

Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DRB

Telephone: (802) 865-7188

Fax (802) 863-0466

AJ LaRosa

Caitlin Halpert

Evan Gould

Geoff Hand

Sean McKenzie

Leo Sprinzen

Miles Waite

Marina Campbell, (Alternate)

Vacant, (Alternate)



Development Review Board

Tuesday, August 19, 2025, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:

Please click the link below to join the webinar:

Zoom: <https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09>

Webinar ID: 832 2569 6227

Passcode: 969186

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

1. Agenda

2. Communications

3. Minutes

4. Public Hearing

4.1.

**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 for a total of ten
residential dwelling units. (Project Manager, Scott Gustin)**

4.2.

**ZP-25-306; 204 Pearl Street (RH, Ward 3) Pearl Union SRO Housing, LP / Donal Dugan
Proposed change of use from boarding house to family shelter with associated
renovations and site improvements. (Project Manager, Mary O'Neil)**

5. Certificate of Appropriateness

5.1.

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

5.2.

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)

5.3.

ZP-25-170; 196 South Willard Street (I, Ward 8) Purple Door Collaborative, LLC / Lars Cartwright

Proposed conversion of carriage barn to one new residential unit. (Project Manager, Mary O'Neil)

6. Adjournment

7. Informational and Non-Discrimination Statements

7.1.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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 & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

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



TO: Development Review Board
FROM: Scott Gustin
DATE: August 19, 2025
RE: ZP-25-325; 322 St. Paul Street

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: RC Ward: 6

Owner/Applicant: Champlain Housing Trust / Taryn Barret

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

Applicable Regulations:

Article 3 (Applications, Permits, & Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking)

Background Information:

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 10-unit 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.

The Design Advisory Board reviews this application on August 12, 2025. At the time of this writing, the DAB meeting has not yet occurred. Recommendations of that Board will be provided to the Development Review Board for consideration upon receipt.

Previous zoning actions for this property are noted below.

- 4/13/17, Approval of fence installation
- 7/13/16, Approval of one story addition and walkway
- 9/2/15, Approval rear canopy installation
- 6/7/11, Approval of mechanical unit installation
- 4/6/11, Approval to change apartments to group home, related renovations and site work
- 12/10/98, Approval of renovations, 10 apartments, and boundary line adjustment
- 1/11/90, Approval to renovate 4 apartments and construct rear addition

Recommendation: Conditional Use and Certificate of Appropriateness approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications, Permits, and Reviews

Part 3: Impact Fees

The proposed addition would typically trigger impact fees; however, the entire community house will be affordable to individuals earning less than 50% area median income. As a result, it may be fully exempt from impact fees per Sec. 3.1, criterion 3 of the current Impact Fee Administrative Regulations. Exemption is predicated on at least 99 year affordability and submission of an “affordability revision” calculation of impact fees to the city’s Water Resources Division.

(Affirmative finding as conditioned)

Part 5, Conditional Use & Major Impact Review:

Section 3.5.6 (a) Conditional Use Review Standards

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

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 property is served by municipal utilities. Sufficient water and sewer service are available. A State of Vermont wastewater permit will likely be required. A capacity letter issued by the Dept. of Public Works is required prior to obtaining a state wastewater permit. **(Affirmative finding as conditioned)**

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 subject property is located within the Residential Corridor (RC) zone and is surrounded by a variety of housing types and a city park. Nearby commercial uses are to the west of St. Paul Street. The property has always been residential and will remain so. The proposed community house will increase the size of the building but is similar to prior multifamily residential uses of the property. The moderate intensification of residential use on the property is consistent with the intent of the RC zone. **(Affirmative finding)**

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;*

The proposed community house will provide a supportive, supervised housing environment for residents in need of service-supported housing. The residential use is not expected to generate nuisance impacts from noise, odor, dust, and the like that may be more typically associated with industrial uses. **(Affirmative finding)**

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;

Traffic impacts are expected to be minimal. Most residents are unlikely to drive. The property is located within easy walking distance to downtown, and a GMT stop is located nearby at the corner of St. Paul and Spruce Streets. No traffic analysis has been provided, or is required, for this application. **(Affirmative finding)**

and,

5. *The utilization of renewable energy resources;*

No renewable energy resources are evident in the project plans; however, nothing about the addition will inhibit future utilization of such resources. **(Affirmative finding)**

and,

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

Construction will be required to meet applicable building and life safety codes and current energy efficiency standards. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.5, Residential Districts:

(a) Purpose

(4) Residential Corridor (RC)

This district is intended for relatively intense residential and mixed use development. A variety of housing types, such as duplexes, triplexes, and multi-family homes are allowed. Buildings should be mid-sized, larger than lower intensity residential districts but not as intense as the downtown and mixed use districts. The proposed apartment style community house aligns with the intent of the RC zone. **(Affirmative finding)**

(b) Dimensional Standards

The subject property has ~120' of road frontage and will remain unchanged.

The front yard setback remains unchanged. The northerly side yard setback will be 10,' and the southerly side yard setback will be more than 30.' The minimum required is 10.' The driveway and parking area serve both the subject property and that to the south at 336 St. Paul Street. As such, straddling the shared property boundary is acceptable. The rear yard setback will be more than 50,' whereas only 15' is required.

Lot coverage will increase to 65% and remains below the maximum permissible 80%.

The rear addition remains consistent with the 25.5' height of the existing building. The maximum permissible is 50.'

There is no limit on dwelling units within a structure in the RC zone, nor is there a maximum allowable building footprint for the proposed "special residential" community house use.

The addition, where it connects to the existing building, complies with minimum offset requirements for elevation planes. As there is just one building, minimum distances between structures on a lot do not apply. **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

The existing group home will be changed to a community house, which is a conditional use in the RC zone. **(Affirmative finding)**

(d) District Specific Regulations

1. Additional Residential Development Permitted
(Not applicable)

2. Exceptions to Dimensional Standards
(Not applicable)

3. Exception for Neighborhood Commercial Uses
(Not applicable)

4. Miscellaneous Standards
(Not applicable)

4. Residential Development Bonuses
(Not applicable)

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

No lot coverage exceptions are sought. **(Not applicable)**

Sec. 5.2.5, Setbacks

Per subsection (b) 7 of this criterion, the shared driveway and parking area is allowed to encroach on the side yard setback. **(Affirmative finding)**

Sec. 5.2.6, Building Height Limits

No exceptions to height limits are sought. **(Not applicable)**

Sec. 5.2.7, Density Calculations
(Not applicable)

Sec. 5.4.4, Community House

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

The 10 units in this apartment style community house range in size from 585 sf to 800 sf and will contain a total of 14 bedrooms. Resultant density is less than half the limit of 1 person per 200 sf. **(Affirmative finding)**

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

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

Total Occupancy (beds)	Distance (feet)
6 or less	0
7-12	500
13-20	1,000
21 or more	1,500

Only two community houses are/were within 1,500' of the subject property. 415 South Union Street is permitted for a 13-bed community house, and 179 South Winooski Avenue was permitted for up to 40 beds; however, this facility is no longer in use as a community house. **(Affirmative finding)**

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. **(Affirmative finding)**

(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. **(Affirmative finding)**

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. **(Affirmative finding)**

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. **(Affirmative finding)**

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

None identified. **(Affirmative finding)**

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. **(Affirmative finding)**

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. **(Affirmative finding)**

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. **(Affirmative finding as conditioned)**

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. **(Affirmative finding)**

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. **(Affirmative finding)**

Sec. 5.5.1, Nuisance Regulations

Nothing in the amendment appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, 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. **(Affirmative finding)**

Sec. 5.5.3, Stormwater and Erosion Control

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. **(Affirmative finding)**

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. **(Affirmative finding)**

(b) Topographical alterations

The property slopes gently uphill away from St. Paul Street. No significant topographical alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views

There are no significant public views from, or through, the subject property. **(Affirmative finding)**

(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. **(Affirmative finding)**

(f) Brownfield sites

The subject property is not an identified brownfield. **(Affirmative finding)**

(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. **(Affirmative finding)**

(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. **(Affirmative finding)**

(i) Vehicular access

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

(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. **(Affirmative finding)**

(k) Accessibility for the handicapped

The site plan depicts one ADA parking space nearest the side building entries. **(Affirmative finding)**

(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. **(Affirmative finding)**

(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. It consists of cedar stockade fence panels of 6' height.

A concrete block wall of up to 30" will be constructed along the south and west borders of the proposed patio. A detail shows that it will be a freestanding segmented block wall. **(Affirmative finding as conditioned)**

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal. **(Not applicable)**

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

The site plans depict mechanical unit and dumpster locations. They are acceptably placed on the site plan. **(Affirmative finding)**

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. **(Affirmative finding)**

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. **(Affirmative finding)**

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. **(Affirmative finding)**

(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. **(Affirmative finding)**

(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. **(Affirmative finding)**

(f) Reduce energy utilization

The proposed addition must comply with the current energy efficiency standards of Burlington and the State of Vermont. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

No advertising is included in this proposal. **(Not applicable)**

(h) Integrate infrastructure into the building design

No building mounted mechanical equipment is proposed. **(Affirmative finding)**

(i) Make spaces safe and secure

The proposed addition must comply with the city’s current egress requirements. Building entries will be illuminated. **(Affirmative finding)**

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

The property is located within the Multimodal Mixed-Use Parking District. Within that district, up to 1 parking space per dwelling unit is allowed. As proposed, the apartment style community house will have 10 units, and the abutting property at 336 St. Paul Street has 6 units. Together, they will share the 8-space parking area. The 8 spaces are well under the 16-space limit. **(Affirmative finding)**

Sec. 8.1.16, Transportation Demand Management

The proposed community house, with 10 units restricted to individuals earning less than 50% area median income, must address the TDM standards for “Affordable Projects” in Table 8.1.16-1. Specifically, a Transportation Coordinator must be designated and shall be responsible for disseminating TDM information to residents, record keeping, and annual travel surveys of residents and staff. As with all projects subject to TMD standards, a TDM agreement must be signed and submitted with the permit record. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

There is no bicycle parking requirement for community houses; however, there are standards for multi-unit residences. Given the apartment style of the proposed community house, multi-unit standards are applicable. One long term bike parking space per two bedrooms and 1 short term space per 10 units is required. With 10 units, at least 5 sheltered long term bike parking spaces and

1 bike rack space must be provided. The project plans note 2 exterior bike racks (4 bike capacity) and 10 long term spaces within the basement. **(Affirmative finding)**

Article 9: Inclusionary Housing

The apartment style community house will contain 10 units. As a result, the inclusionary housing standards of Article 9 apply. As proposed, 100% of the units will be restricted to individuals earning less than 50% AMI. This level of affordability complies with the minimum standards. Written approval of the inclusionary housing proposal by the manager of the city's Housing Trust Fund is required. **(Affirmative finding as conditioned)**

II. Conditions of Approval

1. **Prior to release of the zoning permit,**
 - a. A landscaping plan shall be submitted, subject to staff review and approval. The landscaping plan shall depict existing trees to be removed and new plantings to be installed (including species and size at the time of planting); and,
 - b. A Transportation Coordinator must be designated and shall be responsible for disseminating TDM information to residents, record keeping, and annual travel surveys of residents and staff, and a TDM agreement must be signed and submitted with the permit record.
2. Written approval of the inclusionary housing proposal by the manager of the city's Housing Trust Fund is required.
3. Exemption from impact fees is predicated on at least 99 year affordability and submission of an "affordability revision" calculation of impact fees to the city's Water Resources Division.
4. A State of Vermont wastewater permit is likely required. A capacity letter issued by the Dept. of Public Works is required prior to obtaining a state wastewater permit.
5. All new construction is required to 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.
6. Standard Conditions 1-15.

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.

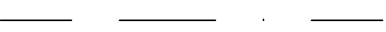
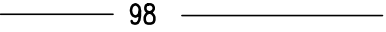
- (b) All dimensional standards for the underlying zoning per the requirements of Art. 4 shall be applicable; and,

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.

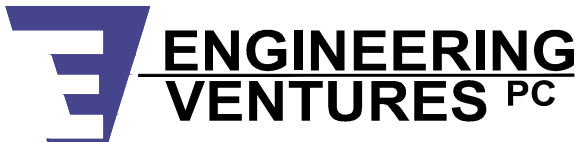
LEGEND

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

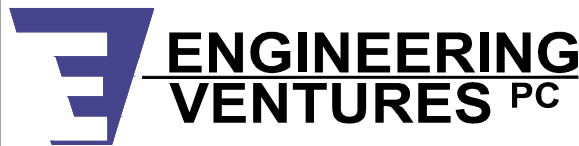
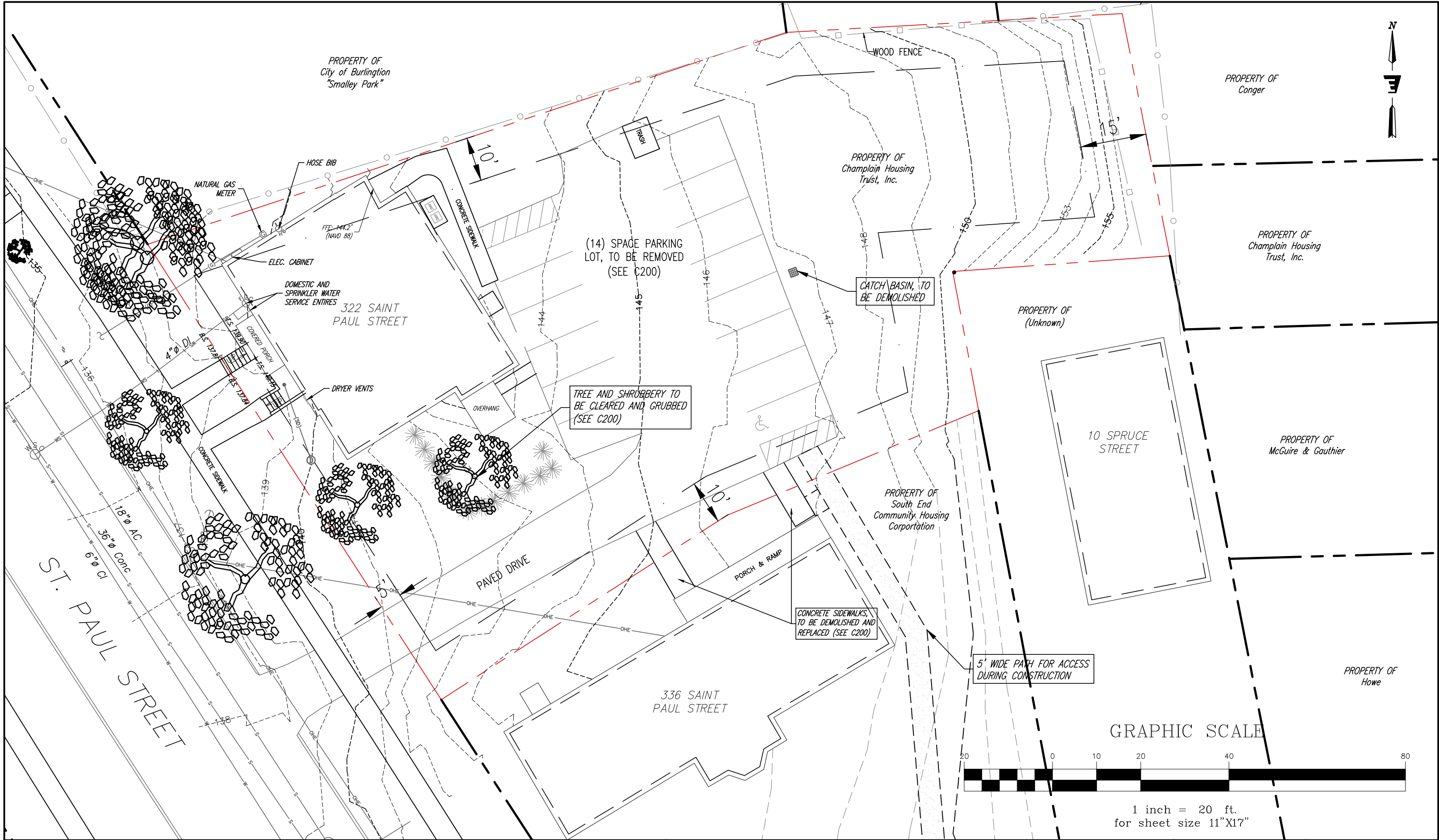
Project Title:

322 SAINT PAUL STREET
REDEVELOPMENT PROJECT

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

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 AND DEMOLITION PLAN

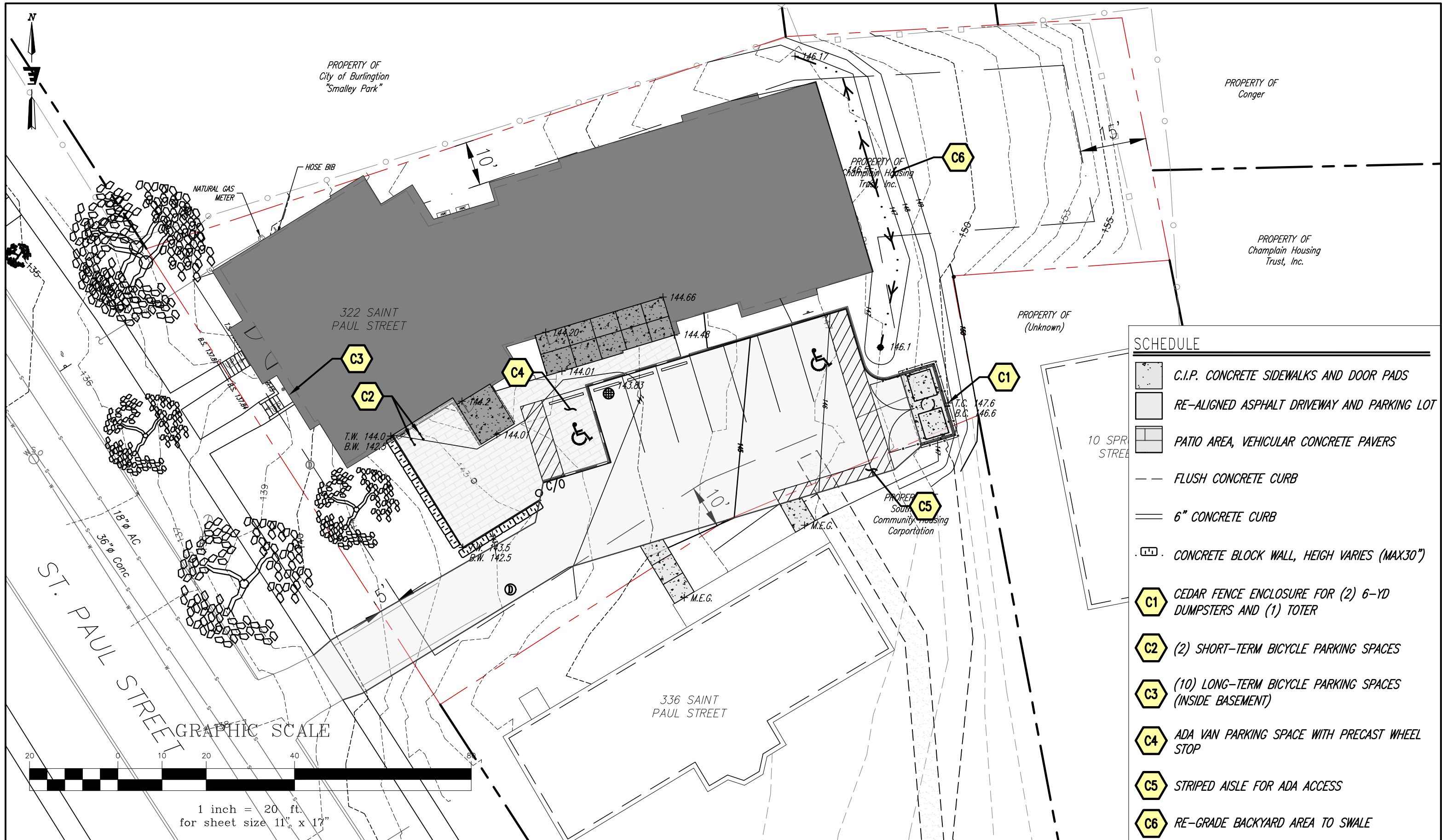
Project Title:

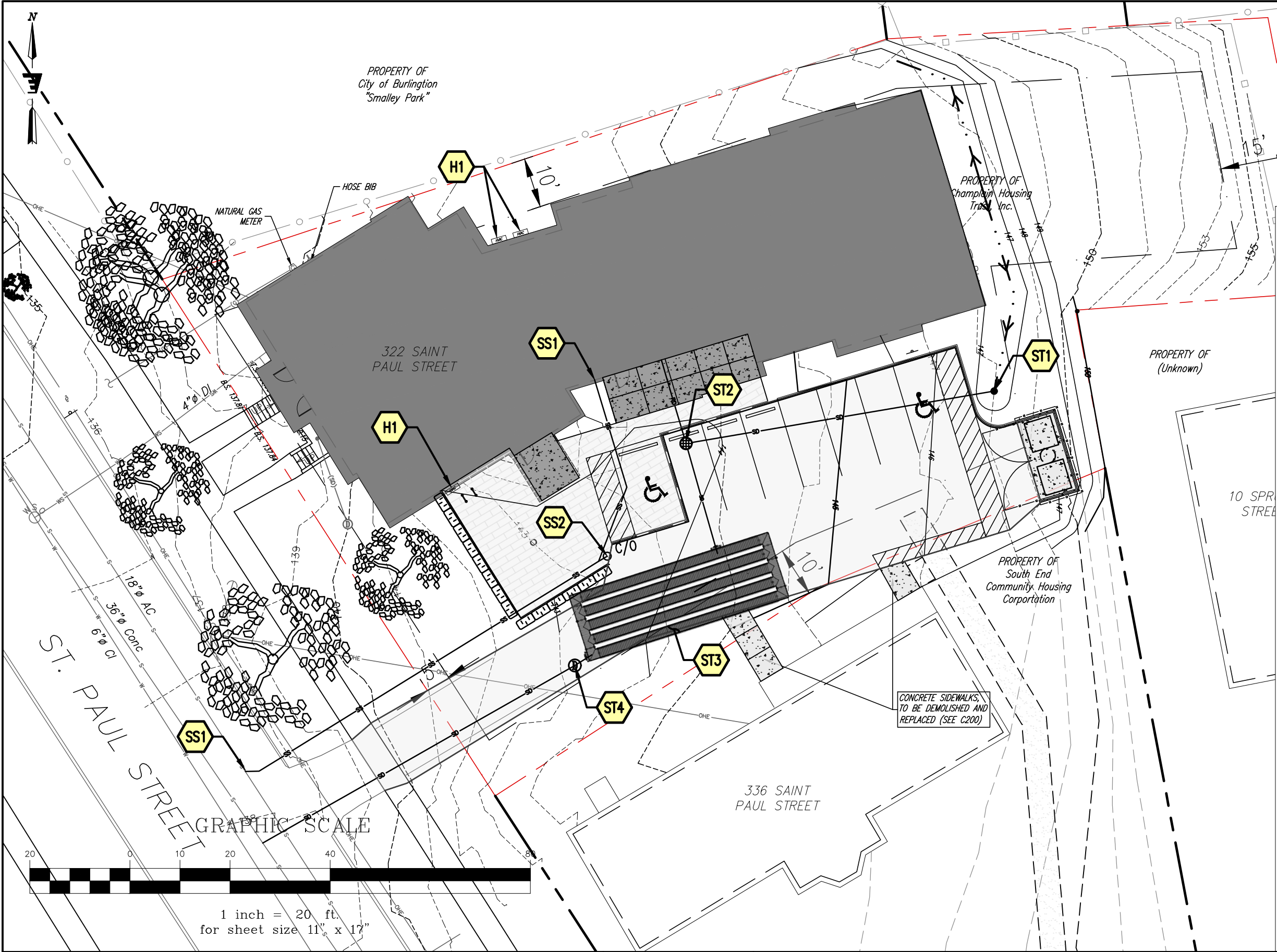
322 SAINT PAUL STREET
 REDEVELOPMENT PROJECT

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

Figure:

C100



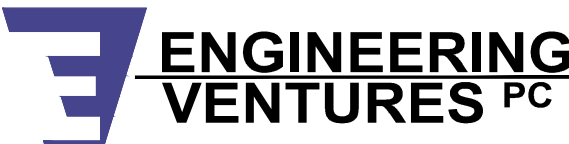


SCHEDULE

- 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

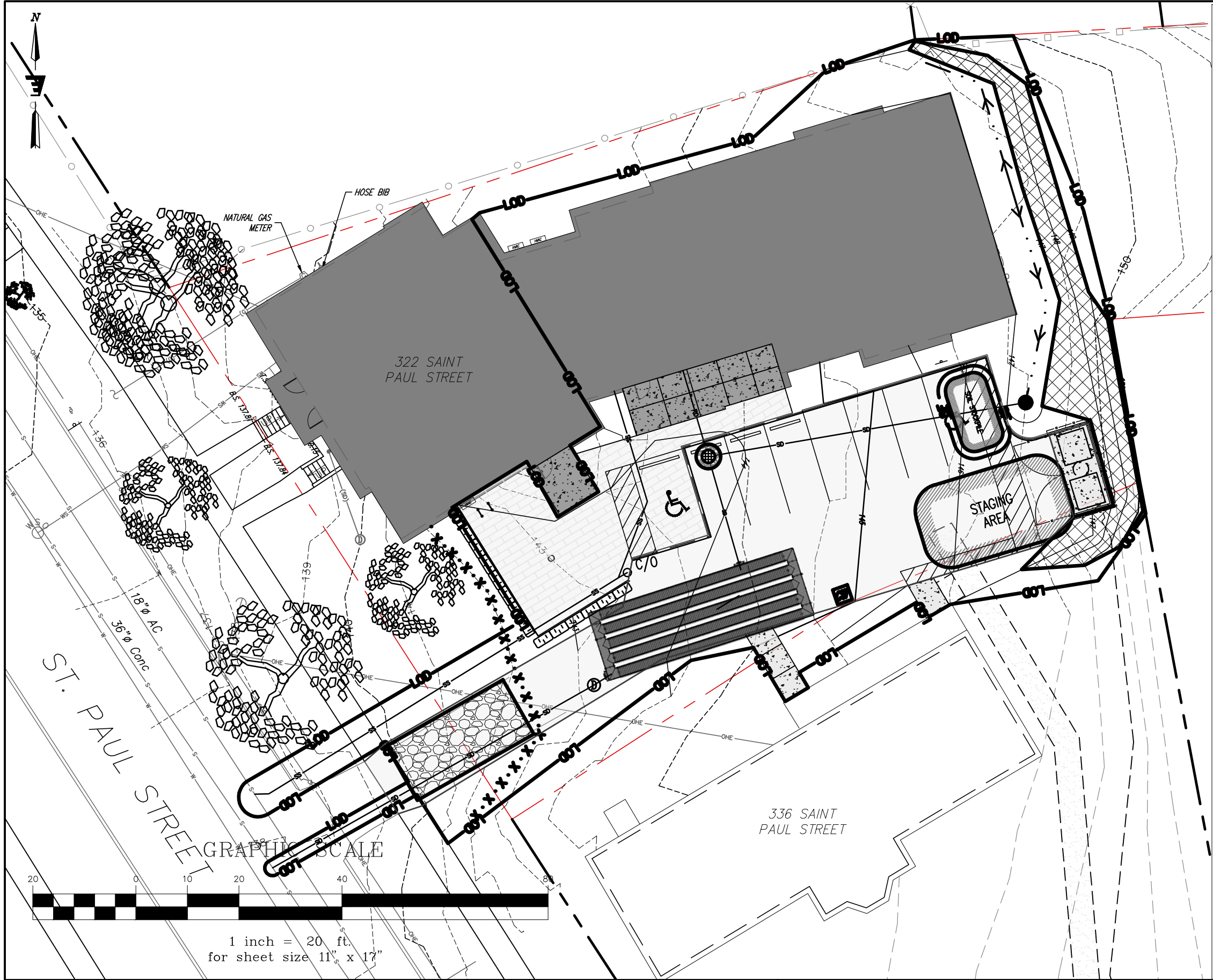
Project Title:

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

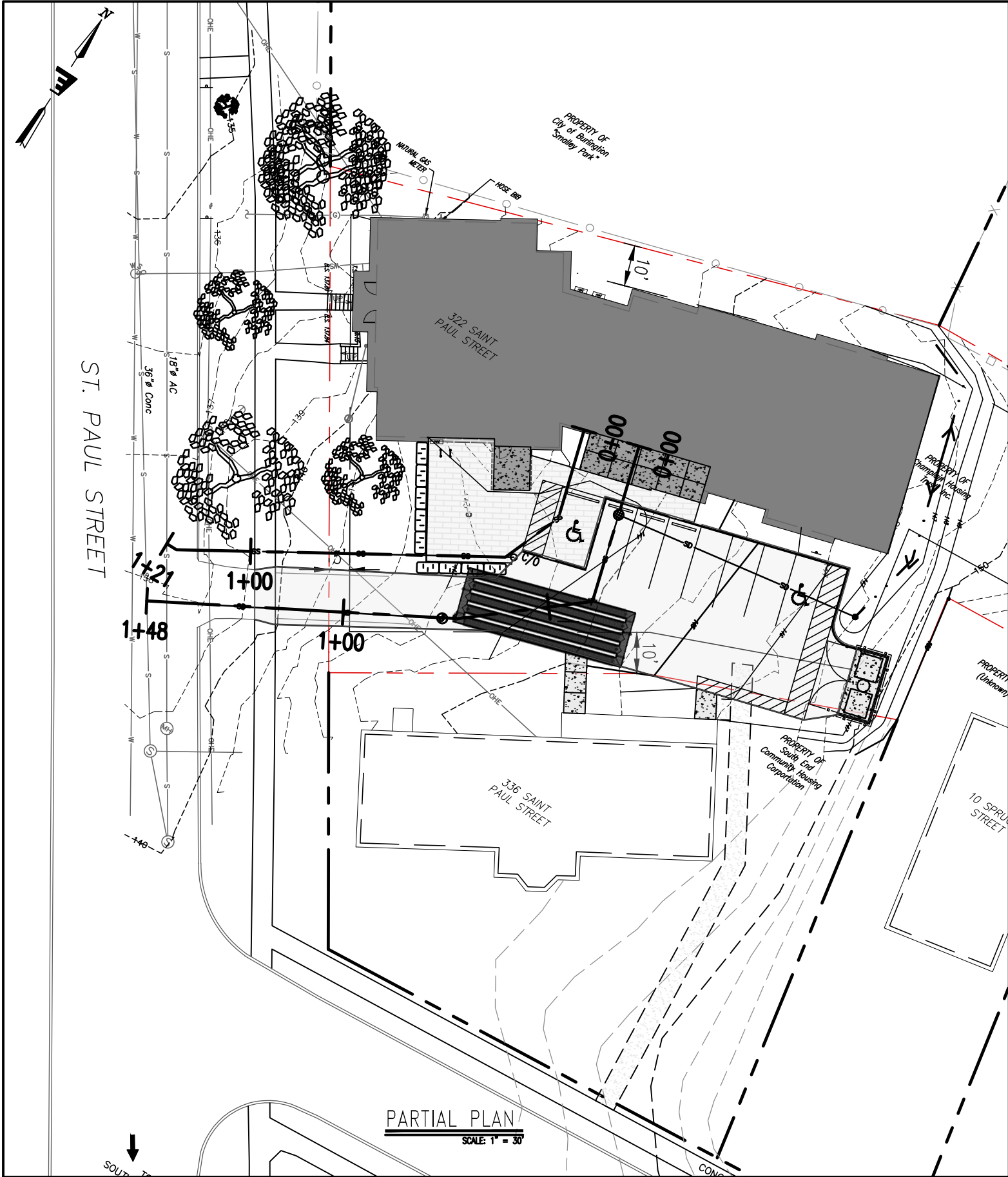
Project Title:

322 SAINT PAUL STREET REDEVELOPMENT PROJECT

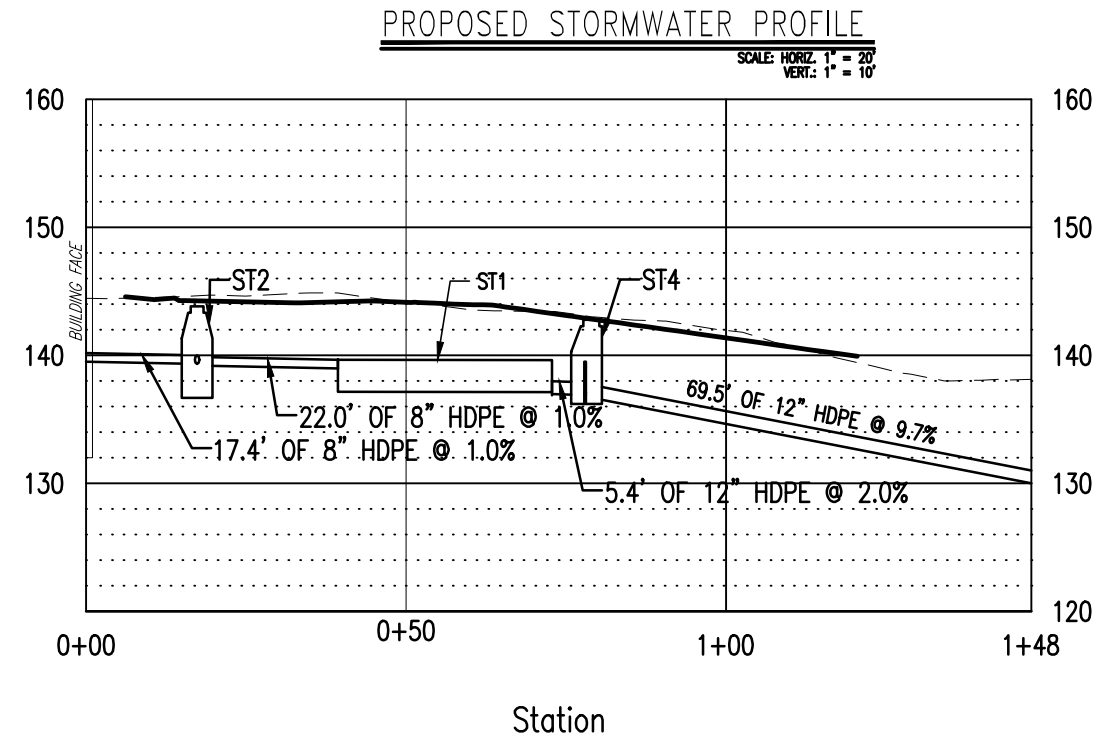
EV Project #	25255
Drawn By:	JG
Checked By:	KW
Scale:	1"=20'
Date:	08/01/2025

Figure:

C202

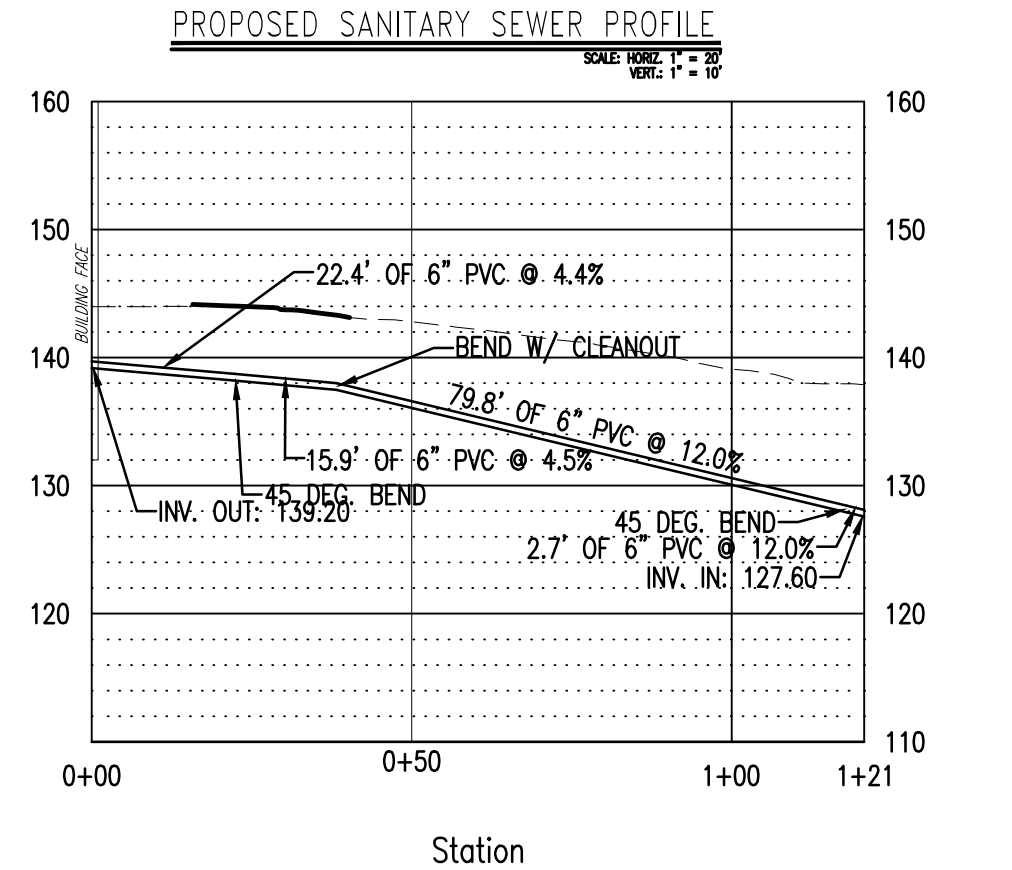


Elevation

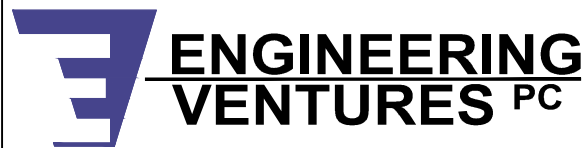


Elevation

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

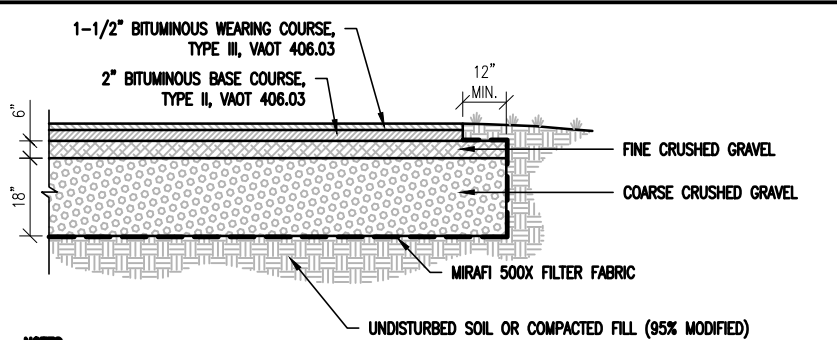
EV Project # 25255
 Drawn By: JG
 Checked By: KW
 Scale: 1"=30'
 Date: 08/01/2025

Figure:

C300

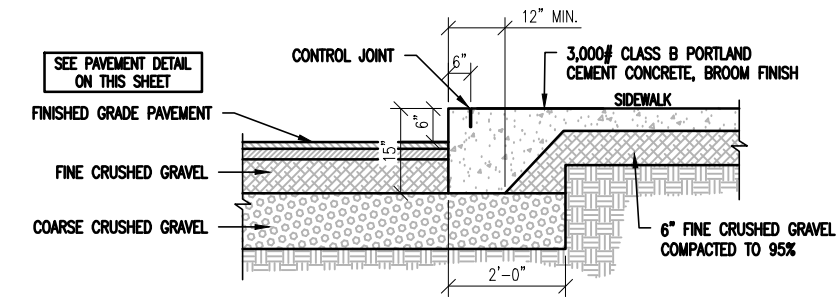
PLOTTED: 7/31/2025 4:19 PM

S:\PROJECTS\0-2025\25255 VT CIV 322 ST PAUL\DWG\SHEET FILES\C500.DWG

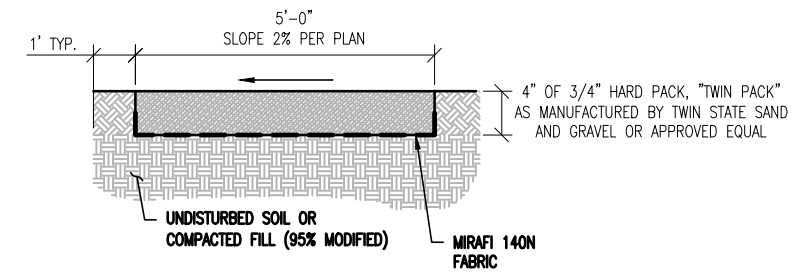


- NOTES:**
1. IN ALL PAVEMENT AREAS TO BE PATCHED, SAW CUT AND REMOVE EXISTING PAVEMENT.
 2. EXCAVATE BASE MATERIAL AND SUB-BASE MATERIAL IF INADEQUATE.
 3. ALL SUBBASE MATERIALS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR).

PAVEMENT DETAIL
NOT TO SCALE 1

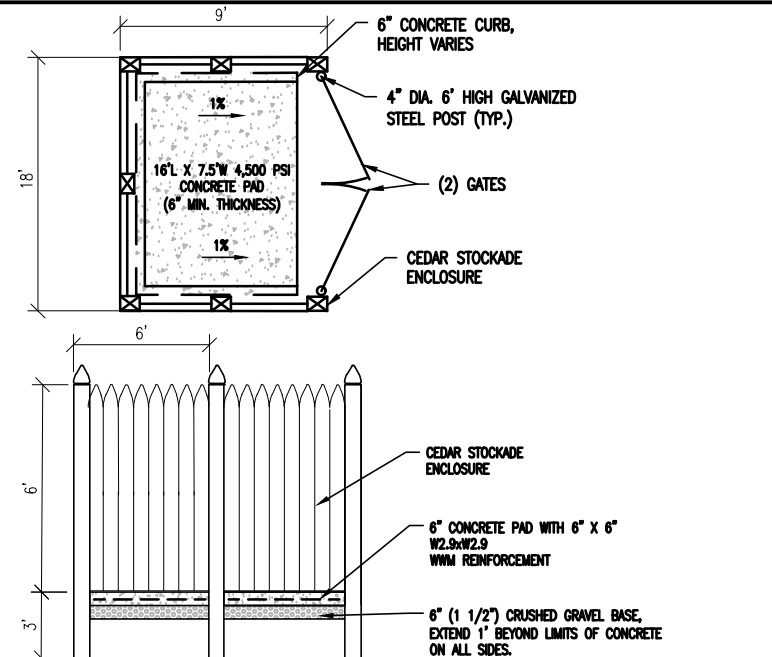


INTEGRAL CURB AND WALK DETAIL
NOT TO SCALE 2

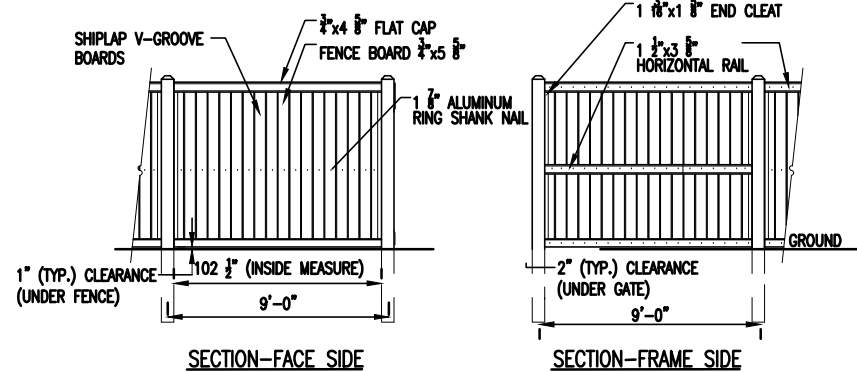


- NOTES:**
1. CUT OUT YIELDING SOFT AREAS OF NATIVE SUBGRADE. BACKFILL WITH GRANULAR BACKFILL AND COMPACT TO DENSITY EQUAL TO OR GREATER THAN REQUIREMENTS FOR SUBSEQUENT FILL MATERIAL.
 2. ALL SUBBASE MATERIALS SHALL BE PLACED IN MAXIMUM LIFTS OF 6" AND COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO ASTM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

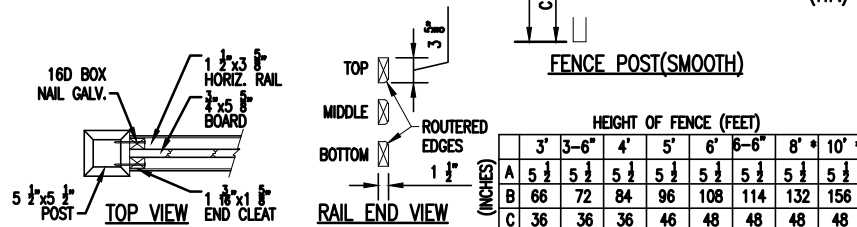
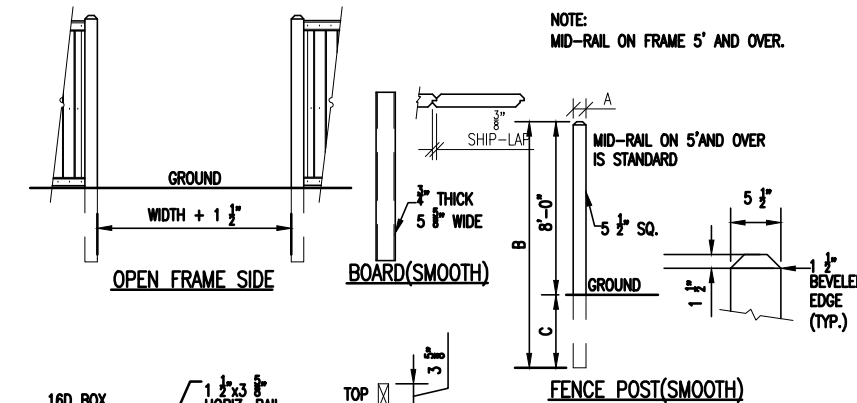
TEMPORARY WALKWAY DETAIL
NOT TO SCALE 3



DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE 4



NOTE:
MID-RAIL ON FRAME 5' AND OVER.



FENCE DETAIL(SMOOTH)
CEDAR SCREEN FENCE ENCLOSURE

		HEIGHT OF FENCE (FEET)									
		3'	3'-6"	4'	5'	6'	6'-6"	8'	10' *		
A	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2	5 1/2		
B	66	72	84	96	108	114	132	156			
C	36	36	36	46	48	48	48	48			

* SECTIONS 8' HIGH & OVER ARE 6' LONG (TYP.)

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

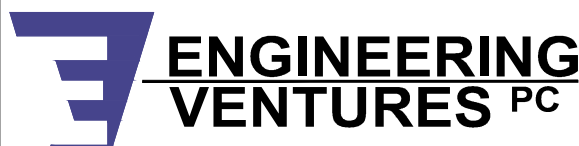
G. DRAINAGE AGGREGATE: SIEVES	SIEVE DESIGNATION	PERCENT BY WEIGHT PASSING SQUARE MESH
	1 INCHES	100
	3/4 INCH	90 - 100
	3/8 INCH	20 - 55
	NO. 4	0 - 10
	NO. 8	0 - 5

- 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.



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 DETAILS (1 OF 2)

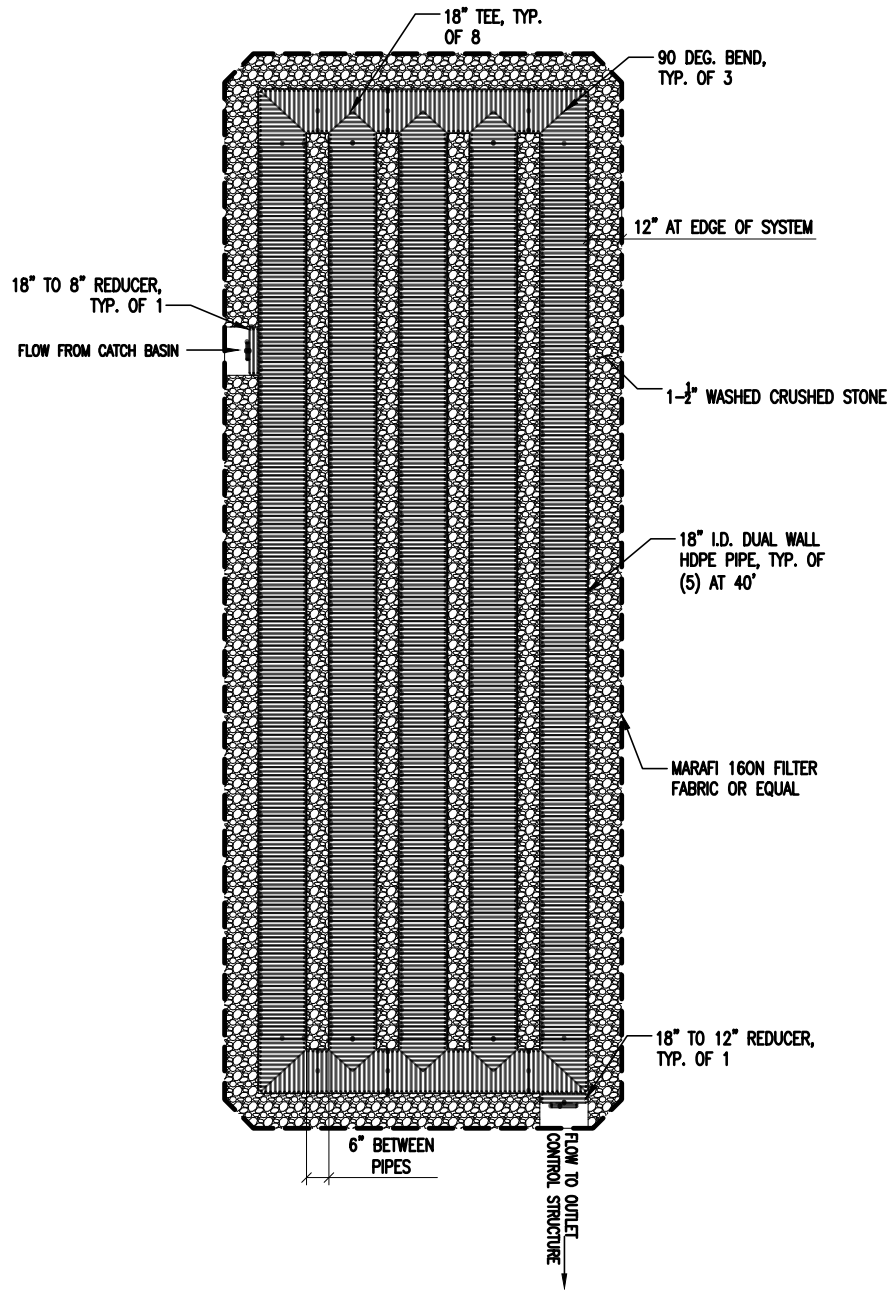
Project Title:

322 SAINT PAUL STREET
REDEVELOPMENT PROJECT

EV Project # 25255
Drawn By: JG
Checked By: KW
Scale: NTS
Date: 07/01/2025

Figure:

C500

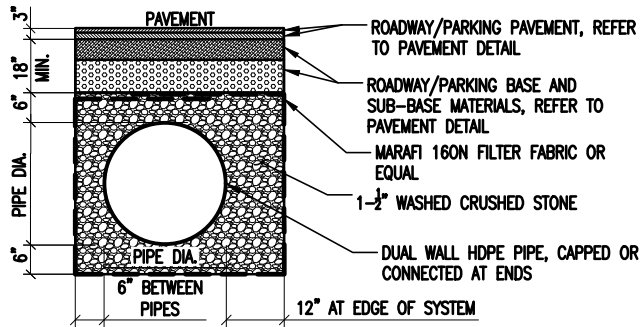


- NOTES:
1. UPSTREAM CONSTRUCTION SHALL BE COMPLETED AND STABILIZED PRIOR TO CONNECTING TO STORMWATER DETENTION SYSTEM.
 2. THERE SHALL BE A MINIMUM OF 6" OF CRUSHED STONE ABOVE, BELOW AND ON EITHER SIDE OF EACH PIPE ROW. THERE SHALL BE 12" OF CRUSHED STONE ON THE OUTER EDGES OF THE SYSTEM.

STORMWATER DETENTION SYSTEM TYPICAL DETAIL

NOT TO SCALE

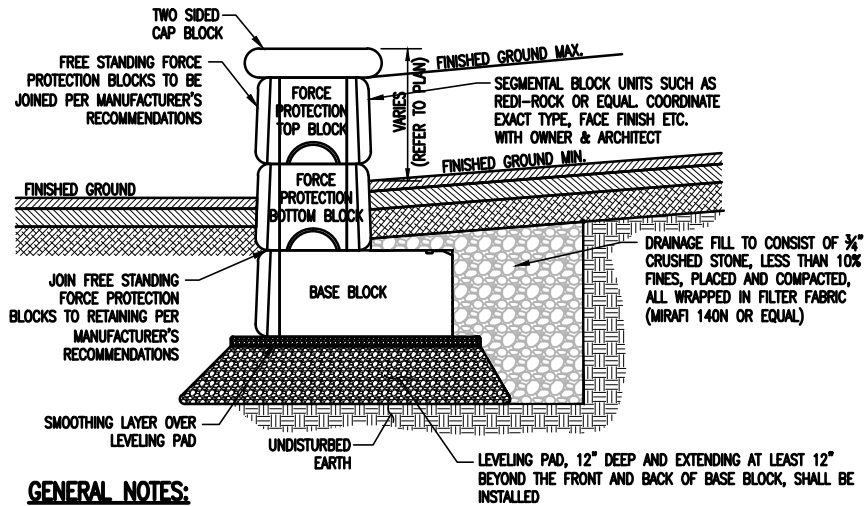
1



DETENTION SYSTEM TYPICAL SECTION

NOT TO SCALE

2



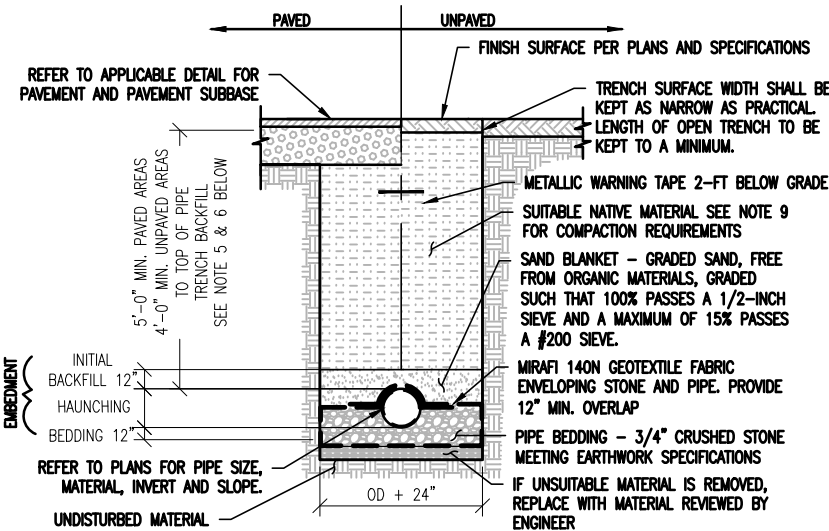
GENERAL NOTES:

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 (MIRAFI 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

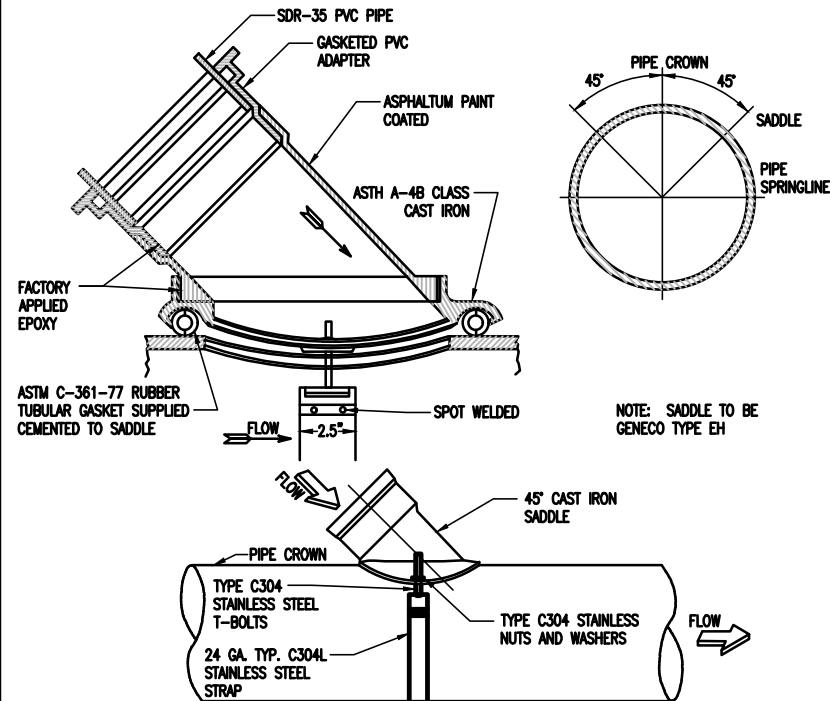
NOT TO SCALE

3

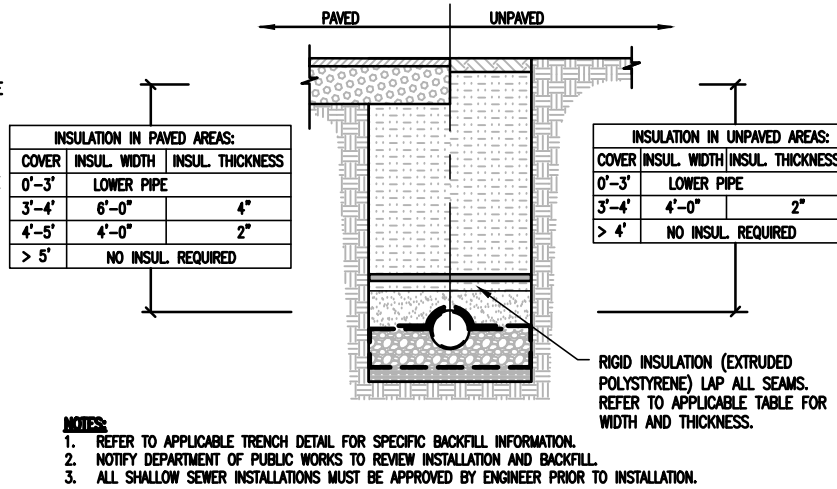


- NOTES:**
1. UNLESS OTHERWISE NOTED, ASSUME CLASS "C" SOILS. PERFORM ALL EXCAVATIONS TO OSHA REQUIREMENTS.
 2. BEDDING TO PROVIDE A FIRM, STABLE, CONTINUOUS AND UNIFORM SUPPORT FOR THE FULL LENGTH OF PIPE.
 3. FOR SEWER LINES THE MINIMUM DEPTH TO THE TOP OF THE PIPE SHALL BE 5'-0" IN PAVED AREAS AND 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.

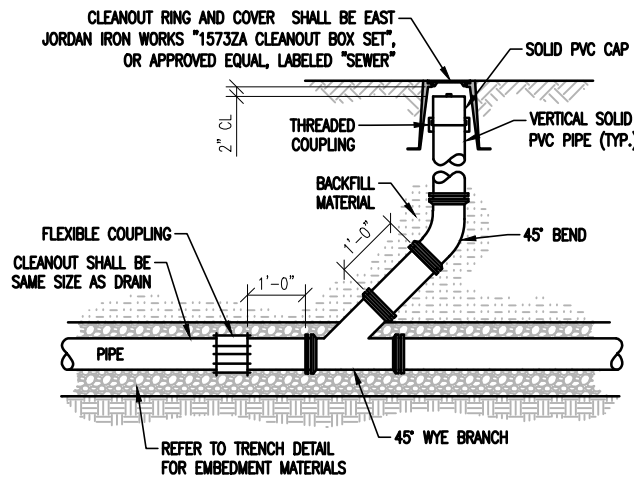
GRAVITY SEWER TRENCH DETAIL 1
NOT TO SCALE



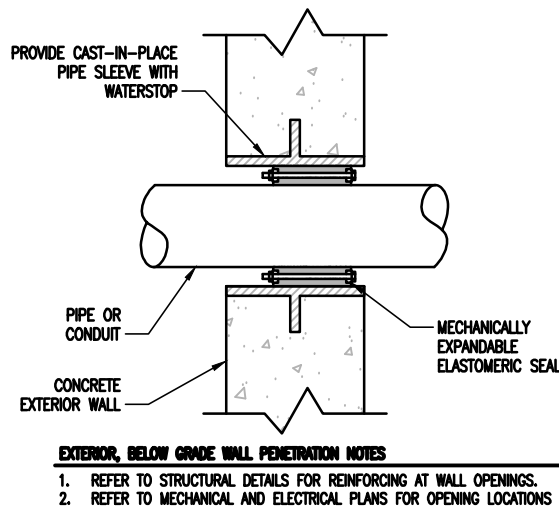
SEWER SADDLE DETAIL 2
NOT TO SCALE



SHALLOW SEWER LINE INSULATION DETAIL 3
NOT TO SCALE



SEWER CLEANOUT DETAIL 4
NOT TO SCALE



WALL PENETRATION DETAIL 5
NOT TO SCALE

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 ENVIRONMENTAL 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

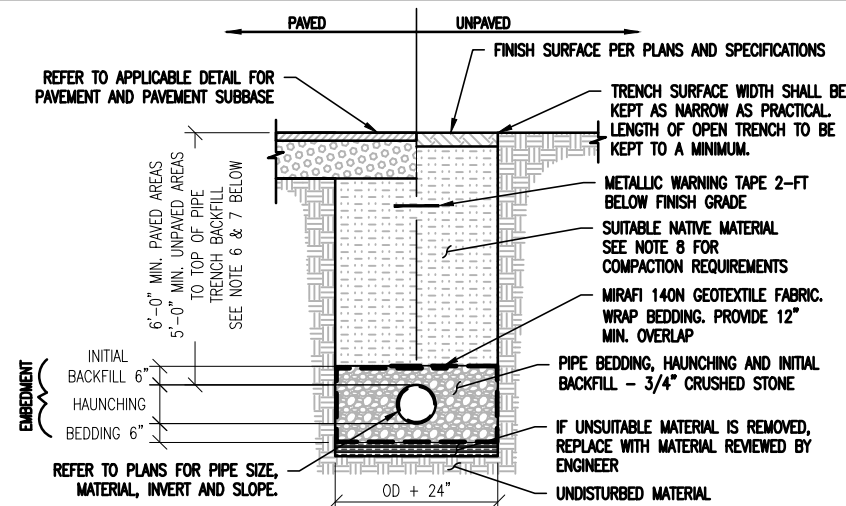
- A. MATERIALS:** THE BUILDING SEWER SHALL BE CONSTRUCTED IN A MANNER WHICH WILL PREVENT LEAKING, BREAKING OR CLOGGING. ACCEPTABLE MATERIALS FOR THE SEWER ARE RUBBER-RING-JOINTED PVC GRAVITY SEWER PIPE SDR35 ASTM D3034.
- B. SIZING, SLOPE, VELOCITY:** MINIMUM BUILDING SEWER SIZE IS 4-INCHES (UNLESS SHOWN 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:

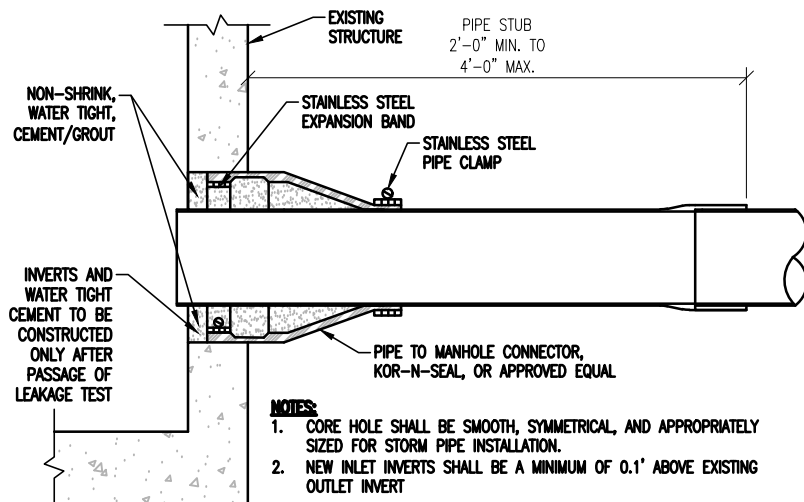
1. PERFORM A PRESSURIZED AIR TEST ON THE GRAVITY LINE IN ACCORDANCE WITH THE VERMONT ENVIRONMENTAL PROTECTION RULES ON EACH SECTION OF THE GRAVITY SEWER. THE ENGINEER SHALL BE GIVEN 72 HOURS NOTICE BEFORE THE TEST IS CONDUCTED. TEST MUST BE WITNESSED BY THE ENGINEER.
2. PLUG ALL OPENINGS IN THE TEST 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

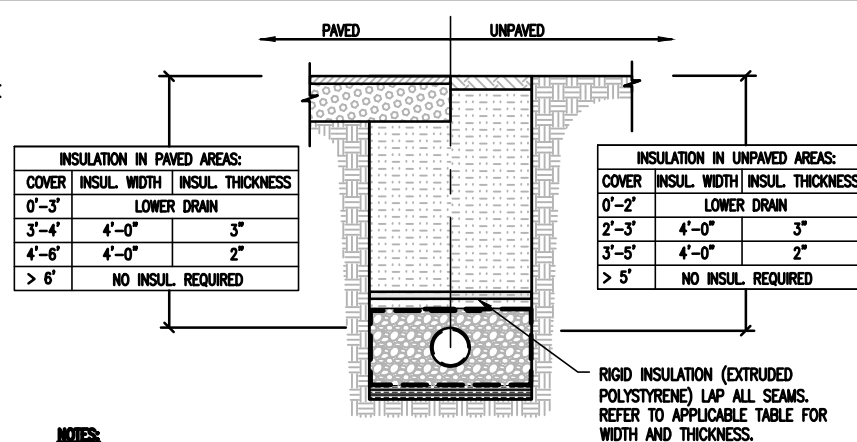
- G. INSTALLATION:** PIPE SHALL BE LAID WITH BELL ENDS FACING UPGRADE AND LAYING SHALL START AT THE DOWNGRADE END.
- H. WATER/SEWER SEPARATION:** SEWERS SHALL BE LAID FLAT AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER LINE. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. SEE TYPICAL 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 OR 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.



- 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. 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.



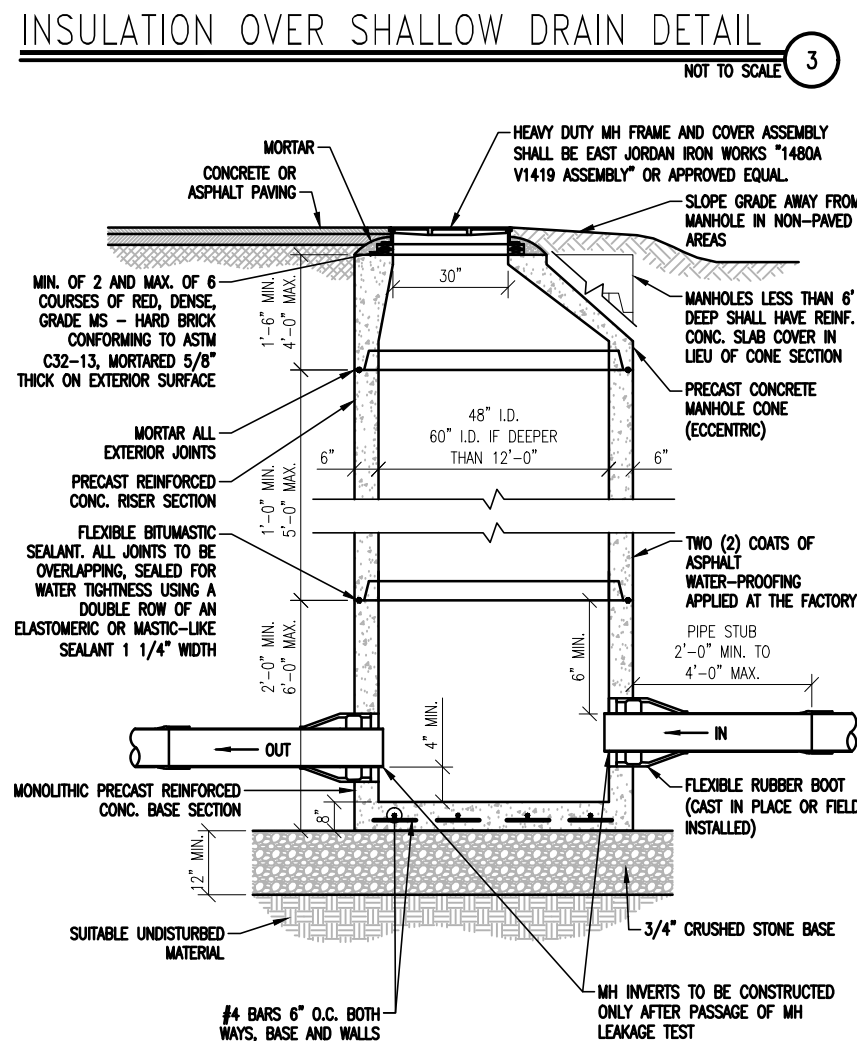
- NOTES:**
1. CORE HOLE SHALL BE SMOOTH, SYMMETRICAL, AND APPROPRIATELY SIZED FOR STORM PIPE INSTALLATION.
 2. NEW INLET INVERTS SHALL BE A MINIMUM OF 0.1' ABOVE EXISTING OUTLET INVERT



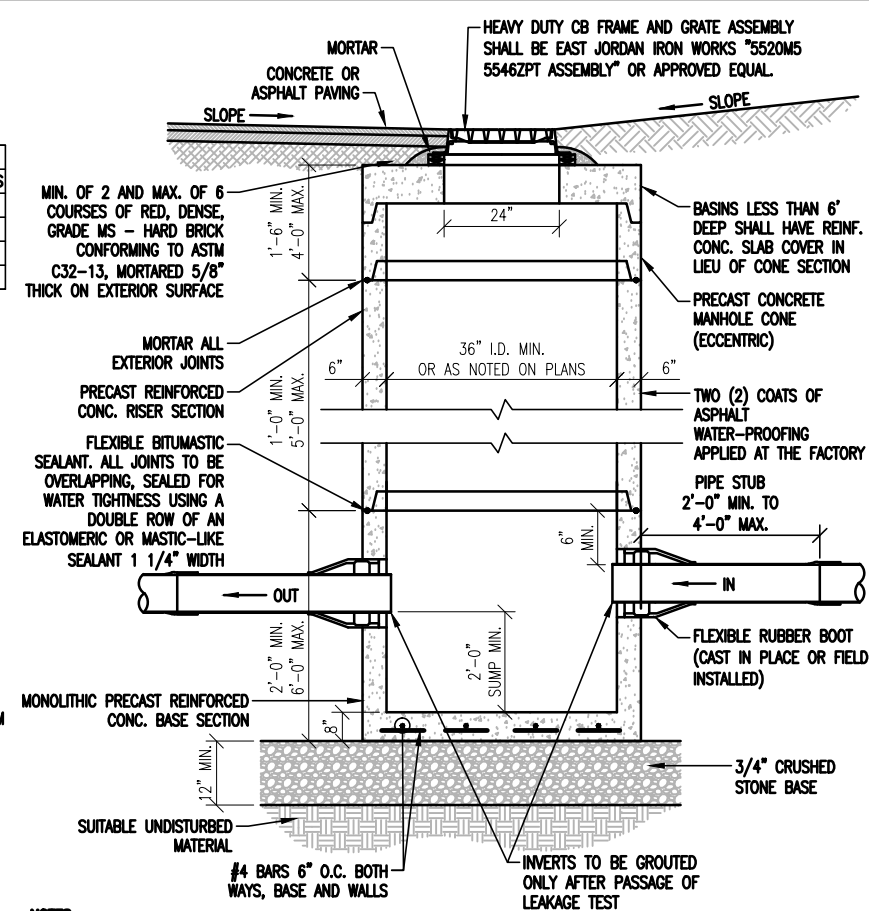
INSULATION IN PAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-3"	LOWER DRAIN	
3'-4'	4'-0"	3"
4'-6'	4'-0"	2"
> 6'	NO INSUL. REQUIRED	

INSULATION IN UNPAVED AREAS:		
COVER	INSUL. WIDTH	INSUL. THICKNESS
0'-2'	LOWER DRAIN	
2'-3'	4'-0"	3"
3'-5'	4'-0"	2"
> 5'	NO INSUL. REQUIRED	

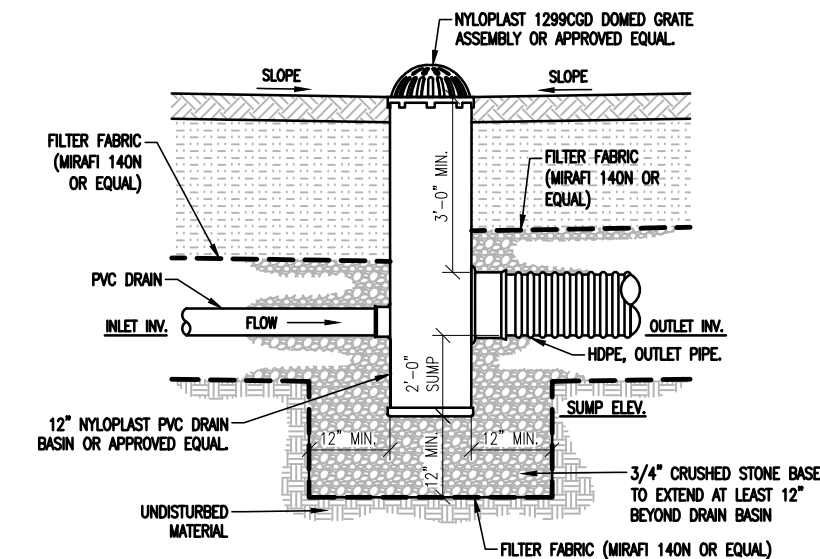
- NOTES:**
1. REFER TO APPLICABLE TRENCH DETAIL FOR SPECIFIC BACKFILL INFORMATION.
 2. NOTIFY DEPARTMENT OF PUBLIC WORKS TO REVIEW INSTALLATION AND BACKFILL.
 3. ALL SHALLOW DRAIN INSTALLATIONS MUST BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.



- NOTES:**
1. PROVIDE SMOOTH SWEEPING TRANSITIONS BETWEEN INVERTS OF INTERSECTING PIPE.
 2. 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

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

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

PERMIT APPLICATION



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



322 St. Paul

Duncan
Wisniewski
ARCHITECTS

Page 28 of 314

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

 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: 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 — CONTROLS — ELECTRICAL —

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

Revisions		
#	Date	Comments

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	WK : 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. Propriety 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

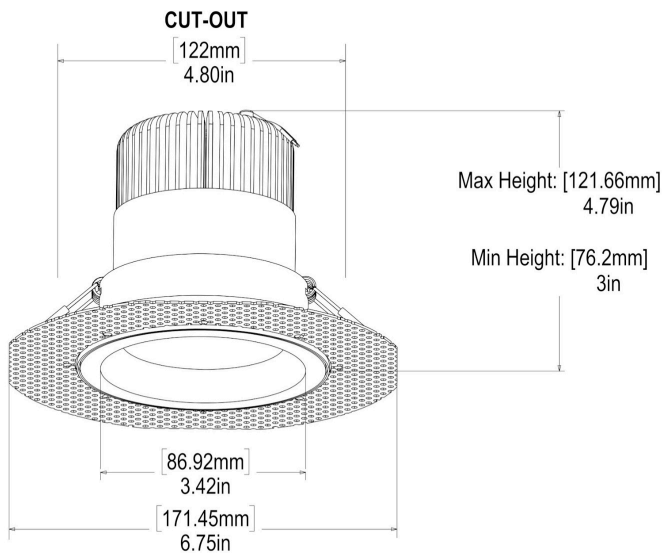
Tunable White Daylight

(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

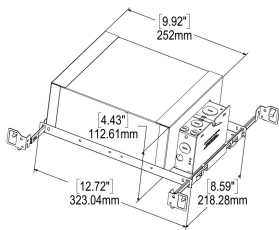
Power Options	ELV & Non-Dimmable LxWxH (mm)	ELV & Non-Dimmable LxWxH (inch)
7W	70.5x34.5x25.0	2.77x1.35x0.98
9W-13W	85.2x38.0x27.5	3.35x1.50x1.08
18W-26W-36W	88.3x41.5x30.3	3.48x1.63x1.19

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

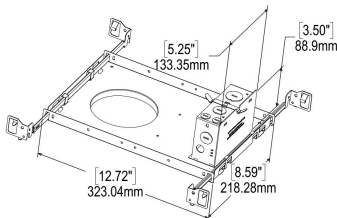
Housings

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.



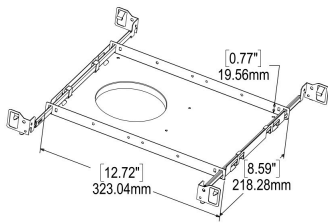
A0: Class 1, IC (Insulation Contact)

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.



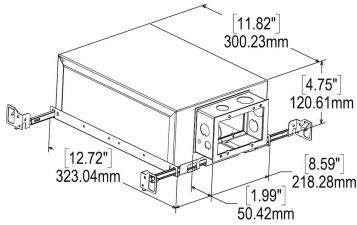
B0: Class 1, Non-IC (Non-Insulation Contact)

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.



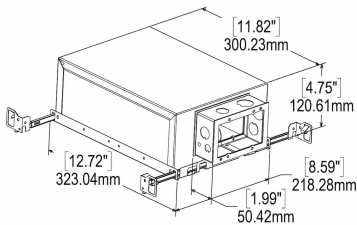
D0: Class 2, Non-IC

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.



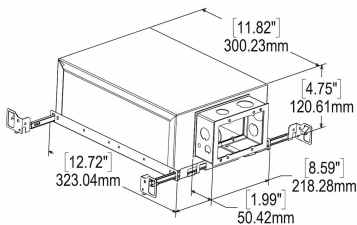
E0: Airtight Enclosure IC (Insulation Contact)

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.



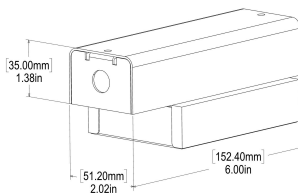
F0: Chicago Plenum IC (Insulation Contact)

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.



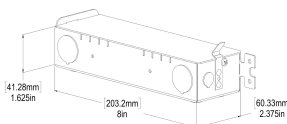
G0: Title 24 for Residential IC (Insulation Contact)

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.



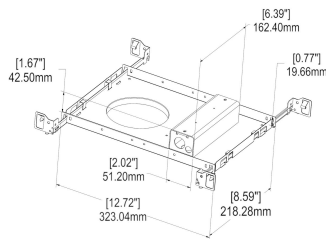
RL: Retro Fit-Enclosure Coupled With Lutron HI-Lume Driver

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



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

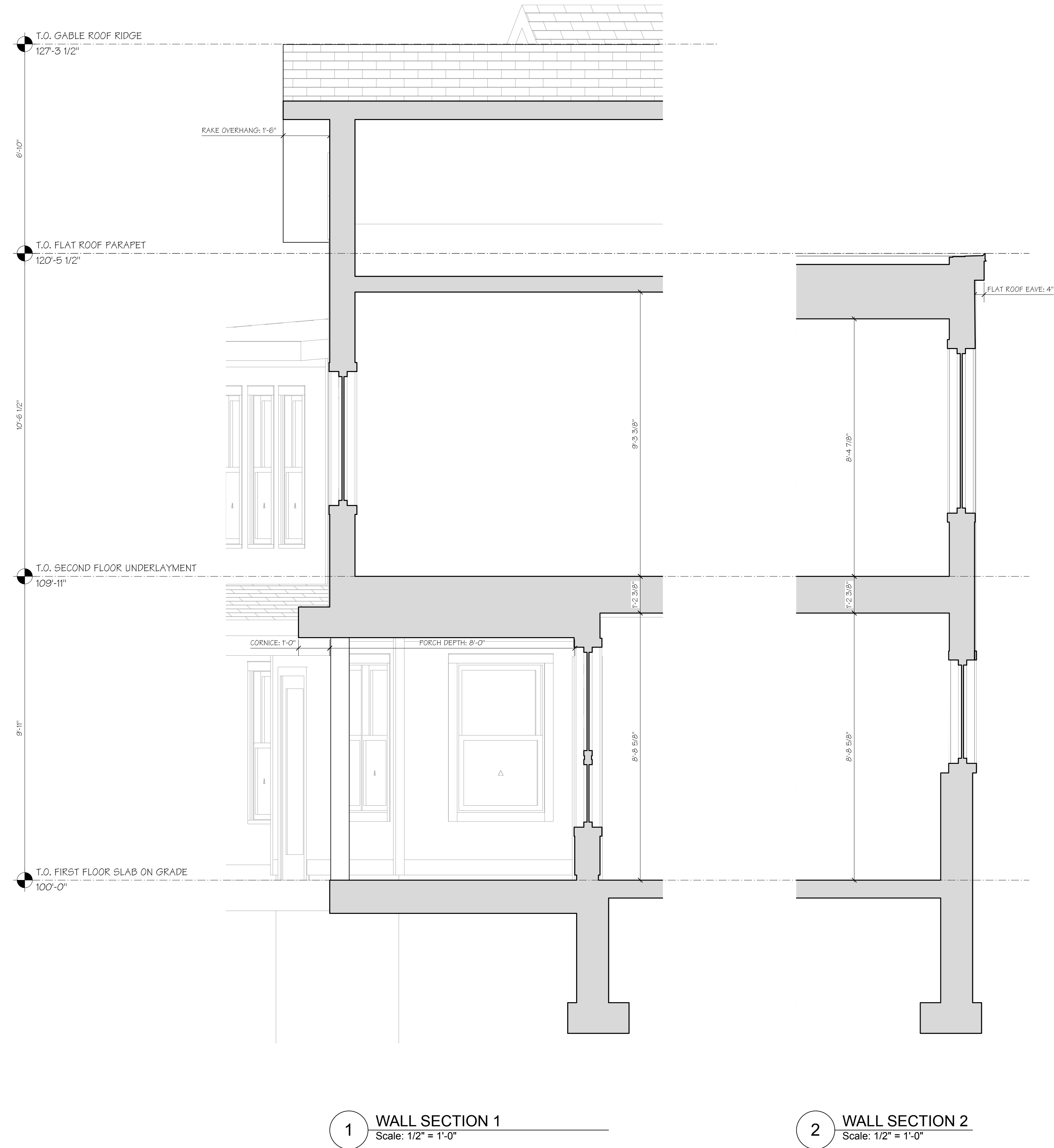
- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

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 66262 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.



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







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)

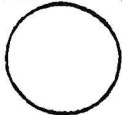
Shiplap sided sheds.

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

Burlington Police Department

2023 Annual Report

Key Findings

This is the fourth Annual Report regarding the Burlington Police Department's (BPD) activity. It contains information from the calendar year 2023 on seven subject areas that were established in partnership with the BPD and the Burlington Police Commission: Individuals who interacted with the police, incidents, offenses, pedestrian stops, traffic stops, arrests, and uses of force.

Below are selected key findings from the 2023 BPD Annual Report. See the body of the report for a more in-depth look at these topics as well as definitions associated with the terms used in this summary.

In 2023, the BPD recorded more incidents than any year since 2017.

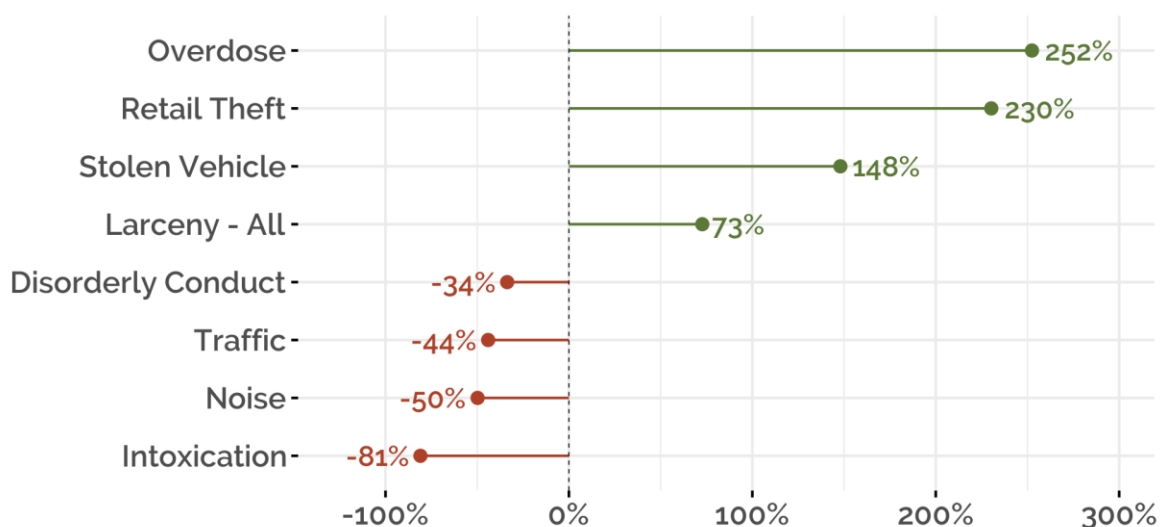
In 2023, the Burlington Police Department recorded 30,717 incidents, an increase of 22% from the 25,190 incidents in 2022, and a 42% increase from the 21,586 incidents in 2021. The 5,527-incident difference between 2022 and 2023 is attributable to changes in department practice, changes in the volume of community requests, and changes in the number of offenses reported.

In particular, the BPD recorded more than 2,000 additional Foot Patrol incidents in 2023 compared to 2022, a 177% increase. The department also increased the volume of traffic stops by 91%, from the historically low baseline of 419 in 2022 to 800 in 2023.

Another incident type that saw a large increase was what the department calls "Suspicious Events", which are general requests for service that may not fit other incident types. There were 980 more Suspicious Events in 2023 than in 2022, a 45% increase from 2022. There were also far more calls for Overdose, Retail Theft and Stolen Vehicles, at rates more than double the historic yearly average (see chart below).

Incident types that were less common in 2023 compared to the five-year period of 2018-2023 included Intoxication, Noise and Traffic. See the Incidents section of the report for a comparison of all incident types.

Incident types with the greatest percent change from the 5-year period of 2018-2022 to 2023.



The BPD responded to more Priority 1 incidents in 2023 than any previously recorded year.

Priority 1 incidents are the most urgent calls the BPD receives. There were 2,816 Priority 1 incidents in 2023, more than any year since 2012, when current record keeping began. There were 121 more Priority 1 incidents in 2023 than in 2022, a 4% increase.

The increase in Overdose calls from 2022 to 2023 more than accounts for that increase. There were 252 calls for overdose in 2022, and 430 in 2023, an increase of 178 or 70%. In other words, if calls for Overdose remained stable between 2022 and 2023, Priority 1 incidents would not have risen between 2022 and 2023.

The BPD interacted with 9% more people in 2023 than 2022.

The BPD interacted in some way with 18,879 unique individuals in 2023, an increase of 9% from the total in 2022. As in past years, a small group of people accounted for an outsized portion of police incidents. In 2023, the 100 people who had the most interactions with the police accounted for 4,660 incidents. In other words, 0.5% of the people with whom the police department had contact were involved, in some way, in one out of every six or seven incidents (15%). The concentration of police activity among people was a bit more pronounced than in 2022, when the top 100 people were involved in 3,330 incidents, or 13% of all incidents in that year.

Police contact with a person can take many forms; an individual may be a caller, a victim, a witness, a suspect, or an arrestee.

There were more offenses recorded by the BPD in 2023 than any year previously recorded, primarily due to an increase in Non-Violent offenses.

There were 5,753 offenses recorded in 2023, which is a 27% increase from 2022, and the most offenses recorded in a year since 2012, the earliest year for which there is data. Retail Theft had the largest increase of all offenses, from 324 recorded offenses in 2022 to 831 in 2023, an increase of 156%. This increase accounts for a large share of the overall increase in offenses, though Unlawful Mischief (Misdemeanor) and Petit Larceny from a Motor Vehicle offenses also saw significant increases.

About 10% of all offenses, or 573, are categorized as violent. Violent offenses increased by 16% between 2022 and 2023. The violent offense with the largest increase in magnitude was Aggravated Disorderly Conduct, which increased from 8 arrests in 2022 to 30 in 2023.

BPD conducted more traffic stops in 2023 compared to 2022, though still far fewer than in peak years, and the share of drivers stopped who were Black was higher than their estimated share of the driving population.

In 2023, there were 800 officer-initiated Traffic Stops. Of these, 623 (78%) were stops of White drivers and 117 (15%) were stops of Black drivers. An additional 60 stops were of drivers of other races. The race of the driving population, which is estimated based on the race of drivers in motor vehicle crashes, was 83% White and 9% Black. Over the past decade, both the estimated share of Black drivers (based on crashes) as well as the Census estimates of the share of Black residents in the total city population, had steadily risen. However, in 2023, that trend reversed, yet the share of drivers stopped by the BPD who are Black continued to rise.

Due to small numbers of stops each year, this report also averages these rates across multiple years, showing that since 2021, the share of drivers stopped who are Black is slightly higher than their share of the driving population.

Racial shares and disparity index of Traffic Stops in 2023 for White and Black drivers.

	White	Black
Number of Officer-Initiated Stops	623	117
Percentage of Total Officer-Initiated Stops	78%	15%
Driver Percentage (VTrans Crash Data)	83%	9%
Disparity Index (Officer-Initiated Stops)	0.94	1.65

The BPD made many more arrests in 2023 versus 2022, returning to levels seen in 2018 and 2019.

There were 1,640 total arrests in 2023, a 58% increase from 1,039 in 2022. This large increase in the volume of arrests this year was due to both a substantial increase in the number of non-violent arrests and arrests on a warrant. Non-violent arrests, for charges like Unlawful Trespass and Retail Theft, account for more than half the overall increase in arrests, increasing from 526 arrests in 2022 to 838 in 2023. The number of arrests on a warrant, which do not include a specific charge and are often due to issues like a failure to appear in court, more than doubled this year, from 194 in 2022 to 450 in 2023.

Violent arrests did not increase dramatically, with 23 more arrests in 2023 versus 2022, a 7% increase (312 in 2022 versus 335 in 2023).

Of the 1,640 arrests, 17% of the arrestees were Black, which was disproportionately higher than the share of person-incidents who were Black (11%).

The BPD used force more often in 2023 than in 2022, in part in line with the increase in arrests. More than half of all subjects of force were perceived by officers to be experiencing mental health issues or exhibiting erratic behavior

In 2023, there were 314 uses of force, which is a 51% increase from the 208 uses of force in 2022. The increase is partly attributable to the increase in the number of arrests between 2022 and 2023. Of the 38,077 person-incidents in 2023, 1% resulted in force being used. Approximately 1 in 10 arrests involved a use of force, which is similar to rates of the uses of force in 2021 and 2022. Prior to 2021, force was used in approximately 1 in 20 (5%) of arrests. Use of force was more common at incidents like Trespass and Assault - Simple than in past years.

Notably, more than half of all subjects of force were perceived by officers as having a mental health issue or displaying erratic behavior—up from 35% in 2022.

The share of subjects of force who were Black (23%) was disproportionately high compared to the share of arrestees who were Black (17%) and of person-incidents who were Black (11%). The share of subjects of force who were White (73%) was disproportionately smaller than the share of arrestees who were White (80%) and person-incidents who were White (85%).

The most common type of force used on both White and Black subjects was Weaponless (70% and 75%, respectively), followed by Verbal Commands (69% and 70%). The percent of uses of force that involved displaying or pointing a firearm decreased from 2022 to 2023, from 49% to 38% for Black subjects of force and from 48% to 33% for White subjects of force.

Table of Contents

Key Findings.....	1
Background.....	7
Terms	9
People.....	12
Table 1. Racial composition of Burlington in 2022, estimated by the 2022American Community Survey. Estimates include a margin of error.	12
Table 2. Residence of people interacting with the police in 2023, percentages do not include persons or person-incidents with a missing address.	13
Table 3. Race of people interacting with the police in 2023 by residence, for all people and for only residents of Burlington.....	13
Figure 1. Distribution of person-incidents among persons in 2023.....	14
Incidents	15
Figure 2. The total number of BPD incidents by year, from 2012-2023 (top) and the number of Priority 1 incidents by year, from 2012-2023 (bottom). Note that the vertical y-axes are different for each plot.	15
Table 4. The number of incidents with the greatest and least percent increases between 2022 and 2023, for incidents that happened at least 5 times in 2023.	16
Figure 3. The total number of BPD incidents by year from 2012-2023, excluding Traffic, Foot Patrol, and other officer-initiated incidents as determined by the incident source.....	17
Figure 4. Incident types that had the top 5 highest count in 2023, for 2012-2023.....	18
Figure 5. The average per year number of incidents for selected incident types for the years 2018-2023, compared with the number of those incident types in 2023. The incident types are ordered by the number of incidents in 2023, from top to bottom.	19
Figure 6. The percent change from the average per year number of incidents for the years 2018-2022to the number of those incident types in 2023, for selected incident types.	20
Offenses.....	21
Figure 7. Number of offenses per year for total offenses (top) and only violent offenses (bottom). Note that the vertical y-axes are different for each plot.....	21
Figure 8. Offenses that had the highest counts in 2023 and their counts for 2012-2023.	22
Figure 9. Percent of offenses that result in arrest, for offenses that happened at least 50 times in 2023.	23
Figure 10. Percent of offenses that result in arrest over time, for the same offenses as in Figure 8.	24
Pedestrian Stops	25
Traffic Stops.....	25
Figure 11. Number of traffic stops by year based on traffic tickets, for 2012-2023.	26
Table 5. Total traffic stops in 2023, by race.	27
Table 6. Racial shares and disparity index of traffic stops in 2023.	27

Figure 12. Percentage of traffic stops and crashes by race, for 2012-2023. Note that the vertical y-axes are different for each plot.....	28
Table 7. The count and percentage of reasons for stops in 2023, by race. Percentage is calculated as the percentage of stops for each race.....	29
Table 8. The count and percentage of outcomes for traffic stops in 2023, by race.....	29
Table 9. Total traffic stops for the three-year period 2021-2023, by race.....	30
Table 11. The count and percentage of reasons for stops in 2021-2023, by race. Percentage is calculated as the percentage of stops for each race.....	31
Table 12. The count and percentage of outcomes for traffic stops in 2021-2023, by race.....	31
Table 13. Searches during traffic stops in 2023.....	31
Arrests.....	32
Figure 13. Change over time in the number of arrests, from 2012-2023, for total arrests and violent arrests, by race. Note that the vertical y-axes are different for each plot.....	33
Table 14. Race of arrestees in 2023, for all arrests, including Arrests on Warrants (AOW) and for arrests excluding Arrests on Warrants (AOW).....	34
Figure 14. Percentage of all arrests and violent arrests with racial shares of the population according to the American Community Survey (ACS) and the 2020 Census, for White, Black, and Asian people. Note that the vertical y-axes are different for each plot.....	35
Table 15. Type of arrest by race in 2023, by race. Percentages are calculated based on the total arrests for each race, not based on types of arrests.....	36
Table 16. Type of charge in 2023, by race. Percentages are calculated based on the total arrests for each race, not based on types of charges.....	36
Figure 15. Number of arrests by severity, for years 2012-2023, for Black and White arrestees. Note that the vertical y-axes are different for each plot.....	37
Table 17. The 10 most common charges in 2023, by race. Percentages are calculated as percent of each charge, not by the percentage for each race.....	38
Table 18. The 10 most common charges in 2023, by arrest type. Percentages are calculated as percent of each charge.....	39
Table 19. Drug arrests, by race.....	39
Table 20. Location of arrests, by race, in 2023. Excludes arrests missing a neighborhood. Percentages of total arrests (see Total column of Table 16 above for total counts).....	40
Use of Force	41
Figure 16. Numbers of uses of force from 2012-2023 and uses of force disaggregated by White and Black subjects.....	42
Figure 17. Percent of uses of force by race compared with the percentage of interactions with the police and arrests for 2012-2023. Note that the vertical y-axes are different for each plot.....	43
Figure 18. Change over time of officers displaying or pointing a firearm as a use of force, for all groups and for only White and Black subjects of force. Note that the vertical y-axes are different for each plot.....	44

Table 21. Types of force used in 2023, by race. Percentages do not sum to 100% because a person-incident of a use of force may involve more than one type of force.	45
Figure 19. Change over time in the percent of uses of force where a firearm was pointed or displayed, for White and Black subjects of force.	46
Table 22. The number and percent of total incidents and incidents where force was used in neighborhoods of Burlington and outside Burlington.	47
Table 23. Types of force used in 2023, by neighborhood. Percentages do not sum to 100% because a person-incident of a use of force may involve more than one type of force.	47
Table 24. Number and percent, by race, of uses of force resulting in an injury to an officer or subject of force, in 2023.	48
Table 25. The perceived mental status of subjects of force, by race, in 2023.	48
Table 26. Types of resistance to force, including compliance, by race, in 2023.	49
Figure 20. Percent of incident types where force was used in 2023. Only the 20 incident types with the highest rates of use of force and incident types with at least 20 occurrences during the time period are displayed.	49
Table 27. Percent of arrests in 2023 that had a use of force, by race and severity.	51
Figure 21. The number of arrests for Violent Felonies, Non-Violent Felonies, Violent Misdemeanors, and Non-Violent Misdemeanors during which force was used for White and Black arrestees for 2012-2023. Note that the vertical y-axes are different for each plot.	51
Appendix.....	52
Figure A1. Arrests and arrests for violent offenses, for races that had no or very few arrests in 2023. Note that the vertical y-axes are different for each plot.	52
Figure A1. The percent of each race alone and percent of each race with maybe another compared with the percent of all arrests and percent of arrests for violent offenses, for races that had no or very few arrests in 2023. Note that the vertical y-axes are different for each plot.	53

Background

This is the fourth Annual Report regarding the Burlington Police Department's (BPD) activity. It contains information from the calendar year 2023 on seven subject areas that were established in partnership with the BPD and the Burlington Police Commission (the Police Commission): individuals who interacted with the police, incidents, offenses, pedestrian stops, traffic stops, arrests, and uses of force.

The report will:

- Provide more information about BPD activities to the community.
- Document demographics of the seven subject areas of outlined above including possible racial disparities.
- Help identify, where possible, the causes of those disparities, with the aim of aiding future BPD or City reforms or policy changes to potentially reduce or eliminate racial disparities in local policing.

In addition to the subject areas named above, the report also contains an opening section with key findings and definitions of terms used throughout this report, grouped by subject area, and an appendix.

This report investigates racial disparities in policing in Burlington, however, it is acknowledged that disparities may also exist for other groups as well as at the intersection of race and other identities. It is also important to note that while it is possible that disparities in policing result from bias, they may also be a product of systemic issues that disproportionately affect some groups.

One year of data may not be sufficient to make inferences when analyzing small sample sizes. This is especially true of searches in traffic stops when there are few traffic stops. For this reason, readers should view one-year data with caution. In some instances, this report focuses on three- or five-year averages in order to identify patterns, such as racial disparities.

Data and Transparency

The 2023 report and the three previous iterations follow the outline of a motion passed by the Police Commission on January 26, 2021¹. Prior to 2021, several of the topics addressed within the annual reports were presented as individual reports, which can be found on the BPD website, along with previous years' annual reports². In addition to reports, a data dashboard with de-identified data has been made available and can be found on the Public Safety page of the City of Burlington's BTVstat Data Hub³.

Data Sources

Note that numbers may differ slightly across reports of police activity because of different methods of cleaning and grouping data. The same methods were used when looking across all years of data within this report.

There are several sources of the data used in this report. Unless otherwise stated, the data come from Valcour which is the BPD's computer-aided dispatch and record management system (CAD/RMS) and contains information such as details about police incidents and people who interact with the police.

The 2020 Decennial Census and The American Community Survey (ACS), the yearly demographics survey conducted by the U.S. Census Bureau, from years 2012-2019 and 2021-2022 were used as benchmarks of proportions of the population of Burlington to compare to racial shares of arrests. For example, this report

¹ <http://go.boarddocs.com/vt/burlingtonvt/Board.nsf/goto?open&id=BXHT5475A04E>

² <https://www.burlingtonvt.gov/Police/Data/Reports>

³ <https://city-of-burlington-vt-open-data-burlingtonvt.hub.arcgis.com/pages/public-safety>

compared the percentage of arrestees who are Black to the percentage of Burlingtonians who are Black. The 2023 ACS was not included because it had not yet been released at the time of publication of this report. When the ACS is used, error bars are included because it is an estimate of the population based on a sample size and not an exact count like the Decennial Census.

Motor vehicle crash data from the Vermont Agency of Transportation was used as a benchmark for traffic stops. The BPD is required to report certain information to the state for each motor vehicle crash that occurs in Burlington, including the perceived races of the operators. Crash data is used to estimate the racial shares of the driving population of Burlington because the population that drives in Burlington may differ from the population that lives in the city. For example, different demographic groups may drive at different rates and not all drivers in Burlington are residents of Burlington.

Data on uses of force come from two databases. On May 1, 2022, the BPD changed its use-of-force tracking from Valcour to Benchmark. The use-of-force data for 2023 comes from Benchmark. An internal BPD spreadsheet is the source of data on gunfire (see Terms for definition). The incidents in which gunfire occurred are tracked in Valcour, but Valcour does not have a mechanism for tracking gunfire outside of officer narratives, so BPD staff track it separately. Further information about data sources used and data quality can be found in the appendix of this report.

Terms

The following term definitions have been provided courtesy of the BPD. The following sections on the seven subject areas of interest rely on these definitions.

Incidents and Offenses

Incident An incident is the primary unit of police activity, sometimes also referred to as a "call," even though not every incident originates with a phone call. Incidents have information regarding the nature of the incident, such as if any crimes were committed, if any arrests were made, if force was used, or if evidence was collected. The names of any BPD employees who work on the incident, including police officers, Community Service Officers (CSOs), Community Support Liaisons (CSLs), forensic analysts, etc., and any non-employees who are involved, such as victims, suspects, operators, etc., are also included. The data are anonymized for the purpose of this report.

Incident Type This is also known as "call type." Each incident, when created by dispatch, is put into one of over 130 categories. A list of these categories is included in each Chief's Report that is presented at the Police Commission meetings. Some common incident types include "Mental Health Issue," "Overdose," "Vandalism," and "Community Outreach." Although an incident type may be changed as more information about the incident becomes available, each incident may only have one type at a time.

Priority Levels Incidents are categorized into three groups: Priority 1, Priority 2, and Priority 3. Priority 1 incidents are the most urgent and include those such as domestic assault, DUI, homicide, overdose and robbery. Priority 2 are less urgent, but may nevertheless include a safety component, such as disorderly conduct, mental health issues, and welfare checks. Priority 3 incidents are the least urgent and include incidents such as animal problems, vandalism, and forgery. The priority level of an incident may be elevated or downgraded depending on the specific circumstances of the incident. A complete list of incident types and the corresponding priority levels can be found in the BPD's Priority Response Plan, originally implemented in May 2021 and modified in April 2024⁴. See Appendix.

Person and Person-Incident There are two ways of counting people who interact with the police: persons and person-incidents. In this report, a person is a unique first name/last name/date of birth combination. A person-incident is a unique incident number/first name/last name/date of birth combination. For example, if someone interacts with the police five times, that represents one person but five person-incidents. If five people interact with the police during one incident, that would be one incident, but five persons as well as five person-incidents.

Officer-Incident This is the unique combination of badge number and incident number. It is relevant for uses of force because multiple officers may use force during the same incident.

Offense An offense is a crime. Not every police incident involves the commission of a crime, but every crime is attached to a specific incident in Valcour. Offenses and charges have the same categories.

Gunfire Incident The BPD defines a gunfire incident as one in which police have probable cause that a firearm was discharged and reasonable suspicion that it was discharged in a criminal manner. It is illegal to discharge a firearm within Burlington city limits, except in the performance of a legal duty, or upon or within an approved firing range⁵.

4

<https://www.burlingtonvt.gov/sites/default/files/20240417%20Priority%20Response%20Plan%202024%20UPDATE.pdf>

⁵ Burlington, VT, Rev. Ords. 1962, § 3555

Arrests

Arrest Types In Valcour, there are five mutually exclusive types of arrest: citation, lodging, arrest on warrant, warrant request, and referral to the Community Justice Center (CJC). Citation and Lodging Citations and lodgings are governed by Rule 3 of the Vermont Rules of Criminal procedure⁶. If an officer has probable cause to believe a person has committed or is in the process of committing a felony, or if an officer has probable cause to believe a person has committed or is in the process of committing a misdemeanor in the presence of the officer, the officer can take the person into custody and "lodge" them. This involves bringing the person to a police facility for fingerprinting, photographs, and paperwork. If, however, an officer has probable cause to believe someone has committed or is in the process of committing a misdemeanor but not in the officer's presence, the officer can only issue a citation (there are some exceptions to this, like when the crime is stalking or cruelty to a child. A full list of exceptions is in Rule 3, section (c)). A citation is a piece of paper, signed by the officer, which specifies when and where the recipient must appear in court.

The line between citations and lodgings is blurry. For example, some cited arrestees are fingerprinted and photographed. This might happen if, for example, there is a large fight. If officers were to issue citations and then leave, the combatants might continue fighting. So, officers might take the combatants to the police station for fingerprinting and photographs, releasing each person with a citation as they complete the process.

In addition, many people who are lodged are subsequently released. In fact, in order for an arrestee to remain in custody, the arrestee must "be brought before the nearest available judicial officer without unnecessary delay" (Rule 3, section (g)). If court is in session, the arrestee is brought to court for arraignment; if court is not in session, the officer can call a judge. In this case, the judge decides whether the arrestee will be released on conditions and given a later date to appear in court for arraignment; will be required to post bail; or will be held without bail until arraignment. In reviewing this report, BPD leadership emphasized that no arrestee may be lodged without judicial review and approval.

Warrant Request and Arrest on Warrant If an officer has probable cause to arrest someone but cannot locate the person, the officer can request a warrant. If the warrant request is approved, and a Vermont law enforcement officer (at the BPD or another agency) encounters the suspect, that officer is obligated to arrest the subject. Similarly, BPD officers must arrest someone they encounter who has an arrest warrant from Burlington or another Vermont agency.

Community Justice Center (CJC) The final arrest type in Valcour is referral to the Burlington Community Justice Center (CJC). The CJC is a division of the City of Burlington's Community and Economic Development Office, and provides opportunities for alternative forms of justice, including restorative justice. Some offenses are ineligible for referral to the CJC; for example, the so-called "Big 12" offenses outlined in 33 V.S.A. § 5204⁷, including murder, kidnapping, and sexual assault, are not eligible for CJC referral. If someone is referred to the CJC but does not complete the program, the person is then cited to appear in court, but the "Arrest Type" remains referral to the CJC.

⁶ Vermont rules of criminal procedure, rule 3: Available from: <https://casetext.com/rule/vermont-court-rules/vermont-rules-ofcriminal-procedure/ii-preliminary-proceedings/rule-3-arrest-without-a-warrant-citation-to-appear>.

⁷ 33 V.S.A. § 5204: Available from: <https://legislature.vermont.gov/statutes/section/33/052/05204>.

Charge A crime that an arrestee is accused of committing. A single arrestee may be arrested on multiple charges, meaning the arrestee is accused of committing multiple crimes. Offenses and charges have the same categories.

Expunge When a charge is expunged, any information that might identify the person accused of that crime is removed from Valcour. The charge remains listed in Valcour, along with the date and time of the arrest, but the name, date of birth, race, gender, etc., of the person arrested on that charge are removed.

Traffic Stops

Externally-Generated Traffic Stop An externally-generated traffic stop is a traffic stop that an officer makes because an outside source implores the officer to do so. It contrasts with a stop that an officer makes based on the officer's discretion. A good example of an externally-generated stop from 2021 was the stop of a driver who had been observed pointing a gun at another vehicle. The driver of the other vehicle reported this to police, and officers pulled over the driver with the gun.

Officer-Initiated Traffic Stop A traffic stop that is made at an officer's discretion, sometimes referred to as an internally-generated stop or a discretionary stop. An example of an officer-initiated stop is when an officer observes a driver cross over the yellow line and pulls that driver over. The reason for separating internally- from externally-generated stops is to focus on the question of bias on the part of the officer.

For externally-generated stops, the officer does not have discretion, so there is not an opportunity for bias on the officer's part. For internally-generated stops, the officer has more discretion, so there is an opportunity for bias.

Use of Force

Force According to the BPD's Department Directive 05, force is "physical coercion employed by a law-enforcement officer to compel a person's compliance with the officer's instructions. For the purpose of this policy, this includes all law-enforcement actions beyond compliant handcuffing."⁸

Active Resistance "A subject using physical activity to resist or take affirmative action to defeat an officer's ability to take them into custody or to seize them, but the subject's actions would not lead a reasonable officer to perceive a risk of physical injury to the officer, the subject, or a third person. Examples of active resistance include pulling away, escaping or fleeing, struggling, and not complying on physical contact."⁸

Passive Resistance "A subject who takes no affirmative action to defeat police efforts to make an arrest but who does not respond to verbal commands and may refuse to move by sitting down, acting as 'dead weight' or similar."⁸

Deadly Force "Any use of force that creates a substantial risk of causing death or serious bodily injury. Also referred to as lethal force."⁸

Assaultive Behavior/Active Aggression Behavior that an objectively reasonable officer would believe creates an imminent risk of physical injury to the subject themselves, the officer, or a third party, but not lead a reasonable officer to perceive a risk of death or serious bodily injury.

⁸ Burlington Police Department. DD05 Statewide Policy on Police Use of Force; Effective October 1, 2021. Available from: <https://www.burlingtonvt.gov/sites/default/files/DD05%20Statewide%20Policy%20on%20Police%20Use%20of%20Force.pdf>.

People

Table 1 shows the racial composition of Burlington in 2022, according to the 2022 American Community Survey (ACS). The 2023 ACS was not yet released at the time of publication of this report. In the US Census and ACS, respondents are able to select multiple categories to self-identify race. The column "This Group Alone" separates people who identified as only one race from those who identified as two or more races, and the column may not sum to 100% due to rounding. The column "This Group and Maybe Another" includes both people who only selected one race and people who selected more than one race in each group. This column does not sum to 100% because of rounding and because the groups are not mutually exclusive.

Table 1. Racial composition of Burlington in 2022, estimated by the 2022 American Community Survey. Estimates include a margin of error.

	This Group Alone		This Group and Maybe Another	
	Count	Percent	Count	Percent
White	38,987 (±544)	87.3% (±1.2)	41,213 (±561)	92.4% (±1.3)
Black or African American	1,656 (±364)	3.7% (±0.8)	2,314 (±406)	5.2% (±0.9)
American Indian and Alaska Native	23 (±29)	0.1% (±0.1)	191 (±80)	0.4% (±0.2)
Asian	1,384 (±405)	3.1% (±0.9)	2,294 (±381)	5.1% (±0.9)
Native Hawaiian and Other Pacific Islander	0 (±21)	0% (±0.1)	26 (±28)	0.1% (±0.1)
Some other race	246 (±133)	0.6% (±0.3)	1,029 (±273)	2.3% (±0.6)
Two or more races	2,350 (±421)	5.3% (±0.9)	-	-

Tables 2 and 3 show demographic information for people who interacted with the BPD in incidents in 2023. Table 2 shows the residence of people interacting with the BPD in 2023. Interactions can take many forms, including caller, victim, suspect, arrestee, operator, owner, family member, or person of interest, among others. The most common type of interaction among person-incidents was caller (45% of person-incidents), followed by person of interest (34%), and victim (17%). While caller is the most common type of interaction, it is also the default interaction type when entering a person into Valcour, so the interaction type of caller may include people who interacted with the police in other ways as well as those who called the BPD.

There were 18,879 people who had at least one interaction with the BPD in 2023, 9% higher than the 17,319 people who interacted with the BPD in 2022. For the people who were not missing an address, the most common place of residence was in Burlington (50% of people), which is slightly lower than in 2022 (52% of people in 2022). The second most common place of residence was Vermont, not including Burlington (41%), which was similar to the previous year (40% in 2022). In 2023, 9.5% of people interacting with the BPD with a recorded address had a place of residence outside of Vermont, compared to 8.3% of people who interacted with the BPD in 2022.

In 2023, there were 38,077 person-incidents. Most people who interact with the BPD during a given calendar year only do so once during that year. The average number of person-incidents per person is 2.0, which is similar to the average of 1.9 person-incidents per person in 2022. Burlington residents make up a greater percentage of person-incidents than persons (57% of person-incidents), meaning that Burlington residents are more likely to interact with the police more than once. This is expected, as people residing in

Burlington spend more of their time in Burlington than people residing outside of Burlington. This is similar to previous years, although it is slightly lower than in 2022, when the residence of 59% of person-incidents were in Burlington.

Table 2. Residence of people interacting with the police in 2023, percentages do not include persons or person-incidents with a missing address.

	Persons		Person-Incidents	
	N	%	N	%
Total (including missing values)	18,879	-	38,077	-
Total (excluding missing values)	17,687	100%	36,608	100%
Burlington	8,764	50%	20,847	57%
Vermont, not Burlington	7,244	41%	13,578	37%
Not Vermont	1,679	9.5%	2,183	6.0%
Missing address	1,192	-	1,469	-

Table 3 shows the race of people interacting with the police in 2023 for all people (left) and only for Burlingtonians (right). These data come from Valcour, which only allows one race to be selected per person, as opposed to the Census, which allows multiple races to be selected. The racial shares for all people interacting with the BPD are approximately the same as the racial shares for only people residing in Burlington interacting with the BPD in 2023. They are also approximately the same as the racial shares of people interacting with the BPD in 2022.

Of Burlingtonians with at least one interaction with the police in 2023, 8.9% were Black, making them over-represented in people interacting with the BPD compared to their share of the population of Burlington (3.7% to 5.2%), according to the 2022 ACS (Table 1). Black people also make up a larger percentage of person-incidents than persons, for both all Black people and only Black Burlingtonians interacting with the BPD, which suggests that Black people who interact with the police are more likely to do so more than once, compared to people of other races.

Table 3. Race of people interacting with the police in 2023 by residence, for all people and for only residents of Burlington.

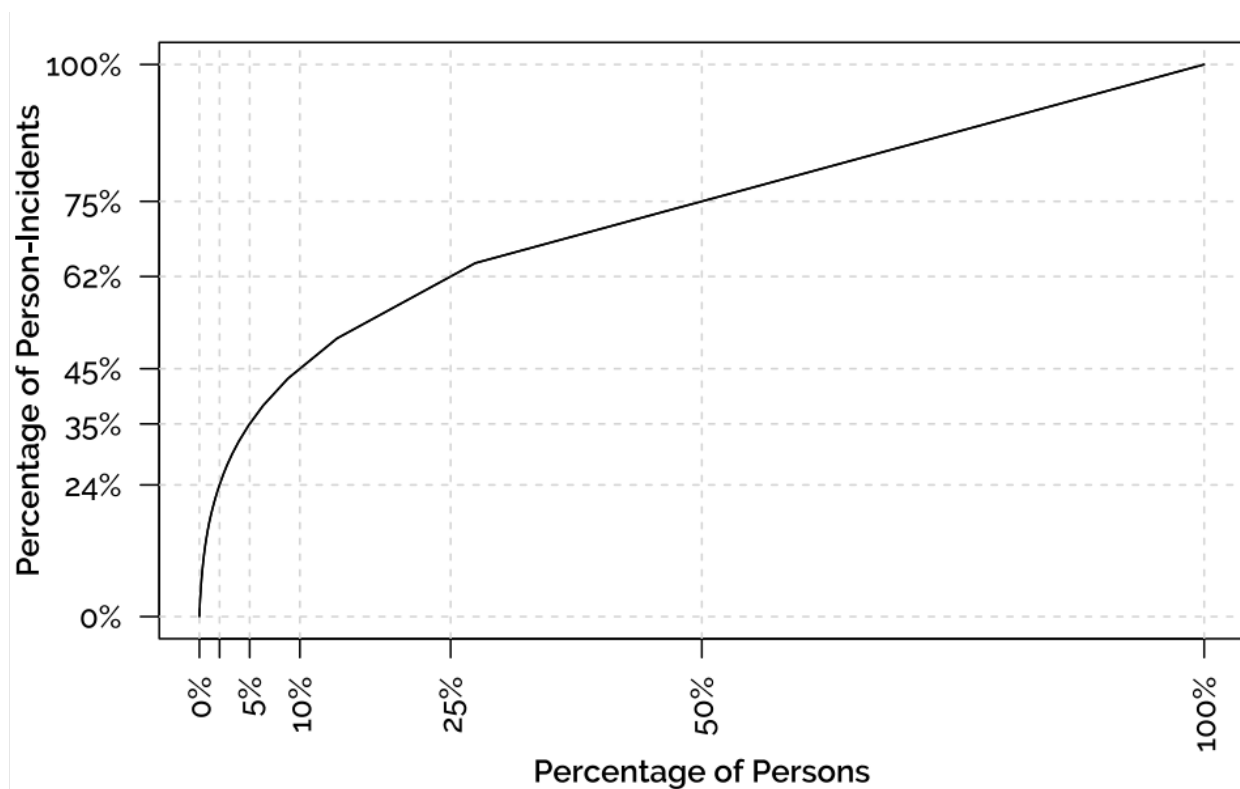
	All people interacting with BPD				Only Burlington residents			
	Persons		Person-Incidents		Persons		Person-Incidents	
	N	%	N	%	N	%	N	%
Total (including missing values)	18,879	-	38,077	-	8,764	-	20,847	-
Total (excluding missing values)	15,293	100%	33,780	100%	7,520	100%	19,177	100%
White	13,277	87%	28,673	85%	6,453	86%	16,177	84%
Black or African American	1,324	8.7%	3,574	11%	669	8.9%	2,129	11.1%
American Indian and Alaska Native	21	0.1%	111	0.3%	13	0.2%	89	0.5%
Asian	518	3.4%	1,157	3.4%	299	4.0%	623	3.2%
Native Hawaiian and Other Pacific Islander	13	0.1%	13	0%	7	0.1%	7	0%

Some other race	140	0.9%	252	0.7%	79	1.1%	152	0.8%
Missing race	3,586	-	4,297	-	1,244	-	1,670	-

Figure 1 shows the percentage of person-incidents in 2023 attributable to certain percentages of people who interacted with the BPD. In 2023, 2% of persons accounted for 24% of the person-incidents. Note that person-incident involvement types include many things, including person of interest, suspect, or arrestee, but also involvements such as victim, family member, or caller. This suggests that a small number of people are involved in a large percentage of police interactions, so addressing the needs of this group through appropriate interventions may reduce the burden on the police department.

In 2023, the top 2% of people with the most person-incidents, 378 people, accounted for 24%, or 9,138, person-incidents. In 2022, however, the top 2% of people, 346 people, accounted for 20%, or 6,482, person-incidents. The number of people in this top 2% group increased by 9%, which is the same as the increase in total people who interacted with the BPD between 2022 and 2023. However, the number of person-incidents this group accounted for increased by 41%. The average number of person-incidents per person by year in this top 2% group was 24.2 person-incidents per person in 2023, compared to 18.7 person-incidents per person in 2022.

Figure 1. Distribution of person-incidents among persons in 2023.

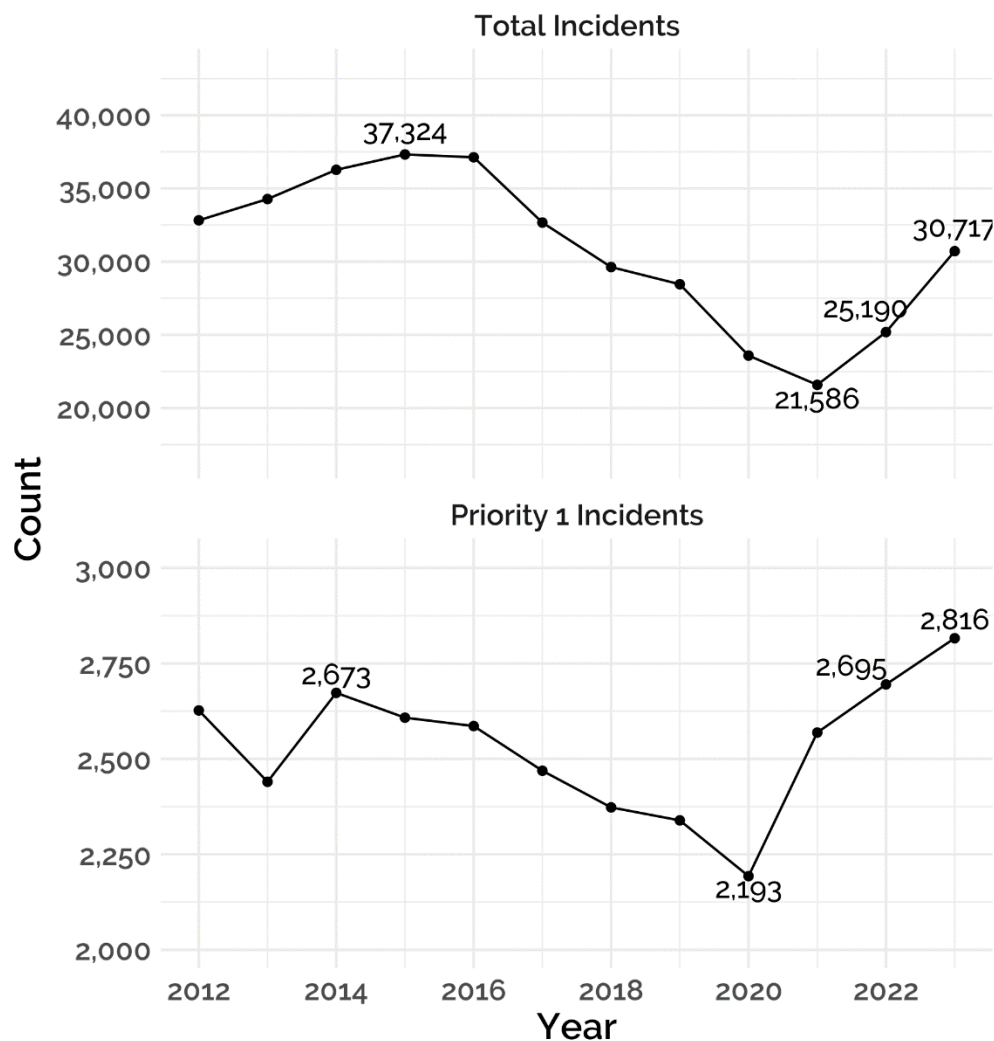


Incidents

An incident is the primary unit of police activity, and can be initiated through phone, online, and in person reports, or may be initiated by BPD personnel, such as sworn officers or Community Support Liaisons (CSLs). Figure 2 shows the number of total incidents by year, for 2012-2023 (top). There were 30,717 incidents in 2023, which is an increase of 22% from 2022. The total volume of incidents in 2023 is 82% of the number of incidents that occurred in 2015, the year with the highest number in the past decade.

Figure 2 also shows the number of incidents that were designated as Priority 1 incidents, for 2012-2023 (bottom). The Priority Response Plan was implemented in 2021 and this is a retroactive application to previous years' incidents. There were 2,816 Priority 1 incidents in 2023, which is an increase of 4% from 2022. Priority 1 incidents are those that are the most urgent according to the BPD's priority response plan (see Terms) and include many call types. The priority response plan can be used as a measure for the workload placed on the police department but should not be used as a direct measure of safety or crime in Burlington. To see a measure of crime, please see the section on Offenses, below. The Priority Response Plan is defined in the Terms section of this report and all incident types by Priority can be found in the appendix.

Figure 2. The total number of BPD incidents by year, from 2012-2023 (top) and the number of Priority 1 incidents by year, from 2012-2023 (bottom). Note that the vertical y-axes are different for each plot.



The five most common Priority 1 incident types were 911 Hang-up (559), Domestic Disturbance (459), Overdose (430), TRO/FRO/ERPO Service (429), and Assault – Simple (202). These are the same incident types that were the top five priority incident types in 2022, in a slightly different order. These five incident types accounted for 2,079 incidents in 2023, or 75% of all Priority 1 incidents.

In 2023, there were 11,398 Priority 2 incidents, a 14% increase from the 9,983 in 2022. The peak for Priority 2 incidents was 11,491 incidents in 2015. The most common Priority 2 incidents in 2023 were Suspicious Events, which is a general incident type for requests for BPD service that do not fit other more specific incident types, followed by Welfare Check, Trespass, Mental Health Issue, and Assist – Agency.

In 2023, there were 15,970 Priority 3 incidents, a 31% increase from the 12,174 in 2022. The peak for Priority 3 incidents was 23,294 incidents in 2016. The most common Priority 3 incidents in 2023 were Foot Patrol, Assist – Public, Found/Lost Property, Larceny – from Motor Vehicle, and Retail Theft.

Table 4 shows the incident types with the highest and lowest percent change between 2022 and 2023. While Arson, Larceny from a Person, and Lewd and Lascivious Conduct had the highest percent increases, Overdose had both a large percent increase and a large increase in volume. This is the second year that the number of Overdose incidents increased by more than 70%; from 2021 to 2022, Overdoses increased by 71%.

Table 4. The number of incidents with the greatest and least percent increases between 2022 and 2023, for incidents that happened at least 5 times in 2023.

Incident Type	2022	2023	Percent Change
Arson	4	14	250%
Larceny from a Person	22	39	77%
Lewd and Lascivious Conduct	21	37	76%
Overdose	252	430	71%
Crash - Injury to person(s)	104	123	18%
Cruelty to a Child	7	5	-29%
Homicide	10	7	-30%
Suicide - Attempted	32	22	-31%
Missing Person	66	43	-35%
Roadway Hazard	115	57	-50%

Figure 3 shows the number of incidents over time from 2012 to 2023 that were initiated due to a request from the public. It excludes incidents that are officer-initiated, such as Traffic and Foot Patrol, to show the change in demand for a police response independent of department policy changes.

In 2023, there were 23,382 incidents that were initiated by the public, 78% of the total incident volume. This is a lower share than in 2022, when 88% of the total incident volume were initiated by the public. Officer-initiated incidents increased 116% from 3,389 in 2022 to 7,335 in 2023. The number of incidents that were not officer-initiated increased 7% from 21,801 in 2022 to 23,382 in 2023, which was higher than any other year besides 2015.

Figure 3. The total number of BPD incidents by year from 2012-2023, excluding Traffic, Foot Patrol, and other officer-initiated incidents as determined by the incident source.

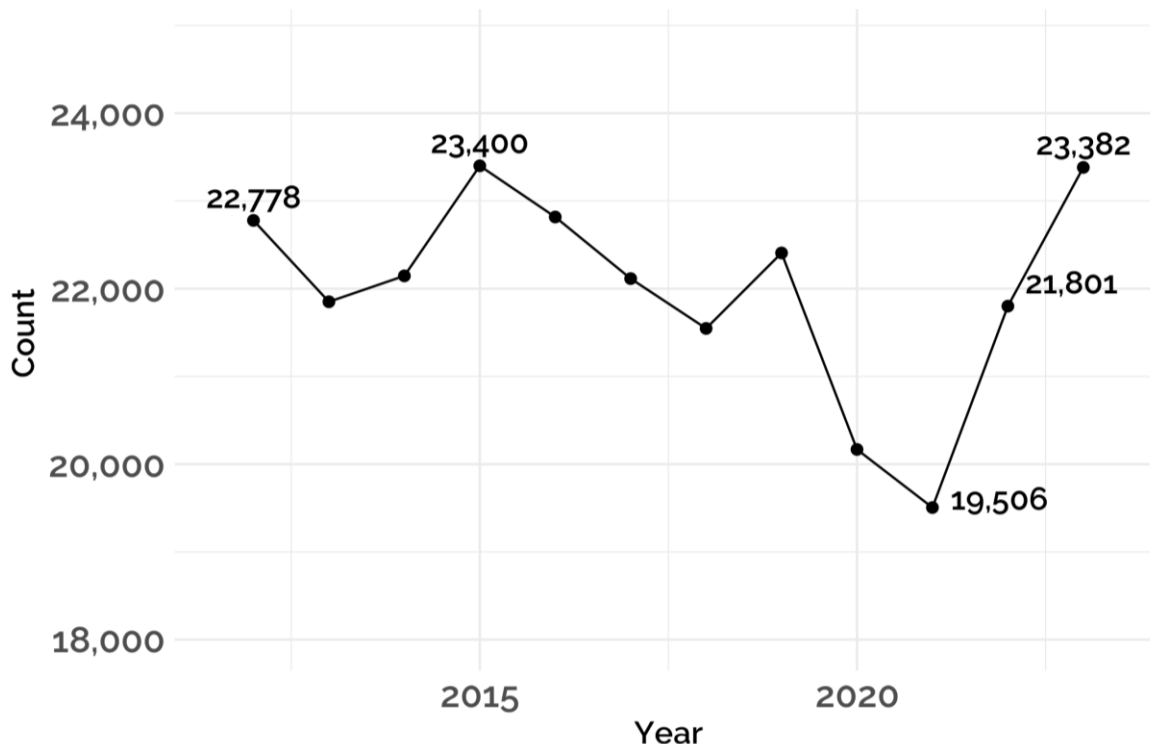
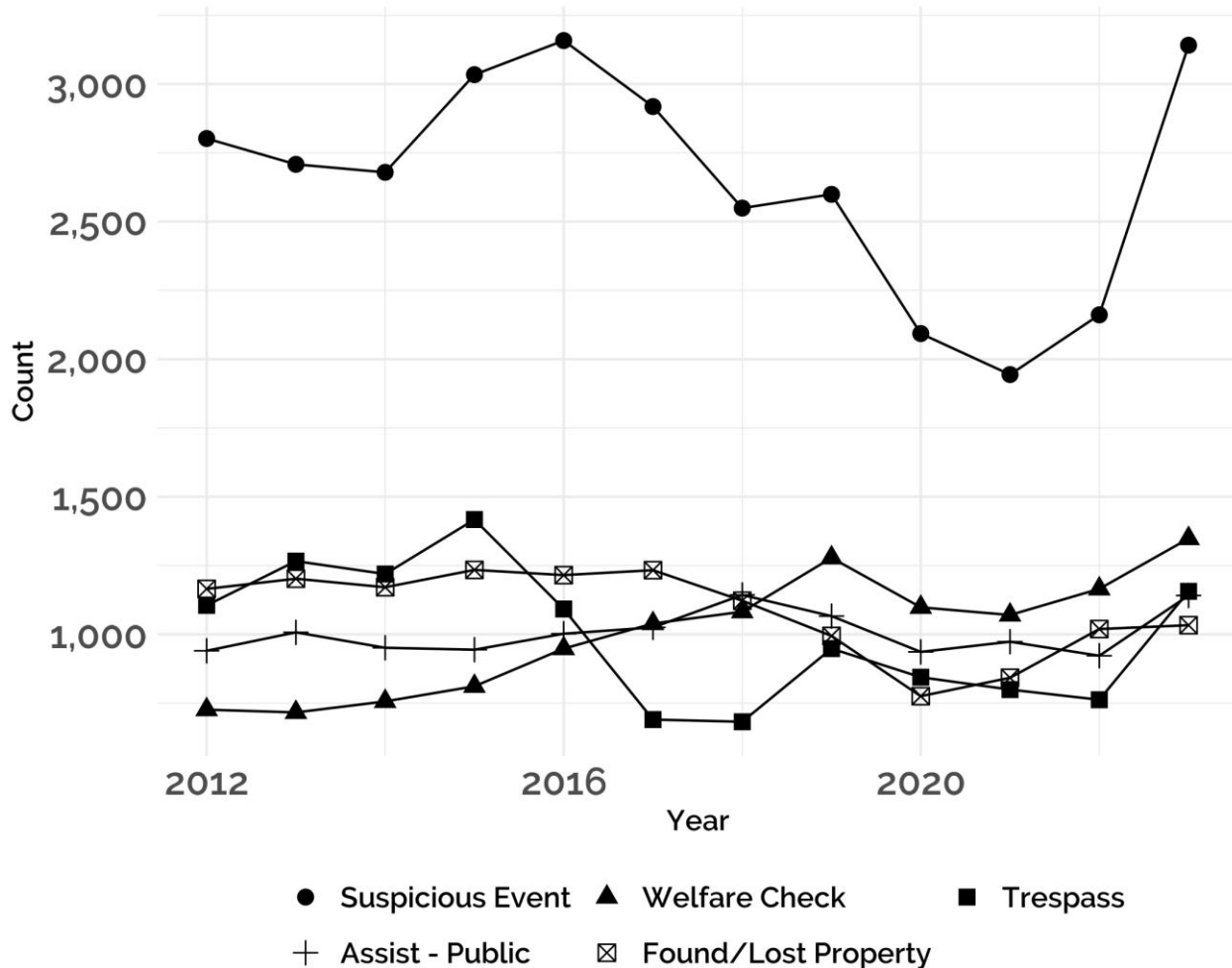


Figure 4 shows the five incident types that had the highest number of incidents in 2023 across all Priority levels, excluding Foot Patrol because it is an officer-initiated incident type. (Foot Patrol incidents were the most common incident type in 2023, increasing 177% from 1,238 in 2022 to 3,427 in 2023.) After Foot Patrol, Suspicious Event was the most common incident type in 2023 and increased 45% from 2022.

Figure 4. Incident types that had the top 5 highest count in 2023, for 2012-2023.



In the 2021 and 2022 annual reports, incidents of selected types from the time immediately before and after 2020 were compared, to better understand how the disruption of the pandemic affected public safety and police work. This annual report takes a different approach, comparing the number of each incident type in 2023 to the yearly average of that incident type from the 5-year period of 2018-2022. Figure 5 shows the comparison between the number of select incident types in 2023 and the average number of those types for 2018-2022 and Figure 6 shows the percent change between the average for 2018-2022 and the number in 2023.

In these figures, some incident types have been combined: Crash – No injury includes the Crash types Non-investigated, Property Damage Only, and Leaving the Scene of Accident (LSA); Crash – Injury or Fatality includes the Crash types Injury to person and Fatality; Larceny – All includes the Larceny types from Building, from Motor Vehicle, from a Person, and Other; and Domestic Assault includes Felony and Misdemeanor. Gunfire incidents are tracked separately from Valcour and may overlap with different incident types in Valcour, such as Domestic Assault or Assault - Aggravated.

Figure 5. The average per year number of incidents for selected incident types for the years 2018-2023, compared with the number of those incident types in 2023. The incident types are ordered by the number of incidents in 2023, from top to bottom.

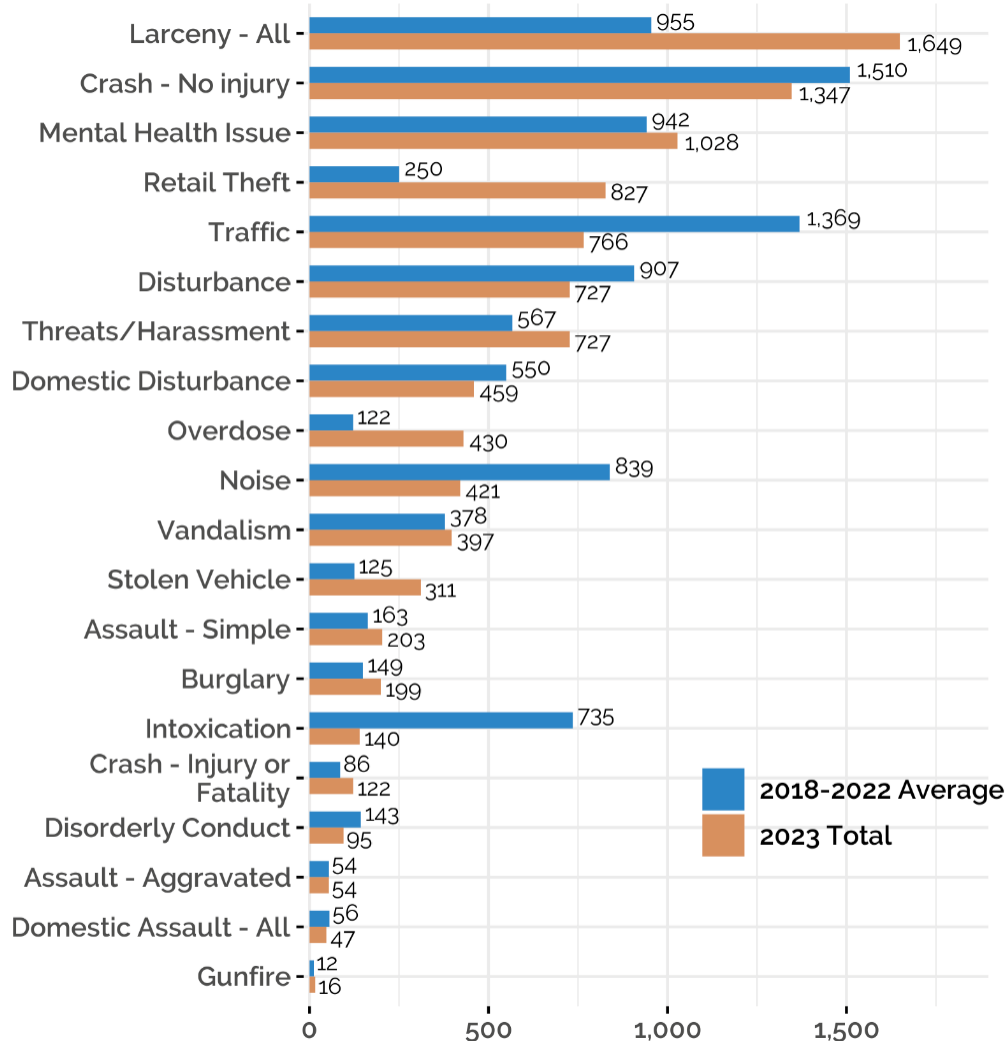


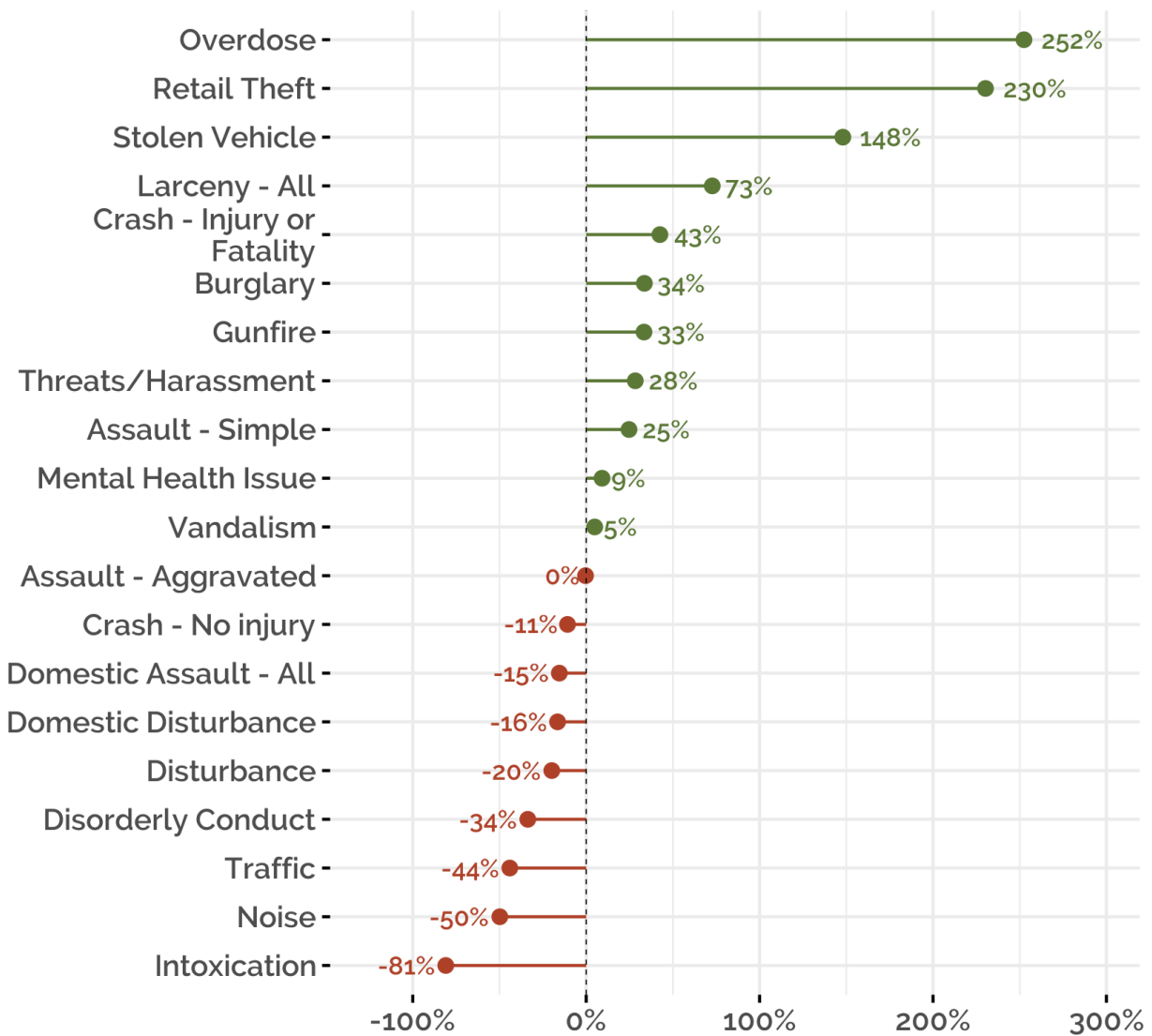
Figure 6 shows the percent change between the yearly average for 2018-2022 and the 2023 count. Note that while the 2023 count of each incident type may have increased or decreased when compared to the average for 2018-2022, this may not be true when 2023 is compared to only 2022. For example, Stolen Vehicle has increased 148% between the 2018-2022 period and 2023 but has decreased 9% from 2022 to 2023.

Incident types that had more than a 100% increase more than doubled compared to the historical yearly average, include Overdose, Retail Theft, and Stolen Vehicle. Other incident types that increased in 2023 compared to the 5-year average were Larceny – All, Burglary, Threats/Harassment, Vandalism, Assault – Simple, and Mental Health Issue.

Incident types that decreased compared to the historical average were Intoxication, Vandalism – graffiti, Noise, Traffic, Disorderly Conduct, Disturbance, Domestic Disturbance, Domestic Assault – All, Crash – All, and Assault – Aggravated. While the number of incidents that involved gunfire was higher in 2023

compared to the 5-year average for 2018-2022, the 16 incidents involving gunfire in 2023 was a 39% decrease from the 26 incidents involving gunfire in 2022.

Figure 6. The percent change from the average per year number of incidents for the years 2018-2022 to the number of those incident types in 2023, for selected incident types.



Offenses

Incidents are units of police activity, but offenses are crimes. Not every incident has an offense, but every offense is associated with an incident. Offenses are categorized into Violent and Nonviolent, Felonies and Misdemeanors. While Felony and Misdemeanor are legal definitions, offenses are assigned the categories Violent and Nonviolent based on the nature of the offenses.

Figure 7 shows the number of total offenses (top) and the number of violent offenses (bottom) in 2012-2023. In 2023, there were 5,753 total offenses, which is a 27% increase from 2022. There were 573 violent offenses in 2023, which is a 16% increase from 2022.

Figure 7. Number of offenses per year for total offenses (top) and only violent offenses (bottom). Note that the vertical y-axes are different for each plot.

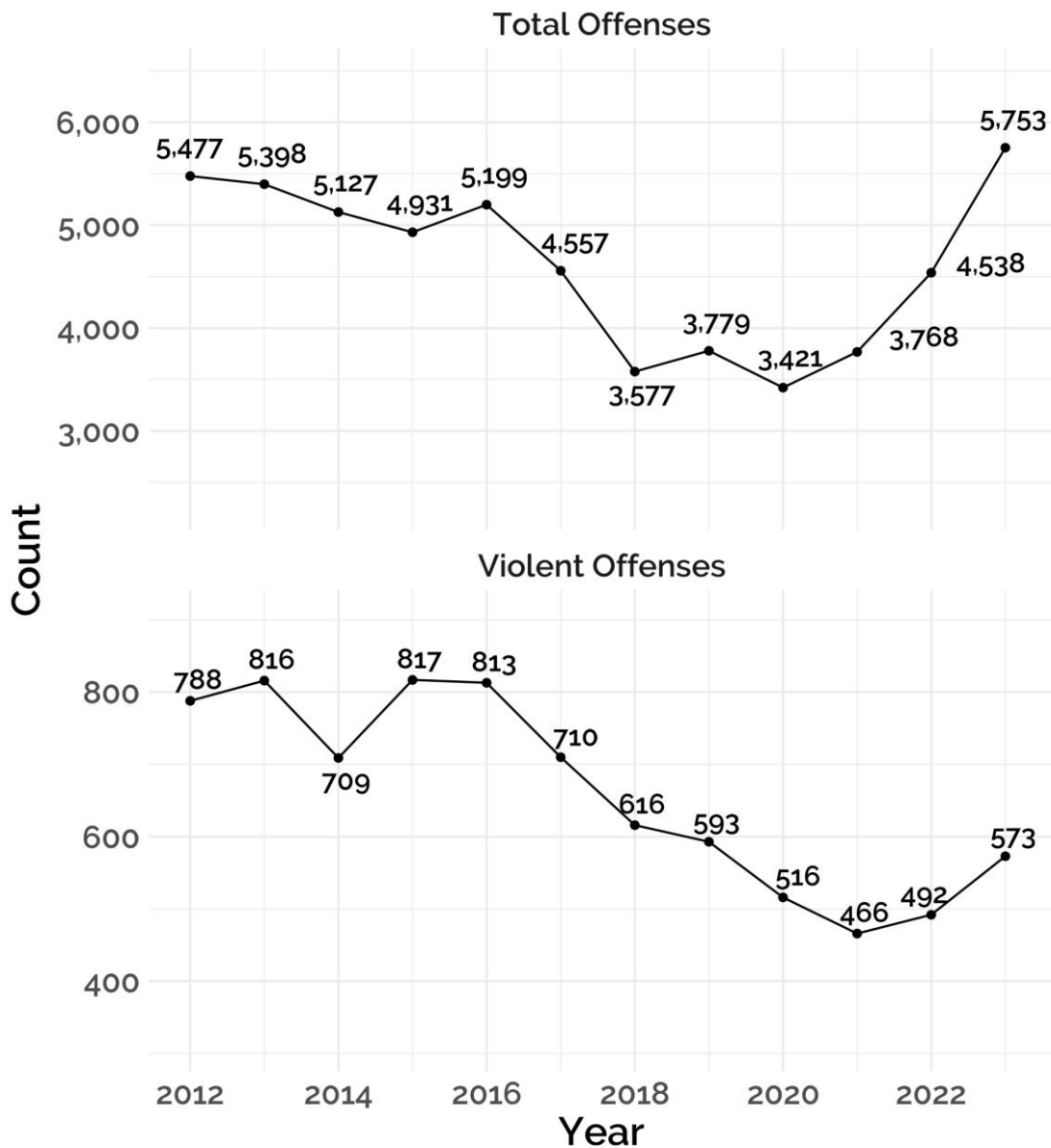


Figure 8 shows the five offenses that had the highest counts in 2023, and how those offenses have changed since 2012. The most common offense in 2023 was Petit Larceny from a Motor Vehicle. Petit larceny is when money or value of property stolen is less than \$900 in value. Grand Larceny, which is when stolen money or property exceed \$900 in value or when any value of property is stolen directly from a person, has increased since 2018, but decreased between 2022 and 2023. In 2022, Retail Theft (Misdemeanor) was the 5th most common offense, but in 2023 it had increased to be the 2nd most common offense. Both Leaving Scene Of An Accident and Unlawful Mischief (Misdemeanor) have increased slightly since 2022.

Figure 8. Offenses that had the highest counts in 2023 and their counts for 2012-2023.

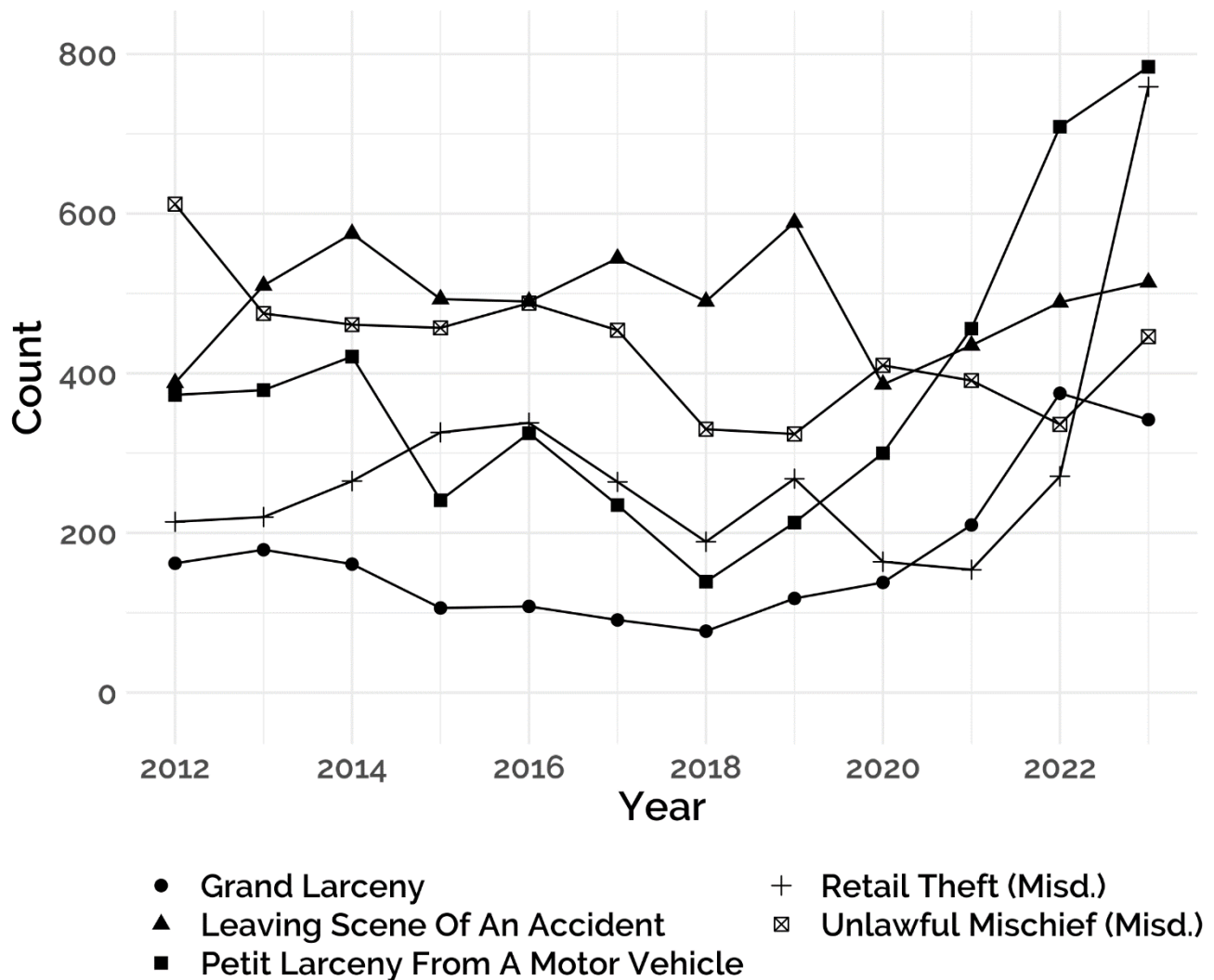


Figure 9 shows the percent of offenses that result in arrest, for offenses that happened at least 50 times in 2023.

Offenses with an arrest rate above 75% in 2023 included Violation of Conditions of Release (Travel Curfew or Contact, and Other), Driving with a Criminally Suspended License, and Disorderly Conduct. Offenses with a clearance rate of less than 5% include Petit Larceny from a Motor Vehicle, from a Building/Residence/Structure, and Other Location, Credit Card/ATM Fraud, Grand Larceny, and Leaving the Scene of an Accident.

Figure 9. Percent of offenses that result in arrest, for offenses that happened at least 50 times in 2023.

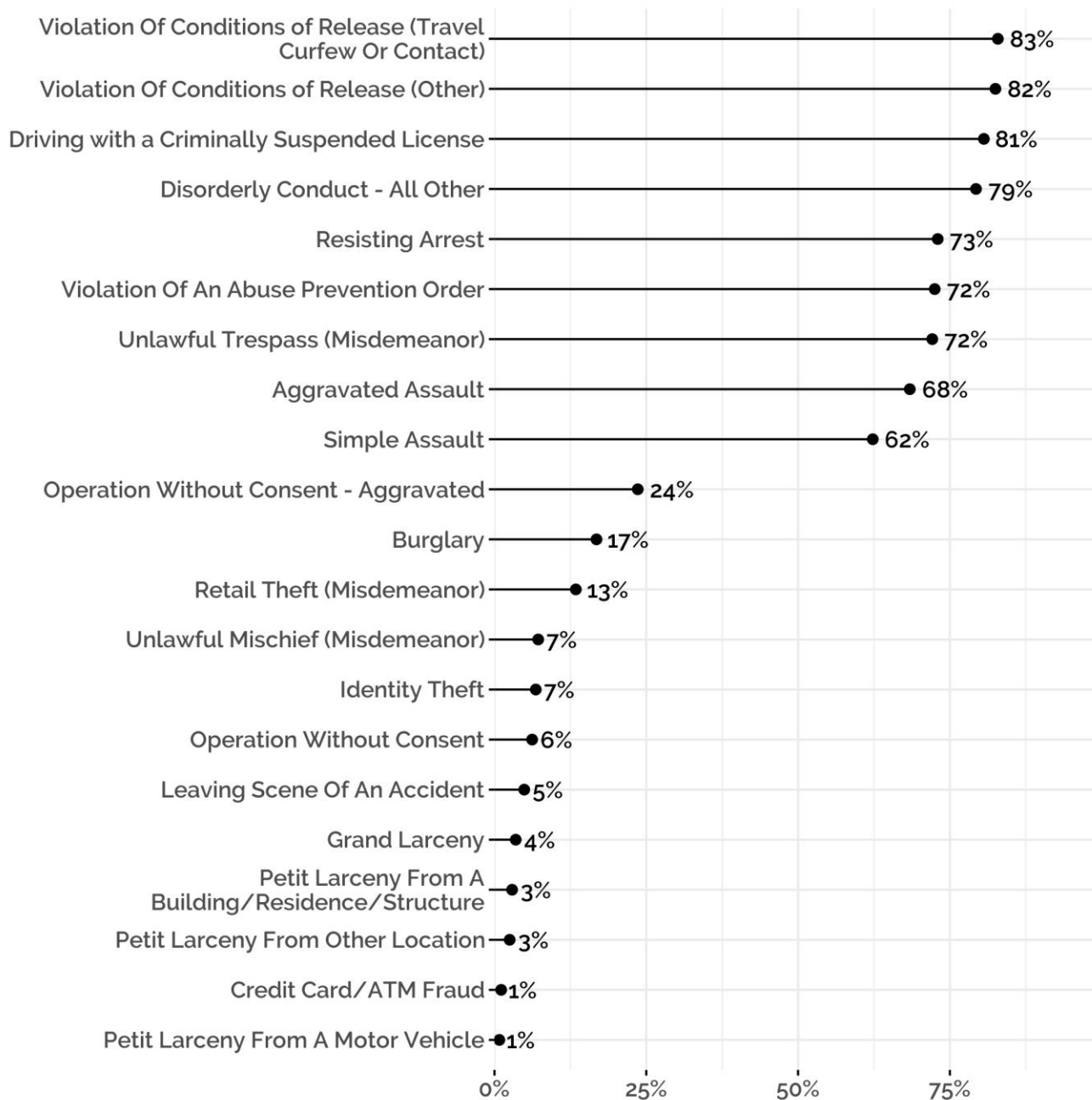
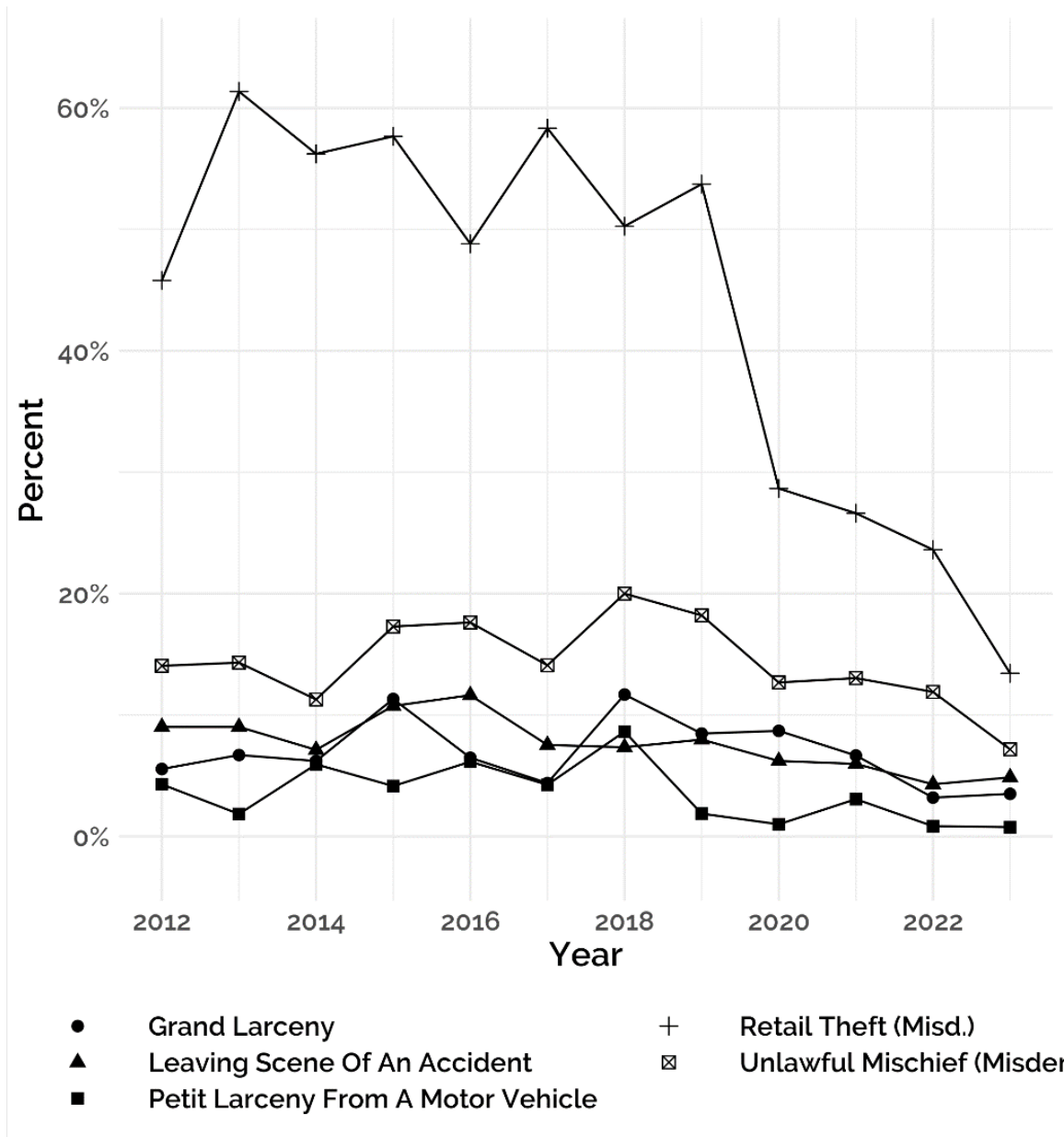


Figure 10 shows how the percent of offenses that result in arrest for the five most common offenses in 2023 have changed over time. The arrest rates for most of these offenses have remained low since 2012, however the arrest rate for Retail Theft (Misdemeanor), once at nearly 50%, has dropped since 2019. The arrest rates for Leaving Scene of an Accident, Petit Larceny from a Motor Vehicle, and Grand Larceny have risen slightly between 2022 and 2023, but remain below 5%, or one arrest for every 20 crimes.

Figure 10. Percent of offenses that result in arrest over time, for the same offenses as in Figure 8.



Pedestrian Stops

According to the Motion, a pedestrian stop is an officer-initiated stop of a pedestrian or a person on a bicycle. There was no way to track pedestrian stops in Valcour until 2021, when a flag was added to designate incidents that an officer initiated to stop a pedestrian without witnessing a crime taking place. No pedestrian stops were recorded in 2023.

Traffic Stops

There is no single way that incidents are designated as traffic stops in Valcour, so tickets are used to determine which incidents are traffic stops. Because the BPD is required to complete a ticket for each traffic stop, even if it results in a warning or no action, all traffic stops should have corresponding tickets in the Valcour system regardless of whether the incident call type is Traffic. Because of the high volume of tickets in previous years, only tickets for 2023 were manually checked for this report. Tickets that had errors were sent to the BPD for review and correction, such as those missing the flag for motor vehicle crashes, which should not be included as traffic stops, or those missing other fields.

In Valcour, each person has certain information, including race, which is displayed when a person is involved in an incident. These fields associated with each individual person may be changed, and if changed, the new value will be visible in every incident associated with that person. However, tickets for traffic stops include Perceived Race, which is filled out by the officer who made the stop and is only associated with that ticket. Because it is filled out every time a ticket for a traffic stop is made, it may be different across different tickets for the same person if different officers have a different perception of that person's race. The race field associated with people in Valcour is used for other sections of this report, however the Perceived Race associated with traffic stop tickets is used in this section because possible bias depends on an officer's perception, which may not necessarily be same for different officers or the same as a person's actual race.

The options for perceived race are: White, Black, Asian or Pacific Islander; Hispanic, or Native American or Alaska Native.

This section of the report uses motor vehicle crash data from the Vermont Agency of Transportation (VTrans) for crashes that occurred in Burlington to estimate racial shares of drivers in Burlington. There are several reasons why crash data is used as a benchmark for racial shares of drivers instead of Census data. In the Census, respondents report their own race, whereas for both traffic stops and motor vehicle crashes reported to the Agency of Transportation, officers report the perceived race of operators. This also means that the categories for race align between tickets for traffic stops and crash data, but are different from the Census, which allows respondents to select more than one race and differentiates between race and ethnicity (Hispanic or non-Hispanic). Census data also provides demographics of people living in Burlington, however, it is possible that different groups of people drive at different rates and that people from outside of Burlington drive in Burlington and may interact with the BPD.

Figure 11 shows the number of traffic stops each year from 2012 through 2023, excluding externally generated stops, which are not made at an officer's discretion (see Terms). Unless otherwise stated, traffic stops in this report exclude externally generated stops. In 2023, there were 809 traffic stops, including 9 externally generated stops and 800 officer-initiated stops. This is an increase of 91% from 2022 but remains historically low.

Figure 11. Number of traffic stops by year based on traffic tickets, for 2012-2023.

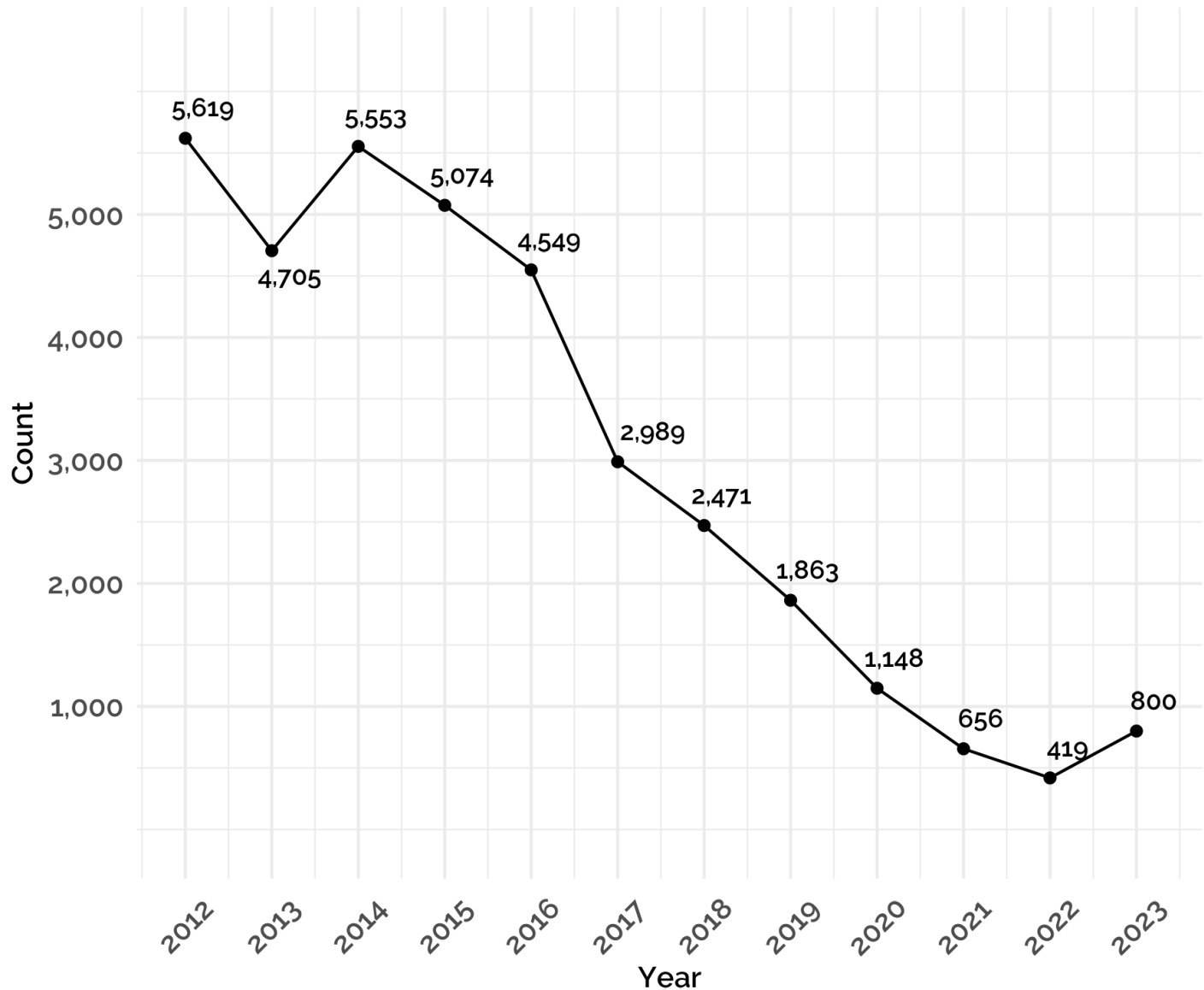


Table 5 shows the total number of traffic stops in 2023, by race. It shows both the total number of stops including externally generated stops, the number of stops including only officer-initiated stops, the median duration of all stops, and the number of vehicle plates for stops that were Vermont, out-of-state, or missing. The median duration of all stops was 10:52 (min:sec). The median duration of stops for Black drivers was higher than for all stops, and the median durations for all other races was lower.

Table 5. Total traffic stops in 2023, by race.

	Total	White	Black	Asian	Hispanic	Unknown
Including externally generated stops	809	626	117	42	5	19
Excluding externally generated stops	800	623	117	41	5	14
Median duration of stop (min:sec)	10:52	10:29	12:09	10:11	9:16	18:58
Vermont vehicle	627	513	97	32	4	0
Out-of-state vehicle	106	88	15	9	1	0
Missing vehicle state	77	25	5	1	0	19

Table 6 shows the racial shares for traffic stops in 2023, excluding stops with missing race data. A disparity index was calculated to compare the share of traffic stops of each group with the share of drivers, as estimated from Burlington's motor vehicle crash data. A disparity index is a ratio of the racial share of the stops divided by the racial share of the drivers in crashes, so a value of 1 indicates that the proportion of stops is exactly the same as the proportion of the group within the estimated driving population of Burlington.

The disparity index for White and Asian drivers was close to 1, indicating that the percentage of stops in 2023 for those races was similar to the percentage of drivers in Burlington who were White or Asian, as estimated by VTrans crash data. The disparity index for Hispanic drivers indicates that they were stopped at a disproportionately low rate compared to the percentage of drivers in Burlington who are Hispanic. The disparity index for Black drivers indicates that they were stopped at a disproportionately high rate in 2023 compared to their percentage of drivers in Burlington.

Table 6. Racial shares and disparity index of traffic stops in 2023.

	White	Black	Asian	Hispanic
Number of Traffic Stops	623	117	41	5
Percent of Traffic Stops	79.3%	14.9%	5.2%	0.6%
Driver Percentage (VTrans Crash Data)	83.4%	9.1%	5.1%	1.9%
Disparity Index	0.95	1.65	1.02	0.33

Figure 12 shows the percentage of stops of each race (dotted line) and the percentage of crashes of each race (solid line) for non-White and White drivers, from 2012-2023. Until 2022, the share of the driving population in Burlington that was Black increased each year. The share in 2022 closely matched 2021, and 2023 saw a decrease from that level. Data from the Census shows a similar pattern of a declining Black population in Burlington in recent years, after a long increase. The share of drivers stopped who were Black shows a different trend, with an anomalous drop in 2021, but an otherwise fairly steady increase.

In 2023, the BPD stopped a larger share of Black drivers than their share of the estimated driving population. When averaging traffic stop rates across three years (Table 9), this disparity is reduced but does not disappear. The anomalously low share of Black drivers stopped in 2021, which is the only year in the data when the share of Black drivers stopped was lower than the share of drivers in Burlington who are Black, may be hiding this disparity in the 3-year data.

Figure 12. Percentage of traffic stops and crashes by race, for 2012-2023. Note that the vertical y-axes are different for each plot.

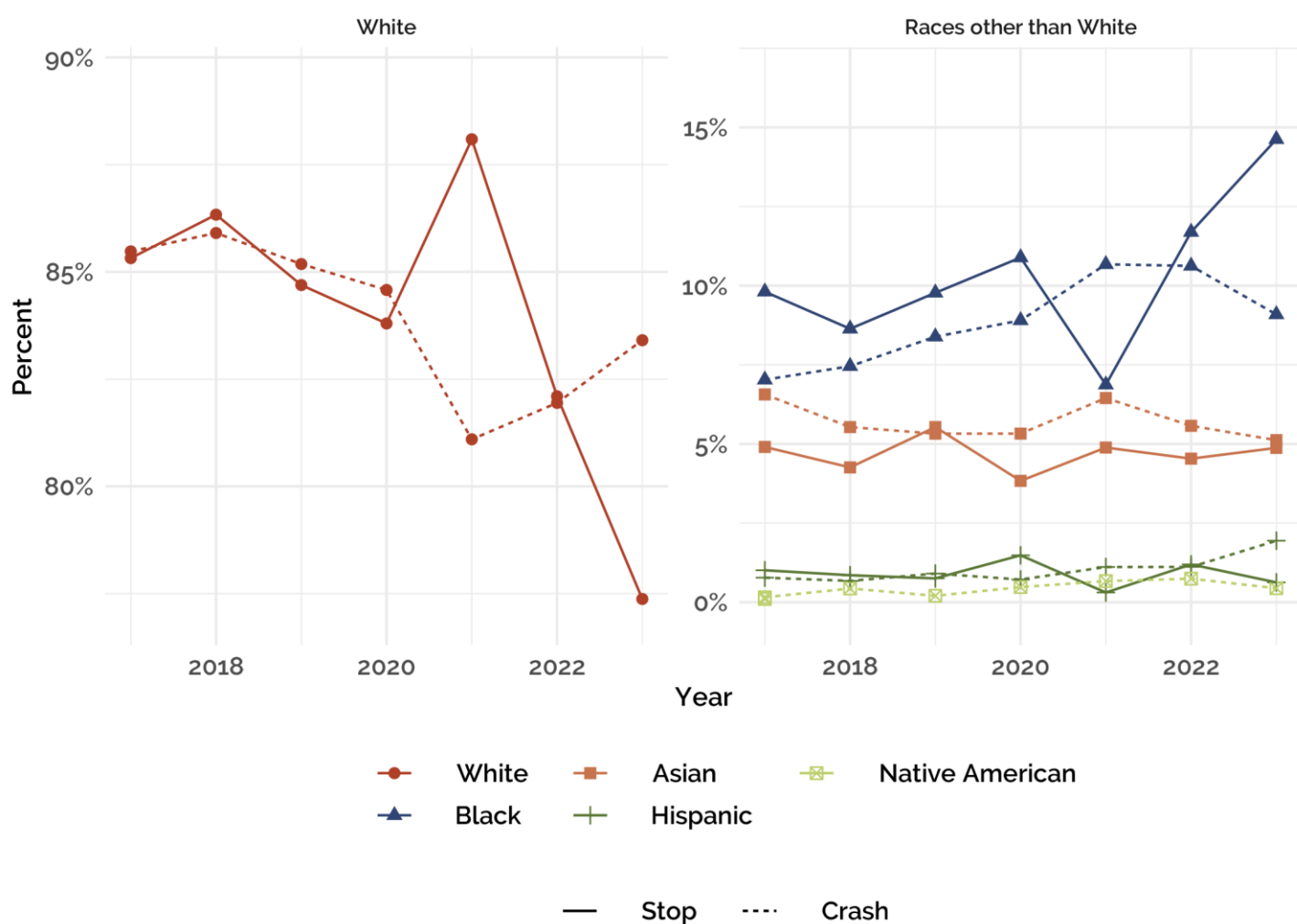


Table 7 shows the reasons for traffic stops, by race, in 2023. Note that there is a low sample size of stops of Asian and Hispanic drivers, which means that conclusions or comparisons with stops of White and Black drivers are unreliable.

Moving violations were the most common reason for stops of each race. For White drivers, 76% of stops were for Moving Violations, compared to 65% of stops for Black drivers. Vehicle Equipment was a more common reason for a stop for Black drivers than for White drivers, 29% of stops of Black drivers were for that reason, compared to 18% of stops of White drivers. This was similar to 2022, when 31% of stops of Black drivers and 17% of stops of White drivers were for Vehicle Equipment.

Table 7. The count and percentage of reasons for stops in 2023, by race. Percentage is calculated as the percentage of stops for each race.

Perceived Race	Total Stops by Race	Moving violation		Vehicle Equipment		Investigator y		Suspected DUI		Externally Generated		Other	
		N	%	N	%	N	%	N	%	N	%	N	%
White	623	473	75.6%	115	18.4%	4	0.6%	3	0.5%	3	0.5%	9	1.4%
Black	117	76	65.0%	34	29.1%	1	0.9%	0	0%	0	0%	2	1.7%
Asian	42	34	81.0%	6	14.3%	0	0%	0	0%	1	2.4%	0	0%
Hispanic	5	4	80.0%	1	20.0%	0	0%	0	0%	0	0%	0	0%
Unknown	24	0	0%	0	0%	0	0%	0	0%	5	26.3%	0	0%

Table 8 shows the outcomes for officer-initiated traffic stops, by race. The most common outcome of traffic stops for drivers of all races was a Warning. Black drivers were more likely to receive a ticket (18% of stops) than White drivers (12%). This is different than in 2022, when 9.6% of stops of Black drivers resulted in a ticket, compared to 15% of stops of White drivers, but a return to a pattern seen in past years where Black drivers were more likely to be ticketed by the BPD (see BPD Annual Report for 2020⁹). Unlike in past years, the disparity between tickets for Black and White drivers was not explained when traffic stops that involved a DLS violation (driving with a suspended license) were excluded.

Table 8. The count and percentage of outcomes for traffic stops in 2023, by race.

Perceived Race	Total Tickets by Race	Warning		Ticket		Arrest for Violation		Arrest Warrant		No Action Taken	
		N	%	N	%	N	%	N	%	N	%
White	623	513	82.3%	70	11.2%	26	4.2%	2	0.3%	12	1.9%
Black	117	86	73.5%	21	17.9%	7	6.0%	1	0.9%	2	1.7%
Asian	41	36	87.8%	2	4.9%	3	7.3%	0	0%	0	0%
Hispanic	5	5	100%	0	0%	0	0%	0	0%	0	0%
Unknown	14	0	0%	0	0%	3	28.6%	0	0%	10	71.4%

⁹ Burlington Police Department 2020 Annual Report, page 12.

<https://www.burlingtonvt.gov/sites/default/files/u585/Reports/Burlington%20Police%20Department%20Annual%20Report%202020.pdf>

Tables 9 and 10 show the same information as Tables 4 and 5, but for stops over the three-year period of 2021 through 2023, excluding stops for drivers of unknown race. This three-year average is included because the number of traffic stops made by the BPD has been decreasing since 2014, resulting in low numbers of stops. Using a three-year average allows for a larger sample size, which is especially important for stops of drivers who are not White. The disparity indices shown in Table 10 are also calculated using the three-year average of Vermont Department of Transportation crash data from the same three-year period of time.

Table 9 shows that the median durations of stops for White and Asian drivers were similar to the median duration for all stops during this time period, while the median durations of stops for Black and Hispanic drivers were higher.

Table 9. Total traffic stops for the three-year period 2021-2023, by race.

	Total	White	Black	Asian	Hispanic	Unknown
Including externally generated stops	1,898	1,547	212	94	11	34
Excluding externally generated stops	1,878	1,536	210	92	11	29
Median duration of stop (min:sec)	9:57	9:35	11:48	9:25	10:36	16:42
Vermont vehicle	1,526	1,262	169	75	9	11
Out-of-state vehicle	300	244	36	18	2	0
Missing vehicle state	72	41	7	1	0	23

Table 10 shows the three-year percentages for both traffic stops and driving population estimated by VTrans crash data. The disparity index for White drivers was 1, indicating that White drivers were stopped at a rate matching their proportion of the estimated driving population. Asian and Hispanic drivers were stopped at a disproportionately low rate compared to their percentage of the estimated driving population. Black drivers were stopped at a disproportionately high rate compared to their percentage of the estimated driving population.

Table 10. Racial shares and disparity index of traffic stops in the three-year period 2021-2023.

	White	Black	Asian	Hispanic
Number of Officer Initiated Stops	1,536	210	92	11
Percent of Officer Initiated Stops	83.1%	11.4%	5.0%	0.6%
Driver Percentage (VTrans Crash Data)	82.6%	10.3%	5.8%	1.4%
Disparity Index (Officer Initiated Stops)	1.01	1.11	0.86	0.44

Tables 11 and 12 show the same information as Tables 6 and 7, but for the three-year data. Table 10 shows the count and percentage of reasons for stops in 2021-2023, by race. As in 2023, Black drivers were more likely to be stopped for Vehicle Equipment (28%) compared to White drivers (17%).

Table 11. The count and percentage of reasons for stops in 2021-2023, by race. Percentage is calculated as the percentage of stops for each race.

Perceived Race	Total Stops by Race	Moving violation		Vehicle Equipment		Investigatory		Suspected DUI		Externally Generated		Other	
		N	%	N	%	N	%	N	%	N	%	N	%
White	1,547	1,223	79.1%	255	16.5%	13	0.8%	3	0.2%	11	0.7%	23	1.5%
Black	212	140	66.0%	60	28.3%	2	0.9%	0	0%	2	0.9%	4	1.9%
Asian	94	76	80.9%	14	14.9%	0	0%	0	0%	2	2.1%	1	1.1%
Hispanic	11	9	81.8%	2	18.2%	0	0%	0	0%	0	0%	0	0%
Unknown	34	0	0%	0	0%	0	0%	0	0%	5	14.7%	0	0%

Table 12 shows the count and percentage of outcomes for traffic stops for the three-year period of 2021-2023. Warnings were the most common outcome of stops for all races of drivers, unlike traffic stops in 2023, Black drivers slightly more likely to receive tickets than White drivers in the three-year data, but the disparity was not as pronounced as in 2023 alone.

Table 12. The count and percentage of outcomes for traffic stops in 2021-2023, by race.

Perceived Race	Total Tickets by Race	Warning		Ticket		Arrest for Violation		Arrest Warrant		No action taken	
		N	%	N	%	N	%	N	%	N	%
White	1,536	1,254	81.6%	221	14.4%	40	2.6%	3	0.2%	18	1.2%
Black	210	164	78.1%	33	15.7%	10	4.8%	1	0.5%	2	1.0%
Asian	92	81	88.0%	6	6.5%	5	5.4%	0	0%	0	0%
Hispanic	11	10	90.9%	1	9.1%	0	0%	0	0%	0	0%
Unknown	29	0	0%	0	0%	5	17.2%	0	0%	24	82.8%

Table 13 shows the information about traffic stops during which searches were conducted in 2023. Only 1 traffic stop in 2023 resulted in a search with a warrant, related to a crime being investigated. The operator of the vehicle was White, and an arrest was made related to the crime being investigated.

Table 13. Searches during traffic stops in 2023.

Stop 1	
Stop Type	Investigatory
Perceived Race	White
Search Type	Search w/ Warrant
Search Outcome	Arrest of Suspect
Stop Outcome	Arrest for Violation

Arrests

As in previous reports, this year's report only includes information on the most serious charge in an arrest, as chosen by the arresting officer. Some arrests have either zero, or more than one most serious charges, and the same method as was highlighted in the previous year's report was used to choose a single most serious charge. The following ranking, from most to least serious, was used:

- Violent felony
- Non-violent felony
- Violent misdemeanor
- Non-violent misdemeanor

If there were more than one charge in one of the above categories in an arrest that were both marked most serious (e.g., two violent felonies), one was chosen at random. See Appendix for a full list of charges.

Figure 13 shows the total number of arrests over time, as well as arrests for White, Black, and Asian people, and arrests missing race. There were 1,640 arrests in 2023, which is a 58% increase from the 1,039 arrests in 2022. This increase was due to an increase in arrests both of White and Black arrestees. All arrests of White arrestees increased 63%, while arrests of White arrestees for only violent offenses increased 2%. All arrests of Black arrestees increased 38%, while arrests of Black arrestees for only violent offenses increased 23%.

Missing race in arrest data most likely stems from expungement, because race data is one of the types of potentially identifying pieces of information that are removed from Valcour when a charge is expunged. The more years that pass since an arrest, the more time there is for the arrest to be expunged, so more recent years are less likely to have expunged arrests with race data removed. There were no or very few arrests for people listed as Native Hawaiian and Other Pacific Islander or American Indian and Alaska Native, or for people who are Some Other race. See appendix for graphs showing arrests of these groups.

Figure 13. Change over time in the number of arrests, from 2012-2023, for total arrests and violent arrests, by race. Note that the vertical y-axes are different for each plot.

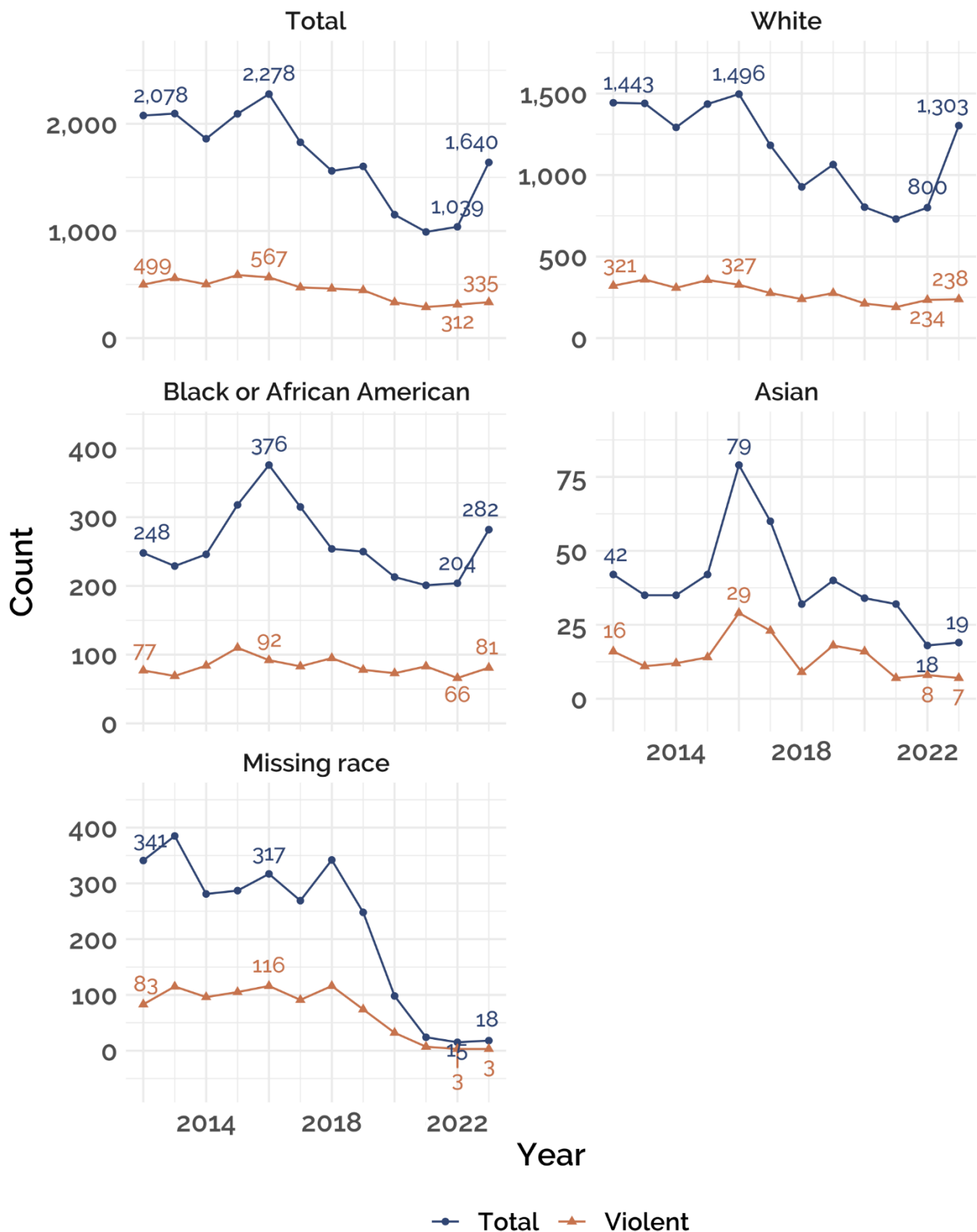


Table 14 shows the racial shares for all arrests including Arrests on Warrants (AOW) and for arrests excluding Arrests on Warrants. Arrests missing race are not included in calculated percentages. There is not a large difference in the percentage of any race between arrests including AOW and arrests excluding AOW.

Table 14. Race of arrestees in 2023, for all arrests, including Arrests on Warrants (AOW) and for arrests excluding Arrests on Warrants (AOW).

	Including AOW		Excluding AOW	
	N	%	N	%
Total (including missing values)	1,640	-	1,358	-
Total (excluding missing values)	1,622	100%	1,341	100%
White	1,303	80%	1,062	79%
Black or African American	282	17%	244	18%
American Indian and Alaska Native	16	1.0%	14	1.0%
Asian	19	1.2%	19	1.4%
Native Hawaiian and Other Pacific Islander	0	0%	0	0%
Some other race	2	0.1%	2	0.1%
Missing race	18	-	17	-

Figure 14 shows the percentage of arrests for all arrests and violent arrests of White, Black, and Asian people. It also includes data for how many people identified as either each race alone or each race and maybe another according to the 2020 Decennial Census and the American Community Survey (ACS) for years 2012 – 2019 and 2021-2022. The ACS is an estimate while the Census is a complete count, so the ACS points include an error bar. The 2023 ACS data has not been released at the time of writing this report, so only data through 2022 is used. White and Asian arrestees are underrepresented in the arrests compared to their population in Burlington and Black arrestees are overrepresented.

Figure 14. Percentage of all arrests and violent arrests with racial shares of the population according to the American Community Survey (ACS) and the 2020 Census, for White, Black, and Asian people. Note that the vertical y-axes are different for each plot.

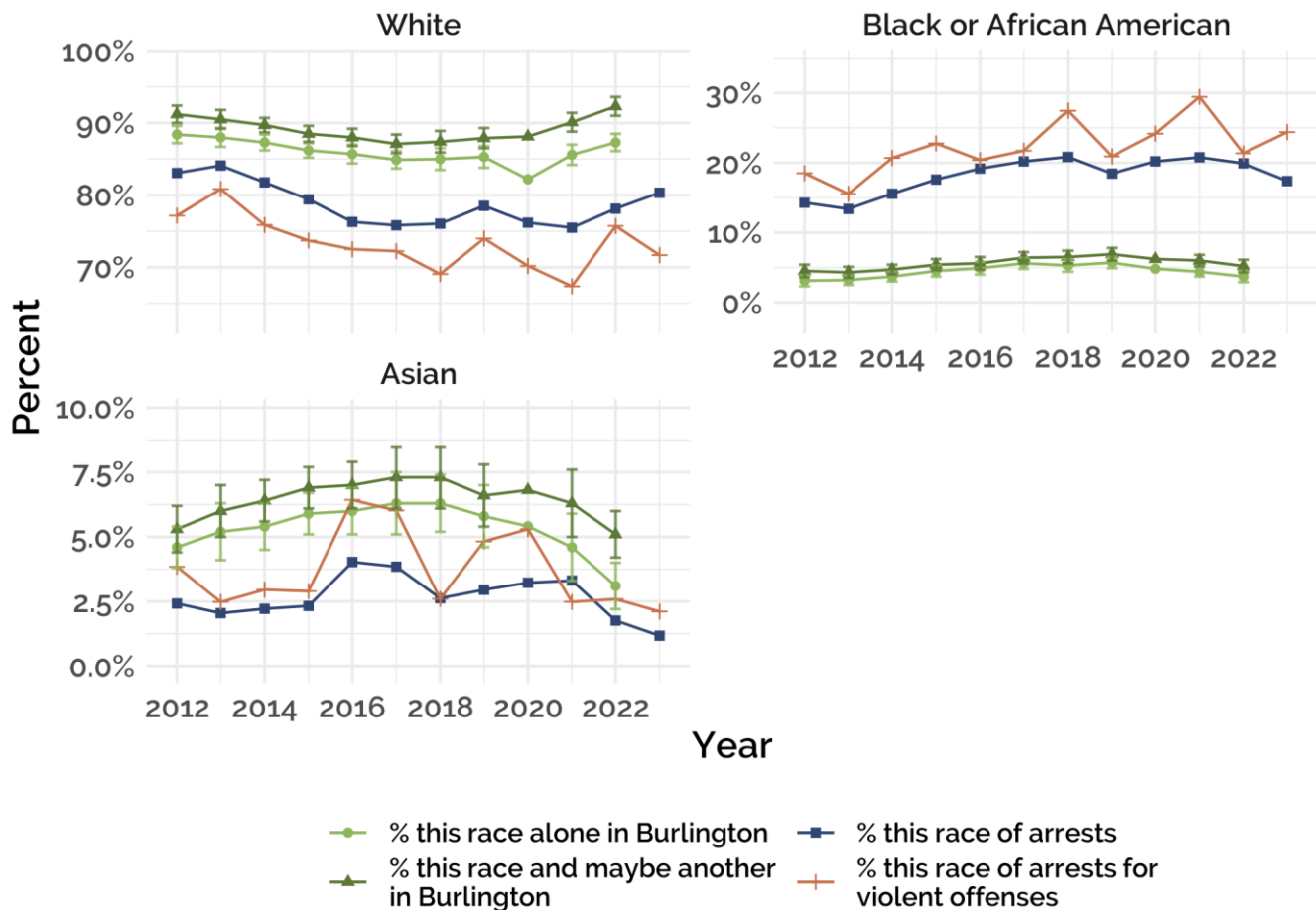


Table 15 shows the types of arrests (see Terms for definitions) in 2023, by race. Arrestees may be cited, lodged (with judicial review and approval), arrested on a warrant, or referred to the Community Justice Center (CJC). This table also includes warrant requests. Black arrests are more likely to be lodged: 33% of Black arrestees in 2023 were lodged, compared to 21% of White arrestees. Black arrestees are less likely than White arrestees to be cited (42% vs. 49%, respectively) or arrested on warrant (14% vs. 19%) but warrant requests and referrals to the CJC are similar for Black and White arrestees.

The percentage of arrests that were referred to the CJC was lower for White and Black arrestees than in 2022. In 2023, 4.8% of White arrestees were referred to the CJC, compared to 18% in 2022. In 2023, 3.5% of Black arrestees were referred to the CJC, compared to 20% in 2022.

Table 15. Type of arrest by race in 2023, by race. Percentages are calculated based on the total arrests for each race, not based on types of arrests.

	Total Arrests by Race		Cited		Lodged		Arrest on Warrant		Warrant Request		Referred to CJC	
	N	%	N	%	N	%	N	%	N	%	N	%
White	1,303	100%	633	48.6%	278	21.3%	241	18.5%	89	6.8%	62	4.8%
Black or African American	282	100%	118	41.8%	93	33.0%	38	13.5%	23	8.2%	10	3.5%
American Indian and Alaska Native	16	100%	8	50.0%	6	37.5%	2	12.5%	0	0%	0	0%
Asian	19	100%	10	52.6%	7	36.8%	0	0%	1	5.3%	1	5.3%
Some other race	2	100%	1	50.0%	0	0%	0	0%	0	0%	1	50.0%
Missing race	18	100%	10	55.6%	2	11.1%	1	5.6%	2	11.1%	3	16.7%

Table 16 shows the percent of arrests by race by severity in 2023. The BPD was more likely to arrest Black arrestees for Violent Felonies and Misdemeanors compared to White arrestees, and less likely to arrest Black arrestees for Non-Violent Felonies and Misdemeanors compared to White arrestees.

Table 16. Type of charge in 2023, by race. Percentages are calculated based on the total arrests for each race, not based on types of charges.

	Total		Violent Felony		Non-Violent Felony		Violent Misdemeanor		Non-Violent Misdemeanor		Uncategorized	
	N	%	N	%	N	%	N	%	N	%	N	%
White	1,303	100%	80	6.1%	155	11.9%	158	12.1%	470	36.1%	440	33.8%
Black	282	100%	32	11.3%	23	8.2%	49	17.4%	97	34.4%	81	28.7%
Native American	16	100%	1	6.2%	1	6.2%	5	31.2%	6	37.5%	3	18.8%
Asian	19	100%	3	15.8%	1	5.3%	4	21.1%	7	36.8%	4	21.1%
Some other race	2	100%	0	0%	0	0%	0	0%	2	100.0%	0	0%
Missing race	18	100%	1	5.6%	3	16.7%	2	11.1%	6	33.3%	6	33.3%

Figure 15 shows the number of arrests over time by severity for Black and White arrestees.

For White arrestees in 2023 compared to 2022, there was a small increase (<2%) for both Violent Felonies and Violent Misdemeanors. However, there was a 28% increase in arrests for Non-Violent Felonies and a 102% increase in arrests for Non-Violent Misdemeanors, more than double the arrests made in 2022.

For Black arrestees in 2023 compared to 2022, there was a 7% increase in Violent Felony arrests, a 36% increase in Violent Misdemeanor arrests, and a 29% increase in Non-Violent Misdemeanor arrests. However, there was a 28% decrease in arrests for Non-Violent Felonies.

Figure 15. Number of arrests by severity, for years 2012-2023, for Black and White arrestees. Note that the vertical y-axes are different for each plot.

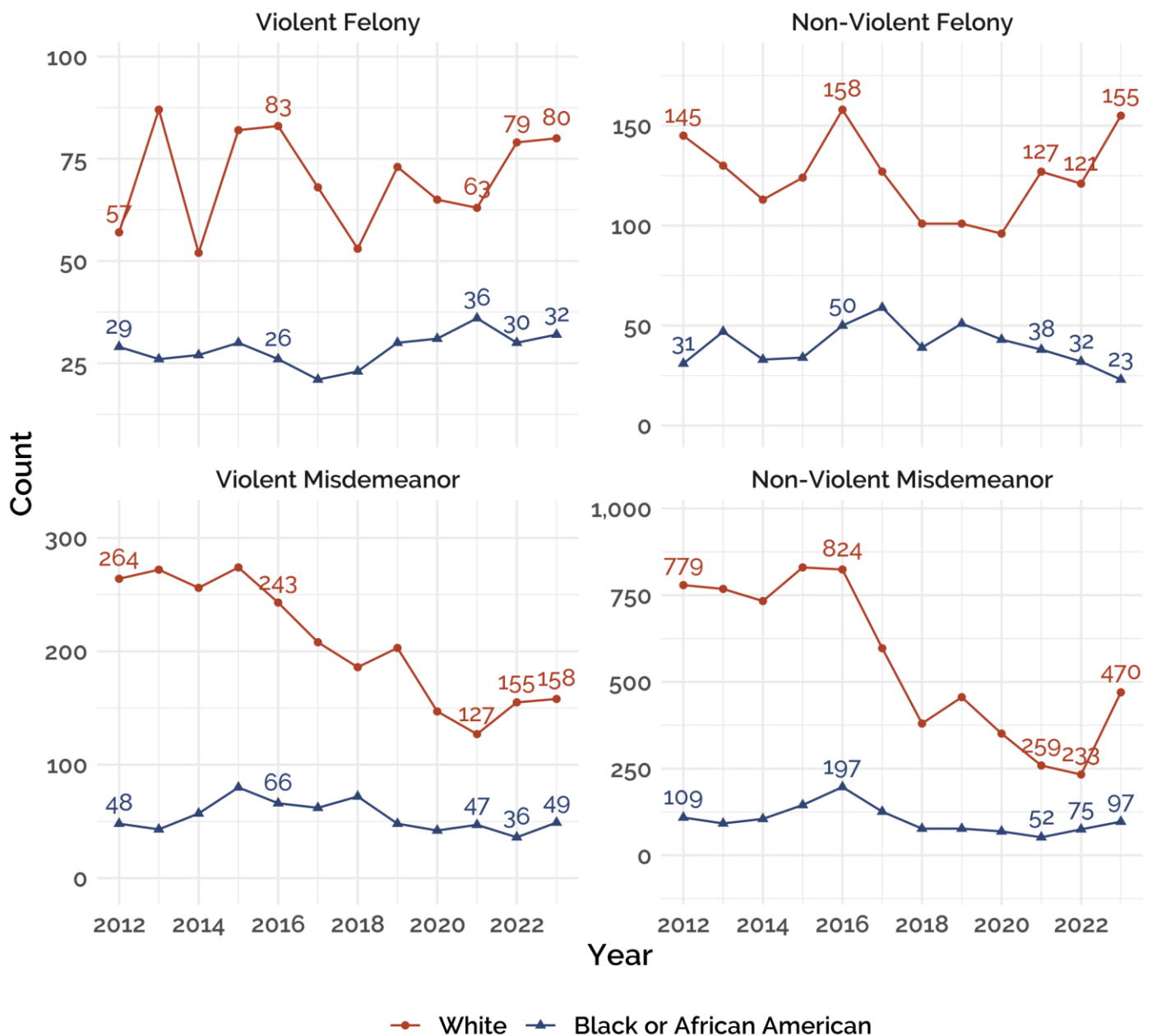


Table 17 shows the 10 most common charges in 2023, by race. Because of small sample sizes across races due to the large number of charges possible, comparisons made between races are unreliable. Table 18 shows the arrest types for these 10 charges.

Table 17. The 10 most common charges in 2023, by race. Percentages are calculated as percent of each charge, not by the percentage for each race.

	All Arrests		White		Black		Asian		American Indian and Alaskan Native	
	N	%	N	%	N	%	N	%	N	%
Retail Theft (Misdemeanor)	127	100%	120	94.5%	6	4.7%	0	0%	1	0.8%
Unlawful Trespass (Misdemeanor)	117	100%	101	86.3%	12	10.3%	0	0%	2	1.7%
Simple Assault	97	100%	71	73.2%	22	22.7%	1	1.0%	1	1.0%
Violation of Conditions of Release (Travel, Curfew, or Contact)	87	100%	63	72.4%	23	26.4%	1	1.1%	0	0%
Aggravated Assault	51	100%	35	68.6%	15	29.4%	1	2.0%	0	0%
Violation of Conditions of Release (Other)	47	100%	29	61.7%	15	31.9%	0	0%	0	0%
Disorderly Conduct - All Other	46	100%	36	78.3%	8	17.4%	1	2.2%	0	0%
Burglary	39	100%	34	87.2%	5	12.8%	0	0%	0	0%
Driving with a Criminally Suspended License	38	100%	33	86.8%	4	10.5%	1	2.6%	0	0%
Violation of an Abuse Prevention Order	31	100%	20	64.5%	8	25.8%	3	9.7%	0	0%

Table 18. The 10 most common charges in 2023, by arrest type. Percentages are calculated as percent of each charge.

	All Arrests		Cited		Lodged		Warrant		Warrant Request		CJC Referral	
	N	%	N	%	N	%	N	%	N	%	N	%
Retail Theft (Misdemeanor)	127	100%	81	63.8%	3	2.4%	2	1.6%	33	26.0%	8	6.3%
Unlawful Trespass (Misdemeanor)	117	100%	76	65.0%	28	23.9%	0	0%	2	1.7%	11	9.4%
Simple Assault	97	100%	53	54.6%	23	23.7%	0	0%	4	4.1%	17	17.5%
Violation of Conditions of Release (Travel, Curfew, or Contact)	87	100%	35	40.2%	48	55.2%	1	1.1%	2	2.3%	1	1.1%
Aggravated Assault	51	100%	11	21.6%	34	66.7%	1	2.0%	5	9.8%	0	0%
Violation of Conditions of Release (Other)	47	100%	30	63.8%	17	36.2%	0	0%	0	0%	0	0%
Disorderly Conduct - All Other	46	100%	35	76.1%	4	8.7%	0	0%	0	0%	7	15.2%
Burglary	39	100%	23	59.0%	10	25.6%	1	2.6%	5	12.8%	0	0%
Driving with a Criminally Suspended License	38	100%	30	78.9%	1	2.6%	1	2.6%	0	0%	6	15.8%
Violation of an Abuse Prevention Order	31	100%	17	54.8%	13	41.9%	0	0%	1	3.2%	0	0%

Table 19 shows the drug sale and possession arrests for each race. Of the 1,303 arrests of White arrestees, 3.3% were for drug possession and 0.2% were for drug sale. Of the 282 arrests of Black arrestees, 2.5% were for drug possession and 0.7% were for drug sale.

Table 19. Drug arrests, by race.

	All arrests		Drug Possession		Drug Sale	
	N	%	N	%	N	%
White	1,303	100%	43	3.3%	2	0.2%
Black or African American	282	100%	7	2.5%	2	0.7%
American Indian and Alaska Native	16	100%	0	0%	0	0%
Asian	19	100%	1	5.3%	0	0%
Some Other race	2	100%	0	0%	0	0%
Missing race	18	100%	1	5.6%	0	0%

Table 20 shows the number of arrests by race in different neighborhoods and the percentage of total arrests for each race in those neighborhoods. In 2022, the most common neighborhood for arrests for both White and Black arrestees was Downtown.

Table 20. Location of arrests, by race, in 2023. Excludes arrests missing a neighborhood. Percentages of total arrests (see Total column of Table 16 above for total counts).

	Total Arrests	Downtown		Old North End		University/Hill Section		South End		New North End		Outside Burlington	
	N	N	%	N	%	N	%	N	%	N	%	N	%
White	1,303	609	46.7%	225	17.3%	142	10.9%	205	15.7%	57	4.4%	9	0.7%
Black or African American	282	124	44.0%	67	23.8%	19	6.7%	34	12.1%	15	5.3%	4	1.4%
American Indian and Alaska Native	16	11	68.8%	2	12.5%	2	12.5%	1	6.2%	0	0%	0	0%
Asian	19	5	26.3%	6	31.6%	1	5.3%	1	5.3%	6	31.6%	0	0%
Some Other race	2	1	50.0%	1	50.0%	0	0%	0	0%	0	0%	0	0%
Missing race	18	7	38.9%	3	16.7%	4	22.2%	1	5.6%	3	16.7%	0	0%

Use of Force

In April 2022, the BPD switched between using Valcour for tracking use of force to the Benchmark database. While much of the information recorded in Benchmark is the same as in Valcour and can be directly connected to the Valcour incidents data, some information is not available at the same level of detail as it was previously tracked, such as different types of weaponless force (e.g., handcuff control techniques, empty hand controls, etc.), or the difference between displaying and pointing a firearm. Further information can be found in the publicly released use of force reports.¹⁰ All use of force data from 2023 was tracked using Benchmark.

Unless otherwise noted, this section refers to person-incidents to count uses of force. If two people are involved in an incident and the police use force against both, it is counted as two uses of force. If the police use force against the same person in two different incidents, this also counts as two uses of force. In this section, uses of force for subjects who were Asian, Hispanic/Latino, or Other/Not Reported are included, but due to low numbers of uses of force for these groups, most comparisons are between uses of force on White and Black subjects.

Figure 16 shows the numbers of uses of force for 2012-2023. In 2023, there were 314 uses of force, which is a 51% increase from the 208 uses of force in 2022, and higher than any year since 2013.

The increase in force can be partly attributed to the increase in arrests previously noted. Although most arrests do not involve the use of force, incidents where an arrest is made are more likely to lead to force than other kinds of incidents. About one in every 10 arrests has some form of force used, and that ratio has remained stable since 2021. Before 2021, force was used during approximately 4-6% of arrests, or approximately one in 20 arrests. Overall, force is used during one out of every 100 incidents.

The percent of arrests during which force was used was higher in 2023 for Black arrestees than White arrestees. Approximately 15% of arrests of Black arrestees involved a use of force, while 9% of arrests of White arrestees do. The percent of arrests during which force was used has increased since 2020, when it was used during 11% of arrests of Black arrestees and 6% of arrests of White arrestees.

The increase in force from 2022 to 2023 was relatively even across race. In 2023, BPD used force 230 times against White subjects, which is a 53% increase from 2022. In 2023, BPD used force 72 times against Black subjects, which is a 47% increase from 2022. There were 6 uses of force where the subject's race was Asian, 3 where the subject's race was Hispanic, and 3 where the subject was Other/Not Reported.

¹⁰ https://www.burlingtonvt.gov/police/use_of_force_reports

Figure 16. Numbers of uses of force from 2012-2023 and uses of force disaggregated by White and Black subjects.

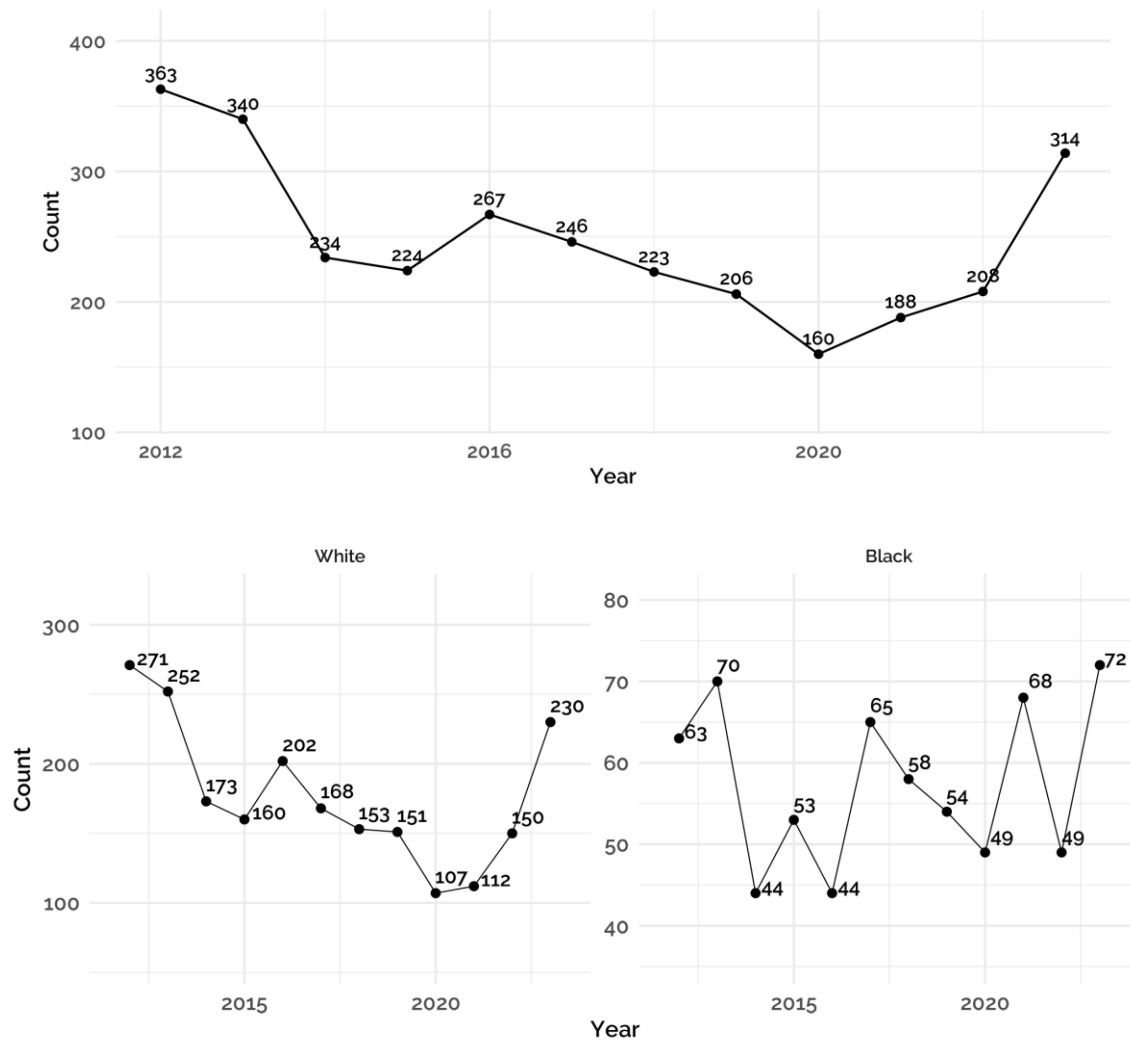


Figure 17 shows the percent of uses of force by race for White, Black, and Asian subjects of force, compared to the percent of each race that made up Person-Incidents (Interactions) and Arrests. Person-incidents are used as a comparison for interactions because uses of force are also person-incidents. The percent of subjects of force who were White was 73%, which is similar to 2022. This is lower than the share of arrestees who were white (80%) and the overall share of all people the BPD interacted with who were white (85%).

The percent of subjects of force who were Black in 2023 was approximately 23%, which is also similar to 2022. It is higher than the share of arrestees who were Black (17%) and the share of all people the BPD interacted with who were Black (11%).

The percent of subjects of force who were Asian in 2023 was 2%, which was slightly higher than the share of arrestees who were Asian in 2023 (1.2%), but lower than the share of all people the BPD interacted with who are Asian (3.4%).

Figure 17. Percent of uses of force by race compared with the percentage of interactions with the police and arrests for 2012-2023. Note that the vertical y-axes are different for each plot.

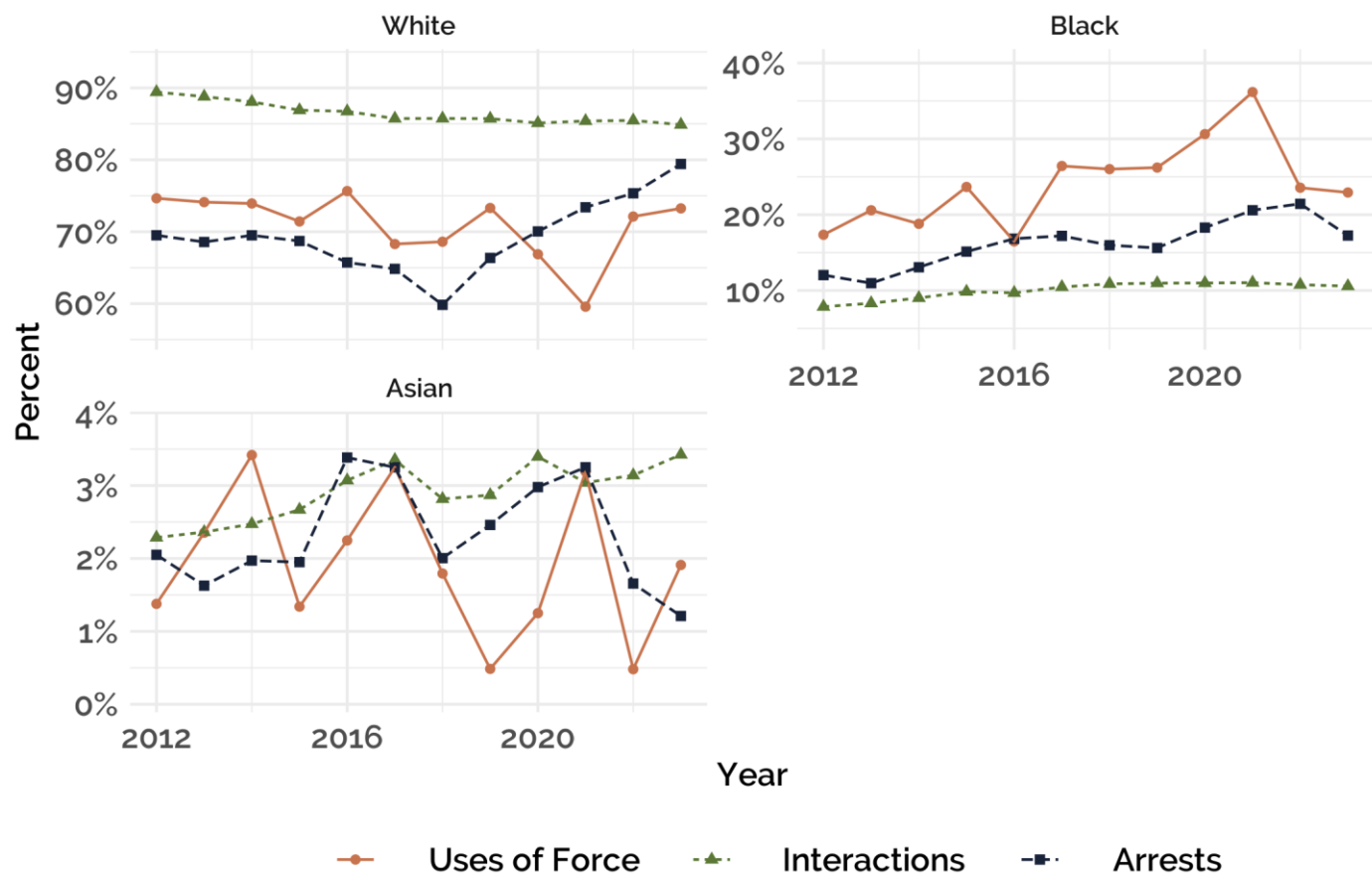


Figure 18 shows the number of uses of force in 2012-2023 that involved displaying or pointing a firearm as a use of force. In 2023, there were 108 uses of force that involved displaying or pointing a firearm, which is a 6% increase from the 102 uses of force involving displaying or pointing a firearm in 2022.

The number of uses of force that did not involve displaying or pointing a firearm increased by 94%, from 106 in 2022 to 206 in 2023, showing that that overall increase in force used by the BPD in 2023 was not caused by an increase in firearms pointed or displayed.

Figure 18. Change over time of officers displaying or pointing a firearm as a use of force, for all groups and for only White and Black subjects of force. Note that the vertical y-axes are different for each plot.

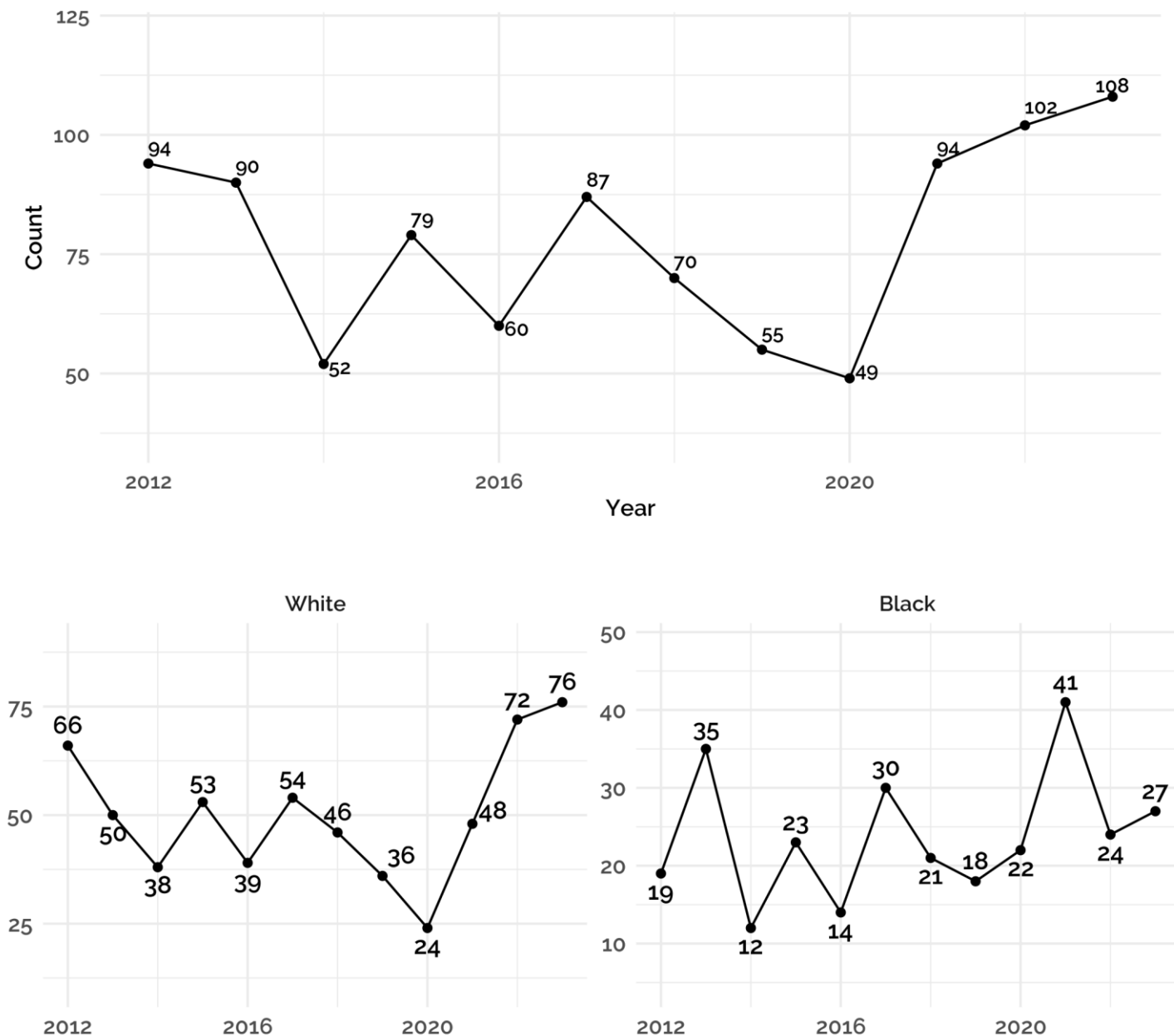


Table 21 shows the number and composition of uses of force by race, as well as the types of force used. Multiple types of force may have been used in the same person-incident, so percentages do not sum to 100%. In 2023, uses of force where a firearm was displayed were tracked separately from those where a firearm was pointed. 96% of uses of force were on subjects who were either White or Black. Weaponless force, which includes empty hand controls and handcuff control techniques, was the most common type of force used for both White and Black subjects of force. Of all force incidents against White subjects, 70% involved weaponless force, compared to 75% of incidents of force against Black subjects. This is higher than in 2022, when 49% of force used against White subjects and 55% of force used against Black subjects involved Weaponless force.

In 2022, any force involving pointing or displaying a firearm was tracked under Firearm (Displayed or Pointed), but in 2023, all use of force data was tracked using Benchmark, which allowed for officers to track when a firearm was only displayed and when a firearm was pointed. Of uses of force on Black subjects, 31% involved pointing a firearm, which is higher than the 25% of uses of force on White subjects where a firearm was pointed. Similarly, 21% of uses of force on Black subjects involved the display of a firearm, which is higher than the 14% of uses of force on White subjects.

Table 21. Types of force used in 2023, by race. Percentages do not sum to 100% because a person-incident of a use of force may involve more than one type of force.

Types of Force	White		Black		Asian		Hispanic/Latino		Other/Not Reported	
	N	%	N	%	N	%	N	%	N	%
Total	230	-	72	-	6	-	3	-	3	-
Weaponless	162	70.4%	54	75%	4	66.7%	2	66.7%	1	33.3%
Verbal Commands	157	68.3%	50	69.4%	3	50%	2	66.7%	2	66.7%
Firearm (Pointed)	56	24.3%	22	30.6%	2	33.3%	0	0%	2	66.7%
Firearm (Displayed)	32	13.9%	15	20.8%	1	16.7%	0	0%	0	0%
OC Spray	8	3.5%	3	4.2%	0	0%	0	0%	0	0%
Taser	10	4.3%	2	2.8%	0	0%	0	0%	0	0%
Other Force	7	3%	1	1.4%	0	0%	0	0%	0	0%

Figure 19 shows the number of uses of force that involved either displaying or pointing a firearm, for White and Black subjects of force. In 2022, just below 50% of uses of force involved either displaying or pointing a firearm, or both. In 2023, a lower percentage did, with 33% of uses of force on White subjects and 38% of uses of force on Black subjects involving either displaying or pointing a firearm.

Figure 19. Change over time in the percent of uses of force where a firearm was pointed or displayed, for White and Black subjects of force.

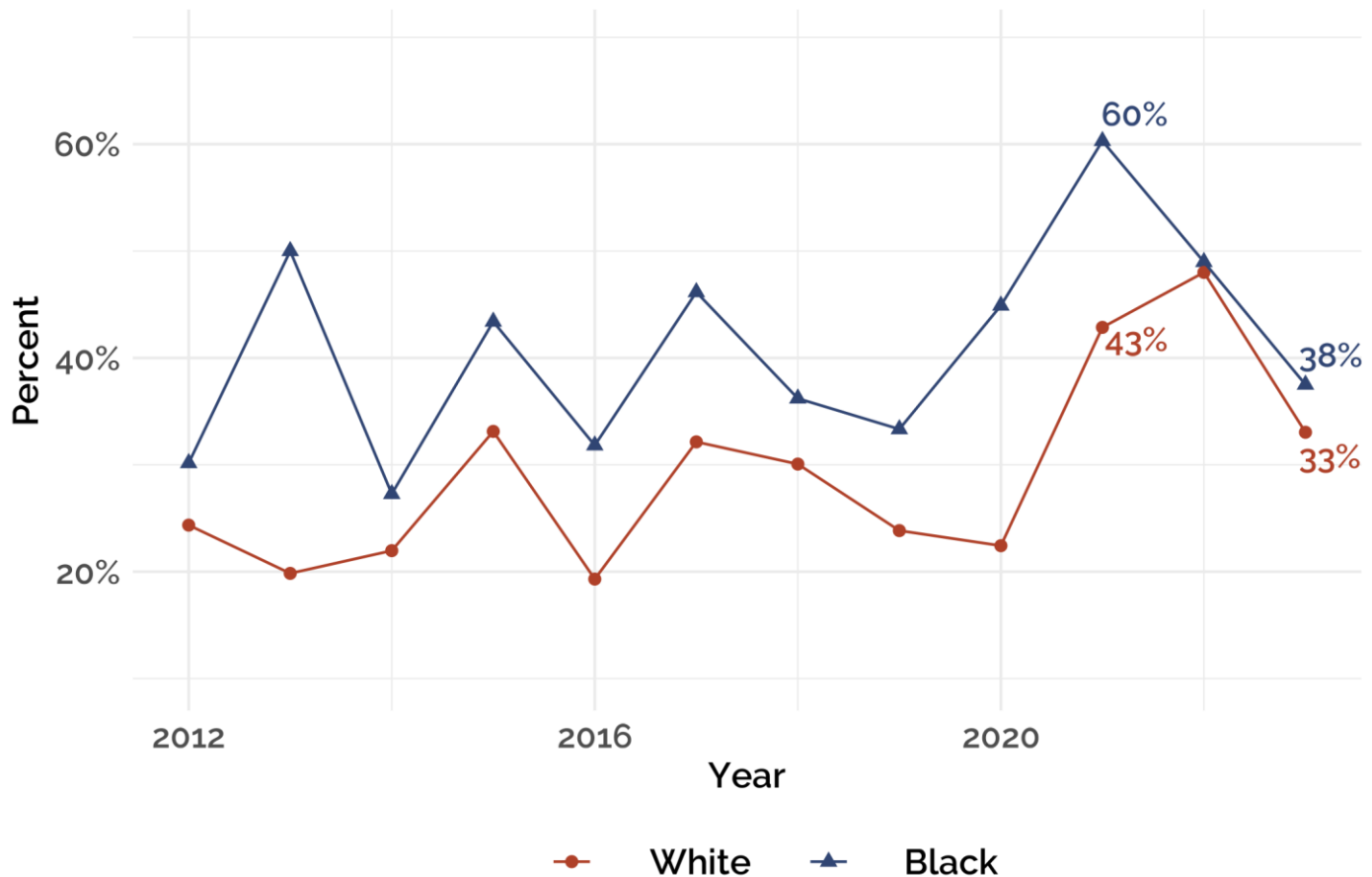


Table 22 shows the percentage of incidents in 2023 that occurred in neighborhoods of Burlington, as well as Outside Burlington. The majority of incidents outside Burlington occur at the Patrick Leahy Burlington International Airport but may also be when the BPD assists another police agency. The table also shows the percent of incidents during which the BPD used force in 2023. While Uses of Force are presented as person-incidents in this report, this table shows incidents in order to directly compare to the total number of incidents by neighborhood. As in 2022, BPD incidents and uses of force are most likely to occur in the Downtown and Old North End neighborhoods. In 2023, 38% of incidents occurred in Downtown, while 45% of uses of force occurred there. In 2023, 20% of incidents occurred in the Old North End, while 21% of uses of force occurred there.

Table 22. The number and percent of total incidents and incidents where force was used in neighborhoods of Burlington and outside Burlington.

Area Name	Total Incidents		Uses of Force	
	N	%	N	%
Downtown	11,667	38.0%	113	44.5%
Old North End	6,267	20.4%	54	21.3%
South End	4,520	14.7%	34	13.4%
University Hill Section	4,140	13.5%	26	10.2%
New North End	2,480	8.1%	22	8.7%
Outside Burlington	1,554	5.1%	6	2.4%

Table 23 shows the numbers of uses of force in 2022, by neighborhood and the types of force used. Force used by the BPD in the Old North End was more likely to involve a firearm pointed than in other neighborhoods. Approximately 34% of force used in the ONE involved a pointed firearm, compared to 25% of force used in Downtown, 22% in South End, and 14% in University Hill Section.

Table 23. Types of force used in 2023, by neighborhood. Percentages do not sum to 100% because a person-incident of a use of force may involve more than one type of force.

Type of Force	Downtown		Old North End		South End		University Hill Section		New North End		Outside Burlington	
	N	%	N	%	N	%	N	%	N	%	N	%
Total	141	-	71	-	41	-	28	-	26	-	7	-
Weaponless	108	76.6%	43	60.6%	23	56.1%	24	85.7%	21	80.8%	4	57.1%
Verbal Commands	94	66.7%	46	64.8%	33	80.5%	17	50.7%	21	80.8%	3	42.9%
Firearm (Pointed)	35	24.8%	24	33.8%	9	22%	4	14.3%	8	20.8%	2	28.6%
Firearm (Displayed)	16	11.3%	10	14.1%	12	29.3%	2	7.1%	6	23.1%	2	28.6%
OC Spray	6	4.3%	1	1.4%	0	0%	2	7.1%	1	3.8%	1	14.3%
Taser	4	2.8%	4	5.6%	2	4.9%	1	3.6%	1	3.8%	0	0%
Other Force	5	3.5%	2	2.8%	1	2.4%	0	0%	0	0%	0	0%

Table 24 shows the numbers of uses of force resulting in injury to an officer or subject of force in 2023. In 2023, White subjects of force were injured during 10% of uses of force and Black subjects of force were injured 15% of the time. This is lower than in 2022, when 15% of White subjects and 18% of Black subjects were injured, but in 2023, Black subjects were more likely than White subjects to be injured by force.

When using force, officers were injured 3.5% of the time when the subject was White and 5.6% of the time when the subject was Black. This is lower than in 2022, when officers were injured 7.3% of the time when subjects were White and 14% of the time when subjects were Black.

Table 24. Number and percent, by race, of uses of force resulting in an injury to an officer or subject of force, in 2023.

	White		Black		Asian		Hispanic		Other/Not Reported	
Total Uses of Force	230	-	72	-	6	-	3	-	3	-
Officer Injury	8	3.5%	4	5.6%	0	0%	0	0%	0	0%
Subject Injury	24	10.4%	11	15.3%	1	16.7%	1	33.3%	0	0%

Table 25 shows the perceived mental status of subjects of force in 2023. In 2023, it was possible for officers to record that subjects of force were perceived to be having a mental health issue or were displaying erratic behavior. Approximately half of both White and Black subjects of force were perceived by officers as having a mental health issue or displaying erratic behavior, or both.

Comparisons to past years are difficult because up until this year displaying erratic behavior was not an option for officers when recording the perceived mental status of subjects of force. In previous years, the percent of subjects of force perceived as having a mental health issue ranged from 30-50%.

Approximately a quarter of both White and Black subjects were suspected of being under the influence of alcohol. White subjects were more likely to be perceived as under the influence of other drugs besides alcohol (21%) compared to Black subjects of force (8%).

Table 25. The perceived mental status of subjects of force, by race, in 2023.

	White		Black		Asian		Hispanic/Latino		Other/Not Reported	
	N	%	N	%	N	%	N	%	N	%
Total	230	-	72	-	6	-	3	-	3	-
Mental Health Issue	67	29.1%	15	20.8%	2	33.3%	0	0%	0	0%
Erratic Behavior	108	47.0%	35	48.6%	2	33.3%	2	66.7%	1	33.3%
Alcohol	53	23.0%	17	23.6%	3	50.0%	2	66.7%	0	0%
Drugs	49	21.3%	6	8.3%	0	0%	1	33.3%	1	33.3%

Table 26 shows the types of resistance to force (including compliance), by race. White subjects of force were more likely to be compliant (66%) than Black subjects of force (55%). This is slightly lower than in 2022, when 76% of White subjects of force and 67% of Black subjects of force were recorded as compliant. In 2023, Black subjects of force were more likely to be actively resistant (28% and 22%, respectively), passively resistant (2.8% and 0.9%), and assaultive (16% and 12%, respectively) than White subjects.

Table 26. Types of resistance to force, including compliance, by race, in 2023.

	White		Black		Asian		Hispanic/Latino		Other/Not Reported	
Compliant	150	65.5%	39	54.9%	4	66.7%	2	66.7%	2	66.7%
Active Resistance	51	22.3%	20	28.2%	2	33.3%	0	0%	0	0%
Assaultive	27	11.8%	11	15.5%	0	0%	1	33.3%	1	33.3%
Passive Resistance	2	0.9%	2	2.8%	0	0%	0	0%	0	0%

Figure 20 shows the percent of incident types in 2023 where force was used. Assault – Aggravated incidents were the most likely type for officers to use force. In 2023, force was used in 30% of Aggravated Assault, which is higher than the 20% of Assault – Aggravated incidents in 2022 where force was used. In 2023 the second most likely incident type for officers to use force was Domestic Assault – Felony, and force was used during 27% of these. In 2022, Domestic Assault – Felony was the incident type where force was most often used; officers used force in 32% of Domestic Assault – Felony incidents in 2022.

Figure 20. Percent of incident types where force was used in 2023. Only the 20 incident types with the highest rates of use of force and incident types with at least 20 occurrences during the time period are displayed.

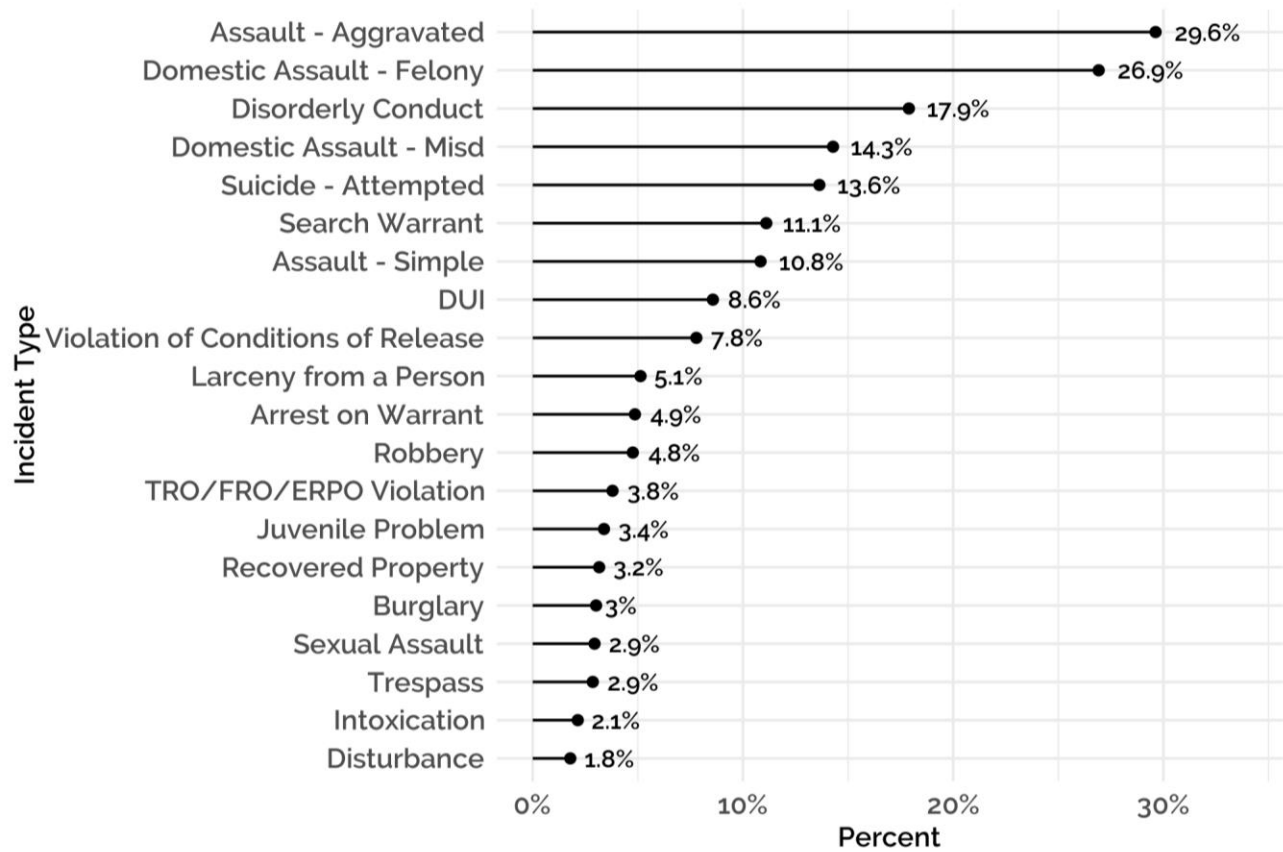


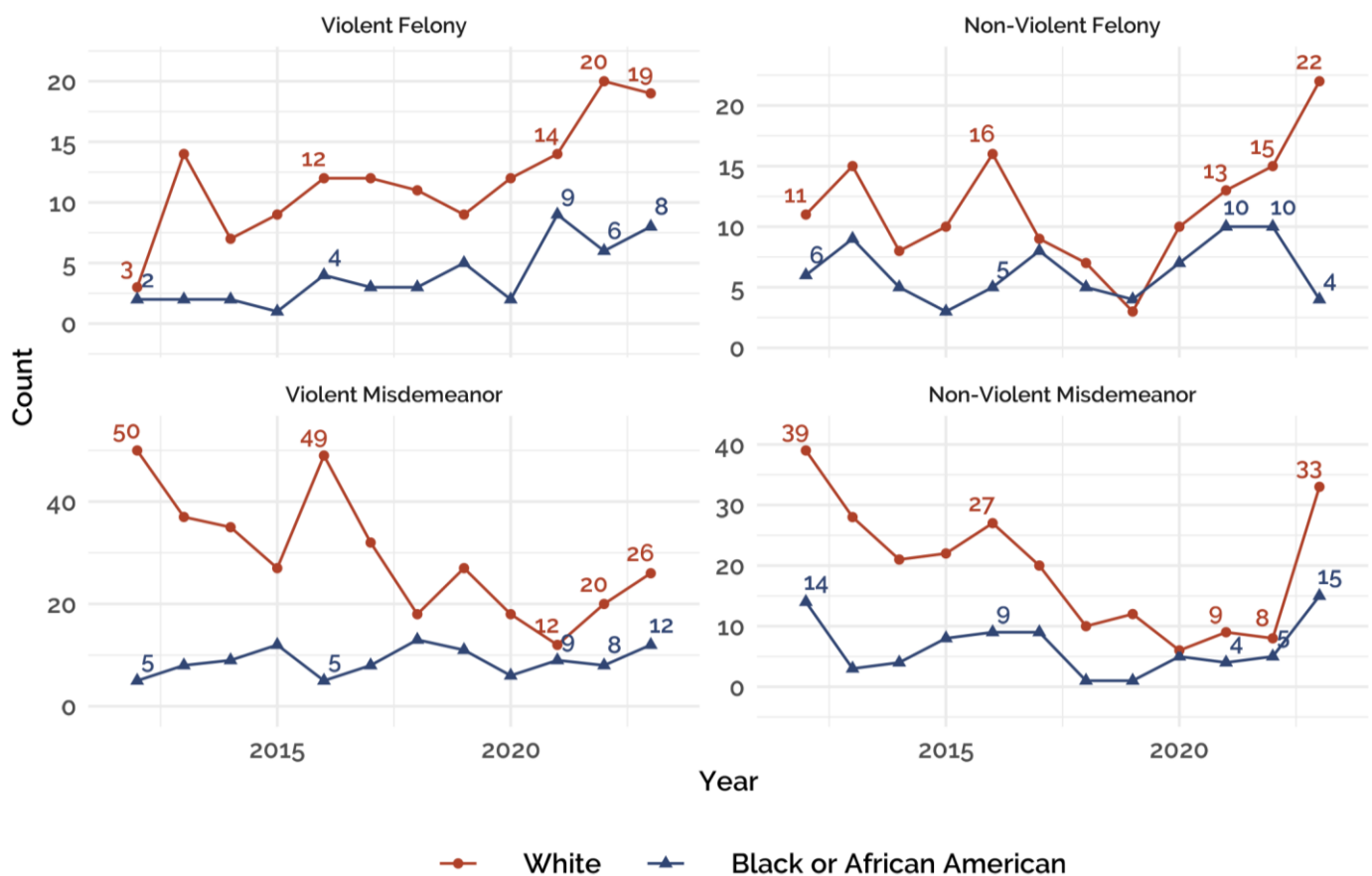
Table 27 shows the percent of arrests by race and severity where officers used force. Regardless of the type of arrest, Black arrestees were more likely to have force used against them. Arrests for a violent felony charge were the most likely to have force used, and the BPD used force against Black and White arrestees at similar rates (24% versus 25%). Non-violent misdemeanors arrests were the least likely to have force used, but the rates between races varied more, with 7% of White arrestees with non-violent misdemeanors had force used against them, compared to 16% of Black arrestees.

Table 27. Percent of arrests in 2023 that had a use of force, by race and severity.

	White			Black		
	Total Arrests	Use of Force		Total Arrests	Use of Force	
	N	N	%	N	N	%
Violent Felony	80	19	23.7%	32	8	25.0%
Non-Violent Felony	155	22	14.2%	23	4	17.4%
Violent Misdemeanor	158	26	16.5%	49	11	22.4%
Non-Violent Misdemeanor	470	33	7.0%	97	15	15.5%

Figure 21 shows the number of arrests by severities for White and Black arrestees over time, for 2012-2023. The number of arrests for Violent Felonies where officers used force only changed by 1-2 arrests for both Black and White arrestees from 2022 to 2023.

Figure 21. The number of arrests for Violent Felonies, Non-Violent Felonies, Violent Misdemeanors, and Non-Violent Misdemeanors during which force was used for White and Black arrestees for 2012-2023. Note that the vertical y-axes are different for each plot.



Appendix

Figure A1. Arrests and arrests for violent offenses, for races that had no or very few arrests in 2023. Note that the vertical y-axes are different for each plot.

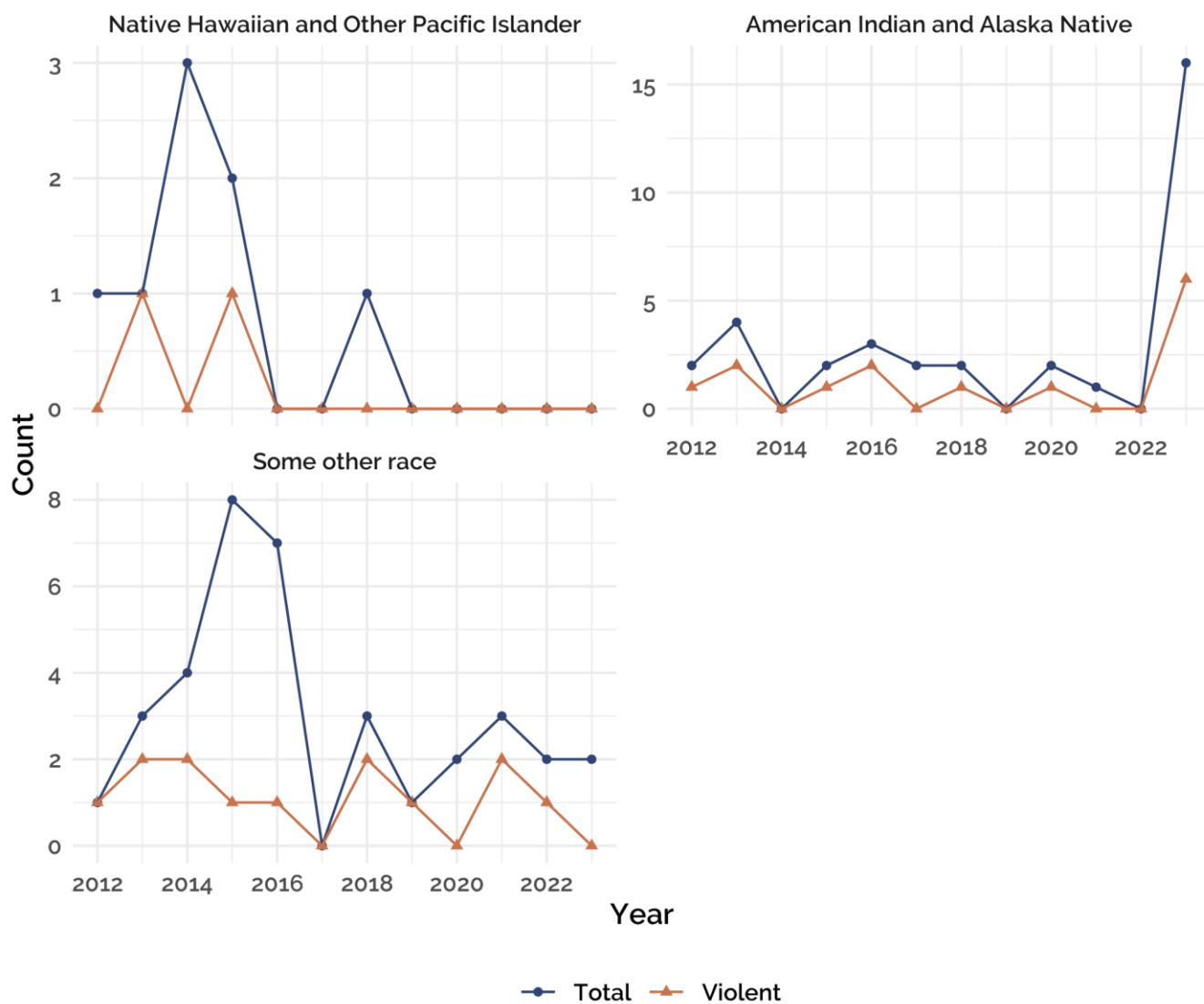


Figure A1. The percent of each race alone and percent of each race with maybe another compared with the percent of all arrests and percent of arrests for violent offenses, for races that had no or very few arrests in 2023. Note that the vertical y-axes are different for each plot.

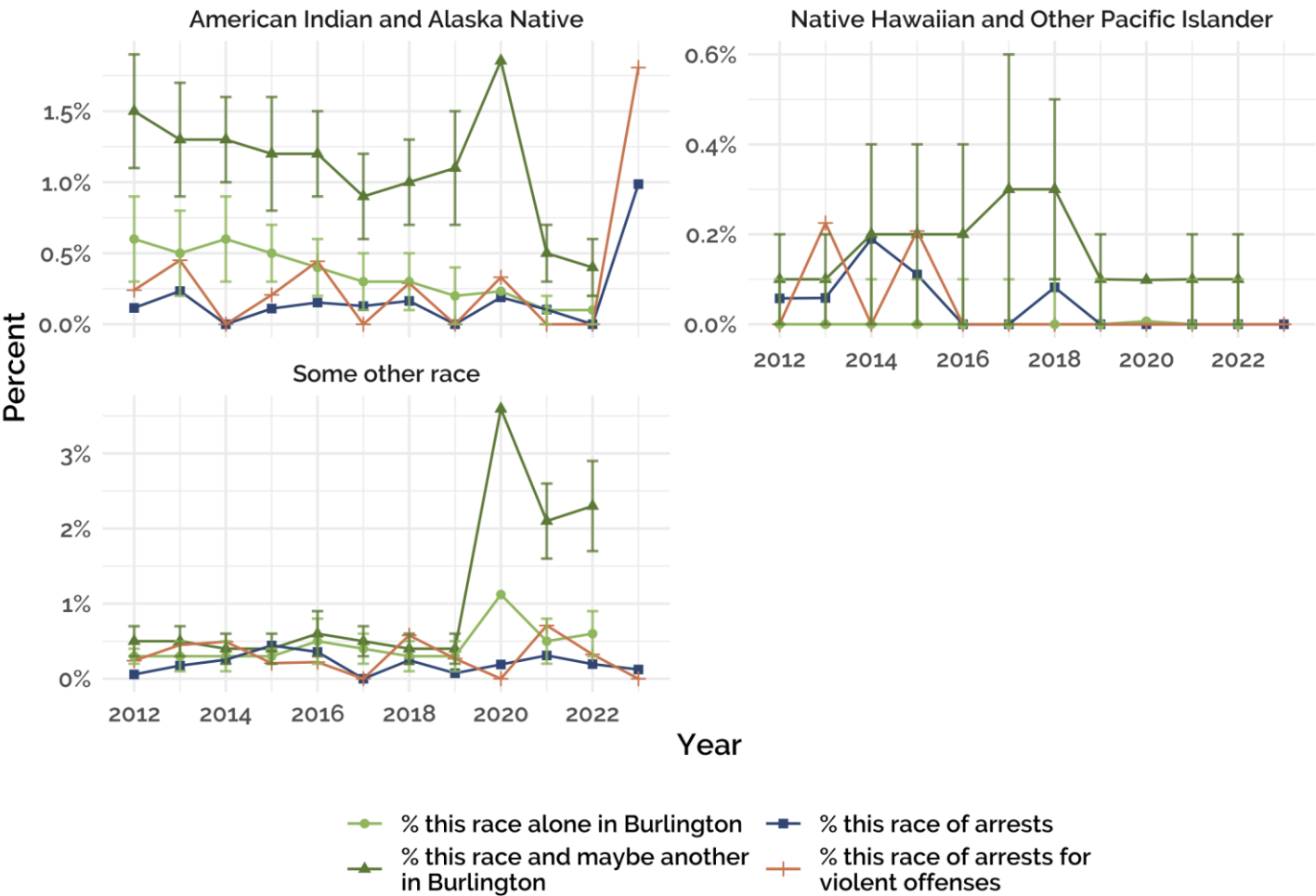


Table A1. Burlington Police Department Priority Response Plan, Updated April 20, 2024

According to the BPD's priority response plan, the plan goes into effect when "two or more sworn police officers are available for response; when that happens, Priority 2 and Priority 3 incidents get 'stacked' and do not receive an in-person response." Incident types labeled "CSL" or "CSO" receive responses from a CSL or CSO instead of a sworn officer, and incident types labeled "ONL" are diverted to an online reporting function.¹¹ Incident types are listed below in alphabetical order by Priority level.

Priority 1	Priority 2
911 Hangup Arson Assault – Aggravated Assault – Simple Bomb Threat Crash – Fatality Crash – Injury to person(s) Cruelty to a Child Domestic Assault – Felony Domestic Assault – Misd Domestic Disturbance DUI Escape Homicide Kidnapping Larceny from a Person Lewd and Lascivious Conduct Missing Person Overdose Resisting Arrest Roadway Hazard Robbery Runaway Sexual Assault Stalking Suicide – Attempted TRO/FRO Service TRO/FRO Violation Unlawful Restraint Untimely Death (DSB)	Airport AOA Violation Airport Duress Alarm Airport PHASE Alarm Assist – Agency Burglary Crash – LSA Custodial Interference Disorderly Conduct Disturbance Eluding Police Hindering Arrest Impeding a Public Officer Impersonation of a Police Officer Inciting a Felony Juvenile Problem Mental Health Issue Prohibited Acts Reckless Endangerment Runaway Apprehension Sheltering/Aiding Runaway Suspicious Event Threats/Harassment Trespass Violation of Conditions of Release Voyeurism Weapons Offense Welfare Check
Priority 3	Priority 3 (cont.)
Alcohol Offense (CSO) Animal Problem (CSO) Arrest on Warrant Assist – Car Seat Inspection (CSO) Assist – Kg Assist – Motorist (CSO) Assist – Other Assist – Public Background Investigation Bad Check (ONL)	Illegal Dumping (CSO) Intoxication (CSO) Investigation – Cold Case Larceny – from a Building Larceny – from a Motor Vehicle Larceny – Other Lockdown Drill Minor in Possession of Alcohol Motor Vehicle Complaint (CSO) Neighbor Complaint (CSL)

¹¹<https://www.burlingtonvt.gov/sites/default/files/20240417%20Priority%20Response%20Plan%202024%20UPDATE.pdf>

Bar/Liquor License Violation	Fraud (ONL)
CHINS	Fugitive from Justice
Community Outreach	Graffiti Removal
Compliance Check	Identity Theft (ONL)
Computer Crime (ONL)	Noise (CSO)
Contributing to Delinquency of Minor	Obstruction of Justice
Counterfeiting (ONL)	Operations
Crash – Non-Investigated (CSO)	Ordinance Violation – Other (CSO)
Crash – Property damage only (CSO)	Parking (CSO)
Cruelty to Animals (CSO)	Possession of Stolen Property
Disorderly Conduct by Elec Comm (ONL)	Prescription Fraud (ONL)
DLS	Property Damage (CSO)
Drugs	Recovered Property (CSO)
Drugs – Possession	Retail Theft
Drugs – Sale	Search
Embezzlement (ONL)	Search Warrant
Enabling Consumption by Minors	Service Coordination (CSL)
Encampment Outreach (CSL)	Sex Offender Registry Violation
Encampment Policy (CSL)	SRO Activity
Extortion (ONL)	Stolen Vehicle
False Info to Police	Subpoena Service (CSO)
False Pretenses (ONL)	Theft of Rental Property (ONL)
False Public Alarms	Theft of Service (ONL)
False Swearing	Traffic
Fireworks (CSO)	Use of Elec Comm to Lure a Child
Foot Patrol	Uttering a Forged Instrument (ONL)
Forgery (ONL)	Vandalism (ONL)
Found/Lost Property (CSO)	VIN Verification (CSO)

Re: ZP - 25-325; 322 St. Paul Street, Burlington, VT

August 8, 2025

To Whom it May Concern,

We live adjacent to the existing Champlain Housing Trust (CHT) building at 322 St Paul Street. As indicated from correspondence we recently received, CHT hopes to change both the size and the use of the existing building.

According to an informational meeting we attended earlier this summer, the expansion will provide housing to 10 adults with intellectual and developmental disabilities, which, prior to the last two years, is similar to how it was previously used. When it was used for this purpose, it was under Howard Center management. Currently, the building is being used as housing for immigrant families. We're not sure who is managing the building at this time.

From a development and zoning perspective, the use of the house is considered a "conditional use building" in this district as a community house. This means that any work to the structure needs to meet the zoning requirements of the district, and a conditional use requires additional conditions for approval from the development review board. There are many elements to a conditional use approval, but the one we feel most pertinent to 322 St. Paul Street is, "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."

From our perspective, the management of this property has historically **NOT** been to an appropriate level. Our backyard abuts 322 St. Paul Street. We can see the entirety of the back of the house and the yard, and we can hear much of what happens outside of the house. When it was under Howard Management, we spent days and nights listening to residents yelling, swearing, and screaming at all hours. We had to call Howard on innumerable occasions and received little assistance from them. Generally, the response was that they couldn't do anything except encourage the resident to go inside, and that we should instead call the police. ([Attached is the historical police report](#) to show you how active the police were in responding to issues at the house under its former use.) Of course, not all police complaints were related to nuisance activities, but the report reflects a high number of those. This record doesn't reflect those that weren't called in, which included countless nights when we slept with the windows shut to avoid the screaming and swearing, and/or the many days when our children didn't go in the backyard because of these same issues. It was so bad that we discussed moving on multiple occasions.

During the last two years, we have very much enjoyed seeing and hearing the families and children playing outside of this house; however, the structure and property has become a mess. The house is not being kept up - with window screens and gutters hanging off the building. Water bottles and everyday trash are consistently on the ground, and there seems to be little care about the property. ([See photos](#)) It feels unclear how increasing the size of the property will decrease the nuisance to surrounding neighbors.

Additionally, while the initial plan to increase the property so it can house 10 individual units for residents who can take care of themselves sounds fine to us, we are extremely skeptical that this is the use that will remain in place once the permit is issued. Roughly 12 years ago, when the property first expanded, we spoke with the spearheading the change of use then and were told the same message we are now hearing with this expansion - that it would house individuals who were able to live independently. This was a drastically inaccurate description of what happened at this location. The change in residence created a huge "noise nuisance" for our family and for our neighbors.

Given the history at this location, we do not believe it has been operated properly at its current size, and we are very concerned about what would occur with an expanded facility. Thus, we do not believe this project should move forward. If it does get approved, we are requesting in writing:

1. Confirmation that, in the future, the building will not move from individual housing for self-reliant adults with developmental disabilities to any other type of group/individual housing.
2. Confirmation that the property will be maintained regularly.
3. A contact number for the individual responsible for managing the property.
4. Measures to limit nuisance noise affecting area residents.
5. Landscape planting incorporating an arborist's review of two (2) trees on the east side of the property, which are in poor health, frequently have limbs falling off, and have the likelihood of falling entirely onto our and our neighbor's houses and properties.

Sincerely,

Amie and David Conger
17 Spruce Court



April 7, 2025



April 7, 2025



April 7, 2025



April 7, 2025



July 3, 2025



July 3, 2025



July 3, 2025

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188

Ron Wanamaker, Chair

Emily Morse, Vice Chair

Ricky Martin

Gabriel Stadecker

Jay White

Kathleen Ryan, Alternate

Joel Baird, Alternate



DESIGN ADVISORY BOARD

Tuesday August 12, 2025

Minutes

Present: Ron Wanamaker, Ricky Martin, Gabe Stadecker (remote), Jay White and Joel Baird (alternate)

Absent: Emily Morse, Kathleen Ryan (alternate).

Staff present: Mary O'Neil

Guests: Julia Tratoria, Engineering Ventures; Michael Wisniewski, Duncan Wisniewski Architects; Kristen Merriman Shapiro, Champlain Housing Trust, Dave Conger (remote), Jenn Towley, Katie Tormey, Marla McQuiston, Ann Burbank, Elizabeth Watson and Sharon Bushor (remote.)

Agenda

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)

Motion by Jay White: I move recommend approval as proposed, and ask applicants to consider the comments made here today.

2nd -Ricky Martin

Vote 5-0

Motion carries.

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)

Motion by Joel Baird: I move we recommend approval of the project, and offer encouragement to consider the recommendations made here today.

2nd – Ricky Martin

Vote 5-0

Motion carries.

Session III – 6:30 PM – 7:00 PM

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

See Planning Commission minutes for details.

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

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



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: August 19, 2025
RE: ZP-25-306; 204 Pearl Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-25-306

Location: 204 Pearl Street

Zone: RH **Ward:** 3

Parking District: Multi Modal Mixed Use

Date application accepted: July 10, 2025

Applicant/ Owner: Donal Dugan / Champlain Housing Trust

Request: Proposed change of use from Boarding/Rooming house to family shelter serving 8 families 20 beds max. Adding 2 full baths. Creating fenced play area with entry in the rear and fenced front yard. Removal of inaccessible porch stairs and changing porch railings to be code compliant.



Background:

- **Zoning Permit 19-0282CA / ZP18-720 OG;** replace aluminum siding at north side of addition with vinyl siding. September 2018.
- **Zoning Permit 16-0745CA / ZP15-956 OG;** addition of metal snow bands to existing slate roof. December 2015. Permit relinquished December 2017.
- **Non-Applicability of Zoning Permit Requirements 16-0219NA;** exterior repairs of roof and front porch, window trim and flashing. August 2015.
- **Non-Applicability of Zoning Permit Requirements 10-0166NA/** replace two wood windows with same size & design. August 2009.
- **Zoning Permit 99-291;** construction of a handicapped access ramp on the rear of the existing boarding house. Proposal includes relocating a door to access the ramp. Lot has a detached single family home (carriage barn) at the rear. December 1998.

- **Zoning Permit 83-077**; convert the existing barn in the rear of the lot to a single family home. No additional lot coverage. March 1983.
- **Zoning Permit 81-625**; convert present use to office space. August 1981.
- **Notice of Appeal to Zoning Board of Adjustment**; seeking a variance to provide off street parking on property that does not meet space requirements. **Denied** February 1979.

Overview: 204 Pearl Street has two structures; the primary structure owned by Champlain Housing Trust as Condo Unit 1 on the lot. It is an existing Boarding House that is proposed to be converted to a Family Shelter, a Conditional Use within Appendix A of the Comprehensive Development Ordinance for the RH zoning district.

The rear building was converted to a single family home in 1983. It is Unit 2 on the lot, and goes by the address of 15 Lafayette Place. It is a separate condominium and uninvolved in this Change-of-use application.

The proposed use is among those with limited municipal review per **§4413: Limitation on Municipal Bylaws**

(a) (1) The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended function use:

(G) Emergency Shelters

Under limited review, the allowable category of evaluation is identified within [].

Recommended motion: Certificate of Appropriateness approval, per the following Findings and Conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Newly adopted Impact Fee regulations require an assessment by Transportation and Water Resources representatives for any new impacts. See <https://www.burlingtonvt.gov/728/Impact-Fees>. **Affirmative finding as conditioned.**

Part 5: Conditional Use and Major Impact Review

An Emergency Shelter is a Conditional Use review within Appendix A. Therefore, the following standards apply:

Sec. 3.5.6 Review Criteria

The application and supporting documentation submitted for proposed development involving Conditional Use and/or Major Impact Review, including the plans contained therein, shall

indicate how the proposed use and associated development will comply with the review criteria specified below:

(a) Conditional Use Review Standards:

Approval shall be granted only if the DRB, after public notice and public hearing, determines that the proposed conditional use and associated development shall not result in an undue adverse effect on each of the following general standards:

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;*

[location.] The existing use (boarding house) is a similar special residential use as the proposed. No new infrastructure is required to accommodate the shelter. Existing public utilities, facilities and services and capable of supporting the proposed use. Impact fees may be assessed for any increased impacts to Water and Wastewater service.

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 project location is within a high density residential zoning district (RH); residential use is proposed.

From *planBTV*:

- *12.5: Monitor community-wide needs for emergency shelters and treatment facilities and identify potential changes to land use regulations to enable these services in accessible locations for residents who need them. [Burlington as an Inclusive Community, p. 63.] This goal is also listed under Burlington as a Connected City; p. 144.*
- *Support and implement programs, laws, and ordinances that improve the safety and quality of housing, and ensure that no person seeking housing is discriminated against. [Burlington as an Inclusive Community, p. 63.]*

Affirmative finding.

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;*

[noise] CVOEO will be managing this emergency family shelter, serving approximately 8 families at a time. They will have 24/7 staffing. Anticipated audible characteristics will be consistent with other neighboring residential uses.

Affirmative finding.

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;

[Traffic, loading.] The project address is on a major city street, with immediate access to downtown, public side walks, transit routes, and a bike lane. The families are unlikely to have cars and there is limited on-site parking. **Affirmative finding.**

and,

5. *The utilization of renewable energy resources;*

No part of this application precludes the use of wind, water, solar, geothermal, or any other renewable energy resources. **Affirmative finding.**

and,

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

The change-of-use may be subject to Impact Fees as well as local ordinances relative to noise. **Affirmative finding as conditioned.**

(C) Conditions of Approval:

In addition to imposing conditions of approval necessary to satisfy the General Standards specified in (a) or (b) above, the DRB may also impose additional conditions of approval relative to any of the following:

1. *Mitigation measures, including but not limited to screening, landscaping, where necessary to reduce noise and glare and to maintain the property in a character in keeping with the surrounding area.*

[noise, landscaping] A small play area is proposed for children, however the laughter of children is typical of a residential neighborhood. The introduction of glare is not anticipated with the limited modifications proposed. **Affirmative finding.**

2. *Time limits for construction.*

Typical hours of construction are 7:30 am – 5:30 pm Monday-Friday. Saturday hours of construction shall be limited to interior work. No work shall occur on Sundays. **Affirmative finding as conditioned.**

3. *Hours of operation and/or construction to reduce the impacts on surrounding properties.*

Per Vermont's Act 47:

*[r]egulating the daily or seasonal hours of operation of an emergency shelter shall constitute interfering with the intended functional use.*¹

See above for limits to construction hours. **Affirmative finding.**

4. *That any future enlargement or alteration of the use return for review to the DRB to permit the specifying of new conditions;*

Any alteration to the use shall be subject to the regulations in effect at the time of application. **Affirmative finding as conditioned.**

and,

5. *Such additional reasonable performance standards, conditions and safeguards, as it may deem necessary to implement the purposes of this chapter and the zoning regulations.*

This remains at the discretion of the Development Review Board, within the limited allowances of review established by Act 47 and §4413 (G).

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhoods to evolve to meet the changing needs of household and the economy, and as a result of the climate emergency. They are also intended to create an inviting streetscape for the residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and new buildings are interspersed within a wide range of historic development patterns across the city. Parking shall be placed either behind, within, or to the side of structures, and building facades designed for parking shall be secondary to the residential aspect of a structure.

*The Residential High Intensity (RH) District is intended for residential development that includes a mix of housing types such as duplex, triplex, quadplex, townhouse, and **mid-sized and larger multi-unit buildings**. Single family detached dwellings are limited to buildings originally built for such purpose. Development is intended to be more intense than other residential areas, with building heights ranging from two to three and a half stories, high lot coverage, and buildings placed close to the street and each other on small lots. Neighborhoods within this district are typically immediately adjacent to downtown and the institutions, and commercial uses within the district take the form of home-based businesses and the adaptive reuse of historic buildings for neighborhood-serving uses.*

Family shelters are a Conditional special residential use in this zoning district that are statutorily limited in municipal review. As a larger residential building, it is consistent with the intent and purpose of the zoning district. **Affirmative finding.**

¹ Vermont Legislature VT Leg #271075 v. 1: Act 47 as Enacted. P. 5.

(b) Dimensional Standards

Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

RH Zoning District	Min. Lot Frontage 30'	Front Setback Avg. of front setback 2 adjacent lots on both sides +/- 5'	Side Setback 10% lot width or avg. of side setback of 2 adjacent lots on both sides	Rear Setback 15'	Lot Coverage 80%
204 Pearl St.	Pre-existing lot	No change Pre-existing 17'	Pre-existing 6" and 14'	Pre-existing 83' to Principal structure	70% proposed

Affirmative finding.

Table 4.4.5-2 Principal & Secondary Structures Massing and Placement Standards in Residential Districts

No change to pre-existing configuration.

Affirmative finding.

(c) Permitted and Conditional Uses

Shelters are a Conditional Use in RH. See Section 3.5.6, above.

(d) District Specific Regulations

1. Additional Residential Development Permitted

A. Pocket Neighborhoods

Not applicable.

B. Rowhouses

Not applicable

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

Driveway is existing. Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

C. Exceptions to Lot Coverage for Accessory Residential Features

Not applicable in RH Zoning District.

D. Exceptions to Maximum Building Footprint Limit

(i) Except as provided for in (ii) below, existing structures legally existing as of January 1, 2024 in excess of the building footprint limits in Table 4.4.5-2 shall not be considered non-conforming. Such buildings shall only be allowed to be converted, adaptively reused, or

enlarged, including for the purpose of adding additional units, within the limits this part or as otherwise permitted in Section 5.4.8 or Article 11.

The first floor footprint is 2,119; greater than the 1,800 allowance of Table 4.4.5-2. The building, however, was legally existing prior to the date defined and therefore may not be considered non-conforming. **Affirmative finding.**

3. Exception for Neighborhood Commercial Uses

Not applicable.

4. Miscellaneous Standards

A. Addition to existing Residential Structures

Not applicable.

B. Accessory Residential Structures, Buildings, and Uses

The application involves pre-existing structures. Not applicable.

C. Residential Occupancy Limits

Limitations on residential occupancy limits was struck down by the Vermont Legislature. Not applicable.

D. Additional Unit on lot or within Owner-Occupied Single Detached Dwelling

Not applicable.

5. Residential Development Bonuses

No bonuses are sought. Not applicable.

Article 5: Citywide General Regulations

Section 5.2.1 Reserved.

Section 5.2.2 Required Frontage or Access

This is an existing, developed city lot. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1, above.

Section 5.2.4 Buildable Area Calculation

Buildable Area Not applicable in RH. The parcel is not within the Steep Slopes Overlay. Not applicable.

Section 5.2.5 Setbacks

See Table 4.4.5-1, above.

Section 5.2.6 Building Height Limits

No change to pre-existing building height. Maximum allowable height is 50'; existing conditions 25'. **Affirmative finding.**

Section 5.2.7 Density and Intensity of Development Calculations

Max dwelling units per structure in RH is N/A per Table 4.4.5-2. However, review is precluded by §4413 (G).

Part 4: Special Uses

Sec. 5.4.8 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.

204 Pearl Street is listed on the Vermont State Register of Historic Resources and the National Register of Historic Places within the Pearl Street Historic District:

9. L. G. Burnham House (204 Pearl Street); 1885

This house was built in 1885 at a cost of \$7,500 for L. G. Burnham, a local merchant in the art and photographic supply business. The two-and-one-half story, Queen Anne style house, with a steeply pitched, gabled, hipped, slate roof decorated with bands of imbricated shingles, connects to its neighbor, #10, by a granite curb which once held an iron fence. Two-story, bay windows with stained glass transoms extend from the front and east elevations. The front bay window, with second-story, canted windows beneath incised, sunburst motif brackets, rises to a pedimented, gabled dormer inset with paired six-light windows. The east bay is topped by a gabled, dormer window with incised vergeboards and stickwork sides; paired, turned columns support its projecting pediment.

Two shallow, gabled wings project east and west. A shed dormer is offset to the east in the front-roof slope. A wraparound porch with turned columns and spindle valance and a sunburst pediment in the roof over the entrance extends to the east. A similar small side porch is attached to the west wing. Modern, one-story, parapeted ells extend from the rear west and north elevations.

A stained glass transom and door lights with etched borders of vines and berries grace the central Eastlake double-leaf, varnished wood, central door. Aluminum siding obscures the original clapboard and scalloped shingles. Interior Eastlake detail is well preserved throughout.

The Standards of Section 5.4.8 therefore apply.

Only the front building (204 Pearl, Unit 1) is proposed for the change-of-use.

(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.*

Review is precluded by §4413 (G).

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.*

Review is precluded by §4413 (G).

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.*

Review is precluded by §4413 (G).

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.*

Review is precluded by §4413 (G).

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.*

Review is precluded by §4413 (G).

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.*

Review is precluded by §4413 (G).

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

Review is precluded by §4413 (G).

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. Review is precluded by §4413 (G).*
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. Review is precluded by §4413 (G).*

Section 5.4.13 Emergency Shelters

Emergency shelters shall be subject to the site and design review standards in Art 6.

In addition to conditional use standards where applicable, proposals for all new emergency shelters shall comply with the following requirements:

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

See Article 4, above.

- (b) *Density within the residential zones shall be per the residential density standards of Article 4. For the purposes of density calculation for emergency shelters, every four (4) beds shall count as one (1) dwelling unit;*

The application proposes 20 beds maximum; the equivalent of 5 dwelling units. The Neighborhood Code limits unit count to 4 units per building. The permissible review under §4413, however, is density of *buildings*, not density of occupancy. The building count (2) shall remain as existing. **Affirmative finding.**

- (c) *Density within the neighborhood mixed use zones shall be limited to fifty (50) beds, and there is no density limit in the FD5 and FD6 zones;*

This proposal is within the RH zoning district, not NMU or the Form Codes.
Not applicable.

- (d) *Overnight stays by any individual are limited to 180 consecutive days. An extension of up to 60 days may be provided if no alternative housing is available;*

Burlington's municipal regulations are superseded by state statute § 4413.

- (e) *There shall be onsite management by qualified adults during all hours of operation with at least 1 management person for every 25 beds;*

- (f) Burlington's municipal regulations are superseded by state statute § 4413.

and,

(g) An emergency shelter may be the primary use of a property, or it may be accessory to another primary use on a property.

Burlington's municipal regulations are superseded by state statute § 4413.

Sec. 5.5.1 Nuisance Regulations

All applications for a zoning permit shall be required to demonstrate compliance with the applicable nuisance regulations and performance standards pursuant to the requirements of the Burlington Code of Ordinances. All such standards shall be met and maintained for all uses, except for agriculture and forestry, in all districts, as determined or measured at the property line. In determining ongoing compliance, the burden of proof shall fall on the applicant, property owner, and/or all successors and assigns.

[noise] This change-of-use application retains residential use (boarding house to family shelter.) The use will remain residential, and characteristics of residential life are anticipated.

Any undue and unreasonable noise disruption shall be subject to local regulations and enforcement of Burlington's Noise Ordinance. **Affirmative finding as conditioned.**

Section 5.5.2 Lighting

Section 5.5.2 (e) General Lighting Standards

4. All outdoor lighting fixtures, other than those using only low output lamps and alternatives specifically allowed under these regulation, shall be "Full Cut-off" or "Cut-off" as defined by the Illuminating Engineering Society of North America (IESNA) to ensure that glare is minimized, that lighting is directed only to the area to be illuminated, that illumination is directed below a horizontal plane, and that illumination does not cast direct light beyond the boundaries of the property on which they are located. Light levels on adjacent properties shall not exceed one-tenth (0.1) footcandle as a direct result of the on-site lighting measured twenty (20) feet beyond the property line of the development site.

[lighting] New light fixtures are proposed at entries (north, east, and at the porch on the south/east).

Wall lights are full cut-off, down or recessed light fixtures and acceptable, conditioned upon no light spill onto neighboring properties.

Affirmative finding as conditioned.

Article 6: Development Review Standards

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:

[Landscaping] No changes are proposed to the existing landscaping. Existing planting beds will remain. **Affirmative finding.**

(b) Topographical Alterations:

None proposed. **Affirmative finding.**

(c) Protection of Important Public Views:

Municipal review is precluded by §4413 (G).

(d) Protection of Important Cultural Resources:

Municipal review is precluded by §4413 (G).

(e) Supporting the Use of Renewable Energy Resources:

[Setbacks]. Condensing units are proposed on the west elevation; these appear to be within a required minimum 5' setback (see Plan A100); they will need to be relocated. **Affirmative finding as conditioned.**

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

With the exception to regulate land uses for compliance with the National Flood Insurance Program, the remainder of this bylaw is superseded by §4413 (G).

(h) Building Location and Orientation:

Municipal review is precluded by §4413 (G).

(i) Vehicular Access:

No change to existing: A common right-of-way provides access to Lafayette Place. **Affirmative finding.**

(j) Pedestrian Access:

Municipal review is precluded by §4413 (G).

(k) Accessibility for the Handicapped:

Municipal review is precluded by §4413 (G).

(l) Parking and Circulation:

[Off-street parking] Parking is limited on-site, but it is anticipated that residents will not have cars. Staff will park at the public garage. **Affirmative finding.**

(m) Landscaping, Fences and Retaining Walls:

[Landscaping] A wood fence is proposed around the children's play yard. A metal fence is illustrated east of the house, and crosses the property line onto 210 Pearl Street. Any alterations to a different parcel will require a separate zoning permit. **Affirmative finding as conditioned.**

(n) Public Plazas and Open Space:

[Courts] No public plazas are proposed; however the site plan illustrates opportunities for residents to gather in the rear yard and on the deck/porches. **Affirmative finding.**

(o) Outdoor Lighting:

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

See Section 5.5.2.

(p) Integrate infrastructure into the design:

Municipal review is precluded by §4413 (G).

PART 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

[Height} No change to existing building height. **Affirmative finding.**

2. Roofs and Rooflines.

Municipal review is precluded by §4413 (G).

3. Building Openings

Municipal review is precluded by §4413 (G).

(b) Protection of Important Architectural Resources:

Municipal review is precluded by §4413 (G).

(c) Protection of Important Public Views:

Municipal review is precluded by §4413 (G).

(d) Provide an active and inviting street edge:

Municipal review is precluded by §4413 (G).

(e) Quality of materials:

Municipal review is precluded by §4413 (G).

(f) Reduce energy utilization:

Municipal review is precluded by §4413 (G).

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

[Setbacks] Condensing units are illustrated within a required minimum setback, and must be relocated on-site. **Affirmative finding as conditioned.**

(i) Make spaces secure and safe:

Municipal review is precluded by §4413 (G).

Article 8: Parking

[Off-Street Parking]

The existing parking area will be enlarged with additional paving, providing four parking spaces for Unit 1 (one space will be ADA accessible.) There are no minimum parking requirements in the CDO; and no Maximum Off-Street Parking Requirements for an Emergency Shelter under Table 8.1.9-1. **Affirmative finding.**

Section 8.1.5 Existing Structures – Change or Expansion of Use

Whenever there is an alteration or conversion of a structure or a change or expansion of a use which does not involve complete redevelopment or substantial rehabilitation of the structures on a lot:

- *The parking and TDM requirements of this Article shall apply only to the new use or net new area of the expanded use.*

Section 8.1.16 Transportation Demand Management

(b) Applicability

(1) A Transportation Demand Management Program shall be required for all projects in any Parking District involving any one or more of the following:

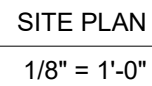
The proposed change-of-use is not a project type that would trigger a TDM per *Table 8.1.16-1*. Not applicable.

The applicant notes the limited parking availability on-site, with the anticipation that residents will not have cars and staff will park in the public garage. **Affirmative finding.**

II. Conditions of Approval

1. Newly adopted Impact Fee regulations require an assessment by Transportation and Water Resources representatives for any new impacts and appropriate assessment by the Department of Public Works and Water Resources.
2. Illumination may not cast direct light beyond the boundaries of the property on which they are located. Light levels on adjacent properties shall not exceed one-tenth (0.1) footcandle as a direct result of the on-site lighting measured twenty (20) feet beyond the property line of the development site.
3. Condensing units are required to meet a minimum setback of 5' from any property line.
4. This change of use is subject to Burlington's Noise Ordinance; any breach shall be subject to enforcement.
5. Any alteration to another parcel will require a separate zoning permit (metal fencing at 210 Pearl.)
6. Hours of construction are 7:30 am – 5:30 pm Monday-Friday. Saturday hours of construction shall be limited to interior work. No work shall occur on Sundays.
7. Any alteration to the use shall be subject to the regulations in effect at the time of application.
8. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

Champlain Housing
Trust

Site Plan

A100

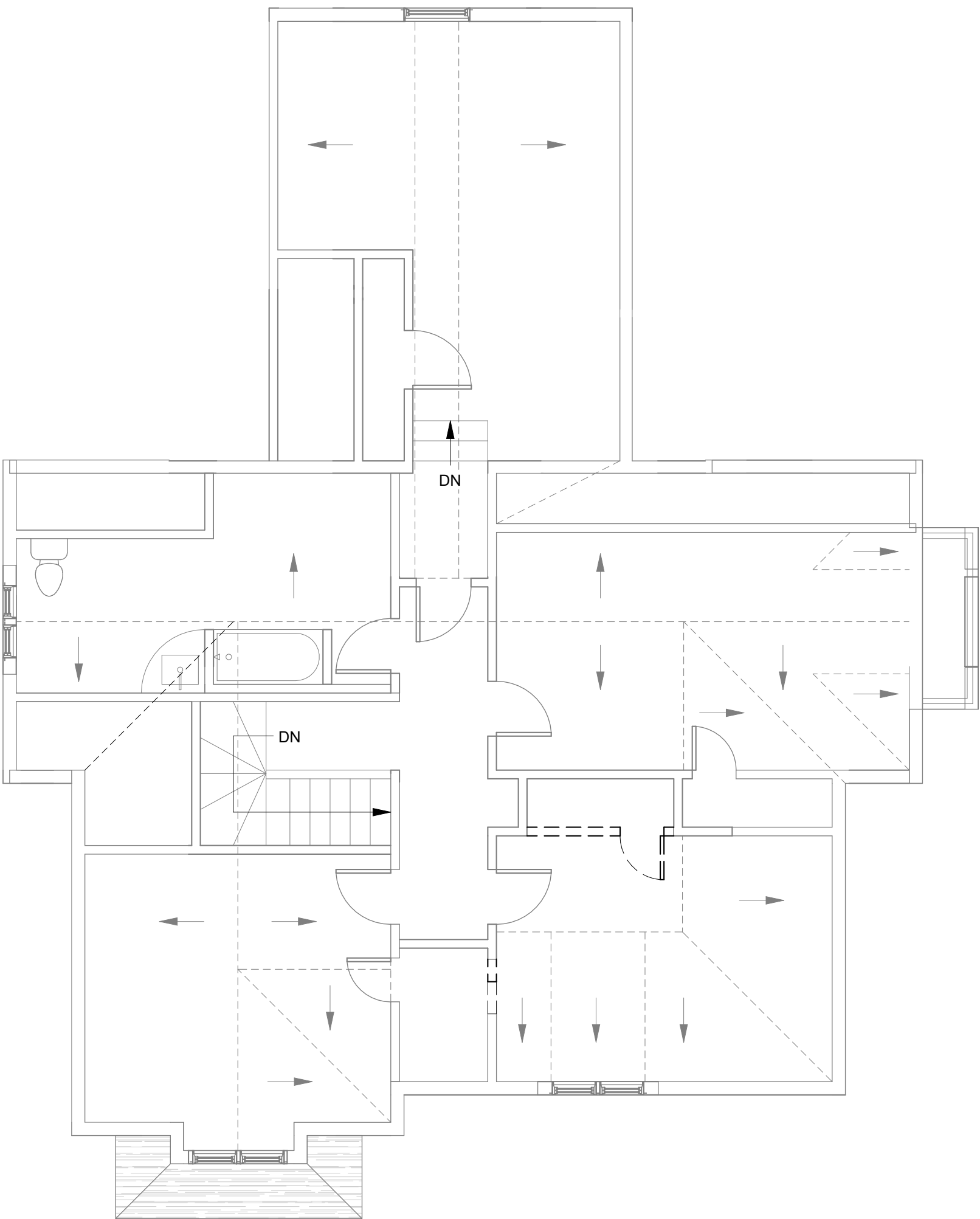
Scale : $1/8" = 1'-0"$

WALL LEGEND

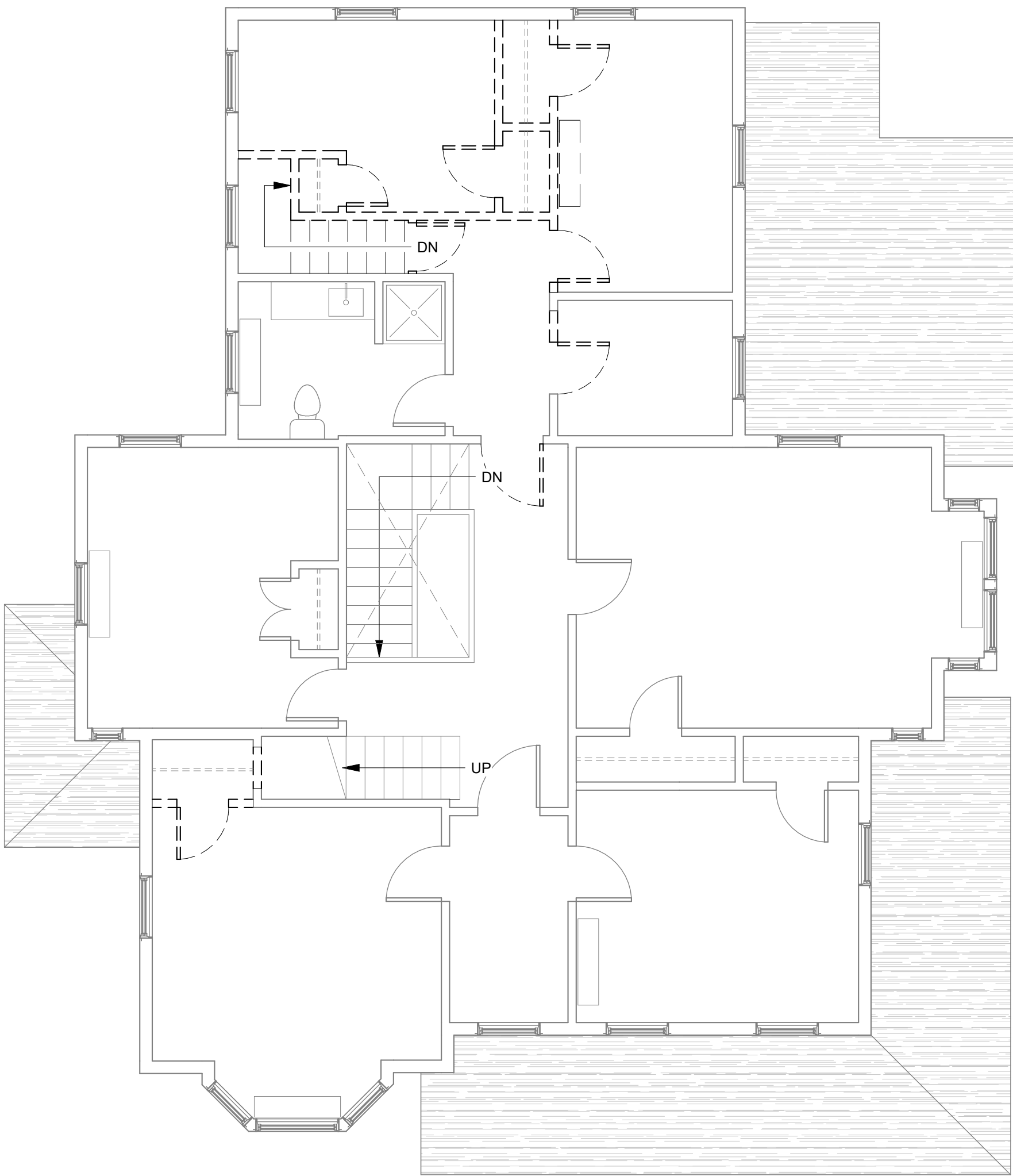
EXISTING CONSTRUCTION

DEMOLISHED

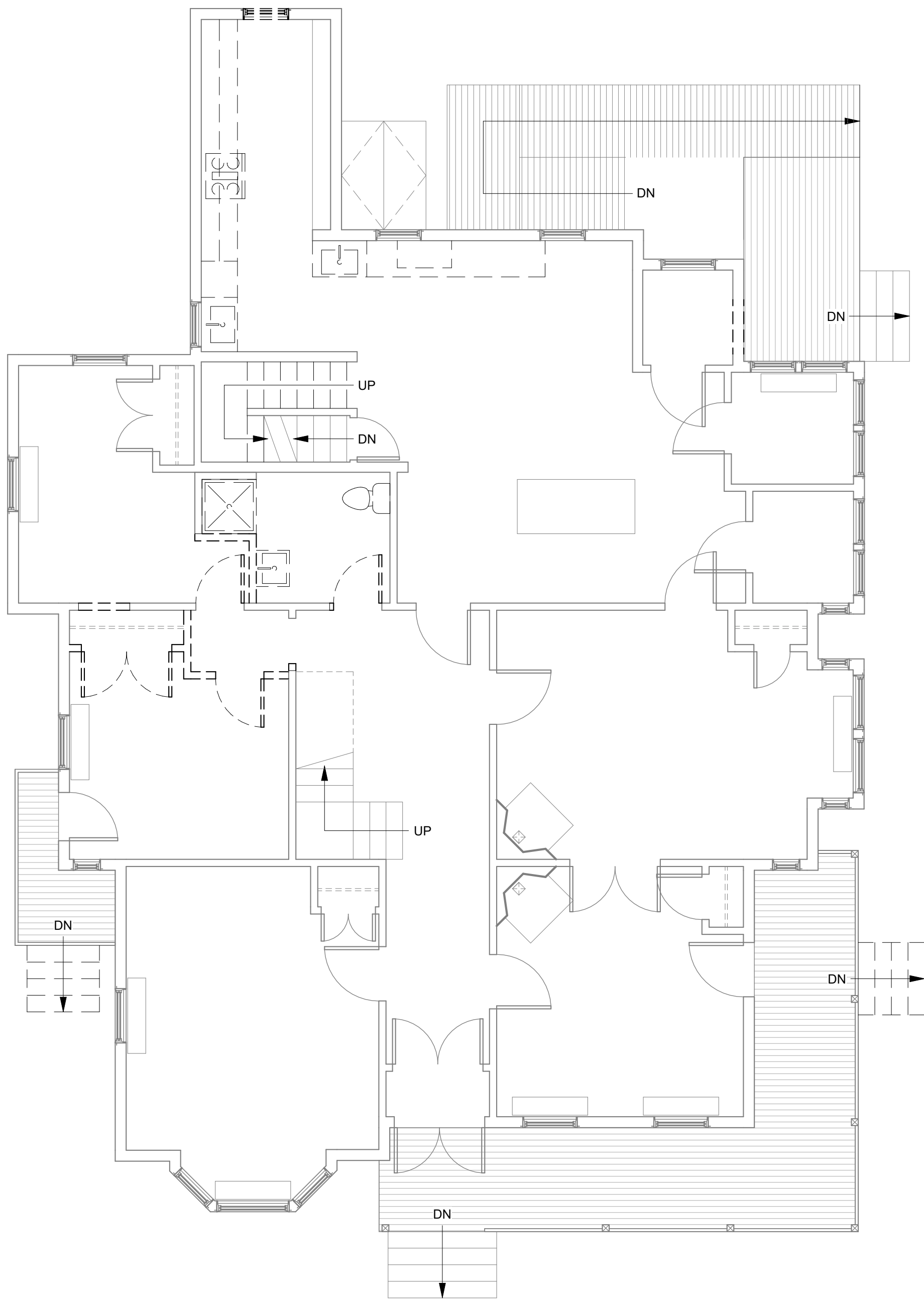
NEW CONSTRUCTION



③ Third Floor - Demo
3/16" = 1'-0"



② Second Floor - Demo
3/16" = 1'-0"



① First Floor - Demo
3/16" = 1'-0"

Champlain Housing
Trust

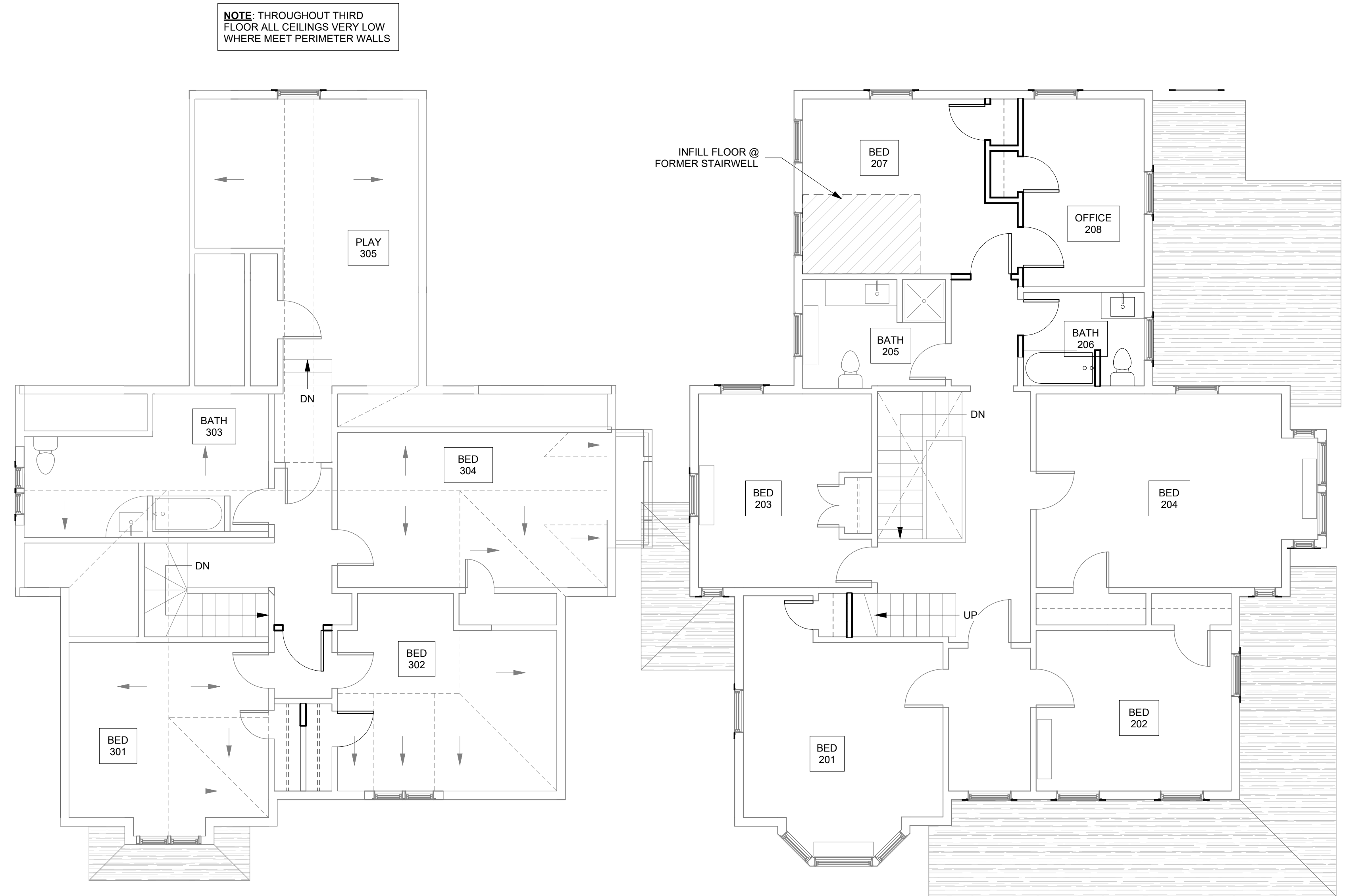
204 Pearl St

Floor Plans - Demo

Project number : 24056
Date : 10 July 2025
Drawn by : DLG
Checked by : DLG
Project Phase : Zoning Permit

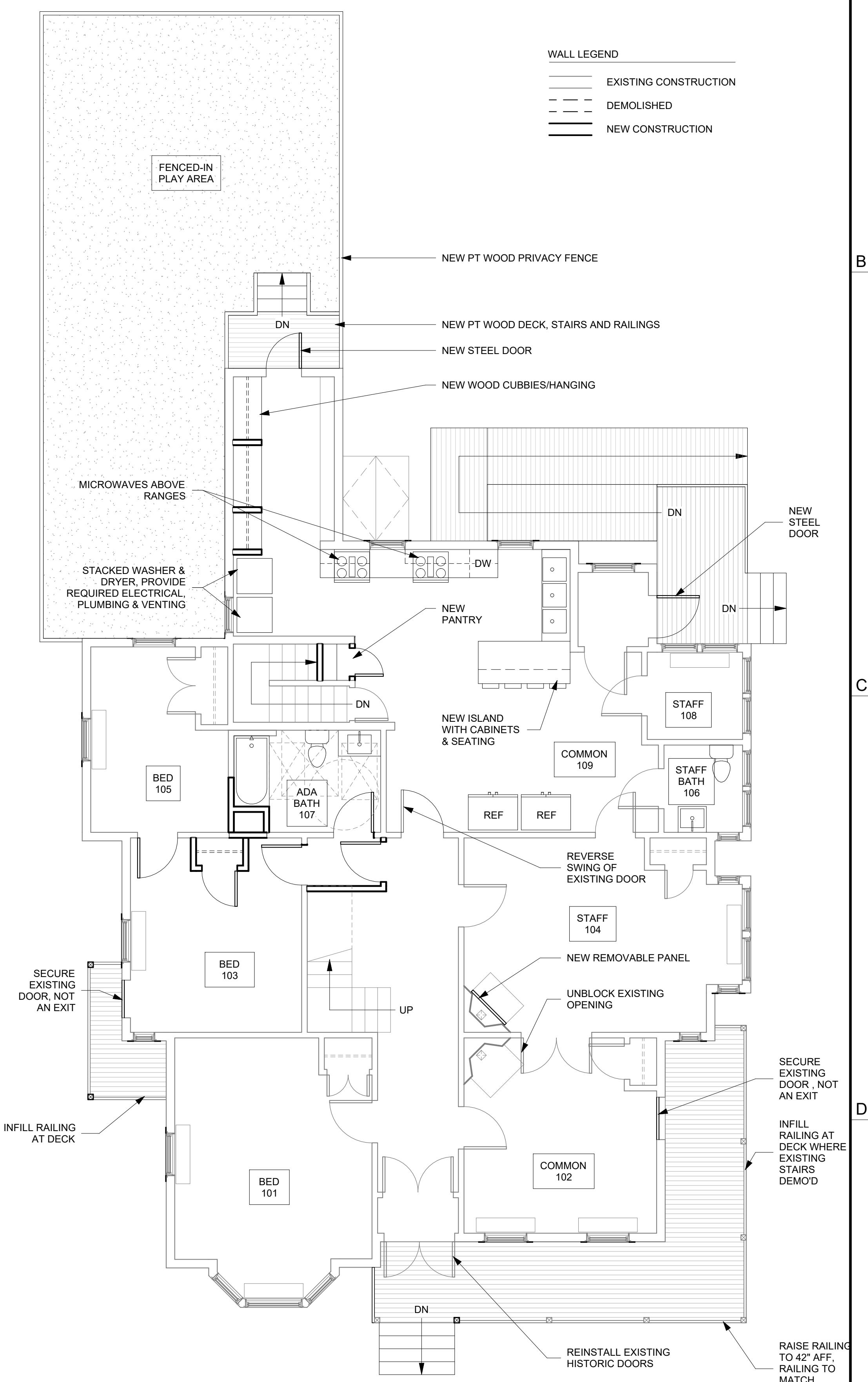
D101

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



③ Third Floor - Proposed
3/16" = 1'-0"

② Second Floor - Proposed
3/16" = 1'-0"



① First Floor - Proposed
3/16" = 1'-0"

No.	Description	Date
-----	-------------	------

Champlain Housing Trust

204 Pearl St

Floor Plans - Proposed

Project number : 24056

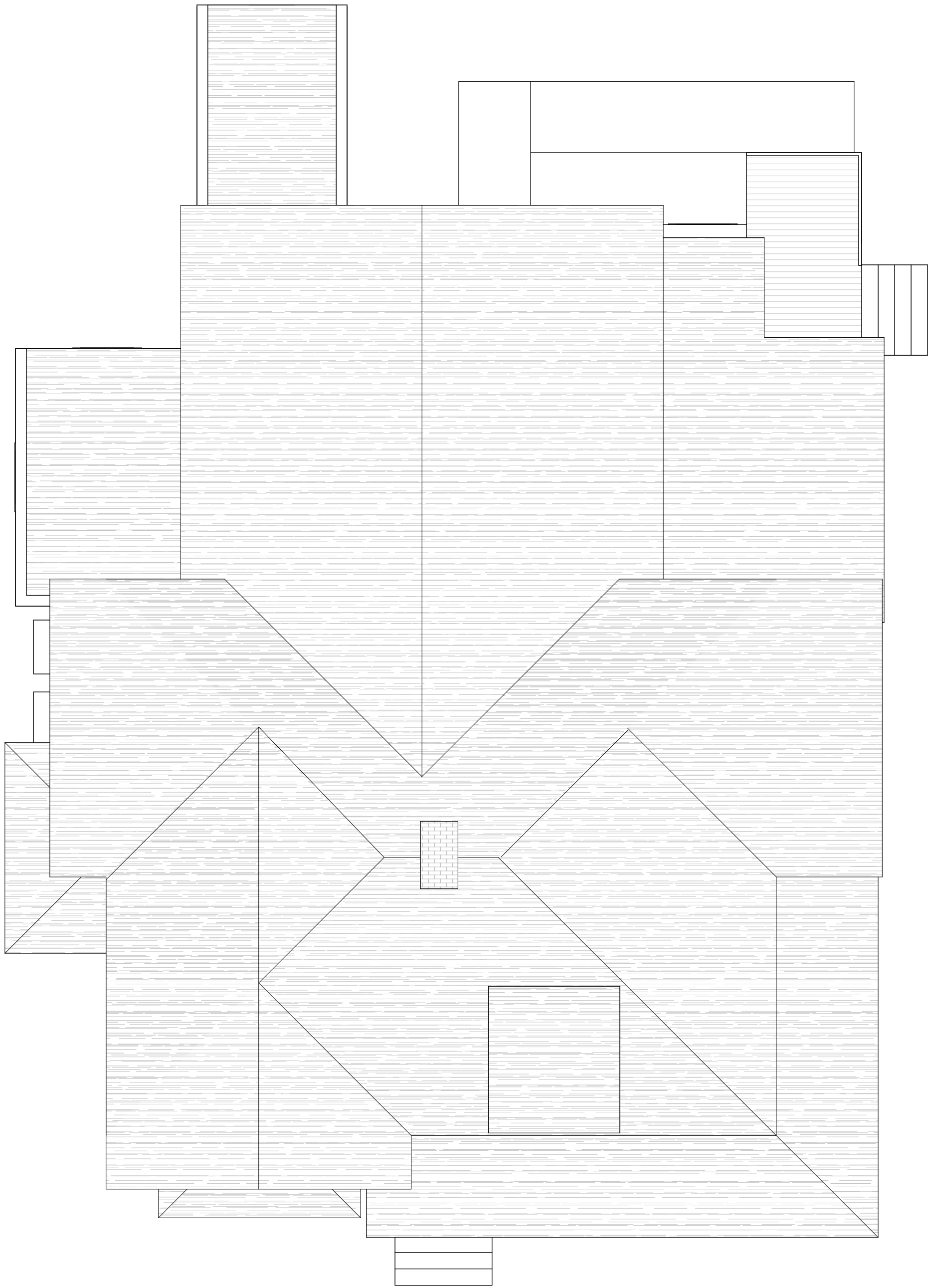
Date : 10 July 2025

Drawn by : DLG

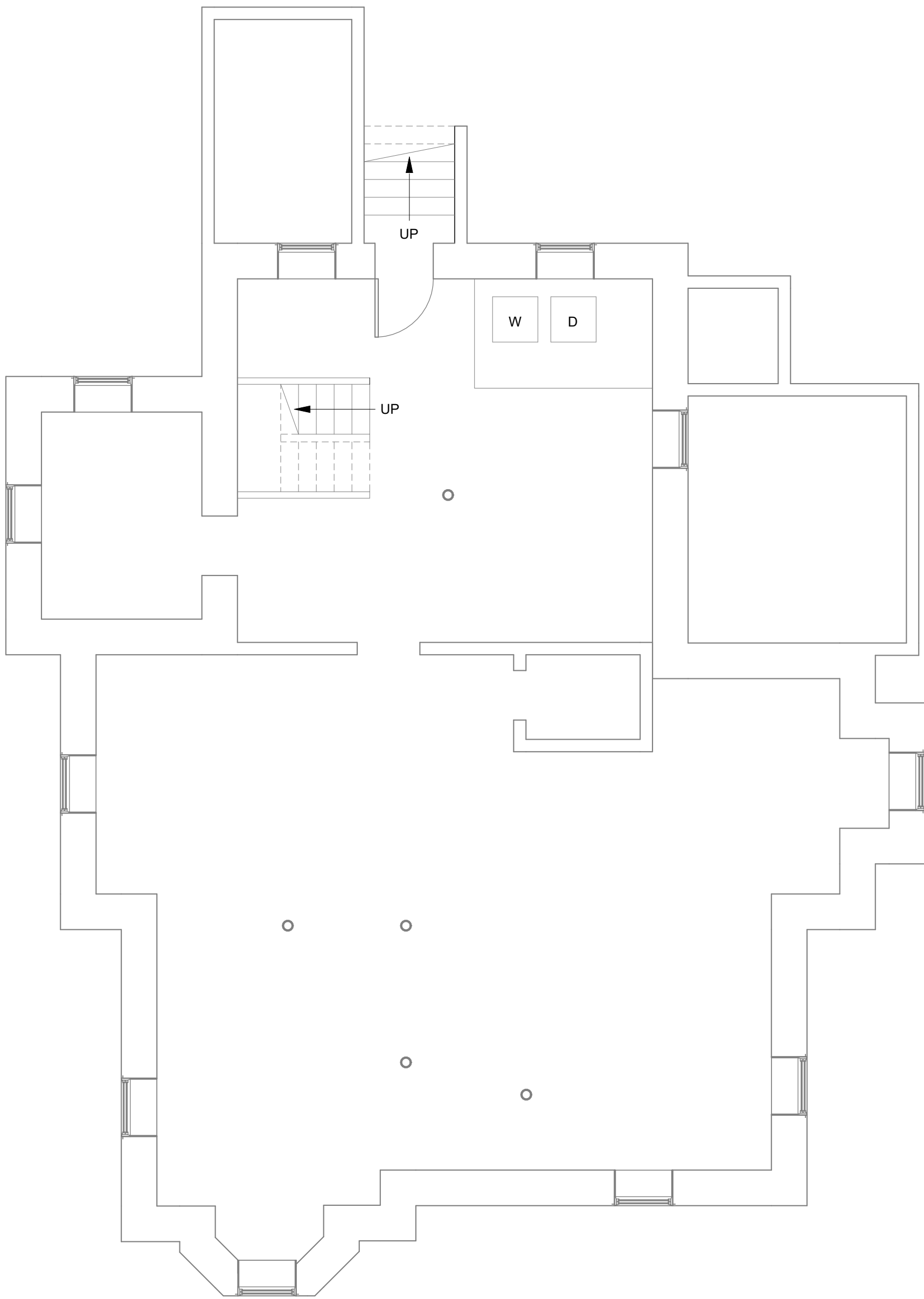
Checked by : DLG

Project Phase : Zoning Permit

- WALL LEGEND
- EXISTING CONSTRUCTION
- DEMOLISHED
- NEW CONSTRUCTION



2 Roof Plan - Existing
3/16" = 1'-0"



1 Basement - Existing
3/16" = 1'-0"

No.	Description	Date
-----	-------------	------

Champlain Housing Trust

204 Pearl St

Floor Plans - Existing

Project number :	24056
Date :	10 July 2025
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A102

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



④ West
3/16" = 1'-0"



③ South
3/16" = 1'-0"



② East
3/16" = 1'-0"



① North
3/16" = 1'-0"

No.	Description	Date
-----	-------------	------

Champlain Housing Trust

204 Pearl St

Exterior Elevations

Project number :	24056
Date :	10 July 2025
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A200

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

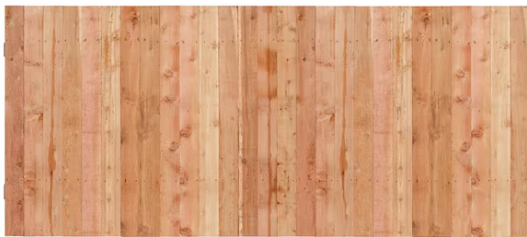
METAL FENCE

- BLACK
- ALUMINUM
- 51" HEIGHT
- TO MATCH FENCE ACROSS PEARL STREET FROM THE SITE, AS SHOWN IN PHOTO



PRIVACY FENCE

3-1/2 ft. x 8 ft. Western Red Cedar Privacy Flat Top Fence Panel Kit



Dimensions

Actual backer rail length (in.)	96 in	Actual backer rail thickness (in.)	1.5 in
Actual backer rail width (in.)	3.5 in	Actual panel height (in.)	42 in
Actual panel thickness (in.)	2.125 in	Actual panel width (in.)	96 in
Actual Picket Length (in.)	42 in	Actual picket thickness (in.)	0.625 in
Actual picket width (in.)	3.5 in	Nominal backer rail length (in.)	96 in
Nominal backer rail thickness (in.)	2 in	Nominal backer rail width (in.)	4 in
Nominal panel height (ft.)	4 ft	Nominal panel width (ft.)	8 ft
Nominal picket length (ft.)	3.5 ft	Nominal picket thickness (in.)	1 in
Nominal picket width (in.)	4 in		

Details

Color Family	Brown	Color/Finish	Cedar
Contact Type Allowed	Above Ground	Features	Paintable, Stainable
Fencing Installation Type	No Dig	Fencing Product Type	Wood Fence Panels
Includes	Rails	Material	Wood
Nominal panel thickness (in.)	3 in	Number of pickets for panels	27
Number of rails for panels	2	Panel Assembly	Unassembled Panel
Panel Design	Privacy	Panel Top Shape	Flat
Picket Top Style	Flat Top	Product Weight (lb.)	67 lb
Recommended Fastener	Nails	Returnable	90-Day
Structure Type	Permanent		

EXTERIOR LIGHT FIXTURE - L1



RAB SLIM17 LED Adjustable Wall Pack - 15W - Photocell - CCT Selectable - 1,904 Lumens - 120-277V - Bronze

Product Overview

The SLIM17 adjustable cutoff LED wall packs by RAB lighting are a high efficiency, long lasting solution for your exterior facade illumination. This model is CCT-selectable, allowing for a selection between multiple color temperature options via an internal switch before or after mounting. They are adjustable from 0° (full cutoff) to 90° (in 15° increments) to direct light as needed to suit the application. Each fixture is also built with an integrated 120-277V button photocell for even greater efficiency. They are IP65 wet location rated and the die-cast aluminum housing and polycarbonate refractor lens will hold up against the elements. This wall pack is also DLC Premium certified, letting you benefit even more from local utility rebate programs.

The SLIM17FA15ADJ is a 15 watt adjustable cutoff LED wall pack that provides 1,904 lumens of CCT-selectable white light and the following features:

- 120-277V operation
- 0-10V dimmable
- CCT-selectable: select between 3000K warm, 4000K neutral or cool 5000K white light color temperatures
- Adjustable from 0° to 90° (in 15° increments)
- Integrated 120-277V button photocell
- Durable die-cast aluminum housing
- Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap
- IP65 wet location rated
- DLC Premium
- Operating temp: -40° to 122° F
- 100,000 hour rated



Specifications

Details

Brand:	RAB	DLC Product ID:	PL0MVJOV62Q3
Manufacturer Part Number:	SLIM17FA15ADJ	UPC:	192552004428
Lumens:	1,904 Lumens	Lumens Per Watt:	126.93
Wattage:	15 Watts	Input Voltage:	120-277V
Dimmable:	0-10V	Color Temperature:	3000K, 4000K, 5000K
Color:	Bronze	Rated Hours:	100,000 Hours
Min Operating Temp:	-40 Degrees F	CRI:	80+
Special Features:	CCT Selectable, Photocell Installed		

Dimensions

Length:	7.16"	Width:	4.5"
Height:	7.38"		



RAB VAN34 LED Canopy Light - Drop Lens - 13,588 Max Lumens - Wattage & CCT Selectable - On/Off Photocell - 120-277V



Product Overview

This ultra-powerful field-adjustable canopy light delivers maximum illumination for extra-large gas stations, building entrances, and parking structures. With selectable wattage and color temperature options in one compact fixture, it provides customized high-output lighting solutions with exceptional coverage. The integrated photocell and lightweight design ensure energy-efficient operation with easy installation.

- Field-adjustable wattage: select between 70W/80W/90W to customize light output for specific applications
- Selectable CCT: choose between 3000K/4000K/5000K to create the ideal environment (factory default 4000K)
- Maximum output of up to 13,588 lumens with 80+ CRI and efficacy up to 154.4 lm/W
- Drop lens design provides wide light distribution ideal for canopy coverage
- Integrated on/off photocell enables automatic dusk-to-dawn operation (factory default: off)
- Super-slim profile with lightweight 6.16 lb design simplifies installation
- IP65 rated for wet locations with operating temperature range of -40°F to 104°F
- 120-277V operation with 0-10V dimming capability
- 100,000 hour rated life backed by a 5-year limited warranty

Specifications

Details

Brand:	RAB	DLC Product ID:	S-KBGVQY, S-N1XJL8
Manufacturer Part Number:	VAN34-90	UPC:	192552044912
Lumens:	13,588 Lumens	Wattage:	90 Watts
Input Voltage:	120-277V	Dimmable:	0-10V
Color Temperature:	3000K, 4000K, 5000K	Color:	Bronze
Rated Hours:	100,000 Hours	Min Operating Temp:	-40 Degrees F
CRI:	80+	Special Features:	CCT Selectable, Photocell Installed, Wattage Selectable, Wet Location Rated

Dimensions

Length:	11 7/16"	Width:	11 7/16"
Height:	4"		

PS SERIES

POLYSTYRENE CORE

KEY FEATURES

- Interior and exterior usage
- Expanded polystyrene core
- 1 3/4" door thickness standard (available 1 3/8" to 2 1/4")
- Edge seam options:
 - Lock seam (PA) 20-, 18- or 16-gauge
 - Lock seam and putty filled (PAF) 20-, 18- or 16-gauge
 - Continuously welded seamless edge (CW) 18-, 16-, 14- and 12-gauge
- R-Factor (metric values in parentheses)
 - ASTM C518: R7.03 (R1.24)
 - ASTM C1363: R2.44 (R0.43)
 - NFRC 102: R2.63 (R0.46)

Performance

- PA18: 1,000,000 cycles per ANSI A250.4
- CW16: 6,000,000 cycles per ANSI A250.4

Fire Ratings

- Available up to 1-1/2 hours.
Please consult our chart on our website for size limitations.

STANDARD FEATURES

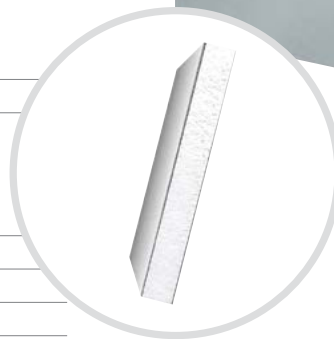
- A40 galvanized material
- 16-gauge top and bottom welded inverted channel

OPTIONS

- A60 or G90 material
- Flush or sealed top and bottom welded channel
- Primer for A40 and A60
- Factory prefinishing **not available**

HARDWARE REINFORCEMENTS

- Hinges: 10-gauge high-frequency (optional: 7-gauge plate)
- Closer: 16-gauge (optional: 14-gauge, 12-gauge)
- Locks: 12-gauge



DOOR OPTIONS: VISION KITS AND LOUVERS



Standard two-part sandwich-type louver, inverted "Y" blades, welded corners, 50% free-flow area, 18-gauge (0.044"/1.1 mm). Available in CRS, A40, A60 material and fire rated.



Standard two-part sandwich-type vision kit, welded corner sections, 18-gauge (0.044"/1.1 mm). Available for 1/4" (6.3 mm) to 1" (25.4 mm) thick glass (N series).



Two-part sandwich-type vision kit with muntins, 18-gauge (0.044"/1.1 mm). Only available non-rated and for 1/4" (6.3 mm) and 1/2" (12.7 mm) thick glass.



DLF flush vision kit, 16-gauge (0.056"/1.4 mm). Spot welded, available for 1/4" (6.3 mm) to 1" (25.4 mm) thick glass (P series).

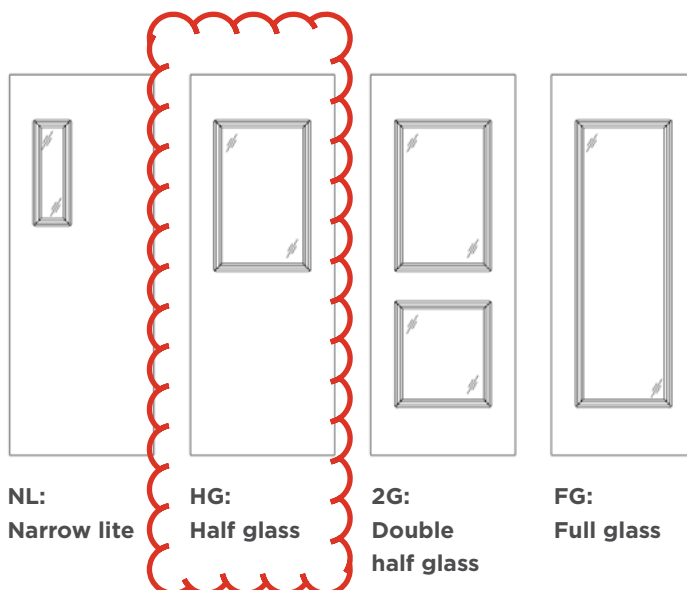


DLF flush seamless vision kit, 16-gauge (0.056"/1.4 mm). Spot welded, available for 1/4" (6.3 mm) to 1" (25.4 mm) thick glass (O series).

TYPICAL DOOR ELEVATIONS

Multiple sizes and combinations available with different door series or door models. Please consult factory for additional information.

We recommend keeping 7" (178 mm) stiles and 8" (203 mm) top rail to avoid any hardware conflicts.



L-FRA100-SP

LOW PROFILE LITE KIT

FOR VARIABLE DOOR AND/OR GLASS THICKNESS



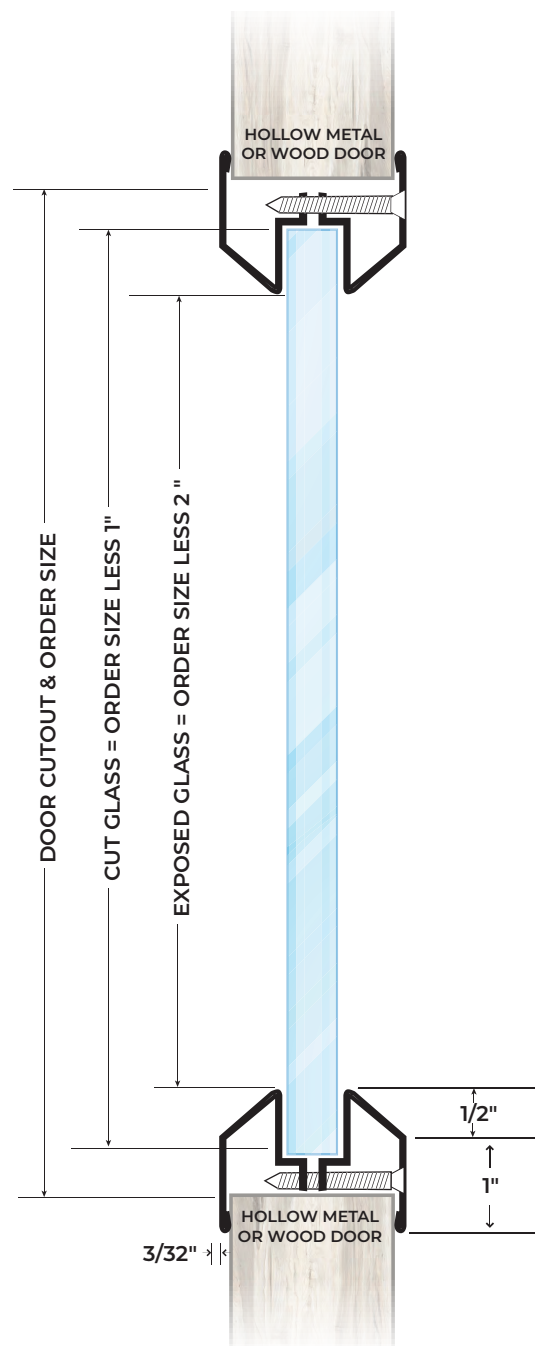
- 18 Ga. Cold Rolled Steel
- Mitered and Welded Corners
- Welded Reinforcing Clips at Corners
- Counter-Sunk Mounting Screw-Holes
- #8 Phillips Head SMS
- Available in Uneven and Fractional Sizes
- Gray Primer (GPZ) Powder Coat Finish

Required Information

- Specify Glass Thickness on Order
- Specify Door Thickness on Order if Other Than 1 $\frac{3}{4}$ "

Available Options

- Powder Coat Color Options - See Page L3
- Torx Security Screws
- Galvanneal - A40 Steel
- Zinc Electro-Plating
- Glass & Glazing Tape - See Glass Section
- Lead Lining - .030" Thick

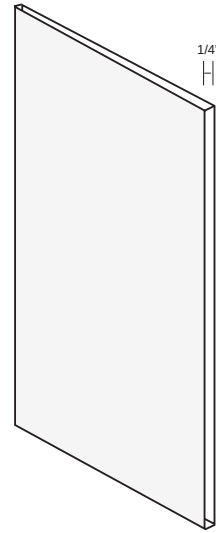


Not To Scale

Designed for Use on 1 $\frac{3}{4}$ " Thick Doors Manufactured Within Door Industry Tolerance of $\pm \frac{1}{16}$ ".

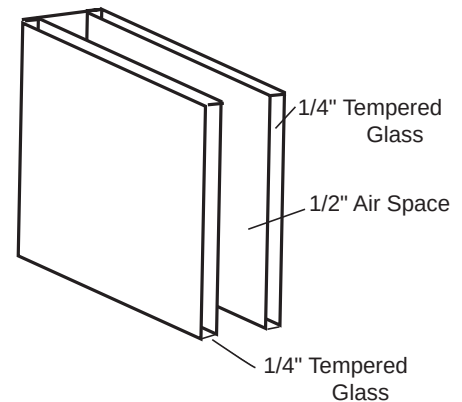
TEMPERED GLASS

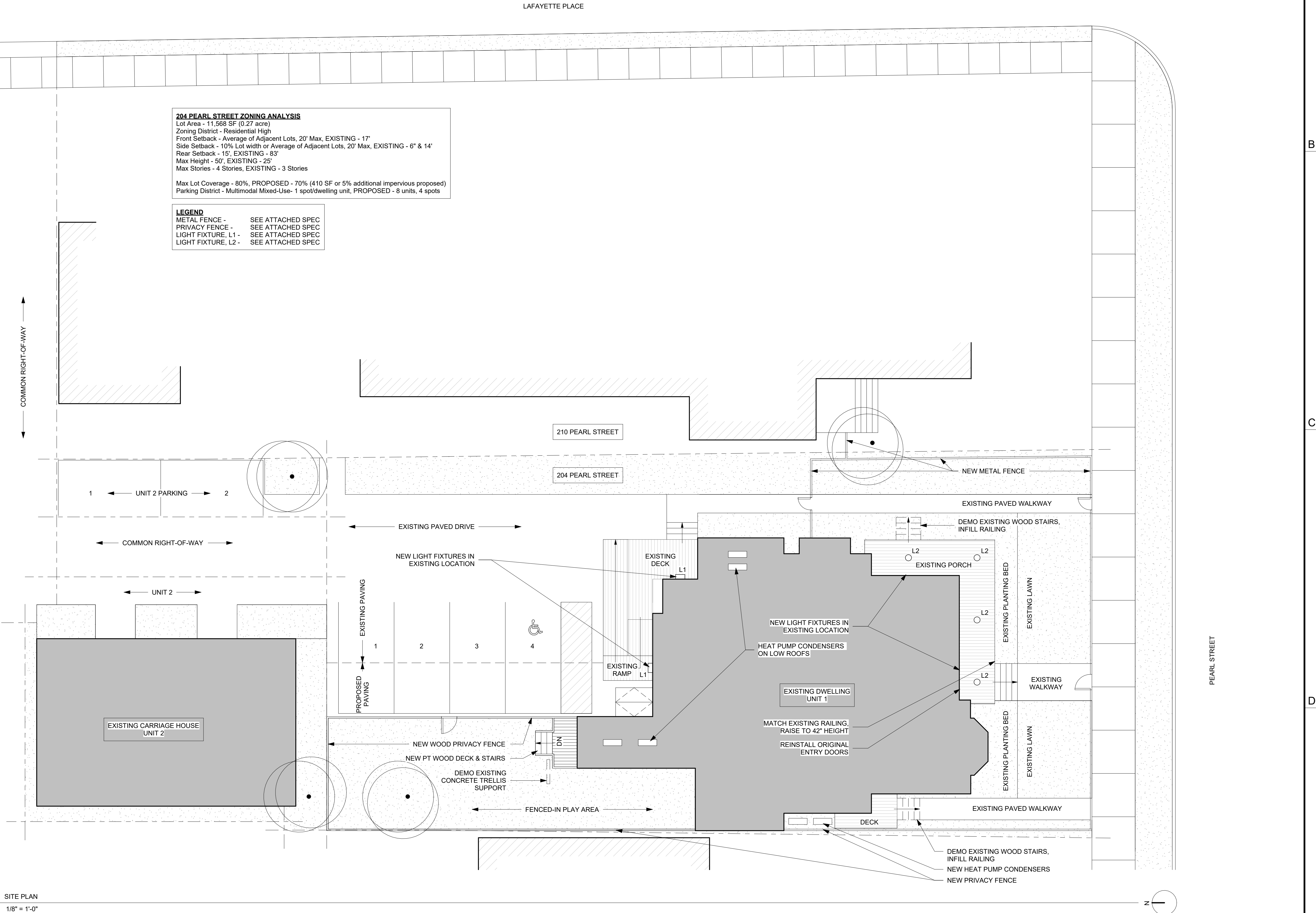
- ▶ Impact Safety-Rated: Complies With IBC Requirements for Use in Doors. Meets ANSI Z97.1 Class A and CPSC 16CFR 1201 (CAT I and II)
- ▶ 1/4" Thick Clear Heat Treated Glass
- ▶ Approximately 4 Times Stronger Than Annealed (Ordinary) Glass
- ▶ Breaks Into Small Harmless Fragments
- ▶ Can NOT Be Cut After Manufacturing
- ▶ 11" Minimum Height
- ▶ Manufactured in USA
- ▶ NOT Fire-Rated
- ▶ STC 31 Rating



INSULATED TEMPERED GLASS

- ▶ Impact Safety-Rated: Complies With IBC Requirements for Use in Doors. Meets ANSI Z97.1 Class A and CPSC 16CFR 1201 (CAT I and II)
- ▶ 1" Thick - Consists of Two Pieces of 1/4" Thick Clear Tempered Glass With 1/2" Air Space Between and Butyl Seal
- ▶ Increased Energy Efficiency
- ▶ Approximately 4 Times Stronger Than Annealed (Ordinary) Glass
- ▶ Breaks Into Small Harmless Fragments
- ▶ Can NOT Be Cut After Manufacturing
- ▶ Manufactured in USA
- ▶ 5-Year Manufacturer Warranty
- ▶ NOT Fire-Rated
- ▶ STC 35 Rating





No.	Description	Date
-----	-------------	------

Champlain Housing Trust

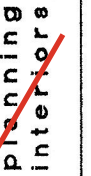
204 Pearl St

Site Plan

Project number :	24056
Date :	17 February 2025
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Zoning Permit

A100

Scale : 1/8" = 1'-0"

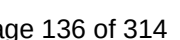


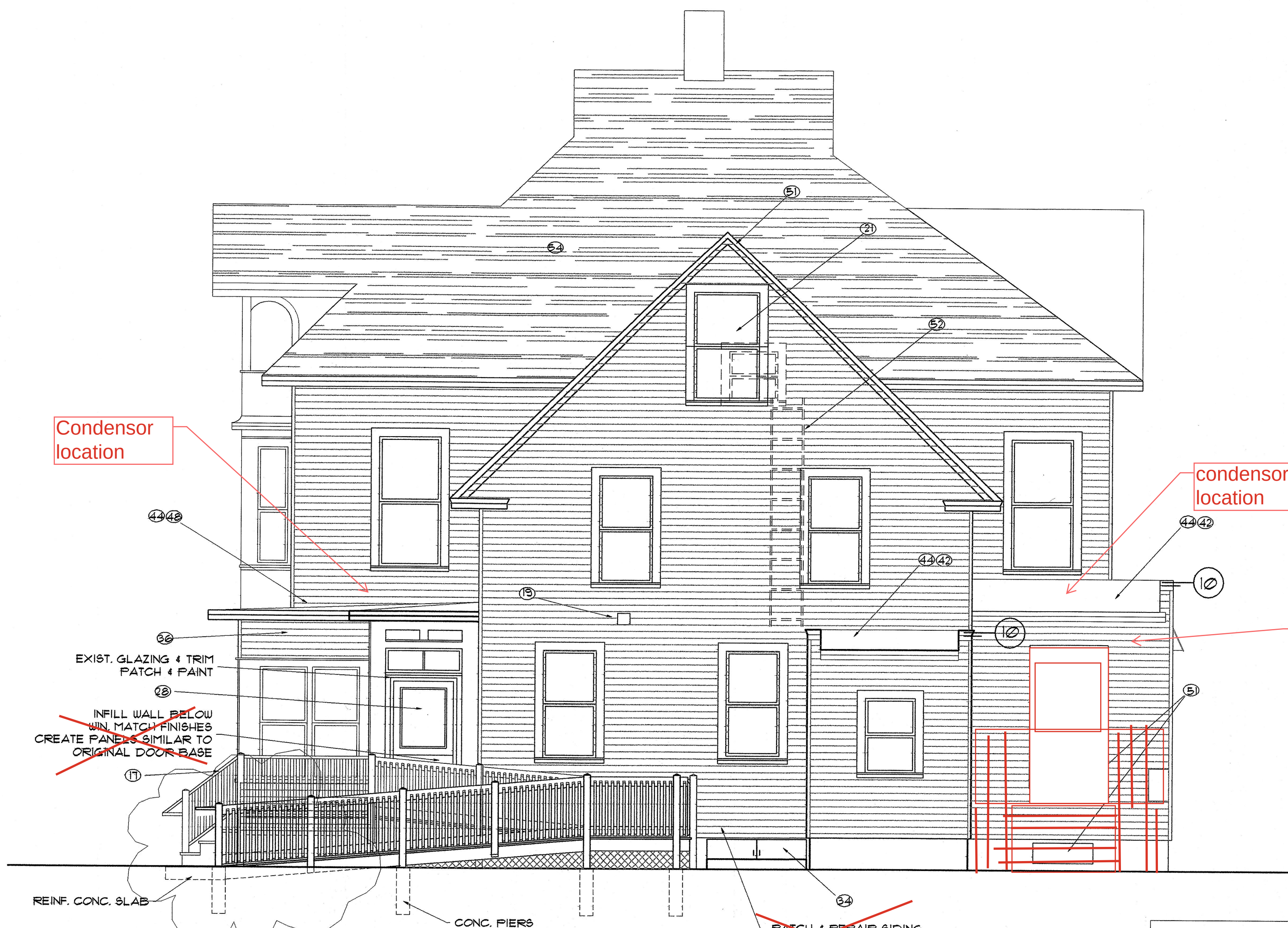
PEARL + UNION
LIMITED HOUSING PROJECT
PROJECT LOCATION
204 PEARL STREET
EXTERIOR ELEVATIONS

scale	1/4" = 1'-0"
project no.	98-086
drawn by	page
date	12.08.98
file	A-201
date	revisions
08.99	CONST. SET

A2.1

Sheet Of



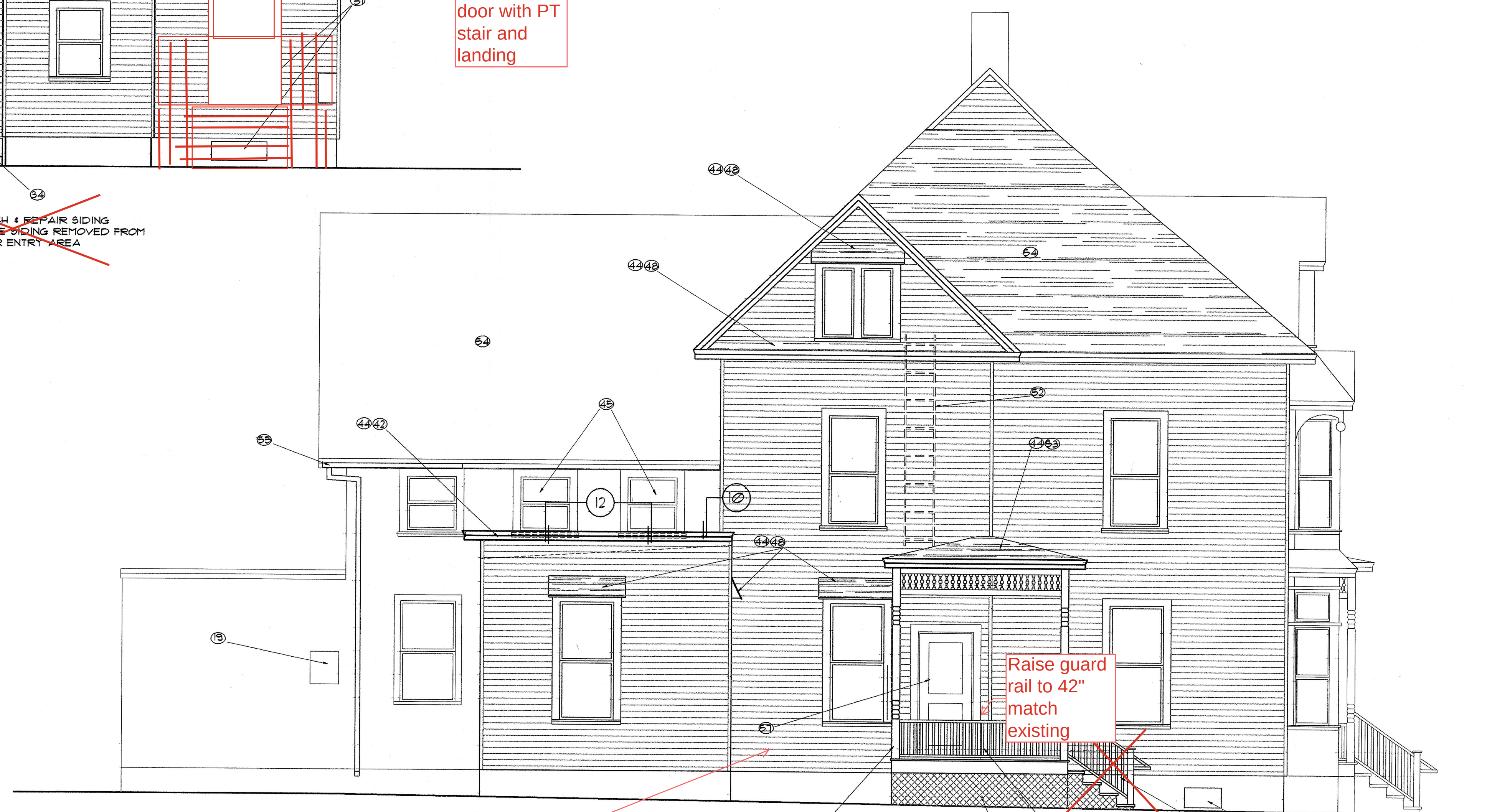


3
1/4" = 1'-0"
REAR ELEVATION - SOUTH

FINISH SCHEDULE:

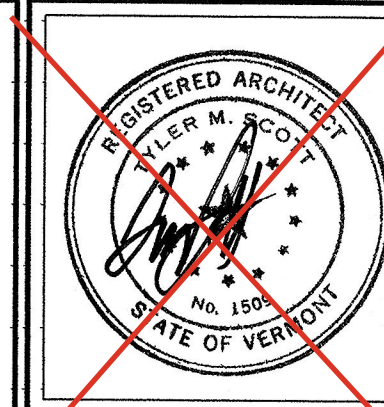
- 1 PATCH & PAINT WALLS
- 2 REFINISH/ REPAINT WOOD TRIM & DOORS
- 3 PATCH & PAINT CEILING
- 4 SAND & REFINISH WOOD FLOOR
- 5 REPLACE DAMAGED BASEBOARD
- 6 INSTALL CARPET
- 7 REPLACE BROKEN GLAZING
- 8 INSTALL NEW R-15 FIBERGLASS INSUL. & VAPOR BARRIER. FURR OUT WALLS TO MATCH ADJ. KITCHEN WALLS. INSTALL 1/2" GUS. REINSTALL EXIST. WIN. TRIM OVER NEW EXTENSION JAMBS.
- 9 NEW SHELF & CLOSET ROD
- 10 RAISE FLOOR LEVEL TO MATCH DINING ROOM FLOOR LEVEL
- 11 PROVIDE NEW VCT. FLOORING
- 12 PROVIDE NEW SHEET VINYL FLOORING
- 13 NEW BATHROOM FIXTURES - SEE MECH. DWG'S.
- 14 NEW H.C. GRAB BARS
- 15 REPLACE STAIR W/ NEW STAIR & HANDRAIL
- 16 NEW SKK - SEE MECH. DWG'S.
- 17 NEW P.T. RAMP & HANDRAILS - PRIME & PAINT
- 18 INSTALL NEW DECK OVER EXISTING DECK. MATCH FINISHES & ELEVATION OF FIRST FLOOR
- 19 INSTALL EXHAUST FAN PER MECH. DWG'S.
- 20 INFILL WALL MATCH SIDING & INTERIOR FINISHES
- 21 INSTALL D.H. WIN. W/ TEMPERED SAFETY GLASS ON LOWER GLAZING (MARVIN WD-826)
- 22 INSTALL NEW WD. THRESHOLD
- 23 REPLACE CEILING W/ GUS. CEILING
- 24 INFILL DOOR OPENING EXISTING TRIM AND POCKET DOOR (IF PRESENT) TO REMAIN
- 25 REFINISH/ PATCH & PAINT STAIR
- 26 NEW CABINET & SHELVING
- 27 INFILL WALL - MATCH EXISTING FINISHES

- 28 NEW EXT. FIXED INSUL. WD. WINDOW SASH. INSTALL IN EXISTING DOOR FRAME PER ELEV.
- 29 INSUL. WD. ACCESS PANEL
- 30 INSTALL GUS. OVER EXPOSED LATHE TO MATCH ADJ. PLASTER WALL FACE
- 31 INSTALL 20 MIN. RATED MTL. ACCESS PANEL (24"x24")
- 32 ADD SUBFLOOR AS REQ. TO MATCH ADJ. KITCHEN FLOOR ELEVATION
- 33 REINSTALL RAILING SYSTEM IN ORIGINAL LOCATION. REPLACE REPLACE DAMAGED OR MISSING BALLASTERS. PATCH & PAINT.
- 34 INSTALL MTL. BULK HEAD. PROVIDE P.T. FRAME TO ACCOMMODATE BULK HEAD
- 35 INFILL FLOOR AS REQ. AFTER THE REMOVAL OF THRESHOLD
- 36 INSTALL BEVELED SIDING. MATCH EXIST. REVEAL.
- 37 BACK PRIME & PAINT
- 38 INSTALL PAINTED TUBULAR STEEL GUARD RAIL
- 39 REPLACE ALL DAMAGED, ROTTEN, OR MISSING FLOORING & LATTICE WORK
- 40 PROVIDE NEW STAIRS & HANDRAIL
- 41 INSTALL NEW RAIL SYSTEM - MATCH ORIGINAL SPACING, LOCATION, & PROFILES
- 42 INSTALL ICE AND WATER SHIELD UNDER HALF LAP ROOFING
- 43 INSTALL FULLY ADHERED MEMBRANE ROOF. REPLACE DRIF EDGE.
- 44 INSTALL ROOF CRICKS
- 45 REPLACE ALL FLASHING PER DETAIL
- 46 MODIFY SIDING & FLASHING @ WINDOW PER DETAIL
- 47 INSTALL 1/2" MR. GUS. ON EXIST. STUDS AND JOISTS
- 48 PATCH & PAINT SHELVING
- 49 REPLACE ROOFING & FLASHING W/ SOLDERED COPPER FLASHING
- 50 REPLACE COL. BASE BELOW TURNED SECTION W/ P.T. LUMBER. MATCH ORIGINAL BASE DESIGN ON WEST PORCH COL.
- 51 REPLACE UPPER COL. W/ P.T. TURNED COL.
- 52 MATCH EXISTING TURNED COLUMN
- 53 REPLACE DAMAGED & ROTTING WD. TRIM OR EPOXY FILL - PATCH & PAINT
- 54 REMOVE ESCAPE LADDER - PATCH & PAINT SIDING AND TRIM
- 55 INSTALL ASPHALT SHINGLES OVER ICE AND WATER SHIELD.
- 56 INSTALL 6" GALV. DRIF EDGE
- 57 REPLACE MISSING OR DAMAGED SHINGLES
- 58 EXTEND MISSING GUTTER. ADD DOWN SPOUT
- 59 ADD GUTTER & DOWN SPOUT
- 60 INSTALL WD. STORM DOOR
- 61 INFILL SIDING TO MATCH EXIST.



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

CONSTRUCTION SET
108.99
204 PEARL STREET



SCOTT + PARTNERS
ARCHITECTS
20 main street Essex Junction Vermont 05452
p. 802.879.5153 f. 802.872.764

PEARL + UNION
LIMITED HOUSING PROJECT
PROJECT LOCATION
204 PEARL STREET
EXTERIOR ELEVATIONS

scale 1/4" = 1'-0"
project no. 22-026
drawn by page
date 12.08.22
file A-201
date 12.08.22
revisions
CONST. SET

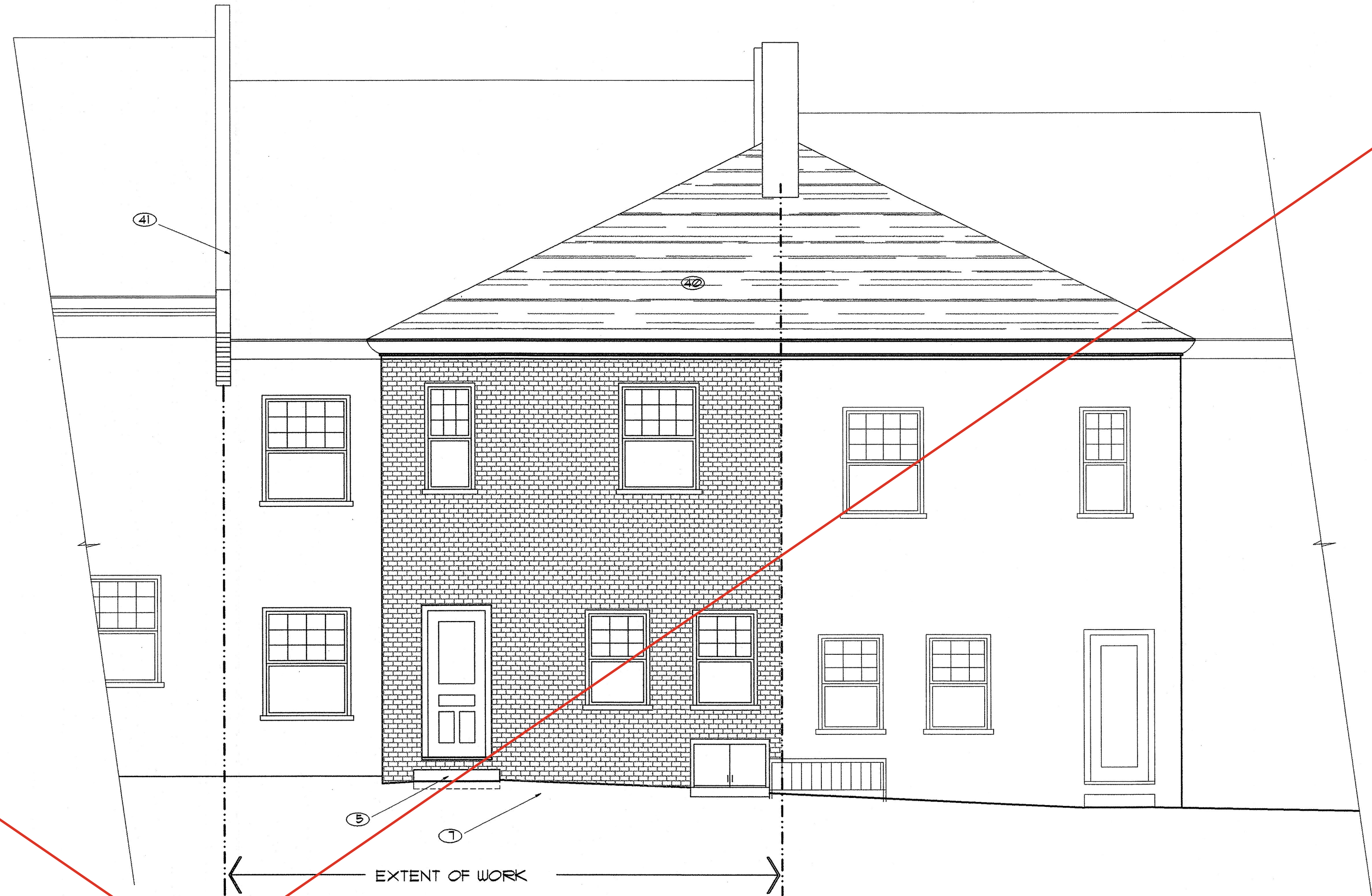
drwg. no.
A2.2
Sheet ___ Of ___



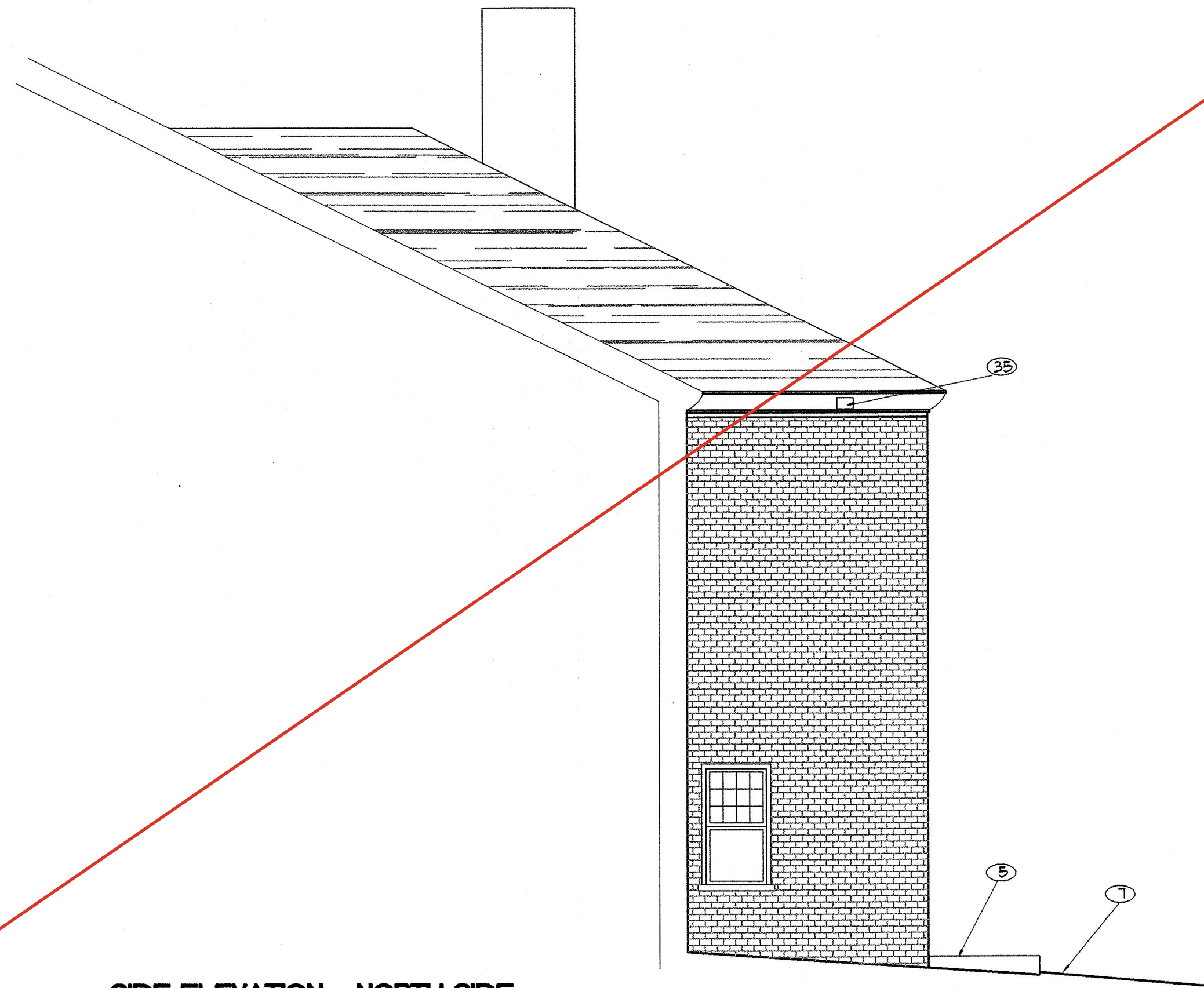
REINSTALL ORIGINAL
NEWEL POSTS, HANDRAIL
AND BALLASTERS

EXTENT OF WORK

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



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



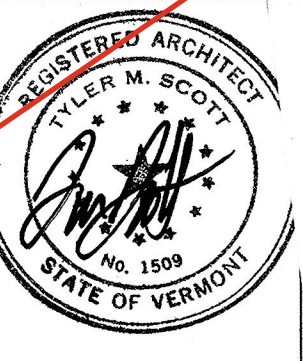
3
1/4" = 1'-0"
SIDE ELEVATION - NORTH SIDE

INTERIOR FINISH SCHEDULE:

- ① PATCH & PAINT WALLS
- ② REFINISH/ REPAINT WOOD TRIM & DOORS
- ③ PATCH & PAINT CEILING
- ④ SAND & REFINISH WOOD FLOOR
- ⑤ PROVIDE REINF. CONC. SLAB AS SHOWN
TOP OF SLAB @ 1" BELOW FINISHED FLOOR ELEV.
- ⑥ INSTALL SHELF & COAT RACK - SEE ELEV.
- ⑦ REGRADE SOIL TO SLOPE AWAY FROM BUILDING
- ⑧ PROVIDE NEW CARPET
- ⑨ NEW SHELF AND CLOSET ROD
- ⑩ NEW ISLAND - FLAM. TOP W/ WD. BASE CABINETS
- ⑪ PROVIDE VCT FLOORING
- ⑫ PROVIDE SHEET VINYL FLOORING
- ⑬ PROVIDE STRUCTURAL 2"x10" HEADER
- ⑭ INSTALL NEW BATHROOM FIXTURES - PER MECH. DWG'S.
- ⑮ INSTALL NEW STAIR HANDRAIL & GUARDRAIL
- ⑯ PROVIDE NEW HANDRAIL AT EXISTING STAIR
- ⑰ PROVIDE P-LAM. COUNTER AND WOOD BASE & UPPER CABINETS
- ⑱ REPAIR EXISTING HANDRAIL
- ⑲ INSTALL NEW WD. THRESHOLD
- ⑳ PROVIDE 6"x6" GUB SOFFIT - SEE MECH. DWG'S.
- ㉑ REMOVE, REPAINT & REINSTALL MTL. FLOOR GRATES
INFILL SUBFLOOR BELOW GRILL - PAINT FLAT BLACK
- ㉒ INFILL WALL PATCH BASE
- ㉓ REFINISH/ PATCH & PAINT STAIRS
- ㉔ PATCH, PAINT/ REFINISH SHELVING/ CABINETS
- ㉕ MODIFY SHELVING AS REQ. FOR INSTALLATION
OF RADIATOR - SEE MECH. DWG'S.
- ㉖ INSUL. WD. ACCESS PANEL
- ㉗ INSULATE & PROVIDE VAPOR RETARDER ON EXT. WALL
- ㉘ REGLOUE & EPOXY OR REPLACE PARTIAL WD. COL.
REALIGN IN VERTICAL POSITION
- ㉙ REPLACE DAMAGED OR ROTTEN DECKING, ESTIMATE 1/3 OF
DECK TO BE REPLACED, BACK PRIME & PAINT
- ㉚ PROVIDE NEW GUB. CEILING
- ㉛ INSTALL EXHAUST FAN - SEE ELEC. DWG'S.
- ㉜ INSTALL 1/2" M.R. GUB. OVER EXISTING STUDS & JOISTS
- ㉝ REPLACE SILL W/ NEW WOOD SILL, BACK PRIME
AND PAINT, MATCH ORIGINAL SIZE & PROFILE
- ㉞ INSTALL 42" HIGH PAINTED TUBULAR STEEL GUARDRAIL
W/ S.S. CABLES & MARINE HARDWARE BELOW @ 4" O.C. - SEE DETAIL
- ㉟ REPLACE DAMAGED, ROTTEN, OR MISSING LATTICE
WORK AND TRIM, MATCH EXISTING FINISHES
- ㊱ REPLACE MISSING, DAMAGED, OR ROTTEN BALLASTERS
MATCH EXISTING FINISHES
- ㊲ INSTALL NEW FLOOR JOISTS & SUBFLOOR
MATCH EXISTING FINISHED FLOOR HEIGHT
- ㊳ PROVIDE GUB CHASE AS REQ. - SEE MECH. DWG'S.
- ㊴ WINDOW SEAT
- ㊵ REPLACE MISSING SHINGLES
- ㊶ REINSTALL MISSING FLASHING CAP

**CONSTRUCTION
SET**
DATE 108.99

106 SOUTH UNION STREET



architecture
planning
interiors

SCOTT + PARTNERS
ARCHITECTS
20 main street essex junction vermont 05452
p. 802.879.553 f. 802.872.2764

PEARL + UNION
LIMITED HOUSING PROJECT
PROJECT LOCATION
106 SOUTH UNION STREET
EXTERIOR ELEVATIONS

project title
dwg. title

scale 1/4" = 1'-0"
project no. 98-086
drawn by page
date 12.08.98
file A-203
date revisions
12.08.98 CONST. SET

dwg. no.

A2.3

Sheet ___ Of ___



Raise handrail to
42" Spindles at
4"oc

Eliminate stair

E a s t S t a i r



WEST STAIR
Eliminate stair -infill
railing. Guardrail at
42"



condensor location



North Kitchen Ell
Convert window to
1/2 lite door with
landing and stairs

METAL FENCE

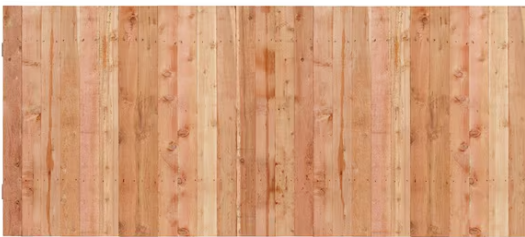
- BLACK
- ALUMINUM
- 51" HEIGHT
- TO MATCH FENCE ACROSS PEARL STREET FROM THE SITE, AS SHOWN IN PHOTO



See seperate cut sheet

PRIVACY FENCE

3-1/2 ft. x 8 ft. Western Red Cedar Privacy Flat Top Fence Panel Kit



Dimensions

Actual backer rail length (in.)	96 in	Actual backer rail thickness (in.)	1.5 in
Actual backer rail width (in.)	3.5 in	Actual panel height (in.)	42 in
Actual panel thickness (in.)	2.125 in	Actual panel width (in.)	96 in
Actual Picket Length (in.)	42 in	Actual picket thickness (in.)	0.625 in
Actual picket width (in.)	3.5 in	Nominal backer rail length (in.)	96 in
Nominal backer rail thickness (in.)	2 in	Nominal backer rail width (in.)	4 in
Nominal panel height (ft.)	4 ft	Nominal panel width (ft.)	8 ft
Nominal picket length (ft.)	3.5 ft	Nominal picket thickness (in.)	1 in
Nominal picket width (in.)	4 in		

Details

Color Family	Brown	Color/Finish	Cedar
Contact Type Allowed	Above Ground	Features	Paintable, Stainable
Fencing Installation Type	No Dig	Fencing Product Type	Wood Fence Panels
Includes	Rails	Material	Wood
Nominal panel thickness (in.)	3 in	Number of pickets for panels	27
Number of rails for panels	2	Panel Assembly	Unassembled Panel
Panel Design	Privacy	Panel Top Shape	Flat
Picket Top Style	Flat Top	Product Weight (lb.)	67 lb
Recommended Fastener	Nails	Returnable	90-Day
Structure Type	Permanent		

METAL FENCE

- BLACK
- ALUMINUM
- 51" HEIGHT
- TO MATCH FENCE ACROSS PEARL STREET FROM THE SITE, AS SHOWN IN PHOTO



See separate cut sheet

PRIVACY FENCE

3-1/2 ft. x 8 ft. Western Red Cedar Privacy Flat Top Fence Panel Kit



Dimensions

Actual backer rail length (in.)	96 in	Actual backer rail thickness (in.)	1.5 in
Actual backer rail width (in.)	3.5 in	Actual panel height (in.)	42 in
Actual panel thickness (in.)	2.125 in	Actual panel width (in.)	96 in
Actual Picket Length (in.)	42 in	Actual picket thickness (in.)	0.625 in
Actual picket width (in.)	3.5 in	Nominal backer rail length (in.)	96 in
Nominal backer rail thickness (in.)	2 in	Nominal backer rail width (in.)	4 in
Nominal panel height (ft.)	4 ft	Nominal panel width (ft.)	8 ft
Nominal picket length (ft.)	3.5 ft	Nominal picket thickness (in.)	1 in
Nominal picket width (in.)	4 in		

Details

Color Family	Brown	Color/Finish	Cedar
Contact Type Allowed	Above Ground	Features	Paintable, Stainable
Fencing Installation Type	No Dig	Fencing Product Type	Wood Fence Panels
Includes	Rails	Material	Wood
Nominal panel thickness (in.)	3 in	Number of pickets for panels	27
Number of rails for panels	2	Panel Assembly	Unassembled Panel
Panel Design	Privacy	Panel Top Shape	Flat
Picket Top Style	Flat Top	Product Weight (lb.)	67 lb
Recommended Fastener	Nails	Returnable	90-Day
Structure Type	Permanent		

EXTERIOR LIGHT FIXTURE - L1



RAB SLIM17 LED Adjustable Wall Pack - 15W - Photocell - CCT Selectable - 1,904 Lumens - 120-277V - Bronze

Product Overview

The SLIM17 adjustable cutoff LED wall packs by RAB lighting are a high efficiency, long lasting solution for your exterior facade illumination. This model is CCT-selectable, allowing for a selection between multiple color temperature options via an internal switch before or after mounting. They are adjustable from 0° (full cutoff) to 90° (in 15° increments) to direct light as needed to suit the application. Each fixture is also built with an integrated 120-277V button photocell for even greater efficiency. They are IP65 wet location rated and the die-cast aluminum housing and polycarbonate refractor lens will hold up against the elements. This wall pack is also DLC Premium certified, letting you benefit even more from local utility rebate programs.

The SLIM17FA15ADJ is a 15 watt adjustable cutoff LED wall pack that provides 1,904 lumens of CCT-selectable white light and the following features:

- 120-277V operation
- 0-10V dimmable
- CCT-selectable: select between 3000K warm, 4000K neutral or cool 5000K white light color temperatures
- Adjustable from 0° to 90° (in 15° increments)
- Integrated 120-277V button photocell
- Durable die-cast aluminum housing
- Hinged wiring access and conduit entries on the back, sides, top and bottom make installation a snap
- IP65 wet location rated
- DLC Premium
- Operating temp: -40° to 122° F
- 100,000 hour rated



Specifications

Details

Brand:	RAB	DLC Product ID:	PL0MVJOV62Q3
Manufacturer Part Number:	SLIM17FA15ADJ	UPC:	192552004428
Lumens:	1,904 Lumens	Lumens Per Watt:	126.93
Wattage:	15 Watts	Input Voltage:	120-277V
Dimmable:	0-10V	Color Temperature:	3000K, 4000K, 5000K
Color:	Bronze	Rated Hours:	100,000 Hours
Min Operating Temp:	-40 Degrees F	CRI:	80+
Special Features:	CCT Selectable, Photocell Installed		

Dimensions

Length:	7.16"	Width:	4.5"
Height:	7.38"		

EXTERIOR LIGHT FIXTURE - L2



RAB VAN34 LED Canopy Light - Drop Lens - 13,588 Max Lumens - Wattage & CCT Selectable - On/Off Photocell - 120-277V



Product Overview

This ultra-powerful field-adjustable canopy light delivers maximum illumination for extra-large gas stations, building entrances, and parking structures. With selectable wattage and color temperature options in one compact fixture, it provides customized high-output lighting solutions with exceptional coverage. The integrated photocell and lightweight design ensure energy-efficient operation with easy installation.

- Field-adjustable wattage: select between 70W/80W/90W to customize light output for specific applications
- Selectable CCT: choose between 3000K/4000K/5000K to create the ideal environment (factory default 4000K)
- Maximum output of up to 13,588 lumens with 80+ CRI and efficacy up to 154.4 lm/W
- Drop lens design provides wide light distribution ideal for canopy coverage
- Integrated on/off photocell enables automatic dusk-to-dawn operation (factory default: off)
- Super-slim profile with lightweight 6.16 lb design simplifies installation
- IP65 rated for wet locations with operating temperature range of -40°F to 104°F
- 120-277V operation with 0-10V dimming capability
- 100,000 hour rated life backed by a 5-year limited warranty

Specifications

Details

Brand:	RAB	DLC Product ID:	S-KBGVQY, S-N1XJL8
Manufacturer Part Number:	VAN34-90	UPC:	192552044912
Lumens:	13,588 Lumens	Wattage:	90 Watts
Input Voltage:	120-277V	Dimmable:	0-10V
Color Temperature:	3000K, 4000K, 5000K	Color:	Bronze
Rated Hours:	100,000 Hours	Min Operating Temp:	-40 Degrees F
CRI:	80+	Special Features:	CCT Selectable, Photocell Installed, Wattage Selectable, Wet Location Rated

Dimensions

Length:	11 7/16"	Width:	11 7/16"
Height:	4"		

Our line of low-maintenance, high-quality ornamental aluminum picket fencing is a great alternative to traditional wrought-iron fence. Ultra Aluminum Fencing offers a complete line of handsome, durable, easy-care styles in Residential, Commercial, Pool Fencing, and Industrial grades.



UAF 200 FLAT TOP
 3-Rail aluminum fence with flat top rail



UAF 250 FLAT TOP W/SPEAR
 3-Rail fence with spear top pickets between mid and top rail



UAF 201 FLAT TOP
 With 1-5/8" spacing residential and 1-1/2" spacing commercial



UAB 200 FLAT TOP FLUSH
 4' H x 6' W, 3-Rail



UAF 200 FLUSH
 4' H x 6' W, 2-Rail



UAS 100 SPEAR TOP
 3-Rail fence with spear top pickets above top rail



UAS 150 STAGGERED SPEAR TOP
 3-Rail fence with staggered-height spear top pickets above top rail



UAS 101 SPEAR TOP
 With 1-5/8" spacing residential and 1-1/2" spacing commercial



UAS 300 CONCAVE SPEAR TOP
 3-Rail fence with spear top pickets in concave formation above top rail



UAS 350 CONVEX SPEAR TOP
 3-Rail fence with spear top pickets in convex formation above top rail



UAD 100 DEFENDER SPEAR TOP
 Defender security fence with angled spear top pickets

Three types of privacy fencing now come in extra-strength aluminum.

It's the ideal privacy panel for a residential, commercial or industrial application, as patio or balcony screening, to contain or shield air conditioning equipment, dumpsters, pipes, and electrical systems. Ultra Aluminum[™] Privacy fencing is designed to last for years and years without the worry of ongoing maintenance.*



ULTRA ALUMINUM[™] PRIVACY FENCE
 ALL ALUMINUM
 6' wide x 4', 5' and 6' High Sections



ULTRA[™] VINYL PRIVACY FENCE
 ALUMINUM+VINYL
 Aluminum Frame for
 Tongue and Groove Vinyl Inserts



ULTRA[™] LOUVERED PRIVACY FENCE
 Aluminum Frame and Louvers

Standard Ultra Aluminum Colors							Premium*
BL	TB	BR	TZ	TK	WH	TW	SI
Gloss Black	Textured Black	Gloss Bronze	Textured Bronze	Textured Khaki	Gloss White	Textured White	Silver (RAL 9006)

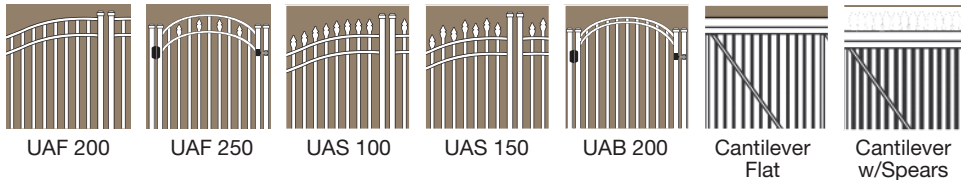
Colors shown represent an approximate comparison and may vary slightly from actual product color.
 *Premium Colors are available at an extra charge and may require additional lead times.
 Ask your Ultra Representative for details.

**Ultra Aluminum[™] Privacy fencing comes in standard Textured Black (TB), Textured Bronze (TZ), Textured Khaki (TK), Textured White (TW) and Premium Silver (SI).*

Ultra Aluminum™ Gates

Ultra Aluminum™ Ornamental Gates makes a scale of fencing for every neighborhood, home style and commercial application. We also make a wide variety of matching gates for any setting, including grand entrance ways, walkways and pool areas. Ultra Aluminum™ Gates are an exact match to our many Ultra Aluminum™ Fence and Railing designs, and are available in standard and premium grades. Our walk gates make ideal entryways to front and back yards, sidewalks, and pools.

Ultra Aluminum™ Drive Gates may be used as driveway entrances, large walkway or path entrances, or in unpaved applications such as backyards, pastures, and parks. Ultra Aluminum™ Drive gates are available in heights of 4', 5', 6', 7', and 8'; widths are max 12' Residential, 16' Commercial, and 28' Industrial. Almost any brand of gate opener can be used with any style of drive or walk gate.



Components	Residential Series	Commercial Series	Industrial Series
Pickets	5/8" sq. x .050	3/4" sq. x .055	1" sq. x .062
Rails Top Wall	1 1/8" x .062	1 3/8" x .065	1 5/8" x .070
Side Wall	1" x .080	1 1/4" x .088	1 5/8" x .100
Standard Posts	2" sq. x .060	2" sq. x .080	2 1/2" sq. x .100
	2" sq. x .080	2" sq. x .125	3" sq. x .125
	2" sq. x .125	2 1/2" sq. x .100	
	2 1/2" sq. x .100	3" sq. x .125	
Gate Posts	2" sq. x .125	3" sq. x .125	3" sq. x .125
	2 1/2" sq. x .100	4" sq. x .125	4" sq. x .125
Picket Spacing	3 1/4"	3 5/8"	3 5/8"
	1 5/8" optional	1 1/2" optional	1 1/2" optional
Post Spacing	72 1/2" on center	72 1/2" on center	72 3/8" on center
		8' wide optional	8' wide optional
Heights Available	36" 42" 48" 54" 60" 72"	36" 42" 48" 54" 60" 72"	36" 48" 60" 72" 84" 96" 108" 120"

Ultra Aluminum Alloys

Ultra's high strength, aluminum alloy is as strong as steel, but will never rust. Our 6005-T5 alloy has a minimum strength of 35,000 psi.



Powder Coat Finish

Our advanced powder coat finish meets AAMA 2604 allowing us to produce a high-quality, long-lasting finish to resist harsh weather and the sun.

Environmentally Responsible

Ultra Aluminum™ is proud to use recycled aluminum in our products, and our powder coat coating process is environmentally friendly and virtually pollution-free.

Ultra Limited Lifetime Warranty

Ultra Aluminum™ fence products are warranted against defects in workmanship and/or materials. The powder coat finish is guaranteed against cracking, peeling or chipping.


ULTRA
 FENCING • RAILING

ULTRAFENCE.COM
 800-656-4420



Ultra and the picket caps logo is a registered trademark of Ultra Aluminum Manufacturing Inc.

UA Fence Specs 10-31-23

Ultra Fence Accessories & Hardware



Tri-Finial

Ball Cap



Quad-Finial

Butterflies



Circles

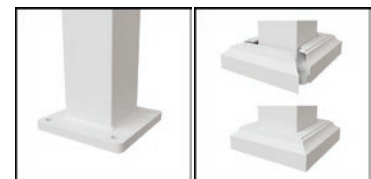
Large Scrolls

Rail Ends and Flanges



Adjustable

Standard



Welded Flange

2-Piece Flange Cover

Hinges and Latches



D&D TRUClose Hinge

D&D TRUClose Multi Adjustable Hinge



LokkLatch

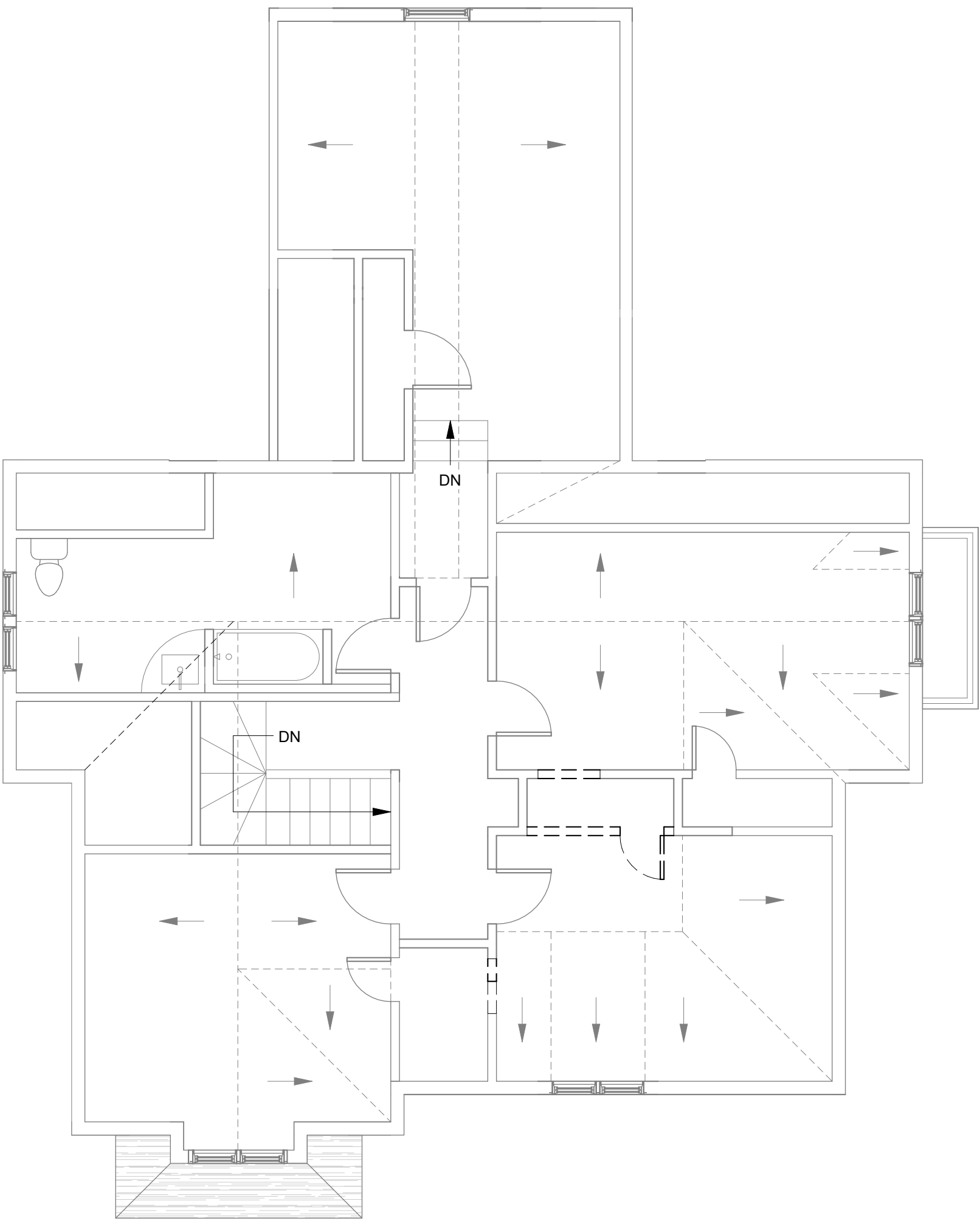
LokkLatch Magnetic

WALL LEGEND

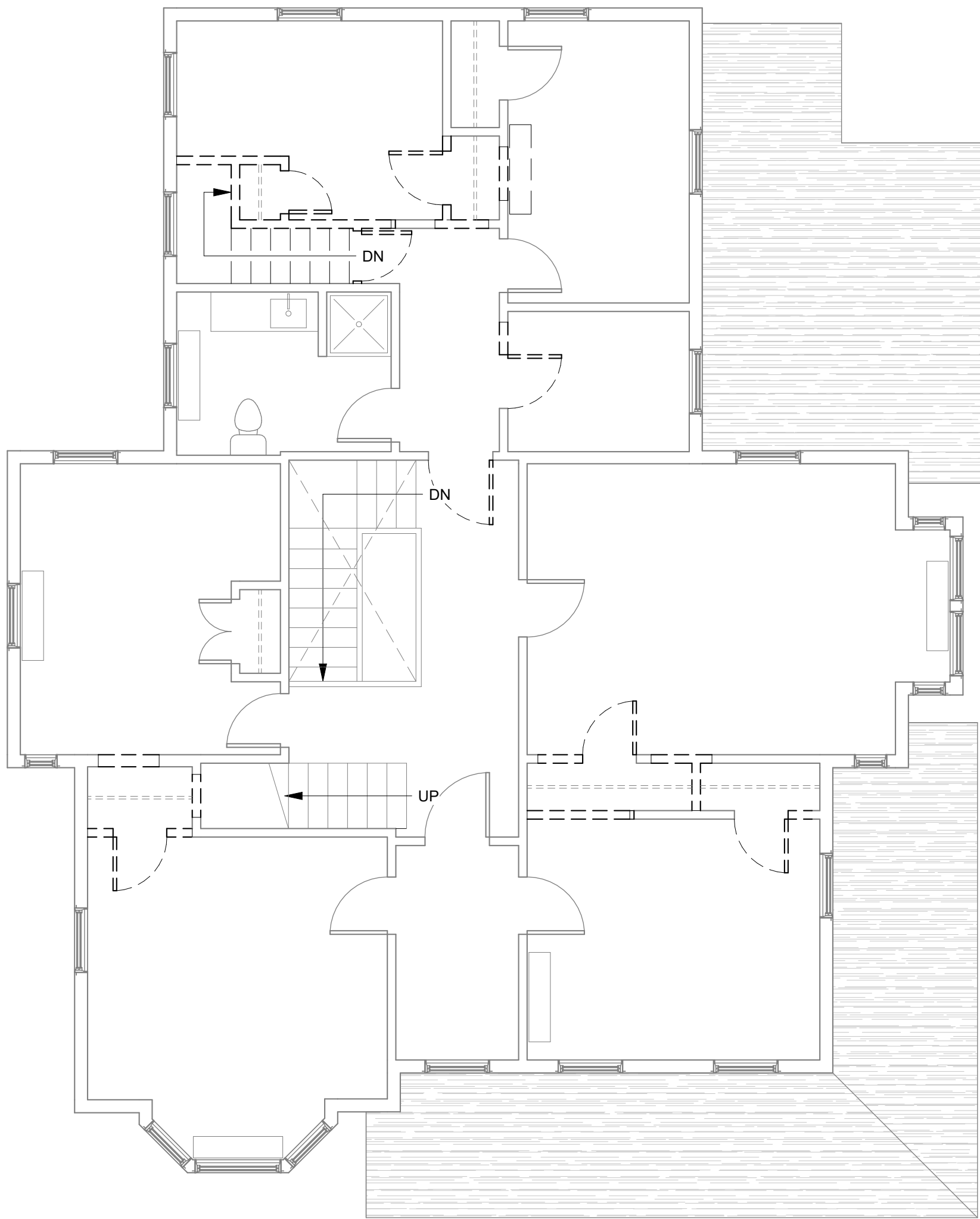
EXISTING CONSTRUCTION

DEMOLISHED

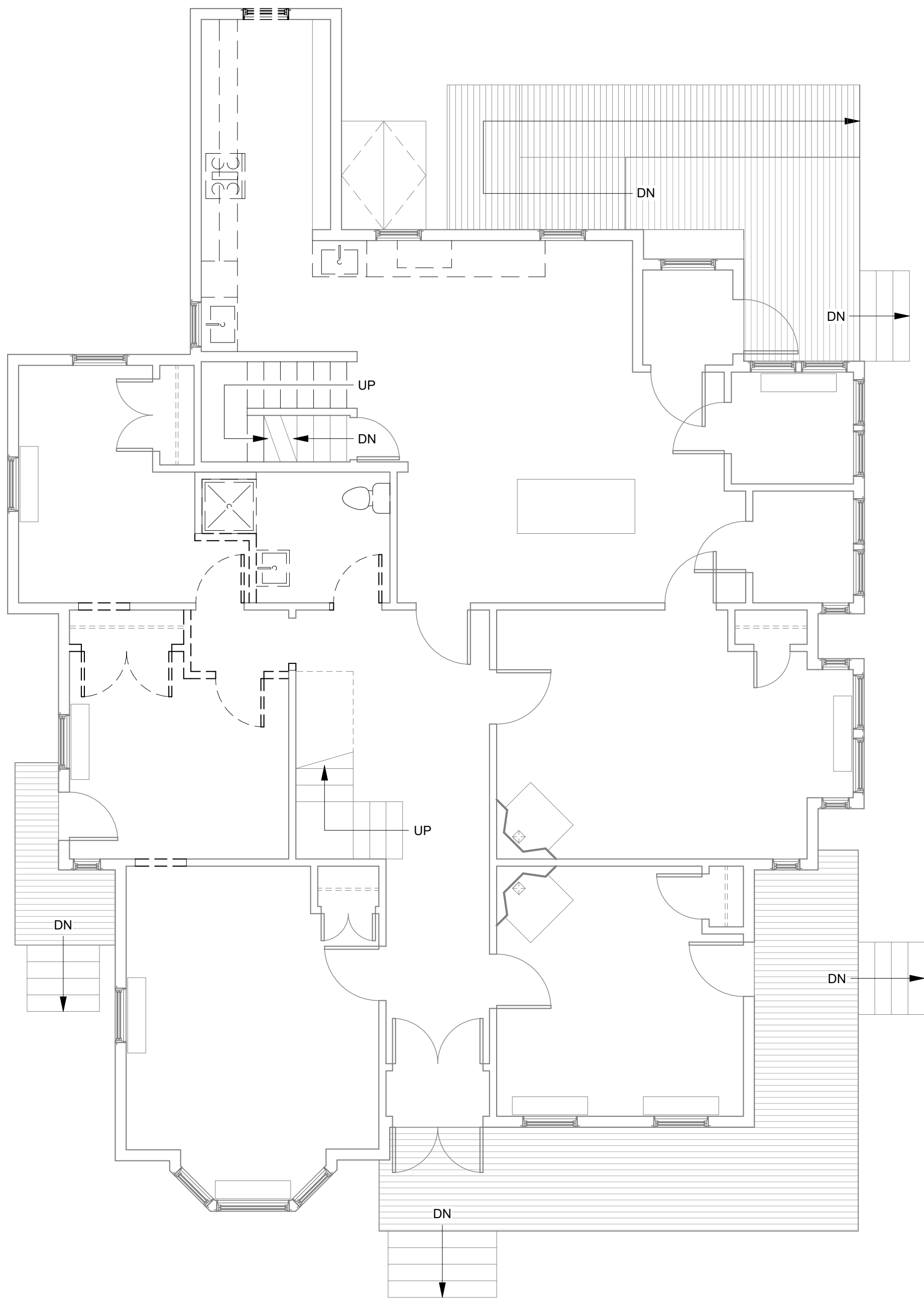
NEW CONSTRUCTION



③ Third Floor - Demo
3/16" = 1'-0"



② Second Floor - Demo
3/16" = 1'-0"



① First Floor - Demo
3/16" = 1'-0"

Champlain Housing
Trust

204 Pearl St

Floor Plans - Demo

Project number : 24056
Date : 14 February 2025
Drawn by : DLG
Checked by : DLG
Project Phase : Design Development

D101

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



③ Third Floor - Proposed
3/16" = 1'-0"

② Second Floor - Proposed
3/16" = 1'-0"

① First Floor - Proposed
3/16" = 1'-0"

No.	Description	Date
-----	-------------	------

Champlain Housing Trust

204 Pearl St

Floor Plans - Proposed

Project number : 24056

Date : 14 February 2025

Drawn by : DLG

Checked by : DLG

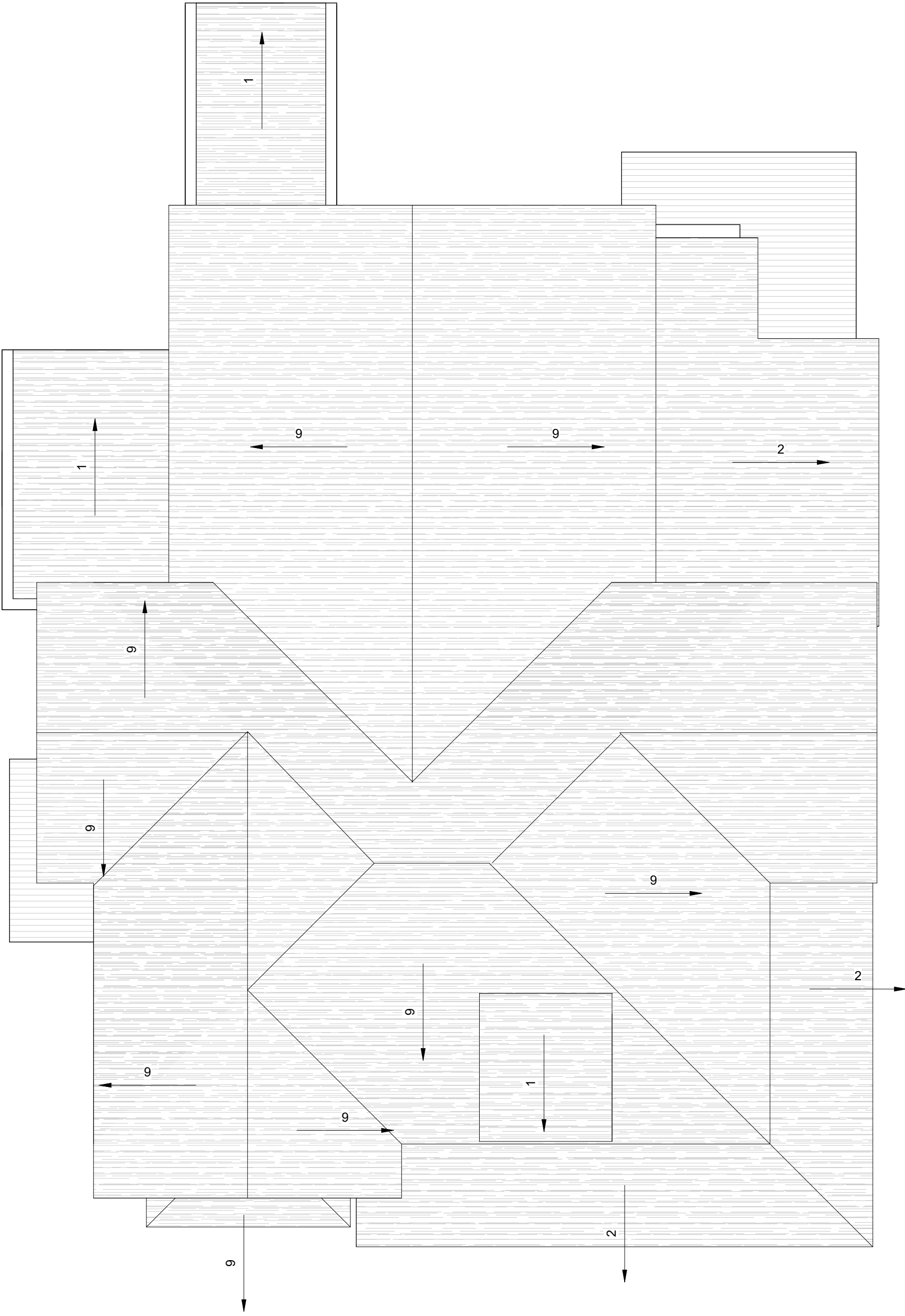
Project Phase : Design Development

WALL LEGEND

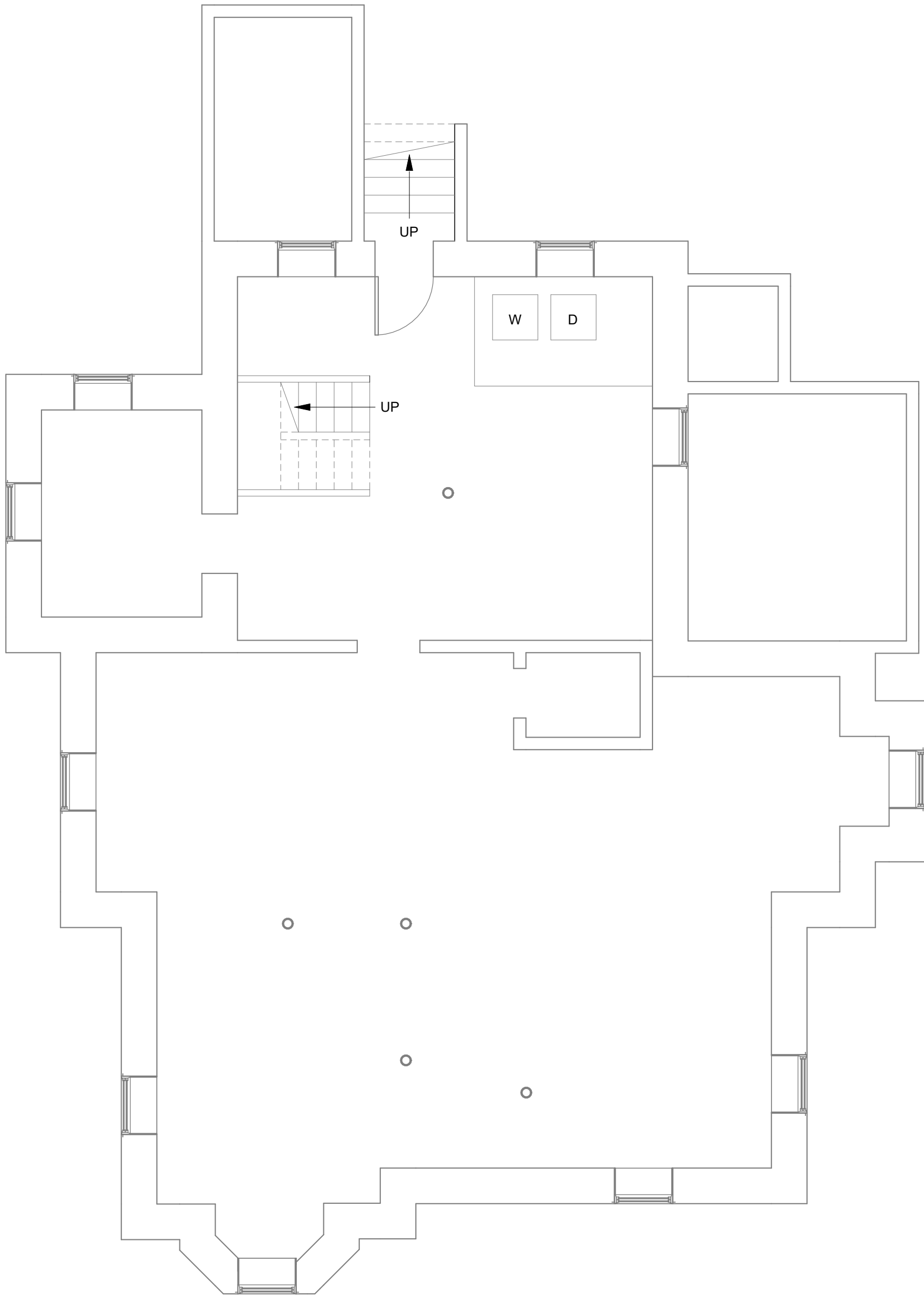
EXISTING CONSTRUCTION

DEMOLISHED

NEW CONSTRUCTION



② Roof Plan - Existing
3/16" = 1'-0"



① Basement - Existing
3/16" = 1'-0"

Champlain Housing Trust

204 Pearl St

Floor Plans

Project number :	24056
Date :	14 February 2025
Drawn by :	DLG
Checked by :	DLG
Project Phase :	Design Development

A102

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

Job Name:	
Tag#	



Submittal Data Sheet

2MXS18NMVJUA

2 Port, 1.5-Ton Outdoor Heat Pump



Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. *If product is installed in a commercial application, limited warranty period is 5 years.*

Outdoor Specifications

Compressor	Hermetically Sealed Swing Type			
Refrigerant	R-410A			
Factory Charge (Lbs)	3.86			
Refrigerant Oil	PVE (FVC50K)			
Airflow Rate (cfm)	Cooling		Heating	
	H	2,150	H	2,150
	M	2,150	M	2,150
	L	1,953	L	1,953
Sound Pressure Level (dBA)	50 / 51			
Dimensions (H x W x D) (in)	28-15/16 x 34-1/4 x 12-5/8			
Weight (Lbs)	123			

Efficiency

	SEER	EER	HSPF	COP
Non-Ducted	18.9	12.5	10.7	4.33
Ducted	14	9.5	8.2	3.34
Mixed	16.45	11	9.45	3.84

Performance

Cooling (Btu/hr)	
Rated	18,000
Operating Range	14°F – 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

Heating (Btu/hr)	
Rated	18,900
Operating Range	5°F – 60°F

Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB

Electrical

	208/60/1	230/60/1
System MCA	15.8	15.8
System MFA	20	20
Compressor RLA	14.0	14.0
Outdoor fan motor FLA	.37	.37
Outdoor fan motor W	56	56

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

Liquid (in)	¼ x 2
Gas (in)	3/8 x 1, ½ x 1
Drain (in)	11/16
Max. System Piping Length (ft)	164
Max. Interunit Piping Length (ft)	82
Max. Height Difference – IDU to ODU (ft)	49.25
Max. Height Difference – IDU to IDU (ft)	24.625
Chargeless (ft)	98.4
Additional Charge of Refrigerant (oz/ft)	.21

Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Revision Date: May 2020

Page 1 of 5

Page 151 of 314



Page 152 of 314

Included	Part Number	Description
	DACA-WB-3	Mounting Bracket
	KEH063A4E	Drain Pan Heater 2/3/4MXS & 2/3MXL
	KPW063B4	Air Adjustment Grille
	KKG063A42	Back protection wire net
	KKG063A43	Side protection wire net
	KPS063A41	Snow hood (intake side plate)
	KPS063A44	Snow hood (intake rear plate)
	KPS063A47	Snow hood (outlet)

Non- Ducted, 60 Hz, 208-230V

Combination of indoor unit	Cooling Capacity of each indoor unit					
	Heating Capacity of each indoor unit					
	Each Capacity				Total Indoor Unit Capacity	
	A room	B room	C room	D room	Rating	(min ~ max)
07	7.00	—	—	—	7.00	4.50 - 8.20
	8.80	—	—	—	8.80	3.50 ~ 9.70
09	9.00	—	—	—	9.00	4.50 - 10.50
	11.30	—	—	—	11.30	3.60 ~ 12.50
12	12.00	—	—	—	12.00	4.50 - 14.00
	15.00	—	—	—	15.00	3.80 ~ 16.70
15	15.00	—	—	—	15.00	4.80 - 17.50
	18.80	—	—	—	18.80	4.50 ~ 20.80
07+07	7.00	7.00	—	—	14.00	4.80 - 16.30
	8.75	8.75	—	—	17.50	4.70 ~ 19.40
07+09	7.11	8.89	—	—	16.00	4.80 - 18.70
	8.36	10.44	—	—	18.80	4.80 ~ 22.20
07+12	6.55	11.45	—	—	18.00	4.90 - 21.00
	6.87	12.03	—	—	18.90	4.90 ~ 25.00
07+15	5.14	12.86	—	—	18.00	5.50 - 21.00
	5.40	13.50	—	—	18.90	5.20 ~ 25.00
09+09	9.00	9.00	—	—	18.00	4.90 - 21.00
	9.45	9.45	—	—	18.90	4.90 ~ 25.00
09+12	7.50	10.50	—	—	18.00	4.90 - 21.00
	7.88	11.03	—	—	18.90	5.00 ~ 25.00
09+15	6.00	12.00	—	—	18.00	5.60 - 21.00
	6.30	12.60	—	—	18.90	5.20 ~ 25.00
12+12	9.00	9.00	—	—	18.00	4.90 - 21.00
	9.45	9.45	—	—	18.90	5.00 ~ 25.00

Ducted, 60 Hz, 208-230V

Combination of indoor unit	Cooling Capacity of each indoor unit					
	Heating Capacity of each indoor unit					
	Each Capacity				Total Indoor Unit Capacity	
	A room	B room	C room	D room	Rating	(min ~ max)
09	9.00				9.00	4.50 ~ 9.00
	10.70				10.70	3.10 ~ 12.50
12	12.00	—	—	—	12.00	4.50 - 12.00
	14.30	—	—	—	14.30	3.10 ~ 16.70
15	14.00	—	—	—	14.00	4.60 - 15.10
	16.60	—	—	—	16.60	3.60 ~ 20.80
09+09	8.00	8.00	—	—	16.00	4.80 - 18.10
	9.45	9.45	—	—	18.90	4.30 ~ 25.00
09+12	6.67	9.33	—	—	16.00	4.80 - 18.10
	7.88	11.03	—	—	18.90	4.30 ~ 25.00
09+15	5.33	10.67	—	—	16.00	5.00 - 18.10
	6.30	12.60	—	—	18.90	4.60 ~ 25.00
12+12	8.00	8.00	—	—	16.00	4.80 - 18.10
	9.45	9.45	—	—	18.90	4.30 ~ 25.00

204 Pearl Mud Room Entry Door



PACKAGE REVIEW

DOOR PACKAGE

204 Pearl Mud Room Entry Door

EDIT

QUANTITY

1

DETAILS

Summary View

Detailed View

Single Hollow Metal Door

3'0" Width, 6'8" Height, 35-3/4" x 79-1/4" Actual Size, Polystyrene Core, Galvannealed, #2 Right Hand, 18 Gauge, Steelcraft Hinge, 161 Lock Prep

Single Hollow Metal Door Frame

3'0" Width, 6'8" Height, 3 Piece Knockdown, 7-1/8" Depth, 6-1/8" Throat, 16 gauge, Cold Rolled Steel, Right Hand, (2 x 4 Metal/Wood Stud w/ (2) 5/8" Drywall both sides) - Drywall Frame Assembly

Glass Kit Installed

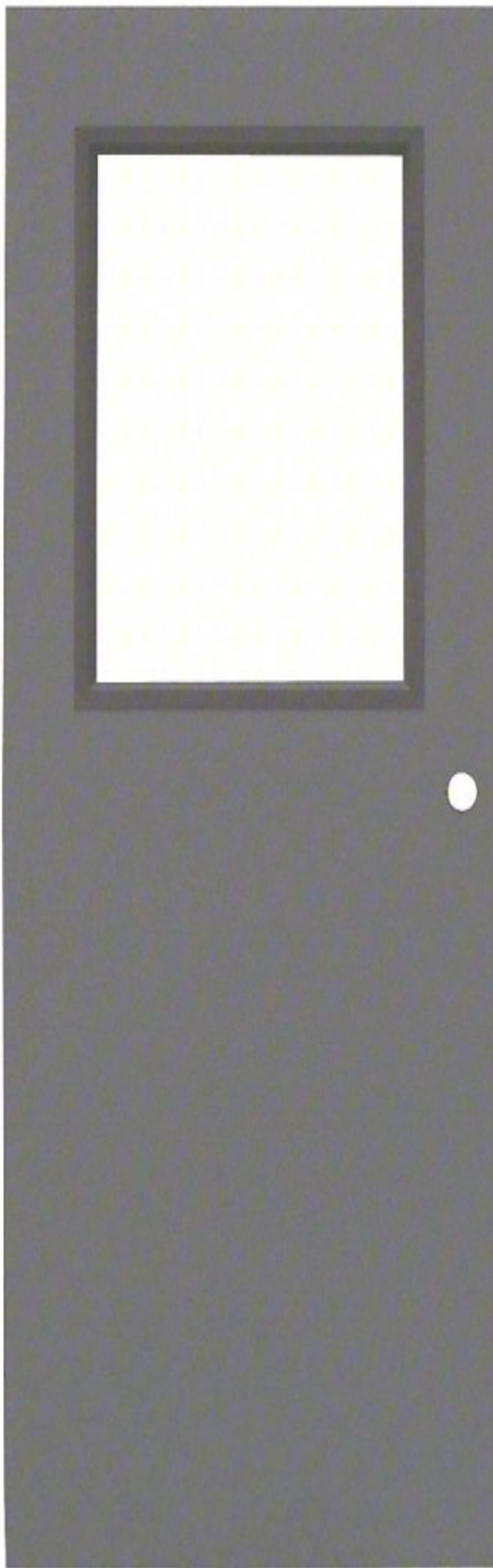
24" X 30" Metal Lite Kit, Grey, 1/4" Tempered Glass, Installed In Door - Door Insert

Hinges

Non-Removable Pin, 4-1/2" X 4-1/2", Ball Bearing, 260, (075049) - Hardware

Weatherization Kit

36"x84" Weatherization Kit: (36"x84" Weatherstrip, 36" Lip Threshold, 36" Door Sweep) - Accessories



Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone:(802) 865-7188

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



TO: Development Review Board
FROM: Scott Gustin
DATE: August 19, 2025
RE: ZP-25-197; 93-97 North Street

=====

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: NMU Ward: 3

Owner/Applicant: Michael Alvanos / 3G LLC

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

Applicable Regulations:
Article 2 (Administrative Mechanisms), Article 3 (Applications, Permits, and Project Reviews), Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), Article 8 (Parking), Article 9 (Inclusionary & Replacement Housing)

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

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

The Design Advisory Board reviewed this application July 22, 2025 and unanimously recommended approval subject to the following conditions:

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

No revised project plans have yet been submitted. Recommendations of the DAB will be incorporated into the permit conditions.

Previous zoning actions for this property:

- 12/18/24, Approval for construction of a rear addition and site improvements for 10 units
- 6/4/24, Approval for replacement windows in the building at 93 North St
- 1/15/10, Approval of parallel sign
- 12/29/09, Approval to change use from general merchandise to small grocery
- 12/14/93, Approval of window signage

Recommendation: Initial review and continuance pending receipt of Transportation Demand Management Plan information.

I. Findings

Article 2: Administrative Mechanisms

Sec. 2.7.8, Withhold Permit

The subject property has two old, expired zoning permits lacking their required Certificates of Occupancy. They are ZP-1993-521 for window signage and ZP-10-16 for a parallel sign. Both may be eligible for superseding with this newest permit for redevelopment of the property.

(Affirmative finding as conditioned)

Article 3: Applications, Permits, and Project Reviews

Part 3: Impact Fees

The applicant will be required to pay impact fees set forth and calculated by the Impact Fee Administrative Regulations based on the net new square footage of the proposed addition and the converted commercial space. The required inclusionary housing is exempt. **(Affirmative finding as conditioned)**

Article 4: Maps & Districts

Sec. 4.4.2, Neighborhood Mixed Use Districts:

(a) Purpose

(2) Neighborhood Mixed Use (NMU)

The Neighborhood Mixed Use district is intended primarily for small scale commercial development that provides neighborhood goods and services in a walkable environment. Multi-family residential development is also permitted within the district. **(Affirmative finding)**

(b) Dimensional Standards & Density

Floor area ratio is limited to 2.5 with inclusionary housing. No FAR information is evident in the application information; however, the building area is clearly less than 2X the lot area. FAR information is needed to confirm compliance.

The front yard setback remains unchanged. The easterly side yard setback for the addition is 5,' and its rear yard setback is ~26.' There are no minimum side or rear yard setback requirements where the addition is proposed. Further south, a 15' district setback applies where residential district properties abut the subject property. None of the addition projects into the 15' district setback. The proposed parking and the dumpster enclosure are compliant with applicable 5' side and rear yard setbacks.

Total lot coverage increases slightly with this amendment to 75.2% (the prior project resulted in 71.5%). With inclusionary housing, the maximum permissible lot coverage is 92%.

The proposed addition is ~38' tall as measured to the roof deck. Up to 45' tall is permissible with inclusionary housing, subject to a 10' front yard setback. The addition is set well beyond 10' from the front property line. **(Affirmative finding as conditioned)**

(c) Permitted & Conditional Uses

The proposed multi-family residence is a permitted use in the NMU zone. **(Affirmative finding)**

(d) District Specific Regulations

See Sec. 4.4.2 (b) above as to inclusionary housing bonuses. This subsection is otherwise not applicable.

Article 5: Citywide General Regulations

Sec. 5.2.3, Lot Coverage Requirements

See Sec. 4.4.2 (b) above.

Sec. 5.2.4, Buildable Area Calculation & Steep Slopes Overlay District

Not applicable.

Sec. 5.2.5, Setbacks

See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits

See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations

See Sec. 4.4.2 (b) above.

Article 5: Citywide General Regulations

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

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

(b) Standards and Guidelines:

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

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

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

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

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

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. **(Affirmative finding)**

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

None identified. **(Affirmative finding)**

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

The existing building is clad in wooden clapboards and trim. The proposed replacement rear addition will be clad in "LP Smartside" clapboard and trim. The remaining front portion of the building will retain its wooden exterior cladding with infill to match where needed. New and

replacement windows will be combination fiberglass and wooden units that resemble the appearance of the existing windows. **(Affirmative finding)**

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

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

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. **(Affirmative finding)**

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

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

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

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

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

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

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting

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

Sec. 5.5.3, Stormwater and Erosion Control

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

Article 6: Development Review Standards

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

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

(b) Topographical alterations

The subject property is essentially flat and will remain so. Limited excavation is associated with this project. **(Affirmative finding)**

(c) Protection of important public views

There are no important public views from or through the subject property. **(Affirmative finding)**

(d) Protection of important cultural resources

See Sec. 5.4.8 above.

(e) Supporting the use of alternative energy

There is no indication of alternative energy utilization in the project plans. Its construction does not inhibit future utilization of such energy sources by the subject, or neighboring, properties. **(Affirmative finding)**

(f) Brownfield sites

The property is not included in the VT DEC Hazardous Sites List. **(Affirmative finding)**

(g) Provide for nature's events

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

See Sec. 5.5.3 for stormwater management. **(Affirmative finding)**

(h) Building location and orientation

Building location and orientation will remain unchanged. **(Affirmative finding)**

(i) Vehicular access

Vehicular access to the site remains unchanged via private driveway onto North Street.
(Affirmative finding)

(j) Pedestrian access

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

(Affirmative finding)

(k) Accessibility for the handicapped

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

(l) Parking and circulation

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

(m) Landscaping, fences, and retaining walls

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

(n) Public plazas and open space

Not applicable.

(o) Outdoor lighting

See Sec. 5.5.2.

(p) Integrate infrastructure into the design

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

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

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

Roofs and Rooflines

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

2. Building Openings

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

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

See Sec. 6.2.2 (c).

(d) Provide an active and inviting street edge

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

(e) Quality of materials

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

(f) Reduce energy utilization

Proposed building must comply with current energy efficiency standards. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site

(Not applicable)

(h) Integrate infrastructure into the building design

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

(i) *Make spaces safe and secure*

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

Article 8: Parking

Sec. 8.1.9, Maximum On-Site Parking Spaces

Up to 2 parking spaces per dwelling unit may be allowed for multi-family dwellings in the mixed use parking district. As proposed, 16 parking spaces will serve the 17 dwelling units.

(Affirmative finding)

Sec. 8.1.10, Off-Street Loading Requirements

(Not applicable)

Sec. 8.1.11, Parking Dimensional Requirements

Parking spaces are dimensionally compliant at 9' X 20.' Back-up distance is 24.' **(Affirmative finding)**

Sec. 8.1.12, Limitations, Location, Use of Facilities

(a) *Shared Parking for Off-Site Use*

(Not applicable)

(b) *Front Yard Parking Restricted & Residential Driveways*

(Not applicable)

(c) *Availability of Facilities*

The parking to be constructed as part of this development will serve residents and visitors. It may not be used for the storage or display of vehicles or materials. **(Affirmative finding)**

Sec. 8.1.13, Parking for Disabled Persons

ADA parking details are depicted as required. **(Affirmative finding)**

Sec. 8.1.14, Stacked and Tandem Parking Restrictions

(Not applicable)

Sec. 8.1.15, (Reserved)

Sec. 8.1.16, Transportation Demand Management

(b) *Applicability*

The construction of 14 additional dwelling units triggers the need for a TDM plan. A TDM plan has not been submitted. **(No finding possible)**

(c) *Transportation Demand Management Program*

A transportation demand management program that addresses each of the following items is needed.

a. *Outreach and Education:*

(No finding possible)

- b. *TDM Strategies:*
(No finding possible)
- c. *Parking Management:*
(No finding possible)
- d. *TDM Agreement:*
Applicant signature on the TDM plan agreement is required. **(Affirmative finding as conditioned)**

Sec. 8.2.5, Bicycle Parking Requirements

The project plans depict covered bike parking within the ground floor of the proposed addition; however, details are lacking. Up to 30 bikes can be accommodated based on the plan notations, but details are needed as to what, exactly, the bike parking facilities will be. For the 14 new dwelling units, 1 short term bike parking space is required. The number of long term bike parking spaces required is determined by the number of bedrooms (1 per 2 bedrooms). The project includes a total of 20 bedrooms; therefore, 10 long term bike parking spaces are needed. **(Affirmative finding as conditioned)**

Article 9: Inclusionary and Replacement Housing

Sec. 9.1.5, Applicability

The amended project includes 14 additional dwelling units, and therefore, requires inclusionary housing. Typically, 15% of the units must be inclusionary (in this case, 2). Details as to the inclusionary housing provided need to be worked out with the housing trust fund manager, and a Certificate of Inclusionary Housing Compliance issued prior to a certificate of occupancy for the project. **(Affirmative finding as conditioned)**

II. Conditions of Approval

In the event that acceptable Transportation Demand Management information is provided prior to close of DRB review, the following conditions of approval are recommended:

1. **Prior to release of the zoning permit**, revised project plans addressing the following shall be submitted, subject to staff review and approval:
 - a. Provide complete landscaping plan, including species, location, and size at the time of planting;
 - b. Provide a revised site plan depicting curb stops for all parking spaces;
 - c. Conformation of at least 5' side and rear yard setbacks for the dumpster enclosure;
 - d. Depict mailbox location(s);
 - e. Correct FAR (at least as proposed); and,
 - f. Bicycle parking (short term and long term) details.
2. All open and expired zoning permits for the subject property shall be closed out with Certificates of Occupancy or superseded, **prior to issuance of a certificate of occupancy** for this permit.
3. A Certificate of Inclusionary Housing Compliance shall be obtained from the manager of the housing trust fund **prior to issuance of a certificate of occupancy**.
4. At least **7 days prior to the issuance of a certificate of occupancy**, the applicant shall pay to the Permitting & Inspections Department the impact fee as calculated by staff based on

net increases in traffic, water, and wastewater demands of the proposed development. The inclusionary housing is exempt from the impact fees.

5. This permit incorporates the Transportation Demand Management Plan (TDM) and all applicable on-going TDM requirements.
6. A State of Vermont wastewater permit will be required. A capacity letter issued by the Dept. of Public Works will be required in order to obtain the wastewater permit.
7. All new utility lines shall be buried.
8. It is the applicant's responsibility to comply with all applicable ADA requirements.
9. All new construction is required to meet the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.
10. Standard Conditions 1-15.



97 NORTH
ST

97 NORTH STREET
BURLINGTON, VERMONT 05401

1. *Journal of the American Medical Association*, 2000; 284: 2689-2694.

--	--

LEGEND

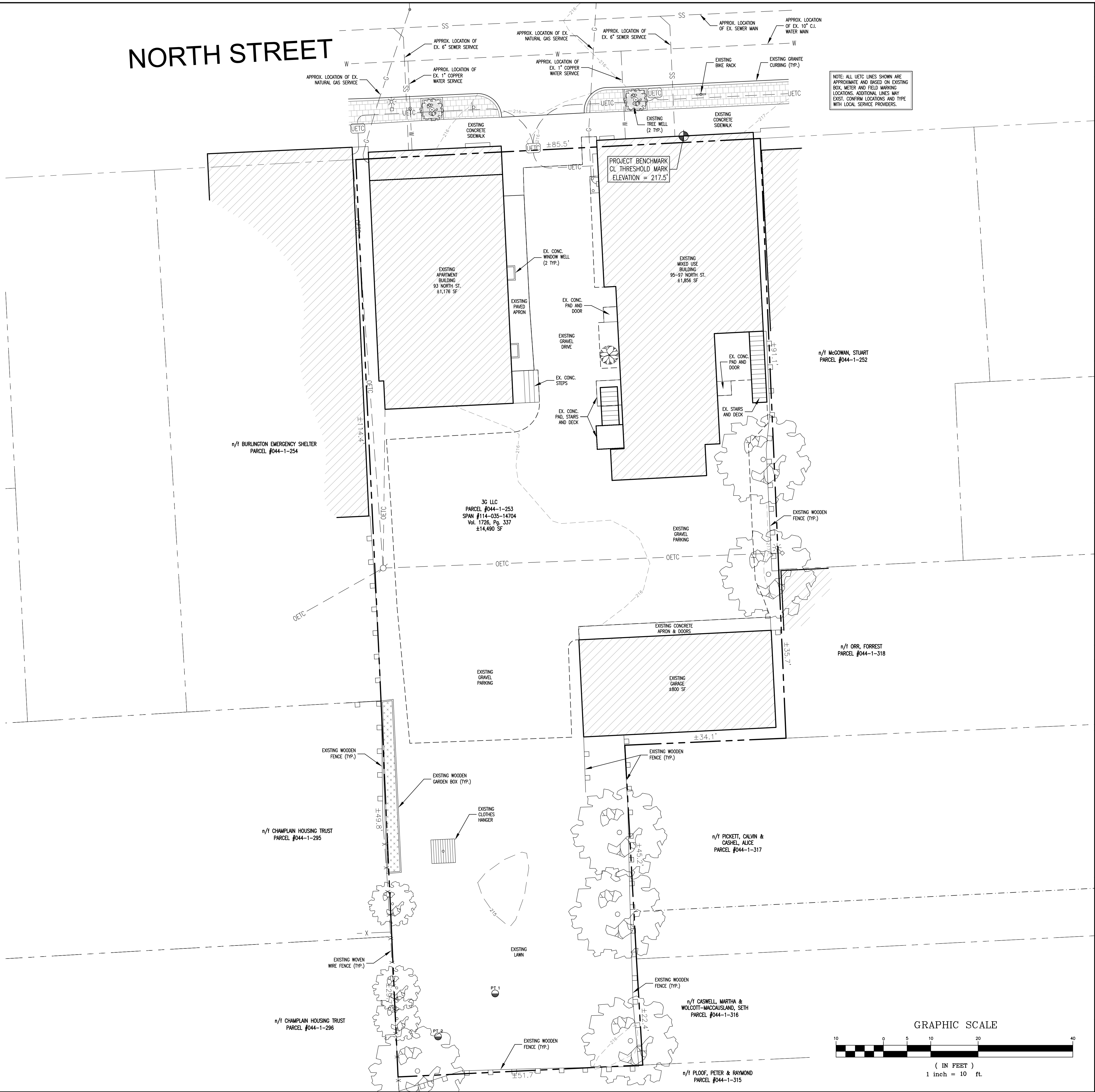
- 985--- EXISTING CONTOUR
—985— PROPOSED CONTOUR
--- APPROXIMATE PROPERTY LINE
--- APPROXIMATE SETBACK LINE
--- APPROXIMATE EASEMENT LINE
--- SS --- APPROXIMATE GRAVITY SEWER LINE
--- FM --- APPROXIMATE SEWER FORCE MAIN
--- ST --- APPROXIMATE STORM DRAINAGE LINE
--- W --- APPROXIMATE WATER LINE
--- OETC --- APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
--- UETC --- APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
--- G --- APPROXIMATE GAS LINE
--- x --- x --- FENCE
--->--- DRAINAGE SWALE/DITCH
--- APPROXIMATE 100 YEAR FLOODPLAIN
--- APPROXIMATE EDGE OF WOODS

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

GENERAL NOTES

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

NORTH STREET



NOTE: ALL UETC LINES SHOWN ARE APPROXIMATE AND BASED ON EXISTING BOX, METER AND FIELD MARKING LOCATIONS. ADDITIONAL LINES MAY EXIST. CONFIRM LOCATIONS AND TYPE WITH LOCAL SERVICE PROVIDERS.



OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

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

SHEET TITLE:

Existing
Conditions
Site Plan



LOCATION MAP 1" = ±2,000'

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

PROJECT NO.: 24020

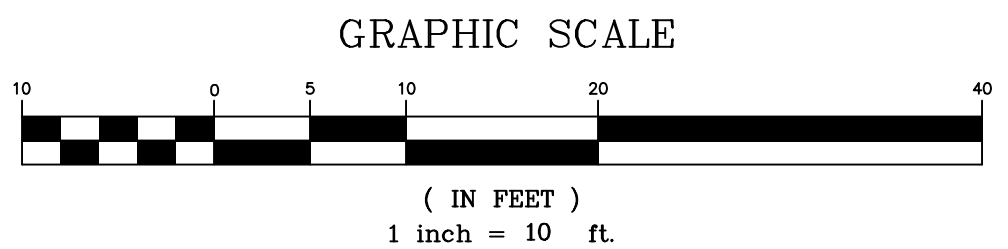
DATE: MARCH 29, 2024

SCALE: 1" = 10'

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

SHEET NUMBER:

C1.0



LEGEND

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

EROSION PREVENTION & SEDIMENT CONTROL NOTES

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

NORTH STREET



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



PO Box 65067 | Burlington VT | 05406
802-558-8081 | www.ccevt.com

COPYRIGHT © 2024

OWNER:

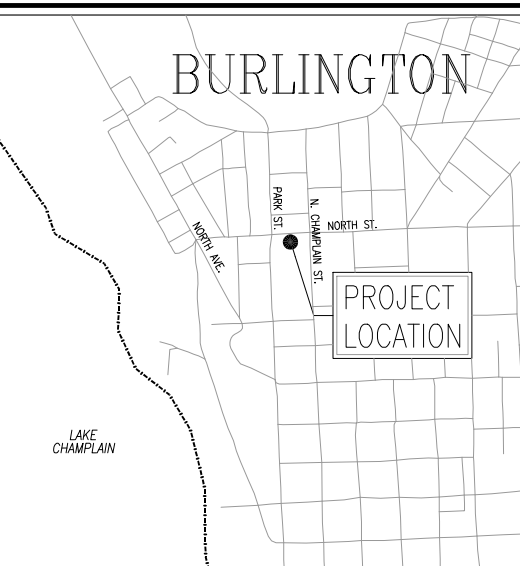
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

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

SHEET TITLE:

Proposed
Demolition &
EPSC Site Plan



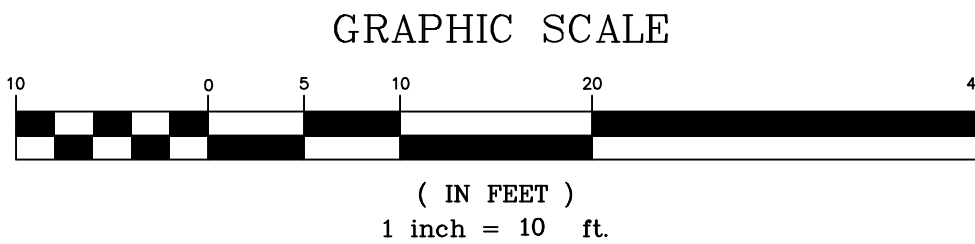
LOCATION MAP 1" = ±2,000'

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

PROJECT NO.: 24020		
DATE: MARCH 29, 2024		
SCALE: 1" = 10'		
REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

C1.1



LEGEND

- 985 --- EXISTING CONTOUR
— 985 — PROPOSED CONTOUR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - APPROXIMATE SETBACK LINE
- - - - - APPROXIMATE EASEMENT LINE
— SS — APPROXIMATE GRAVITY SEWER LINE
— FM — APPROXIMATE SEWER FORCE MAIN
— ST — APPROXIMATE STORM DRAINAGE LINE
— W — APPROXIMATE WATER LINE
— OETC — APPROXIMATE OVERHEAD ELEC./TEL./COM. LINE
— UETC — APPROXIMATE UNDERGROUND ELEC./TEL./COM. LINE
— G — APPROXIMATE GAS LINE
— x — x — FENCE
- - - - - DRAINAGE SWALE/DITCH
- - - - - APPROXIMATE 100 YEAR FLOODPLAIN
~ ~ ~ ~ ~ APPROXIMATE EDGE OF WOODS

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

DESIGN FLOWS

EXISTING WATER DEMAND -

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

PROPOSED WATER DEMAND -

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

EXISTING SEWER FLOW -

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

PROPOSED SEWER FLOW -

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

ZONING REQUIREMENTS

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

DIMENSIONAL REQUIREMENTS -

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

NOTES -

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

NORTH STREET



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



PO Box 65067 | Burlington VT 05406
802-558-8081 | www.ccevt.com

COPYRIGHT © 2024

OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

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

SHEET TITLE:

Proposed
Conditions
Site Plan



LOCATION MAP 1" = ±2,000'

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

PROJECT NO.: 24020

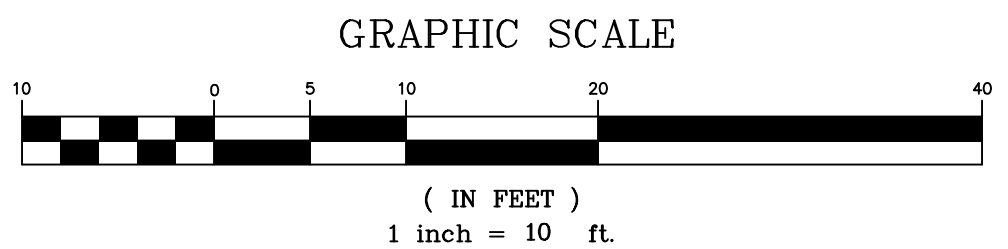
DATE: MARCH 29, 2024

SCALE: 1" = 10'

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

SHEET NUMBER:

C2.0



NORTH STREET

- NORTH STREET

1. NO SOILS INVESTIGATION OR GEO-TECHNICAL EVALUATION HAS BEEN PERFORMED BY CATAMOUNT CONSULTING ENGINEERS, PLLC (CCE) IN CONJUNCTION WITH THIS PROJECT. CCE TAKES NO RESPONSIBILITY FOR THE EXISTING CONDITIONS OF SUBGRADE AND/OR THE POTENTIAL SETTLEMENT THAT COULD ARISE FROM IMPROPERLY COMPACTED SOILS.

2. PREVIOUSLY PLACED FILL MATERIAL WITHIN THE BUILDING FOOTPRINTS AND WITHIN THE PAVED AREAS, AS WELL AS ANY NEW FILL MATERIAL, SHOULD BE CONFIRMED FOR UNIFORMITY AND TO CONFIRM THAT IT HAS BEEN SUFFICIENTLY COMPACTED TO 95% TO 97% MODIFIED PROCTOR AND IS FREE FROM ORGANICS.

3. PRIOR TO CONSTRUCTION, TEST HOLES SHOULD BE CONDUCTED WITH THE ENGINEER TO NATIVE GRADE TO CONFIRM THE SUITABILITY OF SUBGRADE.

4. ALL NEW FILL SHOULD BE INSTALLED IN A MAXIMUM OF 1 TO 2 FOOT LIFTS AND TESTED FOR COMPACTION TO 95% TO 97% MODIFIED PROCTOR.

5. ALL SUBGRADE MATERIAL AND COMPACTION REQUIREMENTS OUTLINED IN THE STRUCTURAL AND FOUNDATION DESIGN PLANS SHOULD BE ADHERED TO.



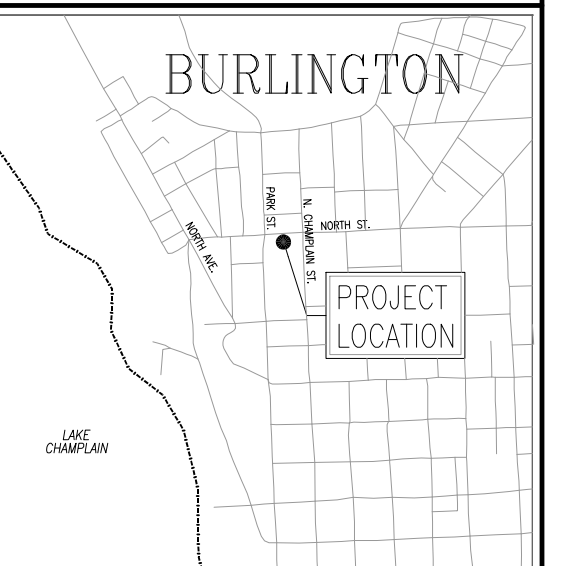
3G LLC
100 North St.
Wilmington, VT 05401

PROJECT:

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

SHEET TITLE:

Proposed Grading Site Plan



LOCATION MAP 1" = ±2,000'

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

PROJECT NO.: 24020

DATE: MARCH 29, 2024

SCALE: 1" = 10'

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

SHEET NUMBER:

C2.1

LEGEND

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

EXISTING LOT COVERAGE CALCULATIONS

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

EXISTING SOIL DESCRIPTIONS

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

INFILTRATION TEST RESULTS

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

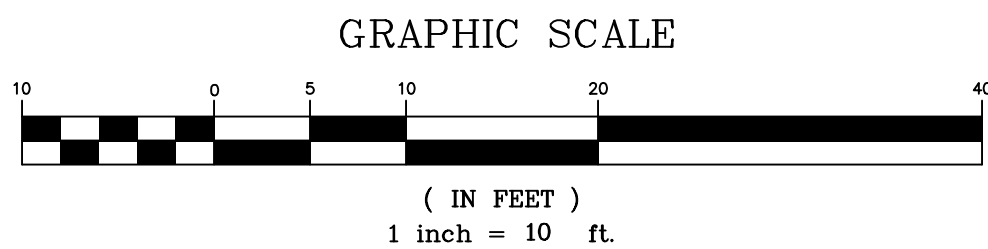
PT #1 (DEPTH =24" [ELEV.=±213.0'], READINGS=IN./HR.) -

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

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

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

NORTH STREET



OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

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

SHEET TITLE:

Existing
Stormwater
Management
Site Plan



LOCATION MAP 1" = ±2,000'

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

PROJECT NO.: 24020

DATE: MARCH 29, 2024

SCALE: 1" = 10'

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

SHEET NUMBER:

C2.2

LEGEND

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

PROPOSED LOT COVERAGE CALCULATIONS

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

EXISTING SOIL DESCRIPTIONS

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

INFILTRATION TEST RESULTS

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

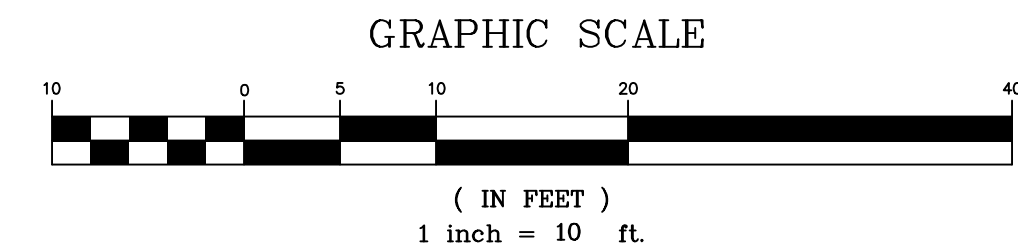
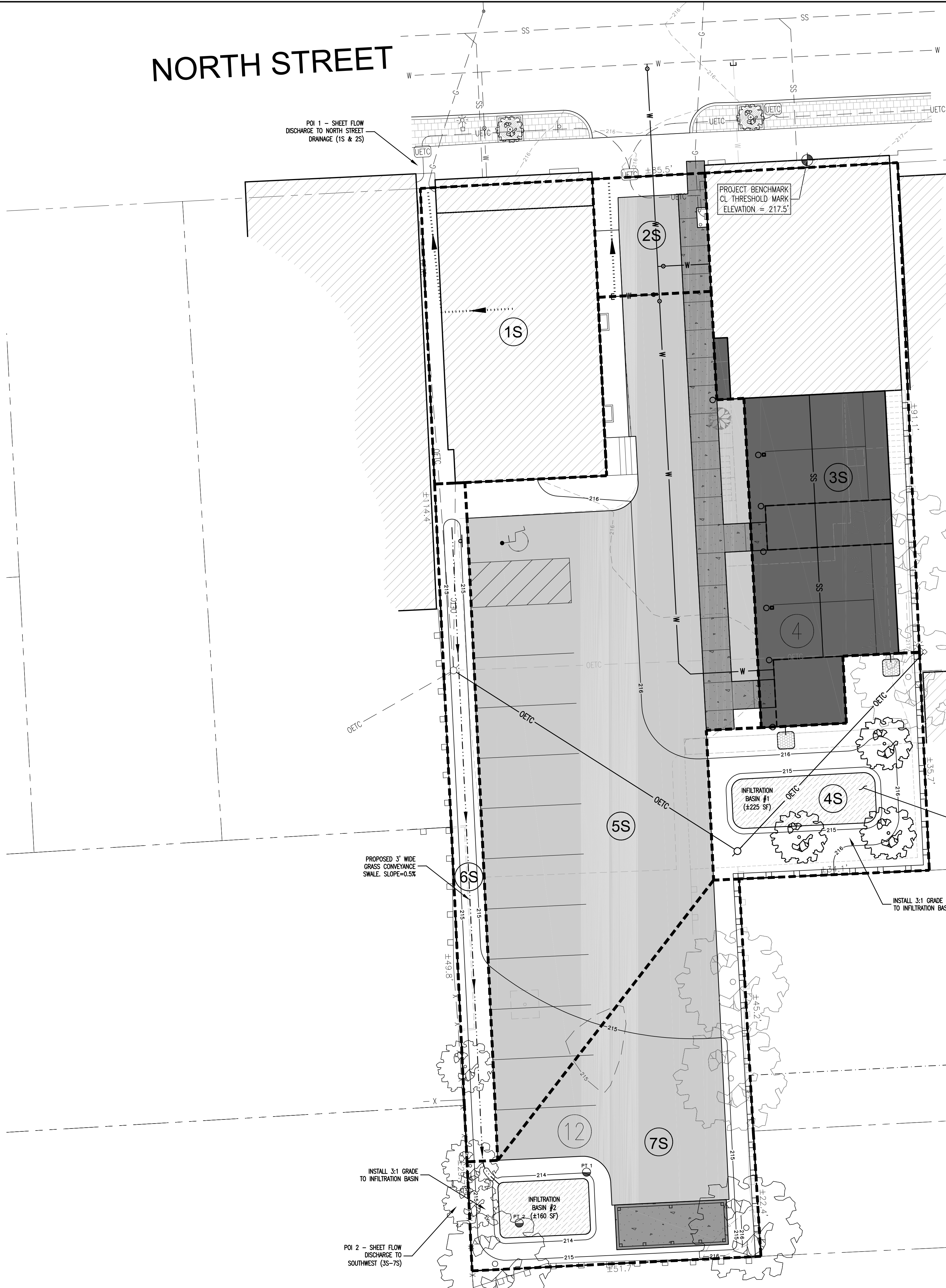
PT #1 (DEPTH =24" [ELEV.=±213.0'], READINGS=IN./HR.) -

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

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

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

NORTH STREET



OWNER:

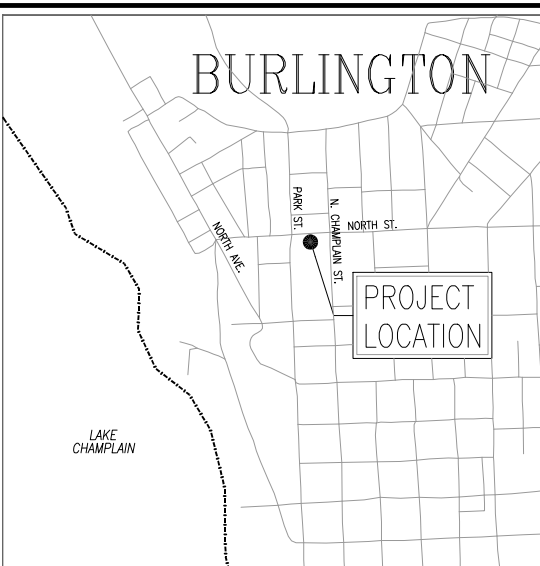
3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

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

SHEET TITLE:

Proposed
Stormwater
Management
Site Plan



LOCATION MAP 1" = ±2,000'

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

PROJECT NO.: 24020

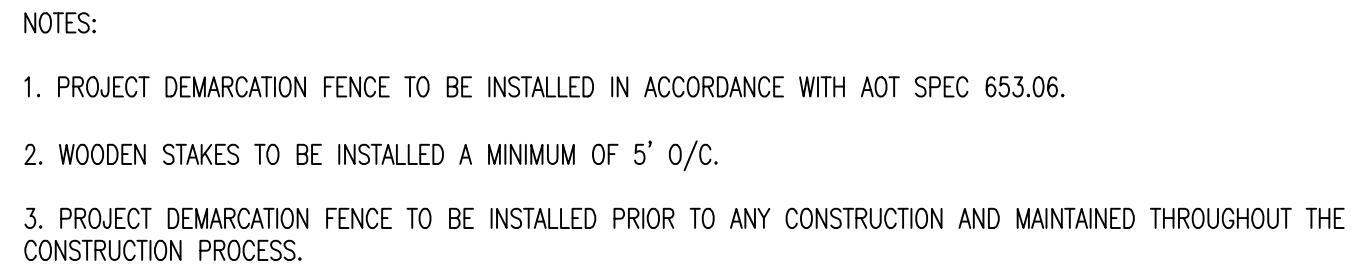
DATE: MARCH 29, 2024

SCALE: 1" = 10'

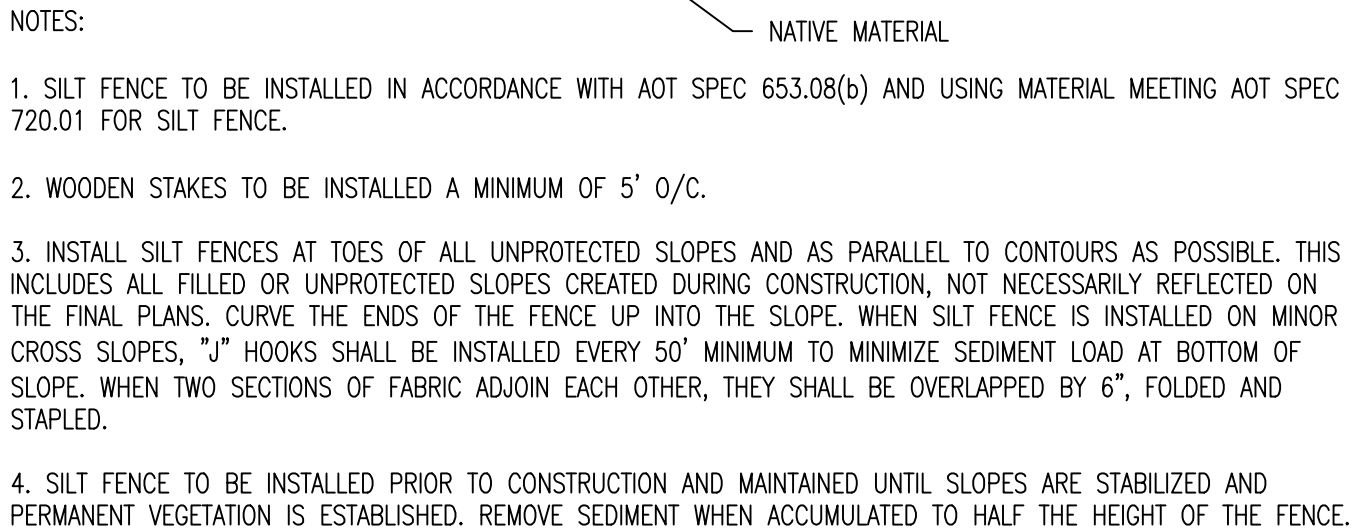
REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

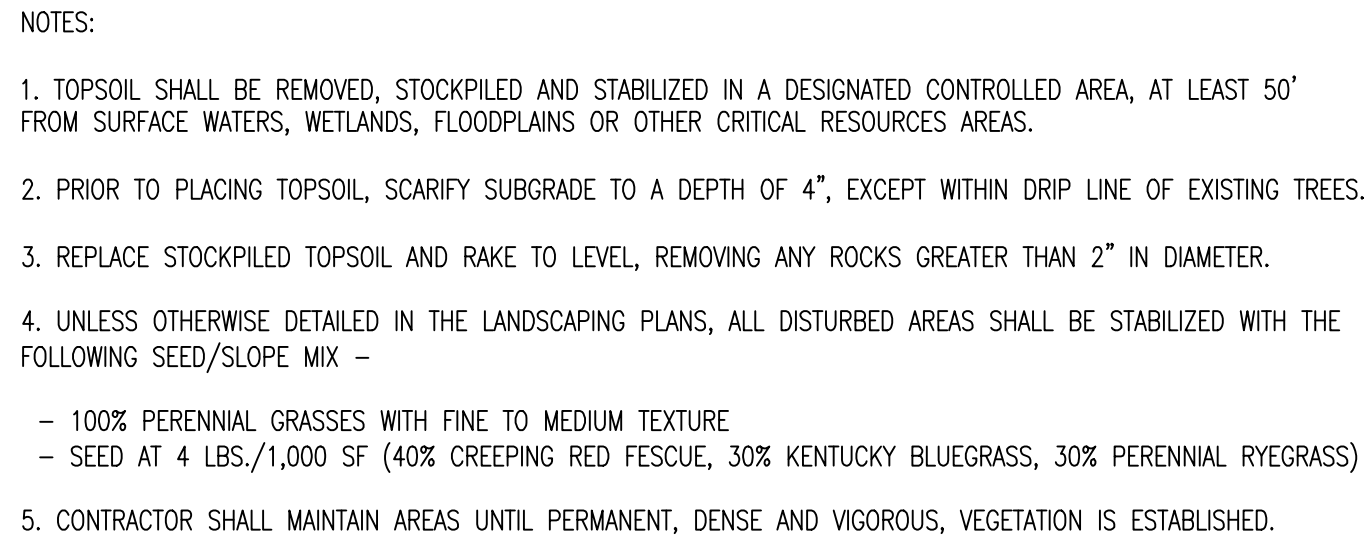
C2.3



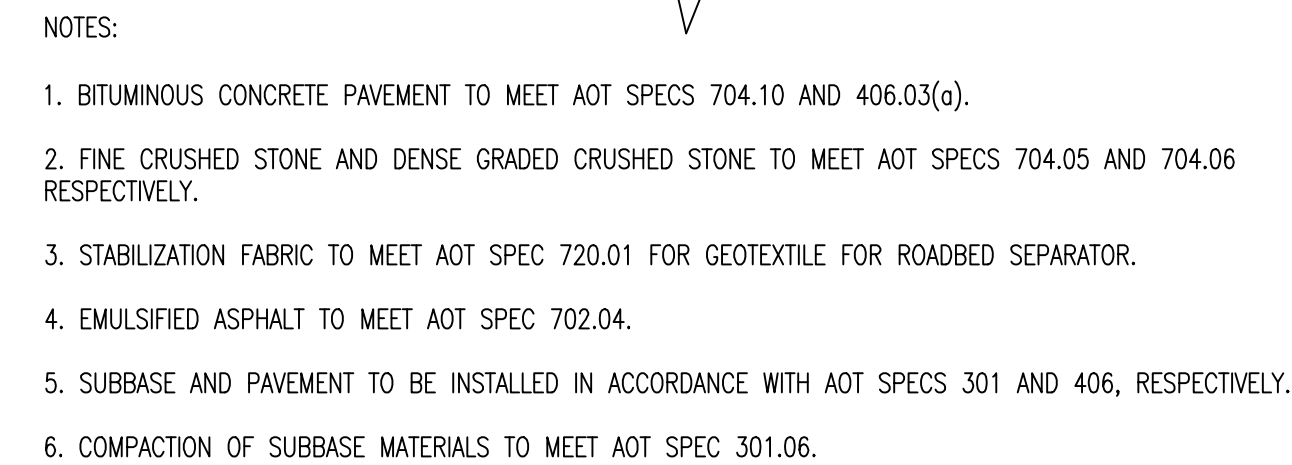
N.T.S.



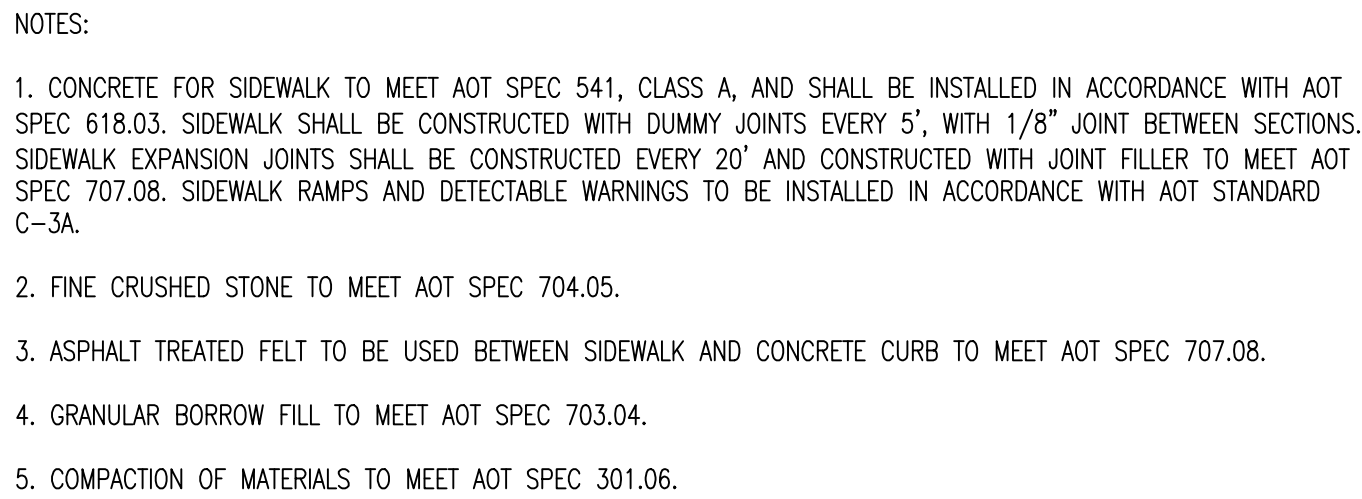
N.T.S. 2
C3.0



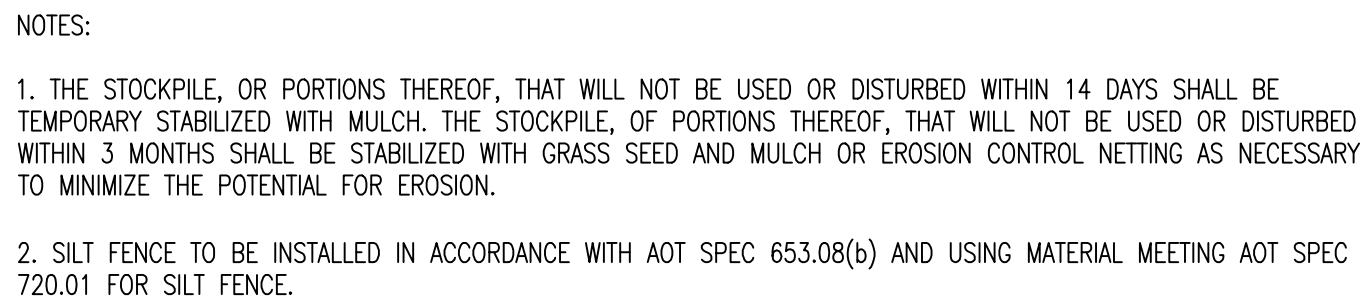
TAIL 5
N.T.S. C3.0



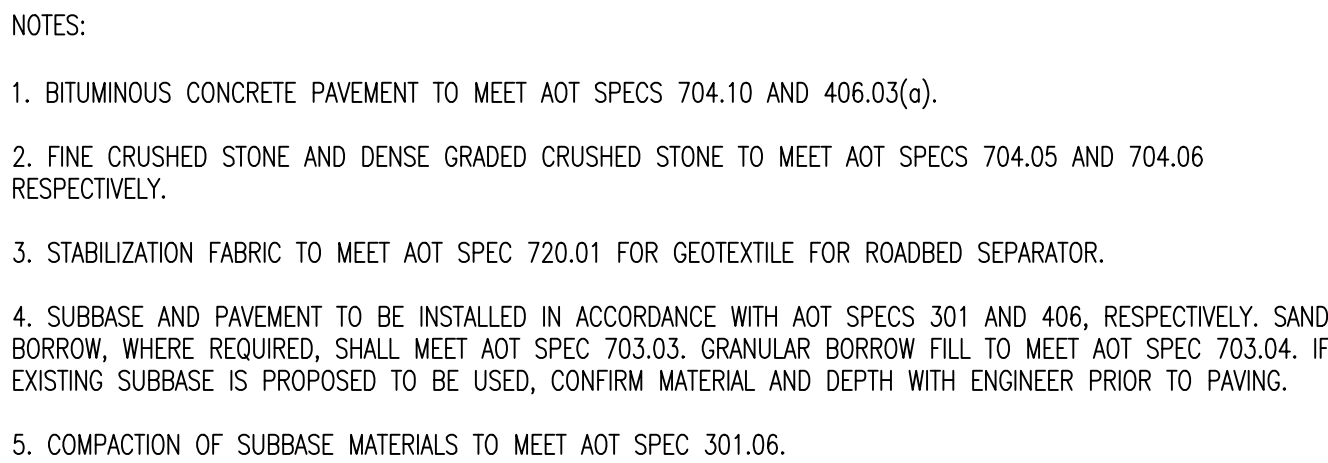
N.T.S. 6
C3.0



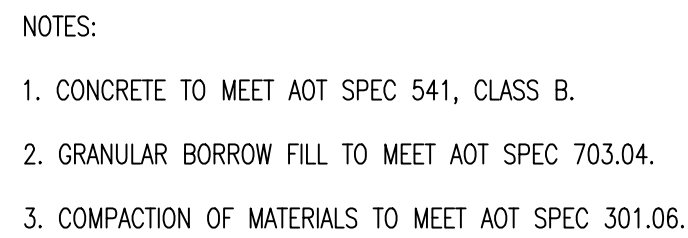
N.T.S.



N.T.S.



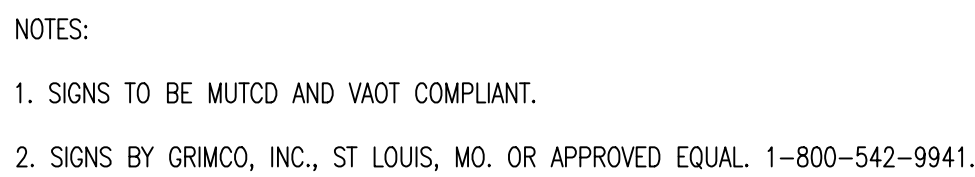
AIL 8
N.T.S. C3.0



N.T.S.



N.T.S.



N.T.S. 11
C3.0



N.T.S. 12
C3.0



3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

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

SHEET TITLE:

Proposed Site Details Plan



☐ PRELIMINARY
☒ FINAL
☐ NOT FOR CONSTRUCTION
☐ FOR CONSTRUCTION

PROJECT NO.: 24020

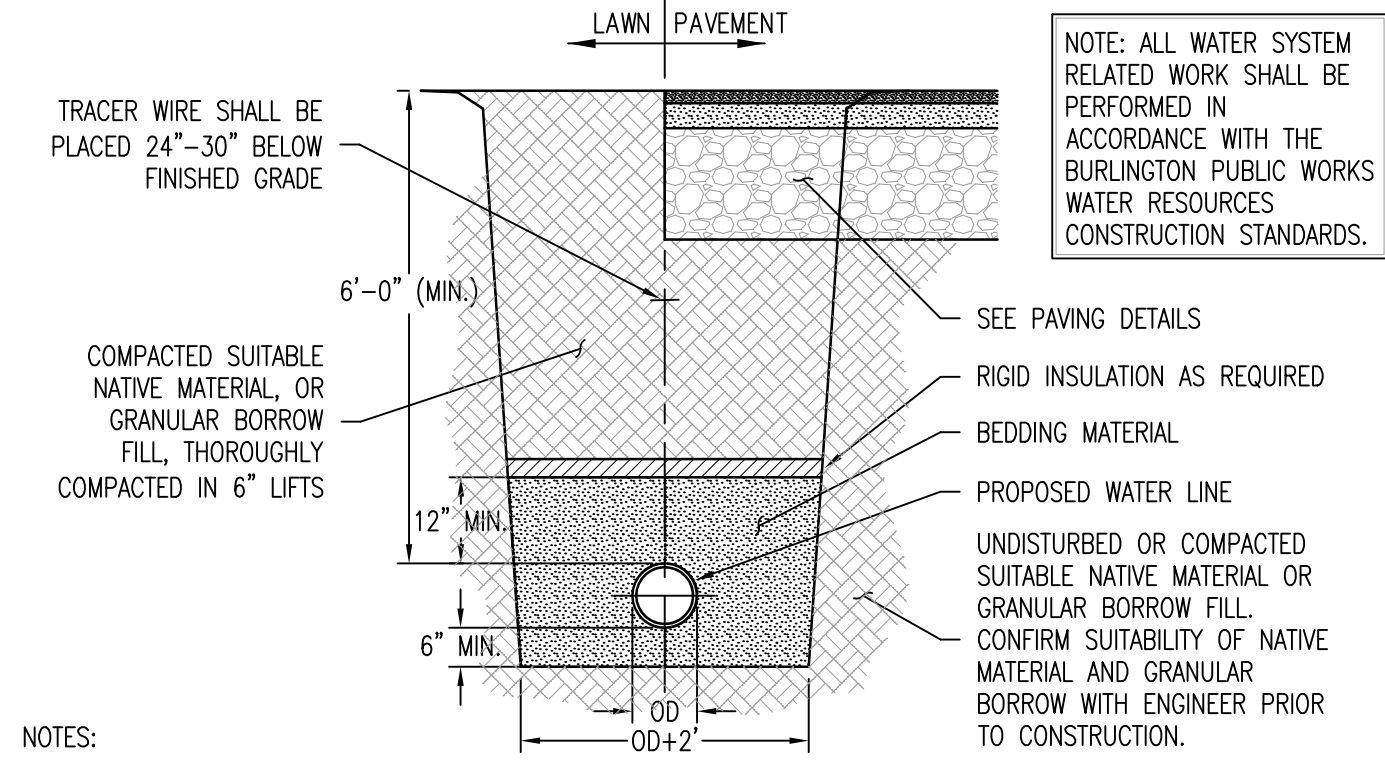
DATE: MARCH 29, 2024

SCALE: AS SHOWN

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

SHEET NUMBER:

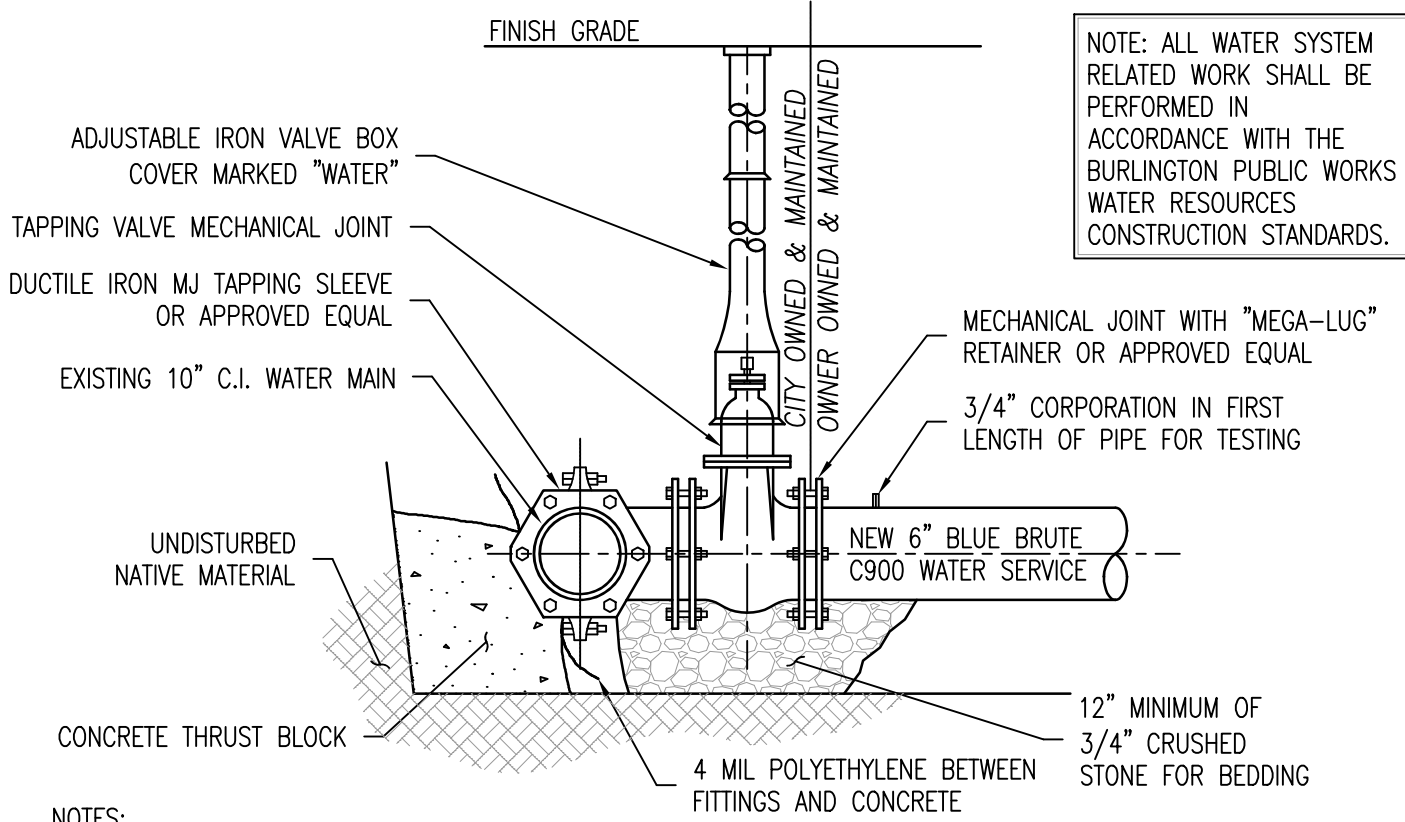
C3.0



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

WATER TRENCH DETAIL

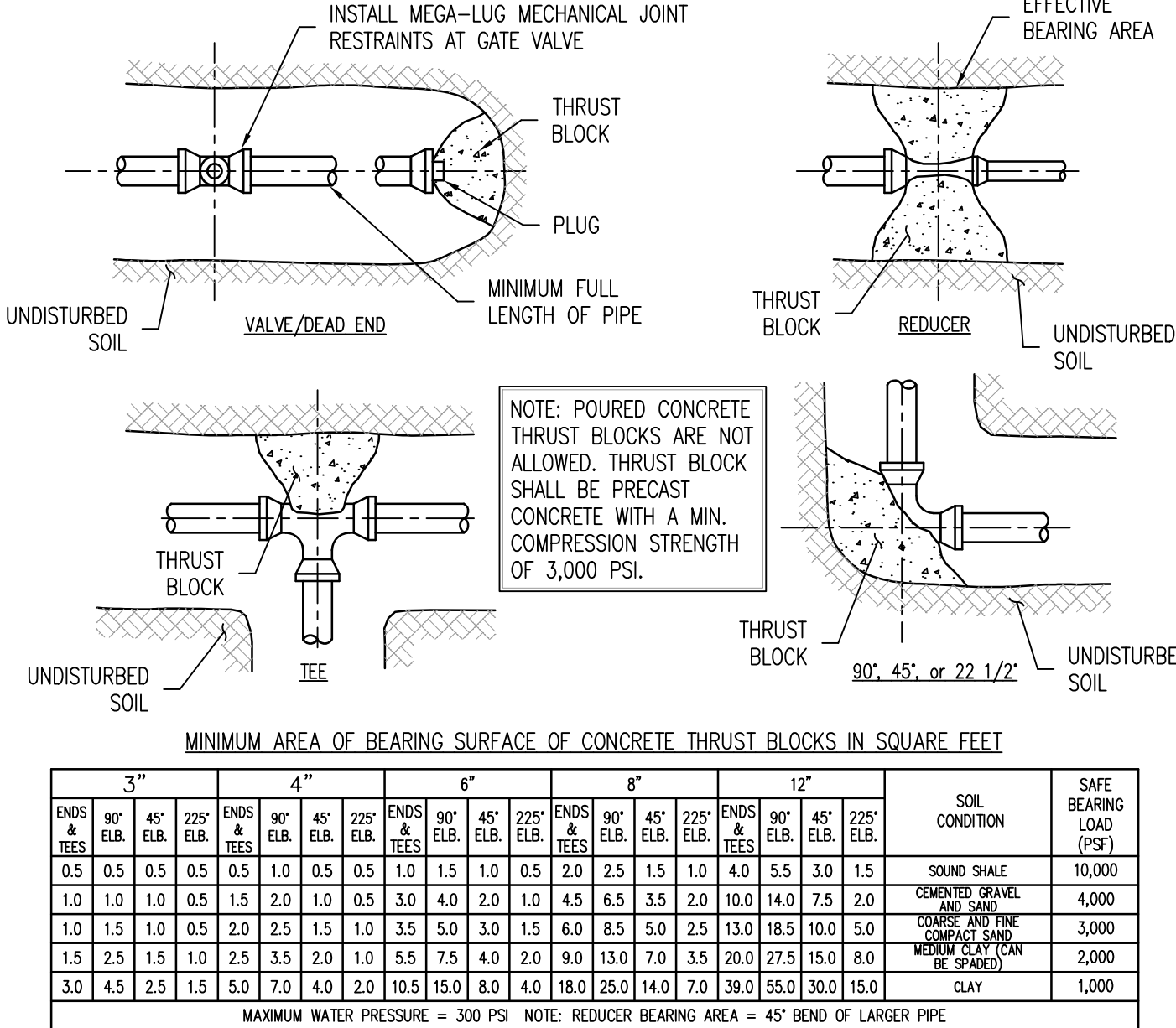
1
C3.1
N.T.S.



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

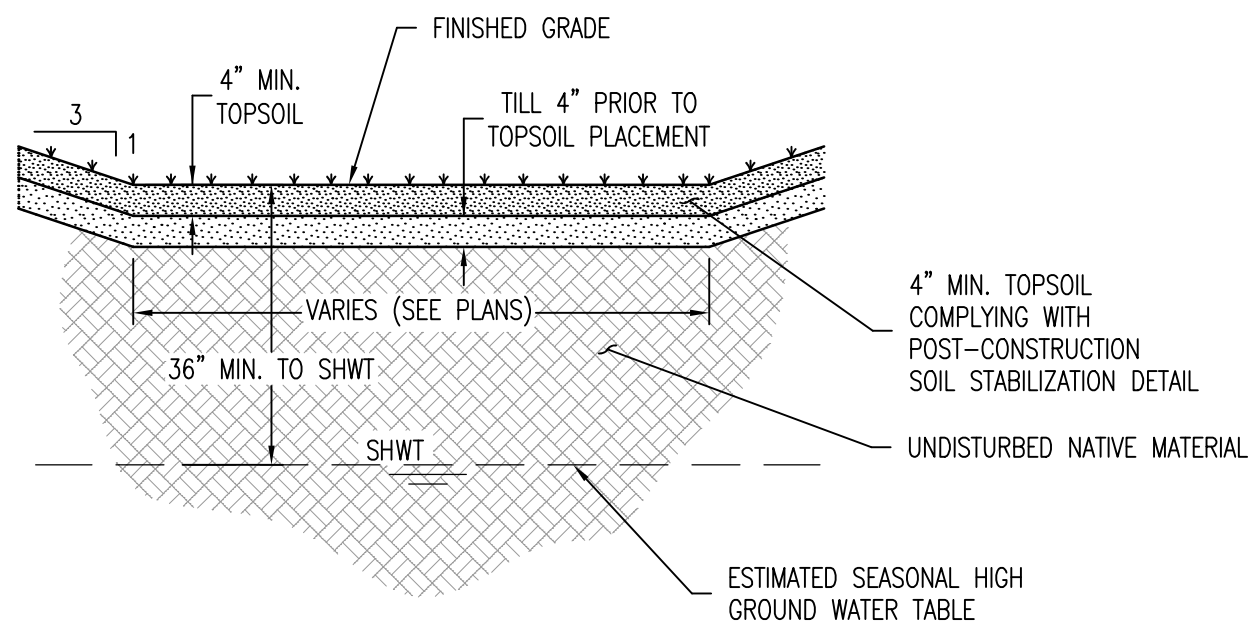
WATER TAPPING SLEEVE AND VALVE DETAIL

2
C3.1
N.T.S.



CONCRETE THRUST BLOCK DETAIL

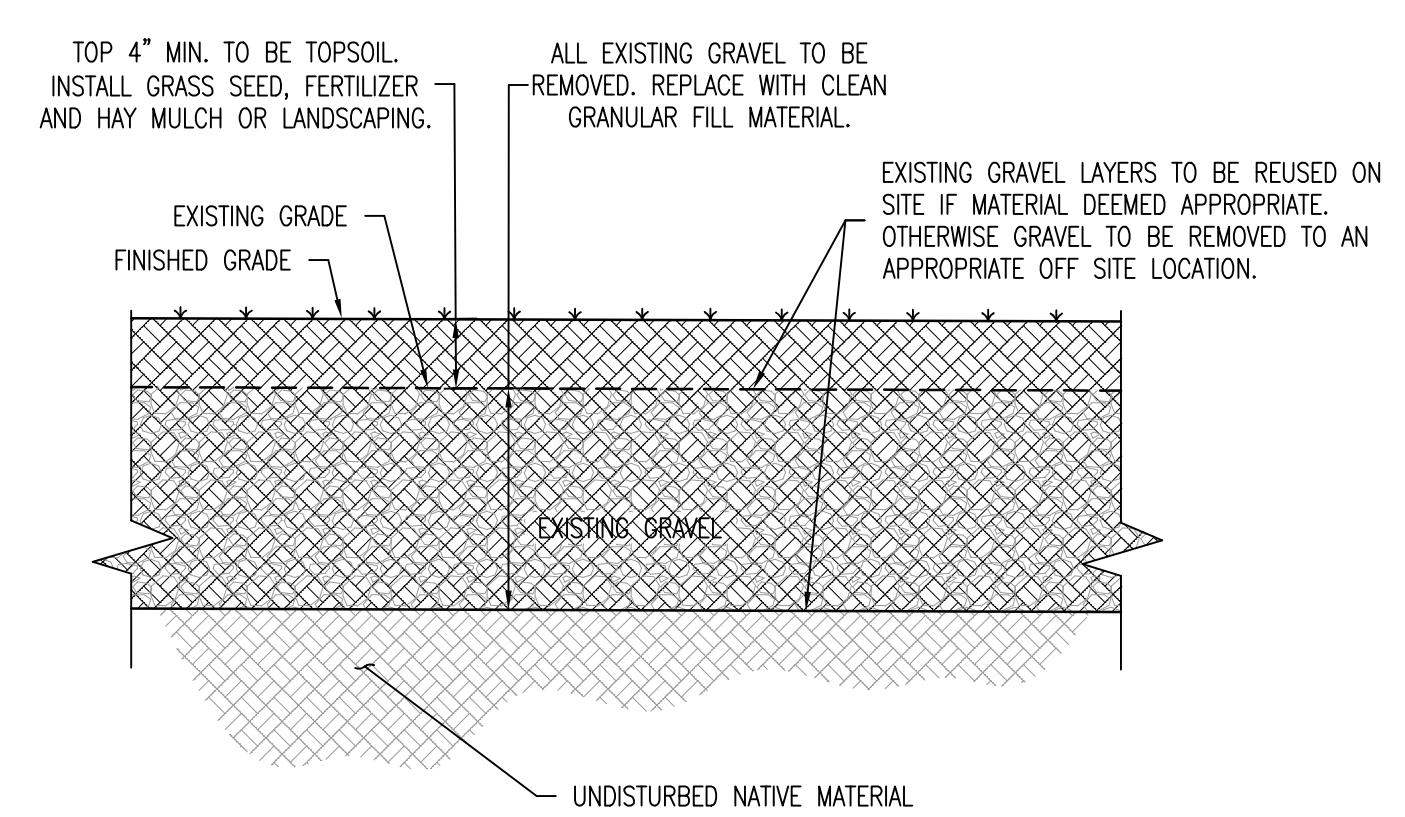
3
C3.1
N.T.S.



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

INFILTRATION BASIN DETAIL

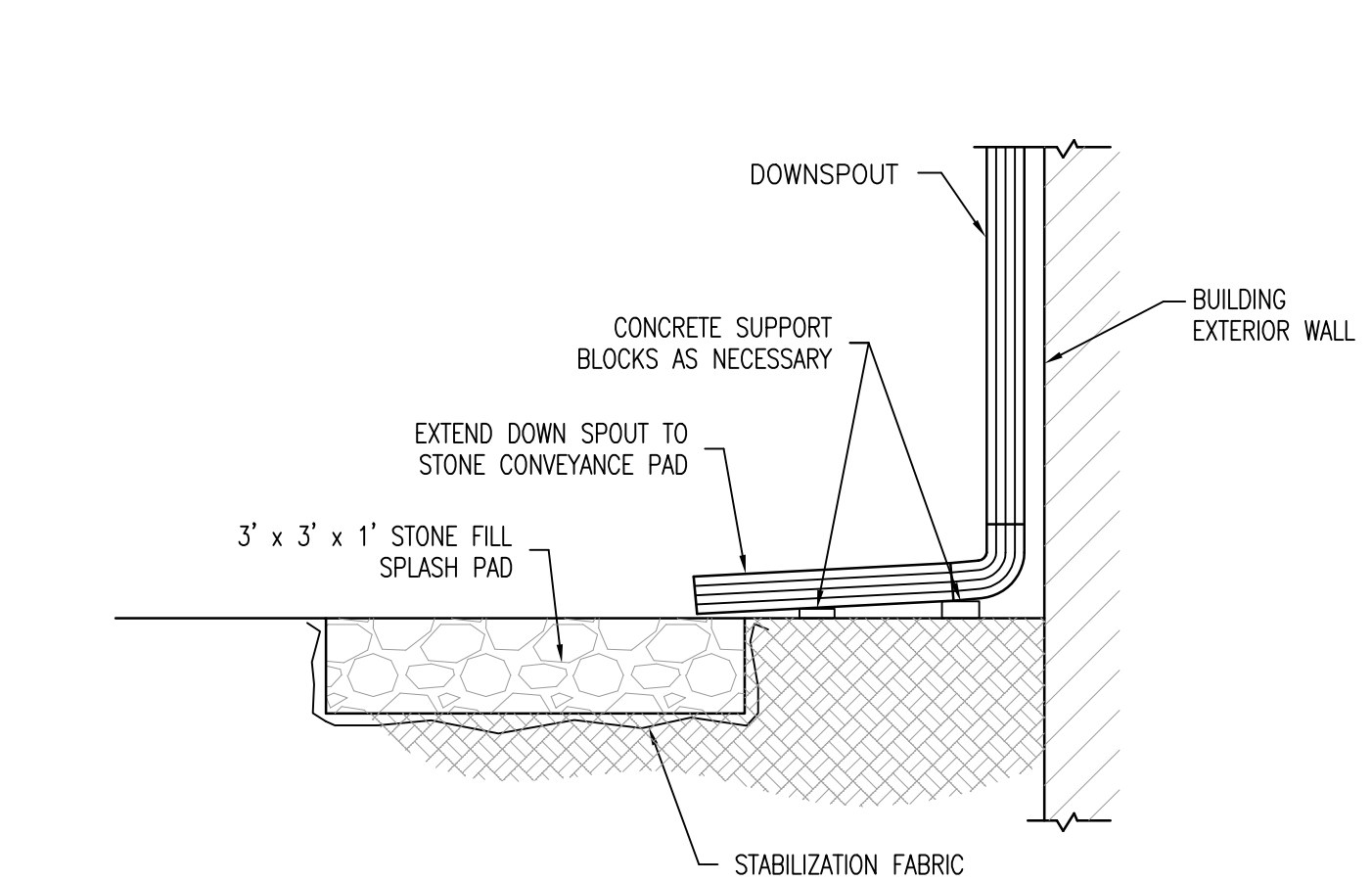
5
C3.1
N.T.S.



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

GRAVEL RECLAMATION DETAIL

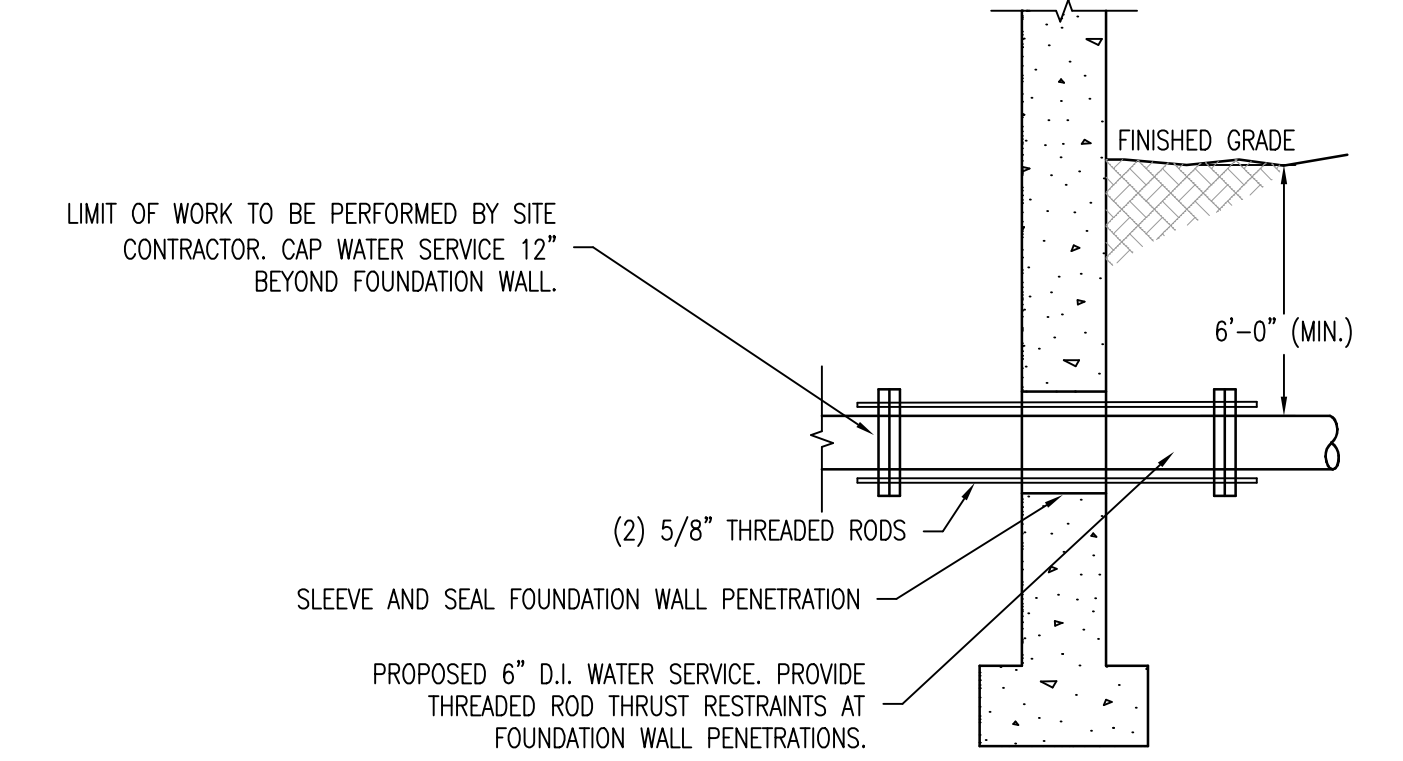
6
C3.1
N.T.S.



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

DOWN SPOUT SPLASH PAD DETAIL

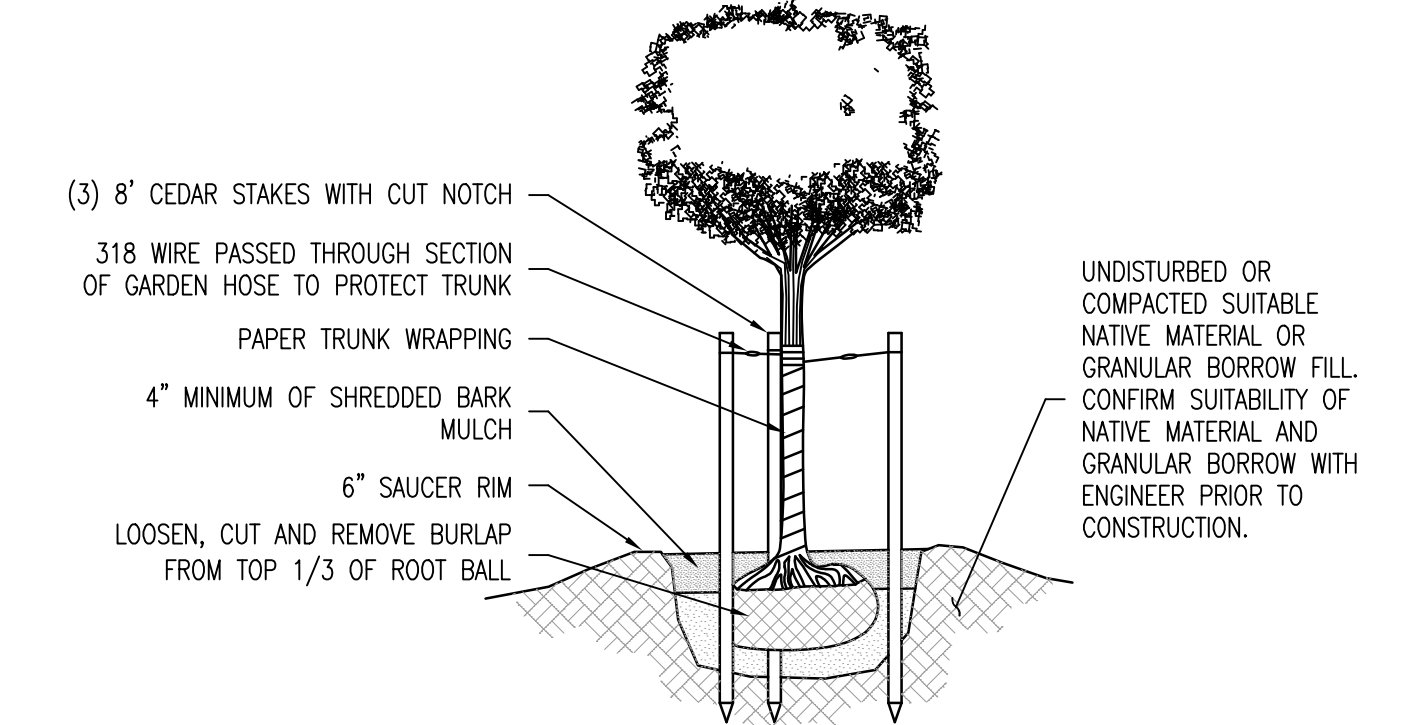
7
C3.1
N.T.S.



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

WATER SERVICE RISER DETAIL

4
C3.1
N.T.S.



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

TREE PLANTING DETAIL

8
C3.1
N.T.S.

OWNER:

3G LLC
100 North St.
Burlington, VT 05401

PROJECT:

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

SHEET TITLE:

Proposed Site
Details Plan



LOCATION MAP 1" = ±2,000'

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

PROJECT NO.: 24020		
DATE: MARCH 29, 2024		
SCALE: AS SHOWN		
REV. NO.	DESCRIPTION	DATE
1	GENERAL REVISIONS	3/7/25
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER:

C3.1

JRMA design studio
architecture - planning - development
www.jrma-designstudio.com

owner/client

 **BISSONETTE**
PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05401
ph. 864-4449

civil



CATAMOUNT
consulting engineers
PO Box 65567, Burlington, VT 05426 | 802-226-8881 | www.cceam.com

CONTACT: Mr. Jeff Olesky
P.O. Box 65067
Burlington, Vermont 05408
ph. 802-598-8081
email: jeff@ccevt.com

97 NORTH
ST

97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF JRMA DESIGN STUDIO, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF JRMA DESIGN STUDIO. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY, THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

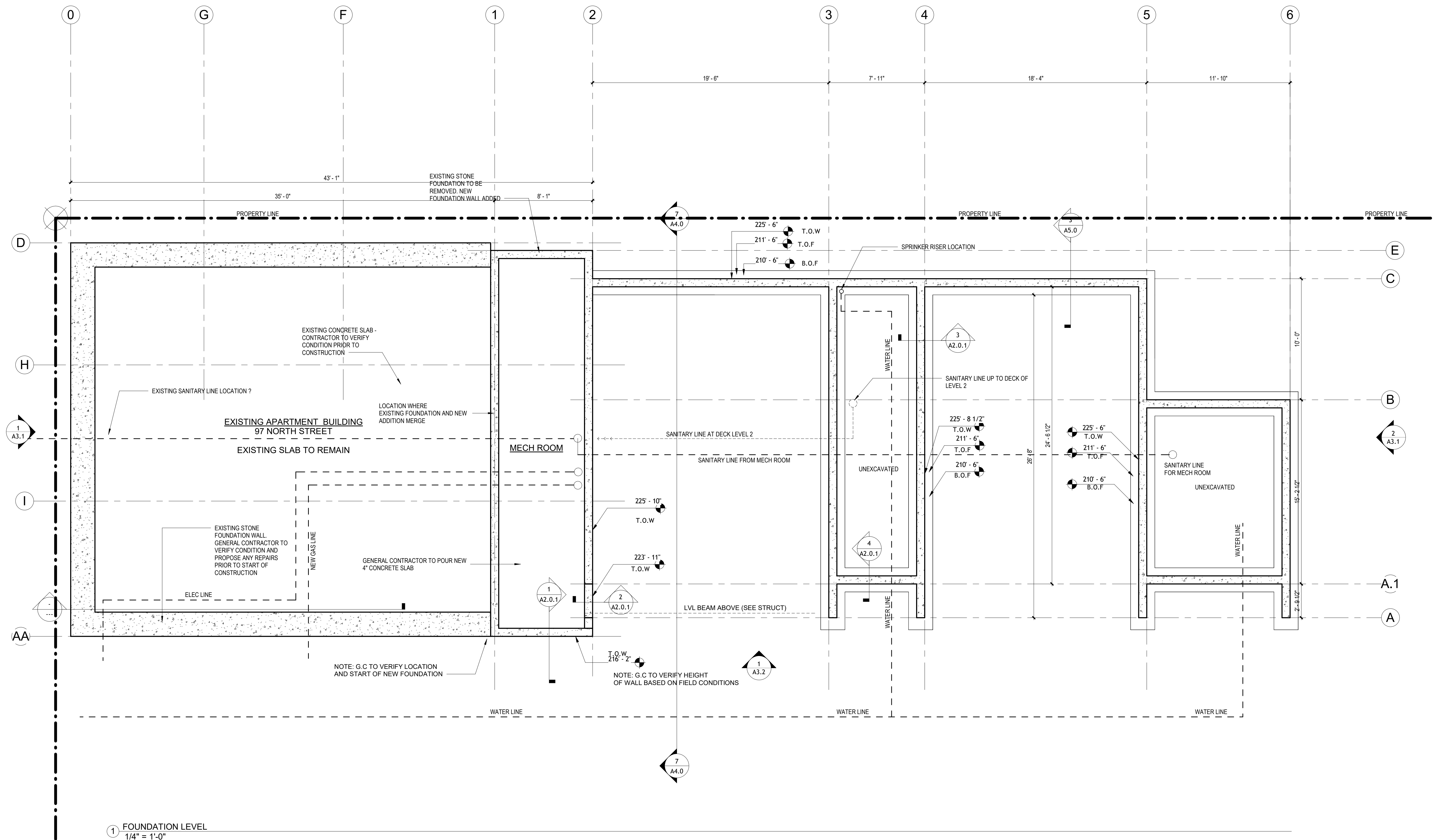
[illegible]

97 NORTH ST

OVERALL PLANS
- FOUNDATION
PLANS

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

A2.0



GENERAL FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
2. REFER TO STRUCTURAL DRAWINGS FOR ALL EXTERIOR LOAD-BEARING WALLS.
3. EXTERIOR LOAD-BEARING WALLS ARE TO BE CONSTRUCTED PER U/L# U349 AND NON-LOAD-BEARING WALLS PER U/L# U356.
4. ALL TENANT SEPARATION WALLS ARE 1-HOUR RATED PER U/L# U341.
5. ALL CORRIDOR WALLS ARE 1-HOUR RATED PER U/L# U344 UNLESS THEY ARE SHEAR WALLS, IN WHICH CASE THEY ARE TO BE U/L# 311.
6. SEE UNIT PLANS (A3 SERIES) AND ENLARGED CORE PLANS (A2 SERIES) FOR ADDITIONAL WALL OR DOOR TAGS.
7. REFER TO SHEETS A0.10 FOR PARTITION DETAILS.
8. PIPE SAFETY GUARDS: PROVIDE GUARDS AROUND EVERY VERTICAL PIPE (STORM, SANITARY, ETC.) IN THE PARKING GARAGE TO PROTECT THE PIPES FROM DAMAGE.
9. PROVIDE PRESSURE-TREATED SILL PLATES WITH SILL SEALER AT ALL GROUND FLOOR WALLS.
10. FRAMING IS 2X4 AND 2X6 W/2" STUDS PER STRUCTURAL REQUIREMENTS UNLESS OTHERWISE NOTED ON PLANS.
11. ALL STEEL COLUMNS ARE TO BE WRAPPED WITH GYPSUM BOARD PER U/L# X526 OR SPRAYED PER U/L# X630—SEE A2 SERIES FOR ADDITIONAL DETAILS.
12. ALL ROOF SLOPES TO BE 1/4" PER 12" UNLESS NOTED OTHERWISE.

97 NORTH
ST

BURLINGTON, VERMONT 05401

architectural stamp

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF JRMA DESIGN STUDIO, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF JRMA DESIGN STUDIO. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 X 36 INCHES.

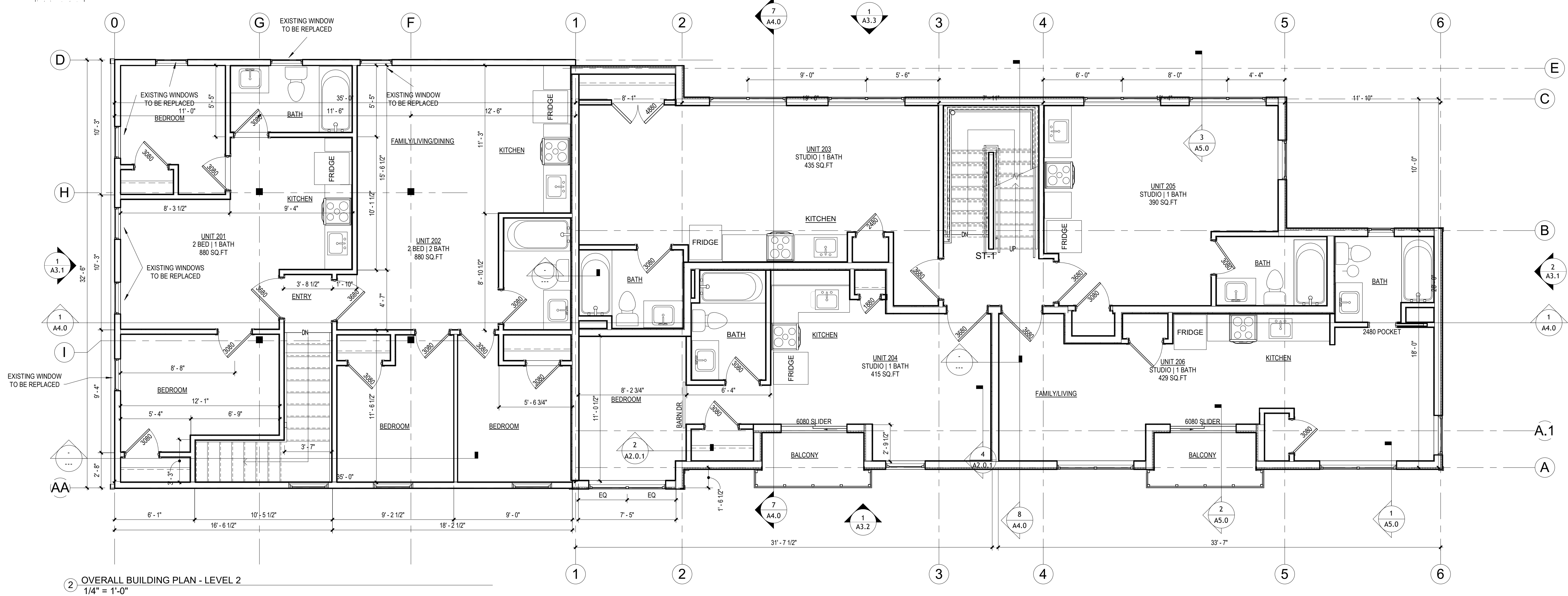
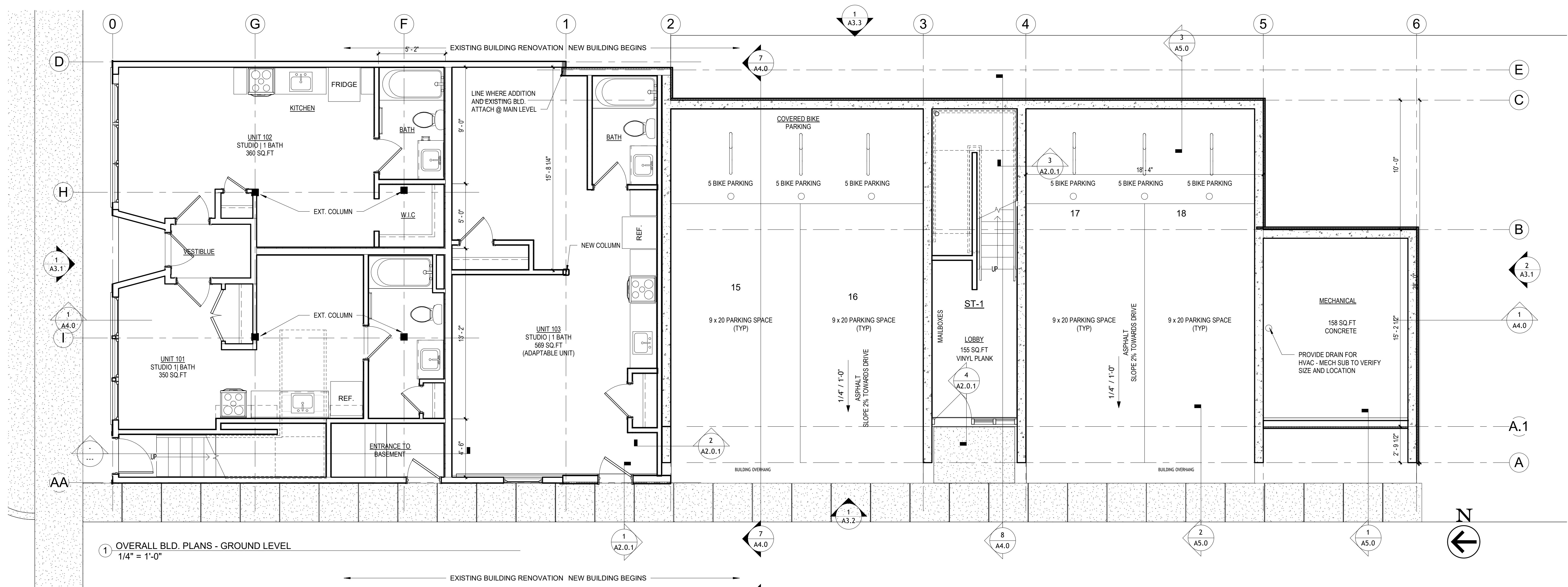
[illegible]

97 NORTH ST

OVERALL BUILDING PLANS

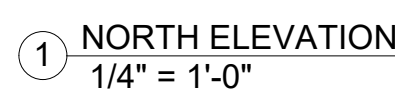
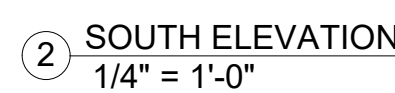
Project number	2024 293
Date	03 05 25
Drawn by	M.A
Checked by	J.R
Scale	1/4" = 1'-0"

A2.1



OVERALL BLD.
ELEVATIONS

A3.1



JRMA design studio
architecture - planning - development
www.jrma-designstudio.com

PROJECT MANAGER
: Mr. Michael Alvanos
175 Summit Circle
Shelburne, Vermont 05482
ph. 802-734-3613
Email: Michael@JRMdesignstudio.com

 **BISSONETTE**
PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05401
ph. 864-4449



CATAMOUNT
consulting engineers
PO Box 43347, Burlington, VT 05406 | 802-398-8881 | www.ceent.com

CONTACT: Mr. Jeff Olesky
P.O. Box 65067
Burlington, Vermont 05406
ph. 802-598-8081
email: jeff@ccevt.com

97 NORTH
ST

97 NORTH STREET
BURLINGTON, VERMONT 05401

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF JRMA DESIGN STUDIO, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF JRMA DESIGN STUDIO. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

[illegible]OVERALL BLD.
ELEVATIONS

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

A3.2



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

JRMA design studio
architecture - planning - development
www.jrma-designstudio.com

PROJECT MANAGER
: Mr. Michael Alvanos
175 Summit Circle
Shelburne, Vermont 05482
ph. 802-734-3613
Email: Michael@JRMAdesignstudio.com

 **BISSONETTE**
PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonette
100 North Street
Burlington, Vermont 05401
ph. 864-4449



CATAMOUNT
consulting engineers
PO Box 65667, Burlington, VT 05406 | (802) 338-8881 | www.ceem.com

CONTACT: Mr. Jeff Olesky
P.O. Box 65067
Burlington, Vermont 05406
ph. 802-598-8081
email: jeff@ccevt.com

97 NORTH
ST

97 NORTH STREET
BURLINGTON, VERMONT 05401

DISCLAIMER:
THIS DRAWING AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF JRMA DESIGN STUDIO, AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, EXCEPT AS REQUIRED FOR THE STATED PROJECT. THEY ARE ONLY TO BE USED FOR THIS PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF JRMA DESIGN STUDIO. SCALES AS NOTED ON THIS DRAWING ARE VALID ON THE ORIGINAL DRAWING ONLY. THE DIMENSIONS OF WHICH ARE 24 x 36 INCHES.

[illegible]OVERALL BLD.
ELEVATIONS

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

A3.3



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



JM EPDM SYSTEMS

SINGLE PLY ROOFING

BECAUSE STRENGTH IS MAKE OR BREAK



A NATURAL DEFENSE AGAINST NATURE

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

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



FOUR COMPONENTS OF PROTECTION

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



RESINS



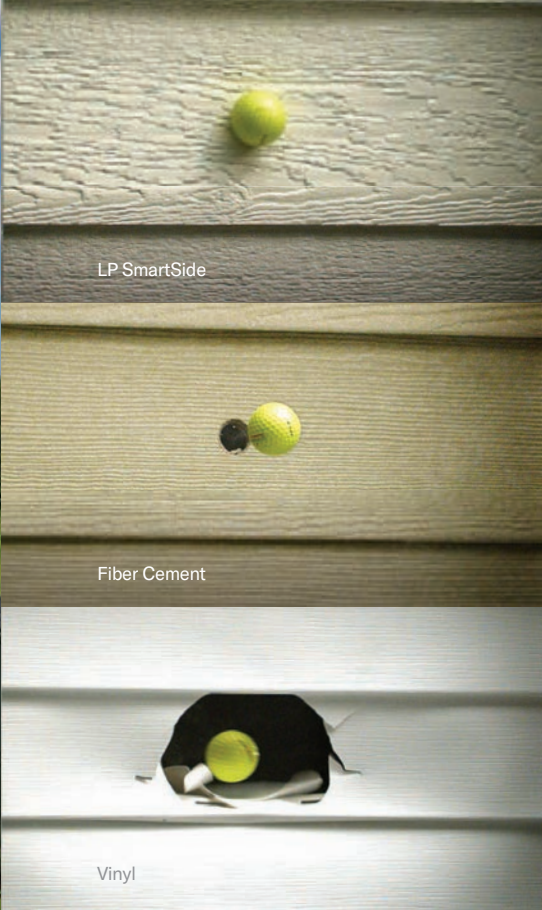
WAXES



ZINC



OVERLAY



OUTSTANDING IMPACT RESISTANCE

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



HAIL AND WIND RESISTANCE

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



RESISTANCE TO FUNGAL DECAY AND TERMITES

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

BACKED BY STRONG WARRANTIES

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

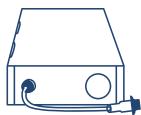
For complete warranty details visit [LPCorp.com/Literature](https://www.LPCorp.com/Literature)



5 IN 1 Slim Panel LED Recessed Downlight

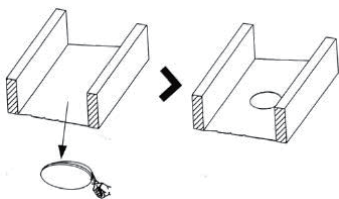


EASY INSTALLATION

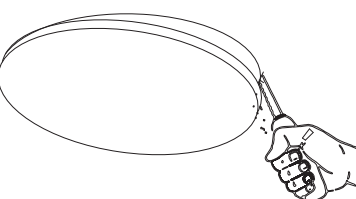


IC Rated
Junction Box

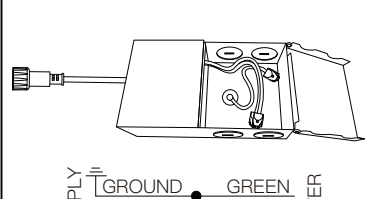
1.2.



3.



4.5.



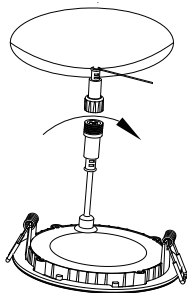
SUPPLY
GROUND
LINE
COMMON

GREEN
BLACK
WHITE

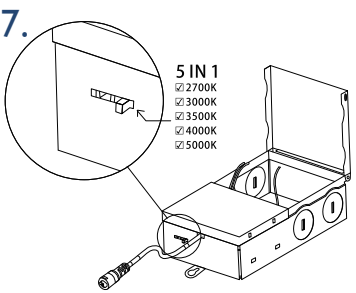
DRIVER

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

6.

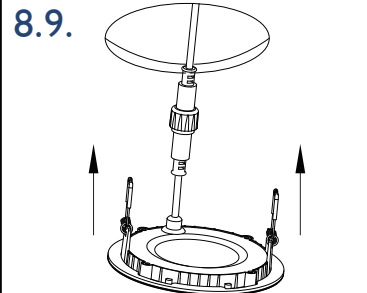


7.



5 IN 1
2700K
3000K
3500K
4000K
5000K

8.9.



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

BEFORE PROCEEDING:

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

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

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

WARNING

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

CAUTION

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

SPECIFICATIONS

Voltage 120V

Wattage 12 W

Suitable for Locations Ingress Damp

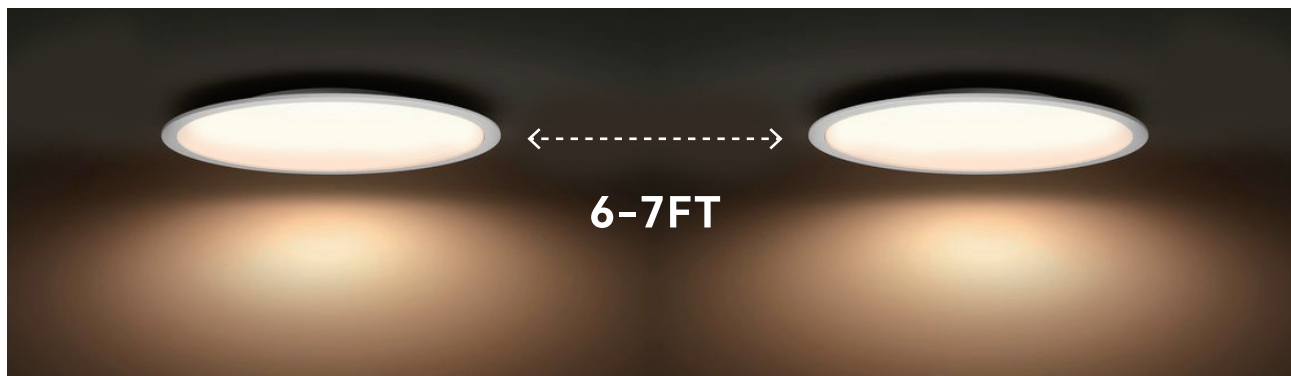
Housing Aluminum

Weight 0.86lbs

Warranty 5 years

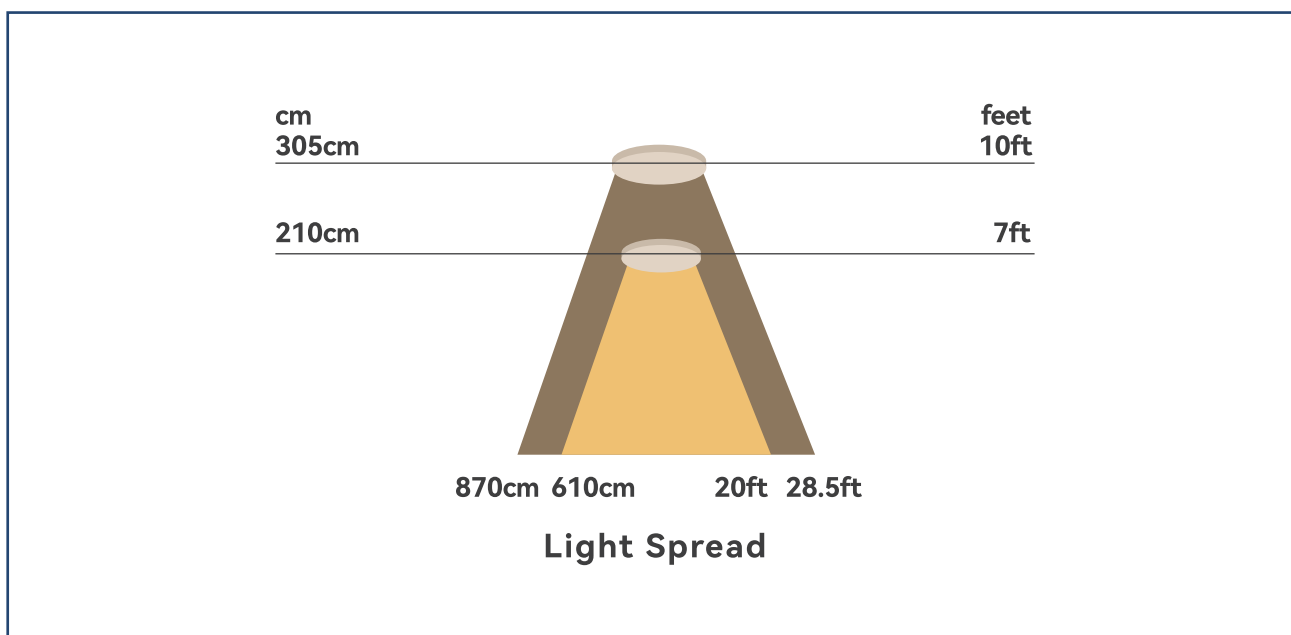
RECOMMEND INSTALLATION SPACING

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



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

CEILING HEIGHT



WINDOW SPECIFICATIONS

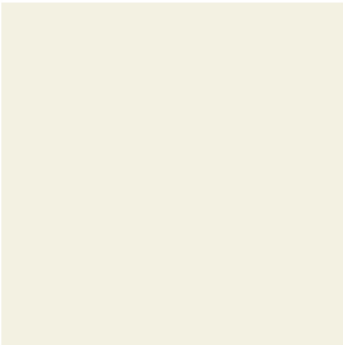


Elevate Double Hung

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

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

Exterior Finish



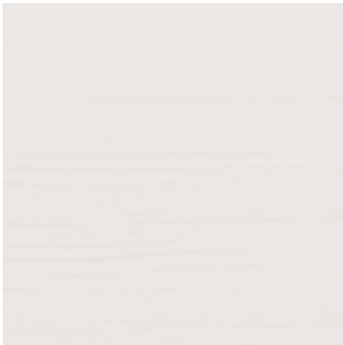
Stone White

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

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

Selected: Stone White

Interior Finish



Painted White

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

Selected: Painted White

Exterior Trim



Brick Mould

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

Selected: Brick Mould



SLIDING PATIO DOORS AT BALCONY

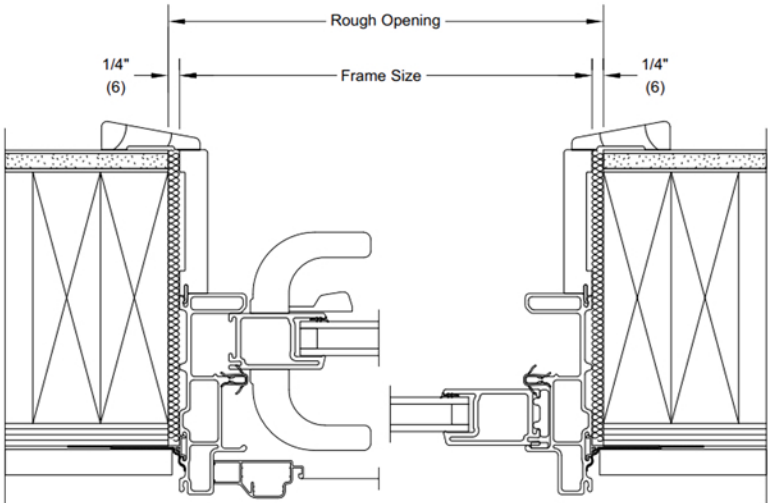
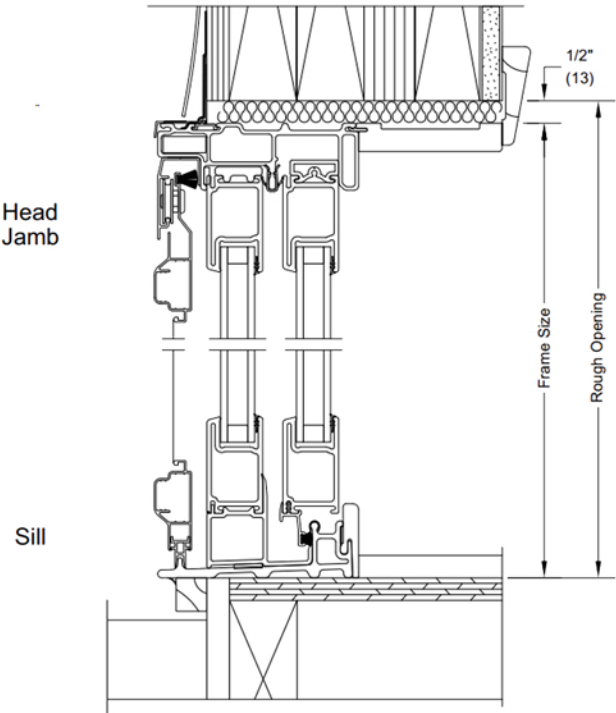
Essential Sliding Patio Door

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



Glazing:

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



2-Panel XO - Jamb

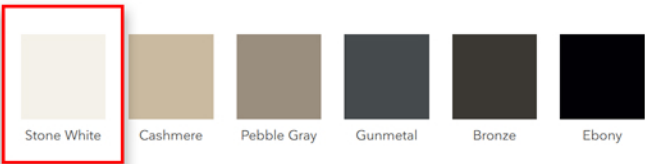
SLIDING PATIO DOORS AT BALCONY

Exterior Finish

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

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

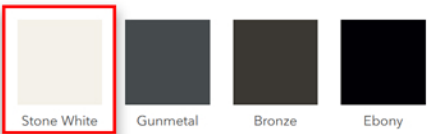
Finish samples are approximate and colors on screen can vary. Visit your local dealer to see actual color samples.



Interior Finish

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

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



Hardware

Hardware Styles

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

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



Exterior Trim

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





Unit and Rough Opening Sizing

Dimensional
Data

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

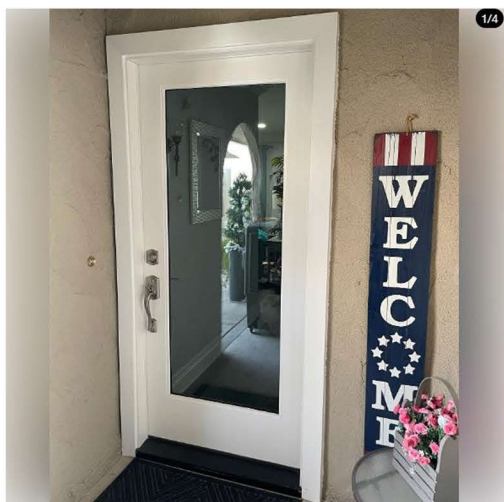
Single or M.E.U. - Inswing

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

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

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

Single or M.E.U. - Outswing



J

@JZWINDOWSDOORS

SHOP THIS LOOK



Smooth-Star®









97 NORTH STREET
97 NORTH ST
97 NORTH STREET

BURLINGTON, VERMONT 05401

architectural stamp

[illegible]

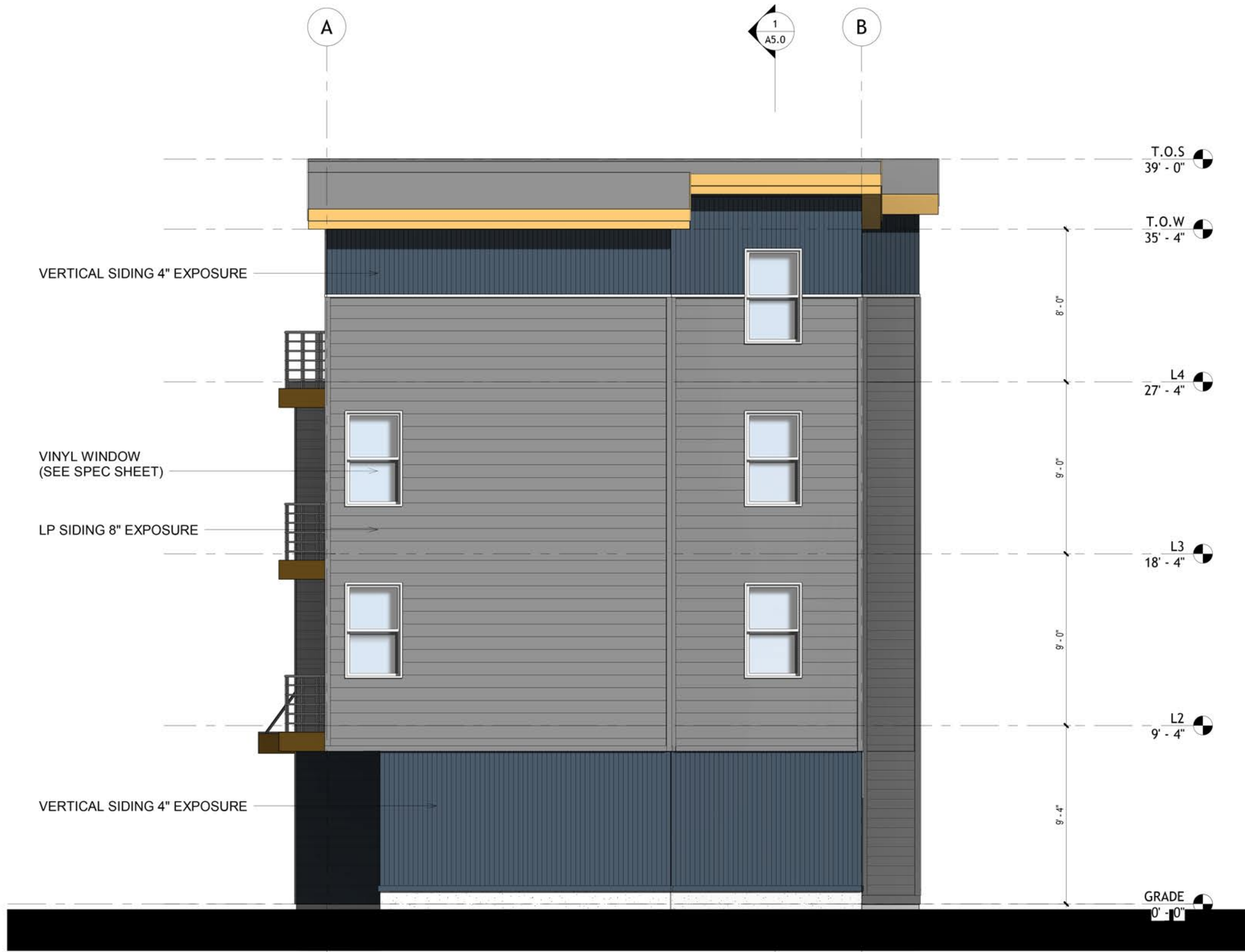
97 NORTH ST

LANDSCAPE
PLAN

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

L1.1

ISSUED FOR DAB/DRB ZONING PERMIT



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

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

architect

BISSONNETTE
PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonnette
100 North Street
Burlington, Vermont 05401
ph. 864-4449

owner/client

CATAMOUNT
consulting engineers

CONTACT: Mr. Jeff Olesky
P.O. Box 60097
Burlington, Vermont 05406
ph. 862-556-5551
email: jeff@coevt.com

civil

97 NORTH STREET
97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

No.	Description	Date
1	SD/PERMIT	05/24

97 NORTH STREET

ELEVATIONS

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

A3.1



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

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

PROJECT MANAGER
Mr. Michael Alvarez
175 Summit Circle
Shelburne, Vermont 05482
ph. 802.734.3613
Email: Michael@JRMAestudio.com

architect

BISSONNETTE
PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonnette
100 North Street
Burlington, Vermont 05401
ph. 864.4440

owner/client

CATAMOUNT
consulting engineers

CONTACT: Mr. Jeff Olesky
P.O. Box 65097
Burlington, Vermont 05406
ph. 802.556-5581
email: jeff@cevt.com

civil

97 NORTH ST
97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

No.	Description	Date
1	SD/PERMIT	05/24

97 NORTH ST

ELEVATIONS

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

A3.2

ISSUED FOR DAB/DRB ZONING PERMIT



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

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

PROJECT MANAGER
Mr. Michael Alvarez
175 Summit Circle
Shelburne, Vermont 05482
ph. 802-734-3013
Email: Michael@JRMAestudiostudio.com

architect

BISSONNETTE
PROPERTIES | BURLINGTON, VERMONT

CONTACT: Mr. Bill Bissonnette
100 North Street
Burlington, Vermont 05401
ph. 864-4449

owner/client

CATAMOUNT
consulting engineers

CONTACT: Mr. Jeff Olesky
P.O. Box 60097
Burlington, Vermont 05406
ph. 802-556-8581
email: jeff@coevt.com

civil

97 NORTH STREET
97 NORTH STREET
BURLINGTON, VERMONT 05401

architectural stamp

No.	Description	Date
1	SD/PERMIT	05/24

97 NORTH STREET

ELEVATIONS

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

A3.3

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

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



MEMORANDUM

To: Development Review Board

From: Mary O'Neil, AICP, Principal Planner

Date: August 19, 2025

RE: 2 Starr Farm Beach Road, ZP-25-312

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-25-312

Location: 2 Starr Farm Beach Road

Zone: RL **Ward:** 4N

Parking District: Neighborhood

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 in the same footprint with a foundation. Starr Farm Beach Road is a private road.

The Conservation Board reviewed plans at their August 4, 2025 meeting, and voted unanimously to support the project, with encouragement to manage the invasive plants under the

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).

lakeside porch (remove the knotweed) and to plant native shrubs within the low mow area, including the stone rip rap area.

The Design Advisory Board reviewed the application at their August 12, 2025 meeting and voted unanimously to recommend approval to the Development Review Board.

Recommendation: Certificate of Appropriateness Approval, as per the following findings and conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

Any new development or additions to existing buildings which result in new dwelling units or in any new non-residential buildings square footage are subject to impact fees.

(This application is vested under the old Impact Fee Regulations.)

This is a replacement structure, which does not add any new dwelling units. Not applicable.

Article 4: Zoning Maps and Districts

Section 4.4.5 Residential Districts

(a) Purpose:

The Residential Districts are intended to control development in residential districts in order to create a safe, livable, and pedestrian friendly environment, while enabling neighborhoods to evolve to meet the changing needs of households and the economy, and as a result of the climate emergency. They are also intended to create an inviting streetscape for residents and visitors. Development that places emphasis on architectural details and form is encouraged, where primary buildings and entrances are oriented to the sidewalk, and new buildings are interspersed within a wide range of historic development patterns across the city. Parking shall be placed either behind, within, or to the side of structures, and building facades designed for parking shall be secondary to the residential aspect of a structure.

There are no sidewalks along Starr Farm Beach Road; however the proposed building will present an attractive addition to the streetscape. **Affirmative finding.**

- 1. The Residential Lower Intensity (Residential Low, RL) district is intended primarily for residential development that includes a mix of housing types such as single detached dwellings, with or without accessory dwelling units, duplexes, triplexes and quadplex organized in a compact neighborhood-scale that complements respective neighborhoods' development and open space patterns. Building heights typically vary from one to two and one half stories, and development generally results in lower lot coverage than in other residential districts. Limited commercial uses take the form of home-based businesses and the adaptive reuse of historic buildings as neighborhood-serving uses.*

A single detached dwelling with a short driveway is proposed; consistent with the district.

An Erosion Prevention and Sediment Control Plan is required, and subject to review and approval by the Stormwater Program engineer. **Affirmative finding as conditioned.**

(b) Dimensional Standards

The intensity of development, dimensions of building lots, the heights of buildings and their setbacks from property boundary lines, and the limits on lot coverage shall be governed by the following standards:

Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

District	Min. Lot Frontage ^{2,3,4,5} (linear feet)	Setbacks ^{1,6,7,8,9}			Lot Coverage ^{1,10}
		Front	Side	Rear	
Residential Low (RL)	30'	Min: Avg. of front setback 2 adjacent lots on both sides +/- 5 feet Max required: 25 ft	Min: 10% of lot width or avg. of side setback of 2 adjacent lots on both sides Max required: 20 ft	20 ft.	45%
Residential Medium (RM)				15 ft.	55%
Residential High (RH)	N/A	80%			
Residential Corridor (RC)	N/A	Min required: 5 ft Max permitted: 20 ft		80%	

1. Details regarding the measurement of and exceptions to coverage and setback standards are found in Art 5.

2. The DRB may reduce the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots to more closely reflect an existing neighborhood pattern.

3. Exceptions to frontage requirements for flag lots and small lot subdivisions are found in Sec. 5.2.2

4. For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45'.

5. Average setback for front and side setbacks are calculated based on 4 adjacent lots, two on each side within the same block and on lots with the same frontage requirements. For the purposes of determining the required front setback only, among the comparative sample of four neighboring properties, one may be removed from the averaging calculation.

6. Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to Sec. 5.2.5 for additional details.

7. A 75 ft setback shall be required from the ordinary high water mark of Lake Champlain and the Winooski River. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of Sec 4.5.3 Riparian and Littoral Conservation Overlay Zone.

8. For properties in the RL and RM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50 feet.

9. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 2C below.

The application proposes retention of the existing footprint. Lot coverage is proposed to be 18.97%, inclusive of the existing driveway. Side yard setbacks are conforming, and the applicant has chosen to retain the existing non-conformity to the waterfront setback. Reference is made to plan SK1, and Section 4.4.5 (d) 2. B, below. **Affirmative finding.**

Table 4.4.5-2 Principal & Secondary Structures Massing and Placement Standards in Residential Districts

<i>RL District</i>	<i>Max Height & Stories 1, 3, 5 35', 3 stories</i>	<i>Max Dwelling Units per Structure, 2, 3 4 dwelling units</i>	<i>Max Principal Structure Footprint 3 1,800 sf.</i>	<i>Max Secondary Structure Footprint 3, 5 1,100 sf</i>	<i>Max Linear elevation before offset</i>	<i>Minimum distance between structures</i>
2 Starr Farm Beach Road	21' +/-	1	1015	N/A	N/A	N/A

Affirmative finding.

(c) Permitted and Conditional Uses

A single family detached dwelling is a permitted use in the RL zoning district. **Affirmative finding.**

(d) District Specific Regulations

1. *Additional Residential Development Permitted*

A. *Pocket Neighborhoods*

Not applicable.

B. *Rowhouses*

Not applicable.

2. *Exceptions to Dimensional Standards*

A. *Encroachment into Side Setback for Residential Driveways*

Not applicable.

B. *Encroachment into the Waterfront Setback*

The following exceptions to the required waterfront setback for Lake Champlain and the Winooski River established under Section 4.4.5-1, Footnote 7, 8:

i. *Replacement of Existing structure*

ii. *Averaging of Setbacks of Existing Structures*

If the setback from the waterfront of existing principal structures within one hundred fifty (150) feet on either or both sides of a subject lot is less than the minimum required setback, the setback for the subject lot may be reduced to the average setback of such neighboring structures.

The waterfront setback utilizes the retention of the existing non-conforming waterfront setback (in area and extent), and assuring that there is no new development in front of the average waterfront setback of 48'.

See plan SK1. **Affirmative finding.**

C. *Exceptions to Lot Coverage for Accessory Residential Features*

There are no accessory residential features included in the plan. Not applicable.

3. *Exception for Neighborhood Commercial Uses*

Not applicable.

4. *Miscellaneous Standards*

A. *Additions to Existing Residential Structures*

Not applicable.

B. *Accessory Residential Structures, Buildings and Uses*

Not applicable.

C. *Residential Occupancy Limits*

The limitation on occupancy of any dwelling unit has been statutorily struck down by the State of Vermont. *Title 24, Chapter 117, Subchapter 007 §4412, 14.*

This provision is not longer applicable.

D. *Additional Unit on lot or within Owner-Occupied Single Detached Dwelling*

Not applicable.

5. *Residential Development Bonuses*

No residential bonuses are sought. Not applicable.

(e) Effective Date

The amendments to this Section 4.4.5 that allow for a secondary structure within RL and RM zones, except as may otherwise be allowed by Article 11, are effective November 1, 2024.

No Secondary Structure is requested. Not applicable.

Part 5: Overlay Zoning District Regulations

Section 4.5.3 Natural Resource Protection Overlay (NR) District

(c) District Specific Regulations: Riparian and Littoral Conservation Zone

3. Regulated Uses

Except where otherwise noted herein, all uses permitted or conditionally permitted in the respective underlying zoning district, including any construction of buildings or other structures, and roads, parking areas or any other impervious surface, may be approved only within the Riparian and Littoral Conservation Zone and its associated buffer after review and approval pursuant to the requirements and limitations below under Subpart 4.

4. Requirements

1. Any land disturbing activities (i.e., vegetation has been removed, or the landscape has been graded or filled resulting in bare soil surfaces) shall include a stormwater management, erosion prevention and sediment control plan pursuant to the requirements of Sec 5.5.3 to be reviewed by the conservation board and approved by the city engineer.

A Stormwater Management and Erosion Prevention plan will be required for review by the Stormwater Engineering program. The Conservation Board reviewed the project at their August 4, 2025 meeting and supported the project with recommendations.

Affirmative finding as conditioned.

For properties with frontage along Lake Champlain or the Winooski River, development that includes 400 square feet or more of new or redeveloped lot coverage shall establish a low-mow zone along the shoreline. A low-mow zone is a new or existing vegetated area that is not mowed more than once per year and allows vegetation to grow and mature.

*A low-mow zone shall be **at least 15 ft. wide** as measured inland from the 100 ft. elevation and shall be of a size equivalent to, or greater than, the new or redeveloped lot coverage, except that in no event shall a low-mow zone be required to extend more than **50 ft. wide** as measured inland from the 100 ft. elevation or extend along more than 80% of a property's shoreline frontage.*

The required low-mow zone has been identified on Plan SK1. **Affirmative finding.**

For properties with frontage along Lake Champlain or the Winooski River, development shall be located no closer to the shoreline than existing development wherever reasonably possible.

The replacement structure is not placed any closer to Lake Champlain than the existing structure proposed for demolition. **Affirmative finding.**

2. Agricultural and silvicultural activities shall follow Best Management Practices for the Protection of Water Quality;

Not applicable.

3. Installation of any seawalls, rip-rap or other shoreland retention structures shall be submitted for review by the conservation board who shall consult with the city engineer prior to issuance of a recommendation to the DRB;

The Conservation Board supported the proposal at their August 4, 2025 meeting.

Affirmative finding.

and,

4. No new stormwater outfall shall directly discharge into any surface water without approval and implementation of a stormwater management plan approved by the city engineer.

An Erosion Prevention and Sediment Control Plan approval was issued July 31, 2025.

Affirmative finding.

(d) District Specific Regulations: Wetland Conservation Zone:

Not applicable.

(e) District Specific Regulations: Natural Areas Zone

Not applicable.

(f) District Specific Regulations: Special Flood Hazard Area

The new structure sits above the base flood level elevation and securely anchored to a foundation system. Mapping confirms that the Special Flood Hazard Area runs only along the shoreline, and does not extend into the development area.

All submission information had reviewed and recommended for approval by the Conservation Board and the Stormwater Engineering Division. **Affirmative finding.**



Article 5: Citywide General Standards

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.5-1, above. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation and Steep Slopes

(a) *Buildable Area*: The parcel is not greater than 2 acres. Not applicable.

(b) Steep Slopes

The Steep Slopes overlay is applicable to this project review.

From the engineer's report:

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.

2 Starr Farm Beach Road development therefore falls within the Steep Slopes 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 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 applicant may be required to revise the steep slope boundaries shown on the application plans.

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.*
 - B. *These regulations apply to applications within the Overlay District that include 400 square feet or more of earth disturbance.*
 - 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.*
 - D. *Any fills placed on a steep slope shall be property 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.*
 - 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.*
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.*
 - B. *A plan depicting the extent of proposed vegetation clearing.*

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.*

Civil Engineering Associates Inc. provided the *Proposed Conditions* plan (C-2.0), which includes topography at 1' intervals. An elementary landscaping plan has been provided to illustrate intended vegetation. Reference is made to the Steep Slopes Report provided by David Marshall, PE, as required by Section 5.2.4 (b) 3, above. **Affirmative finding.**

Section 5.2.5 Setbacks

See Table 4.4.5-1, above. **Affirmative finding as conditioned.**

Section 5.2.6 Building Height Limits

See Table 4.4.5-2, above. **Affirmative finding.**

Section 5.2.7 Density Calculations

The Neighborhood Code eliminated dwelling units/acre. In residential districts, each structure (Principal, Secondary) may have up to four residential units. One unit is proposed here in a Principal Structure. **Affirmative finding.**

Section 5.3.5 Nonconforming Structures

b. Demolition

A nonconforming structure may be replaced by a new structure retaining the same degree of nonconformity as the original structure. This provision is limited to the existing dimensional nonconformity (i.e. setback, lot coverage, or height), and shall not expand the degree of nonconformity except as provided for in (a) above. The new structure shall be subject to conformance with all other dimensional requirements (i.e. setback, lot coverage, and height). Zoning permit application for the replacement structure shall be completed within 1 year of demolition of the nonconforming structure; failure to do so shall result in the loss of the ability to retain the nonconformity.

The Assessor's Property Database places a construction date of 1899, markedly before zoning regulations. The original building footprint is noncompliant with regard to current waterfront and side yard setbacks. The application is to replace the home and deck, without increasing the degree or area of existing non-conformity. For that reason, the deck is slightly retracted from the existing footprint, equally the area captured to "square out" the replacement deck.

There is no new area of encroachment. In order to comply with this section, this redevelopment will be conditioned on new construction within 1 year from the date of the demolition.

A stairway to the water is an existing feature, present on an approved 2008 site plan. It is not proposed for alteration.

Affirmative finding as conditioned.

Section 5.4.9 Brownfield Remediation

Not applicable.

Part 5: Performance Standards

Section 5.5.1 Nuisance Regulations

This is a replacement single family structure. No new impacts are identified that diverge from existing residential use. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting

Fixtures are identified on Plan SK6. The proposed exterior sconce is residential in nature and acceptable. The proposed floodlight is contrary **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.** Without submission materials to support a request for the flood lights, a full cut-off fixture shall be substituted.

Affirmative finding as conditioned.

Section 5.5.3 Stormwater and Erosion Control

An Erosion Prevention and Sediment Control plan was approved July 31, 2025.

Affirmative finding.

Article 6: Development Review Standards

Part 1: Land Division Design Standards

No subdivision is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

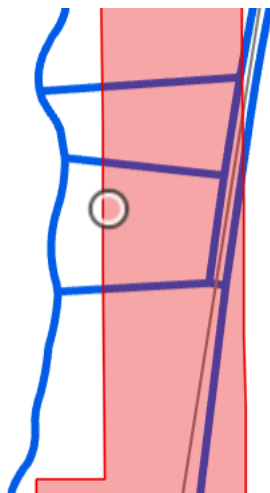
These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

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. Submission materials include a site plan prepared by a registered professional engineer 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 includes a topographical survey depicting existing and proposed contour lines at no greater than 2' intervals. The engineer has also provided a narrative describing the project scope. With this information, the engineering record reflects the suitability of the slope for

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

Affirmative finding.

(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.

From the application:

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.

The engineer's report defines the formalization of a basement entry, with the removal of 4' of soil and transitioning to grade. From that report:

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.

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.

The new home footprint intentionally duplicates the existing to prevent further encroachment into the waterfront setback. **Affirmative finding.**

(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.

(d) Protection of Important Cultural Resources:

Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

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

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

The 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. Compressors are included within the redevelopment plan.

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

(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.

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.

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, which will provide a measure of protection from inclement weather. **Affirmative finding.**

(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 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. **Affirmative finding.**

(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. The driveway is existing. **Affirmative finding.**

(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. **Affirmative finding.**

(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.

Affirmative finding.

(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.

Photos of existing landscaping, and an elementary landscaping plan has been provided. Reference is made to those.

The Conservation Board has recommended management of the invasive plants under the lakeside porch (remove the knotweed) and to plant native shrubs within the low mow area, including the stone rip rap area. **Affirmative finding.**

(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.*

Absent a security plan approved by the DRB, the proposed floodlight shall be replaced with a full cut-off fixture. **Affirmative finding as conditioned.**

(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.

Condensing units should have landscape screening to reduce visibility and audible impacts. **Affirmative finding as conditioned.**

PART 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

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

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. **Affirmative finding.**

2. Roofs and Rooflines.

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

The roof 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. **Affirmative finding.**

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, 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. **Affirmative finding.**

(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. **Affirmative finding.**



(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. **Affirmative finding.**

(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. **Affirmative finding as conditioned.**

(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 is required to comply with all applicable building and life safety code as defined by the building official and/or fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking

Per Zoning Amendment ZA-22-07, there are no longer minimum parking requirements.

Section 8.1.9 Maximum On-Site Parking Spaces

The total number of off-street parking spaces provided in any parking district shall not be more than as required in Table 8.1.9-1.

<i>Neighborhood Parking District</i>	<i>Residential Uses: Single Family detached</i>	<i>3</i>
2 Starr Farm Beach Road		1-2

Affirmative finding.

II. Conditions of Approval

1. Condensing units shall be screened to ameliorate visual and audible impacts.

2. An Erosion Prevention and Sediment Control Plan is a required submissions, to be reviewed and approved by the Stormwater Program engineer **prior to release of the zoning permit.** [EPSC-25-50 approved July 31, 2025.]
3. The location of trash and recycling shall be defined **prior to release of the zoning permit.**
4. All new construction is required to 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.
5. 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>
6. Burial of a propane tank shall adhere to the spacing and distance requirements of the fire marshal.
7. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. **Prior to requesting a Certificate of Occupancy**, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/energy_efficiency.
8. The replacement structure shall be completed within 1 year of demolition of the nonconforming structure; failure to do so shall result in the loss of the ability to retain the nonconformity.
9. Hours of construction are limited to Monday-Friday 7:00 am to 5:30 pm; Saturday construction hours are limited to interior work unless specific allowances are granted by the DRB. Construction is not permitted on Sundays.
10. New utility lines must be buried.
11. The proposed floodlight is contrary **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.* Without submission materials to support a request for the flood lights to the Development Review Board, a full cut-off fixture shall be substituted.
12. The proposed building must comply with all building and life safety code as defined by the building inspector and fire marshal.

13. The Conservation Board encourages management of the invasive plants under the lakeside porch (remove the knotweed) and to plant native shrubs within the low mow area, including the stone rip rap area.
14. Redevelopment is subject to state review for the waste water infrastructure. It is the applicant's obligation to secure applicable state permits as appropriate **prior to issuance of a Certificate of Occupancy**. [Applicant has defined connection to municipal water/sewer.]
15. Per NFPA Fire Code, *New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.*
 - a. *Address numbers shall contrast with their background, and*
 - b. *Address numbers shall be Arabic numerals or alphabet letters.*
16. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.



GENERAL NOTES

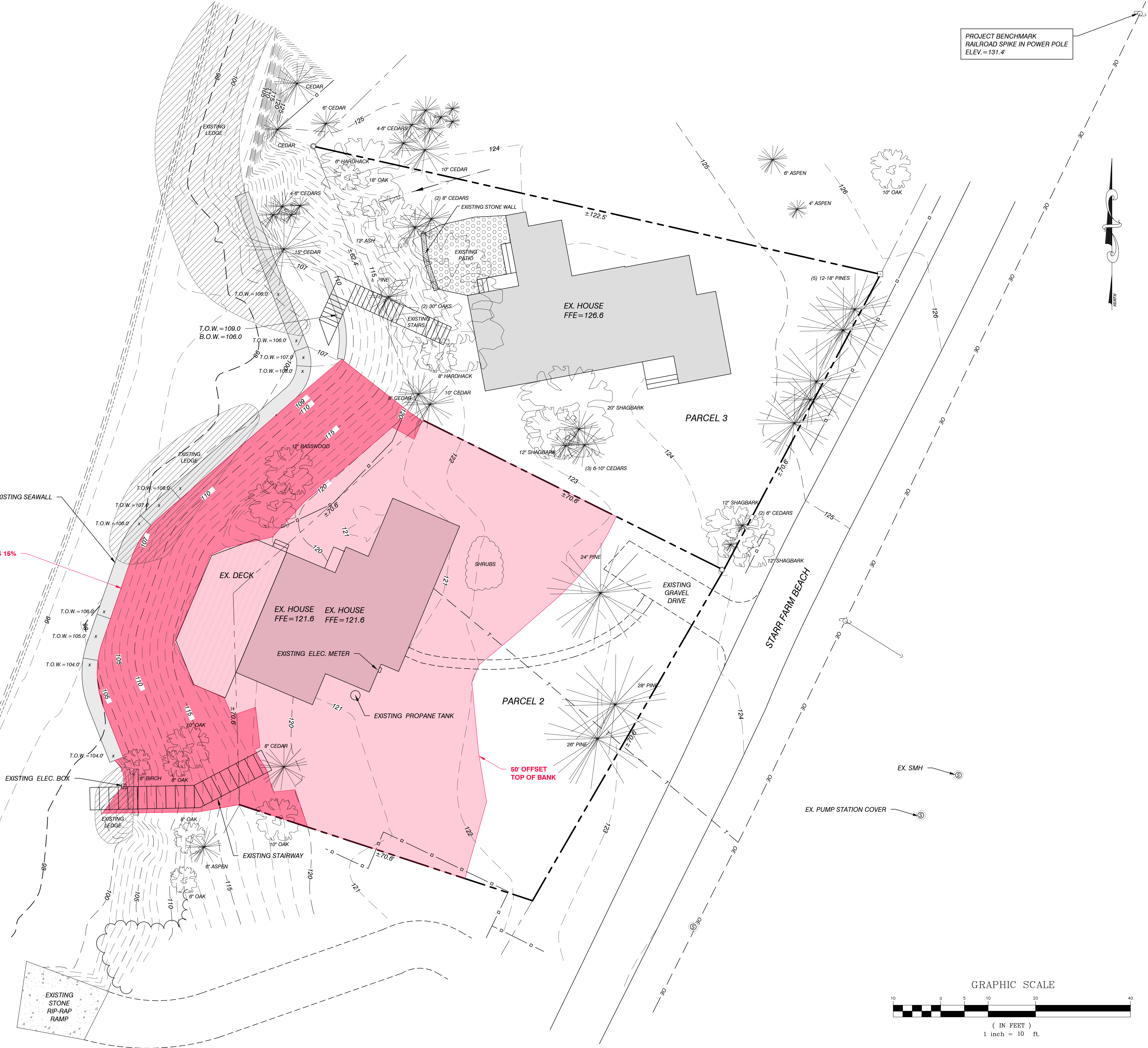
- UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL RESEEDED GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- 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.
- 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.
- EXISTING TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
- 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.
- THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- 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.
- 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
- 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

LAKE CHAMPLAIN

AREA OF SLOPES 15% OR GREATER



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.cea-vt.com

COPYRIGHT © 2025 - ALL RIGHTS RESERVED

DRAWN

MAB

CHECKED

DSM

APPROVED

DSM

CLIENT:

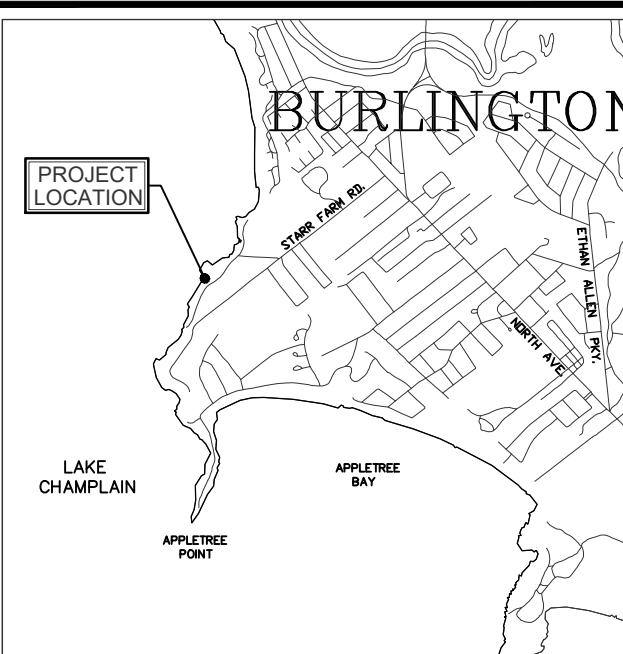
DANIEL BOARDMAN
FAMILY CAMP

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

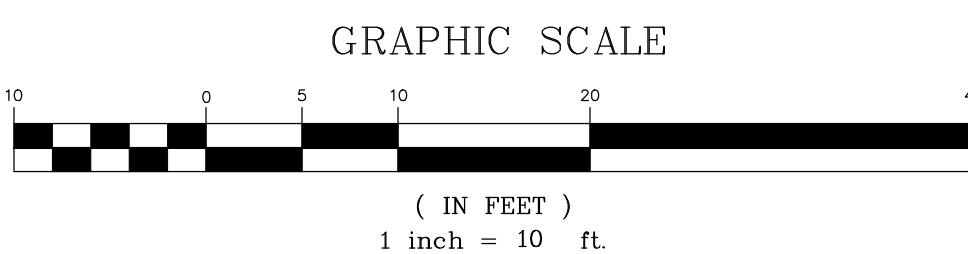
1" = 10'

PROJ. NO.

07234

DRAWING NUMBER

C1.0



GENERAL NOTES

- 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.
- THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
- ALL RESEED GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
- MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
- 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.
- 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.
- EXISTING TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION.
- 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.
- THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
- 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.
- 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
- 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

LAKE CHAMPLAIN

EXISTING SEAWALL

REGRADED WALK-OUT AREA

EXISTING VEGETATION REMOVAL

EXISTING ELEC. BOX

EXISTING STONE RIP-RAP RAMP

PROPOSED CANTILEVERED DECK

PROPOSED RESIDENCE

STONE FILL SLOPE STABILIZATION

REPLACEMENT BUILDING

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

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:

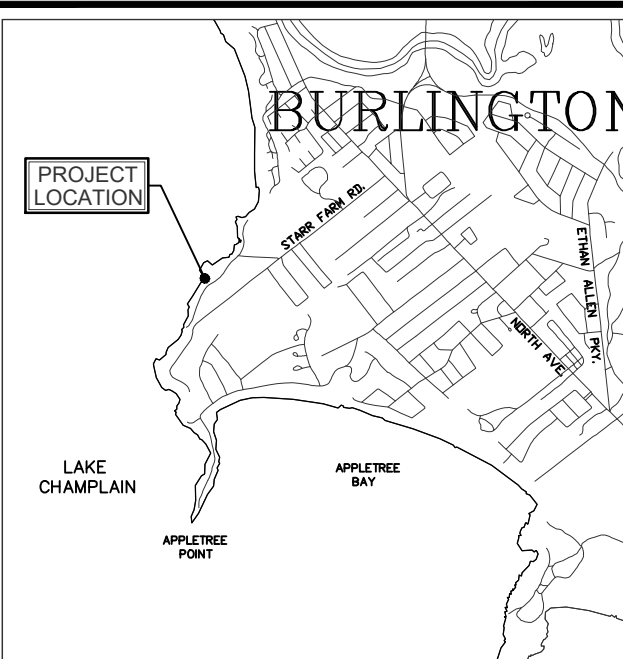
DANIEL BOARDMAN
FAMILY CAMP

STARR FARM BEACH
BURLINGTON VERMONT

PROJECT:

PROPOSE SITE
IMPROVEMENTS

STARR FARM BEACH
BURLINGTON VERMONT



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

PROPOSED
CONDITIONS
PLAN

DATE

07/18/2025

SCALE

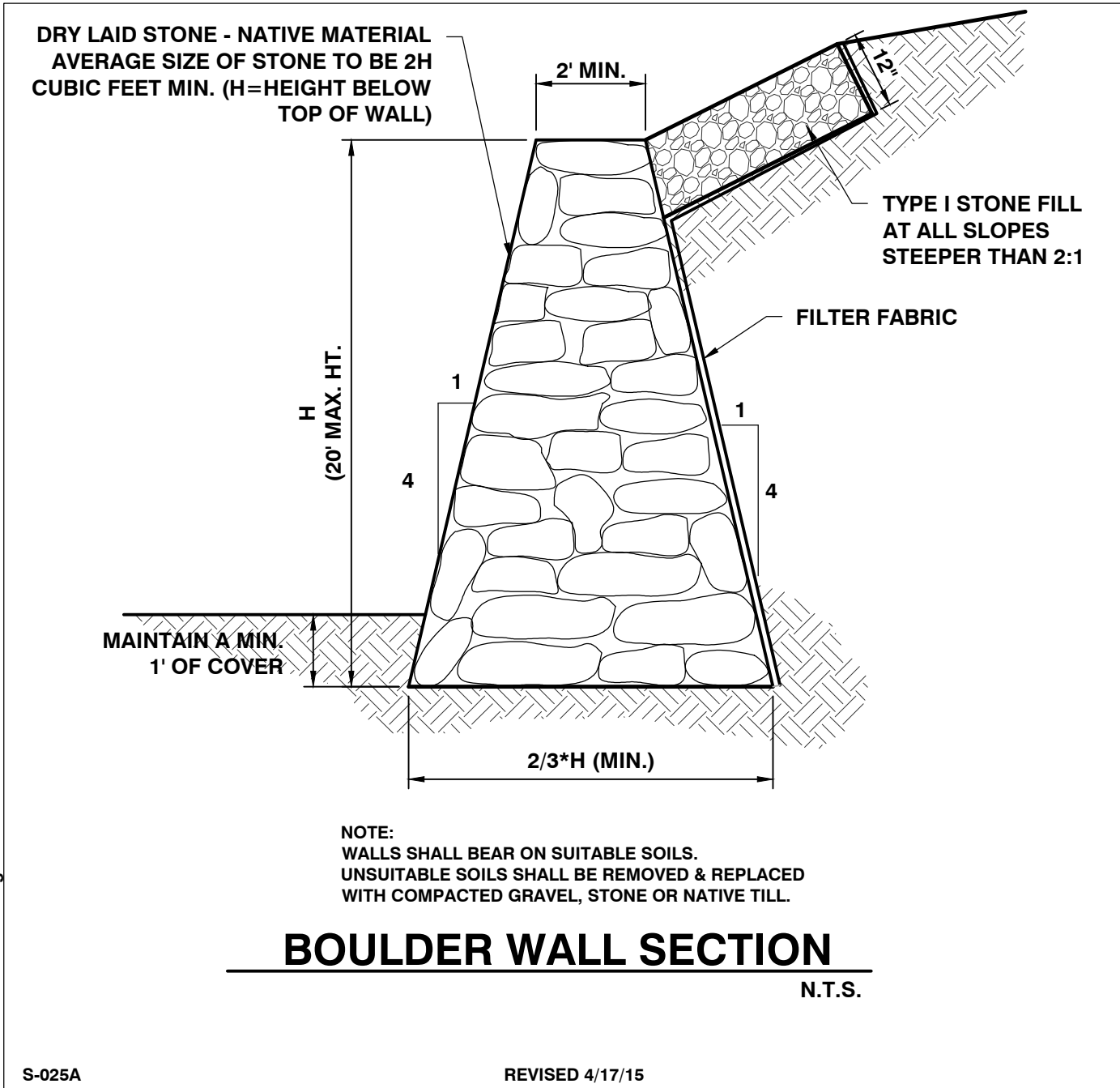
1" = 10'

PROJ. NO.

07234

DRAWING NUMBER

C2.0



BOULDER WALL SECTION

N.T.S.

S-025A

REVISED 4/17/15

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

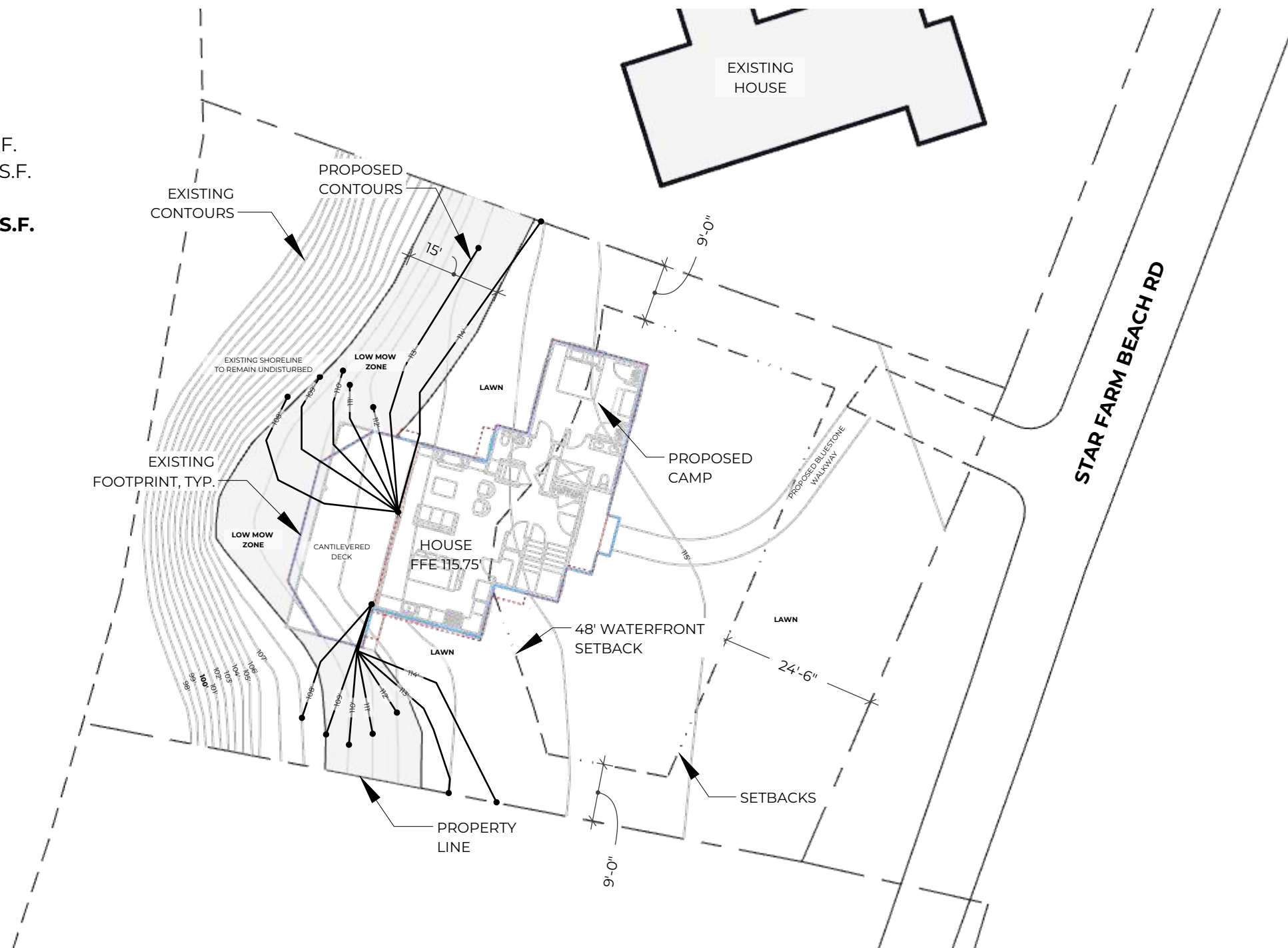
PROPOSED CAMP FOOTPRINT: 1015 S.F.
PORCHES, DECKS AND STOOPS: 493 S.F.

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

PROPOSED WALKWAY: 191 S.F.

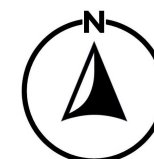
TOTAL LOT COVERAGE: 1699 S.F.

--- 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"

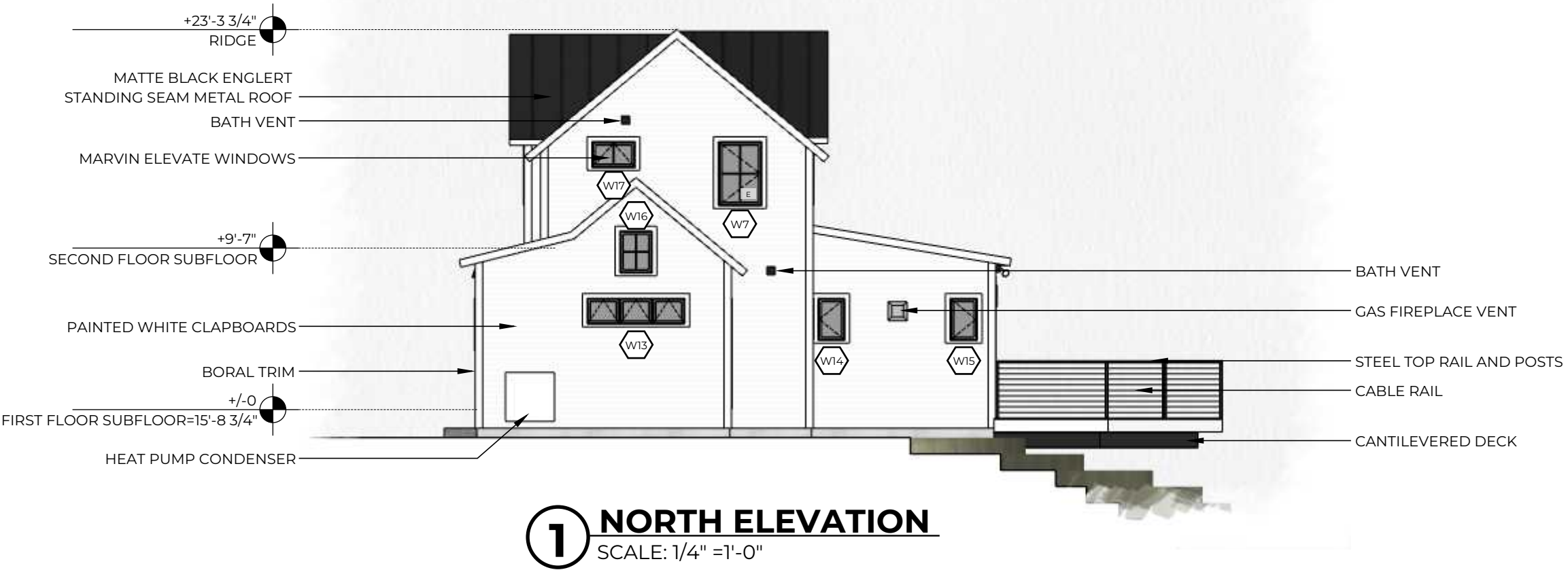
WINDOW SCHEDULE								
TAG	QTY	CALL#	OPERATION	CONFIGURATION	R.O. WIDTH	R.O. HEIGHT	HEADER HEIGHT	NOTES
W1	2	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W2	4	ELCA 2939	CASEMENT	SINGLE	2'-5"	4'-7 3/8"	8'-2 1/4"	*2916 ABOVE
W3	1	ELAWN 3335	AWNING	SINGLE	2'-9"	2'-11 5/8"	6'-10 1/2"	
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





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

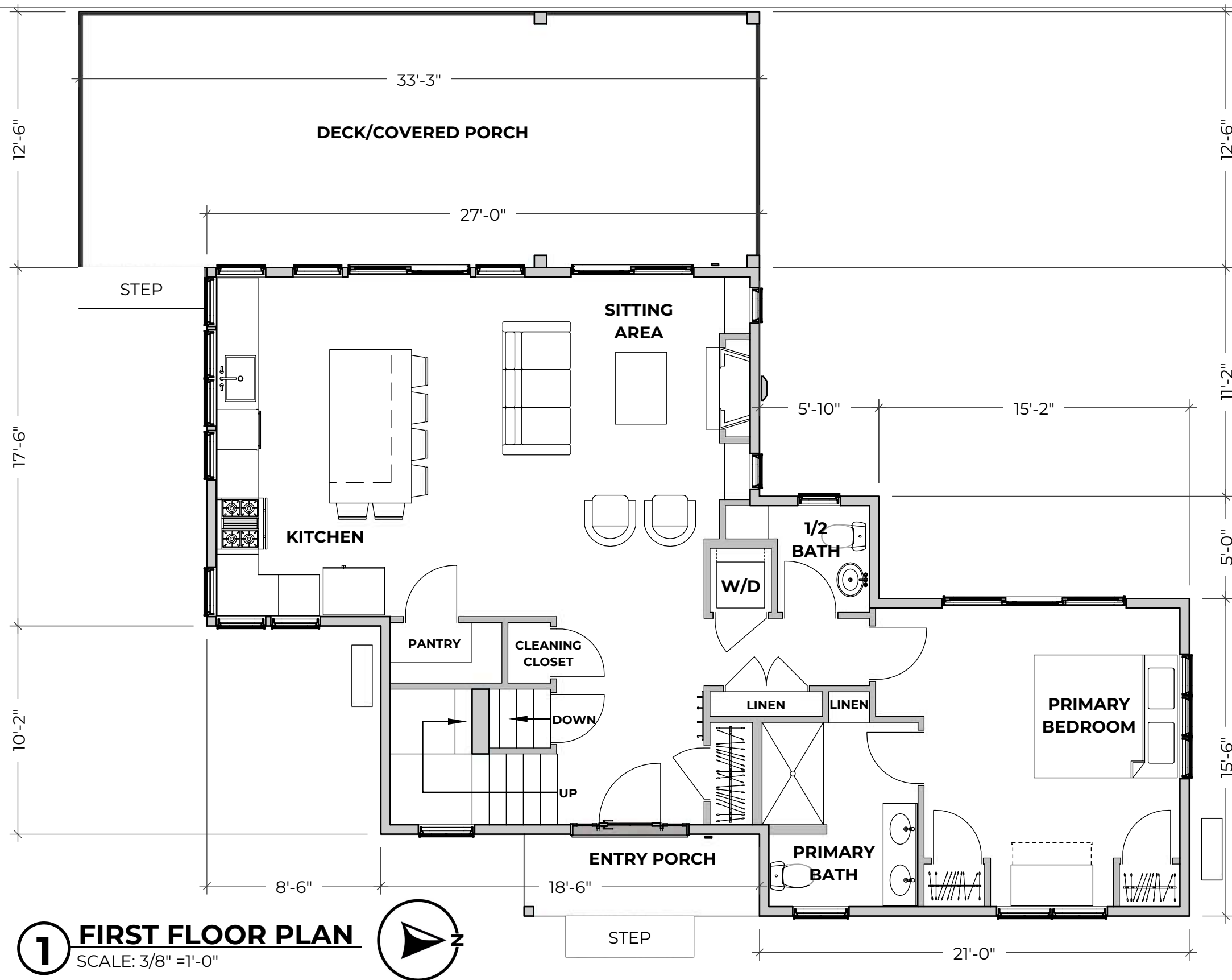


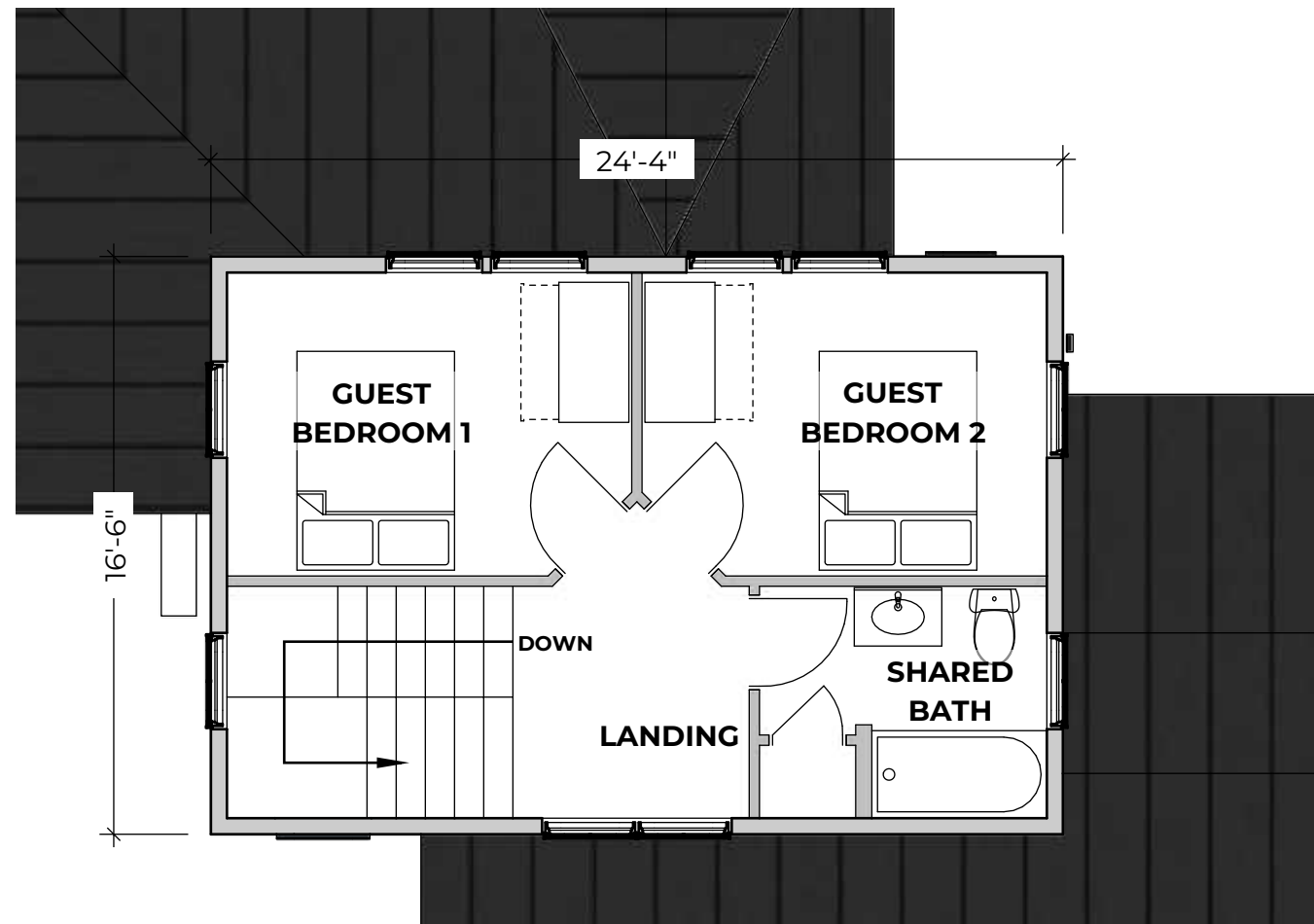
EXTERIOR SCENCE
MILLENNIUM LIGHTING
BARKELEY 16"



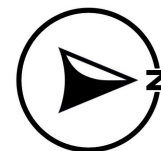
EXTERIOR SPOT
PROGRESS LIGHTING
2 LIGHT DUAL HEAD FLOOD







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





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



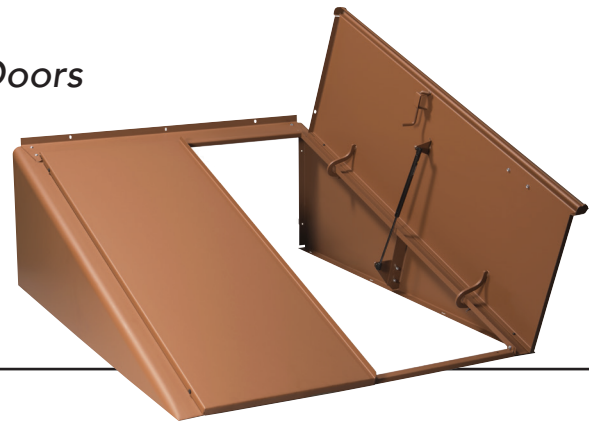
Search





BASEMENT DOOR ORDER FORM

AREAWAY WITH FLAT FOUNDATION

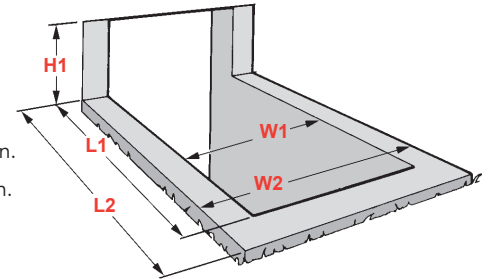


Selecting The Correct Size Basement Door

BILCO basement doors are available in two basic styles: **steel sided doors for areaways with a flat foundation** (shown here) and **doors for sloped masonry sidewalls**. Performing the measurement procedure and choosing the correct door is easy, simply follow the steps below:

Step 1.

1. Discard the old door and measure (in inches) the dimensions of the existing areaway foundation.
2. Measure dimension **W1**, the inside width, and dimension **W2**, the outside width of the areaway foundation.
3. Measure dimension **L1**, the inside length, and dimension **L2**, the outside length of the areaway foundation.
4. Measure dimension **H1**, the height from the top of the areaway foundation to the top of the opening in the house foundation.



Step 2.

Record the dimensions in the spaces provided and calculate as shown at right.

Width
W1 = _____ **W2** = _____

Length
L1 = _____ **L2** = _____

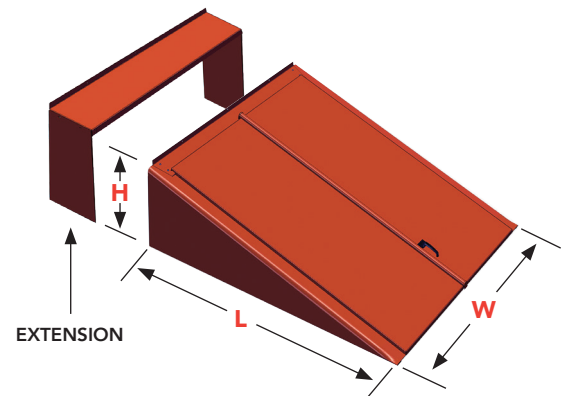
Height
H1 = _____

Step 3.

Select the door that is at least 4" wider than **W1** and no wider than **W2**. Select a door at least 2" longer than **L1** but not longer than **L2**. (the reason for selecting a door wider and longer than your inside opening is to ensure the door frame attaches securely to the foundation). Extensions are available for size c doors to increase length. (see below for more information). The height of the door should be greater than dimension **H1**.

Model	Width	Length	Length with Extension Panel					Height
			Ext 6"	Ext 12"	Ext 18"	Ext 24"	Ext 30"	
Size C ^③	55" ^①	72"	78"	84"	90"	96" ^②	102" ^②	19-1/2"
Size B	51"	64"	X	X	X	X	X	22"
Size O	47"	58"	X	X	X	X	X	30"
Size SL	51"	43-1/4"	X	X	X	X	X	52"
Ultra Door	56"	73"	79"	85"	See Note Below ^③			19-1/2"

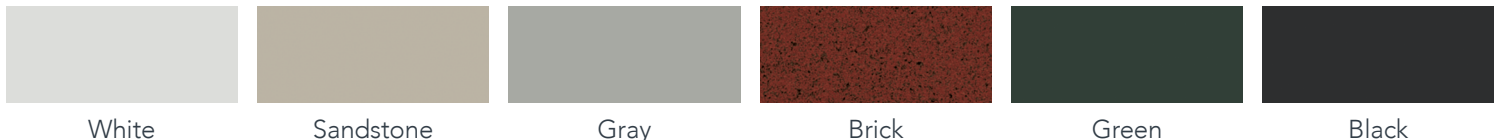
- ① Foundation plates can be used to reduce the inside width of areaways wider than 55"
 ② Two or more extensions can be mounted together for areaway lengths greater than 102"
 ③ Ultra Series Doors are available in Size C only, and extensions can be used to increase the lengths of the frame to cover larger openings.



Available with a Powder Coat Paint Finish

BILCO Classic Series steel basement doors are now offered with a factory-applied polyester powder coat finish. The polyester resin provides a durable, weather-resistant coating. Cured at higher temperatures than most wet coatings, the result is a tougher and chip-resistant coating, providing both a decorative and protective finish.

Color Choices



Installation instructions can be found under Resources on www.BILCO.com.

Basement Door Accessories

Foundation Plates

BILCO Foundation Plates are installed on top of areaway foundation sidewalls to:

1. Improve the appearance of old areaway foundations and sloped sidewalls.
2. Cover rough masonry and small holes, and span voids in brick and concrete block.
3. Reduce inside width of areaway rough openings to fit BILCO doors.
4. Support BILCO doors in corner installations.

Extensions

Classic Series extensions are available for Size C doors in 6", 12", 18", 24" and 30" lengths and two or more can be mounted back to back to increase the door length.

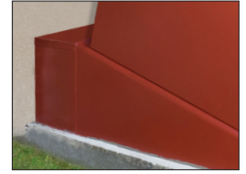
Ultra Series extensions are available in 6" and 12" lengths and two extensions can be combined to increase the door length.



Model	Length	Width	Height
FP5	72"	5"	1-3/4"
FP8	72"	8"	1-3/4"
FP11	72"	11"	1-3/4"
FP14	72"	14"	1-3/4"



Foundation Plates:



Extensions

Stair Stringers

Constructed of 14-gauge galvanized steel, BILCO stair stringers are an economical way to add a staircase to any existing basement areaway. To determine the stair stringers required, measure the height of grade above the finished basement floor (H) and length (L) of your areaway opening. Select the proper stair stringers from the table to the right.

Basement Door	Stair Stringer		
	Model	Run + in Areaway	Number of Stair Treads
Size SL	Size SL-SS	34-5/8"	4
Size O	Size O-SS	51-5/8"	6
Size B	Size B-SS	59-3/4"	7
Size C	Size C-SS	68-1/8"	8
Size C	Size E-SS	26-1/4"	3

Multiple stringers can be used together and extensions (SZ-E-SS) are also available for non-standard areaways. Extensions are 25-1/4" in length and add 3 stair treads.



Stair Stringers

Keyed Lock Kit

Enjoy the convenience of locking and unlocking your BILCO basement door from the outside. A turn of the key opens the door from the outside and a handy release lever automatically unlocks the door from the inside. The BILCO keyed lock kit is designed for installation in less than 30 minutes.



Keyed Lock Kit

Weather Strip Kit

BILCO's weather strip kit is easy to install and includes a series of gaskets specifically designed to seal the intricate shape and areas of a basement door. The kit is supplied with complete installation instructions and the only tools required are tin snips or large scissors. Simply trim the materials as instructed to match your specific door model (possibly even other brands of steel basement doors) and enjoy your well-sealed areaway. **This product is not applicable for the Ultra Series.**



Weather Strip Kit

ORDER FORM

ITEM	MODELS	PRICE
Classic Steel Sided Doors (Primed)	Door Model: ☐ Size O ☐ Size B ☐ Size C ☐ Size SL	\$
	Extensions: <i>C-Door Only</i> ☐ 6" QTY___ ☐ 12" QTY___ ☐ 18" QTY___ ☐ 24" QTY___ ☐ 30" QTY___	\$
	Foundation Plates: ☐ FP5-5" ☐ FP5-8" ☐ FP5-11" ☐ FP5-14" (All are 72" Long)	\$
Classic Steel Sided Doors (Powder Coat)	Door Model: ☐ Size B ☐ Size C	\$
	Door Color: ☐ White ☐ Sandstone ☐ Gray ☐ Brick ☐ Green ☐ Black	\$
	Extensions: <i>C-Door Only</i> ☐ 6" QTY___ ☐ 12" QTY___ ☐ 18" QTY___ ☐ 24" QTY___ ☐ 30" QTY___ <i>Select Color From Choices Above</i>	\$
	Foundation Plates: ☐ FP5-5" ☐ FP5-8" ☐ FP5-11" ☐ FP5-14" (All are 72" Long) <i>Select Color From Choices Above</i>	\$
	Pre-punched For Lock Kit: ☐ Yes ☐ No	\$
Ultra Series	Door Model: ☐ Size C	\$
	Extensions: ☐ 6" QTY___ ☐ 12" QTY___	\$
	Foundation Plates: ☐ FP5-5" ☐ FP5-8" ☐ FP5-11" ☐ FP5-14" (All are 72" Long)	\$
Basement Door Accessories	Stair Stringers: ☐ Size O ☐ Size B ☐ Size C ☐ Size SL ☐ Size E Extension	\$
	Keyed Lock Kit: ☐ Not available for Ultra Series Door	\$
	Weather Strip Kit: ☐ One size fits all steel doors, not available for Ultra Series	\$
After determining your door requirements, bring form to your local building materials dealer for pricing		TOTAL

The BILCO Company, New Haven, CT

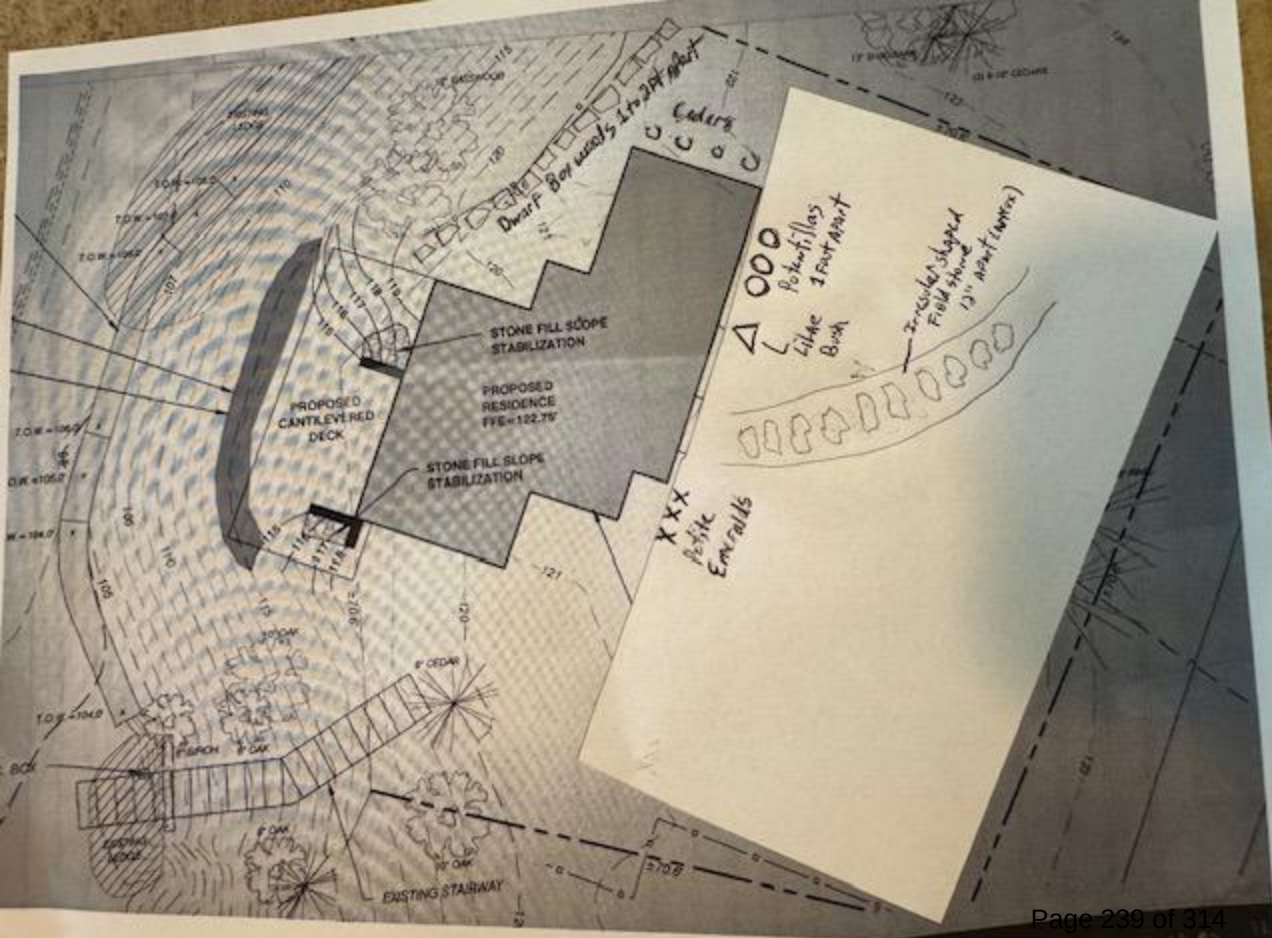
Phone: 800.854.9724

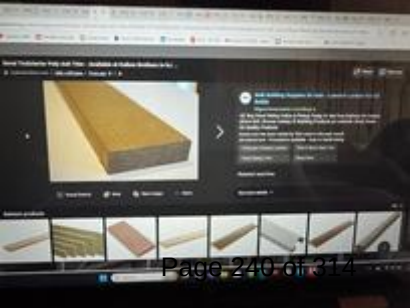
Fax: 740.455.3400

Email: residential@BILCO.com

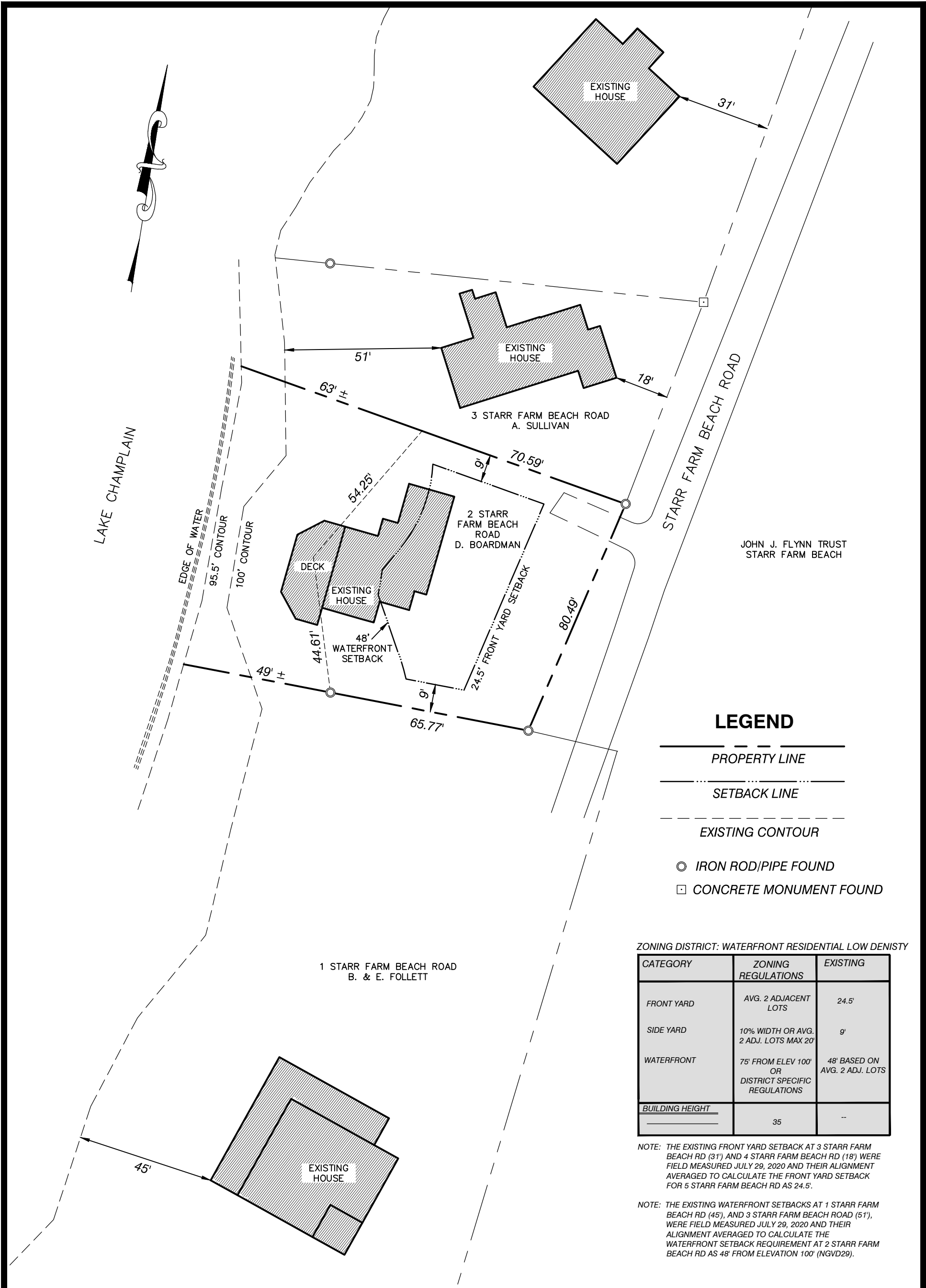
www.BILCO.com











ZONING DISTRICT: WATERFRONT RESIDENTIAL LOW DENISTY

CATEGORY	ZONING REGULATIONS	EXISTING
FRONT YARD	AVG. 2 ADJACENT LOTS	24.5'
SIDE YARD	10% WIDTH OR AVG. 2 ADJ. LOTS MAX 20'	9'
WATERFRONT	75' FROM ELEV 100' OR DISTRICT SPECIFIC REGULATIONS	48' BASED ON AVG. 2 ADJ. LOTS
BUILDING HEIGHT	35	--

NOTE: THE EXISTING FRONT YARD SETBACK AT 3 STARR FARM BEACH RD (31') AND 4 STARR FARM BEACH RD (18') WERE FIELD MEASURED JULY 29, 2020 AND THEIR ALIGNMENT AVERAGED TO CALCULATE THE FRONT YARD SETBACK FOR 5 STARR FARM BEACH RD AS 24.5'.

NOTE: THE EXISTING WATERFRONT SETBACKS AT 1 STARR FARM BEACH RD (45'), AND 3 STARR FARM BEACH ROAD (51'), WERE FIELD MEASURED JULY 29, 2020 AND THEIR ALIGNMENT AVERAGED TO CALCULATE THE WATERFRONT SETBACK REQUIREMENT AT 2 STARR FARM BEACH RD AS 48' FROM ELEVATION 100' (NGVD29).



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

DAN BOARDMAN
SETBACK SKETCH
2 STARR FARM BEACH ROAD
BURLINGTON, VT

DATE: 7/29/2020
SCALE: 1" = 30'
DRAWN: RG
CHECKED: JLM
PROJ. NO: 20174



CIVIL ENGINEERING ASSOCIATES, INC.

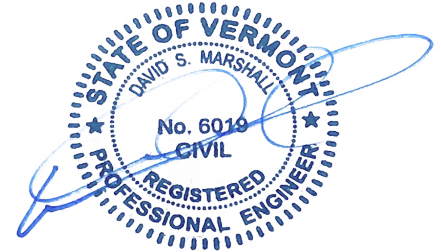
10 Mansfield View Lane
South Burlington, VT 05403

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

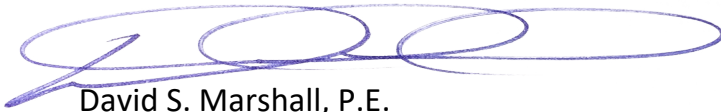
- A. A site plan prepared by a registered professional engineer or surveyor that accurately depicts the proposed development and related land disturbance relative to the Steep Slope Overlay District boundaries, with all pertinent information describing the proposal, and a topographical survey depicting 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 dmmarshall@cea-vt.com.

Respectfully,

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

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)

Department of Permitting and Inspections

Zoning Division

645 Pine Street

Burlington, VT 05401

<https://www.burlingtonvt.gov/439/Zoning-Division>

Telephone: (802) 865-7188

(802) 865-7195 (FAX)

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



MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: August 19, 2025
RE: ZP-25-170; 196 South Willard Street

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-25-170

Location: 196 South Willard

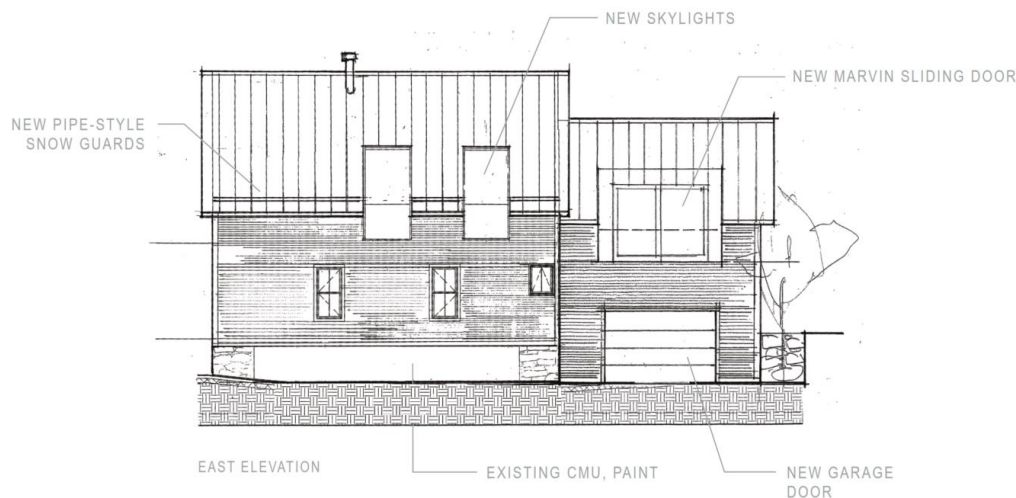
Zone: Institutional **Ward:** 8

Date application accepted: April 16, 2025

Revised plans provided: July 22, 2025

Applicant/ Owner: Lars Cartwright / Purple Door Collaborative LLC

Request: Convert existing carriage barn to one new residential unit, for a total of four units on-site.



Background:

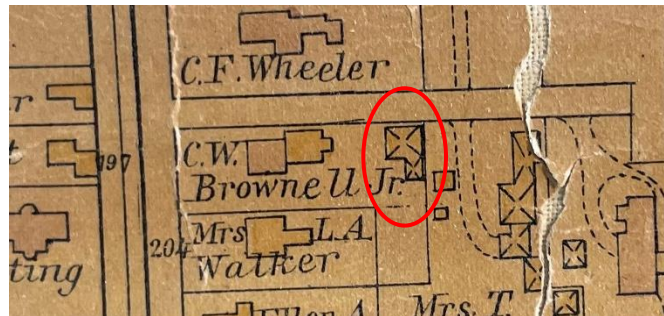
- ◆ **Zoning Permit 19-0645CA;** enclose rear porch, replace windows, reconfigure walkway and pavement, relocate rear door/window, and replace fencing. April 2019.
- ◆ **Zoning Permit 19-0303CU;** permit existing 3-unit residential use. No site or exterior building changes. November 2018.

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).

- ◆ **Non-applicability of Zoning Permit Requirements;** replace existing fencing with new. 80' on south side of property. September 1992.

Overview: 196 South Willard Street is an existing 3 unit residential building, with a detached carriage barn. Both structures are listed on the National Register within the South Willard Street Historic District. The application proposes installation of a new residential unit within the c.1889 barn; for a total residential unit count of 4 on-site.

The **Design Advisory Board** reviewed the application at their May 27, 2025 meeting where the applicant brought an entirely revised set of plans. The DAB voted to **Table** the application, and urged the applicant to revert back to the original plans which did not involve building demolition and access across another's property. The applicant has decided to further revise the project, and presented plans at the 7.22.2025 meeting. The Design Advisory Board supported the revised plans unanimously.



1890 Hopkins Map of Burlington (detail)

Recommended motion: Certificate of Appropriateness Approval, per the following Findings and Conditions:

I. Findings

Article 3: Applications, Permits and Project Reviews

Part 3: Impact Fees

Section 3.3.2 Applicability

*Any new development or additions to existing buildings **which result in new dwelling units** or in new nonresidential buildings square footage are subject to impact fees as it any change of use which results in an added impact according to Section 3.3.4.*

Gross area first floor 1,273 sq. ft.; 2nd floor 921.76 sq. ft = 2195 sq. ft. (calculation from Joan Heaton plan.)

Change of use from storage ("Offices & Other") to Residential

SF of
Project

2,195

FY 25: July 1, 2024 - June 30, 2025

Department	<u>Residential</u>		<u>Offices & Other</u>	
	Rate	Fee	Rate	Fee
Traffic	0.240	526.80	0.826	1,813.07
Fire	0.271	594.85	0.243	533.39
Police	0.055	120.73	0.428	939.46

Parks	0.908	1,993.06	0.512	1,123.84
Library	0.562	1,233.59	0.000	0.00
Schools	1.173	2,574.74	0.000	0.00
Total	3.209	\$ 7,044	2.009	\$ 4,410

Difference: \$2,634.00.

Allocation by Department:

Enter Total Fee:	\$2,634.00
------------------	------------

Department	<u>Residential</u>	
	Rate	Fee
Traffic	0.240	197.00
Fire	0.271	222.44
Police	0.055	45.14
Parks	0.908	745.30
Library	0.562	461.30
Schools	1.173	962.82
Total	3.209	\$2,634.00

This project is vested under Impact Fees regulations at the time of application.

Affirmative finding as conditioned.

Section 3.3.8 Time and Place of Payment

Impact fees must be paid to the city's chief administrative officer/city treasurer according to the following schedule:

(b) Existing Buildings: Impact fees must be paid prior to issuance of a zoning permit, or if a building permit is required, within thirty (30) days of issuance of the building permit.

Affirmative finding as conditioned.

Article 4: Zoning Maps and Districts

Section 4.4.4 Institutional District

(a) Purpose:

The Institutional District allows for increased development scale and intensity than would typically be found in the adjacent residential districts to support continued growth and flexibility of the city's major public and higher education and health care institutions within their respective institutional missions. New development is intended to be sensitive to the historic development pattern of the existing campuses as well as the surrounding residential neighborhoods.

This district is intended to support a broad range of related uses reflecting the resident institutions' roles as either regional education, health care, cultural and research centers or municipal educational facilities. Buildings should be designed with a high level of architectural detailing to provide visual interest and create enjoyable, human-scale spaces. Sensitive transitions between adjacent lower scale residential and open space areas and larger scale institutional development should be provided. Sites should be designed to be pedestrian friendly and encourage walking between buildings. Where parking is provided onsite, it is intended to be hidden behind, to the side, within, or underneath structures.

(b) Dimensional Standards and Density:

Table 4.4.4-1 Dimensional Standards and Density

Institutional	Max Intensity 20 du/acre	Max Lot Coverage 40%	Front setback Min. 15'	Side Setback 10% lot width Min. 5'	Rear Setback 25% lot depth Min 20'	Max Height 35'
196 South Willard	14,571 / 43560 = .334 x 20 = 7 units. 4 (total) proposed.	Previous approval acknowledged 49%. 44.4% proposed	Pre-existing	Pre-existing	Pre-existing	Pre-existing

Affirmative finding.

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Institutional district shall be as defined in Appendix - Use Table and as modified by provisions of the Institutional Core Campus Overlays in Section 4.5.2 where applicable.

Attached dwellings – Multi Family (3 or more) is a permitted use in the Institutional District.

Affirmative finding.

Article 5: Citywide General Regulations

Section 5.2.1 Reserved.

Section 5.2.2 Required Frontage or Access

The carriage barn fronts Jackson Court, a public way. **Affirmative finding.**

Section 5.2.3 Lot Coverage Requirements

See Table 4.4.4-1, above. A previous plan acknowledged an existing, non-conforming lot coverage of 49%. Lot coverage had been provided as 44.4%. **Affirmative finding.**

Section 5.2.4 Buildable Area Calculation and Steep Slopes Overlay District

The property is not subject to Building Area Calculation (not more than 2 acres within RCO, RL or RM); nor is it within the Steep Slopes Overlay. **Not applicable.**

Section 5.2.5 Setbacks

See Table 4.4.4-1, above.

Section 5.2.6 Building Height Limits

See Table 4.4.4-1, above.

Section 5.2.7 Density and Intensity of Development Calculations

See Table 4.4.4-1, above.

Part 3: Non Conformities

The carriage barn is an existing structure on a developed site. The last approved site plan acknowledged 49% lot coverage, which may continue.

Any existing non-conformities may be retained, but not expanded. **Affirmative finding as conditioned.**

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

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

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review

in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

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

Although constructed c. 1900 as an accessory storage building, the conversion to residential use will require modest changes and will markedly assure the continuation and retention of the structure.

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

Siding will be retained, repaired and painted. Windows are proposed to be replaced matching or similar to the existing openings. The Design Advisory Board recommended approval for the wall dormer/windows, as well as a resized window on the south elevation. A standing seam metal roof is included in the plan, which was a common choice for agricultural and accessory structures.

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

No conjectural features are included.

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

None identified.

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

The conversion to residential use will purposefully retain the massing, proportion, and arrangement of the existing barn.

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

Replacement windows, which are required to be energy rated, will provide for an efficient contemporary use while remaining largely consistent with the visual characteristics of the structure.

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.*

None identified.

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

No archaeological resources have previously been identified at this site.

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

The plan carefully considers the integrity of the carriage barn and artfully works a new residential unit within its walls. Aside from the skylights and new entry doors, the integrity of the barn will be discernable.

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.*

All proposed work may be considered reversible.

Affirmative finding as conditioned.

Article 6: Development Review Standards

Sec. 6.1.1 Applicability.

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

Sec. 6.1.2 Review Standards

(a)Protection of important natural features:

The arrangement of blocks and lots shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas to the extent practicable.

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

(b) Block Size and Arrangement:

Not applicable.

(c) Arrangement of lots:

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

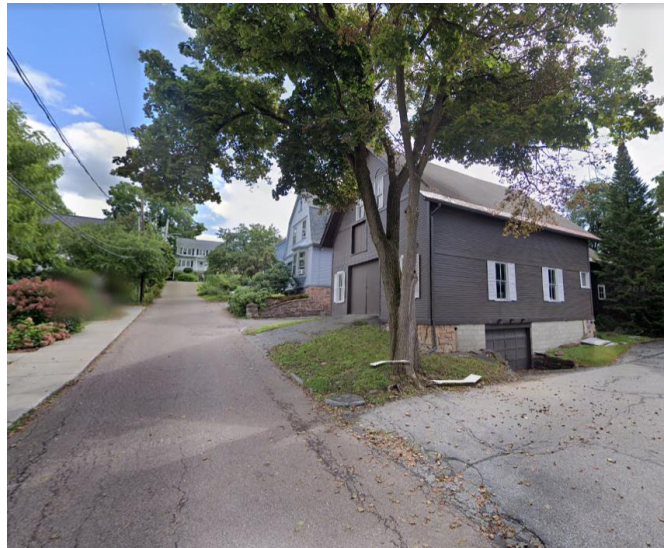
(d) Connectivity of streets within the city street grid:

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

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

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

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



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

The site plan depicts a newly arranged and landscaped entrance from Jackson Terrace; much of it within the public ROW. Work in the right-of-way will require an excavation permit, proof of insurance, and Temporary Construction Permit from the Department of Public Works. **Affirmative finding as conditioned.**

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

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

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city's Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

An existing deciduous tree on the north will be retained and protected throughout construction. **Affirmative finding.**

(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.

No topographical changes are proposed. The applicant has been informed that the previous lot coverage approval (49%) cannot be exceeded, as it is non-conforming. Site

plan revisions were presented to the DAB at their July 22, 2025 meeting. **Affirmative finding.**

(c) Protection of Important Public Views:

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

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

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

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

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

This is an existing structure, to be rehabilitated for residential use. Compressor units have been included on the revised site plan of July 22, 2025. No part of the application precludes the use of wind, water, solar, geothermal or other renewable energy resource. **Affirmative finding.**

(f) Brownfield Sites:

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

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

(g) Provide for nature's events:

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

If more than 400 sq. ft. of earth will be disturbed, an Erosion Prevention and Sediment Control Plan will be required.

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.

The entryway from Jackson Court is within an entry recess, providing a measure of shelter for residents from inclement weather.

Snow storage is illustrated on the landscape plan. **Affirmative finding as conditioned.**

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curblin and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

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

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

(i) Vehicular Access:

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

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

There is an existing curb cut, which is proposed to be retained. A parking area is proposed to be revised to accommodate 3 cars, with drive access to the rear ell for a garage parking space. **Affirmative finding.**

(j) Pedestrian Access:

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

There are no public sidewalks on Jackson Court, where the street is very narrow. A previously approved site plan showed access directly from the parking area; however this plan “breaks” that connection, and orients pedestrian access directly from Jackson Court. A revised plan from Wagner Hodson provides an attractive and landscaped access directly from Jackson Court. **Affirmative finding.**

(k) Accessibility for the Handicapped:

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

Handicap access requirements are determined by the building official.

(l) Parking and Circulation:

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

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

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

The revised site plan (Wagner Hodgson) minimizes the driveway to 18' in width, while accommodating three parking spaces adjacent to the drive aisle. The parking arrangement will require vehicles to back out onto Jackson Court, but that is an existing condition. Parking is laid out at the side (or rear) of existing structures. Three new trees will buffer the driveway from the southerly property as well as act as a barrier to parking creep.

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

The granite walkway will provide a separate access to the main house outside the area of vehicular movement.

Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate bicycles and pedestrians, and be clearly marked to

avoid conflicts. All bicycle parking areas shall link directly to a pedestrian route to a building entrance. All bicycle parking shall be in conformance with applicable design & construction details as provided by the dept. of public works.

An additional bike parking space shall be provided for the new dwelling unit.

Affirmative finding as conditioned.

(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.*

An existing deciduous tree on the north of the site will be retained, however it appears to be within the right-of-way. DPW has provided a preliminary review of improvement proposed, and has advised of necessary permits (see conditions).

A boardform concrete wall and monolithic bluestone steps are proposed for the north entry. Stonedust is proposed for the walkway from Jackson Court.

Planting beds are illustrated on both the north and south of the site.

Affirmative finding.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

Although no public plaza is required, the site does include exterior areas for resident use and enjoyment. **Affirmative finding.**

(o) Outdoor Lighting:

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

Specifications for an outdoor LED wall sconce have been provided. The fixture is residential in nature. **Affirmative finding.**

(p) Integrate infrastructure into the design:

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

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be 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.

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

Condensing units have been relocated outside the required minimum setback of 5'. The location of meters, mailboxes, and trash storage needs to be defined. **Affirmative finding as conditioned.**

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

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

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

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

Affirmative finding.

2. Roofs and Rooflines.

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

The roof pitch remains the same. A metal standing-seam roof is proposed, punctured by skylights and a balcony. A stovepipe is introduced. **Affirmative finding.**

3. Building Openings

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

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

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

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



A recessed entry is planned on the north elevation, with an entry door that mimics vertical paneling. Final revisions include a sliding glass door at a balcony on the west elevation; supported by the Design Advisory Board. **Affirmative finding.**

(b) Protection of Important Architectural Resources:

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

See Section 5.4.8, below.

(c) Protection of Important Public Views:

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

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

Not applicable.

(d) Provide an active and inviting street edge:

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

The "freshening" of the north elevation, and addition of a landscaping wall and plantings will enhance and enliven the street edge. **Affirmative finding as conditioned.**

(e) Quality of materials:

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

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

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

(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.

Affirmative finding as conditioned.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

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

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

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

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

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

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

Article 8: Parking

With the adoption of ZA 22-07, there are no longer parking minimum requirements. The site plan illustrates 3 parking spaces in the driveway and access to a fourth space in a garage; consistent with the limitations of Section 8.1.9, *Maximum On-Site Parking Spaces*. For multi-unit dwellings in the Mixed-Use Multi Modal Parking District, that limitation would be 1 parking space per dwelling unit, or in this case, 4.

Affirmative finding.

Section 8.2.1 Bicycle Parking

Long Term Parking Requirements for a multi-unit building are 1 per 2 bedrooms. For the addition of this new unit, 1 Long Term bike parking space is required. **Affirmative finding as conditioned.**

II. Conditions of Approval

1. Impact fees must be paid prior to issuance of a zoning permit, or if a building permit is required, within thirty (30) days of issuance of the building permit. See Article 3 for calculation of required fees.
2. Any existing non-conformities may be retained, but not expanded. Lot coverage shall not exceed 49%, as previously acknowledged and approved.
3. Work in the right-of-way will require an excavation permit, proof of insurance, and Temporary Construction Permit from the Department of Public Works.
4. The location of 1 long-term bike parking space shall be identified and located on a plan.
5. If more than 400 sq. ft. of earth will be disturbed, an Erosion Prevention and Sediment Control Plan will be required.
6. The location of meters, mailboxes, and trash storage need to be defined and illustrated on a site plan/building elevations as appropriate. Screening may be required, and is subject to review by staff.
7. 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.
8. Redevelopment shall adhere to all applicable building and life safety code, as defined by the building official and fire marshal.
9. A state wastewater permit is required, and shall be the applicant/owners' responsibility to secure.
10. A letter of adequate water and sewer capacity shall be required from Burlington's Water Resource Division.
11. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

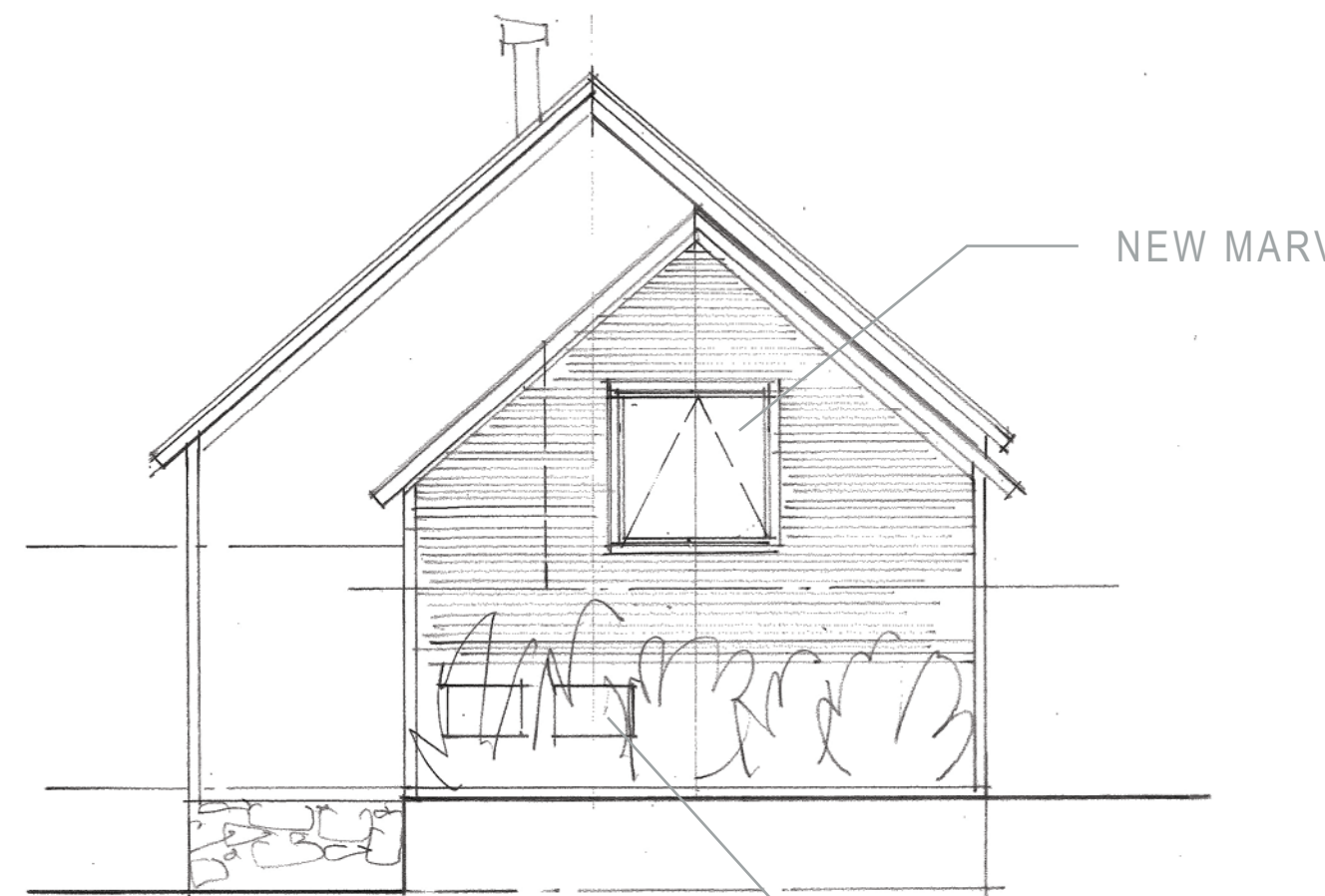






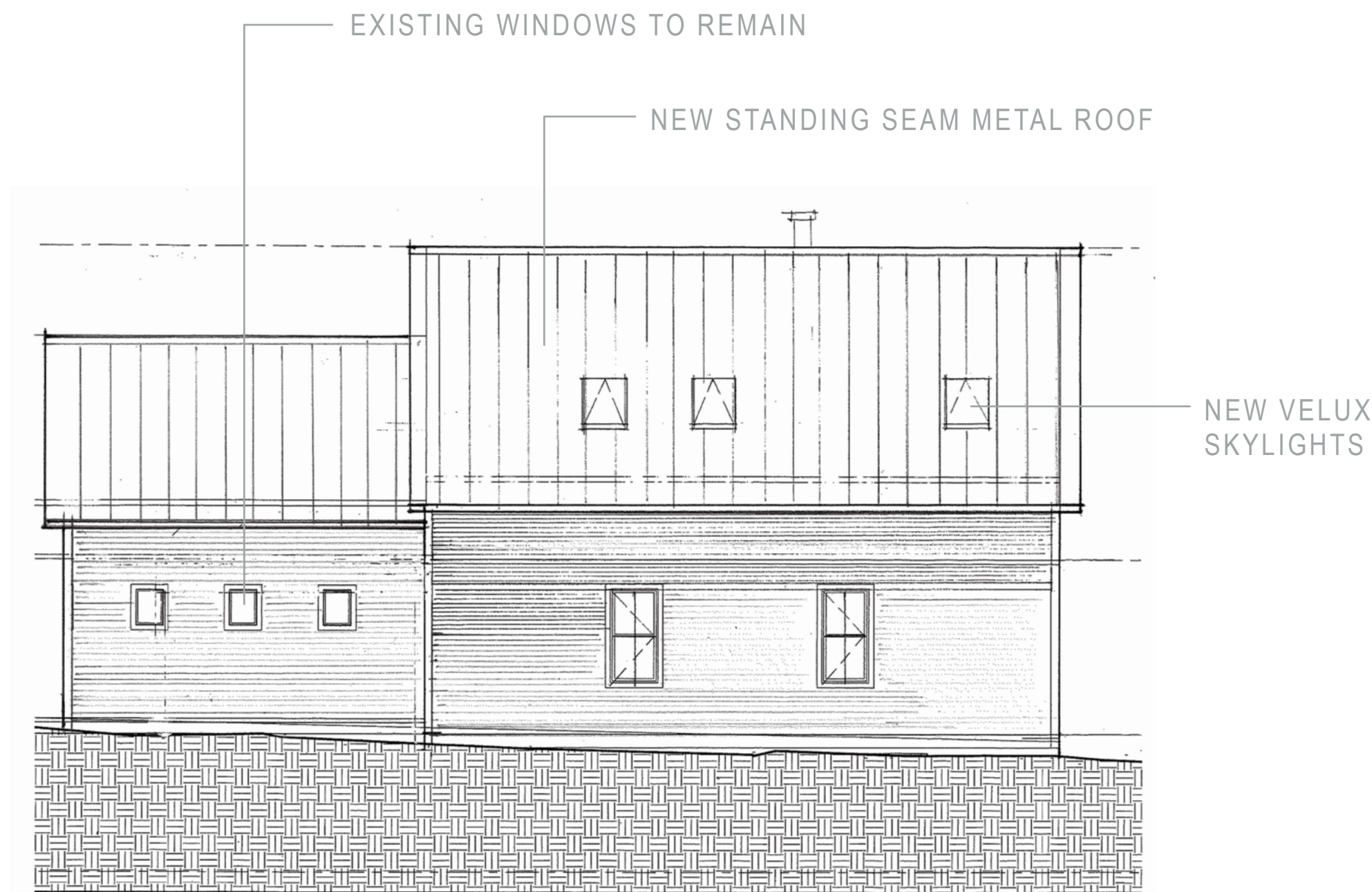
SOUTH ELEVATION

RECESSED ENTRY

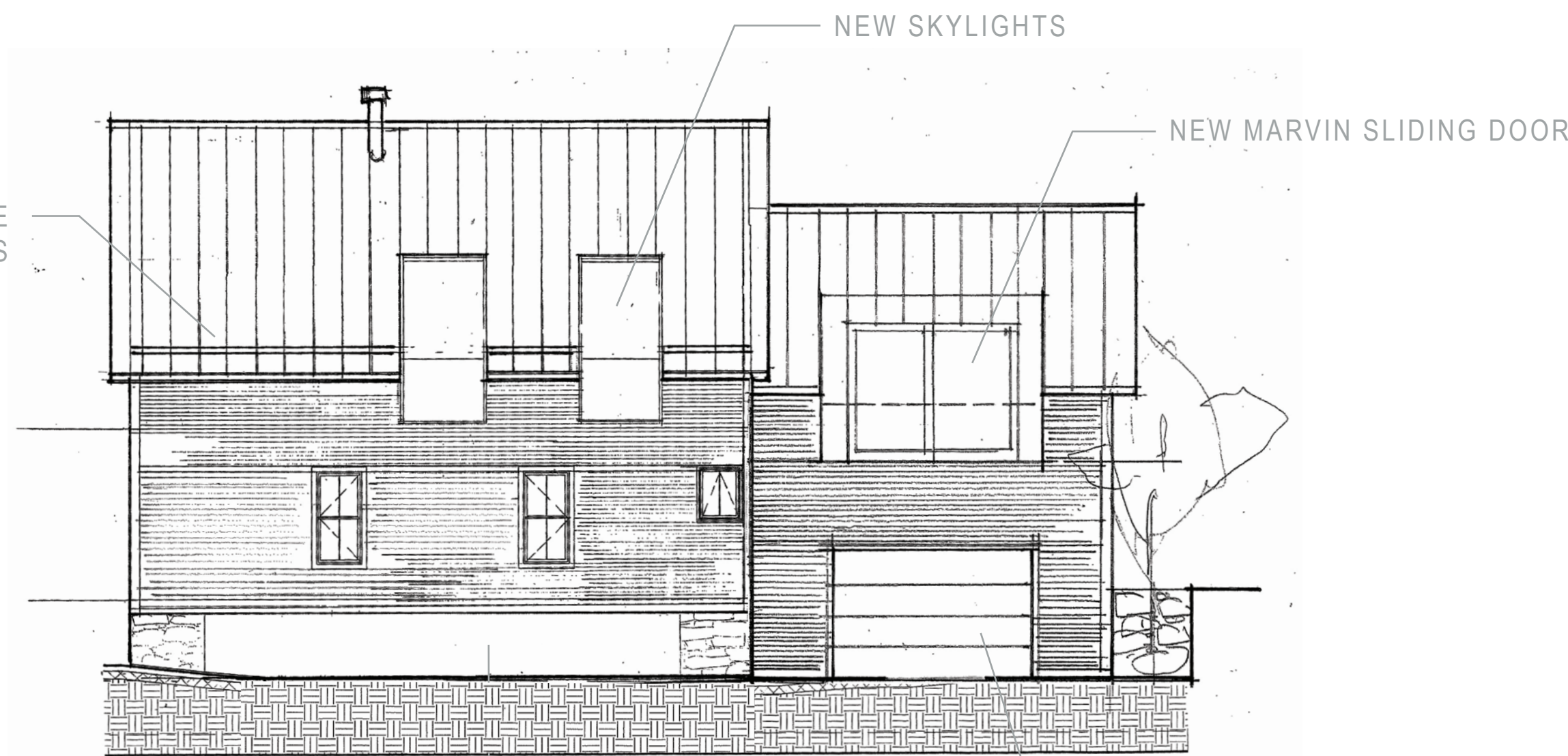


NORTH ELEVATION

HVAC OUTDOOR EQUIPMENT



WEST ELEVATION

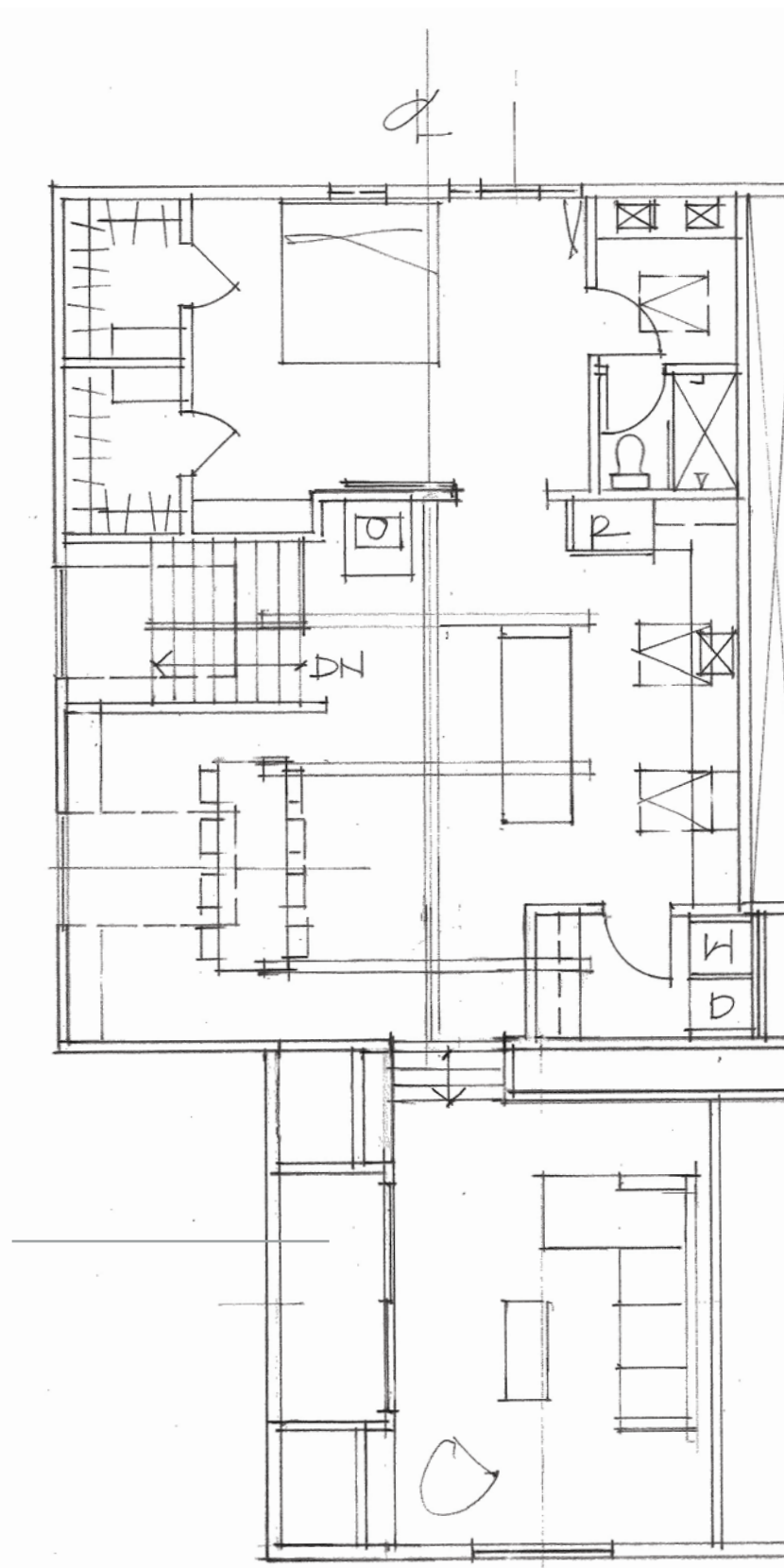


EAST ELEVATION

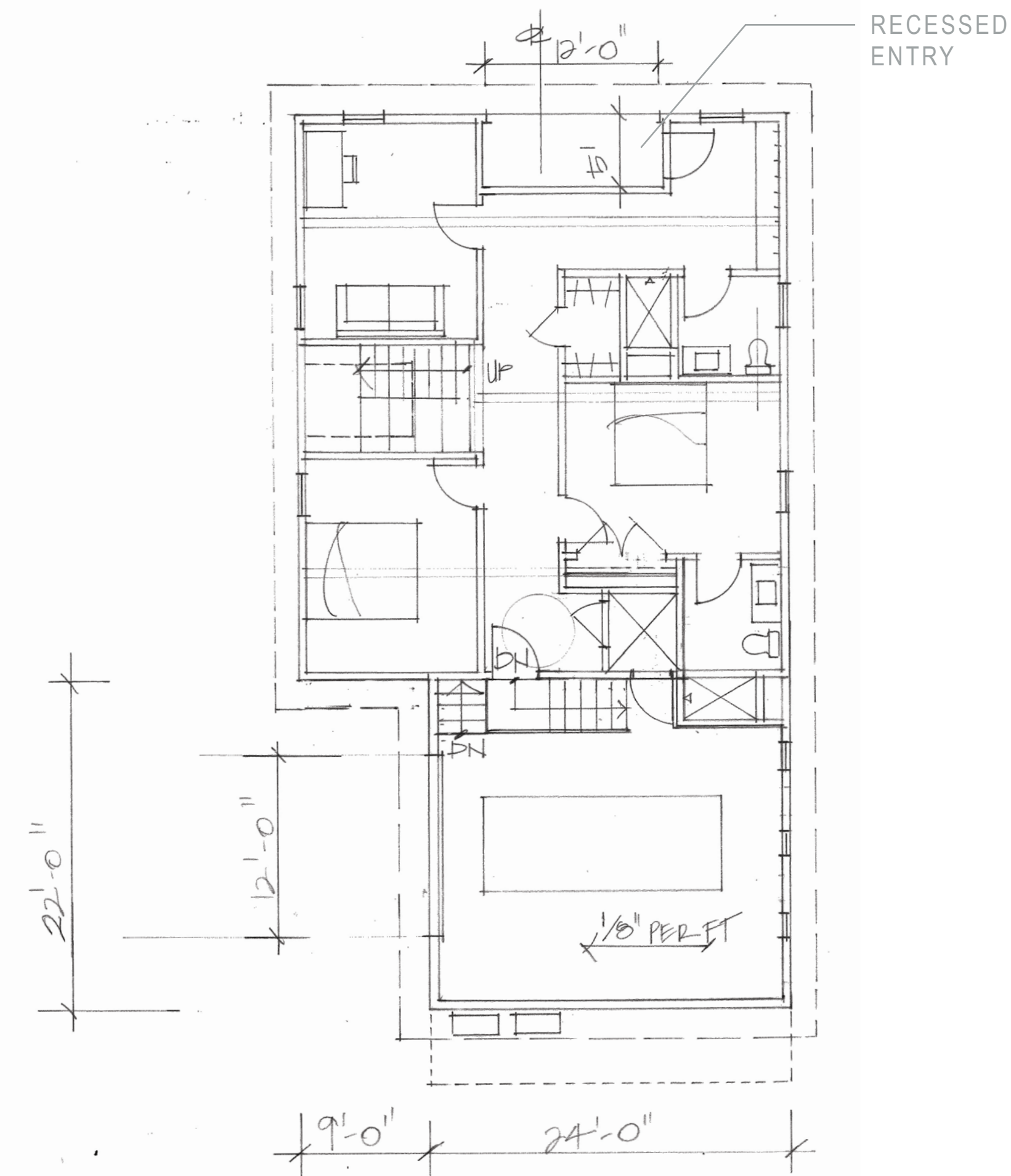
EXISTING CMU, PAINT

NEW GARAGE DOOR

RECESSED BALCONY



SECOND FLOOR PLAN



FIRST FLOOR PLAN



LEGEND

SYMBOL	ITEM
---	PROPERTY LINE
---	EXISTING CONTOUR
—316—	PROPOSED CONTOUR
+316.0	PROPOSED SPOT ELEVATION
2%	SLOPE ATTRIBUTE
TW/BW	TOP/BOTTOM OF WALL
TS/BS	TOP/BOTTOM OF STEP
TC/BC	TOP/BOTTOM OF CURB
[Pattern]	PLANT BED
[Pattern]	LAWN
[Pattern]	DRIP EDGE
[Pattern]	REINFORCED TURF
[Pattern]	GRANITE COBBLE
[Symbol]	EXISTING TREE TO REMAIN
[Symbol]	EXISTING TREE TO REMOVE
[Symbol]	PROPOSED DECIDUOUS TREE

GENERAL NOTES

- Contractor is responsible for all damage due to his operations inside and outside the contract limit line.
- Contractor is responsible for checking spot elevations and verifying proposed grades by providing grade stakes. Grades must be approved by Landscape Architect prior to proceeding.
- Contractor shall blend new work smoothly with existing grades at contract limit line and/or limit of construction line.
- Contractor shall verify that subgrades are 6 inches below finished grade prior to spreading top soil for seeded areas.
- All walks shall have 2% cross pitch, and all step treads and wall caps shall have 1% cross pitch unless otherwise noted.
- Light fixture locations may be field adjusted with prior Landscape Architect approval.
- Walkway layout to be approved by Landscape Architect prior to construction.
- Site furniture and wall locations to be verified by Landscape Architect prior to installation.
- General Contractor is responsible for all erosion control measures during construction.
- It is the intent of this contract to avoid any disturbance to existing trees or shrubs on site other than those specifically designated for transplant or removal.
- Liquidated damages for trees damaged by construction operation shall be \$500 per caliper inch. Shrubs shall be \$100 each.
- Base survey prepared by:
Civil Engineering Associates, INC., 10 Mansfield View Lane, South Burlington, VT 05403
P: (802) 864-2323

DRAFT
NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE
----	-------------	------

SCHATZ

196 SOUTH WILLARD STREET
BURLINGTON, VT

SCHEMATIC LANDSCAPE LAYOUT & MATERIALS PLAN

JOB NO: 24-515
SCALE: 1" = 1/8"
DRAWN BY: SF
DATE: 07.22.2025

L100

© WHLA ALL RIGHTS RESERVED 2023

DRAFT
NOT FOR CONSTRUCTION

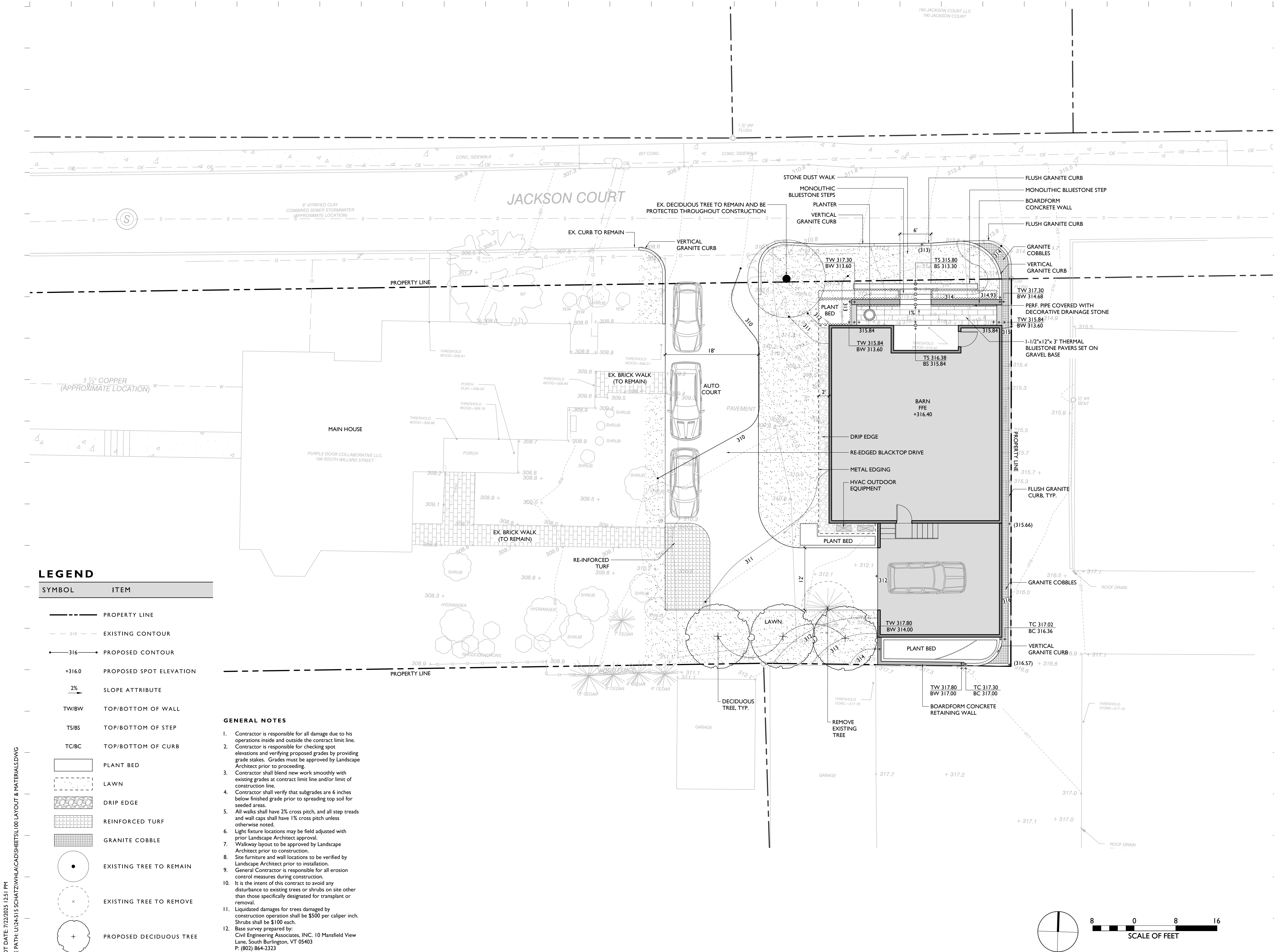
NO.	DESCRIPTION	DATE
-----	-------------	------

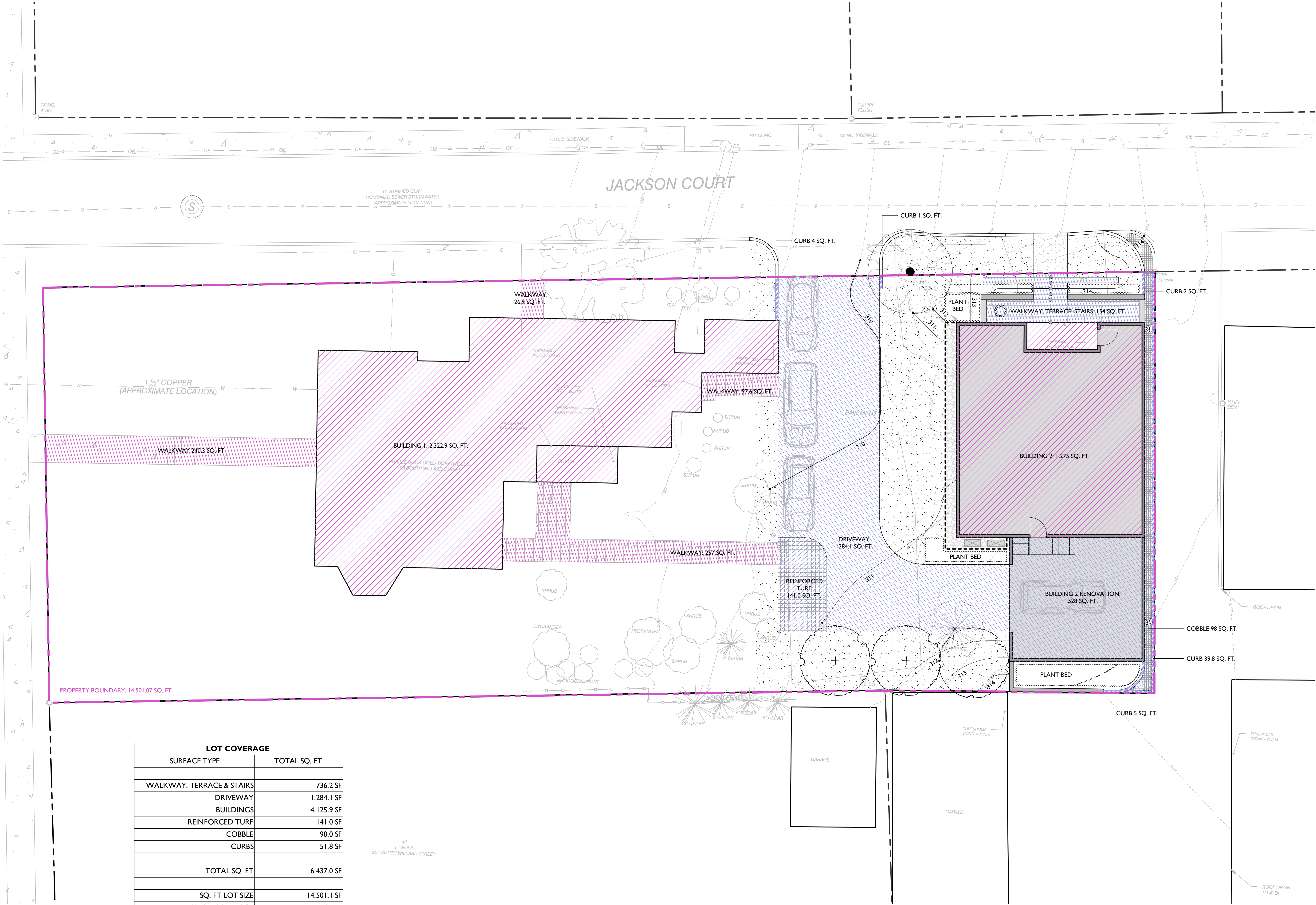
SCHATZ
196 SOUTH WILLARD STREET
BURLINGTON, VT

SCHEMATIC
LANDSCAPE
LAYOUT &
MATERIALS PLAN

JOB NO. 24-515
SCALE: 1" = 1/8"
DRAWN BY: SF
DATE: 07.22.2025

L100





LOT COVERAGE	
SURFACE TYPE	TOTAL SQ. FT.
WALKWAY, TERRACE & STAIRS	736.2 SF
DRIVEWAY	1,284.1 SF
BUILDINGS	4,125.9 SF
REINFORCED TURF	141.0 SF
COBBLE	98.0 SF
CURBS	51.8 SF
TOTAL SQ. FT	6,437.0 SF
SQ. FT LOT SIZE	14,501.1 SF
% LOT COVERAGE	44.4%

NO.	DESCRIPTION	DATE
-----	-------------	------

SCHATZ
196 SOUTH WILLARD STREET
BURLINGTON, VT

LOT COVERAGE
DIAGRAM

JOB NO. 24-515
SCALE: 1" = 1/8"
DRAWN BY: SF
DATE: 07.22.2025

L000

Selkirk® Chimney System (SCS)
The rugged all-fuel chimney designed for maximum safety and performance!

We Stand Behind Our Products.

Backing our commitment to quality, Selkirk All-Fuel Chimney Systems carry the “Smart Choice” Limited Lifetime Warranty. All system components (not just the insulated lengths) are warranted against defects in material and workmanship for the life of the product.

An impeccable safety record, along with unsurpassed durability, design and materials, all give us the confidence to offer a warranty this comprehensive and unmatched by anyone else in the industry.

For over 85 years we have been the industry’s chimney innovator, using the highest in design standards to develop the safest products.

Safety

Our All-Fuel Chimney is listed to Underwriters Laboratories Safety Standard for Factory-Built Chimneys (UL-103).

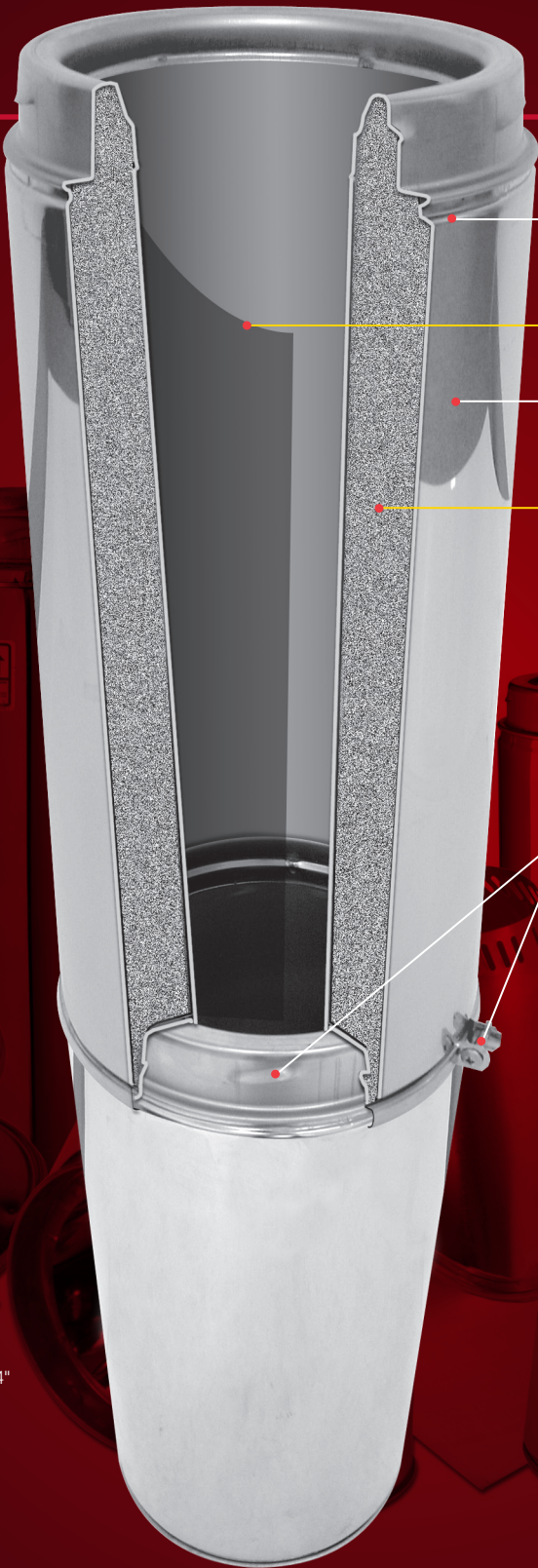
**ULTRA-TEMP® HT
GALVA-TEMP® HT**

Diameter Sizes: 5", 6", 7" & 8"
Part Identification: Letter UT and GT
Clearances: 2" of Airspace to Combustibles
Temperature Ratings: 2100°F (Maximum Test 10 min.)
1400°F (Maximum for 60 min.)
1000°F (Maximum Continuous Operating Temperatures)



**ULTRA-TEMP®
GALVA-TEMP®**

Diameter Sizes: 10", 12", 14", 16", 18", 20", 22" & 24"
Part Identification: Letter U and G
Clearances: 2" of Airspace to Combustibles
Temperature Ratings: 1700°F (Maximum Test 10 min.)
1400°F (Maximum for 60 min.)
1000°F (Maximum Continuous Operating Temperatures)



Ultra-Temp® - All-Stainless Steel
Galva-Temp® - Galvanized Exterior

- 5"-8" Type HT All-Fuel Chimney listed to UL103HT
- 304 Stainless Steel inner liner
- Choice of Stainless Steel or Galvanized Steel outer casing
- 1" Solid Pack Insulation - Our proprietary Solid Pack Insulation helps maintain higher flue gas temperatures for superior drafting performance and lower outside temperatures for safety. Independent testing by Omni Labs shows Ultra-Temp Chimney is the coolest under the hottest conditions.*
- Twist-Lock Coupler w/Locking Band included at no extra charge
- Hard Tooled supports and accessories for the perfect fit every time
- “Smart Choice” Lifetime Warranty



Professional installation qualifies for extended coverage - see warranty for details.

*UL103HT Chimney independently tested by Omni-Test Laboratories, Inc.

Get the Selkirk® Advantage...

The tradition continues... Selkirk is the original innovator of prefabricated Venting systems – and we continue to move forward. Count on Selkirk, the world’s most recognizable name in Chimney & Venting, for the widest range of high-performance products to meet your needs.

Selkirk Corporation
5030 Corporate Exchange Blvd. SE
Grand Rapids, MI 49512
1.800.433.6341

Selkirk Canada Corporation
950 South Service Road
Second Floor
Stoney Creek , ON L8E 6A2
1.888.SELKIRK (735.5475)
Toll Free Fax: 1.866.835.9624



www.selkirkcorp.com



All-Fuel Chimney
Buyers Guide



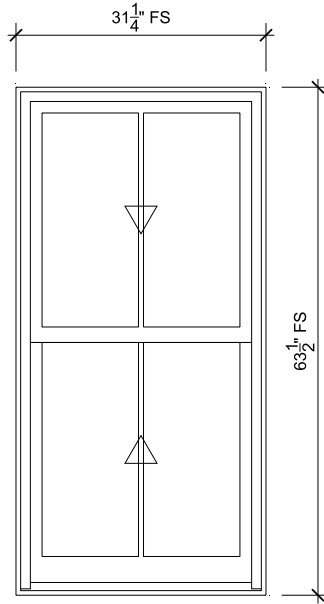
Ultra-Temp®
All-Stainless Steel

Galva-Temp®
Galvanized Exterior



Selkirk Chimney Systems
“The Coolest Under the Hottest Conditions...”





CUDHNG

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



Head



Jamb



Sill



Divided Lite



Checkrail

SPECIFICATIONS

Line #: 1

Qty: 1

Product Line: Ultimate

Unit Description: Double Hung G2

Exterior Finish: Ebony

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: IG, Low E2 w/Argon, Black

Divider Type: 5/8" Rectangular SDL W/ Spacer - Black

Hardware Type: Sash Lock, Lift Type : None, No Finger Pull, Top Sash Limiter : None,

Bottom Sash Limiter : None

Screen Type: Extruded Aluminum Screen

Hardware Color: Matte Black

Screen Surround Color: Ebony

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



PROJ/JOB: Silver Maple / Jackson Barn

DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO

DRAWN: CHARLES PELSUE

QUOTE#: ACFUQ2Z

PK VER: 0004.15.00

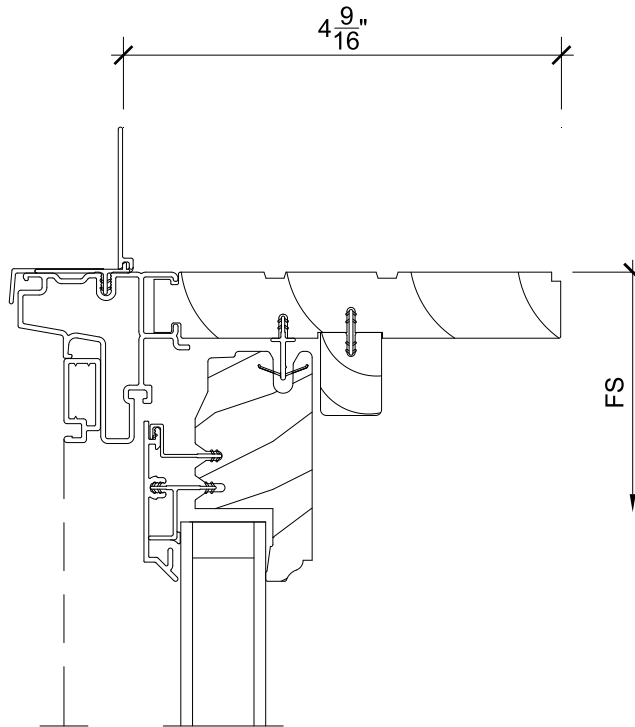
CREATED: 05/02/2025

REVISION:

SHEET

1

OF 6



1
2

Head

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

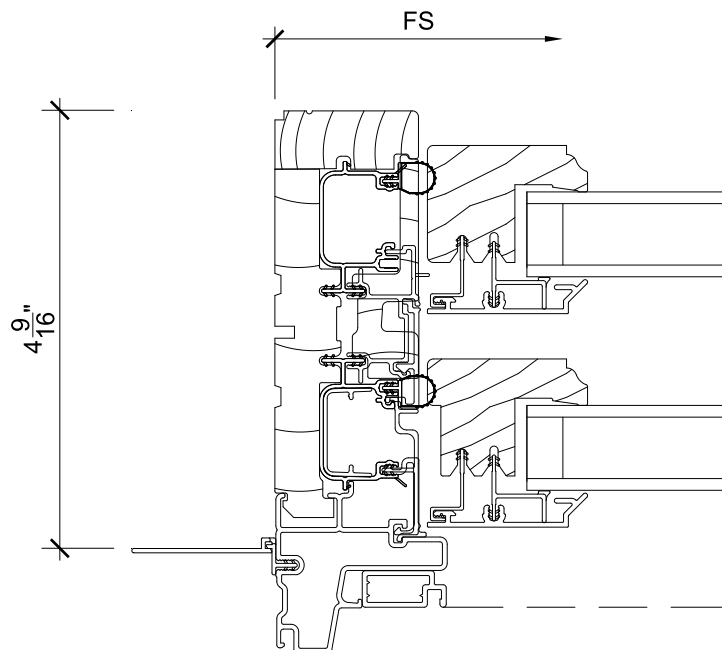
CREATED: 05/02/2025

REVISION:

SHEET

2

OF 6



1
3

Jamb

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

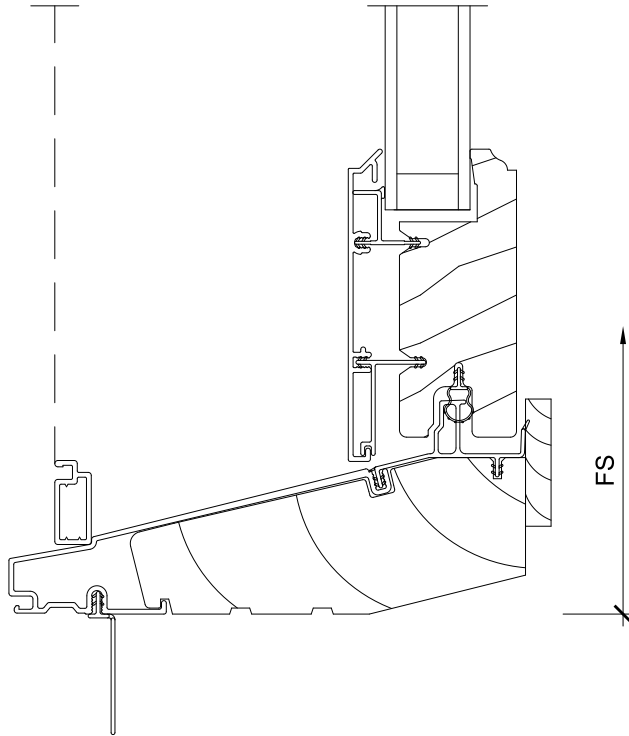
CREATED: 05/02/2025

REVISION:

SHEET

3

OF 6



1
4

Sill

SCALE: 6" = 1'-0"



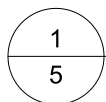
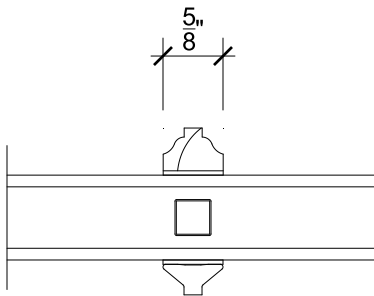
PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z PK VER: 0004.15.00

CREATED: 05/02/2025 REVISION:

SHEET

4

OF 6



Divided Lite

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

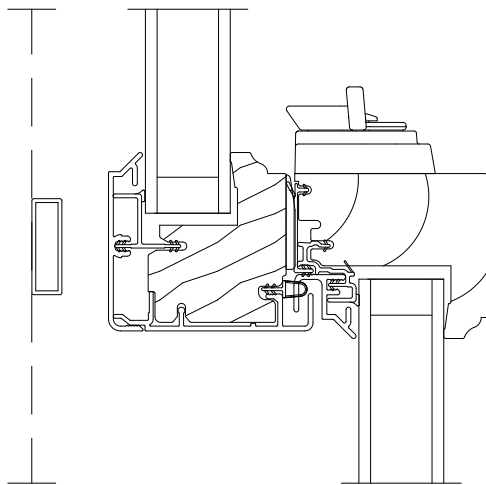
CREATED: 05/02/2025

REVISION:

SHEET

5

OF 6



1
6

Checkrail

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

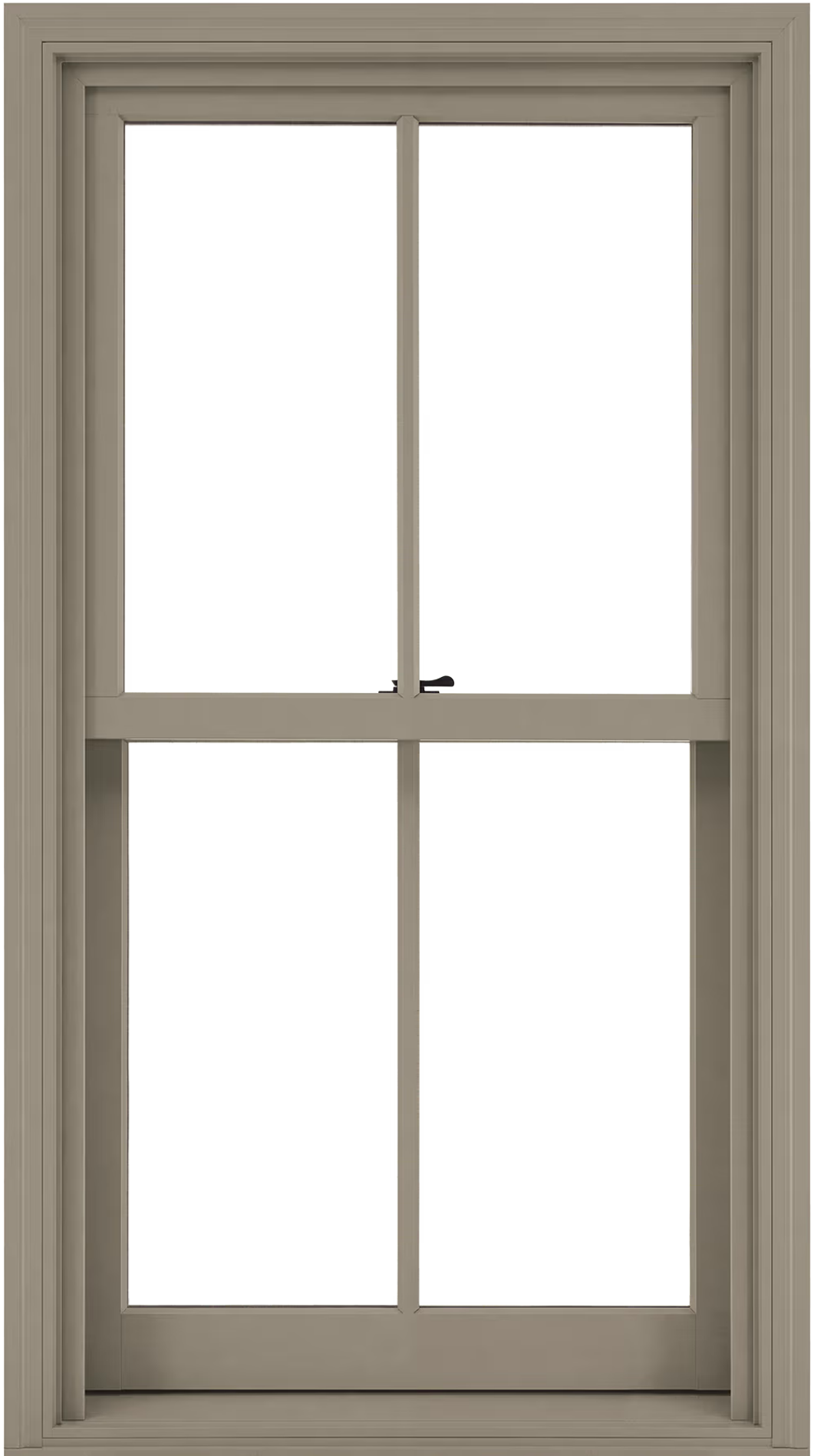
CREATED: 05/02/2025

REVISION:

SHEET

6

OF 6



Lyft 18 Outdoor LED Wall Sconce
By Visual Comfort Modern



Call Us (877) 445-4486

Lyft 18 Outdoor LED Wall Sconce
By Visual Comfort Modern

Product Options

Shade Color: Clear,
Finish: Black,
Color Temperature: 4000

Dimensions

Backplate: Width 5", Height 6.5"
Fixture: Width 5", Height 18.5", Depth 5", Weight
6.6Lbs

Lighting

Lamp Type	LED Built-in
Total Lumens	221
Total Watts	9.90
Volts	120 /277 Volt
Color Temp	4000 (Cool)
Average Lifespan (Hours)	60,000
CRI	80
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/lyft-18-outdoor-led-wall-sconce-by-visual-comfort-modern-TEC1875676.html>
Rating: ETL Listed Wet

ITEM#: TEC1875676



Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created April 29th, 2025





PANEL DETAILS

STANDARD PANEL WIDTHS

12", 14", 16", and 18"

Drexel Metals design pressures, wind uplifts and test reports are for specific deck attachments, material gauges, clip spacing and panel widths. A complete specification and listing is available online at www.drexelmetals.com

SUBSTRATES AVAILABLE

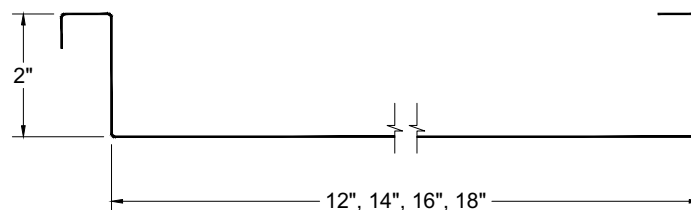
- Painted Galvalume® – 22ga, 24ga
- Drexlume™ – 22ga, 24ga
- Painted Aluminum – .032", .040"
- Copper – 16oz, 20oz
- Zinc – .7mm, .8mm

Not seeing the gauge or material you are looking for? Contact your local Drexel Metals representative.

IDEAL APPLICATION

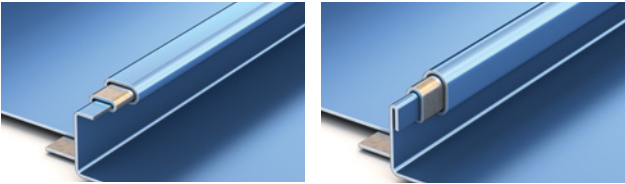
COMMERCIAL, INSTITUTIONAL & STRUCTURAL

The versatility of the DMC 200S roof system makes it an ideal choice for low to steep slope applications. Performance-engineered to handle heavy-duty commercial and industrial projects, this 2" mechanically seamed structural metal roof system will meet or exceed most windload and government requirements from coast to coast. Concealed fasteners and floating clip systems reduce panel stress from changes in temperature and help maintain a smooth, uniform appearance. This product can also be curved for large barrel roofs or small canopies.



DMC 200S PROFILE

PROFILE OPTIONS

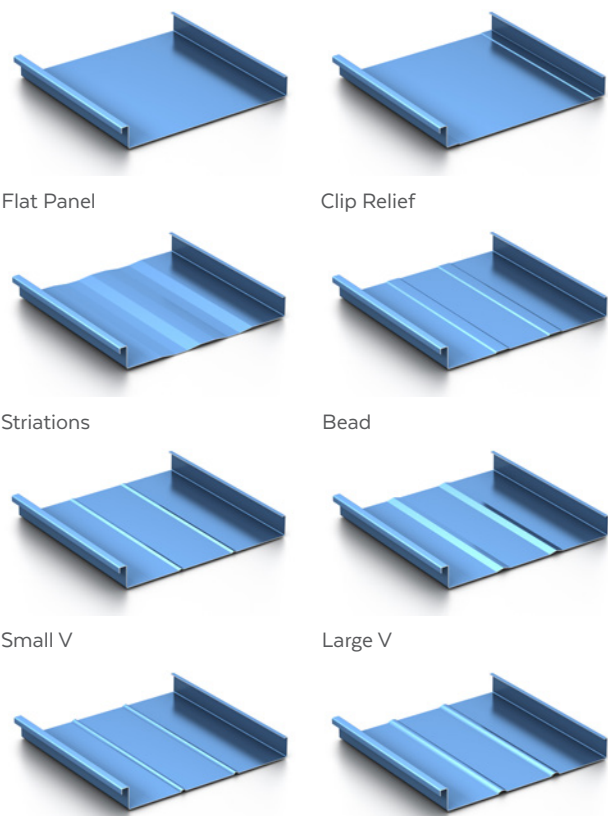


Single lock panel

Double lock panel

Contact the Drexel Metals Technical Department for single and double lock specific testing information.

PANEL RIB OPTIONS



Flat Panel

Clip Relief

Striations

Bead

Small V

Large V

Small Pencil

Large Pencil

Contact your local Drexel Metals representative for specific rib option availability.

SHERWIN-WILLIAMS
Coil Coatings

PRODUCT INFORMATION

PROFILE OPTIONS

- Single lock panel
- Double lock panel
- Radius panel (single or double lock)

FINISHES

Available in a wide variety of coatings and colors. See the Drexel Metals color charts for standard colors and paint specifications

PANEL RIB

Factory made or field rolled to exact lengths options

- Flat Panel
- Bead
- Clip Relief
- Small and Large V
- Striations
- Small and Large Pencil

INSTALLATION

Can be installed over plywood, steel decking, and Polyiso with approved underlayment, or open framing. Please see Drexel Metals installation details for complete information.

SLOPE

Minimum slope 1/2:12

TESTING

- UL 580 Wind Uplift (Class 90)
- TAS 125 Wind Uplift
- UL 1897 Extended Phase Wind Uplift
- UL 2218 Class 4 Hail Impact
- UL 790 Class A Fire Rating
- UL Environmental – SRI Third Party Verified
- ASTM E1592 Uniform Static Air Pressure Uplift
- ASTM E1646 Water Infiltration
- TAS 100 Wind Driven Rain
- ASTM E1680 Air Infiltration
- ASTM E1886 Missile Impact
- ASTM 2140 Static Pressure Water Head
- Miami-Dade County Approved
- Florida Building Code Approved
- Texas Department of Insurance Approval

Testing in accordance with



WARRANTY

35 YEAR WARRANTY - GALVALUME AND ALUMINUM SUBSTRATES

35 year non Pro-rated PVDF Paint Warranty

High-performance painted metal roofing product, carefully tensioned leveled for superior flatness.

25 YEAR WARRANTY - DREXLUME SUBSTRATE

Mill finished Galvalume with a two-sided, clear acrylic finish.

Allowable Uniform	Deflection Ratio L/180							
	Span	2.00	2.50	3.00	3.50	4.00	4.50	5.00
Inward Load Table + psf	24 ga x 16"	327	219	157	117	91	72	59
Outward Load Table - psf	24 ga x 16"	113	100	88	76	63	51	39

VCS/VCE Venting Skylight

Technical Product Data Sheet

VELUX®

Description

- VCS/VCE Venting Curb Mount Solar/Electric Skylight that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Venting skylight, provided with various glazings, is manufactured with a white PVC frame/sash a neutral gray aluminum profile, and an insulated glass unit.

Installation

- Designated top, bottom, and sides for installation in one direction.
- Single unit applications only (combination applications not possible).
- 0 degrees to 60 degrees, use standard installation procedure.
- Above 45 degrees, use water diverter as illustrated in installation instructions; water diverter provided by installer.
- Includes insect screen.
- VCE includes 20ft of 14-gauge electrical cable, an internal rain sensor, and KLI 311 remote.
- VCS includes solar panel/ acoustic rain sensor, and KLI 311 remote.

Flashings

- ECL - Engineered neutral gray flashing for single installation with thin roofing material ($\frac{1}{2}$ " max) for roof pitch above 10-60 degrees.
- ECW - Engineered neutral gray flashing for single installation with tile (over $\frac{3}{4}$ ") roofing material for roof pitch above 14-60 degrees.
- Applications less than 10-degree roof pitch - flashing provided by others.

Interior Accessories

- FSCC - Solar powered Room darkening - double pleated shade.
- FSLC - Solar powered Light filtering - single pleated shade.

Type Sign

- Example: VCE 2222 0004E 01BM05
- Etched into bottom right of exterior frame cover.



Standard Sizes

- 2222, 2234, 2246, 3030, 3046, 3434, 4622, 4646

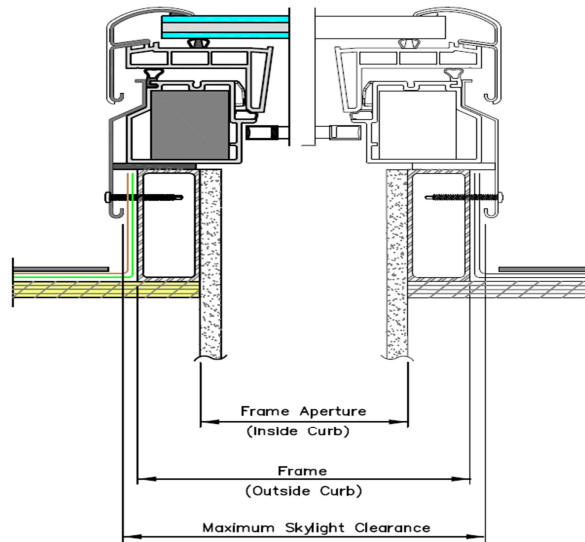
Special Sizes

- No custom sizes available.

Warranty

- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section



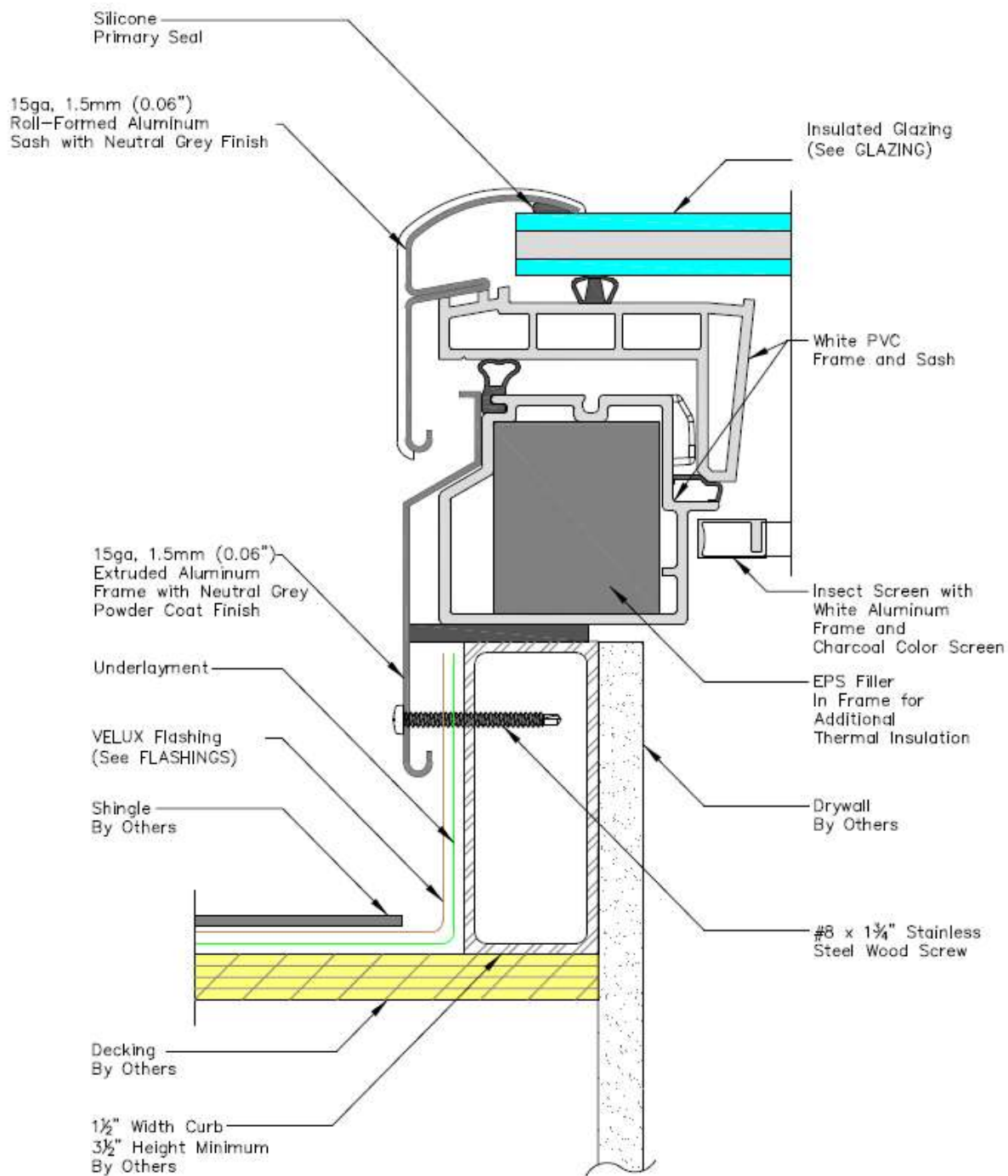
Size	Frame Width	Frame Aperture Width	Max. Skylight Clearance Width	Frame Height	Frame Aperture Height	Max. Skylight Clearance Height	Daylight Area (Sq. Feet)
2222	25 ½	22 ½	26 9/16	25 ½	22 ½	26 9/16	2.58
2234	25 ½	22 ½	26 9/16	37 ½	34 ½	38 9/16	4.20
2246	25 ½	22 ½	26 9/16	49 ½	46 ½	50 9/16	5.92
3030	33 ½	30 ½	34 9/16	33 ½	30 ½	34 9/16	5.27
3046	33 ½	30 ½	34 9/16	49 ½	46 ½	50 9/16	8.29
3434	37 ½	34 ½	38 9/16	37 ½	34 ½	38 9/16	6.89
*4622	49 ½	46 ½	50 9/16	25 ½	22 ½	26 9/16	5.92
4646	49 ½	46 ½	50 9/16	49 ½	46 ½	50 9/16	13.13

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-695	IAPMO-ES ER 199	Fla Prod Approval 13303	HVH Z	TDI
04 Laminated -2.3 mm laminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.52	0.24	0.55	✓	✓	✓		SK-03
*06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas	0.48	0.24	0.55	✓	✓	✓	✓	SK-14
*08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.52	0.23	0.39	✓	✓	✓		SK-03

Consult with Customer Service for special glazing options.

*VCS only



Corner keys made of ASA Luran in neutral grey finish.

GSM Fixed SkyMax Skylight

Technical Product Data Sheet

Description

- GSM Fixed Curb Mount Skylight that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Fixed skylight, provided with various glazings, is manufactured with an aluminum neutral grey profile with an insulated glass unit. Integral gasket prevents air and water infiltration while allowing the removal of interior condensation.

Installation

- No designated top, bottom, or sides for installation in any direction.
- Single unit applications only (combination applications not possible).
- 1 degree to 60 degrees, use standard installation procedure.

Flashings

- N/A

Interior Accessories

- N/A

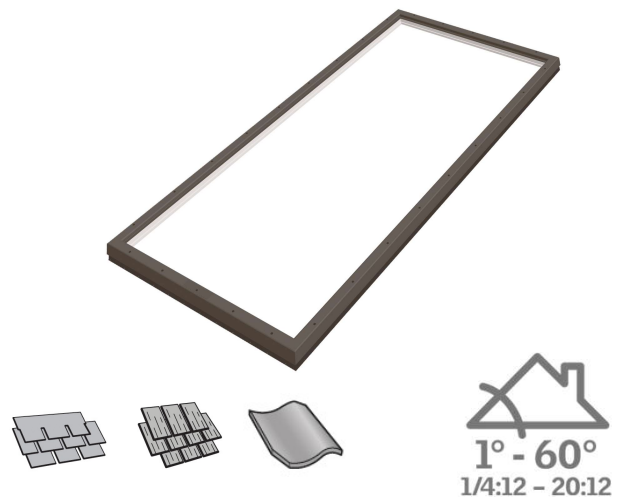
Standard Sizes

- 4896, 5199
- Custom sizes available. Maximum 35 square feet. Minimum outside curb dimension 17½" W or H. Maximum outside curb dimension 120" W or H.

Type Sign

- Example: GSM 4896 0090B 01BM05
- Etched into exterior frame cover.

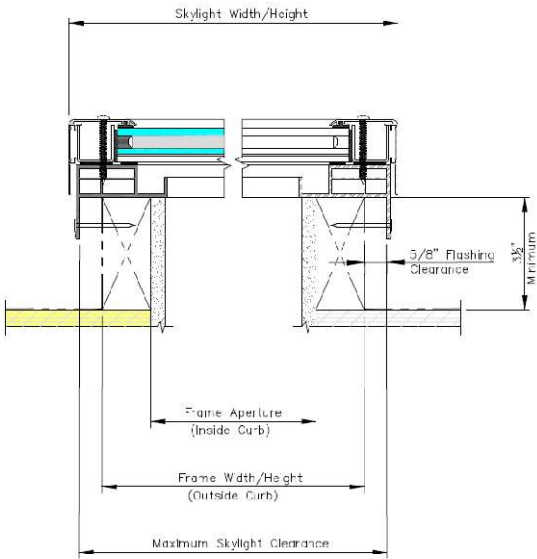
Custom Finish Colors



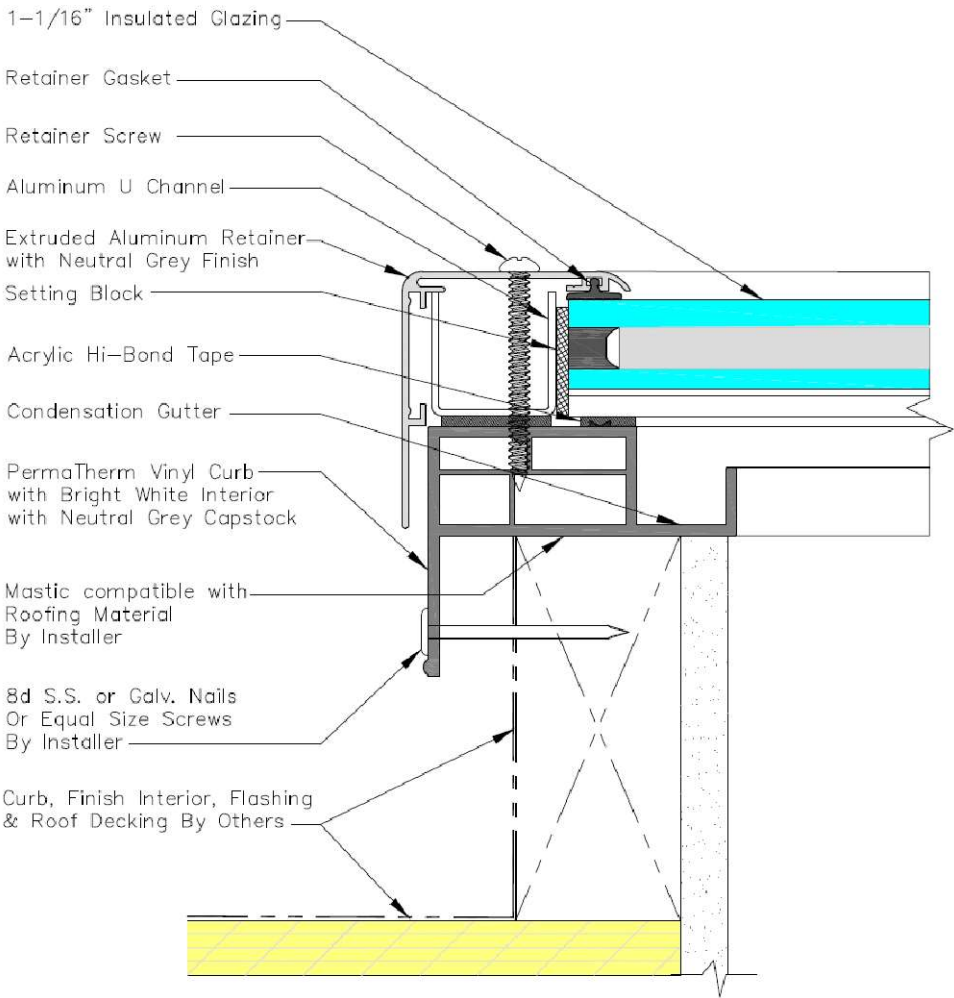
Warranty

- Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section



Size	Frame Width	Aperture Width	Skylight Width	Max Skylight Clearance Width	Frame Height	Aperture Height	Skylight Height	Max Skylight Clearance Height	Daylight Area (Sq. Feet)
4896	48	45	49 ⁷ / ₈	49 ¹ / ₄	96	93	97 ⁷ / ₈	97 ¹ / ₄	29.06
5199	51	48	52 ⁷ / ₈	52 ¹ / ₄	99	96	100 ⁷ / ₈	100 ¹ / ₄	32



Ratings for 100 Series and 200 Impact Series Glazings

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-724
99-100/99-200 – SB70XL outer pane/clear HS laminated inner pane.	0.51	0.25	0.58	✓
99-101/99-201 – SB70XL outer pane/Cool Mist HS laminated inner pane.	0.51	0.25	0.51	✓
99-102/99-202 – SB70XL outer pane/Artic Snow HS laminated inner pane.	0.51	0.24	0.42	✓
99-103/99-203 – SB70XL outer pane/clear HS laminated +Energy Advantage inner pane.	0.46	0.24	0.54	✓
99-104/99-204 – SB70XL outer pane/Cool Mist HS laminated +Energy Advantage inner pane.	0.46	0.23	0.47	✓
99-105/99-205 – SB70XL outer pane/Artic Snow HS laminated +Energy Advantage inner pane.	0.46	0.23	0.39	✓
99-106/99-206 – SB70XL on bronze outer pane/clear HS laminated inner pane.	0.51	0.18	0.35	✓
99-107/99-207 – SB70XL on bronze outer pane/clear HS laminated +Energy Advantage inner pane.	0.46	0.17	0.32	✓
99-108/99-208 – SB70XL on gray outer pane/clear HS laminated inner pane.	0.51	0.17	0.29	✓
99-109/99-209 – SB70XL on gray outer pane/clear HS laminated +Energy Advantage inner pane.	0.46	0.16	0.27	✓

Ratings for 150 Series and 250 Impact Series Glazings

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-724
99-150/99-250 – SB70XL outer pane/clear HS laminated inner pane.	0.56	0.26	0.58	✓
99-151/99-251 – SB70XL outer pane/Cool Mist HS laminated inner pane.	0.56	0.25	0.51	✓
99-152/99-252 – SB70XL outer pane/Artic Snow HS laminated inner pane.	0.56	0.25	0.42	✓
99-153/99-253 – SB70XL outer pane/clear HS laminated +Energy Advantage inner pane.	0.49	0.24	0.54	✓
99-154/99-254 – SB70XL outer pane/Cool Mist HS laminated +Energy Advantage inner pane.	0.49	0.24	0.47	✓
99-155/99-255 – SB70XL outer pane/Artic Snow HS laminated +Energy Advantage inner pane.	0.49	0.23	0.39	✓
99-156/99-256 – SB70XL on bronze outer pane/clear HS laminated inner pane.	0.56	0.19	0.35	✓
99-157/99-257 – SB70XL on bronze outer pane/clear HS laminated +Energy Advantage inner pane.	0.49	0.18	0.32	✓
99-158/99-258 – SB70XL on gray outer pane/clear HS laminated inner pane.	0.56	0.18	0.29	✓
99-159/99-259 – SB70XL on gray outer pane/clear HS laminated +Energy Advantage inner pane.	0.49	0.17	0.27	✓

ULTIMATE
MARVIN SIGNATURE® COLLECTION



Ultimate Wood Double Hung Collection

Unit Features	1
Standard Insulating Glass Divided Lite Options	5
Standard Single Glaze Divided Lite Options	6
Optional Interior Square Simulated Divided Lite	7
Double Hung Variations	8

Unit Features

Ultimate Wood Double Hung Collection:

Ultimate Wood Double Hung: UWDH

Ultimate Wood Double Hung Picture: UWDH P

Ultimate Wood Double Hung Transom: UWDH TR

Ultimate Wood Double Hung Bows and Bays: UWDH BB

Ultimate Wood Round Top Double Hung Collection:

Ultimate Wood Double Hung Round Top: UWDH RT

Ultimate Wood Single Hung Round Top: UWSH RT

Ultimate Wood Double Hung Round Top Picture: UWDH RT P

Ultimate Wood Double Hung Round Top Transom: UWDH RT TR

Ultimate Wood Double Hung Magnum Collection:

Ultimate Wood Double Hung Magnum: UWDHM

Ultimate Wood Single Hung Magnum: UWSHM

Ultimate Wood Double Hung Magnum Picture: UWDHM P

Ultimate Wood Double Hung Magnum Transom: UWDHM TR

Ultimate Wood Round Top Double Hung Magnum Collection:

Ultimate Wood Double Hung Magnum Round Top: UWDHMRT

Ultimate Wood Single Hung Magnum Round Top: UWSHMRT

Ultimate Wood Double Hung Magnum Round Top Picture: UWDHM RTP

Ultimate Wood Double Hung Magnum Round Top Transom: UWDHMRTT

Standard Frame:

- Frame thickness: 1 1/16"(17)
- Subsill thickness: 1 3/32"(28)
- Frame base (with pre-drilled installation holes in jambs): 4 9/16"(116) from backside of BMC to interior wood face of frame
- 8 degree bevel on sill and subsill
- Curved frames are laminated and/or edge glued pine
- Radius bead is laminated in non finger-jointed pine
- Optional DP50 sill liner maximum size 2830 or 3026

Standard Sash:

- Operating sash thickness: 1 5/8"(41)
- Transom and picture unit sash thickness 1 5/8"(41) or optional 2" (51)
- All measurements are nominal - sash are removable for easy cleaning, service or finishing
 - WUDH, WUDHP, WUDHRT: Bottom of subsill to top of interior wood sill liner - 3 11/16" (94)
 - Top rail - 2 7/32" (56); stiles - 2 7/16" (62); bottom rail - 3 9/16" (90)
 - WUDHT: Bottom of sill to top of interior wood sill liner - 1 31/32" (50)
 - Top rail - 2 7/32" (56); stiles - 2 7/16" (62); bottom rail - 2 19/32" (66)

Insect Screen

- Aluminum screen: Full screen standard, half screen optional
- Screen Frame
 - Window Frame Height less than or equal to 54 1/2". Standard: Aluminum Screen. Option: Extruded Aluminum Screen Frame
 - Window Frame Height greater than 54 1/2". Standard: Extruded Screen Frame. Option: None.
 - Colors available: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Sierra White, Cadet Gray, Cascade Blue, Bright Silver (pearlescent), Copper (pearlescent), Clay, Gunmetal, Liberty Bronze (pearlescent), or Suede.
- Optional wood screen
 - Matches wood species/finish selected
- Screens have a cross bar on glass height of 20" (508) and taller
- Full screen: Standard, Optional half screen.
- Screen mesh:
 - Standard: Marvin Bright View™
 - Optional: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, Bright Bronze Aluminum Wire

Unit Features

Magnum Frame:

- Double Hung Magnums has a frame thickness head and jamb: 1 1/16" (17)
- Double Hung Magnums has a sill thickness: 2 13/16" (71)
- Frame base (with pre-drilled installation holes in jambs): 4 9/16" (116) from backside of BMC to interior wood face of frame
- 8 degree bevel on sill and subsill
- Curved frames are laminated and/or edge glued pine
- Radius bead is laminated in non finger-jointed pine

Magnum Sash:

- Transom and picture unit sash thickness 1 5/8" (41) or optional 2" (51)
- All measurements are nominal - sash are removable for easy cleaning, service or finishing
 - WUDHM, WUDHMP, WURTDHM: Bottom of subsill to top of wood interior sill liner - 3 29/32" (99)
 - Top rail - 2 7/32" (56); stiles - 1 15/32" (37); bottom rail - 3 9/16" (90)
 - WUDHMT: Bottom of sill to top of wood interior sill liner - 1 31/32" (50)
 - Top rail - 2 7/32" (56); stiles - 1 15/32" (37); bottom rail - 2 19/32" (66)

Hardware: - See Individual Product Chapters

Weather Strip:

- Operating units: Continuous leaf weather strip at head jamb; dual bulb at check rail, weather strip and bottom rail
 - Color: Beige
- Picture units: Continuous weather strip at perimeter; leaf and bulb weather strip at jamb, bulb weather strip at head and sill
 - Color: Beige

Unit Features

Glass and Glazing:

- Glazing seal: Silicone glazed
- Standard glass is Insulating Low E2 Argon or air
- Dual-pane insulating glass thickness: 11/16"
- Triple-pane insulating glass thickness: 7/8"
- Insulating Glass Coatings:
 - Low E1
 - Low E2
 - Low E3
 - Low ERS
 - Low ELR
- Gas Fill: Air or Argon
- Available glass types:
 - Laminated
 - Tempered
 - Obscure
 - Clear
- Tints
 - Bronze
 - Gray
 - Green
 - Reflective Bronze
- Decorative glass options:
 - Frost
 - Reed
 - Narrow Reed
 - Rain
 - Sandblasted
 - Glue Chip
- Glazing will be altitude adjusted for higher elevations with capillary tubes. Argon gas not included
- IZ3 has annealed exterior pane is default with the option to temper
- Egress may be affected when selecting specialty glass, please contact your Marvin representative
- For additional specialty glazing options, please contact your Marvin representatives.

Unit Features

Wood Combination Storm Sash and Screen:

- Frame: Primed pine only
- Storm panel: Select quality glass is an extruded aluminum frame
- Frame color: Stone White or Bronze
- Insect screen: Charcoal Aluminum Wire,
 - Optional screen material: Marvin BrightView™
- Weather strip: Pile weather strip between operating panels and at stiles of main frame
- Hardware: Spring loaded latches to secure storm panel.

Combination Storm and Sash Screen:

- Frame: Primed pine only
- Storm panel: Select quality glass in an extruded aluminum frame
- Colors: Stone White or Bronze
- Standard screen: Charcoal Aluminum Wire,
 - Optional screen mesh: Marvin BrightView™
- Weather strip: Pile weather strip between operating panels at the stiles of the main frame
- Hardware: Spring loaded latches to secure the storm panel.

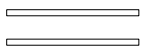
Wood Storm Sash:

- Frame: Primed pine only
- Glazing: Select quality glass

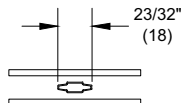
Cedar Dress Option:

- Available on pine frames
- Bare cedar
- Components:
 - Sill
 - Subsill
 - Blind stops and jamb covers
 - Mull covers
 - Brick Mould and Flat Casing
- See individual chapter for section detail

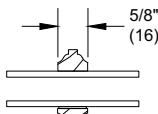
Standard Insulating Glass Divided Lite Options



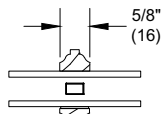
Insulating Glass



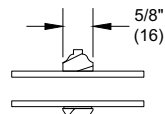
Aluminum 23/32"
Contour GBG



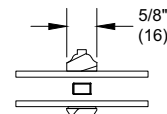
5/8" SDL



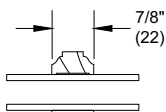
5/8" SDL
W/Spacer



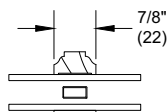
5/8" Putty
SDL



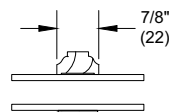
5/8" Putty SDL
W/Spacer



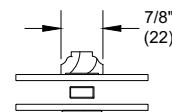
7/8" SDL



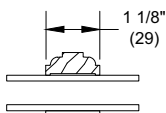
7/8" SDL
W/Spacer Bar



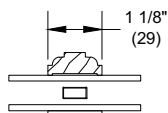
7/8" Putty SDL



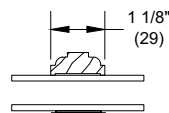
7/8" Putty SDL
W/Spacer Bar



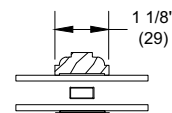
1 1/8" SDL



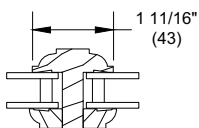
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL



1 1/8" Putty SDL
W/Spacer Bar



1 11/16" IG ADL

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

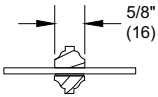
Standard Single Glaze Divided Lite Options



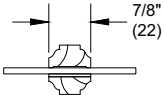
Single Glaze



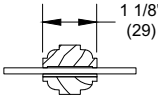
Single Glaze
W/ Energy Panel



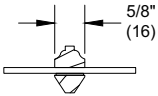
5/8" SDL



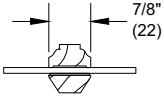
7/8" SDL



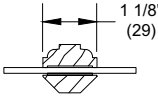
1 1/8" SDL



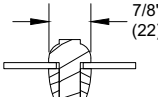
5/8" Putty SDL



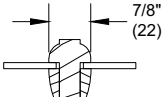
7/8" Putty SDL



1 1/8" Putty SDL

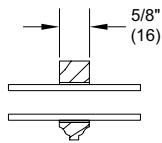


7/8" SG-ADL

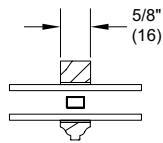


7/8" SG-ADL
W/ Energy Panel

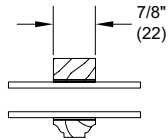
Optional Interior Square Simulated Divided Lite



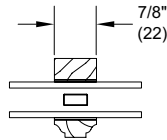
5/8" SDL



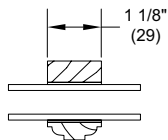
5/8" SDL
W/Spacer



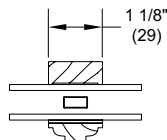
7/8" SDL



7/8" SDL
W/Spacer Bar



1 1/8" SDL

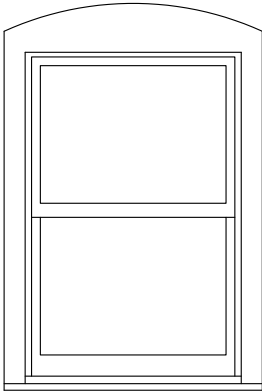


1 1/8" SDL
W/Spacer Bar

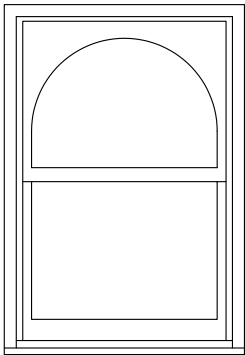
NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.

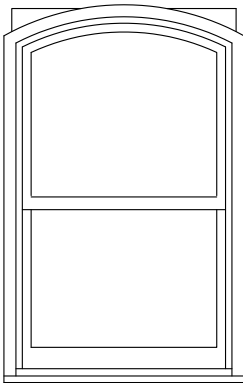
Double Hung Variations



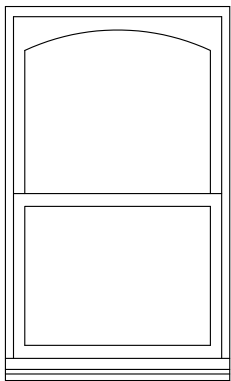
Variation 3



Variation 5

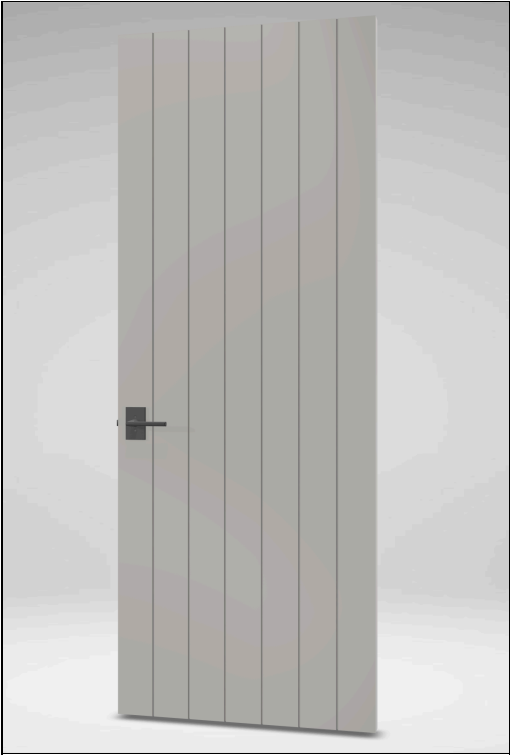


Variation 6
Exterior View



Variation 6
Interior View

Variation 3: Radius Top Casing - Ultimate Wood Double Hung or Single Hung, Wood Magnum Double Hung or Single Hung
Variation 5: Top Sash Radius DLO - Ultimate Wood Double Hung or Single Hung, Ultimate Wood Double Hung or Single Hung Magnum
Variation 6: Square Sash, Casing, Blind stop, and DLO are curved - Ultimate Wood Double Hung or Single Hung, Ultimate Wood Double Hung or Single Hung Magnum



TruStile (TS) Series

TMP1000

Material:	MDF
Finish:	Light Gray
Reveal:	¼" Kerf
Displayed Size:	32" x 84" x 1 ¾"

Your design code is:

zFyo_tDAq5

(Click to see your design in the Door Visualizer)

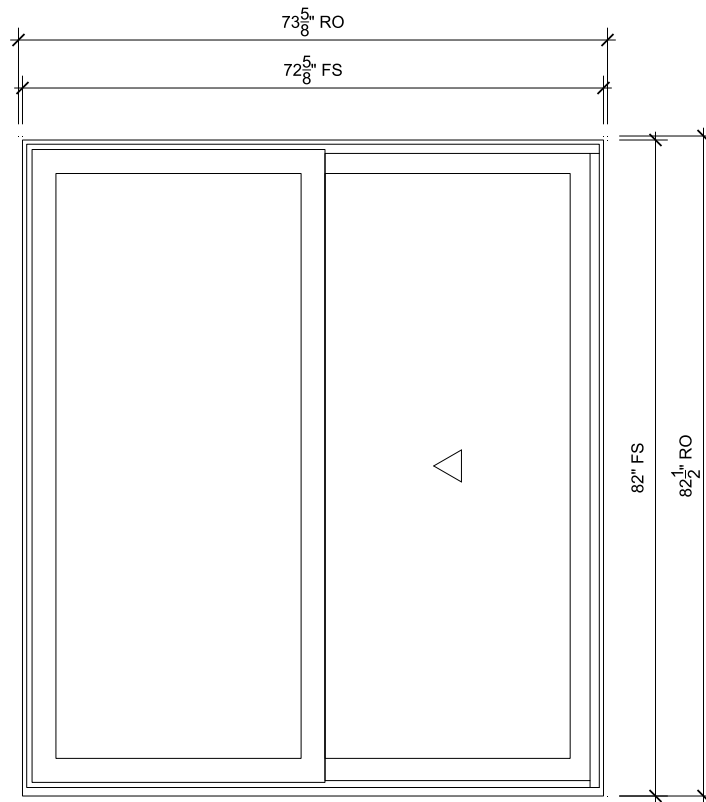
Need assistance?

Contact us and reference your design code:

(877) 283-4511

visualizer@trustile.com www.trustile.com

Every TruStile door is made to order. The TruStile Door Visualizer is designed to showcase a single door style as a static size in all material options and profiles. When choosing a wood door, please keep in mind it is a natural product and grain pattern will vary from results shown here. Individual computer and monitor settings may prevent exact product color duplication. Some limitations may apply based on size and application. To configure pairs, entry systems, or single doors of different sizes, please visit our [Project Configurator](#). Not all door styles and options are available in Entry Systems. Please see your TruStile dealer for samples and confirm product availability before selecting your final design.



CUSPD

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



Head



Jamb



Jamb



Sill



Meeting Stile

SPECIFICATIONS

Line #: 2

Qty: 1

Product Line: Ultimate

Unit Description: Sliding Door (3" Stiles)

Exterior Finish: Ebony

Species: Pine

Interior Finish: Painted Interior Finish - White

Glass Information: Tempered Low E2 w/Argon, Black

Divider Type: None

Hardware Type: 2 Point Multi-Point Lock

Screen Type: Ultimate Sliding Screen G2

Hardware Color: Dark Bronze

Screen Surround Color: Ebony

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



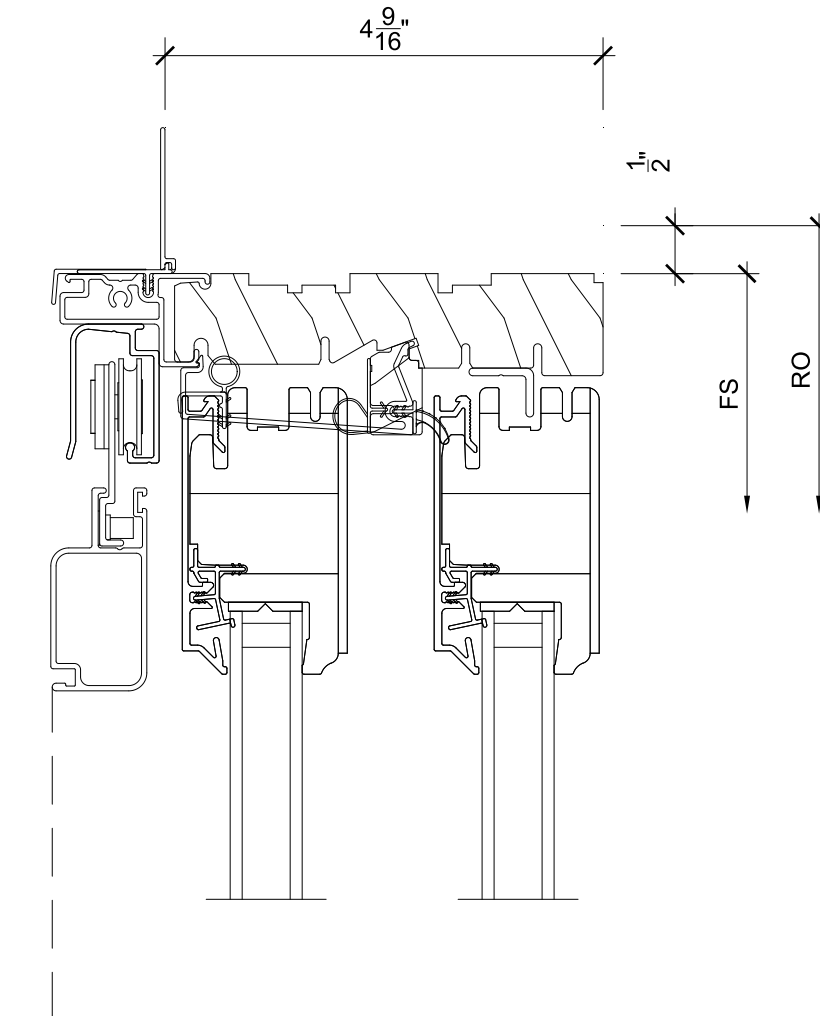
PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z PK VER: 0004.15.00

CREATED: 06/27/2025 REVISION:

SHEET

1

OF 6



1
2

Head

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

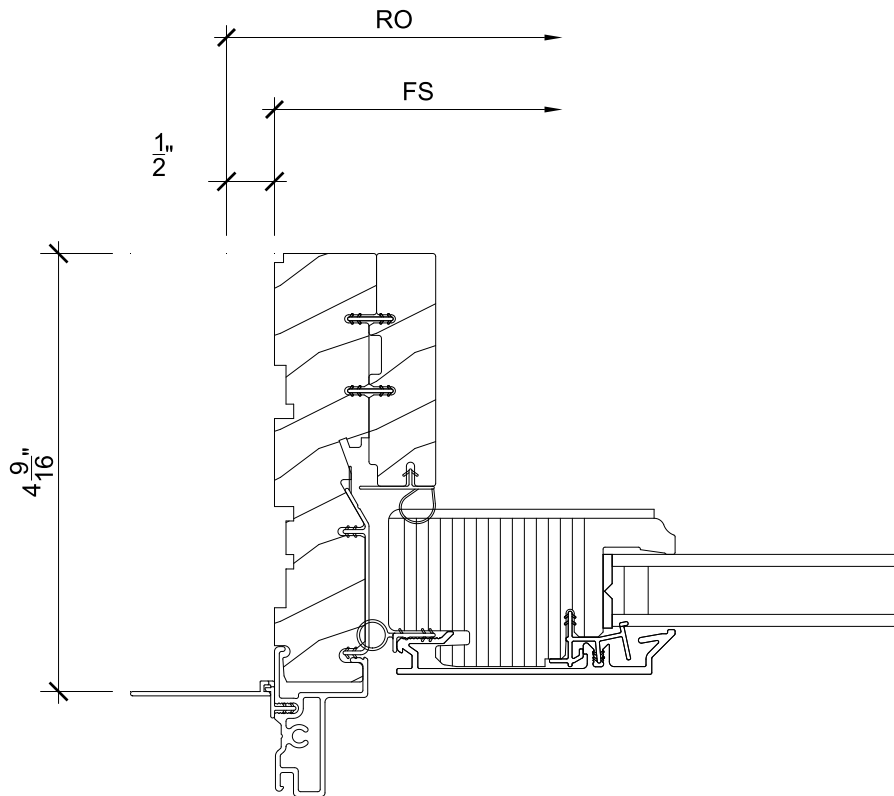
CREATED: 06/27/2025

REVISION:

SHEET

2

OF 6



1
3

Jamb

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

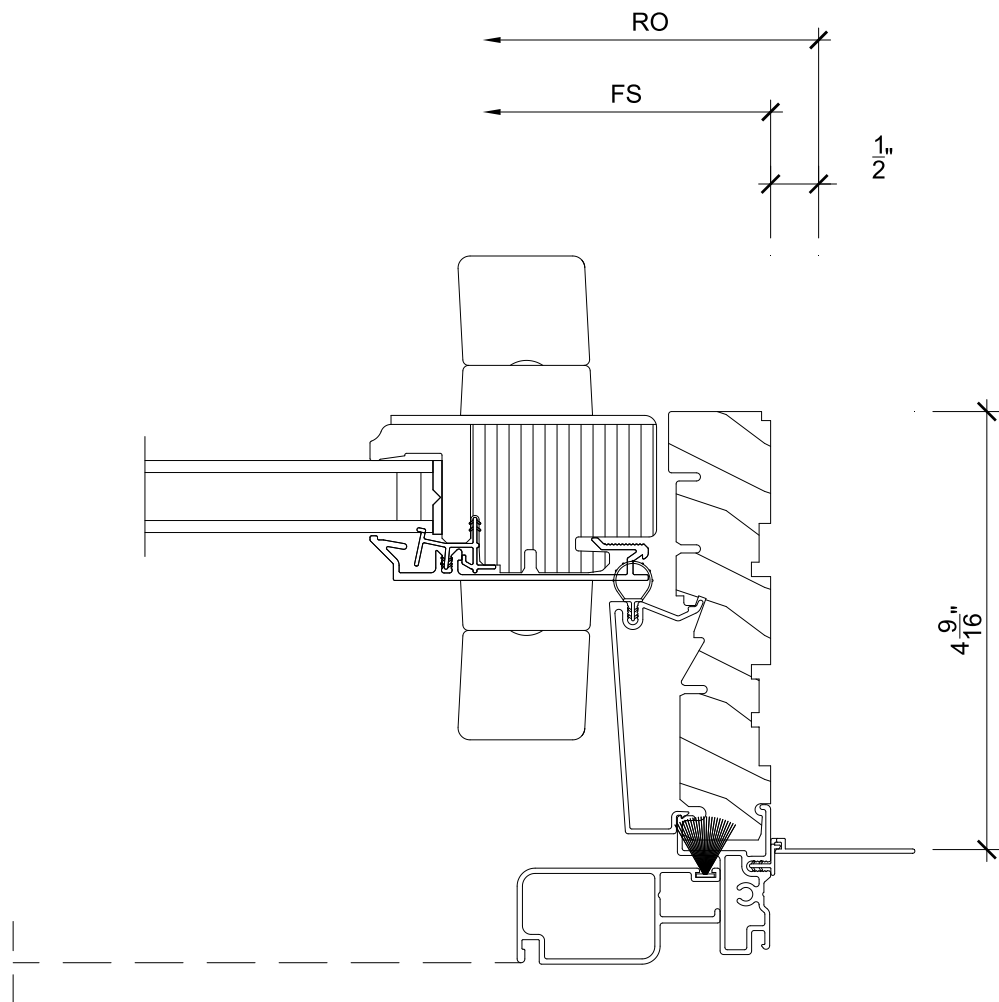
CREATED: 06/27/2025

REVISION:

SHEET

3

OF 6



1
4

Jamb

SCALE: 6" = 1'-0"



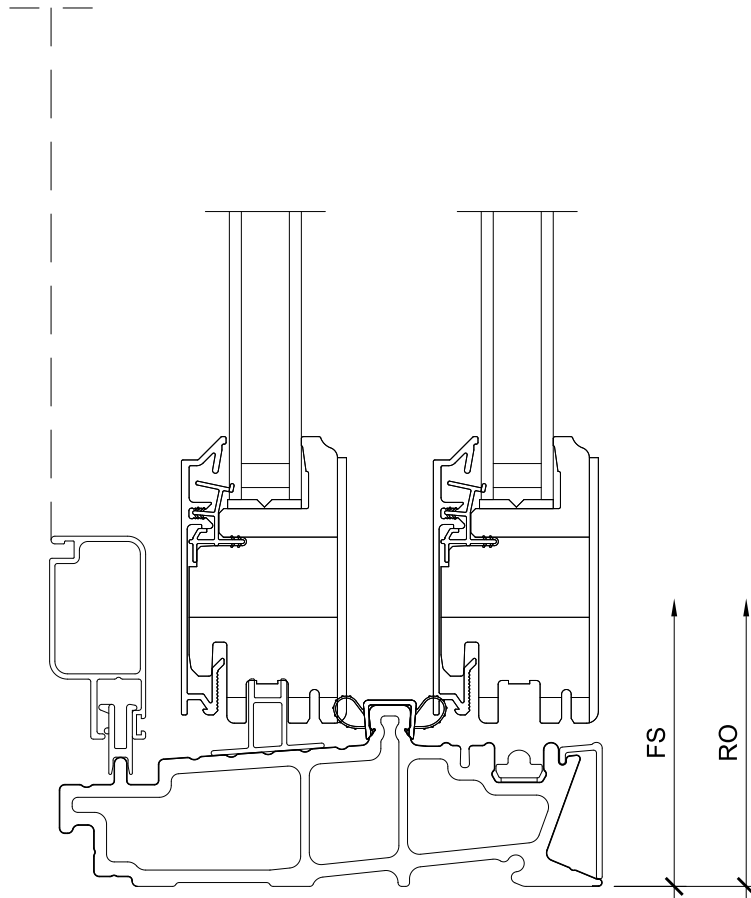
PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z PK VER: 0004.15.00

CREATED: 06/27/2025 REVISION:

SHEET

4

OF 6



1
5

Sill

SCALE: 6" = 1'-0"



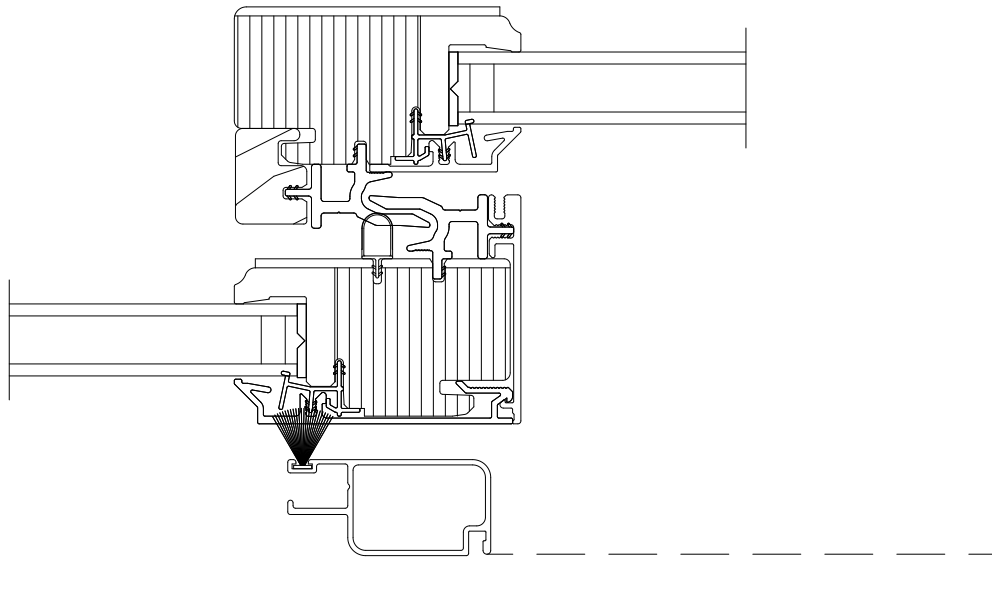
PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z PK VER: 0004.15.00

CREATED: 06/27/2025 REVISION:

SHEET

5

OF 6



1
6

Meeting Stile

SCALE: 6" = 1'-0"



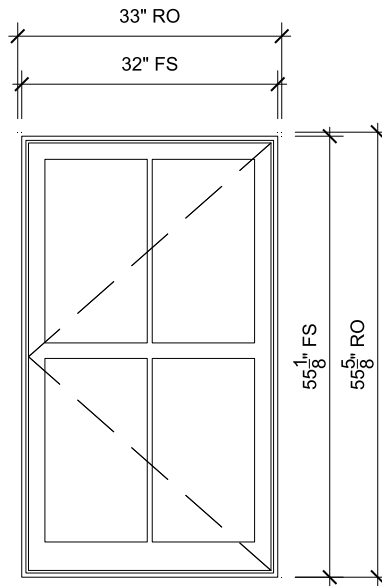
PROJ/JOB: Silver Maple / Jackson Barn
DIST/DEALER: WINDOWS & DOORS BY BROWNELL-GO
DRAWN: CHARLES PELSUE
QUOTE#: ACFUQ2Z PK VER: 0004.15.00

CREATED: 06/27/2025 REVISION:

SHEET

6

OF 6



CUCA - SIM DH

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

- | |
|---|
| 1 |
| 2 |

 Head
- | |
|---|
| 1 |
| 3 |

 Jamb
- | |
|---|
| 1 |
| 4 |

 Sill
- | |
|---|
| 1 |
| 5 |

 Divided Lite
- | |
|---|
| 1 |
| 6 |

 Simulated Rail

SPECIFICATIONS

Line #: 1

Qty: 1

Product Line: Ultimate

Unit Description: Casement

Exterior Finish: Ebony

Species: Pine

Interior Finish: Painted Interior Finish - White

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

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

Hardware Type: Folding Handle, No Sash Travel Limiter

Screen Type: Extruded Aluminum Screen

Hardware Color: Matte Black

Screen Surround Color: Satin Taupe

Screen Mesh Type: Bright View Mesh

Jamb Depth: 4 9/16"



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

PK VER: 0004.15.00

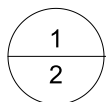
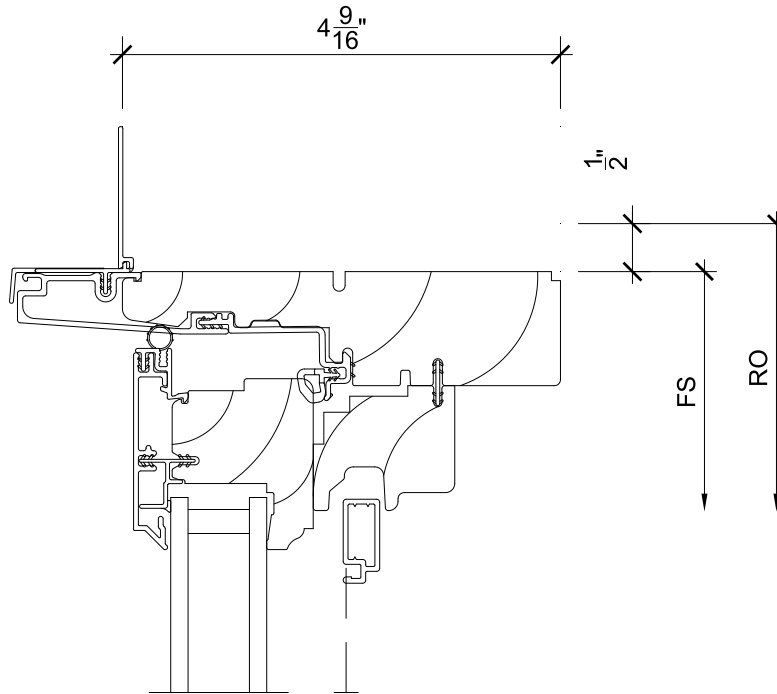
CREATED: 06/25/2025

REVISION:

SHEET

1

OF 6



Head

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

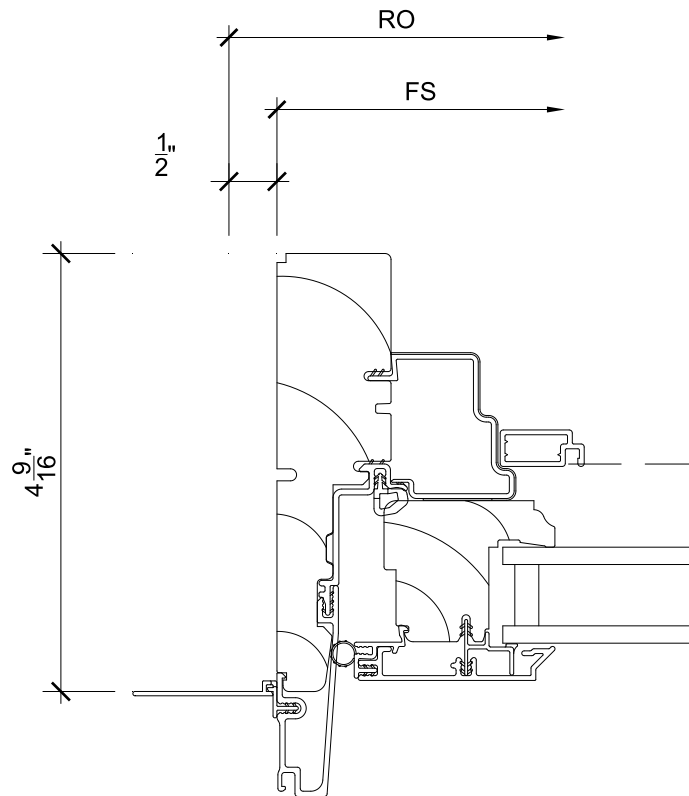
CREATED: 06/25/2025

REVISION:

SHEET

2

OF 6



1
3

Jamb

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

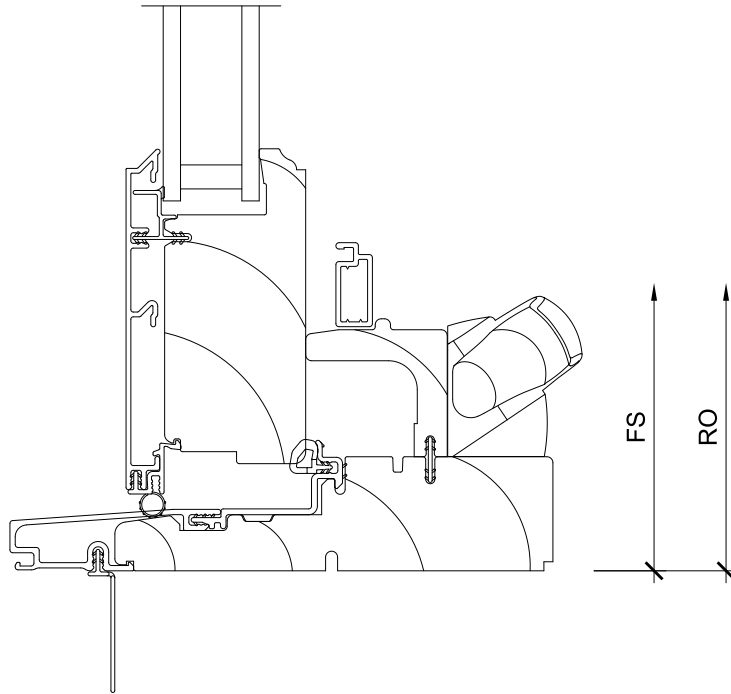
CREATED: 06/25/2025

REVISION:

SHEET

3

OF 6



1
4

Sill

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

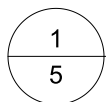
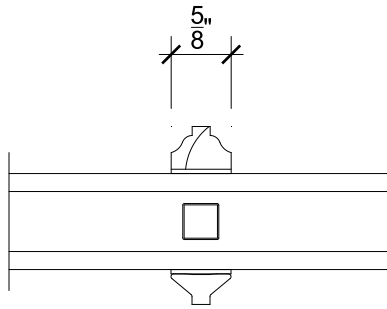
CREATED: 06/25/2025

REVISION:

SHEET

4

OF 6



Divided Lite

SCALE: 6" = 1'-0"



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

PK VER: 0004.15.00

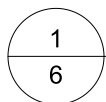
CREATED: 06/25/2025

REVISION:

SHEET

5

OF 6



Simulated Rail

SCALE: 6" = 1'-0"



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

SHEET
6
OF 6