DUFRESNE GROUP
CONSULTING ENGINEERS

ARMORY SQUARE/NAMCO BLOCK APARTMENTS RENOVATION

WINDSOR, VERMONT

Dufresne Group (DG) provided civil engineering for a comprehensive renovation of the historic 72 apartment building, for conversion to a 58 unit apartment building. The apartment building is the largest multi-unit single apartment building in Vermont. The affordable housing project is a partnership between Rockingham Area Community Land Trust and Housing Vermont. DG provided design and construction phase services including permitting assistance.

The site is immediately adjacent to the Mill Brook, at the site of former dam originally constructed in 1835. Numerous borings conducted during the design phase demonstrated the existing parking lot subbase was unsuitable for current standards. During construction, several old factory remains were discovered at depth and additional excavation was required to mitigate the effect of these structures.

The project team was led by GBA Architects and included TJ Boyle Associates Landscape Architects, Knight Consulting Engineering, John F. Penney, and Pearson and Associates.

KEY FEATURES

- Design for complete parking lot reconstruction including subbase replacement.
- Site management required to address factory remains from the 1800s buried below the parking lot.
- Stormwater management for two discharges over energy dissipaters to Mill Brook.
- Landscaped peninsulas on Union Street for traffic control.
- Wastewater Disposal and Potable Water Supply Permit.
- Local site plan review for Conditional Use permit.

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