

Burlington Design Advisory Board

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

Matthew Bushey
Ron Wanamaker
Eric Morrow
Karyn Norwood
Emily Morse
Jay White, Alt.
Kathleen Ryan, Alt.



DESIGN ADVISORY BOARD Tuesday April 13, 2021 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/87139310036?pwd=MC9yZGd2MDgyNzczwTUxYa1l0TWphUT09>

Webinar ID: 871 3931 0036

Passcode: 420985

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

Agenda

Session I – 3:00 PM – 3:30 PM

1. 21-0677CA; 184-186 North Winooski Ave (NMU, Ward 2C) June and Travis Gulla

Remove garage and construct a 4 unit building; add parking, dumpster enclosure and bike shelter

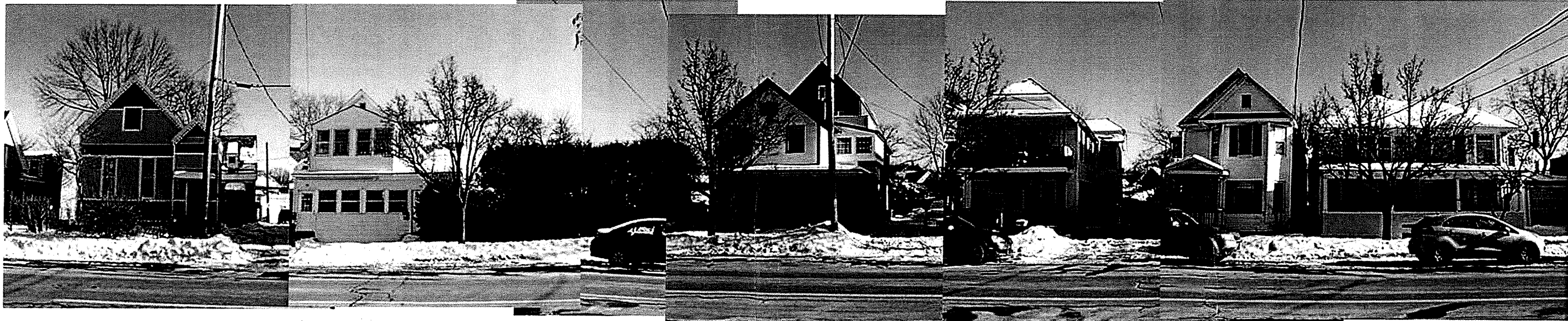
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Window Schedule								
Type Mark	Description	Count	Type	Width	Sill Height	Height	Head Height	Comments
A	CASEMENT	4	24" x 48"	2' - 0"	2' - 8"	4' - 0"	6' - 8"	
B	AWNING	6	36" x 36"	3' - 0"	3' - 8"	3' - 0"	6' - 8"	
C	CASEMENT	11	36" x 58"	3' - 0"		4' - 10"		EGRESS
D	FIXED	2	36" x 58"	3' - 0"	1' - 10"	4' - 10"	6' - 8"	
E	AWNING	2	38" x 36"	3' - 2"	3' - 8"	3' - 0"	6' - 8"	
F	FIXED	15	48"x36"	4' - 0"	3' - 8"	3' - 0"	6' - 8"	
G	FIXED	13	48"x52"	4' - 0"	2' - 4"	4' - 4"	6' - 8"	



190

184-186 North Winooski

176

170-172

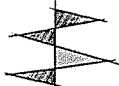
168

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184-186 NORTH WINOOSKI APT

BURLINGTON, VT



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IMAGES &
SCHEDULES

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ZONING DISTRICT: NMU

MAX INTENSITY: 2.0 F.A.R.
MAX. LOT COVERAGE = 80%

FRONT: 0'
SIDE: Min: 0' - FIRE CODE 5'
REAR: Min: 15' FOR ABUTTING RESIDENTIAL NEIGHBORHOODS

EXISTING LOT COVERAGE

EXISTING LOT SIZE:	10,031 S.F.*
EXISTING HOUSE:	1,534 S.F.
EXISTING GARAGE:	1,606 S.F.
EXISTING PORCHES:	178 S.F.
EXISTING DECK:	200 S.F.
EXISTING DRIVEWAY:	1,889 S.F.
EX. LOT COVERAGE TOTAL:	5,407 S.F. = 54%

PROPOSED LOT COVERAGE

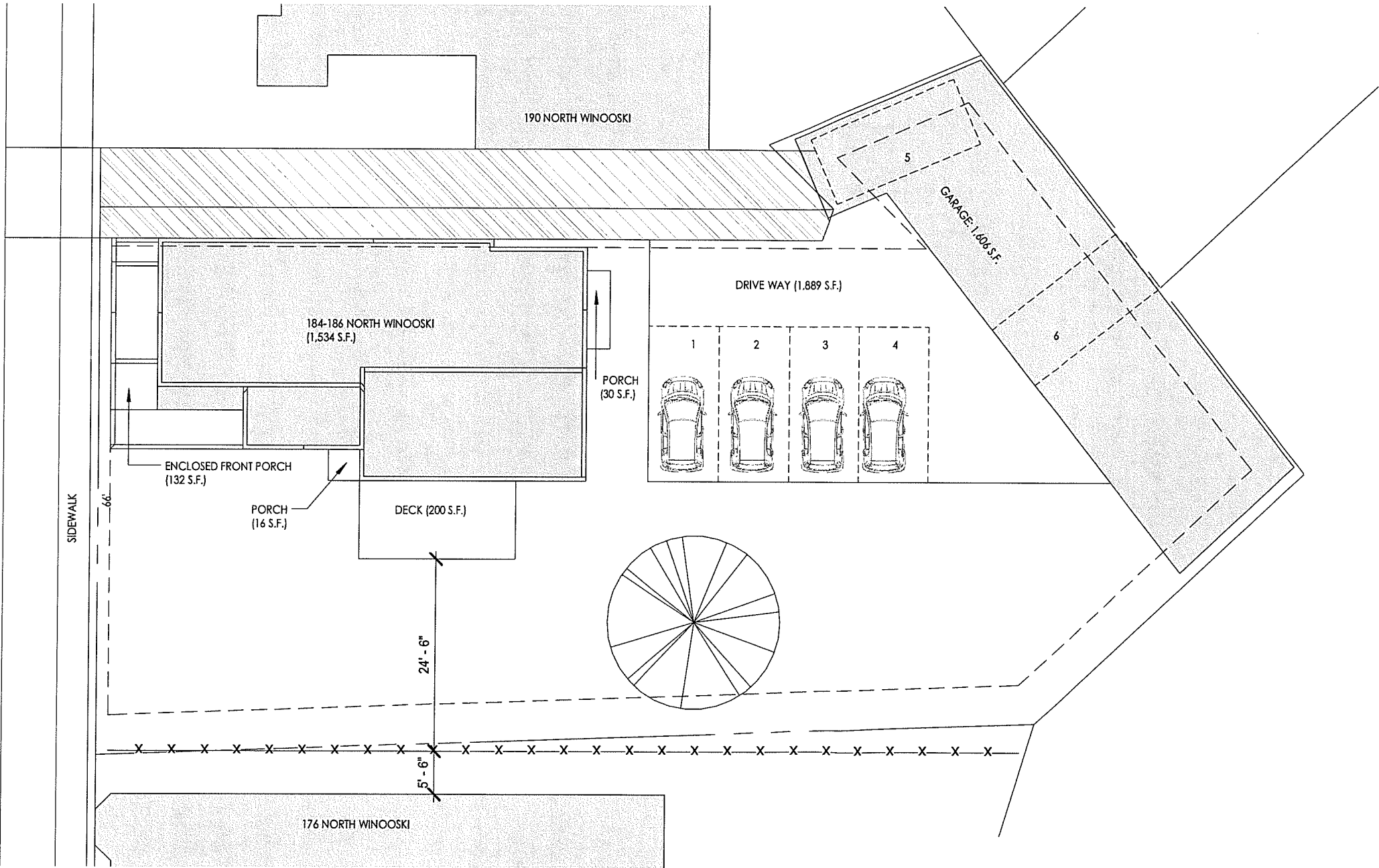
LOT SIZE:	10,031 S.F.
HOUSE & PORCHES:	1,534 S.F.
NEW APARTMENT & PORCH:	1,630 S.F.
BIKE SHELTER:	104.5 S.F.
DUMPSTER PLATFORM:	159 S.F.
WALKWAY:	374 S.F.
DRIVEWAY:	3,205 S.F.

PROP LOT CVG TOTAL: 7,006.5 S.F. = 70%

* lot area is based off tax parcel map

DRAWING KEY

	EXISTING STRUCTURE
	NEW STRUCTURE
	EASEMENT
	PROPERTY LINE
	SETBACK LINE
	FENCE LINE



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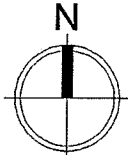
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EXISTING SITE
PLAN

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PERMITTING & INSPECTIONS

ZONING DISTRICT: NMU

MAX INTENSITY: 2.0 F.A.R.
MAX. LOT COVERAGE = 80%

FRONT: 0'
SIDE: Min: 0' - FIRE CODE 5'
REAR: Min: 15' FOR ABUTTING RESIDENTIAL NEIGHBORHOODS

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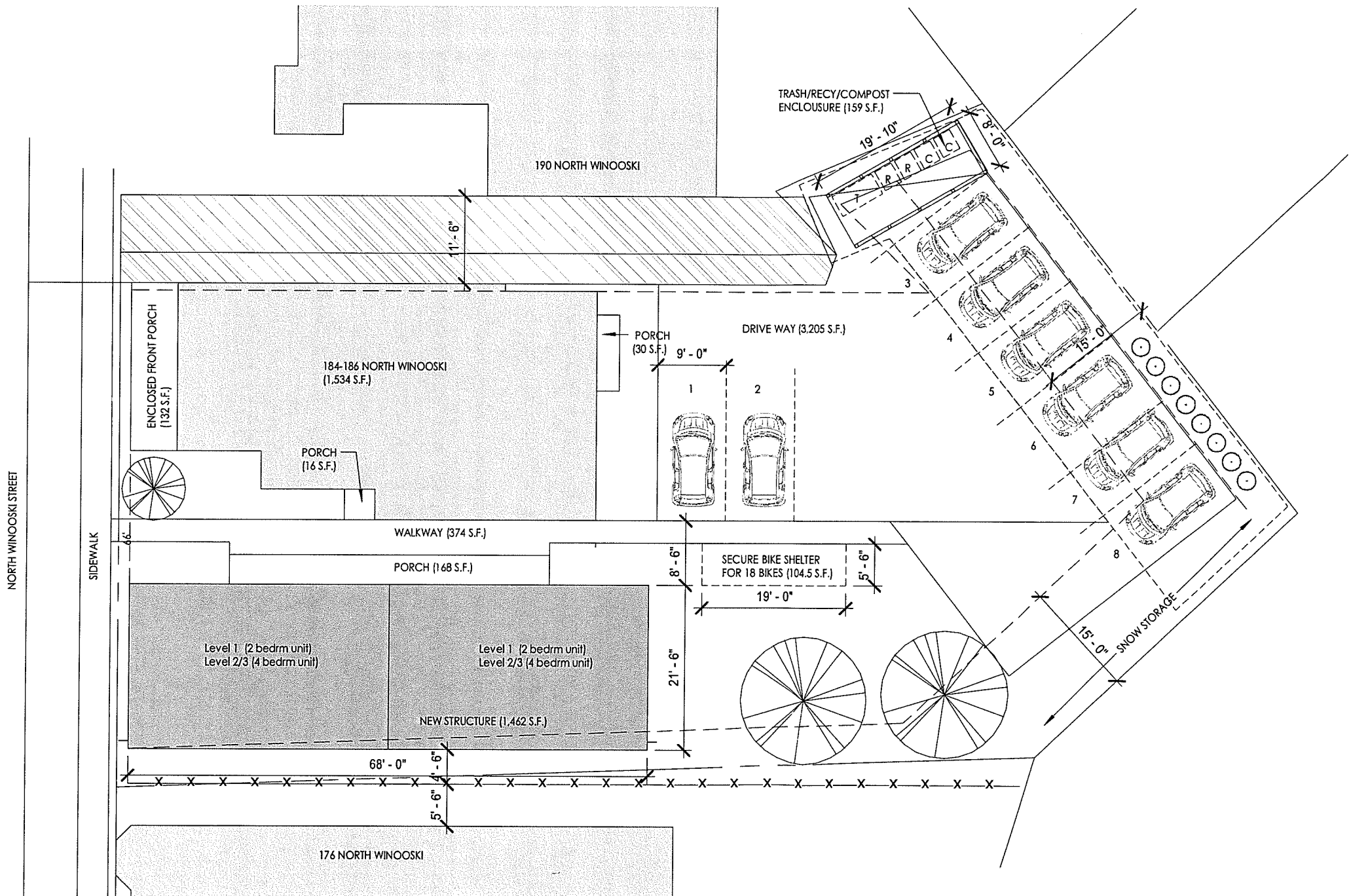
PROPOSED LOT COVERAGE

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* lot area is based off tax parcel map

DRAWING KEY

	EXISTING STRUCTURE
	NEW STRUCTURE
	EASEMENT
	PROPERTY LINE
	SETBACK LINE
	FENCE LINE



184-186 NORTH WINOOSKI APT

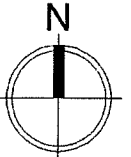
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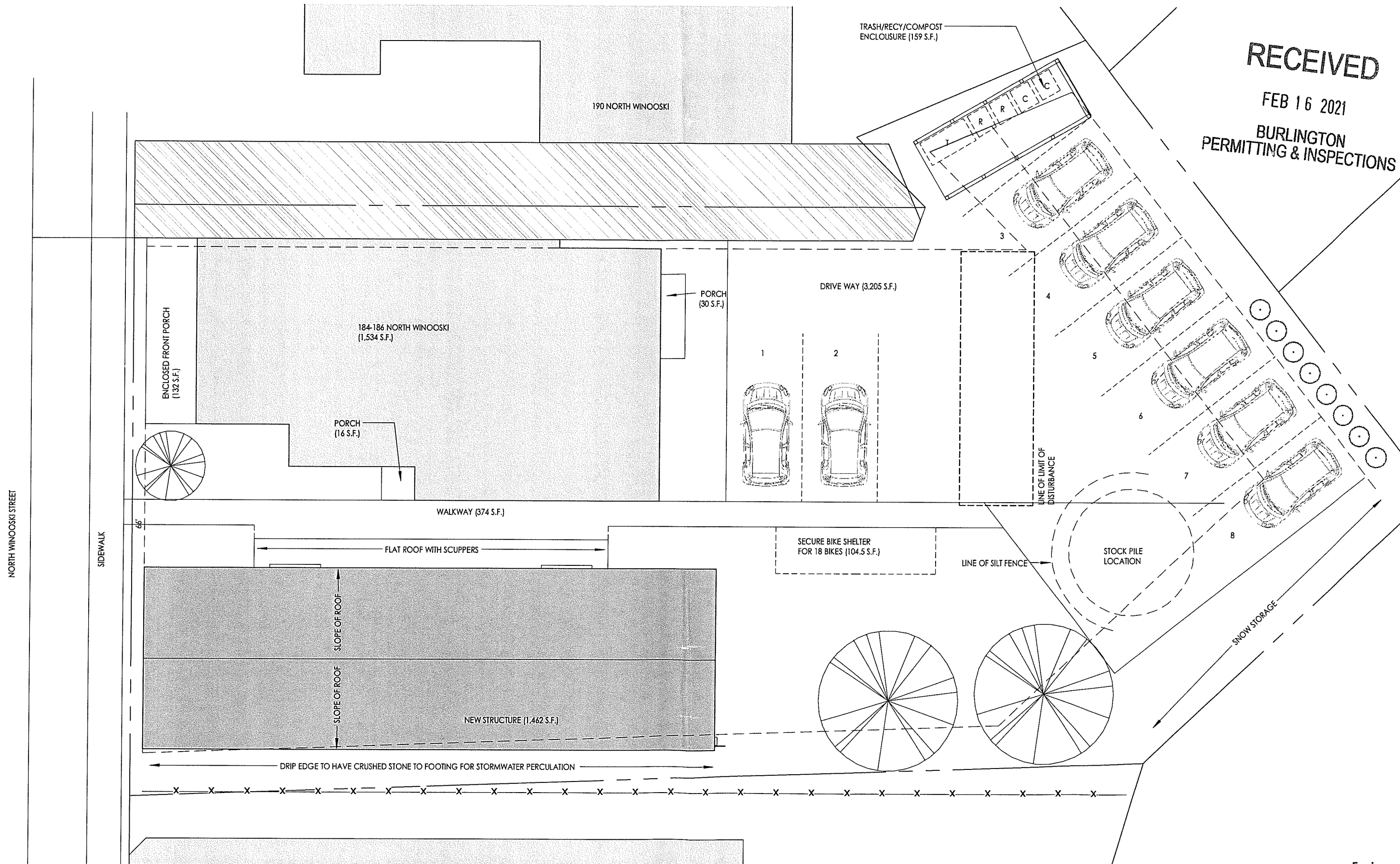


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PROPOSED SITE
PLAN

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DATE: 02/12/21

SCALE: 3/32" = 1'-0"

DRAWN BY: Author

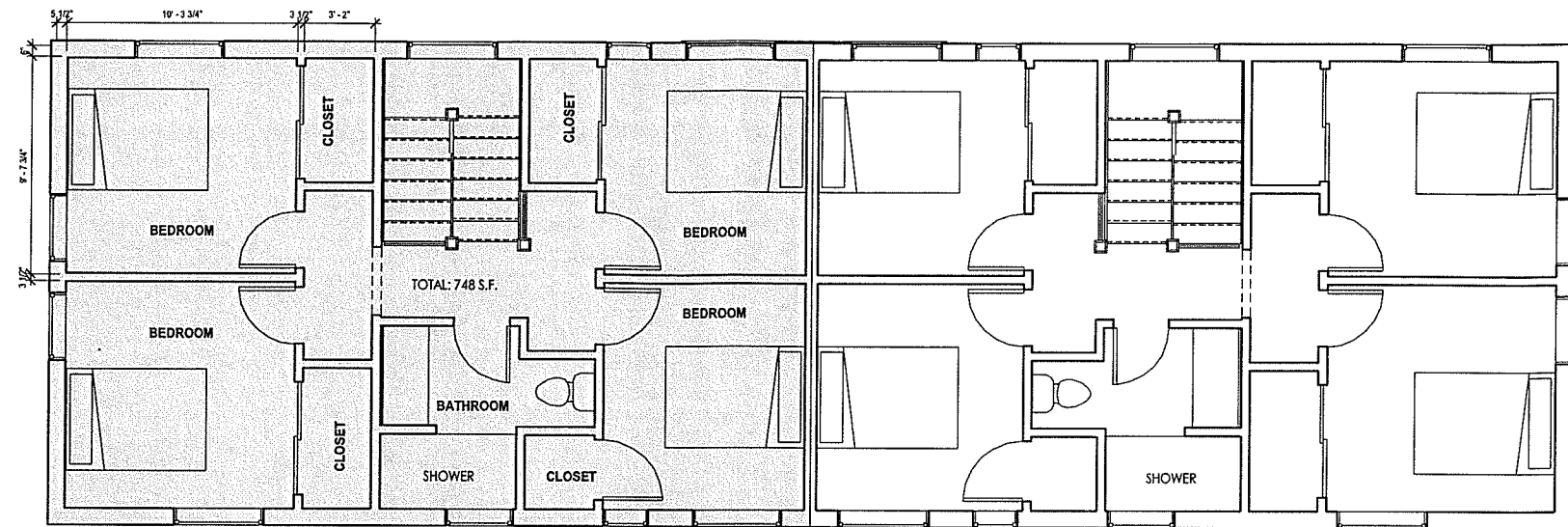
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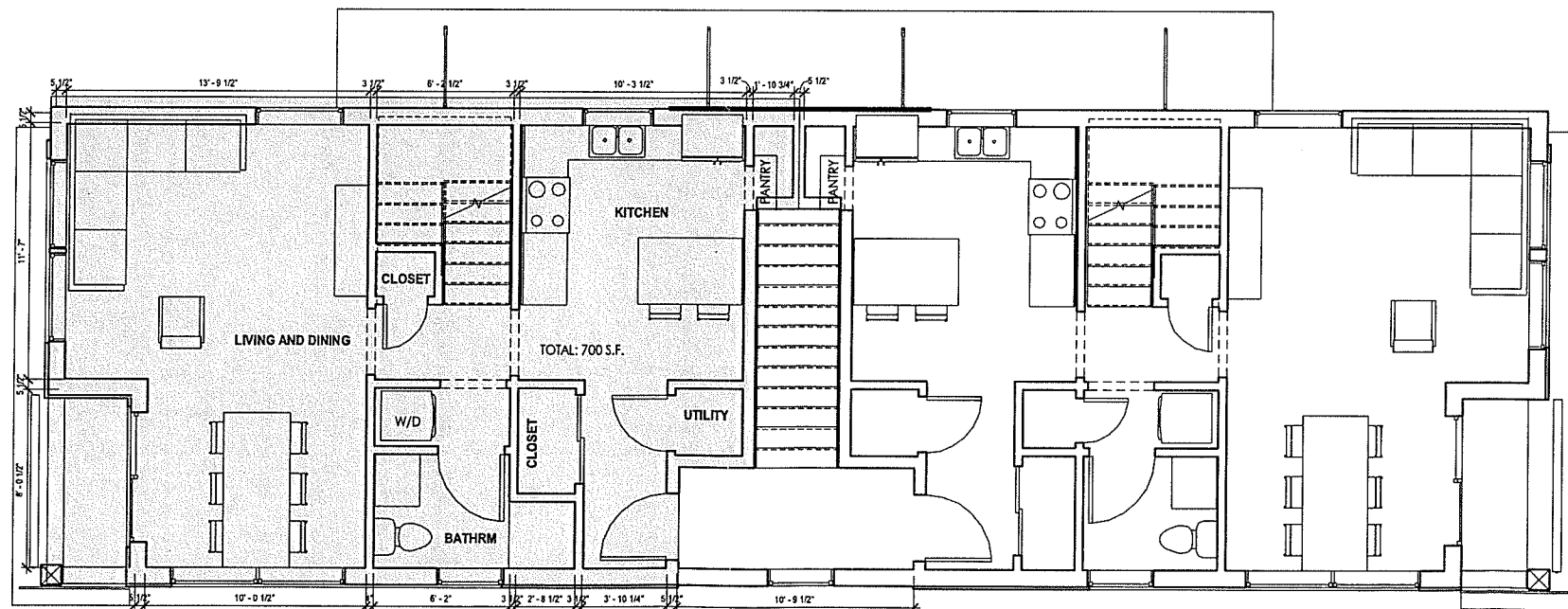
Erosion
Prevention &
Sediment Control
Plan'

SHEET NO:

A.05



2 LEVEL 3
A12 SCALE: 1/4" = 1'-0"



1 LEVEL 2
A12 SCALE: 1/4" = 1'-0"

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GENERAL NOTES

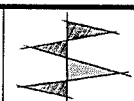
1. ARCHITECTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY. ARCHITECTURAL DRAWINGS DO NOT INCLUDE STRUCTURAL, MECHANICAL, OR ELECTRICAL CALCULATIONS, TECHNICAL INFORMATION OR COORDINATION. CONTRACTOR TO PROVIDE STRUCTURAL, MECHANICAL AND ELECTRICAL INFORMATION FOR PERMITTING AND CONSTRUCTION.
2. ALL CONSTRUCTION TO MEET OR EXCEED ALL LOCAL STATE AND FEDERAL CODES.
3. ALL DIMENSIONS TO BE VERIFIED IN FIELD BY OTHERS.
4. ALL DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR CONCRETE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL COORDINATE ALL WATER, SEWER AND ELECTRICAL CONNECTIONS WITH SUB-CONTRACTOR.

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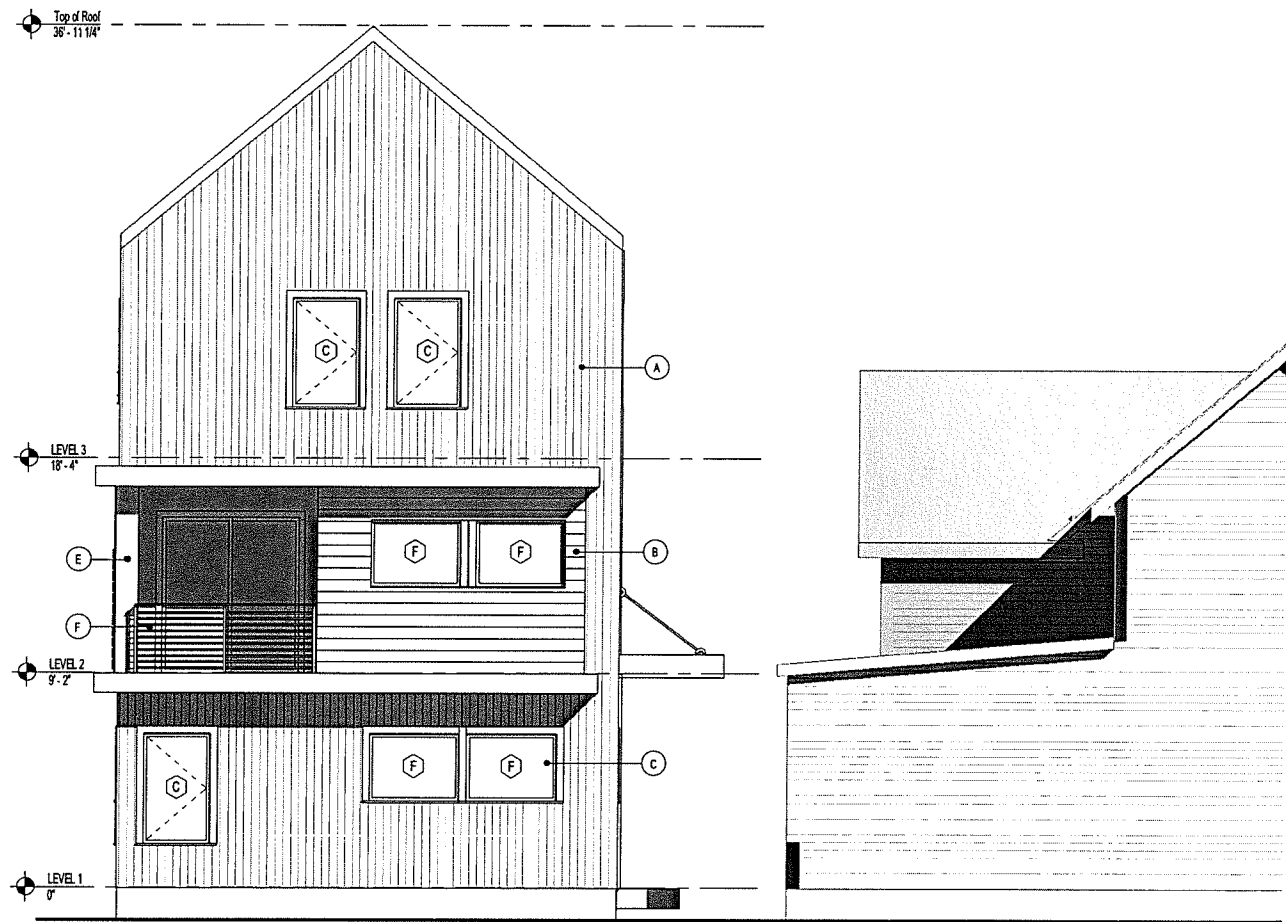
PHASE:

LEVEL 2 & 3 (4
BED APT.)

SHEET NO:

A.12
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2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

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SCALE: 1/4" = 1'-0"
DRAWN BY: MA
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PHASE:

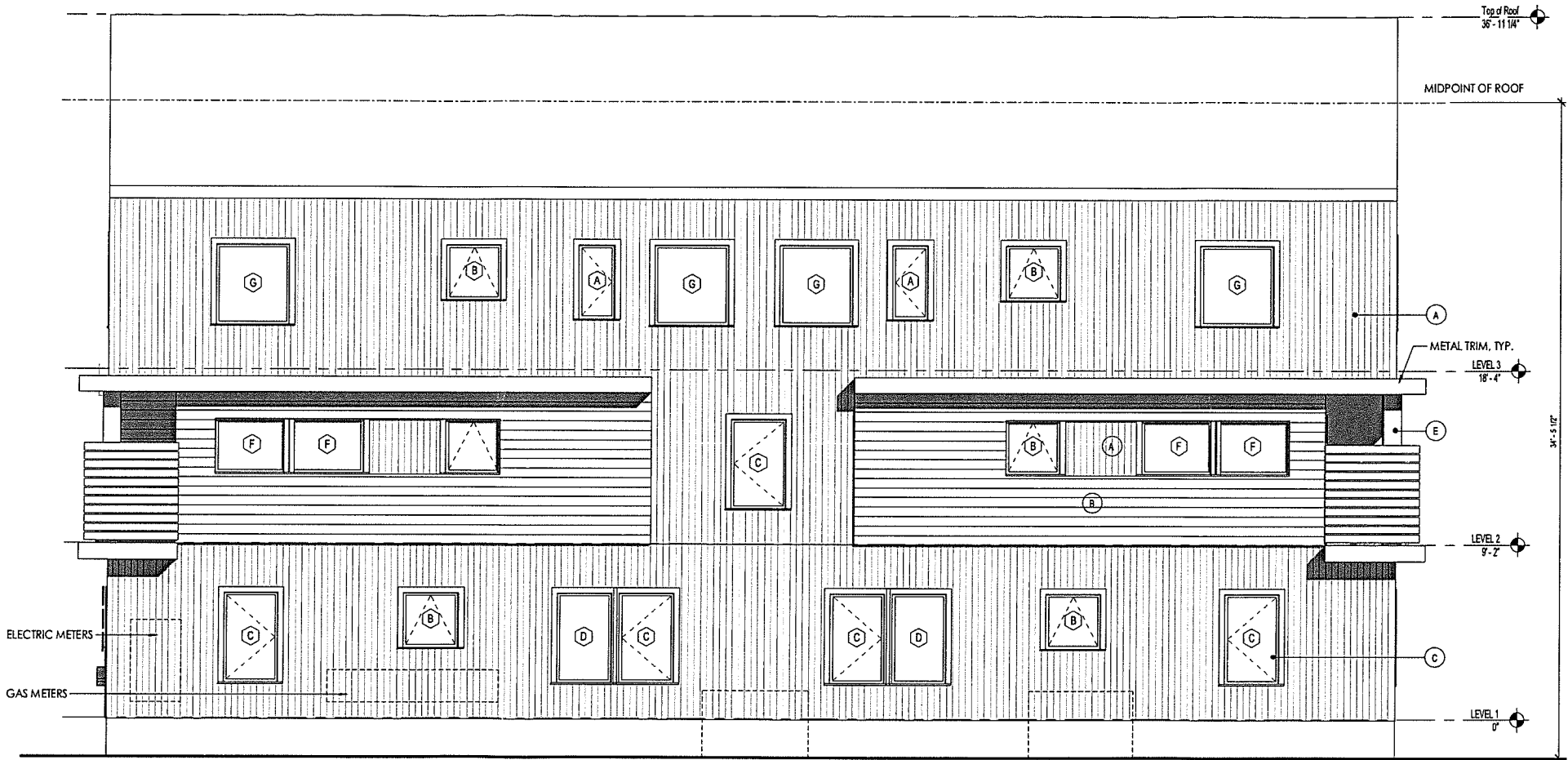
ELEVATIONS
SHEET NO:
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EXTERIOR MATERIAL KEY	
Key Value	Keynote Text
A	METAL SIDING
B	LAP SIDING - PAINT
C	VINYL CLAD WINDOW
D	ENTRY DOOR - ALUMINUM CLAD
E	CEDAR POST WITH METAL BASE
F	METAL GUARDRAIL WITH METAL STANCHION
G	ASPHALT ROOF



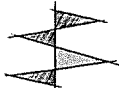
2 SOUTH ELEVATION
A21 SCALE: 1/4" = 1'-0"

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

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CHECKED BY: Designer

PHASE:

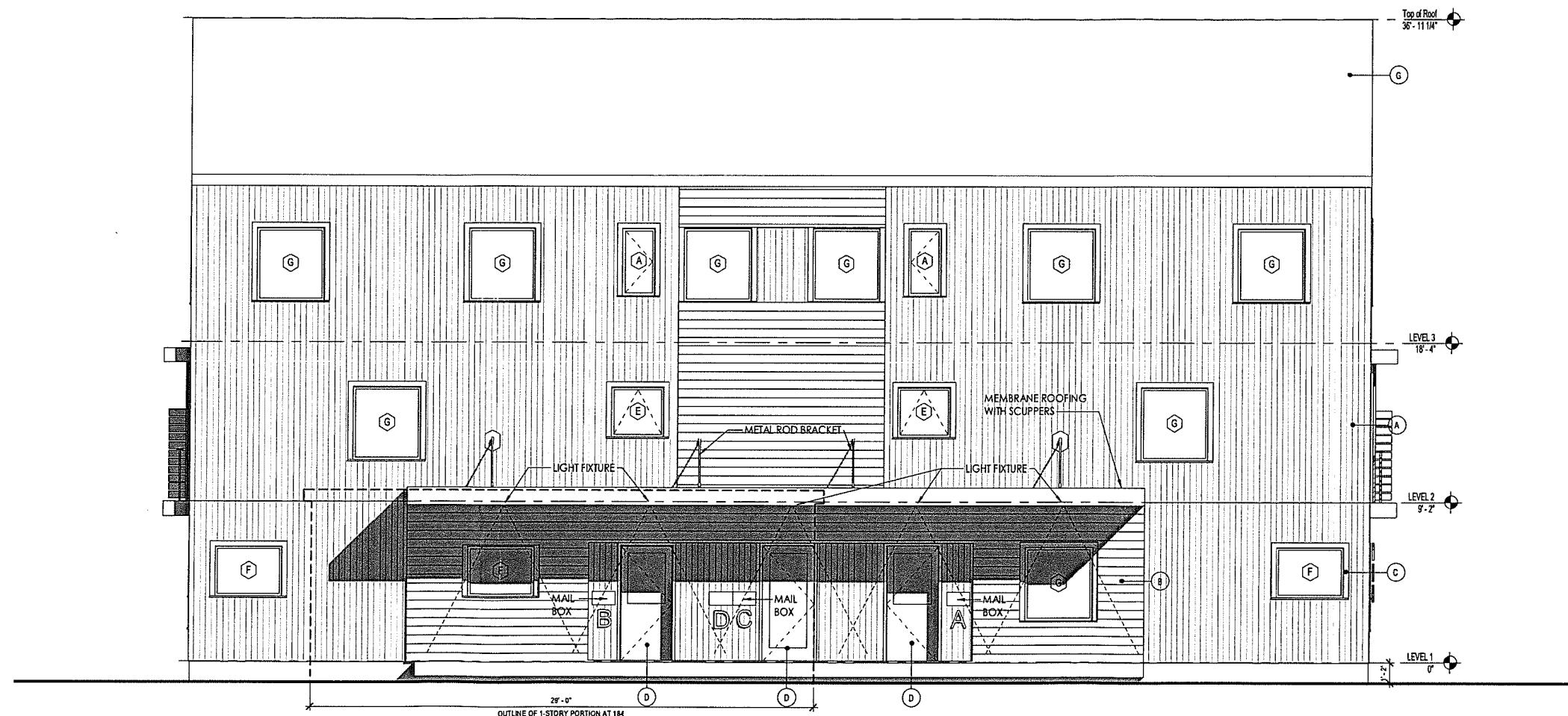
ELEVATIONS

SHEET NO:

A.21

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EXTERIOR MATERIAL KEY	
Key Value	Keynote Text
A	METAL SIDING
B	LAP SIDING - PAINT
C	VINYL CLAD WINDOW
D	ENTRY DOOR - ALUMINUM CLAD
E	CEDAR POST WITH METAL BASE
F	METAL GUARDRAIL WITH METAL STANCHION
G	ASPHALT ROOF



1 NORTH ELEVATION
A.22 SCALE: 1/4" = 1'-0"

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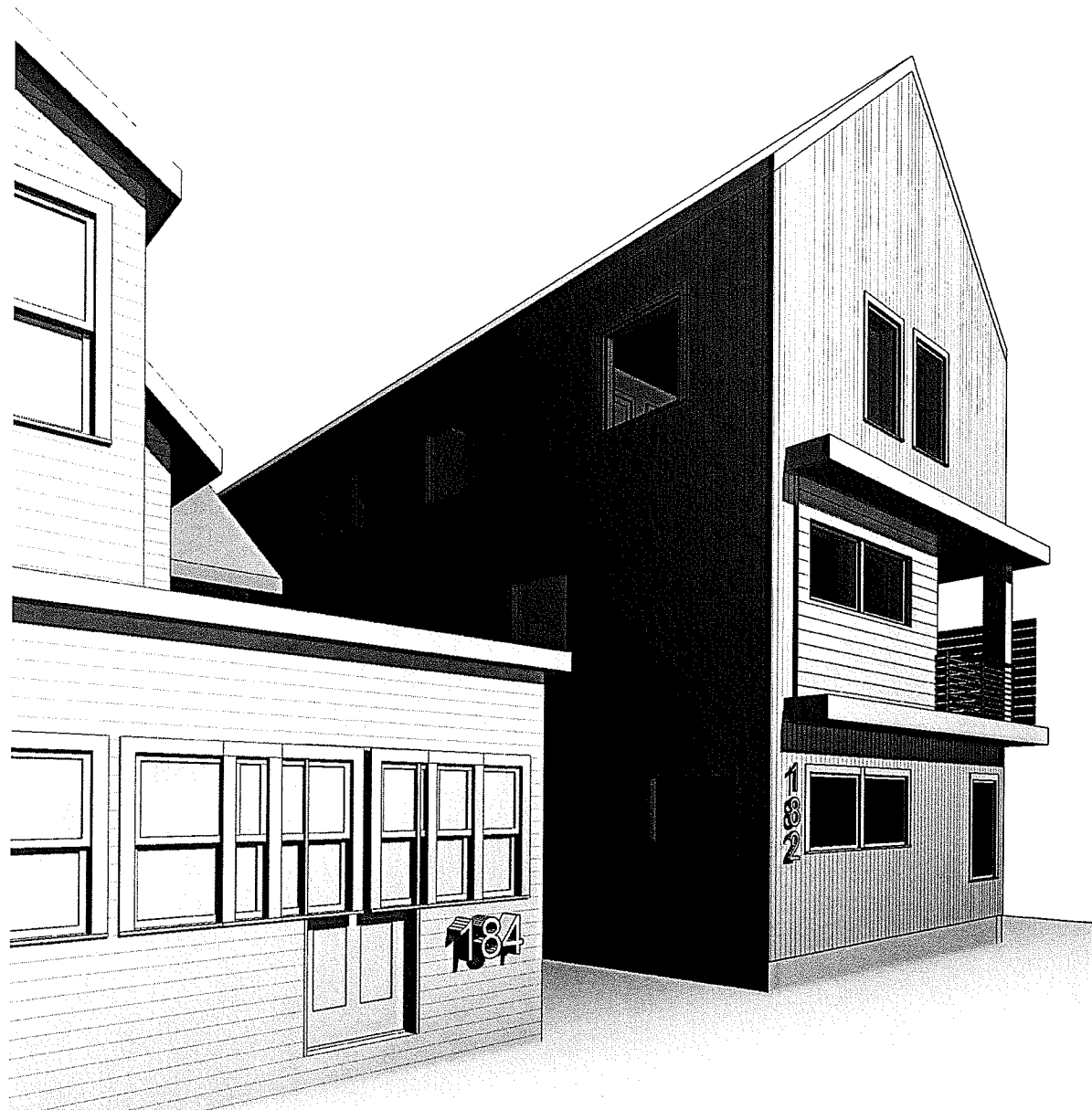
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DATE: 01/13/21
SCALE: 1/4" = 1'-0"
DRAWN BY: Author
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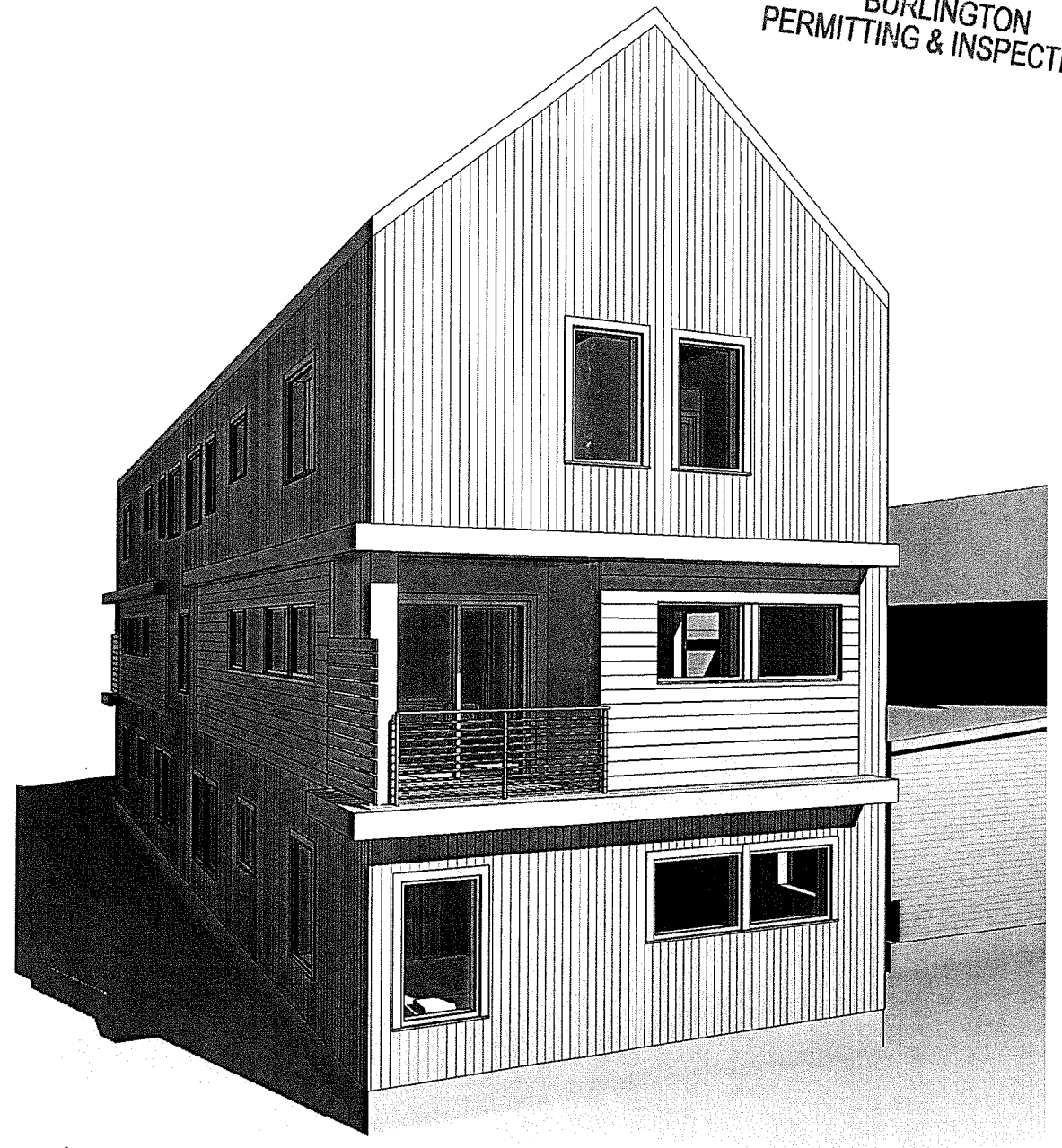
ELEVATIONS

A.22

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1 3D VIEW FROM NORTHWEST
A.30 SCALE:



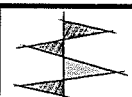
2 3D VIEW FROM SOUTHEAST
A.30 SCALE:

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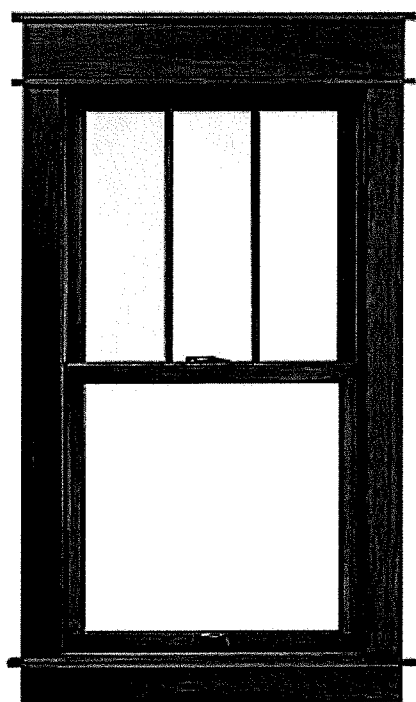
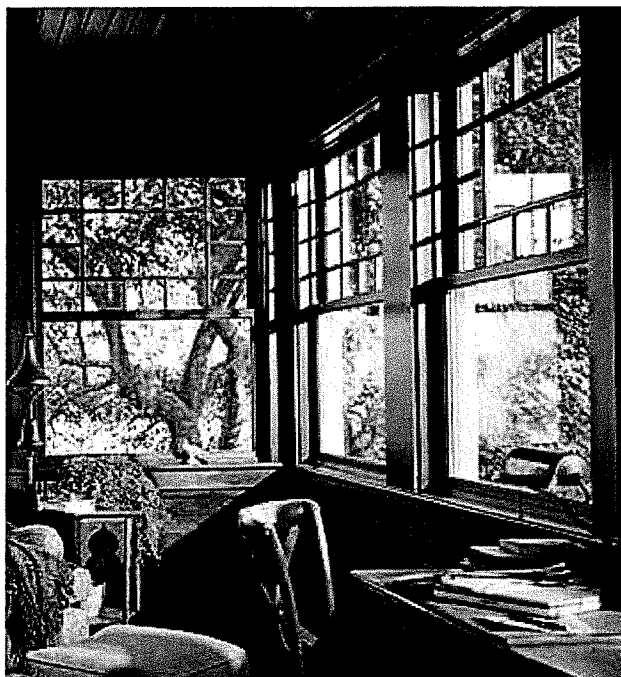
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3D VIEWS

SHEET NO:

A.30



WOODWRIGHT® DOUBLE-HUNG WINDOWS

Andersen® 400 Series Woodwright® double-hung windows are designed with old-world character and modern performance. Exteriors use two different levels of protection. The frames are vinyl clad, the sash and the sills are made of Fibrex® material. On the inside you have a choice of natural pine, oak, maple or low-maintenance white finish. Both sash and sills are easy to clean. For added style there are historically accurate grille patterns, hardware and glass options.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Sash members have a tough Fibrex® material exterior
- The sill is made with a solid wood core and are protected from the elements with Fibrex® cladding

ENERGY EFFICIENT

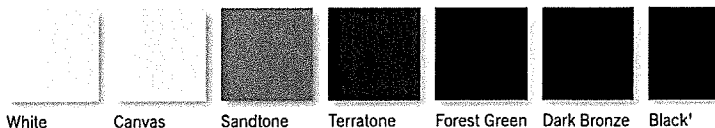
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- A variety of Low-E4® glass options are available to control heating and cooling costs in any climate
- Many 400 Series Woodwright® double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

- Seven exterior color options
- Natural pine, maple, oak or white interiors
- Extensive hardware selection
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOWS

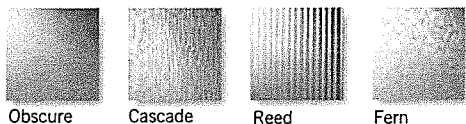
GLASS OPTIONS

LOW-E4® GLASS

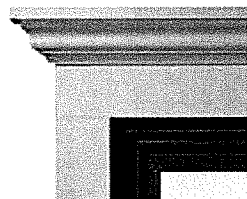
- Low-E4® glass
- Low-E4® SmartSun™ glass
- Low-E4® Sun glass
- Tempered glass and other glass options are available. Contact your Andersen dealer

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



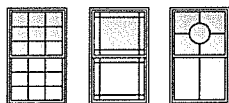
EXTERIOR TRIM



Available in 11 colors to complement your exterior.

GRILLES

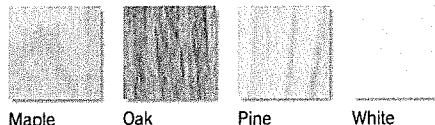
Choose from dozens of popular designs or work with Andersen to create custom patterns.



ADDITIONAL FEATURES

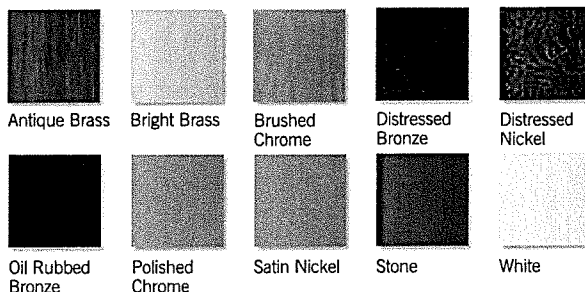
- Natural wood sash interior with chamfer detailing and matching wood jamb liners for an authentic look.
- Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.
- Available with Stormwatch® protection for coastal areas.

INTERIOR OPTIONS



Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished White is specified.

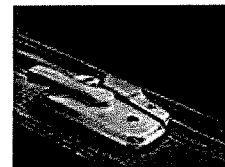
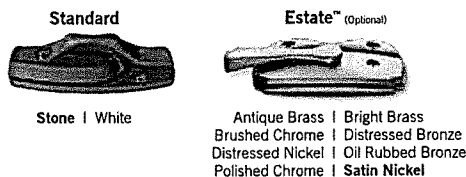
HARDWARE FINISHES



*Distressed Bronze and Oil Rubbed Bronze are "living" finishes that will change with time and use.

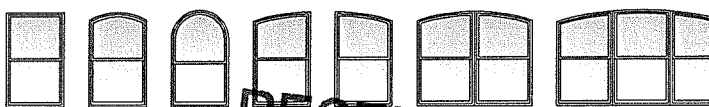
HARDWARE

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.



SHAPE OPTIONS

In addition to standard rectangles, the Woodwright® windows are available in elegant arched designs.



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WINDOWS • DOORS
Andersen 

For more information visit andersenwindows.com/400series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com.

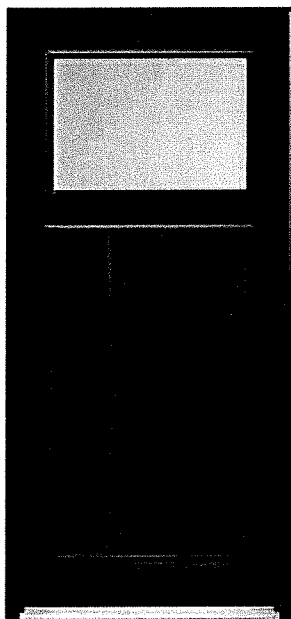


ENTRY DOOR



CREATE AN ENTRY DOOR WITH CHARACTER

Andersen® Entry Doors are handcrafted, built with solid fine grain wood and available with a variety of style options so you can create a one of a kind entryway, suited to fit you, and your home, perfectly.

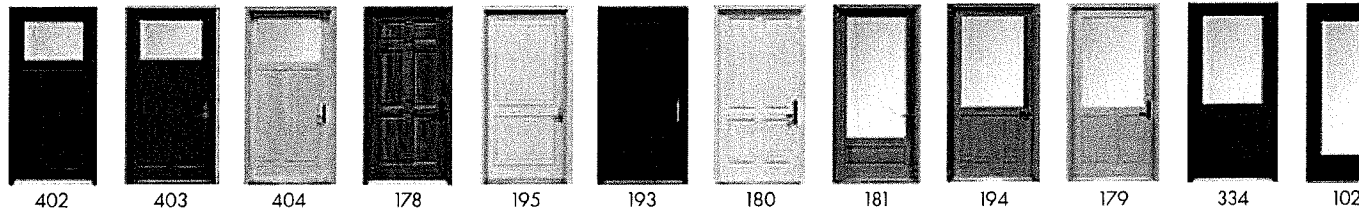


- Select from a variety of richly-grained woods or make a bold first impression with color
- Choose from 50 commercial-grade, aluminum clad exterior colors
- Offered in 10 of the finest grades of wood species for both the interior and exterior
- Customize your door with a variety of decorative glass options and grille patterns
- Available for both inswing and outswing operation
- Low-profile sill option available

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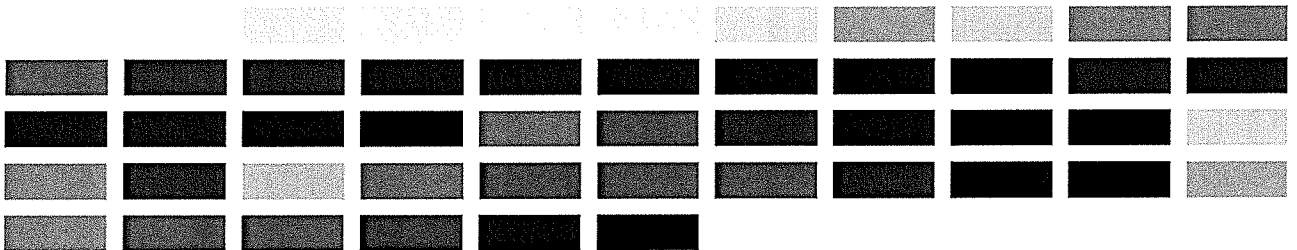
ENTRY DOORS

DOOR STYLES



PRODUCT OPTIONS

EXTERIOR COLORS

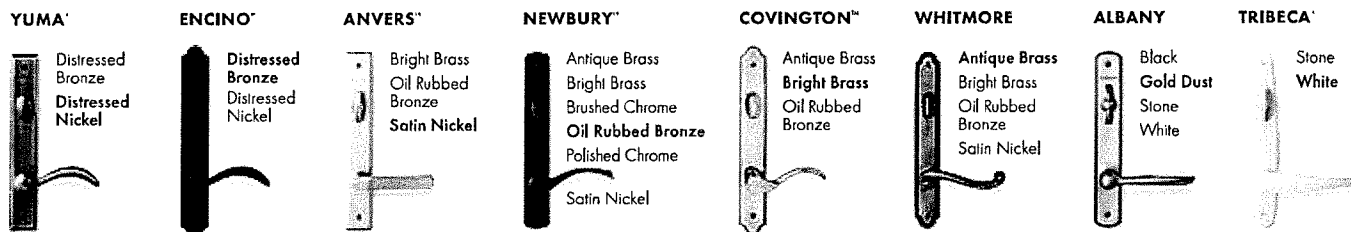


EXTERIOR & INTERIOR WOOD SPECIES



HARDWARE OPTIONS**

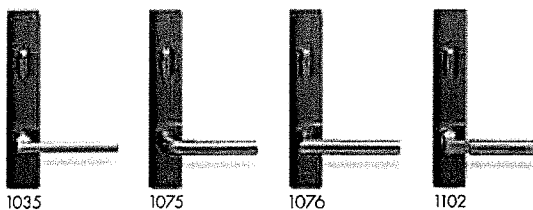
Choose from Andersen® hardware or have your door prepped for hardware manufactured by others.



Bold name denotes finish shown.

FSB® HARDWARE

FSB hardware is available in satin stainless steel.



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ANDERSEN
WINDOWS & DOORS

For more information, visit andersenwindows.com/entrydoors

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa with color and characteristics similar to Central American mahogany.

**Hardware is sold separately.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use. Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.

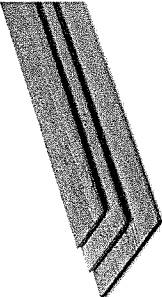
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples. All trademarks where denoted are marks of their respective owners. ©2020 Andersen Corporation. All rights reserved. 04/20

Specifications: LP® SmartSide® Lap Siding

CEDAR TEXTURE LAP

THE BOLD LOOK OF CEDAR WITHOUT MANY OF THE WORRIES

- One of the most durable lap siding options on the market today
- 16' length can result in faster installation
- May create fewer seams than traditional 12" siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option eliminates the need to measure and set lap reveal; eliminating this step in the process is likely to speed up the installation process
- APA-certified lap siding
- Treated engineered wood strand substrate



Cedar Texture

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard® process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate

SMOOTH FINISH LAP



Smooth Finish

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38 SERIES SMOOTH FINISH LAP



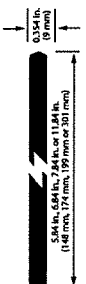
76 SERIES SMARTLOCK CEDAR TEXTURE LAP



76 SERIES CEDAR TEXTURE LAP



38 SERIES CEDAR TEXTURE LAP

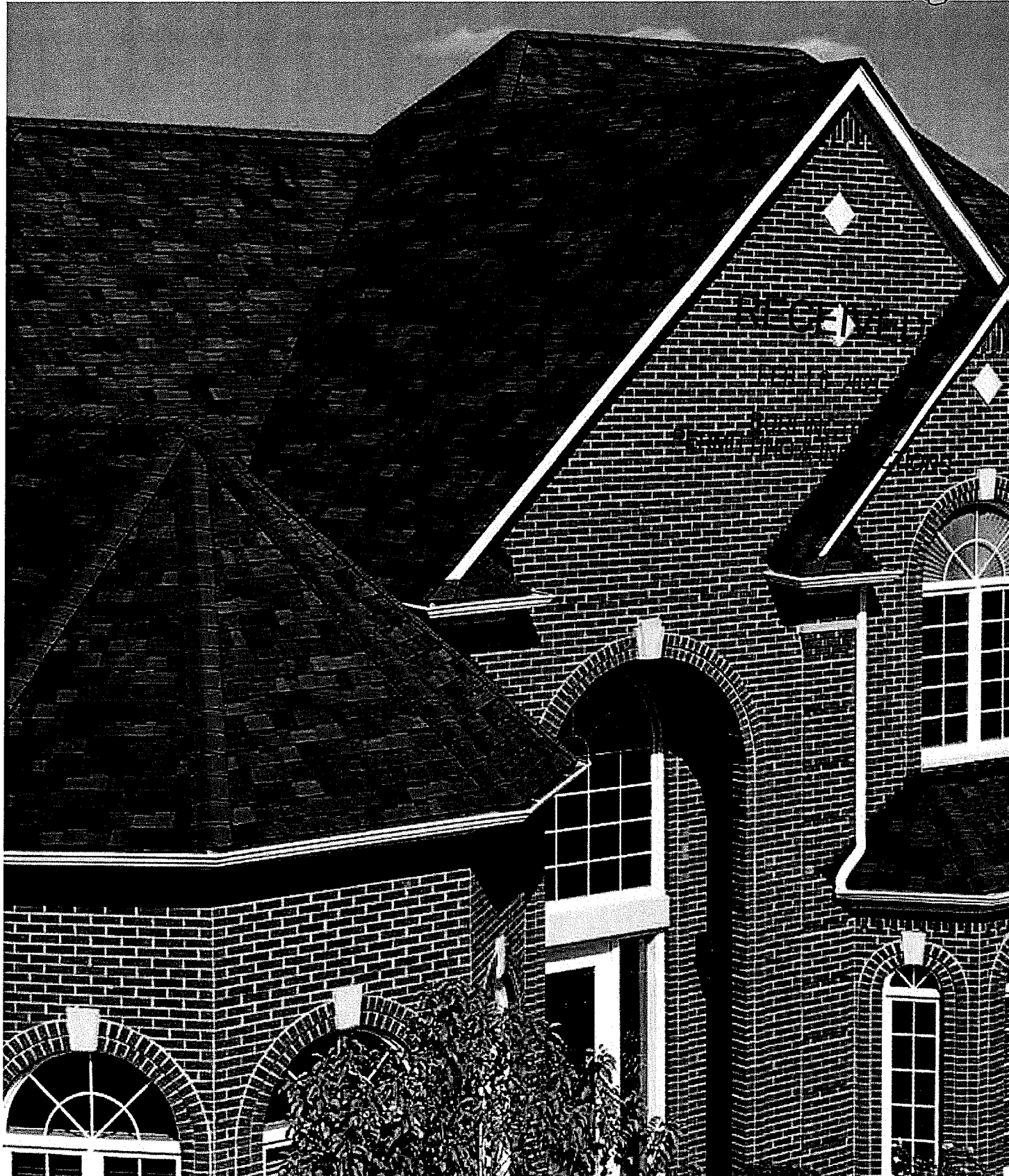


DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	41338	1.5 PSF
	16 ft. (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	41339	1.5 PSF
	16 ft. (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	41340	1.5 PSF

DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (3.7 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	28469	1.5 PSF
	16 ft. (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	25796	1.5 PSF
	16 ft. (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	40610	1.5 PSF
	16 ft. (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	25797	1.5 PSF
	16 ft. (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	25799	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (4.9 m)	5.84 in. (148 mm)	0.418 in. (10.6 mm)	25785 (Discontinued)	1.5 PSF
	16 ft. (4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
	16 ft. (4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF



TruDefinition™
DURATION® SHINGLES
with SureNail® Technology



TruDefinition™ DURATION® SHINGLES

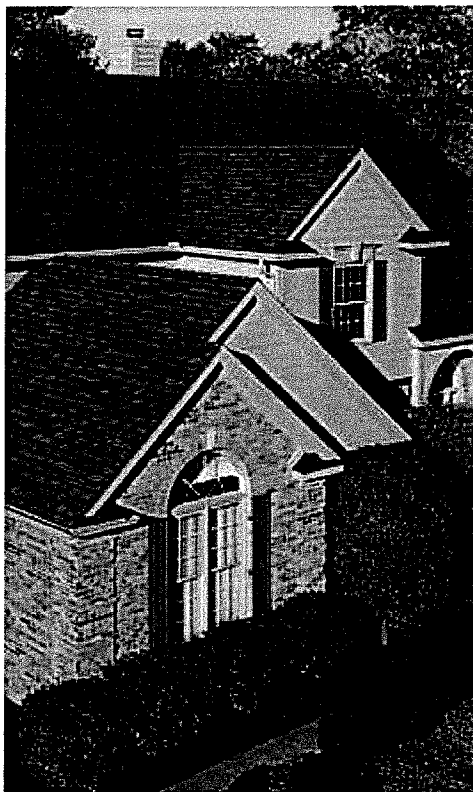
with SureNail® Technology

Bold contrast. Deep dimension. TruDefinition

TruDefinition™ Duration® Shingles are specially formulated to provide greater contrast and dimension to any roof.

Through the use of multiple granule colors and shadowing, *TruDefinition Duration* Shingles offer a truly unique and dramatic effect. This exclusive combination of color and depth is what makes *TruDefinition Duration* Shingles like no other.

TruDefinition Duration Shingles are available in popular colors with bold, lively contrast and complementing shadow lines for greater dimension. They feature a Limited Lifetime Warranty,* 130-MPH Wind Resistance Limited Warranty* and an Algae Resistance Limited Warranty.* Beyond the outstanding curb appeal and impressive warranty coverage, they also come with the advanced performance of patented SureNail® Technology.



Teak† ▼



The SureNail® Difference—
A technological breakthrough
in roofing. The innovative

features of Owens Corning™ *TruDefinition Duration* Shingles with patented *SureNail* Technology offer the following:

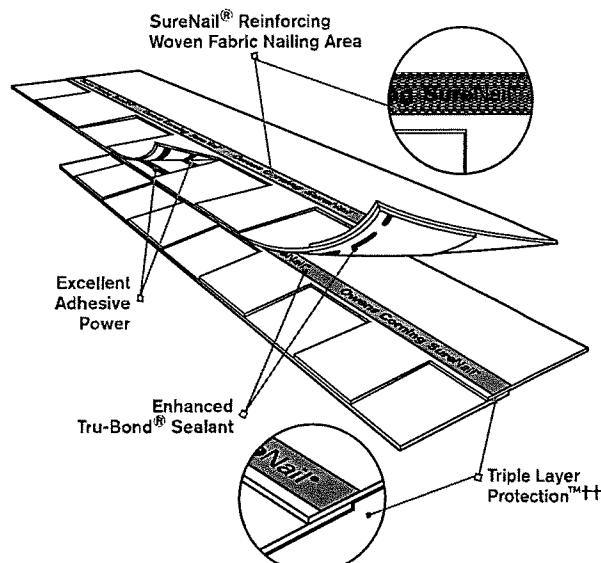
Breakthrough Design. Featuring a tough, woven engineered reinforcing fabric to deliver consistent fastening during installation.

Triple Layer Protection. A unique "triple layer" of reinforcement occurs when the fabric overlays the common bond of the shingle laminate layer that offers excellent fastener holding power.

Superior Adhesion. Our enhanced Tru-Bond® sealant grips tightly to the engineered fabric nailing strip on the shingle below.

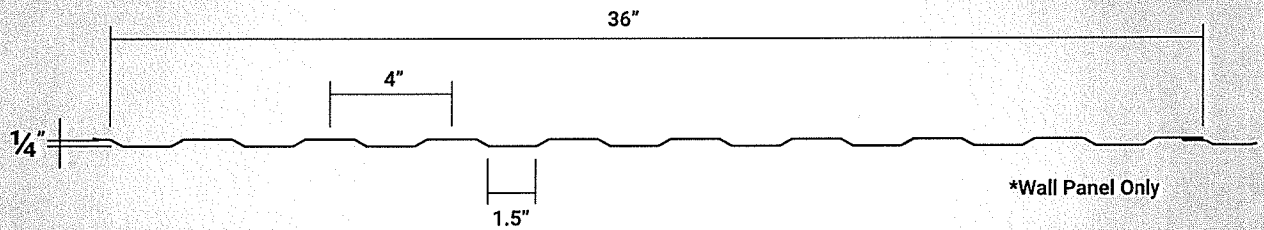
Excellent Adhesive Power. Specially formulated, wide adhesive bands help keep shingle layers laminated together.

Exceptional Wind Resistance. The industry's first asphalt roofing shingle engineered to deliver 130-MPH* wind warranty performance with only 4 nails. 33% fewer nails are required for maximum warranty protection,¹ which can mean fewer deck penetrations.

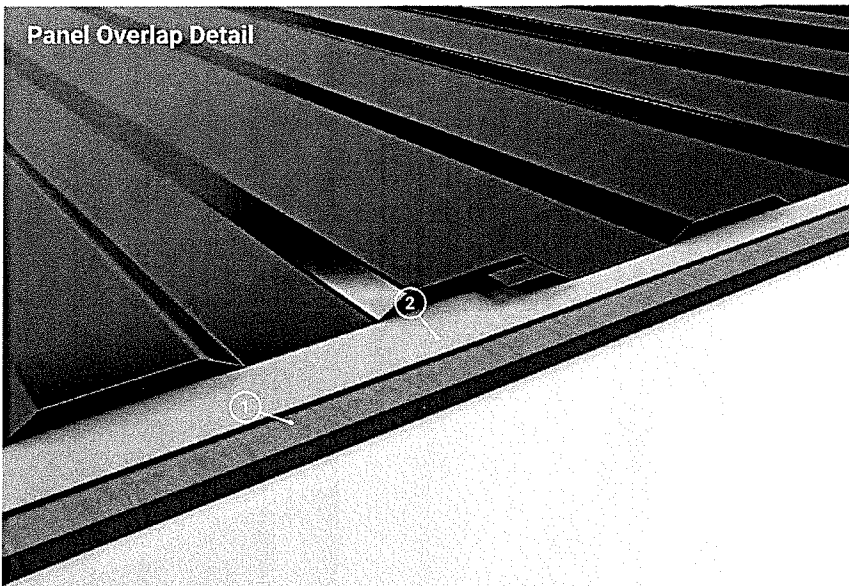


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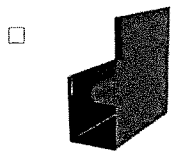


Panel Overlap Detail

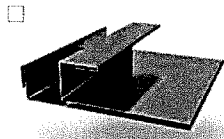


1. **Substrate:** Plywood substrate material shown.
2. **Underlayment:** Vapor Permeable Membrane

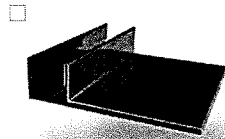
Roof Coverage	Not Available
Wall Coverage	
Panel Gauges	26*
Fastener Options	Exposed
Panel Length	48" to 96"
Rib Height	0.25" at 4" Center
Roof Slope	Not Available
Impact Rating	Not Available
Wind Uplift Rating	Not Available
Warranty	Based on Paint System
For more information	1.833.STEEL.US



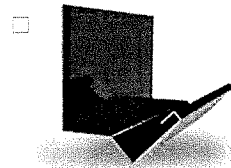
J Trim



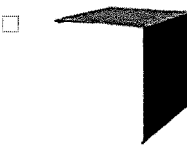
F & J Trim



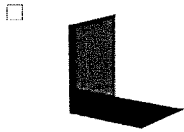
F Trim



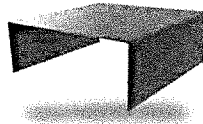
Head Trim



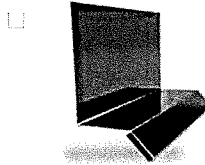
Outside Corner



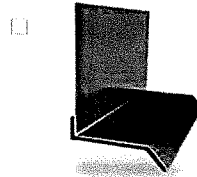
Inside Corner



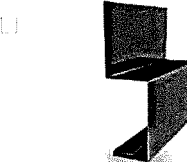
Door Cap



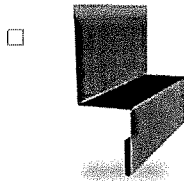
Base Drip



Double Base Drip



Broom Base



Wainscot

**Additional Trim
Profiles Available
By Request**

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FEATURES & SPECIFICATIONS

INTENDED USE — Recessed housing rated IC or Non-IC. For new construction only.

Approved for all ceiling and wiring types.

Approved for direct burial in insulation.

CONSTRUCTION — Air-tight standard. Tested to meet current energy codes.

Aluminum foam-gasketed housing with galvanized steel pan.

Galvanized bar hangers span up to 24" o.c. and feature stepped shank nail and positioning guide with integral T-bar locks. Two locking screws hold fixture in position.

Galvanized steel junction box with four built-in Romex clamps. Four 1/2" and two 3/4" knockouts with slots for pryout. Rated for through branch wiring.

Maximum 4 (2 in, 2 out) No. 12 AWG conductors. Rated for 90°C.

Ground wire provided.

Removable J-box doors for easy access.

ELECTRICAL — Quick disconnect provided for power connection to the LED modules.

Paint overspray masked by disposable disconnect plug.

Housing and LED module combination is IC rated and thermally protected.

120 volt only.

INSTALLATION — Air-tight housing suitable for air-tight installations. Refer to energy codes for proper installations.

2x8 and 2x6 wood joist or T-bar installation.

Expandable bar hangers allow for off-center mounting in wood joist or T-bar ceilings. Length of 25-1/2" maximum 13-1/4" minimum or cut to fit 5-1/2" on center joist construction.

Vertical adjustment of housing allows for flush mounting with ceiling face.

Suitable for ceilings up to 1-1/2" thick.

LISTINGS — UL Listed to US and Canadian safety standards. Damp location listing (See trim selection for wet location listing).

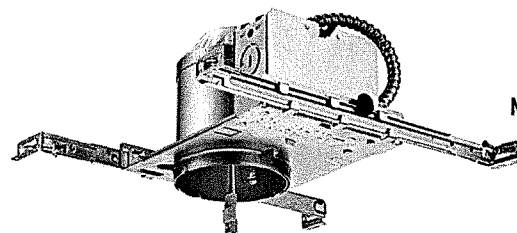
WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

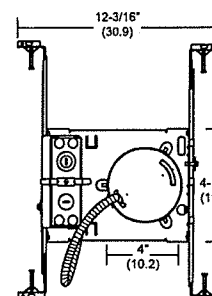
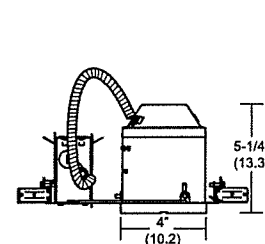
Catalog Number
Notes
Type

4" LED H

L3LED T2



IC/
New Constr



Specifications

Height: 5-1/4 (13.3)

Length: 13-1/4 (33.7)

Width: 12-3/16 (30.9)

Ceiling opening: 4 (10.2)

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: L3LED T24

L3LED T24		
Series	Options	Packaging
L3LED T24	Shipped installed in fixture PHC Poke-home wire connector	R6 Resale pack of six U Unit

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Accessories: Order as separate catalog number.
ATK3 R6 Airtight trim kit

Notes

See trim summary on reverse side for maximum wattage

L3LED T24 4" New Construction Housing

P Series Open and Baffle Wide Flange LED Modules (Wet Location)



ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: 4BP TRMW LED 27K 90CRI L3LED T24

Series/Finish		Lamp	CCT / CRI / W / Lumens ¹		Voltage
4BPMW	4" Baffle LED module, matte white	LED	(blank)	3000 K / 83CRI / 10.6W / 620L	(blank) 120V
4BP TRMW	4" Baffle LED module, black baffle, matte white flange		27K 90CRI	2700 K / 93CRI / 11.2W / 600L	
4BPBN	4" Baffle LED module, brushed nickel		30K 90CRI	3000 K / 93CRI / 11.2W / 600L	
4BPORB	4" Baffle LED module, oil-rubbed bronze		40K 90CRI	4000 K / 92CRI / 9.9W / 650L	
4OPA	4" Open LED module, clear diffuse				
4OPAZ	4" Open LED module, clear specular				
4OPA TRMW	4" Open LED module, clear diffuse, matte white flange				
4OPAZ TRMW	4" Open LED module, clear specular, matte white flange				

Notes

1 Total system delivered lumens.

LED Gimbal Module (Damp location)



ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: 4G1MW LED L3LED T24

Series/Finish		Lamps	CCT / CRI / W / Lumens ¹		Voltage
4G1	4" Gimbal module	LED	(blank)	3000K / 83CRI / 7.9W / 435L	(blank) 120V
			27K 90CRI	2700K / 91CRI / 8.3W / 480L	
			30K 90CRI	3000K / 93CRI / 7.7W / 500L	
			40K 90CRI	4000K / 94CRI / 8W / 560L	

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Notes:
1 Total system delivered lumens.

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E Series Baffle Wide Flange LED Modules (Wet Location)



ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: 4BEMW L3LED T24

Series/Finish		Lamps	CCT / CRI / W / Lumens ¹		Voltage
4BEMW	4" Baffle LED module, matte white	LED	27K	2700 K / 82CRI / 10.3W / 530L	(blank) 120V
			30K	3000 K / 82CRI / 10.3W / 570L	
			40K	4000 K / 82CRI / 10.3W / 600L	

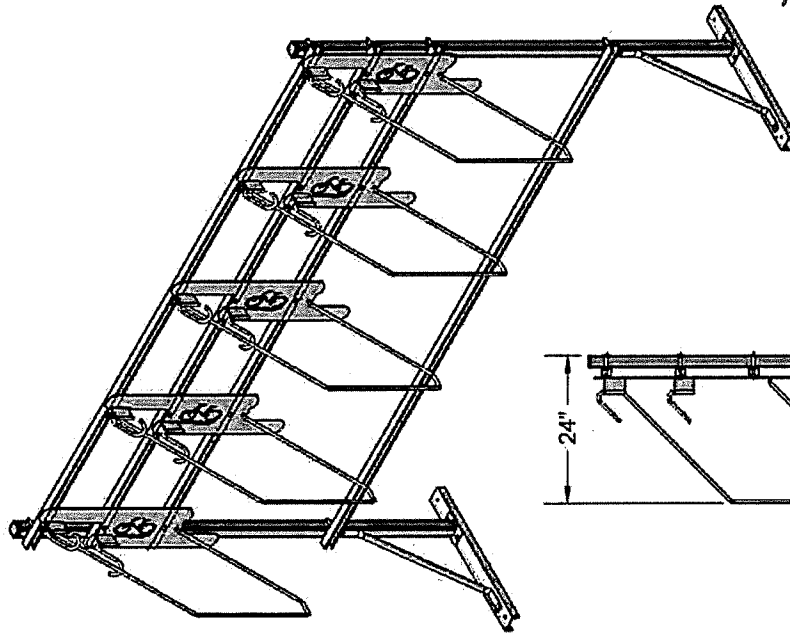
Notes

1 Total system delivered lumens.

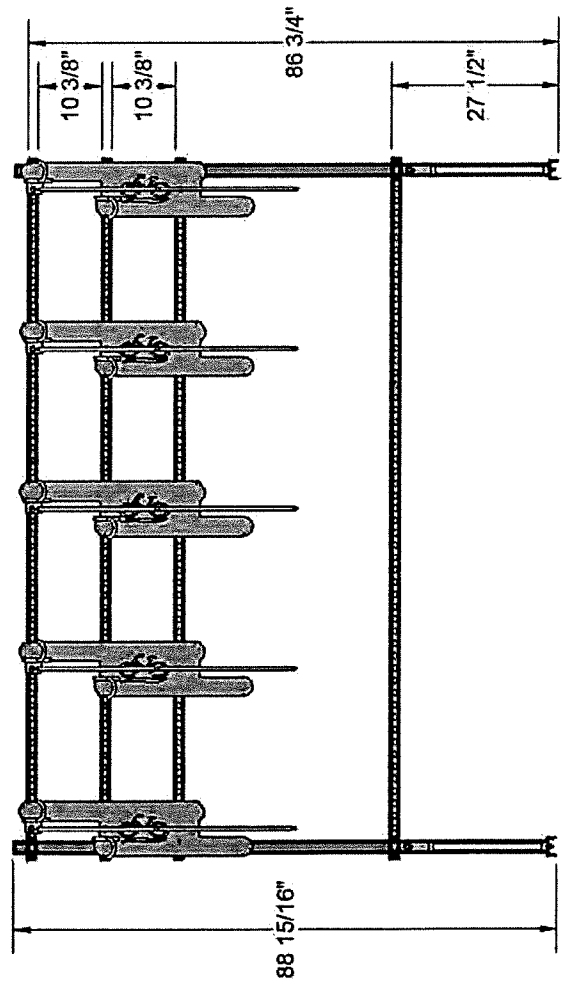
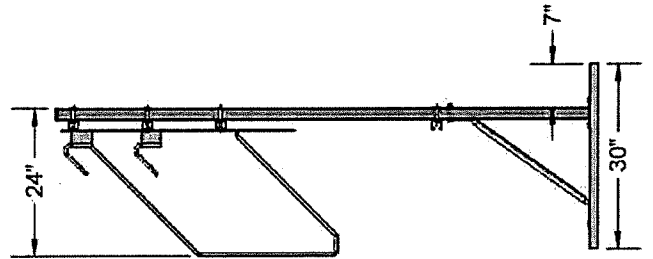
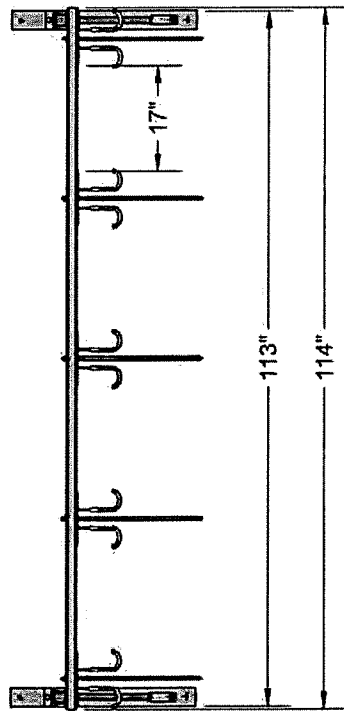


L3LED-T24

OVERALL DIMENSIONS



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Department of Permitting and Inspections

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

*William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0677CA; 184-186 North Winooski Ave
Date: April 13, 2021

File: ZP21-0677CA
Location: 184-186 North Winooski Ave
Zone: NMU **Ward:** 2C
Parking District: Multi Modal Mixed-Use
Date application accepted: February 16, 2021
Applicant/ Owner: North Winooski Avenue 184 LLC
Request: Demolish an existing garage structure and construct a new four unit apartment building, adding parking in demolished garage footprint.

Background:

- **ZP17-1080CA;** replacement garage siding, trim, doors and 2 new windows. May 2017.
- **ZP19-0147CA;** replacement door. August 2018.
- **ZP21-0147CA;** replace roof on porch. August 2020.
- **ZP21-0548CA;** after the fact window replacement: wood to vinyl. December 2020.

Overview: 184-186 North Winooski Ave currently contains a duplex building, 4 surface parking spaces, and a detached garage structure (proposed for demolition) shown to have 2 internal parking spaces and other interior storage. Neither the duplex building nor the detached garage are listed as historical structures. The proposal includes demolishing the garage structure and constructing a 3-story, four-unit apartment building. The applicant proposes 6 surface parking spaces to locate in the footprint of the demolished garage, and to retain 2 of the existing 4 parking spaces.

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:

There are no important natural features at this location.

(b) Topographical Alterations:

There are no topographical alterations proposed. The property is relatively flat.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(d) Protection of Important Cultural Resources:

Not applicable. The existing duplex structure and detached garage are not listed as historic resources on either State or National Historic Listings.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

Not applicable. The property is not listed as a Brownfield 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.

The applicant has submitted an Erosion Prevention and Sediment Control plan and a stormwater plan to the Stormwater Program Manager for review and approval.

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.

As proposed, entry doors will be covered by a canopy roof lining the north wall of the fourplex. Upper story poches will also be roofed. The site plan identifies a snow storage area in the side yard, beyond the edge of the parking area.

(h) Building Location and Orientation:

Neighboring structures along North Winooski Avenue vary between 2 story, 2 ½ story and 3 story buildings. Most rooflines along this stretch of the street are gabled. The proposed building will have a similar alignment to the street frontage with neighboring structures. This section calls out for buildings within a mixed-use area (which this property is) to provide sufficient space (optimally 12-15 feet) between the curblane and the building face to facilitate the flow of pedestrian traffic. The proposed building will be located approximately 14 ft from the street curb.

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

As proposed, the fourplex building does not have a main entrance that is clearly identifiable from the public street, and it needs to. The vast majority of existing buildings along this stretch of North Winooski Avenue have street-facing entrances. This requirement is one that has been thoroughly incorporated in development review and upheld through both the Design Advisory Board and the Development Review Board and should be met through this proposal. The proposal does, however, include a direct pedestrian walkway from North Winooski Avenue to the apartment entrances on the building's side.

(i) Vehicular Access:

No change to the vehicular access off North Winooski Avenue is proposed. The driveway is shared with 190 North Winooski Avenue, which contains a duplex. Beyond the extent of 190 North Winooski Avenue's driveway use, the driveway continues to the rear of the subject property and to the parking area.

(j) Pedestrian Access:

No change is proposed to the pedestrian access to the existing duplex. Access to those two units are essentially right off the edge of the sidewalk. The new proposal will include a direct and unobstructed pedestrian path between the new fourplex building and the public sidewalk, as well as between the new structure and the parking area.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit.

(l) Parking and Circulation:

The site plan identifies 8 surface parking spaces, with ample maneuvering area to back out of each space and leave the property in a forward manner. Because the property is in the Multimodal Mixed-Use Parking District, there are no longer any minimum parking requirements, so the new development technically doesn't require any new onsite parking. However, there is a maximum parking limit for the Multimodal Mixed-Use Parking District which limits parking spaces to *'100% of the minimum number of spaces required for the Shared Parking District for any given use as required in Table 8.1.8-1'*. For a duplex use and a multifamily use (3 or more units) in the Shared Parking District, parking is required at the rate of 2 spaces per unit and 1 space per unit, respectively. As a result, given the duplex use and the multifamily use (4 units), a maximum allowance of 8 onsite parking spaces is allowed.

(m) Landscaping and Fences

The site plan shows three new trees (unspecified species) to be installed, and one removed from within or directly adjacent to the new structure. A hedgerow is planned along the rear property line to screen half of the new parking area from view from the abutting property to the rear. Currently there is a tall hedgerow (approx. 15 ft in height) along the edge of the sidewalk in front of the new building footprint. The plans suggest that this hedgerow will be removed. Given the fourplex's proximity to the front property line/sidewalk, there is almost no room to install landscaping in front of the new building. The plans show an existing fence along the south property line, and a trash/recycling/compost enclosure that will presumably be fence in. No other fencing is proposed.

(n) Public Plazas and Open Space:

There is no requirement within the ordinance to provide a public plaza. The property will have lawn space between the new building and the rear parking area that will provide some outdoor enjoyment.

(o) Outdoor Lighting:

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

The applicant proposes recessed light fixtures in the entrance canopy and on the covered second-story decks. The spec sheets provided indicate that the proposed fixtures comply with the lighting standards of Sec. 5.5.2 CDO.

(p) Integrate infrastructure into the design:

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

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

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The elevation drawings show electric and gas meters, and what appear to be ground-mounted heat pump units, along the south wall. A trash/recycling/compost enclosure is shown in the northeast corner of the property, just to the side of the new parking row.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The plans include a street-level view of neighboring structures. The fronts of these structures range in height from 2 to 2 ½ stories in height, and it appears that some, in particular the adjacent structure to the south, have built third story additions in the rear. Given the height of the 3rd floor, the proposed building is almost more of a 3 ½ story building which will be placed immediately at the front of the property, in contrast to the existing nearby residential development. This results in a slight variation to the existing massing, height, and scale of neighboring residential development, particularly at the street edge.

2. Roofs and Rooflines.

Most structures along this section of North Winooski Avenue have gabled roofs with what appear to be consistent pitches. The roof on the new fourplex will be gabled with a pitch similar to that of other neighboring roofs (10:12).

3. Building Openings

A consistent window/door pattern is proposed throughout. The front and rear (west/east) elevations will each see a second floor covered deck with sliding door access. Windows will be appropriately installed on each floor. The sides (north/south) will see a consistent window pattern on each floor, with the three entry doors at the ground level.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable. There are no important public views on and around the property.

(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. ..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 façade components such as parapet caps, cornices, storefronts, awnings, canopies, transoms, kick plates, and recessed entries are highly encouraged. In areas where high volumes of pedestrian traffic are desired, the use of architectural recesses and articulations at the street level are particularly important in order to facilitate the flow of pedestrian traffic.

The front façade will offer a varied appearance with the window layout and second floor deck. However, the 3rd story elevation only offers two side-by-side casement windows, with the rest being a large blank wall. Additional openings or architectural features on this 3rd floor façade should be looked into. And as noted above, there appears to be no room to install decorative landscaping at the building's front.

(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 proposal calls for metal siding on the majority of the building, with lap siding on much of the second floor (all sides), and also on the central portion of the third floor, north elevation. Asphalt shingles will be used for the roofing. The applicant proposes vinyl clad wood windows,

and aluminum clad wood doors. These materials are common in new construction and are durable.

(f) Reduce energy utilization:

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Any signs will require separate permitting.

(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.

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

Items for the Board's consideration:

1. The lack of a clearly identifiable main entrance on the front wall facing North Winooski Avenue does not conform to this requirement in Sec. 6.2.2 (h). Would a single, street-facing entrance to the ground level apartment suffice, and thus warrant the other side entrances acceptable?
2. A 3-story (nearly 3 ½ story) front wall immediately adjacent to the sidewalk appears to be out of character with the massing, height and scale of nearby residential structures. Could the roof be lowered to lessen this towering structure, or the building setback further from the front property line?
3. Should additional windows or architectural features be added to the front facade of the third floor to break up the expansive blank wall?
4. Plans/elevations for the secure bike shelter and trash/recycling enclosure will be needed.

Burlington Design Advisory Board

Department of Permitting and Inspections

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Burlington, VT 05401

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

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*Eric Morrow, Chair
Matt Bushey, Vice Chair
Ron Wanamaker
Karyn Norwood
Emily Morse
Jay White, Alternate
Kathleen Ryan, Alternate*



DESIGN ADVISORY BOARD

Tuesday April 13, 2021

Remote Meeting via Zoom

Present: Eric Morrow, Ron Wanamaker, Emily Morse, Jay White (alternate).

Absent: Matt Bushey, Karyn Norwood, Kathleen Ryan (alternate)

Staff present: Ryan Morrison

Applicant present: Brett Brosseau, Missa Aloisi

Public present: Arthur Chukhman

Session I – 3:00 PM – 4:00 PM

1. 21-0677CA; 184-186 North Winooski Avenue (NMU, Ward 2C) North Winooski Avenue 184 LLC

Request to demolish an existing garage structure and construct a new four unit apartment building, adding parking in demolished garage footprint.

Motion by Jay White: I move that the Board table this application so that the applicant can address the following revisions:

1. The building should be pushed back +/- 6 ft from the street frontage; and
2. There should be an entrance to at least one of the apartments facing the street – a redesign of the entrance to be more inviting to the streetscape.

2nd: Ron Wanamaker

Vote 4-0

Motion carries.