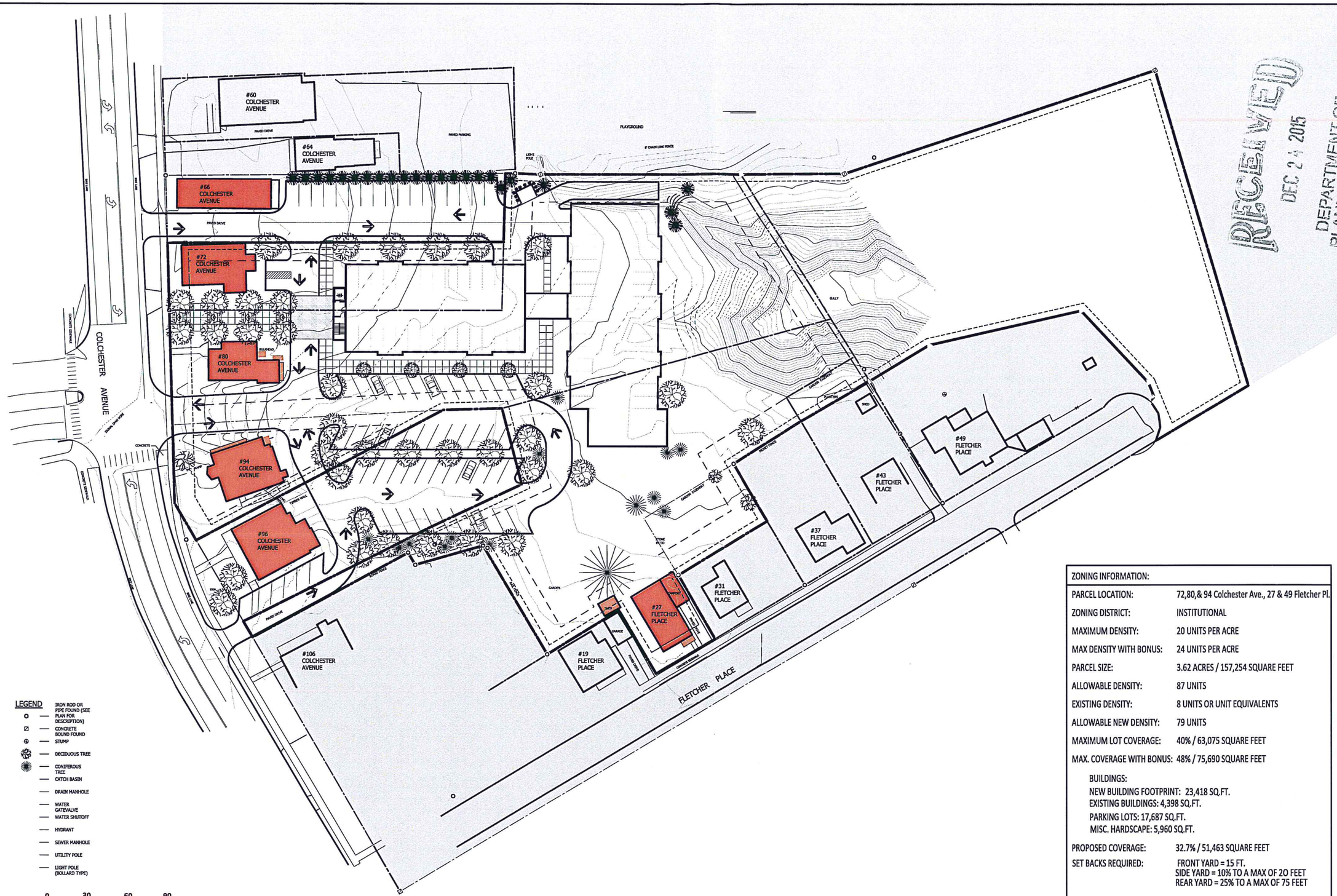


MASTER PLAN

SCALE: 1" = 30'-0"

ZONING INFORMATION:	
PARCEL LOCATION:	72,80,& 94 Colchester Ave., 27 & 49 Fletcher Pl.
ZONING DISTRICT:	INSTITUTIONAL
MAXIMUM DENSITY:	20 UNITS PER ACRE
MAX DENSITY WITH BONUS:	24 UNITS PER ACRE
PARCEL SIZE:	3.62 ACRES / 157,254 SQUARE FEET
ALLOWABLE DENSITY:	87 UNITS
EXISTING DENSITY:	8 UNITS OR UNIT EQUIVALENTS
ALLOWABLE NEW DENSITY:	79 UNITS
MAXIMUM LOT COVERAGE:	40% / 63,075 SQUARE FEET
MAX. COVERAGE WITH BONUS:	48% / 75,690 SQUARE FEET
BUILDINGS:	
NEW BUILDING FOOTPRINT:	23,418 SQ.FT.
EXISTING BUILDINGS:	4,398 SQ.FT.
PARKING LOTS:	17,687 SQ.FT.
MISC. HARDSCAPE:	5,960 SQ.FT.
PROPOSED COVERAGE:	32.7% / 51,463 SQUARE FEET
SET BACKS REQUIRED:	FRONT YARD = 15 FT. SIDE YARD = 10% TO A MAX OF 20 FEET REAR YARD = 25% TO A MAX OF 75 FEET
MAX BUILDING HEIGHT:	35 FEET.

RECEIVED
DEC 24 2015
DEPARTMENT OF PLANNING

REVISIONS:	DATE:
SITE PLAN APPLICATION	9/8/2015
SKETCH PLAN	11/04/15

MASTER PLAN

72,80,94 COLCHESTER AVENUE- 27 FLETCHER PL.

MILLER - VONTURKOVICH

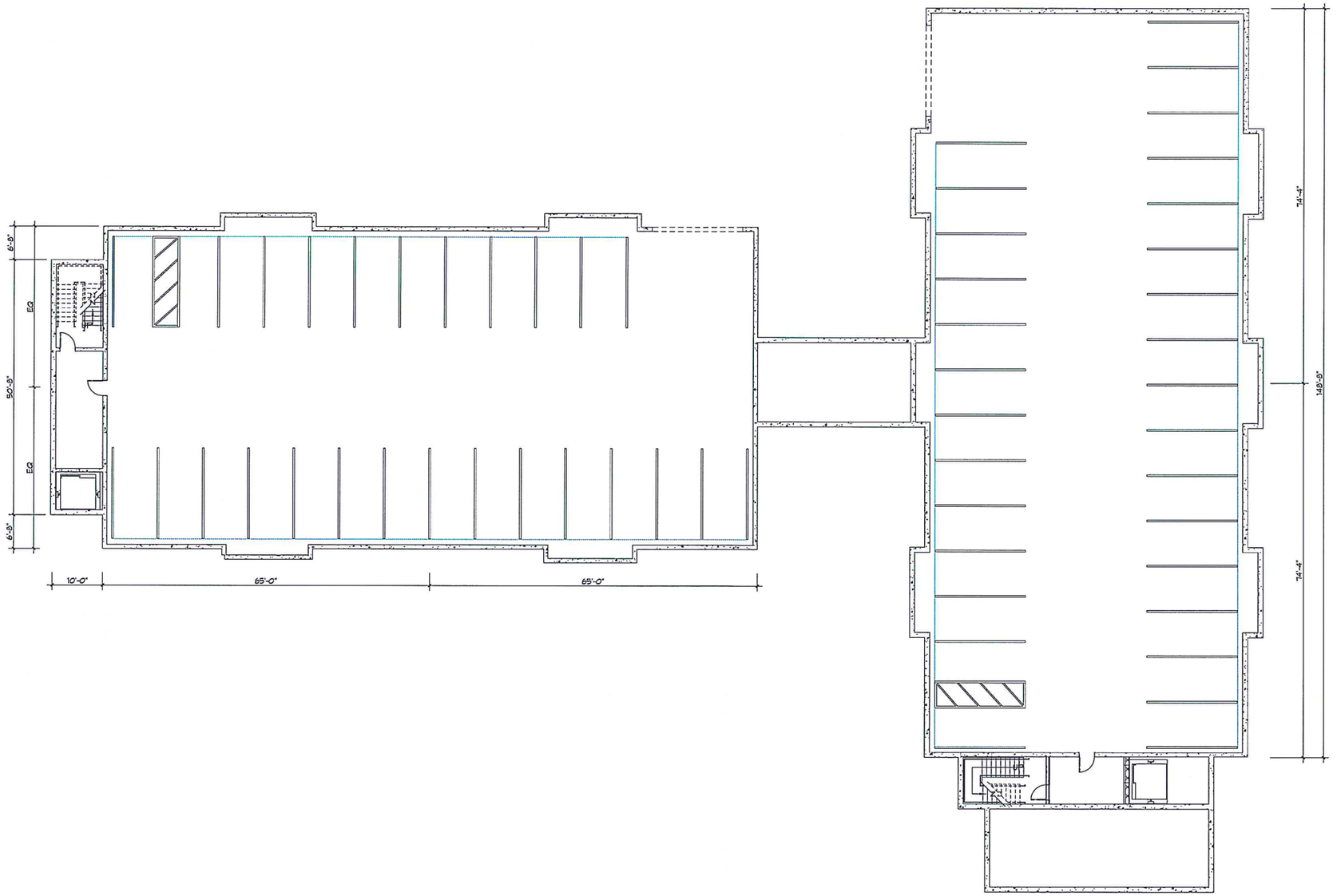
BURLINGTON, VERMONT

PROJECT # 1412

SHEET NUMBER

SP-1

DATE: 8/12/2015



1 GARAGE LEVEL PLAN
3/32" = 1'-0"
Referenced From: A201

RECEIVED
DEC 24 2015
DEPARTMENT OF
PLANNING & ZONING

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

No.	Description	Date

GARAGE LEVEL PLAN
SCALE: 3/32" = 1'-0"

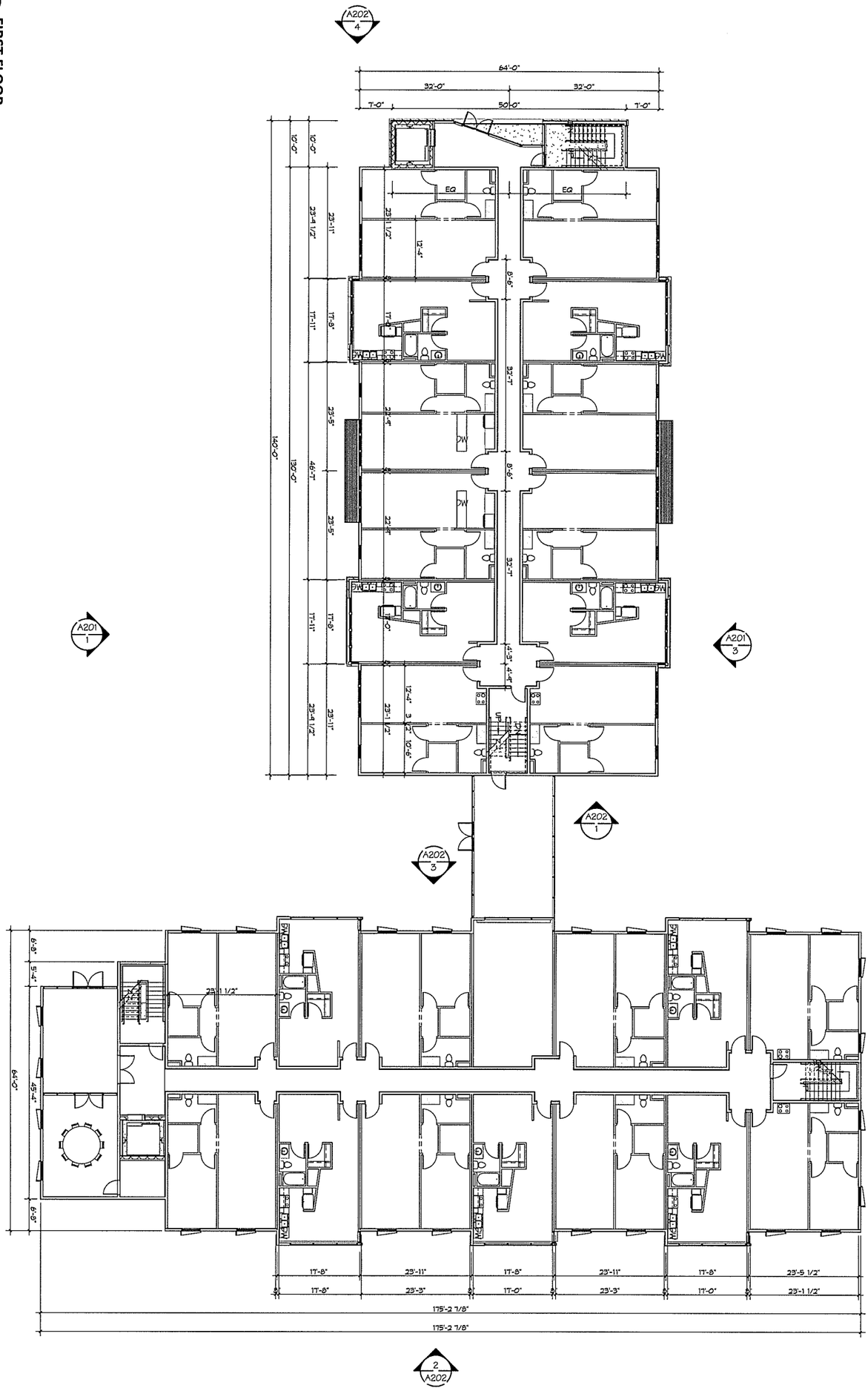
72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

RabideauArchitects
559 Hinesburg Road
Suite 101
South Burlington, VT 05403
802-863-3022
Rabideau-Architects.com

PROJECT #: 1412

SHEET NUMBER
A101

08/05/2015



RECEIVED
DEC 24 2015
DEPARTMENT OF
PLANNING & ZONING

A102

DATE: 01/01/2013

SHEET NUMBER

PROJECT #: 1412

RabideauArchitects

550 Hinesburg Road
Suite 101
South Burlington, VT 05403
802-653-0272
Rabideau-Architects.com

FIRST FLOOR PLAN

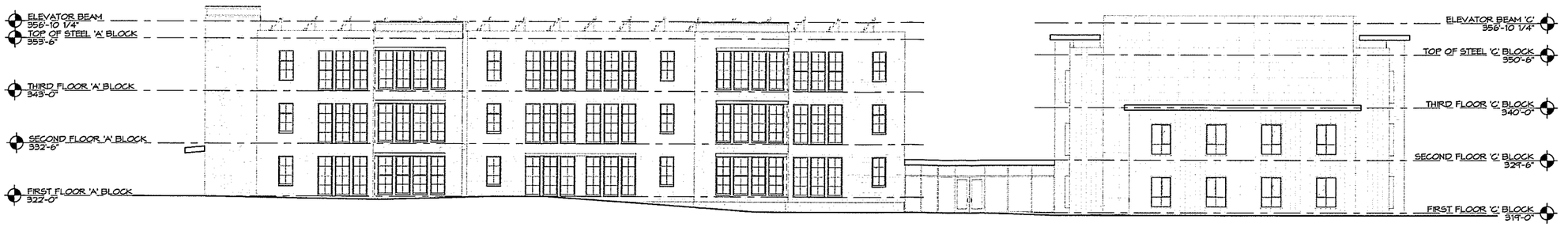
SCALE: 3/32" = 1'-0"

72, 80, 94 COLCHESTER AVE - 27 FLETCHER

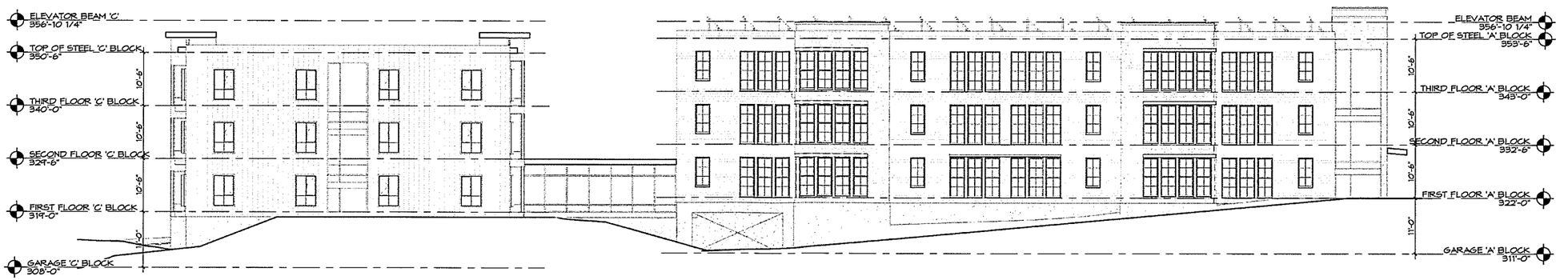
BURLINGTON, VERMONT

REVISIONS		
No.	Description	Date

NOT FOR CONSTRUCTION



1 **EAST ELEVATION**
3/32" = 1'-0"



3 **WEST ELEVATION**
3/32" = 1'-0"

RECEIVED
DEC 24 2015
DEPARTMENT OF PLANNING & ZONING

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS		
No.	Description	Date

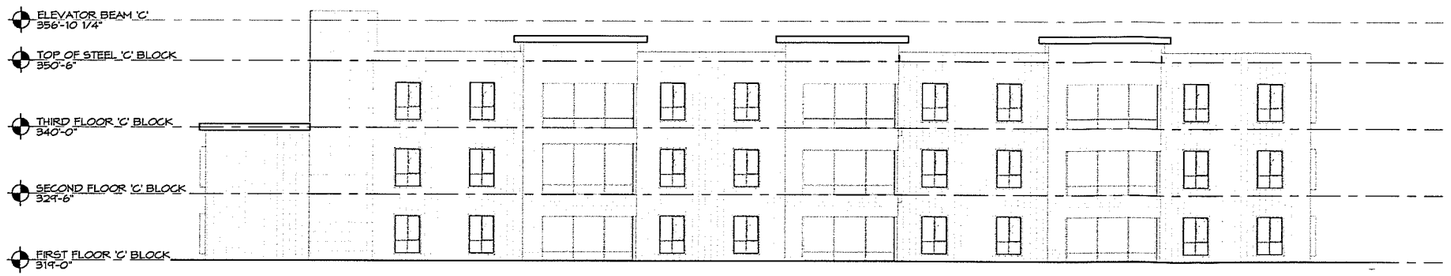
EXTERIOR BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

RabideauArchitects
550 Hinesburg Road
Suite 101
South Burlington, VT 05403
802.863.3022
Rabideau-Architects.com

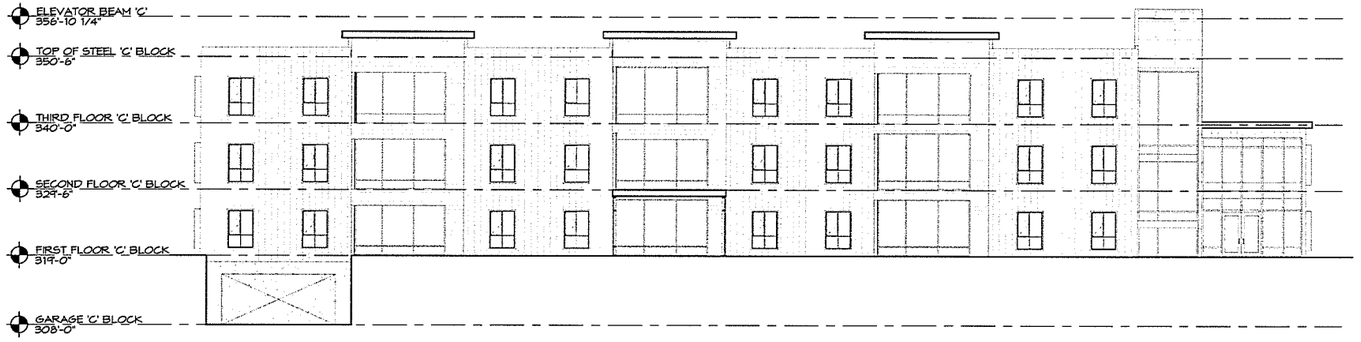
PROJECT #: 1412

SHEET NUMBER
A201
08/05/2015



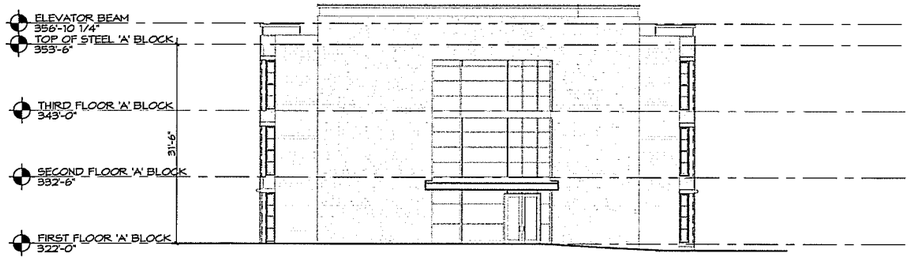
2 NORTH ELEVATION BLDG 2

3/32" = 1'-0" Referenced from A102



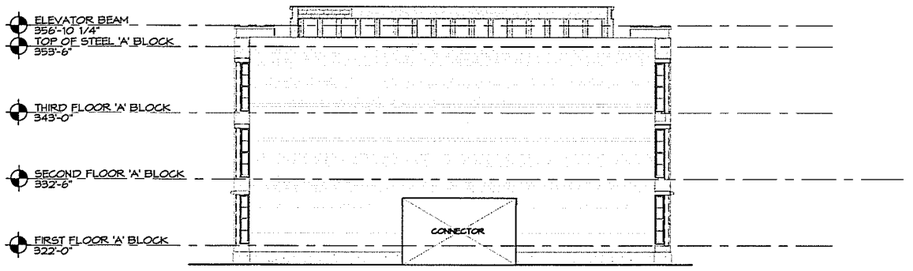
3 SOUTH ELEVATION BLDG 2

3/32" = 1'-0" Referenced from A102



4 SOUTH ELEVATION

3/32" = 1'-0" Referenced from A102



1 NORTH ELEVATION BLDG 1

3/32" = 1'-0" Referenced from A102

RECEIVED
DEC 22 2015
DEPARTMENT OF
PLANNING & ZONING

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Description	Date

REVISIONS

EXTERIOR BUILDING ELEVATIONS

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

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH

BURLINGTON, VERMONT

RabideauArchitects
564 Hinesburg Road
Suite 101
South Burlington, VT 05403
802.863.9202
Rabideau-Architects.com

PROJECT #: 1412

SHEET NUMBER

A202

08/05/2015

1 VIEW FROM ENTRANCE AT COLCHESTER AVE

2 VIEW FROM PARKING LOT BEHIND DOCTORS OFFICE

PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Revisions & Description	Date

RECEIVED
DEC 23 2015
DEPARTMENT OF
PLANNING & ZONING

3D VIEWS
SCALE:

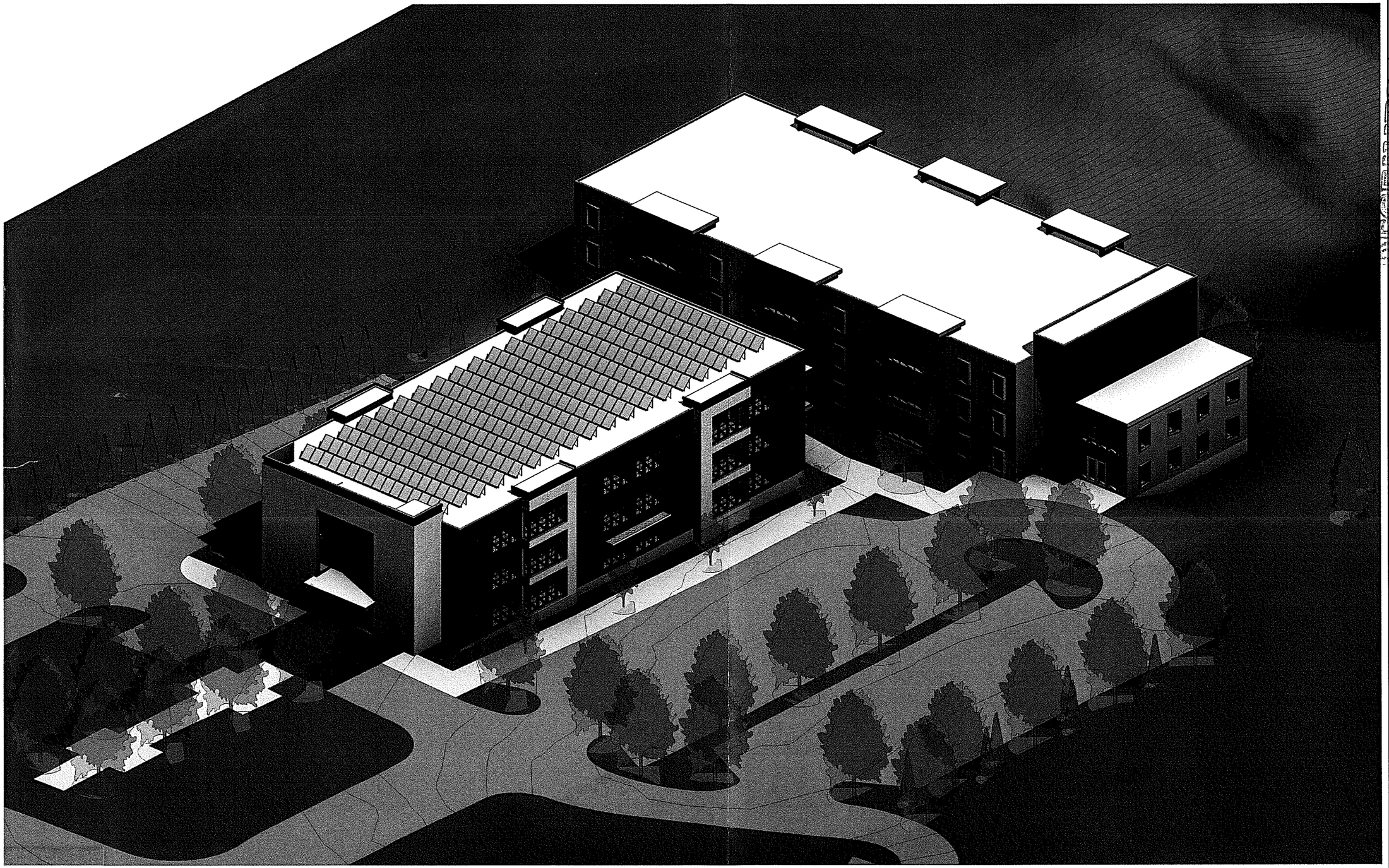
72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

Rabideau Architects
659 Hinesburg Road
Suite 101
South Burlington, VT 05403
802-489-3022
Rabideau-Architects.com

PROJECT #: 1412

SHEET NUMBER
A901

08/05/2015



PRELIMINARY
NOT FOR
CONSTRUCTION

No.	Revisions Description	Date

DEC 24 2015

DEPARTMENT OF
PLANNING & ZONING

3D VIEWS
SCALE:

72, 80, 94 COLCHESTER AVE - 27 FLETCHER PL.
MILLER - VONTURKOVICH
BURLINGTON, VERMONT

RabideauArchitects
550 Hinesburg Road
Suite 101
South Burlington, VT 05403
802-863-9022
Rabideau-Architects.com

PROJECT #: 1412

SHEET NUMBER
A902

08/05/2015