

Burlington Design Advisory Board

645 Pine Street

Burlington, VT 05401

www.burlingtonvt.gov/DPI/DAB

Phone: (802) 865-7188

Ron Wanamaker

Emily Morse

Richard Martin

Gabriel Stadecker

Jay White

Joel Baird, Alt

Kathleen Ryan, Alt



Design Advisory Board

Tuesday, September 9, 2025, 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

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

Webinar ID: 871 5565 5137

Passcode: 796731

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

1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

ZP-25-298; 506 Appletree Point Road (RL, Ward 4) Conrad Koerper IV / Pamela Koerper / Joshua Carel

Proposed demolition and replacement of existing structure with a new residence. Garage structure will be partially demolished and rebuilt. (Project Manager, Scott Gustin)

1.2.

Session II – 3:30 PM – 4:00 PM

ZSP-25-8, ZSP-25-9, and ZSP-25-10; 77 North Winooski Avenue, 83-85 North Winooski Avenue, and 91 North Winooski Avenue (RM, Ward 3) Neil Gardner / Wayne Nelson / Martin Courcelle
Sketch plan review for proposed construction of memory care facility to the rear of three existing properties. (Project Manager, Mary O'Neil)

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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

Non-Discrimination

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

Department of Permitting and Inspections

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

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



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 506 Appletree Point Road
Date: September 9, 2025

File: ZP-25-298
Location: 506 Appletree Point Road
Zone: RL **Ward:** 4
Parking District: Neighborhood
Date application accepted: June 18, 2025, Complete July 16, 2025
Applicant/ Owner: Joshua Carel, AIA, Plural Office LLC / Conrad & Pamela Koeper
Request: Proposed demolition and replacement of existing structure with a new residence. Garage structure will be partially demolished and rebuilt.

Overview:

The applicant is proposing to remove the existing home entirely and to replace it with a new single family home. The existing detached garage will be significantly altered, but some of the existing structure will remain in the same location. The existing lakeside terrace and retaining wall will remain unchanged. New landscaping towards the interior of the lot is depicted, and a new yard area and a low-mow zone will be established between the new structure and the lakeshore. The new house is larger than the one it will replace and is positioned further from the lakeshore and closer to the road.

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

The lakeshore is an identified significant natural area. A detailed tree-cutting plan has been provided. Most tree clearing is limited to that needed for the new home and creation of some yard space. Most of the trees outside of the immediate construction areas will be retained. The current sea wall abutting the lakeshore will not be altered, and no work is planned in the flood zone. The required low mow zone is indicated on the plans.

(b) Topographical Alterations:

Some grading near the foundation of the new home will be performed as part of this project. There are no significant topographical alterations, and the new structure will be set into the slope on the property.

(c) *Protection of Important Public Views:*

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale from the road, and most mature vegetation outside the construction zone will be retained. The proposed development will not adversely affect public views from the lake towards the shore.

(d) *Protection of Important Cultural Resources:*

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant's responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) *Supporting the Use of Renewable Energy Resources:*

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

(f) *Brownfield Sites:*

The subject property is not an identified brownfield.

(g) *Provide for nature's events:*

The property is required to have an EPSC plan for construction, subject to review and approval by the city's Water Resources Division. A post construction stormwater management plan may also be needed, as impervious surface totals more than 2,500 sf.

The front of the home will have a large covered porch that acts as the primary entrance to the home.

(h) *Building Location and Orientation:*

The new home will be the primary structure on the lot and is placed near the center of the lot facing the road. The large central front porch clearly reads as the main entrance into the home. The garage will remain closer to the road than the home but will remain secondary and subordinate in scale and design. This pre-existing nonconformity may be retained.

(i) *Vehicular Access:*

The existing driveway has two curb cuts creating an arched driveway. It will be reconstructed but will contain this general configuration. Access to the garage will be improved.

(j) *Pedestrian Access:*

The property is a private residence and is along a private road without a sidewalk, so public access is not required. A walkway connects the porch to the driveway, and a covered walkway connects the house and the garage.

(k) Accessibility for the Handicapped:

No handicapped accessibility is shown and is not required.

(l) Parking and Circulation

The existing driveway will be reconstructed and modified to provide improved access to the garage. As with existing conditions, the driveway is basically one-way with access into the site and garage from the westerly end.

(m) Landscaping, Fences and Retaining Walls:

A detailed landscaping plan has been provided. Additional plantings will be placed on the lake side of the rear lawn and along the south side of the house. A low mow zone is proposed between the home and lakeshore as required. The existing retaining wall/seawall will not be changed.

(n) Public Plazas and Open Space

Not Applicable

(o) Outdoor Lighting:

Three types of exterior lighting fixtures are proposed, two landscape light fixtures and one exterior wall sconce. All appear to be typical of residential development. Lumens information is needed to confirm that each fixture qualifies as “low output” generating 2,000 lumens or less.

(p) Integrate infrastructure into the design

The home will receive a new waterline from the main road and will connect to the municipal wastewater system as well. An exterior ground mounted A/C condenser will be placed on the south side of the home and will be screened by a row of shrubs. The proposed utility meter on the north elevation of the garage will need screening.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home and accessory garage are larger than the current structures. The mass of the house is defined by the straight lines of the front porch, rear deck, and wings on the home. The structure has a symmetrical design when viewed from the front with only the upper story visible. When viewed from the lake, the home appears as two stories with a large second story deck across the entire rear of the home. The scale of the home and the accessory garage is slightly larger than the previous structure but is similar to other homes on the street.

2. Roofs and Rooflines

The roof for the house and garage will be a dark asphalt shingle. Standing seam metal is proposed on the roof over the covered walkway. The house and the garage has a simple open gable roof that runs symmetrically along the width and length of the house. The style of roof is consistent for both structures and matches the overall design and function of the buildings.

3. *Building Openings*

The windows and doors are of matching style to the rest of the home's contemporary design. Single-lite casements are proposed and sit in unadorned frames. Ample glazing will be present on the lakeside portion of the house to provide views of the lake for the residents. The garage has matching windows that complement the overall style of the project.

(b) *Protection of Important Architectural Resources:*

The current home is not listed on either the state or national registry of historic buildings.

(c) *Protection of Important Public Views:*

Public views of Lake Champlain and the Adirondack Mountains will not be altered by this development. No cultural landmarks or public places will be affected by this development. Views from private property or private views are not protected by this standard.

(d) *Provide an active and inviting street edge:*

The front of the house is distinguished by a large open porch with exposed wood trusses. There is little to no perceptible streetscape in this neighborhood. From the road, there will be significant vegetative screening for the home and garage, similar to adjacent properties.

(e) *Quality of materials:*

The home and garage will be constructed with common construction materials for residential properties, engineered wood products for siding, trim, and fascia and wood for decking. Windows will be clad wooden units. Dark colors and natural wood are typical of this design style. The materials proposed are of acceptable quality and durability for this new construction.

(f) *Reduce energy utilization:*

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

(g) *Make advertising features complementary to the site:*

No advertising is proposed.

(h) *Integrate infrastructure into the building design:*

The proposed A/C condenser will be below the grade of the front of the home and will not be visible from adjacent properties or the road. A utility meter is proposed for the north elevation of the garage and will require screening by vegetation or other methods.

(i) *Make spaces secure and safe:*

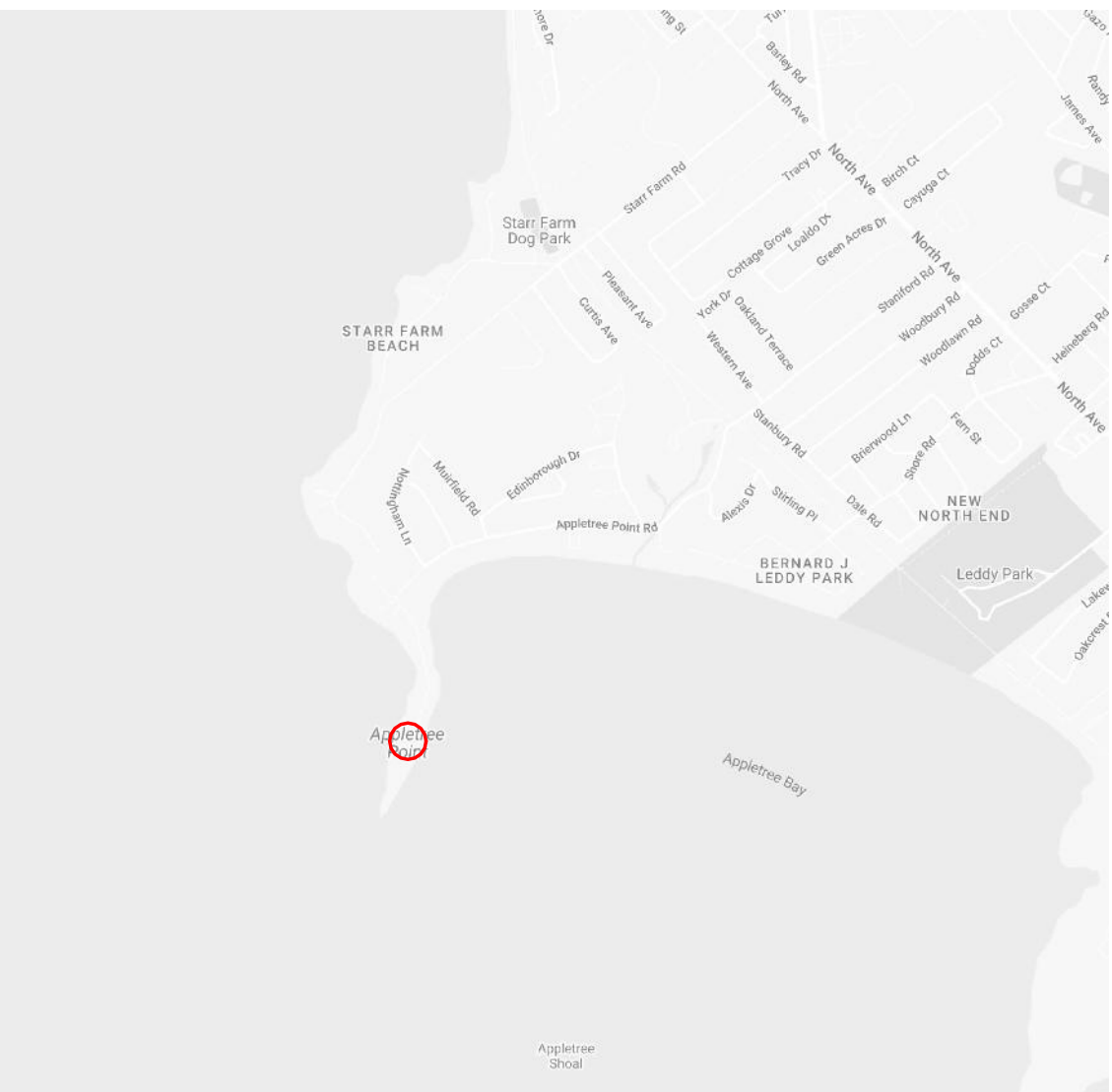
The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

RECOMMENDED MOTION:

Approve the project as conditioned and forward to the Development Review Board.

1. Erosion control and stormwater management plans are needed, subject to Water Resources review and approval.
2. Revised project plans addressing the following are needed:
 - a. Lumen information for the exterior light fixtures; and,
 - b. Screening of the utility meter(s).

VICINITY MAP



LOCAL MAP



SHEET SIZE:
DRAWINGS ARE 24"x36", ARCH D

SCOPE DOCUMENT:
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE ARCHITECT AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL.

LIMITATION OF WARRANTY OF ARCHITECT'S WORK PRODUCT:
THE ARCHITECT AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS ARE NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL NOT BE THE RESPONSIBILITY OF THE ARCHITECT.

APPLETREE POINT HOUSE
506 APPLETREE POINT ROAD



GENERAL INFORMATION

OWNER:
PAM AND CONRAD KOERPER
506 APPLETREE POINT ROAD
BURLINGTON, VT 05408

ARCHITECT:
PLURAL OFFICE LLC / JOSHUA CAREL
VT ARCH LICENSE NO. 003.0134740
1501 E. 34TH ST
AUSTIN, TEXAS 78722
(512) 843-3395
www.pluraloffice.com
office@pluraloffice.com

CONTRACTOR:
VORSE CONSTRUCTION & DESIGN
BRIAN VORSE
BRIAN@VORSECONSTRUCTION.COM

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PROJECT DESCRIPTION:

PARCEL #1 ID: 030-3-001.000

JURISDICTION: CITY OF BURLINGTON, VT

COUNTY: CHITTENDEN

ZONING: WATERFRONT RESIDENTIAL
LOW DENSITY (RL-W)

OVERLAY DISTRICT: NATURAL RESOURCE PROTECTION (NR)

DEVELOPMENT STANDARDS			
LOT AREA:		23,560 sq ft Per Survey	
LOT COVERAGE:		EXISTING / MAX ALLOWED 6,132 SQ FT (26.03%) / 45%	PROPOSED 7,175 SQ FT (30.45%)
BUILDING FOOTPRINT: RESIDENCE RE: ARTICLE 5 SEC 5.3.5.		2,377 SQ FT / 2,377 SQ FT Exist. Nonconforming	2,275 SQ FT
BUILDING FOOTPRINT: GARAGE RE: ARTICLE 5 SEC 5.3.5.		1,042 SQ FT / 1,042 SQ FT Exist. Nonconforming	691 SQ FT
RESIDENCE HEIGHT: STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.		< 35'	24'-3 3/4"
GARAGE HEIGHT: STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.		<15'	13'-8 1/4"

SHEET LIST

CIVIL	
Sheet Number	Sheet Name
C-1.0	SITE PLAN
C-1.1	STORMWATER, UTILITY, AND EROSION CONTROL PLAN
C-2.0	EXISTING CONDITIONS PLAN
C-3.0	STORMWATER DETAILS
C-4.0	CIVIL DETAILS
LANDSCAPE	
L000	LANDSCAPE PLAN
L001	SELECTIVE TREE CUTTING PLAN
L002	LANDSCAPE DETAILS
ARCHITECTURE	
A0.20	SYMBOL LEGENDS & ABBREVIATIONS
A1.10	PROPOSED ROOF AND DEMO SITE PLAN
A1.11	ARCHITECTURAL SITE PLAN
A1.30	AREA & SETBACK PLANS
A1.31	GROSS FLOOR AREA PLANS
A2.00	LAKE LEVEL PLAN
A2.10	1ST LEVEL PLAN
A2.11	GARAGE PLANS
A2.30	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS
A3.03	EXTERIOR ELEVATIONS_GARAGE
A4.01	SITE SECTIONS
A4.02	BUILDING SECTIONS
A4.03	BUILDING SECTIONS
A4.04	BUILDING SECTIONS
A4.05	BUILDING SECTIONS_GARAGE
A4.10	WALL SECTIONS
A4.11	WALL SECTIONS

ISSUED FOR:
ZONING SUBMITTAL

DATE:
2025.07.31

APPLETREE POINT HOUSE
PAM & CONRAD KOERPER
506 APPLETREE POINT ROAD
2405APH

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office@pluraloffice.com

ZONING REQUIREMENTS: ZONING DISTRICT: WATERFRONT RESIDENTIAL - LOW DENSITY (RL-W)
OVERLAY DISTRICT: NATURAL RESOURCE PROTECTION OVERLAY (NR)

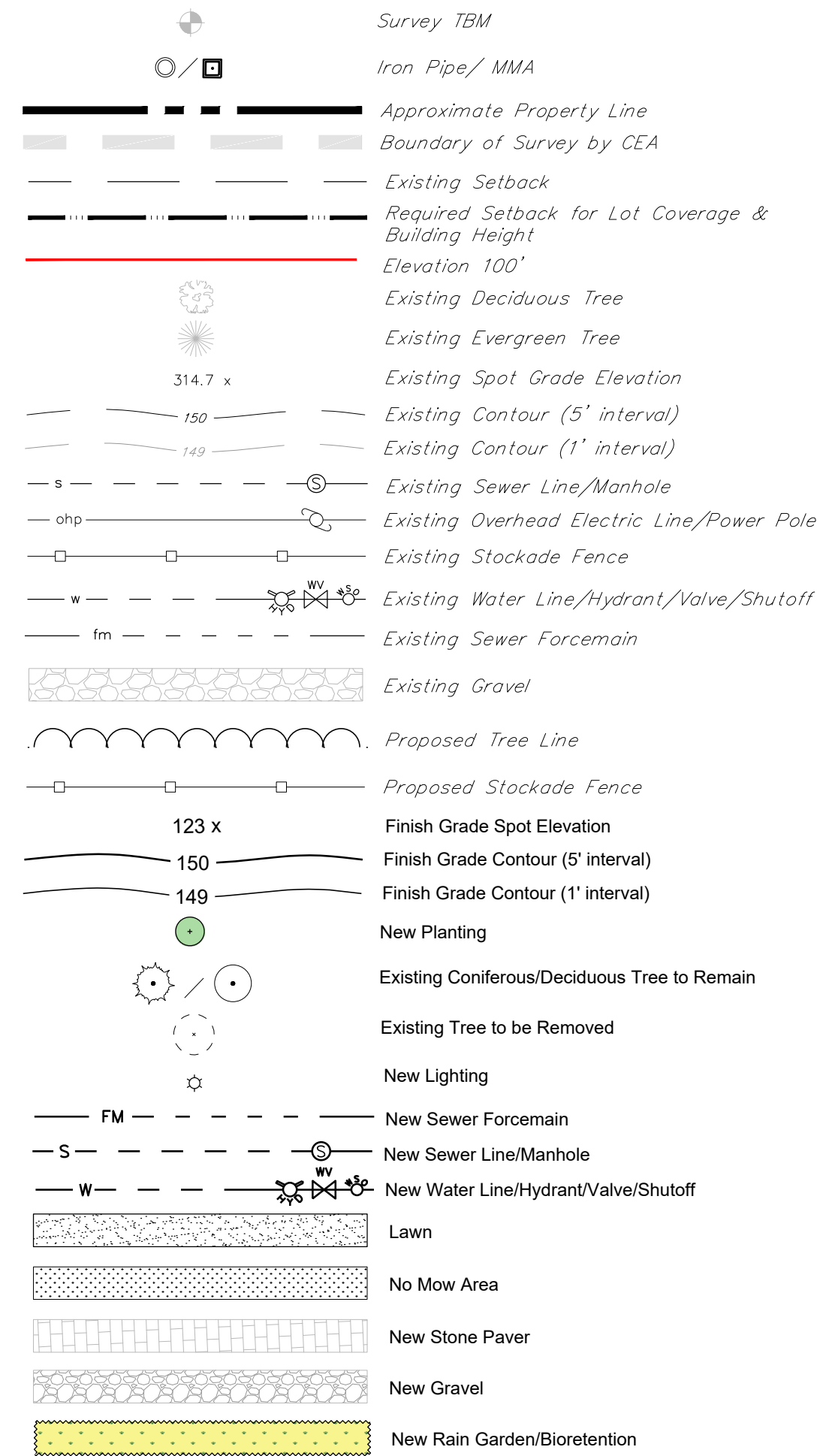
CATEGORY	REQUIRED	EXISTING		PROPOSED	
		PARCEL 1 030-3-001	PARCEL 2 030-3-021	PARCEL 1 030-3-001	PARCEL 2 030-3-021
MIN. LOT SIZE LOT COVERAGE	6,000 SF 60% MIN.	23,560± SF 117' ±	12,130± SF 111' ±	23,560± SF 117' ±	12,130± SF 111' ±
COVERAGE TOTAL	45% MAX	6,132 SF 26.03%	0 SF 0%±	7,715 SF 30.45%	0 SF 0%±
COVERAGE FRONT YARD	AVG. OF 2 ADJACENT LOTS ON BOTH SIDES ±5 FT PARCEL 1: (16' + 32.2') / 2 = 24± PARCEL 2: (8.5' + 65') / 2 = 37±	32.3'±	NONE	57.3'±	32.5'±
SIDE YARD* *SEE NOTES BELOW	AVG. OF SIDE YARD SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES PARCEL 1: (71.2' + 16.5') / 2 = 44± PARCEL 2: (14.5' + 70') / 2 = 42±	4.9'±	NONE	14.9'±	12.7'±
REAR YARD	AVG. ADJ. LOTS BOTH SIDES (OHW=100') PARCEL 1: (19' + 59') / 2 = 39± PARCEL 2: (19' + 21') / 2 = 23± (MAX. 75 FT)	24'±	NONE	44'± to water	91'± to water
BUILDING HEIGHT MAX	35'	<35'	NONE	24' 3-3"	13'-8 1/2"

NOTES: EXISTING BUILDING AND GARAGE ARE NONCOMPLIANT TO ZONING REGULATIONS.
SIDE SETBACKS WERE DETERMINED ON THE NORTHERN SIDE BY GARAGE HEIGHT. HEIGHT IS <15' AND, THEREFORE, THE SIDE SETBACK IS 5'-0".
SIDE SETBACKS WERE DETERMINED ON THE SOUTHERN SIDE AS A MEASURE OF LENGTHS PARALLEL TO THE FRONT PROPERTY LINE, WITH 10% OF THE
LENGTH AS THE REQUIRED SETBACK.



LOCATION MAP
SCALE: 1" = 2,000 FT

LEGEND



NOTES

- This plan is not intended to be a boundary survey. Property lines are based on physical evidence and tax map data from the town of Burlington prepared in a field survey by Civil Engineering Associates, Inc. (CEA) dated January 2024 provided by the Client.
- The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD88 datum (US Survey Feet).
- Existing conditions are based on a topographic survey and LiDAR from the Vermont Center for Geographic Information completed by Civil Engineering Associates in January 2024 provided by the Client.
- Utilities are based on visible structures located during the topographic survey by Civil Engineering Associates, Inc in their plan dated January 2024 and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

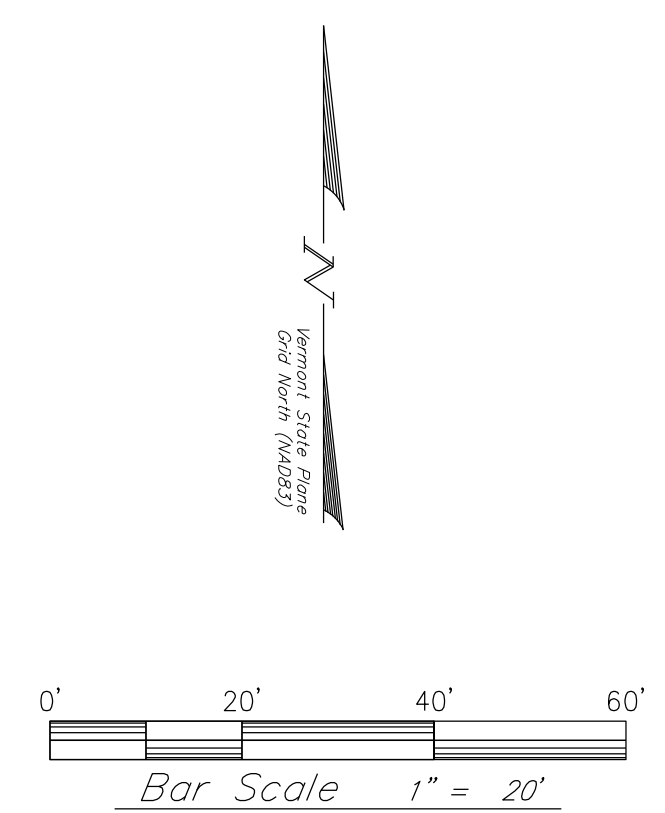
KOERPER
PROPERTY

506 Appletree Point
Burlington, Vermont

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STAMP:



Project:

506 Appletree Point

Project No. 24319
Scale 1"=20'
Drawn by MNS
Checked by SWH
Date 07/09/2025

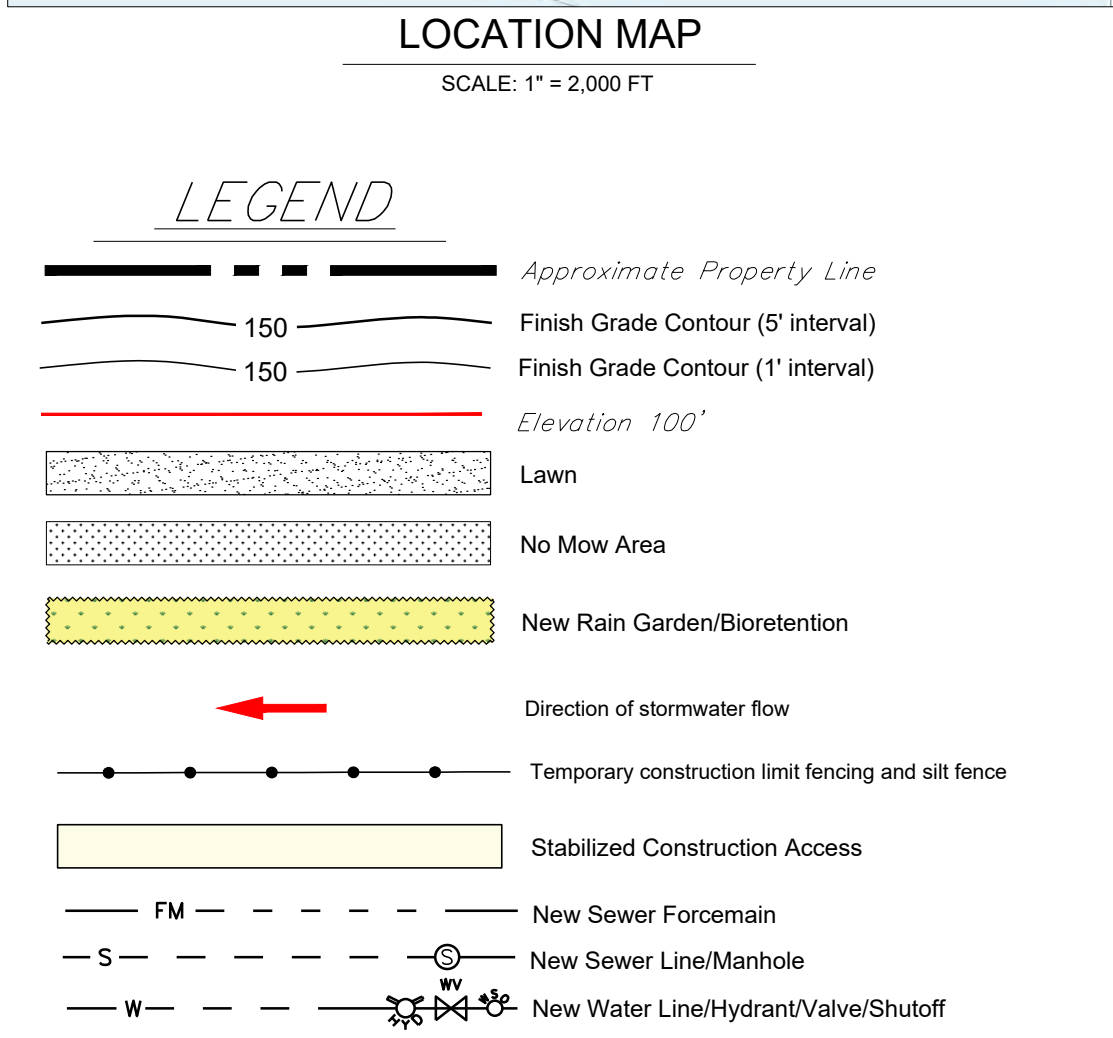
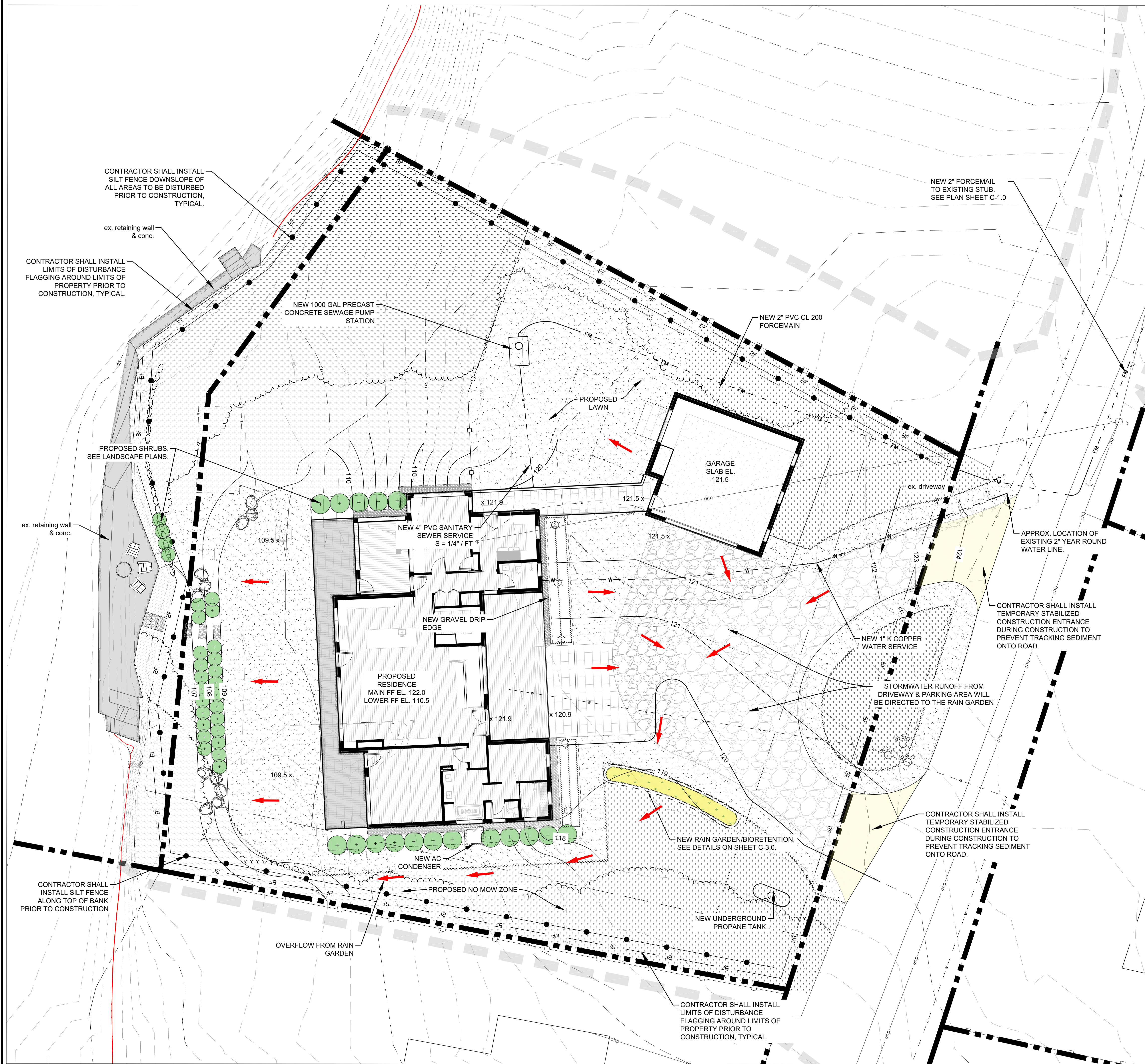
Revisions		Description
No.	Date	
1	07/29/2025	Zoning Table, Setbacks, Autocourt Footprint

Drawing Title

Site Plan

Drawing No.

C-1.0



RAIN GARDEN/BIORETENTION STORMWATER BMP MAINTENANCE NOTES

MAINTENANCE: LONG TERM MAINTENANCE OF THE BIORETENTION IS ESSENTIAL TO ENSURE ITS EFFECTIVENESS.

- **INSPECTIONS:** AT LEAST ONCE A YEAR AND FOLLOWING MAJOR STORMS, THE BIORETENTION BASIN SHOULD BE INSPECTED FOR SAND ACCUMULATION AND DEBRIS THAT MAY REDUCE ITS CAPACITY.
- **SEDIMENT REMOVAL:** SEDIMENT BUILD-UP WITHIN THE BIORETENTION BASIN SHOULD BE REMOVED WHEN IT HAS ACCUMULATED TO APPROXIMATELY 25% OF DESIGN VOLUME OR CHANNEL CAPACITY. DISPOSE OF THE SEDIMENTS APPROPRIATELY.
- **DEBRIS:** REMOVE DEBRIS SUCH AS LEAF LITTER, BRANCHES AND TREE GROWTH FROM THE BIORETENTION BASIN.
- **SNOW STORAGE:** DO NOT STORE SNOW WITHIN THE AREA OF THE BIORETENTION BASIN.

- NOTES**
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 2. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on NAVD83 datum (US Survey Feet).
 3. Existing conditions are based on a topographic survey and LIDAR from the Vermont Center for Geographic Information completed by Civil Engineering Associates in January 2024 provided by the Client.
 4. Utilities are based on visible structures located during the topographic survey by Civil Engineering Associates, Inc. in their plan dated January 2024 and are not warranted to exact or complete. Contractor shall contact Dig Safe and other non-member utilities prior to beginning any excavation.

- EPSC NOTES**
1. Contractor shall comply with the "Low Risk Site Handbook for Erosion Prevention and Sediment Control" (February 2020).
 2. Contractor shall install a temporary stabilized construction entrance prior to construction and/or cleaning vehicle tires when leaving site to prevent sediment tracking onto roads.
 3. Contractor shall sweep City streets daily or as needed to remove sediment transported from the project.
 4. Contractor shall not park construction vehicles on City owned green space. Any green belt disturbance will be permanently stabilized with grass seed and erosion control matting.
 5. Water from dewatering activities that flows off site must be clear. Turbid, or visibly discolored water must not be pumped into storm sewers. Discolored water must be pumped to a sediment filter bag, DriBag or approved equal, in the location indicated on the plans or other area approved by the Engineer that is located away from exposed or disturbed soil.
 6. The perimeter of the site and all BMPs will be inspected at the end of each workday to ensure that sediment will not leave the site. If sediment has traveled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the end of each workday.
 7. See Landscape Plans for landscaping schedule and details.
 8. See Sheet C2.1 for EPSC Notes & Details. See Winter Construction Notes if construction occurs between Oct. 15th - Apr. 15th.

KOERPER
PROPERTY

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Burlington, Vermont

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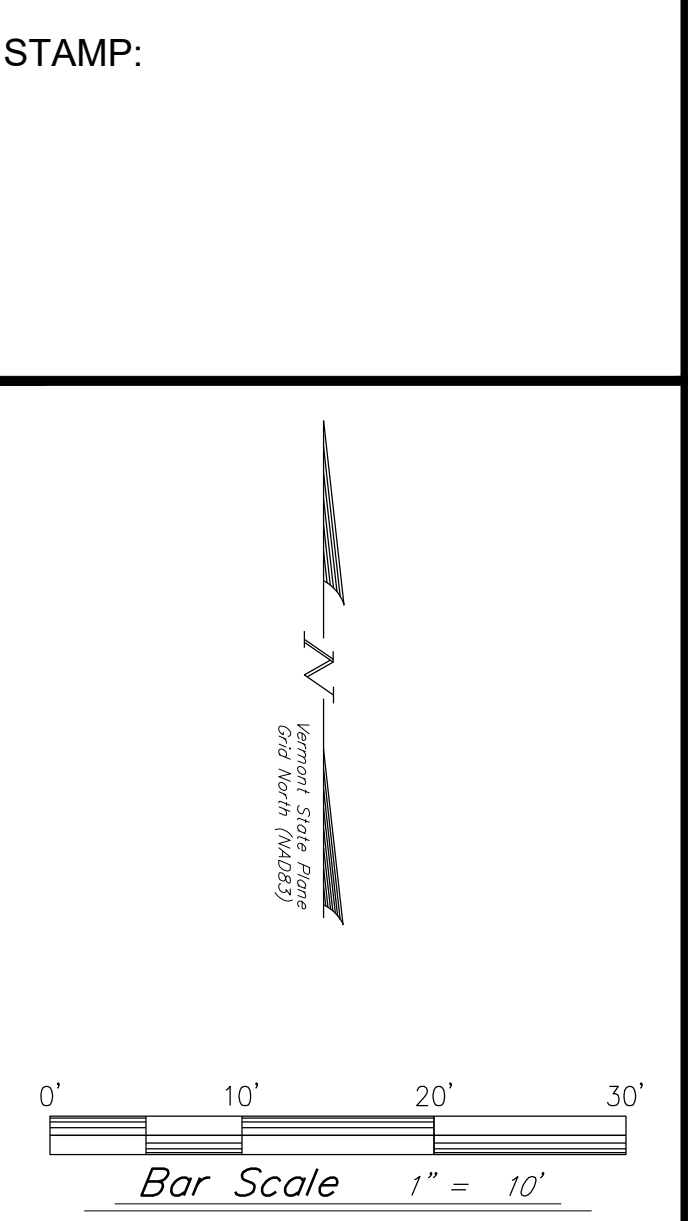
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Project:

506 Appletree Point

Project No.	24319
Scale	1"=10'
Drawn by	MNS
Checked by	SWH
Date	07/09/2025

Revisions		
No.	Date	Description
1	07/29/2025	Setbacks

Drawing Title

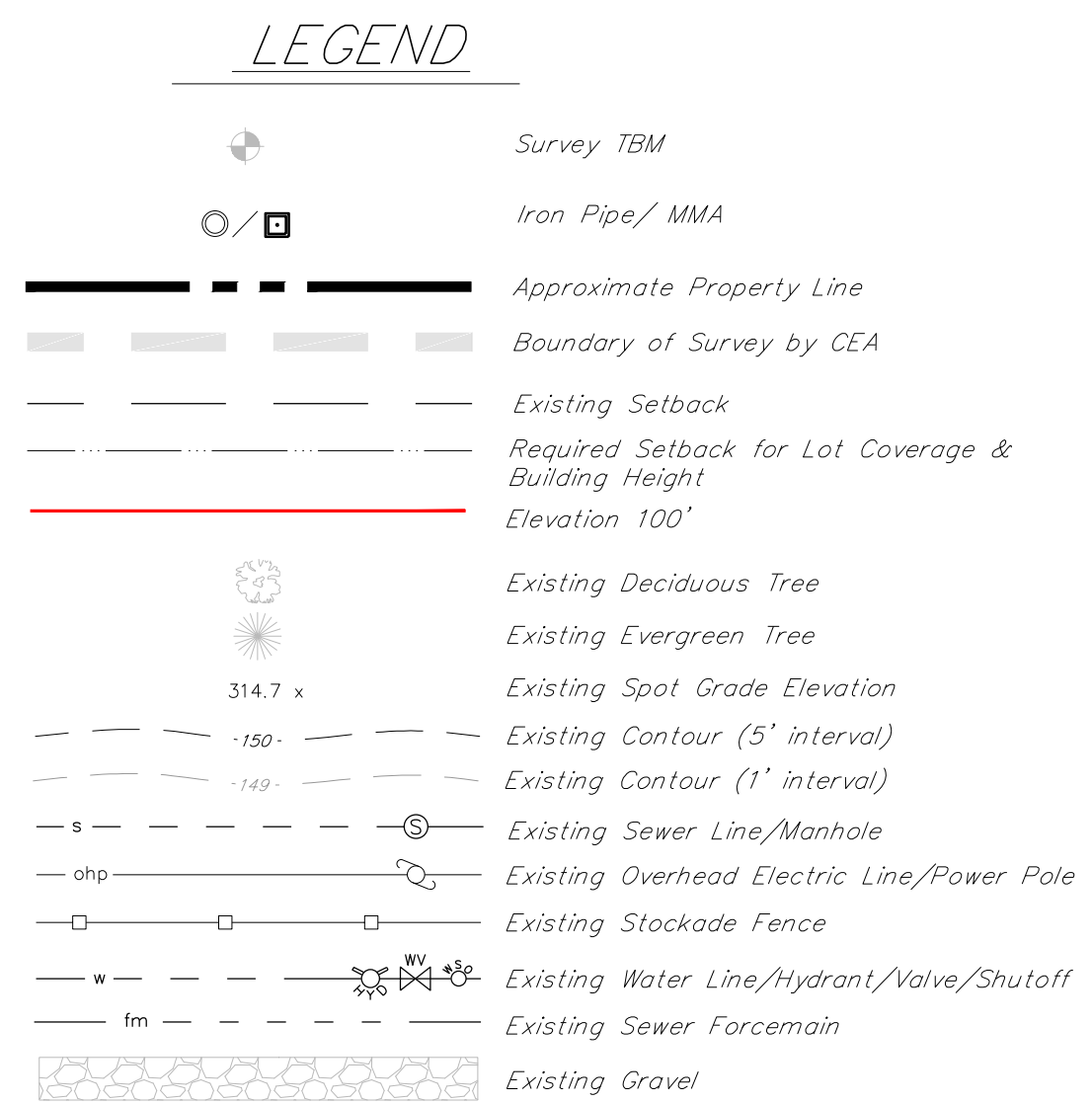
Stormwater, Utility, and Erosion Control Plan

Drawing No.

C-1.1



LOCATION MAP
SCALE: 1" = 2,000 FT



- NOTES**
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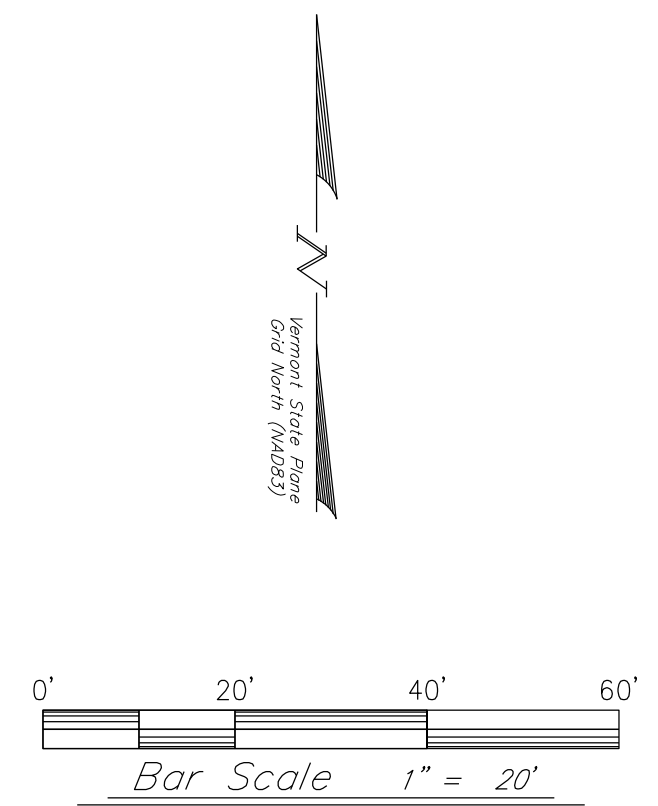
KOERPER PROPERTY

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STAMP:



Project:

506 Appletree Point

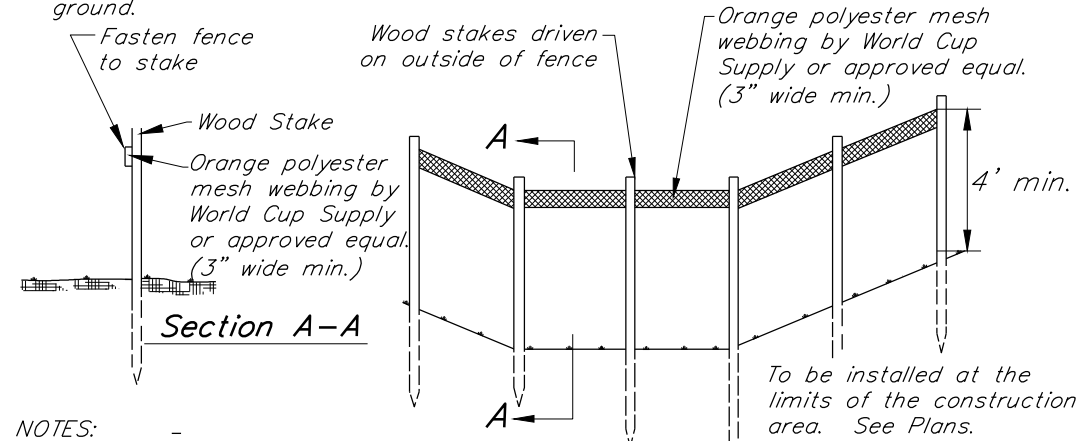
Project No.	24319
Scale	1"=20'
Drawn by	MNS
Checked by	SWH
Date	07/09/2025

Revisions		
No.	Date	Description
1	07/29/2025	Setbacks

Drawing Title
Existing Conditions Plan

Drawing No.
C-2.0

NOTES:

- Acceptable EPSC Measure details are provided below.
 - At a minimum, EPSC measures meet VT DEC Standards and Specifications for Erosion Prevention and Sediment Control or previously approved interchangeable practices.
 - Limits of disturbance (or "construction demarcation") shall be installed prior to any earth disturbing activities.
 - Barrier Tape/Rope: for use where proposed disturbance borders non-wooded, vegetated areas more than 100 ft from the nearest water resource (stream, brook, lake, pond, wetland, etc.). Barrier tape is high visibility fiber-glass tape, minimum 3" in width commonly used in ski areas for demarcating closed areas. Barrier tape and rope should be attached to stakes, at a minimum height of 4 ft from the ground.
- 

NOTES:

- Minimum 1 to 2 rows of mesh barrier tape to be installed along construction perimeter.
- Each row of barrier tape to be 3" wide minimum.
- Barrier tape to be orange.
- Secure barrier tape to stakes or existing tree trunks with bottom row at 4' distance from ground surface (minimum).
- Maintain and replace as needed. Remove at completion of project per OSPC.
- In event the OSPC determines barrier tape is not sufficient, replace with orange construction fence or snow fence.

Typical Construction Limit Barrier

N.T.S.

PLANT GUIDE FOR STORMWATER BIORETENTION AREAS

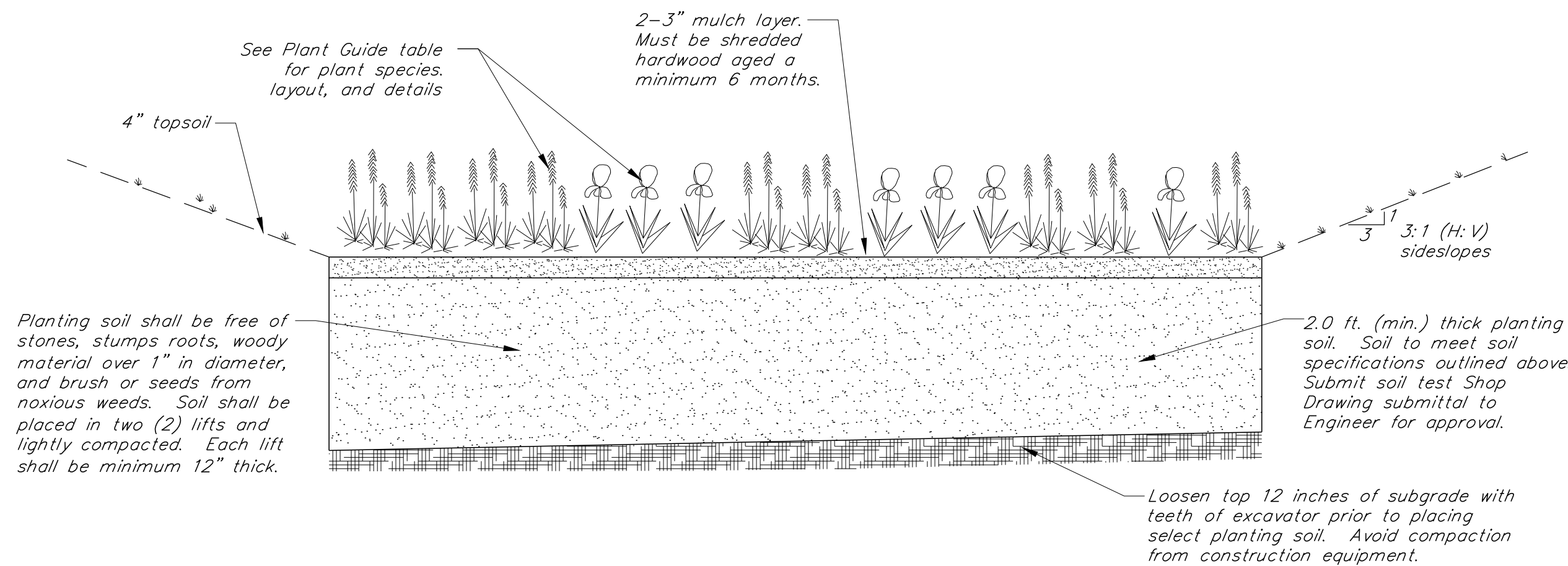
TREES	SHRUBS	HERBACEOUS SPECIES
Acer rubrum (Red Maple)	Hamamelis virginian (Witch Hazel)	Iris versicolor (Blue Flag)
Juniperus virginiana (Eastern Red Cedar)	Ilex verticillata (Winterberry)	Lobelia cardinalis (Cardinal Flower)
Platanus occidentalis (Sycamore)	Viburnum dentatum (Arrowhead)	Rudbeckia laciniata (Cutleaf Coneflower)
Salix nigra (Black Willow)	Alnus serrulata (Brook-side Alder)	Scirpus cyperinus (Woolgrass)
Pinus rigida (Pitch Pine)	Cornus stolonifera (Redosier Dogwood)	Scirpus pungens (Three Square Bulrush)

- At least one tree shall be planted.
- Shrubs and herbaceous species shall be plant with a spacing of five feet on center for shrubs and 2.5 feet on center for herbaceous vegetation.
- At least 3 different species of herbaceous perennials and shrubs shall be used.

BIORETENTION SOIL CHARACTERISTICS

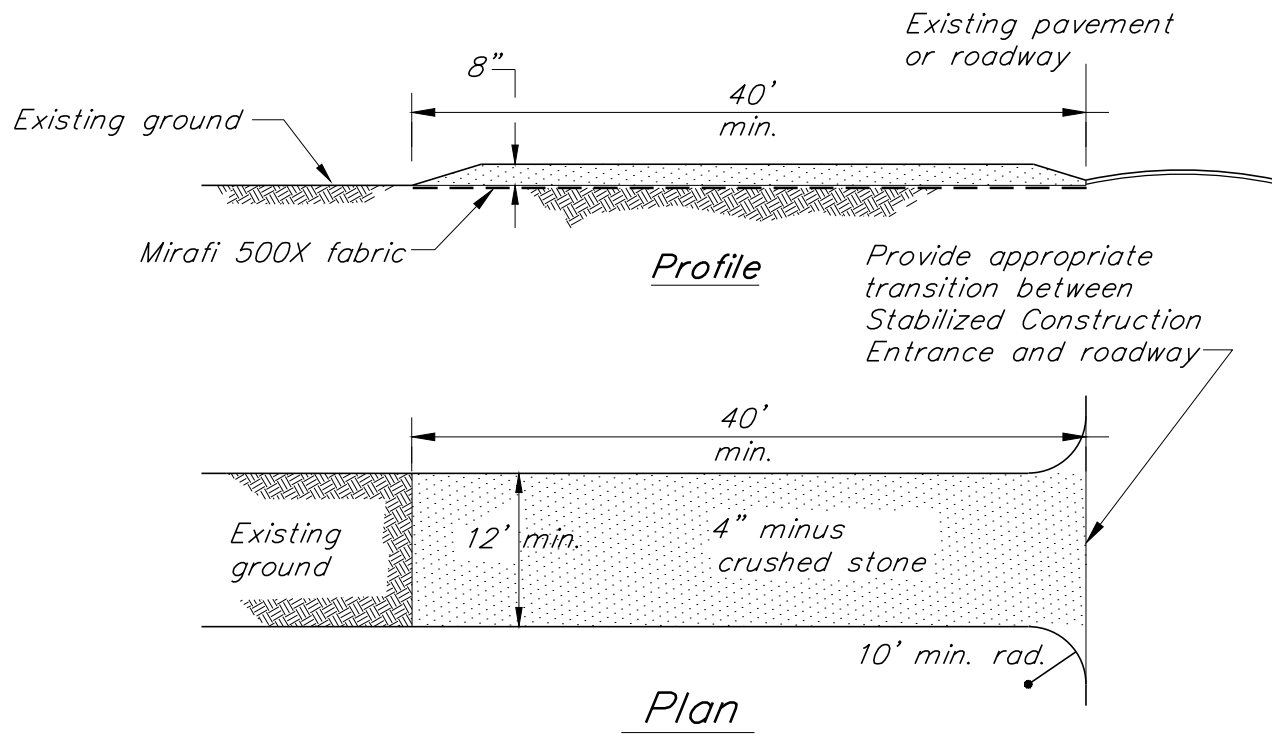
Parameter	Value
pH range	5.2 to 7.00
Organic matter	3% maximum by volume
Soil (loamy sand, sandy loam, or loam)	
Sand	85% to 88% passing by weight
Silt	5% to 12% passing by weight
Clay	0% to 2% passing by weight
Mulch	Bark Mulch – Submit sample for approval
Available Phosphorus	0.2%

A dense and vigorous vegetative cover shall be established over all pervious drainage areas upslope of the bioretention areas.



Rain Garden/Bioretention Planting Soil Bed Detail

N.T.S.



Note:

- Contractor shall be responsible for the installation, maintenance, and removal of a stabilized construction entrance at each construction entrance for the project. The Construction Stabilized Entrance and its continued maintenance shall be a minimum measure to prevent tracking of sediment off-site.
- Contractor to use Mirafi 500x under stone for temporary construction roads.
- Stabilized construction entrances shall be repaired when voids are 80% filled with sediment. Repair shall include adding additional 4" minus crushed stone and/or removal of contaminated stone.

Temporary Stabilized Construction Entrance & Staging Areas

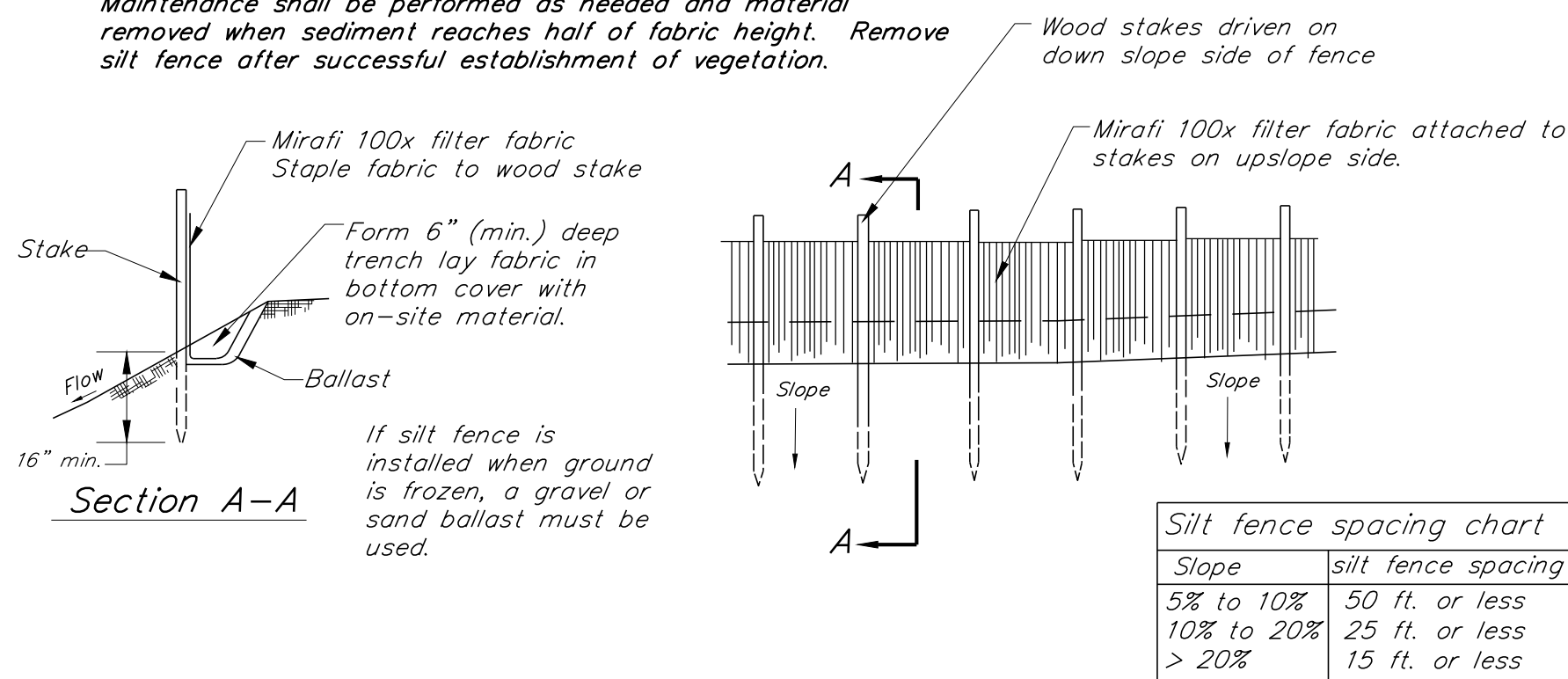
N.T.S.

Straw wattles may be used as substitute for silt fence for areas approved by the Engineer.

NOTE:

Contractor shall be responsible for the installation, maintenance, and removal of silt fence in all locations shown on the plans.

Maintenance shall be performed as needed and material removed when sediment reaches half of fabric height. Remove silt fence after successful establishment of vegetation.



Typical Temporary Silt Fence

N.T.S.

General Grading and Site Work Notes

- All area disturbed and all areas within the clearing limits shall be graded and covered with a minimum of 4" of loam topsoil. The areas to be loamed shall be free and clear of roots, waste material and other deleterious material. Topsoil shall be spread and lightly compacted to a depth of 4". Topsoil shall be approved by the engineer. All side slopes are to be loamed.
- All turf establishment shall be in accordance with Section 651 of the VT standard specifications 2018 and the town's specifications. Mulching shall follow seeding by no more than 24 hours.
- All cut slopes shall be no steeper than 2.0h on 1.0v. All fill slopes shall be no steeper than 2.0h on 1.0v.
- The Contractor shall not disturb any ground between October 15th between April 15th Winter months, unless approved by the Engineer.
- Temporary silt fence shall be erected prior to any clearing or construction. Fencing may be erected in phases, but in no case shall ground disturbance proceed fencing. Special areas may be designated by the owner for preservation of existing trees. These areas shall be the Contractor's responsibility to insure no damage is done to designated trees.
- Existing plantings are located in general areas as shown on this plan. Contractor shall protect plantings so as not to damage these or their root systems.

WINTER EROSION PREVENTION & SEDIMENT CONTROL REQUIREMENTS

(October 15th – April 15th)

- For areas to be stabilized with vegetative cover, seeding or hydroseeding shall be completed no later than September 15th to ensure adequate growth and cover.
- If seeding is not completed by September 15th, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes the use of rolled Erosion Control Matting or netting of a heavy mulch layer.
- Where mulch is used for temporary stabilization it must be applied at double the standard rate, or a minimum of 3 inches with an 80%-90% cover.
- Stabilized Construction Entrances shall be enlarged to provide for snow stockpiling.
- Limits of disturbance shall be moved or replaced to reflect any revised boundaries of winter work.
- A snow management plan shall be prepared with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of stormwater treatment structures.
- A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
- Drainage structures must be kept open and free of snow and ice dams.
- Silt fence and other sediment control practices requiring earth disturbance must be installed ahead of frozen ground.
- To ensure cover of disturbed soil in advance of a melt event, areas of disturbed soil must be stabilized at the end of each work day with the following exceptions:
 - If no precipitation within 24 hours is forecast and work will resume in the same disturbed area within 24 hours, daily stabilization is not necessary.
 - Disturbed areas that collect and retain runoff, such as house foundation or open utility trenches.
- Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
- Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10-20 feet wide to accommodate vehicular traffic.

KOERPER PROPERTY

506 Appletree Point
Burlington, Vermont



STAMP:

Project:

506 Appletree Point

Project No.	24319
Scale	1"=20'
Drawn by	MNS
Checked by	SWH
Date	07/09/2025

Revisions	No.	Date	Description

Drawing Title

Stormwater Details

Drawing No.

C-3.0

LIGHTING SCHEDULE

LABEL	SYM.	QTY.	NAME	MANUFACTURER	MODEL NO.	LAMP	WATTS	FINISH	DESCRIPTION
A	☐	10	SCONCE	X	X	LED	X	X	BUILDING-MOUNTED LIGHT AT DOORS.
D	💧	1	NITE STAR	B-K LIGHTING	NS-LED-e22-WFL-A5-BLP-12-360SL	LED	8 W	BLACK	TO PROVIDE MOONLIGHT EFFECT. (TREE STRAP REQUIRED)
P	⊙	8	GLOW STAR	B-K LIGHTING	GL-LED-e64-A9-BLP-K-6"-PP12	LED	7 W	BLACK	TO PROVIDE LIGHT ALONG WALKWAYS / IN PLANTING.
S	⊕	7	SOFFIT	X	X	LED	X	X	SET IN CEILING OF ENTRY PORCH AND CONNECTOR.

- NOTES:
- SEE LIGHTING CUT SHEETS FOR ORDERING AND INSTALLATION INFORMATION.
 - LANDSCAPE LIGHTING TO BE ZONED WITH FINAL APPROVAL BY OWNER.
 - ALL ZONES TO BE CONTROLLED BY ONE SWITCH PER ZONE.
 - ALL ZONES TO BE FULLY DIMMABLE.
 - ALL ZONES TO BE COMPATIBLE WITH REMOTE CONTROL AND TIMER CONTROL.

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 to 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., 04/2024.

PLANTING NOTES

- All plant material in the plant schedule shall be nursery grown in accordance with ANSI in accordance with Z.60.1 Standards for measurement of nursery stock.
- All plants shall be guaranteed by the Contractor for a period of one year from date of receipt of Provisional Acceptance of the completed installation by the Owner.
- Replacement plantings will be required prior to Final Acceptance for any plants which are missing, not true to specifications, have died or are unhealthy or uncharacteristic of the species (due to excessive pruning, dieback or other reasons).
- All plant materials shall be selected and tagged at the nursery by Landscape Architect.
- The Landscape Architect's approval is required for any plant material substitutions.
- The Contractor is responsible for immediately notifying the Landscape Architect if any plant quantity discrepancies exist between the planting plan and the plant list.
- All shrubs and trees will be sprayed with the anti-desiccant "Wilt-Pruf" (or approved equal) prior to the first Winter (no later than November 30).
- The Landscape Contractor shall have the General Contractor locate all underground utilities in areas to be landscaped prior to commencing any excavation. Adjustments to tree locations will be allowed where utility conflicts are clearly a problem and with prior site approval by Landscape Architect.
- All plant bed, shrub and tree location shall be staked in the field by Contractor for Landscape Architects approval prior to installation.
- Adjustments to plant beds shall be approved by Landscape Architect.
- General Contractor is responsible for all erosion control measures during construction.
- All disturbed areas are to be topsoiled and seeded or sodded, as indicated in the planting plan.
- Mulch shall consist of double-shredded hardwood mulch or approved equal and Contractor is responsible for providing samples of mulch to Landscape Architect. Mulch plant materials as shown on plan and details.
- 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.
- During construction, and until the end of warranty period, existing trees that are showing signs of stress as determined by the Landscape Architect are to be deep root fertilized, two injections per caliper inch per tree at 18" - 24" depth with Peter's 20/20/20 fertilizer or Landscape Architect approved equal.
- Contractor is responsible for verifying and confirming all plant counts as supplied by the Landscape Architect with field conditions as constructed. Any discrepancies shall be reported to Landscape Architect for approval and direction.
- Tree transplanting shall be performed by a suitable hydraulic tree spade, sized as necessary to perform the work.
- Prior to commencement of any construction, all existing trees to remain shall receive tree protection fence at outer edge of dripline whenever possible.

ISSUED
FOR PERMIT

NO.	DESCRIPTION	DATE
1	REVISED PER STAFF COMMENTS	07.25.2025
2	REVISED SETBACKS	07.29.2025

KOERPER
RESIDENCE

506 APPLTREE POINT ROAD
BURLINGTON VT 05401

LANDSCAPE PLAN

JOB NO. 23-422
SCALE: 1"=10'-0"
DRAWN BY: CS
DATE: 07.10.2025

L000

PLANT SCHEDULE				
KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS				
CA	18	Clethra alnifolia	SUMMERSWEET	5 GAL.
RA	36	Rhus aromatica 'Gro-Low'	LOW-GROW SUMAC	3 GAL.
PERENNIALS AND ORNAMENTAL GRASSES				
AD	29	Aranus dioicus	GOATSBEBARD	#2
CS	42	Carex stricta	TUSsock SEDGE	#1
DP	54	Demissaedtia punctilobula	HAY-SCENTED FERN	#1

TREES EQUAL TO OR GREATER THAN 6" DBH TO BE REMOVED		(LINES W/ STRIKE-THROUGH) TREES SMALLER THAN 6" DBH - SURVEYED BUT NOT CONSIDERED IN CALCULATIONS	
PNT #	DESCRIPTION	PNT #	DESCRIPTION
7	OAK 38	1209	HEMLOCK 4
13	HEMLOCK 14	1210	PINE 10
1029	HEMLOCK 24	1211	HEMLOCK 10
1030	DECID 10	1212	HEMLOCK 12
1031	HEMLOCK 18	1213	HEMLOCK 4
1032	ASH 16	1214	HEMLOCK 12
1033	HEMLOCK 16	1215	HEMLOCK 2
1034	HEMLOCK 14	1216	HEMLOCK 4
1035	HEMLOCK 30	1217	CEDAR 8
1036	2 BOWL OAK 14 16	1218	PINE 10
1037	TB/HEMLOCK 16	1219	CEDAR 6
1038	2 BOWL OAK 12 8	1220	HEMLOCK 6
1039	OAK 14	1221	HEMLOCK 10
1040	OAK 12	1222	HEMLOCK 12
1041	OAK 14	1223	HEMLOCK 10
1042	OAK 12	1224	HEMLOCK 12
1043	OAK 10	1225	HEMLOCK 1
1044	MAPLE 12	1226	HEMLOCK 6
1045	OAK 12	1227	HEMLOCK 2
1046	OAK 14	1228	HEMLOCK 2
1047	ASH 14	1229	HEMLOCK 1
1048	DECID 6	1230	PINE 10
1049	DECID 4	1231	HEMLOCK 10
1050	DECID 6	1232	HEMLOCK 12
1051	OAK 14	1233	PINE 12
1052	DECID 6	1234	HEMLOCK 16
1053	HEMLOCK 18	1235	HEMLOCK 2
1054	OAK 26	1236	HEMLOCK 12
1055	DECID 6	1237	HEMLOCK 8
1056	OAK 14	1238	HEMLOCK 10AK 10
1057	OAK 14	1239	HEMLOCK 1
1058	OAK 12	1240	HEMLOCK 1
1059	CEDAR 8 DD	1241	HEMLOCK 2
1060	HEMLOCK 20	1242	CEDAR 2
1061	DECID 4	1243	CEDAR 4
1062	PINE 14	1244	CEDAR 2
1063	OAK 10	1263	CEDAR 6
1064	DECID 4	1264	CEDAR 8
1065	DECID 4	1265	CEDAR 10
1066	DECID 6	1266	CEDAR 8
1067	ASH 16	1267	MAPLE 24
1068	ASH 16	1270	CEDAR 10
1069	DECID 4	1272	CEDAR 2
1070	DECID 4	1273	MAPLE 2
1071	OAK 10	1274	CEDAR 6
1072	OAK 10	1275	HEMLOCK 12
1073	OAK 26	1276	HEMLOCK 16
1074	OAK 14	1277	PINE 14
1075	DECID 6	1278	PINE 16
1117	BEECH 4	1279	CEDAR 10
1118	MAPLE 8	1311	CEDAR 2
1119	ASH 8	1312	CEDAR 2
1120	HOPHORNBEAM 8	1313	HEMLOCK 10
1121	DECID 4	1314	PINE 8 TD
1122	ASH 8 DD	1315	HEMLOCK 10
1123	ASH 12	1316	CEDAR 4
1124	DECID 4	1317	PINE 10
1125	BEECH 12	1318	PINE 12
1126	HEMLOCK 26	1319	CEDAR 4
1127	OAK 14	1320	HEMLOCK 6
1128	HEMLOCK 20	1321	PINE 10
1130	OAK 18	1322	OAK 22
1131	DECID 4	1323	CEDAR 1 DECID 1
1132	OAK 18	1324	CEDAR 2
1133	DECID 2	1325	CEDAR 1
1134	DECID 4	1326	CEDAR 2
1140	OAK 6	1327	PINE 12
1144	HEMLOCK 24	1328	CEDAR 4
1147	CEDAR 8	1329	CEDAR 4
1148	CEDAR 4	1334	DECID 1
1149	CEDAR 8	1335	DECID 2
1150	CEDAR 12	1336	CEDAR 4
1151	MAPLE 12	1345	HEMLOCK 16
1153	HEMLOCK 18	1346	CEDAR 6
1154	HEMLOCK 20	1348	SPIKE OAK
1155	CEDAR 10	1350	HEMLOCK 18/TB
1156	CEDAR 6	1352	CEDAR 4/TB
1157	CEDAR 6	1353	3 BOWL CEDAR 6/TB
1158	CEDAR 4	1357	CEDAR 4
1159	CEDAR 2	1358	CEDAR 8
1160	OAK 22	1359	CEDAR 4
1161	ASH 16	1361	PINE 14
1162	HEMLOCK 20	1362	DECID 8
1163	ASH 14	1363	BEECH 2
1164	ASH 20	1364	CEDAR 4
1165	DECID 6	1365	BEECH 1
1166	DECID 6	1366	CEDAR 4
1167	HEMLOCK 16	1367	MAPLE CEDAR 2 6
1168	DECID 6	1368	CEDAR 2
1169	DECID 6	1369	CEDAR 16
1170	HEMLOCK 18	1370	CEDAR 4
1171	DECID 4	1371	CEDAR 14
1172	DECID 2	1372	CEDAR 2
1174	BEECH 18	1373	CEDAR 4
1176	DECID 2	1374	CEDAR 4
1180	HEMLOCK 24	1376	OAK 34
1182	HEMLOCK 18	1384	DECID 6
1183	HEMLOCK 24	1385	OAK 36
1186	HEMLOCK 18	1386	CEDAR 4 DD
1194	DECID 1	1387	CEDAR 12
1196	DECID 2	1389	CEDAR 6
1198	CHERRY 4	1390	HEMLOCK 14
1204	DECID 8 DD	1391	HEMLOCK 14
1206	HEMLOCK 4	10003	BEECH 6



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FOR PERMIT

NO.	DESCRIPTION	DATE
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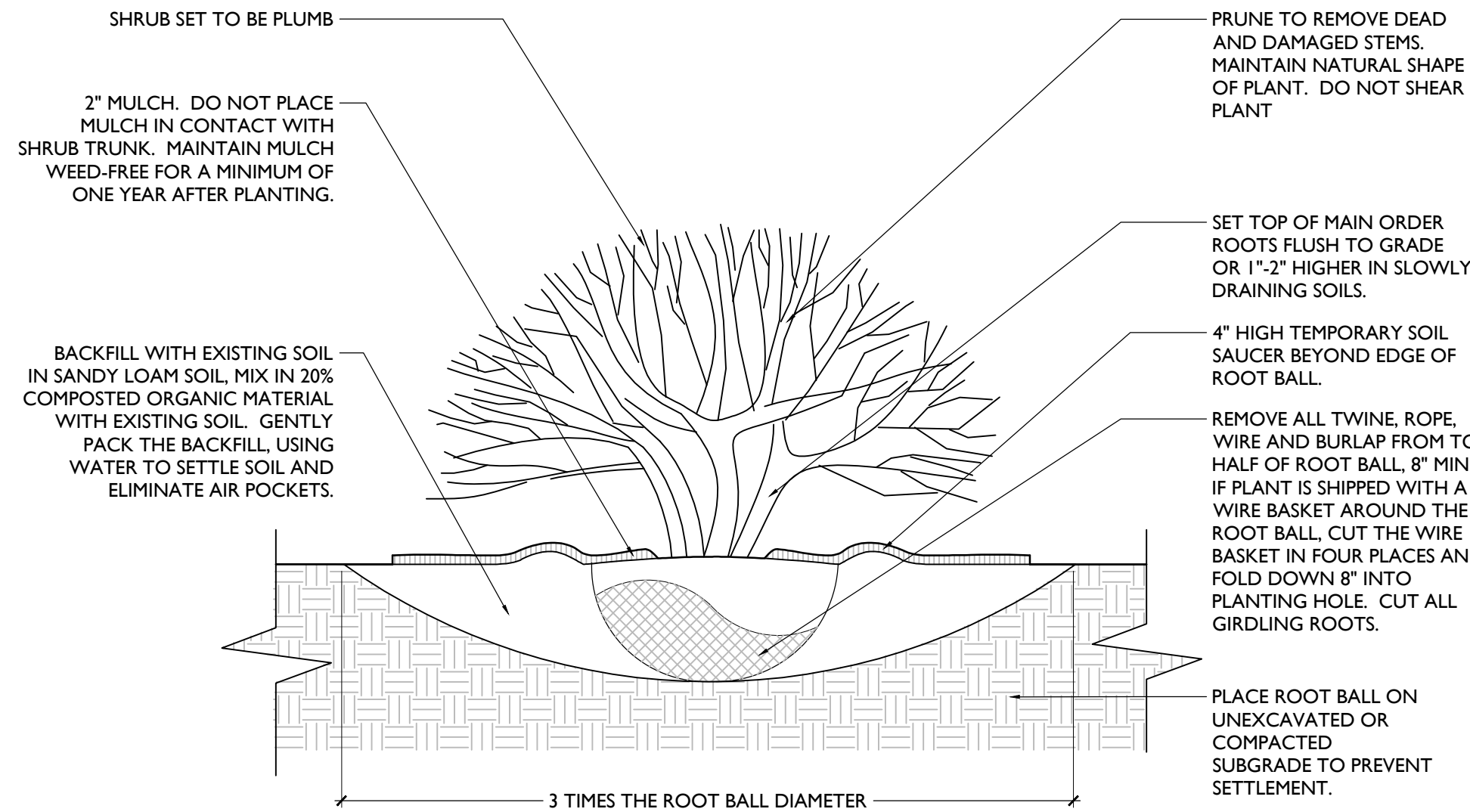
KOERPER RESIDENCE

506 APPLETREE POINT ROAD
BURLINGTON VT 05401

SELECTIVE TREE CUTTING PLAN

JOB NO. 23-422
SCALE: 1/16" = 1'-0"
DRAWN BY: CS
DATE: 07.11.2025

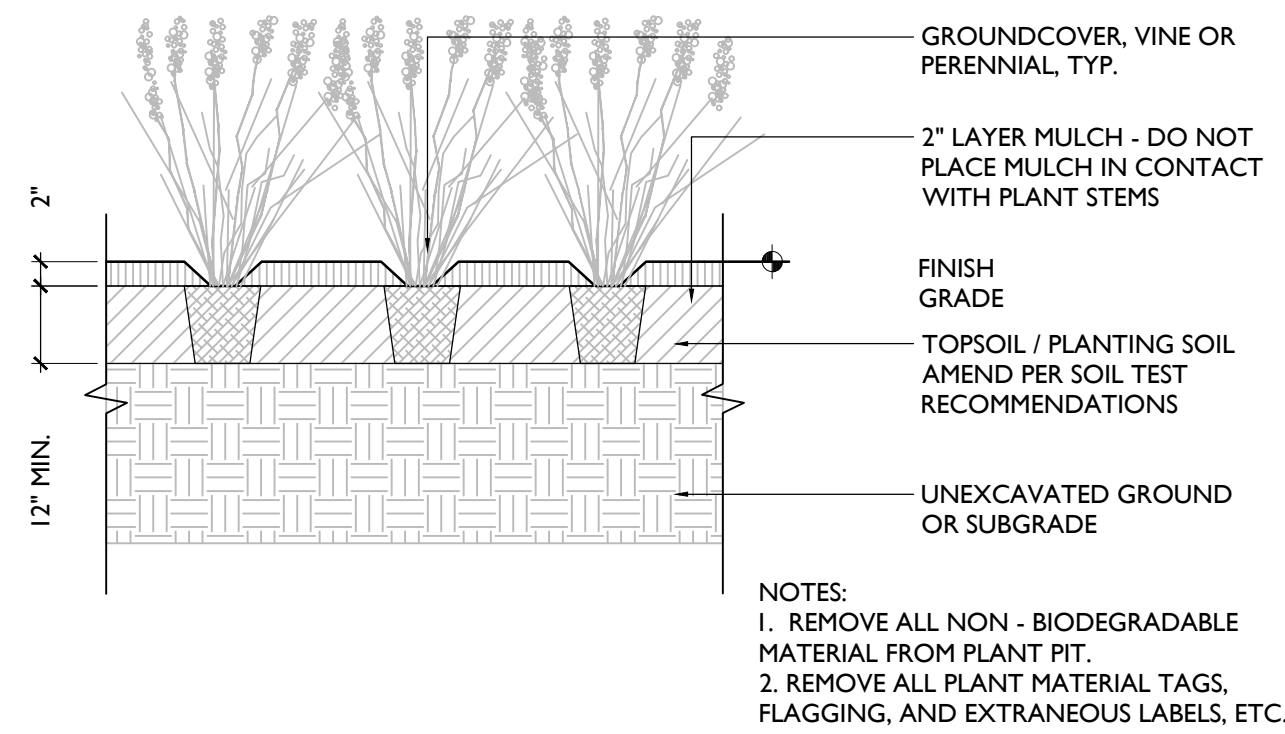
L001



NOTES:
1. REMOVE ALL NON - BIODEGRADABLE MATERIAL FROM PLANT PIT.
2. REMOVE ALL PLANT MATERIAL TAGS, FLAGGING, AND EXTRANEOUS LABELS, ETC.

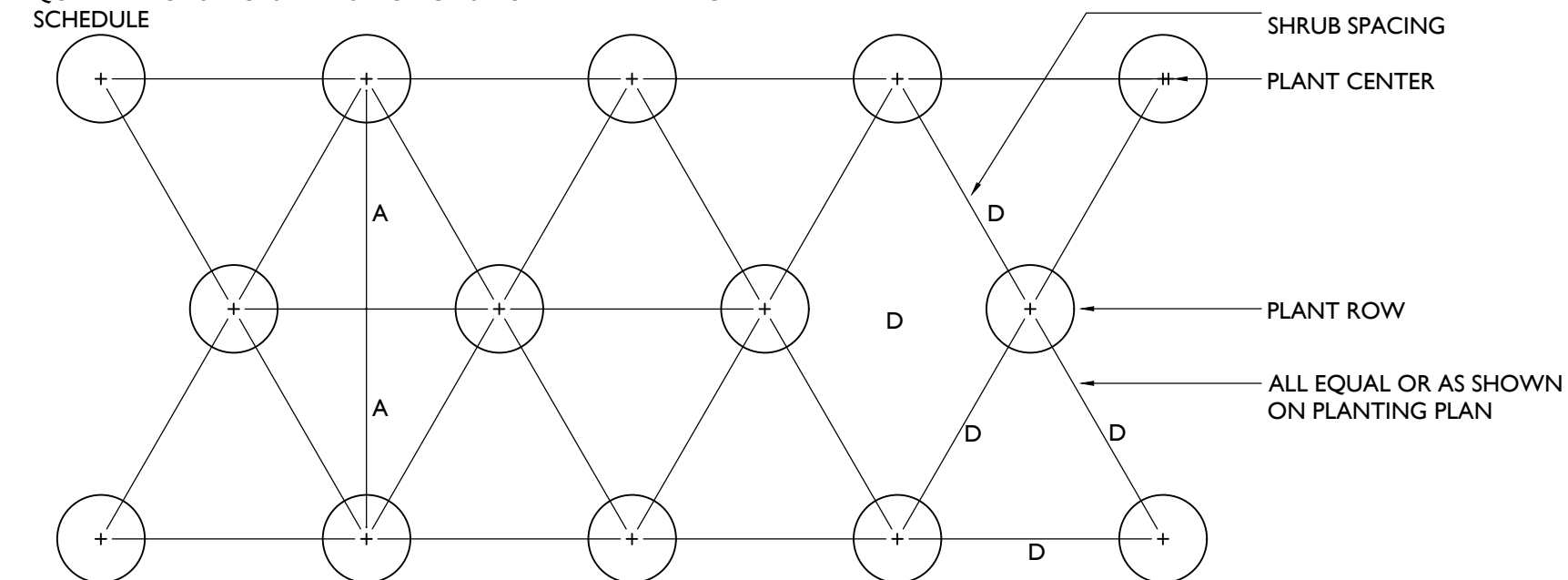
1 SHRUB PLANTING
NTS

2 PERENNIAL PLANTING
NTS



SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. FT.
60" O.C.	51.96"	0.04
48" O.C.	41.52"	0.07
42" O.C.	36.52"	0.10
36" O.C.	31.20"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28

NOTE:
QUANTITY OF SHRUBS AND SPACING AS NOTED IN PLANTING SCHEDULE



3 PLANT SPACING
NTS



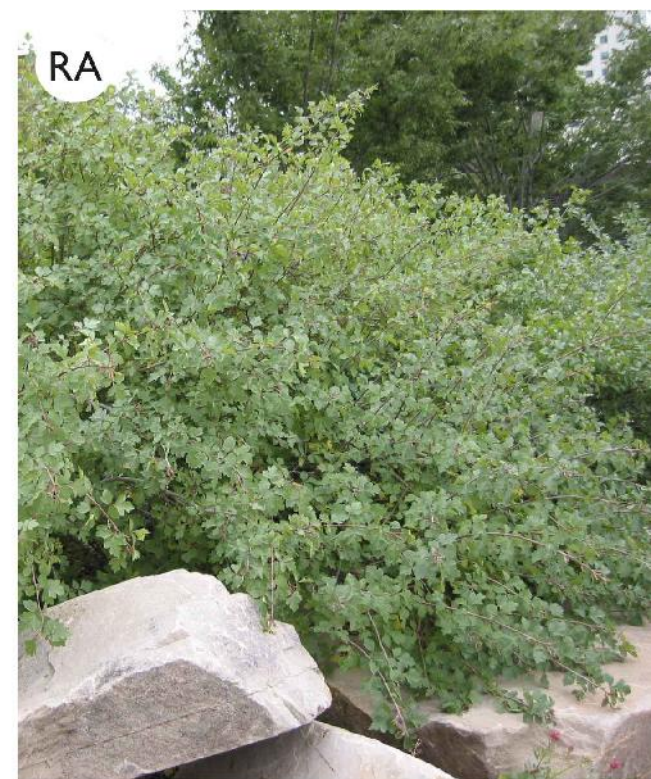
ARUNCUS DIOICUS / GOATSBEARD



CLETHRA ALNIFOLIA / SUMMERSWEET



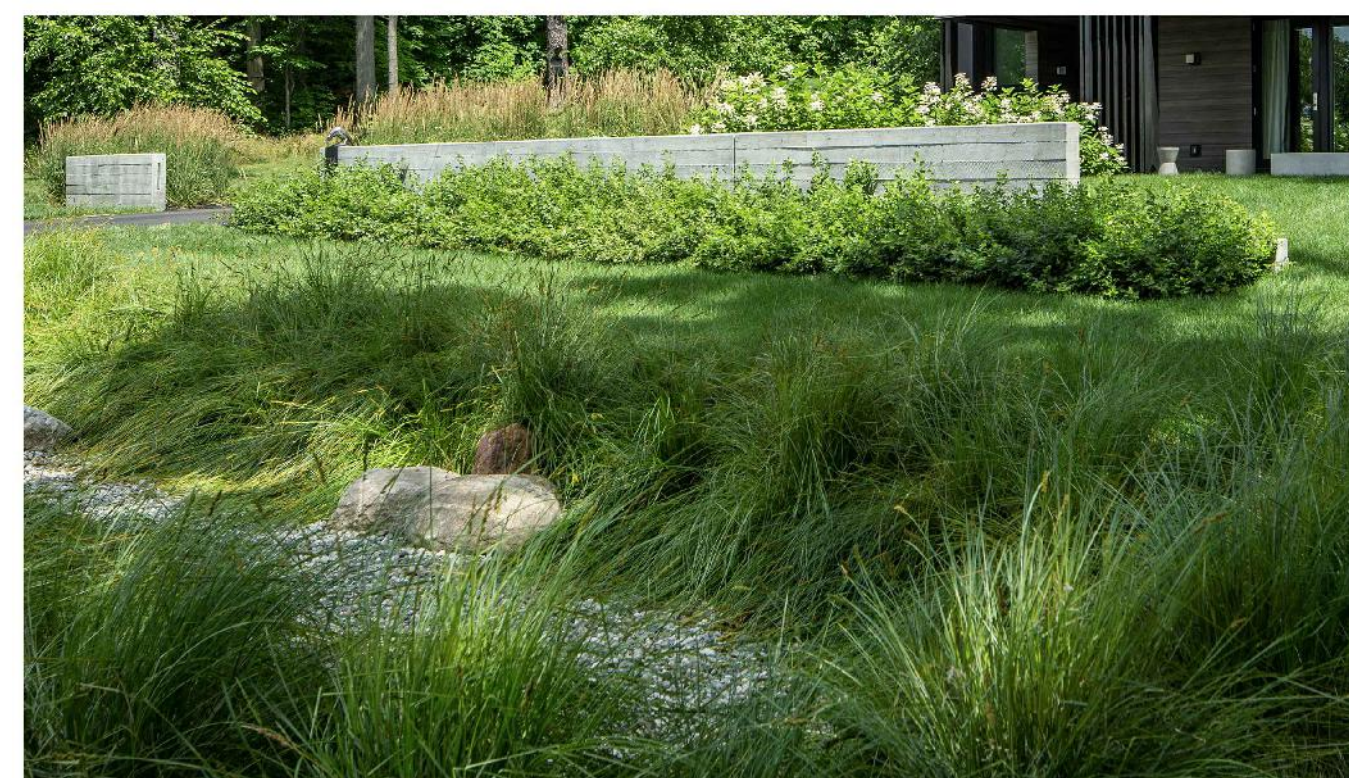
DENNSTAEDTIA PUNCT. / HAY-SCENTED FERN



RHUS AROM. 'GRO-LOW' / LOW-GROW SUMAC

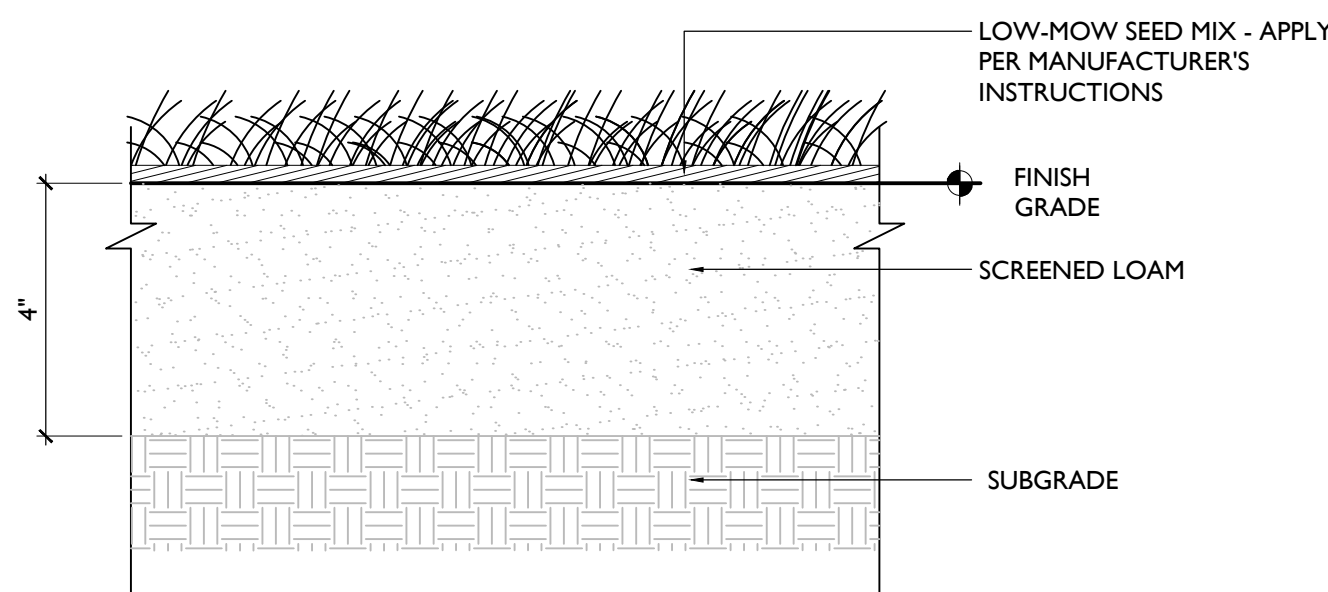


LOW-MOW LAWN

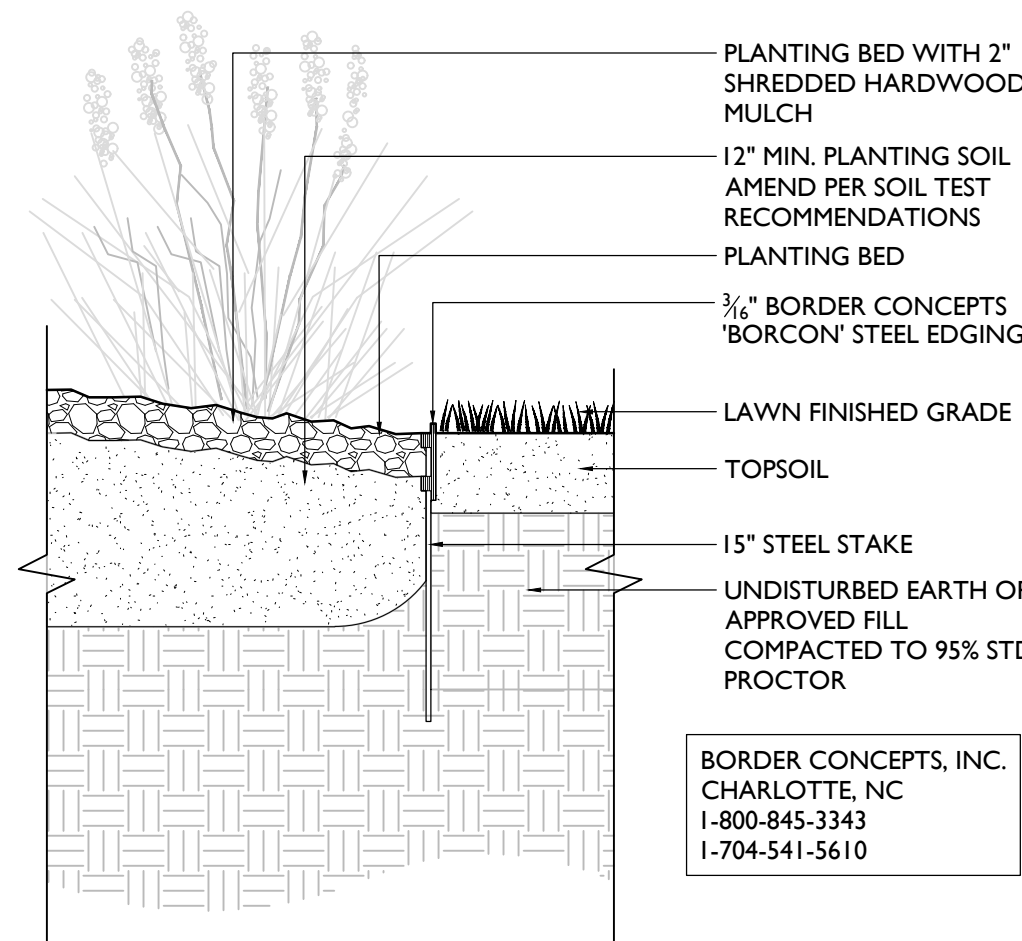


RAIN GARDEN EXAMPLE

6 NATIVE PLANT PALETTE
NTS



4 LOW-MOW SEED PLANTING
NTS



5 PLANTING BED W/ STEEL EDGING
1" = 1'-0"

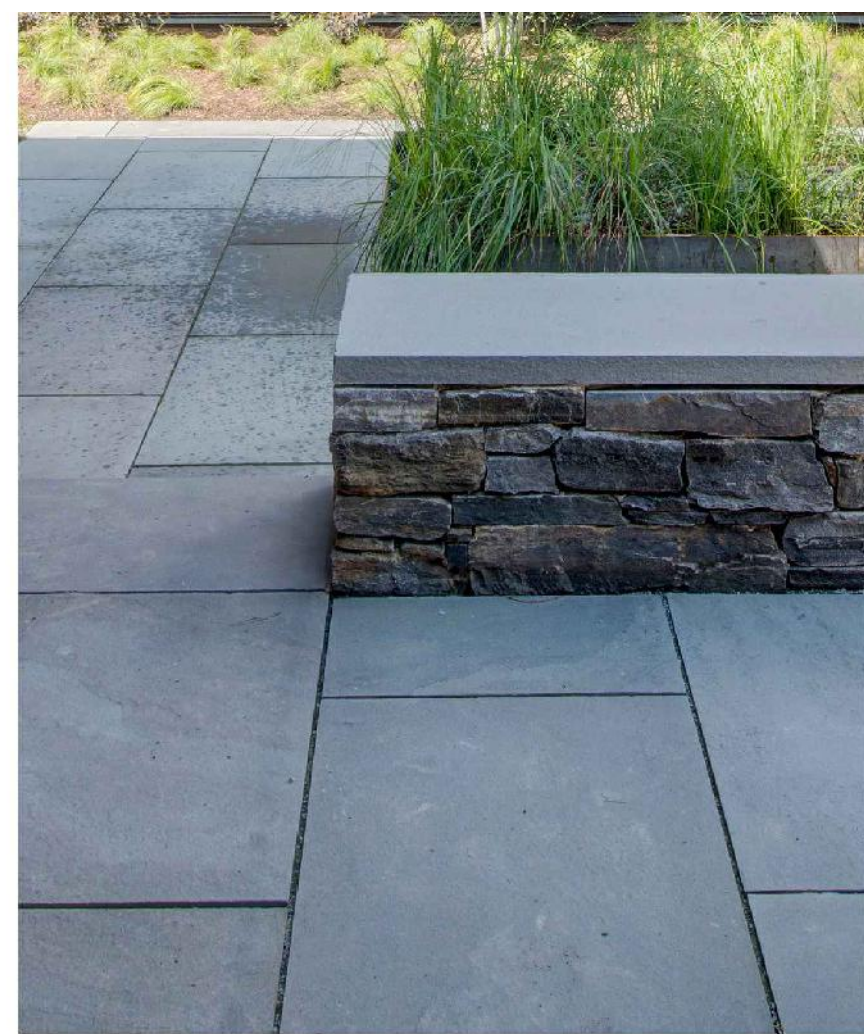
BORDER CONCEPTS, INC.
CHARLOTTE, NC
1-800-845-3343
1-704-541-5610



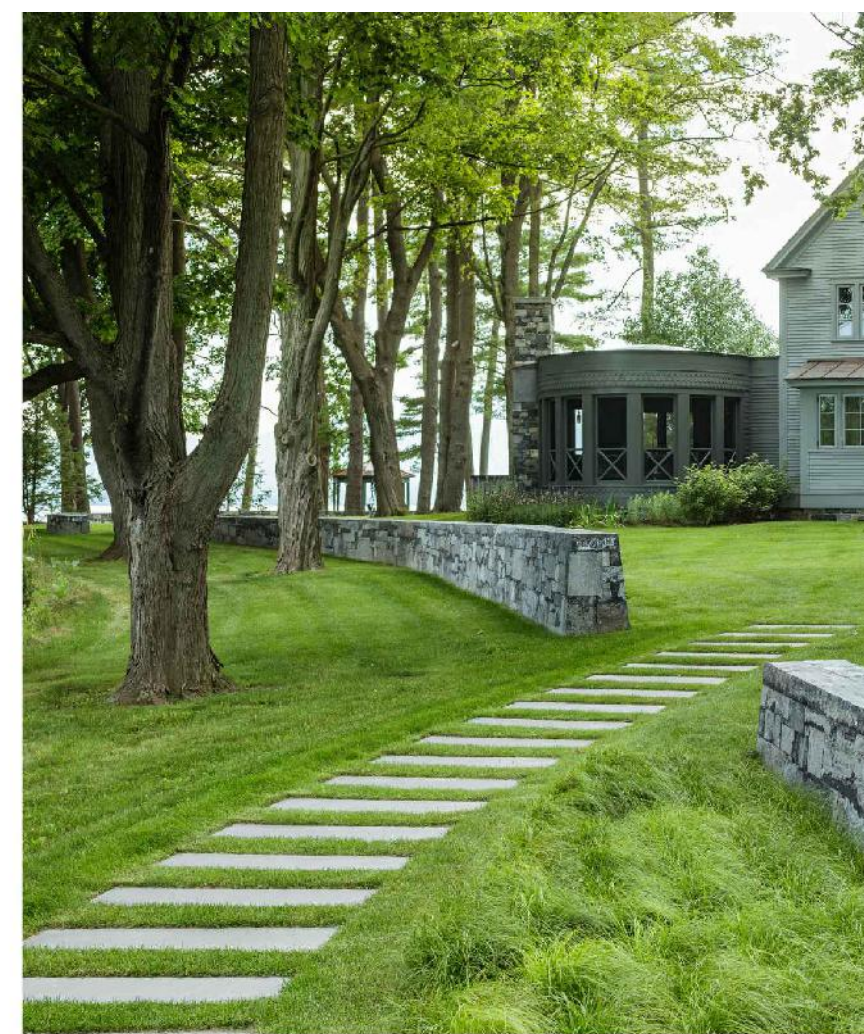
BK LIGHTING - NIGHT STAR



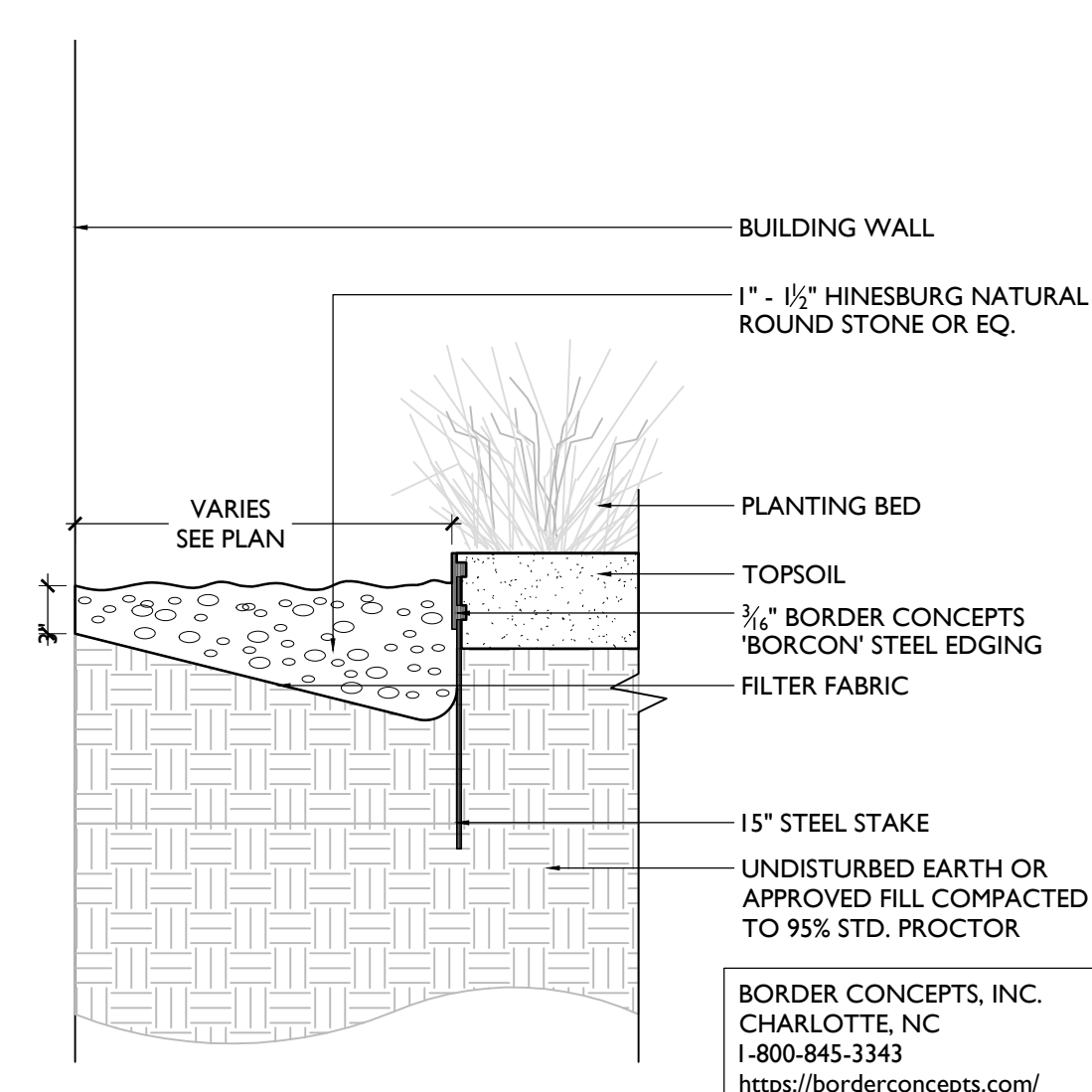
BK LIGHTING - GLOW STAR



BLUE / GREY RANGE THERMAL FINISH BLUESTONE



BLUESTONE SLAB WALKWAY IN LAWN



9 STONE MAINTENANCE EDGE
1" = 1'-0"

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FOR PERMIT

NO. DESCRIPTION DATE

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RESIDENCE

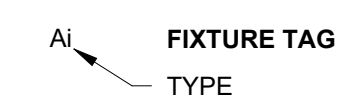
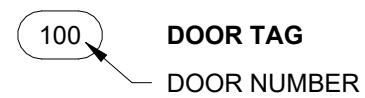
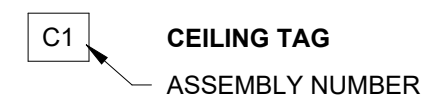
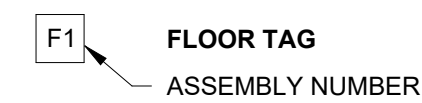
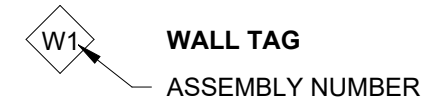
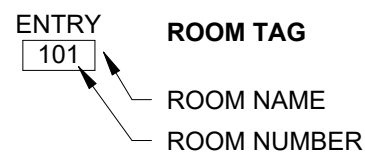
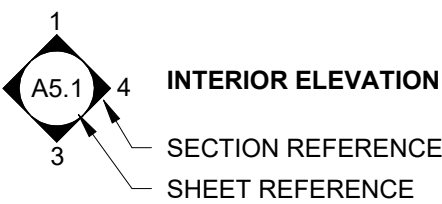
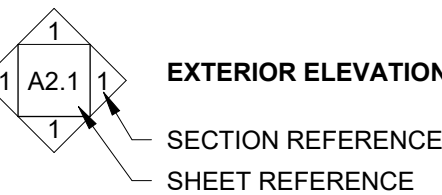
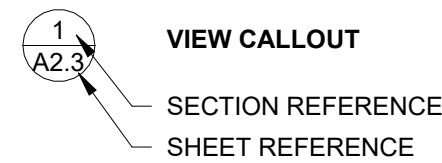
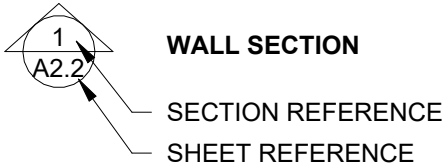
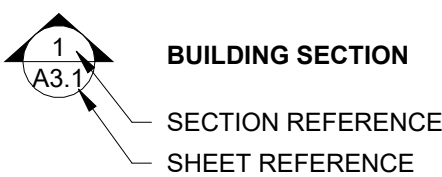
506 APPLE TREE POINT ROAD
BURLINGTON VT 05401

LANDSCAPE DETAILS

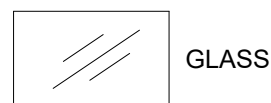
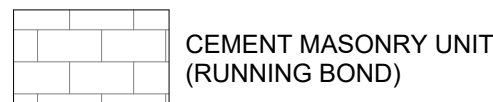
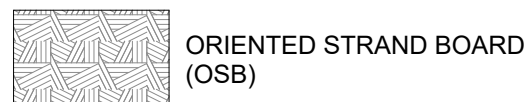
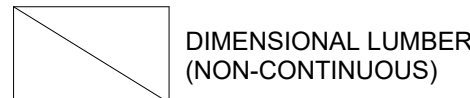
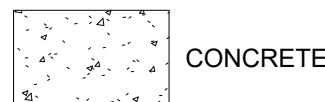
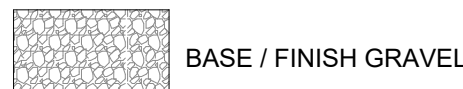
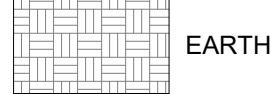
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SCALE: VARIES
DRAWN BY: CS
DATE: 07.11.2025

L002

SYMBOLS:

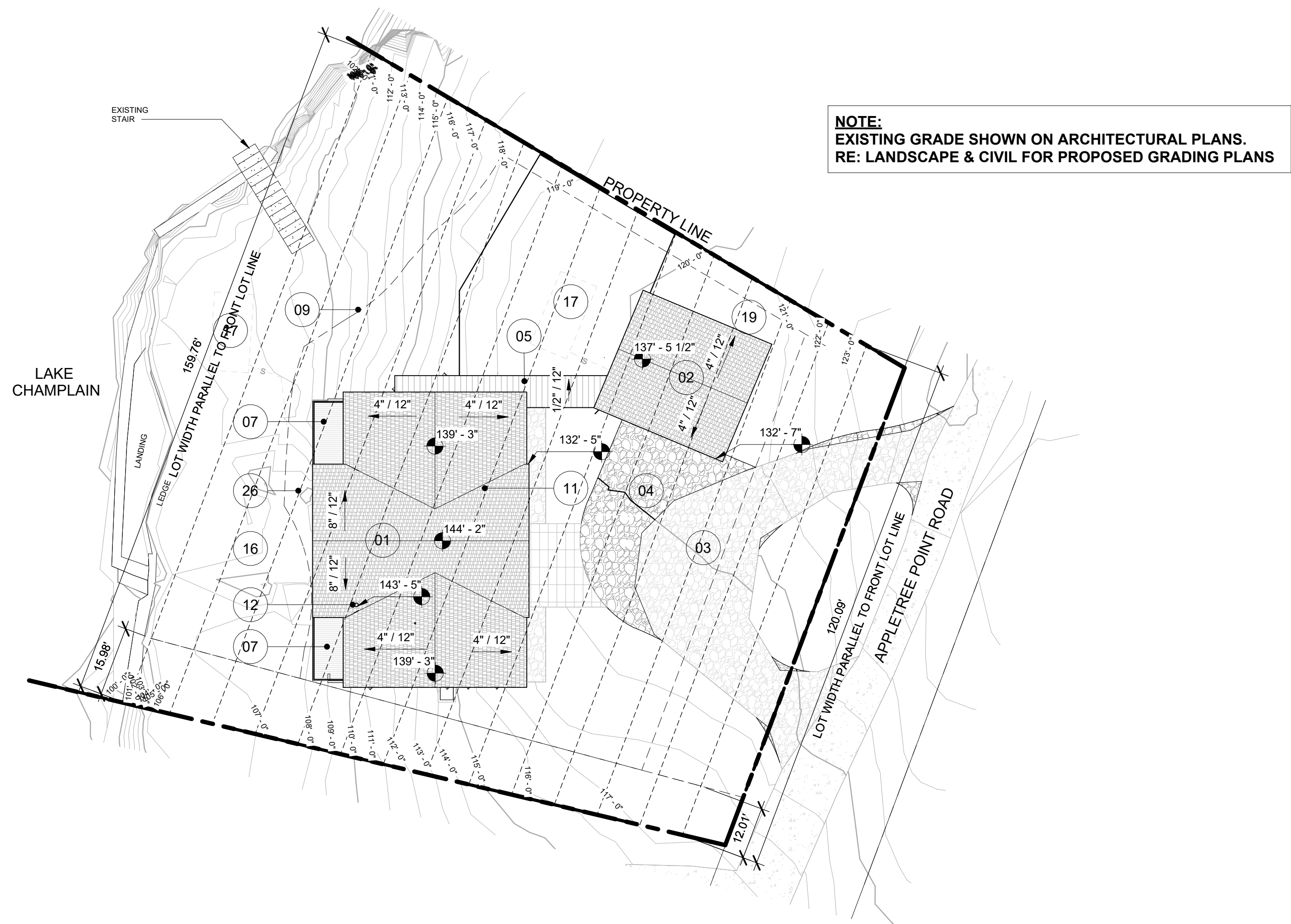


MATERIAL HATCH LEGEND



ABBREVIATIONS LEGEND

@	AT	K	KNOCK DOWN HOLLOW METAL
AC	ABOVE COUNTER	KOHM	
ACST	ACOUSTIC	L	
ADJ	ADJUSTABLE	LAM	LAMINATE
A.F.F.	ABOVE FINISHED FLOOR	LIN	LINEAR
ANOD	ANODIZED	LP	LOW POINT
APPROX	APPROXIMATE		
ARCH	ARCHITECT / ARCHITECTURAL	LAV	LAVATORY
ASST	ASSISTANT	LAB	LABORATORY
AUTO	AUTOMATIC	LT	LIGHT
AVG	AVERAGE	LF	LINEAR FEET
ALUM	ALUMINUM	LBS	POUNDS
ANOD	ANCHOR BOLT		
AW	AWNING	M	
		MO	MASONRY OPENING
B		MATL	MATERIAL
BATT	BATT INSULATION	MAX	MAXIMUM
BD	BOARD	MECH	MECHANICAL
BF	BIFOLD	MFR	MANUFACTURER
BP	BYPASS	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	MTL	METAL
BOT	BOTTOM		
BRG	BEARING	N	
BRN	BARO DOOR	N	NORTH
BTWN	BETWEEN	NIC	NOT IN CONTRACT
		NTS	NOT TO SCALE
C		NO	NUMBER
CAB	CABINET	NOM	NOMINAL
CPT	CARPET		
CB	CATCH BASIN	O	
CJ	CENTRAL JOINT	OC	ON CENTER
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OFF	OFFICE
CLR	CLEAR	OH	OVERHEAD
CMU	CONCRETE MASONRY UNIT	OPP	OPPOSITE
COL	COLUMN	OPPH	OPPOSITE HAND
CONC	CONCRETE		
CONST	CONSTRUCTION	P	
COORD	COORDINATE	PERP	PERPENDICULAR
CORR	CORRIDOR	PK	POCKET
CO	CLEAN OUT	PL	PLATE
CS	CASEMENT	PLAM	PLASTIC LAMINATE
CPT	CARPET	PLBG	PLUMBING
CT	CERAMIC TILE	PLYWD	PLYWOOD
CTRTOP	COUNTER TOP	PNL	PANEL
CUFT	CUBIC FEET	PREFIN	PREFINISHED
CUYD	CUBIC YARD	PROJ	PROJECT
		PSF	POUNDS PER SQUARE FOOT
D		PSI	POUNDS PER SQUARE INCH
DBL	DOUBLE	PT	PAINT
DBLS	DOUBLE SWING	PTD	PAPER TOWEL DISPENSER
DBLH	DOUBLE HUNG	PVMT	PAVEMENT
DEMO	DEMOLISH	PR	PAIR
DIA	DIAMETER	PLAS	PLASTER
DIM	DIMENSION		
DET	DETAIL	Q	
DN	DOWN	QC	QUALITY CONTROL
DS	DOWN SPOUT		
DWG	DRAWING	R	
DW	DISHWASHER	R	RADIUS
		REC	RECOMMENDATION
E		REF	REFERENCE
E	EAST	REINF	REINFORCEMENT
EA	EACH	REFRIG	REFRIGERATOR
ELEC	ELECTRIC	REQD	REQUIRED
ELEV	ELEVATION	RM	ROOM
EF	EXHAUST FAN	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RB	RUBBER BASE
EQ	EQUAL	REV	REVISION
EQUIP	EQUIPMENT	RD	ROOF DRAIN
EXIST	EXISTING		
EXT	EXTERIOR	S	
		S	SOUTH
F		SCHED	SCHEDULED
FF	FINISH FLOOR	SEC	SECTION
FE	FIRE EXTINGUISHER	SEC	SECTION
FH	FIRE HYDRANT	SHT	SHEET
FT	FEET	SH	SINGLE HUNG
FL	FULL LIGHT	SIM	SIMILAR
FL	FINISH	SPEC	SPECIFICATION
FLR	FLOOR	SC	SOLID CORE
FD	FLOOR DRAIN	SM	SHEET METAL
FLUOR	FLUORESCENT	SS	STAINLESS STEEL
FTG	FOOTING	STD	STANDARD
FNDN	FOUNDATION	STL	STEEL
FV	FIELD VERIFY	STRUCT	STRUCTURAL
FX	FIXED	SL	SLIDER
		SQ	SQUARE
G		SUSP	SUSPENDED
GA	GAUGE	STOR	STORAGE
GALV	GALVANIZED	SWG	SWING
GB	GRAB BAR		
GRG	GARAGE	T	
GWB	GYPSUM WALL BOARD	THRS	THRESHOLD
GL	GLASS	TOW	TOP OF WALL
GC	GENERAL CONTRACTOR	TOT	TOP OF FOOTING
		TOM	TOP OF MASONRY
H		TOG	TOP OF GRADE
HDCP	HANDICAPPED	TOC	TOP OF CONCRETE
HDW	HARDWARE	TP	TOP PLATE
HDWD	HARDWOOD	TYP	TYPICAL
HND	HAND		
HC	HOLLOW CORE	U	
HT	HEIGHT	U	UNDERWRITERS LAB
HP	HIGH POINT	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	UG	UNDERGROUND
HR	HOUR	UR	URINAL
HORZ	HORIZONTAL		
HVAC	HEATING VENTING AND AIR CONDITIONING	V	
		VCT	VINYL COMPOSITE TILE
I		VENT	VENTILATION
ID	INSIDE DIAMETER	VERT	VERTICAL
IN	INCH	VIF	VERIFY IN FIELD
INSUL	INSULATION	VOL	VOLUME
INT	INCLUDING	VTR	VENT THROUGH ROOF
INCL	INCLUDING	VNL	VINYL WALL COVERING
		VER	VERIFY
J		VIF	VERIFY IN FIELD
J-BOX	JUNCTION BOX	VERT	VERTICAL
JAN	JANITOR		
JST	JOIST	W	WEST
JT	JOINT	W	WITH
		WO	WITHOUT
		WC	WATER CLOSET
		WD	WOOD
		WT	WEIGHT
		WWM	WELDED WIRE MESH



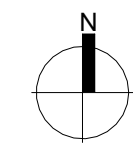
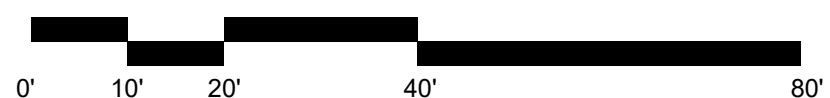
② SITE PLAN PROPOSED ROOF PLAN
1" = 20'-0"



① SITE PLAN DEMOLITION ROOF PLAN
1" = 20'-0"

① SITE PLAN KEYNOTE LEGEND

1. PROPOSED RESIDENCE
2. PROPOSED GARAGE. EXISTING LOCATION GRANDFATHERED FOR NEW STRUCTURE. RE: ARTICLE 5 SEC 5.3.5.
3. EXISTING DRIVEWAY
4. PROPOSED DRIVEWAY
5. COVERED WALKWAY
6. SCREENED PORCH
7. DECK
8. PEDESTRIAN PATH
9. REAR SETBACK: 39' SETBACK FROM 100' CONTOUR
10. PLANTED AREA. RE: LANDSCAPE PLANS
11. FOOTPRINT OF EXISTING STRUCTURE TO BE DEMOLISHED
12. PROPOSED HEIGHT OF CHIMNEY FLUE
13. 10' OFFSET FROM BUILDING FOOTPRINT USED TO DETERMINE AVERAGE GRADE & BUILDING HEIGHT. RE: ARTICLE 5 SEC 5.2.6.a.1.B.
14. EXISTING RESIDENCE TO BE DEMOLISHED
15. EXISTING GARAGE TO BE DEMOLISHED
16. CONTRACTOR TO MAINTAIN AS MUCH NATIVE LANDSCAPING AND GRADING AS POSSIBLE. NOTIFY OWNER AND ARCHITECT OF ALL TREES PROPOSED TO BE REMOVED
17. PAVERS RE: LANDSCAPE PLANS
18. EXISTING ENCROACHMENT INTO SETBACK INCLUDES EXISTING RESIDENCE AND SCREENED PORCH
19. PROPOSED UTILITY METER LOCATIONS
20. TWO PARKING SPACES IN DETACHED GARAGE
21. PEDESTRIAN GATE
22. FENCE
23. PROPOSED BURIED PROPANE TANK LOCATION. RE: LANDSCAPE & CIVIL
24. A/C CONDENSER
25. PORTIONS OF DRIVEWAY TO BE REMOVED. RE: LANDSCAPE PLANS
26. LAKE-LEVEL PATIO
27. PROPOSED LOCATION OF RAIN GARDEN. RE: LANDSCAPE PLANS



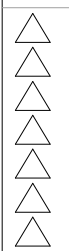
ISSUE DATE:

2025.07.31

ISSUED FOR:

ZONING SUBMITTAL

REVISIONS:



PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER:

2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

SHEET NAME:

PROPOSED ROOF AND
DEMO SITE PLAN

SHEET NUMBER:

A1.10

NOTE:
EXISTING GRADE SHOWN ON ARCHITECTURAL PLANS. RE:
LANDSCAPE & CIVIL FOR PROPOSED GRADING PLANS

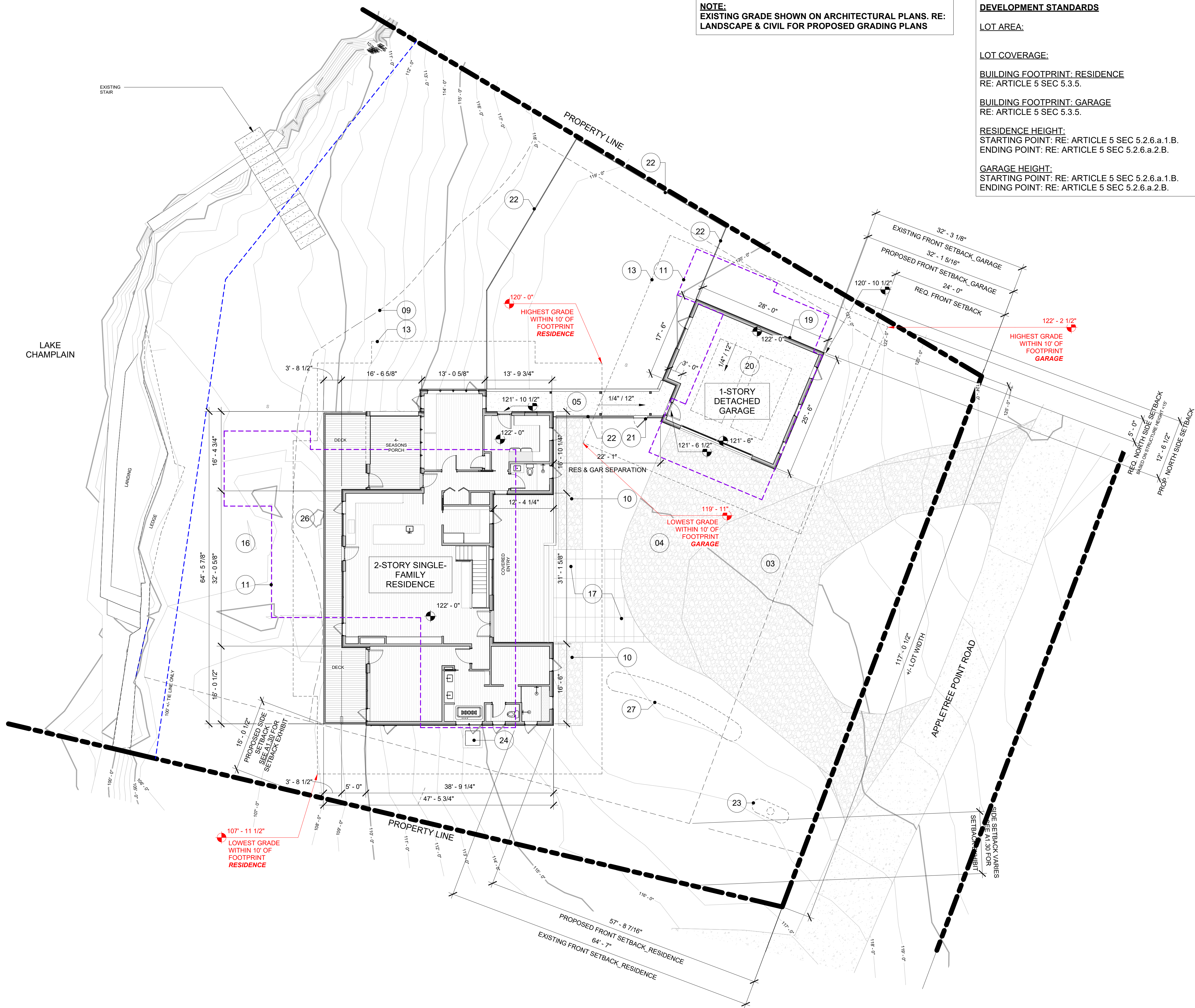
DEVELOPMENT STANDARDS

LOT AREA:	23,560 sq ft Per Survey	
LOT COVERAGE:	EXISTING / MAX ALLOWED 6,132 SQ FT (26.03%) / 45%	PROPOSED 7,175 SQ FT (30.45%)
BUILDING FOOTPRINT: RESIDENCE RE: ARTICLE 5 SEC 5.3.5.	2,377 SQ FT / 2,377 SQ FT Exist. Nonconforming	2,275 SQ FT
BUILDING FOOTPRINT: GARAGE RE: ARTICLE 5 SEC 5.3.5.	1,042 SQ FT / 1,042 SQ FT Exist. Nonconforming	691 SQ FT
RESIDENCE HEIGHT: STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.	< 35'	24'-3 3/4"
GARAGE HEIGHT: STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.	<15'	13'-8 1/4"

PLURAL
ARCHITECTURE + RESEARCH

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01 SITE PLAN KEYNOTE LEGEND

- PROPOSED RESIDENCE
- PROPOSED GARAGE, EXISTING LOCATION GRANDFATHERED FOR NEW STRUCTURE. RE: ARTICLE 5 SEC 5.3.5.
- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- COVERED WALKWAY
- SCREENED PORCH
- DECK
- PEDESTRIAN PATH
- REAR SETBACK: 39' SETBACK FROM 100' CONTOUR
- PLANTED AREA, RE: LANDSCAPE PLANS
- FOOTPRINT OF EXISTING STRUCTURE TO BE DEMOLISHED
- PROPOSED HEIGHT OF CHIMNEY FLUE
- 10' OFFSET FROM BUILDING FOOTPRINT USED TO DETERMINE AVERAGE GRADE & BUILDING HEIGHT. RE: ARTICLE 5 SEC 5.2.6.a.1.B.
- EXISTING RESIDENCE TO BE DEMOLISHED
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- EXISTING ENCROACHMENT INTO SETBACK INCLUDES EXISTING RESIDENCE AND SCREENED PORCH
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- PORTIONS OF DRIVEWAY TO BE REMOVED. RE: LANDSCAPE PLANS
- LAKE-LEVEL PATIO
- PROPOSED LOCATION OF RAIN GARDEN. RE: LANDSCAPE PLANS

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PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

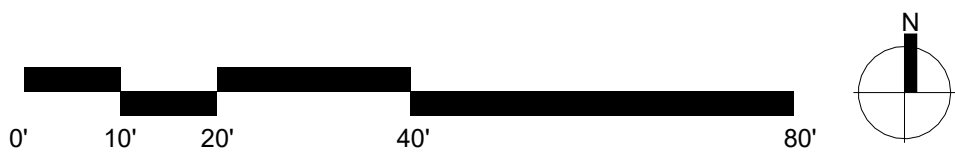
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HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:
ARCHITECTURAL SITE
PLAN

SHEET NUMBER:

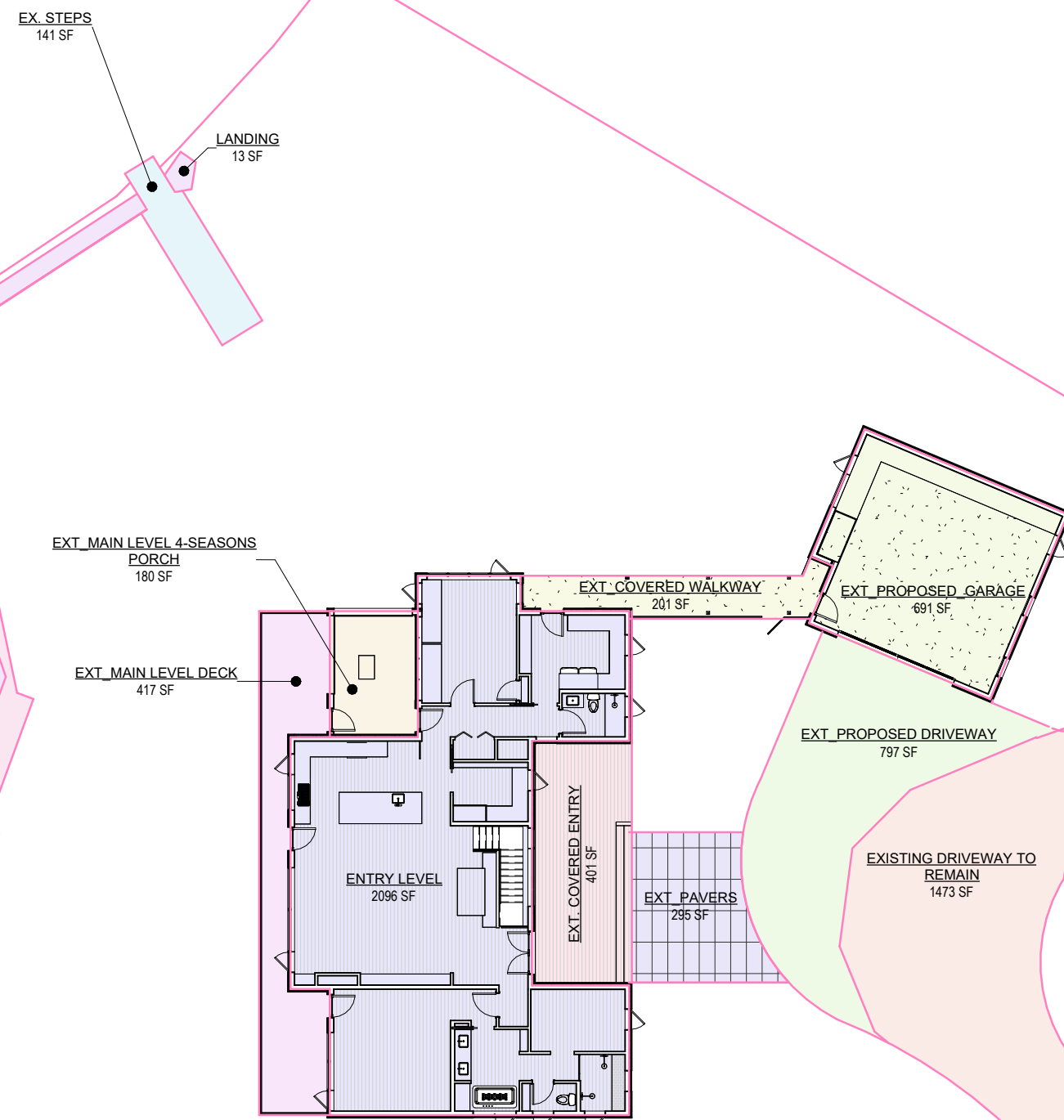
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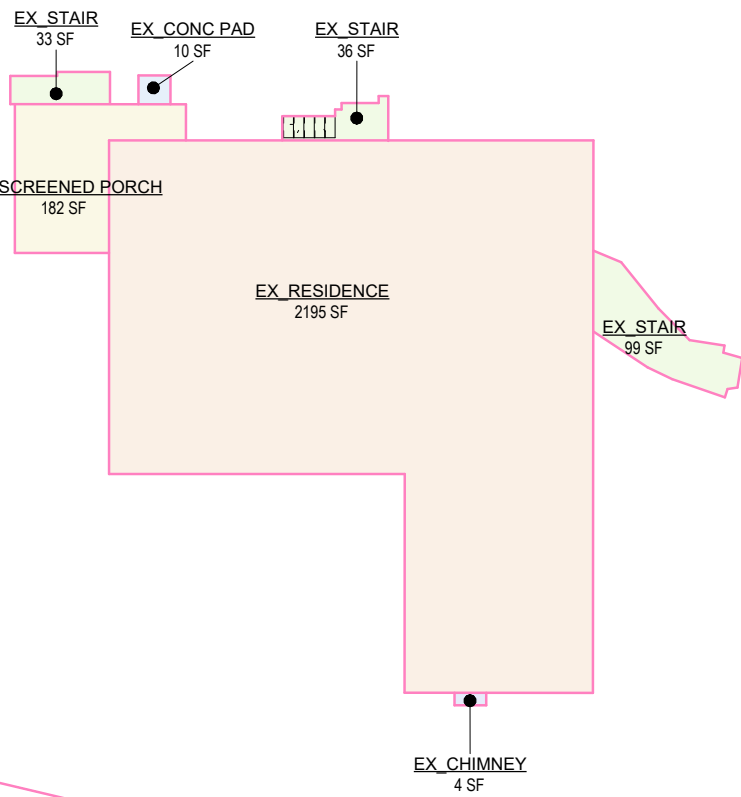
1 SITE PLAN PROPOSED_1ST FLR
1" = 10'-0"



3 SIDE SETBACK EXHIBIT
1" = 20'-0"



② PROPOSED LOT COVERAGE
1" = 20'-0"



① EX_LOT COVERAGE
1" = 20'-0"

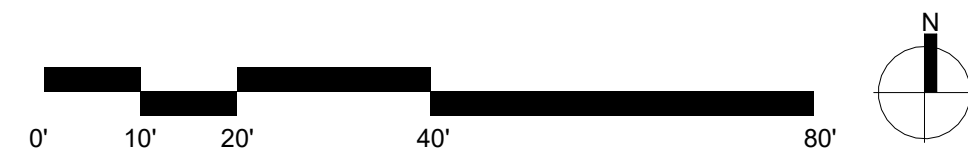
<u>DEVELOPMENT STANDARDS</u>		
<u>LOT AREA:</u>	23,560 sq ft Per Survey	
<u>LOT COVERAGE:</u>	<u>EXISTING / MAX ALLOWED</u> 6,132 SQ FT (26.03%) / 45%	<u>PROPOSED</u> 7,175 SQ FT (30.45%)
<u>BUILDING FOOTPRINT: RESIDENCE</u> RE: ARTICLE 5 SEC 5.3.5.	2,377 SQ FT / 2,377 SQ FT Exist. Nonconforming	2,275 SQ FT
<u>BUILDING FOOTPRINT: GARAGE</u> RE: ARTICLE 5 SEC 5.3.5.	1,042 SQ FT / 1,042 SQ FT Exist. Nonconforming	691 SQ FT
<u>RESIDENCE HEIGHT:</u> STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.	< 35'	24'-3 3/4"
<u>GARAGE HEIGHT:</u> STARTING POINT: RE: ARTICLE 5 SEC 5.2.6.a.1.B. ENDING POINT: RE: ARTICLE 5 SEC 5.2.6.a.2.B.	<15'	13'-8 1/4"

BUILDING FOOTPRINT_PROPOSED RESIDENCE			
Name	Area	Coverage Type	Comments
ENTRY LEVEL	2096 SF	Building Footprint_Residence	
EXT_MAIN LEVEL 4-SEASONS PORCH	180 SF	Building Footprint_Residence	UNCOND
Grand total	2275 SF		

LOT COVERAGE_PROPOSED			
Name	Area	Coverage Type	% Lot Area
EXT_PROPOSED_GARAGE	691 SF	Building Footprint_Garage	2.93%
ENTRY LEVEL	2096 SF	Building Footprint_Residence	8.90%
EXT_MAIN LEVEL 4-SEASONS PORCH	180 SF	Building Footprint_Residence	0.76%
EX_STEPS	141 SF	Lot Coverage	0.60%
EXISTING DRIVEWAY TO REMAIN	1473 SF	Lot Coverage	6.25%
EXT_COVERED ENTRY	401 SF	Lot Coverage	1.70%
EXT_COVERED WALKWAY	201 SF	Lot Coverage	0.85%
EXT_PAVERS	295 SF	Lot Coverage	1.25%
EXT_PROPOSED DRIVEWAY	816 SF	Lot Coverage	3.46%
LANDING	651 SF	Lot Coverage	2.76%
LEDGE	231 SF	Lot Coverage	0.98%
Grand total	7175 SF		30.45%

BUILDING FOOTPRINT_EXISTING RESIDENCE			
Name	Area	Coverage Type	Comments
EX_RESIDENCE	2195 SF	Building Footprint_Residence	
EX_SCREENED PORCH	182 SF	Building Footprint_Residence	
Grand total	2377 SF		

LOT COVERAGE_EXISTING				
Name	Area	Coverage Type	% Lot Area	Comments
EX_GARAGE	1042 SF	Building Footprint_Garage	4.42%	
EX_RESIDENCE	2195 SF	Building Footprint_Residence	9.32%	
EX_SCREENED PORCH	182 SF	Building Footprint_Residence	0.77%	
EX_CHIMNEY	4 SF	Lot Coverage	0.02%	
EX_CONC PAD	10 SF	Lot Coverage	0.04%	
EX_DRIVEWAY	1509 SF	Lot Coverage	6.40%	
EX_LANDING	638 SF	Lot Coverage	2.71%	
EX_LANDING	13 SF	Lot Coverage	0.06%	
EX_LEDGE	231 SF	Lot Coverage	0.98%	
EX_STAIR	99 SF	Lot Coverage	0.42%	
EX_STAIR	36 SF	Lot Coverage	0.15%	
EX_STAIR	33 SF	Lot Coverage	0.14%	
EX_STEPS	141 SF	Lot Coverage	0.60%	
Grand total	6132 SF		26.03%	



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PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

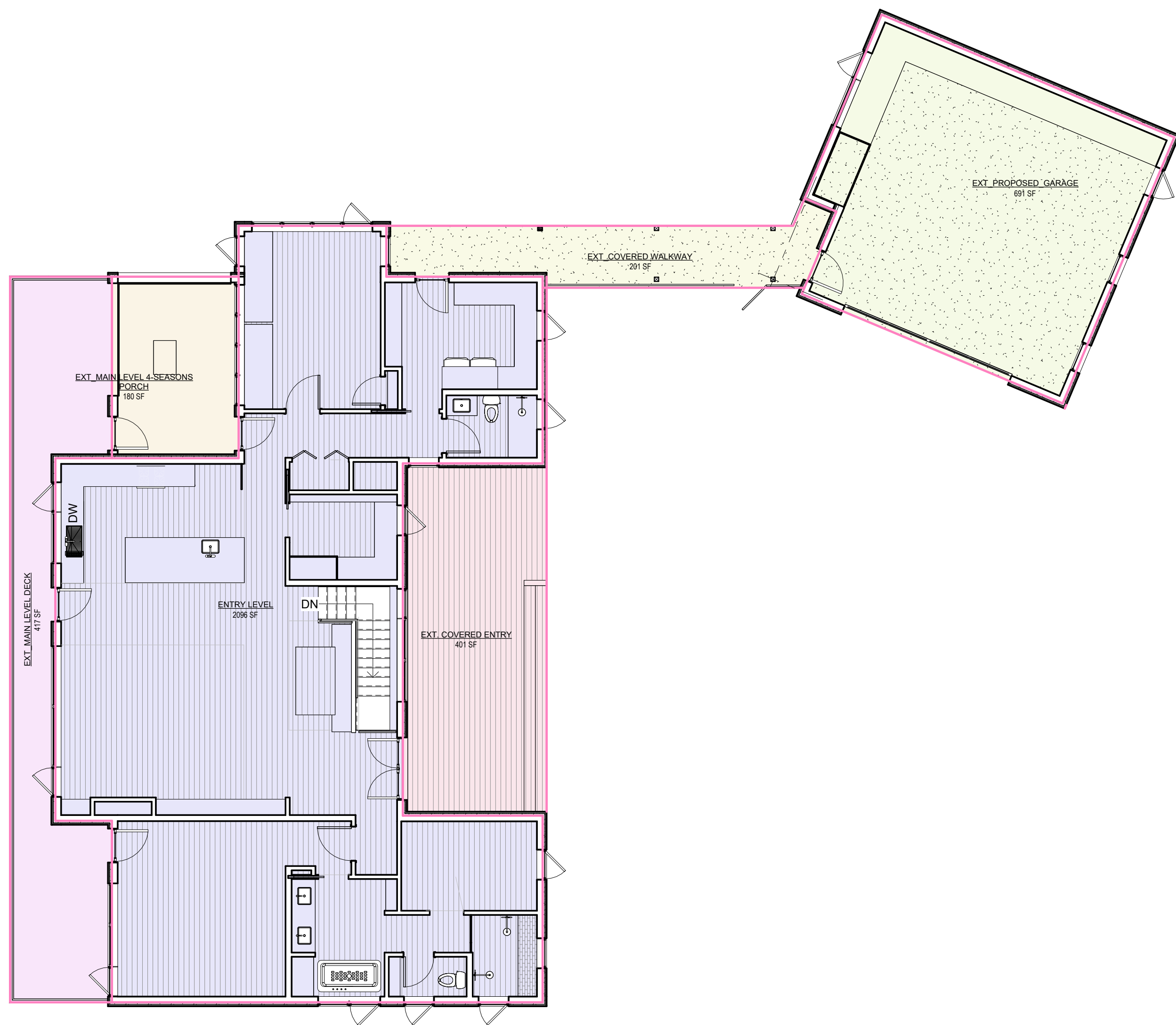
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HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:

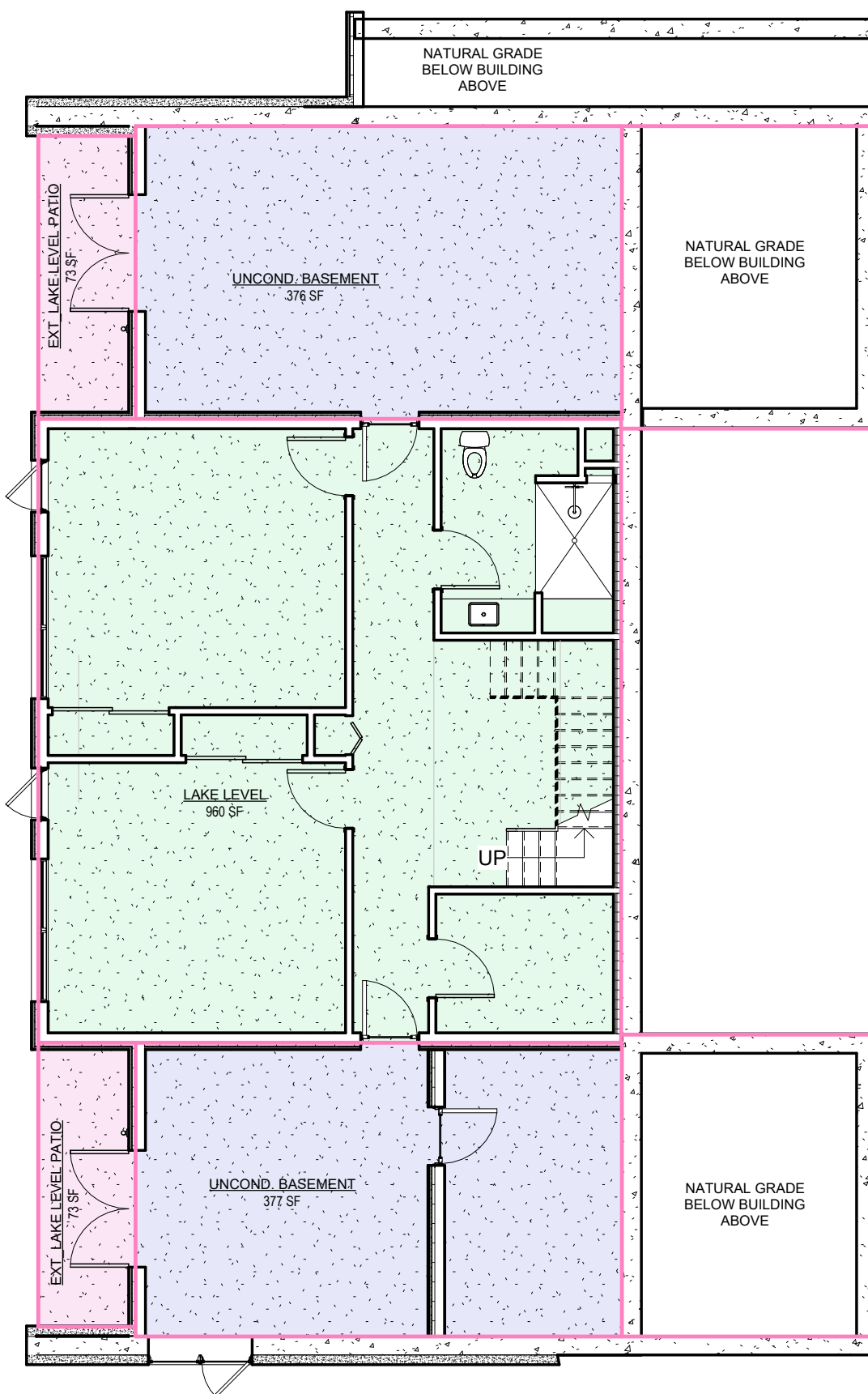
GROSS FLOOR AREA
PLANS

SHEET NUMBER:

A1.31



② MAIN LEVEL GROSS FLOOR AREA
1/8" = 1'-0"



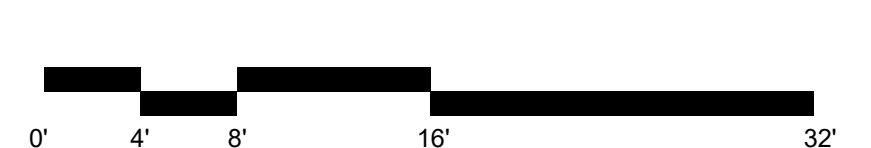
① LAKE LEVEL GROSS FLOOR AREA
1/8" = 1'-0"

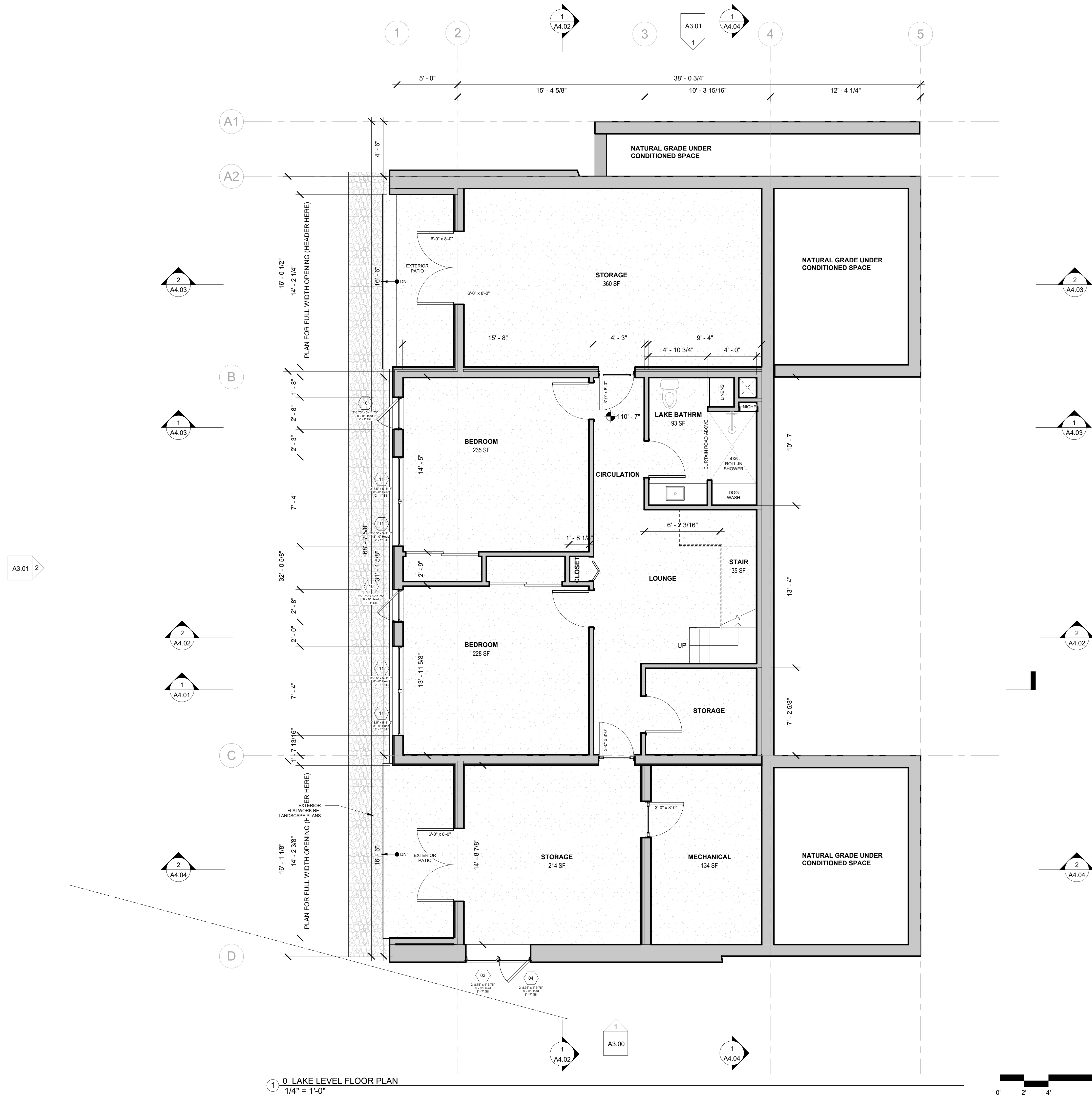
PROPOSED_UNCONDITIONED AREAS

Name	Area
EXT. COVERED ENTRY	401 SF
EXT. LAKE LEVEL PATIO	146 SF
EXT. MAIN LEVEL 4-SEASONS PORCH	180 SF
EXT. MAIN LEVEL DECK	417 SF
EXT. PROPOSED GARAGE	691 SF
UNCOND. BASEMENT	753 SF
Grand total	2588 SF

PROPOSED_CONDITIONED AREA

Name	Area
LAKE LEVEL	960 SF
ENTRY LEVEL	2096 SF
Grand total	3056 SF





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PROJECT NAME:
APPLETREE POINT HOUSE

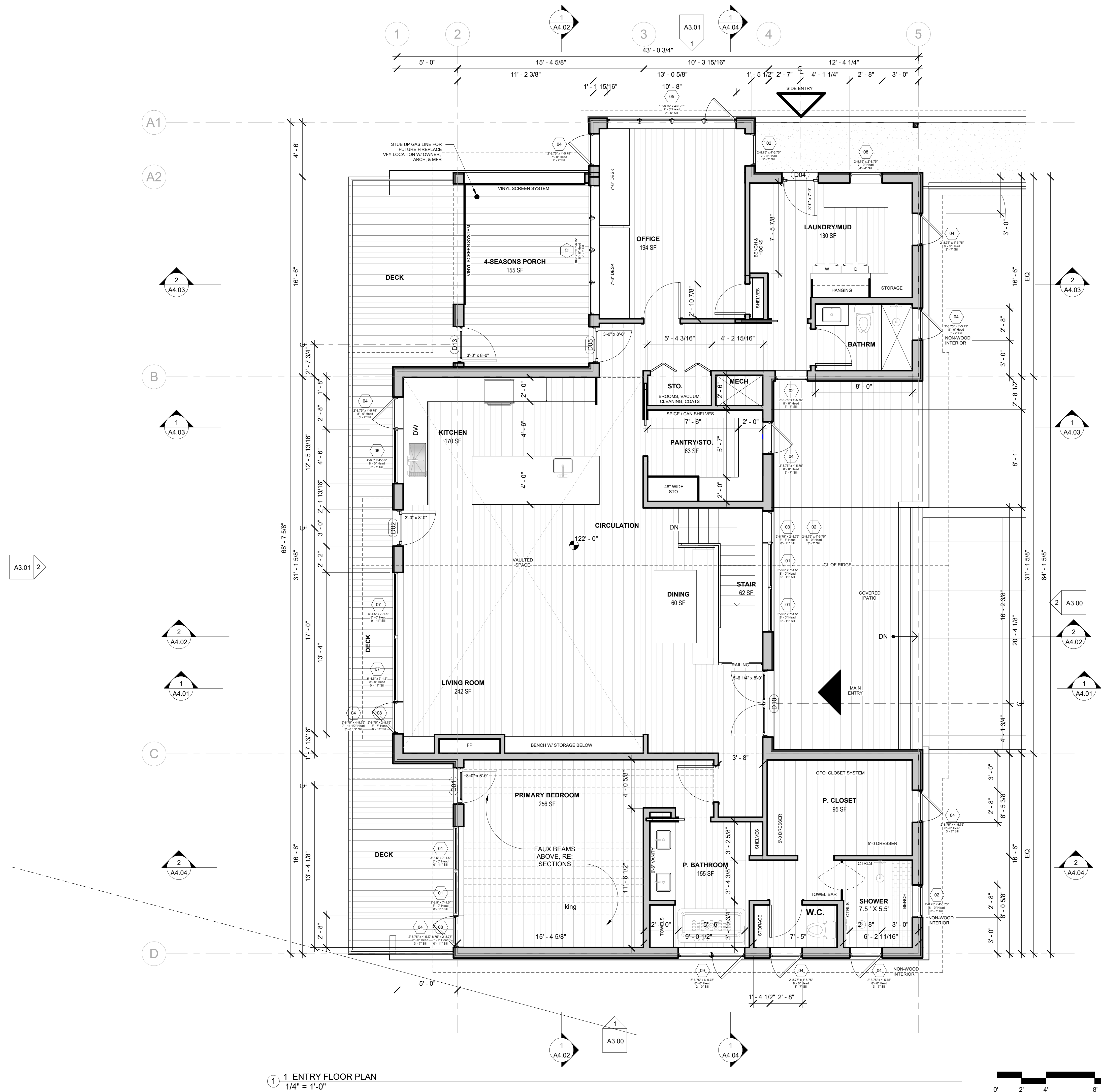
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PROJECT ADDRESS: 506 APPLETREE POINT ROAD

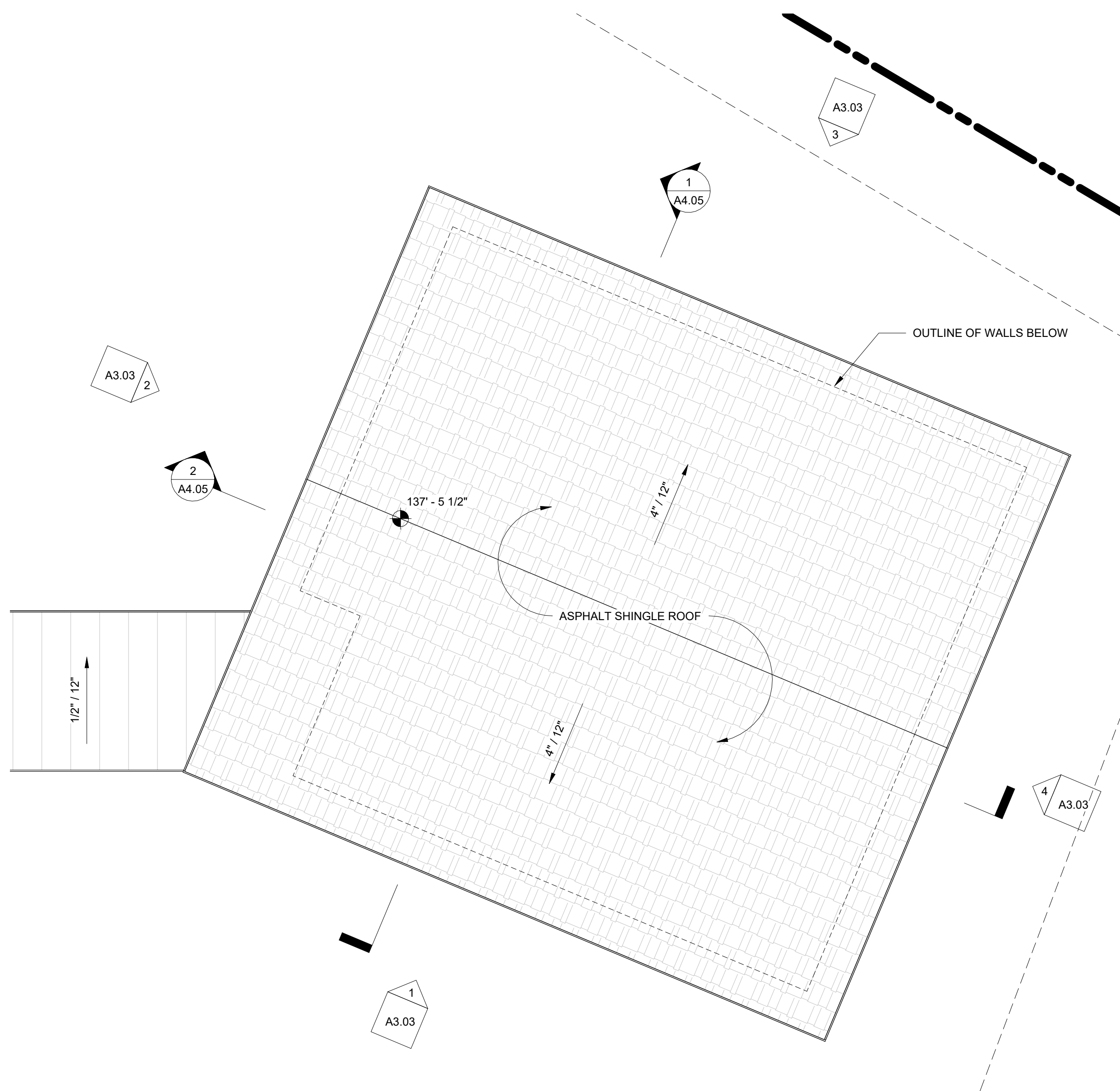
DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:
LAKE LEVEL PLAN

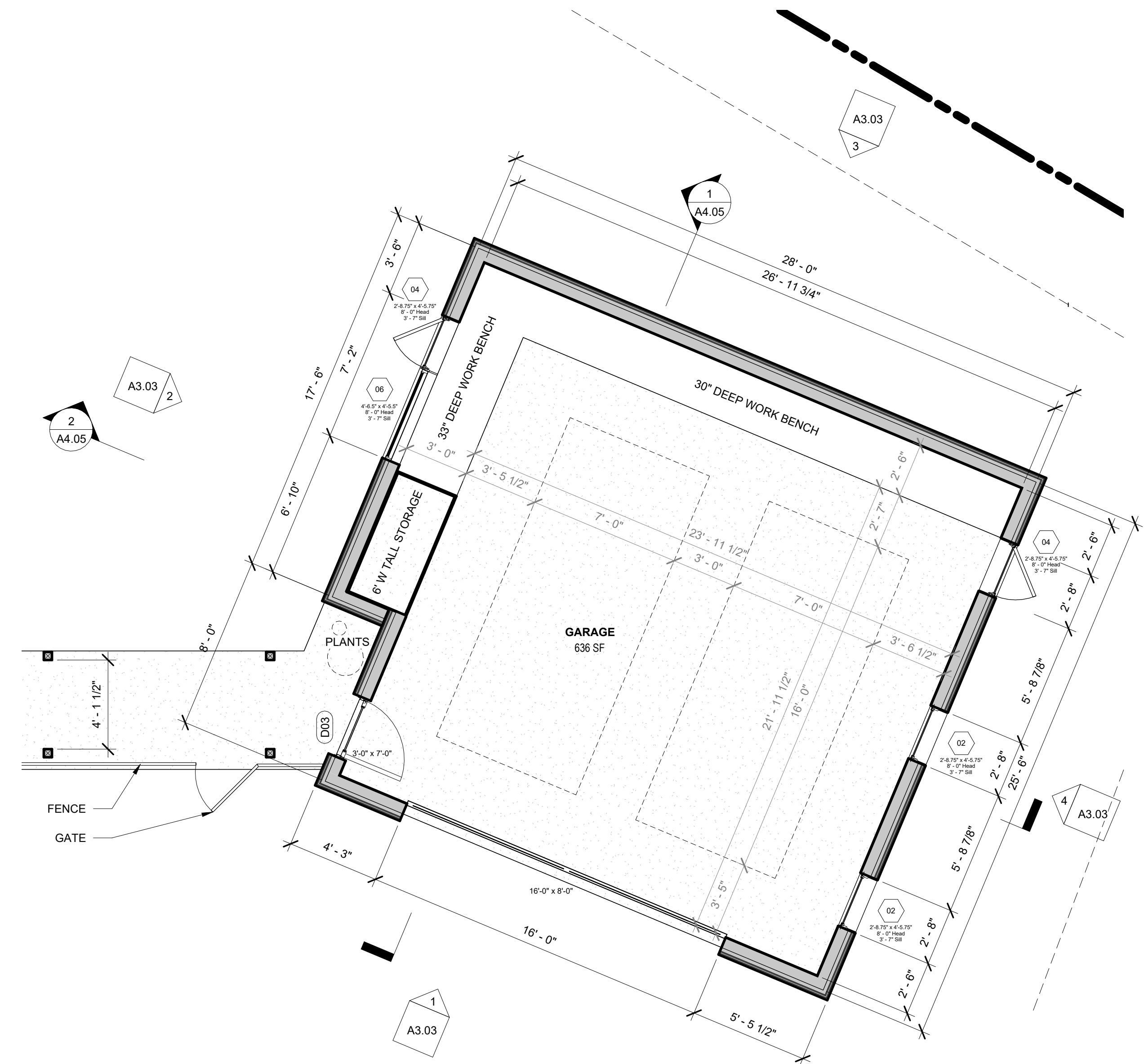
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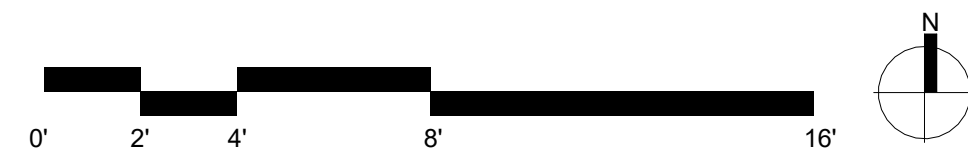




2 ROOF PLAN, GARAGE
1/4" = 1'-0"



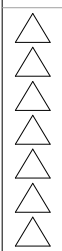
1 GARAGE FLOOR PLAN
1/4" = 1'-0"



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PROJECT NAME:
APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:
506 APPLETREE POINT ROAD

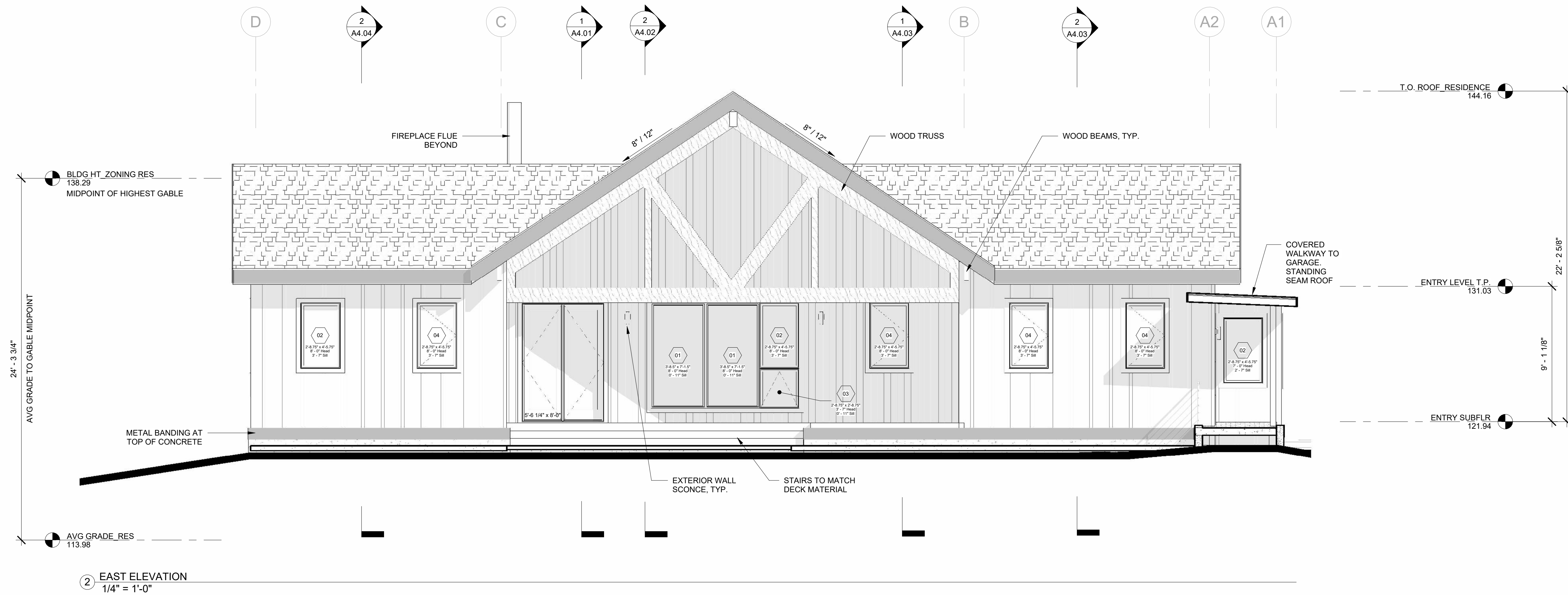
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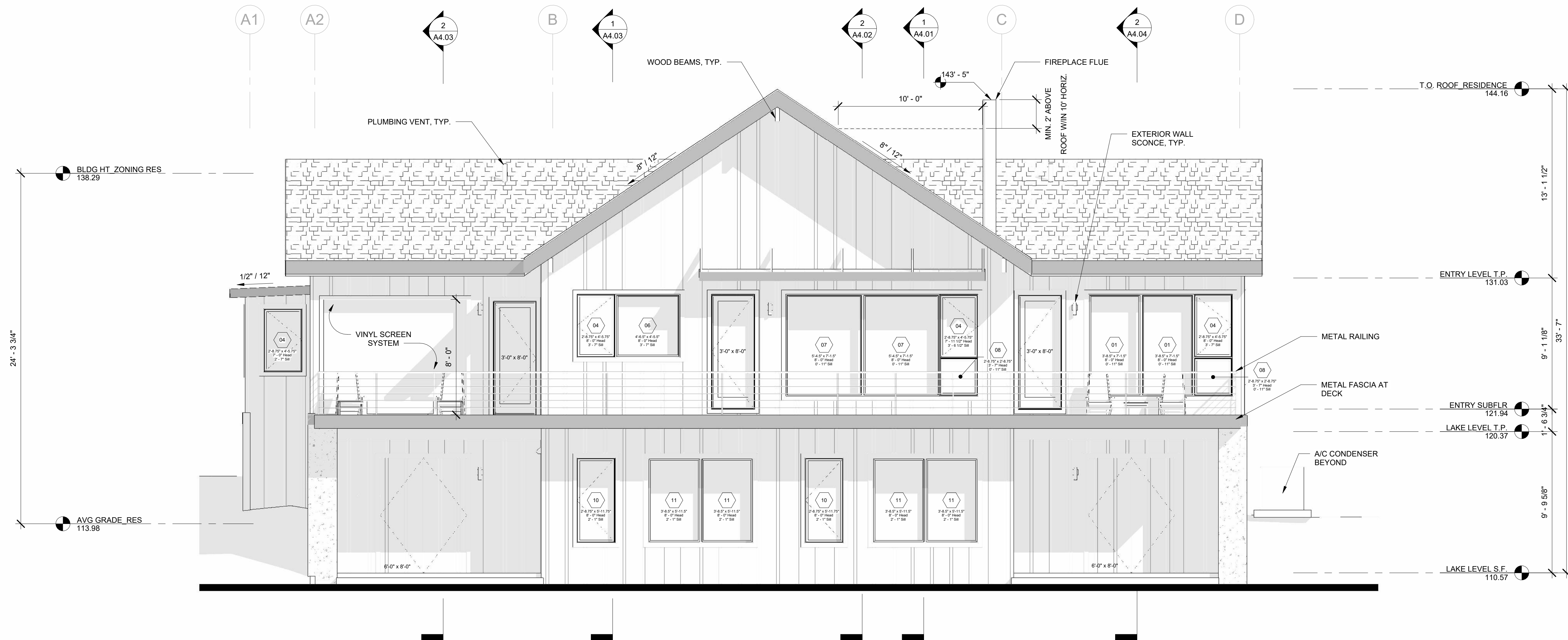
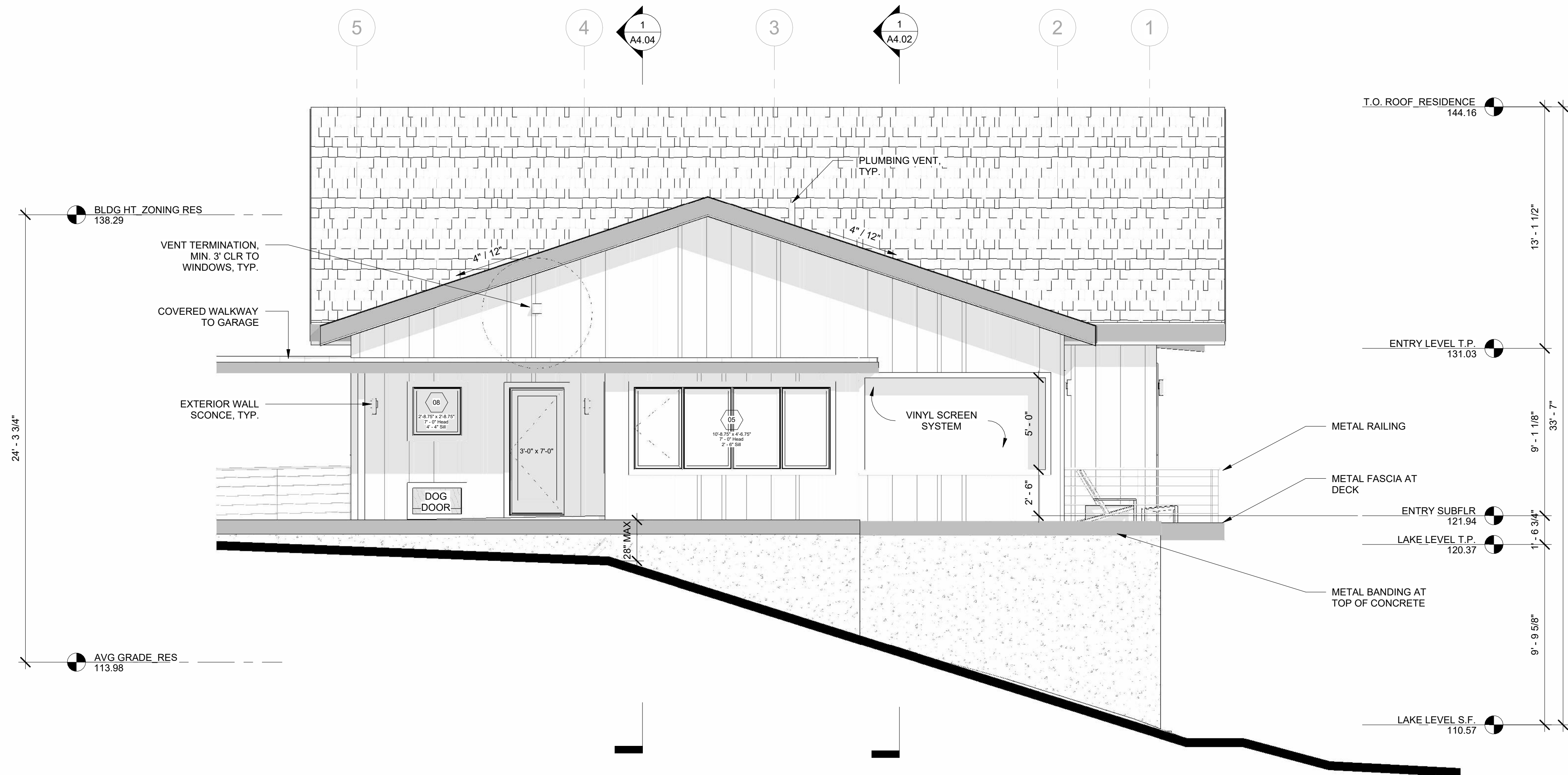
SHEET NUMBER:

A2.11

A2.30





② WEST ELEVATION
1/4" = 1'-0"① NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

	CONCRETE
	CEMENTITIOUS BOARD AND BATTEN @ 16" O.C.
	VERTICAL WOOD SIDING
	ASPHALT SHINGLE ROOF
	BRAKE METAL TO MATCH WINDOW FINISH



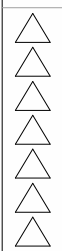
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PROJECT NAME:

APPLETREE POINT HOUSE

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506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"

HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

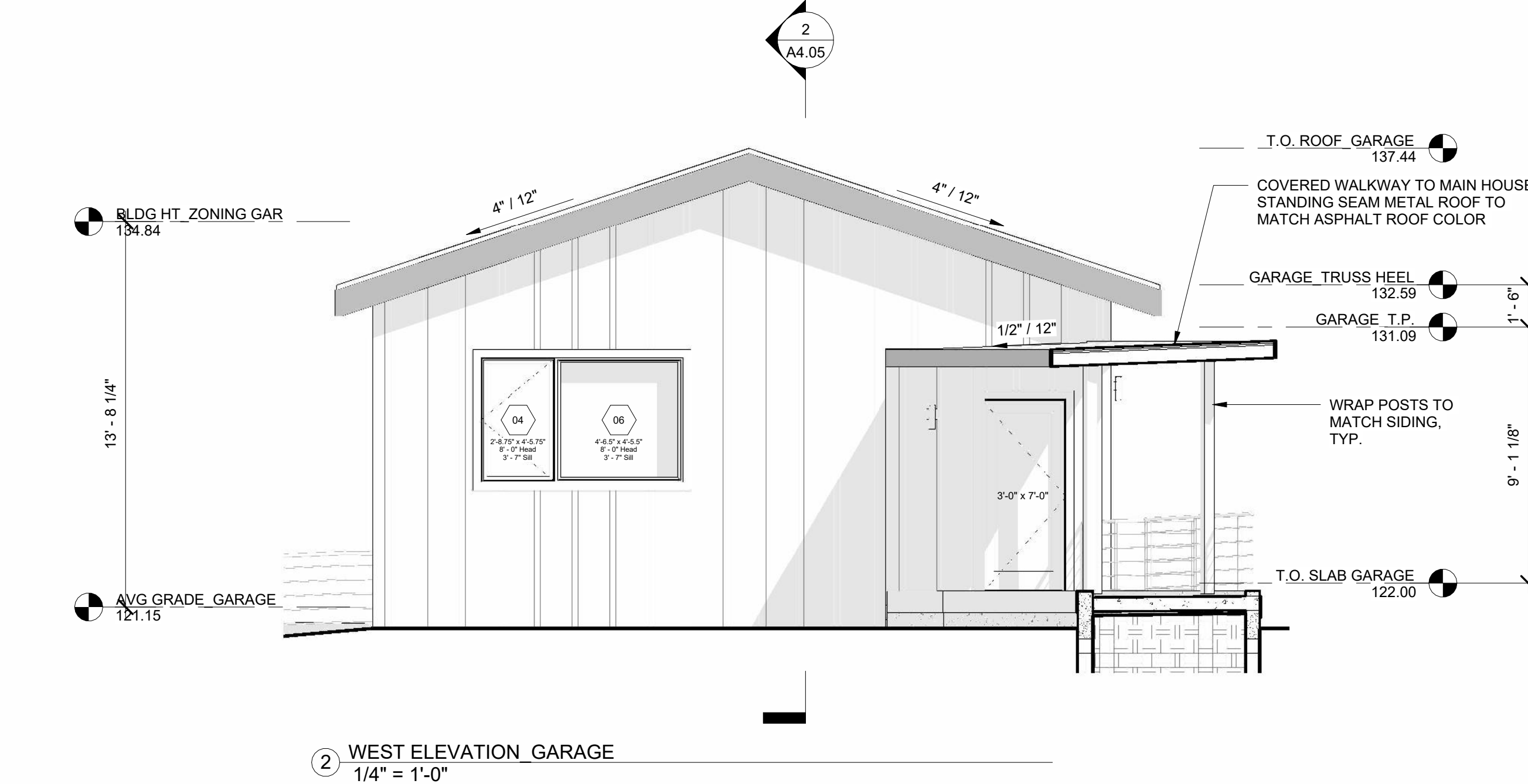
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	CONCRETE
	CEMENTITIOUS BOARD AND BATTEN @ 16" O.C.
	VERTICAL WOOD SIDING
	ASPHALT SHINGLE ROOF
	BRAKE METAL TO MATCH WINDOW FINISH

ARCHITECTURE + RESEARCH

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PROJECT NAME:

PROJECT NUMBER: _____

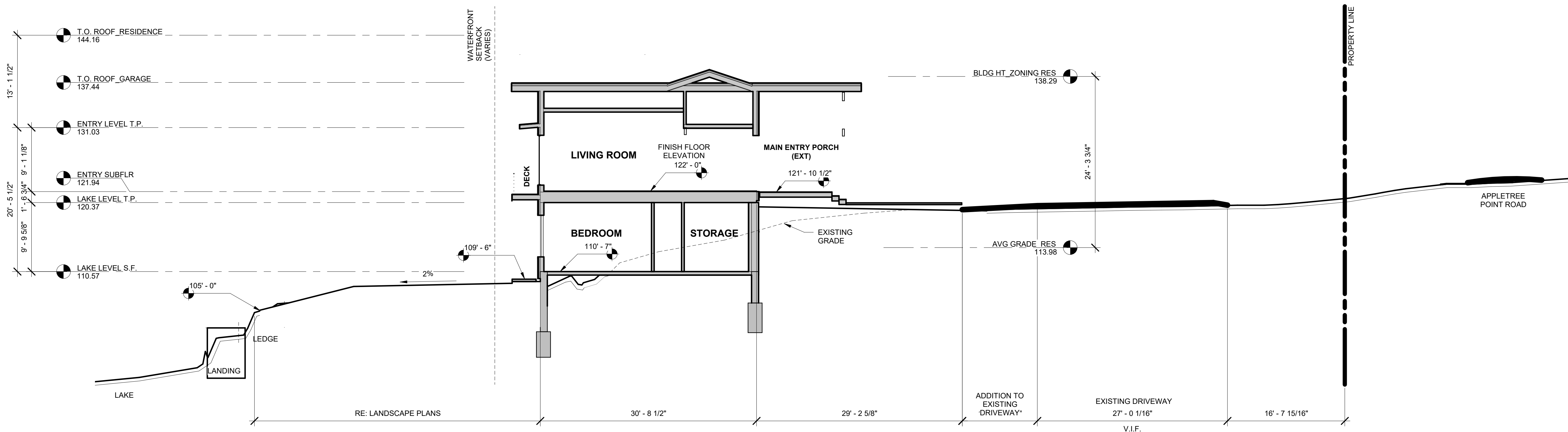
506 APPLETREE POI

HALF SCALE IF PRIN

EXTERIOR

٧٢

7.101

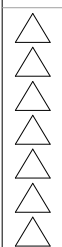


① E-W SECTION SITE
1/8" = 1'-0"

ISSUE DATE:
2025.07.31

ISSUED FOR:
ZONING SUBMITTAL

REVISIONS:



PROJECT NAME:
APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

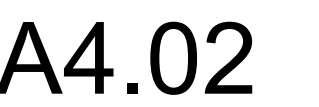
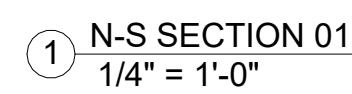
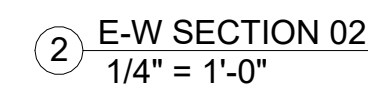
PROJECT ADDRESS:
506 APPLETREE POINT ROAD

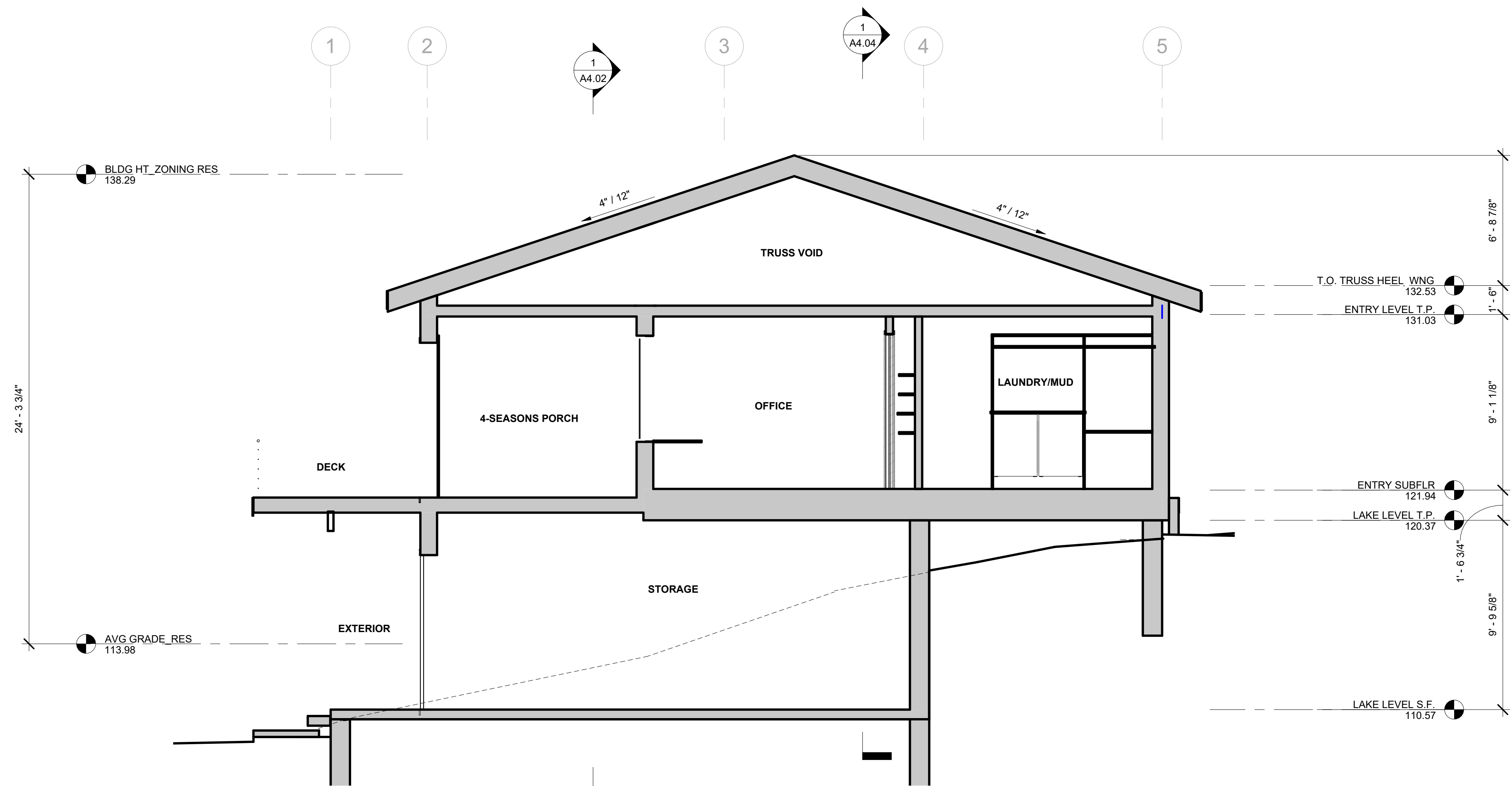
DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:
SITE SECTIONS

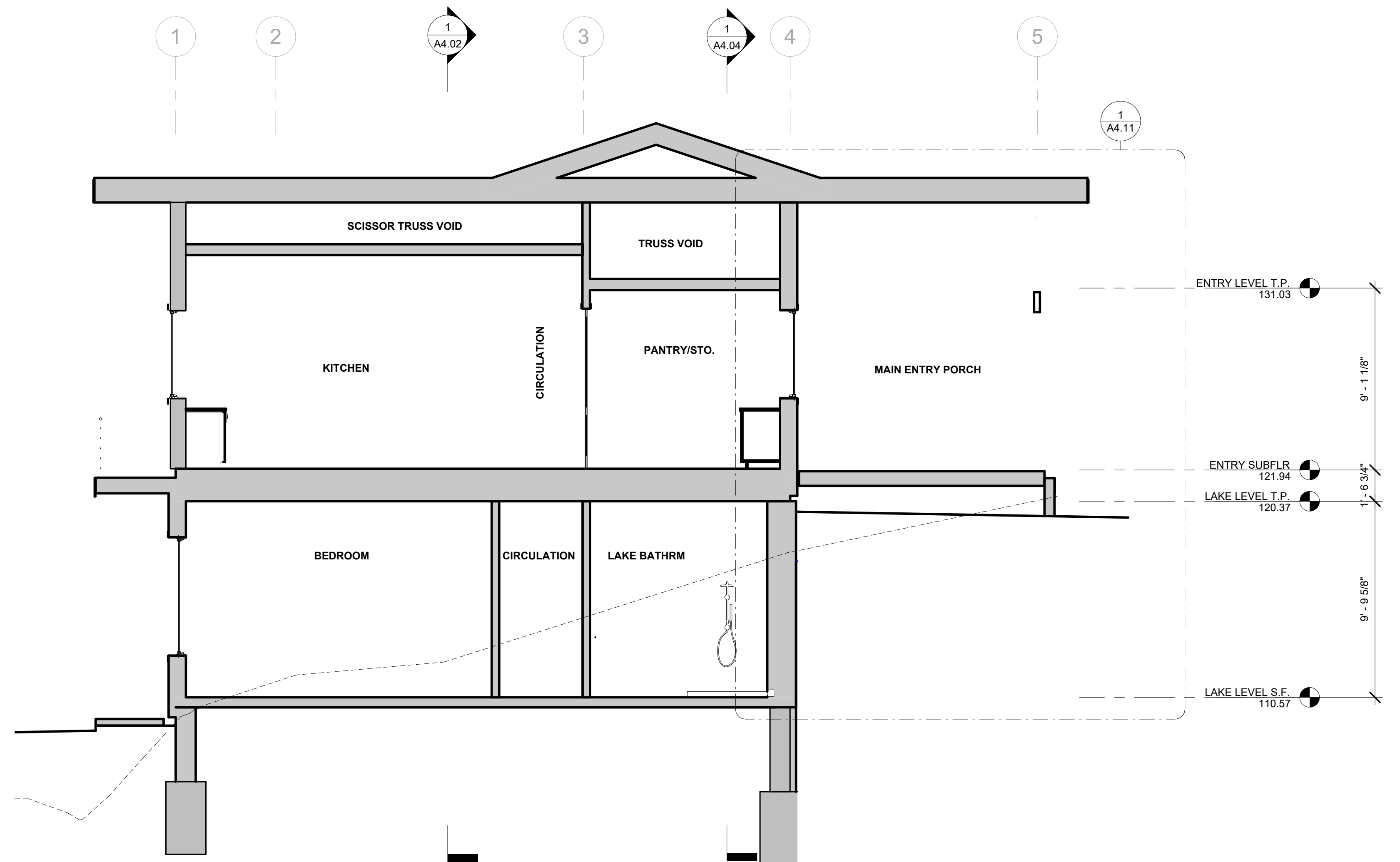
SHEET NUMBER:

A4.01





② E-W SECTION 04 office
1/4" = 1'-0"



① E-W SECTION 03
1/4" = 1'-0"



ISSUE DATE:
2025.07.31

ISSUED FOR:
ZONING SUBMITTAL

REVISIONS:

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PROJECT NAME:
APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

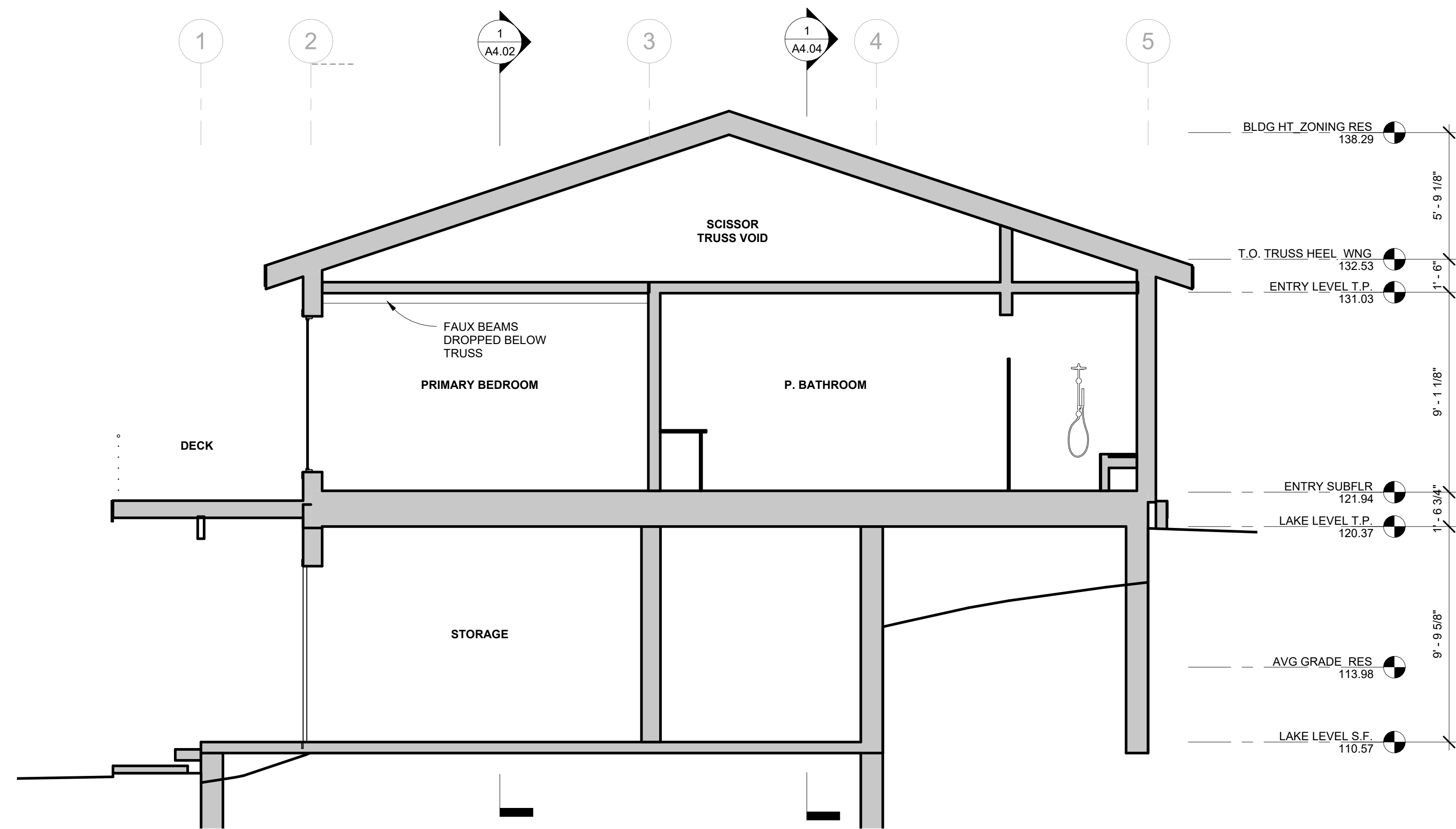
PROJECT ADDRESS:
506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

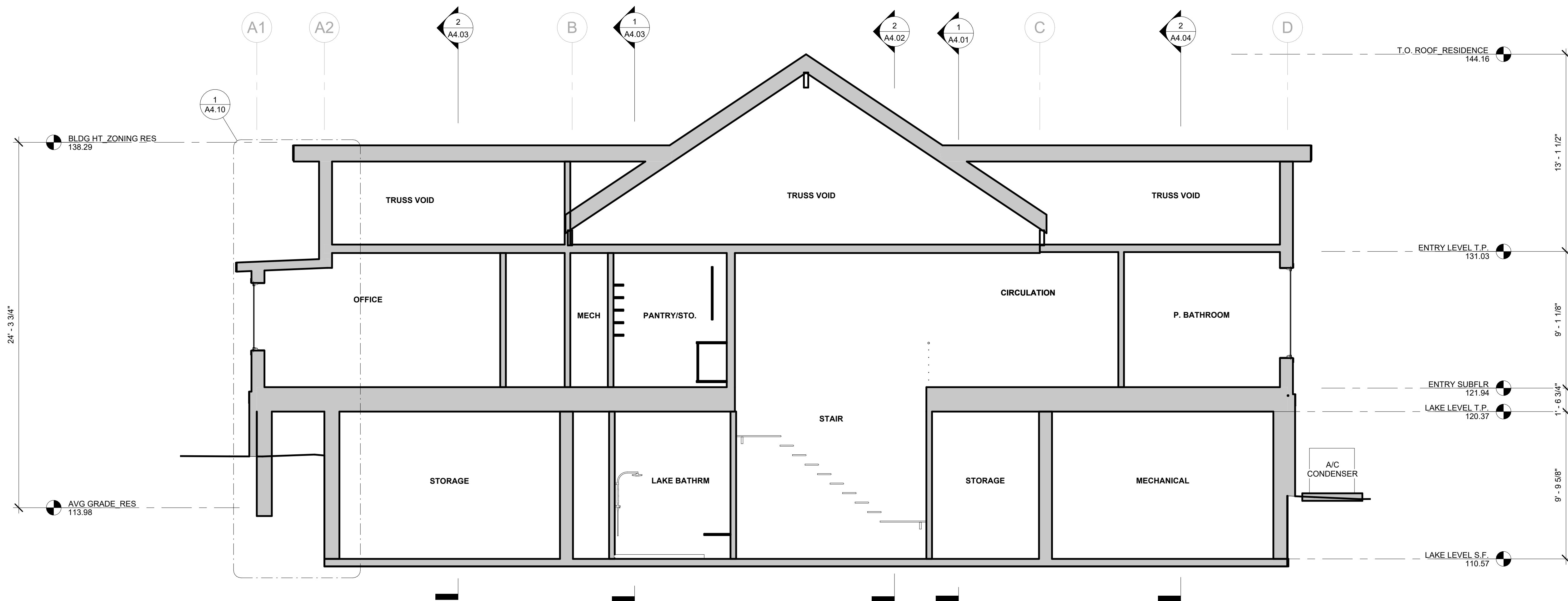
SHEET NAME:
BUILDING SECTIONS

SHEET NUMBER:

A4.03



② E-W SECTION 1
1/4" = 1'-0"



① N-S SECTION 1
1/4" = 1'-0"

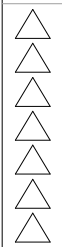
ISSUE DATE:

2025.07.31

ISSUED FOR:

ZONING SUBMITTAL

REVISIONS:



PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"

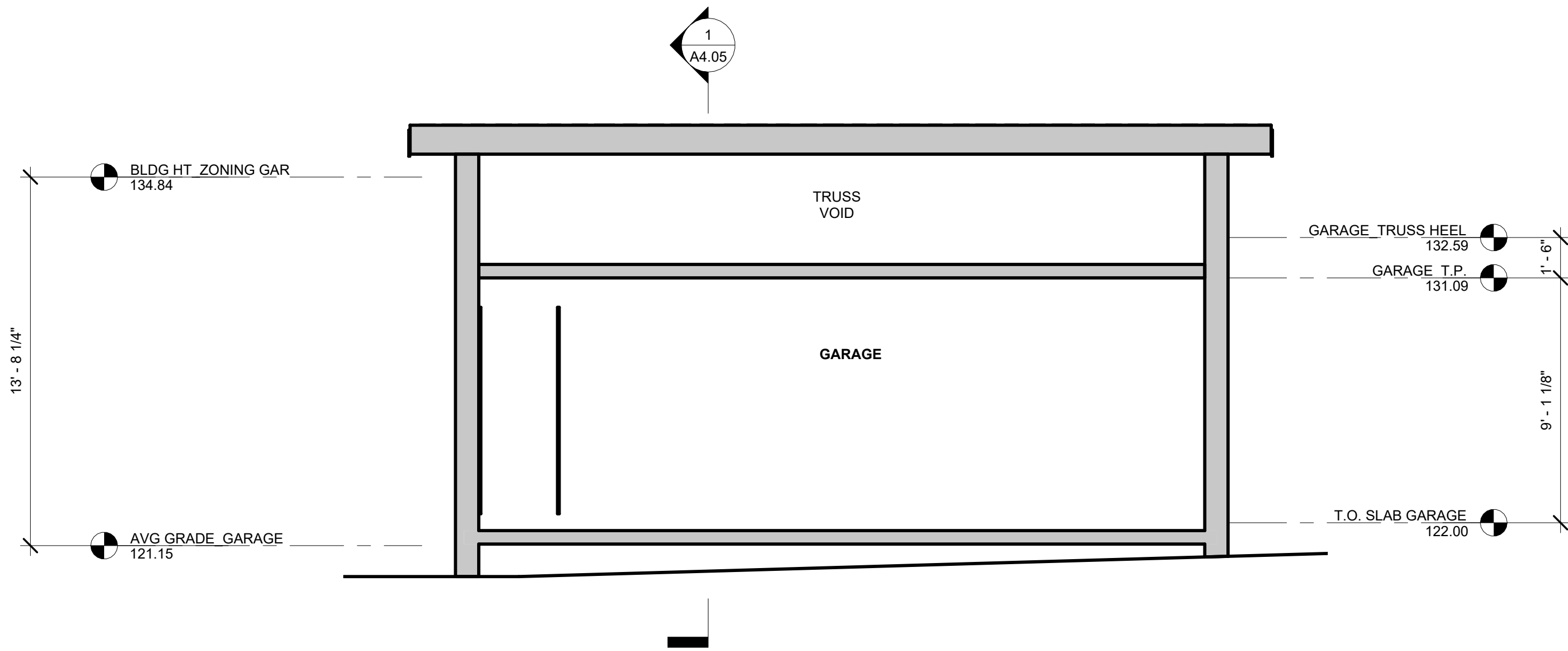
HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:

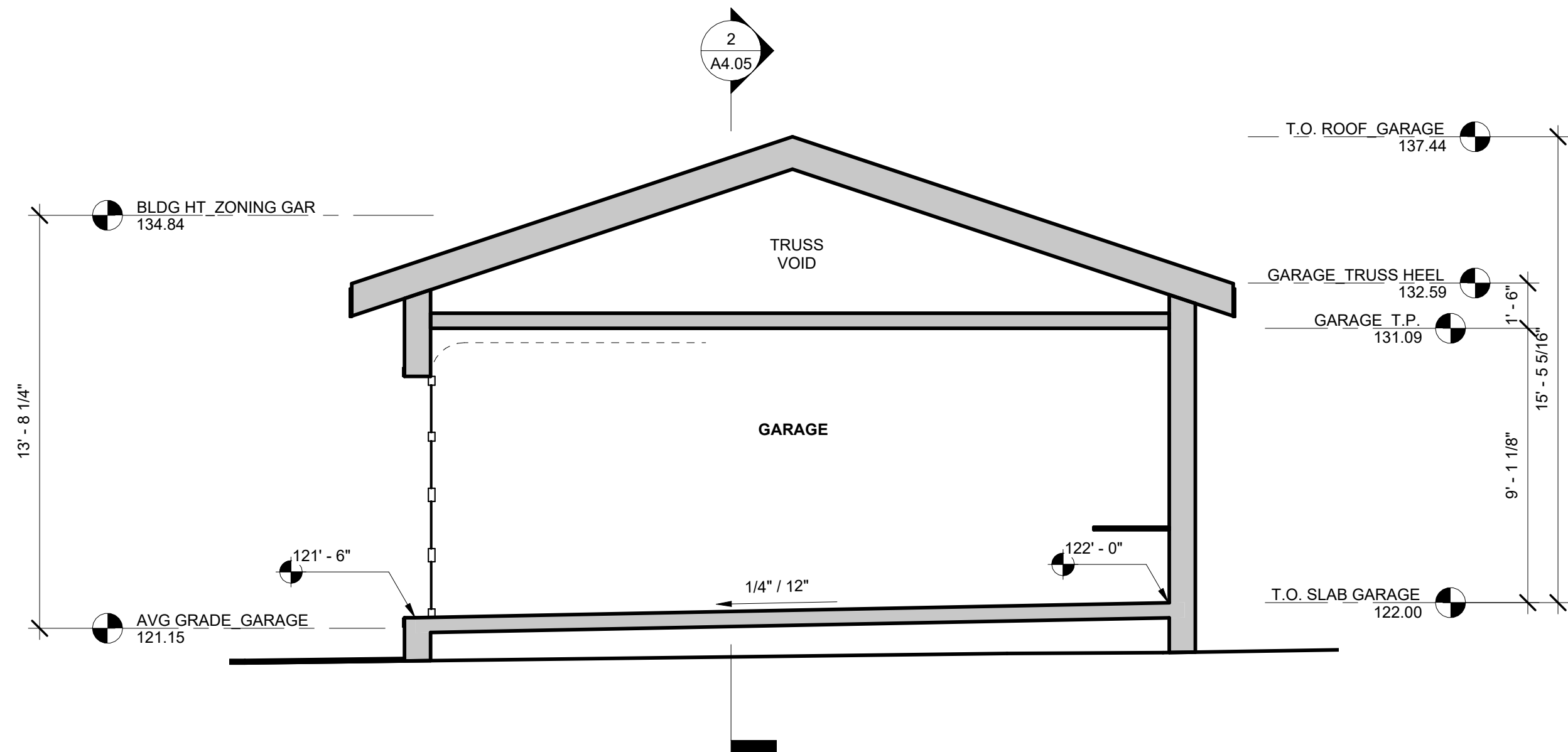
BUILDING SECTIONS

SHEET NUMBER:

A4.04



2 E-W SECTION_GARAGE
1/4" = 1'-0"



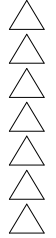
1 N-S SECTION_GARAGE
1/4" = 1'-0"



ISSUE DATE:
2025.07.31

ISSUED FOR:
ZONING SUBMITTAL

REVISIONS:



PROJECT NAME:
APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

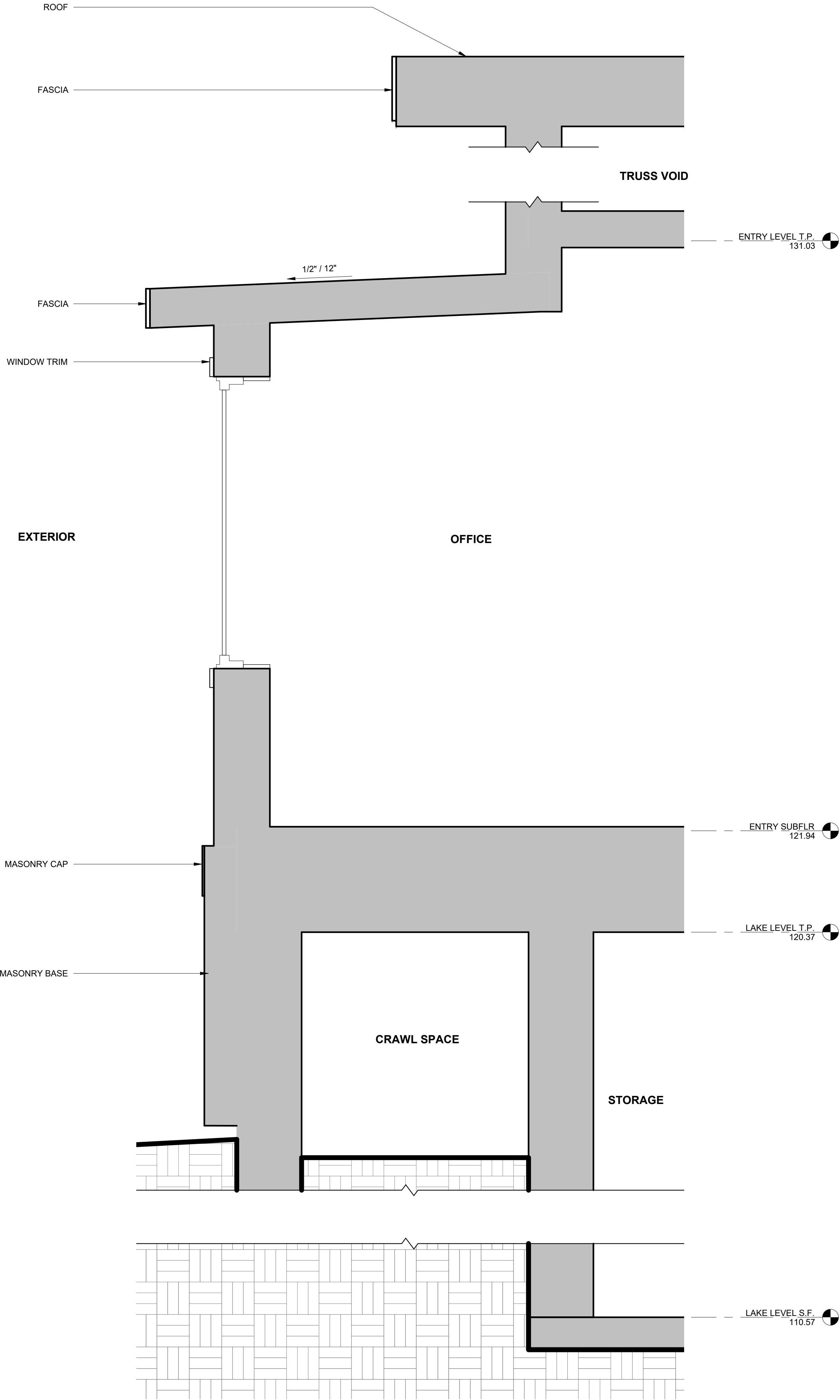
PROJECT ADDRESS:
506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:
BUILDING
SECTIONS_GARAGE

SHEET NUMBER:

A4.05



① WALL SECTION N-S AT OFFICE
1" = 1'-0"

ISSUE DATE:

2025.07.31

ISSUED FOR:

ZONING SUBMITTAL

REVISIONS:

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△

PROJECT NAME:

APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:

506 APPLETREE POINT ROAD

DRAWINGS ARE 24"x36"
HALF SCALE IF PRINTED ON 12"x18"

SHEET NAME:

WALL SECTIONS

SHEET NUMBER:

A4.10



ISSUE DATE:

~~2025.07.31~~

ISSUED FOR:
ZONING SUBMITTAL

REVISIONS:

9' - 9 5/8"

PROJECT NAME:
APPLETREE POINT HOUSE

PROJECT NUMBER: 2405APH

PROJECT ADDRESS:
506 APPLETREE POINT ROAD

SHEET NAME:
WALL SECTIONS

SHEET NUMBER:

A4.11

**ISSUED
FOR PERMIT**

NO.	DESCRIPTION	DATE
1	REVISED PER STAFF COMMENTS	07.25.2025
2	REVISED SETBACKS	07.29.2025

**KOERPER
RESIDENCE**
506 APPLETREE POINT ROAD
BURLINGTON VT 05401

LANDSCAPE PLAN

JOB NO. 23-422
SCALE: 1"=10'-0"
DRAWN BY: CS
DATE: 07.10.2025

L000



KOERPER RESIDENCE
506 APPLETREE POINT ROAD
PRODUCT SPECIFICATIONS

07/11/2025

CONTENTS:

EXTERIOR DOORS

WINDOWS pp 06

SIDING, TRIM, AND CASINGS pp 09

ACCENT SIDING pp 11

ROOFING pp 12

DECKING pp 15

LIGHTING pp 17

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RAILING pp 25

GARAGE DOOR pp 33

SCREENED PORCH pp 34

EXTERIOR DOORS

**SEE ATTACHED CUT SHEETS FOR ALL DOORS*

	<u>COLOR SWATCH</u>	<u>EXAMPLE IMAGE</u>
<u>FRONT DOOR</u> SIMPSON DOOR COMPANY CRAFTSMAN 6802 TWO PANEL, TWO LITE DOOR STAINED TO MATCH SIDING		
<u>MAIN DOORS AT UPPER LEVEL</u> PELLA DOORS LIFESTYLE SERIES ENDURACLAD ALUMINUM, IRON ORE		
<u>FRENCH DOORS AT LAKE LEVEL</u> FLAT PANEL FRENCH DOORS PAINTED TO MATCH ADJACENT SIDING		



1-800-Simpson



Email Us

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6802 CRAFTSMAN TWO PANEL-TWO LITE

DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

 [Use my location to provide accurate pricing](#)

STANDARD OPTIONS

Quantity

1

[Change Quantity](#)

Change Door Shape

Planning to Stain or Paint?

[view more](#)

☒ Stain ☐ Paint

Wood Species

Fir 

Original Slab Width

[view more](#)

Feet	Inches	Fraction
3 	0 	0 

Original Slab Height

[view more](#)

6 	8 	0 
---	---	---

Thickness

view more

1 3/4"

▼

IG Glass, Option 1

view more

Clear

▼

Add Low-E

☐ Yes ☒ No

Film

view more

Yes

Sticking Profile

Ovolo Sticking

▼

Panel Type

3/4" FP

▼

Groove Type

None

▼

Stile Width

view more

5-1/2"

▼

UltraBlock

view more

Yes

DESIGN AND CONSTRUCTION ALTERATIONS

Modified Mortise & Tenon

view more

☐ Yes ☒ No

Two-Piece Laminated Stiles and Rails

view more

☐ Yes ☒ No

Engineered Stiles and Rails with 1/4" Veneer

view more

☐ Yes ☒ No

Mouldings

view more

None

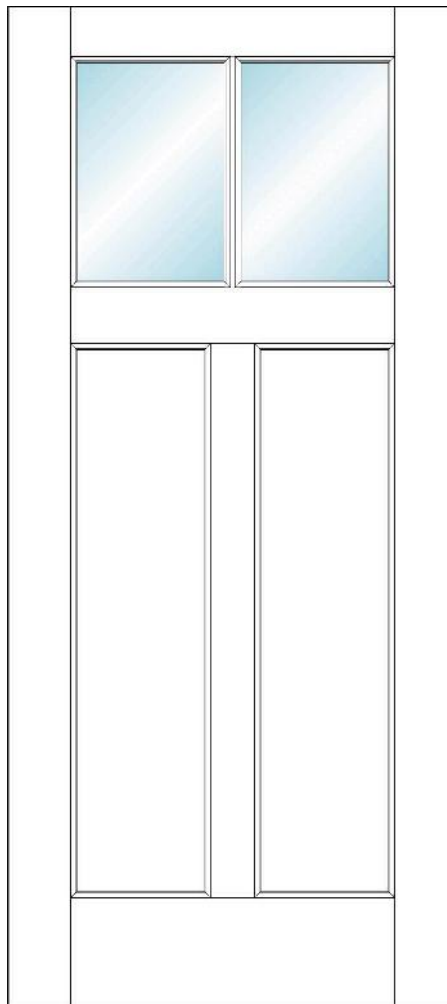
▼

FINISHING TOUCHES

Priming

view more

☐ Yes ☒ No



EXPLORE DOORS

[Find a Door](#)
[Design Tools](#)
[Gallery](#)
[Project Center](#)
[Where To Buy](#)

ABOUT SIMPSON

[Our History](#)
[Environment](#)
[Press Room](#)
[Privacy Policy](#)
[FAQs](#)
[Contact Us](#)
[Careers](#)
[California Supply Chains Act](#)

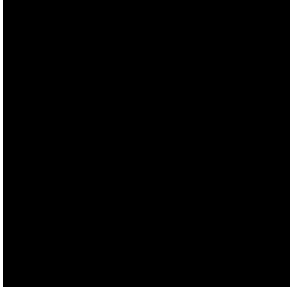
PROFESSIONALS

[EZQ](#)
[Authorized Dealer Program](#)
[Builders/Contractors](#)
[Architects](#)
[Company Store](#)

Want inspiration in your inbox?

WINDOWS

**SEE ATTACHED CUT SHEETS
FOR ALL WINDOWS*

	<u>COLOR SWATCH</u>	<u>EXAMPLE IMAGE</u>
MAIN WINDOWS: PELLA WINDOWS LIFESTYLE SERIES ENDURACLAD ALUMINUM IRON ORE		
SELECT WINDOWS: PELLA WINDOWS ENDURACLAD VINYL BLACK AT SELECT LOCATIONS, SEE WINDOW QUOTE		

Pella® Lifestyle Series

Clad/Wood



#1 performing wood window and patio door for the combination of energy, sound and value.¹

Triple-pane casement



Dual-pane double-hung window with Hidden Screen



- **Easy-to-learn Pella Steady Set® interior installation system**
Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.
- **Performance redefined**
You don't have to compromise on any aspect of performance. Available performance solutions offer an unbeatable combination of energy efficiency, sound control and value.³
- **ENERGY STAR® certified⁴**
Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Pella Lifestyle Series products with triple-pane glass have been awarded ENERGY STAR Most Efficient Mark in 2023.
- **Enhanced sound control**
Our patented, triple-pane design with Advanced Low-E glass allows for mixed glass thickness for enhanced sound dampening resulting in an average 52% noise reduction versus single-pane windows.⁵
- **Intentional design for improved durability**
Intentional jamb on sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential for moisture.
- **Durable 3-way corner joints**
Three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive for added strength and durability.
- **Quality exterior finishes**
EnduraClad® finish is a tough, protective aluminum finish for windows. The overlapping, watershed cladding resists chalking and fading. Our extruded aluminum-cladding delivers exceptional durability for sliding patio door exteriors.
- **Exclusive wood protection**
Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly. It provides advanced protection against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.
- **Time-tested innovations**
Create unique room-by-room solutions and achieve project goals with performance options and purposeful innovations like the Hidden Screen and integrated blinds and shades.
- **Best limited lifetime warranty⁶**
Pella Lifestyle Series products are covered by the best limited lifetime warranty in the industry for wood windows and patio doors.⁶
- **Testing beyond requirements**
At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- **Convenient & durable screens**
The revolutionary Hidden Screen appears when you open a double-hung window and folds away when it is closed. It provides a clear view when the window is closed and improves curb appeal year-round. The heavy-duty TuffScreen® by Phifer keeps bugs out and allows more fresh air in as one of the most durable screen options on the market. Available on sliding patio doors.

Available in these window and patio door styles:⁷



Special shape windows also available.

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Awning Dual-pane vent	21"	17"	59"	59"	LC30 – LC50	0.25-0.34	0.19-0.51	25-28	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Awning Triple-pane vent	21"	17"	59"	59"	R20 - CW50	0.20-0.28	0.15-0.41	31-37	
Casement Dual-pane vent	17"	17"	35"	73"	LC30-LC50	0.25-0.34	0.19-0.58	25-31	
Casement Triple-pane vent	17"	17"	35"	73"	R20-CW50	0.20-0.25	0.17-0.46	31-37	
Fixed Casement Dual-pane	17"	17"	73"	73"	LC30-LC50	0.23-0.35	0.20-0.57	29-32	
Fixed Casement Triple-pane	17"	17"	73"	73"	R20-CW50	0.19-0.27	0.15-0.49	33-37	
Double-Hung Dual-pane vent	21"	35"	48"	84"	LC30-LC50	0.25-0.34	0.20-0.48	27-31	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Hinged Patio Door Dual-pane single door	30"	80"	38"	96"	LC50	0.26-0.32	0.18-0.48	31	
Hinged Patio Door Triple-pane single door	30"	80"	38"	96"	LC55	0.23-0.28	0.12-0.34	34-36	
Hinged Patio Door Dual-pane double door	60"	80"	75"	96"	LC50	0.25-0.29	0.18-0.48	30-32	
Hinged Patio Door Triple-pane double door	50"	80"	75"	96"	LC55	0.22-0.26	0.14-0.38	34-36	
Sliding Patio Door Dual-pane double-door vent (OX or XO)	60"	80"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	28-31	
Sliding Patio Door Triple-pane double-door vent (OX or XO)	60"	80"	96"	96"	LC35-LC50	0.23-0.26	0.19-0.47	32-34	
Sliding Patio Door Dual-pane triple-door vent (OXO)	90"	80"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Sliding Patio Door Triple-pane triple-door vent (OXO)	90"	80"	144"	96"	LC35	0.23-0.26	0.19-0.47	–	
Sliding Patio Door Dual-pane quadruple-door vent (OXXO)	117"	80"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	–	
Sliding Patio Door Triple-pane quadruple-door vent (OXXO)	117"	80"	189"	96"	LC35	0.23-0.26	0.19-0.47	–	

Window sizes available in 1/4" increments
Special sizes available in dual- and triple-pane sliding patio doors. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [installpella.com](#).

Window Hardware

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away Crank

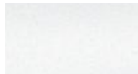


Cam-Action Lock

Finishes:



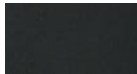
Champagne



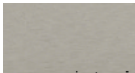
White



Brown



Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged Patio Door Handle

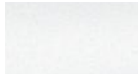


Sliding Patio Door Handle

Finishes:



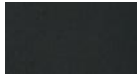
Champagne



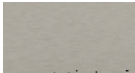
White



Brown



Matte Black



Satin Nickel

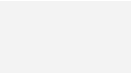


Satin Brass

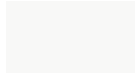
Colors

Prefinished Pine Interior Colors

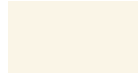
We can prefinish pine in your choice of several paint and stain colors. Unfinished or primed and ready-to-paint are also available.



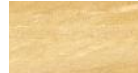
White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



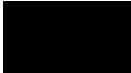
Provincial Stain



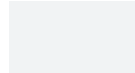
Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years. Seacoast EnduraClad protective finish for coastal projects with high salt exposure is also available.



Black



White



Brown



Fossil



Iron Ore



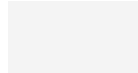
Portobello



Putty



Almond



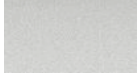
Classic White



Brick Red



Hartford Green



Wolf Gray

Integrated Blinds & Shades

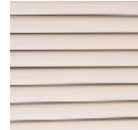
Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.



White



Poplar White



Bisque



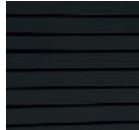
Storm



Golden



Mocha



Black

Integrated Shades®

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:



White



Silver



Maize

Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on the final blind or shade color selection? No problem. With our patented triple-pane design, you and your customer can make those decisions later in the schedule. Our triple-pane products come with all of the hardware to add a blind or shade straight from the factory or at a later time in the building or remodeling process.

Screens⁹

Hidden Screen

The Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.¹⁰ Hidden Screen cartridge available in Black, White, Brown, Fossil and Iron Ore colors to match or complement the exterior cladding color choice.

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement and awning windows.

TuffScreen® by Phifer*

The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen® by Phifer is 2.5x stronger than a standard screen.¹² Available on sliding patio doors.

*All trademarks are property of their respective owners

InView™

InView flat screens let in 14% more light and are 8% more open for improved airflow when compared to the conventional fiberglass screen.¹¹

Page 8 of 38
8, 9, 10, 11, 12See back cover for disclosures.

Page 44 of 110

SIDING, TRIM, & CASING

**SEE ATTACHED SIDING
CUT SHEETS*

EXAMPLE IMAGE

PRIMARY SIDING
BOARD AND BATTEN:
LP SMART SIDE
SMOOTH FINISH
CHARCOAL GRAY
16" BATTEN SPACING
2.5" WIDE BATTENS



TRIM AND CASING:
LP SMART SIDE
SMOOTH FINISH
CHARCOAL GRAY





Featured: LP® SmartSide® ExpertFinish® Cedar Texture Panel & Vertical Siding, Trim & Fascia in Abyss Black



Featured: LP® SmartSide® Cedar Shakes, Vertical Siding, Trim & Fascia

DURABLE FROM TOP TO BOTTOM

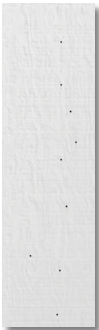
PANEL & VERTICAL SIDING

Tough to the core, LP® SmartSide® ExpertFinish® Panel & Vertical Siding are treated engineered wood products that boast great durability, stability and consistency. They’re easy to recommend for multifamily, shed and residential applications that require a premium look and the toughness to help combat many weather conditions. Plus, they can help you re-create the charming appearance of board and batten while providing the added protection of the LP® SmartGuard® process.



**LP SMARTSIDE
EXPERTFINISH
CEDAR TEXTURE
PANEL**

Shown in ExpertFinish
color Snowscape White



**LP SMARTSIDE
EXPERTFINISH
CEDAR TEXTURE
VERTICAL SIDING**

Shown in ExpertFinish
color Snowscape White



**LP SMARTSIDE
EXPERTFINISH
BRUSHED SMOOTH
PANEL**

Shown in ExpertFinish
color Garden Sage



**LP SMARTSIDE
EXPERTFINISH
BRUSHED SMOOTH
VERTICAL SIDING**

Shown in ExpertFinish
color Garden Sage



**LP SMARTSIDE EXPERTFINISH
CEDAR TEXTURE TRIM**

Shown in ExpertFinish color Snowscape White



**LP SMARTSIDE EXPERTFINISH
BRUSHED SMOOTH TRIM**

Shown in ExpertFinish color Garden Sage

THE FINISHING TOUCH TO MAKE THE NEIGHBORS JEALOUS

TRIM & FASCIA

LP® SmartSide® ExpertFinish® Trim & Fascia are the finishing touch that’s the first to get noticed. With deep cedar-grain texture and brushed smooth options as well as a variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide ExpertFinish Trim is a must-have product for when you want your craftsmanship to stand out on any home or shed.

ACCENT SIDING

**SEE ATTACHED SIDING
CUT SHEETS*

EXAMPLE IMAGE

WOOD SIDING AT ENTRY:
THERMORY
BENCHMARK ASH CLADDING
VERTICAL ORIENTATION
1X6, BROWN



ROOFING

**SEE ATTACHED ROOFING
CUT SHEETS*

	<u>COLOR SWATCH</u>	<u>EXAMPLE IMAGE</u>
SHINGLES: CERTAINTEED ASPHALT SHINGLES LANDMARK PRO MAX DEF CHARCOAL BLACK		
STANDING SEAM ROOFING: INTERLOCK STANDING SEAM DEEP CHARCOAL		

Introducing More Value



Landmark® PRO is designed specifically for the professional roofing contractor that takes pride in providing more to their customer.

Landmark PRO improves upon the reliable CertainTeed Landmark shingle.

We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof. Included is the proven performance of our **NailTrak®** feature, enabling faster installation.

Landmark PRO offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects.

LANDMARK PRO STANDARD WARRANTY

- Lifetime Limited Warranty
- 10-years of SureStart™ protection
- 15-year 110 MPH wind warranty (Upgrade to 130 MPH available. CertainTeed starter and CertainTeed hip and ridge required.)
- 30-year **StreakFighter®** algae resistance warranty

Add it all up and what you get is the opportunity to offer a lot of additional value for the money... and today that means more than ever.

Landmark® PRO



Landmark PRO specifications:

- Premium Max Def color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 30-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
 - Materials, labor, tear off and disposal cost
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available
- **UL 2218 Class 3 Impact Rated**



Landmark®



Landmark specifications:

- Traditional color palette
- **NailTrak®** for faster installation
- Lifetime limited warranty
- 25-year **StreakFighter®** algae resistance
- 10-year SureStart protection includes:
 - Materials and labor costs
- 15-year 110 MPH wind warranty with upgrade to 130 MPH available
- **UL 2218 Class 3 Impact Rated**

StreakFighter®

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread.

StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with **StreakFighter** Technology

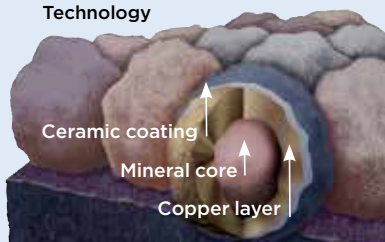


Diagram for illustrative purposes only.

NailTrak®

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

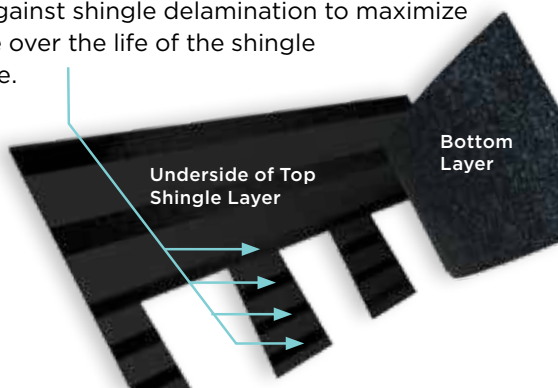
NailTrak removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



QuadraBond®

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



CertaSeal®

Uplift Protection

CertaSeal® is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



Integrity Roof System™

Insist upon the Integrity Roof System™ and get the ultimate in roof performance.

learn more at:

certainteed.com/roofing

Landmark® PRO
available in areas shown



CertainTeed

Ceilings • Gypsum • Insulation • Roofing • Siding • Trim
20 Moores Road, Malvern, PA 19355 | 800-233-8990 | certainteed.com

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DECKING

**SEE ATTACHED DECKING
CUT SHEETS*

EXAMPLE IMAGE

DECKING:
BARRETTE OUTDOOR LIVING
DURALIFE HARDWOODS COLLECTION
GOLDEN TEAK
5.5" WIDTHS



BENEFITS

- Nature inspired design replicates the look of wood
- Unique and non-repeating variations
- Multiple ways to easily install including Step-Clip fastening system that saves installation time
- 25 Year Limited Warranty



Poly-Pro Advantage™

The Poly-Pro Advantage is a unique polypropylene and hardwood composite that outperforms other composite and PVC decking products.



CoolTrac™

CoolTrac material composition provides up to 136% more slip resistance* and keeps boards up to 18% cooler than traditional composite decking**.

*Based on wet board testing complying with ANSI/NFSI standards.

**Based on testing of similar deck colors.



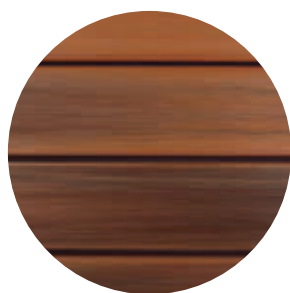
Step-Clip®

Step-Clip delivers a quick, easy and efficient deck installation solution that locks boards into place with a single step — no special tools needed.

COLORS



Golden Teak



Brazilian Cherry



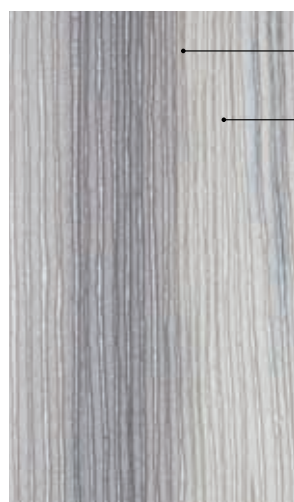
Tropical Walnut



Garapa Gray

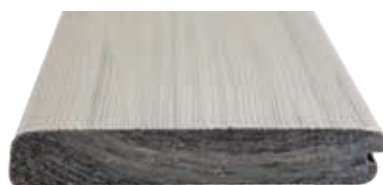
BOARD PROFILES AND TEXTURE

Hardwoods Collection boards are available in four profiles: Starter™, Siesta™, MVP™ and Cap Rail. Featuring a textured medium grain pattern with linear variegation for depth and added realism.

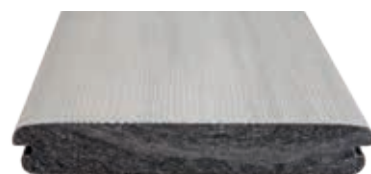


Medium wood grain

Unique variegation ensures no two boards are the same



Starter



Siesta



MVP



Cap Rail

*Enlarged to show grain detail

LIGHTING

**SEE ATTACHED LIGHTING
CUT SHEETS*

EXAMPLE IMAGE

LANDSCAPE BOLLARD LIGHT
B-K LIGHTING
GLOW STAR LED
BLACK AND FROSTED WHITE



LANDSCAPE UPLIGHT
B-K LIGHTING
NINE STAR II LED
BLACK



EXTEIROR WALL SCONCE
WAC LIGHTING
CYLINDER WALL MOUNT
BLACK



DATE: 07/11/25

PROJECT: Koerper

TYPE: Residence

CATALOG NUMBER LOGIC: GL-LED-e64-A9-BLP-K-6"-PP12



*Brass only available with style 'E'

**Designed for use with 12 VAC. transformer.
Requires magnetic low voltage dimmer.

***Please see Adjust-e-Lume photometry to
determine desired intensity.

****105-300 VAC. 50/60 Hz. non-dimming.

*****Available on style 'G' only. Requires vector
based graphics file by others.

CATALOG NUMBER LOGIC

Example: GL - LED - e65 - A7 - BZP - G-6 - 6 - PP12 - TRe20 - ART

MATERIAL

(Blank) - Aluminum B - Brass*

SERIES

GL - Glow Star

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K e79 - 7W LED/2700K 90CRI

e65 - 7W LED/3000K e80 - 7W LED/3000K 90CRI

e66 - 7W LED/4000K e81 - 7W LED/3500K 80CRI

e74 - 7W LED/Amber

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

STYLE

E*

K, L

J, N1, P1, R1

G-4, G-6, G-9 (Specify graphic panel height: 4", 6", 9")

BASE HEIGHT

2" - with 1/2" Female Pipe Thread Base (Standard)

6", 12", 18", 24" - with Anchor Base

MOUNTING OPTIONS**For 2" Base Models**

PP12B - 12" Power Pipe Stake with 'B' Cap

PP18B - 18" Power Pipe Stake with 'B' Cap

For 6", 12", 18", 24" Base Models

PP12 - 12" Power Pipe Stake

PP18 - 18" Power Pipe Stake

TRe20 - TRe20 Electronic Transformer (For use with LED fixtures)***

SF - Stability Flange (For use with Power Pipe)

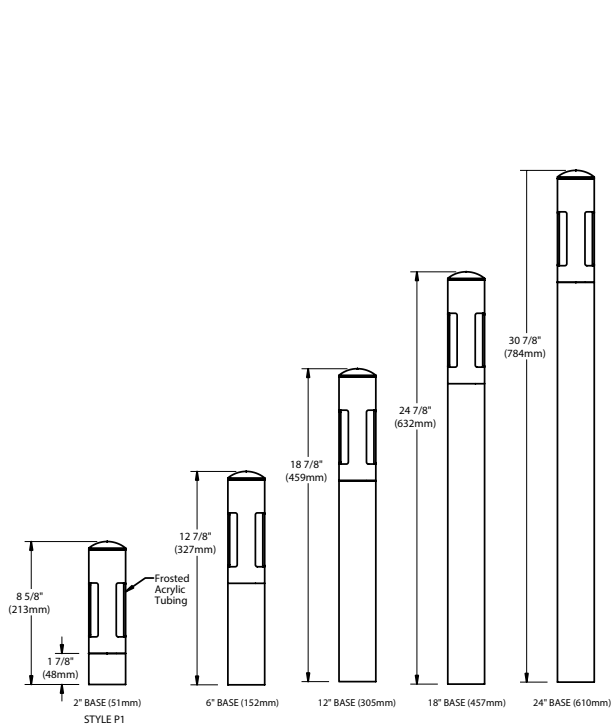
OPTIONS

ART - Laser Engraved Graphics****

DATE:

PROJECT:

TYPE:



STANDARD FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES

**B-K LIGHTING****MADE IN THE USA**559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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04/19/2023 SKU-755
 SUB 000041
 Page 19 of 38

DATE: 07/11/25

PROJECT: Koerper

TYPE: Residence

CATALOG NUMBER LOGIC: NSII-LED-e64-WFL-A5-BLP-12-360SL



**Designed for use with LED transformer. Requires magnetic low voltage dimmer.*

***Specify wireless or manual control. Please see Adjust-e-Lume photometry to determine desired intensity.*

****The 360SL cost is already included in the price of UPM, UPM dual, and Power Canopy.*

CATALOG NUMBER LOGIC

Example: B - NSII - LED - e64 - SP - A9 - SAP - 12 - 11 - 360SL

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES

NSII - Nite Star II

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e64 - 7W LED/2700K e79 - 7W LED/2700K 90CRI

e65 - 7W LED/3000K e80 - 7W LED/3000K 90CRI

e66 - 7W LED/4000K e81 - 7W LED/3500K 80CRI

e74 - 7W LED/Amber

OPTICS

NSP - Narrow Spot (13°) MFL - Medium Flood (23°)

SP - Spot (16°) WFL - Wide Flood (31°)

ADJUST-E-LUME**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

OPTION

360SL - Knuckle Mounting System***

MOD OPTIONS

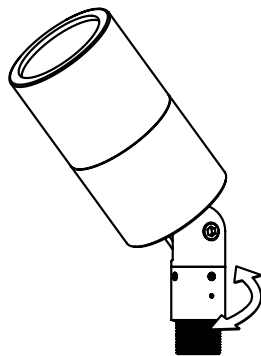
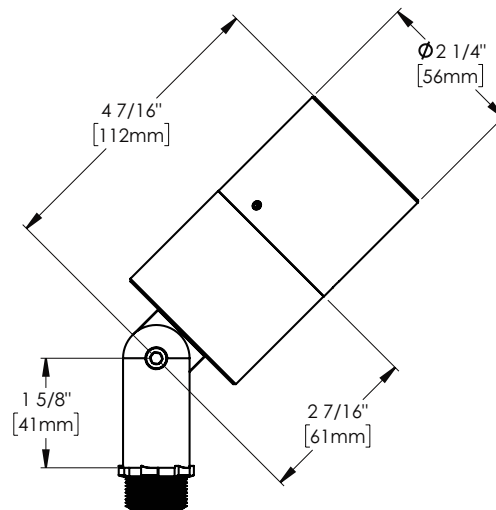
5 - 5 Ft Leads

25 - 25 Ft Leads

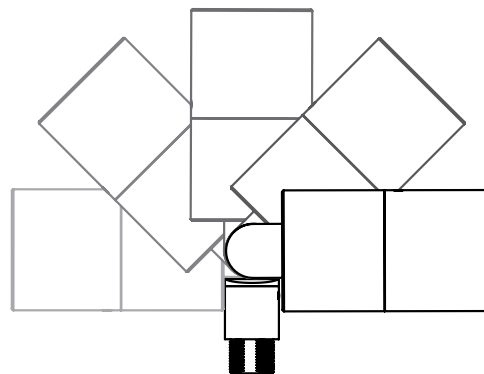
DATE:

PROJECT:

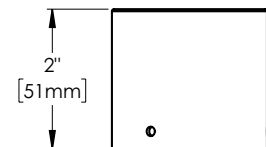
TYPE:



Horizontal Rotation
(Optional 360SL™ Knuckle)



180° Vertical Adjustment
(Standard)

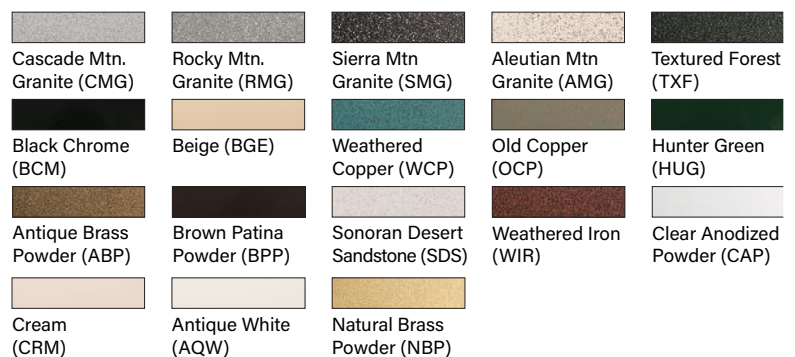


F Cap

STANDARD FINISHES



PREMIUM FINISHES



[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

B-K LIGHTING

MADE IN THE USA

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05/13/2024 SKU-1034

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Cylinder

Wall Mount 3000K

Model	Color Temp & CRI	Lumens	Finish
WS-W190208	30 3000K - 80	260	BK Black
WS-W190212		515	BZ Bronze
			WT White

Example: **WS-W190208-30-BK**

FEATURES

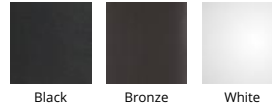
- Multiple LED array for uniform illumination
- ACLED driverless technology
- 5 Year warranty

SPECIFICATIONS

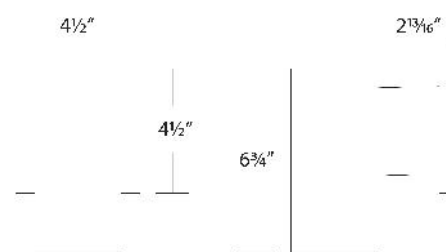
Construction:	Die-cast aluminum
Power:	18W, 6W
Input:	120 VAC, 50/60Hz
Dimming:	ELV: 100-10%
Light Source:	Integrated LED
Lens:	Glass Lens
Rated Life:	50000 Hours
Mounting:	Installs over a 3" or 4" Junction Box, Can be mounted on wall in all orientations
Finish:	Electrostatically Powder Coated White, Bronze, Black
Operating Temp:	-40°F to 122°F (-40°C to 50°C)
Standards:	ETL, cETL, Wet Location Listed, ADA



FINISHES



LINE DRAWING



HVAC

**SEE ATTACHED HVAC
CUT SHEETS*

EXAMPLE IMAGE

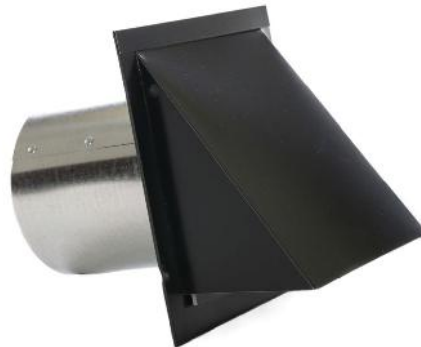
HVAC CONDENSOR

STYLE TO SIMILAR TO IMAGE
COLOR TO MATCH SIDING



VENT COVERS

STYLE TO SIMILAR TO IMAGE
COLOR TO MATCH SIDING



PLUMBING VENTS

STYLE TO SIMILAR TO IMAGE
COLOR TO MATCH ROOFING



PRODUCT SPECIFICATIONS

07/11/2025



SUBMITTALS

Connect Series

Rev. Aug. 2024



Outdoor

Indoor

AUH2436ZGDA1 / UUY24ZGDAA
AUH2436ZGDA1 / UUY36ZGDAA
AUH4860ZGDA1 / UUY48ZGDAA
AUH4860ZGDA1 / UUY60ZGDAA
AUH2436ZGDA2 / UUY24ZGDAB
AUH2436ZGDA2 / UUY36ZGDAB
AUH4860ZGDA2 / UUY48ZGDAB
AUH4860ZGDA2 / UUY60ZGDAB



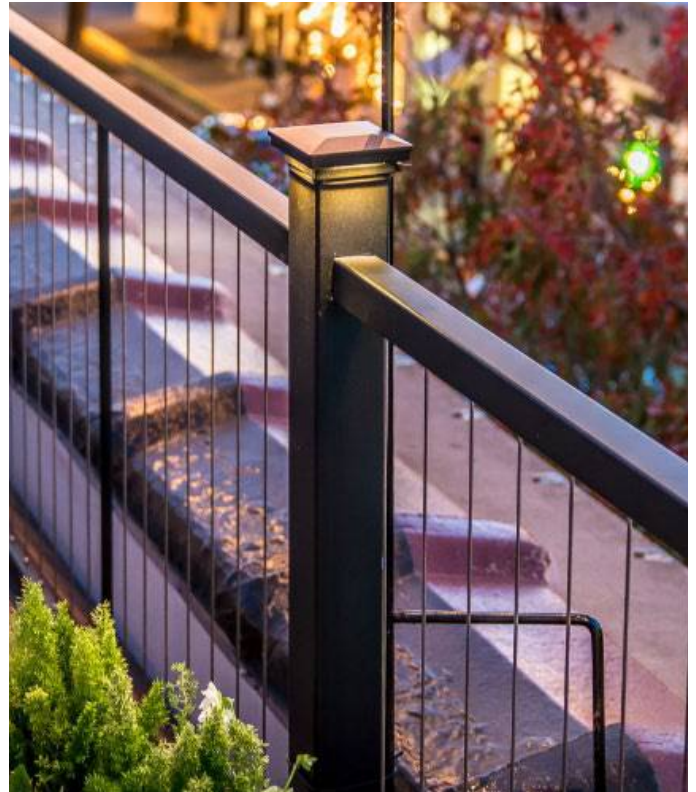
GE APPLIANCES
a Haier company

RAILING

**SEE ATTACHED RAILING
CUT SHEETS*

EXAMPLE IMAGE

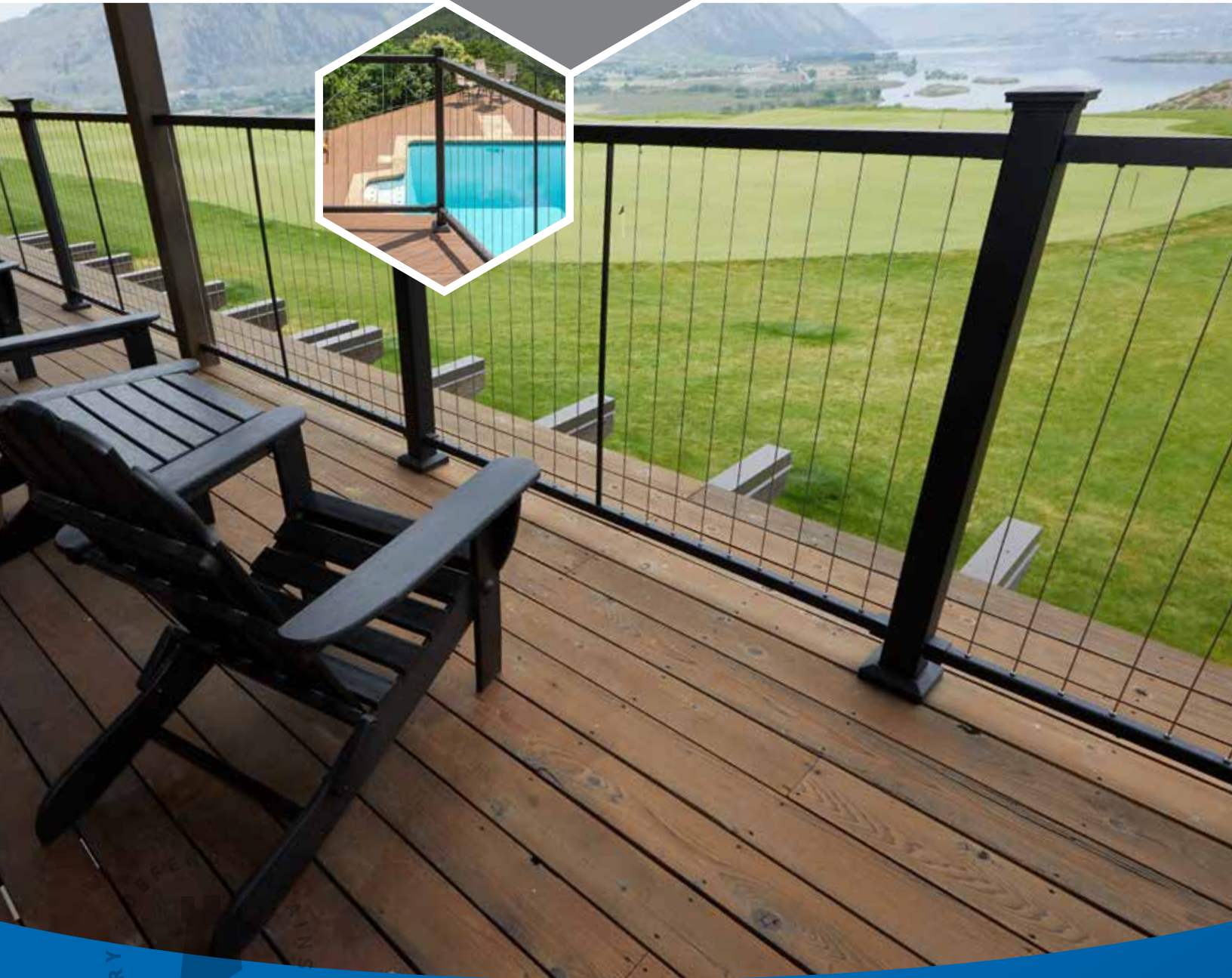
DECK RAILING
FORTESS BUILDING PRODUCTS
FORTRESSCABLE V-SERIES
BLACK





FORTRESSCABLE V-SERIES STEEL CABLE RAILING

RETHINK THE RAIL.



JOIN THE REVOLUTION.
FortressBP.com | 866.323.4766

**FORTRESS**
BUILDING PRODUCTS

Page 26 of 38



TO REACH NEW HEIGHTS IN DESIGN, GO VERTICAL

Fortress® set out on a mission to create the first vertical cable railing system in the industry—and we succeeded. Now, FortressCable V-Series steel cable railing is not only affordable, but anyone can install it. The sleek top and bottom rail make this option a great choice for style and function.

**RESIST RUST
& CORROSION**

**UNOBSTRUCTED
VIEWS**

**PANELIZED
SYSTEM**



KEY FEATURES

- 1st vertical cable railing panel in the decking/railing industry
- FortressShield-Coated utilizing advanced automotive coating process to resist rust and corrosion
- Pre-assembled for ease of installation
- 316 marine grade stainless steel cable and components
- Works with wood, composite, vinyl and Fortress steel posts
- Quick and easy installation
- Meets ICC-ES™ AC273, NBCC, OBC, ABC and BCBC standards

PREMIUM FINISH

Fortress Cable Railing Black Sand finish is engineered to withstand the elements.



Black Sand

WARRANTY

Manufacturer Warranty

Historically, fortresses were built to protect. The same is true of Fortress Building Products. You can expect coverage the second you decide to embark on your journey with us. We cover our products and the people who buy them. At Fortress, we don't just stand behind our work ... we stand by your side.



CODE
COMPLIANCE

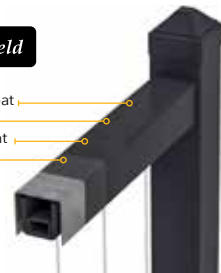


Intertek
CCRR-0248

Protected with



Premium Powder Coat
E-Coat
Quality Pre-treatment
Zinc Galvanized



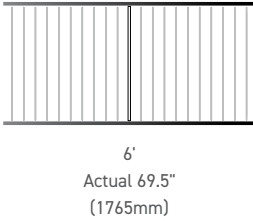
— Simple Assembly —

EASY AS 1, 2, 3, FORTRESS



1 PANELS

Panels can be used with several types of posts such as steel, wood, vinyl or composite



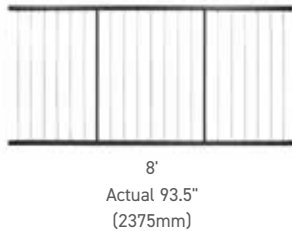
V-SERIES CABLE RAILING PANELS 6'

ITEM#	DESCRIPTION	UPC #
57134608	CR-VERTICAL 34"X6' BKSND	844530016939
57140608	CR-VERTICAL 40"X6' BKSND	844530016953

3.25" (83mm) on center

Support bars are interchangeable with any cable location for versatility

Plastic pieces that cover bolts in top rail are for packaging only and should be removed during installation



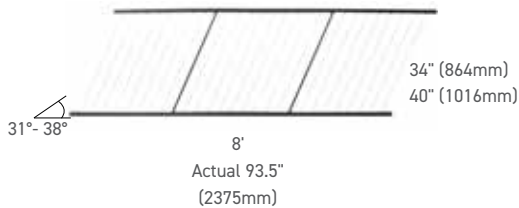
V-SERIES CABLE RAILING PANELS 8'

ITEM#	DESCRIPTION	UPC #
57134808	CR-VERTICAL 34"X8' BKSND	844530016946
57140808	CR-VERTICAL 40"X8' BKSND	844530016960

3.25" (83 mm) on center

Support bars are interchangeable with any cable location for versatility

Plastic pieces that cover bolts in top rail are for packaging only and should be removed during installation



ADJUSTABLE STAIR V-SERIES CABLE RAILING PANELS 8'

ITEM#	DESCRIPTION	UPC #
57234808	CR-VERTICAL STAIR 34"X8' BKSND	844530016977
57240808	CR-VERTICAL STAIR 40"X8' BKSND	844530016984

3.25" (83mm) on center

Support bars are interchangeable with any cable location for versatility

Plastic pieces that cover bolts in top rail are for packaging only and should be removed during installation

Install using Universal Bracket UB-05 and Universal Bracket Angle Adapter cannot be installed on a ramp



Vertical



Vertical Stair

V-SERIES I-SUPPORT

ITEM#	DESCRIPTION	UPC #
57504148	CR-VERTICAL I-SUPPORT BKSND	844530017042
57505148	CR-VERTICAL STAIR I-SUPPORT BKSND	844530019749



INSTALLATION TOOLS (TENSION GAUGE)

ITEM#	DESCRIPTION	UPC #
57500001	CABLE RAILING - TENSION GAUGE	844530017066



1 PANELS



Recommend 1 can per 15 panels purchased

AEROSOL TOUCH UP PAINT (WAREHOUSE ONLY)

ITEM#	DESCRIPTION	UPC #
660378	BKSND AEROSOL TOUCH UP PAINT 6OZ	844530012634



Recommend 2 pens per job

TOUCH UP PAINT PEN (WAREHOUSE ONLY)

ITEM#	DESCRIPTION	UPC #
660368	BKSND TOUCH UP PAINT PEN	844530012641

2 POST AND BRACKETS



STEEL POST WITH BASE & BASE COVER 39.5"

ITEM#	DESCRIPTION	UPC #
53302418	FE26-POST 2"X39.5" W/ 4" BASE/COVER BKSND	844530015284
53303418	FE26-POST 3"X39.5" W/ 4" BASE/COVER BKSND	844530015345

STEEL POST WITH BASE & BASE COVER 45.5"

ITEM#	DESCRIPTION	UPC #
53302478	FE26-POST 2"X45.5" W/ 4" BASE/COVER BKSND	844530015314
53303478	FE26-POST 3"X45.5" W/ 4" BASE/COVER BKSND	844530015376

STEEL POST WITH BASE & BASE COVER 55"

ITEM#	DESCRIPTION	UPC #
53302558	FE26-POST 2"X55" W/4" BASE/COVER BKSND	844530027126
53303558	FE26-POST 3"X55" W/4" BASE/COVER BKSND	844530027102

2 POSTS & BRACKETS



STEEL POST FOR FASCIA MOUNT BRACKET 2" x 49"

ITEM#	DESCRIPTION	UPC #
53349158	FE26-POST 2"X49" BKSND (13GA)	844530013716

STEEL POST FOR FASCIA MOUNT BRACKET 2"x 55"

ITEM#	DESCRIPTION	UPC #
53355158	FE26-POST 2"X55" BKSND (13GA)	844530013747



STEEL POST FOR FASCIA MOUNT BRACKET 3"x 49"

ITEM#	DESCRIPTION	UPC #
53349168	FE26-POST 3"X49" BKSND	844530015406

STEEL POST FOR FASCIA MOUNT BRACKET 3" x 55"

ITEM#	DESCRIPTION	UPC #
53355168	FE26-POST 3"X55" BKSND	844530015437



FASCIA MOUNT BRACKET - STRAIGHT (WITH HEX HEAD BOLT COVER)

ITEM#	DESCRIPTION	UPC #
53502008	FM BRKT STRAIGHT 2" BKSND	844530013273
53503008	FM BRKT STRAIGHT 3" BKSND	844530015161



FASCIA MOUNT BRACKET - OUTSIDE CORNER (WITH HEX HEAD BOLT COVER)

ITEM#	DESCRIPTION	UPC #
50502018	UNIVERSAL FASCIA MNT BRKT 2" OUTSIDE CRNR BKSND	844530027966
50503018	UNIVERSAL FASCIA MNT BRKT 3" OUTSIDE CRNR BKSND	844530027997



FASCIA MOUNT BRACKET - INSIDE CORNER (WITH HEX HEAD BOLT COVER)

ITEM#	DESCRIPTION	UPC #
53502028	FM BRKT INSIDE CNR 2" BKSND	844530013334
53503028	FM BRKT INSIDE CNR 3" BKSND	844530015222



2 POST AND BRACKETS



UNIVERSAL BRACKET 05 - 1.25" (32mm)

ITEM#	DESCRIPTION	UPC #
53505008	FE26-UB-05 BRACKET 1.25" BKSND (Bag of 4)	844530012467

Only 2 of the holes in bracket should be used in a diagonal fashion to attach to post
Bags include 13 metal screws and 9 wood screws



Stair



Angle / Miter

UNIVERSAL BRACKET ANGLE ADAPTER 05 - 1.25" (32mm)

ITEM#	DESCRIPTION	UPC #
53505018	FE26-UB-05 BRACKET ANGLE ADAPTER 1.25" BKSND (Bag of 4)	844530012474

Universal Bracket and Angle Adapter must be used together
Bags include 9 metal screws for attaching to Universal Bracket

3 PERSONALIZATION



6'
Actual 69.5"
(1765mm)

8'
Actual 93.5"
(2375mm)

FLAT ACCENT TOP RAIL

ITEM#	DESCRIPTION	UPC #
57513608	CR-FLAT ATR-6' BKSND	844530016915
57513808	CR-FLAT ATR-8' BKSND	844530016922

No other ATP/ATR can be used with FortressCable panel



1.25" V-SERIES CABLE CAP RAIL CLIP (32mm)

ITEM#	DESCRIPTION	UPC #
57505058	CR-CAP RAIL CLIP-1.25" BKSND (BAG 4)	844530016137

Use to cover top rail with a deck board to create a "drink rail"
Wood screws included
28" (711mm) spacing recommended



2" (52mm)



3" (76mm)

PRESSED DOME CAP

ITEM#	DESCRIPTION	UPC #
53502108	FE26-PRESSED DOME CAP 2" BKSND	844530012399
53503108	FE26-PRESSED DOME CAP 3" BKSND	844530012856

For caps with lighting capabilities please visit fortressbp.com/lighting-accessories

GATE



34" (864mm)
40" (1016mm)

GATE 34" x 34.5"

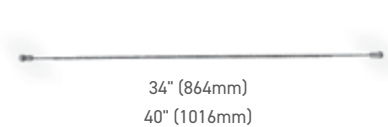
ITEM#	DESCRIPTION	UPC #
57534888	CR-VERTICAL GATE 34"X34.5"	844530026440

GATE 40" x 34.5"

ITEM#	DESCRIPTION	UPC #
57540888	CR-VERTICAL GATE 40"X34.5"	844530026457

Gate panel allows for up to a 36" (914mm) opening
Use with Gate Kit #2
Includes 2 Pressed Dome Caps

SPARE PARTS



34" (864mm)
40" (1016mm)

SPARE PARTS

ITEM#	DESCRIPTION	UPC #
57534009	CR-VERTICAL 34" WIRE/CONNECTORS (EACH)	844530017073
57540009	CR-VERTICAL 40" WIRE/CONNECTORS (EACH)	844530017080

Use to replace a cable if a panel is cut to a shorter length. Part includes swaged fittings.



SPARE PARTS

ITEM#	DESCRIPTION	UPC #
57534118	CR-VERTICAL RAIL SUPPORT 34" (EACH)	844530017110
57540118	CR-VERTICAL RAIL SUPPORT 40" (EACH)	844530017127

Use when panels are cut and require additional supports for installation. Includes bolts and washer to secure to rail.



SPARE PARTS

ITEM#	DESCRIPTION	UPC #
57534128	CR-VERTICAL RAIL STAIR SUPPORT 34" (EACH)	844530017134
57540128	CR-VERTICAL RAIL STAIR SUPPORT 40" (EACH)	844530017141

Use when panels are cut and require additional supports for installation. Includes bolts and washer to secure to rail.

KOERPER RESIDENCE
506 APPLETREE POINT ROAD

GARAGE DOOR

**SEE ATTACHED GARAGE
DOOR CUT SHEETS*

EXAMPLE IMAGE

GARAGE DOOR:
HAAS DOOR OR SIMILAR
MODEL 663
BLACK



4 SEASONS PORCH

**SEE ATTACHED SCREEN
PORCH CUT SHEETS*

EXAMPLE IMAGE

4 SEASONS PORCH SCREEN
PHANTOM SCREENS
MOTORIZED SCREENS WITH
LUXURY VINYL



Phantom Screens

Color Options

You can select one of our standard colors or custom match your screen’s frame and handle to your door trim, your door, or your dog. It’s up to you.

Phantom Screens come in a variety of standard powder-coated colors to match your finishes, each of which meet AAMA (American Architectural Manufacturers Association) 2604 standards.

The way these colors look on your screen may differ from the coated samples or installed product. Having trouble choosing? Talk to your local expert to see true color swatches.

STANDARD COLORS



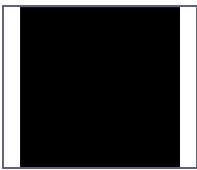
Classic White



Anodized Silver



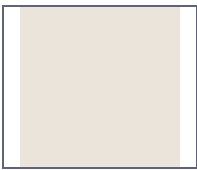
Hartford Green



Phantom Black



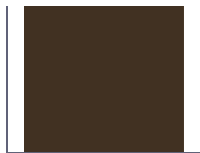
Mineral Bronze



Slivered Almond



PHANTOM SCREENS



Rideau Brown

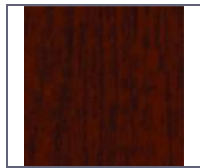


Coastal Grey



Calico Linen

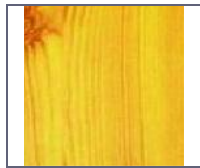
WOOD GRAIN FINISHES



Mahogany



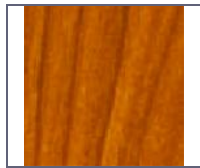
Light Oak



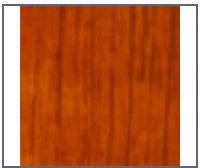
Light Knotty Pine



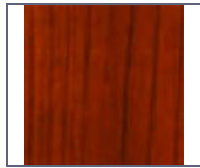
Light Fir



Light Cherry



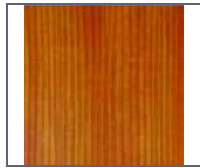
Light Cedar



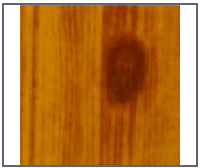
Dark Cedar



Dark Cherry



Dark Fir



Dark Knotty Pine



Dark Oak



Dark Walnut





Light Ash



Dark Ash



Dark Acacia

CUSTOM COLORS

Supply us with a swatch of your preferred color and we'll be delighted to match it.

[Get a Custom Quote →](#)

Luxury Vinyl Types

These "walls" can help regulate the space's temperature and are available in multiple colors. Clear vinyl enables you to control the temperature in your outdoor living space. Your vinyl screens will come with a clear vinyl panel and one of five perimeter color options as shown below.

Clear vinyl meets the following fire ratings: NFPA 701, ASTM E 84 Class A, CSFM Reg. Title 19



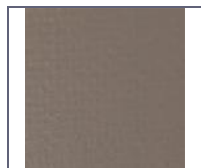
Strataglass PanoramaFR

Openness: 0%
Sun/UV blockage: Up to 99%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Serge Ferrari Precontraint 502 Satin – White (perimeter color)

Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Serge Ferrari Precontraint 502 Satin – Sand (perimeter color)

Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



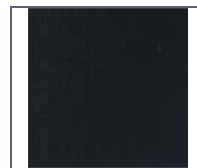
Serge Ferrari Precontraint 502 Satin – Brown (perimeter color)

Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Serge Ferrari Precontraint 502 Satin – Concrete (perimeter color)

Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Serge Ferrari Precontraint 502 Satin – Black (perimeter color)

Openness: 0%
Sun/UV blockage: Up to 100%
Flame Resistance:
CSFM Reg. Title 19
NFPA 701
ASTM E 84 Class A



Get a Quote

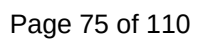
Tell us more about your project and the nearest Phantom expert will be in touch.

Get a Quote



Find a Store

07/11/2025





1



2



3



4



5



6

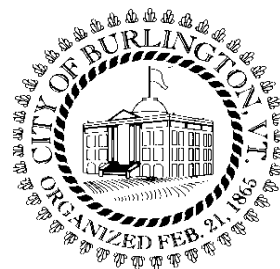


7

Department of Permitting and Inspections

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

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



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZSP-25-8, ZSP-25-9, ZSP-25-10
Location: 77, 83-85 and 91 North Winooski Avenue
Date: September 9, 2025

File: ZSP 25-8; ZSP 25-9; ZSP-25-10

Location: 77, 85 and 91 North Winooski Avenue

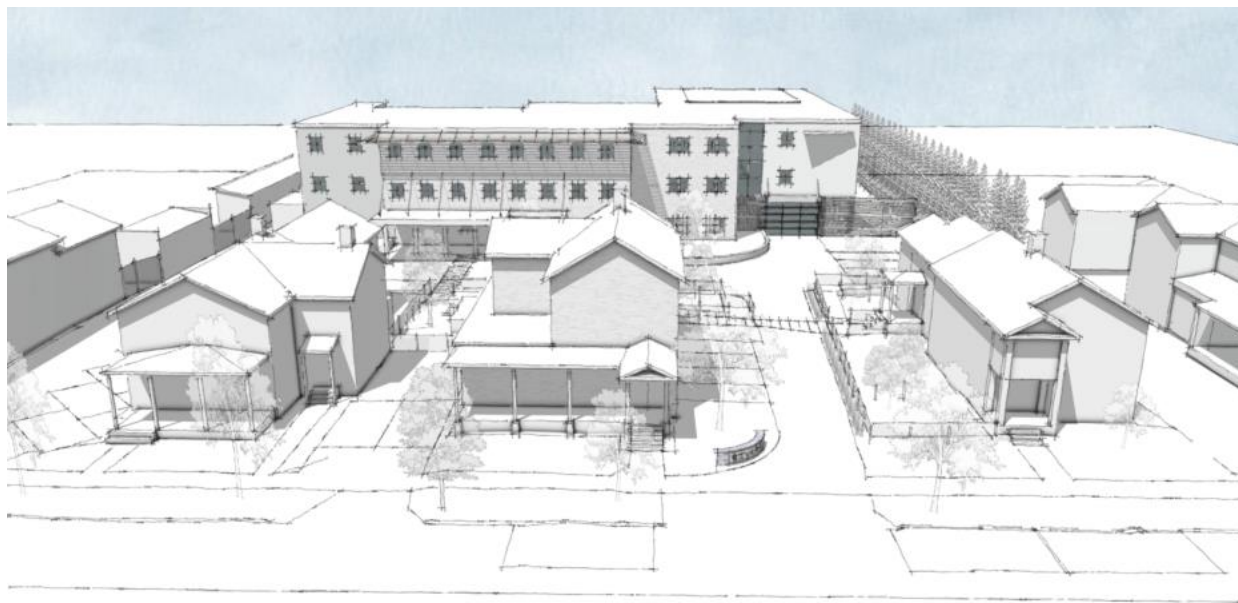
Zone: RM **Ward:** 3

Date application accepted: August 15, 2025

Applicant/ Owner: Martin Courcelle, Champlain Consulting Engineers / Neil Gardner (77, 83-85); Wayne Nelson (91.)

Request: Sketch Plan Review: Planned Unit Development (PUD)

The proposed project is located at the existing 77, 83-85 and 91 North Winooski Avenue properties. The project will construct an approximately 50-bed Memory Care Facility in the rear of the 3 existing properties. The first floor of 91 North Winooski Avenue will be converted to a daycare facility with approximately 19 children plus staff. The 3 existing buildings will remain with a portion of the existing building located at 83-85 North Winooski to be demolished.



Existing Site

1. 77 North Winooski Avenue = 7 apartments
2. 83-85 North Winooski Avenue – 2 apartments

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).

3. 91 North Winooski Avenue = 4 apartments
 1. 3-unit apartment Primary Dwelling
 2. 1-unit apartment ADU

Proposed Site

1. 77 North Winooski Avenue = 7 apartments
2. 83-85 North Winooski Avenue = 2 apartments
3. 91 North Winooski Avenue = 2 apartments plus daycare with 19 students plus staff

The ADU building will be removed from the property
4. New 50-bed Memory Care Facility

Background:

77 North Winooski Avenue

- **Zoning Permit 19-0457DT**; Determination that existing 7 unit dwelling is grandfathered. Affirmative finding. December 2018.
- **Non-Applicability of Zoning Permit Requirements 16-0653NA**; replace railings in kind. November 2015.
- **Zoning Permit 15-0115CA**; replace slate roof on rear roof wing only with asphalt shingle roof. Repair slate roof on principal building, replace valley roofing and flashing as necessary. August 2014.

83-85 North Winooski Avenue

- **Zoning Permit 20-0417CA**; sliding door and window replacement. October 2019.
- **Non-applicability of Zoning Permit Requirements**; remodeling existing kitchen and bathroom on the second floor of existing mixed use building. First floor remains funeral parlor, second floor remains residential unit. No change in use. May 1995.
- **Zoning Permit 94-521**; construction of a handicapped access ramp along the south side of the funeral home, under the existing vehicular canopy. Proposal includes installing a door for access. July 1994.
- **Zoning Permit 79-665**; 18' x 45' addition on north side; add 14' x 44' carport on south side of existing building with two spaces; erect a stockade fence. December 1979.
- **Zoning Permit n.n.**; Variance request to exceed maximum building coverage and encroach 5' side yard setback. Denied, November 1979.
- **Zoning Permit 79-208**; install 160' fencing on southerly boundary of parking lot for funeral home. May 1979.
- **Zoning Permit n.n.**; erect 36" x 14" illuminated sign on two posts on the lawn. October 1974.
- **Zoning Permit n.n.**; transfer non-illuminated sign 5' x 2' from 68 Elmwood Avenue to 83 North Winooski Avenue for Boucher Funeral Home. May 1960.
- **Zoning Permit n.n.**; use property as a funeral home. April 1960.
- **Zoning Permit n.n.**; Zoning Board of Adjustment approves the use of the small building in back of 83-85 North Winooski Avenue for the purpose of storing equipment and materials in connection with cleaning carpets and sanding and finishing floors. March 1955.

91 North Winooski Avenue

- **Zoning Permit 13-0979CA**; convert existing outbuilding to one residential unit. Exterior modifications including windows, doors, stair tower on side and roof deck; outdoor condensing unit to be mounted on the rooftop. June 2013.
- **Zoning Permit 02-112**; convert dentist office into one residential apartment for a total of three (3) residential units. September 2001.
- **Zoning Permit n.n.**; request Variance for lot coverage to extending parking area. Use is two apartments and office space. Application **denied** by Zoning Board of Adjustment, December 1986.

Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

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

Submission documents are limited to proposed conditions and do not detail existing site features. The plan should include a tree removal plan (if appropriate) for DRB review.

(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.

Both the site plan and Concept Section A allude to grade changes (239 at west property line; 232 at low seat wall.) The plan seeks to take advantage of the topography to create meaningful places for outdoor enjoyment of the residents.

A full topo plan will be expected at final application.

(c) Protection of Important Public Views:

There are no protected important public views from or through these collected properties. 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).

All three existing buildings are listed on the Vermont State Register of Historic Places, as well as the detached building/carriage barn at 91 North Winooski Avenue that has been converted to a single residential unit. 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.

The roof plan defines the intent to utilize solar on the roof of the Memory Care building. The project will be required to comply with **Chapter 8, Buildings and Building Constructions, Article V, Heating Systems of the Code of Ordinances** (Burlington's Thermal Energy Systems Carbon Fee Ordinance.)

(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).

None of the three properties are mapped on Vermont's Natural Resources Atlas as hazardous or 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.

A full application must include a Stormwater Management Plan, as well as an Erosion Prevention and Sediment Control Plan.

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.

Early plans show a covered entry at the south courtyard; intended to provide a safe and protected entry into the care facility.



(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 curblane 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.

The intent of this application is to locate the healthcare facility behind three existing multi-unit dwellings. In that manner, it is not an accessory building but a new principal structure that spans three parcels (as allowed under **Article 11, Planned Development.**) The proposed circulation pattern will allow those entering the site to clearly identify the entrance to the Memory care facility.

(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.

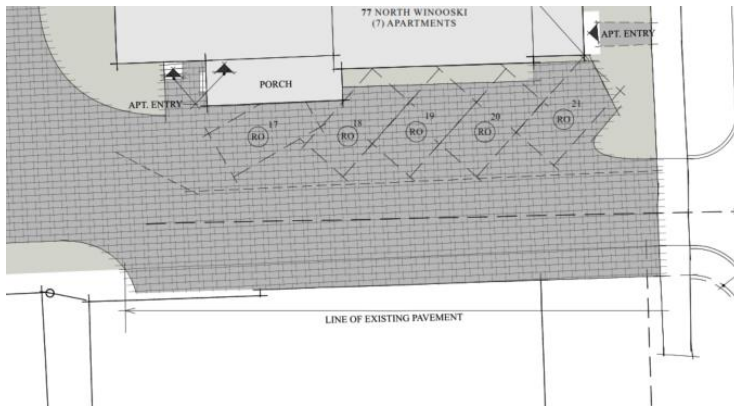
Driveways for commercial properties may require a traffic study to identify the impacts of the movement of traffic to and from the property, and design for safe access. Access for service and loading areas should be located behind buildings or otherwise screened from



streets or public ways with landscaping or other barriers. Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

Circulation is intended to enter at the northerly driveway (91 North Winooski) and exit at a southerly drive (77 North Winooski Avenue.) The existing driveway at 83-85 North Winooski Avenue will be limited to parking for two vehicles, with a connected sidewalk to the rear of the property.

From Google Earth views, the southerly driveway seems inordinately narrow to accommodate the intended vehicular traffic proposed, especially with the continued angled parking. The plan is not clear on the location of the southerly property line: the Google Image suggests it may be the northerly elevation of the abutting building. To ease the pinch point, parking may be best re-configured as 3 parallel spaces.



(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 is a through side-walk at the central driveway, but one must walk up the parking spaces to access the sidewalk to the Memory Care facility. There is no single identified pedestrian walkway from the public sidewalk to the care facility in the rear, and certainly none that separates pedestrians from vehicular movement.

(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.

Compliance with ADA is the jurisdiction of the building official. Parking space #16 and #28 are identified on the site plan as H/C. It is not clear if there will be interior parking, and whether any of those spaces might accommodate those with mobility limitations.

(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.

Surface parking and maneuvering areas should be shaded in an effort to reduce their effect on the local microclimate, air quality, and stormwater runoff with an objective of shading at least 30% of the parking lot. Shading should be distributed throughout the parking area to the greatest extent practical, including within the interior depending on the configuration. New or substantially improved parking areas with 15 or more parking spaces shall include a minimum of 1 shade tree per 5 parking spaces with a minimum caliper size of 2.5"-3" at planting. Up to a 30% waiver of the tree planting requirement may be granted by the development review board if it is found that the standard requirement would prove impractical given physical site constraints and required compliance with minimum parking requirements. All new shade trees shall be: of a species appropriate for such planting environments, expected to provide a mature canopy of no less than 25-feet in diameter, and selected from an approved list maintained by the city arborist. Existing trees retained within 25-feet of the perimeter of the parking area (including public street trees), and with a minimum caliper size greater than 3-inches, may be counted towards the new tree planting requirement.

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.

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.

There are 29 surface parking spaces identified on the site plan (where are spaces 29 and 30?) Some of them are existing spaces serving the residences that front North Winooski Avenue. It can be safely stated that at least 17 spaces are newly created, and should benefit from intentional tree placement. Per this standard, at least 3 new trees should be included to provide a level of shading.

A continuous hedge of cedars is proposed along the northerly development boundary which will eventually provide privacy, but little in the way of shade and are not likely to meet the minimum tree caliper upon planting.

The project triggers the requirement for a Transportation Demand Management (TDM) plan, per Table 8.1.16-1.

Plans and location relative to bicycle parking shall be included within the final application.

(m) Landscaping, Fences and Retaining Walls:

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

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

*The selection of plant materials and planting sites should create a sustainable landscape, and consideration shall be given to factors such as hardiness, salt tolerance, disease resistance, invasiveness, root and canopy spread, underground and overhead utilities, soil conditions, and microclimates. The use of native plant materials is encouraged, and the use of plants considered invasive by VT Agency of Agriculture shall be prohibited. For more information on sustainable landscapes, applicants are encouraged to consult *Planting Sustainable Landscapes: A Guide for Plan Reviewers* prepared for the Vermont Department of Forests Parks and Recreation by the Vermont Chapter of the American Society of Landscape Architects.*

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

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.

Plantings are suggested in the site plan. A small seating wall is illustrated on the west of the site. More details must be provided about retaining walls.

A fully developed landscaping plan must be submitted at the time of application to better understand how the change in topography will be used to optimize outdoor areas for residents.

(n) Public Plazas and Open Space:

Where public open space is provided as an amenity to the site plan, it should be sited on the parcel to maximize solar exposure, with landscaping and hardscape (including fountains, sitting walls, public art, and street furniture) to encourage its use by the public in all seasons. Public plazas should be visually and physically accessible from public rights-of-ways and building entrances where appropriate and shall be designed to maximize accessibility for all individuals, including the disabled and encourage social interaction.

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

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

While there is no requirement for a public plaza, areas on the site plan as imagined as exterior living spaces, for resident and child enjoyment, circulation, and wellbeing. Fences are employed to assure security (notably around the memory care garden area and in the daycare play yard).

(o) Outdoor Lighting:

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

A fully developed lighting plan will be required at the time of application. Photometric readings will help understand light levels and any potential light spill.

(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.

The full application submittal must include the location of meters, mailboxes (mailroom identified), HVAC equipment, trash and recycling and/or dumpsters so they may be assessed for appropriate placement and screening.

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.

In the RM zoning district, maximum height is 35'/three stories. Footnote #6 of Table 4.4.5-2 states: *Maximum Principal and Secondary Structure Footprint Standards shall not apply to the following Residential-Special Uses: Assisted Living, Community House, Convalescent/Nursing Home, and Historic Inn.* Therefore, the maximum building footprint is not limited per this Table.

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 proposed memory care facility will be placed in the rear of the three parcels; the massing somewhat diminished by distance from the street. The changing grade at the west will help ameliorate the impact of the increased building size, which is additionally broken up into separate volumes.

The three sites back up to the Elmwood Cemetery.



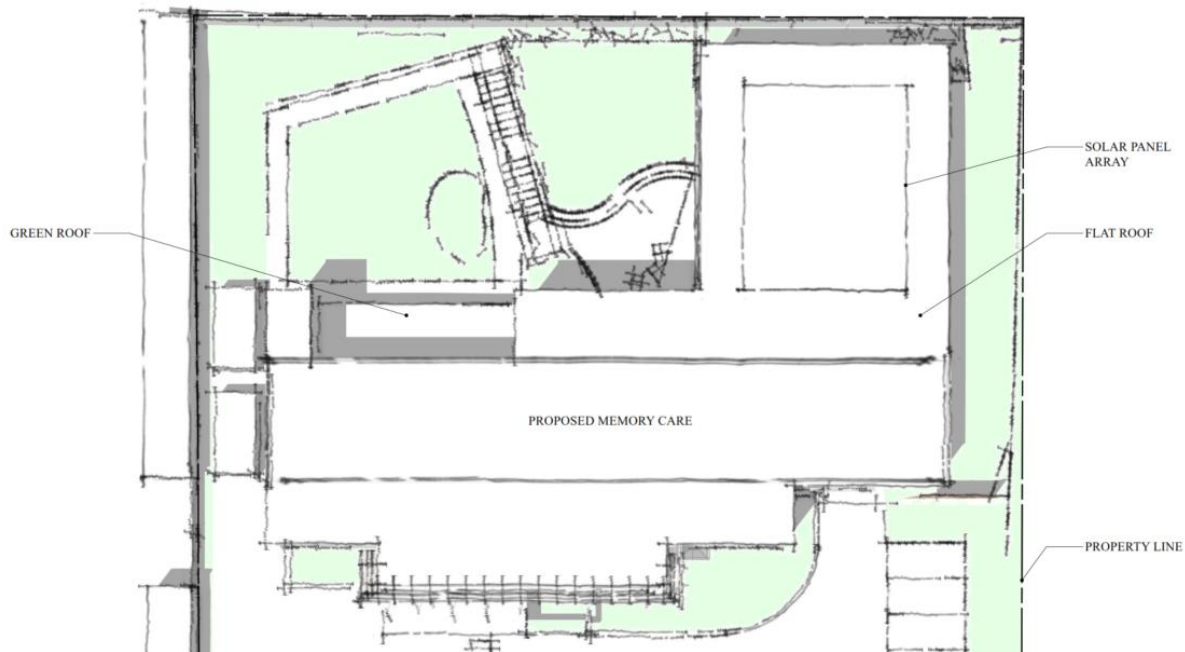
2. Roofs and Rooflines.

New buildings should incorporate predominant roof forms and pitches within the existing neighborhood and appropriate to the context. Large expanses of

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

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

A flat roof is proposed on the new building, annotated on the roof plan with an area for solar and a green roof.



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.

As noted, an entry canopy is proposed for the primary façade of the facility. The entire building is designed for accessibility. By reason of the structural shelter, the entrance will provide a protected entrance into the facility.

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.

The fenestration pattern is carefully, symmetrically and understandably arranged. Window openings shall provide broad access to natural daylight, and maintain consistent patterns and proportions.

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.

The proposed building maintains a minimum 15' rear yard setback as required by Table 4.4.5-1.

(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.

There are no protected views from or through these parcels. As access will be provided through the site, some visibility will remain. Development does not span public rights-of-way.

(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.

Preliminary elevations indicate integration of architectural features, although building materials are not yet defined. In design and complexity, the building provides an active and inviting appearance.

(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.

Building materials are not yet defined.

(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.

The new building will be required to adhere to the Thermal Building Ordinance; Burlington Code of Ordinances [ARTICLE V. THERMAL HEATING SYSTEMS](#). The submitted roof plan defines the intent to incorporate solar in the development.

(g) Make advertising features complementary to the site:

Any signage will require a separate sign permit(s).

(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.

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

Sec. 5.4.8 Historic Buildings and Sites

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

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

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

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

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

(a) Applicability:

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

77, 83-85 and 91 North Winooski Avenue are all listed on the Vermont State Register of Historic Resources; therefore this section applies.. Additionally, the detached structure (former carriage barn) at 91, proposed for demolition, is identified within the historic state register narrative. Therefore, proposed demolition of that structure will be a Conditional Use review. Submission materials and standards of Section 5.4.8 (d) 2. are triggered.

(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.

Sufficient detail has not been provided about alterations to any of the three principal buildings along North Winooski Avenue; only the detached structure behind 91 which is proposed for demolition.

The final application will need to respond to the following standards, relative to 77, 83-85 and 91 North Winooski Avenue insofar as they will be altered:

- 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.*
- 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.*
- 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.*

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
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.*
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.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
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.*
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.*

Items for consideration:

1. Redevelopment will be subject to the new Impact Fee standards for Transportation and Water Resources (Water and Wastewater capacity.)
2. Burlington's Thermal Energy Ordinance will apply to construction of the new memory care facility.
3. Conditional Use review will be required for the detached barn/unit demolition and the daycare use.

77, 85, 91 North Winooski Avenue - Dolores

Sketch Plan Review Narrative

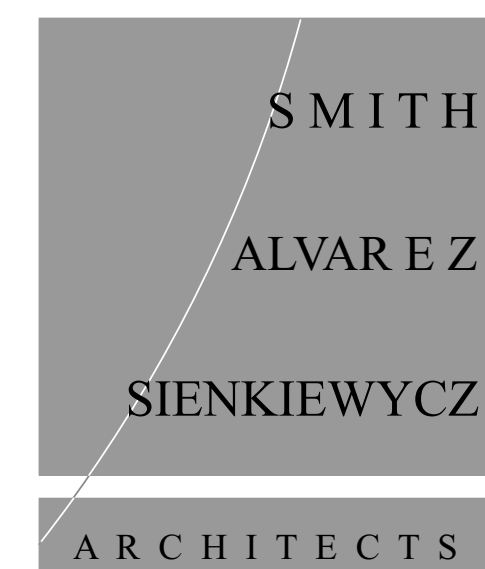
Burlington, VT
August 2025

Sketch Plan Review Narrative

The proposed project is located at the existing 77, 85 and 91 North Winooski Avenue properties. The project will construct an approximately 50-bed Memory Care Facility in the rear of the 3 existing properties. The first floor of 91 North Winooski Avenue will be converted to a daycare facility with approximately 19 children plus staff. The 3 existing buildings will remain with a portion of the existing building located at 85 North Winooski to be demolished. The project is served by municipal water and sewer. The proposed project will utilize the existing curb cuts with some improvements needed for emergency vehicle access.

The breakdown of project uses is as follows:

- Existing Site
 - 77 North Winooski Avenue = 7 apartments
 - 85 North Winooski Avenue – 2 apartments
 - 91 North Winooski Avenue = 4 apartments
 - 3-unit apartment Primary Dwelling
 - 1-unit apartment ADU
- Proposed Site
 - 77 North Winooski Avenue = 7 apartments
 - 85 North Winooski Avenue = 2 apartments
 - 91 North Winooski Avenue = 2 apartments plus daycare with 19 students plus staff
 - The ADU building will be removed from the property
 - New 50-bed Memory Care Facility



P: 8 0 2 • 8 6 3 • 2 2 2 7
F: 8 0 2 • 8 6 3 • 0 0 9 3

CONSULTANTS

PROJECT NORTH WINOOSKI • MEMORY CARE CENTER • 85 NORTH WINOOSKI AVE. BURLINGTON, VT DATE: 07/21/2025 SCALE: AS NOTED CHECKED: BA DRAWN BY: MW REVISIONS
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(RO) RESIDENT OVERNIGHT
 (SM) SMALL
 (ST) SHORT TERM
 (V) VISITOR

LADDER TRUCK TURNING RADIUS REVISIONS FOR REVIEW AND COMMENT

IN PROGRESS

SMITH
ALVAREZ
SIENKIEWYCZ
ARCHITECTS

117 St. Paul Street
3rd Floor
Burlington, VT
05401

P: 802 • 863 • 2227
F: 802 • 863 • 0093

CONSULTANTS

SAS PROJECT NUMBER: 1525

PROJECT

NORTH WINOOSKI

•

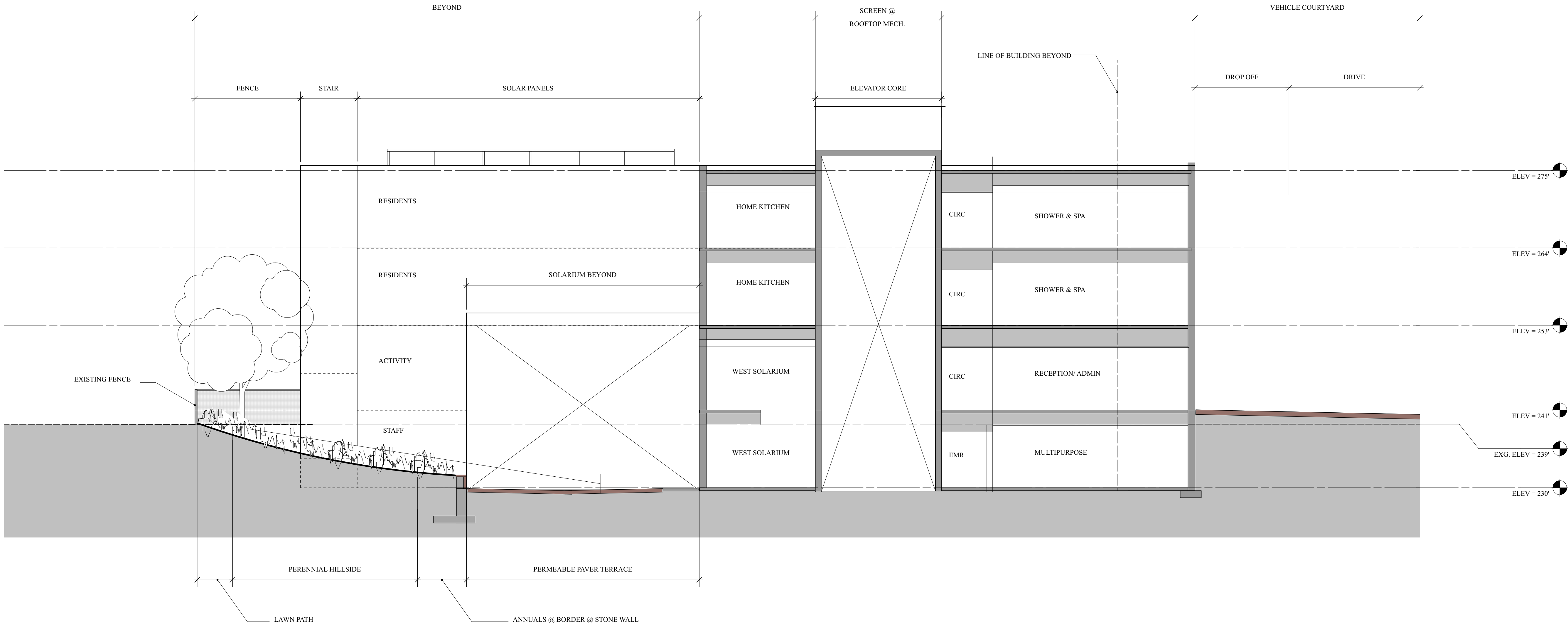
MEMORY CARE CENTER

•

85 NORTH WINOOSKI AVE.
BURLINGTON, VT

DATE: 07/21/2025
SCALE: AS NOTED
CHECKED: BA
DRAWN BY: MW

REVISIONS



CONCEPT SECTION A



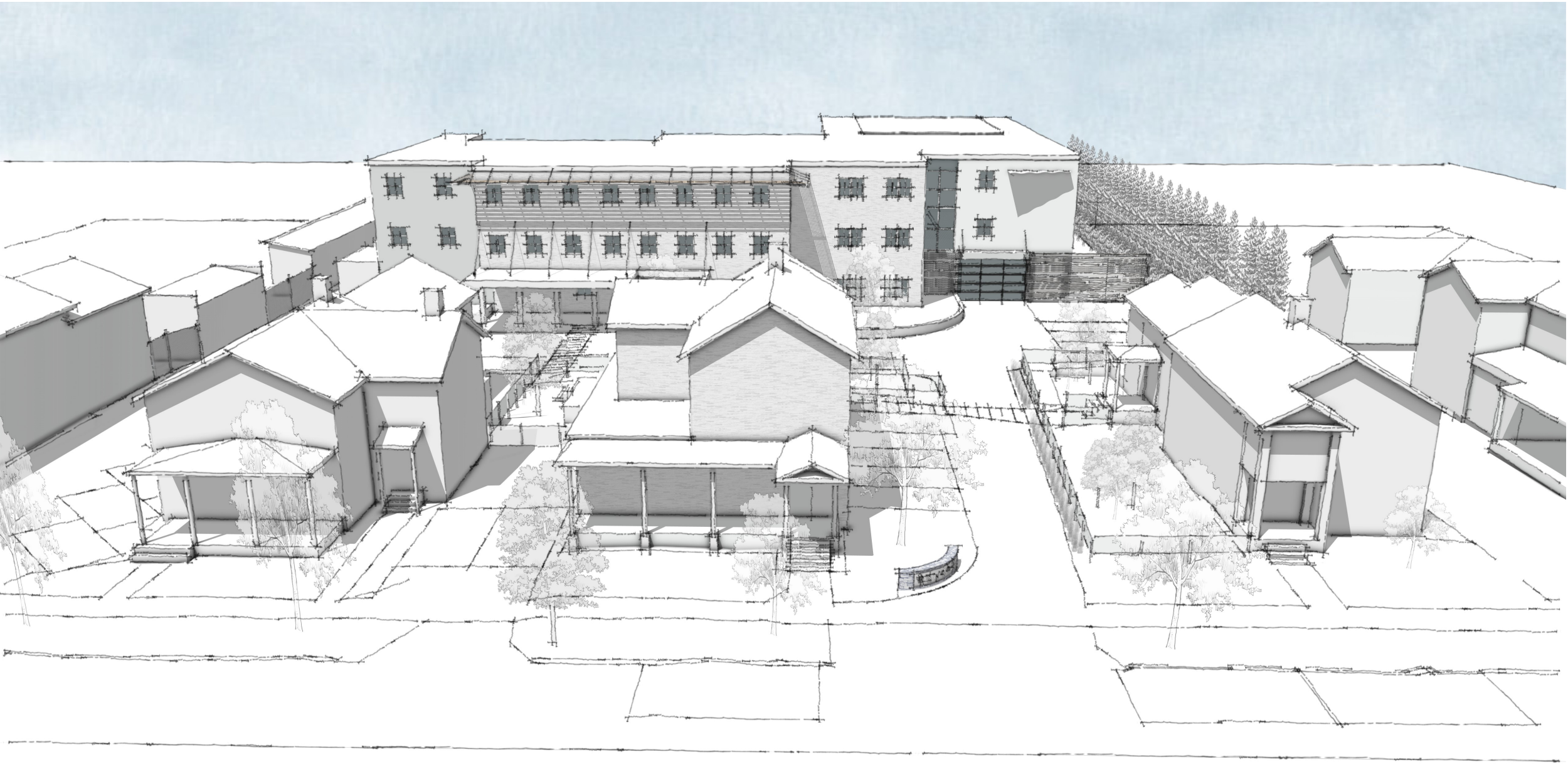
PEDESTRIAN VIEW FROM NORTH WINOOSKI



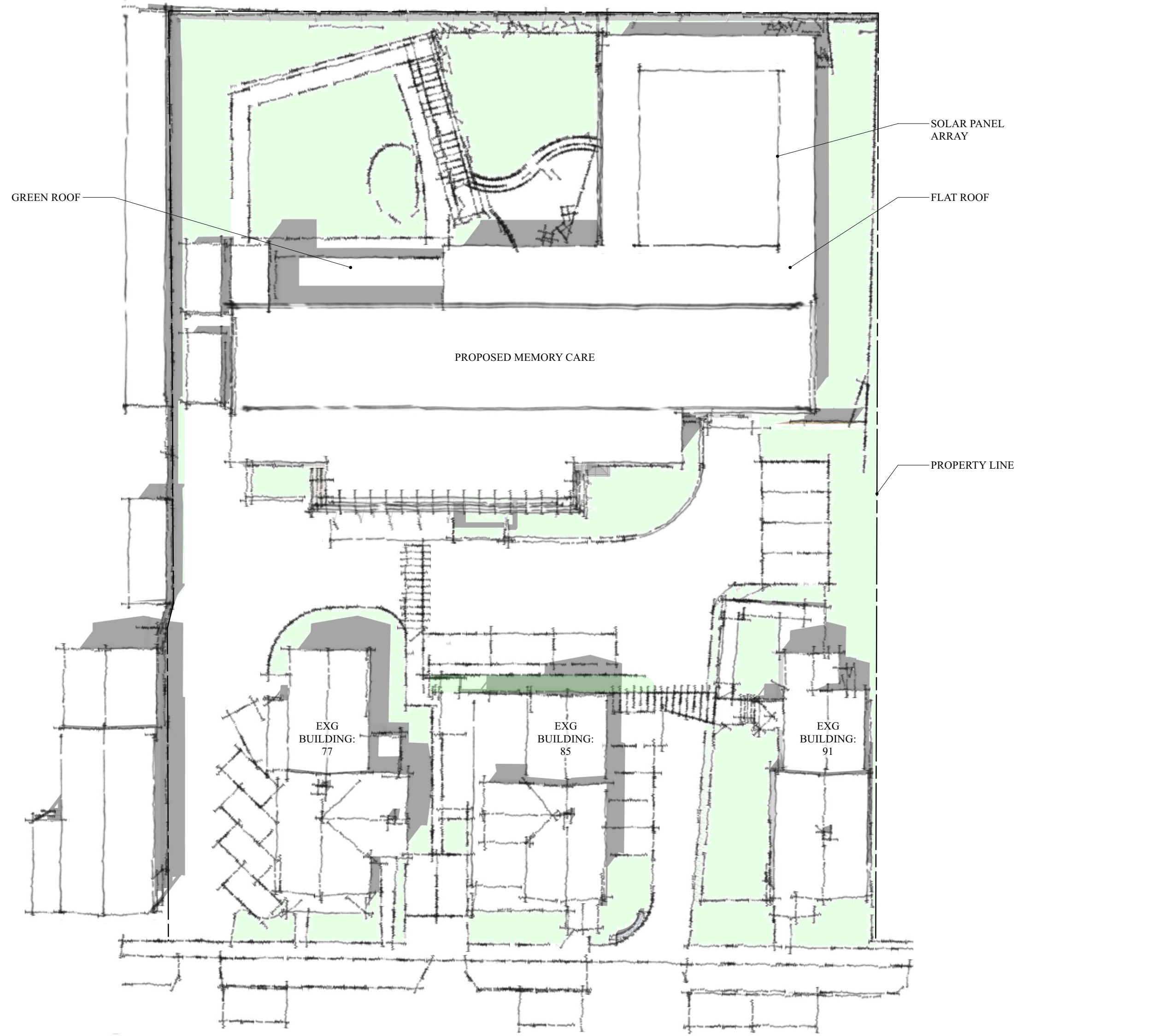
VIEW AT SITE ENTRANCE



VIEW FROM SOUTH COURTYARD AT DROP OFF



BIRD'S EYE VIEW FROM NORTH WINOOSKI



ROOF PLAN

IN PROGRESS

SMITH
ALVAREZ
SIENKIEWYCZ
ARCHITECTS

117 St. Paul Street
3rd Floor
Burlington, VT
05401

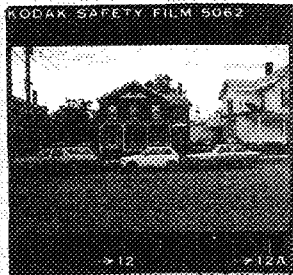
P: 802 • 863 • 2227
F: 802 • 863 • 0093

CONSULTANTS

SAS PROJECT NUMBER: 1525

PROJECT
NORTH
WINOOSKI
•
MEMORY CARE CENTER
•
85 NORTH WINOOSKI AVE.
BURLINGTON, VT
DATE: 07/21/2025
SCALE: AS NOTED
CHECKED: BA
DRAWN BY: MW
REVISIONS





OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	77-79 North Winooski
COMMON NAME:	
FUNCTIONAL TYPE:	dwelling
OWNER:	R. L. Roberts
ADDRESS:	3090 Williston Road South Burlington
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:	Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☐
 - b. Load Bearing Masonry: Brick ☒ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other: **Brick**
4. Roof Structure
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other:
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 ☒ Bay Window ☐ 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: _____

Approximate Dimensions: 20 x 60

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-121

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE:

ORIGINAL USE: residence & apartments

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒
Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT:

c. 1845

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - L plan, with rear ell. Gable front orientation with cornice returns. 3 bays wide. 1 x 3 bay porch. Turned posts on pedestals with brackets.
Fenestration - 2/2 sash. Stone lintels on facade. Flat arch. Symmetrical arrangement. Triangular gable window.
Entrance - Left. Sidelights and transom light. Round headed panel door.
Enrichments - Consoles on porch. Fishscale motif at porch eave. Scrolled newell in interior along with Greek Revival moldings.

RELATED STRUCTURES: (Describe)

20 x 15 outbuilding. Greek Revival detail.

STATEMENT OF SIGNIFICANCE:

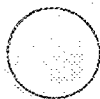
A 3 bay, side entrance Greek Revival house similar to others found on this street and in Burlington. The veranda was added between 1894 and 1900. The gable has a distinctive triangular window.

This house was probably built for Samuel Huntington in the 1840's. Huntington ran a bookstore on the corner of Church and College from 1837 until his death in 1899. He made this his home for most of those years, and was in many ways typical of the commercial/professional classes which built so many of the city's Greek Revival residences at mid-century.

REFERENCES:

1853, 1869, 1890, Sanborn maps; directories; Rann, p. 481.

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:

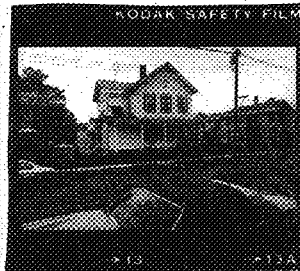
C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/8/78



OF VERMONT
Commission for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 85 North Winooski
COMMON NAME:
FUNCTIONAL TYPE: dwelling
OWNER: Boucher & Pritchard
ADDRESS: 46 North Winooski
ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☐ Restricted ☒
LEVEL OF SIGNIFICANCE:
Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System
1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
a. Wood Frame: Post & Beam ☐ Balloon ☒
b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐
Concrete Block ☐
c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐
Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐
Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐
Bonding Pattern: Other:
4. Roof Structure
a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
b. Other:
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 ☐ Bay Window ☐ Other: funeral parlor addition
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: Entrance Location:
Approximate Dimensions: 30 x 60

THREAT TO STRUCTURE:
No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-121

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

George Whitney residence

PRESENT USE: funeral home

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☒ Good ☐

Fair ☐ Poor ☐

STYLE:

Italianate

DATE BUILT:

LOCAL ATTITUDES:

Positive ☐ Negative ☐

Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable front orientation. Rectangular mass with lower addition in rear. There have been subsequent additions since it is a funeral home. Similar in design to 25 Winooski. 3 bays wide.

Fenestration - 2/2 sash. Symetrical arrangement. Peaked lintels shouldered architraves. Blind oculus with hood.

Entrance - Right. Double door with round headed lights. Shouldered architrave.

Enrichments - Eastlake detail: door, window, chamfered corner pilasters. The brackets are coming off, vinyl siding is going on.

RELATED STRUCTURES: (Describe)

STATEMENT OF SIGNIFICANCE:

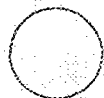
A popular Italianate design of the 1870's, this house is similar to #'s 31 & 35 on Elmwood Ave., #15 North Winooski and #51 North Union. It is a bold design with strong detailing found in the brackets at the eaves, the window architraves, doors and the characteristic oculus in the gable.

George Whitney settled in Burlington shortly after the Civil War; he evoked at Samuel Huntington's bookstore on Church St. and boarded with Huntington next door at #77 North Winooski. In 1872 he built this stylish house next door to his employer/landlord, and continued to reside here until 1900. The house was then acquired by T. H. Murphy, proprietor of the Sherwood Hotel, who remained here for some twenty years. This house typifies the commercially-rooted middle class which built and lived in this neighborhood until mid-twentieth century.

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:

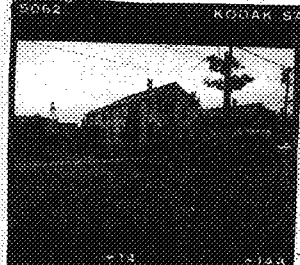
C. Richard Morsbach

ORGANIZATION:

VT. Div. for Historic Preservation

DATE RECORDED:

6/8/78



OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	91 North Winooski
COMMON NAME:	
FUNCTIONAL TYPE:	dwelling
OWNER:	J. Edward Marceau D. D. S.
ADDRESS:	1545 Hinesburg Rd., S. Burl. Benoit P. Trottier D. D. S. 120 Crescent
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☐ Restricted ☒
LEVEL OF SIGNIFICANCE:	Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☒
 - b. Load Bearing Masonry: Brick ☒ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other:
3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Brick Other:
4. Roof Structure
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other:
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 ☐ Bay Window ☐ 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:

Approximate Dimensions: 20 x 80

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-121
UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartment & prof. office

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Greek Revival

DATE BUILT: c. 1850

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Gable front orientation 3 bay wide. Lower ell on rear. Cornice returns, boxed cornice. 2 story entrance porch, closed on second story.
Fenestration - 6/1, 4/1 sash. Flat arches. Triangular gable window.
Entrance - Left. Sidelights though original have been removed along with door. 1 x 1 bay entrance porch terminates in pedimented gable. Square columns.

RELATED STRUCTURES: (Describe)

Flat roofed barn in rear.

STATEMENT OF SIGNIFICANCE:

A common, Burlington, Greek Revival house type dating from the early development of North Winooski Avenue. The three bay, side hall entrance, 2 1/2 story facade with gable window is similar to others found in Burlington.

The first known resident was Leir Edgell, an auctioneer and commission merchant in the Leavenworth Block on College St., who lived here from before 1865 to the mid 1870's. He sold the house to Mrs. Mary Brady, a widow who had sold the family farm when her husband died and moved to Burlington. She and her grown children all lived here until 1905. This older and relatively simple house still maintains the solid, middle-class character of the neighborhood.

REFERENCES:

1853, 1869, 1890, Sanborn maps; directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

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Densely Built Up ☒
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

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