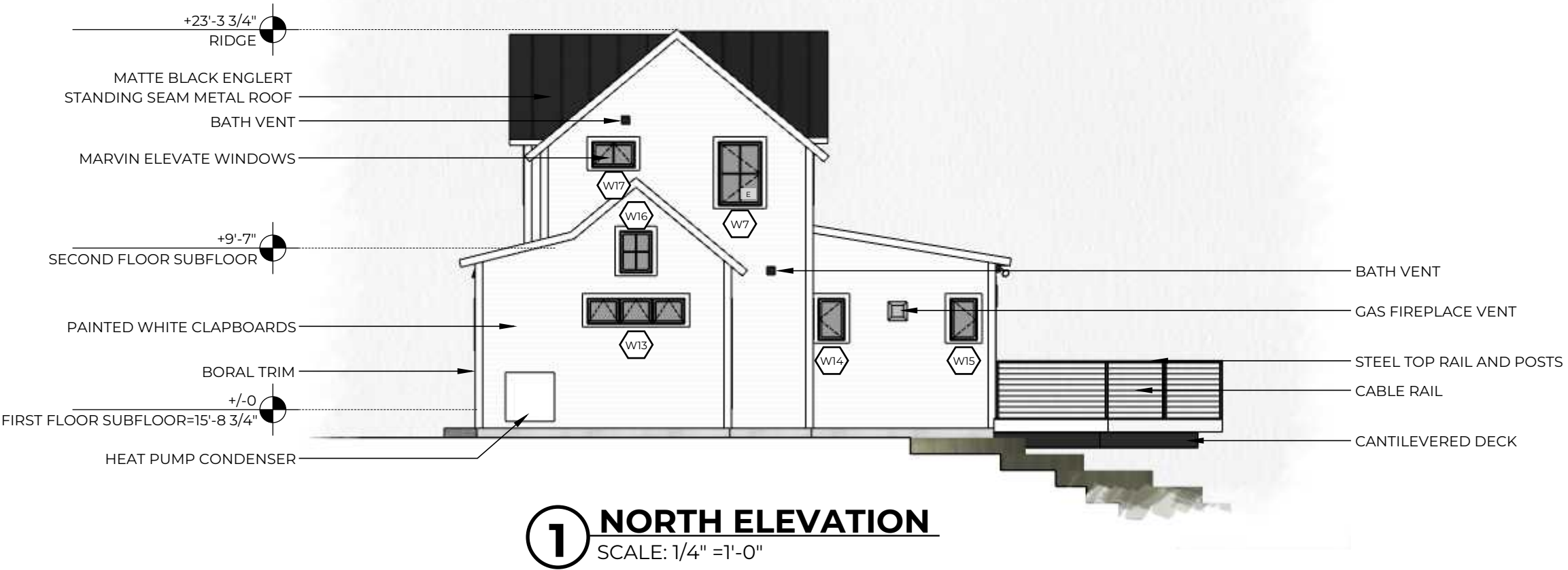
WINDOW SCHEDULE								
TAG	QTY	CALL#	OPERATION	CONFIGURATION	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	NOTES
W1	2	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W2	4	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W3	1	ELAWN 3335	AWNING	SINGLE	2'-9"	2'-11 5/8"	6'-10 1/2"	
W4	2	ELCA 2939 3W	CASEMENT	TRIPLE	7'-1"	3'-3 5/8"	6'-10 1/2"	
W5	1	ELCA 2939 2W	CASEMENT	DOUBLE	4'-8 1/2"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W6	1	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W7	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W8	1	ELCA 2531	CASEMENT	SINGLE	2'-1"	2'-7 5/8"	6'-10 1/2"	
W9	1	ELGL 7260	GLIDER	SINGLE	6'-0 1/2"	6'-4"	8'-2 1/4"	DOUBLE TRANSOM ABOVE
W10	1	ELCA 2971	CASEMENT	SINGLE	2'-5"	5'-11 5/8"	8'-2 1/4"	DOUBLE TRANSOM ABOVE
W11	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W12	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W13	1	ELAWN 2519 3W	AWNING	TRIPLE	6'-1"	1'-7 5/8"	6'-10 1/2"	
W14	1	ELCA 2131	CASEMENT	SINGLE	1'-9"	2'-7 5/8"	6'-10 1/2"	
W15	1	ELCA 2131	CASEMENT	SINGLE	1'-9"	2'-7 5/8"	6'-10 1/2"	
W16	1	ELCAP 2531	STATIONARY	SINGLE	2'-1"	2'-7 5/8"	6'-10 1/2"	
W17	1	ELAWN 3319	AWNING	SINGLE	2'-9"	1'-7 5/8"	6'-10 1/2"	
W18	2	ELAWN 2535	AWNING	SINGLE	2'-1"	2'-11 5/8"	6'-10 1/2"	

EXTERIOR DOOR SCHEDULE					
TAG	CALL#	OPERATION	R.O. WIDTH	R.O. HEIGHT	NOTES
001	ELSFD 6068	XO	6'-0"	6'-10 1/2"	
101	3068	RH	~5'-9"	6'-10 1/2"	
102	ELSFD 9068	OXO	9'-0"	6'-10 1/2"	
103	ELSFD 8068	OX	8'-0"	8'-2 1/4"	DOUBLE TRANSOM ABOVE



WINDOW SCHEDULE								
TAG	QTY	CALL#	OPERATION	CONFIGURATION	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	NOTES
W1	2	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W2	4	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W3	1	ELAWN 3335	AWNING	SINGLE	2'-9"	2'-11 5/8"	6'-10 1/2"	
W4	2	ELCA 2939 3W	CASEMENT	TRIPLE	7'-1"	3'-3 5/8"	6'-10 1/2"	
W5	1	ELCA 2939 2W	CASEMENT	DOUBLE	4'-8 1/2"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W6	1	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W7	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W8	1	ELCA 2531	CASEMENT	SINGLE	2'-1"	2'-7 5/8"	6'-10 1/2"	
W9	1	ELGL 7260	GLIDER	SINGLE	6'-0 1/2"	6'-4"	8'-2 1/4"	DOUBLE TRANSOM ABOVE
W10	1	ELCA 2971	CASEMENT	SINGLE	2'-5"	5'-11 5/8"	8'-2 1/4"	DOUBLE TRANSOM ABOVE
W11	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W12	2	ELCA 3347	CASEMENT	SINGLE	2'-9"	3'-11 5/8"	6'-10 1/2"	
W13	1	ELAWN 2519 3W	AWNING	TRIPLE	6'-1"	1'-7 5/8"	6'-10 1/2"	
W14	1	ELCA 2131	CASEMENT	SINGLE	1'-9"	2'-7 5/8"	6'-10 1/2"	
W15	1	ELCA 2131	CASEMENT	SINGLE	1'-9"	2'-7 5/8"	6'-10 1/2"	
W16	1	ELCAP 2531	STATIONARY	SINGLE	2'-1"	2'-7 5/8"	6'-10 1/2"	
W17	1	ELAWN 3319	AWNING	SINGLE	2'-9"	1'-7 5/8"	6'-10 1/2"	
W18	2	ELAWN 2535	AWNING	SINGLE	2'-1"	2'-11 5/8"	6'-10 1/2"	

EXTERIOR DOOR SCHEDULE					
TAG	CALL#	OPERATION	R.O. WIDTH	R.O. HEIGHT	NOTES
001	ELSFD 6068	XO	6'-0"	6'-10 1/2"	
101	3068	RH	~5'-9"	6'-10 1/2"	
102	ELSFD 9068	OXO	9'-0"	6'-10 1/2"	
103	ELSFD 8068	OX	8'-0"	8'-2 1/4"	DOUBLE TRANSOM ABOVE



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



FRONT DOOR
SIMPSON NANTUCKET
SOLID FIR



ALL SLIDERS
MARVIN ELEVATE
FRENCH SLIDING DOOR
STONE WHITE



Stone White



ALL WINDOWS
MARVIN ELEVATE
STONE WHITE



STANDING SEAM ROOF
ENGLERT
MATTE BLACK



PAINTED CLAPBOARD
SIDING
WHITE



TIMBERTECH DECKING
TIGERWOOD



NATURAL CEDAR
EXTERIOR CEILINGS



BLUESTONE PAVERS
AND STOOPS



CABLE BULLET
RAIL SYSTEM



BATH, DRYER,
AND HOOD VENTS



GAS FIREPLACE VENT



EXTERIOR SCENCE
MILLENIUM LIGHTING
BARKELEY 16"



EXTERIOR SPOT
PROGRESS LIGHTING
2 LIGHT DUAL HEAD FLOOD



GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
3. ALL RESEEDED GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
4. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
6. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY VERMONT STATE AND/OR ARMY CORPS STANDARDS.
7. EXISTING TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
8. PROPERTY LINE INFORMATION IS BASED ON A PLAN ENTITLED "JOHN J. FLYNN TRUST - SUMMER CAMPS AT STARR FARM BEACH", PREPARED BY FRED C. KOERNER, C.E., DATED FEB., 1987. MONUMENTATION FOUND WAS CONSISTENT WITH THE RECORDED PLAN.
9. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
10. FIELD INFORMATION AND TOPOGRAPHY WAS COMPLETED IN DECEMBER OF 2003 AND OCTOBER OF 2007 AND SUPPLEMENTS WITH LIDAR TOPOGRAPHY WHERE WORK HAS OCCURED. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
11. THE PROJECT BENCHMARK, OF 131.4', IS A RAILROAD SPIKE SET IN POWER POLE #3 TO THE EAST OF STARR FARM BEACH. VERTICAL DATUM BASED UPON A LAKE CHAMPLAIN WATER LEVEL READING OF 95.8' ON 10/31/07. HORIZONTAL DATUM BASED UPON A MAGNETIC READING TAKEN ON 12/9/03.

LEGEND

- APPROXIMATE PROPERTY LINE
- - - - - EXISTING CONTOUR
- [] - EXISTING FENCE
- - - - - EXISTING GRAVEL
- - - - - EXISTING PAVEMENT
- - - - - OE - EXISTING OVERHEAD ELECTRIC
- - - - - T - EXISTING TELEPHONE
- - - - - EXISTING SWALE
- [] - EXISTING SEWER MANHOLE
- [] - EXISTING UTILITY POLE
- [] - EXISTING GUY WIRE/POLE
- [] - EXISTING DECIDUOUS TREE
- [] - EXISTING CONIFEROUS TREE
- [] - IRON ROD/PIPE FOUND
- [] - CONCRETE MONUMENT FOUND

AREA OF SLOPES 15% OR GREATER

LAKE CHAMPLAIN

EXISTING SEAWALL

EXISTING ELEC. BOX

EXISTING LEDEGE

EXISTING STAIRWAY

EXISTING STONE RIP-RAP RAMP

EX. DECK

EX. HOUSE FFE=121.6

EX. HOUSE FFE=121.6

EXISTING ELEC. METER

EXISTING PROPANE TANK

PARCEL 2

PARCEL 3

SHRUBS

EXISTING GRAVEL DRIVE

STARR FARM BEACH

28" PINE

28" PINE

EX. SMH

EX. PUMP STATION COVER

PROJECT BENCHMARK
RAILROAD SPIKE IN POWER POLE
ELEV.=131.4'



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
P: 802-864-2323 FAX: 802-864-2271 web: www.caa-vt.com

COPYRIGHT © 2025 - ALL RIGHTS RESERVED

DRAWN

MAB

CHECKED

DSM

APPROVED

DSM



CLIENT:

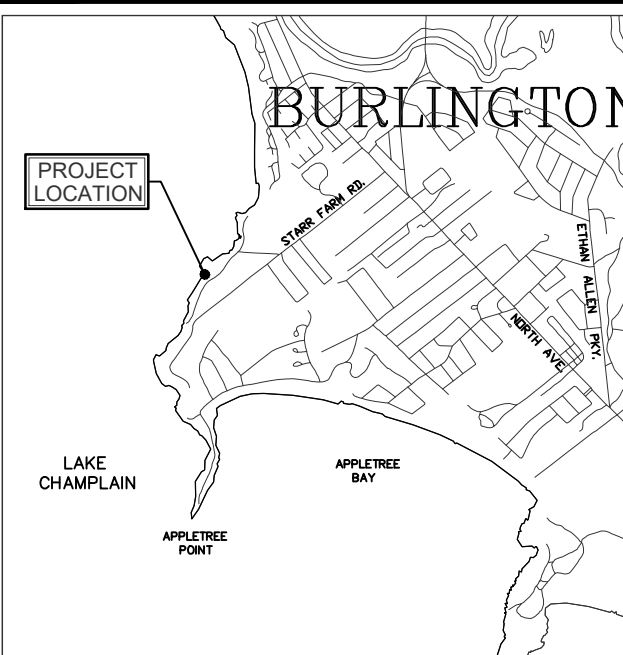
DANIEL BOARDMAN
FAMILY CAMP

STARR FARM BEACH
BURLINGTON VERMONT

PROJECT:

PROPOSE SITE
IMPROVEMENTS

STARR FARM BEACH
BURLINGTON VERMONT



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

EXISTING
CONDITIONS
PLAN

DATE

07/18/2025

SCALE

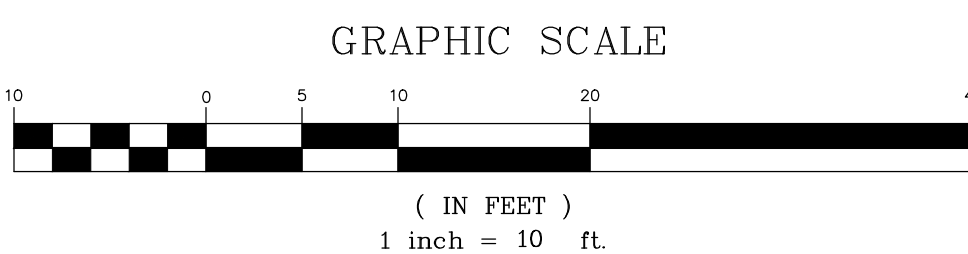
1" = 10'

PROJ. NO.

07234

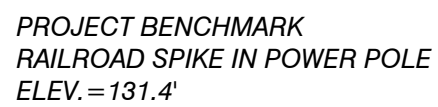
DRAWING NUMBER

C1.0



1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
3. ALL RESEEDED GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
4. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
6. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY VERMONT STATE AND/OR ARMY CORPS STANDARDS.
7. EXISTING TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
8. PROPERTY LINE INFORMATION IS BASED ON A PLAN ENTITLED 'JOHN J. FLYNN TRUST - SUMMER CAMPS AT STARR FARM BEACH', PREPARED BY FRED C. KOERNER, C.E., DATED FEB., 1987. MONUMENTATION FOUND WAS CONSISTENT WITH THE RECORDED PLAN.
9. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
10. FIELD INFORMATION AND TOPOGRAPHY WAS COMPLETED IN DECEMBER OF 2003 AND OCTOBER OF 2007 AND SUPPLEMENTS WITH LIDAR TOPOGRAPHY WHERE WORK HAS OCCURRED. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
11. THE PROJECT BENCHMARK, OF 131.4', IS A RAILROAD SPIKE SET IN POWER POLE #3 TO THE EAST OF STARR FARM BEACH. VERTICAL DATUM BASED UPON A LAKE CHAMPLAIN WATER LEVEL READING OF 95.8' ON 10/31/07. HORIZONTAL DATUM BASED UPON A MAGNETIC READING TAKEN ON 12/9/03.

	APPROXIMATE PROPERTY LINE
	EXISTING CONTOUR
	EXISTING FENCE
	EXISTING GRAVEL
	EXISTING PAVEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING TELEPHONE
	EXISTING SWALE
	EXISTING SEWER MANHOLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE/POLE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	IRON ROD/PIPE FOUND
	CONCRETE MONUMENT FOUND
	PROPOSED CONTOUR



COPYRIGHT © 2025 - ALL RIGHTS RESERVED

DRAWN

1415

MAE

CHECKE

СИБСРБ

DSM

APPROV

CLIENT:

*DANIEL BOARDMAN
FAMILY CAMP*

STARR FARM BEACH
BURLINGTON VERMONT

PROJECT:

PROPOSE SITE IMPROVEMENTS

STARR FARM BEACH
BURLINGTON VERMONT

 $1'' = 2000$ [illegible]

**PROPOSED
CONDITIONS
PLAN**

DATE _____

07/18/2025

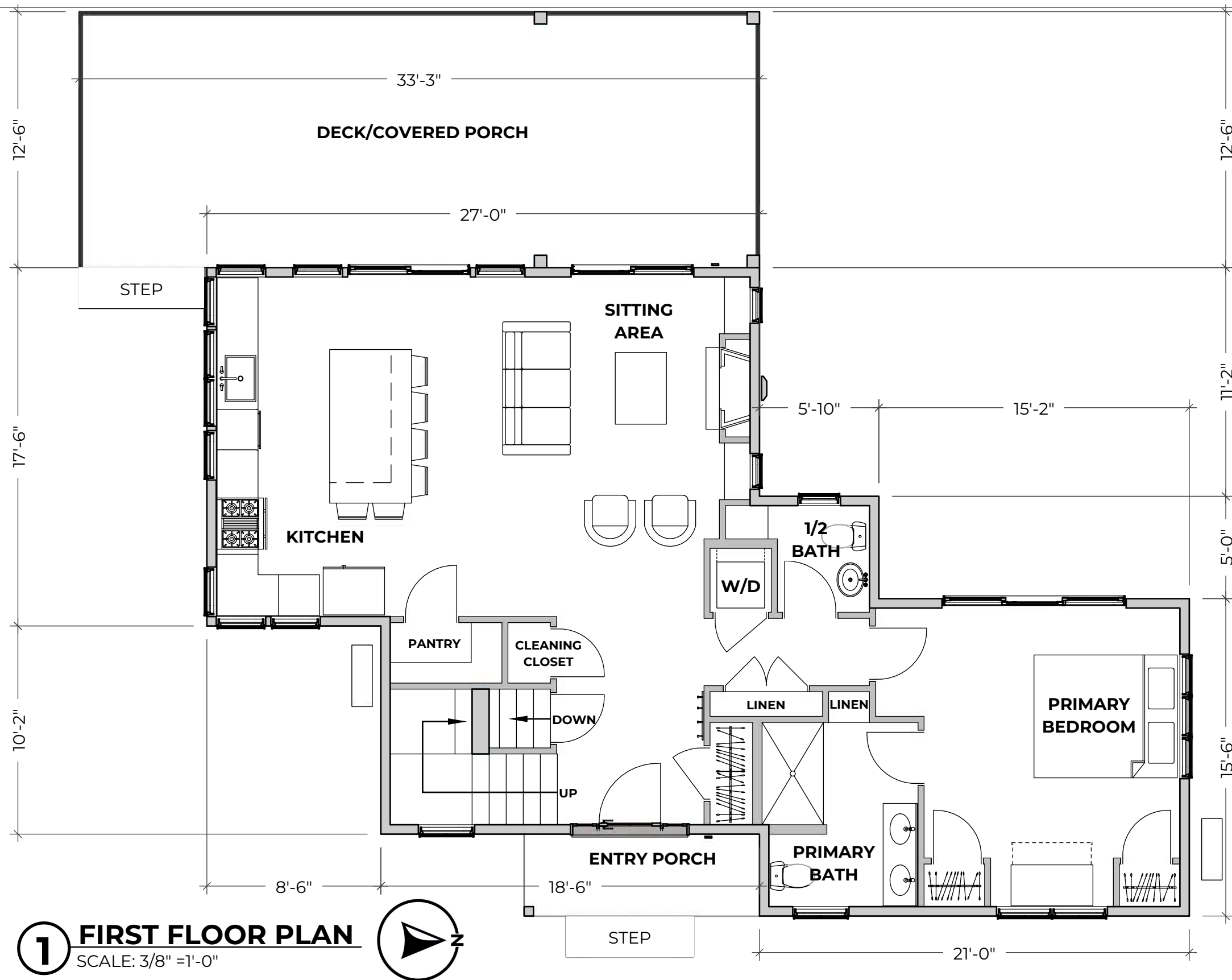
SCALE

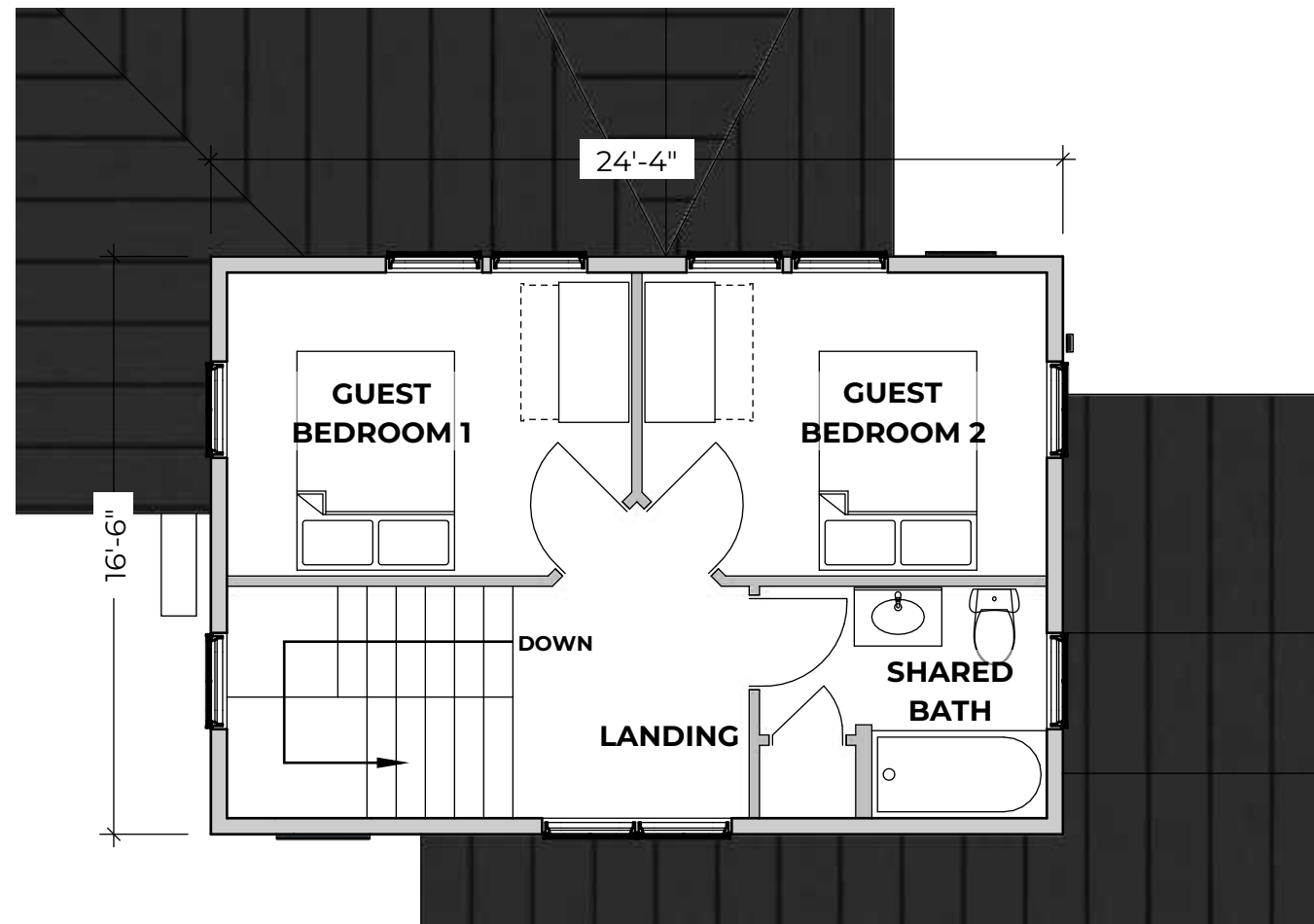
$$1'' = 10$$

07234

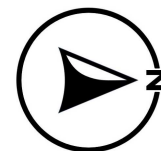
DRAWING NUMBER

C2.0





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





CIVIL ENGINEERING ASSOCIATES, INC.

10 Mansfield View Lane
South Burlington, VT 05403

Phone: 802-864-2323
Fax: 802-864-2271
E-Mail: dmarshall@cea-vt.com

July 18, 2025

Mr. Martin Lee, Engineering Manager
City of Burlington Department of Public Works
645 Pine Street, Suite A
Burlington, Vermont 05401

**Re: Boardman – 2 Starr Farm Beach ZP-25-312
Steep Slope Stability and Geotechnical Report**



Dear Mr. Lee:

As part of the Zoning Permit application for the proposed reconstruction of the existing building located at 2 Starr Farm Beach, the applicant is required to address the requirements set forth in Section 5.2.4 (b) - Steep Slopes Overlay District of the Zoning Ordinance.

We have outlined below verbatim the language of the Ordinance in support of creating the context for the responses to each subsection.

(b) Steep Slopes Overlay District

This overlay district consists of all lands delineated in Map 5.2.4-1 – Steep Slopes Overlay District. This overlay district contains expanses of contiguous land with an average slope of 15% or greater over 50-foot intervals and adjacent lands within 50 feet of the top of slope. **The map shows that the overlay district extends typically 147 feet from the edge of the water. The water elevation (and horizontal location) is not defined. The Zoning regulations call for the regulations to extend to elevation 93.0. Using the topographic mapping developed for the 2007 shoreline improvement work on the property. The top of bank extends approximately 47 feet from the estimated 93.0 elevation. This would place the house outside of the Steep Slopes limits (Those areas with slopes >15%) except that the overlay district also extends 50-feet beyond the top of bank. With that, the majority of the reconstruction of the house falls within the Steep Slope overlay.**

The boundaries shown on the Steep Slopes Overlay Map may be supplemented or modified by examination of one or more of the following sources by the Development Review Board whenever an application is submitted for review.

- Contour maps prepared from the most current orthophotography.
- On-site survey prepared by a registered professional engineer or surveyor.

The plans submitted with the Site Plan application is primarily developed from global LIDAR based topographical mapping from the most recent State generated orthophotography (2014) of the area. This mapping also confirms that the embankment where the shoreline stabilization was constructed has grades in excess of 15% and that the area 50-feet upgradient of the top of the embankment (top of bank) causes the majority of the house to fall within the Steep Slope Overlay district.

The Zoning Administrative Officer or Development Review Board shall determine whether or not the Steep Slope Overlay District has been shown accurately on the application plans. **The submitted plan of the site generally represents the existing conditions.** The applicant may be required to revise the steep slope boundaries shown on the application plans. **This was not requested as part of the application review process but could subsequently be requested as part of this submittal.**

The burden of proving the correct boundary shall be on the applicant, supported by engineering and/or surveying data or mapping.

1. District Specific Regulations

- A. The Steep Slope Overlay District shall be an overlay on all zoning districts. The regulations in the overlay are in addition to those regulations of the underlying zoning district. **Acknowledged.**
- B. These regulations apply to applications within the Overlay District that include 400 square feet or more of earth disturbance. **This project will disturb more than 400 SF of surface area.**
- C. Finished slopes of all cuts and fills shall not exceed 30%, unless the applicant can demonstrate that steeper slopes can be stabilized and maintained adequately to the satisfaction of the ZAO or DRB in consultation with the City Engineer. **The project grading for the facility has been designed to comply with the 30% standard for the majority of the site as this enables the active use areas to be mowed. Those portions of the site that exceed the 30% slope are outlined below with the supporting structural BMPs employed to ensure their long-term stability.**

The project includes formalizing the walk-out basement feature. Translation slopes to the north or south are further referenced below.

Area 1 – Sheet C2.0 - This area represents the walkout area west of the house footprint. This area is currently located under the existing deck and the proposed deck.

Proposed Regrading - The proposed regarding in this area will remove 3 to 4 feet of existing material. The slope is generally 4% from the building to the top of bank transition into the existing stone fill stabilized embankment. This area will receive a minimum of 4" of topsoil with shade tolerant grass seed mix under the deck and "Conservation Mix" seed to enable quick cover and a mix of species for initial revegetation in the No-Mow area depicted on Sheet SK1.

Geotechnical Impacts – The reduction in loading at the top of the embankment of the currently reinforced slope (Work completed in 2008), will reduce the potential for slip plain failure in this portion of the property.

Area 2 – Sheet C2.0 - This area represents the transition slope on the south side of the walkout area.

Proposed Regrading - With the removal of 4' of material, there needs to be a grade transition from the lowered plateau back up into the existing grade. This will occur with the use of stone fill to stabilize those slopes that are steeper than 2:1 with the remaining areas allowed to naturally vegetate in the No-mow zone on the SK1 drawing. Those areas outside of the stone fill placement will receive a minimum of 4" of topsoil and "Conservation Mix" seed to enable quick cover and a mix of species for initial revegetation.

Geotechnical Impacts – The reduction in loading at the top of the embankment and the use of stone fill to stabilize the steeper section of the transition slope will both increase global slip plain factor of safety while also providing suitable protection against shallow surficial failure of these transition slopes..

Area 3 – Sheet C2.0 - This area represents the transition slope on the north side of the walkout area.

Proposed Regrading - To avoid redundancy, the proposed grading in this area is similar to that proposed on the south side albeit with a bit more space to accomplish the transition. This site will utilize stabilization measures similar to that on the south side. With the removal of 4' of material, there needs to

be a grade transition from the lowered plateau back up into the existing grade. This will occur with the use of stone fill to stabilize those slopes that are steeper than 2:1 with the remaining areas allowed to naturally vegetate in the No-mow zone on the SK1 drawing. Those areas outside of the stone fill placement will receive a minimum of 4" of topsoil and "Conservation Mix" seed to enable quick cover and a mix of species for initial revegetation.

Geotechnical Impacts – This site will utilize stabilization measures similar to that on the south side. With conditions being similar between Area 2 and Area 3, the geotechnical benefits to be seen at Area 2 will also be afforded at Area 3.

- D. Any fills placed on a steep slope shall be properly stabilized and, when necessary, supported by retaining walls or other appropriate measures as approved by the ZAO or DRB in consultation with the City Engineer. **The proposed means of stabilizing the areas with slopes >3H:1V is identified in Section C above.**
- E. Finished grades shall be reasonably safe from slide, collapse, or similar failure as determined by the ZAO or DRB in consultation with the City Engineer. **The means of protecting the three (3) identified areas from slope failure is outlined in Section C above.**

2. Additional Application Requirements

- A. A site plan prepared by a registered professional engineer or surveyor that accurately depicts the proposed development and related land disturbance relative to the Steep Slope Overlay District boundaries, with all pertinent information describing the proposal, and a topographical survey depicting existing and proposed contour lines at no greater than 2-foot intervals. The plan shall depict all proposed cut, fill, and grading. The attached **Sheets C1.0 – C2.0 indicate the existing and proposed conditions. Sheet C1.0 shows all of those areas with slopes greater than 15% as well as the areas extending 50-feet beyond the top of the embankment.**
- B. A plan depicting the extent of proposed vegetation clearing. **These areas are depicted on Sheet C2.0.**

3. Approval Condition

- A. Prior to construction, the applicant shall provide a geotechnical analysis prepared and stamped by a professional geotechnical engineer that determines the suitability of the steep slope for development. **This is that report.**

This completes our summary of the proposed steep slope areas and the proposed means of providing the necessary slope stability for those areas. If you should have any questions, please feel free to contact me at *802) 864-2323 x310 or at dmarshall@cea-vt.com.

Respectfully,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, representing David S. Marshall, P.E.

David S. Marshall, P.E.
Principal Engineer

Enclosures:

- C1.0 – Existing Condition/Demolition Plan
- C2.0 – Proposed Conditions Plan (w details)

Cc: Mr. Dan Boardman; CEA File 07234.00 (w Attachments, digital distribution)

Boral TruExterior Poly-Ash Trim - Available at Kulken Brothers in NJ ...

kulkenbrothers.com | 640 x 425 jpeg | 8 yrs ago |

Share Visit site



Bulk Building Supplies On Sale - Lowe's® Lumber For All Builds

<https://www.lowes.com/Shop>

Buy Panel Siding Online & Pickup Today Or Get Free Delivery On Orders above \$45. Browse Variety Of Building Products at Lowe's®. Great Deals On Quality Products

lowes.com has been visited by 1M+ users in the past month
All-natural look · Promotions available · Easy to install siding

Pressure Treated Lumber

Find A Store Near You

Vinyl Siding Trim

Shop Now

Related searches

See more details

Visual Search

Save

View Image

More

Related products



Boral Siding and Trim



Search







Hover image to zoom

Home > HVAC Supplies > Ventilation Fans > Broan-NuTone Ventilation Fans > Broan-NuTone Ventilation Fan Accessories > Roof, Wall, & Eave Caps

3" or 4" Round Duct Black Wall Cap w/ Damper

Brand: Broan SKU: 885BL ★★★★★ (41) Q&A: (4)

— + \$36.00 each

ADD TO CART

In Stock Get 137 Tomorrow, Jul 3

FastTrack Order by 5PM, receive tomorrow

Total Available: 702

MANUALS (1)

Product Overview

This item replaces: 642

Free Shipping On orders over \$99

Easy Returns No restocking fee for 90 days

Product Highlights

Steel

3", 4"

Black

Hot days ahead 83°F





Compare decking samples to get a better sense of color, style, and material.

ORDER FREE SAMPLES

For Pros For Architects

TimberTech

Products

Inspiration

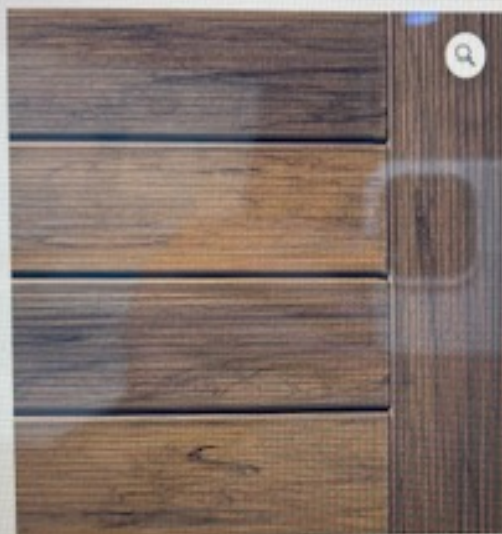
Why TimberTech

Resources

Get Started

FIND A CONTRACTOR

REQUEST A QUOTE



TIMBERTECH COMPOSITE

Legacy Collection

Hand-Scraped Finish

Capture the essence of nature with unique board-to-board variation (no two are exactly alike), without the rigorous maintenance of wood. Featuring a character-rich Hand-Scraped texture and dynamic blend of hues, our premium polymer capped composite boards deliver real wood aesthetics you'll never have to sand, stain, or seal.

COLOR TIGERWOOD



SAMPLE SIZE

☐ 1' Sample

FREE \$0.00

This site uses cookies to ensure you get the best experience. [LEARN MORE](#)

GET IT



