

# Palmer Court Apartments

April 26, 2026



Twin Pines Housing Team:

Andrew Winter – Executive Director

Bill Kelsey – Project Manger



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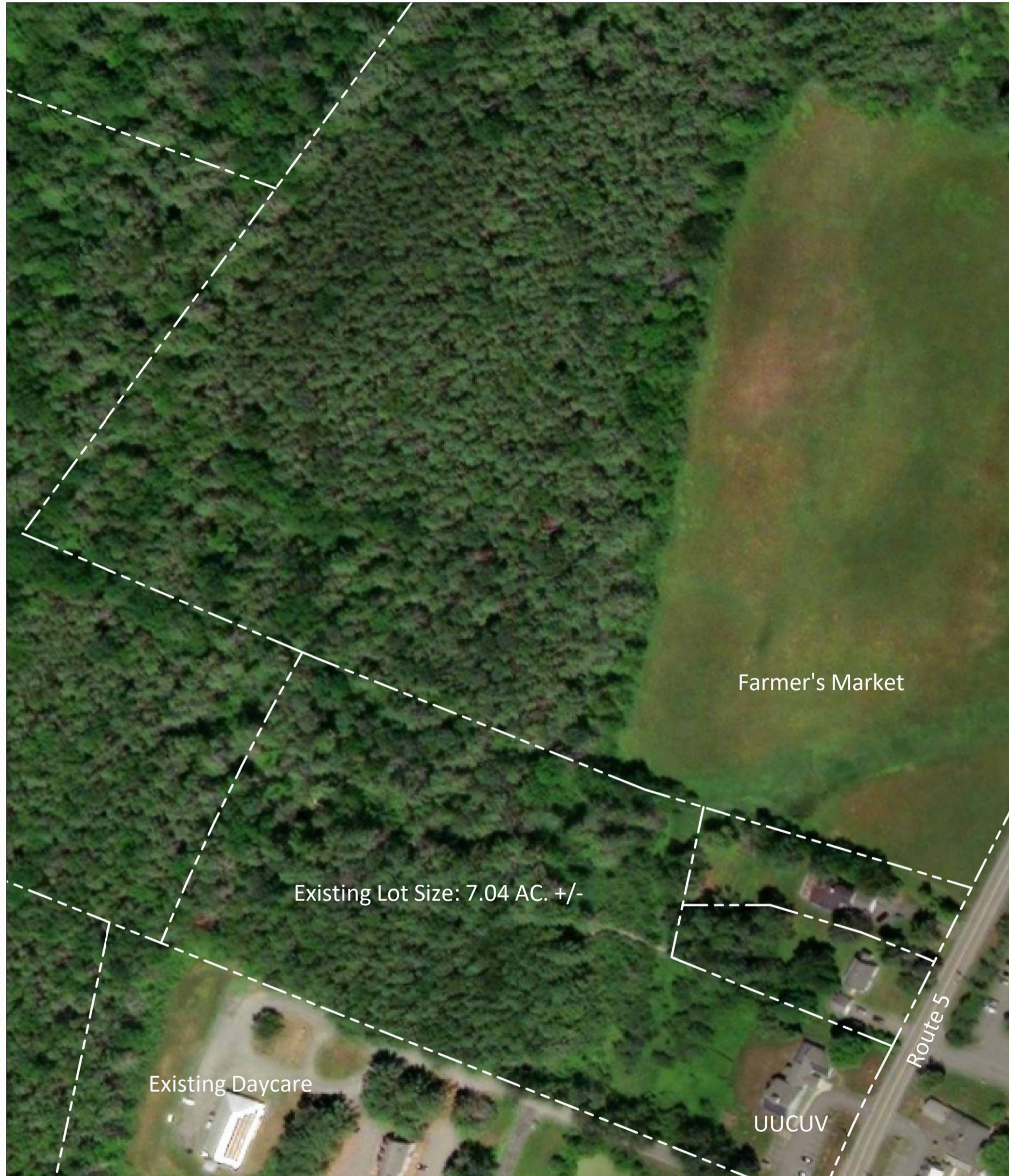
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Studio Nexus Team:

Doug Sonsalla, AIA, NCARB, LEED AP

Jon Criswell, AIA, NCARB



Existing Lot Condition



Proposed Lot Condition



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Context Site Plan  
**SD-0**  
 April 2026  
 1" = 80'-0"



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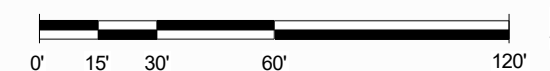
**Schematic Site Plan**

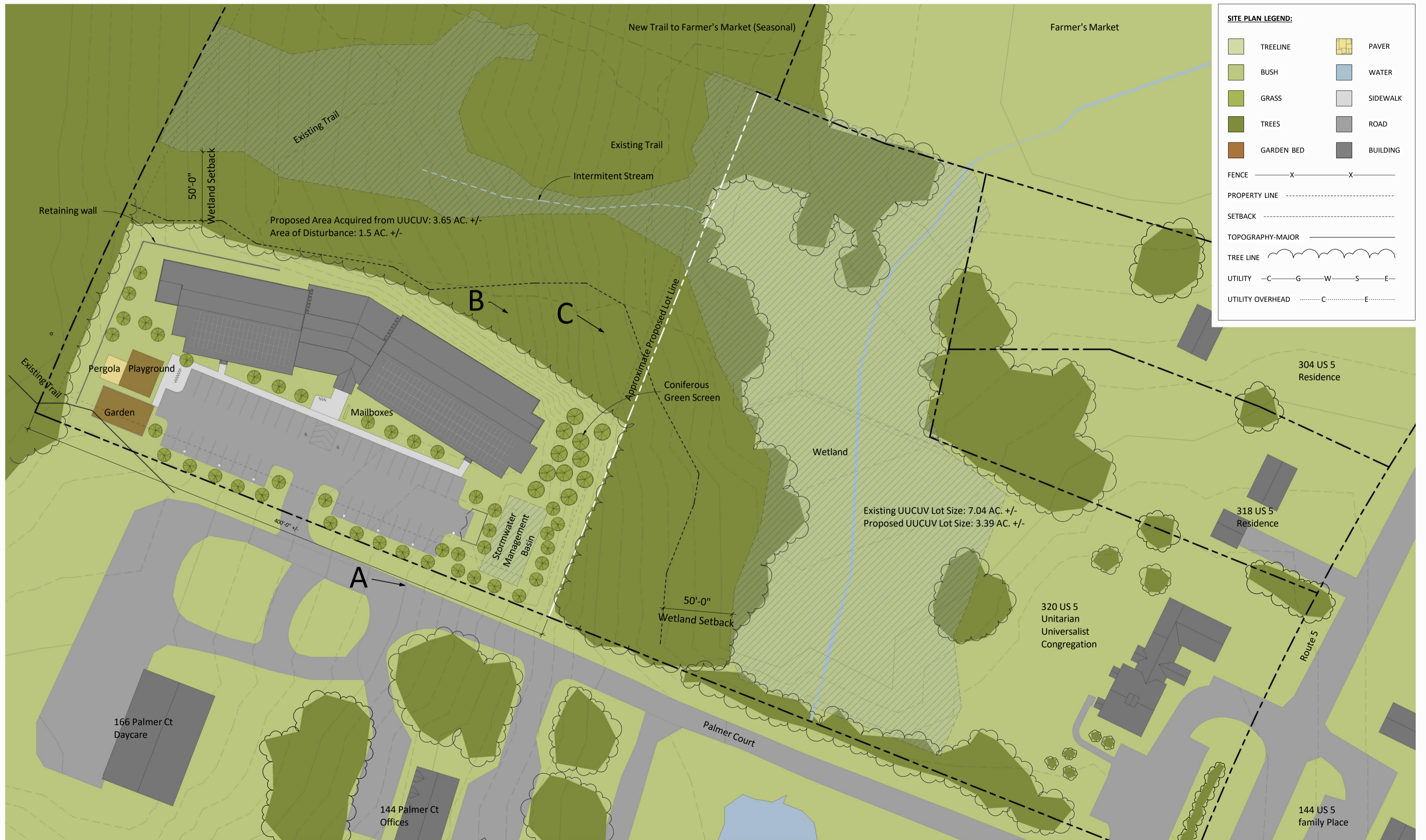


**SD-1**

April 2026

As indicated





**SITE PLAN LEGEND:**

	TREELINE		PAVER
	BUSH		WATER
	GRASS		SIDEWALK
	TREES		ROAD
	GARDEN BED		BUILDING

FENCE — X — X —  
 PROPERTY LINE - - - - -  
 SETBACK - - - - -  
 TOPOGRAPHY-MAJOR ————  
 TREE LINE   
 UTILITY — C — G — W — S — E —  
 UTILITY OVERHEAD - - - - - C - - - - - E - - - - -

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**Palmer Court Apartments**

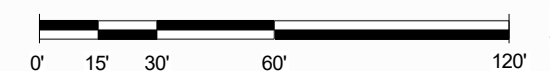




Photo A - Looking towards UUCUV From Trail



Photo B - Looking towards UUCUV From Trail

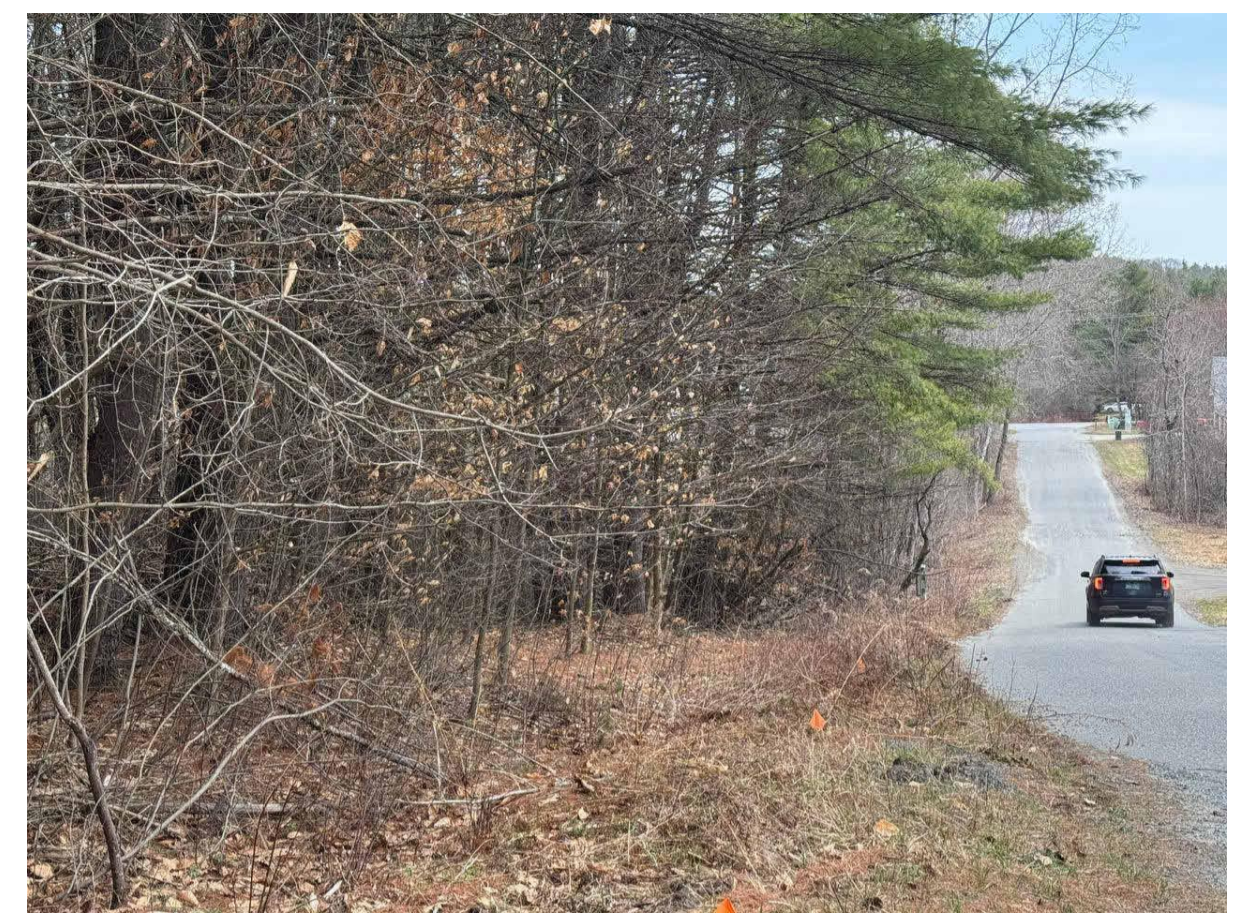


Photo C - Looking towards UUCUV From Proposed Driveway



SD Programming Legend

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Circulation
- Circulation Vertical
- Common Space
- Office
- Mechanical
- Storage

First Floor Apartments:  
 10 @ 1 BR  
 5 @ 2 BR  
 1 @ 3 BR

First Floor Area:  
 15,800 SF +/-



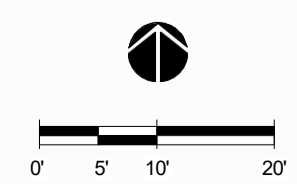
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**Palmer Court Apartments**



**Schematic First Floor Plan SD-3**



April 2026  
 1" = 10'-0"

SD Programming Legend

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Circulation
- Circulation / Common Area
- Circulation Vertical
- Mechanical
- Storage / Mechanical

Second Floor Apartments:

- 10 @ 1 BR
- 5 @ 2 BR
- 1 @ 3 BR

Second Floor Area:

14,000 SF +/-



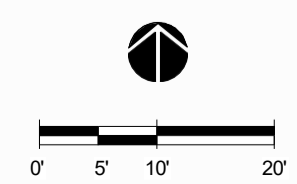
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**Schematic Second Floor Plan SD-4**



April 2026  
 1" = 10'-0"



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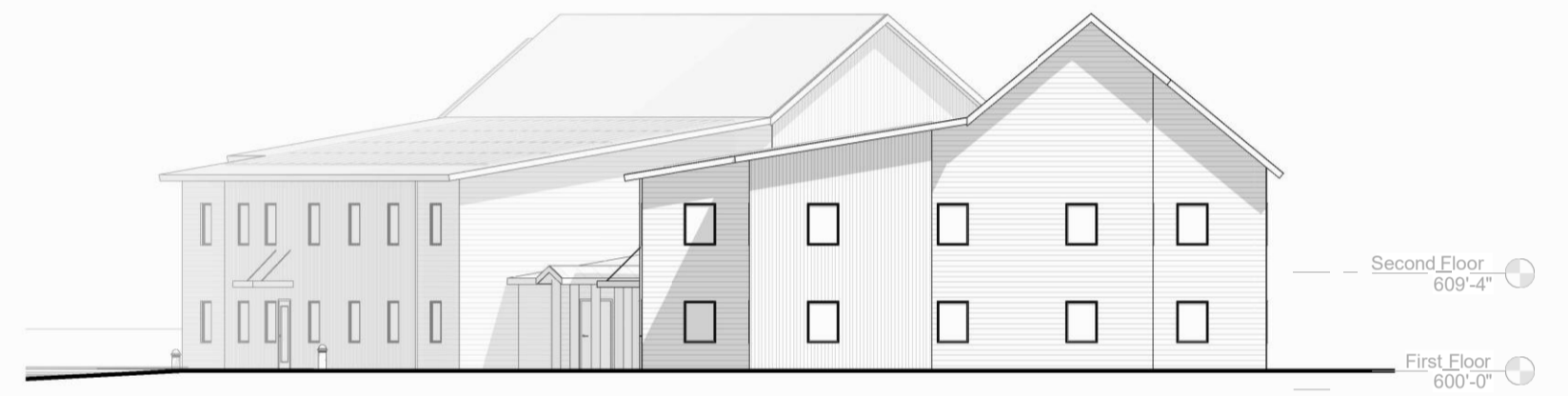




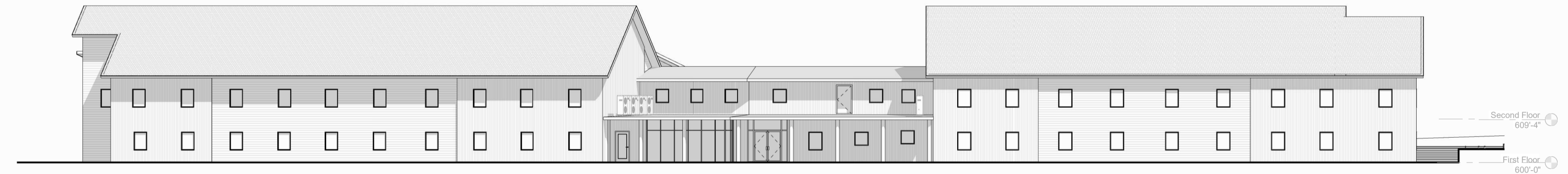
South Elevation



West Elevation



East Elevation



South Elevation



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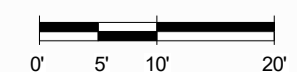


**Schematic Elevations**

**SD-6**

April 2026

3/32" = 1'-0"

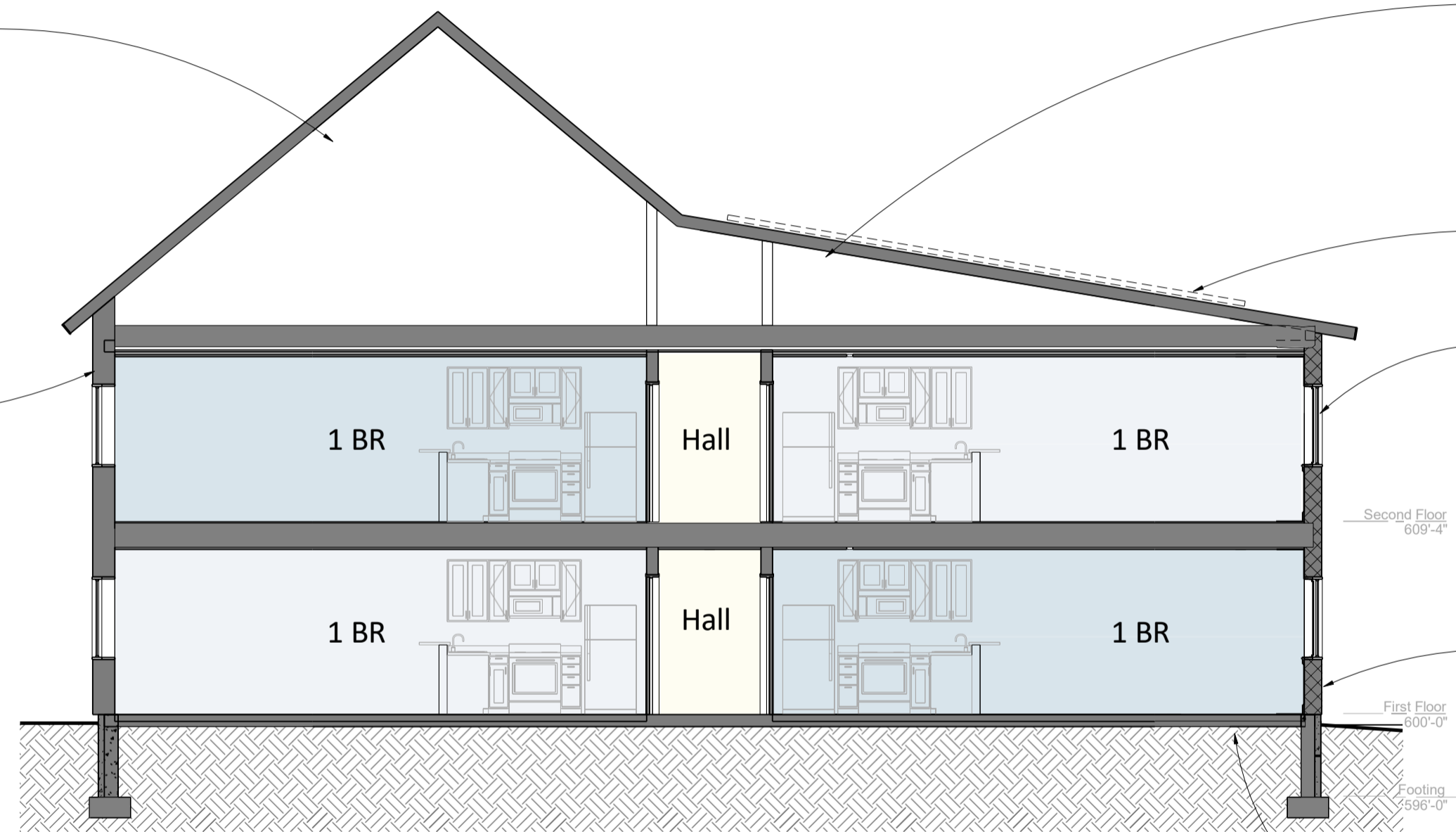


**Ventilation:**

- 2023 RBES/CBES requires Balanced Heat or Energy Recovery Ventilation and can be either a central system or individual systems each serving a living unit.
- Systems must have a Minimum Sensible Recovery Efficiency (SRE) of 70%.
- Supply ductwork will deliver fresh air into bedrooms with appropriate registers that spread airflow for occupant comfort. return from the kitchen area to meet requirements for the 45L tax credit.
- Test and Balance report must be provided to Efficiency Vermont.
- Ducting must be rigid, smooth-walled pipe.

**MECHANICAL :**

- Basis of design: likely electrical based HVAC system
- Propane back-up and hot water



**Roof Assembly:**

- 50 year asphalt composite architectural shingles and membrane roof
- Underlayment, roofing felt and ice and water Shield membrane
- 5/8" Tongue and groove sheathing, joints taped/sealed
- Roof trusses at 24" o.c.
- R-60 Attic insulation OR R-49 Slope OR R-44 Continuous above roof deck: closed cell spray foam to air seal around MEP penetrations and to fill the sloped eave area over top plates, remainder of attic to be filled with cellulose
- Vented attic, ridge gable and soffit vents
- Attic sheetrock plane air sealed.

Possible Solar Array

**Window Assembly:**

- Basis of design: Paradigm Double glazed with Tripple glazed as alternate
- Nail flange windows NFRC U=.27 or less
- Meets NFRC 400 (Air leakage no greater than .2CFM @ 75 Pa pressure difference)

**Wall Assembly:**

- 5/8" gypsum board
- R-21 Wall cavity insulation
- 2x6 @ 24" o.c. wood stud wall
- 1/2" plywood sheathing, joints taped/sealed
- R-12 Continuous exterior insulation
- 1/2" plywood sheathing
- Weather barrier
- Siding
- Air tightness target 0.075 cfm 50/ft2 total thermal boundary surface area (6 sides include above grade walls, below grade walls and slab) verify with blower door test

**Slab on Grade Assembly:**

- Top of slab to be 6" above grade
- R-20 exterior insulation for entire slab
- R-20 exterior insulation at perimeter, 48" below grade

Efficiency Vermont's, Multifamily New Construction & Major Rehabilitation - High Performance Track Program Version 3/8/2026

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Back at Common Room



Back of building



Front of building



Front entry



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## Palmer Court Apartments



Conceptual Perspectives  
**SD-9**  
April 2026



Schematic April 2026



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## Palmer Court Apartments



Conceptual Rendering  
**SD-10**  
April 2026