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

Design Advisory Board

Tuesday, March 17, 2026, 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

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1. Agenda

1.1.

Session I – 3:00 PM – 3:30 PM

ZP-26-12; 436 Riverside Avenue (NAC-R, Ward 1) Americo Real Estate Company / Douglas Goulette
Proposed redevelopment of former Koffee Kup Bakery site into self-storage U-Haul building with associated site improvements. (Project Manager, Mary O'Neil)

1.2.

Session II – 3:30 PM – 4:00 PM

ZP-26-64; 86 Lakeview Terrace (RM, Ward 2) Latha Mangipudi / Krishna Mangipudi
Proposed construction of a single-family home with detached garage and ADU above. (Project Manager, Mary O'Neil)

1.3.

Session III – 4:00 PM – 4:30 PM

ZP-26-60; 447 Main Street (RL, Ward 6) Jeremy Dressler / Jane Seymour / Marcus Gonzalez
Proposed renovation of existing dormer, construction of a new dormer, and removal of chimney not original to the house. (Project Manager, Mary O'Neil)

1.4.

Session IV – 4:30 PM – 5:00 PM

ZP-25-622; 37 Archibald Street (RM, Ward 2) Edith Rhoads

Change of use from single-family home to duplex, add second-story addition. (Project Manager, Mary O'Neil)

2. Adjournment

3. Informational and Non-Discrimination Statements

3.1.

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Department of Permiting and Inspections
Zoning Division
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-26-12
Location: 436 Riverside Avenue
Date: March 17, 2026

File: ZP-26-12
Location: 436 Riverside Avenue
Zone: NAC-R **Ward**: 1
Date application accepted: January 9, 2026
DAB first review: February 10, 2026. Application tabled.
Applicant/ Owner: Douglas Goulette / Americo Real Estate Company/ Jeffrey Vaine
Request: Redevelopment of former Koffee Kup Bakery site into self-storage U-Haul building with associated site improvements.

Background:

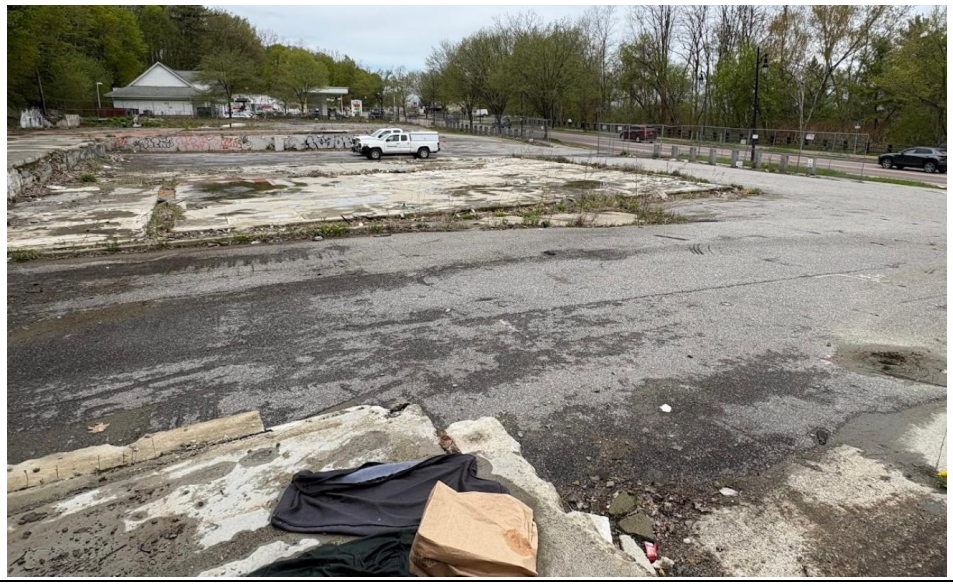
- **Zoning Permit ZP-22-584;** Demolition of existing structure to slab/foundation or existing grade elevation where applicable. Installation of construction fencing around site to prevent use of parking lots, and pending redevelopment application. November 2022.

- **Zoning Permit 00-432 / COA 00-035;** improvements to the existing parking area for the manufacturing plant which include added fill, retaining wall and lighting. Approved with conditions April 2000.
- **Non-Applicability of Zoning Permit Requirements 14-0553NA;** recover existing rubber roof with like material. November 2013.
- **Non-Applicability of Zoning Permit Requirements 14-498NA;** remove existing green ribbed metal roofing and replace with like material. October 2013.
- **Zoning Permit 08-143;** Install 24 ft. X 24 ft. walk-in freezer. April 2008.
- **Zoning Permit 81-606; install foundation and flour tank. N.d.**
- **Zoning Permit 80-724;** add two new additions to existing building. One will be a warehouse and one will be bakery space. January 1980.
- **Zoning Permit 79-599**; erect storage facility 24 x 24 concrete block with corrigated metal roof to store equipment in conjunction with storage of flour. October 1979
- **Zoning Permit 79-539;** install a covered over an existing walk between two buildings. September 1979.
- **Zoning Permit 79-452**; put a new flour storage tank approximately 35' high for Koffee Kup Bakery. August, 1979.
- **Zoning Permit 79-439**; install 60' sidewalk between structures at former laundry building (428 Riverside.) August 1979.
- **Zoning Permit 77-857**; Koffee Kup Donut Shop to erect a 45' x 53' addition to the southeast side of the existing building. Approved by the Board of Aldermen. May 1977.
- **Zoning Permit 77-451**; Koffee Kup Donut Shop to erect a 91' foundation wall at grade level and a 4' x 160' retaining wall at the rear of the building. October 1976.
- **Zoning Permit n.n**.; Koffee Kup Donut Shop, Inc. to erect a 40' x 60' addition to the non-conforming use building. Addition to be on the west side and is less than the required 25% provision of the ordinance. January 1975.
- **Zoning Permit n**.n.; Koffee Kup Donuts, Inc. to install a shortening tank on the rear of the lot, 20' from the rear property line. October 1973.
- **Zoning Permit n**.n; erect a 27'6" x 64'4" addition to the west side of the doughnut shop to be used for storage. March 1973.
- **Zoning Permit n.n**.; seeking a special exception to erect a 27' x 40' addition to the west sideof the existing storage building. Existing storage building to be used for a bread bakery and the addition is to be used for storage, warehousing and distribution. October 1971.

Overview: This application is for the re-development of the site formerly occupied by Koffee Kup Bakery. The new use is proposed to be a self-storage U-Haul Building with a footprint of approximately 30,000 sf to be served by new municipal sewer and water services. New parking, drives, and stormwater systems are also proposed.

At their meeting February 10, 2026, the Design Advisory Board **tabled** the application; asking the applicant to return with edits that simplify decorative elements and consider appropriate signage conforming to the ordinance. The DAB accepts different vertical building heights.

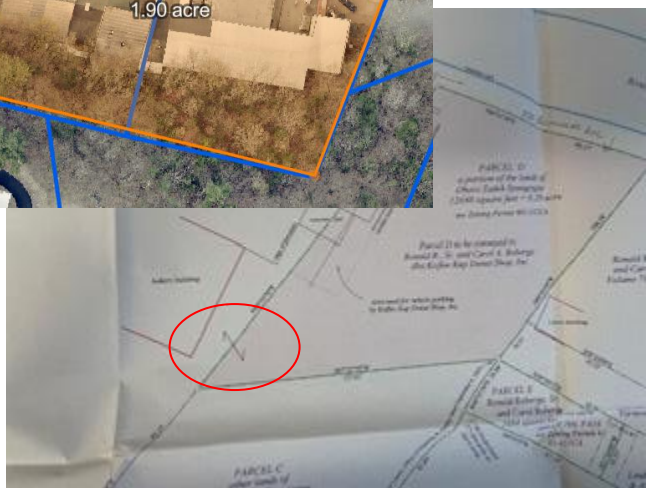
Revised plans were uploaded to Open Gov February 25, 2026.



Article 6: Development Review Standards

Sec. 6.1.1 Applicability.

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



Part 1: Land Division Design Standards

While no subdivision is proposed within this application, 436 Riverside Avenue presents on tax maps as two separate parcels. Additionally, a boundary line adjustment in 2005 conveyed a parcel (420 Riverside Avenue) to Ronald and Carol Roberge dba *Koffee Kup Donut Shop, Inc.* (ZP-05-351CA.) The approved plan shows that easterly parcel joined with 436 Riverside Avenue.

The Assessor's office notes the following note on a record dated August 2022:

"Corrective deed filed to remove 420 riverside av PID# 040-4-013-000 from the

transfer record. that commercial land should remain property of different owner - Rocar, LLC. Only this parcel should have transfered at 436 (and 428 too but city does not recognize that as separate parcel even if it is a separate physical address).”

A 2022 Property Transfer Record defines the lot as 1.89 acres, so it is reasonable to assume that the conveyance was limited to the two westerly lots, and excluded the parcel further east. The applicant shall confirm that the redevelopment is limited to the dual parcel defined as 436 Riverside, and to actively extinguish the interior lot line.

Note: Plan C1.02 defines the abutting parcel as owned by Ohavi Zedek; however, ZP-05-351CA transferred this land to the owners of Koffee Kup Donut Inc.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

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

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The landscape, existing terrain and any significant trees and vegetation shall be preserved in their natural state insofar as practicable in keeping with the objectives of the underlying zoning district. Development and site disturbance shall preserve watercourses, wetlands, steep slopes, flood-prone areas, rock outcroppings, wildlife habitat and travel corridors, specimen trees and contiguous stands of forest, and other sensitive ecological and geological areas insofar as practicable in keeping with the objectives of the underlying zoning district. Site plans shall provide suitable buffers from any proposed site improvements, and maintain continuity and contiguousness of greenspace while allowing reasonable development in support of the overall intent of the zoning district. Where any natural features are proposed to be removed or the topography altered, special attention shall be given to replace or mitigate the loss of such features. Any development occurring on parcels containing significant natural areas identified in the city’s Open Space Protection Plan shall avoid disturbance to these natural areas and establish appropriate buffers that protect their natural functions.

436 Riverside Avenue falls within the Steep Slope Overlay. Revised overlay mapping illustrates the proposed development area just north of the continuous land with average slope 15% or greater over 50’ intervals.

(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.

This site is a partially demolished manufacturing site (Koffee Kup Bakery) with concrete remnants and voids in the foundation. If the redevelopment includes any changes to the topography/slope, the applicant shall provide details and engineering support for such changes, which includes installation or replacement of any retaining walls.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

There are no listed historic resources at this development site. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

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

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

Due to the topography of the site, the southerly exposure immediately fronts a significant grade increase that would prevent a typical siting advantage for solar gain.

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

(f) Brownfield Sites:

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

436 Riverside Avenue is not listed on the Brownfield or Hazardous Site list on the Agency of Natural Resources Vermont Environmental Research Tool site.

(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.

Both Stormwater and Erosion Prevention and Sediment Control Plans are required. Preliminary plans have been provided and shared with the Stormwater engineer.

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

The pedestrian entry on the north is protected by a canopy; the entry on the east is located under a staircase; and the entry on the south (rear) is within a protected canopy cover.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

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

The building is pulled up close to the front property line to reinforce the existing street edge and align companionably with the neighboring building. (Front yard setback in NAC is 0'.) A pedestrian entry is available on the north (front) elevation, covered by a small canopy and with a sidewalk directing visitors to that entry.

(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.

There are two curb cuts/access points to facilitate vehicular circulation, which is likely to include larger trucks and trailers intended to be transporting storage and bulk items. The

circulation plan is commensurate yet clearly functional to the intended use on this almost 2-acre site, and better organized than the previous bakery/manufacturing site plan. The Department of Public works has been invited to provide comment on the vehicular circulation and site plan.

(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.

As noted, there is a short walkway from the public sidewalk to a principal entry on the north elevation; however, it is understood that the majority of the traffic will come by truck/trailer/car for the purposes of delivering and accessing internal storage.

(k) Accessibility for the Handicapped:

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

ADA compliance is under the jurisdiction of the building official. One accessible parking space is identified on Plan C1.42, behind the storage building but adjacent to building access.

ADA accessible rest room facilites are noted on floor plans, as are accessible storage rental options. Reference is made to floor plan A1.

(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.

The site plan defines 5 surface parking spaces behind the building, one of them accessible. Customers will drive to the back of the site, where they can drive *into* the building, and unload the materials they want to store. The nature of the business (storage) means fewer parking spaces are required, and customers can access storage units 24 hrs. a day by entering the building.

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

The rear surface parking spaces are compliant in dimensions. Vehicular movement is naturally limited by the significant change in grade to the south, which will include a replacement retaining wall.

> *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.*

Opportunities for planting are limited in the rear due to the grade change. The landscaping plan (LA 01 and LA 02) define plantings both to the east and west, as well as additional street trees. The species and method of installation have been reviewed by Parks and Recreation representatives and the city arborist, and have met their approval.

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

The limited parking in the rear is immediately adjacent to a loading area with pedestrian entrances to the building.

> *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.*

No bicycling parking is identified on the site plan. Table 8.2.4-1 defines the requirement for 1 per 20,000 sq. ft Long Term bike parking spaces, and at least 2 per public entrance (1 per 25,000 sq. ft.) **The applicant will need to refine the site** plan to demonstrate compliance with bike parking standards.

(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.

Reference is made to plans LA-01 and LA-02. Street trees have been found acceptable to the city arborist.

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 I. Styles, materials, and dimensions of the proposed fence shall be compatible with the context of the neighborhood and the use of the property.

No fences are proposed. Not applicable.

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.

Although a replacement retaining wall is identified on Plan C2.01, no plans are included. This replacement wall encroaches upon the identified Steep Slopes overlay, **requiring engagement of a geotechnical engineer**. Reference is made on the plans to a geotechnical report dated 10.31.2024 by Terracon, but it is not included within the submission materials. The applicant has been requested to provide geotechnical supporting materials as required by **Section 5.2.4 (b), Steep Slopes.**

(n) Public Plazas and Open Space:

No public plaza is proposed, or required. Not applicable.

(o)Outdoor Lighting:

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

Plan L1.01 defines compliant light levels and fixture mounting/pole heights.

(p) Integrate infrastructure into the design:

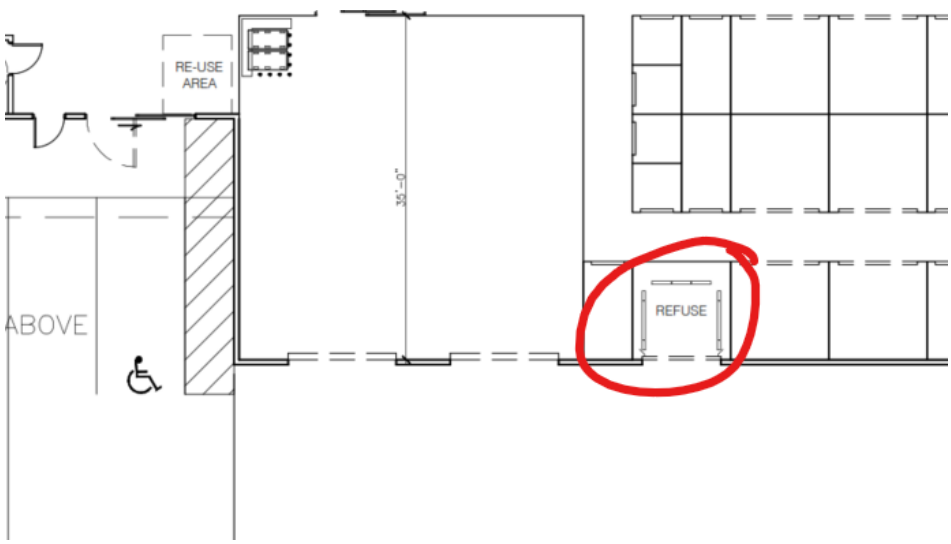
Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on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

An electrical transformer is illustrated adjacent to the westerly drive. This may be an existing utility connection, as it is present within an electrical easement area.

There are 0’ required setbacks in the zoning district.

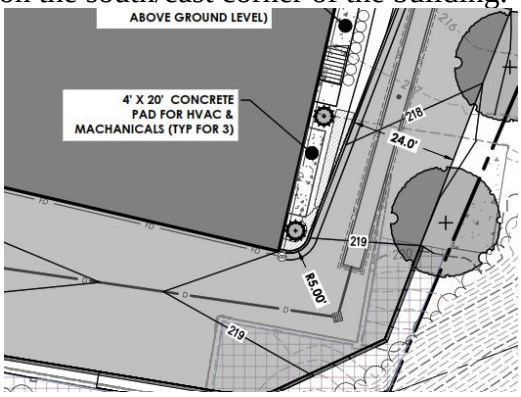
Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within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

Access to refuse area is identified on the floor plans; interior to the building.



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.

A concrete pad for mechanical equipment is illustrated on the south/east corner of the building. It is screened by landscaping.



Part 3: Architectural Design Standards

Sec. 6.3.1 Applicability.

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

Sec. 6.3.2 Review Standards

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

The following shall be considered:

b. ***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.

Where the zoning encourages greater intensity and larger scale buildings in high density residential and non-residential zoning districts, buildings that are over 3-stories should provide a transition by employing design elements that reduce the apparent building mass from the street level. Taller buildings and elements are most appropriate where they provide a focal point of a terminal view, anchor a street corner, frame view corridors, or relate to larger scaled structures. The impacts at the street-level of increased or altered wind currents and downdrafts created by buildings over six (6) stories should be considered.

The building is proposed to be 32' in height and two stories. Abutting buildings are smaller in scale (existing UHaul facility, a convenience store, and residential to the east) reflecting earlier service-oriented development patterns. Development across the street is split between earlier industrial type uses (Queen City Steel, warehousing) but the building massing in that example is ameliorated with the step grade changes at Intervale Road.

The proposed building is compliant with height limitations of the ordinance.

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.)

Design efforts, with differing materials, colors and building articulation break up the massing of the structure and present differing volumes to the streetscape. Revised elevations were uploaded February 25, 2026.

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, consistent with other manufacturing/warehouse/commercial buildings on Riverside Avenue. Revised plans have removed the undulating parapet and toned down the contrasting materials.

3. Building Openings

> *Principal entrances shall be clearly defined and readily identifiable from a public street whether by a door, a canopy, porch, or other prominent architectural or landscape features. People with physical challenges should be able to use the same entrance as everyone-else and shall be provided an "accessible route" to the building. Attention shall also be accorded to design features which provide protection from the affects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage.*
>
> *Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.*
>
> *Buildings placed on a side or rear property line where no setback is required shall contain neither doors nor windows along such façade so as not to restrict future development or re-development options of the adjacent property due to fire safety code restrictions. Otherwise, they should be setback a minimum of 5-feet.*

To meet the function of the proposed warehouse while satisfying design requirements, elements like false windows and doors are included. The applicant has confirmed that the windows are transparent. An accessible entry is available at the rear/south of the building.

Window patterns maintain consistent patterns and proportions. The building will be entirely sprinkled, satisfying building code requirements. A 56' wide awning is included over the rear loading dock area. A pedestrian entry, with canopy, is identified on the primary façade.

(b) Protection of Important Architectural Resources:

Although Koffee Kup Donuts were considered legenday, the remaining concrete structural remnants of the building are not. Not applicable.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

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

Non-residential buildings should provide visual access into the interior of building at the street level through the use of large transparent windows and/or window displays in order to create a dynamic and engaging public streetscape. The use of mirrored, frosted, or tinted glass shall not be permitted along an active pedestrian street-level façade. In contrast, residential buildings may be slightly recessed and/or elevated from the street-level in order to provide privacy. In such cases, visual interest along the streetscape can be provided through the use of landscaping, porches, and other similar features that offer a transition between public and private space.

This is a curious dynamic; where the intent of the building is to provide large-scale convenient public storage but the standards demand transparent windows into the building along the streetfrontage. The applicant team has exercised significant design efforts to make the building interesting and dynamic; but a warehouse is ultimately just that. The windows on the second story level are transparent. The use of (false) garage doors and windows along the streetfront are an attempt to provide interest and to break up the large building expanse; a dual advantage is that the arrangement suggests the very use that the building proposes: Storage. In some manner, the multiple false doors are a type of "window display" for the public, even if false. In this unique situation, the design team has successfully integrated the proposed use with a building articulating the purpose, in an interesting and engaging manner.
In reality, few warehouses front a public street.

(**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.

Elevation sheets define the intended use of insulated metal panels (IMP) with metal trim and a metal awning. See revised elevations on Sheets 1-4 for further details.

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

Not applicable.

(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.

As the proposed building backs up to a significant slope on the south, solar opportunities are somewhat limited. At 32' but in the proposed topographic location, the building has limited potential to cast shadows on neighboring properties. The property to the immediate east is wooded.

As new construction, Burlington's Thermal Heating Ordinance applies. The applicant is encouraged to connect with Burlington Electric staff to understand requirements for compliance.

(g)Make advertising features complementary to the site:

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

Any signage shall require a separate sign permit. The wall sign ("U-Haul Center) illustrated on Sheet 01 of Sign plan is non compliant to Article 7 of the ordinance. Wall signs may not be mounted above the second-floor level of the building. The applicant could explore Window signs, Freestanding Signs, or a Monument Sign as alternatives.

(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.

(b) **Make spaces secure and safe:**

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

The fire marshal has expressed concern about the isolation between the proposed building and the embankment at the rear; especially where no employees are proposed to be in the building. Some methodology to monitor activity in the back and prepare for immediate response is recommended, i.e. video monitoring with a system for response to minimize the opportunity for malicious or nefarious unmonitored activity. The applicant has defined a security system that will provide real-time information and facilitate response to any activity in the rear. This is recommended as a condition.

Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Items for the Board's consideration:

1. At least 2 short term bicycle parking spaces shall be provided near a pedestrian entrance; and one long term bike parking space. (This may include on the interior.)
2. Encroachment into the Steep Slopes Overlay requires participating of a geotechnical engineer. Plans reference a Geotechnical study dated 10.31.2024 by Terracon, however that document has not been provided within the submission. See Section 5.2.4 (b) for submission requirements to be provided to the Development Review Board.
3. A plan for the retaining wall shall be provided.
4. Burlington's Thermal Heating Ordinance applies to this redevelopment. Please connect with CBurns@burlingtonelectric.com for guidance and requirements for compliance.
5. A methodology for building monitoring, especially in the rear of the building, is recommended by the fire marshal to prevent malicious or unlawful behaviour. A plan for response, in the case of such behaviour is also recommended.

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Composite Rendering

SHEET 01

 2026-02-12

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

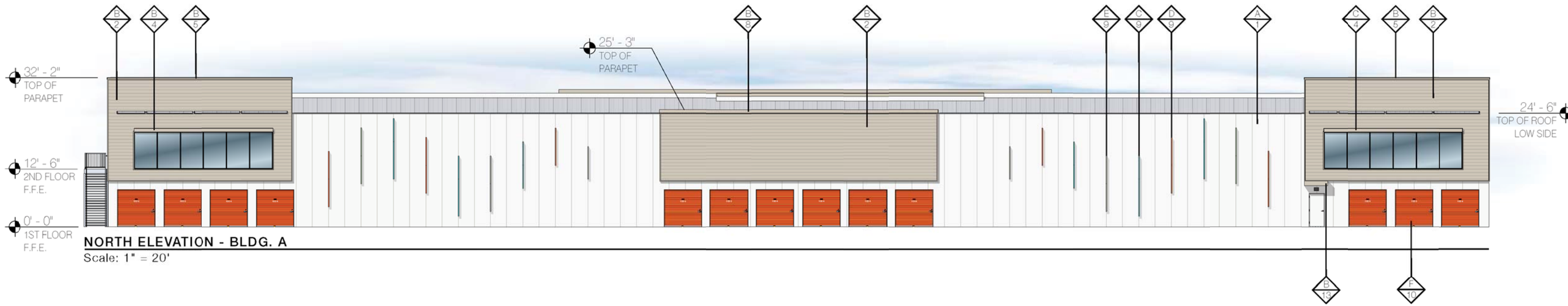
Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

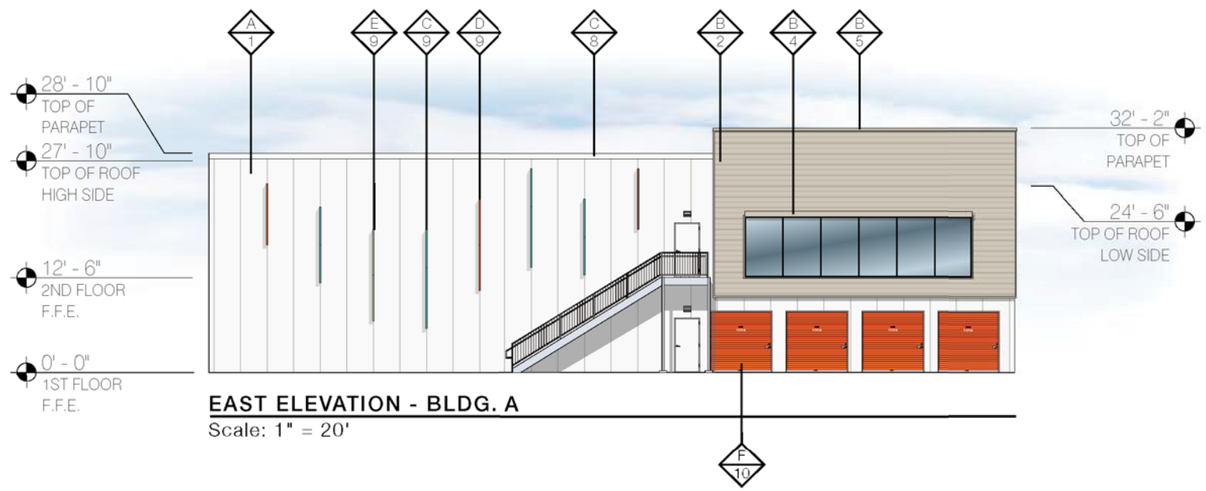
Northwest Elevation
Composite Rendering

SHEET 02

 2026-02-12



NORTH ELEVATION - BLDG. A
Scale: 1" = 20'



EAST ELEVATION - BLDG. A
Scale: 1" = 20'

COLORS						MATERIALS			
A		IMPERIAL WHITE *(IMP CUSTOM COLOR)*	I		IRONWOOD *(FAUX WOODGRAIN FINISH)*	1	42"W KINGSPAN KS SERIES AZTECO STUCCO EMBOSSED VERTICAL IMP	9	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*
B		SANDSTONE *(IMP CUSTOM COLOR)*	J		U-HAUL FOREST GREEN P9	2	16"W MORIN INTEGRITY XAB-16 HORIZONTAL PANELS	10	ARCHITECTURAL DETAIL
C		DESERT JEWEL P62				3	LIGHT BROOM TILT-UP CONCRETE	11	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
D		SW 6884 AMBER EARTH P63				4	9"H x 3"D ARCHITECTURAL DETAILS	12	UNDULATING DESIGN
E		SW 6451 NURTURE GREEN P61				5	4.5"H TRIM TYP.	13	2'D METAL AWNING
F		SIERRA SUNSET P6				6	10.25"H FLAT METAL TRIM TYP.	14	PAINT DETAIL
G		SW EGGSHELL BLACK P100				7	3"H FLAT METAL TRIM TYP.	15	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
H		LIGHT BROOM FINISHED TILT WALL				8	9"H FLAT METAL TRIM TYP.		

GENERAL NOTES:

THIS PROJECT WAS DESIGNED USING KINGSPAN METAL PRODUCTS. DEVIATING FROM KINGSPAN PANELS WILL ALTER THE FINAL APPROVED DESIGN OF YOUR BUILDING(S). PLEASE CONSULT WITH THE A&M FACILITY IMAGING TEAM IF A DIFFERENT SUPPLIER IS BEING USED.

D1 - THE PROPOSED IMP USES FULL-WIDTH PANELS. **DO NOT CUT IMP** DUE TO PAINT VARIATIONS.
CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF **42" WIDE IMP**. DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED.
P: 602.623.6841

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

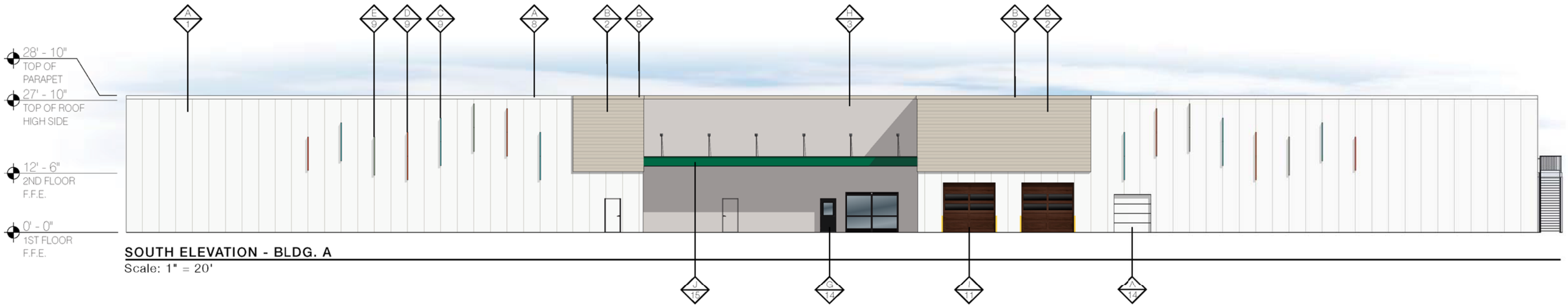
Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Colors & Materials

SHEET 03

 2026-02-12



SOUTH ELEVATION - BLDG. A
Scale: 1" = 20'

WEST ELEVATION - BLDG. A
Scale: 1" = 20'

GENERAL NOTES:

THIS PROJECT WAS DESIGNED USING KINGSPAN METAL PRODUCTS. DEVIATING FROM KINGSPAN PANELS WILL ALTER THE FINAL APPROVED DESIGN OF YOUR BUILDING(S). PLEASE CONSULT WITH THE A&M FACILITY IMAGING TEAM IF A DIFFERENT SUPPLIER IS BEING USED.

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P: 602.623.6841

COLORS						MATERIALS			
A		IMPERIAL WHITE *(IMP CUSTOM COLOR)*	I		IRONWOOD *(FAUX WOODGRAIN FINISH)*	1	42"W KINGSPAN KS SERIES AZTECO STUCCO EMBOSSED VERTICAL IMP	9	9"D LYRICAL ARTICULATED ACCENT FIN *(DESIGN ELEMENT)*
B		SANDSTONE *(IMP CUSTOM COLOR)*	J		U-HAUL FOREST GREEN P9	2	16"W MORIN INTEGRITY XAB-16 HORIZONTAL PANELS	10	ARCHITECTURAL DETAIL
C		DESERT JEWEL P62				3	LIGHT BROOM TILT-UP CONCRETE	11	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
D		SW 6884 AMBER EARTH P63				4	9"H x 3"D ARCHITECTURAL DETAILS	12	UNDULATING DESIGN
E		SW 6451 NURTURE GREEN P61				5	4.5"H TRIM TYP.	13	2'D METAL AWNING
F		SIERRA SUNSET P6				6	10.25"H FLAT METAL TRIM TYP.	14	PAINT DETAIL
G		SW EGGSHELL BLACK P100				7	3"H FLAT METAL TRIM TYP.	15	2'H x 56'W x 10'D STORAGE: LOAD/UNLOAD AWNING
H		LIGHT BROOM FINISHED TILT WALL				8	9"H FLAT METAL TRIM TYP.		

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Colors & Materials

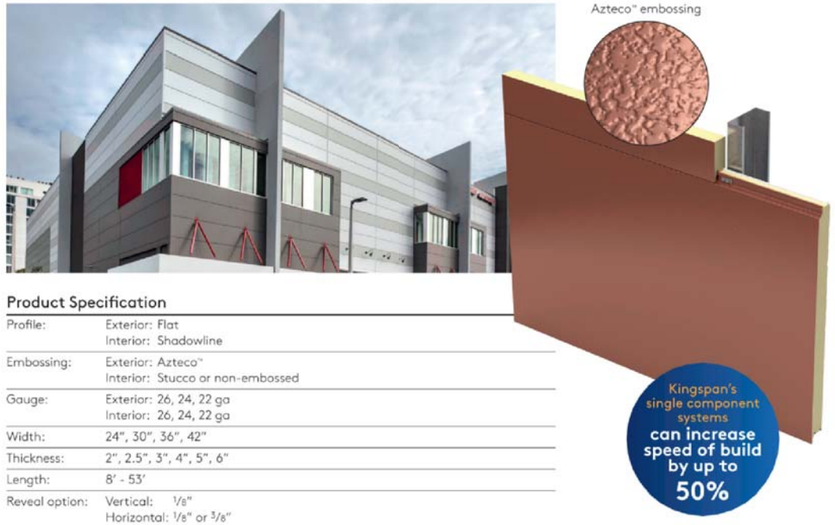
SHEET 04

 2026-02-12

KS Azteco™ Data Sheet

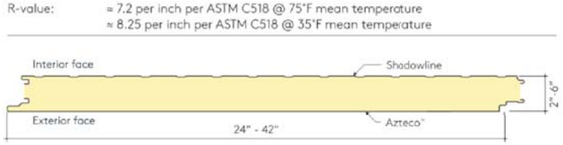
Insulated Wall Panel System

Kingspan



Product Specification

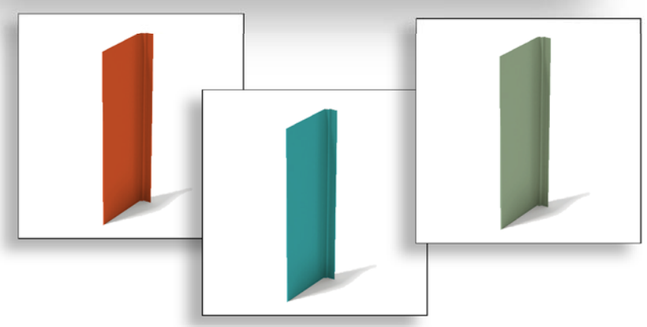
Profile:	Exterior: Flat Interior: Shadowline
Embossing:	Exterior: Azteco™ Interior: Stucco or non-embossed
Gauge:	Exterior: 26, 24, 22 ga Interior: 26, 24, 22 ga
Width:	24", 30", 36", 42"
Thickness:	2", 2.5", 3", 4", 5", 6"
Length:	8' - 53'
Reveal option:	Vertical: ⅛" Horizontal: ⅛" or ⅜"
Orientation:	Vertical or horizontal
Post fabrication (optional):	Trimless ends (Manufacturing limitations apply. Please contact us for detailed information)
R-value:	≈ 7.2 per inch per ASTM C518 @ 75°F mean temperature ≈ 8.25 per inch per ASTM C518 @ 35°F mean temperature



Stucco Embossed IMP

EXAMPLE

9"D Lyrical Articulated Design Element

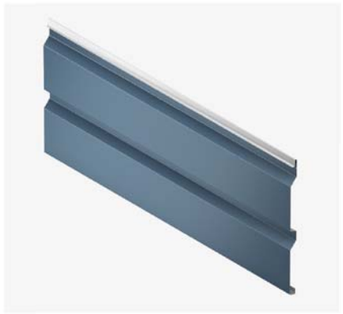


Light Broom Finished

TILT-UP CONCRETE EXAMPLE

Morin®

A Kingspan Group Company



Integrity XAB-16

INTEGRITY SERIES

The Integrity Series is a concealed fastener rainscreen, wall panel system. With a consistent depth of 7/8", it offers a minimalist design solution. Integrity Series offers 13 unique profiles featuring an asymmetrical box rib in varying configurations. Combine with other Integrity panels, or with panels from our Matrix Series or Pulse Series.

XAB-16

Preliminary Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

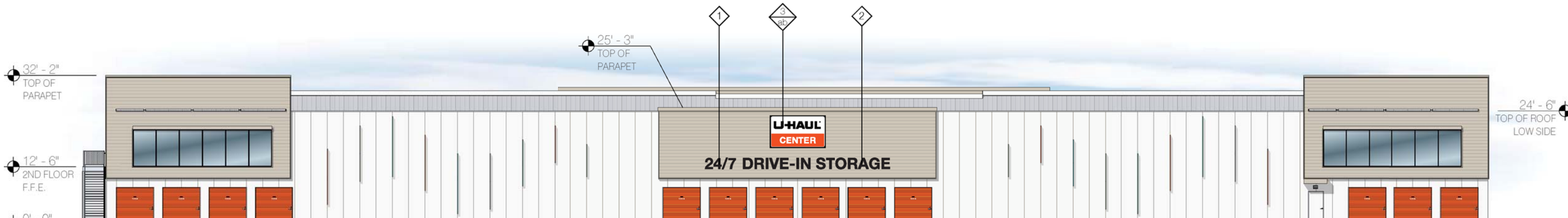
Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Material Board

SHEET 05

 2026-02-12



NORTH ELEVATION - BLDG. A

Scale: 1" = 20'

SIGN CALCULATIONS	
1	DIMENSIONAL LETTERS 6.92'W X 2.5'H (17.3 sqft)* Blk PN: 62818-150
2	DIRECTIONAL DIMENSIONAL LETTERS 33.27'W X 2.5'H (83.17 sqft) Blk PN: 62818-490*
3a	LIT CABINET FRAME 12'W X 7'H (84 sqft) PN62858-026
3b	LIT CABINET SIGN 12'W X 7'H (84 sqft) PN62854-064 (center)
4	

GENERAL NOTES:

*Sign permits are required. Before ordering your signage, work with your local sign company to permit the proposed layout—a sign variance may be required. Contact John Planert, Ext. 516701, for assistance.

*Signs with part numbers can be ordered from UHI Purchasing > order_processing@uhaul.com

*Lit sign option is available upon request

Preliminary Sign Drawings

Project Designed By

A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Sign Calculations

SHEET 01

 2026-02-12

Preliminary Drawings

Project Designed By

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PHOENIX, ARIZONA 85004
P: 602.263.6841

Project - Client

U-HAUL
Burlington
Burlington, VT
(791087)

Sign Proposal
Composite Rendering
Northeast Elevation

SHEET 02

 2026-02-12

Department of Permiting 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
Kirk Dressing, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-26-64
Location: 86 Lakeview Terrace
Date: March 17, 2026

File: ZP-26-64
Location: 86 Lakeview Terrace
Zone: RM **Ward**: 2
Date application accepted: February 24, 2026
Applicant/ Owner: Krishna Mangipudi
Request: Construct single family home, garage and ADU on vacant lot.

Background:

- **Zoning Permit Application;** Determination of Developable Lot. Application withdrawn. October 2002.

Overview:

86 Lakeview Terrace is a vacant lot. This application proposes development of a single-family home with a detached garage/ADU.

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.

At present, this is an empty lot with some shrubbery and a gate fronting Lakeview Terrace. A landscaping plan has been provided. Reference is made to Plan L1.2.

(b) Topographical Alterations:

No topographical changes are proposed. Not applicable.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

There are no listed historic structures on this parcel. Not applicable.

(e) Supporting the Use of Renewable Energy Resources:

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

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

The development is subject to Article V: Burlington's Thermal Heating Systems ordinance. The applicant shall demonstrate that the new building will utilize renewable energy thermal energy systems. Applicants utilizing a fossil fuel thermal energy system will be assessed a carbon pollution impact fee on the greenhouse gas emissions from the applicants' building. Reference is made to Section 8-9 of the ordinance for further information.

The broad expanse of roof facing south would provide an excellent location for solar panels, should the applicant develop the property "solar ready." There is nothing within the application to prevent the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

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

86 Lakeview Terrace is not listed on Vermont's Department of Environmental Conservation's list of Brownfields. Not applicable.

(g) Provide for nature's events:

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

An Erosion Prevention and Sediment Control Plan, as well as a Stormwater Plan will be required for review and approval by the Stormwater engineer.

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.

A covered porch on the principal structure will provide an element of shelter for residents from inclement weather. For the same reason, a canopy over the entrance to the ADU is recommended.

(h) Building Location and Orientation:

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

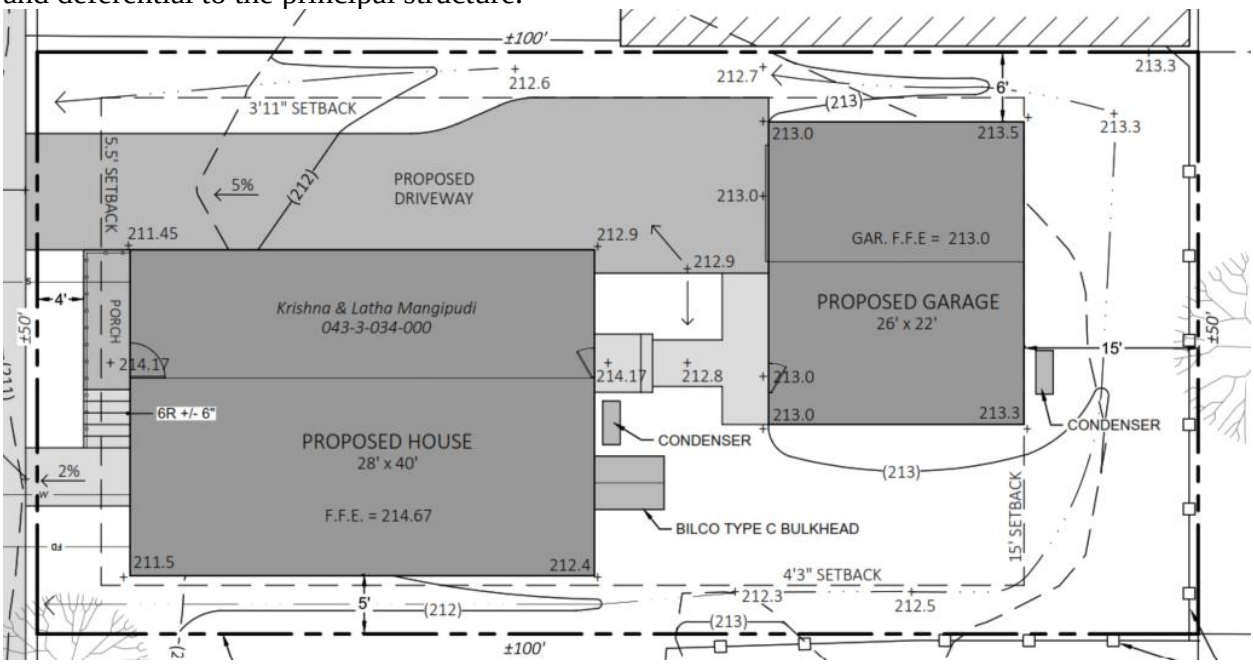
The new single-family home is compliant with front yard setback requirements, and nicely "fills in the street", aligning with the front façade of neighboring buildings.

Principal buildings shall have their main entrance facing and clearly identifiable from the public street except as allowed in Sec. 5.2.2 and Sec. 11.1.5.

The proposal includes a front porch and easily identifiable front entry door.

In residential areas, accessory buildings shall be located in such a way so as to be secondary and subordinate in scale and design to the principal structure. A parking structure – either attached or detached – shall be setback from the longest street-facing wall of the principal structure and be deferential yet consistent in character and design.

The plan includes a detached garage, set behind the single-family home. It is compatible and deferential to the principal structure.



(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.

There is currently no curb cut for 86 Lakeview Terrace. A curb cut permit will be required from DPW Public Works.

Whether commercial or residential, shared driveways are encouraged, where possible and appropriate.

The driveway is not proposed to be shared.

(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.

A sidewalk is proposed between the public sidewalk and the residence. Those utilizing the ADU will be required to walk up the driveway. If the ADU is rented, a pedestrian walkway needs to be identified between the public sidewalk and the rear structure.

(k) Accessibility for the Handicapped:

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

ADA access is not required of single-family homes. Vermont "Visitability" standards are encouraged.

The building official has the jurisdiction of enforcement of ADA standards.

(l) Parking and Circulation:

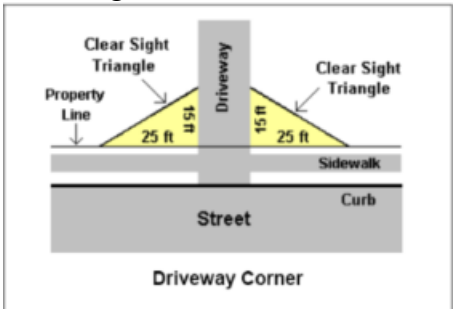
To the extent possible, parking should be placed at the side or rear of the lot and shall be screened from view from surrounding properties and adjacent public rights of ways. Parking areas of more than 20 spaces should be broken into smaller areas separated by landscaping.

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.

The planting plan includes 5' tall arborvitae north of the driveway. While these would successfully screen the parking area, they unfortunately violate the Clear Site Triangle. No plantings within 25' of the driveway entrance (and 15' up the driveway) may exceed 3' in height to allow for clear visibility of pedestrians and bicyclists.



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.

If the ADU is being utilized, a pedestrian walkway shall be identified between the public sidewalk and the building entrance.

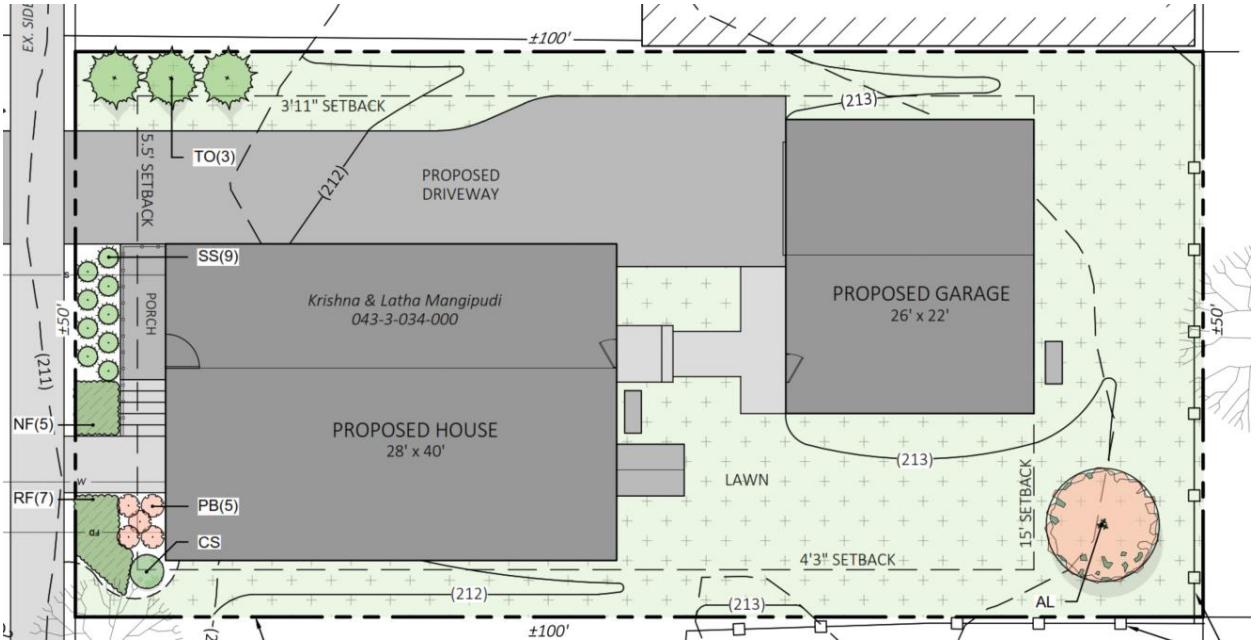
Where bicycle parking is provided, access shall be provided along vehicular driveways or separate paths, with clearly marked signs indicating the location of parking areas. Where bicycle parking is located proximate to a building entrance, all shared walkways shall be of sufficient width to separate 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.

Long Term bike parking is required per the following standard: Long Term Spaces; 1 per 2 bedrooms. With 3 bedrooms in the principal structure and a studio in the rear, 2 long term bike parking spaces shall be identified within the plan.

(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. 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.



No street trees are proposed in the ROW. See previous comment about allowable height of landscaping in proximity to a driveway.

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

There is an existing fence on the south and east property line.

No retaining walls are proposed.

(n) Public Plazas and Open Space:

Not applicable.

(o)Outdoor Lighting:

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

The application includes recessed downlights (assumed to be for the porch), and wall sconces. All are residential in nature. Their specific installation locations shall be identified on the site plan/building elevations as appropriate.

(p) Integrate infrastructure into the design:

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

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

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

The site plan includes the location and number of condensing units; both of which are hidden by buildings. The location of mailboxes, trash and recycling containers, or any mechanical equipment shall be defined on building elevations or site plan as appropriate.

Electrical connection shall be undergrounded.

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.

The proposal includes a 2 ½ story principal structure, with a varying roof pitch that is duplicated on the rear building. In scale and arrangement, it is compatible with existing residential structures of the neighborhood.

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 addition of an entry porch, paired with a recessed 2nd story porch provide a point/counterpoint to the overall arrangement. The shed roof of the porch repeats the angled roofline, energizing the overall scheme.

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.

As noted, the off-set to the roof pitch provides a dynamism to the scheme, yet has a strong reference to neighboring structures with traditional pitched gable roofs. No roof-top mechanicals are included in the submission. Condensing units are placed behind each of the structures.

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.

There may be an opportunity to include clerestory windows within the roof "break". The broad southern exposure of both roofs would readily avail themselves to a solar installation.

3. Building Openings

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

The front entry porch clearly defines the building entrance. As noted, some type of shelter is recommended over the entry to the ADU building.

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.

Window openings are arranged in a consistent pattern, and proportioned appropriately to the use.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

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

The plan utilizes references to historic residential architecture with playful geometry to create a contemporary architectural language for these new dwellings. Simple yet pleasant, the façade both references other older homes on the street while inviting interaction with the "new kid". The recessed 2nd story porch, the extruded shed roof on the porch, and the change in roof plane are all successful techniques to vary wall planes and create interest.

(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.

The sheathing material is a fiber cement product, trim is Boral; windows are fiberglass and the roof shingles are asphalt. All are considered acceptable for new construction.

(f) Reduce energy utilization:

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

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.

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.

(g)Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2 (p), above.

(i) Make spaces secure and safe:

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

Street number identification shall be provided for emergency responders. The applicant shall check with the fire marshal about numbering the secondary building.

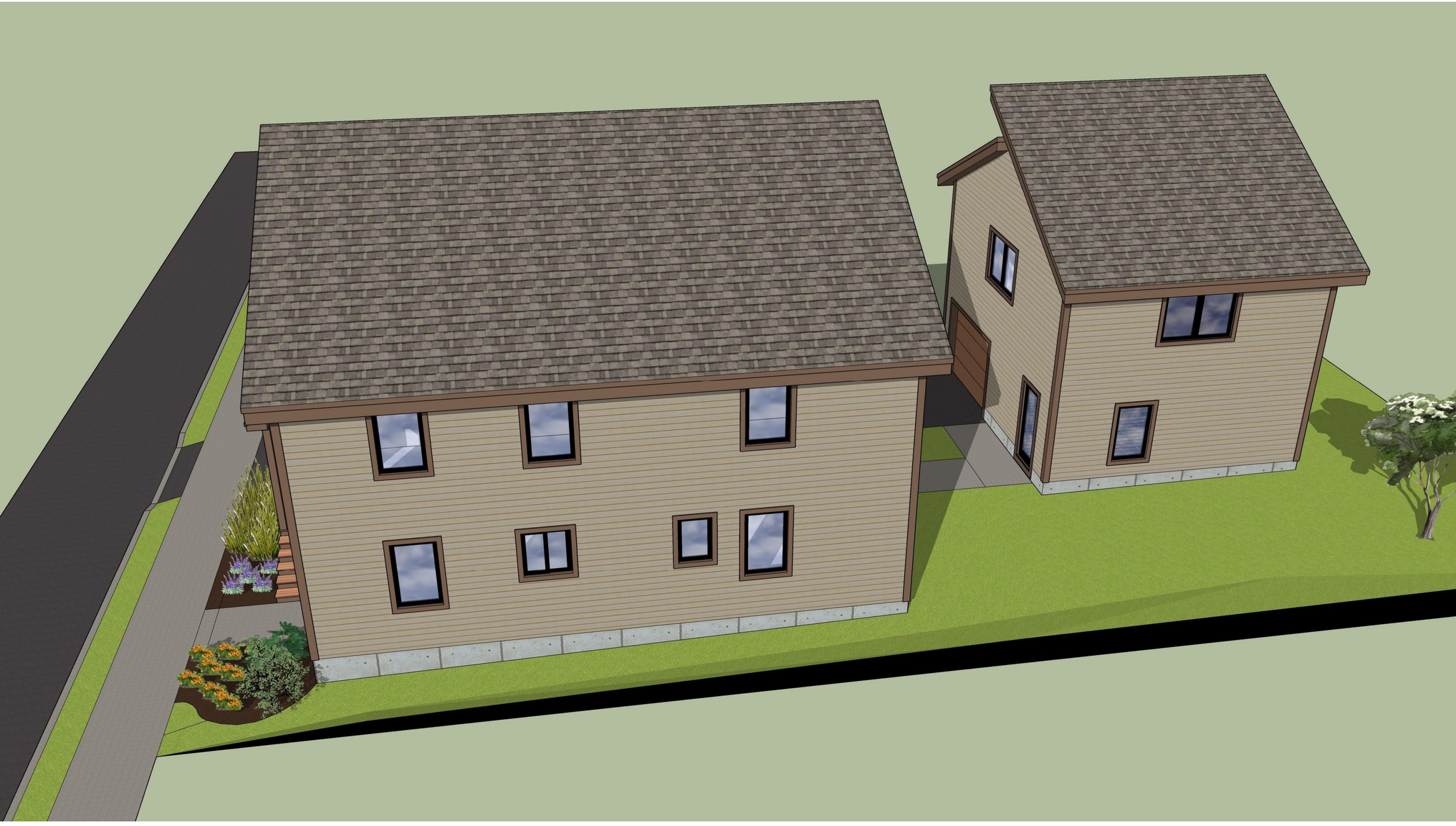
Sec. 5.4.8 Historic Buildings and Sites

Not applicable.

Items for the Board's consideration:

1. A canopy is recommended at the entrance to the ADU.
2. A curb cut permit will be required from the Department of Public Works.

3. For access to the ADU, a pedestrian walkway needs to be identified between the public sidewalk and the rear structure.
4. This project is subject to Burlington's Thermal Heating Ordinance.
5. Plantings shall observe the Clear Site Triangle.
6. With 4 bedrooms proposed, the plan shall define the location of **2 long term bike parking** spaces. (1 / 2 bedrooms.)
7. Light fixture information, including location, specs and illumination level, shall be provided for review by the Development Review Board.
8. The location of mailboxes, trash and recycling containers, or any mechanical equipment shall be defined on building elevations or site plan as appropriate.
9. Any electrical connection shall be undergrounded.
10. **Impact fees may be due at least 7 days prior to issuance of a certificate of occupancy**, as determined by the Water Resources Division and the Technical Services Division of the Department of Public Works based on water and wastewater flows and peak hour vehicle trip ends, respectively.
11. 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.
12. Street number identification shall be provided for emergency responders. The applicant shall confirm numbering of the secondary residential unit for E-911 purposes.
13. Standard Permit Conditions 1-15.



MINIMUM SETBACK CALCULATION

Adjacent Properties:

A	98 Lakeview Terrace
B	92 Lakeview Terrace
C	82 Lakeview Terrace
D	74 Lakeview Terrace

Adjacent Front Yard Setbacks:

Property	Setback	
A1	4'	**5'6" Average**
~~B1~~	~~12'-4"~~	
C1	6'-7"	
D1	11'	

Adjacent Northern Side Yard Setbacks:

Property	Setback	
A2	1'-2"	**3'11" Average**
B2	0	
C2	5'-9"	
D2	8'-9"	

Adjacent Southern Side Yard Setbacks:

Property	Setback	
A3	0"	4' 2-1/4" Average
B3	6"	
C3	3'-3"	
D3	13	
Rounded up to nearest inch =		**4'3" Average**

OWNER/APPLICANT:

Krishna & Latha Mangipudi
86 Lakeview Terrace
Burlington, Vermont 05401

PROPERTY INFORMATION:

Adress: 86 Lakeview Terrace, Burlington, VT
Parcel ID: 043-3-034-000
Span:114-035-14258
Area: 0.11 Acres (5,000 s.f.)
Zoning: Residential - Medium Intensity (RM)

SETBACKS & COVERAGE:

FRONT YARD SETBACK: 5'6"

NORTH SIDE YARD SETBACK: 3'11"

SOUTH SIDE YARD SETBACK: 4'3"

REAR YARD SETBACK: 15'

MAX LOT COVERAGE: 55%

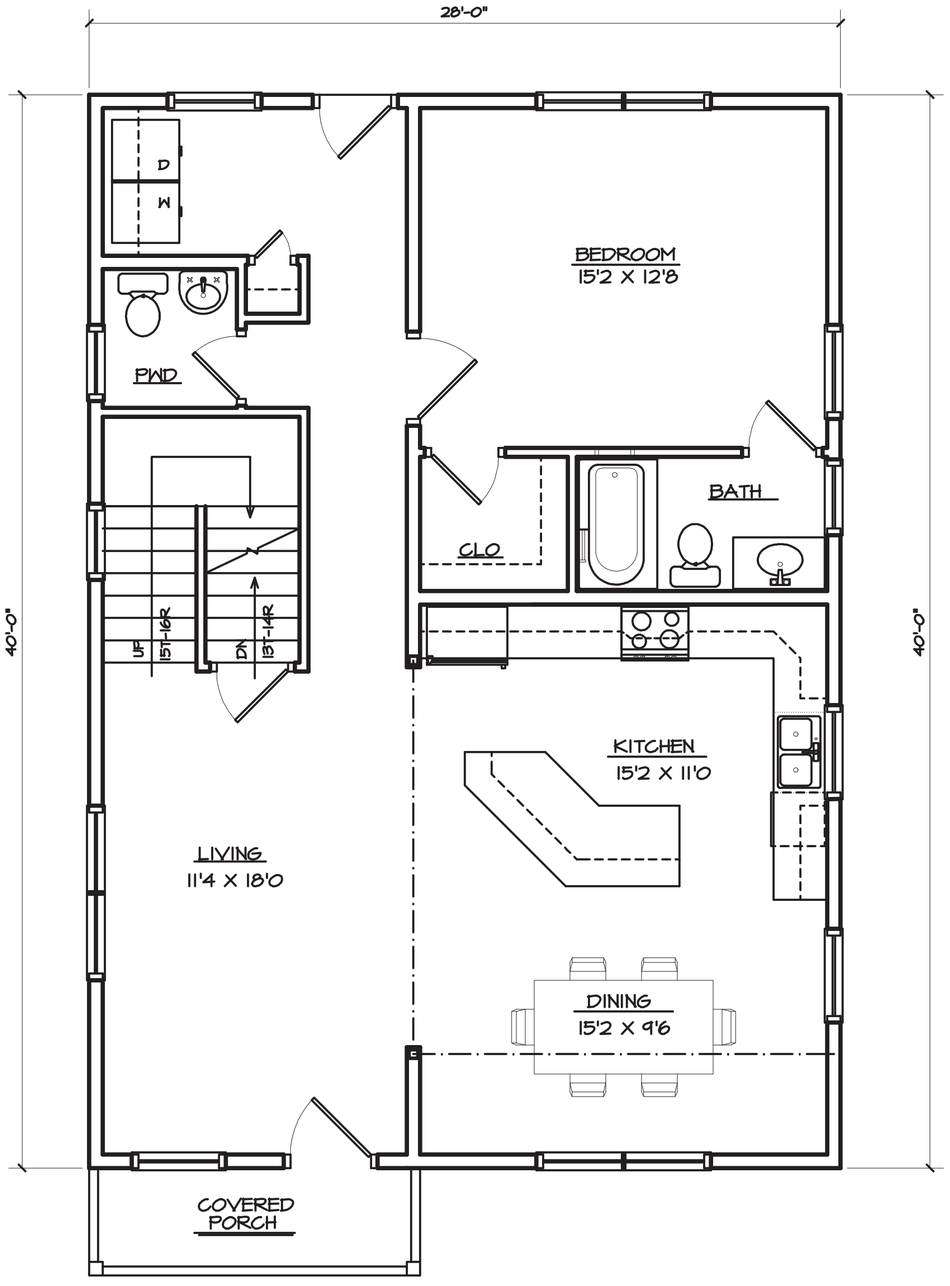
Article 4: Zoning Maps and Districts
Sec. 4.4.5 Residential Districts

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

District	Min. Lot Frontage[2,3,4,5] (linear feet)	Setbacks[1,6,7,8,9] Front	Side	Rear	Lot Coverage[1,10]
Residential Low (RL)	30'	**Min:** Avg. of front setback 2 adjacent lots on both sides +/- 5 feet **Max required:** 25 ft	**Min:** 10% of lot width or avg. of side setback of 2 adjacent lots on both sides **Max required:** 20 ft	20 ft.	45%
Residential Medium (RM)				15 ft.	55%
Residential High (RH)	N/A				80%
Residential Corridor (RC)	N/A	**Min required:** 5 ft **Max permitted:** 20 ft			80%

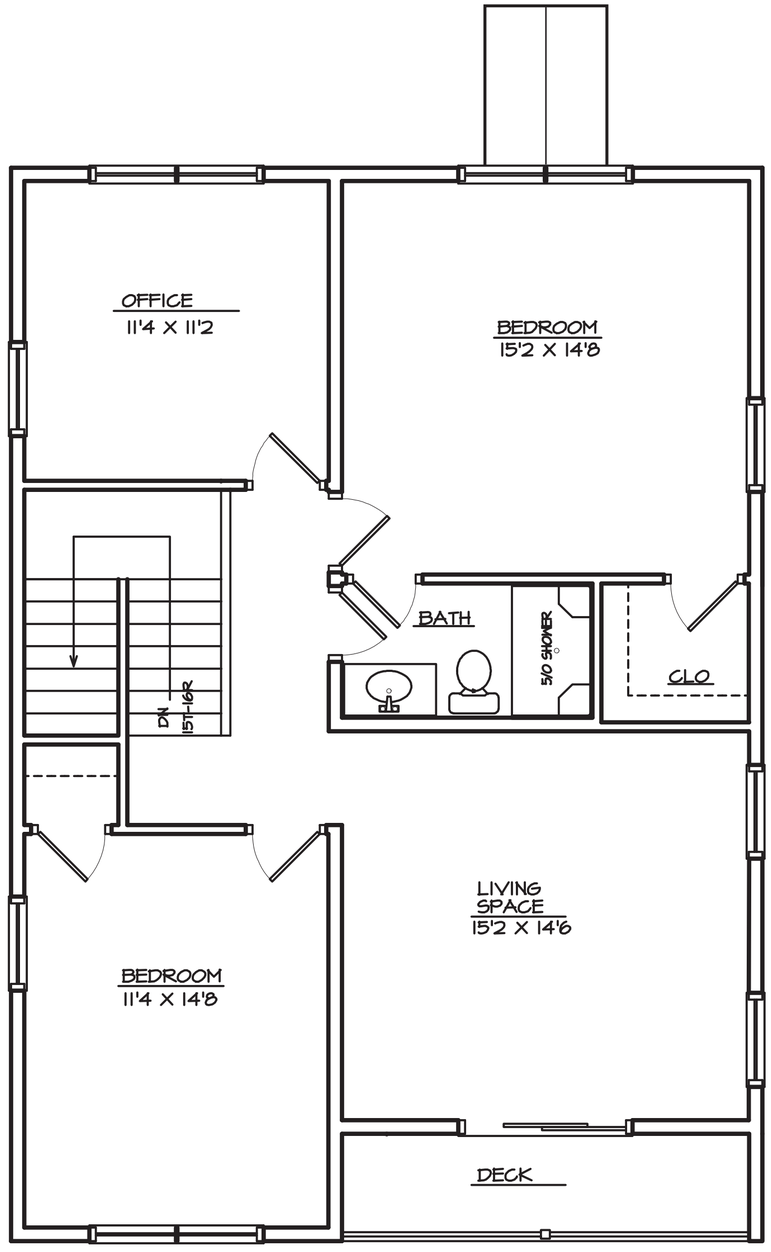
1. Details regarding the measurement of and exceptions to coverage and setback standards are found in Art 5.
2. The DRB may reduce the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots to more closely reflect an existing neighborhood pattern.
3. Exceptions to frontage requirements for flag lots and small lot subdivisions are found in Sec. 5.2.2
4. For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45'.
5. Average setback for front and side setbacks are calculated based on 4 adjacent lots, two on each side within the same block and on lots with the same frontage requirements. For the purposes of determining the required front setback only, among the comparative sample of four neighboring properties, one may be removed from the averaging calculation.
6. Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to Sec. 5.2.5 for additional details.
7. A 75 ft setback shall be required from the ordinary high water mark of Lake Champlain and the Winooski River. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of Sec 4.5.3 Riparian and Littoral Conservation Overlay Zone.
8. For properties in the RL and RM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50 feet.
9. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 2C below.

Note: Table taken from the City of Burlington Comprehensive Development Ordainance (p. 4-34)



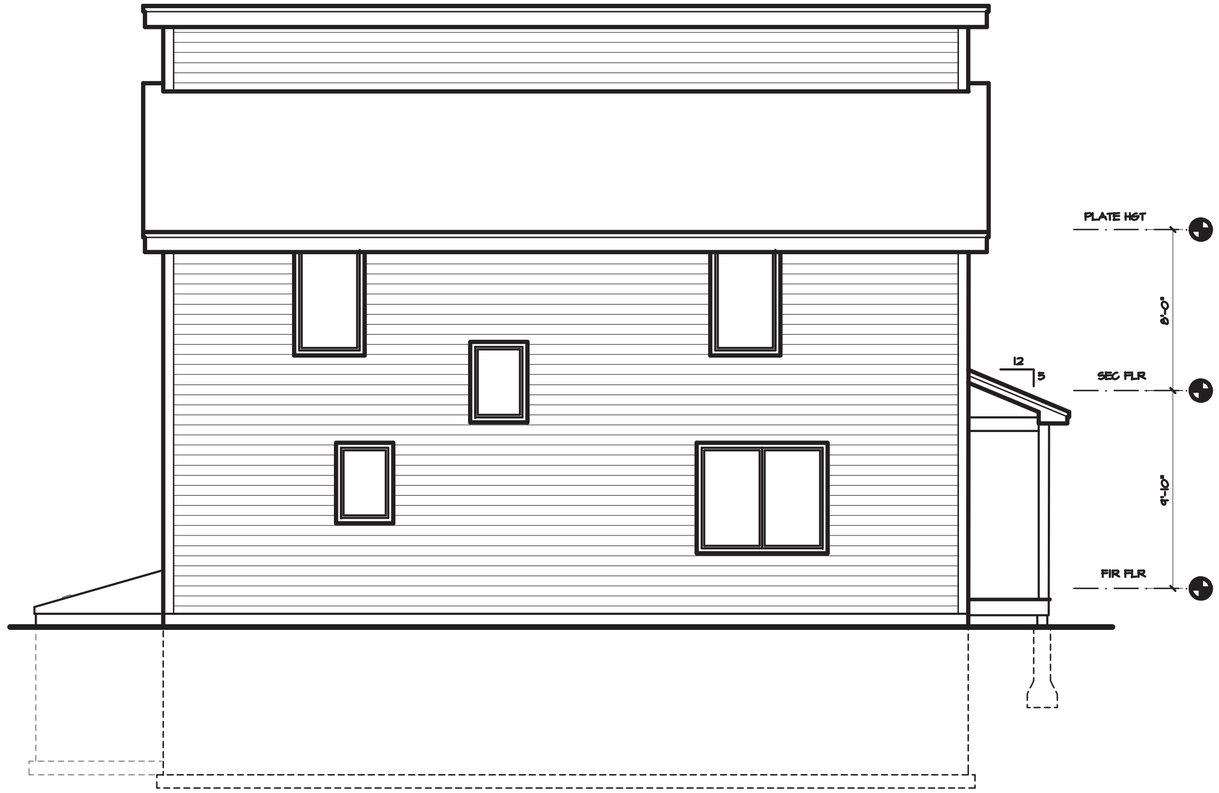
FIRST FLOOR PLAN

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

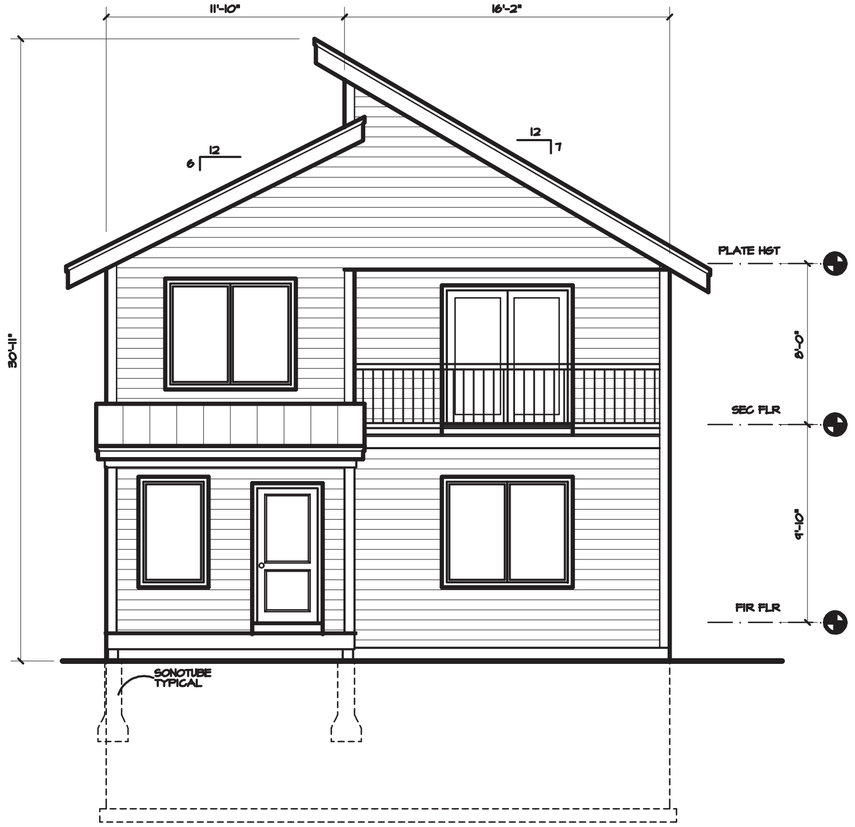


SECOND FLOOR PLAN

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



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

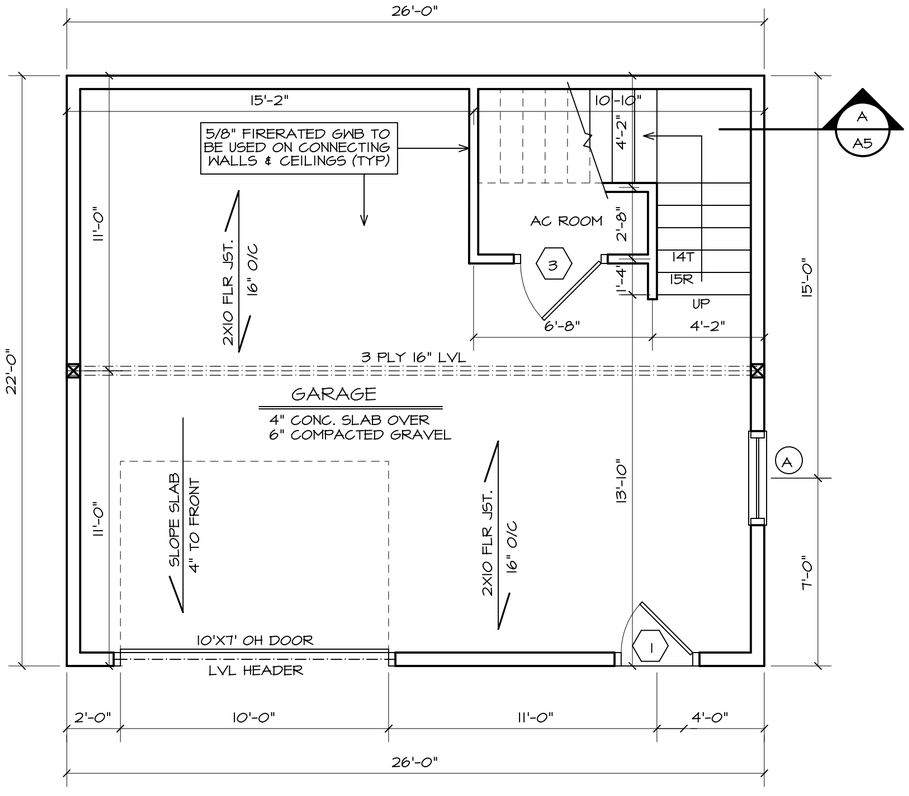


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Alternative Designs Inc

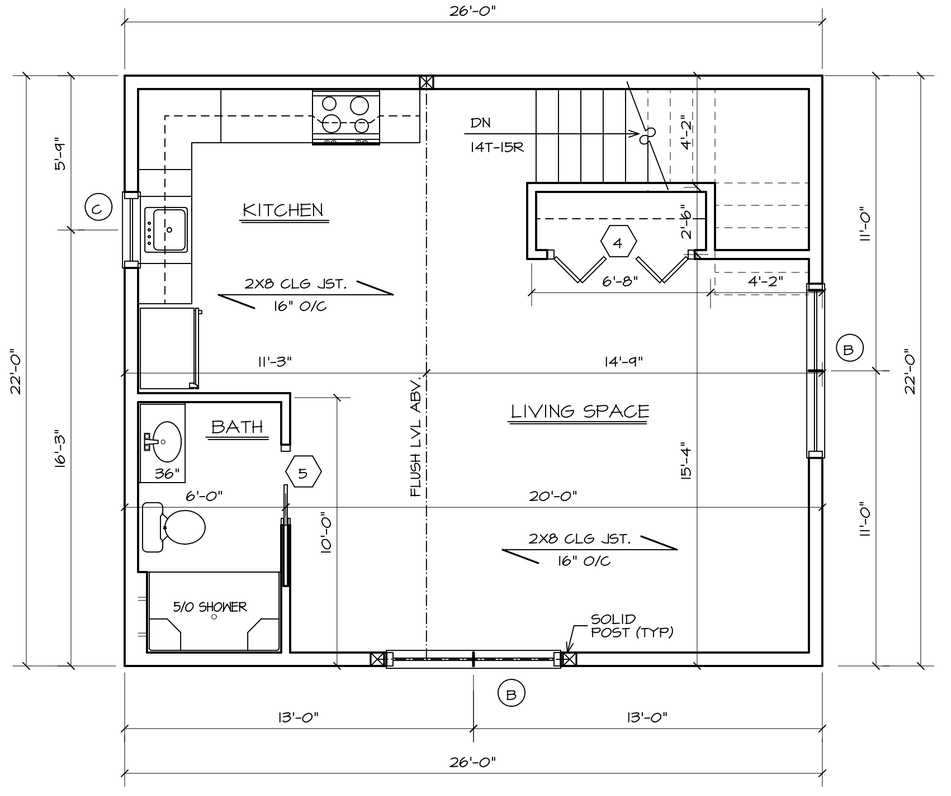
26-004

FIRST FLOOR	1120	S.F.
SECOND FLOOR	1056	S.F.
TOTAL	2176	S.F.



1 / A4 FIRST FLOOR PLAN

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



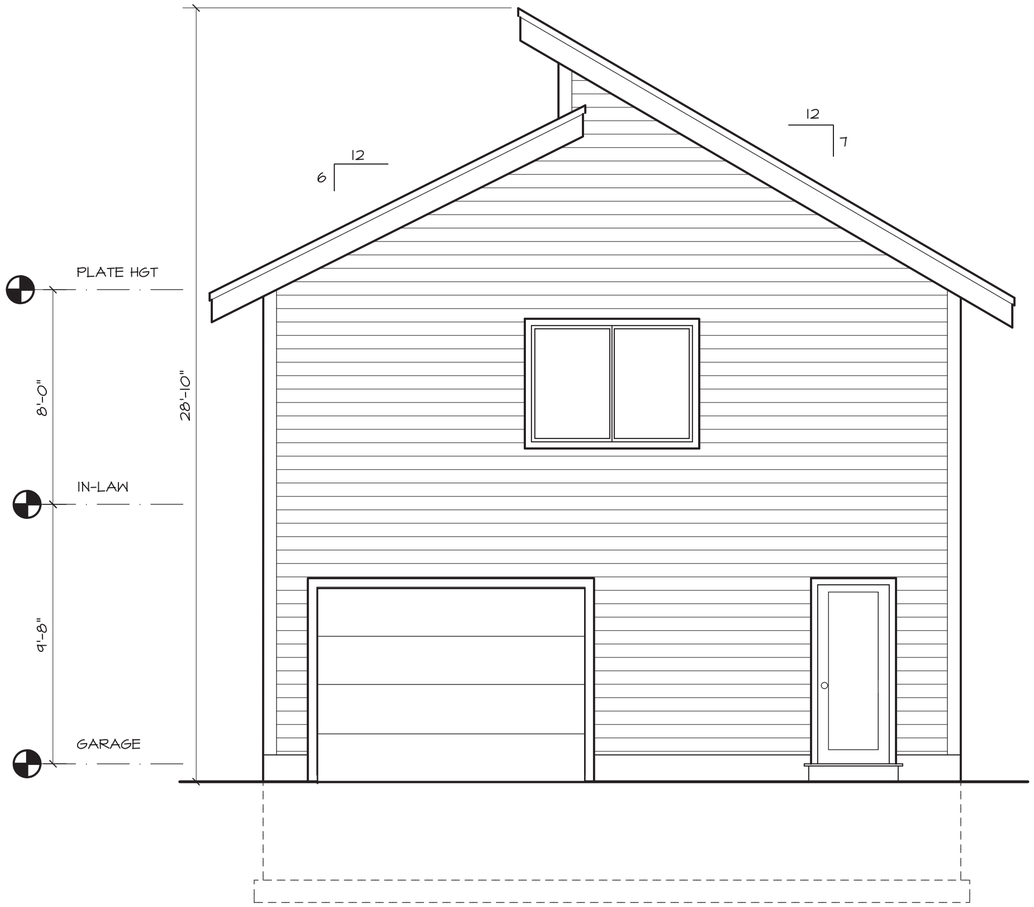
2 / A4 SECOND FLOOR PLAN

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

Alternative Designs Inc.

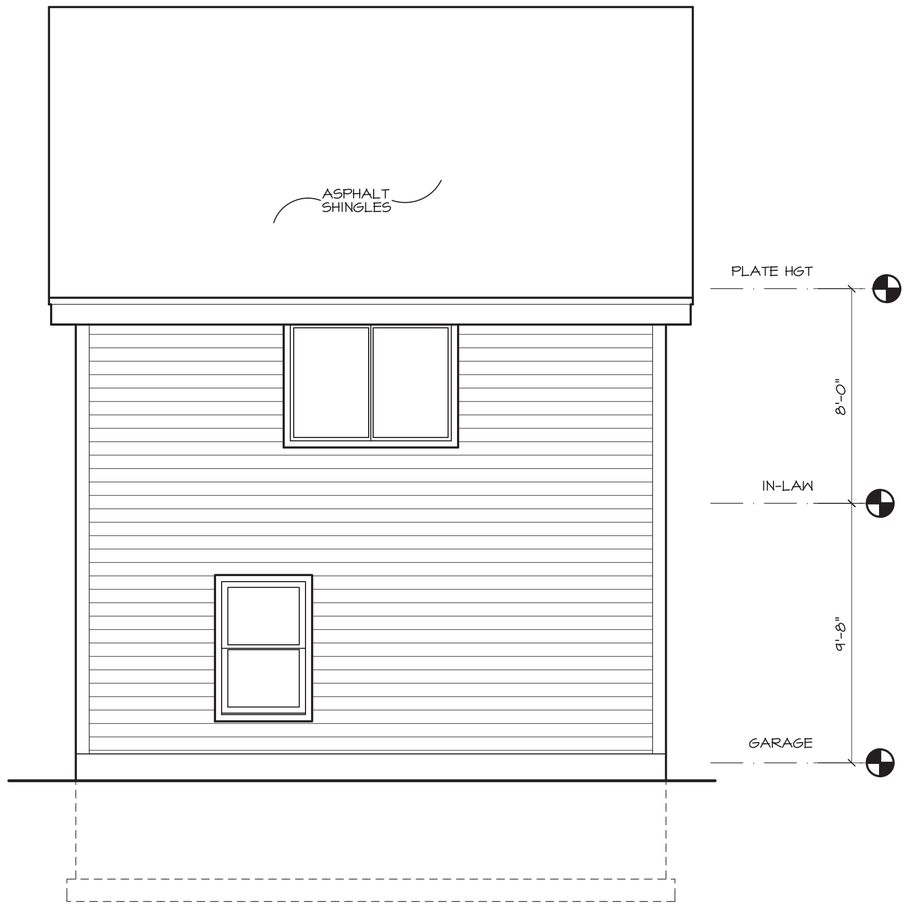
26-004-G

FIRST FLOOR (INCLUDING GARAGE)	572	S.F.
SECOND FLOOR	572	S.F.
TOTAL	1144	S.F.



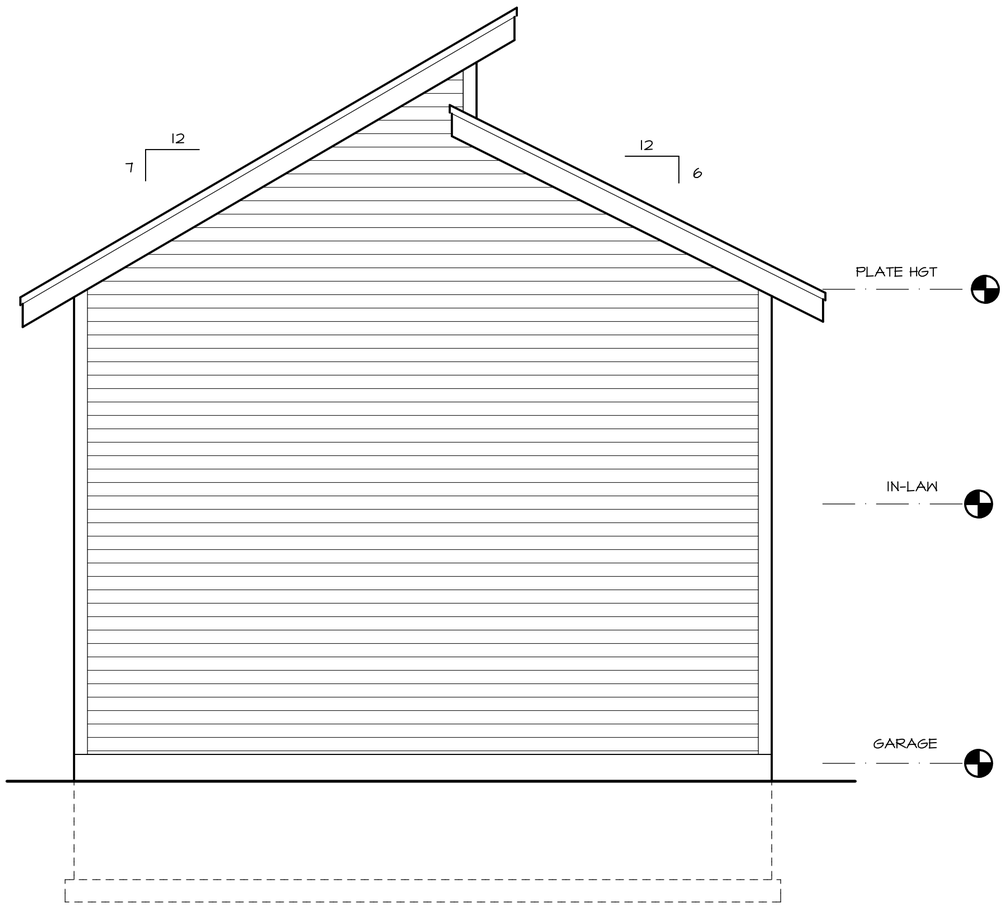
1 / A1 FRONT ELEVATION

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



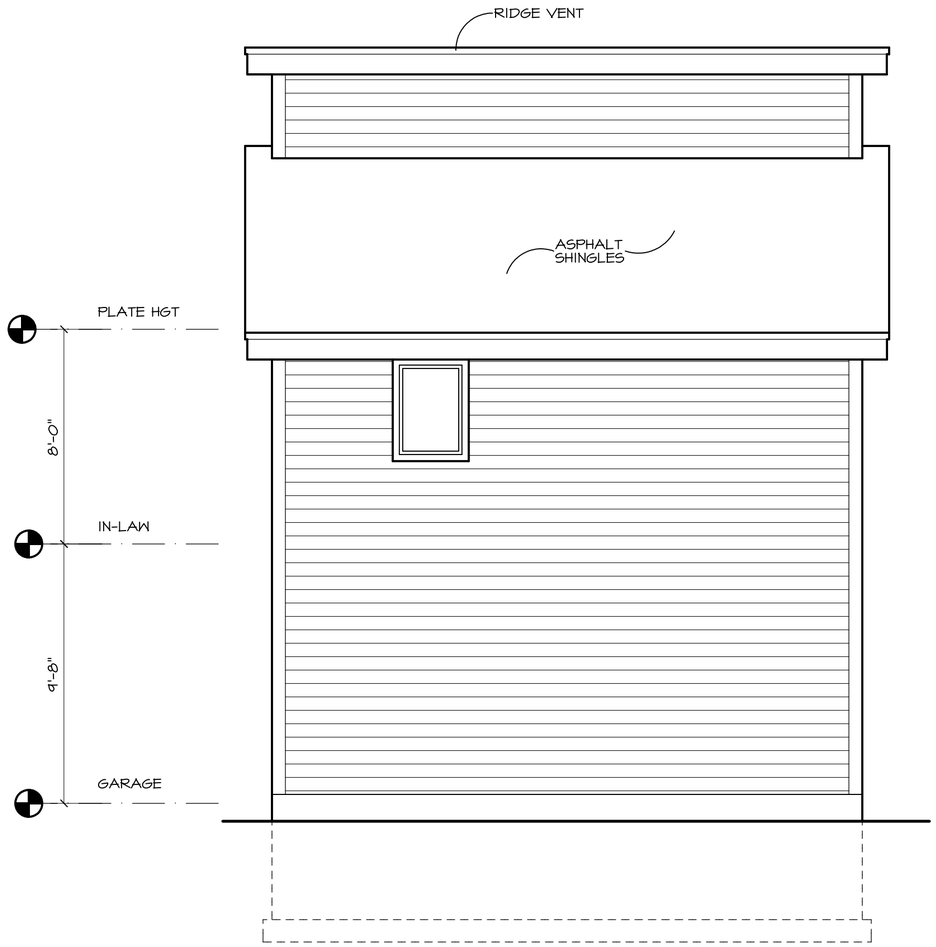
2 / A1 RIGHT SIDE ELEVATION

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



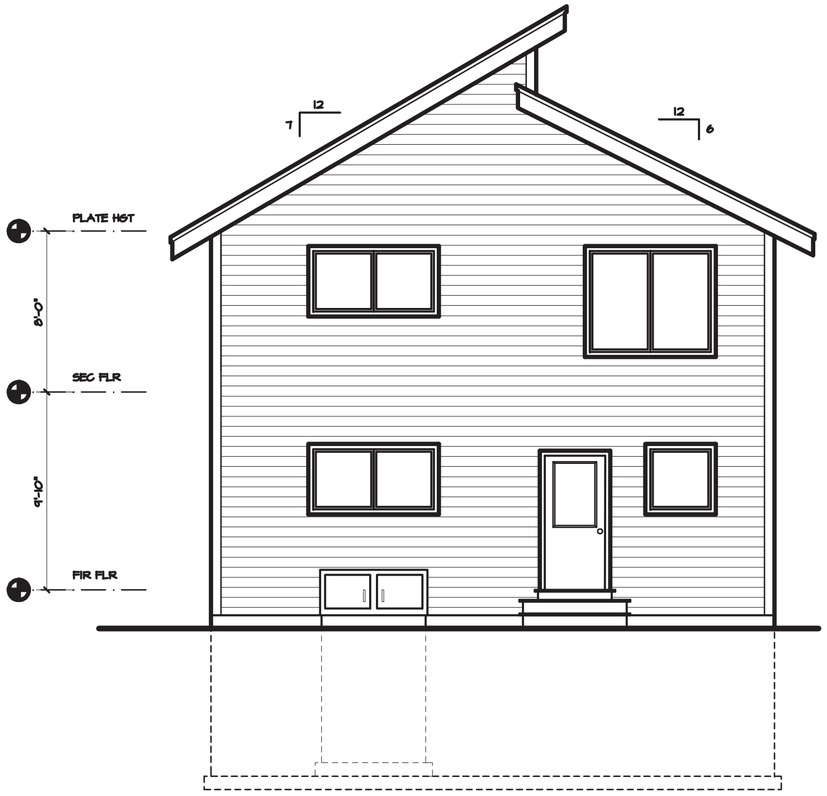
1 A3 REAR ELEVATION

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

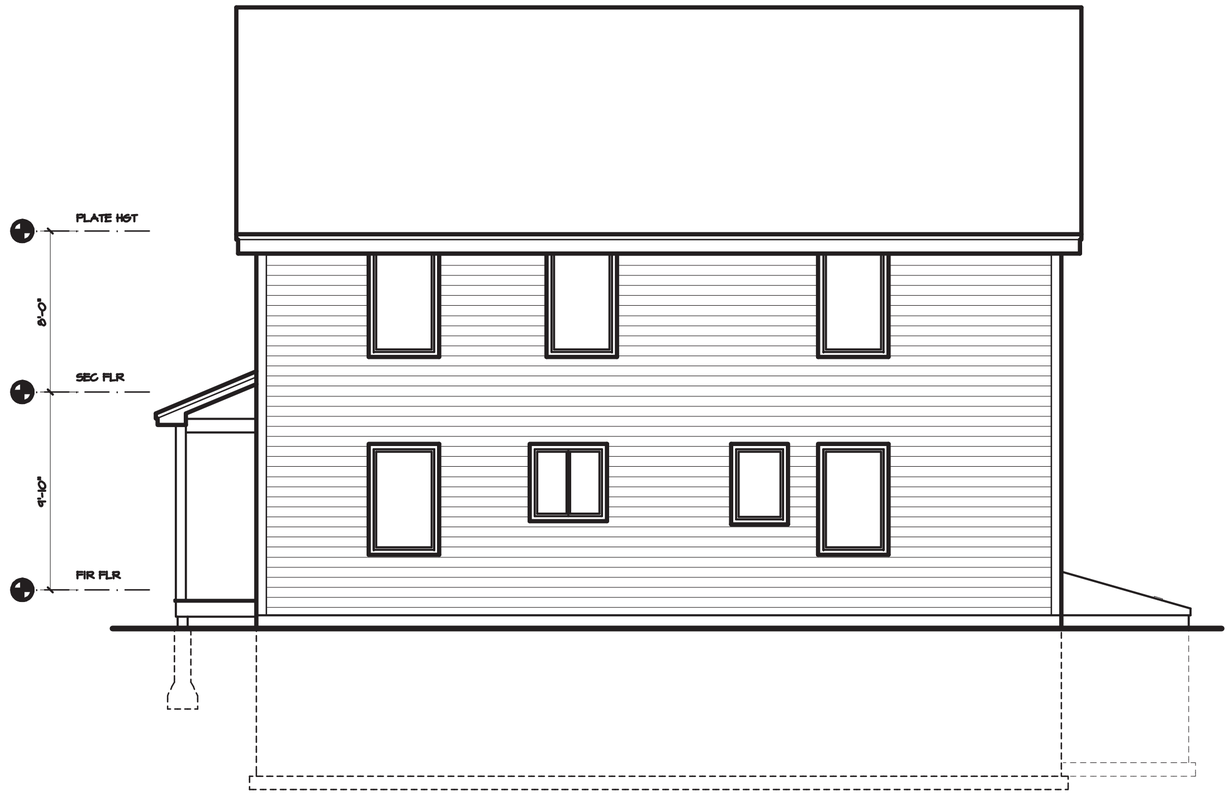


2 A3 LEFT SIDE ELEVATION

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



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



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

OWNER/APPLICANT:

Krishna & Latha Mangipudi
86 Lakeview Terrace
Burlington, Vermont 05401

PROPERTY INFORMATION:

Adress: 86 Lakeview Terrace, Burlington, VT
Parcel ID: 043-3-034-000
Span:114-035-14258
Area: 0.11 Acres (5,000 s.f.)
Zoning: Residential - Medium Intensity (RM)

SETBACKS & COVERAGE:

FRONT YARD SETBACK: 5'6"

NORTH SIDE YARD SETBACK: 3'11"

SOUTH SIDE YARD SETBACK: 4'3'

REAR YARD SETBACK: 15'

MAX LOT COVERAGE: 55%

NOTE:
T.J. BOYLE ASSOCIATES DID NOT PERFORM A SURVEY ON THIS PROJECT. ALL LOCATIONS OF EXISTING INFRASTRUCTURE, TOPOGRAPHY, AND VEGETATION SHOWN ARE APPROXIMATE, AND WERE DERIVED FROM A COMBINATION OF OPEN GIS DATA, LiDAR, AND AERIAL IMAGERY.

T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

REVISION	DATE
revised per staff comments	2/26/2026

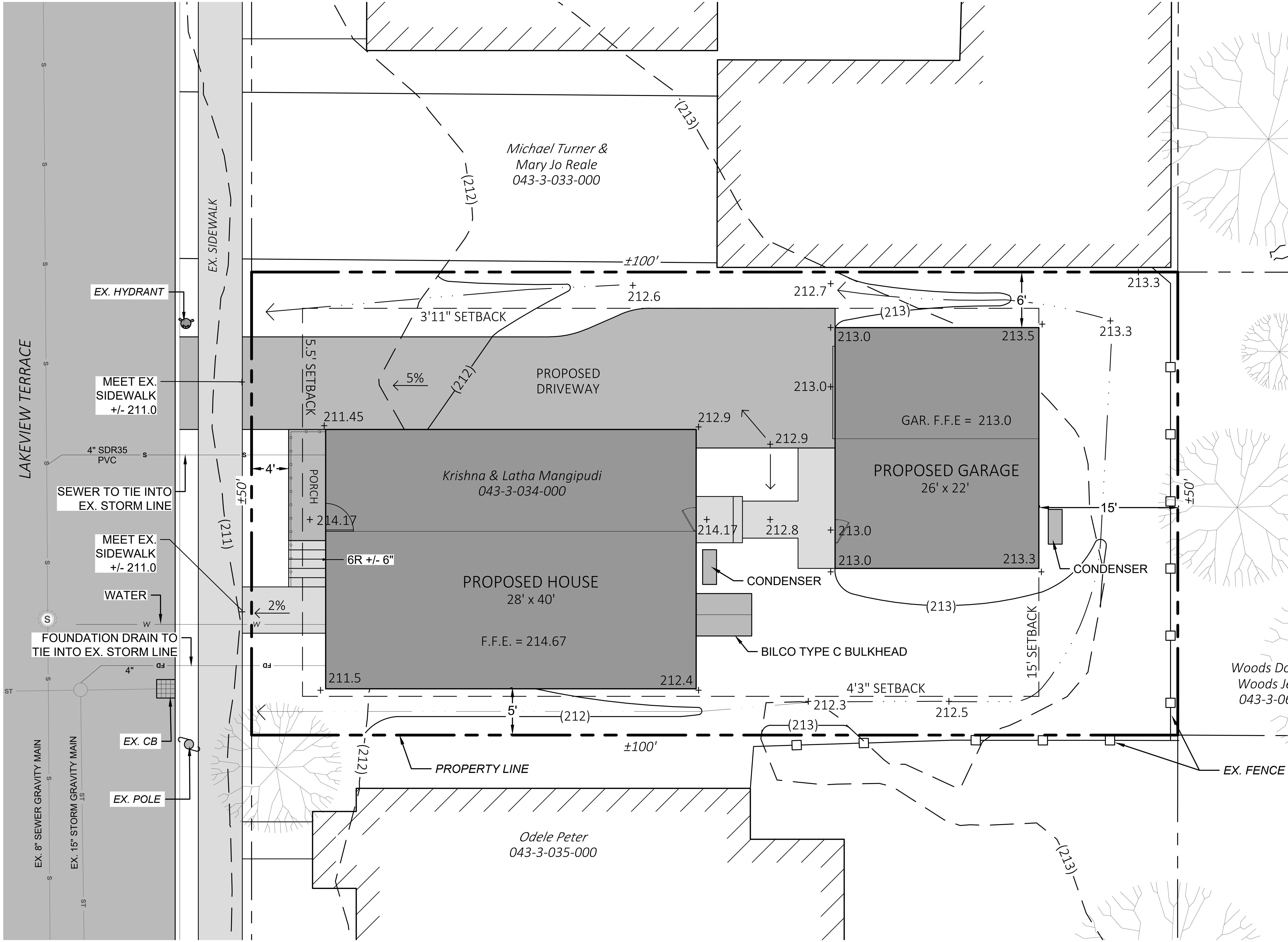
ISSUED FOR REVIEW
02/26/2026

SCALE: 1" = 10'
0 5' 10' 20'

2/17/2026
BURLINGTON, VERMONT

86 LAKEVIEW TERRACE
EXISTING CONDITIONS

L10



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SOUTH SIDE YARD SETBACK: 4'3'

REAR YARD SETBACK: 15'

MAX LOT COVERAGE: 55%

COVERAGE CALCULATION

Existing:
Lot Size (50'x100')5,000 sqft.

Existing Coverage (0/5,000) x 100 = **0%**

Proposed:

House (28'x40')	1120	sqft.
Garage (26'x22')	572	sqft.
Bulkhead	28	sqft.
Condensers	12	sqft.
Driveway	738	sqft.
Back Stairs	25	sqft.
Front Stairs	20	sqft.
Total	2515	sqft.

Proposed Coverage (2515/5000)x100 = **50.3%**

10% Lot Coverage Exemption:

Front Porch (4'x12')	48	sqft.
Back Walk	76	sqft.
Front Walk	40	sqft.
Total	164	sqft.

Exempt Coverage (164/5,000) x 100 = **3.3%**

NOTE:
T.J. BOYLE ASSOCIATES DID NOT PERFORM A SURVEY ON THIS PROJECT. ALL LOCATIONS OF EXISTING INFRASTRUCTURE, TOPOGRAPHY, AND VEGETATION SHOWN ARE APPROXIMATE, AND WERE DERIVED FROM A COMBINATION OF OPEN GIS DATA, LiDAR, AND AERIAL IMAGERY.

T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING

REVISION	DATE
revised per staff comments	2/26/2026

ISSUED FOR REVIEW
02/26/2026

SCALE: 1" = 10'
0 5' 10' 20'

2/17/2026
BURLINGTON, VERMONT

86 LAKEVIEW TERRACE
PROPOSED SITE PLAN
L1.1

MARVIN

BEAUTY MEETS DURABILITY

CATALOG

MARVIN
ELEVATE®
COLLECTION

The Perfect Balance of Beauty and Strength

Balancing beautiful design with superior strength, the Marvin Elevate collection delivers style in any climate. Elevate features warm wood interiors that can blend in or stand out with Ultrex® fiberglass exteriors for lasting durability. The collection offers a range of carefully selected features and options, making it as versatile as it is elegant.

LONG-LASTING STRENGTH + BEAUTY

DURABLE FINISHES

CURATED CHOICES

CASEMENT WINDOWS
Gunmetal

Ultrex Fiberglass Exteriors

Ultrex® fiberglass is a unique, proprietary material that significantly outlasts and outperforms vinyl and vinyl/wood composite materials while offering unmatched durability and timeless style. This state-of-the-art material was developed by Marvin and is featured on the exteriors of the Marvin Elevate® collection.

Marvin uses Ultrex fiberglass because the material you choose for your windows matters. Ultrex is strong, stable, has a durable acrylic finish, and is energy efficient.

Strength

The strength of Ultrex fiberglass translates into long-term ease of operation, minimal maintenance, and superior performance.

Stability

By expanding and contracting at nearly the same rate as glass, Marvin windows and doors made with Ultrex fiberglass are more resistant to leaks and seal failures.

Finish

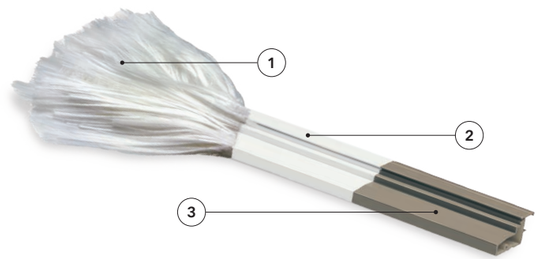
The proprietary acrylic finish is 3x thicker than competitive painted options, and resistant to chipping, chalking, or fading.

Energy Efficiency

Ultrex fiberglass combined with energy-efficient glass options can help manage the amount of light and heat entering and leaving your home.

How It's Made

Ultrex fiberglass is a composite material made of fine glass fibers woven into a cloth then bonded together with a formulated polyester resin. The continuous strands of fiberglass give Ultrex its strength in resisting breakage.



1

Raw Fiberglass Strands
Thin strands of strong glass cables are saturated with specifically compounded resins.

2

Pultruded Fiberglass
The strands are pulled through a heated die and cut with diamond-edged blades to form Ultrex fiberglass.

3

Proprietary Acrylic Finish
A proprietary acrylic finish is then applied; it's smoother and 3x thicker than other brands.

Strength Matters

Ultrex fiberglass is 8x stronger than vinyl and has a low thermal expansion rate. It is heat resistant, non-corrosive, and has low conductivity.

Ultrex fiberglass bends and flexes less than vinyl. This helps maintain the window seals and operation year after year.

The strength of Ultrex fiberglass allows for a reduced frame thickness that supports more visible glass, creating a larger view.

Durable material weathers better against everyday wear and stands the test of time.

ULTREX FIBERGLASS IS

8x
stronger than vinyl

3x
stronger than Fibrex®

More Glass, More Value

This resistance to bending means we can reduce the frame thickness without impacting the window's structural integrity. This allows for more glass, expansive views and daylight openings, and less window frame.

Ultrex fiberglass provides larger views

Thicker vinyl profiles can restrict views

Stability You Can Count On

Constant expansion and contraction can gradually break down windows and doors, causing leaky seals, poor operation, and loss of structural integrity.

Ultrex® fiberglass expands and contracts at virtually the same rate as glass, so Marvin Elevate® windows and doors stay tight and true over time, resisting air leaks, seal failures, and stress cracks that can compromise energy efficiency and long-term performance.

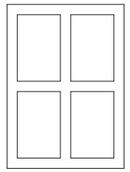
This low rate of expansion and contraction also allows windows and doors to open and close on demand without sticking or binding from swelling, warping, material distortion, or deformation from the heat.

ULTREX FIBERGLASS HAS

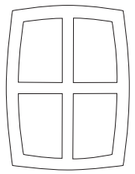
75%
less expansion than Fibrex®

87%
less expansion than vinyl

IN EXTREME WEATHER CONDITIONS



Ultrex fiberglass
stays true



Vinyl
can expand

A Long-Term Finish

Marvin Ultrex fiberglass finish is verified to the American Architectural Manufacturers Association (AAMA) 624 specification. Achieving AAMA 624 verification means that our finish has passed rigorous tests that simulate the harsh conditions encountered throughout the life of a window or door.

Ultrex fiberglass uses an acrylic finish that is paintable, fade resistant, and virtually maintenance free. With a finish that's 3x thicker than competitive painted options, it resists chipping, denting, and peeling.

Lasting Performance

Proprietary Ultrex fiberglass finish resists scratches, chalking, and fading—even in dark colors

Exteriors can be painted to match any home

Virtually maintenance free—no sanding, scraping, or painting care needed

Finish is 3x thicker than competitive painted options

Energy Efficiency

The low thermal conductivity and superior performance of Ultrex fiberglass combine with a selection of energy-efficient glazing (glass) options that help manage the amount of light and heat entering and leaving your home.

Top-Rated Efficiency

Windows and doors with low conductivity reduce heat loss in homes, which translates to lower energy bills.* Ultrex fiberglass provides an insulated barrier against extreme weather temperatures, keeping homes comfortable and reducing heating and cooling costs.

Energy Savings

Low-E glass coatings are designed to reflect heat, keeping homes cooler in the summer and warmer on winter nights while also blocking harmful UV rays and reducing energy costs.

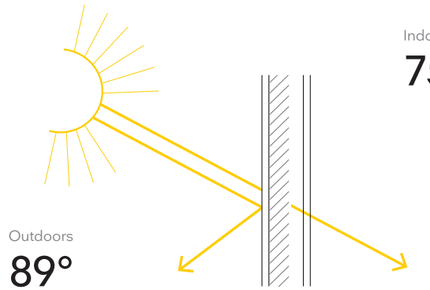
Low-E coatings have three main functions:

Insulation (energy efficiency)
By reflecting heat, the coating significantly reduces solar heat gain in summer and heat loss in winter, helping to maintain a stable indoor temperature.

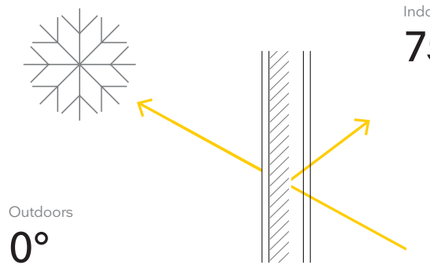
Solar Control (heat gain reduction)
In warm weather, the coating reflects short-wave infrared energy from the sun away from the building, which helps keep indoor spaces cooler by blocking solar heat gain.

UV Protection (reduces UV damage)
The coating reduces a significant percentage of harmful UV rays, helping prevent fading of furniture, rugs, and other interiors.

SUMMER DAY — LOW-E GLAZING



WINTER NIGHT — LOW-E GLAZING



* Replacing old windows with ENERGY STAR certified windows lowers household energy bills by an average of up to 13% nationwide when replacing single-pane windows. Lower energy consumption also reduces greenhouse gas emissions from power plants and homes.
https://www.energystar.gov/products/res_windows_doors_skylights

Casement

The Marvin Elevate® Casement window is side hinged and built for smooth operation with a concealed multi-point locking system. Casement windows create a tight seal on all four sides, meaning fewer opportunities for air leaks.

fig. 1 **CASEMENT WINDOWS**
Painted Designer Black

fig. 2 **INTERIOR VIEW**
Bare Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **CASEMENT WINDOW**
Painted White

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Available in standard and special sizes up to 3' wide by 6' high

Multi-point sequential locking system provides superior PG50 performance rating with single lever operation

Coordinating picture and transom windows also available

Narrow frame option with 3-¼" insert replacement frame, flat sill, and through-jamb installation

Folding handle neatly stows out of the way; stainless steel coastal hardware available

Interior screen features an aluminum surround and concealed pressure mounting points for ease of operation and enhanced aesthetics

Available with Hurricane Impact Zone 3 (IZ3) protection (excludes narrow frame option)

Glider

The Marvin Elevate® Glider window offers a space-saving alternative when a swinging sash won't fit. Dual and triple sash options create an easy-to-use, versatile window.

fig. 1 **GLIDER WINDOW**
Painted Designer Black

fig. 2 **INTERIOR VIEW**
Bare Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **GLIDER WINDOW**
Painted White

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Available in standard and special sizes up to 6' wide by 5' high for dual sash; 8' wide by 5' high for triple sash

Up to PG30 performance rating

Available in dual sash with left or right operating panel, as well as triple sash with fixed center panel and two operating end panels

Operating sash easily tilts and removes with no cords or strings to detach

Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless

Innovative screen design for easy installation and removal

Sliding French

The Marvin Elevate® Sliding French door combines the wider side stiles and top rails of a French door with the space-saving design of a sliding door.

fig. 1 **SLIDING FRENCH DOOR**
Painted Designer Black

fig. 2 **INTERIOR VIEW**
Bare Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **SLIDING FRENCH DOOR**
Painted Designer Black

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

Offers traditional style and durability with a low-maintenance Ultrex® fiberglass exterior and warm wood interior

Wide stile and rail construction showcases the rich wood interior

Configurations of two, three, or four panels, up to approximately 16' wide by 8' high

Up to PG40 performance rating

Optional PG50 performance rating on two- and three-panel configurations up to 9' wide by 8' high

Dual ball bearing rollers for smooth operation

Sill available in Beige or Bronze

MARVIN

ENDLESS POSSIBILITIES

CATALOG

Swinging French G2

The Marvin Ultimate™ Swinging French door G2, available in both inswing and outswing, delivers a traditional aesthetic with a 4-¾" stile and top rail and a 4-¾" or 8-⅛" bottom rail. Select sizes up to 14' wide and 10' high to maximize views and access to the outdoors. Choose up to four panels with an Ogee interior glazing profile.

fig. 1 **SWINGING FRENCH DOOR G2**
White

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **SWINGING FRENCH DOOR G2**
Gunmetal

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

Select up to four panels, one or two operating panels, and unequal panel widths

A traditional aesthetic, with 4-¾" stile and top rail, an 8-⅛" bottom rail and optional 4-¾" bottom rail

Inswing or outswing motion meets design and weather constraints

Available up to 14' wide and 10' high

Ogee interior with simulated putty exterior glazing profiles. Optional square interior with simulated putty exterior glazing profiles.

Adjustable hinges for easy installation and years of smooth operation

Sliding French G2

For the classic elegance of the French door with smooth, space-saving operation, the Marvin Ultimate™ Sliding French door G2 is built to your specifications. With a rich, luxurious fit, feel, and finish, available in configurations up to 16' wide and standard heights up to 10', this door offers a grand entrance while conserving space for traffic flow or furniture. Available transom and stationary panels further enhance the view, flooding the room with daylight.

fig. 1 **SLIDING FRENCH DOOR G2**
Ebony

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **SLIDING FRENCH DOOR G2**
Douglas Fir

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

A traditional aesthetic, with 4-¾" stile and top rail, an 8-⅛" bottom rail and optional 4-¾" bottom rail

Available with Impact Zone 3 (IZ3) coastal/hurricane certification

Available up to 20' wide and 10' high

Ogee interior with simulated putty exterior glazing profiles. Optional square interior with simulated putty exterior glazing profiles.

Robust stainless steel rollers and superior engineering for nearly effortless operation

NOW FEATURING:
Hardie® Architectural Panel, Hardie™ Architectural Metal Trim & Hardie® Artisan® Trim

Hardie® Plank

From Victorians to Colonials, Hardie® Plank is the perfect siding for your style, and has the durability and long lasting beauty that can transform your home's exterior. With a variety of colors, textures, and sizes, you'll discover a Hardie® Plank style that transforms your home's aesthetic.

Hardie® Plank
Smooth

Hardie® Plank
Select Cedarmill®

Hardie® Plank
Mountain Sage

Hardie® Plank
Beaded Smooth

Hardie® Plank
Beaded Select Cedarmill®

Hardie® Shingle

Restore the look of your grand Cape Cod home or add distinction to your handsome bungalow. Hardie® Shingle embodies the enchanting look of cedar shingles with lower maintenance. You can create your perfect exterior style using Hardie® Shingle around your entire home, or place it in accent areas for an added boost of charm you'll love.

Better than the real thing, Hardie® Shingle resists rotting, curling, warping and splitting.

Hardie® Shingle
Straight Edge Panel

Hardie® Shingle
Staggered Edge Panel

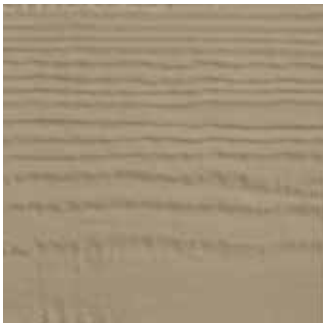
Hardie® Shingle Straight Edge Panel
Light Mist

Statement Collection® Color Availability

ARCTIC WHITE **1 | 2**

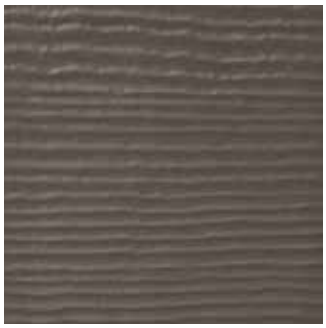

COBBLE STONE **1 | 2**


NAVAJO BEIGE **1**


KHAKI BROWN **1**

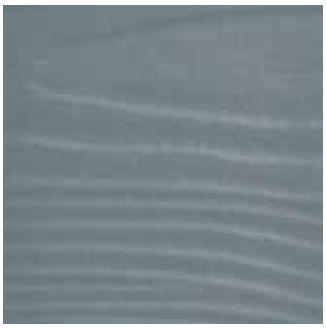

MONTEREY TAUPE **1**


TIMBER BARK **1 | 2**


RICH ESPRESSO **1**


MOUNTAIN SAGE **1**

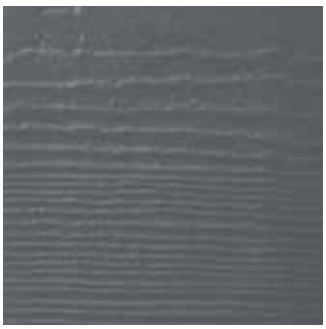

GRAY SLATE **1**

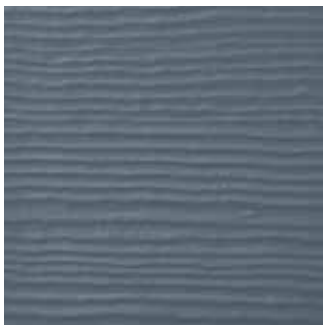

BOOTHBAY BLUE **1**


LIGHT MIST **1**


PEARL GRAY **1**


AGED PEWTER **1**

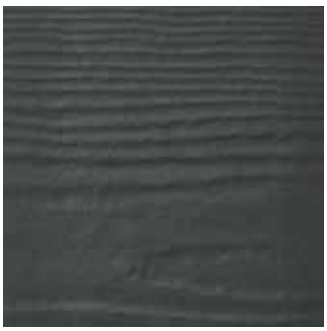

NIGHT GRAY **1**


EVENING BLUE **1**


DEEP OCEAN **1**

PRODUCT AVAILABILITY KEY

1	**Hardie® Siding** Hardie® Plank, Hardie® Shingle, Hardie® Panel, Hardie® Trim Batten
2	**Hardie® Trim**


IRON GRAY **1 | 2**


COUNTRYLANE RED **1**


MIDNIGHT BLACK **2**

(Only available in Hardie® Trim)

Colors shown are as accurate as printing methods will permit. Go to jameshardie.com to order a color sample.

Build with the best to protect the beauty of your home.

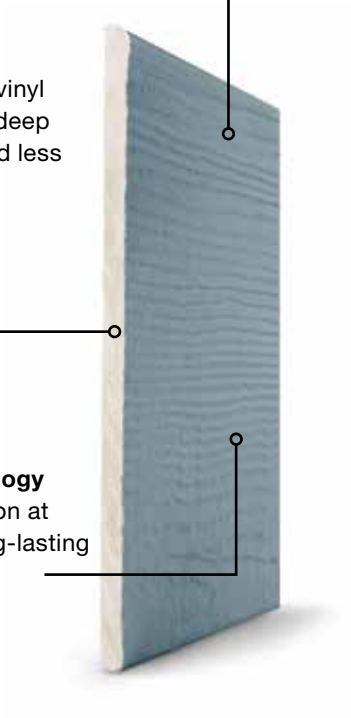
TRUSTED PROTECTION WITH HARDIE® FIBER CEMENT.

	HARDIE® SIDING	VINYL SIDING	WOOD-BASED SIDING
Will not burn; noncombustible**	✓	⊘	⊘
Will not melt	✓	⊘	✓
Does not appeal to pests	✓	✓	⊘
Hail and impact resistant	✓	⊘	✓
Resistant to warping, shrinking, and swelling	✓	⊘	⊘
Easily painted	✓	⊘	✓
Real wood look and feel	✓	⊘	✓

Warm woodgrain texture without the cost and high maintenance of real wood.

5x thicker than vinyl siding provides deep shadow lines and less visible seams.

ColorPlus® Technology finishes are baked on at the factory for a long-lasting consistent finish.



All Hardie® fiber cement products come with a transferable 30-year, non-prorated limited substrate warranty, meaning we stand 100% behind Hardie® fiber cement siding, trim and soffit products for 30 years.

ColorPlus® Technology finishes come with a 15-year limited warranty.

30-YEAR, NON-PRORATED SIDING, TRIM AND SOFFIT SUBSTRATE WARRANTY COVERAGE BY JAMES HARDIE

Scan to learn more about the lifetime value of Hardie® products.

Complete Exterior™ by James Hardie

ONE MATERIAL

Only Hardie® fiber cement products are **Engineered for Climate®**, resisting damage from fire, water, and insects and delivering optimal performance for your home's specific region.

ONE SOURCE

The #1 brand of siding in North America that is made in the U.S.A. With 11 manufacturing sites and nationwide distribution, your product is available when your contractor needs it.

ONE WARRANTY

Rest easy knowing that all your siding, trim and soffit is backed with a 30-year non-prorated warranty from a single trusted manufacturer. One manufacturer to contact makes your life easier, giving you more time to enjoy your home.

(from cover) * Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.
** Hardie® fiber cement products are noncombustible and/or have a Class A fire rating when tested in accordance with ASTM E84. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames. The use of noncombustible siding, combined with other fire mitigation measures, may help harden a home against external fire.

Boral **TruExterior® Siding & Trim**

Product Guide

Trim

About Boral TruExterior® Trim

Designed to be used in non-load-bearing applications, Boral TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other exterior applications. Because of its high level of dimensional stability†, there is no need to prime ends or field cuts. Plus, it can be painted any color. Boral TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.

All images below depict Boral TruExterior® Trim

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1 ½" x 1 ½"
—	—	1 x 3	¾" x 2 ½"	5/4 x 3	1" x 2 ½"	—	—
5/8 x 4	5/8" x 3 ½"	1 x 4	¾" x 3 ½"	5/4 x 4	1" x 3 ½"	2 x 4	1 ½" x 3 ½"
—	—	1 x 5	¾" x 4 ½"	5/4 x 5	1" x 4 ½"	—	—
5/8 x 6	5/8" x 5 ½"	1 x 6	¾" x 5 ½"	5/4 x 6	1" x 5 ½"	2 x 6	1 ½" x 5 ½"
5/8 x 8	5/8" x 7 ¼"	1 x 8	¾" x 7 ¼"	5/4 x 8	1" x 7 ¼"	2 x 8	1 ½" x 7 ¼"
5/8 x 10	5/8" x 9 ¼"	1 x 10	¾" x 9 ¼"	5/4 x 10	1" x 9 ¼"	2 x 10	1 ½" x 9 ¼"
5/8 x 12	5/8" x 11 ¼"	1 x 12	¾" x 11 ¼"	5/4 x 12	1" x 11 ¼"	2 x 12	1 ½" x 11 ¼"

Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. 16' lengths are available in all sizes with 12' and 20' lengths available in 4/4, 5/4 and 2x Trim.

Available Finishes: (Reversible)


smooth


wood grain

NORDIC™

Nordic is a laminated two-piece, polymer-modified-asphalt shingle, manufactured on a robust fiberglass reinforcement.

Fiberglass-Reinforced Asphalt Shingles

IKO Nordic performance shingles are among the top-performing asphalt shingles currently available. They're engineered for superior wind and impact resistance, and offer a Class 4 Impact Resistance rating[1]. Their fiberglass mat has an extra-thick coating of polymer-modified asphalt, embedded with algae-resistant granules. Available in a wide range of enhanced color blends, these shingles are made in IKO's special "Advantage" size for full square coverage.

Click here or scan this QR code for product literature, color swatches and color availability.

1 Features and Benefits

- Polymer-Modified Asphalt
- Full Square Coverage
- Blue-Green Algae Resistant
- ArmourZone Reinforcement
- Class 4 Impact Resistance[3]

2 General Information

Shingles/Bundle	20
Coverage/Bundle	33.3 ft.² (3.1 m²)
Coverage/Three Bundles	100 ft.² (9.29 m²)
Bundles/Pallet	56
Pallet Size	40 x 53 1/2 in. (102 x 136 cm)
Product Stock No. (U.S.)	4608XXX
Product Stock No. (Canada)	4609XXX

NOTE: *XXX refers to numerical product color code. Product color availability varies by region.*

3 Product Dimentions

Length	40 7/8 in. (1,038 mm)
Width	13 3/4 in. (349 mm)
Exposure	5 7/8 in. (149 mm)

Product dimensions shown are subject to normal manufacturing tolerances of +/- 1/4 in. (6 mm) on the shingle's length and +/- 1/8 in. (3 mm) width.

NORDIC™

4 Applicable Standards[1]

ASTM D3462 Product Standard

ASTM D3018 Product Standard

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

ASTM E108 / UL 790 Class A Fire Resistance[2]

CAN / ULC S107 Class A Fire Resistance (Canada)[2]

CSA A123.5 Product Standard (Canada)

FM 4473 / UL 2218 Class 4 Impact Resistance[3] **here**

Miami-Dade County Product Approval[4] **here**

Florida Building Code High-Velocity Hurricane Zone (HVHZ) Approval[4] **here**

Texas Department of Insurance Details **here**

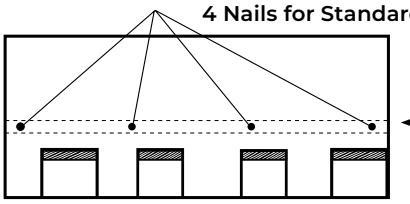
NOTE: *IKO Nordic asphalt shingles meet or exceed the requirements in the product standards referenced at the time of manufacture.*

5 Safety Information

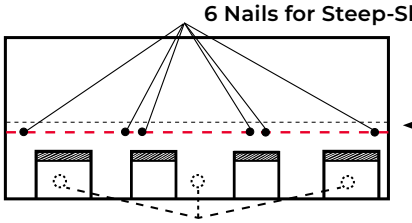
CAUTION: Working at heights on sloped-roof surfaces can be dangerous. Do not install until all appropriate safety precautions are followed. Always wear appropriate personal protective equipment (PPE), including appropriate fall protection equipment.

6 Shingle Installation

4 Nails for Standard Application



6 Nails for Steep-Slope Applications



Apply Roofing Cement CAUTION: Excessive Use of Roofing Cement Can Cause Shingles to Blister.

Shingles must be installed according to all of IKO's application instructions. Some select installation requirements are highlighted here.

1. The space beneath the roof deck (e.g., attic) should be thoroughly ventilated to minimum local building code requirements.
2. Shingles should be installed with 5 7/8-inch shingle exposure to the weather.
3. Offsets between courses are recommended to be 10 inches.
4. Open metal valleys are recommended for best roof system performance.
5. Never apply asphalt shingles to roof slopes less than 2:12. For slopes 2:12 to less than 4:12 (low slope), see special underlayment requirements outlined in the IKO application instructions.

This product's Safety Data Sheet (SDS) is available **here.**

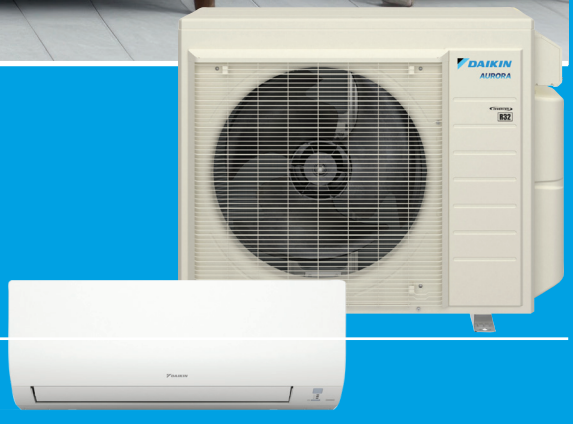
Complete product installation details can be found **here.**

[1]Compliance with listed product standards is based on sampling and testing of products as manufactured. [2]When shingles are installed over an approved underlayment. [3]The Impact Resistance rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer, and damage from hail is not covered under the Limited Warranty. For further details concerning the FM 4473 standard, visit the FM Approvals website. For the UL 2218 standard, visit the UL Solutions website. [4]M-D and FBC HVHZ approvals apply only to shingles available in the southeast U.S. market. For more information, please contact IKO at: 1-888-IKO-ROOF (1-888-456-7663).

DAIKIN

DAIKIN MXM SERIES

NEW R-32 MODELS



MULTI-ZONE
HEAT PUMP SYSTEMS
2, 3, OR 4 ZONES

UP TO 21 SEER2 / UP TO 10 HSPF2 / UP TO 12 EER2

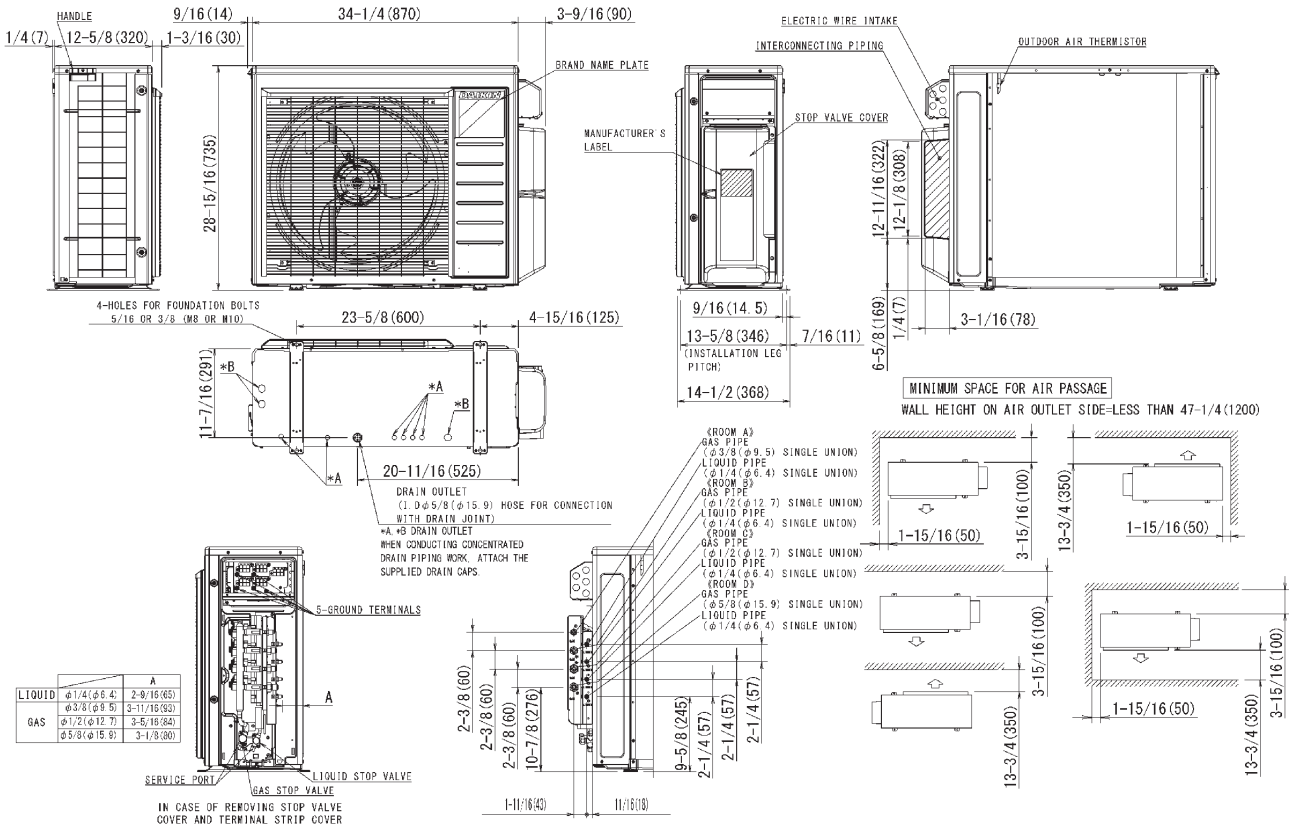
Submittal Data Sheet
3.0-Ton Multi-Split Outdoor Unit
4MXS36WMVJU9

Model			**4MXS36WMVJU9**	
			Cooling	**Heating**
Power Supply		Phase	1φ	
		Hz, V	60 Hz, 208 - 230 V	
COP2		W/W	—	4.50 (Non-Ducted) 3.10 (Ducted)
EER2		Btu/W·h	9.2 (Non-Ducted) 8.0 (Ducted)	—
SEER2 / HSPF2			18.1 (Non-Ducted) 14.9 (Ducted)	9.4 (Non-Ducted) 7.8 (Ducted)
Casing Color			Ivory White	
Compressor	Type		Hermetically Sealed Swing Type	
	Model		2YC63AAXD	
	Motor Output	W	1,920	
Refrigerant Oil	Model		FVC50K	
	Charge	fl oz (L)	30.4 (0.9)	
Refrigerant	Type		R410A	
	Charge	lbs (kg)	6.17 (2.8)	
Airflow Rates	H	cfm	2,611	2,352
	M		2,438	2,209
	L		2,094	1,118
	H	m^3/min	73.9	66.6
	M		69.0	62.5
	L		59.3	31.6
Fan	Type		Propeller	
	Motor Output	W	89	
	Running Current (H / M / L)	A	0.49 / 0.41 / 0.27	0.37 / 0.31 / 0.05
	Power Consumption (H / M / L)	W	102.1 / 84.6 / 55.8	76.7 / 64.6 / 11.1
Starting Current		A	17.5	

Submittal Data Sheet
3.0-Ton Multi-Split Outdoor Unit
4MXS36WMVJU9

Dimensions (H × W × D)		in. (mm)	28-15/16 × 34-1/4 × 12-5/8 (735 × 870 × 320)	
Packaged Dimensions (H × W × D)		in. (mm)	31-7/8 × 41-3/8 × 17-1/2 (810 × 1,050 × 444)	
Weight (Mass)		lbs (kg)	144 (65)	
Gross Weight (Gross Mass)		lbs (kg)	154 (70)	
Sound Pressure Level		dB(A)	54	56
Piping Connection	Liquid	in. (mm)	φ 1/4 × 4 (φ 6.4 × 4)	
	Gas	in. (mm)	φ 3/8 × 1, φ 1/2 × 2, φ 5/8 × 1 (φ 9.5 × 1, φ 12.7 × 2, φ 15.9 × 1)	
	Drain	in. (mm)	I.D. φ 5/8 (φ 15.9)	
Heat Insulation			Both Liquid and Gas Pipes	
No. of Wiring Connections			3 for Power Supply, 4 for Interunit Wiring (Including Ground Wiring)	
Max. Interunit Piping Length		ft (m)	230 (70) (for Total of Each Room)	
		ft (m)	82 (25) (for One Room)	
Amount of Additional Charge		oz/ft (g/m)	0.21 (20) (131-1/4 ft (40 m) or more)	
Max. Installation Height Difference		ft (m)	49-1/4 (15) (Between Indoor Unit and Outdoor Unit)	
		ft (m)	24-5/8 (7.5) (Between Indoor Units)	
Conditions Based on			Indoor ; 80°FDB (26.7°CDB) / 67°FWB (19.4°CWB) Outdoor ; 95°FDB (35°CDB) / 75°FWB (24°CWB)	Indoor ; 70°FDB (21°CDB) / 60°FWB (15.6°CWB) Outdoor ; 47°FDB (8.3°CDB) / 43°FWB (6°CWB)
			Piping length: 25 ft (7.5 m)	

4MXS36WMVJU9



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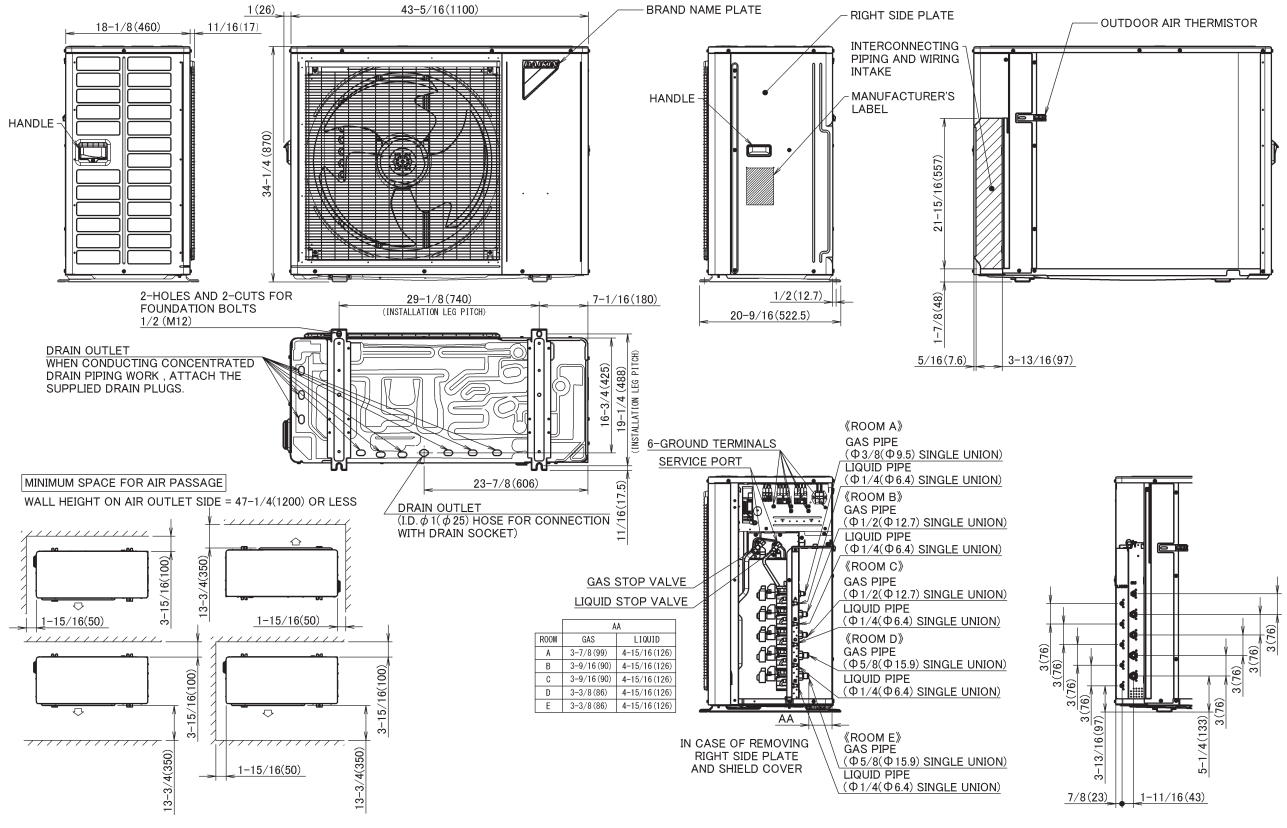


3D118013A

Cylinder - Outdoor Light - 1 Light - in Modern style - 5 Inches wide by 7.25 Inches high

Specs

Family/Collection:	Cylinder
Length:	8"
Width/Diameter (in):	5"
Height:	7.25"
Depth/Extension:	8"
Back Plate Length:	4.5"
Back Plate Width:	4.5"
Height from Center:	2.5"
Weight:	2.2 lbs
Wire Length:	6"
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p5674_31_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p5674_30_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p5674_20_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p5674_82_30k_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p5674_31_30k_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p5674_30_30k_inst.pdf
Installation Sheet:	https://images.belamiecommerce.com/supplier/progress-lighting/specsheets/p5674_20_30k_inst.pdf
# of Bulbs:	1
Standard Wattage:	16.4 Watts, 16.9 Watts, 17.3 Watts, 75 Watts
Bulb Type:	Halogen, LED
CRI:	90
Lamp Base Type:	PAR30, Integrated LED
Lumens:	484, 874
Color Temperature:	3000 Kelvin
Finish:	Antique Bronze, Black, Metallic Gray, White
Glass:	Grey
Product Design:	Armed
Shade Material:	Metal
Design Style:	Modern
Power Source:	Hardwire
Voltage Rating:	120 V
Material:	Aluminum, Porcelain
Warranty:	1 Year Limited
Made In:	China
Shade Included:	Yes

Style and Option 1

Style:

JUNO

Juno Wafer™ LED Downlight Series

4", 6" & 8" LED Ultra-Thin Wafer Switchable Downlight

5CCT Switchable White Downlight

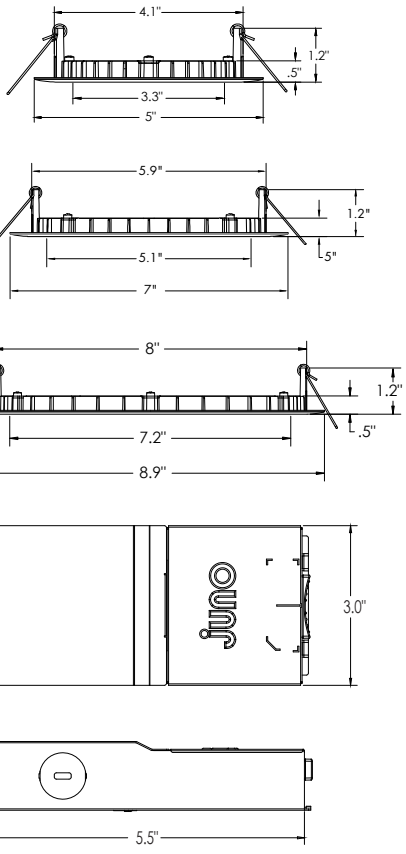
WF4/WF6/WF8 SWW5 Series

Brushed Nickel

Oil Rubbed Bronze

Matte Black

Dimensions



Project:
Fixture Type:
Location:
Contact/Phone:

Product Features

The 4",6"& 8" round smooth with 5CCT Switchable White technology provide high-quality light output and efficiency featuring a switch for easy color temperature adjustment to choose between 2700K, 3000K, 3500K, 4000K, or 5000K - while eliminating the need for recessed housings.

- Round smooth lens trim designed to distribute precise even illumination for general purpose areas
- Canless - no can required; equals easy to install and less labor
- 5 selectable color temperatures to choose with a switch ranging from warm (2700K) to daylight (5000K) allowing customization for endless applications

Applications

- Residential and light commercial applications including multi-family, hospitality, assisted living, dormitories and other multi-level construction
- Shallow slim profile allows for easy remodel or new construction insulated and drop ceiling installations
- Wet rated and airtight: perfect for showers, bathrooms, and outdoor soffits

Performance

Delivered Lumens	670L (WF4), 970L (WF6) and 1640L (WF8) Nominal at 3000K
LED Color Temperature	Switchable White (27K, 30K, 35K, 40K, 50K) Default set at 3000K
CRI	90+
Voltage	Dedicated 120V
Dimming	Dimmable to 10% with triac (120v)

For a list of compatible dimmers see JUNO-WAFERS-DIM

Specifications

	WF4	WF6	WF8
Aperture:	3.3"	5.1"	7.2"
Ceiling Opening:	4.25"	6.25"	8.25"
Overlap Trim:	5"	7"	8.9"
Height:	1.2"	1.2"	1.2"

JUNO®

Juno Wafer™ LED Downlight Series

4", 6" & 8" LED Ultra-Thin Wafer Switchable Downlight

5CCT Switchable White Downlight

ORDERING INFORMATION

Downlight

Example: WF4 SWW5 90CRI MW M6

Series		Trim Style		Color Temperature		Rendering Index		Finish	
WF4	4" Wafer-Thin LED Downlight	**(BLANK)**	Round	**SWW5**	Switchable White (2700K, 3000K, 3500K, 4000K, 5000K)	**90CRI**	90+ CRI	**MW**	Matte White
WF6	6" Wafer-Thin LED Downlight							**MB**	Matte Black
WF8[1]	8" Wafer-Thin LED Downlight							**BN**	Brushed Nickel
								ORB	Oil Rubbed Bronze

1. WF8 only offered in a Matte White finish.

Accessories: Order as separate catalog number.

Series	
WF8643 PAN	Universal New Construction Pan
WF4 PAN R12	4" New construction pan, retail pack of 12
WF4GR MW JZ	4" Wafer Goof Ring 4.2" ID x 6.2" OD
WF6 PAN R12	6" New construction pan, retail pack of 12
WF6GR MW JZ	6" Wafer Goof Ring 6" ID x 8" OD
WF8GR MW JZ	8" Wafer Goof Ring 8.1" ID x 10.1 OD
WFJB U	Remodel Joist Bar
WFEXC6 SW3PIN FT4	3-Pin 6ft Cable
WFEXC10 SW3PIN FT4	3-Pin 10ft Cable
WFEXC20 SW3PIN FT4	3-Pin 20ft Cable

*Goof rings are made of 22 gauge steel and painted white.

WF8643 UNIVERSAL
New Construction Pan

WF4 PAN
4" New Construction Pan

Remodel Joist Bar

WFEXC_
3-Pin Extension
Cable

WF6 PAN
6" New Construction Pan

PERFORMANCE DATA

	WF4 SWW5	WF6 SWW5	WF8 SWW5
Input Voltage	120V	120V	120V
Input Power Typical	9W (+/-5%)	13W (+/-5%)	19W (+/-5%)
Frequency	60 Hz	60Hz	60Hz
EMI/RFI	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)	FCC Title 47, Part 15 Class B (consumer)
Minimum Starting Temp	-40°F (-40°C)	-40°F (-40°C)	-40°F (-40°C)

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C.

LIGHTING PERFORMANCE DATA
DONNÉES SUR LE RENDEMENT DE L'ÉCLAIRAGE

Light Appearance (CCT) / Aspect de la lumière (CCT)	WF4 SWW5	WF6 SWW5	WF8 SWW5
2700K soft white | blanc doux	665 lumens | 74 lumens per watt	955 lumens | 73 lumens per watt	1615 lumens | 85 lumens per watt
3000K warm white | blanc chaud	670 lumens | 74 lumens per watt	970 lumens | 74 lumens per watt	1640 lumens | 86 lumens per watt
3500K neutral white | blanc neutre	680 lumens | 76 lumens per watt	990 lumens | 76 lumens per watt	1670 lumens | 88 lumens per watt
4000K cool white | blanc froid	685 lumens | 76 lumens per watt	1000 lumens | 76 lumens per watt	1690 lumens | 89 lumens per watt
5000K daylight | blanc neutre	690 lumens | 76 lumens per watt	1005 lumens | 77 lumens per watt	1700 lumens | 89 lumens per watt
Watts	9	13	19
Color Accuracy (CRI) / Précision des couleurs (CRI)	90	90	90

JUNO

Juno Wafer™ LED Downlight Series

4", 6" & 8" LED Ultra-Thin Wafer Switchable Downlight

5CCT Switchable White Downlight

Specifications

Housing

Polycarbonate injection molded outer frame, with steel back plate. Non-conductive dead-front trim design suitable for a wide range of applications and codes requiring a non-conductive lens • FT4 3-pin plenum rated cable connector to connect from module to remote driver box • Steel spring clip for easy installation. 4", 6" or 8" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 4-1/4" for the WF4, 6-1/4" for the WF6 and 8-1/4" for the WF8 • Can be installed from 3/8" to 1 ½" ceiling thickness • Can be removed from below the ceiling for service or replacement.

LED Light Engine

Switchable white color temperature from 2700K, 3000K, 3500K, 4000K, 5000K • 90 CRI minimum • Color accuracy within 4 step McAdams Ellipse at the end CCT (2700K and 5000K), within 6 step McAdams Ellipse in the middle CCT (3000K, 3500K, and 4000K) • Dimming 100% to 10% with most standard incandescent dimers (see list of approved dimmers).

Driver

Connect directly to 120V Class-2 (CAN ICES-005 (B) / NMB-005 (B)) LED driver • 120V 60 Hz constant current driver provides noise free operation • IC rated driver with convenience of a switch to choose between 5 selectable color temperature options ranging from 2700K (warm white), 3000K, 3500K, 4000K, or 5000K (daylight) • The isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductor or (4) 12 gauge insulated conductors, making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly • 2" plenum space required for the installation of the WF6 and WF8 driver boxes; 3"plenum space required for the installation of the WF4 driver box • Suitable for installation in t-grid and drop ceiling applications with universal new construction pan.

Optical System

Edge-lit LED technology uses light guided plate to distribute light • Polycarbonate lens provides even illumination throughout the space • Efficient system that can produce over 670 lumens while using 9W (WF4), 970 lumens while using 13W (WF6) and 1640 lumens while using 19W (WF8) • Replaces 65W incandescent (WF4), 75W incandescent (WF6) and 100W incandescent (WF8).

Life

Rated for 50,000 hours at 70% lumen maintenance.

Labels

CSA certified to US and Canadian safety standards • ENERGY STAR® certified product • Suitable for wet location, covered ceiling • Air-Loc certified in accordance with ASTM E283-2004 • NOM Certified • Can be used to comply with California Title 24 Part 6 High Efficacy LED light Source Requirements • U.S. Patent No. 10,681,784.

Testing

All reports are based on published industry procedures; field performance may differ from laboratory performance.

Warranty

3-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Department of Permiting 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
Kirk Dressing, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-26-60
Location: 447 Main Street
Date: March 17, 2026

File: ZP-26-60
Location: 447 Main Street
Zone: RL **Ward**: 6
Date application accepted: February 19, 2026
Applicant/ Owner: Marcus Gonzalez, Ramsay Gourd Architects / Jeremy Dressler, Jane Seymour owners
Request: Proposed renovation of existing dormer, including skylight installation, and construction of a new dormer. Proposal includes chimney removal.

Background:

- **Zoning Permit ZPF-24-83;** Proposed demolition and replacement of existing wooden fence to construct a new six-foot-tall fence. December 2024.
- **Zoning Permit 24-208;** proposed installation of canopy over pedestrian door on the west side of garage. June 2024.

- **Zoning Permit ZP-23-502**; Walkway for ADU, creation of a segregate prking space. November 2023.
- **Zoning Permit 22-528**; Demolition and reconstr4uction of existing carriage house on existing footprint. Confirmation of finished living space on 2nd floor of carriage barn. After the fact permitting of patios and other site features. November 2022.
- **Zoning Permit 06-769FC**; installation of additional 6' high stockade fencing to match existing fencing. Installation of 3 gates, including a driveway gate. May 2006.
- **Non-applicability of Zoning Permit Requirements;** enclose outside entryway/porch. October 2004.
- **Zoning Permit HO-2001-010**; home occupation for antique shop. Approved by ZBA September 2000.
- **Zoning Permit 99-393**; rear two-story addition over existing greenhouse foundation for the single-family home. Proposal includes removing the existing aluminum siding (undovering/replacing wood clapboards), removal of the rear chimney and extending the existing shed dormer out onto the addition. March 1999.
- **Zoning Permit 99-249**; installation of 6' stockade style fencing along the side property line parallel to the existing single-family home. November 1998.
- **Zoning Permit 95-071**; installation of a 4' and 6' high sections of solid picket style fencing to surround the existing rear yard of the single-family home. Structure listed on the Burlington City Historic Sites survey. August 1994.
- **Zoning Permit n.n.;** Use part of the house as an office for the practice of child psychiatry. Approved by ZBA August 1989.
- **ZBA review,** request to erect sign and allow for sample swatches of woolens as an agent for the Vermont Natives Industries of Bridgewater. Renovation of garage in rear for storage and display of woolens. (No additional documents attached.) Request dated January, 1955.

Overview: 447 Main Street is an existing single-family home with an ADU within the reconstructed carriage barn. This application requests alteration of an existing (east) dormer, creation of a new (westerly) dormer and removal of a non-historic chimney. The property is listed as a contributing resource within the **University Green Historic District** on the National Register of Historic Places.[1]

[1] 447 Main Street (#18) was constructed c.1860. The first known owner, noted on the 1869 F.W. Beers Map of Burlington, was M.C. Wheeler who resided directly across Main Street in the Wheeler House. Wheeler was the widow of Rev. John Wheeler, the former president of UVM. In 1865, the house was occupied by Lucia T. Wheeler, the daughter of John Wheeler and stepdaughter of Mary Constance Wheeler. Research by local historian David J. Blow has uncovered that the house was the first location of what would become known as the Home for Destitute Children, the origin of the present-day support services organization known as the Howard Center. Blow's research is confirmed by primary sources which suggest that, in 1865, Lucia Wheeler "had gathered together into her little brick cottage on Main Street seven little girls" who were destitute and/or orphaned.
In addition, an 1866 newspaper article reporting on the dedication of the Home for Destitute Children in its new location states that the home was "started in a little house on College Hill".
Visser, Thomas et al, "University Green Historic District National Register of Historic Places Nomination Form" (Washington, DC: U.S. Department of the Interior, National Park Service, Vermont: 2020), Section 7.

Part 1: Land Division Design Standards
Sec. 6.1.2 Review Standards

No land division is included within this application. Not applicable.

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

(a) Protection of Important Natural Features:

No alteration to existing natural features is proposed.

(b) Topographical Alterations:

Not applicable.

(c) Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

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

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

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

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

The addition of east and westerly facing dormers will provide a modicum of natural light.

(f) Brownfield Sites:

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

Not applicable.

(g)Provide for nature's events:

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

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.

Not applicable.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

There is no change to building access or orientation. Not applicable.

(i)Vehicular Access:

No change. No applicable.

(j) Pedestrian Access:

No change. Not applicable.

(k) Accessibility for the Handicapped:

Not applicable.

(l) Parking and Circulation:

Not applicable.

(m) Landscaping, Fences and Retaining Walls:

Not applicable.

(n) Public Plazas and Open Space:

Not applicable.

(o)Outdoor Lighting:

Not applicable.

(p) Integrate infrastructure into the design:

Not applicable.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

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

The following shall be considered:

1. Massing, Height and Scale:

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

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

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

monotonous repetition. (See also (d) Provide an active and inviting street edge below.)

The application includes addition of a dormer that pieces the eaveline on the east, as well as expanding an existing dormer on the west elevation (including infill of some windows high in the eaves.)

The west elevation has evidence of earlier alteration, with the insertion of double doors onto a patio at the first level. In both instances, the dormers are set back from the primary façade and unlikely to be viewed by pedestrians.

2 East Elevation - Proposed

Scale: 1/4" = 1'-0"

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.

Dormers shall not exceed the height of the ridgeline of the roof to which they are attached, and shall be set back a minimum of 1-foot from the edges of the underlying roofline, Individual dog house dormers shall be limited to 33% of the horizontal eave length of the principal roofline.

Solar panels, light colored ballast or roof membranes, split roof clerestories, planted or "green" roof technologies (with a clearly articulated maintenance plan) and "gray water" collection are encouraged. Active rooftop uses are also encouraged to

add to the visual complexity and activity of the city's skyline, and afford public access to otherwise unseen views of the city and surrounding landscape.

The proposed dormers do not exceed the height of the ridgeline of the roof to which they are attached. A skylight is proposed on a westerly roof plane which would, if approved, allow light to enter the 2nd floor.

3. Building Openings

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

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

The plan includes closing off two small windows under the eaveline of the westerly elevation; a material and visual loss to the historic character of the building elevation. A similar window is proposed to be lost on the east elevation where the dormer addition will pierce the eaveline into the area of the existing window. Understandably the alteration will improve the height and natural light within the 2nd floor, but does constitute an alteration than diminishes original historic fabric.

(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:

Not applicable.

(d) Provide an active and inviting street edge:

The proposal includes alteration set back from the façade, and unlikely to be readily visible to the public right-of-way.

(e) Quality of materials:

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

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

New windows will be required to meet current energy efficiency standards. The application includes window specification sheets.

(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.

As noted, windows must meet energy efficiency standards and require filing an RBES form upon project completion.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

No mechanical equipment is proposed. Not applicable.

(i) Make spaces secure and safe:

The project shall follow all applicable building and life safety code as defined by the building official and/or 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.

447 Main Street is a contributing resource within the University Green Historic District, as revised, 2021.

(b) Standards and Guidelines:

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

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

   Constructed as a single family home, the use will continue.

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

   The proposal includes some alteration of building openings; however the manner in which it is accomplished still relays the information of location and size of the eave windows.

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.*

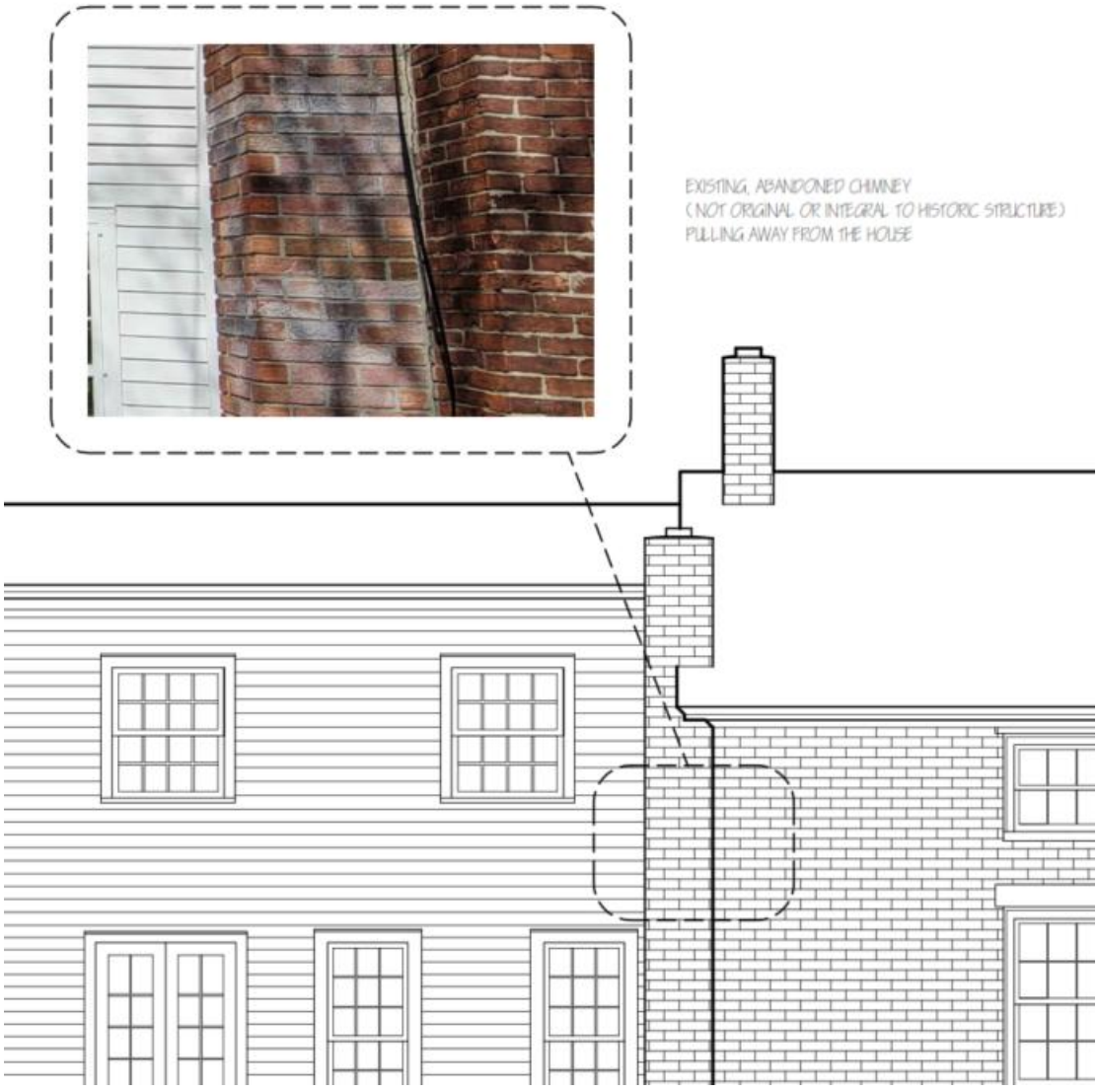
   There is a pre-existing dormer on the west elevation; an alteration that is a common revision to provide more headroom and light into second stories of traditional 1 ½ story historic

4 North Elevation - Proposed

buildings. Viewed as an adaptation to a recognizable building form, dormers may be viewed as evolutionary changes that permit continued comfortable use of older structures.

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

   The chimney that is proposed for removal is on the rear southeast corner, and not identified as an original feature of the building.



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

   None identified.

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.

The application seeks additive modification, not replacement of historic features.

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

   No chemical treatments are proposed. Not applicable.

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

   There has been no identification of archaeological resources at this site.

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

   The proposed dormer addition/alteration is clearly new work that is differentiated from the historic structure; however is set back from the primary, street facing façade, is limited in scope, and the historic structure remains clearly readable.

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

    While unlikely, the dormers could be removed in the future, leaving the essential form and integrity of the historic home intact.

List of Drawings

Project Directory

Owner:
Jane Seymour & Jeremy Dressler
447 Main Street
Burlington, VT 05401
Tel: (802) 779-1800; (302) 540-3881
Contact: Jane Seymour; Jeremy Dressler

Builder:
Wild Branch Builders LLC
109 Schillhammer Rd
Jericho, VT 05466
Tel: (802) 338-8519
Contact: Arel Blau

Architect:
Ramsay Gourd Architects
7190 Main Street
Manchester, VT 05255
Tel: 802-362-1480
Contact: Ramsay

Ramsay Gourd Architects
1 Mill Street, Suite 185
Burlington, VT 05401
(802)-861-1480
Contact: Marcus

Structural Designer:

N/A:

Civil Engineer:

N/A

Landscape Architect:

N/A

Revisions:

Drawn By: MIG
Date: 25 Feb. 2026

SEYMOUR/DRESSLER RESIDENCE
447 Main Street
Burlington, VT

RAMSAY GOURD ARCHITECTS
7190 Main Street • Manchester Center, VT
(802) 362-1480 • FAX (802) 362-0179

Cover

NOT FOR CONSTRUCTION

East Side (Driveway)

North East Corner

North West Corner

West Side (Yard)

Revisions:

Drawn By: MIG
Date: 25 Feb. 2026

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447 Main Street
Burlington, VT
RAMSAY GOURD ARCHITECTS
7190 Main Street • Manchester Center, VT
(802) 362-1480 • FAX (802) 362-0179

Existing Conditions Photography

S-1.1

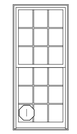
NOT FOR CONSTRUCTION

FINISH SCHEDULE

Windows	Marvin Ultimate	Ext. Aluminum Clad; Int. Painted Wood (See Window Spec Sheets)
	Velux	Ext. Aluminum; Int. Painted Wood (See Window Spec Sheets)
Roofing	Rubber Membrane, in Keeping With Existing Dormer Roofing	
Siding	Painted Wood, 4" Reveal in Keeping With Existing	
Trim	Painted Wood, in Keeping With Existing	

WINDOW SCHEDULE

Notes: Marvin Ultimate, Wood Windows w/ o Trim or Sills--
Dual Pane, Low-E2.
Exterior Color - TBD; Interior - Wood, Color TBD; 4 9/ 16" Jamb depth Typ., Hardware; TBD



QTY: 1
ULTIMATE DOUBLE HUNG
UDHG2 2884E
RO. 2'-8 1/ 4" x 6'-4"
NOTES:

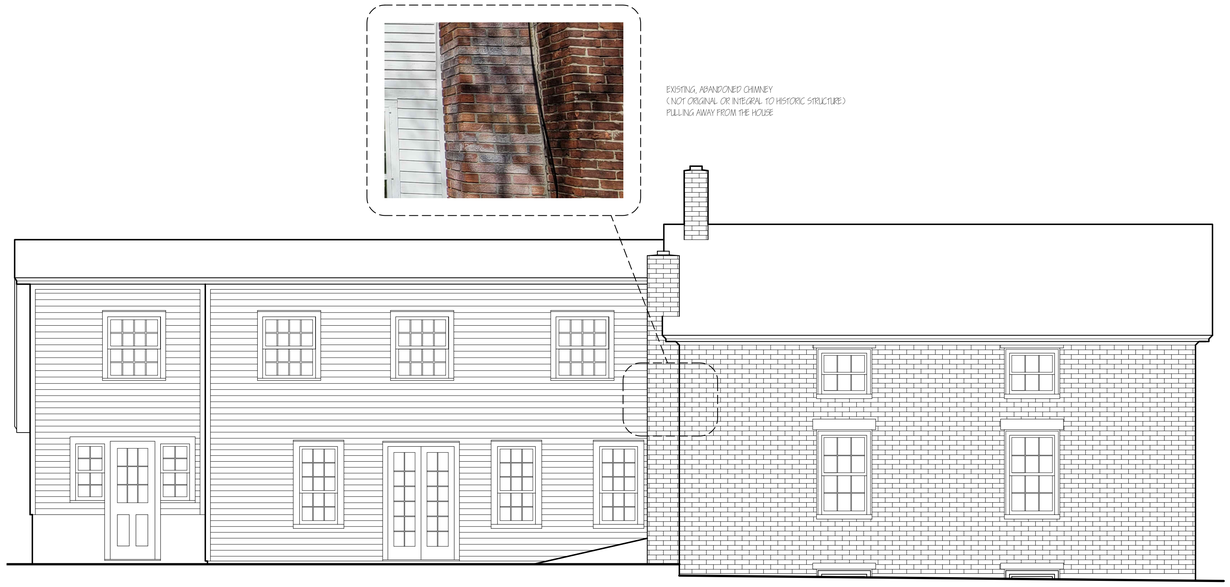
QTY: 3
ULTIMATE CASEMENT
UCHTRG2 2820
RO. 2'-10 1/ 4" x 2'-4 5/ 16"
NOTES:

QTY: 4
ULTIMATE CASEMENT
UCA2028
RO. 1'-9" x 2'-5 5/ 8"
NOTES:

QTY: 1
ULTIMATE FRENCH CASEMENT
UWFCAP04048
RO. 5'-5" x 5'-11 5/ 8"
NOTES: EGRESS WINDOW

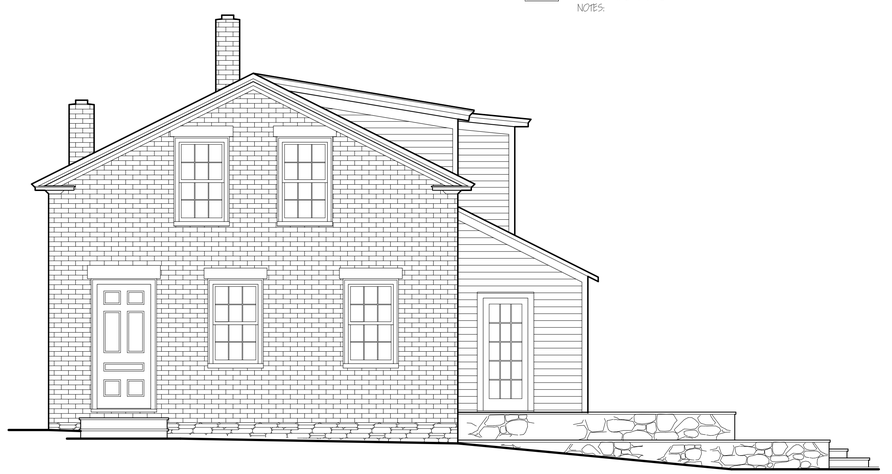
QTY: 2
ULTIMATE CASEMENT
UCA5064
RO. 2'-7" x 4'-5 5/ 8"
NOTES: EGRESS WINDOW

QTY: 1
VELUX SKYLIGHT
CO4
RO. 1'-9" x 3'-1 7/ 8"
NOTES: DECK MOUNTED



1 East Elevation - Existing

Scale: 1/4" = 1'-0"



3 North Elevation - Existing

Scale: 1/4" = 1'-0"

2 East Elevation - Proposed

Scale: 1/4" = 1'-0"

4 North Elevation - Proposed

Scale: 1/4" = 1'-0"

Revisions:

Drawn By: MIG
Date: 25 Feb. 2026

SEYMOUR/DRESSLER RESIDENCE
Burlington, VT

RAMSAY GOURD ARCHITECTS
447 Main Street
7190 Main Street • Manchester Center, VT
(802) 362-1480 • FAX (802) 362-0179

Exterior Elevations

A-2.1

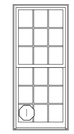
NOT FOR CONSTRUCTION

FINISH SCHEDULE

Windows	Marvin Ultimate	Ext. Aluminum Clad; Int. Painted Wood (See Window Spec Sheets)
	Velux	Ext. Aluminum; Int. Painted Wood (See Window Spec Sheets)
Roofing	Rubber Membrane, in Keeping With Existing Dormer Roofing	
Siding	Painted Wood, 4" Reveal in Keeping With Existing	
Trim	Painted Wood, in Keeping With Existing	

WINDOW SCHEDULE

Notes: Marvin Ultimate, Wood Windows w/ o Trim or Sills--
Dual Pane, Low-E2.
Exterior Color - TBD; Interior - Wood, Color TBD; 4 9/ 16" Jamb depth Typ., Hardware; TBD



QTY: 1
ULTIMATE DOUBLE HUNG
UDHG2 2884E
R.O. 2'-8 1/ 4" x 6'-4"
NOTES:

QTY: 3
ULTIMATE CASEMENT
UDHTRG2 2B2O
R.O. 2'-10 1/ 4" x 2'-4 5/ 16"
NOTES:

QTY: 4
ULTIMATE CASEMENT
UCA2O2B
R.O. 1'-9" x 2'-3 5/ 8"
NOTES:

QTY: 1
ULTIMATE FRENCH CASEMENT
UMFCAPO4O4B
R.O. 5'-5" x 5'-11 5/ 8"
NOTES: EGRESS WINDOW

QTY: 2
ULTIMATE CASEMENT
UCA5O54
R.O. 2'-7" x 4'-5 5/ 8"
NOTES: EGRESS WINDOW

QTY: 1
VELUX SKYLIGHT
CO4
R.O. 1'-9" x 5'-1 7/ 8"
NOTES: DECK MOUNTED

1 West Elevation - Existing

Scale: 1/4" = 1'-0"

3 South Elevation - Existing

Scale: 1/4" = 1'-0"

2 West Elevation - Proposed

Scale: 1/4" = 1'-0"

4 South Elevation - Proposed

Scale: 1/4" = 1'-0"

Revisions:

Drawn By: MIG
Date: 25 Feb. 2026

SEYMOUR/DRESSLER RESIDENCE
Burlington, VT

RAMSAY GOURD ARCHITECTS
447 Main Street
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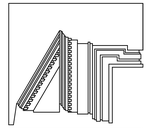


Exterior Elevations

A-2.2

NOT FOR CONSTRUCTION

Double Hung G2

Engineered for performance and designed to inspire, each aspect of the Marvin Ultimate™ Double Hung G2 window is made with purpose. Our engineers consider every detail, from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

Rich Wood Interior
Offers beauty and warmth with six wood species and 10 interior finish options.

Narrow Checkrail
Provides a sleek aesthetic at 1-⅜" to maximize daylight opening while maintaining historical accuracy.

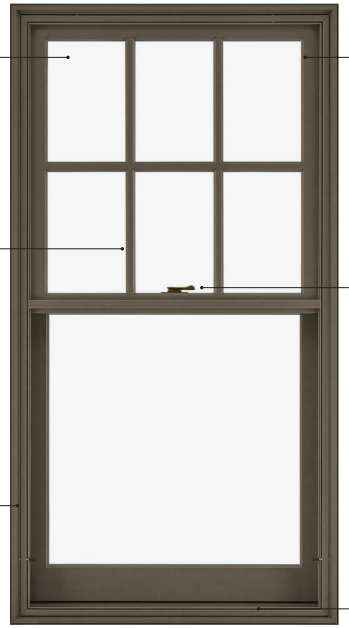
Sash Balance Systems
Enables smooth operation at the largest sizes.

Energy Efficiency
Multiple glass options for meeting standards in energy efficiency for various regions and climates.

Exclusive Autolock
Activates when the sashes are closed, locking the window.

Tilt Wash Mode
Allows easy access to exterior glass for cleaning and maintenance.

EXTERIOR FEATURES AND PERFORMANCE



Expansive Sizes
Larger than 5' wide by 10' high.

Design Versatility
An array of simulated divided lite patterns, interior and exterior color options, 10 hardware finishes, and archtop models.

Superior Weather Performance
LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

Durable Cladding
Extruded aluminum exterior cladding with an AAMA-verified 2605 finish and backed by a 20-year warranty against chalking and fading.

Aluminum Interlock
Eliminates drafts and improves the window's overall structural integrity.

Traditional Sill Bevel
The 14° bevel provides optimal water management while maintaining a classic look.

Casement Styles

Full Frame or Narrow Frame

Marvin Ultimate™ Casement and Ultimate Casement Narrow Frame windows are among the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes for easier operation in hard-to-reach areas.

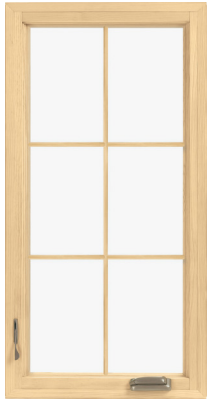
ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb, offer design flexibility for new construction or full frame replacement.

Ultimate Casement Exterior with 4-⅝" Full Jamb
The Ultimate Casement has a recessed sash for a traditional or historic look.

ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for frame-in-frame replacement or more contemporary new construction applications.



Ultimate Casement Narrow Frame Exterior with 2-⅜" Narrow Jamb
The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

Casement Features + Options

Easy Wash Mode

Ultimate Casement windows allow access to both sides of the glass from inside your home, making it easy to wash them without ladders or stress.

Marvin-exclusive Wash Mode not available on Ultimate Casement windows in sizes less than 20" wide or Ultimate French Casement, Ultimate Awning, or Round Top windows.

Divided Lite Options

A variety of divided lite patterns further personalize your home and can even be used to make a casement look like a double hung. Perfect for replacing windows in older, more traditional homes.

Multi-Point Locking System

Multi-point locking mechanisms enhance performance and make large casements easy to operate.

Lock Status Sensor

Hidden Lock Status Sensor option connects with your Smart Home Security to indicate when windows are closed and locked.

Large Sizes Open With Ease

We have developed the most durable hardware in the industry, which provides easy opening and smooth operation on even the largest casements.

Window Opening Control Device

Limits the casement sash opening to less than 4" when engaged. The release mechanism allows for operation beyond 4". This option meets the ASTM F2090-21 standard.

Friction Limiter

Flip a lever to lock the sash securely in place at multiple set angles, allowing you to keep your windows open on windy days. Available for push-out only.

French Casement

The Marvin Ultimate™ French Casement window pairs expert engineering with thoughtful design to offer a beautiful architectural window that won't compromise on performance or energy efficiency. The Ultimate French Casement has no center vertical post and opens like a French door. Simply crank open each independent sash or push out each sash and enjoy an unobstructed view.

fig. 1 **PUSH-OUT FRENCH CASEMENT WINDOWS**
Custom Finish

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **CRANK-OUT FRENCH CASEMENT WINDOW**
Designer Black

fig. 1

fig. 2

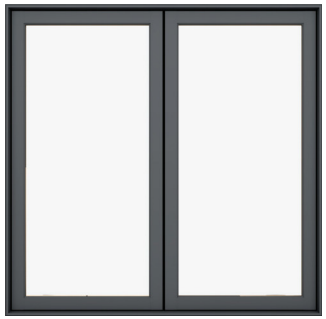


fig. 3

fig. 4

FEATURES

- Choose crank-open or push-open design
- Provides uninterrupted views with no center vertical post
- Durable hardware allows individual sashes to open easily
- Unique Wash Mode allows convenient cleaning of both sides of glass from indoors
- Multi-point locking system ensures a tight seal and security from top to bottom
- Expansive sizes to fit openings up to 6' wide by 7' high
- Choose traditional Ogee profiles or square profiles for a more contemporary look

FS Fixed Skylight
Technical Product Data Sheet

VELUX®

Description
- FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazings, is manufactured with a white finished (optional stain grade) pine frame/sash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

Installation
- Designated top, bottom, and sides for installation in one direction.
- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashings
- EDL – Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitches from 14-85 degrees.
- EDW – Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitches from 14-85 degrees.
- EDM - Engineered neutral gray flashing for single installation with metal roof (1½"-1¾" max profile) for roof pitches from 14-85 degrees.
- EKL- Engineered neutral gray flashing for multiple skylights with thin roofing material (Max. 5/16") on roof pitches from 14 to 85 degrees.
- EKW – Engineered neutral gray flashing for multiple skylights with high profile roofing material (Max. 3½") on roof pitches from 15 to 85 degrees.
- Applications less than 14-degree roof pitch - flashing provided by others.

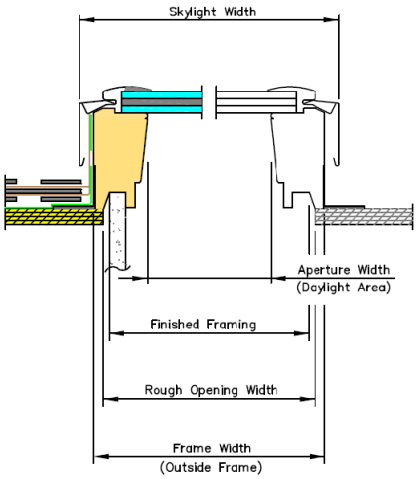
Interior Accessories
- FSCH - Solar powered Room darkening - double pleated shade.
- FSLH - Solar powered Light filtering - single pleated shade.

Type Sign
- Example: FS C01 0004E 01BM05
- Located on bottom of interior frame.

Standard Sizes
- A06, C01, C04, C06, C08, C12, D26, D06, M02, M04, M06, M08, S01, S06
- No custom sizes available.

Warranty
- **Installation** – 10 years from the date of purchase; VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
- **Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Glass Seal** – 20 years from the date of purchase; VELUX warrants that the insulated glass pane will not develop a material obstruction of vision due to failure of the glass seal.
- **Hail Warranty** – 10 years from the date of purchase; VELUX warrants only laminated glass panes against hail breakage.
- **Accessories and Electrical Components** – 5 years from the date of purchase; VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

Cross Section

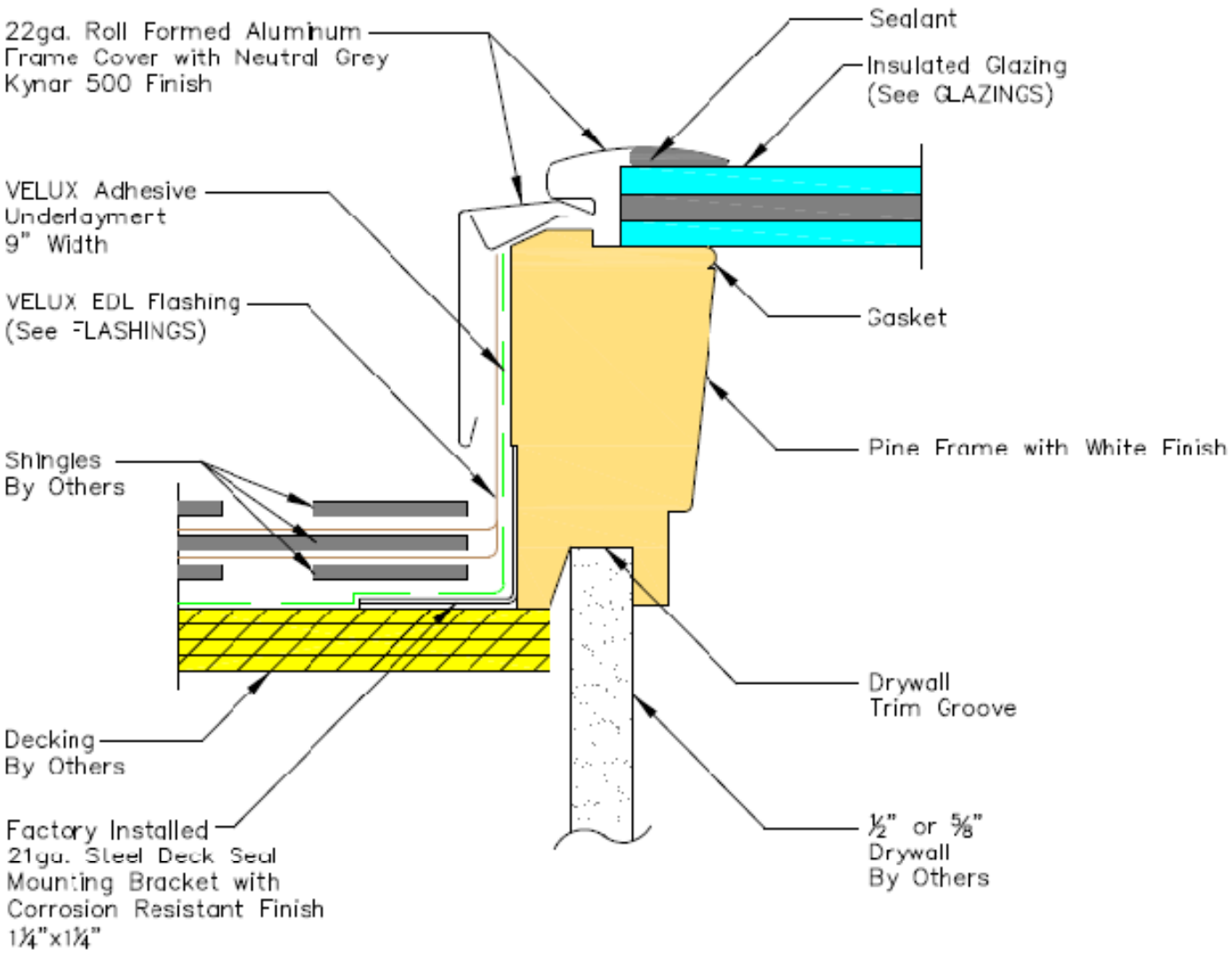


Size	Rough Opening Width	Frame Width	Frame Aperture Width	Skylight Width	Rough Opening Height	Frame Height	Frame Aperture Height	Skylight Height	Daylight Area (Sq. Feet)
A06	14 ½	15 ¼	11 15/16	16 1/8	45 ¾	46 ¼	42 15/16	47 ¼	3.56
C01	21	21 ½	18 3/16	22 3/8	26 7/8	27 3/8	24 1/16	28 3/8	3.03
C04	21	21 ½	18 3/16	22 3/8	37 7/8	38 3/8	35 1/16	39 3/8	4.43
C06	21	21 ½	18 3/16	22 3/8	45 ¾	46 ¼	42 15/16	47 ¼	5.43
C08	21	21 ½	18 3/16	22 3/8	54 7/16	54 15/16	51 5/8	55 15/16	6.52
C12	21	21 ½	18 3/16	22 3/8	70 ¼	70 ¾	67 7/16	71 ¾	8.52
D26	22 ½	23 ½	19 15/16	24 1/16	22 15/16	23 7/16	20 1/8	24 7/16	2.78
D06	22 ½	23 ½	19 15/16	24 1/16	45 ¾	46 ¼	42 15/16	47 ¼	5.94
M02	30 1/16	30 9/16	27 ¼	31 7/16	30	30 ½	27 3/16	31 ½	5.15
M04	30 1/16	30 9/16	27 ¼	31 7/16	37 7/8	38 3/8	35 1/16	39 3/8	6.64
M06	30 1/16	30 9/16	27 ¼	31 7/16	45 ¾	46 ¼	42 15/16	47 ¼	8.13
M08	30 1/16	30 9/16	27 ¼	31 7/16	54 7/16	54 15/16	51 5/8	55 15/16	9.77
S01	44 ¼	44 ¾	41 7/16	45 9/16	26 7/8	27 3/8	24 1/16	28 3/8	6.92
S06	44 ¼	44 ¾	41 7/16	45 9/16	45 ¾	46 ¼	42 15/16	47 ¼	12.36

Glazings and Certification

Glazing	NFRC U-factor	NFRC SHGC	NFRC Vt	Hallmark 426-H-672	IAPMO-ES ER 199	Fla Prod Approval 13303	HVHZ	TDI
04 Laminated -2.3 mm **l**aminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.44	0.26	0.60	√	√	√		SK-03
06 Impact – 2.3 mm laminated (2.28 mm interlayer) with tempered Low E366 outer pane for hurricane areas.	0.41	0.26	0.60	√	√	√		SK-14
08 White laminated -2.3 mm Laminated (0.76mm white interlayer) with tempered Low E366 outer pane.	0.44	0.25	0.42	√	√	√		SK-03
10 Snowload- 3 mm **l**aminated (0.76 mm interlayer) with tempered Low E366 outer pane.	0.48	0.27	0.45	√				

Consult with Customer Service for special glazing options.



Corner keys made of ASA Luran in neutral grey finish.

Formal Name/Address: 447 Main Street

Description(s)

18. 447 Main Street, c.1860, Contributing building

The house at 447 Main Street was constructed c. 1860, possibly for Mary Constance and/or Lucia Wheeler, the widow and daughter of Rev. John Wheeler, who served as UVM president. It was the first location of what would become known as the Home for Destitute Children, which was incorporated in 1865 with Lucia Wheeler as a founding member and is the origin of the present-day support services organization known as the Howard Center. At the turn of the 20th century, the house became a single-family residence once again, occupied during much of the mid- to late 20th century by UVM faculty member Thomas Sproston and his wife Elizabeth "Betty" Sproston, a *Burlington Free Press* reporter. It presently remains a residence.

The building is a rectangular-shaped, gable-front, 1.5-story brick house resting on a stone foundation with a low-pitched gable roof containing cornice returns. The original, 3x2 bay north block of the building has regular fenestration consisting of slightly recessed double-hung, 6/6 sash windows on the ground floor and in the front-facing gable where there are two windows. All of the windows feature painted wooden sills and lintels. The primary entrance is in the east bay of the north elevation and consists of a paneled wood door with a painted wooden lintel, accessed via a set of stone steps. The large rear gabled addition, which almost doubles the size of the house, is not clearly visible from the street. According to City of Burlington permit records for this property, this two-story addition was built in 1999. It is wood frame with clapboard siding and was partially built over the foundation of a greenhouse that was formerly located at the rear of the house.

18a. Garage/ Carriage Barn, c.1915, Contributing building

Located in the rear yard of 447 Main Street is a wood-frame, 1.5-story, gable-front, former carriage house with raking eaves, which appears to have replaced an earlier outbuilding nearby. The clapboard building has two sliding wooden garage doors which extend across the first story of the north elevation facing the driveway and a paired, 8/12, double-hung sash window in the gable above. In 2005, the upper story of this building was converted into an accessory apartment.

Partial Description(s)

Social History is also associated with the establishment of The Home for Destitute Children, founded in the historic district in the small cottage at 447 Main Street (#18). While the Home had to move from this location within a year because it grew so quickly, the fact that the organization was founded in the historic district is significant because it has since grown into the Howard Center which is the state's largest agency providing mental health services in Vermont. The founding of the Home is an example of the trend of wealthy and educated women in the late-nineteenth century founding charitable organizations to combat poverty.

---

447 Main Street (#18) was constructed c.1860. The first known owner, noted on the 1869 F.W. Beers Map of Burlington, was M.C. Wheeler who resided directly across Main Street in the Wheeler House. Wheeler was the widow of Rev. John Wheeler, the former president of UVM. In 1865, the house was occupied by Lucia T. Wheeler, the daughter of John Wheeler and stepdaughter of Mary Constance Wheeler. Research by local historian David J. Blow has uncovered that the house was the first location of what would become known as the Home for Destitute Children, the origin of the present-day support services organization known as the Howard Center.[56] Blow's research is confirmed by primary sources which suggest that, in 1865, Lucia Wheeler "had gathered together into her little brick cottage on Main Street seven little girls" who were destitute and/or orphaned.[57] In addition, an 1866 newspaper article reporting on the dedication of the Home for Destitute Children in its new location states that the home was "started in a little house on College Hill".[58]

The Home for Destitute Children was officially incorporated in the fall of 1865, with its founding members consisting of Lucia Wheeler and other Burlington middle-class women

---

including Susan Edmunds, Mary Haight Phelps, Katherine Pease Benedict, Julia Loomis, Laura Hickok and Harriet Shedd.[59] Representing the context of **Social History** through the effort to promote the welfare of impoverished and orphaned children, the founding of this organization is significant. These women realized that a social organization was needed to care for and educate destitute children to help combat the pervasive poverty present in Burlington in the latter decades of the nineteenth century. The founding of the Home for Destitute Children is an example of a growing trend in the late-nineteenth century in which wealthy and educated women founded charitable organizations, both out of a sense of moral duty and to exert social influence beyond the limits of their domestic lives.

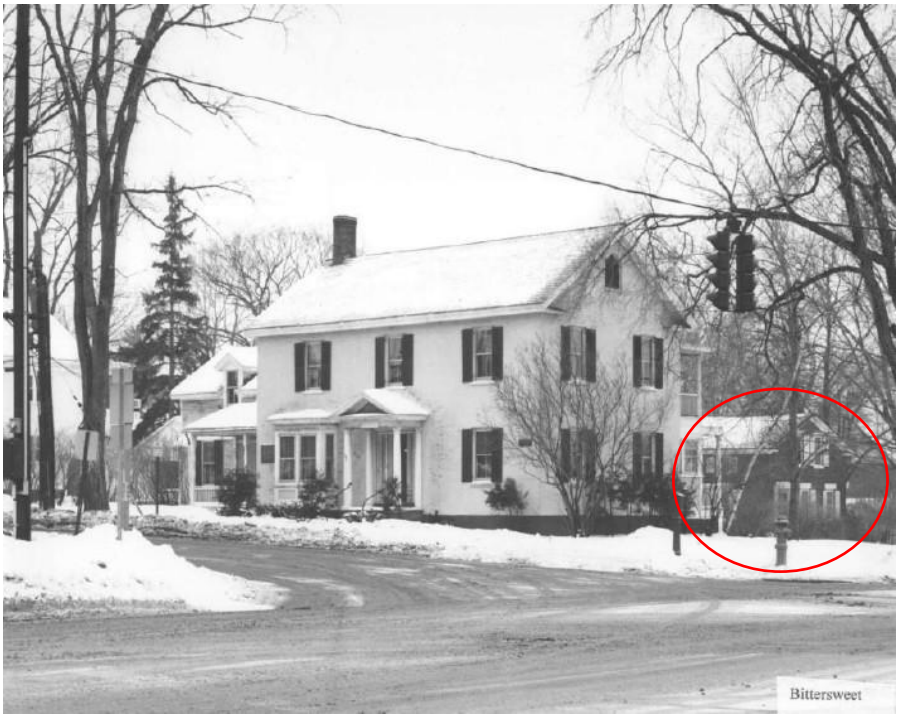
The Home was so successful that it had to relocate twice to larger spaces before moving into its permanent home in 1867 on Shelburne Road two miles south of downtown Burlington. The Wheeler family continued to own the house at 447 Main Street until the turn of the twentieth century and, throughout the twentieth century, many of its occupants were professors and students at UVM.

Buckham's first physical project at UVM, over a decade before any new buildings would be constructed, was the improvement of University Green (#1) which is significant within the context of **Landscape Architecture**. Philanthropist John Purple Howard donated money for most of the 1870s improvements to the green, the first of several major UVM projects that he funded. John Purple Howard was the son of a wealthy hotelier in New York City and Burlington. John Purple Howard's and his sister Louisa Howard's philanthropic gifts are found throughout Burlington and include the Howard Opera House on Church Street and the Louisa Howard Chapel at Lakeview Cemetery. In addition, the Howard Center (which began as the Home for Destitute Children at 447 Main Street [#18]) is named for John and Louisa Howard.

Picture(s)

View looking East:

View looking Southwest:



View looking Southwest:

027: 447 Main Street (#18) and garage (#18a) at left. Looking southwest.

Department of Permiting 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
Kirk Dressing, Associate Planner
Joseph Cava, Planning Technician
Collin Naheedy, Zoning Compliance Officer

MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-25-622
Location: 37 Archibald Street
Date: March 17, 2026

File: ZP-25-622
Location: 37 Archibald Street
Zone: RM **Ward**: 2
Date application accepted: December 15, 2025 (incomplete)
Revised plans received: March 4, 2026
Applicant/ Owner: Edie Rhoads
Request: Proposed change of use from existing single-family home to **two** units.

Background:

- **Zoning Permit 08-342CA / 07-655**; Replace 6 windows and 2 entry doors. Install white vinyl siding and insulation. October 2007.

Overview:
37 Archibald Street appears on the 1889 Hopkins Map of Burlington, and identified within Burlington Land Records as a single-family home in 1911[1]. It is not clear if the structure identified is the same building that exists today, although it is similarly set back from the street and was described as 1 ½ stories.
This building is proposed to be converted to a duplex via a 2nd story addition. [Project scope has diminished: Original request was to convert to four units.]

The DAB reviewed the plans at their February 24, 2026 meeting, and voted to **Table** the application pending revisions as recommended by the Board. Revised plans were uploaded March 4, 2027.

Article 6: Development Review Standards
Part 1: Land Division Standards

[1] City of Burlington Land Records, V112:151.

No subdivision is proposed. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.1 Applicability.

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

Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

The submitted site plan reflects existing conditions, with no change to the landscaping or topography. Not applicable.

(b) Topographical Alterations:

No change to the topography is proposed within the submission materials.

(c)Protection of Important Public Views:

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

(d) Protection of Important Cultural Resources:

37 Archibald Street is not listed on the state or National Register of Historic Resources. Not applicable.

(e)Supporting the Use of Renewable Energy Resources:

Nothing within this application precludes the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

37 Archibald is not listed on the Department of Environmental Conservation's Brownfields list. 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.

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.

Per the provided site plan, no site alterations are proposed. The newly submitted floor plan shows double entry doors on the north/front elevation, which is protected with a covered entryway.

(h) Building Location and Orientation:

The introduction of new buildings and additions shall be consistent with the intent of the district. New buildings and additions should be aligned with the front façade of neighboring buildings to reinforce the existing "street-edge," or where necessary, located in such a way that complements existing natural features and landscapes. Buildings placed in mixed-use areas where high volumes of pedestrian traffic are desired should seek to provide sufficient space (optimally 12-15 feet) between the curbline and the building face to facilitate the flow of pedestrian traffic. In such areas, architectural recesses and articulations at the street-level are particularly important, and can be used as an alternative to a complete building setback in order to maintain the existing street wall.

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

The existing entry on the façade is proposed to be retained. There are no other access doors defined on the building elevations, which may be a conflict with life safety code. The originally provided site plan does not provide a footprint for the entry stairs, or measurement to the property line, which is needed.

(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.

No changes are proposed for the existing driveway, which is provided as 8' x 30'deep.

(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.

A walkway to the front door is illustrated on the site plan. If a second entry/exit door is proposed, a pedestrian path to that entry is required.

(k) Accessibility for the Handicapped:

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

ADA compliance is under the jurisdiction of the building official.

(l) Parking and Circulation:

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

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.

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.

No changes are proposed to the existing vehicular access and parking/drive area.

Bicycle parking will be required for the two residential units. Long term bike parking is calculated at 1 space/2 bedrooms. The applicant shall provide the bedroom count to finalize the bike parking requirement, and the location of bike parking.

(m) Landscaping, Fences and Retaining Walls:

No fences or landscaping are proposed. Not applicable.

(n) Public Plazas and Open Space:

No public plazas or open space are required. Not applicable.

(o)Outdoor Lighting:

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

No lighting information has been provided. The applicant shall provide lighting fixture information with proposed light levels.

(p) Integrate infrastructure into the design:

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

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

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

Building elevations and/or the site plan do not define the location of meters, mechanical equipment, utility connections, mailboxes or trash/recycling facilities. All are required.

Part3: 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.

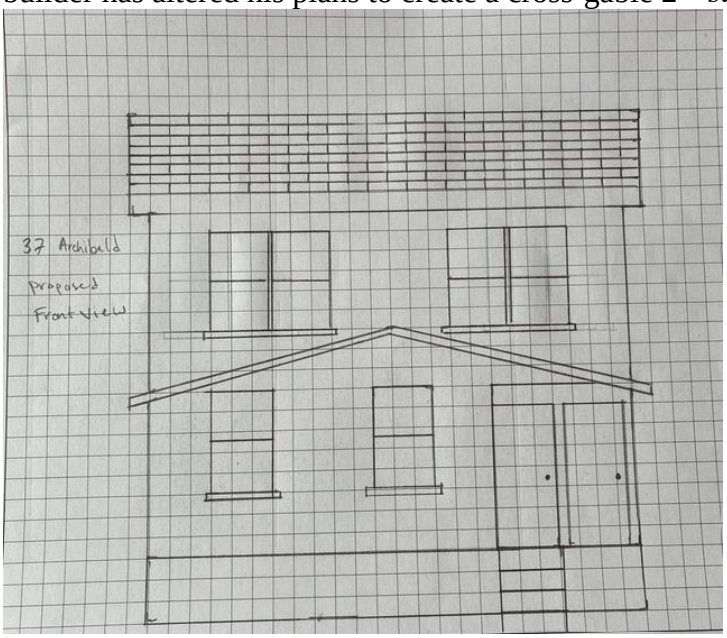
In low and medium residential districts, the height and massing of existing residential buildings should be carefully considered when evaluating the compatibility of

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.

37 Archibald is smaller in scale that the two buildings that abut it. The addition of a second story leans toward the multi-story character of abutting properties.

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 design methodology here is a second story addition to add a new residential unit. The builder has altered his plans to create a cross-gable 2nd story per the Board's recommendation. The revision has provided height and massing that more closely aligns this structure with its much larger neighbors.



2. Roofs and Rooflines.

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

The new second story is proposed to have a gable roof, more closely reflecting neighboring properties. The predominant roof form is a gable or flat roof, when associated with an Italianate style residence.

3. Building Openings

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

Window openings shall maintain consistent patterns and proportions appropriate to the use. The window pattern should add variety and interest to the architecture, and be proportioned to appear more vertical than horizontal. Where awnings over windows or doors are used, the lowest edge of the awning shall be at least eight (8) feet above any pedestrian way, and shall not encroach into the public right-of-way without an encroachment permit issued by the dept. of public works.

Revised elevations only show the front/north double entry. If any other entry openings are proposed or required, they shall be illustrated on revised building elevations.

Vinyl windows are proposed.

The applicant will need to confirm compliance with egress requirements with the building official.

(b) Protection of Important Architectural Resources:

37 Archibald is not listed on the state or National Register of Historic Resources.
Not applicable.

(c) Protection of Important Public Views:

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

(d) Provide an active and inviting street edge:

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

37 Archibald is uniquely set back from the front parcel line, about 18' from the streetfront. Abutting properties both to the east and west are situated close to the sidewalk. This plan retains the orientation and arrangement of the façade, with the addition of a second story approximately 12' from the front façade. A proposed building height has not been provided; however, the

ordinance limits building height to 35’ or three stories. No scale is provided on plans, so building height has not been defined. An accurate scale and height measurements are required.

(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.

Vinyl windows and doors are of limited durability but considered acceptable for new construction on non-historic structures.

(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 applicant will be required to provide Residential Building Energy Standards information prior to issuance of a Certificate of Occupancy.

If retained, the south-facing shed roof would be an excellent candidate for solar installation.

(g) Make advertising features complementary to the site:

No signage is proposed. Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

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

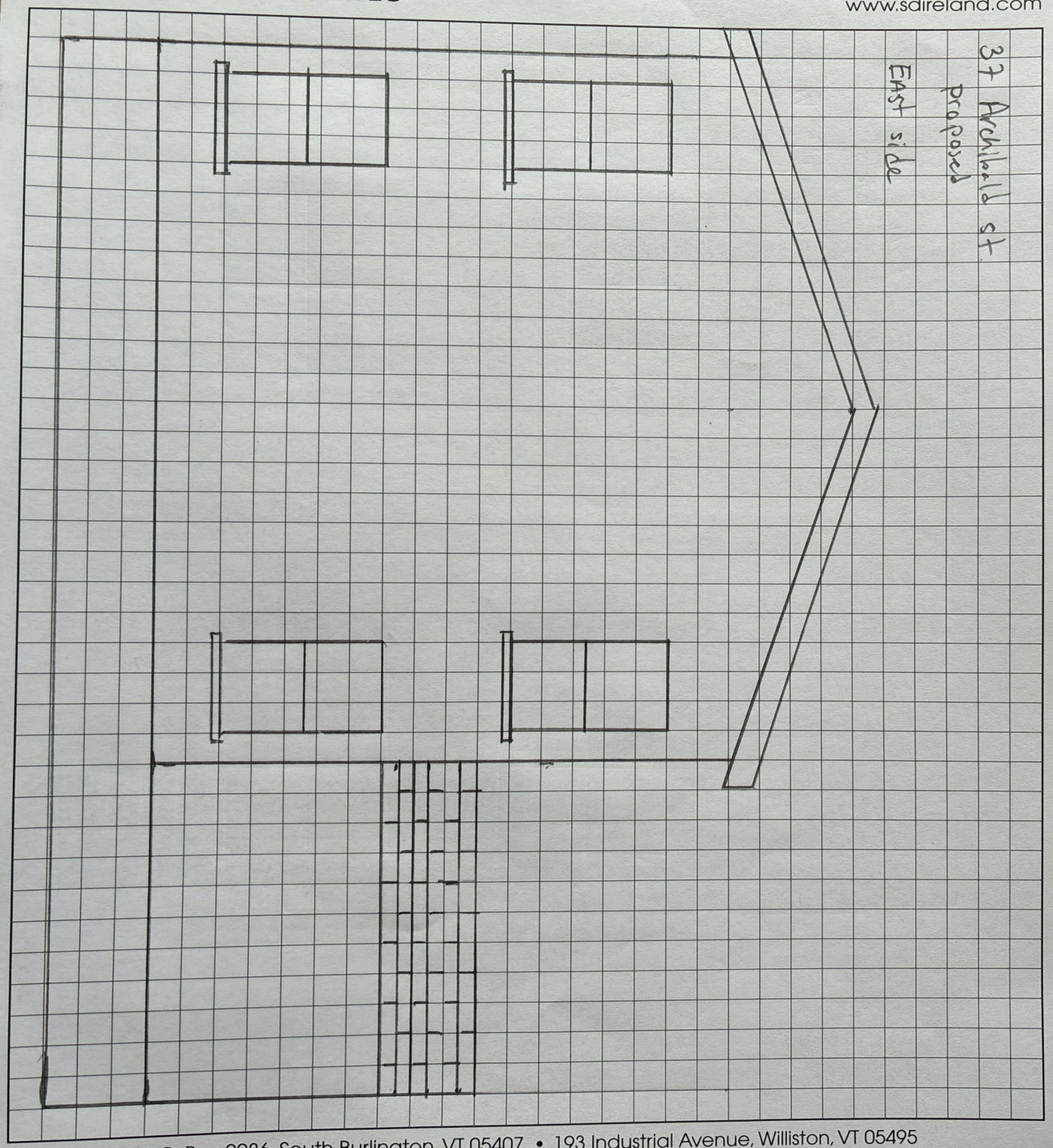
No lighting plan has been provided, and is essential to understand adequate lighting at building entrances.

Unit numbers shall be identified as per the direction of the fire marshal’s office, and clearly visible from the street.

All required building and life safety code as defined by the building official and fire marshal shall apply.

Items for the Board's consideration:

1. The applicant shall provide lighting fixture information with proposed light levels.
2. The minimum dwelling unit size under the Neighborhood Code is 350 sq. ft.
3. The site plan shall be revised to include the footprint/area for the westerly entry stairs, and their setback from the property line. Any change in lot coverage shall be defined.
4. The applicant shall provide a final bedroom count to calculate required Long Term bike parking spaces @ 1/two bedrooms.
5. A letter of adequate water and sewer capacity shall be submitted from Burlington's Water Resource Division.
6. A state waste water permit shall be required. This is the obligation of the applicant to secure prior to issuance of a Certificate of Occupancy.
7. **Impact fees may be due within 30 days of issuance of the related building permit**, as determined by the Water Resources Division and the Technical Services Division of the Department of Public Works based on water and wastewater flows and peak hour vehicle trip ends, respectively.
8. **A revised estimated construction cost shall be provided to correct application fees. Per Section 3.2.4 (a):**
   Application fees are based on the estimated fair market value of the construction costs for the type and scope of site improvements and construction being proposed. This is <u>not</u> the actual cost to the applicant. Applicants may be required by the administrative officer to document any fees calculated based on the estimated cost of construction in accordance with the most recent publication of the RS Means Construction Cost Estimation cataloque or equivalent.
9. The location of mailboxes, utility connections, trash and recycling materials, and any mechanical equipment shall be provided on elevations and/or the site plan as appropriate.
10. The applicant shall provide the net new area of the addition.
11. Standard Permit Conditions 1-15.


37 Archibald st
proposed
East side

Exterior Changes

Change Entrance door from front to side

Add windows and remove old windows

All new siding

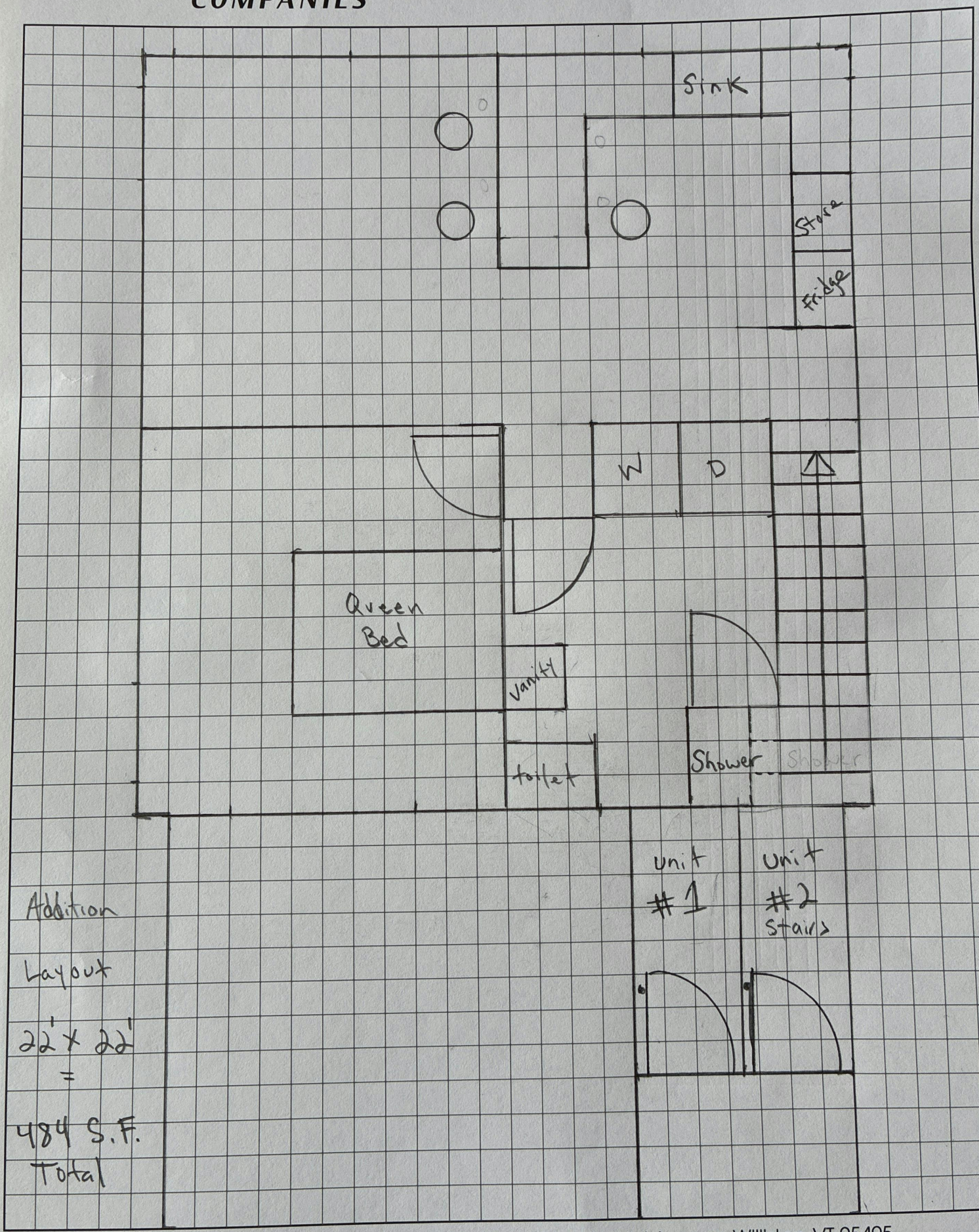
All new roofing

All new lighting

New steps @ side entrance

ECC = $10,000.00

SD Ireland COMPANIES
Phone: 802-863-6222 • Fax: 802-860-1528
www.sdireland.com



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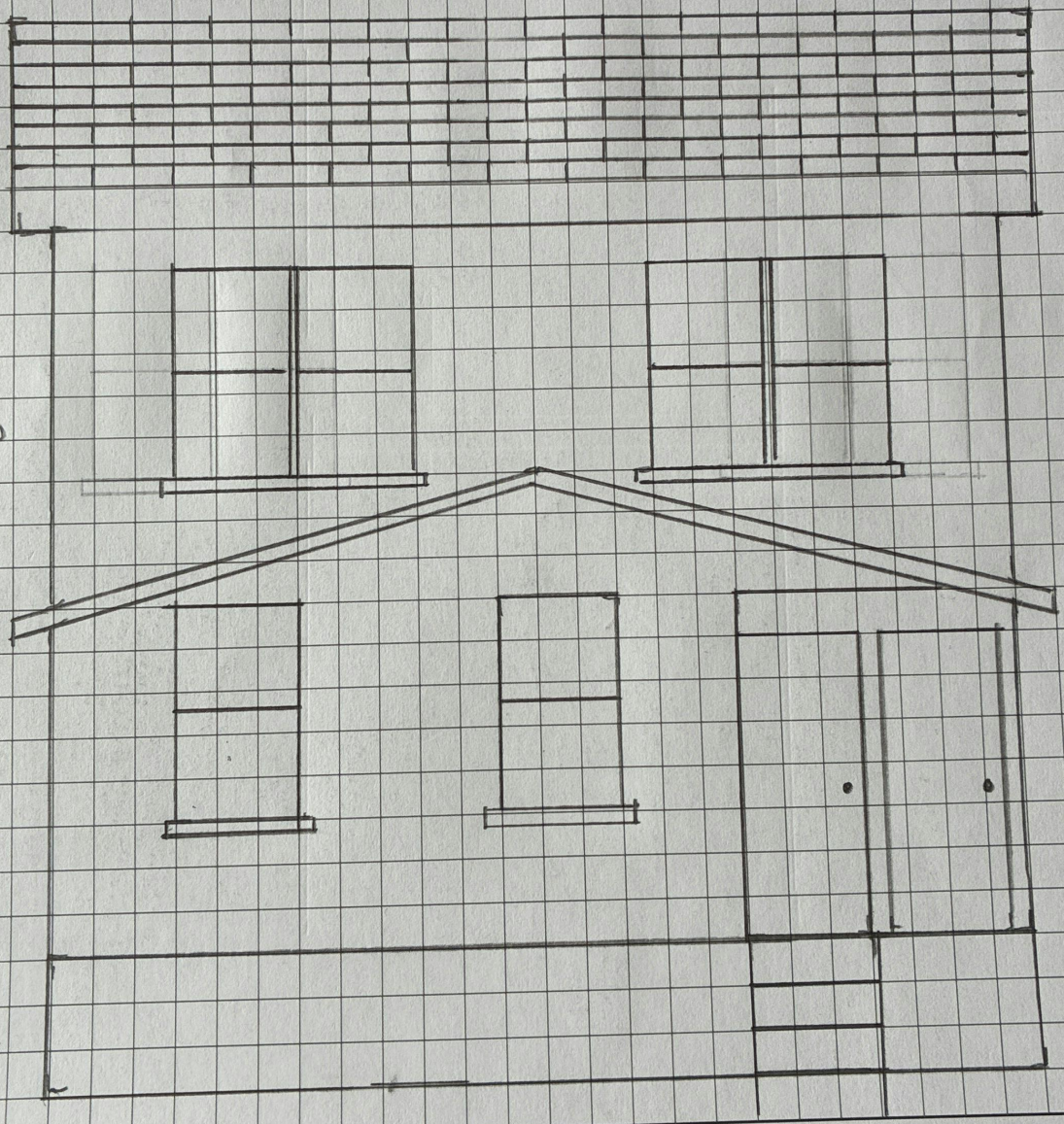
37 Archibald

proposed

Front view



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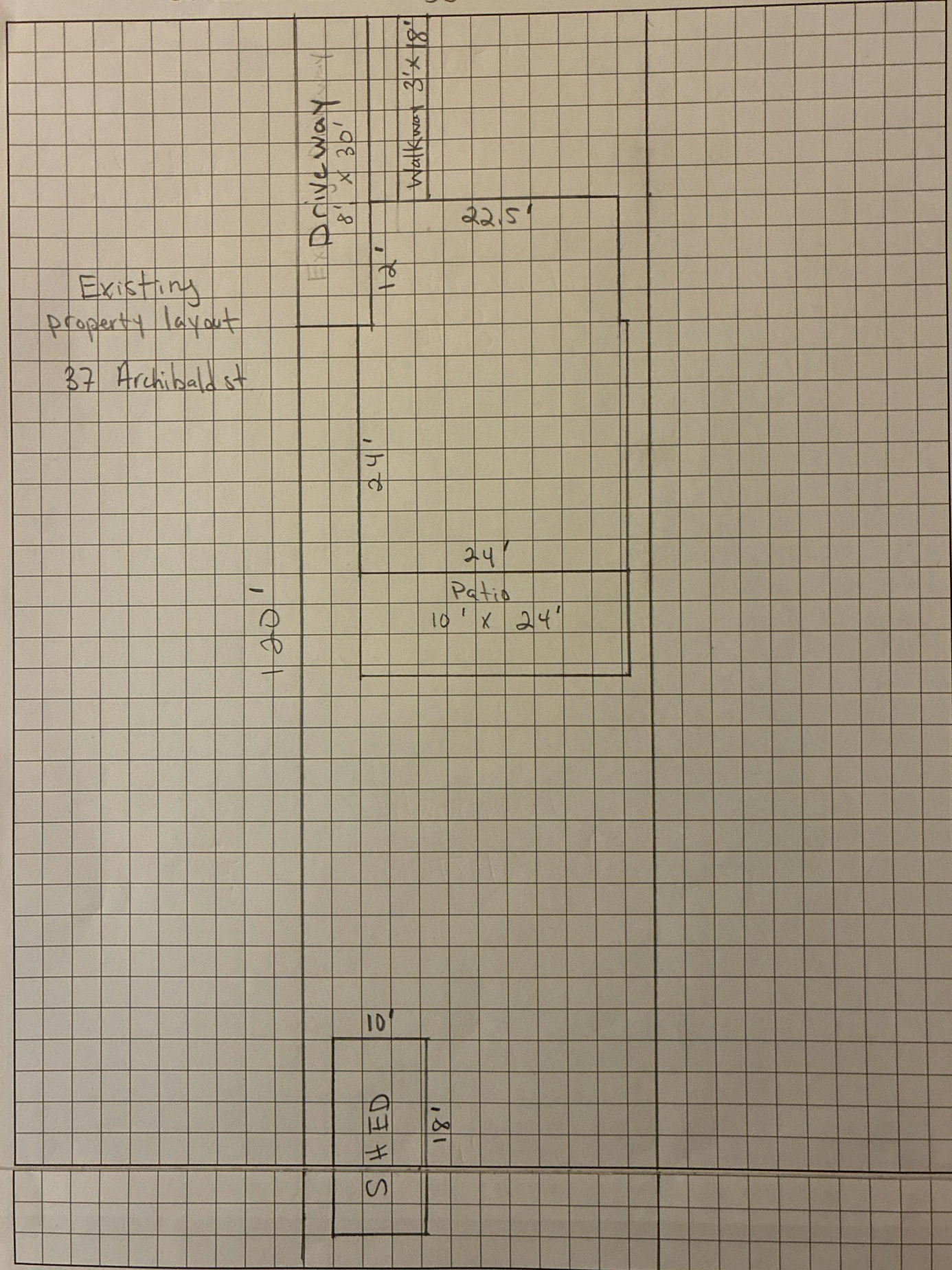

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37 Archibald st.
proposed
West view