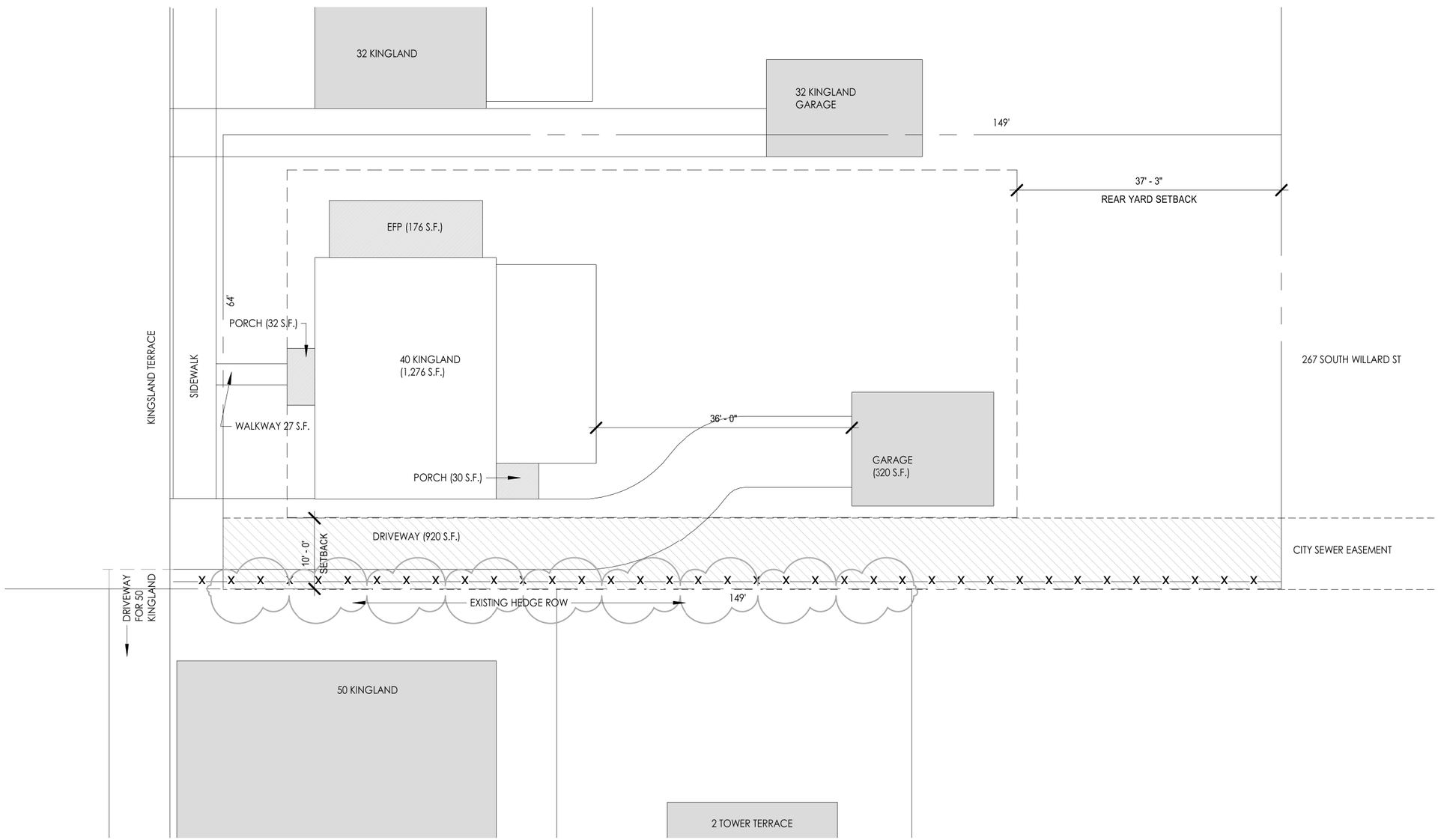


ZONING DISTRICT: RL

MAX. LOT COVERAGE = 35%
+10% COVERAGE FOR PATIOS, DECKS PORCHES, TERRACES.
*ADDITIONAL 600 S.F. COVERAGE ALLOWED FOR ADUs

FRONT: AVE. OF 2 ADJACENT LOTS ON BOTH SIDE +/- 5'-0"
SIDE: 10% OF LOT WIDTH, BUT IN NO EVENT LESS THAN 5'-0"
REAR: 25% OF LOT DEPTH, BUT IN NO EVENT LESS THAN 20'-0"

EXISTING LOT COVERAGE

EXISTING LOT SIZE:	9,312 S.F.
EXISTING HOUSE:	1,276 S.F.
EXISTING PORCHES:	238 S.F.
EXISTING WALKWAY	27 S.F.
EXISTING GARAGE:	320 S.F.
EXISTING DRIVEWAY:	920 S.F.

EXISITNG LOT COVERAGE = 2,781 S.F. = 29.86%
WITHOUT PORCHES = 2,543 S.F. = 27.30%

PROPOSED LOT COVERAGE

LOT SIZE:	9,312 S.F
EXISTING HOUSE:	1,276 S.F.
EXISTING PORCHES:	238 S.F.
ADU PORCH:	34 S.F.
EXISTING WALKWAY	27 S.F.
GARAGE / ADU:	770 S.F.
DRIVEWAY:	1,008 S.F.

PROPOSED LOT COVERAGE = 3,353 S.F. = 36%
WITHOUT PORCHES = 3,081 S.F. = 33%

600 S.F. OVERAGE ALLOWED FOR ADU = 287 S.F.
OVERAGE NEEDED

* lot area is based off tax parcel map

DRAWING KEY

- EXISTING STRUCTURE
- EXISTING PORCH
- GARAGE / ADU
- PROPERTY LINE
- SETBACK LINE
- EASEMENT SETBACK LINE
- EASEMENT AREA
- —X—X— FENCE LINE

SHEET # **2**

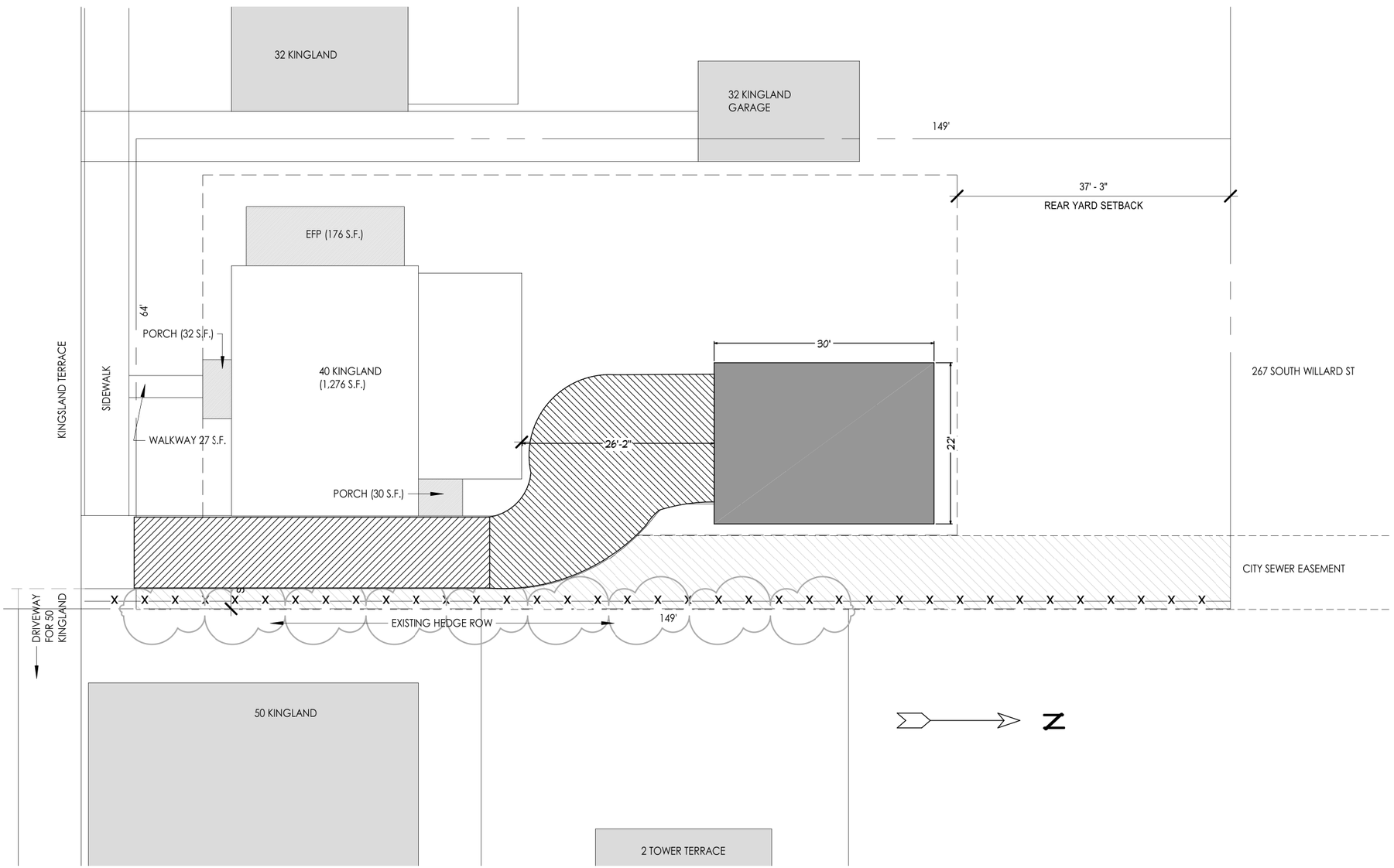
REVISED: **2/1/2021**

EXISTING CONDITIONS

40 Kingsland Terrace
Burlington,VT 05401

Kellen Brumstead & Katie Monson

Lewis Creek Company
18a Morse Drive, Essex Junction,VT 05452
Find us on the web at : www.LewisCreekCompany.com



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600 S.F. OVERAGE ALLOWED FOR ADU = 287 S.F.
OVERAGE NEEDED

* lot area is based off tax parcel map

DRAWING KEY

- EXISTING STRUCTURE
- EXISTING PORCH
- GARAGE / ADU
- PROPERTY LINE
- SETBACK LINE
- EASEMENT SETBACK LINE
- EASEMENT AREA
- —X—X— FENCE LINE

PROPOSED SITE PLAN
1/16" = 1'

SHEET # 3

REVISED: 2/1/2021

PROPOSED SITE PLAN

40 Kingsland Terrace
Burlington,VT 05401

Kellen Brumstead & Katie Menson

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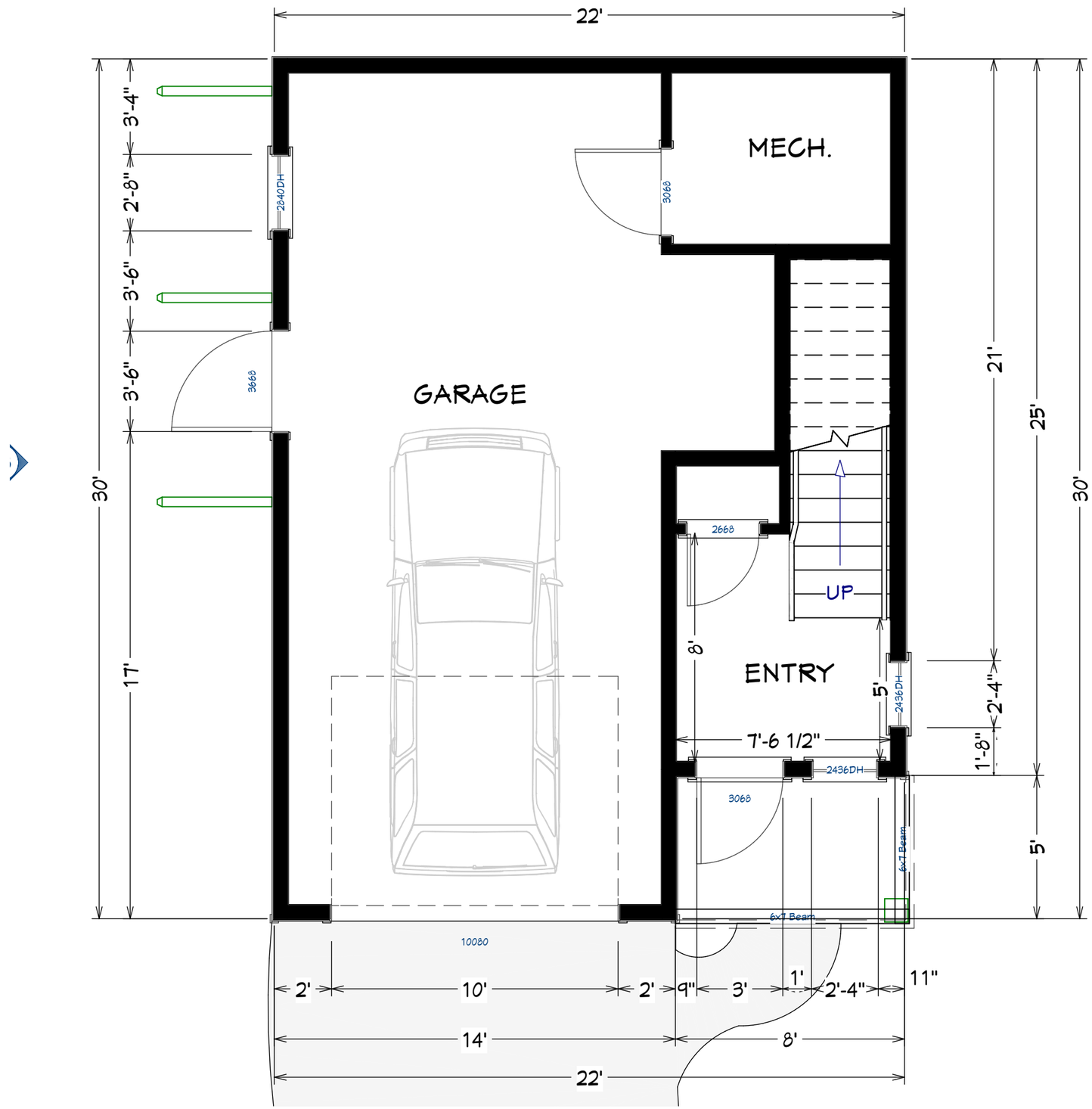

FIRST FLOOR PLAN
SCALE: 1/4" = 1'

SHEET # 4

REVISED: 2/1/2021

PROPOSED PLAN

40 Kingsland Terrace
Burlington, VT 05401

Kellen Brumstead &
Katie Monson

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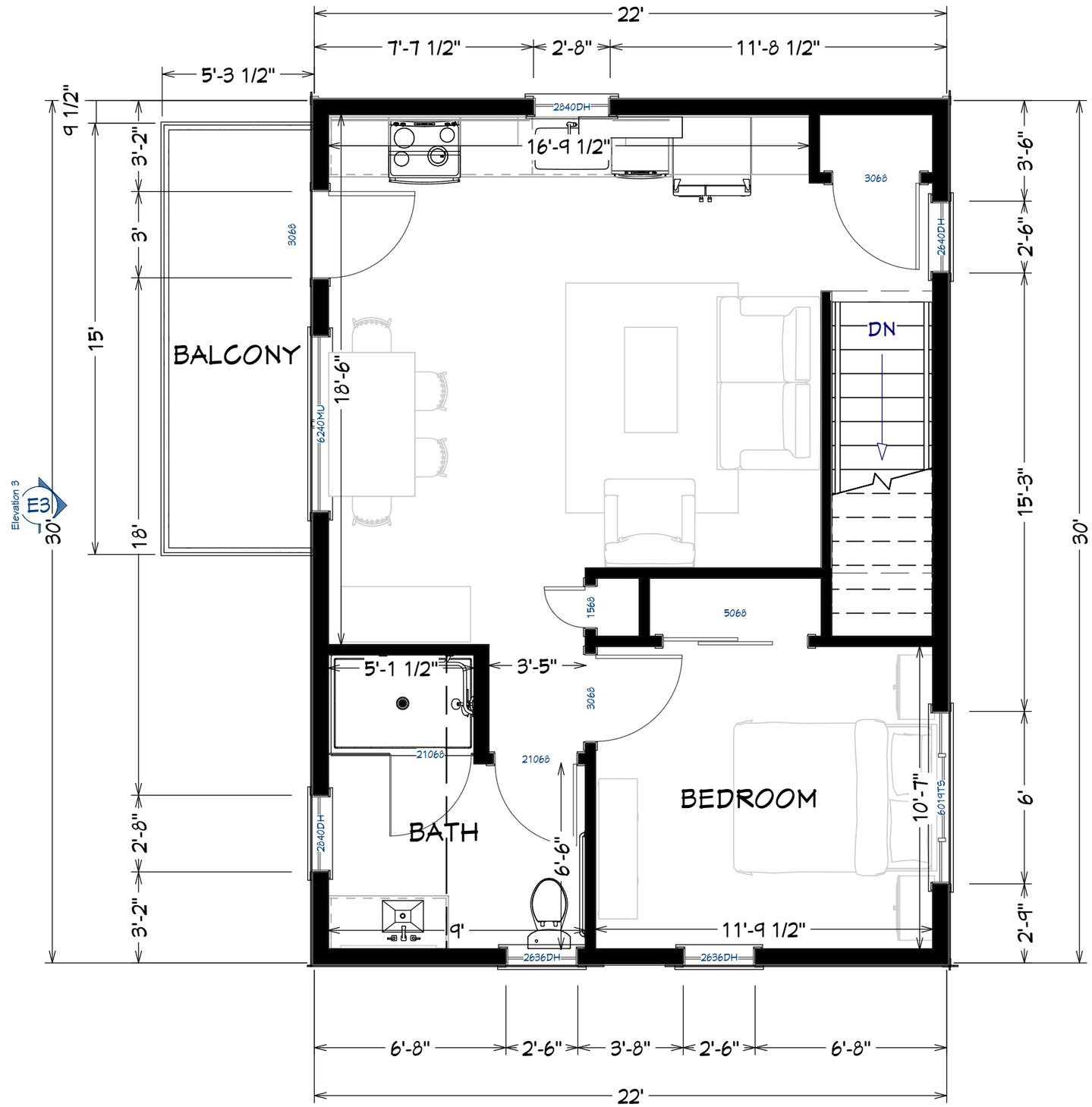

SECOND FLOOR PLAN
SCALE: 1/4" = 1'

SHEET # 5

REVISED: 2/1/2021

PROPOSED PLAN

40 Kingsland Terrace
Burlington, VT 05401

Kellen Brumstead & Katie Monson

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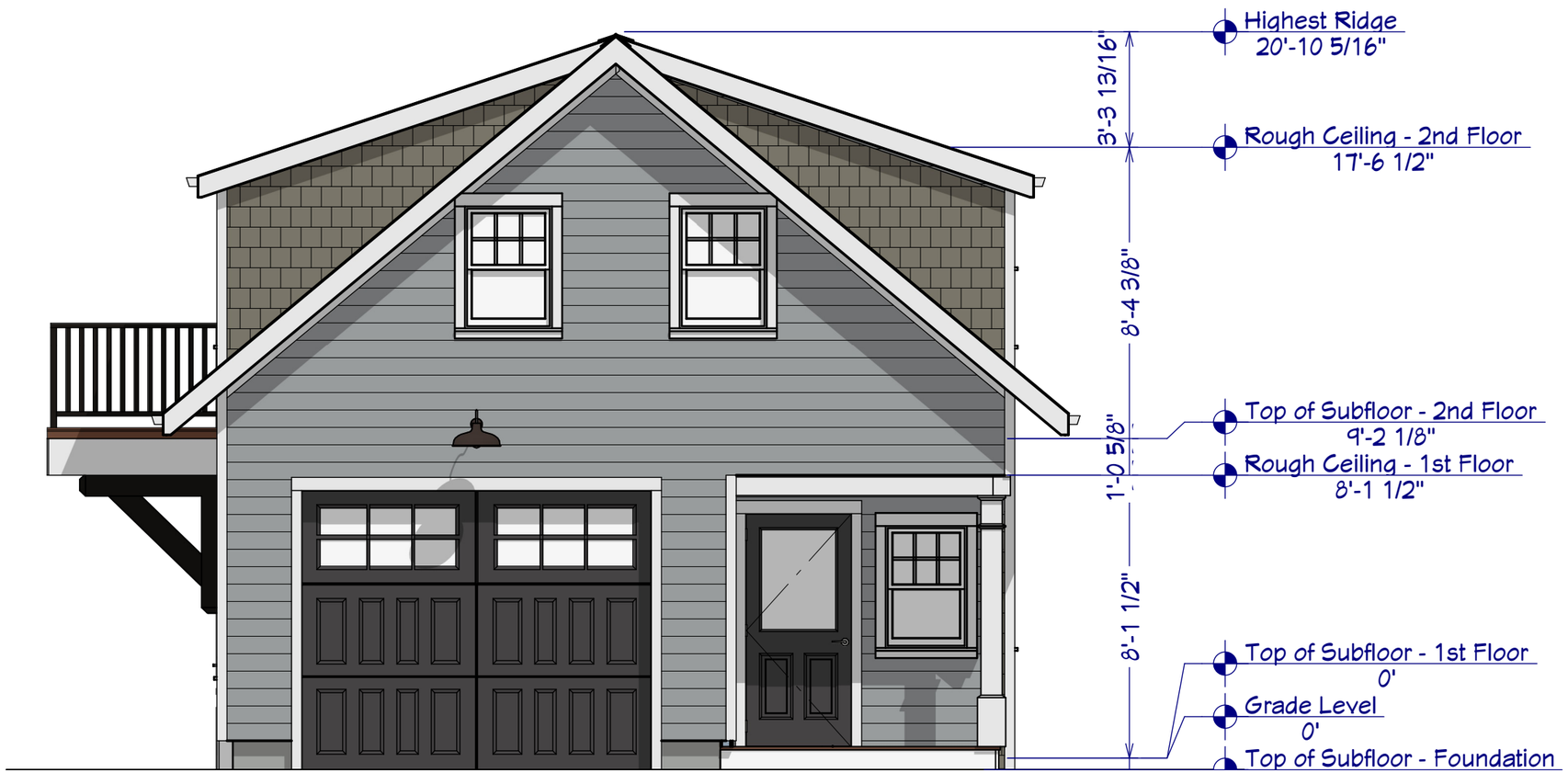
NOTES:
- EXTERIOR LIGHTING AS PER ORIGINAL SUBMITTAL.
- NO CHANGE TO SIDING, WINDOWS, DOORS, AND TRIM SPECS.



SHEET # 6

REVISED: 2/1/2021

SOUTH ELEVATION

40 Kingsland Terrace
Burlington,VT 05401

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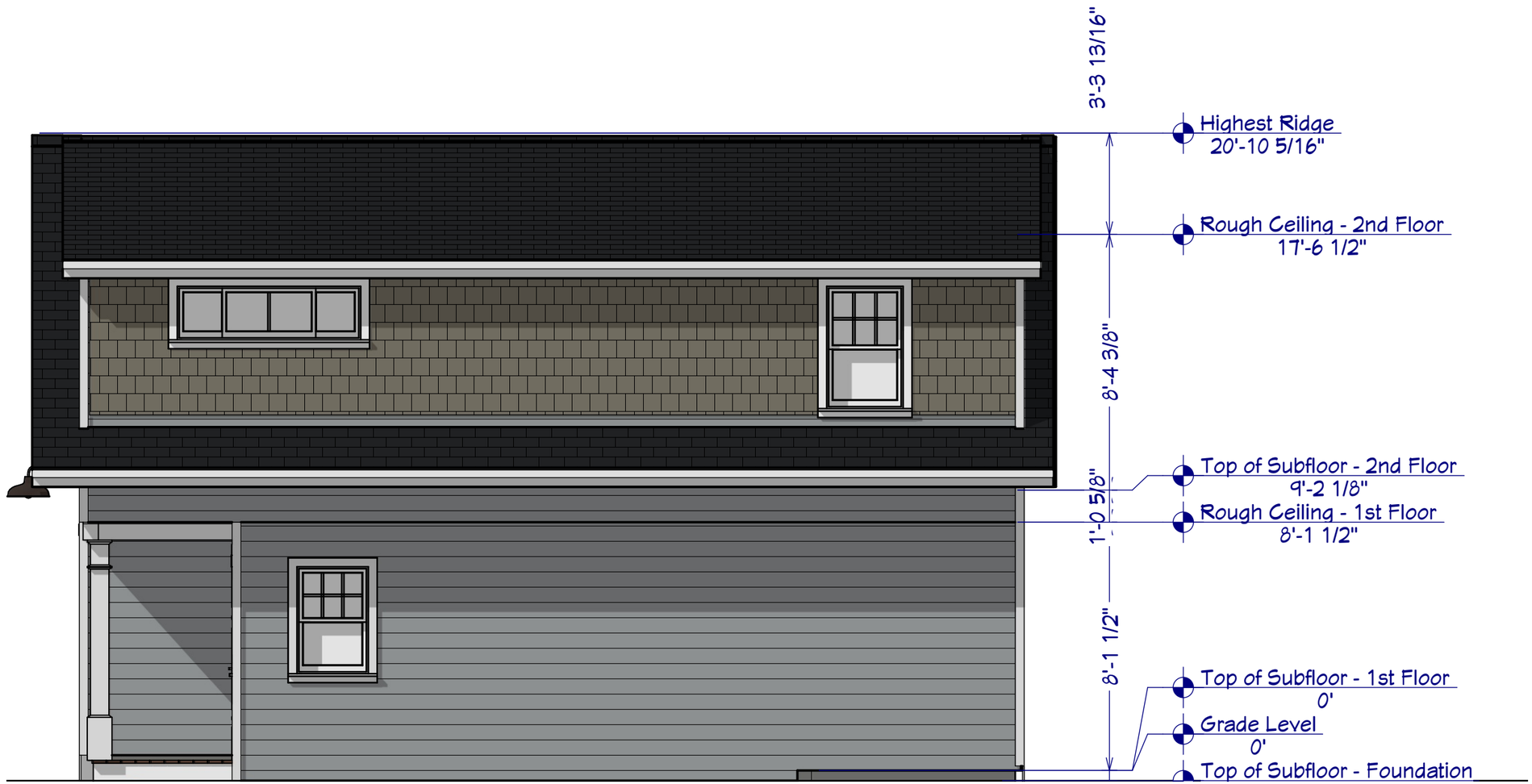

SHEET # 7

REVISED: 2/1/2021

EAST ELEVATION

40 Kingsland Terrace
Burlington,VT 05401

Kellen Brumstead & Katie Monson

Lewis Creek Company
10a Morse Drive, Essex Junction,VT 05452
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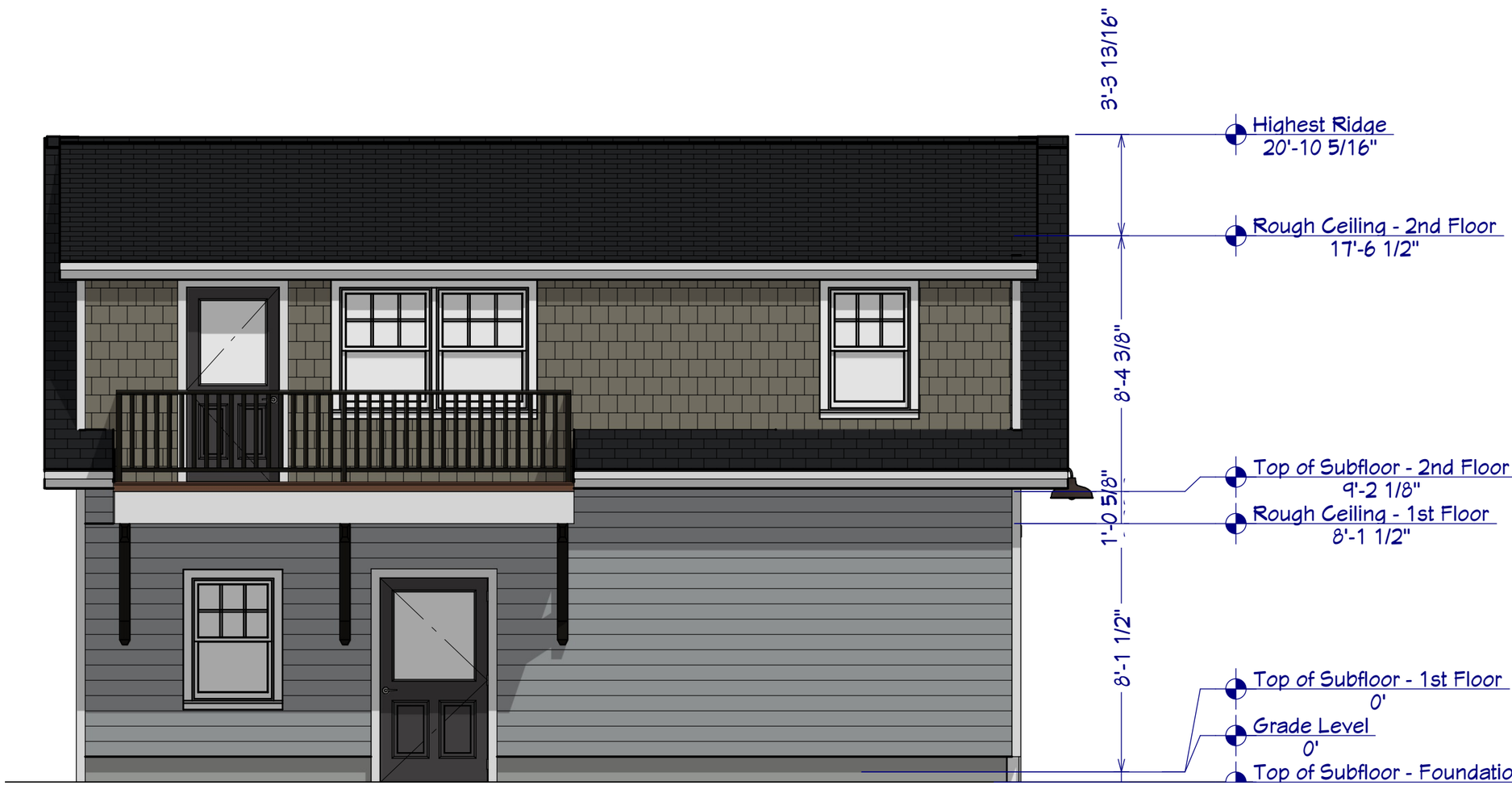

SHEET # 8

REVISED: 2/1/2021

WEST ELEVATION

40 Kingsland Terrace
Burlington,VT 05401

Kellen Brumstead & Katie Menson

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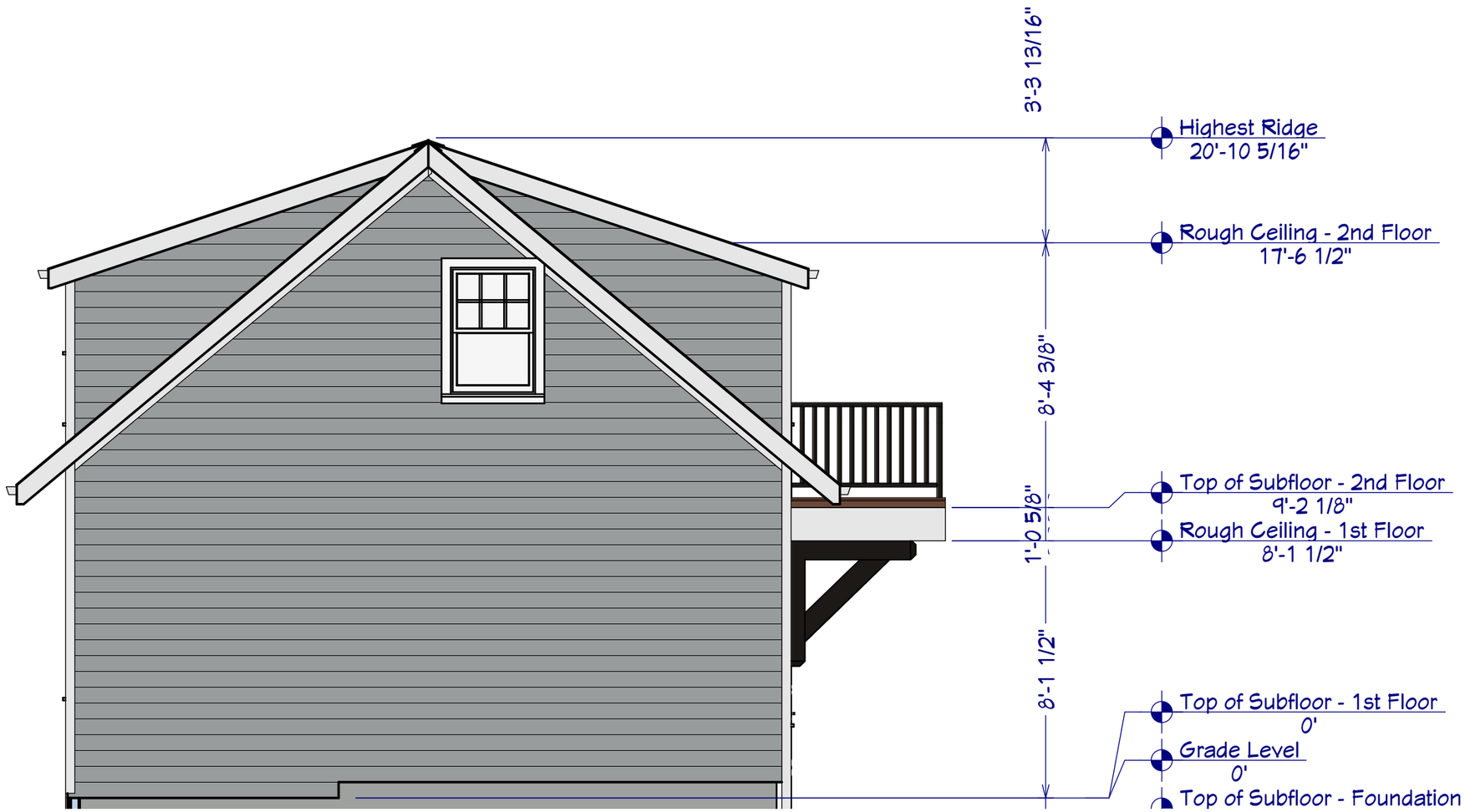

SHEET # 9

REVISED: 2/1/2021

NORTH ELEVATION

40 Kingsland Terrace
Burlington, VT 05401

Kellen Brumstead &
Katie Monson

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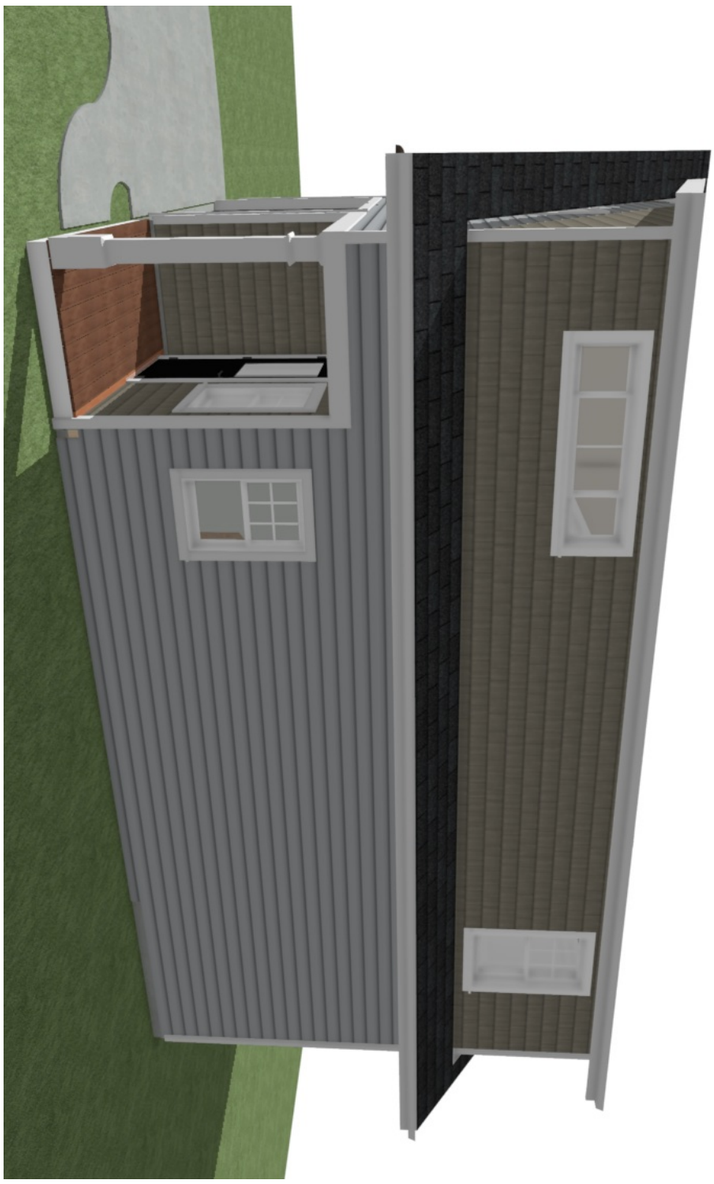

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EXTERIOR RENDERINGS

REVISED: 2/1/2021

SHEET # 11