Burlington Development Review Board
Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
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AJ LaRosa
Caitlin Halpert
Geoff Hand
Sean McKenzie
Brad Rabinowitz
Leo Sprinzen
Miles Waite
Marina Campbell, (Alternate)
Evan Gould, (Alternate)

Development Review Board

Tuesday, September 17, 2024, 5:00 PM

645 Pine Street, Front Conference Room or Remote on Zoom:
Please click the link below to join the webinar:
Zoom: https://us02web.zoom.us/j/83225696227?pwd=SGQ0bTdnS000Wkc3c2J4WWw1dzMxUT09
Webinar ID: 832 2569 6227
Passcode: 969186
Telephone: US +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799

1. Agenda

2. Communications

3. Minutes

4. Consent

4.1.
ZP-24-335; 149 Beaumont Avenue (I, Ward 8) University of Vermont / State Agricultural College / Lani Ravin
Proposed amendment to ZP-19-590 for the fulfillment of Condition #1 in response to approved 2023-2028 JIPMP and TDM practices. (Project Manager, Scott Gustin)

4.2.
ZP-24-285; 362 South Union Street (RM, Ward 6) Tshen Shue / William Fellows
Planned Unit Development (PUD) to convert existing duplex into two single-family homes. (Project Manager, Mary O'Neil)

5. Public Hearing

5.1.
ZP-24-316; 75 Cherry Street (FD6, Ward 3) CityPlace Partners, LLC / Jesse Robbins
Proposed revisions to North Building including expansion of Level 10, addition of small Level 11, and addition of balconies. (Project Manager, Mary O'Neil)

5.2.

ZAP-24-9; 52 Marble Avenue (RM, Ward 5) Suzanne Hebeler
Appeal of administrative denial, ZP-24-158 to replace shed previously demolished under ZP-23-145.
Project Manager, Garret King)

6. Adjournment

7. Informational and Non-Discrimination Statements

7.1.

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Department of Permitting & Inspections
Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone:(802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator

TO: Development Review Board
FROM: Scott Gustin
DATE: September 17, 2024
RE: ZP-24-335; 149 Beaumont Avenue

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Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE <u>MUST</u> ATTEND THE MEETING.

Zone: I Ward: 8

Owner/Applicant: University of Vermont / Lani Ravin

Request: Proposed amendment to ZP-19-590 for the fulfillment of Condition #1 in response to approved 2023-2028 JIPMP and TDM practices.

Applicable Regulations:
Article 8 (Parking)

Background Information:
The applicant is seeking to amend a prior zoning permit relative to parking requirements. Specifically, zoning permit 20-0203CA, approving an addition to the health and science research facility, contained a condition requiring lease of 200 offsite parking spaces at 351 Pine Street in support of the project. This condition (condition 1) was required by the Development Review Board because, at the time of application, the project was not included in the 2014-2019 Joint Institutional Parking Management Plan (JIPMP), and a subsequent JIPMP had not yet been submitted or adopted.

Lacking an approved JIPMP, the project had to meet the then-applicable minimum parking requirements on its own. Since approval of 20-0203CA, the 2023-2028 JIPMP has been approved and accounts for the health and science research facility addition and lack of need for the 200 offsite parking spaces at 351 Pine Street.

Previous zoning actions for this property are noted below.

- 9/7/22, Approval of adjustments to previously approved building addition
- 10/2/19, Approval of 62,250 sf addition and related site work
- 2/10/17, Approval of exterior signage
- 2/11/99, Approval of 110,000 health & science research facility

Recommendation: **<u>Consent approval</u>** as per, and subject to, the following findings and conditions:

I. Findings

Article 8: Parking

Sec. 8.3.5, Review and Approval of Applications for Future Development

As required under this section, the applicant addressed project-specific parking requirements for the health and science research building at the time zoning permit 20-0203CA was reviewed and approved. A total of 200 offsite parking spaces at 351 Pine Street were leased to meet the then-minimum parking standards for the project. As articulated in this section, the subject project has now been accounted for in the current JIPMP approved July 18, 2023. The current JIPMP specifically includes removal of the 200 offsite parking spaces at 351 Pine Street from UVM's parking inventory. Condition 1 of 20-0203CA reads, in part, "The lease arrangement shall be acceptable to the City Attorney and renewable for as long as the use shall continue; or until the university provides an alternate method within their overall (Joint Institutional) Parking Management Plan to address the parking needs of the institution." As reflected in the current JIPMP, the institution has demonstrated that it can address the parking needs of the health and science research facility within its overall parking management strategy without need of the 200 parking spaces at 351 Pine Street. **(Affirmative finding)**

II. Conditions of Approval

1. Condition 1 of zoning permit 20-0203CA has been addressed by way of the current 2023-2028 Joint Institutional Parking Management Plan. The 200 offsite parking spaces at 351 Pine Street are no longer required for the health and science research facility addition.
2. Standard Conditions 1-15.

Background and Project Description

Firestone Building Addition to the UVM Health Sciences & Research Facility (HSRF)

ZP-20-0203, ZP-20-0353, and ZP-22-492: 149 Beaumont Avenue, UVM Building Addition and Parking Lot

Background:

On October 2nd 2019, the City of Burlington approved ZP-20-0203 and ZP-20-0353. These permits authorized the following:

A 62,250 gsf, 4-story building addition to the existing UVM Health Science Research Facility ("HSRF") with associated site and infrastructure improvements, including the reconfiguration of the existing Given parking lot.

Construction of a new 69-space parking lot expansion to the Jeffords East lot for 67 net new parking spaces, with associated landscaping and pedestrian connections to existing sidewalks.

At the time of the permit applications and review, there was no approved Joint Institutional Parking Management Plan (JIPMP). As a result, instead of permitting parking based on overall campus parking needs, the University had to provide project-specific parking for this project in accordance with the minimum parking requirements outlined in the Comprehensive Development Ordinance in effect in 2019.
All the calculations of required parking

1. Had to ignore existing shared parking on campus; and
2. Had to ignore existing buses, shuttles and other TDM measures on campus, and
3. Were based on pre-pandemic levels of on-campus parking.

Both permits were therefore contingent on implementation of a Local Parking Management Plan (LPMP) that was submitted as part of the overall project. This LPMP outlined the plan to build the 69-space parking lot, lease the 200 space lot at 351 Pine Street, and a number of TDM strategies, all of which have since been implemented. These were to remain in effect until the University could provide an alternate method within an approved Joint Institutional Parking Management Plan addressing the parking needs of the institution.

The permits required that the subsequent submission of the JIPMP reflect this parking requirement and the LPMP.

After March 2020, it became quickly apparent that the 200 space lot at 351 Pine Street was not needed, as on campus parking lots stood empty while students attended classes remotely and the majority of staff worked from home.

In December 2020, the City of Burlington approved the 2020-2022 Joint Institutional Parking Management Plan, which incorporated the 351 Pine Street lot into UVM's parking inventory as per ZP-20-0203 Project Permit Condition # 10:

"10. Any subsequent submission to the **Joint Institutional Parking Management Plan** shall reflect the parking requirement and management plan adopted within this approval."

However, there was never an actual need or use of this parking lot.

Since May 2021, the University has been providing monthly campus-wide parking lot counts and utilization rates to the Act 250 District Commission and copying the City. See the attached 3-year summary of UVM's parking utilization rates. These parking lot counts and utilization rates have been based on on-campus parking lots only and have not included the 200 spaces at 351 Pine Street as it has not been in use. These rates have been lower than pre-pandemic parking rates.

The University's campus has been fully opened since August 2021. Since then, UVM has developed a new telework policy and many employees are now working under telework agreements, with the majority of those employees working a hybrid schedule, doing a combination of on-campus and remote work.

In March 2023, the City of Burlington approved CATMA's 2023-2028 Joint Institutional Parking Management Plan. This approved JIPMP includes removal of the parking lot at 351 Pine Street (see Table 14 of 2023-2028 Joint Institutional Parking Management Plan), as this has remained unused and not needed.

The results of the monthly parking counts and the Future Parking Demand estimates in the JIPMP, show that the University can continue to accommodate campus-wide parking demand (see Table 16 of the 2023-2028 Joint Institutional Parking Management Plan) without utilizing the remote 200 space parking lot at 351 Pine Street, even with a fully opened campus.

The approved 2023-2028 JIPMP includes increased attention on strengthening TDM options and reducing overall vehicle use on campus. At the same time, there is more focus on documenting and limiting campus affiliates' use of off campus, on street parking. This is a joint effort between the City of Burlington and the University. As part of this ongoing effort, UVM provides quarterly rates of peak parking utilization on campus. The University's yearly peak parking happens in the fall and spring semesters, and this is an ongoing reporting requirement of the JIPMP. This ensures that if the number of cars coming to campus rises significantly, this would be caught and addressed in a timely manner. (See P. 49 of approved 2023-2028 JIPMP, excerpted below.)

Project Description:

As detailed above, the following circumstances have changed since the previous two zoning permits were approved:

1. **The 2023-2028 JIPMP was approved.** This creates a different situation than in October 2019, when this project was originally approved:
    a. This reduces the City's parking requirements for the Firestone Building Addition project on the main UVM campus by enabling the consideration of the campus wide shared parking and existing TDM measures. This also ensures that the city can monitor ongoing parking utilization and number of cars parked on campus, on a quarterly basis, as per P.49 excerpted below.

b. This approved JIPMP fulfills Project Permit Condition #1 in ZP-20-0203 (bold italics added):

"This approval is conditioned upon the DRB acceptance and approval of the Parking Management Plan submitted herein. Evidence shall be provided that confirms the long term (5 year, renewable) lease of 200 parking spaces at a site owned by Vermont Railways to accommodate long term student parking. ***The lease arrangement shall be acceptable to the City Attorney and renewable*** for as long as the use shall continue; or ***until the university provides an alternate method within their overall (Joint Institutional) Parking Management Plan to address the parking needs of the institution."***

c. Table 13 on Page 48 in the approved 2023-2028 JIPMP shows UVM's existing parking supply. This does *not* include the 200 spaces at 351 Pine Street, because the lot is not currently used and has not been needed. As a result, this project has been identified for removal from UVM's inventory.

d. The approved 2023-2028 JIPMP includes further language which outlines the plan to eliminate the requirement for the 351 Pine Street lot, as follows (Pages 48-49):

"This JIPMP included the lot at 351 Pine Street however the lot was never actually needed or used. For the past two years, UVM has completed campus wide monthly lot counts, which have consistently shown that UVM has adequate on-campus parking space, and this remote parking lot is not needed. ***UVM intends to apply to amend the permit requirement for this lot and remove this lot from campus inventory. UVM will continue quarterly campus wide lot counts at peak times, to ensure ongoing management of parking spaces***." (bold italics added)

2. **Many UVM employees now work part time on campus and part time remotely**, thereby lowering the demand for on-campus parking from pre-pandemic levels. Additional TDM measures have been implemented, such as 30 new dedicated motorcycle parking spaces, a regional e-bike bikeshare program and an increase in personal e-bike usage.
3. **Parking utilization rates at present are lower than pre-pandemic**, documented over the last 3 years of full University operation. Parking utilization rates pre-pandemic, ranged from 84% to 96%, in the years 2015-2019. Since 2021, when UVM returned to full time on-campus classes, parking utilization rates have been measured monthly. During the highest utilization months, i.e. fall semester (September through November) and spring semester (February through April), parking utilization rates ranged from 76.5% to 82.5%.

In light of these changes, the University requests a new zoning permit to recognize that Project Permit Condition #1 in ZP-20-0203 has been fulfilled and is no longer necessary and may be removed &/or no longer enforced.

ZONING PERMIT

CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Permitting and Inspections

Application Date: 08/19/2019 | Appeal Expiration Date: 11/01/2019

Project Location: 149 BEAUMONT AVENUE | District: I

Owner: University of Vermont & State Agricultural Colle | Ward: 1E

Address: C/O CAMPUS PLANNING SERVICES
109 SOUTH PROSPECT ST
BURLINGTON VT 05405

COPY

Tax ID: 050-3-021-075

Project Type: Institutional - Addition/Expansion

Project Description: 62,250 GSF addition to the existing HSRF building. Addition will be 3-4 stories and mechanical penthouse. New green space will replace portion of existing parking lot; to include paths, landscaping, benches and lighting

Construction Cost:	$33,000,000.00	Lot Size (Sq Ft):	0
Net New Habitable Sq Ft:	62,250.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	50.51	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	50.50	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	-0.01	Required # of Parking Spaces:	183

Zoning Permit #: 20-0203CA
Level of Review: 2

Decision By: Development Review Board
Decision: Approved w/ Pre-Release Conditions
See Requirements for Permit Release
Decision Date: October 2, 2019
Project File: 20-0203CA

Zoning Administrative Officer

An interested person may appeal a decision of the Development Review Board to the Vermont Superior Court Environmental Division until 4 pm on November 1, 2019.

Fee Type	Amount	Paid in Full
Application Fee(s):	$66,100.00	N
Development Review Fee:	$148,500.00	N
Land Records Filing Fee:	$15.00	N

Impact Fees: *Not Applicable*

Balance Due: $148,505.00
Date Paid: 1/16/2020
Check # 1493883

Building Permit Required: **Yes**

Permit Received by: Kari Parkin
Associate Planner, for PDC
Date: 1/16/2020

RSN: 375764

Zoning Permit - COA Level II – Conditions of Approval

City of
Burlington, Vermont
149 Church Street

ZP #: 20-0203CA

Tax ID: 050-3-021-075

Issue Date: October 2, 2019

Decision: Approved w/ Pre-Release Conditions

Property Address: 149 BEAUMONT AVENUE

Description: 62,250 GSF addition to the existing HSRF building. Addition will be 3-4 stories and mechanical penthouse. New green space will replace portion of existing parking lot; to include paths, landscaping, benches and lighting

Project Permit Conditions:

1. This approval is conditioned upon the DRB acceptance and approval of the Parking Management Plan submitted herein. Evidence shall be provided that confirms the long term (5 year, renewable) lease of 200 parking spaces at a site owned by Vermont Railways to accommodate long term student parking. The lease arrangement shall be acceptable to the City Attorney and renewable for as long as the use shall continue; or until the university provides an alternate method within their overall (Joint Institutional) Parking Management Plan to address the parking needs of the institution.
2. This application is further conditioned upon DRB approval of the ancillary parking lot (10 University Place) under simultaneous review to partially satisfy the required parking for this application.
3. **Prior to release of the zoning permit**, the applicant shall obtain written approval of the Erosion Prevention and Sediment Control Plan from the Stormwater Administrator. 11/28/19 ✓
4. **Prior to the release of the zoning permit**, the applicant shall obtain the written approval of the Stormwater Management Plan from the Stormwater Administrator. [New plans forwarded 9.26.2019.] ✓ moved
5. At least **7 days prior to issuance of a certificate of occupancy**, impact fees based on the net new building square footage shall be paid to the Department of Permitting and Inspections.
6. All new utility lines shall be buried.
7. **Prior to release of the zoning permit**, the applicant shall secure a sewer allocation letter from the Water Division of the City of Burlington. 12/11/19 ✓ moved
8. All outdoor signs require separate zoning permits.
9. The Applicant/Property Owner is responsible for obtaining all necessary Zoning Permits and Building Permits through the Department of Public Works as well as other permit(s) as may be required.
10. Any subsequent submission to the **Joint Institutional Parking Management Plan** shall reflect the parking requirement and management plan adopted within this approval.
11. Prior to occupancy of the new building or any portion thereof, the following Impact Fees shall be paid:

SF of Project	62,250

Department	Offices & Other Rate	Fee
Traffic	0.686	42,703.50
Fire	0.202	12,574.50
Police	0.356	22,161.00
Parks	0.425	26,456.25
Library	0.000	0.00
Schools	0.000	0.00
Total	1.669	$ 103,895.25

12. Standard permit conditions 1-15.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
   Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below. **Note: All projects involving earth disturbance of 400 square feet or more require review by the Burlington Stormwater Program under Chapter 26: Wastewater, Stormwater, & Pollution Control.** This review is closed out by way of approved inspections by Stormwater Program staff, Code Enforcement staff, or licensed project engineer before issuance of a UCO as noted above.

2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced by **October 2, 2020**. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) by **October 2, 2022,** or be subject to enforcement actions.

   These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO)**: It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

If the project is partially completed, meets "prior to issuance of a UCO" conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.

In addition, **Failure to obtain a UCO within the time limits above is subject to** "after the fact" fees ranging from $75 - $1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped "approved" and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.

5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.

6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.

7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.

8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.

9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.

10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars ($200) per day, municipal tickets, and/or additional permitting fees.

11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior

Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City. If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.

13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.

14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.

15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

Revised 9/26/19

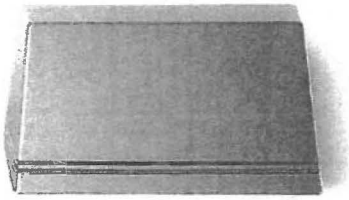
Fixture D

GARDCO by signify

Wall Mount

LED Wall Sconce

101L



LED

Project:

Location:

Cat.No:

Type:

Lamps: Qty:

Notes:

- NOTE - 4 page lighting revisions

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility and high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3 and 4 distributions and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

SIGNED _____ **DATE** 10/2/19

ZONING PERMIT # 20-0203 CA

REVIEWED BY: MO

DEPARTMENT OF PERMITTING & INSPECTIONS

BURLINGTON VERMONT

Ordering guide

101L-16L-530-CW-G1-2-EBPC-UNV-DD-DCC-F1-BK-CC-RAL-IMRI2-BZ

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage	Options: Controls	Options: Electrical	Finish
101L									
101L 101L LED Wall Sconce	**16L** 16 LEDs (1 module)	**530** 530mA	**CW-G1** Cool White 5700K, 70 CRI Generation 1	**2** Type 2	**EBPC** Emergency Battery Pack Cold Weather[3,4,6,12]	**UNV** 120-277V	**DD** 0-10V Dimming Driver[5,6]	**Fusing**	**Textured**
		650 650mA[1]		**3** Type 3		**HVU** 347-480V	**DCC** Dual Circuit Control[6,7,8]	**F1** Single (120, 277, 347VAC)[12]	**BK** Black
		700 700mA	**NW-G1** Neutral White 4000K, 70 CRI Generation 1	**4** Type 4	Leave blank to omitt an emergency option	**120** 120V	**DynaDimmer:** Automatic Profile Dimming	**F2** Double (208, 240, 480VAC)[12]	**WH** White
		1000 1000mA				**208** 208V	**CS50** Safety 50% Dimming (7 hours)[7,9,10]	**F3** Canadian Double Pull (208, 240, 480VAC)[12]	**BZ** Bronze
		1200 1200mA				**240** 240V	**CM50** Median 50% Dimming (8 hours)[7,9,10]		**DGY** Dark Gray
	32L 32 LEDs (2 module)	**530** 530mA	**WW-G1** Warm White 3000K, 70 CRI Generation 1			**277** 277V	**CE50** Economy 50% Dimming (9 hours)[7,9,10]		**MGY** Medium Gray
		650 650mA[1]				**347** 347V	**DA50** All Night 50% Dimming[7,9,10]		**Customer specified**
		700 700mA				**480** 480V	**Photoelectric/Receptacle systems (Twist Lock Receptacle)**		**RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)
		1000 1000mA[2]					**PCB** Photocontrol Button[5,10,11,12]		**CC** Custom color (Must supply color chip for required factory quote)
							TLRD5 Twist Lock Receptacle 5-Pin[13]		
							TLRD7 Twist Lock Receptacle 7-Pin[13]		
							TLRPC Twist Lock Receptacle w/ Photocell[11,12,16]		
							Infrared Motion Response systems		
							IMRI2 Integral with #2 lens[9,12,14]		
							IMRI3 Integral with #4 lens[9,12,14]		
							Network system (SiteWise)		
							SW SW Integral module[4,17]		
							Wireless system		
							LLC2 Integral module with #2 lens[5,7,9,15]		
							LLC3 Integral module with #3 lens[5,7,9,15]		

1. 650mA only available with Emergency Battery Pack Cold Rated (EBPC) option
2. 32L rated for 30°C at 1000mA
3. Available for use with 16L and 32L in 530mA or 650mA only. Rated for -20°C to 35° C.
4. Available in 120 or 277V only.
5. Not available with Dual Circuit Control (DCC) option.
6. EBPC is not available with DCC.
7. Not available with Dimming Driver (DD) option.
8. Available in 32L with 530mA. Consult technical support center for use with photocell and CS/CM/CE/DA.
9. Available in 120-277V (UNV) only.
10. Not available with LLC, TLR and DCC.
11. Not available with 480V.
12. Must specify input voltage.
13. TLRD5/7 option not available with LLC, PCB, DCC. Works with 3 or 5 pin NEMA photocell dimming. Dimming will not be connected to TLR if ordering with DD, CS/CM/CE/DA and IMRI.
14. Not available with DD, DCC or LLC.
15. LLC2/3 Not available with TLR, PCB, IMRI, CS/CM/CE/DA. Ships with WS accessory attached to wireless module. Not for use with LLCR accessory.
16. Not available with PCB, TLRD5/7, DCC, LLC.
17. SW option is not available with any other control options with the exception of IMRI2, IMRI3 motion response options.

- NOTE -

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FINAL APPROVAL

SIGNED [signature] DATE 10/2/19

ZONING PERMIT # 20-0203CA

REVIEWED BY: MO.

DEPARTMENT OF PERMITTING & INSPECTIONS

BURLINGTON VERMONT

Department of Planning and Zoning

Zoning Permit Report for

149 Beaumont Avenue (050-3-021-075)

Property Type: Building

City of Burlington, Vermont

Report Date: Sep 12, 2019

PropertyRSN: 12327

ZP Number	Permit Type	Permit Status	Description
20-0203CA CO Required: Permit Closed: N FolderRSN: 375764	COA 2 Decision: None Yet Issue Date: Expiration Date: NA	In Review	62,250 GSF addition to the existing HSRF building. Addition will be 3-4 stories and mechanical penthouse. New green space will replace portion of existing parking lot; to include paths, landscaping, benches and lighting
99-338 CO Required: Y Permit Closed: Y FolderRSN: 44682	COA 2 Decision: Approved Issue Date: Feb 11, 1999 Expiration Date: Feb 10, 2002	Final CO Issued	Construction of 110,000 sf Health Science Research Facility connected to the existing Stafford and Given buildings.
17-0771SN CO Required: Y Permit Closed: Y FolderRSN: 329225	Sign Decision: Approved Issue Date: Feb 10, 2017 Expiration Date: Feb 10, 2019	Final CO Issued	Installation of two sets of BI-L building mounted lettering for the Robert Larner MD College of Medicine, on east and west sides of entrance to the COM as per UVM Master Sign Plan.

NOTE: This permit summary may not be an accurate reflection of all permits and/or the permit status on the property. A visit to the Department of Planning and Zoning (149 Church Street Burlington, VT) to review the physical copies of any permits for the property should ALWAYS be undertaken to ensure accuracy of information.

City of Burlington, Vermont
Department of Permitting and Inspections
645 Pine Street
Burlington, VT 05401
Phone: 802-863-0442

UNIFIED CERTIFICATE OF OCCUPANCY REQUEST

Zoning Permit - COA Level II - ZP #20-0203CA

Date of Request: _____ Phone (day): _____

Applicant of Record: University of Vermont & State Agricultural College

Property Address: 149 BEAUMONT AVENUE Tax ID: 050-3-021-075

Application Date: Aug 19 2019 Approval Date: Oct 2 2019

Project Description:

62,250 GSF addition to the existing HSRF building. Addition will be 3-4 stories and mechanical penthouse. New green space will replace portion of existing parking lot; to include paths, landscaping, benches and lighting

I hereby affirm that the project located at 149 BEAUMONT AVENUE is in compliance with setbacks and dimensional requirements as indicated on approved site and/or elevation plans of zoning permit #20-0203CA. All conditions of approval or findings of facts related to the zoning permit above have been met. I understand that the Certificate of Occupancy fee is non-refundable. If City officials find that the project is not in compliance with the zoning permit, then issuance of a Temporary Certificate of Occupancy may be required with payment of the additional fee, or enforcement action may be taken.

_____ _____

Current Owner of Record - Print Mailing Address

_____ _____

Current Owner of Record - Signature Date

Sign and submit this form to the Code Enforcement Office WITH the following:

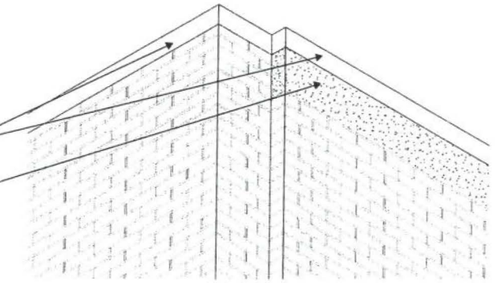
- ☐ Zoning Permit
- ☐ Conditions of Approval
- ☐ Approved Plans
- ☐ Certificate of Occupancy Fee (call 802-863-0442 for amount)
- ☐

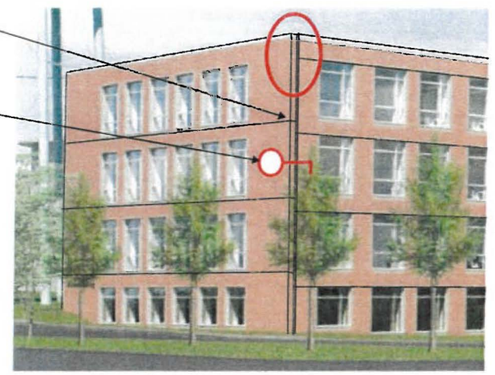
If Applicable:

- ☐ Documents Required in Conditions of Approval
- ☐ Receipt for Impact Fee Payment
- ☐ Recording Fee - for permits issued prior to July 1, 1998

Note: A Certificate of Occupancy is required in order to sell your property. Plan ahead and apply for a Certificate of Occupancy promptly after the project is finished, and also to avoid increases in Certificate of Occupancy fees that may occur over time.

RSN: 375764





4 NORTHEAST PARAPET CORNER
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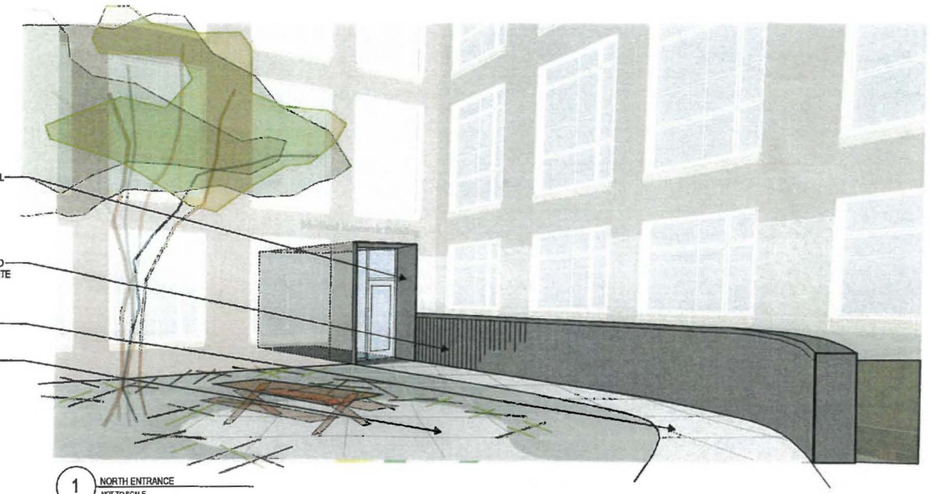

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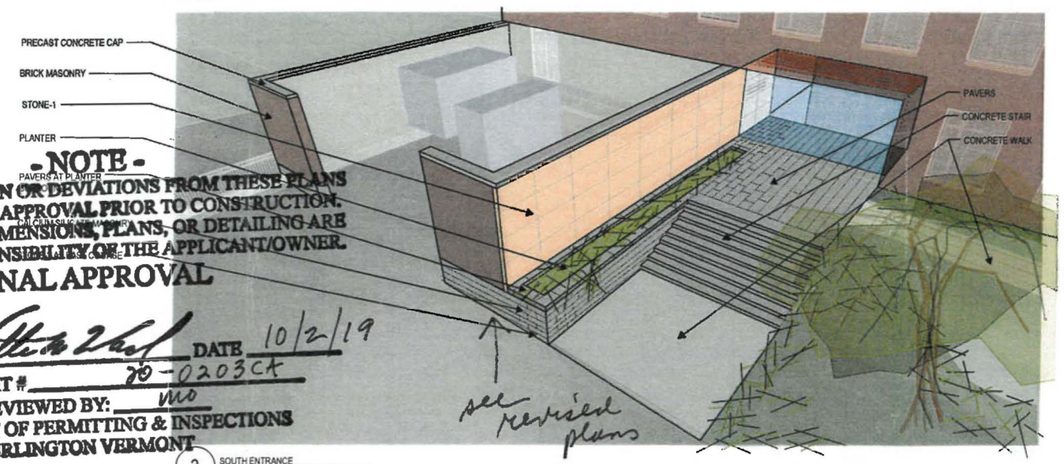

2 SOUTH ENTRANCE
NOT TO SCALE

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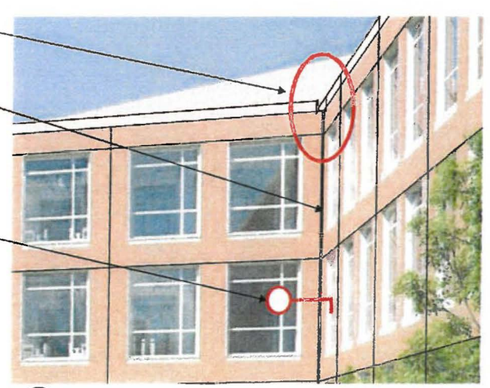
FINAL APPROVAL

SIGNED [signature] DATE 10/2/19
ZONING PERMIT # 20-0203CA
REVIEWED BY: MO
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



5 NORTHEAST PARAPET CORNER
NOT TO SCALE

3 SOUTHWEST EGRESS STAIR
NOT TO SCALE

PAYETTE

Architect
Payette Associates Inc.
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Code Consultant
R.W. Sullivan Engineering
The Schrafft's City Ctr.
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Tel: 617-254-0016

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AUG 15 2019
DEPARTMENT OF PLANNING & ZONING

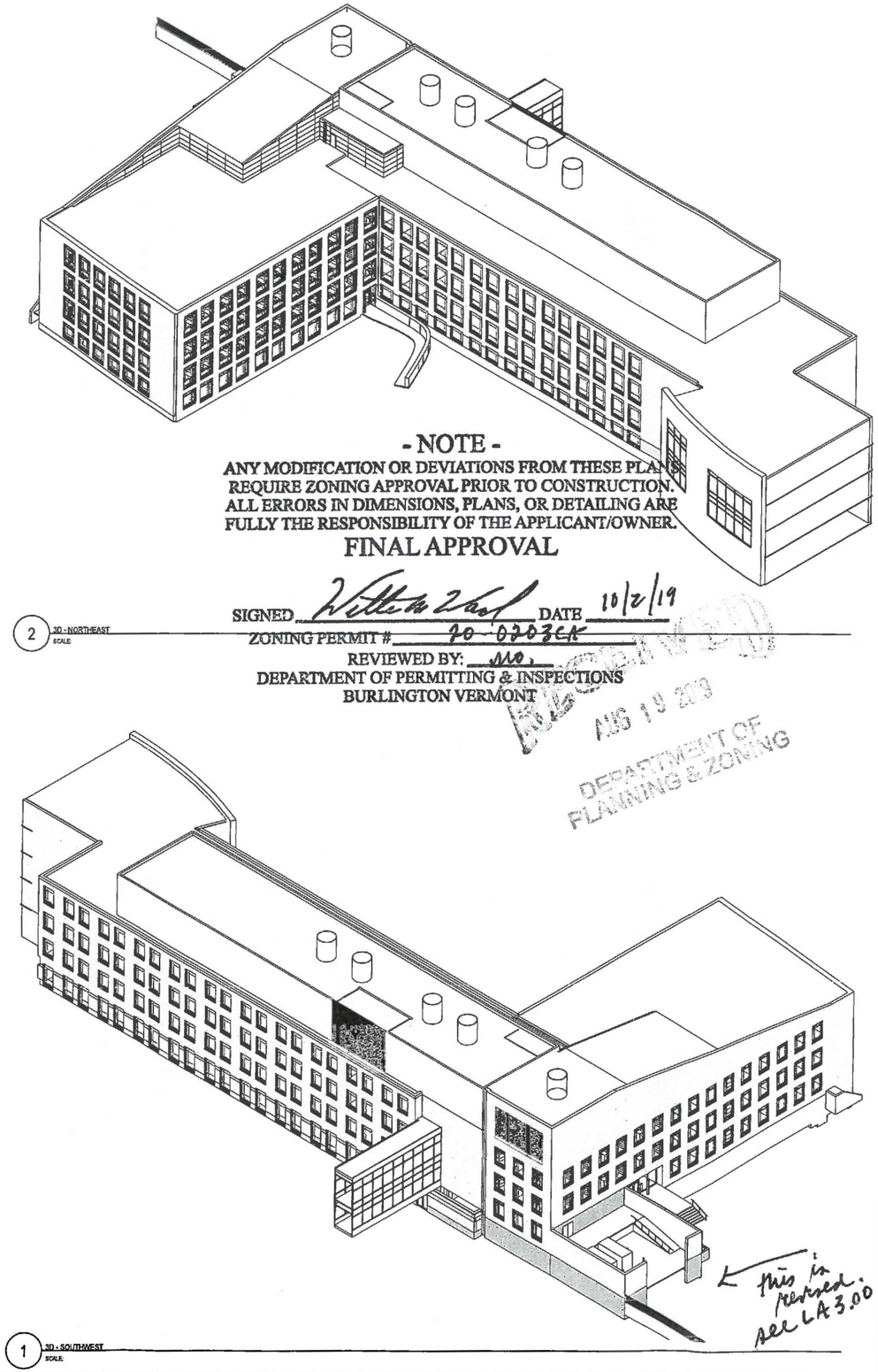
#	DATE	DESCRIPTION

The University of Vermont
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

EXTERIOR DETAILS - SKETCHES

Drawing Scale
Project Number 30128.00
Date Issued 05/02/2019

A8.90



2 3D - NORTHEAST
SCALE

1 3D - SOUTHWEST
SCALE

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FINAL APPROVAL

SIGNED [signature] DATE 10/2/19

ZONING PERMIT # 19-0203CR

REVIEWED BY: JMO

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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AUG 19 2019
DEPARTMENT OF PLANNING & ZONING

this is revised. see LA 3.00

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The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

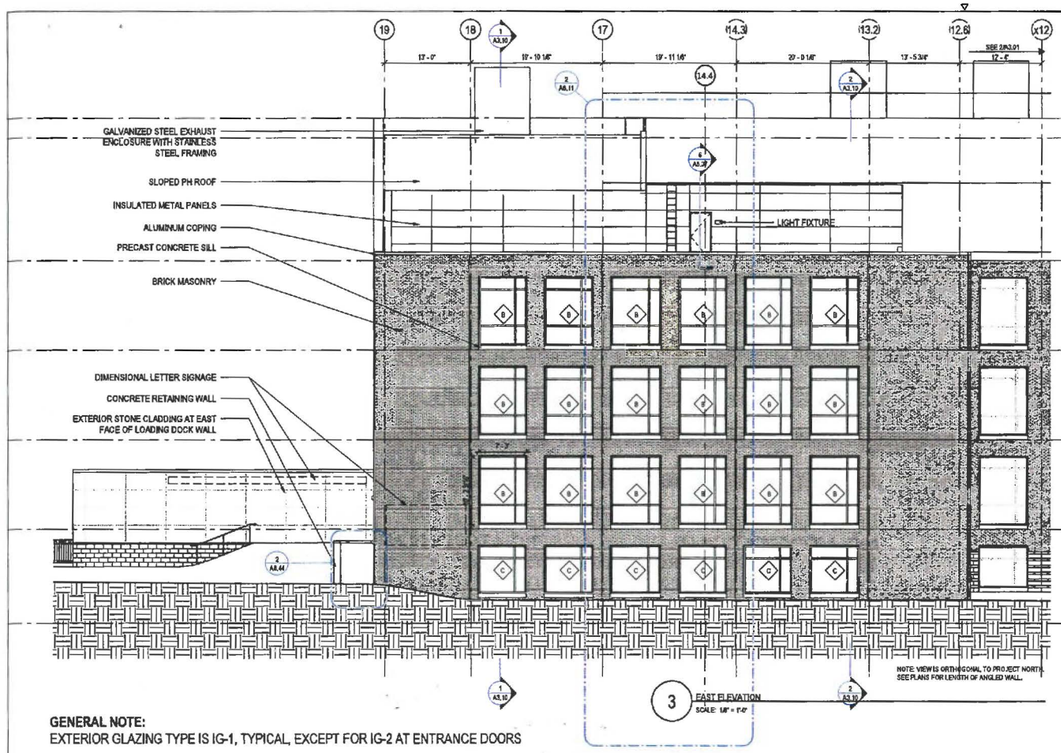
EXTERIOR 3D VIEWS

Drawing Scale

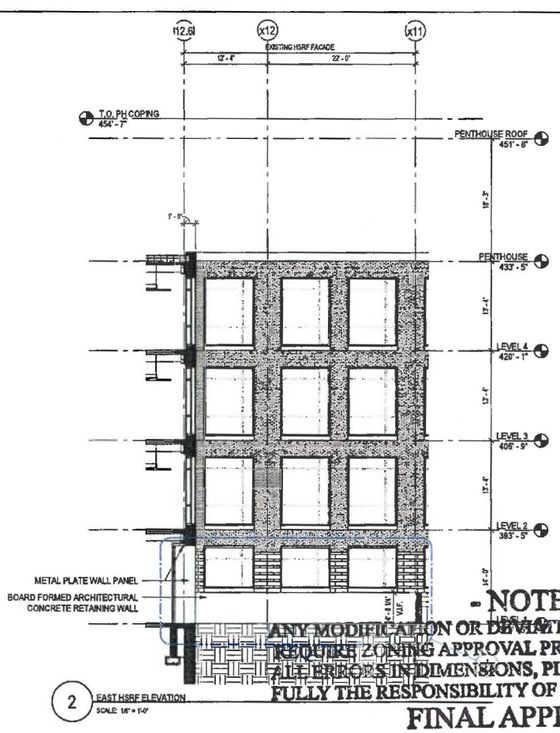
Project Number
39128.00

Date Issued
05/02/2019

A3.00

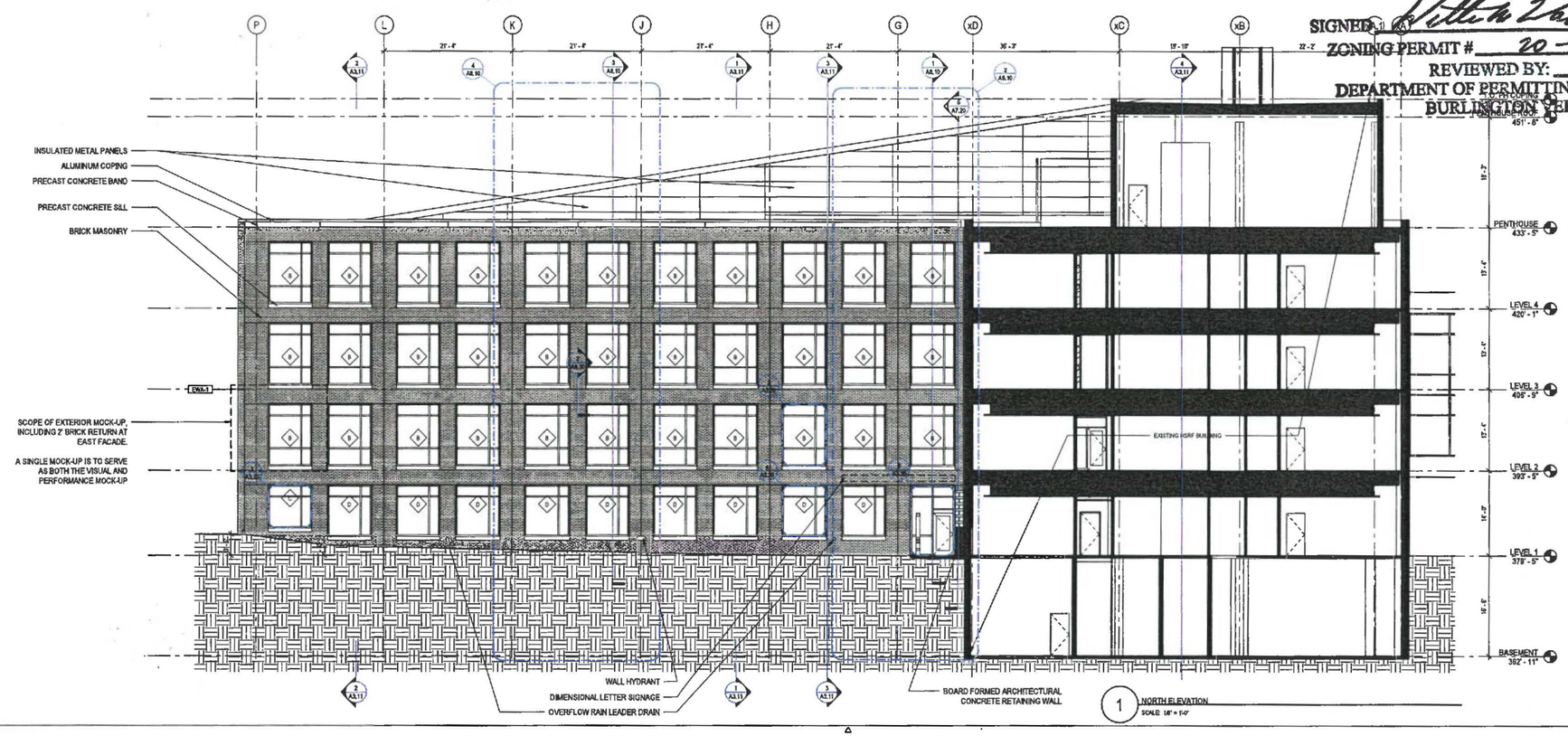


3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST HSRF ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
EXTERIOR GLAZING TYPE IS IG-1, TYPICAL, EXCEPT FOR IG-2 AT ENTRANCE DOORS



1 NORTH ELEVATION
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DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON, VERMONT

RECEIVED AUG 15 2019 DEPARTMENT OF PLANNING & ZONING

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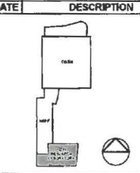
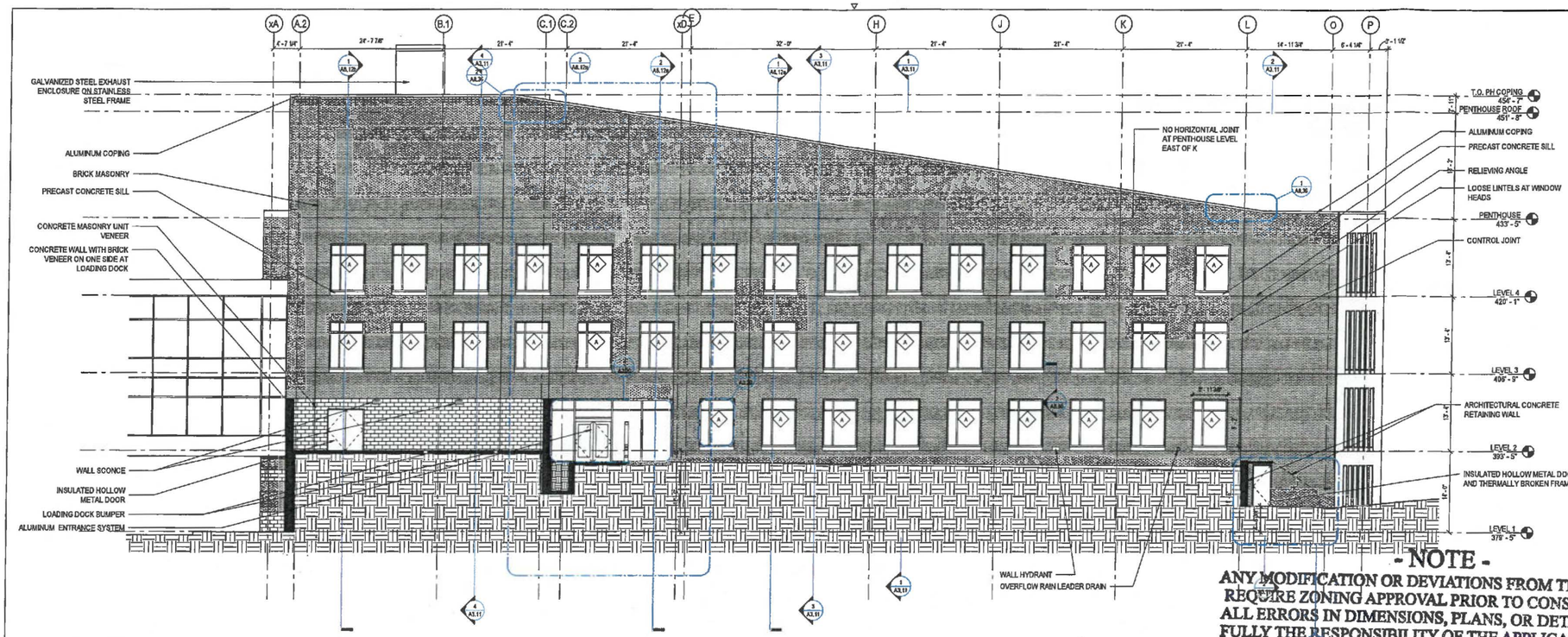


The University of Vermont
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

EXTERIOR ELEVATIONS

Drawing Scale 1/8" = 1'-0"
Project Number 39126.00
Date Issued 05/02/2019

A3.01



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTE:
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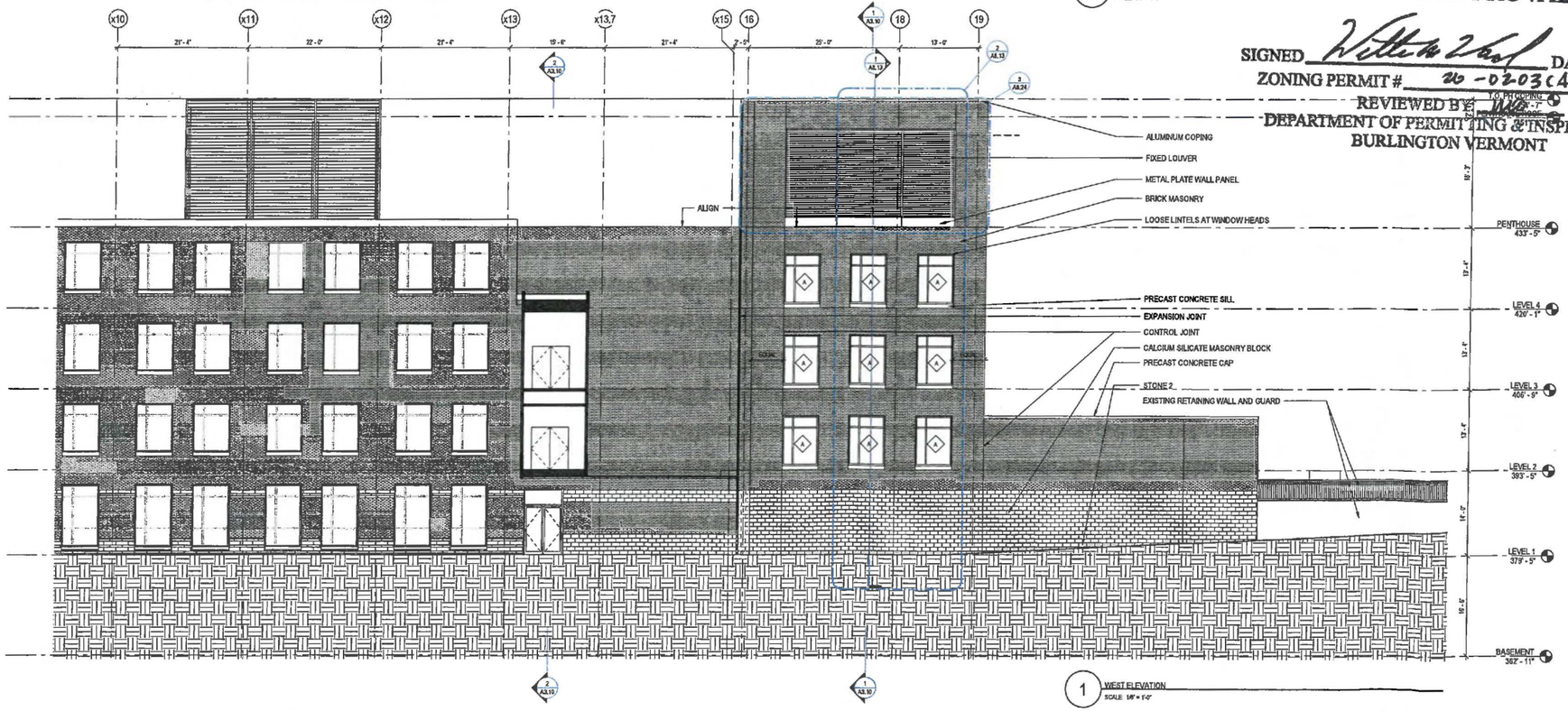

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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ZONING PERMIT # 20-0203CA
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BURLINGTON VERMONT

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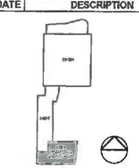
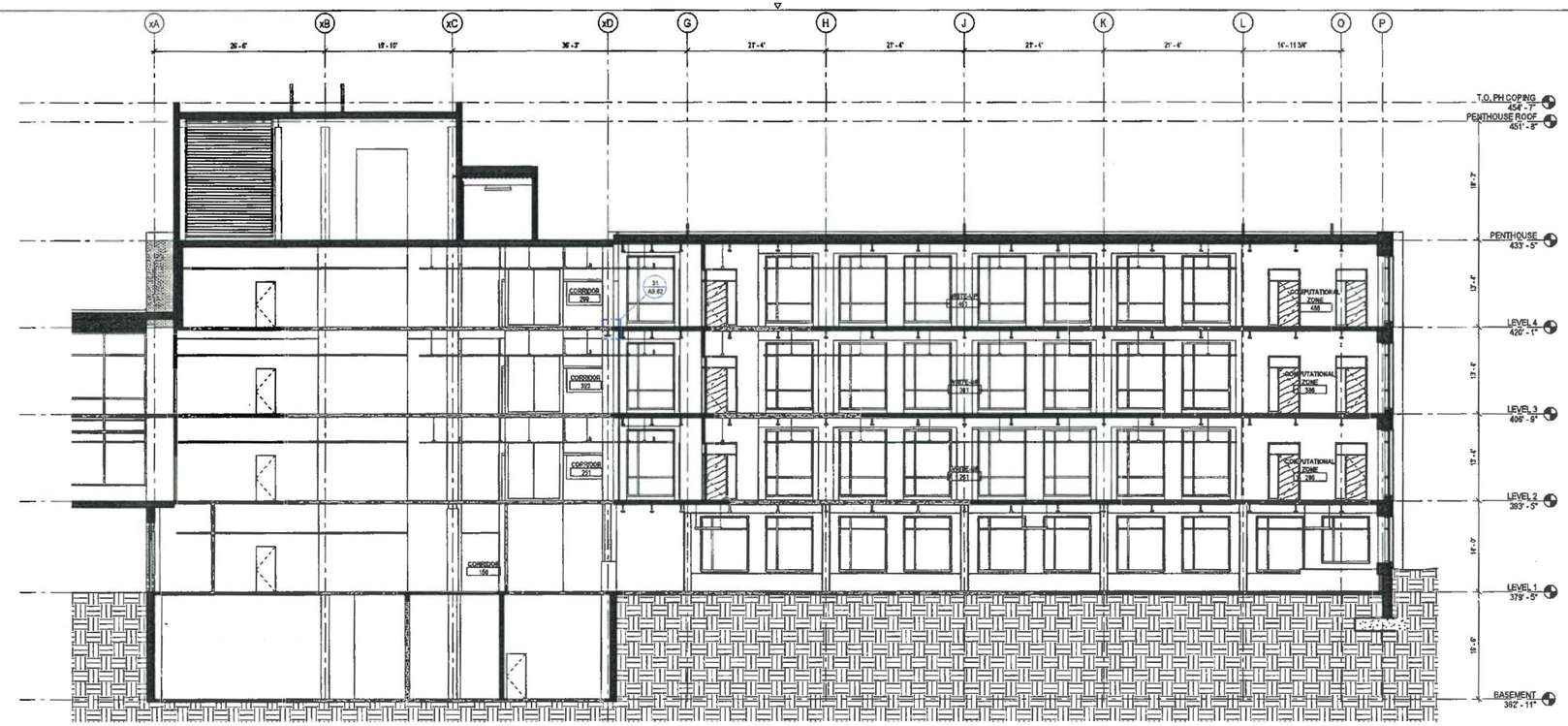


The University of Vermont
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

EXTERIOR ELEVATIONS

Drawing Scale 1/8" = 1'-0"
Project Number 35126.00
Date Issued 05/02/2019

A3.02



2 EAST WEST SECTION 2
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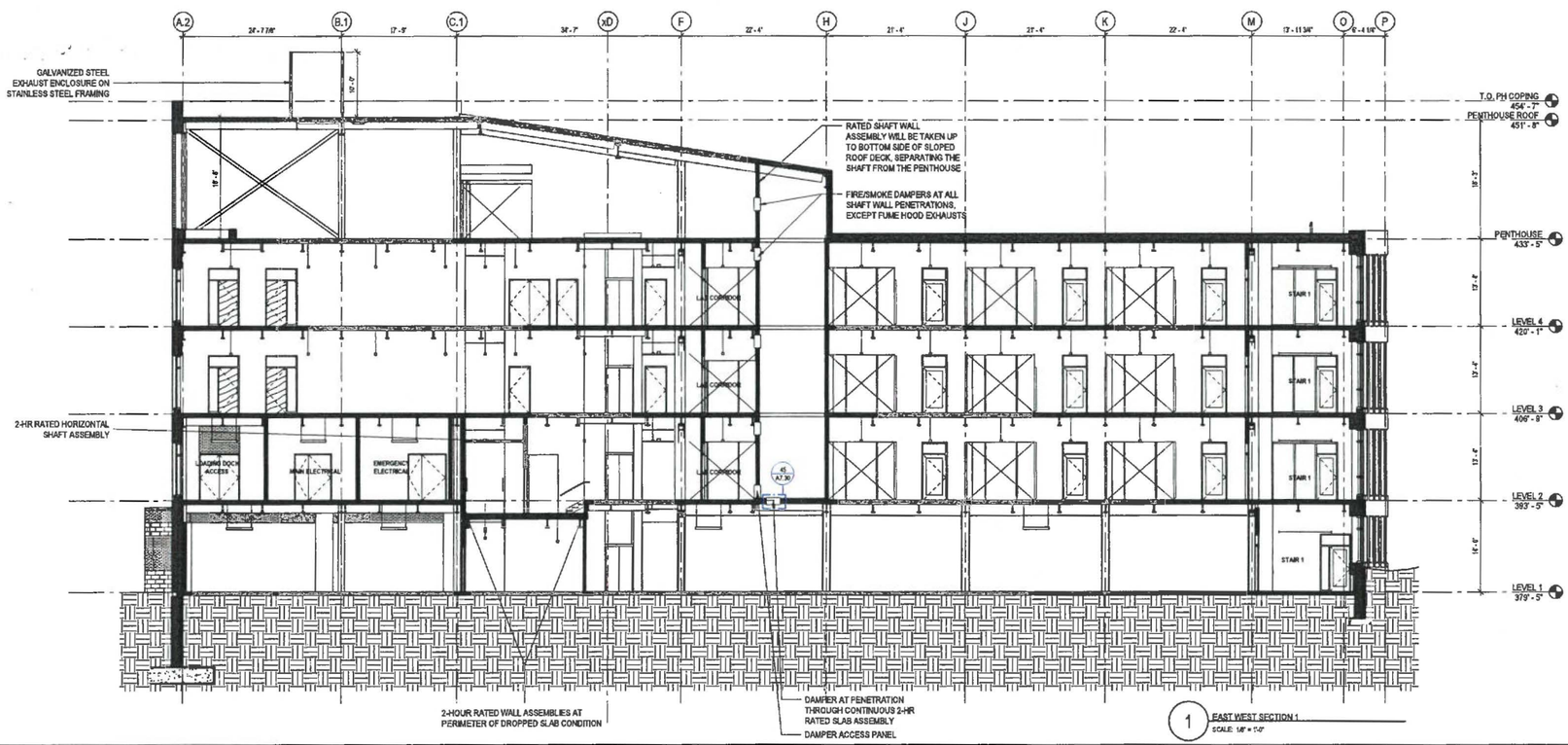

1 EAST WEST SECTION 1
SCALE: 1/8" = 1'-0"

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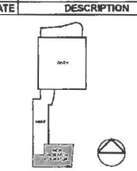


The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

BUILDING SECTIONS

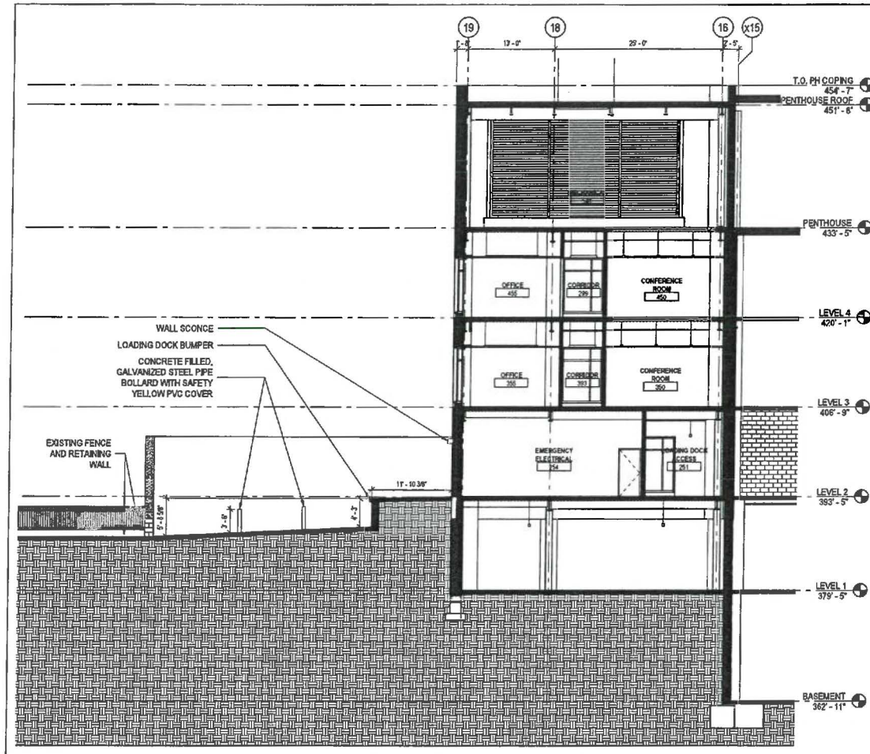
Drawing Scale
1/8" = 1'-0"

Project Number
39128.00

Date Issued
05/02/2019

A3.10

DEPARTMENT OF PLANNING & ZONING
MAY 01 2019



4 NORTH SOUTH SECTION 4
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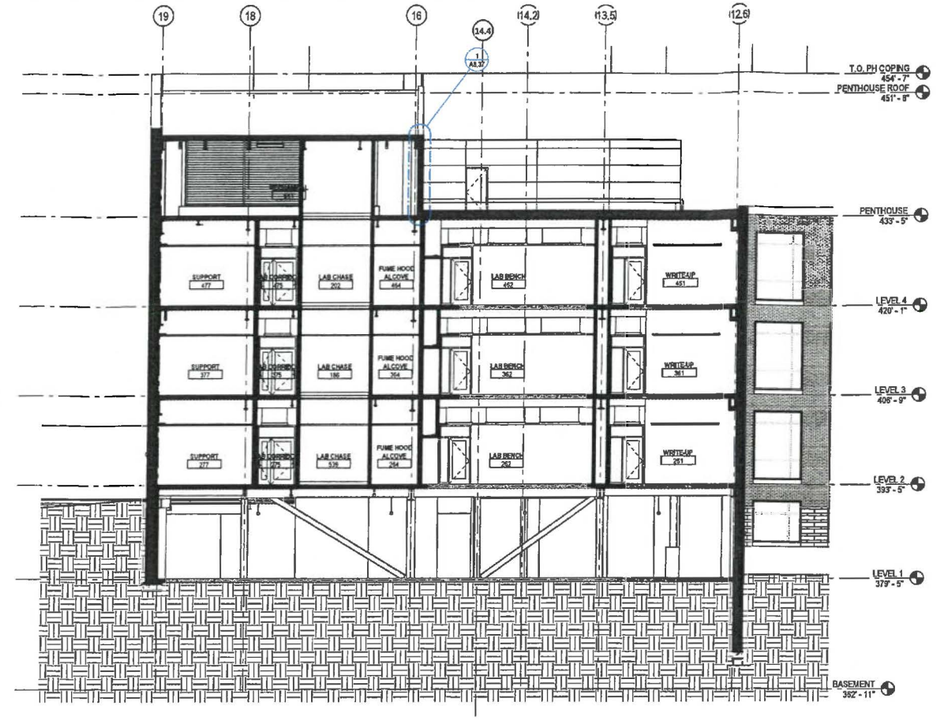

3 NORTH SOUTH SECTION 3
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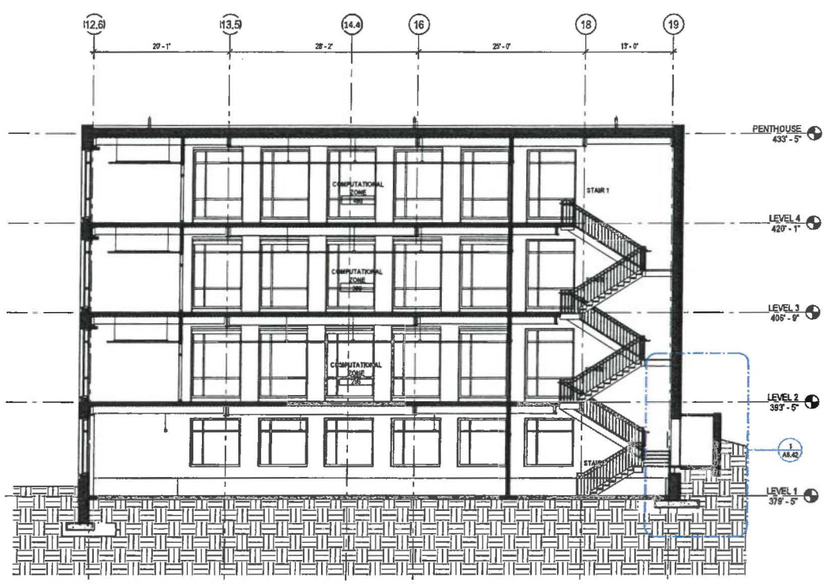

2 NORTH SOUTH SECTION 2
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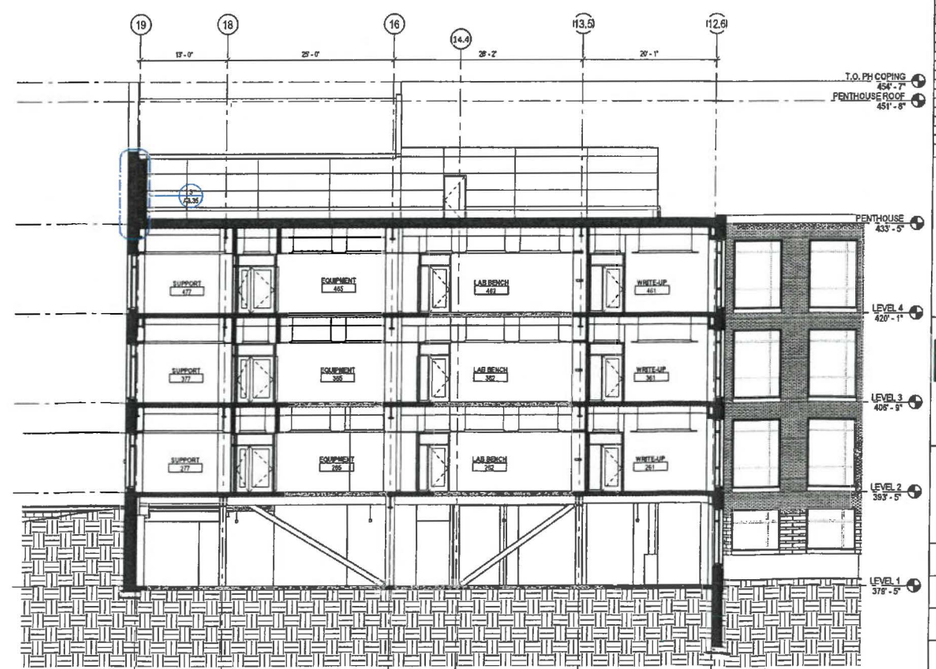

1 NORTH SOUTH SECTION 1
SCALE: 1/8" = 1'-0"

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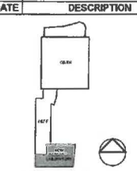

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

BUILDING SECTIONS

Drawing Scale	1/8" = 1'-0"
Project Number	36128.00
Date Issued	05/02/2019

A3.11

RECEIVED MAY 13 2019 DEPARTMENT OF PLANNING & ZONING

NOTES

1. The Contractor shall be responsible for repairing all disturbed areas back to original condition, including but not limited to curbing, sidewalks, road, parking areas, landscaping, site lighting, electrical, and etc. All asphalt shall be sawcut prior to paving.
2. All stumps, rock, and other non-approved trench backfill material discovered during construction is the exclusive property of the Contractor and shall be removed from UVM property and disposed of in a State approved disposal location. All existing soils reused for fill shall conform to all applicable sections of VTRANS specifications Section 203-Excavation & Embankments.Contractor shall review soil investigation report and soils logs prior to bid. Any soil reused as fill under roads and applicable concrete sidewalks shall pass a subgrade proof roll with a loaded tandem. Fill soils that do not pass a subgrade proof roll shall be removed and replaced at the Contractor's expense.
3. All passing sieve, proctor, and compaction testing expenses shall be paid by Owner. Testing coordination, all other required testing, and expenses for failed tests shall be the Contractor's responsibility.
4. The Contractor shall contact the Burlington Electric Department prior to any work in the vicinity of the existing electric conduits.
5. This project requires coverage under an Individual Construction Stormwater Discharge Permit and the City of Burlington Standard Erosion Prevention & Sediment Control Permit. The Contractor shall be the On-site Coordinator for the project and shall be responsible for all required inspections (minimum weekly and after any storm event that produces a discharge), turbidity readings, maintenance, and reporting. The On-Site Plan Coordinator shall be required to provide a turbidity meter for the project. The Contractor shall be responsible for installing, maintaining and removing all erosion and sediment control devices shown on the plans or details and, to the maximum extent practical, to minimize potential contamination of stormwater runoff from the construction activities.
6. Contractor shall be responsible for all "As-built" measurement and drafting requirements as outlined on the Detail Sheets. All trench excavations shall remain open until all as-built survey shots have been taken. Progress Record Drawings shall be submitted to the Engineer as indicated in the Record Drawing specifications.
7. See Erosion Control and Logistics Plans for locations of staging / storage areas.
8. The Contractor shall be responsible for all construction barrier/safety fencing required for the project.
9. Definition of "Preconstruction Excavation" for these contract documents shall be:
   The site contractor shall expose utilities and obtain all necessary information, including but not limited to, invert elevation, size, depth, pipe type, joint location, etc. Contractor shall transit survey the location and elevations of the utility. Contractor shall provide the engineer with sketches indicating horizontal and vertical information of pipe or conduit type and size, cross-section information, concrete encasement information (top and bottom elevations, width, etc.), joint location, etc. of each required existing underground utility. Accuracy of horizontal location is within 1 foot, and accuracy of vertical elevation is within 0.02 ft. (1/4"). Coordinate all excavation with City, Owner, and Engineer. Preconstruction excavations shall occur prior to ordering structures and prior to utility construction to facilitate redesign and/or design confirmation.
10. The location of the preconstruction excavation symbols does not necessarily indicate the location of the buried utility. It is the responsibility of the Contractor to find and expose the utility.
11. Contractor shall include 10 preconstruction excavations in addition to the ones shown on the drawings.
12. Contractor shall be responsible for importing topsoil as required to complete the project. Contractor shall test topsoil for approval by the Owner and Engineer.
13. The Contractor shall be responsible for all signage and fencing necessary to providing safe vehicular and pedestrian access through or around the site during construction.
14. All sewer and storm pipes shall be PVC SDR 35 unless otherwise noted.
15. Core and boot all existing structures unless otherwise noted.
16. All new catch basins and sanitary sewer manhole must have one 6" precast concrete grade ring.
17. Contractor shall contact UVM Risk Management Training and Compliance office for any work involving contact with asbestos cement pipe.
18. Temporary groundwater, stormwater, and sewer by-pass pumping and/or diversion is the responsibility of the Contractor. The Contractor is responsible for providing all necessary pumps and equipment to perform the work. Overnight pumping is not allowed.
19. All sidewalks shall have 2% maximum cross slope.
20. Contractor to pin concrete sidewalk/slabs to all contact points with stairs, building, bike slab, retaining walls, etc.
21. Contractor shall maintain full occupancy and fire department access to all surrounding buildings. Coordinate all temporary access with the University representative.
22. Removal of all erosion control matting and inlet protection is the responsibility of the Contractor.
23. At the end of the project, clean the sumps of all new and existing catch basins and storm manholes within the project limits.
24. Electrical, lighting and PBX lines are shown for illustrative/coordination purposes only. Refer to Electrical plans and specifications for design.
25. Refer to Plumbing plans for sewer and storm design within five feet of the building.
26. Refer to Plumbing and/or Fire Protection plans for waterline design within five feet of building.
27. There are existing PBX conduits located in the vicinity of this project. The Contractor shall contact UVM Telecommunications and Network Services (656-3339) prior to any work in the vicinity of the PBX conduits. The Contractor shall carefully excavate around the PBX conduit to prevent damage to the PBX infrastructure. Contractor shall be responsible for placing Owner supplied locator balls over exposed conduits prior to backfilling.

NOTE:
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FINAL APPROVAL

SIGNED [signature] DATE 10/2/19
ZONING PERMIT # 20-0203CA
REVIEWED BY: mo
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

Legend (See Sheet EX1.0 for existing conditions Legend)

- Proposed blue phone
- New light pole and base
- Inlet protection around catch basin
- Preconstruction Excavation
- x363.9 Finish Grade Spot Grade Elevation
- New Gas Line/Valve
- New Sewer Line/Manhole
- New Sewer Forcemain
- New Storm Line/Manhole/Basin
- New Underdrain
- New Footing Drain – See Structural
- New Roof Drain
- New Water Line/Hydrant/Valve/Shutoff
- New PBX Line/manhole
- New Concrete/Granite Curb
- New Loading Dock Chain-link fence
- New Building
- New pavement and subbase
- New Heavy Duty Concrete
- New Concrete Walk
- New Multi-Use Concrete walk
- New Concrete Pad at Exterior Door
- Pavement Repair – Remove existing and repave (3" min.)
- New Pavers – See Landscaping Plans

Vermont State Plane Grid North (NAD83)

0' 20' 40' 80' 120'
Bar Scale 1" = 20'

PAYETTE

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Code Consultant	R.W. Sullivan Engineering The Schrafft's City Ctr. 529 Main St., Suite 203 Boston, MA 02129 Tel: 617-254-0016

#	DATE	DESCRIPTION

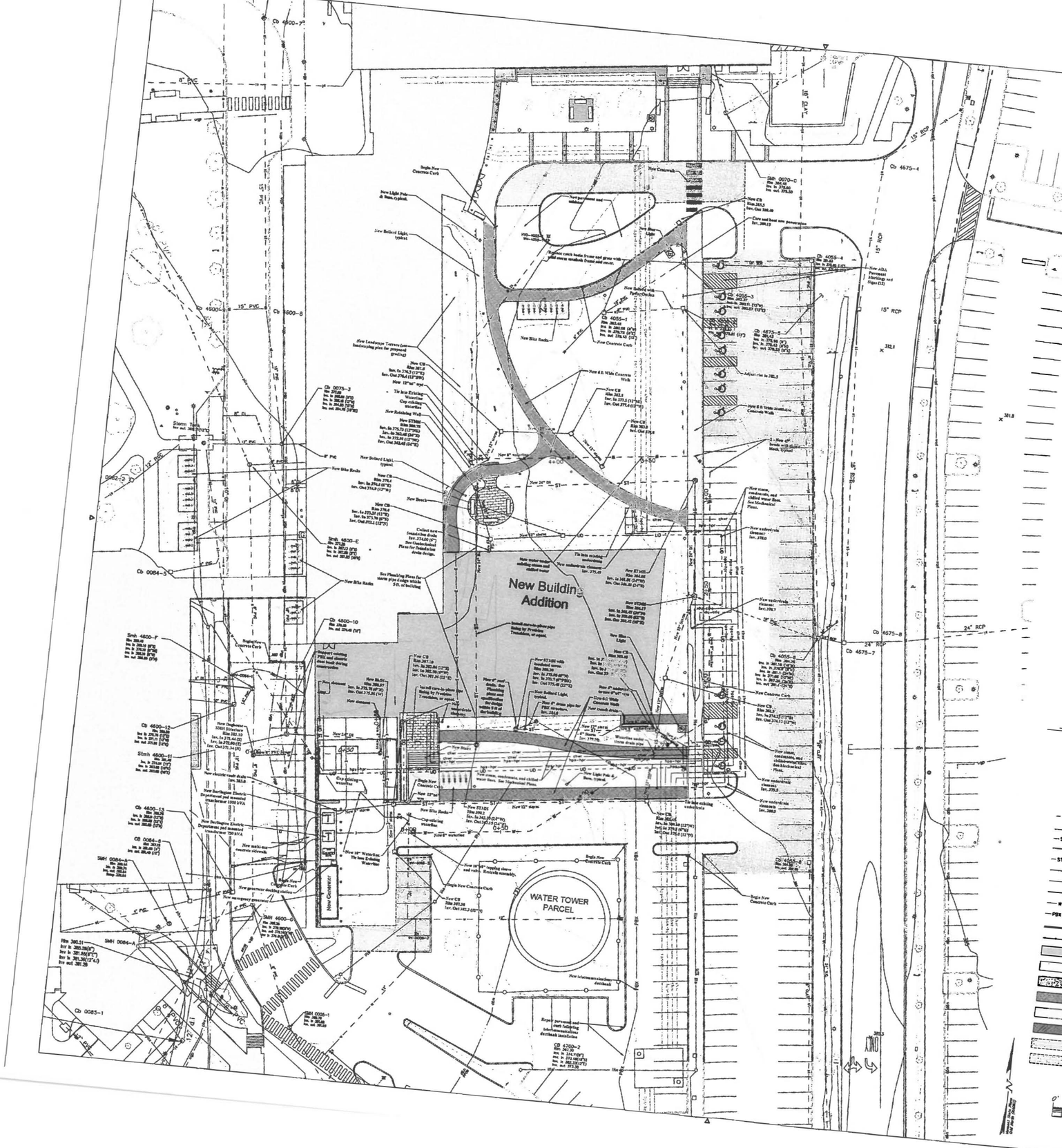
The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

Overall Site Plan

Drawing Scale	1" = 20'
Project Number	39125.00
Date Issued	09/10/2019

C1.00



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FINAL APPROVAL

SIGNED _____ DATE 10/23/19

ZONING PERMIT # 20-070 3CA

REVIEWED BY: MD.

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

Legend (See Sheet EX1.0 for existing conditions Legend)

- Proposed blue phone
- New light pole and base
- Inlet protection around catch basin
- Preconstruction Excavation
- Finish Grade Spot Grade Elevation
- Finish Grade Direction of Flow
- New Finish Grade Contour
- New Gas Line/Valve
- New Sewer Line/Manhole
- New Sewer Forcemain
- New Storm Line/Manhole/Basin
- New Underdrain
- New Footing Drain – See Structural
- New Roof Drain
- New Water Line/Hydrant/Valve/Shutoff
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- New Concrete Pad at Exterior Door
- Pavement Repair – Remove existing and repave (3" min.)
- New Pavers – See Landscaping Plans

0' 20' 40' 80' 120'
Bar Scale 1" = 20'

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#	DATE	DESCRIPTION

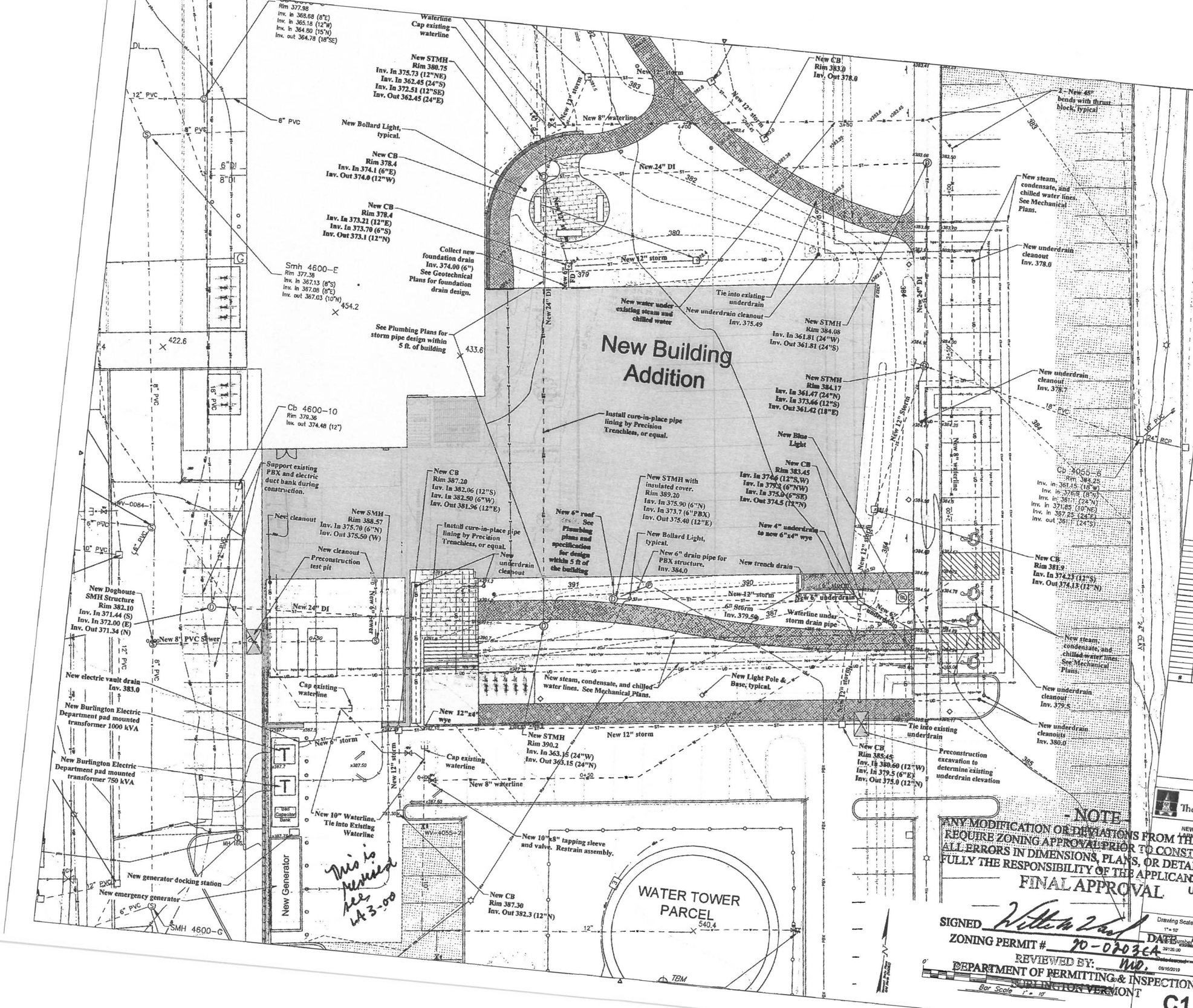
The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

Overall Utility Plan

Drawing Scale	1" = 20'
Project Number	39126.00
Date Issued	08/15/2019

C1.01



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DEPARTMENT OF PLANNING & ZONING

#	DATE	DESCRIPTION

The University of Vermont
NEW RESEARCH LABORATORY
UNIVERSITY OF VERMONT COLLEGE OF MEDICINE

Utility Plan

Drawing Scale 1" = 10'
Project Number 38126.00
09/16/2019

- NOTE -
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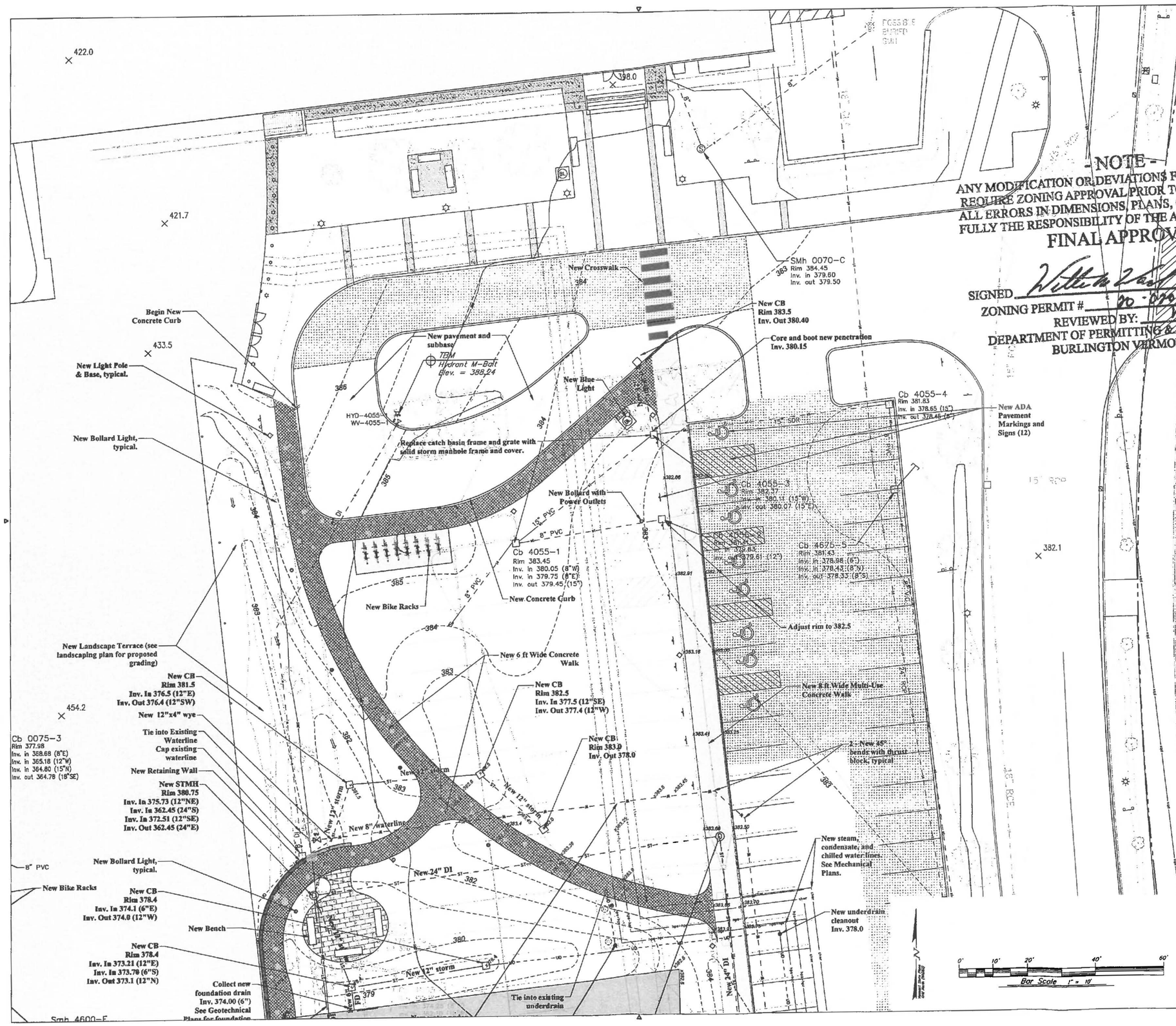
FINAL APPROVAL

SIGNED [signature]
ZONING PERMIT # 20-0203CA DATE 10/2/19
REVIEWED BY: MD.
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

C1.02



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BURLINGTON VERMONT

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#	DATE	DESCRIPTION

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

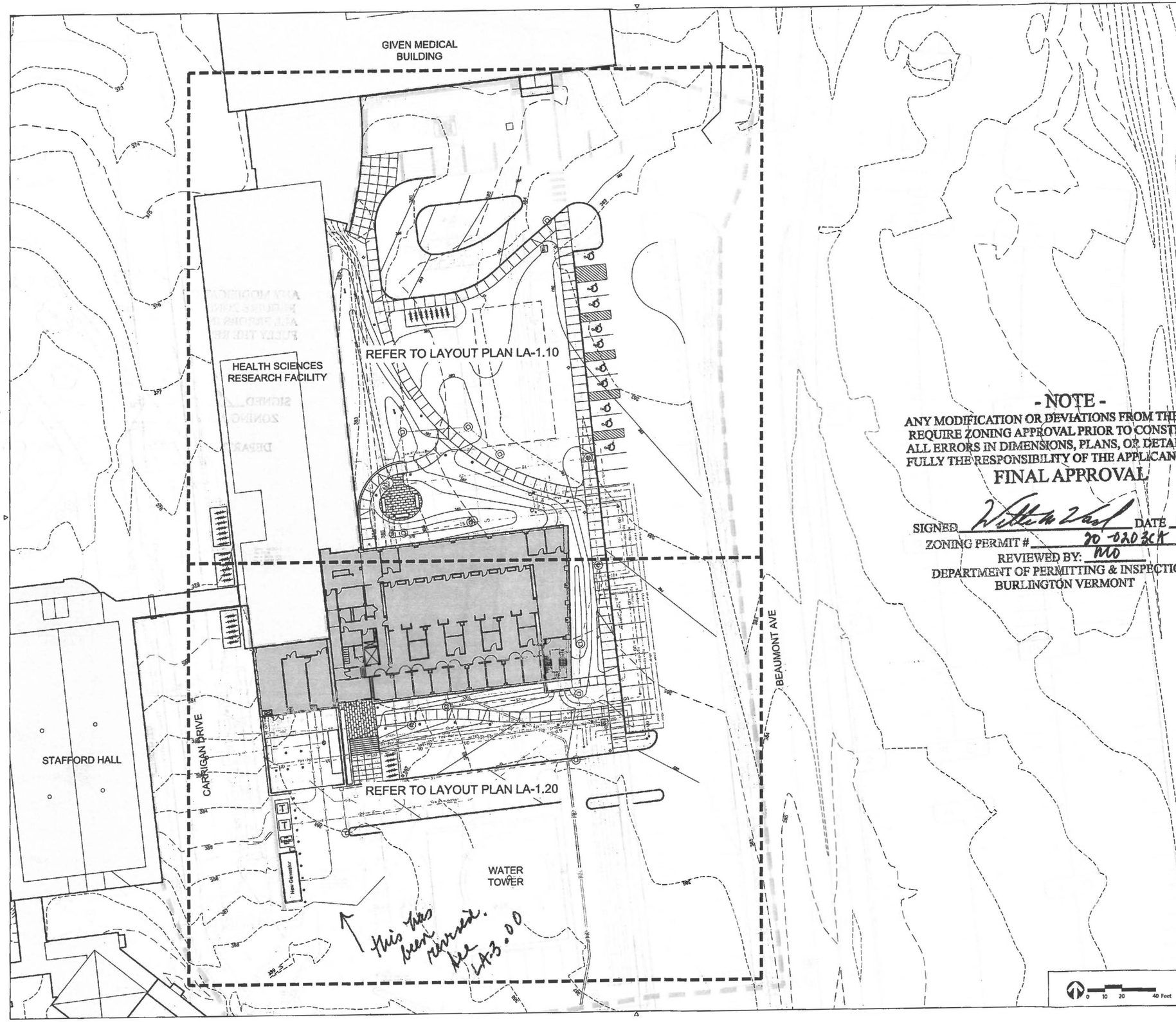
Civil Site & Utility Plan

Drawing Scale
1" = 10'

Project Number
39126.00

Date Issued
06/15/2019

C1.03



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FINAL APPROVAL

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ZONING PERMIT # 20-0203CA

REVIEWED BY: MO

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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#	DATE	DESCRIPTION

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

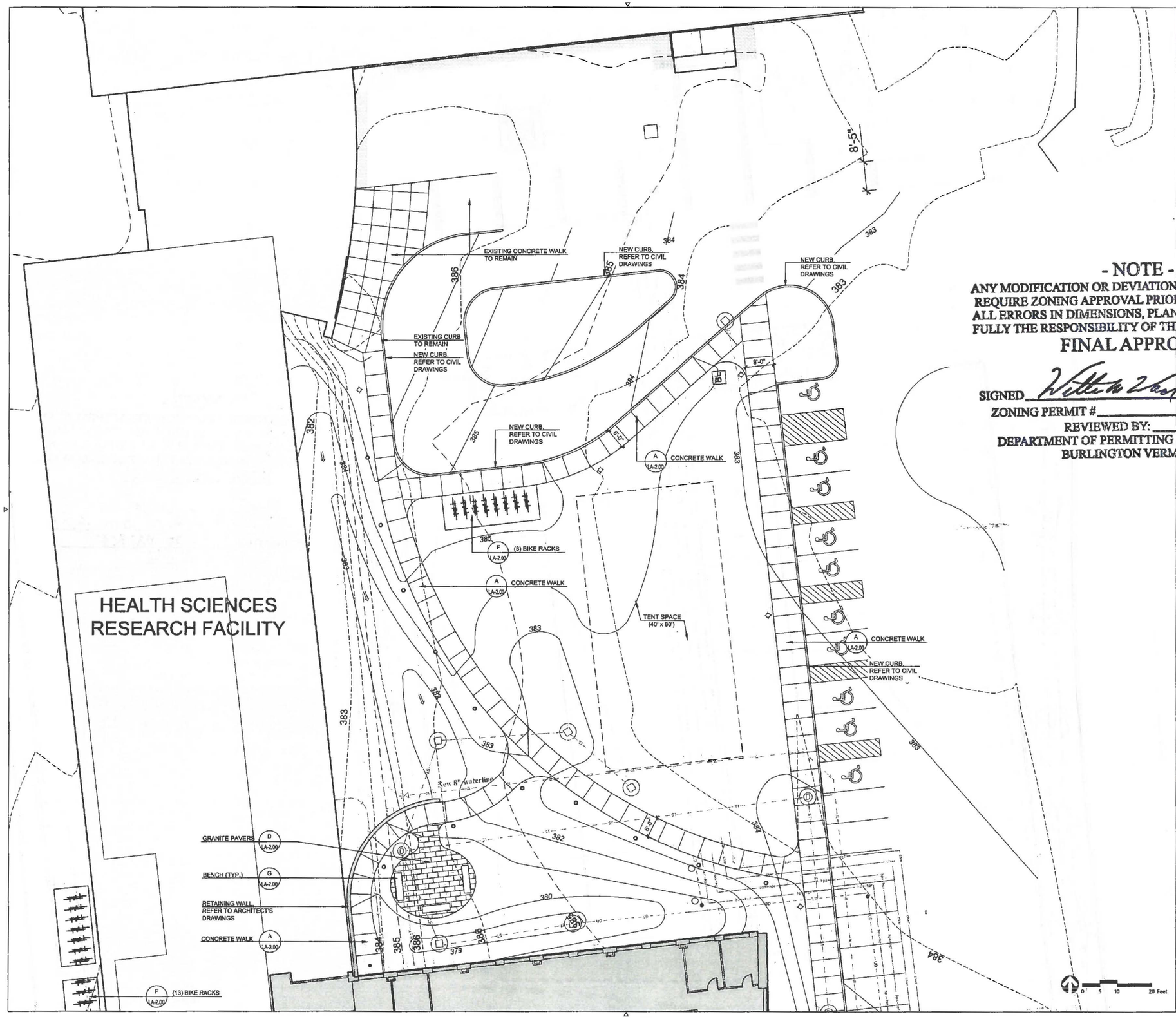
LAYOUT PLAN

Drawing Scale 1"=20'

Project Number 38126.00

Date Issued 05/02/2019

LA-1.00



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FINAL APPROVAL

SIGNED Wilton Zoning DATE 10/2/19

ZONING PERMIT # 20-0203CR

REVIEWED BY: MB.

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

RECEIVED
OCT 18 2019
DEPARTMENT OF
PLANNING & ZONING

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#	DATE	DESCRIPTION

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

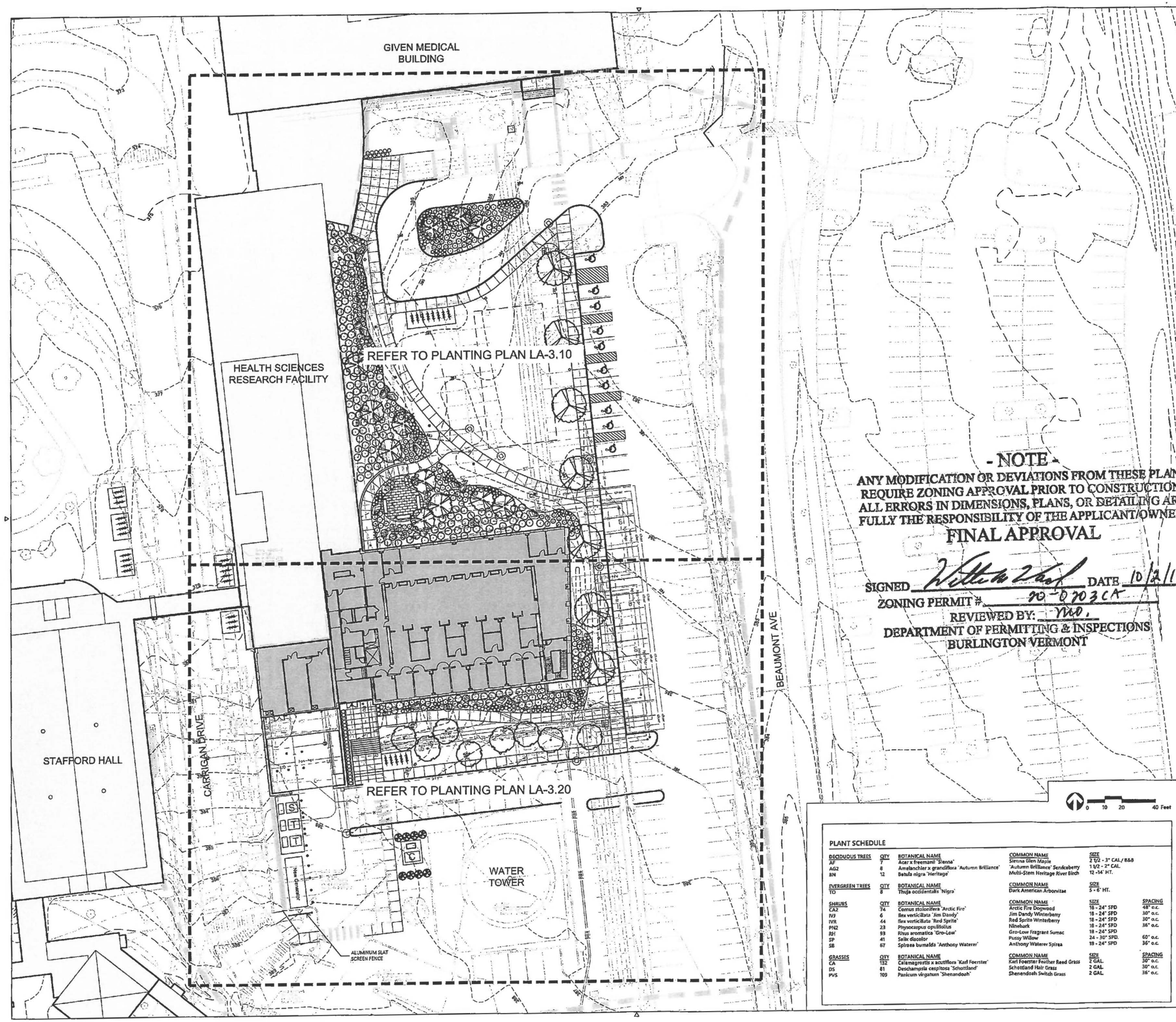
LAYOUT PLAN

Drawing Scale 1"=10'

Project Number 39126.00

Date Issued 05/02/2019

LA-1.10



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FINAL APPROVAL

SIGNED _____ DATE 10/2/19

ZONING PERMIT # 90-0703CA

REVIEWED BY: MO.

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AF	7	Acer x freemanii 'Sienna'	Sienna Glen Maple	2 1/2 - 3" CAL./ B&B
AG2	8	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	1 1/2 - 2" CAL.
BN	12	Betula nigra 'Heritage'	Multi-Stem Heritage River Birch	12 -14' HT.

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TO	8	Thuja occidentalis 'Nigra'	Dark American Arborvitae	5 - 6' HT.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CA2	74	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	18 - 24" SPD	48" o.c.
IV3	6	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	18 - 24" SPD	30" o.c.
IV4	44	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	18 - 24" SPD	30" o.c.
PN2	23	Physocarpus opulifolius	Ninebark	18 - 24" SPD	36" o.c.
RH	93	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	18 - 24" SPD	
SP	41	Salix discolor	Pussy Willow	24 - 30" SPD.	60" o.c.
SB	67	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea	18 - 24" SPD	36" o.c.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CA	132	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 GAL.	30" o.c.
DS	81	Deschampsia cespitosa 'Schottland'	Schottland Hair Grass	2 GAL.	30" o.c.
PVS	109	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2 GAL	36" o.c.

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#	DATE	DESCRIPTION

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

PLANTING PLAN

Drawing Scale

Project Number
39126.00

Date Issued
06/15/2019

LA-3.00

- NOTE -
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FINAL APPROVAL

SIGNED _____ DATE 10/2/19
ZONING PERMIT # 20-0203CA
REVIEWED BY: MO
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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Code Consultant
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529 Main St., Suite 203
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Tel: 617-254-0016

#	DATE	DESCRIPTION

The University of Vermont

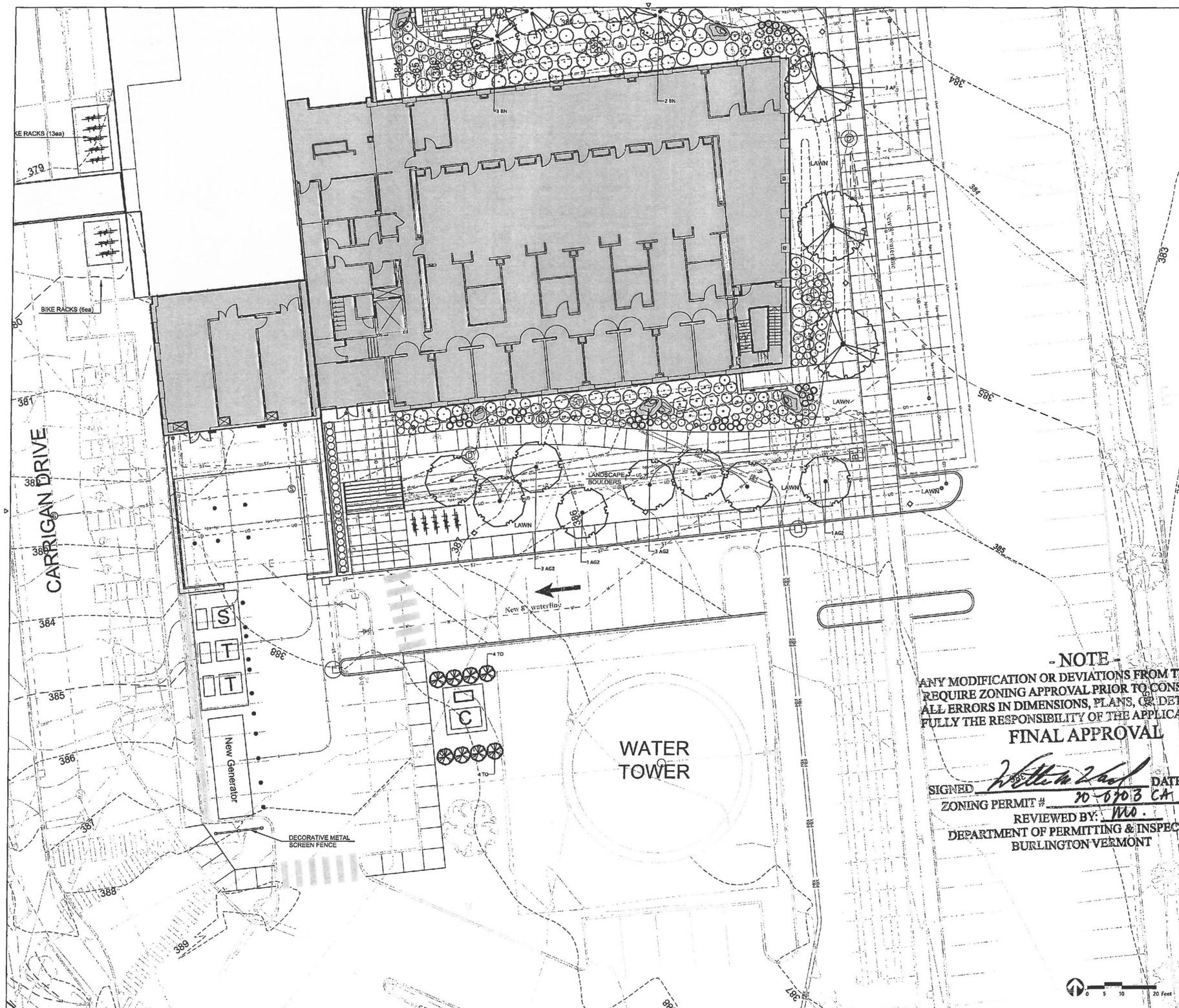
NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

PLANTING PLAN

Drawing Scale

Project Number
39126.00

Date Issued
06/15/2018



- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

FINAL APPROVAL

SIGNED _____ DATE 10/2/19

ZONING PERMIT # 30-0703 CA

REVIEWED BY: MO.

DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT

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#	DATE	DESCRIPTION

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

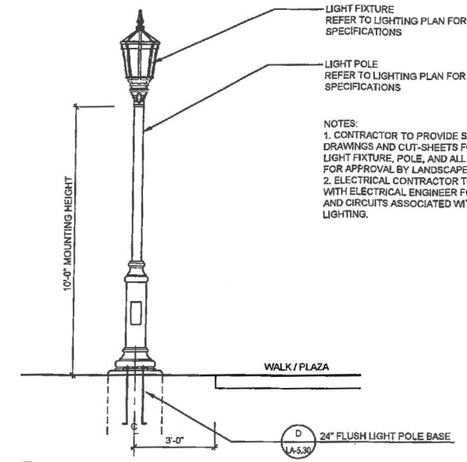
PLANTING PLAN

Drawing Scale

Project Number
39126.00

Date Issued
08/15/2019

LA-3.20



NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CUT-SHEETS FOR LIGHT FIXTURE, POLE, AND ALL HARDWARE, FOR APPROVAL BY LANDSCAPE ARCHITECT.
2. ELECTRICAL CONTRACTOR TO COORDINATE WITH ELECTRICAL ENGINEER FOR ALL WIRING AND CIRCUITS ASSOCIATED WITH THE SITE LIGHTING.

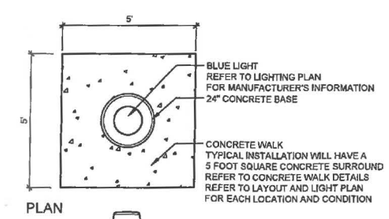
A LIGHT FIXTURE
SCALE 1/2" = 1'-0"

- NOTE -

ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.

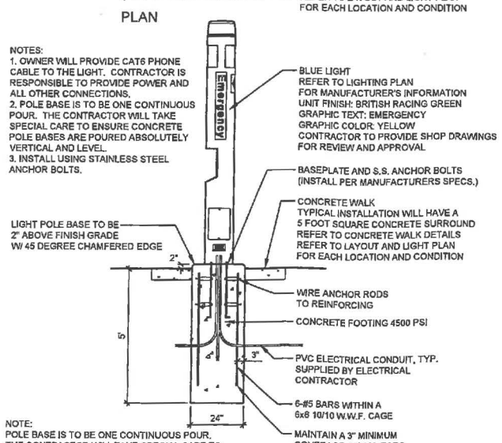
FINAL APPROVAL

SIGNED William Ward DATE 10/2/19
ZONING PERMIT # 20-0203CA
REVIEWED BY: MD,
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT



PLAN

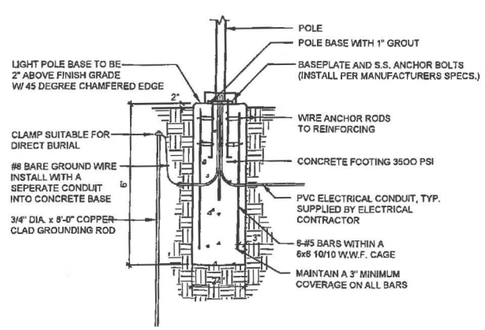
NOTES:
1. OWNER WILL PROVIDE CAT6 PHONE CABLE TO THE LIGHT. CONTRACTOR IS RESPONSIBLE TO PROVIDE POWER AND ALL OTHER CONNECTIONS.
2. POLE BASE IS TO BE ONE CONTINUOUS POUR. THE CONTRACTOR WILL TAKE SPECIAL CARE TO ENSURE CONCRETE POLE BASES ARE POURED ABSOLUTELY VERTICAL AND LEVEL.
3. INSTALL USING STAINLESS STEEL ANCHOR BOLTS.



NOTE:
POLE BASE IS TO BE ONE CONTINUOUS POUR. THE CONTRACTOR WILL TAKE SPECIAL CARE TO ENSURE CONCRETE POLE BASES ARE POURED ABSOLUTELY VERTICAL AND LEVEL.

C EMERGENCY BLUE LIGHT
SCALE 1/2" = 1'-0"
d-blue light.dwg

NOTES:
1. POLE BASE IS TO BE ONE CONTINUOUS POUR. THE CONTRACTOR WILL TAKE SPECIAL CARE TO ENSURE CONCRETE POLE BASES ARE POURED ABSOLUTELY VERTICAL AND LEVEL.
2. INSTALL USING STAINLESS STEEL ANCHOR BOLTS.



D LIGHT POLE FOOTING-FLUSH
SCALE 1/2" = 1'-0"
d-24 Flush-footing.dwg

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#	DATE	DESCRIPTION

The University of Vermont

NEW RESEARCH LABORATORY
LARNER COLLEGE OF MEDICINE

LIGHTING DETAILS

Drawing Scale

Project Number
36126.00

Date Issued
06/15/2018

LA-4.30

4

University of Vermont

Founded in 1791, the University of Vermont has been a cornerstone of Burlington throughout the period following European settlement of the area, established prior to the founding of the City itself. The University is a medium sized public university and land grant institution that is considered a "Public Ivy." This designation is based on the strength of selective and rigorous undergraduate educational programming as well as renowned research. Known as UVM, or University of the Green Mountains in Latin, the University prides itself on being the ideal size to foster academic and research prominence while encouraging close faculty-student mentorships across all levels of study. The location of UVM as part of the fabric of Burlington and the state of Vermont, and in close proximity to Lake Champlain and the Green Mountains, enriches student educational experience and enables service to the state's communities through its land grant mission.

The University of Vermont is situated at the top of the hill overlooking the City of Burlington and Lake Champlain to the west and the Green Mountains to the east. The Main Campus extends approximately 460 acres inclusive of central, athletic, Redstone, and Trinity campuses, as well as Centennial Woods. These areas are predominantly within Burlington with a small, connected land area that crosses over into South Burlington. One satellite site to this contiguous campus area is the Rubenstein Ecosystem Laboratory, which is situated directly on Burlington's waterfront and serves as a research and teaching laboratory regarding the Lake Champlain basin. Main Campus areas are generally accessed from Main Street, East Avenue, Colchester Avenue, Prospect Street, Spear Street, University Place, and Williams Street, as well as many additional roadways and pathways.

In addition to Main Campus, UVM has land holdings in South Burlington, Colchester, Essex, and many other areas across the state. South Campus includes land holdings predominantly in South Burlington with a small area in Burlington made up of mostly agricultural, horticultural, and natural areas. The Colchester Research Campus serves research purposes associated with

the College of Medicine. Fort Ethan Allen in Colchester/Essex includes facilities for maintenance purposes, including fleet services.

Existing & Anticipated Infrastructure and Development

There are 200 buildings and an additional 29 accessory buildings that serve the University, accounting for over 5.6M gross square footage. The buildings serve academic, research, residential, administrative, athletic, student support, facilities, and other purposes. Of these buildings, over 75 support academic and research purposes and over 50 support residential purposes. The residential buildings support 5,775 beds for students to reside on campus with an additional 617 beds for students and 164 beds for faculty and staff provided through third party partnerships. Primarily the on campus residential beds are for first- and second-year undergraduate students, as they are generally required to live on campus.

Table 12 Existing UVM Campus Building Data

Building Use	Accessory Buildings	Total Buildings	GSF	Residential Beds
Mixed Uses				
Academic / Administrative / Student Support	0	3	242,857	
Academic / Research	7	69	1,937,764	
UVM / UVMMC Academic Research	1	7	253,501	
Administration	10	33	510,524	
Athletics	6	17	475,948	
Student Support	3	20	501,978	
Residential				
Residential Academic	0	3	110,961	
Residential Dining	0	4	260,602	
Residential Central Campus	2	7	209,342	5,775
Residential Redstone Campus	0	14	408,954	
Residential Trinity Campus	0	12	147,174	
Residential Athletic Campus	0	11	591,503	
Total	**29**	**200**	**5,651,108**	**5,775**

Parking spaces are available across the various segments of campus. Athletic commuter lots make up the majority of spaces available, with over 1,700 spaces. Core campus areas account for over 1,600 additional parking spaces. There are commuter lots that are largely leased out to other entities. And finally, there are Redstone and Trinity campus lots that primarily serve residential second-year students with vehicles on campus as well as some employee use. The off-site spaces reflect satellite parking within and outside of Burlington. The off-site parking within Burlington does not account for the 200 spaces at 351 Pine Street, as a project has been identified to remove that parking from UVM's inventory.

Table 13 Existing UVM Parking Capacity

Parking Lot Location	Capacity	Leased Spaces	Usable Spaces
Athletic Commuter	1,733		1,733
Core Central	50		50
Core East	767	-100	667
Core North	369		369
Core South	135		135
Core West	431	-47	384
Commuter Lots	808	-485	323
Redstone Campus	626		626
Trinity Campus	314		314
Off-Site: Burlington[1]	54		54
Off-Site: Outside Burlington[2]	210		210
Total in Burlington	**5,287**	**-632**	**4,655**
Total	**5,497**	**-632**	**4,865**

1. Includes parking at the Rubenstein Laboratory and Bioresearch Complex (South Campus).
2. Includes parking spaces at the Colchester Research Facility, Forestry Laboratory, and Miller Barn.

The previous two-year JIPMP identified many projects that require status updates in the current JIPMP. There were projects that were completed from the last JIPMP including the Music Building Recital Hall Addition, Jeffords East Lower Lot, University Heights Road (Southwick), Pomeroy Barn & 172 South Prospect Buildings, and a New Research Facility for the College of Medicine. In addition, there are projects that were previously identified that no longer have plans to move forward, including Fleming Museum Parking, Outing Club Relocation, Southwick Hall Parking, Future Structured Parking, Colchester Avenue / Dewey Buildings, Back 5 & Cottages (Trinity Campus) Buildings. There are 22 other projects that have been identified for the next 5 years, including 9 newly identified projects that are not carried forward from the previous JIPMP. One of these projects, discussed above, includes the removal of the satellite spaces at 351 Pine Street. This 200-space lot at 351 Pine Street was originally leased in 2019 to comply with permit conditions for the Firestone addition. At the time of permitting that project, there was not an approved JIPMP in place, which meant that the City could not consider UVM's extensive system of TDM and had to apply the minimum parking requirements identified in the ordinance without considering a waiver as would be normally considered under an approved JIPMP. This temporary condition was later resolved by approval of the 2020-2022 JIPMP. This JIPMP included the lot at 351 Pine Street however the lot was never actually needed or used. For the past two years, UVM has completed campus wide monthly lot counts, which have consistently shown that UVM has adequate on-

campus parking space, and this remote parking lot is not needed. UVM intends to apply to amend the permit requirement for this lot and remove this lot from campus inventory. UVM will continue quarterly campus wide lot counts at peak times, to ensure ongoing management of parking spaces. Other projects will include future student housing, potentially increasing the number of residential beds by approximately 600-1200 beds, located at Trinity or elsewhere on campus as noted in Table 14 and footnote 3. It is anticipated that the full list of identified projects will have a limited impact on the gross square footage of building area on campus but will result in a net gain of approximately 638 parking spaces. See Table 14 for preliminary estimates on building area changes and estimated completion dates for these projects.

Table 14 UVM Campus Building Program Data (completed and future)

Project Name	Included in Previous JIPMP	Change in Building Area (gsf)	Associated Change in Parking (spaces)	Estimated Completion
Music Building Recital Hall Addition	Yes	3,942	3	Completed
Jeffords East Lower Lot	Yes		67	
University Heights Road (Southwick)	Yes		5	
Pomeroy Barn & 172 South Prospect Buildings	Yes	-6,067	-3	
New Research Facility for COM (Firestone)	Yes	75,000	-121	
Bioresearch Complex Parking	Yes		153	2023
Hills	No	6,408	1	
Centennial Compound	No		40	
ADA Code Compliance	Yes		-20	2024
284 East Avenue	No		30	
Waterman	No	3,000	-10	
Votey Lot	Yes		-10	
Torrey Hall Addition	Yes	2,860	-6	
Future Student Housing[3]	No	100,000	0	2025
Future Additional Parking to Accommodate New Housing	No		200	
Colchester Research Facility Lot 1 Parking[2]	Yes		200	
University Road (East Ave to Compound)	Yes		15	
Interfaith Center Parking Lot	Yes		30	
Future Student Housing[3]	No	150,000	-25	2026
Future Additional Parking to Accommodate New Housing	No		200	
Villa	No	12,618	-7	
Future Compound Expansion	No		66	
Virtue Field Phase 3	Yes	5,000	0	2027
Blundell Parking	Yes		5	

Tarrant (Multi-Purpose) Event Center Building	Yes	119,099	0	
Miscellaneous Parking Adjustments[1]	Yes		25	Unknown
351 Pine Street	Yes		-200	
Coolidge Hall Building	Yes	-30,510		Not moving forward at this time
Fleming Museum Parking	Yes			
Outing Club Relocation	Yes	13,250		
Southwick Hall Parking	Yes			
Future Structured Parking	Yes			
Colchester Ave/Dewey Buildings	Yes	-82,622		
Back 5 & Cottages (Trinity Campus) Buildings	Yes	-64,907		
Total[4]		**471,860**	**638**	

1. Where possible UVM attempts to reallocate space to create more parking. It is estimated this will result in ~25 spaces over 5-years based on previous experience.
2. This facility is estimated to house between 200 and 400 parking spaces. Though it is off-site it will impact on-campus demand depending on UVM policy.
3. UVM and the City of Burlington have engaged in a process to rezone Trinity Campus in order to enable the creation of additional student housing on campus. As of this report, City Council has tabled the proposed rezoning language and it is unclear whether housing at Trinity Campus will move forward. UVM is actively exploring options to increase student housing on Trinity and/or elsewhere. UVM is not in a position to discuss the other sites publicly at this time. None of the sites are associated with a project from the previous JIPMP to remove Coolidge Hall, which is not moving forward at this time. The low end of range of potential gsf estimates was used for totaling change in area.
4. Total includes projects except those not moving forward at this time.

UVM Parking Utilization Multi-Year Summary

Source	Year	Month	Average Campus Peak Parking Utilization Rate	Post-Covid 3 year average peak parking utlization rate 2021-2024	
2015 JIPMP	2014	10	85.0%		
2016 JIPMP	2015	10	84.0%		
2017 JIPMP	2016	10	96.0%		
2018 JIPMP	2017	10	93.0%		
2019 JIPMP Draft	2018	10	91.0%		
2020 - 2022 JIPMP	2020	2	83.0%		
Parking Count	2021	5	60.0%	65.83%	May
Parking Count	2021	6	33.0%	48.03%	June
Parking Count	2021	7	36.0%	51.00%	July
Parking Count	2021	8	44.0%	53.37%	August
Parking Count	2021	9	82.5%	77.77%	September
Parking Count	2021	10	81.0%	78.00%	October
Parking Count	2021	11	78.6%	76.07%	November
Parking Count	2021	12	66.1%	68.10%	December
Parking Count	2022	1	74.8%	74.10%	January
Parking Count	2022	2	79.0%	74.67%	February
Parking Count	2022	3	72.9%	72.37%	March
Parking Count	2022	4	79.0%	76.40%	April
Parking Count	2022	5	n/a		
Parking Count	2022	6	42.1%		
Parking Count	2022	7	79.0%		
Parking Count	2022	8	50.3%		
Parking Count	2022	9	76.5%		
Parking Count	2022	10	79.0%		
Parking Count	2022	11	75.1%		
Parking Count	2022	12	73.2%		
Parking Count	2023	1	70.1%		
Parking Count	2023	2	70.0%		
Parking Count	2023	3	67.6%		
Parking Count	2023	4	72.0%		
Parking Count	2023	5	65.8%		
Parking Count	2023	6	65.8%		
Parking Count	2023	7	38.0%		
Parking Count	2023	8	65.8%		
Parking Count	2023	9	74.3%		
Parking Count	2023	10	74.0%		
Parking Count	2023	11	74.5%		
Parking Count	2023	12	65.0%		
Parking Count	2024	1	77.4%		
Parking Count	2024	2	75.0%		
Parking Count	2024	3	76.6%		
Parking Count	2024	4	78.2%		
Parking Count	2024	5	71.7%		
Parking Count	2024	6	51.2%		

Department of Permitting and Inspections
Zoning Division
645 Pine Street
Burlington, VT 05401
https://www.burlingtonvt.gov/DPI/Zoning-Permits
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Steven Cormier, Zoning Compliance Officer
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
Date: September 17, 2024
RE: 362 South Union Street; ZP-24-285

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-24-285
Location: 362 South Union Street
Zone: RM **Ward**: 6
Date application accepted: July 5, 2024; revised August 2024.
Applicant/ Owner: William Fellows
Request: Planned Unit Development to change existing duplex to two single family homes. Amend ZP-20- 319/ZP-20-0971CA/CU to reflect changes to site plan and building connector. New condensing units, expanded patios, balcony, landscaping.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

Background:

- **ZP-20-319 (OG)/ ZP-20-0971CA/CU;** demolish a detached garage and replace it with a new structure containing a two car garage and an attached second unit (duplex). August 11, 2020.
- **ZP-19-0346CA;** Replace windows. October 2018.
- **Non-applicability of Zoning Permit Requirements 14-0656NA;** replace kitchen cabinets and build cabinets in wall. December 2013.
- **Zoning Permit 14-0010LL**; Lot line adjustment with 368 South Union Street. July 2013.

Overview:
In 2020, the applicant secured a permit to demolish a structurally unsound garage and construct a second dwelling unit/garage behind the existing single family home. By definition, a duplex is two residential units in one structure; so the applicant included a conditioned connector between the dwelling units to meet the definition of duplex. As constructed, the connector is tempered (lexan) but not conditioned space, weakening the assertion that this is a single structure with two units. With the adoption of the Neighborhood Code and the up-zoning of this parcel from RL to RM, a Planned Unit Development is possible, as there is no minimum lot size for a PUD in this zoning district. This would allow for two (detached) single family homes on the lot. While the connector will remain, it is for convenience only and not to satisfy the definition of duplex. Both dwelling units are in place.
Minor revisions to the site plan are part of the application, including landscaping, condensing units, a balcony, and an expanded patio.

Recommended motion: Consent approval, per the following Findings and conditions:

I. <u>Findings</u>

<u>Article 2: Administrative Mechanisms</u>
Section 2.7.8 Withhold Permit
The administrative officer is authorized to deny all zoning permits or certificates of occupancy for any property with an uncorrected zoning violation (i.e. notice of zoning violation and/or municipal complaint ticket has been issued and is not under appeal.) The administrative officer is also authorized to deny all zoning permits for any property with an expired zoning permit without a final certificate of occupancy.
Instead of withholding or denying a zoning permit, the administrative officer may grant such permit subject to the condition that the uncorrected zoning violation is corrected or the expired zoning permit is closed out with a final certificate of occupancy. Such actions) shall take place before the issuance of a final certificate of occupancy on the new permit.

The 2020 zoning permit remains open and has not secured a Certificate of Occupancy due to the connector structure failing to meet the requirement for conditioned space. Approval of this permit will address that deficiency by re-interpreting the two units are part of a Planned Unit Development and removing the requirement for a conditioned connector. Approval of this plan

will also supersede the earlier permit and allow for issuance of a CO. **Affirmative finding as conditioned.**

<u>Article 4: Zoning Maps and Districts</u>

Section 4.4.5 Residential Districts

(a) Purpose

> *2. The **Residential Medium Intensity (Residential Medium, RM)** district is intended for residential development that includes a mix of housing types such as single-family detached dwellings, with or without accessory dwelling units, duplex, triplex, quadplex, and multi-unit buildings in compact, walkable neighborhoods. Building heights typically range from two to three stories, and development generally results in moderately higher lot coverage as compared to the RL district. Neighborhoods within this district are typically walkable to downtown or other mixed-use areas of the city, and commercial uses within the district take the form of home-based businesses and the adaptive reuse of historic buildings for neighborhood-serving uses.*

(b) Dimensional Standards

Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

District	Min. Lot Frontage[2,3,4,5] (linear feet)	Setbacks[1,6,7,8,9]			Lot Coverage[1]
		Front	Side	Rear	
Residential Medium (RM)	30’	**Min:** Avg. of front setback 2 adjacent lots on both sides +/- 5 feet **Max required:** 25 ft	**Min:** 10% of lot width or avg. of side setback of 2 adjacent lots on both sides **Max required:** 20 ft	15 ft.	55%
				118.75’	
362 South Union proposed	N/A	N/A	5’8” on north, 10’7” on south; Meets 10% rule		31.46

1. Details regarding the measurement of and exceptions to coverage and setback standards are found in Art 5.
2. The DRB may reduce the frontage requirements for lots fronting on cul-de-sacs, multiple streets, or corner lots to more closely reflect an existing neighborhood pattern.
3. Exceptions to frontage requirements for flag lots and small lot subdivisions are found in Sec. 5.2.2
4. For lots in RL or RM with more than two primary buildings, the minimum lot frontage shall be 45’.
5. Average setback for front and side setbacks are calculated based on 4 adjacent lots, two on each side within the same block and on lots with the same frontage requirements. For the purposes of determining the required front setback only, among the comparative sample of four neighboring properties, one may be removed from the averaging calculation.
6. Where there are fewer than 2 adjacent lots on both sides within the same block having the same street frontage, the average side yard setback shall be calculated from the fewer number of lots. Where there are no adjacent lots, the side setback shall be 10% of the lot width. Refer to Sec. 5.2.5 for additional details.
7. A 75 ft setback shall be required from the ordinary high water mark of Lake Champlain and the Winooski River. Additional setbacks from the lakeshore and other water features may be applicable per the requirements of Sec 4.5.3 Riparian and Littoral Conservation Overlay Zone.
8. For properties in the RL and RM zones with frontage along Lake Champlain or the Winooski River, the front yard setback shall not be required to exceed 50 feet.
9. An additional ten per cent (10%) lot coverage may be permitted for accessory residential features per (d) 2C below.

Affirmative finding.

Table 4.4.5-2 Principal & Secondary Structures Massing and Placement Standards in Residential Districts

District	Max Height & Stories[1,3]	Max Dwelling Units per Structure[2,3]	Max. Principal Structure Footprint[3]	Max. Secondary Structure Footprint[3]	Max Building face before providing offset[5]	Min. Distance between Structures on same lot
Residential Medium (RM)	35' 3 stories	4	1,800 sq.ft.	900 sq.ft.		

1. Details regarding the measurement of and exceptions to height limits are found in Art 5.
2. Minimum dwelling unit size is 350 sq.ft.
3. Within RL and RM zones, lots may have up to one (1) Principal and one (1) Secondary structure per lot, except as may otherwise be allowed by Article 11.
4. Required on all building faces. Minimum offset is 5 ft measured perpendicular to the building face in excess of 50 ft.

Neither structure exceeds the 4 units limitation. The "Secondary Structure" footprint standard does not apply, as the rear structure was permitted in 2020 as a connected unit (714 sq. ft.) No new buildings will be erected. **Affirmative finding.**

(c) Permitted and Conditional Uses:

The principal land uses that may be permitted, or conditionally permitted pursuant to the requirements of Article 3, within the Residential districts shall be as defined in Appendix A – Use Table and as may be modified by district specific regulations in Sec. 4.4.5 (d).

Single family homes are a permitted use in RM. **Affirmative finding.**

(d) District Specific Regulations:

The following regulations are district-specific exceptions, bonuses, and standards unique to the residential districts. They are in addition to, or may modify, city-wide standards as provided in Article 5 of this ordinance and district standards as provided above.

1. Additional Residential Development Permitted

In addition to any applicable development permitted according to Article 11 – Planned Unit Development, the following additional development types and intensities shall be allowed within the Residential Districts, subject to the following standards.

A. Reserved

Table 4.4.5-3 Reserved

B. Residential Development Bonuses

No development bonuses are sought. Not applicable.

2. Exceptions to Dimensional Standards

A. Encroachment into Side Setback for Residential Driveways

No changes to the shared driveway are proposed. Not applicable.

B. Encroachment into the Waterfront Setback

Not applicable.

C. Exceptions to Lot Coverage for Accessory Residential Features

In addition to lot coverage exemptions in Sec. 5.2.3 (b), within the RL and RM districts, an additional ten (10) percent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such features shall at no time be enclosed:

(i) *Decks;*
(ii) *Patios;*
(iii) *Porches;*
(iv) *Terraces;*
(v) *Tennis or other outdoor game courts;*
(vi) *Swimming pool aprons;*
(vii) *Walkways;*
(viii) *Window Wells; and/or*
(ix) *Pervious pavement designed and maintained to infiltrate the 1-year/24-hour storm event onsite, subject to review and approval by the Stormwater Administrator.*

With the exception of the additional lot coverage allowances provided for under Article 9: Inclusionary and Replacement Housing, requirements for such additional lot coverage shall not be permitted for any development where other bonus provisions of this ordinance are applicable.

The site plan includes expanded patios which fall into the exceptions to lot coverage for Accessory Residential Features; however the overall plan falls substantially below the lot coverage limitation for the zoning district. **Affirmative finding.**

3. Exception for Neighborhood Commercial Uses

Not applicable.

<u>4. Miscellaneous Standards</u>

A. Additions to Existing Residential Structures.

No request for an addition to an existing structure shall be considered or imply approval of an additional unit, unless requested specifically on the zoning permit application form.

ZP-20-0971CA/CU approved a second unit in the rear structure. This permit application will alter than defined use from *Duplex* (two units in one structure) to *two single family homes* on one parcel. No additional units are proposed. **Affirmative finding.**

B. Accessory Residential Structures, Buildings, and Uses

A garage was included in the 2020 approval, and will remain unaltered in this plan. The connector will remain as a convenience, and not as a required structural connector to satisfy the definition of Duplex. **Affirmative finding.**

C. Residential Occupancy Limits.

Statutory changes have eliminated occupancy limits. This section is not longer applicable.

(e) Effective Date.

The amendments to this Section 4.4.5 that allow for a secondary structure within RL and RM zones, ***except as may otherwise be allowed by Article 11****, are effective October 1, 2024.*

This request is to allow for more than one principal structure/use on a single parcel, as allowed under the PUD standards of Article 11. Both structures are already in situ. No new construction is proposed. **Affirmative finding.**

<u>Article 5: Citywide General Regulations</u>
Part 2: Dimensional Requirements
Section 5.2.1 Reserved

Section 5.2.2 Required Frontage or Access
No change to existing conditions. Not applicable.

Section 5.2.3 Lot Coverage Requirements
See Table 4.4.5-1, above.

Section 5.2.4 Buildable Area Calculation & Steep Slopes Overlay
This lot is not more than 2 acres. It does not fall within the Steep Slopes overlay.
Not applicable.

Section 5.2.5 Setbacks
See Table 4.4.5-1, above.

Section 5.2.6 Building Height Limits
No change is proposed to the approved structural dimensions of ZP-20-0971CA/CU.
Not applicable.

Section 5.2.7 Density and Intensity of Development Calculations
Density is no longer calculated as dwelling units per acre in Residential Districts. See Article 4 and Table 4.4.5-1, above.

Part 3: Non Conformities
Not applicable.

Sec. 5.4.8 Historic Buildings and Sites
No changes are proposed to the historic building fronting South Union Street, which was reviewed under these standards in the prior permit 20-0971CA/CU.
Not applicable for this review.

Part 5: Performance Standards
Section 5.5.1 Nuisance Regulations
There are already two dwelling units on site. The request to recognize them as two single family homes rather than a duplex will not introduce any new nuisance activities. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting
The patio expansion and landscaping plan will introduce modest decorative fixtures used for landscaping enhancement, and will not emit glare or cast shadows onto adjacent property.
Affirmative finding.

Section 5.5.3 Stormwater and Erosion Control
An EPSC and Stormwater plan were submitted and approved as part of the 2020 permit review.
Not applicable for this review.

Section 5.5.4 Tree Removal
Not applicable.

<u>Article 6: Development Review Standards</u>
Sec. 6.1.2 Review Standards
Not applicable.

Part 2: Site Plan Design Standards
Sec. 6.2.1 Applicability.
These standards shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(1) – Site Plan Review.

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

Site alteration was addressed in ZP-20-0971CA/CU. An enhanced landscaping plan is introduced here. **Affirmative finding.**

(b) Topographical Alterations:

None proposed. Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Protection of Important Cultural Resources:

No changes are proposed to the existing historic home. **Affirmative finding.**

(e) Supporting the Use of Renewable Energy Resources:

Condensing units are included in this plan; situated on the north side of the rear structure and compliant with setback requirements. **Affirmative finding.**

(f) Brownfield Sites:

Not applicable.

(g) Provide for nature's events:

The site is largely as approved under ZP-20-0971CA/CU. Patio pavers and pervious driveway areas will allow stormwater infiltration. **Affirmative finding.**

(h) Building Location and Orientation:

Buildings have already been erected. No change is proposed to location or orientation. Not applicable.

(i) Vehicular Access:

No change. Not applicable.

(j) Pedestrian Access:

Not applicable.

(k) Accessibility for the Handicapped:

Not applicable.

(l)Parking and Circulation:

No change. Not applicable.

(m) Landscaping, Fences and Retaining Walls:

Landscape enhancements around the patio are proposed, including low level light fixtures. Reference is made to Plan L-4. **Affirmative finding.**

(n) Public Plazas and Open Space:

While public plazas are not a requirement, there is ample open space (both programmed as patio or as open yard) are present. **Affirmative finding.**

(o)Outdoor Lighting:

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

The landscaping plan for the patio area includes low level lighting. See Plan L-4. **Affirmative finding.**

(p) Integrate infrastructure into the design:

The revised plan places a garbage pad adjacent to the driveway, with a screen to obscure its visibility from the public way. These standards require trash and/or recycling to be enclosed on all sides to prevent trash from blowing. The waste storage should either be moved to the garage interior, or enclosed on all sides as required by this standard. **Affirmative finding as conditioned.**

PART 3: ARCHITECTURAL DESIGN STANDARDS

Sec. 6.3.1 Applicability.

These standards are enacted and shall be satisfied for the approval of all development subject to the provisions of this ordinance found in Article 3, Section 3.4.2(b) – Design Review.

Sec. 6.3.2 Review Standards

(a)Relate development to its environment:

Proposed buildings and additions shall be appropriately scaled and proportioned for their function and with respect to the purpose of the zoning district. They should integrate harmoniously into the topography, and to the use, scale, and architectural details of existing buildings in the vicinity; however, such consideration shall not require building height to be more limited than otherwise allowed within an applicable zoning district or overlay zone per Article 4.

The following shall be considered:

1. Massing, Height and Scale:

No change from ZP-20-0971CA/CU. Not applicable.

2. Roofs and Rooflines.

The applicant has provided an updated roofplan, defining the changing pitches of the roof of the rear residential unit. See Plan A-103. **Affirmative finding.**

3. Building Openings

Modest changes were made to the fenestration of the rear unit. The Residential Building Energy Standards requirement remains a condition. **Affirmative finding as conditioned.**

(b) Protection of Important Architectural Resources:

No changes are proposed to the historic structure fronting South Union Street. Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

There are no changes from the approved 2020 plan relative to providing an inviting street edge. Not applicable.

(e) Quality of materials:

The applicant has provided color samples of the exterior sheathing approved under ZP-20-0971CA/CU. The ordinance does not regulate color. Not applicable.

(f) Reduce energy utilization:

Several condensing units have been included north of the rear residential unit; compliant with setbacks. **Affirmative finding.**

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See 6.2.2. (p) above.

(i) Make spaces secure and safe:

Development is conditioned to follow all applicable building and life safety codes as defined by the building official and fire marshal. **Affirmative finding as conditioned.**

Article 8: Parking
No change to existing conditions. **Affirmative finding.**

Article 11: Planned Development
Sec. 11.1.3 General Requirements and Applicability.

With the exception of development subject to the requirements of Art 14, any development involving multiple lots, tracts or parcels of land to be developed as a single entity, or seeking to place multiple structures and/or uses on a single lot where not otherwise permitted, may be permitted as a PUD subject to the provisions of this Article.

A planned unit development may be permitted subject to minimum project size as follows in the following districts:

Districts	Minimum Project Size
RH, RM, Downtown Waterfront – Public Trust District and Neighborhood Mixed Use, Institutional, E-LM	No minimum project size.
RL, RCO-R/G	2 acres or more

Within the RM zoning district, there is no minimum project size. **Affirmative finding.**

Sec.11.1.4 Modification of Regulations.

With the approval of the DRB after a public hearing, the following modifications of the requirements of the underlying zoning may be altered within a planned unit development:

- *minimum lot size, frontage, lot coverage, and setback requirements may be met as calculated across the entire project rather than on an individual lot-by-lot basis;*
- *required setbacks may apply only to the periphery of the project rather than on an individual lot-by-lot basis;*
- *more than one principal use and more than one principal structure may be permitted on a single lot;*
- *one or more residential uses not otherwise permitted may be permitted; and,*
- *buildings may be of varied types including single detached, attached, duplex or apartment construction.*

Any proposed modifications of regulations shall be listed in a statement accompanying the application submission and such modifications shall be subject to the provisions of Sec. 11.1.5 and Sec. 11.1.6.

The two principal buildings will be semi-attached (with the lexan connector between them; but each offering a distinct residential unit. **Affirmative finding**.

Sec. 11.1.5 Approval Requirements.

The following requirements shall be met for the DRB to approve a planned unit development:

(a) The minimum project size requirements of Sec. 11.1.3 shall be met;

There is no minimum project size in the RM zoning district.

(b) The minimum setbacks required for the district have been met at the periphery of the project;

See Table 4.4.5-1. **Affirmative finding.**

(c) The project shall be subject to design review and site plan review of Article 3, Part 4;

There are no substantive changes from the approval in 2020. Lot coverage and setbacks are compliant. **Affirmative finding.**

(d) The project shall meet the requirements of Article 10 for subdivision review where applicable;

No subdivision is proposed. Not applicable.

(e) Density, frontage, and lot coverage requirements of the underlying zoning district have been met as calculated across the entire project;

Density is no longer calculated as unit per acre in residential zoning districts. Neither structure exceeds 4 dwelling units. See Article 4, and Table 4.4.5-1 for dimensional standards. **Affirmative finding.**

(f) All other requirements of the underlying zoning district have been met as calculated across the entire project;

See Article 4, above.

(g) Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB;

This is a very deep lot with a great deal of open land. The enhanced landscaping proposed within this application and the enlarged patio area will enrich both units on site. **Affirmative finding.**

(h) The development plan shall specify reasonable periods within which development of each phase of the planned unit development may be started and shall be completed. Deviation from the required amount of usable open space per dwelling unit may be allowed provided such deviation shall be provided for in other sections of the planned unit development;

Both units are already developed and in use. This permit seeks to re-identify the property as two single family homes rather than an attached duplex. There is substantial open space to be enjoyed by both dwelling units. **Affirmative finding.**

(i) The intent as defined in Sec. 11.1.1 is met in a way not detrimental to the city's interests;

The City has a great interest in creating additional dwelling units, particularly encouraging development in rear yards as intended by the Neighborhood Code. This example is already

in place after approval of ZP-20-0971CA/CU, but will recognize the units as detached rather than attached. **Affirmative finding.**

and,

(j) The proposed development shall be consistent with the municipal development plan.

From the Municipal Development Plan:

- *Remove barriers and disincentives to housing production, and encourage infill/redevelopment of underutilized sites (8.1)*
- *Reevaluate zoning for RL and RM to ensure preservation of development patterns and design character, while enabling some evolution based on changing household needs (3.2)* **Affirmative finding.**

(k) Any proposed accessory uses and facilities shall meet the requirements of Sec. 11.1.6 below.

Other than the replacement garage, there are no accessory uses and facilities. Not applicable.

Sec. 11.1.6 Non-Residential Facilities.

Not applicable.

II. <u>Conditions of Approval</u>

1. Approval of this permit will correct the deficiency of and supersede the approval of ZP-20-0971CA/CU / ZP-20-319 (OG), allowing for issuance of a Certificate of Occupancy for that permit.
2. Any conditions of ZP-20-0971CA/CU (ZP-20-319) not herein altered shall remain in effect.
3. The waste storage should either be moved to the garage interior, or enclosed on all sides as required by Section 6.2.2 (p): *Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four sides to prevent blowing trash, and screened from public view.*
4. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

FELLOWS RESIDENCE

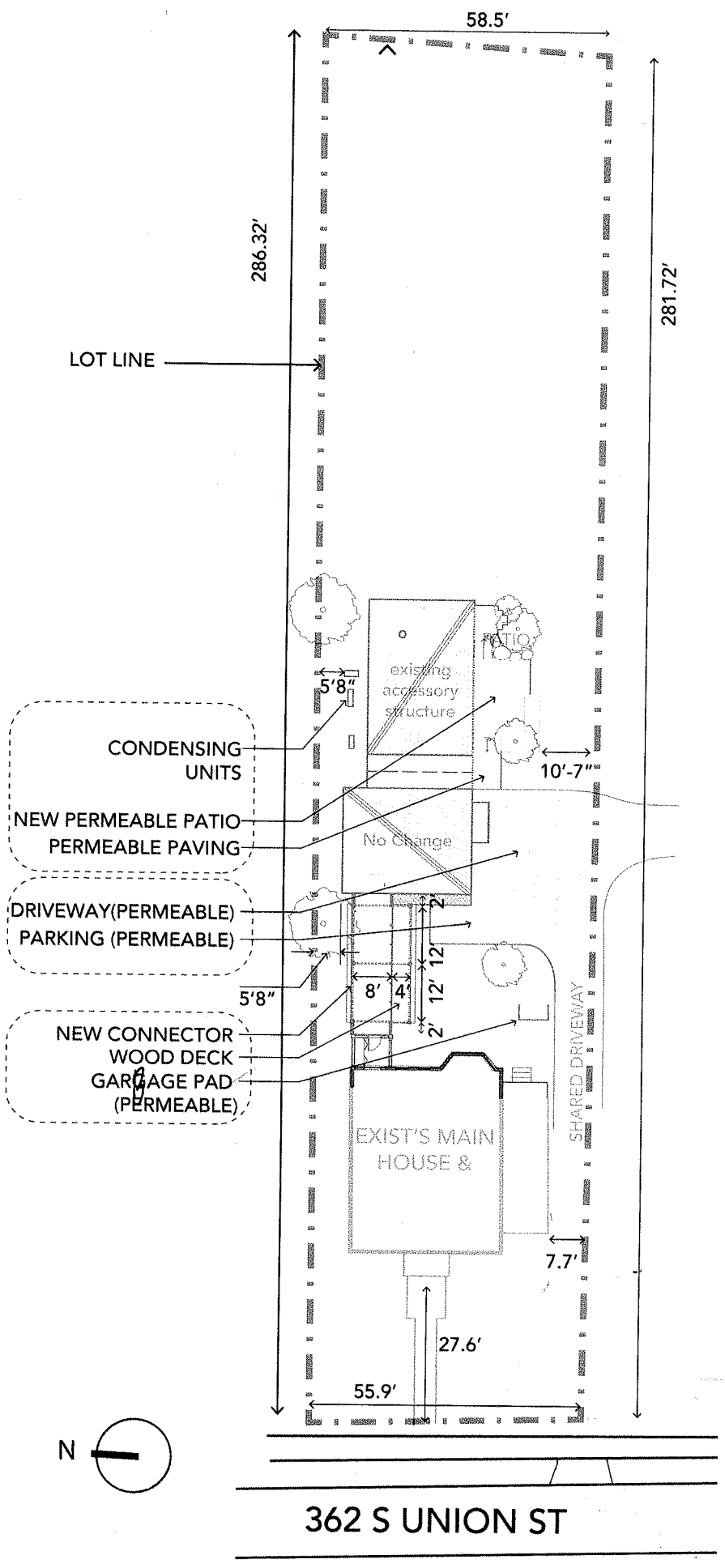
GARAGE REPLACEMENT & GUESTHOUSE

362 S UNION ST., BURLINGTON VT

3D RENDERINGS

DAB Presentation

2020.07.14.



COVERAGE CALCULATION

SITE: 362 S UNION ST., BURLINGTON, VT
ZONE: ~~RL~~ RM
MAX. LOT COVERAGE ~~35%~~ 55%

EXISTING
(Per previously approved ZP-20-319):

MAIN HOUSE	1203.5 SQFT ✓
PORCH: FRONT\SIDE \BACK	381.5 SQFT ✓
SHED	200 SQFT ✓
NEW GARAGE	~~655 SQFT~~ ~~570~~ 655 OK
NEW CONNECTION	133 SQFT ✓
NEW ACCESSORY	714 SQFT ✓
PARKING (PERMEABLE PAVERS)	150 SQFT ✓
NEW ENCLOSED WALKWAY	100 SQFT ✓
DRIVEWAY	1193 SQFT ✓
SUBTOTAL	4,730 SF ✓
(EXCLUDED PATIO 279 SF & WALKWAY 485 SF (REMOVED)	
Lot SIZE	~~16,553 SF~~ 16,468
COVERAGE	**33 %** = 28.72%

PROPOSED:

MAIN HOUSE	1203.5 SQFT ✓
PORCH: FRONT\SIDE \MUDROOM	381.5 SQFT ✓
PATIO (PERMEABLE)	251 SQFT
NEW GARAGE	655 SQFT
NEW CONNECTION	133 SQFT
NEW ACCESSORY	714 SQFT
PARKING (PERMEABLE)	240 SQFT
NEW ENCLOSED WALKWAY	248 SQFT
COVERED WOOD DECK	96 SQFT
DRIVEWAY	777 SQFT
DRIVEWAY (PERMEABLE)	416 SQFT
ENTRY PAVING (PERMEABLE)	48 SQFT
GARBAGE PAD (PERMEABLE)	18 SQFT
TOTAL	5,180.7 SF
Lot SIZE	~~16,553 SF~~
COVERAGE	**31.3 %**

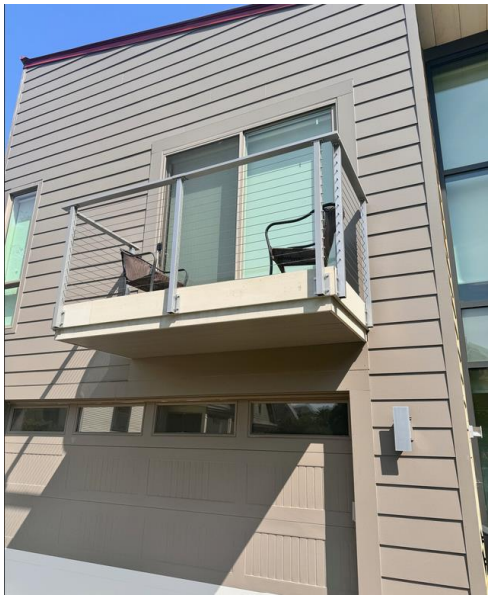
(5181 x 100)/16,468 = 31.46%

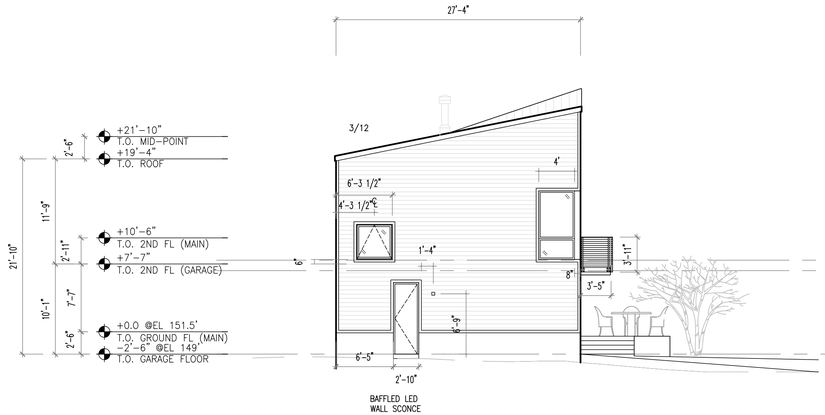
LEGENDS

- LOT LINE
- EXISTING TO BE REMOVED
- PROPOSED PROJECT
- COVERAGE OUTLINE

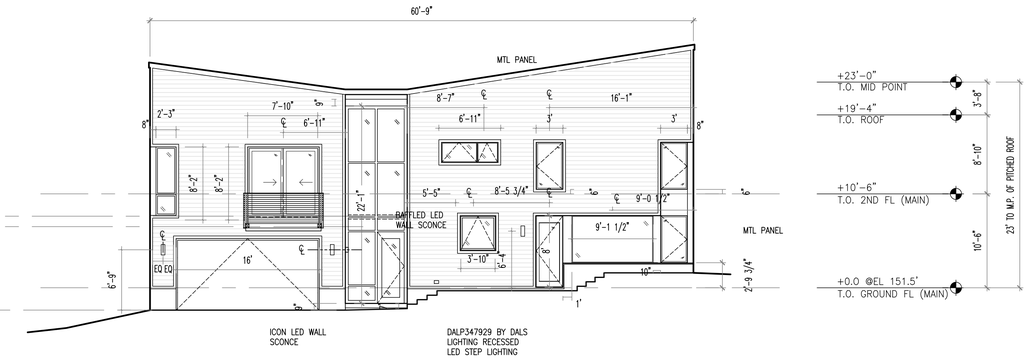
WILLIAM FELLOWS & TSHEN SHUE
362 S UNION ST, BURLINGTON VT
APRIL 5TH, 2021

ZP24-285

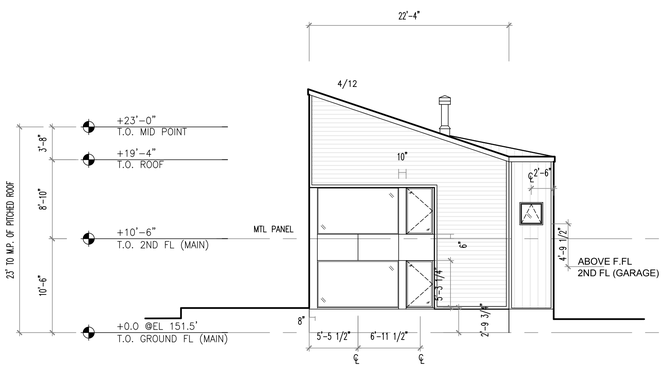




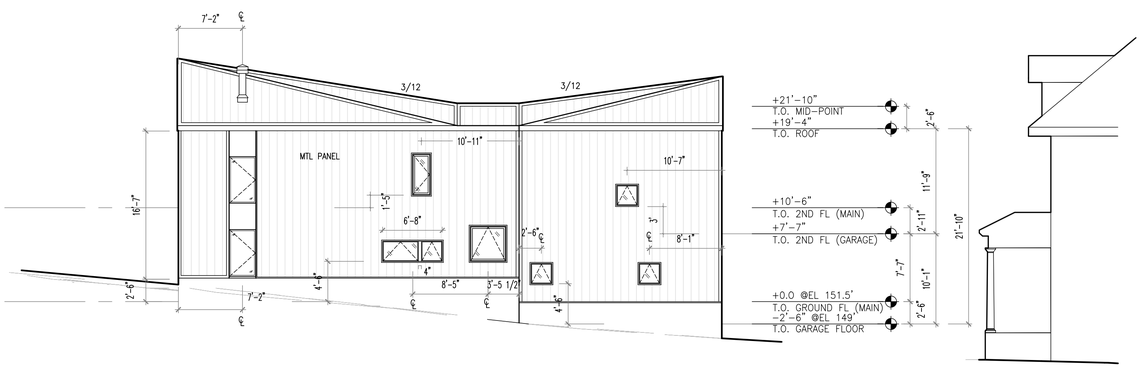
01 WEST ELEVATION/ BLDG A
1/8" = 1'-0"



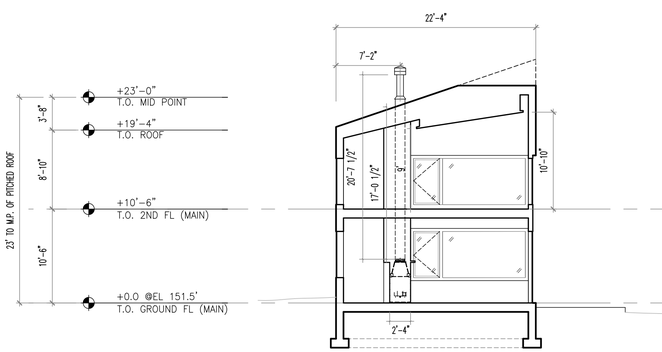
02 SOUTH ELEVATION
1/8" = 1'-0"



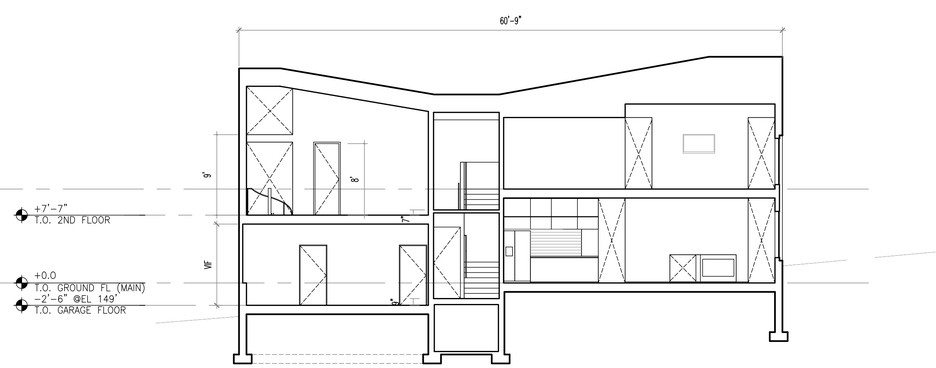
03 EAST ELEVATION BLDG B
1/8" = 1'-0"



04 NORTH ELEVATION
1/8" = 1'-0"



06 N-S SECTION
1/8" = 1'-0"



05 E-W SECTION
1/8" = 1'-0"

EXTERIOR FINISH LEGEND

WALL	
WD-1	MILL GRADE, PTD. CEDAR, CLAPBOARD 1X8 WD SIDING
C-1	STOTHERM CI EIFS XPS SYSTEM
ROOF	
M-1	FORMED METAL ROOFING ASSEMBLY

Project

FELLOWS RESIDENCE
GARAGE REPLACEMENT & GUESTHOUSE

362 S UNION STREET
BURLINGTON, VT 05401

Architect

WFA

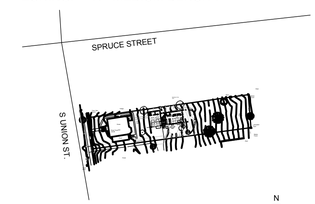
362 S UNION STREET
BURLINGTON VT 05401
T 917 923 8578

Civil Engineer

Mechanical / Electrical / Plumbing Engineer

Structural Engineer

PREMISES: 362 S UNION ST., BURLINGTON, VT
ZONING: R - MEDIUM DENSITY



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Seal

Revision	Date	Remarks

Drawing Title

BUILDING ELEVATIONS & SECTIONS

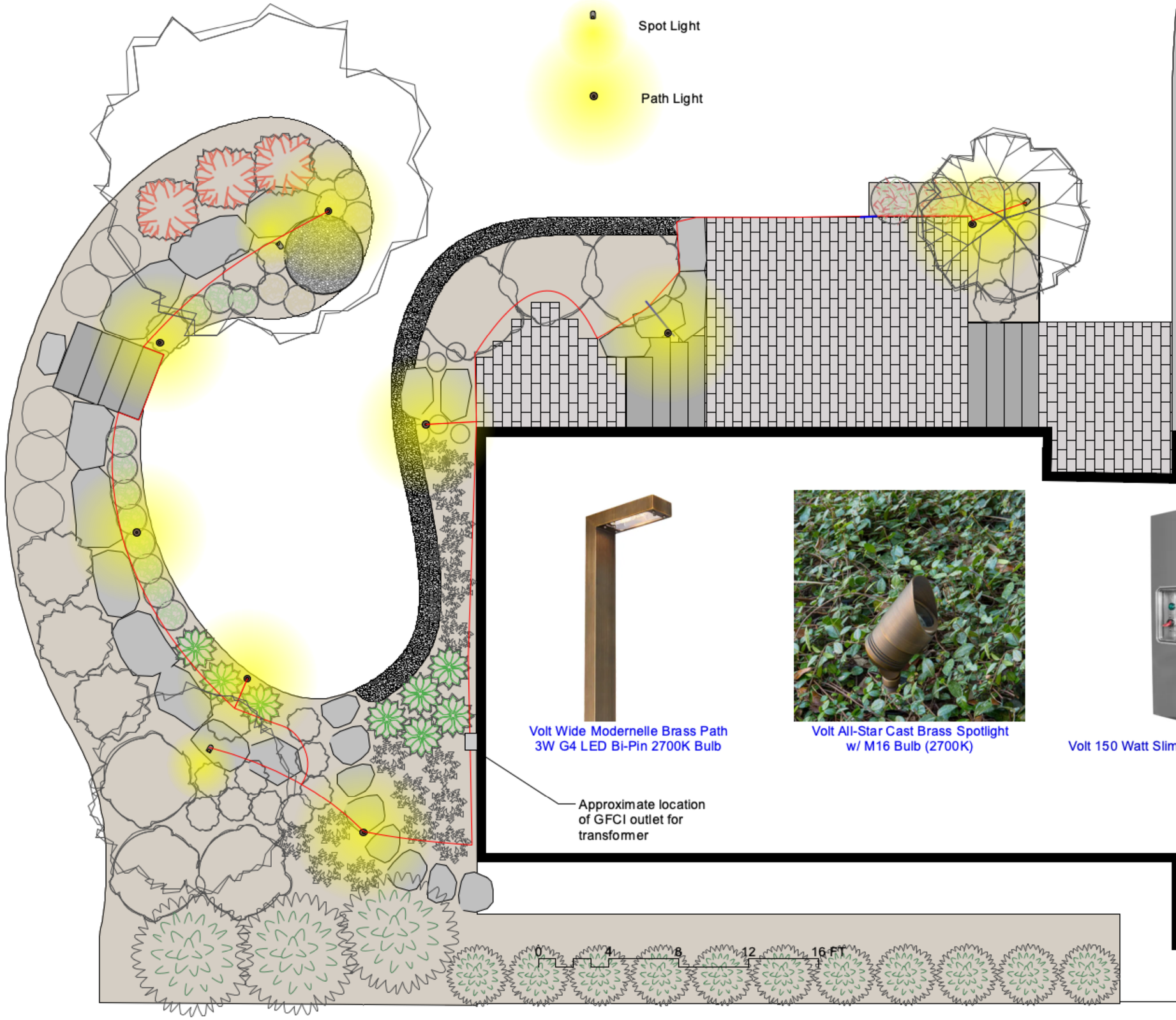
Project No. 20-002
Date 08/31/2021
Scale AS NOTED
Drawn / Checked TS
Drawing No. A-201.00

1" PVC Conduit

14/2 Direct Burial Wire

Spot Light

Path Light



Volt Wide Modernelle Brass Path
3W G4 LED Bi-Pin 2700K Bulb

Volt All-Star Cast Brass Spotlight
w/ M16 Bulb (2700K)

Volt 150 Watt Slim Line LED Transformer

Designed By: David
Drawn By: David
Checked By: David
Date: 4/27/22
Revision:

GINKGO DESIGN, LLC
PO BOX 358
UNDERHILL, VT 05489

GINKGO DESIGN
Smart Landscape Solutions

Project Title: Garage Apt. Landscaping
362 S. Union Street
Burlington, VT 05401

Sheet Title: Lighting Layout

Scale: Varies

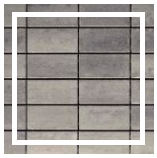
Sheet No.: L-4 of 4

TECHO—BLOC

HOME / PATIO SLABS / BLU 60 MM HD² (6X13), SMOOTH, SHALE GREY

Blu 60 Smooth

Patio Slabs



Select a Dealership or Enable Geolocation

Please choose a dealership from the options provided in the top left corner of the page or allow us to access your geolocation to automatically identify the nearest dealership to you.

Locate a Dealer Nearby

1 Color Description 7 Options

SHALE GREY

CAFFÈ CREMA

GREYED NICKEL

CHESTNUT BROWN

SHALE GREY

BEIGE CREAM

CHAMPLAIN GREY

ONYX BLACK

2 Texture 1 Option

HD² SMOOTH

HD² SMOOTH
View Details

3 Item Size Description 3 Options

6 X 13 HD²

60 MM HD²

SIZES INCLUDED
2 3/8 X 13 X 6 1/2
2 3/8 X 13 X 13
2 3/8 X 13 X 19 1/2

6 X 13 HD²

SIZES INCLUDED
2 3/8 X 13 X 6 1/2

BLU GRANDE SMOOTH

SIZES INCLUDED
2 3/8 X 19 1/2 X 32 1/2

Layout Possibilities

Applications

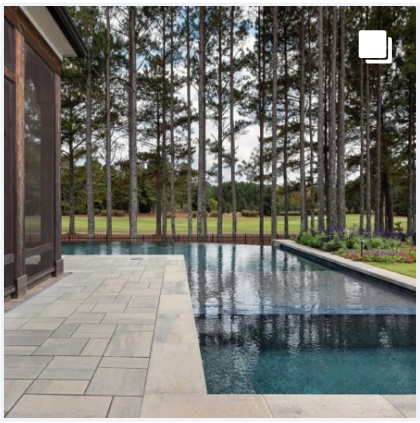
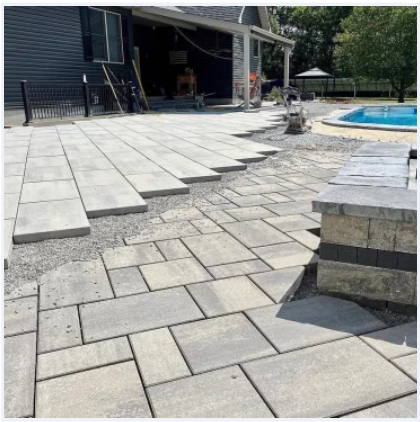
Spec Sheets

Additional Documentation

Description

Hot on the block

@techobloc

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INSTALLATION GUIDE

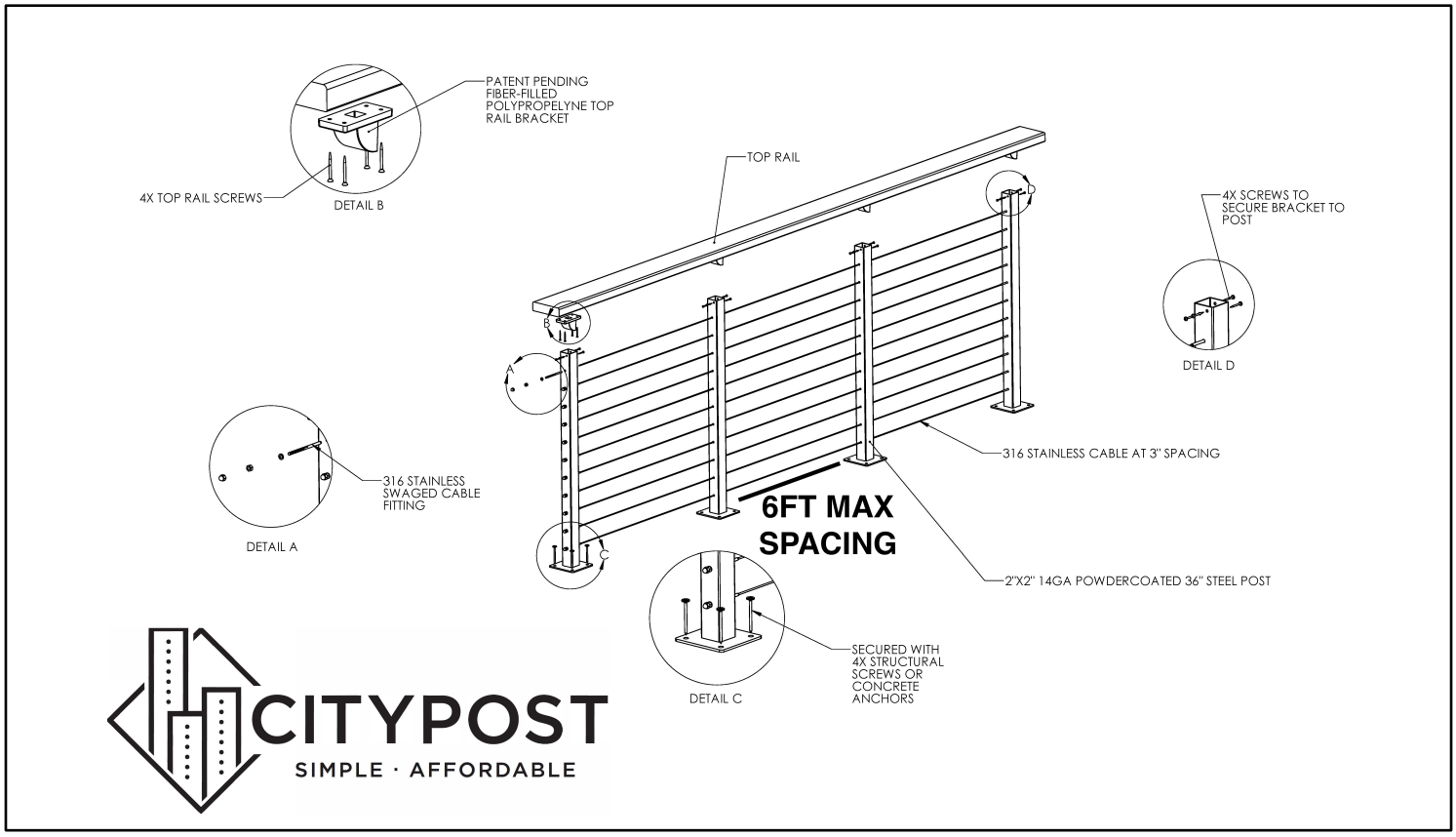
Not only is the CityPost system simple to order, it's also extremely simple to install. Our goal in the next few pages is to give you our list of best practices and tips that we've developed for installing the CityPost cable railing system to ensure that the end result is one that you can't wait to show off.

Disclaimer: before installing CityPost cable railing please be sure to check with your local building department to ensure all applicable code requirements are met.

CityPost Cable Railing Installs in 3 EASY STEPS:
1. Layout and install posts
2. Layout and install top-rail
3. Install and tighten cable

Before we begin let's take a quick inventory of what we've included in your CityPost cable railing kit…

WHAT'S IN MY KIT?



POSTS:

You will have received enough posts to do a layout with a maximum distance of 6FT between posts on-center (O.C.). We recommend not exceeding 6FT spacing between posts because this could allow for too much cable deflection. *Please note: If you choose to exceed our recommended spacing of 6FT O.C. you will have surplus posts at the end of the project. CityPost does not offer a credit for returning these.*

POST FASTENERS:

CityPost ships out post fasteners based on the type of material you are securing your posts into.

WOOD INSTALLATION: 2 7/8" OR 4.5" HeadLok Lag Bolts – depending on post type (bit included)

CONCRETE INSTALLATION: 3" TITAN CONCRETE ANCHORS (1/2" Socket not included)

CITYPOST TOP RAIL BRACKET & BRACKET SCREWS:

(1) Top rail bracket & (2) bracket mounting screws are shipped for every post in your kit.

EXAMPLE: If your kit has (10) posts you will have received (10) top rail brackets and (20) bracket mounting screws.

CABLE:

In your kit you have enough marine grade 316 stainless steel cable to complete your project with approximately 10% extra. CityPost wants to make sure that if you decide to make a last-minute change to your layout or for some reason you made a mistake you have plenty of materials to complete your project without any delays.

CABLE END-FITTINGS:

(22) For every run of 36” railing
(26) For every run of 42” railing
There are (11) cables holes in a 36” post and (13) holes in a 42” post so we make sure that you have plenty of materials to start and stop your railing at the beginning and end of every run. All cable end-fittings are manufactured out of marine grade 316 stainless steel. **EXAMPLE: if your project has (5) individual runs of railing you will have received (5) bags of fittings for a total of 110.**

BEVELED WASHERS (stairs only):

Beveled washers are used to hold the cable end-fittings at the proper angle to ensure your cable maintains the desired straight line going down the stairs. These beveled washers are shipped in bags of (22) for 36” stair railing runs and bags of (26) for 42” stair railing runs. Just like the cable end-fittings, the beveled washers are manufactured out of marine-grade 316 stainless steel.

TOOLS:

If purchased, your kit we will include a stainless-steel cable cutter & a hand crimping tool that will allow you to secure the stainless-steel end-fittings onto the stainless-steel cable. *NOTE: All orders purchased directly from CityPost have tools included for free. Kits ordered through online retailers do not include tools.*

TOP RAIL:

If you received top rail from CityPost you will have received (4) 1” #12 self-tapping sheet metal screws per post for installation (the top rail bracket has 4 points of connection). Each of your CityPost transition sleeves which are used to hide miter cuts and strengthen the corners were shipped with (4) ½” #8 self-tapping sheet metal screws for installation.

Now that we've covered all of the materials included in your new CityPost cable railing kit let's start with STEP 1: Laying out & installing posts:

STEP 1: LAYOUT & INSTALL POSTS

POST LAYOUT:
As you begin your layout review the packing slip that came in your hardware box to determine how many posts per run you have received. We recommend laying the posts on their side in the desired location, this will allow you to ensure proper spacing before doing any installation as well as to limit the risk of being knocked over and damaged during this layout. Once you have all of your posts in their desired location be sure that you have proper blocking in place (4" of penetration into structural member). *For stair runs CityPost recommends running a string line through the bottom cable hole in your stair posts prior to post installation to ensure the cable will clear the stair nosing during cable installation.*

- If a post is terminating at a wall, be sure that you do not leave greater than a 4" gap between the edge of the post and the wall.

INSTALL POSTS:
Now that you have taken the time to place your posts in their proper location it's time to install them! A FEW CRITICAL THINGS TO REMEMBER:

- Make sure your fasteners are going into appropriate blocking (4" minimum)
- Your posts need to be plumb & level. ***Pro Tip: get a box of zinc or stainless-steel washers to use as shims for this process. You can place the washers under/behind the mounting holes so that your lag bolt passes through them ensuring permanent placement.***
- If you have a post that is adjacent to a wall, be sure that the (2) post to bracket screw holes are accessible.
- For stair posts be sure the post to bracket mounting holes are facing UPSTAIRS prior to final installation.

STEP 1: COMPLETE!

Before starting step 2 go through and insert the CityPost top rail bracket into the top of each of the posts. For horizontal railing, it's best to place the flat side of the bracket adjacent to the (2) screw holes at the top of the post. This will make the final step of the top rail installation much easier.

STEP 2: LAYOUT & INSTALL TOP-RAIL

TOP RAIL LAYOUT:
Much like the post layout you completed earlier, the top-rail layout process is similar. We recommend planning out your top rail on a sheet of paper to limit the amount of wasted top rail materials. Although overage can be expected with top-rail it's good to have a detailed plan to keep it to a minimum. ***Pro-tip: during the top rail layout phase be sure to decide whether you plan to miter your corners or to square cut them for a butt joint.***

TOOLS:
At CityPost we recommend using a chop saw to cut your top rail, regardless of the material you are using. Be sure to choose a chop saw blade that is designed to cut the top rail material that you are working with.

MAKING YOUR CUTS:
Measure twice, cut once!
Take your time to measure carefully and mark your cut on your piece of top rail. If you are using the CityPost provided aluminum top rail, or any other type of metal top rail, we highly recommend making sure the cutting surface of your chop saw is clean of any excess materials prior to each and every cut. This will keep a nice surface finish of the metal and limit the need for touch up later. If you are installing a natural wood to the CityPost system we recommend using at least 1" thick hardwood for your top rail. ***Pro tip: when cutting metal top rail use a piece of painters tape to cover the desired cut to keep the blade from coming in direct contact with the surface finish of the top rail, this will also limit the amount of touch up that will be required later.***

If the piece of top rail you are installing butts up against a wall, but sure to install the end cap (if applicable) prior to final top rail installation.

ATTACHING TOP RAIL TO THE CityPost Top Rail Bracket:
(If you purchased aluminum top rail from CityPost, your kit came with a bag of 1" #12 self-tapping sheet metal screws for top rail installation. If you procured your own top rail locally you will need to select a screw length that is appropriate for the top rail you selected. CityPost recommends using at least #10 screws for top rail installation).

Set the cut piece of top rail onto the posts being sure to center the CityPost top rail bracket underneath the top rail. (Note: If you need to make an in-line joint due to a long run situation, butt the top rail pieces up to one another before installing the sleeve. They DO NOT need to be centered over a post.) Next you'll want to take one of your top rail screws and secure (1) corner on each of the CityPost top rail brackets (leaving 3 empty). Once you have a single screw securing the top rail bracket to the top rail we recommend lifting up the section of top rail and place it upside down onto a non-abrasive surface to have unfettered access to the other (3) mounting holes in the top rail. ***Pro tip: while pre-drilling holes in the CityPost provided aluminum top rail is not required, using a 1/8" drill bit can speed up this process. When installing natural wood top rail, pre-drilling holes is recommended to ensure no splitting of the top rail occurs.***

ATTACHING TOP RAIL TO THE POSTS:
Once you have all of the CityPost top rail brackets secured to the top rail you will carefully pick up the top rail, flip it back over and insert the top rail brackets back into the posts. Using a 1/8" drill-bit we recommend pre-drilling a hole into the top rail bracket through the mounting holes at the top of the posts. Lastly, you will take the bag of top rail bracket screws provided in your kit and secure the top rail brackets to the posts.

STEP 2: COMPLETE!

STEP 3: INSTALL & TIGHTEN CABLES

Let's recap: At this point all of your posts should be installed and your top rail attached securely. If this statement is true, then you're ready for the final step, cable!

We recommend starting with your shortest horizontal segment of railing (if you have one) to get the hang of the process. Although it's very simple, it does take a few tries to really master it, for this reason every kit comes with several extra end fittings. Just in case.

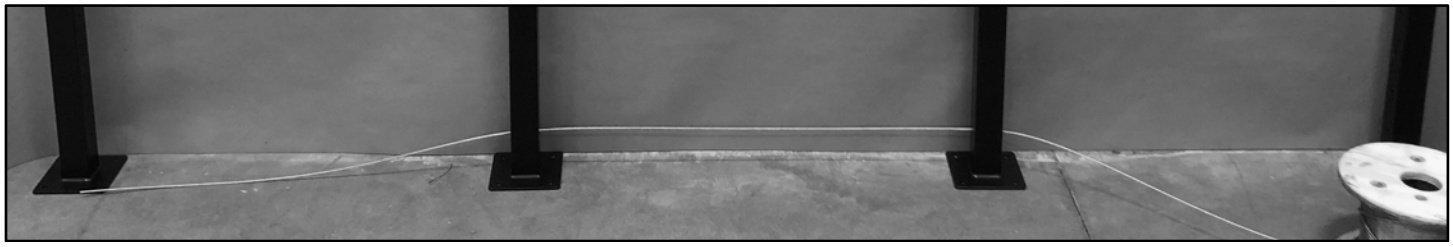
PLEASE NOTE: THIS PROCESS IS TO BE FOLLOWED FOR EACH CABLE ONE AT A TIME

INSTALLING CABLE THROUGH POSTS:
Start by taking the spool of cable that you received in your kit and cutting off the zip ties to loosen the cable. ***Pro tip: if you place the spool in a 5-gallon bucket it will help to keep the spool under control while you're working.***

1. Determine the railing run that you are going to be installing cable into

2. Every run of railing has (2) “end posts” where the cable terminates. The rest of the posts between those (2) end posts are referred to as “mid posts”. Pass the cable through all mid posts leaving end posts void of cable. Be sure you are passing the cable through the same hole on each post (i.e. the 11th hole) ***Pro tip: we recommend starting on the bottom cable hole and working your way up to the top (one at a time)***

At this point you should have a single strand of cable that has passed through each of the mid posts between the (2) end posts. ***For example: if you are running cable for a 15FT run of railing, the cable has passed through the (2) mid posts leaving the (2) end posts void of cable and ready for cable end-fittings***



CRIMPING END-FITTINGS:

Next, open one of your bags of end-fittings and remove a fitting

1. Slide the cable that you just ran through your mid posts completely into the end-fitting (FIGURE: 1).

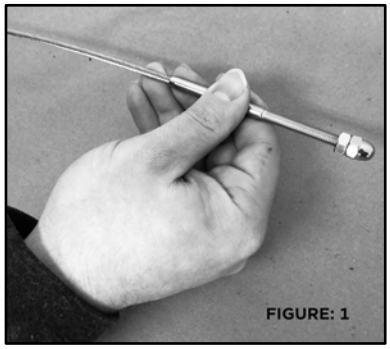


FIGURE: 1

2. Open the hand crimping tool included in your kit and place the end-fitting into the smallest crimping groove labeled 1/16 (FIGURE: 2)

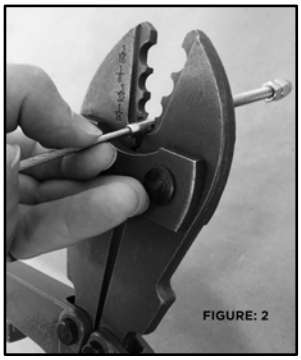


FIGURE: 2

3. The distance from the crimper to the end of the fitting (where the cable inserts into the end-fitting) should be approximately ½” – ¾” (FIGURE: 3)

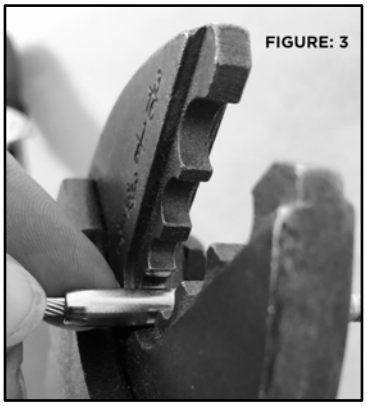


FIGURE: 3

4. Bring the handles of the crimping tool together until the crimping head is closed

(FIGURE 4) Note: the first few crimps may be difficult but the tool will loosen up as you make more joints.

FIGURE: 4

5. Lastly, open the handles of the crimping tool to release the crimped joint.

INSTALLING END-FITTINGS:
Once you have an end-fitting crimped onto the cable you will:

1. Remove acorn nut, flat washer, and tensioning nut from the end fitting (FIGURE: 5)

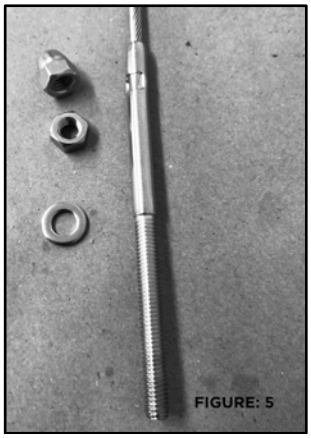


FIGURE: 5

1

2. Insert the threaded portion of the end-fitting through the post where the cable is to terminate (FIGURE: 6)

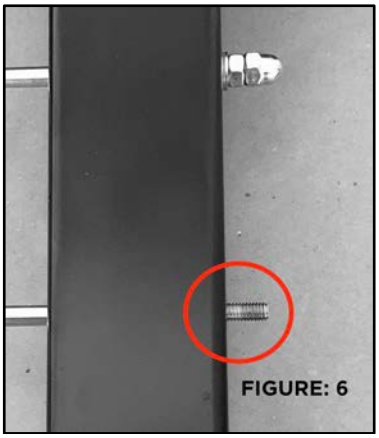


FIGURE: 6

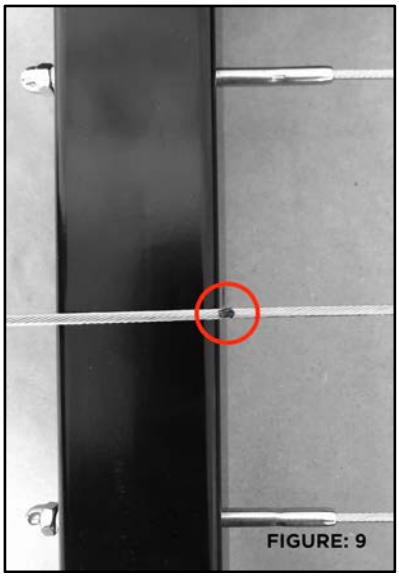
3. Place the flat washer back onto the end-fitting and thread on the tensioning nut:

    a. For short runs (less than 10FT of railing thread on the tensioning nut leaving 2-4 threads exposed (FIGURE: 7)
    b. For long runs of railing thread on the tensioning nut leaving zero threads exposed (FIGURE: 8)

FIGURE: 7

FIGURE: 8

MEASURING & CUTTING CABLE:
Once the first end-fitting has been installed into a end post, go back to the cable at the other end post at the end of the run. Pull the cable tight and mark the cable just to the inside edge of the end post (FIGURE: 9) **(FOR STAIR RUNS ADD 1/2")** Once you have marked the cable, use the cable cutters provided in your kit to cut the cable on that mark.



Now repeat steps 1 - 3 under the "INSTALLING END-FITTINGS" section to complete that run of cable.

REPEAT THIS PROCESS FOR ALL CABLES. NOTE: Do not start tensioning cables until ALL cables for an entire run of railing have been installed on both ends.

TENSIONING CABLE:
Using a pair of vice-grip pliers and a 10mm wrench hold the end fitting with the pliers while turning the tensioning nut with the wrench until there is no visible sag in the cable. DO NOT OVER TIGHTEN. IT PUTS UNNECESSARY STRAIN ON THE END POSTS AND TOP RAIL.
The order of tightening cables should go in an alternating fashion working from the center outward:

- For 36" Posts: 6/5/7/4/8/3/9/2/10/1/11
- For 42" Posts: 7/6/8/5/9/4/10/3/11/2/12/1/13
- You may have to follow this pattern once or twice to achieve the desired level of tension. Once you have achieved the desired level of tension place a small drop of thread-locker on the exposed threads of the end-fitting and fasten on the acorn nut.

FOLLOW THIS PROCESS FOR EACH OF YOUR RUNS OF RAILING

CONGRATULATIONS YOU'RE DONE!

M-SERIES

SUBMITTAL DATA: MXZ-8C48NAHZ2
MULTI-ZONE INVERTER HEAT-PUMP SYSTEM

MITSUBISHI ELECTRIC

Job Name:	
System Reference:	Date:

FEATURES

- Variable speed INVERTER-driven compressor
- Blue Fin Coating Heat Exchanger
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Branch box for simplified piping and installation flexibility
- Up to 8 indoor units connectable (six [6] if a PLA-A**EA7 is connected)
- Built-in base pan heater
- Quiet outdoor unit operation as low as 54 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- H2i® hyper heat performance offers 100% heating capacity at 5°F and 74% heating capacity at -13°F

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SPECIFICATIONS: MXZ-8C48NAHZ2

Indoor unit type			Non-Ducted	Mix	Ducted
Cooling[1]	Maximum Capacity	BTU/H	48,000	48,000	48,000
	Rated Capacity	BTU/H	48,000	48,000	48,000
	Minimum Capacity	BTU/H	16,000	16,000	16,000
	Maximum Power Input	W	3,930	4,320	4,800
	Rated Power Input	W	3,930	4,320	4,800
	Power Factor (208V, 230V)	%	98.6 / 98.6	98.9 / 98.9	99.2 / 99.2
Heating at 47°F[2]	Maximum Capacity	BTU/H	54,000	54,000	54,000
	Rated Capacity	BTU/H	54,000	54,000	54,000
	Minimum Capacity	BTU/H	27,000	27,000	27,000
	Maximum Power Input	W	4,220	4,520	4,800
	Rated Power Input	W	4,220	4,520	4,800
	Power Factor (208V, 230V)	%	98.6 / 98.6	98.9 / 98.9	99.2 / 99.2
Heating at 17°F[3]	Maximum Capacity	BTU/H	54,000	54,000	54,000
	Rated Capacity	BTU/H	38,000	38,000	38,000
	Maximum Power Input	W	6,870	7,640	8,400
	Rated Power Input	W	4,130	4,370	4,650
Heating at 5°F[4]	Maximum Capacity	BTU/H	54,000	54,000	54,000
	Maximum Power Input	W	7,910	8,330	8,790
Efficiency	SEER		20.00	18.00	16.00
	EER[1]		12.20	11.10	10.00
	HSPF (IV)		11.5	10.8	10.1
	COP at 47° F[2]		3.75	3.50	3.30
	COP at 17° F[3]		2.30	2.00	1.80
	COP at 5° F[4]		2.00	1.90	1.80
	ENERGY STAR® Certified		NO	NO	NO
Electrical	Voltage, Phase, Frequency		208 / 230V, 1-phase, 60 Hz		
	Guaranteed Voltage Range	V AC	198-253		
	Voltage: Indoor - Outdoor, S1-S2	V AC	208 / 230		
	Voltage: Indoor - Outdoor, S2-S3	V DC	24		
	Short-circuit Current Rating (SCCR)	5kA	5		
	Recommended Fuse/Breaker Size (Outdoor)	A	45		
	Recommended Wire Size (Indoor - Outdoor)	AWG	16		
Outdoor unit	MCA	A	42		
	MOCP	A	50		
	Fan Motor Full Load Amperage	A	0.6 + 0.6		
	Fan Motor Output	W	74		
	Airflow Rate Cooling / Heating	CFM	3,885 / 3,885		
	Refrigerant Control		Linear Expansion Valve		
	Defrost Method		Reverse Cycle		
	Heat Exchanger Type		Plate Fin Coil		
	Sound Pressure Level, Cooling[1]	dB(A)	51		
	Sound Pressure Level, Heating[2]	dB(A)	54		
	Compressor Type		Hermetic		
	Compressor Model		ANB33FJSMT		
	Compressor Motor Output	kW	3.4		
	Compressor Rated Load Amps	A	19.0		
	Compressor Locked Rotor Amps	A	22.0		
	Compressor Oil Type // Charge	oz.	FV50S // 73		
	External Finish Color		Munsell 3Y 7.8/ 1.1		

Specifications are subject to change without notice.

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SPECIFICATIONS: MXZ-8C48NAHZ2

Indoor unit type			Non-Ducted	Mix	Ducted
	Base Pan Heater		Built-in		
	Unit Dimensions	W: In. [mm]	41-11/32 [1,050]		
		D: In. [mm]	13 [330]		
		H: In. [mm]	52-11/16 [1,338]		
	Package Dimensions	W: In. [mm]	42-15/16 [1,090]		
		D: In. [mm]	17-3/4 [450]		
		H: In. [mm]	56-5/16 [1,430]		
	Unit Weight	Lbs.[kg]	278 [126]		
	Package Weight	Lbs.[kg]	302 [137]		
Outdoor unit operating temperature range	Cooling Intake Air Temp (Maximum / Minimum*)	°F	115 DB / 23*C DB		
	Cooling Thermal Lock-out / Re-start Temperatures		-1 / 3		
	Heating Intake Air Temp (Maximum / Minimum)	°F	70 DB / -13 DB		
	Heating Thermal Lock-out / Re-start Temperatures	°F	-18 / -14		
Refrigerant	Type		R410A	R410A	R410A
	Charge	Lbs, oz	10 lbs 9 oz	10 lbs 9 oz	10 lbs 9 oz
Indoor unit connection	Maximum Number of Connected IDU		8 (6*A)		
	Minimum Number of Connected IDU		2		
	Maximum connected capacity	BTU/H	62,000		
	Minimum connected capacity	BTU/H	12,000		
Piping	Gas Pipe Size O.D. (Flared)	In.[mm]	5/8 [15.88]		
	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]		
	Total Piping Length	Ft. [m]	492 [150]		
	Maximum Height Difference*B, ODU above IDU	Ft. [m]	164 [50]		
	Maximum Height Difference*B, ODU below IDU	Ft. [m]	131 [40]		
	Maximum Height Difference*B, between branch boxes	Ft. [m]	49 [15]		
	Maximum Height Difference*B, between branch boxes and IDU	Ft. [m]	49 [15]		
	Max. Piping Length between ODU and Branch Box	Ft. [m]	180 [55]		
	Farthest Piping Length from ODU to IDU	Ft. [m]	262 [80]		
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]		
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]		
	Maximum Number of Bends for IDU		15		
	Maximum Number of Bends for ODU		120		

Notes

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
Conditions	[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 5 WB

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
*A when 1 or more PLA-A·EA7 connected
*B Branch box should be placed within the level between the outdoor unit and indoor units
*C 5°F DB - 115°F DB when optional wind baffles are installed

For reference to connected capacity charts, please refer MXC Series Operational Performance.
Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

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ACCESSORIES: MXZ-8C48NAHZ2

Distribution pipe for Branch box (Flare Connection)	□ MSDD-50AR-E
Distribution pipe for Branch box (Brazed Connection)	□ MSDD-50BR-E
Port Adapter size: 3/8" x 5/8"	□ PAC-SG76RJ-E
Port Adapter size: 1/4" x 3/8"	□ PAC-493PI
Port Adapter size: 3/8" X 1/2"	□ MAC-A454JP-E
Port Adapter size: 1/2" X 3/8"	□ MAC-A455JP-E
Port Adapter size: 1/2" X 5/8"	□ MAC-A456JP-E
Branch Box	□ PAC-MKA52BC
Branch Box	□ PAC-MKA32BC
Branch Box Outer Cover	□ BBE-1
Air Outlet Guide	□ PAC-SH96SG-E (two pieces are required)
Front Wind Baffle	□ WB-PA3 (two pieces are required)
Centralized Drain Pan	□ PAC-SH97DP-E
Hail Guard	□ HG-A2
Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	□ DSD-400P
Condensing Unit Mounting Pad 16" x 36" x 3"	□ ULTRILITE1
Outdoor Unit Stand — 12" High	□ QSMS1202M
Outdoor Unit Stand — 18" High	□ QSMS1802M
Outdoor Unit Stand — 24"High	□ QSMS2402M
Heavy Duty Wall Mounting Bracket— Coated Steel	□ QSWB2000M-1
Heavy Duty Wall Mounting Bracket — 316 Series Stainless Steel	□ QSWBSS
10' x 3/8" x 10' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-10
15' x 3/8" x 15' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-15
30' x 3/8" x 30' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-30
50' x 3/8" x 50' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-50
65' x 3/8" x 65' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-65
100' x 3/8" x 100' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-100

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SYSTEM DESIGN: MXZ-8C48NAHZ2

Outdoor unit			MXZ-4C36NAHZ2-U1	MXZ-5C42NAHZ2-U1	MXZ-8C48NAHZ2-U1 MXZ-8C48NA2-U1	MXZ-8C60NA2-U1
			4HP	4.5HP	5HP	7HP
	Rated capacity (kBtu/h)	Cooling	36	42	48	60
		Heating	45	48	54	66
		Refrigerant	R410A			
Connectable indoor unit	Capacity class		Type 06 to Type 36 Caution: The indoor unit which rated capacity exceeds 36 kBtu/ h (Type 36) can NOT be connected.			
	Number of units		2(*1) to 4 units	2(*1) to 5 units	2(*1) to 8 units	2(*1) to 8 units
	Total system capacity range		33 to 130% of outdoor unit capacity (12 to 46.8 kBtu/h)	29 to 130% of outdoor unit capacity (12 to 54.6 kBtu/h)	25 to 130% of outdoor unit capacity (12 to 62.4 kBtu/h)	20 to 130% of outdoor unit capacity (12 to 78 kBtu/h)
Connectable branch box	Number of units		1 or 2 units			

Connectable indoor unit lineups (Heat pump inverter type)

Model type	Model name	Capacity class [kBtu/h]							
		06	09	12	15	18	24	30	36
Deluxe Wall-mounted	MSZ-FH06/09/12/15NA, 18NA2	●	●	●	●	●			
Designer	MSZ-EF09/12/15/18NA(W/B/S)		●	●	●	●			
Standard Wall-mounted	MSZ-GL06/09/12/15/18/24NA	●	●	●	●	●	●		
Low static ducted*3 *4	SEZ-KD09/12/15/18NA		●	●	●	●			
P-series mid static ducted*3 *4	PEAD-A09/12/15/18/24/30/36AA7		●	●	●	●	●	●	●
1-way cassette	MLZ-KP09/12/18NA		●	●		●			
P-series 22*22 4-way cassette	SLZ-KF09/12/15NA		●	●	●				
P-series 33*33 4-way cassette	PLA-A12/18/24/30/36EA7*5			●		●	●	●	●
Floor standing	MFZ-KJ09/12/15/18NA		●	●	●	●			
Standard Multi-position air handler*2	SVZ-KP12/18/24/30/36NA			●		●	●	●	●

Branch box	PAC-MKA52BC	PAC-MKA32BC
Number of branches (Indoor unit that can be connected)	5 branches (MAX. 5 units)	3 branches (MAX. 3 units)

Note: A maximum of 2 branch boxes can be connected to 1 outdoor unit.

2- branch pipe (joint): Optional parts

In the case of using 1- branch box	No need
In the case of using 2- branch boxes	Model name / Connection method MSDD-50AR-E / flare MSDD-50BR-E / brazing Select a model according to the connection method.

Option	Optional accessories for indoor units and outdoor units are available.

*1 Only one unit connection is possible with ducted unit.
*2 When connecting a multi-position unit(s), set additional constraints as follows. For connections other than those specified below, consult your dealer.

● **Models other than MXZ-8C60NA2** (For each connected branch box)

Number of connecting multi-position unit	Constraints
2	Any indoor units other than ducted units are not connectable.
1	· The total system wide capacity should be 130% or below including the ducted unit. · Only 1 ducted unit can be included in the connection.

● **MXZ-8C60NA2** (For each connected branch box)

Number of connecting multi-position unit	Constraints
2	Any indoor units other than ducted unit are not connectable.
1	· The total system wide capacity should be 100% or below including the ducted unit. · Only 1 ducted unit can be included in the connection.

*3 For MXZ-8C60NA2; When connecting the SEZ and PEAD-series units, the total system wide capacity per 1 branch box should be 100% or below including the ducted units. (Only if connecting to branch box)
*4 When not outside units 60: A branch box can connect to maximum 3 of the ducted units. When connecting with 3 of the ducted units per 1 branch box, other indoor units cannot be connected.
When outside units 60: A branch box can connect to maximum 2 of the ducted units. When connecting with 1 and over 1 of the ducted units, the total ability including of the ducted units is 100% and below 100%.
*5 When the system includes 1 unit of ducted units, the number of the maximum connectable indoor units is decreased as follows:
3 for MXZ-4C36NAHZ2-U1, 4 for MXZ-5C42NAHZ2-U1, and 6 for MXZ-8C48NA(HZ)2-U1 and MXZ-8C60NA2-U1

NOTE
Please refer to Application Note 1039 for more information and exceptions to these rules.

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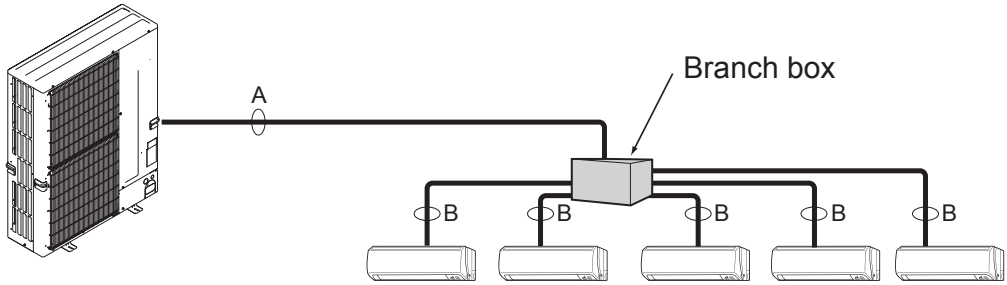
Piping connection size

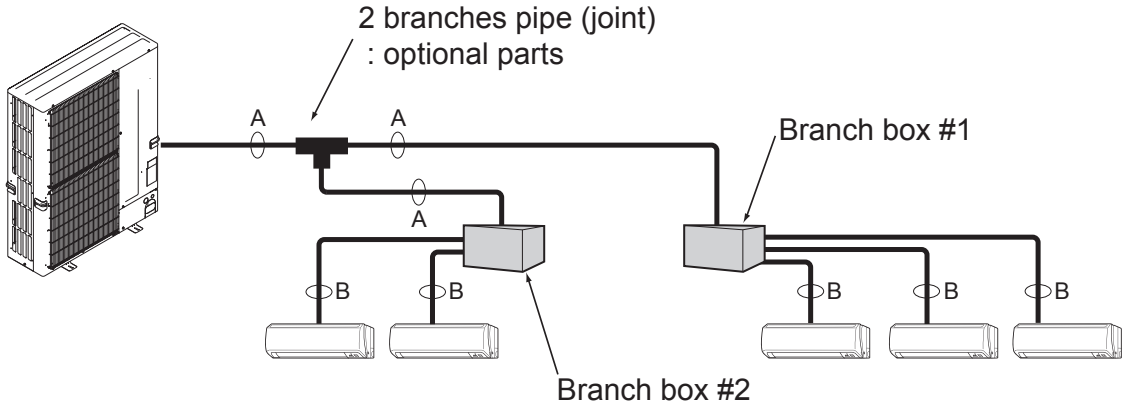
	A	B
Liquid	ϕ3/8 inch [9.52 mm]	The piping connection size differs according to the type and capacity of indoor units. Match the piping connection size of branch box with indoor unit. If the piping connection size of branch box does not match the piping connection size of indoor unit, use optional different-diameter (deformed) joints to the branch box side. (Connect deformed joint directly to the branch box side.)
Gas	ϕ5/8 inch [15.88 mm] / ϕ3/4 inch* [19.05 mm]	

* MXZ-8C60 only

■ In case of using 1-branch box
Flare connection employed (No brazing)



■ In case of using 2-branch boxes



■ Installation procedure (2 branches pipe (joint))
Refer to the installation manuals of MSDD-50AR-E and MSDD-50BR-E.

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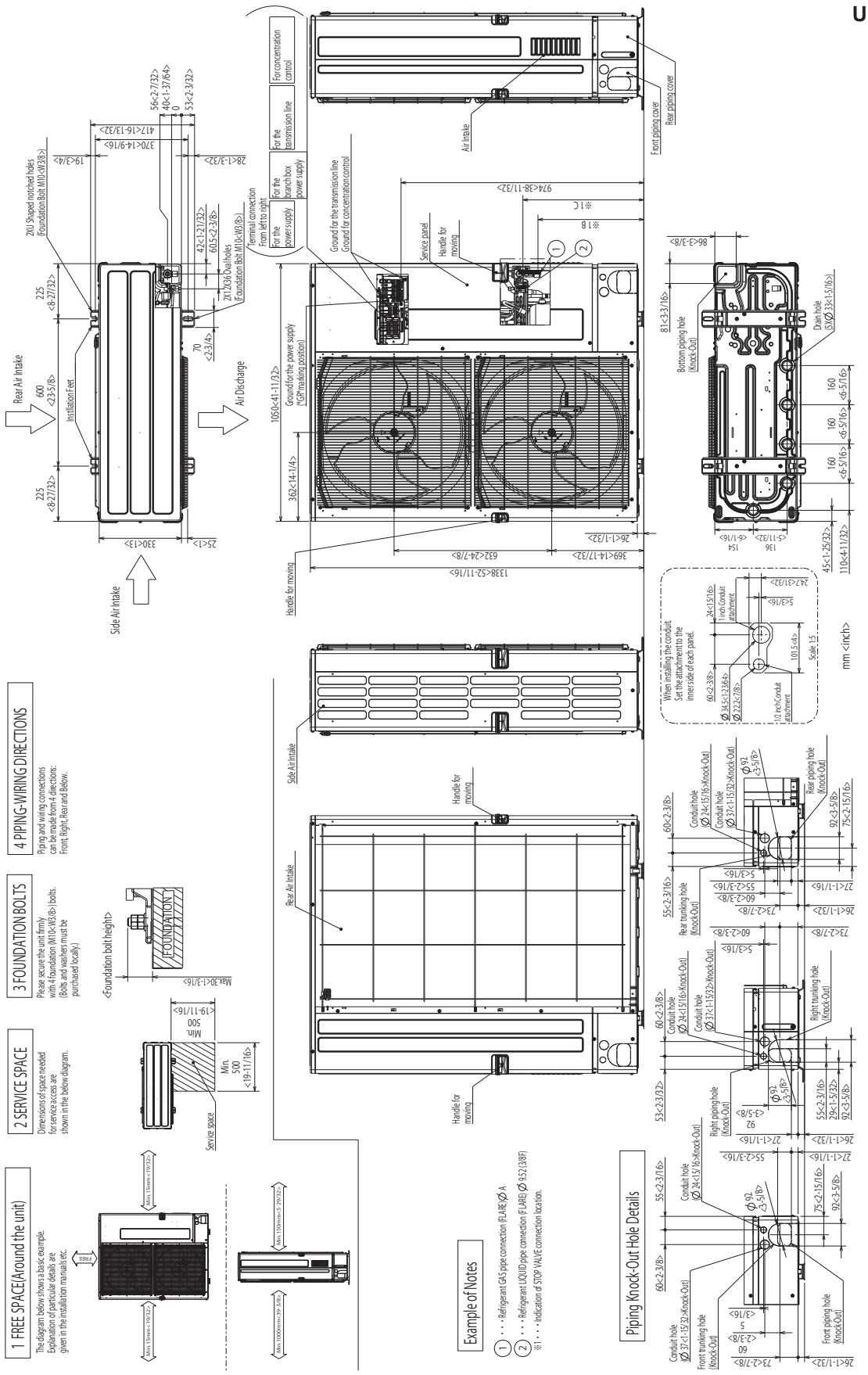
DIMENSIONS: MXZ-8C48NAHZ2

Unit: mm <inch>



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DIMENSIONS: PAC-MKA52BC AND PAC-MKA32BC BRANCH BOXES

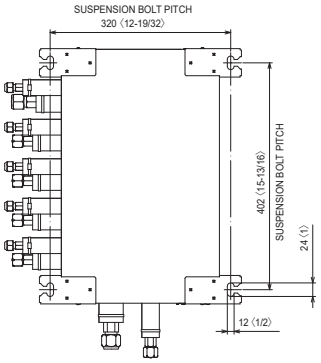
PAC-MKA52BC

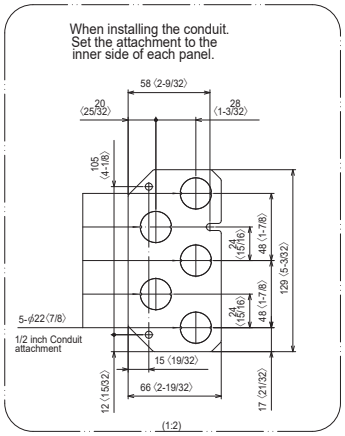
Unit: mm <inch>

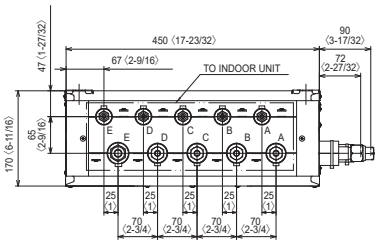
SUSPENSION BOLT: W3/8(M10)

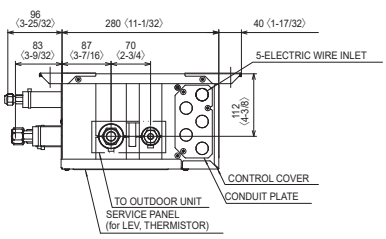
REFRIGERANT PIPE FLARED CONNECTION — Unit: inch

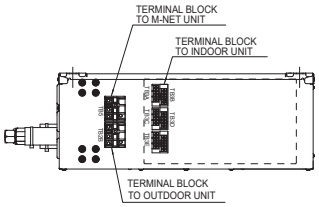
	A	B	C	D	E	TO OUTDOOR UNIT
LIQUID PIPE	1/4F	1/4F	1/4F	1/4F	1/4F	3/8F
GAS PIPE	3/8F	3/8F	3/8F	3/8F	1/2F	5/8F









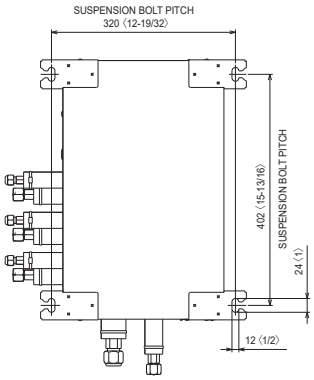


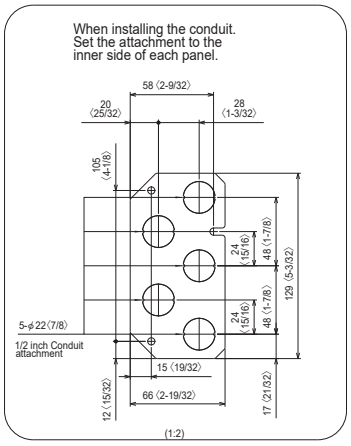
PAC-MKA32BC

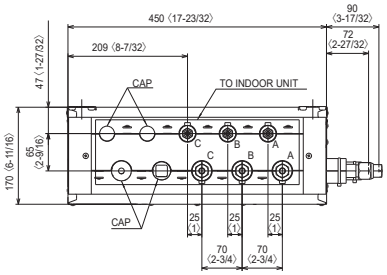
SUSPENSION BOLT: W3/8(M10)

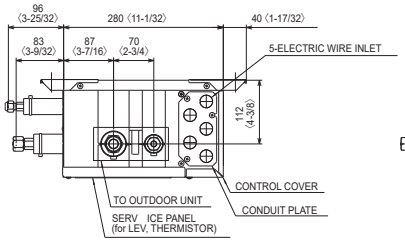
REFRIGERANT PIPE FLARED CONNECTION — Unit: inch

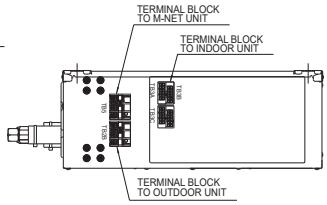
	A	B	C			TO OUTDOOR UNIT
LIQUID PIPE	1/4F	1/4F	1/4F			3/8F
GAS PIPE	3/8F	3/8F	3/8F			5/8F











1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# MXZ-8C48NAHZ2 - 202009

Specifications are subject to change without notice.

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M-SERIES

SUBMITTAL DATA: SLZ-KF18NA & SUZ-KA18NA2

18,000 BTU/H CEILING-CASSETTE HEAT PUMP SYSTEMS

Job Name:	
System Reference:	Date:

Indoor Unit: SLZ-KF18NA	Outdoor Unit: SUZ-KA18NA2

INDOOR UNIT FEATURES

- Ceiling-recessed cassette (24"x24") ductless heat pump
- Install SLZ in a drywalled ceiling (with an access panel for servicing) or in a 2'x2' drop ceiling
- Wide airflow pattern for excellent air distribution
- Fresh air intake provided in the main body
- Built-in drain condensate lift mechanism (lifts to 33")
- Multiple control options available:
  - kumo cloud® smart device app for remote access
  - Third-party interface options
  - Wired or wireless controllers
- Long-life air filter included
- Individual vane control

OUTDOOR UNIT FEATURES

- Variable speed INVERTER-driven compressor
- Innovative Joint Lap DC Motor leads to high efficiency and reliability
- Pulse Amplitude Modulation technology
- High-performance grooved piping for increased heat exchange efficiency

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SPECIFICATIONS: SLZ-KF18NA & SUZ-KA18NA2

Cooling at 95°F[1]	Maximum Capacity	BTU/H	17,700
	Rated Capacity	BTU/H	17,700
	Minimum Capacity	BTU/H	6,100
	Maximum Power Input	W	1,410
	Rated Power Input	W	1,410
	Moisture Removal	Pints/h	4.7
	Sensible Heat Factor		0.71
	Power Factor (208/230V)	%	98
Cooling at 82°F	Maximum Capacity	BTU/H	18,100
	Rated Capacity	BTU/H	18,100
	Minimum Capacity	BTU/H	6,400
	Maximum Power Input	W	1,180
	Rated Power Input	W	1,180
Heating at 47°F[2]	Maximum Capacity	BTU/H	20,900
	Rated Capacity	BTU/H	19,700
	Minimum Capacity	BTU/H	8,400
	Maximum Power Input	W	2,100
	Rated Power Input	W	1,850
	Power Factor	%	98
Heating at 17°F[3]	Maximum Capacity	BTU/H	12,900
	Rated Capacity	BTU/H	12,900
	Maximum Power Input	W	1,410
	Rated Power Input	W	1,410
Heating at 5°F[4]	Maximum Capacity	BTU/H	9,800
	Maximum Power Input	W	1,210
Heating at -4°F[5]	Maximum Capacity	BTU/H	7,200
Efficiency	SEER		20.7
	EER[1]		12.5
	HSPF (IV)		11.6
	COP at 47°F[2]		3.10
	COP at 17°F in Maximum Capacity[3]		2.68
	COP at 5°F in Maximum Capacity[4]		2.37
	ENERGY STAR® certified units (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)		Yes
Electrical	Voltage, Phase, Frequency		208/230V, 1 phase, 60Hz
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	15
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
Indoor Unit	MCA	A	0.54
	Fan Motor Full Load Amperage	A	0.43
	Fan Motor Output	W	50
	Airflow Rate at Cooling, Dry	CFM	475-420-300
	Airflow Rate at Cooling, Wet	CFM	429-378-270
	Airflow Rate at Heating, Dry	CFM	475-420-300
	Sound Pressure Level (Cooling)	dB(A)	43-40-32
	Sound Pressure Level (Heating)	dB(A)	43-40-32
	Drain Pipe Size	In. (mm)	1-1/4 (32)
	Condensate Lift Mechanism, Maximum Distance	In. (mm)	33 (850)

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SPECIFICATIONS: SLZ-KF18NA & SUZ-KA18NA2

	Heat Exchanger Type		Plate fin coil
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W: In. (mm)	22-7/16 (570)
		D: In. (mm)	22-7/16 (570)
		H: In. (mm)	9-21/32 (245)
	Package Dimensions	W: In. (mm)	24-13/32 (620)
		D: In. (mm)	27-15/16 (710)
		H: In. (mm)	9-7/16 (240)
	Unit Weight	Lbs. (kg)	31 (13.9)
	Package Weight	Lbs. (kg)	37 (17)
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp (Maximum / Minimum)*	°F	90F D.B / 73F W.B // 67F D.B / 57F W.B
	Heating Intake Air Temp (Maximum / Minimum)	°F	80F D.B // 70F D.B
Outdoor Unit	MCA	A	14
	MOCP	A	24
	Fan Motor Full Load Amperage	A	0.67
	Fan Motor Output	W	77
	Airflow Rate	CFM	1,691 / 1,691
	Refrigerant Control		LEV
	Defrost Method		Reverse cycle
	Heat Exchanger Type		Plate fin coil
	Sound Pressure Level, Cooling[1]	dB(A)	54
	Sound Pressure Level, Heating[2]	dB(A)	55
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB130FQBMT
	Compressor Rated Load Amps	A	10.0
	Compressor Locked Rotor Amps	A	12.5
	Compressor Oil Type // Charge	oz.	FV50S//11.8
	External Finish Color		Ivory Munsell 3Y 7.8/1.1
	Base Pan Heater		Optional
	Unit Dimensions	W: In. (mm)	33-1/16 (840)
		D: In. (mm)	13 (330)
		H: In. (mm)	34-5/8 (880)
	Package Dimensions	W: In. (mm)	38-9/16 (980)
		D: In. (mm)	16-9/16 (420)
		H: In. (mm)	39 (990)
	Unit Weight	Lbs. (kg)	127 (58)
	Package Weight	Lbs. (kg)	145 (66)
Outdoor Unit Operating Temperature Range	Cooling Air Temp (Maximum / Minimum)*	°F	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	-1 / 3
	Heating Air Temp (Maximum / Minimum)	°F	75 / -4
	Heating Thermal Lock-out / Re-start Temperatures**	°F	-9 / -4
Refrigerant	Type		R410A
	Charge	Lbs, oz	3, 9
Piping	Gas Pipe Size O.D. (Flared)	In.(mm)	1/2 (12.7)
	Liquid Pipe Size O.D. (Flared)	In.(mm)	1/4 (6.35)
	Maximum Piping Length	Ft. (m)	100
	Maximum Height Difference	Ft. (m)	50
	Maximum Number of Bends		10

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Notes

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed)	[1]Cooling (Indoor // Outdoor)	°F	80 DB, 67 WB // 95 DB, 75 WB
	[2]Heating at 47°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 47 DB, 43 WB
	[3]Heating at 17°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 17 DB, 15 WB
Conditions	[4]Heating at 5°F (Indoor // Outdoor)	°F	70 DB, 60 WB // 5 DB, 4 WB
	[5]Heating at -4°F (Indoor // Outdoor)	°F	70 DB, 60 WB // -4 DB, -5 WB
*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions. **System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.			

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ACCESSORIES: SLZ-KF18NA

Wireless Signal Receiver	□ PAR-FA32MA-W
Wireless Remote Controller	□ PAR-FL32MA-E
Wireless Remote Receiver Panel	□ PAR-SF9FA-E
Wireless Remote Controller	□ PAR-SL100A-E
kumo touch™ RedLINK™ Wireless Controller	□ MHK2
Deluxe MA Remote Controller	□ PAR-40MAAU
Simple MA Controller	□ PAC-YT53CRAU-J
Touch MA Controller	□ PAR-CT01MAU-SB
Wired Remote Sensor	□ PAC-SE41TS-E
Wireless Temperature and Humidity Sensor	□ PAC-USWHS003-TH-1
Flush Mount Remote Temperature Sensor	□ PAC-USSEN001-FM-1
Wireless Interface 2	□ PAC-USWHS002-WF-2
Thermostat Interface	□ PAC-US444CN-1
kumo station®	□ PAC-WHS01HC-E
USNAP Interface	□ PAC-WHS01UP-E
IT Extender	□ PAC-WHS01IE-E
BACnet® and MODBUS® Interface	□ PAC-UKPRC001-CN-1
External Fan / Heater Control Relay Adapter	□ CN24RELAY-KIT-CM3
Wire for Remote on/off with CN32 connector	□ PAC-715AD
Connector and wire for Operation status/error using CN51	□ PAC-725AD
Connector cable for remote display	□ PAC-SA88HA-EP
Remote Operation Adapter[1]	□ PAC-SF40RM-E
Grille (required)	□ SLP-18FAU
3D i-see Sensor® Corner Panel	□ PAC-SF1ME-E
Grille with 3D i-see Sensor®	□ SLP-18FAEU
Blue Diamond Sensor Extension Cable — 15 Ft.	□ C13-103
Blue Diamond Alarm Extension Cable — 6.5 Ft.	□ C13-192
Blue Diamond MultiTank — collection tank for use with multiple pumps	□ C21-014
Blue Diamond Rubber Foot Pads	□ F10-010
Mini Condensate Pump — 230 volt application	□ SI30-230
MegaBlue Advanced Blue Diamond Condensate Pump w/ Reservoir & Sensor	□ X87-835 - 110 to 250V
Advanced Blue Diamond Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	□ X87-721 - 208/230V
(30A/600V/UL) [fits 2" X 4" utility box] - Black	□ TAZ-MS303
(30A/600V/UL) [fits 2" X 4" utility box] - White	□ TAZ-MS303W

[1] Unable to use with wireless remote controller

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ACCESSORIES: SUZ-KA18NA2

Air Outlet Guide	□ MAC-886SG-E
Optional Defrost Heater	□ MAC-642BH-U1
Hail Guard	□ HG-A7
Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	□ DSD-400P
Condensing Unit Mounting Pad 16" x 36" x 3"	□ ULTRILITE1
Outdoor Unit Stand — 12" High	□ QSMS1201M
Outdoor Unit Stand — 18" High	□ QSMS1801M
Outdoor Unit Stand — 24" High	□ QSMS2401M
Heavy Duty Wall Mounting Bracket— Coated Steel	□ QSWB2000M-1
Heavy Duty Wall Mounting Bracket — 316 Series Stainless Steel	□ QSWBSS
15' x 1/4" x 15' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-15
30' x 1/4" x 30' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-30
50' x 1/4" x 50' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-50
65' x 1/4" x 65' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-65
100' x 1/4" x 100' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-100
10' x 3/8" x 10' x 5/8" Lineset (Twin-Tube Insulation)	□ MPLS385812T-10

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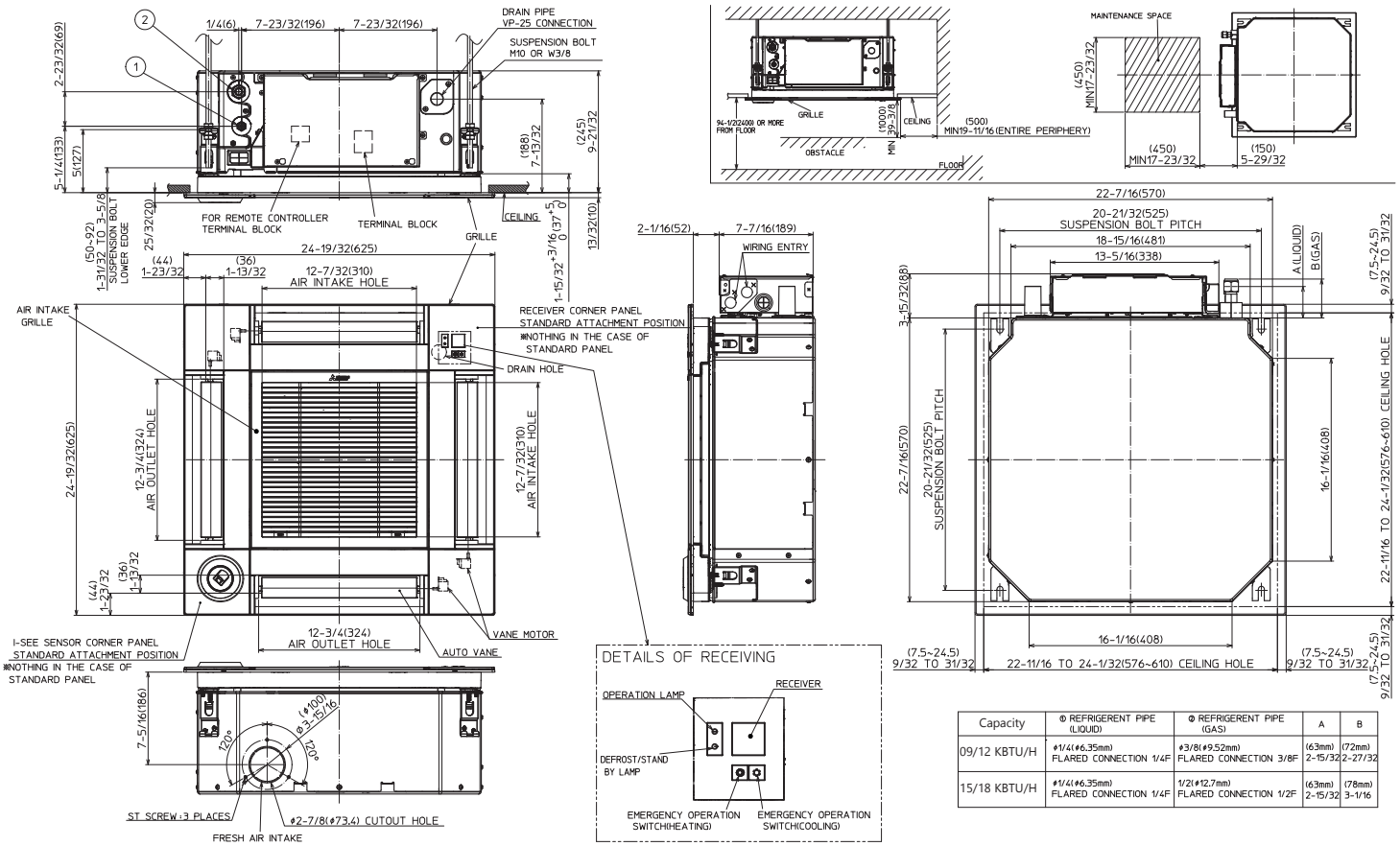
DIMENSIONS: SLZ-KF18NA

Unit: inch (mm)



Capacity	① REFRIGERENT PIPE (LIQUID)	② REFRIGERENT PIPE (GAS)	A	B
09/12 KBTU/H	φ1/4(φ6.35mm) FLARED CONNECTION 1/4F	φ3/8(φ9.52mm) FLARED CONNECTION 3/8F	(63mm) 2-15/32	(72mm) 2-27/32
15/18 KBTU/H	φ1/4(φ6.35mm) FLARED CONNECTION 1/4F	1/2(φ12.7mm) FLARED CONNECTION 1/2F	(63mm) 2-15/32	(78mm) 3-1/16

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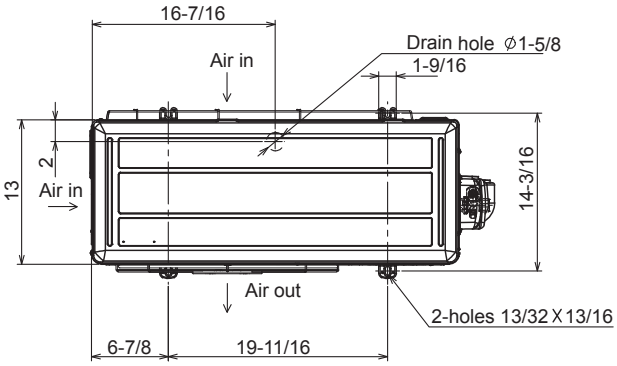
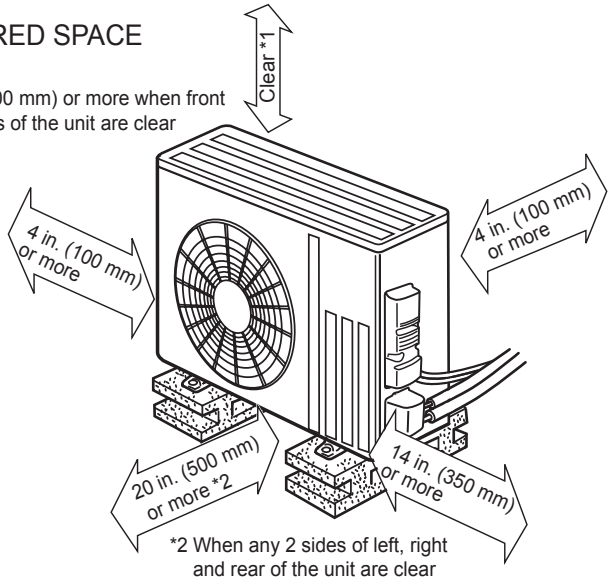
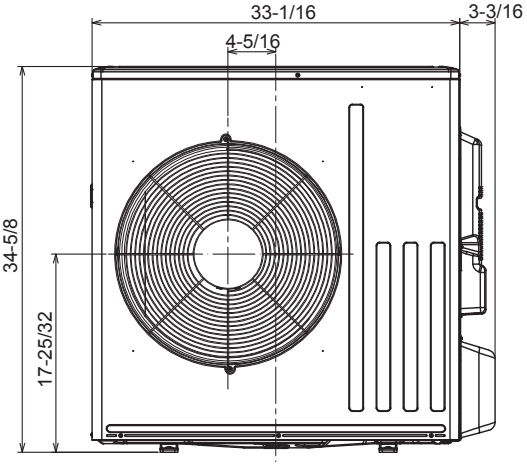
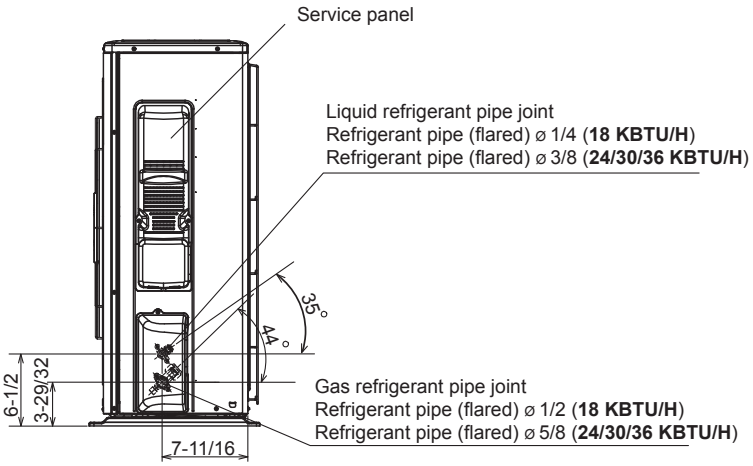
DIMENSIONS: SUZ-KA18NA2

Unit: inch









1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

FORM# SLZ-KF18NA / SUZ-KA18NA2 - 202009

Specifications are subject to change without notice.
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SPACE PAK HYDRONICS

Split System Inverter Air-to-Water Heater Pump

Indoor Unit

The SSI is designed for performance and longevity. Outside units have durable jackets and a user-friendly design that is easy to install and maintain.

SpacePak's newest air-to-water heat pump system incorporates ultra-high efficient inverter technology. Inverter systems operate up to 30% more efficient than traditional heat pumps. SSI heat pumps use Panasonic EVI inverter compressors for optimum performance at temperatures down to -22°F.

SSI units seamlessly adjust output for specific load-matching through modulation while maintaining precision temperature control. Our EC controlled modulating fan motors and integral control platform eliminate start/stop cycling resulting in superior performance with less wear and tear on the equipment.

Features and Benefits

- 21,000 – 68,000 BTU/H Heating
- 1.7 – 4.3 Tons Cooling
- Panasonic EVI Inverter Compressor
- Integral Circulator Pump
- Precision Temperature Control Platform
- 30% More Efficient than Traditional Heat Pumps
- Indoor Piping Similar to Wall Hung Boilers
- No Water/Glycol Mix Outside
- User Friendly Touch Screen Controller

Outdoor Unit

Units use inverter driven compressors with EVI technology for superior performance efficiency at temperatures as low as -22°F.

EC controlled modulating fan motors combined with high efficiency blade profile ensure quiet end efficient operation while exchanging energy with the outdoor air.

Specifications

		Outdoor	Indoor
Heating Capacity Range*	Btu/Hr	21,000-68,000	
Water Temp Range	Deg F	40-130	
Heating Efficiency	COP	Up To 4.23	
Cooling Efficiency	COP	Up to 4.09	
Cooling Capacity Range**	Tons	1.7-4.3	
Compressor Frequency	Hz	30-90	
Power Supply	V/Ph/Hz	240/1/60	
Max Running Current	Amps	32	1.5
Refrigerant		R410A	
Refrigeration Connection		3/8 & 5/8 Flare	
Compressor		Panasonic Inverter-Drive EVI Scroll	N/A
Pump		N/A	Grundfos
Water Connection	N.P.T.	N/A	1"
Fan Motor (Modulating)		EC Controlled	N/A
Noise Level	DB	50	38
Net Weight	Lbs	293	132
Shipping Weight	Lbs	337	158
Net Dimensions (L/W/H)	Inches	35x15x55	17x14x30
Shipping Dimension (L/W/H)	Inches	37x17x55	33x21x17
Operating Ambient Temp	Deg F	-22-127	

* Heating (DB)@ 44.6°F, Delivered Water 95°F
**Cooling (DB/WB)@ 95°F/86°F, Delivered Water 44.6°F
All data at 12.5GPM and 5 PSI D.P.

Heating Operation

Supply Water Temp	Ambient Temp	Capacity, BTU/hr	Watts	Full Load COP	IPLV COP*
95°F	-22°F	33,985	5,410	1.84	2.01
	0°F	46,948	5,849	2.35	2.52
	45°F	73,464	6,336	3.40	4.23
120°F	-22°F	32,191	7,093	1.33	1.40
	0°F	44,470	7,663	1.70	1.72
	45°F	69,586	8,293	2.46	2.86
130°F	-22°F	31,426	8,183	1.13	1.31
	0°F	43,413	8,835	1.44	1.53
	45°F	67,933	9,556	2.08	2.58

Cooling Operation

Supply Water Temp	Ambient Temp	Capacity, BTU/hr	Watts	Full Load COP	IPLV COP*
40°F	82°F	53,281	5,168	3.02	3.67
	95°F	47,011	5,798	2.38	2.84
	110°F	39,778	6,393	1.82	2.16
45°F	82°F	57,945	5,278	3.22	3.88
	95°F	51,127	5,954	2.52	3.00
	110°F	43,260	6,624	1.91	2.41
50°F	82°F	62,609	5,374	3.41	4.09
	95°F	55,242	6,093	2.66	3.16
	110°F	46,742	6,834	2.00	2.16

* IPLV is the recognized measurement of efficiency for Integrated Part Load Values
All Data at 12.5 GPM

SPACE PAK HYDRONICS
A MESTEK COMPANY

260 North Elm Street
Westfield, Ma 01085
(800) 465-8558
Fax (413) 564-5815
www.spacepak.com

7555 Tranmere Drive
Mississauga, Ontario L5S 1L4 Canada
(905) 670-5888
Fax (905) 670-5782

TURFSTONE™
PAVER

SIMPLE, OPEN WEAVE DESIGN ALLOWS FOR AN ENVIRONMENTALLY FRIENDLY ALTERNATIVE TO CONCRETE OR ASPHALT SURFACES

BELGARD®
PAVES THE WAY®

TURFSTONE™

PAVER

SIMPLE, OPEN WEAVE DESIGN ALLOWS FOR AN ENVIRONMENTALLY FRIENDLY ALTERNATIVE TO CONCRETE OR ASPHALT SURFACES

FEATURES & BENEFITS

- Manufactured in accordance with ASTM C1319
- Open lattice grid design for turf infill
- 40% surface opening with void space for creating a grass pavement
- Applications include driveways, parking stalls, ramps, service and emergency access lanes

AVAILABLE COLOR

GRAY

SHAPES & SIZES

15¾ x 23⅝ x 3⅛

APG NEW ENGLAND
46 Spring Street
Holbrook, MA 02343
Ph: 781-767-2202

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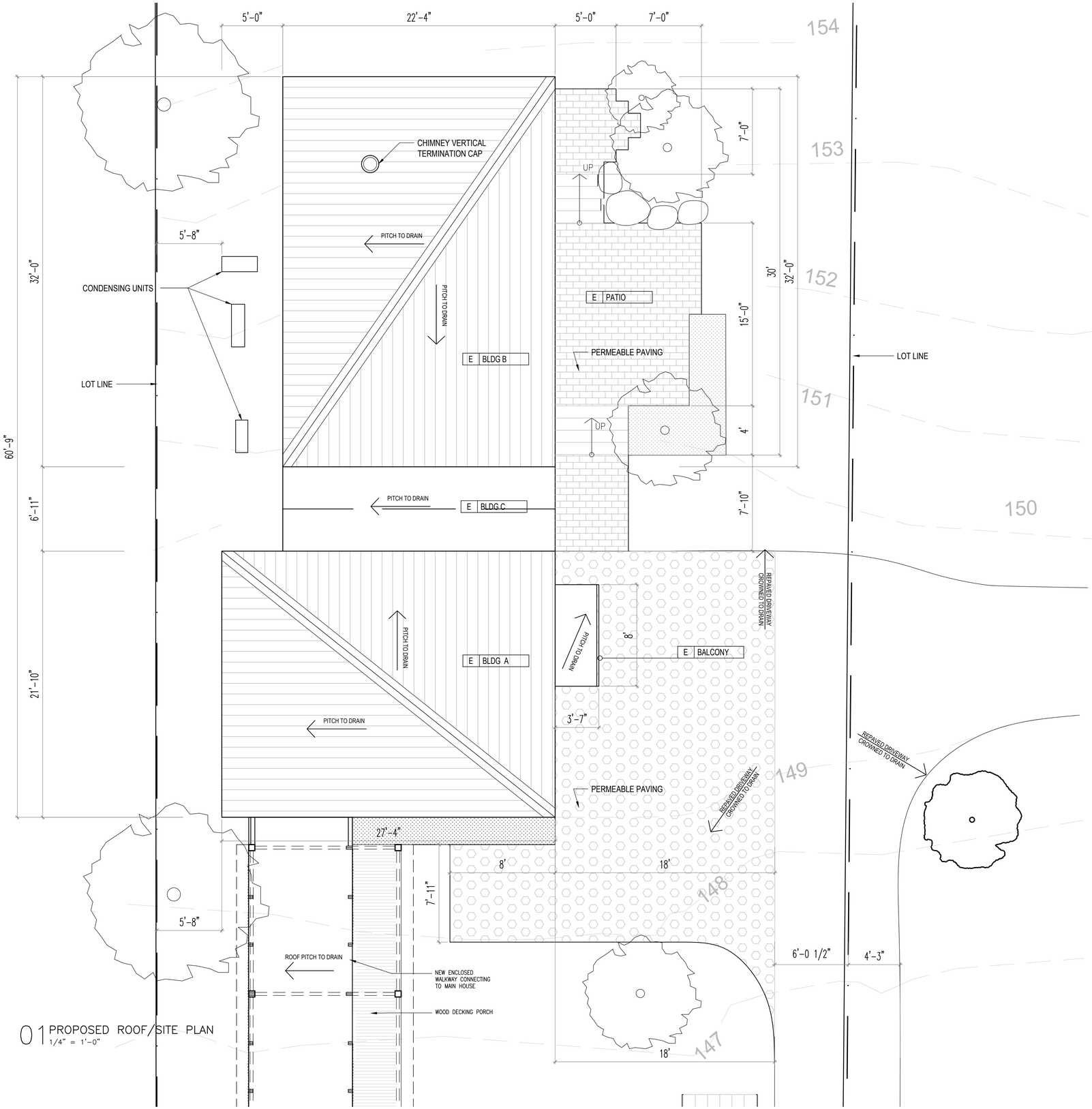
Revised: 04/19/23 BEL22-412_APG NE



01 PROPOSED ROOF/SITE PLAN
1/4" = 1'-0"

Project

FELLOWS RESIDENCE
GARAGE REPLACEMENT & GUESTHOUSE

362 S UNION STREET
BURLINGTON, VT 05401

Architect

W F A

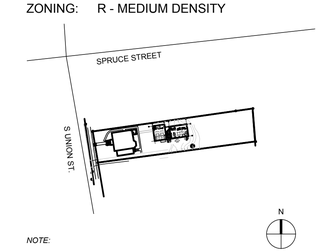
362 S UNION STREET
BURLINGTON VT 05401
T 917 923 8578

Civil Engineer

Mechanical / Electrical / Plumbing Engineer

Structural Engineer

PREMISES: 362 S UNION ST., BURLINGTON, VT
ZONING: R - MEDIUM DENSITY



NOTE:

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Seal

Revision	Date	Remarks

Drawing Title

PROPOSED PLANS

Project No. 20-002
Date 08/31/2021
Scale AS NOTED
Drawn / Checked TS

Drawing No. A-103.00

Landscape Lighting LED Linear Path Light

By WAC Lighting

Call Us 866.428.9289

Product Options

Finish: Bronze on Aluminum , Black on Aluminum

Light Temperature: 2700 , 3000

Details

- Sleek linear design blends seamlessly into pathways
- Provides soft, even illumination
- Rated life: 60,000 hours
- Protected against powerful water jets
- Constant output for 9V-15V input
- Includes ground stake and direct wire nuts
- Designed in 2016
- Material: Solid Die-Cast Corrosion Resistant Aluminum Alloy
- Title 24 compliant
- UL Listed Wet
- Warranty: 10 Years Functional, 2 Years Finish
- Made In China

Notes:

Dimensions

Fixture: Width 3", Height 23.5", Depth 4.12"

Lighting

- 2700K Option: 2.9 Watt (95 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 2700K
- 3000K Option: 2.9 Watt (95 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 3000K

Additional Details

Product URL:

https://www.ylighting.com/led-12v-linear-path-light-by-wac-lighting-WACP124235.html

Rating: UL Listed Wet

Product ID: WACP124235

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

Created May 13th, 2022

Fullem / Fellows
Elevate

Quote #: 82XUGQE

A Proposal for Window and Door Products prepared for:
Shipping Address:
STICKS & STUFF-ST ALBANS
44 LOWER NEWTON ST
ST ALBANS, VT 05478

CHAD PROUTY
STICKS & STUFF-ST ALBANS
44 Lower Newton Street
St Albans, VT 05478
Phone: (802) 528-7260

Email: cprouty@sticksandstuff.com

This report was generated on 9/22/2021 11:41:35 AM using the Marvin Order Management System, version 0003.10.00 (Current). Price in USD. Unit availability and price are subject to change. Dealer terms and conditions may apply.

Featuring products from:

MARVIN

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 11 TOTAL UNIT QTY: 26 EXT NET PRICE: USD 23,571.16

LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	A1	Elevate	Awning CN 2927 RO 29" X 27 5/8" Entered as CN 2927	419.74	6	2,518.44
2	A3	Elevate	Awning CN 4947 RO 49" X 47 5/8" Entered as CN 4947	700.60	3	2,101.80
3	B	Elevate	Awning CN 4927 RO 49" X 27 5/8" Entered as CN 4927	579.70	2	1,159.40
4	C1	Elevate	Elevate Assembly RO 49" X 92" Entered as Size by Units X RO 92"	1,610.14	1	1,610.14
5	C2	Elevate	Elevate Assembly RO 28" X 92" Entered as RO 28" X 92"	1,148.86	1	1,148.86
6	E	Elevate	Casement CN 3763 RO 37" X 63 5/8" Entered as CN 3763	722.30	6	4,333.80
7	E1	Elevate	Casement CN 3763 RO 37" X 63 5/8" Entered as CN 3763	722.30	1	722.30
8	E 2	Elevate	Casement CN 2555 RO 25" X 55 5/8" Entered as CN 2555	514.60	1	514.60
9	TYPE F	Elevate	Direct Glaze Rectangle RO 109" X 63 5/8" Entered as RO 109" X 63 5/8"	1,793.04	3	5,379.12
10	TYPE C PATIO	Elevate	Sliding Patio Door CN 8080 RO 96" X 96" Entered as CN 8080	2,276.02	1	2,276.02
11	TYPE E	Elevate	Inswing French Door	1,806.68	1	1,806.68

Accepted:

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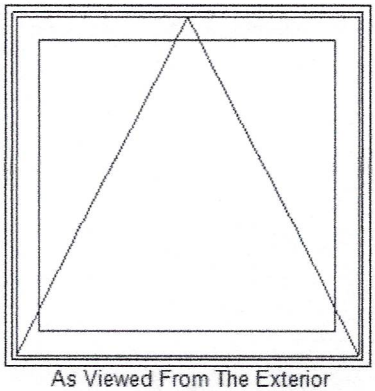
CN 3080
RO 37 5/16" X 96"
Entered as
CN 3080

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1 Qty: 6	Mark Unit: A1	Net Price: Ext. Net Price:	 USD	419.74 2,518.44

MARVIN



As Viewed From The Exterior

Pebble Gray Exterior
White Interior
Elevate Awning - Roto Operating
CN 2927
Rough Opening 29" X 27 5/8"
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: ____

Buyer: ____

Entered As: CN
MO 28 1/2" X 27 3/8"
CN 2927
FS 28" X 27 1/8"
RO 29" X 27 5/8"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-251-00890-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #899
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 914X1197 mm (37X47.7 in)
LC-PG50 DP +50/-50
FL9686

Line #2 Qty: 3	Mark Unit: A3	Net Price: Ext. Net Price:	 USD	700.60 2,101.80

MARVIN

Pebble Gray Exterior
White Interior
Elevate Awning - Roto Operating
CN 4947
Rough Opening 49" X 47 5/8"
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen

Accepted:

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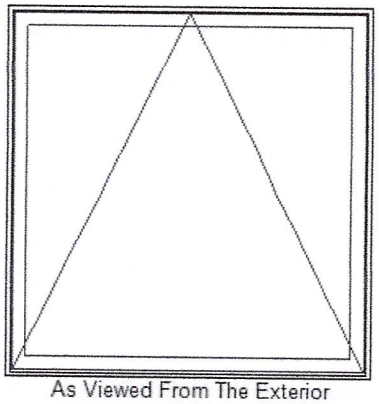


As Viewed From The Exterior

Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

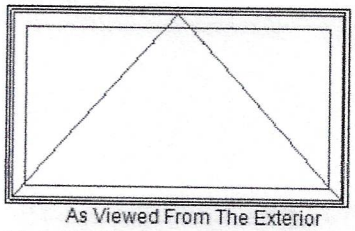
Seller: _____

Buyer: _____

Entered As: CN
MO 48 1/2" X 47 3/8"
CN 4947
FS 48" X 47 1/8"
RO 49" X 47 5/8"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-251-00890-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #899
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1219X1197 mm (49X47.7 in)
LC-PG50 DP +50/-50
FL9686

Line #3 Qty: 2	Mark Unit: B	Net Price: Ext. Net Price:	USD	579.70 1,159.40

MARVIN



As Viewed From The Exterior

Pebble Gray Exterior
White Interior
Elevate Awning - Roto Operating
CN 4927
Rough Opening 49" X 27 5/8"
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Entered As: CN
MO 48 1/2" X 27 3/8"
CN 4927
FS 48" X 27 1/8"
RO 49" X 27 5/8"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 57
CPD Number: MAR-N-251-00890-00001

Accepted:

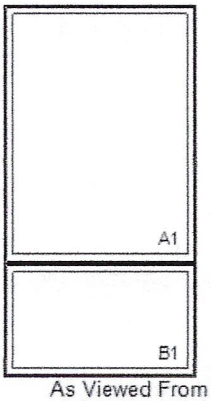
_____

Processed on: 9/22/2021 11:41:35 AM

ENERGY STAR: N, NC
Performance Grade
Licensee #899
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 1219X1197 mm (49X47.7 in)
LC-PG50 DP +50/-50
FL9686

Line #4 Qty: 1	Mark Unit: C1	Net Price: Ext. Net Price:	 USD	1,610.14 1,610.14

MARVIN



As Viewed From The Exterior

Entered As: Size by Units x RO
MO 48 1/2" X 91 3/4"
FS 48" X 91 1/2"
RO 49" X 92"
Egress Information A1, B1
No Egress Information available.
Performance Information A1
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.35
Visible Light Transmittance: 0.61
Condensation Resistance: 57
CPD Number: MAR-N-303-04506-00001
ENERGY STAR: N, NC
Performance Information B1
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.35
Visible Light Transmittance: 0.61
Condensation Resistance: 58
CPD Number: MAR-N-303-04498-00001
ENERGY STAR: N, NC
Performance Grade A1, B1
Licensee #876
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 1829X1829 mm (72X72 in)
CW-PG50 DP +50/-50
FL10172
Performance Grade Mull
Licensee #793
AAMA 450-10
LC-PG50 2719X1829 mm (56.3X67.75 in)
LC-PG50 DP 50
FL14133
Performance Grade Overall Assembly
LC-PG50 DP

Pebble Gray Exterior
White Interior
1W2H - Rectangle Assembly
Assembly Rough Opening
49" X 92"

Unit: A1
Elevate Direct Glaze Rectangle
Basic Frame 48" X 63 1/2"
Rough Opening 49" X 64"
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar

Unit: B1
Elevate Direct Glaze Rectangle
Basic Frame 48" X 28"
Rough Opening 49" X 28 1/2"
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
4 9/16" Jambs
Nailing Fin CA/AWN Frame w/ Certification Brackets
***Note: This configuration is certified to AAMA 450.
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

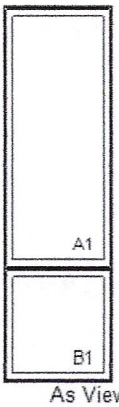
Buyer: _____

Accepted:

_____

Line #5 Qty: 1	Mark Unit: C2	Net Price: Ext. Net Price:	 USD	1,148.86 1,148.86

MARVIN



As Viewed From The Exterior

Entered As: RO
MO 27 1/2" X 91 3/4"
FS 27" X 91 1/2"
RO 28" X 92"
Egress Information A1, B1
No Egress Information available.
Performance Information A1, B1
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.35
Visible Light Transmittance: 0.61
Condensation Resistance: 58
CPD Number: MAR-N-303-04498-00001
ENERGY STAR: N, NC
Performance Grade A1, B1
Licensee #876
AAMA/WDMA/CSA/101/I.S.2/A440-11
CW-PG50 1829X1829 mm (72X72 in)
CW-PG50 DP +50/-50
FL10172

Pebble Gray Exterior
White Interior
1W2H - Rectangle Assembly
Assembly Rough Opening
28" X 92"

Unit: A1
Elevate Direct Glaze Rectangle
Basic Frame 27" X 63 1/2"
Rough Opening 28" X 64"
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar

Unit: B1
Elevate Direct Glaze Rectangle
Basic Frame 27" X 28"
Rough Opening 28" X 28 1/2"
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
4 9/16" Jambs
Nailing Fin CA/AWN Frame
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

Line #6 Qty: 6	Mark Unit: E	Net Price: Ext. Net Price:	 USD	722.30 4,333.80

MARVIN

Pebble Gray Exterior
White Interior
Elevate Casement - Right Hand
CN 3763
Rough Opening 37" X 63 5/8"
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

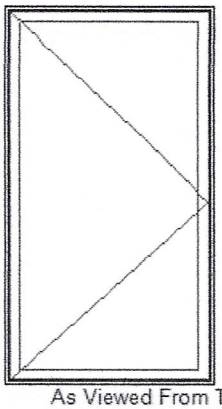
Initials required

Accepted:

_____

Processed on: 9/22/2021 11:41:35 AM

Seller: _____
Buyer: _____

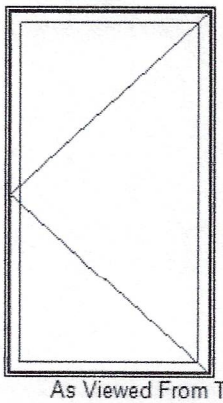


As Viewed From The Exterior

Entered As: CN
MO 36 1/2" X 63 3/8"
CN 3763
FS 36" X 63 1/8"
RO 37" X 63 5/8"
Egress Information
Width: 27 15/64" Height: 58 23/32"
Net Clear Opening: 11.11 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 59
CPD Number: MAR-N-250-00722-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #898
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 914X1603 mm (37X63.5 in)
LC-PG50 DP +50/-50
FL9684

Line #7 Qty: 1	Mark Unit: E1	Net Price: Ext. Net Price:	USD	722.30 722.30

MARVIN



As Viewed From The Exterior

Entered As: CN
MO 36 1/2" X 63 3/8"
CN 3763
FS 36" X 63 1/8"

Pebble Gray Exterior
White Interior
Elevate Casement - Left Hand
CN 3763
Rough Opening 37" X 63 5/8"
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____
Buyer: _____

Accepted:

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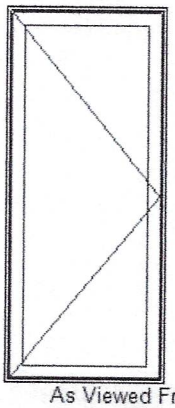
RO 37" X 63 5/8"
Egress Information
Width: 27 15/64" Height: 58 23/32"
Net Clear Opening: 11.11 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 59
CPD Number: MAR-N-250-00722-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #898
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 914X1603 mm (37X63.5 in)
LC-PG50 DP +50/-50
FL9684

Line #8 Qty: 1	Mark Unit: E 2	Net Price: Ext. Net Price:	USD	514.60 514.60

MARVIN



As Viewed From The Exterior

Pebble Gray Exterior
White Interior
Elevate Casement - Right Hand
CN 2555
Rough Opening 25" X 55 5/8"
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Folding Handle
Interior Aluminum Screen
Charcoal Fiberglass Mesh
White Surround
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____

Buyer: _____

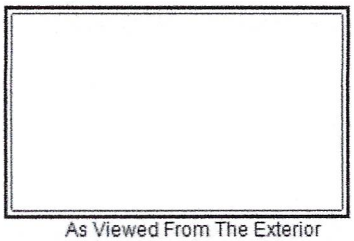
Entered As: CN
MO 24 1/2" X 55 3/8"
CN 2555
FS 24" X 55 1/8"
RO 25" X 55 5/8"
Egress Information
Width: 15 15/64" Height: 50 23/32"
Net Clear Opening: 5.37 SqFt
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.3
Visible Light Transmittance: 0.51
Condensation Resistance: 59
CPD Number: MAR-N-250-00722-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #898
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 610X1807 mm (25X71.5 in)
LC-PG50 DP +50/-50
FL9684

Line #9 Qty: 3	Mark Unit: TYPE F	Net Price: Ext. Net Price:	USD	1,793.04 5,379.12

Accepted:

_____

MARVIN



As Viewed From The Exterior

Entered As: RO
MO 108 1/2" X 63 3/8"
FS 108" X 63 1/8"
RO 109" X 63 5/8"
Egress Information
No Egress Information available.
Performance Information
U-Factor: 0.27
Solar Heat Gain Coefficient: 0.34
Visible Light Transmittance: 0.59
Condensation Resistance: 57
CPD Number: MAR-N-303-04522-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #876
I.S.11
CW-PG50 2134X2134 mm (109X66 in)
CW-PG50 DP +50/-50
FL10172

Pebble Gray Exterior
White Interior
Elevate Direct Glaze Rectangle
Rough Opening 109" X 63 5/8"
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Additional Mull Info: Stand Alone
4 9/16" Jambs
Nailing Fin CA/AWN Frame
***Note: Unit Availability and Price is Subject to Change

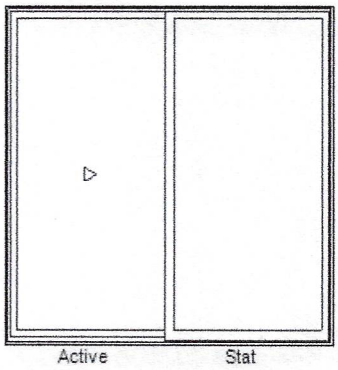
Initials required

Seller: _____

Buyer: _____

Line #10 Qty: 1	Mark Unit: TYPE C PATIO	Net Price: Ext. Net Price:	 USD	2,276.02 2,276.02

MARVIN



As Viewed From The Exterior

Entered As: CN
MO 95 1/2" X 95 3/4"
CN 8080
FS 95" X 95 1/2"
RO 96" X 96"
Egress Information
Width: 41 17/64" Height: 90 47/64"
Net Clear Opening: 26.00 SqFt
Performance Information
U-Factor: 0.28

Pebble Gray Exterior
White Interior
Elevate Sliding Patio Door XO
CN 8080
Rough Opening 96" X 96"
Left Panel
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Right Panel
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
White Interior Weather Strip Package
Northfield Handle Satin Nickel PVD Exterior Primary Handle Set
Northfield Handle White Interior Primary Handle Set
Exterior Sliding Screen
Pebble Gray Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
Bronze Ultrex Sill / Black Weather Strip
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Accepted:

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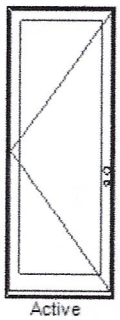
Solar Heat Gain Coefficient: 0.33
Visible Light Transmittance: 0.57
Condensation Resistance: 57
CPD Number: MAR-N-429-00866-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #1017
101/I.S.2/A440-08
LC-PG30 2413X2425 mm (95X95.5 in)
LC-PG30 DP +30/-30

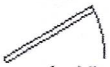
Seller: _____
Buyer: _____

Line #11 Qty: 1	Mark Unit: TYPE E	Net Price: Ext. Net Price:	USD	1,806.68 1,806.68

MARVIN



Active



As Viewed From The Exterior

Entered As: CN
MO 36 13/16" X 95 3/4"
CN 3080
FS 36 5/16" X 95 1/2"
RO 37 5/16" X 96"
Egress Information
Width: 31 11/16" Height: 92 17/32"
Net Clear Opening: 20.36 SqFt
Performance Information
U-Factor: 0.28
Solar Heat Gain Coefficient: 0.27
Visible Light Transmittance: 0.46
Condensation Resistance: 62
CPD Number: MAR-N-306-00364-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #936
AAMA/WDMA/CSA/101/I.S.2/A440-08
LC-PG30 1803X2425 mm (71X95.5 in)
LC-PG30 DP +30/-30
FL10196

Pebble Gray Exterior
White Interior
Elevate Inswing French Door 4 9/16" - X Left Hand
CN 3080
Rough Opening 37 5/16" X 96"
Pebble Gray Exterior
White Interior
IG - 1 Lite
Tempered Low E2 w/Argon
Stainless Perimeter Bar
Multi-Point Lock
Northfield Handle Satin Nickel PVD Keyed Exterior Primary Handle Set
Northfield Handle White Interior Primary Handle Set
White Adjustable Hinges
Exterior Swinging Screen
Pebble Gray Surround
Charcoal Fiberglass Mesh
***Screen/Combo Ship Loose
Bronze Ultrex Sill / Black Weather Strip
4 9/16" Jambs
Nailing Fin
***Note: Unit Availability and Price is Subject to Change

Initials required

Seller: _____
Buyer: _____

Project Subtotal Net Price: USD	23,571.16
6.000% Sales Tax: USD	1,414.27
Project Total Net Price: USD	24,985.43

Accepted:

_____

Processed on: 9/22/2021 11:41:35 AM

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.

NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

Department of Permitting and Inspections
Zoning Division
645 Pine Street
Burlington, VT 05401
https://www.burlingtonvt.gov/DPI/Zoning-Permits
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Steven Cormier, Zoning Compliance Officer
Joseph Cava, Planning Technician
Ted Boylan, Permit Administrator

MEMORANDUM

To: Development Review Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-24-316
Location: 75 Cherry Street
Date: September 17, 2024

Note: These are staff comments only. Decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

File: ZP-24-316
Location: 75 Cherry Street (north building)
Zone: FD6 **Ward**: 3
Date application accepted: July 21, 2024
Applicant/ Owner: Jesse Robbins, FFF Inc. / CityPlace Partners, LLC
Request: Amend CityPlace Burlington permit 21-0414CA/MA to expand the footprint of Level 10N (previously identified as Level 9[1]), add a small penthouse with 2 residential units to Level 11N and add balconies to Levels 6N-10N.
A canopy will be added to the hotel entrance on the Cherry Street façade.

As some alterations are above the administrative review level (6 stories/65 feet), review by the DAB and DRB are triggered.
The applicant has submitted Form Code Checklists for admin review of compliance.

Background:

- **ZPS-24-14**; Master Sign Plan for South Building. June 2024.
- **Zoning Permit ZP-24-122;** proposed change of use to add hotel to north building. May 2024.
- **Zoning Permit ZP-23-553;** amendment to CityPlace mixed use development to add hotel (south building). January 2024.
- **Zoning Permit ZP-23-164**; amendment to existing permit for additional dwelling units and exterior building changes. June 2023.

[1] Floor numbering was changed at the request of the fire marshal and building inspector, with ground level becoming 1, 1 becoming 2, etc. so that "Level 10N" being expanded is the same as the Level 9N that was approved to be changed to residential use in ZP-23-164, issued 6.8.2023.

The programs and services of the City of Burlington are accessible to people with disabilities. For accessibility information call 865-7188 (for TTY users 865-7142).

- **Zoning Permit ZP-20-717**; mixed use redevelopment of the former Burlington Town Center mall site. Amends ZP-17-0662CA/MA. April 2021.
- **Zoning Permit ZP-19-841**; amend ZP 17-0662CA/MA phasing schedule. February 2021.
- **Zoning Permit ZP-18-310**; fenestration changes above the podium. Minor changes to accent materials changing metal panel between the windows, on selected corners, and partial facades to limestone finish precast panel. Elevations include approved cable railings. Original permit ZP-17-0662CA/MA. May 2018.
- **Zoning Permit ZP-18-139**; 7th and 12th floor amenity space; change to project phasing. April 2018.
- **Zoning Permit ZP-18-43**; amendment to JZP 17-0662CA/MA; addition of 16 residential units on the east and west elevations at level 2, 3 and 4 reflected in exterior revisions and floorplans. Elimination of awnings at retail. Parking layout revision. February 2018.
- **Zoning Permit ZP-17-820;** exterior boiler flue. December 2017.
- **Zoning Permit ZP-17-595**; install roof top unit to support existing retail. August 2017.
- **Zoning Permit ZP-16-920**; mixed use redevelopment of the existing Burlington Town Center mall site and associated lot line adjustments. March, 2017.

Overview: This application includes an expansion of formerly Level 9 (now re-identified as Level 10 by the fire marshal), adding a small penthouse at Level 11, and the addition of balconies to the north building.
Only those changes that occur above the area subject to Administrative Review (65') and therefore subject to DRB review per Section 14.6.4 (f) are within the scope of this review.

The **Design Advisory Board** reviewed the application at their August 13, 2024 meeting and voted unanimously to recommend approval with a suggested change of material and/or color on the 10th floor.

Recommended motion: Certificate of Appropriateness approval, per the following Findings and Conditions:

I. Findings

Article 2: Administrative Mechanisms
Section 2.7.8 Withhold Permit
The administrative officer is authorized to deny all zoning permits or certificates of occupancy for any property with an uncorrected zoning violation (i.e. notice of zoning violation and/or municipal complaint ticket has been issued and is not under appeal.) The administrative officer is also authorized to deny all zoning permits for any property with an expired zoning permit without a final certificate of occupancy.
Instead of withholding or denying a zoning permit, the administrative officer may grant such permit subject to the condition that the uncorrected zoning violation is corrected or the expired zoning permit is closed out with a final certificate of occupancy. Such actions) shall take place before the issuance of a final certificate of occupancy on the new permit.

There are a significant number of "open" zoning permits for 75 Cherry Street dating back to 2016 that require a Certificate of Occupancy. Any permit issued will require closure of all "open" zoning permits before a Certificate of Occupancy can be issued for this permit.
Affirmative finding as conditioned.

Article 3: Applications, Permits and Project Reviews
Part 3: Impact Fees
Impact fees will be recalculated for area and uses in the expanded 10th level and new penthouse. The applicant shall provide the area breakdown for staff calculation prior to a request for a Certificate of Occupancy.
Affirmative finding as conditioned.

Section 3.3.3 Exemptions and Waivers
(c) Inclusionary housing units per Article 9: Part 1 shall be exempt from the Part.
As noted in ZP-23-164, the applicant shall provide the area of Inclusionary Housing units to exclude them from the overall Impact Fee requirements. **Affirmative finding as conditioned.**

Section 3.3.8 Time and Place of Payment
Impact fees must be paid to the city's chief administrative officer / city treasurer according to the following schedule:

(a) New Buildings: Impact fees must be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.

Affirmative finding as conditioned.

<u>Article 5: Citywide General Regulations</u>

Section 5.2.2 Required Frontage or Access
Not applicable.

Section 5.2.3 Lot Coverage Requirements
This is covered within the Checklists.

Section 5.2.4 Buildable Area Calculation and Steep Slopes Overlay
Buildable area is not applicable in the FD zoning district. The parcel is not within the Steep Slopes overlay. **Affirmative finding.**

Section 5.2.5 Setbacks
This is covered within the Checklists.

Section 5.2.6 Building Height Limits
(a) Height Measurement
The parcel is within the Special Height Area FD6A, with a by-right height of 6 stories or 65', or DRB review of height up to 14 stories or 160'. The applicants making revisions within the discretionary additional height area. See Section 14.6.4 (f), below for specific analysis.

(b) Exceptions to Height Limits

> *Ornamental and symbolic architectural features, including towers, spires, cupolas, belfries and domes; greenhouses, garden sheds, gazebos, rooftop gardens, terraces, and similar features; and fully enclosed stair towers, elevator towers and mechanical rooms, where such features are not used for human occupancy or commercial identification, are exempt from specific height limitations but shall be subject to the design review provisions of Art. 3 and 6. Such features and structures shall be designed and clad in a manner consistent and complementary with the overall architecture of the building.*

The mechanical penthouses has being eliminated in prior permitting due to the all-electric conversion of the development. While these penthouses had been an exception to height limits, the conversion to residential units now requires a measurement of these occupied floors toward the overall building height. Reference is made to Section 14.6.4 (f), below for a complete discussion, including the addition of a penthouse at Level 11.

Section 5.2.7 Density and Intensity of Development Calculations
The Form Based Code (Downtown Code) does not have specific FAR requirements but the project complies with the building bulk requirements of 14.3.4-D and is covered in the Checklists.

Sec. 5.4.8 Historic Buildings and Sites
Not applicable.

Section 5.5.1 Nuisance Regulations
No part of the application indicates that nuisance impacts may result. No industrial or other commercial uses typically associated with heat, glare, emissions, or noise are included in the application. Earlier review included an evaluation of potential noise impacts relative to Burlington's noise ordinance. Parking areas, trash/recycling facilities, and loading docks will be internal to the proposed building, thereby limiting outdoor noise. **Affirmative finding.**

Section 5.5.2 Outdoor Lighting
No changes have been proposed to prior-approved lighting. Not applicable.

Section 5.5.3 Stormwater and Erosion Control
A comprehensive stormwater management plan was included and approved within a prior permit. Not applicable.

<u>Article 8: Parking</u>
Part 1 General Requirements
Section 8.1.3 Parking Districts
c) Multi-Modal Mixed Use
Zoning Amendment 20-04 created the *Multi Modal Mixed Use Parking District*, which eliminated minimum parking standards in FD6. A Judgment Order issued by Vermont Superior Court, Environmental Division July 17, 2017 mandated that 200 additional parking spaces at the cellar level would be provided for this redevelopment; this requirement remains with the permit as amended.
Zoning Amendment 22-07 eliminated minimum parking standards City-wide.
No change is proposed to the parking location or count.
The project has a current Transportation Demand Management Plan that remains in effect.
Affirmative finding as conditioned.

Section 8.1.9 Maximum On-site Parking Spaces
The total number of off-street parking spaces provided in any parking district shall be not more than as allowed in Table 8.1.9-1.

Use	Parking Maximum	Area / Units	Total
Residential	1/unit	373	373
Restaurant (eliminated)	~~3/1,000~~	~~4250 sf~~	~~13~~
Retail	2/1,000	41,300 sf	87
Community Center	3/1,000	3,150 sf	9
Office/co-working	2/1,000	9,084	18
Lodging	1/unit	330	330
Total max parking			817
Total Parking proposed			422

The 422 parking spaces are below the maximum allowable per this standard, even before (***a) Exemptions*** are considered:

Public Parking	Required by VSCED ZP-17-0662CA/MA	-200
ADA Accessible Parking		- 4(P1), -4 (P2)

Affirmative finding.

Section 8.1.16 Transportation Demand Management
There is an approved TDM for this development, which will continue to prevail.
Affirmative finding.

Part 2: Bike Parking
The adjustment in residential units and the addition of hotel use will result in a concomitant revision to required bike parking.
Residential use:
Long Term Spaces: 1 per 2 bedrooms
Short Term Spaces 1/10 units

For 373 units: Short Term Bike parking = 37 bike parking spaces
Long Term Bike parking =to be determined with submission of a bedroom count. (1/2 bedrooms required.)
Hotel:
With the earlier approval of 2 hotels, a recalculation of bike parking will include:
Long Term bike spaces: 1/20 rooms/sites, and
Short Term Spaces: 2/20 rooms/sites.

For 330 hotel rooms, Long term bike parking = 17 spaces.
Short term bike parking = 33 spaces.
The drawings have identified (2) bike storage rooms for long term storage. The basement bike storage room that serves the North Building can be expanded into the storage area shown just to the east of it to accommodate additional bike storage needed to meet requirements; the showers in the ground floor bike storage area just north of 100 Bank St will meet the bike storage shower requirement.
Prior to occupancy, the applicant shall provide the net new number of residential bedrooms to appropriately adjust and confirm the Long Term bike parking requirement.
Affirmative finding as conditioned.

<u>Article 9: Inclusionary Housing</u>
Inclusionary unit count is somewhat of a moving target with the frequently amended project scope. The project will now include a total of about **373 residential units**: **53** in the South Building and **320 i**n the North Building. The 20% inclusionary units (75 units if the total count of 373 units is maintained) will all be in the North building as previously shared and will reflect the unit mix of the project as a whole. While an earlier application included 426 residential units, the permitted changes have maintained a high unit count while adding 330 hotel rooms which have been defined as critical to obtaining financing.

Zoning Amendment #23-02 introduces Section 9.1.14 (b) which bases the calculation on a ratio of square footage of IZ to that of overall dwelling units. The final calculations for the number of inclusionary units shall be determined by the Housing Trust Fund Manager prior to issuance of a Certificate of Occupancy for the permit. **Affirmative finding as conditioned.**

The remainder of Article 9 standards, as approved in March 2021 remain in effect:
Section 9.1.17 Review of Proposal for Phasing
The application contains a phasing schedule that articulates 4 distinct phases. Residential construction and fit-up span phases 1, 2 and 4. The inclusionary units are interspersed throughout the residential components of the development. Per this criterion, the inclusionary units must be made available for occupancy on a schedule concurrent with the market-rate units. **Affirmative finding as conditioned.**

Section 9.1.18 Timeline for Availability/Phasing of Inclusionary Units for Issuance of Certificate of Occupancy
See Sec. 9.1.17 above.

Article 14 Downtown Code
Section 14.3.4.D Building Form (Form District 6)

The by-right height (administrative review) is 6 stories or 65 feet. The subject parcel is within the area identified as "A" on Map 2 – *Specific Height Areas* and is therefore eligible to request building height up to 160' with DRB review.

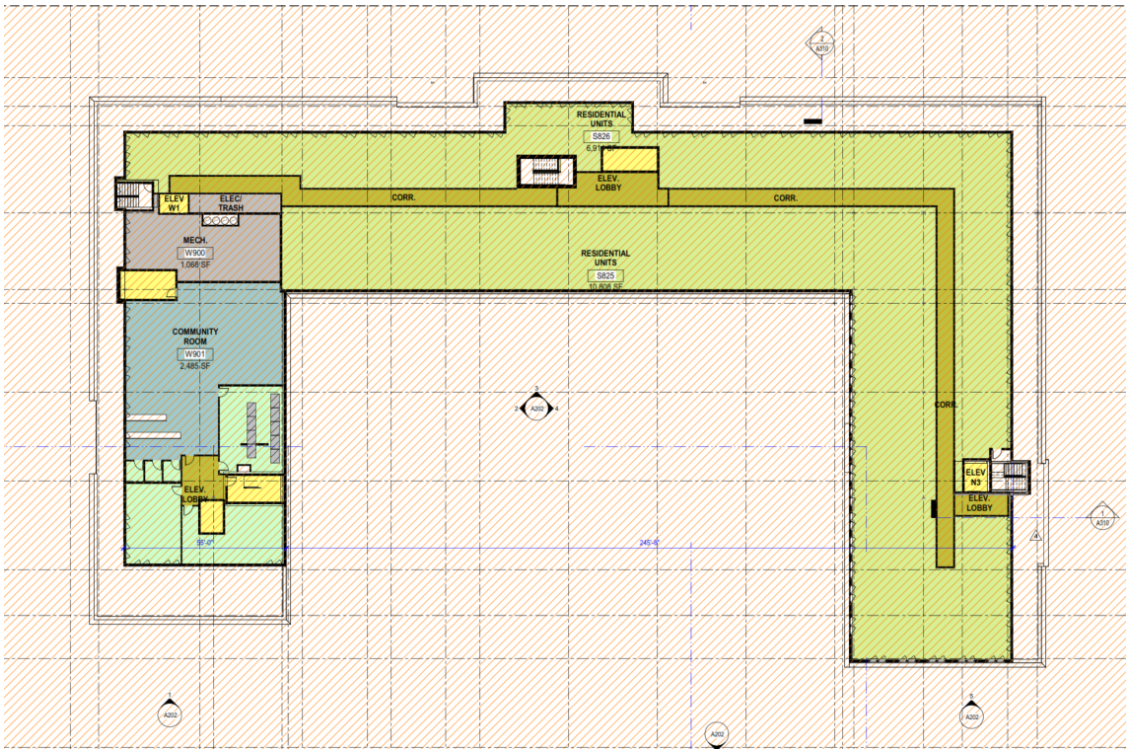
14.3.4-D- BUILDING FORM

BUILDING HEIGHT	A
Principal Buildings	Subject to Administrative Review: • 3 Stories min. • 4 Stories max., not to exceed 45-feet within 20-feet of the Frontage Line on the Church Street Marketplace[1]; otherwise, • 6 Stories max., not to exceed 65-feet Subject to DRB Review per Sec. 14.6.4 f: • 10 Stories max., not to exceed 105-feet; or, • 14 Stories max, not to exceed 160-feet [2]

The expanded Level 10 and the inclusion of a small penthouse at Level 11 increases the height of the north building to 133-'2"; below the 160' maximum allowable.

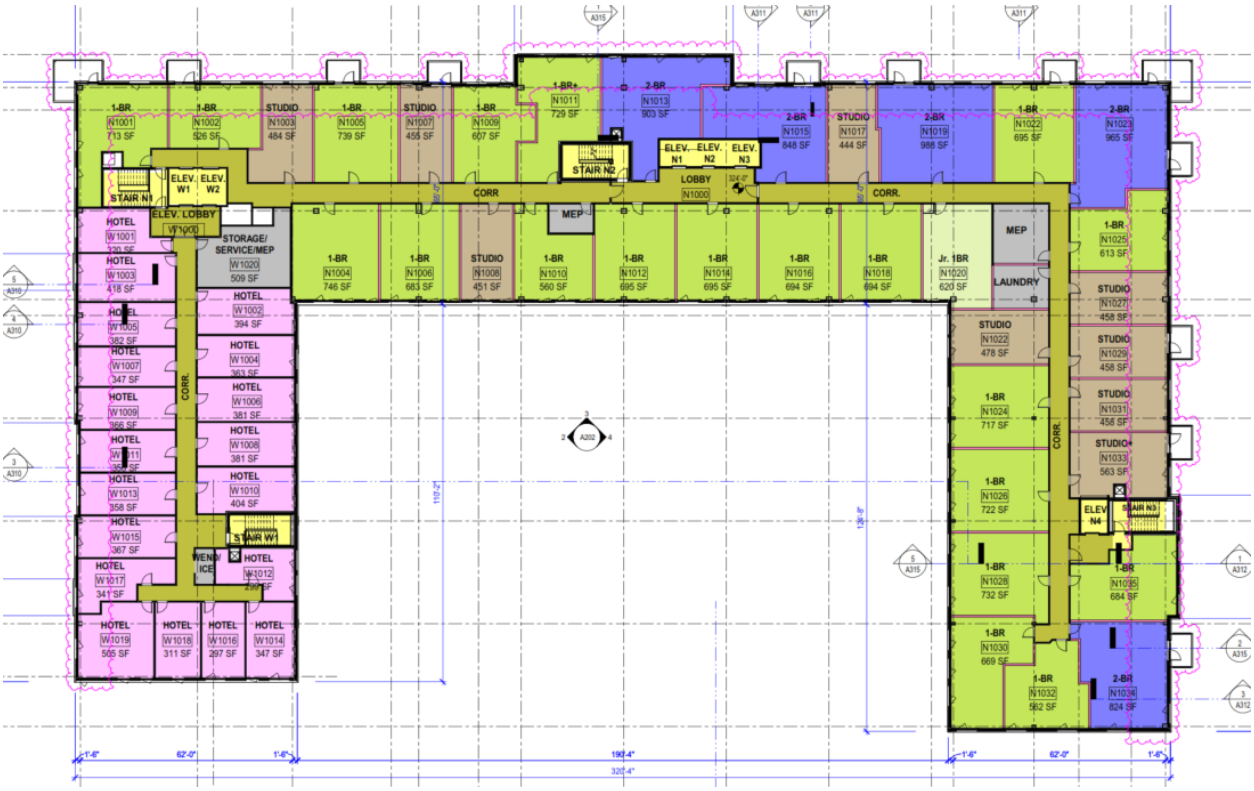
New height measurements: **North residential building: 133.17"** to the top of the roof deck of highest occupied level. South residential building: 139' 3" from Bank Street average grade to roof deck of highest occupied level (compare to 142' 10" to mechanical penthouse roof in previous submission.)

The overall roof height will remain less than the original 2021 approval and below than the 160' maximum allowable. **Affirmative finding.**



Level 9 (now Level 10) as approved under ZP-23-164

Section 14.6.4 Building Height
(f) Design and Public Space Standards Required for Additional Building Height
i. Design Standards: The maximum building height and mass is permitted By Right by the underlying Form District, as may be modified by the chosen Building Type and Frontage Type.



Level 10 as expanded, with balconies illustrated.

However, there are a number of ways that building shape, articulations, and choice of materials can be used to reduce the perceived height and mass of taller buildings, and ensure a high quality of design that complements the character of the Downtown and Waterfront area. After consultation with the Design Advisory Board and a Public Hearing, the Development Review Board shall evaluate any proposal seeking additional Building height under each of the following additional design standards, and find affirmatively that:

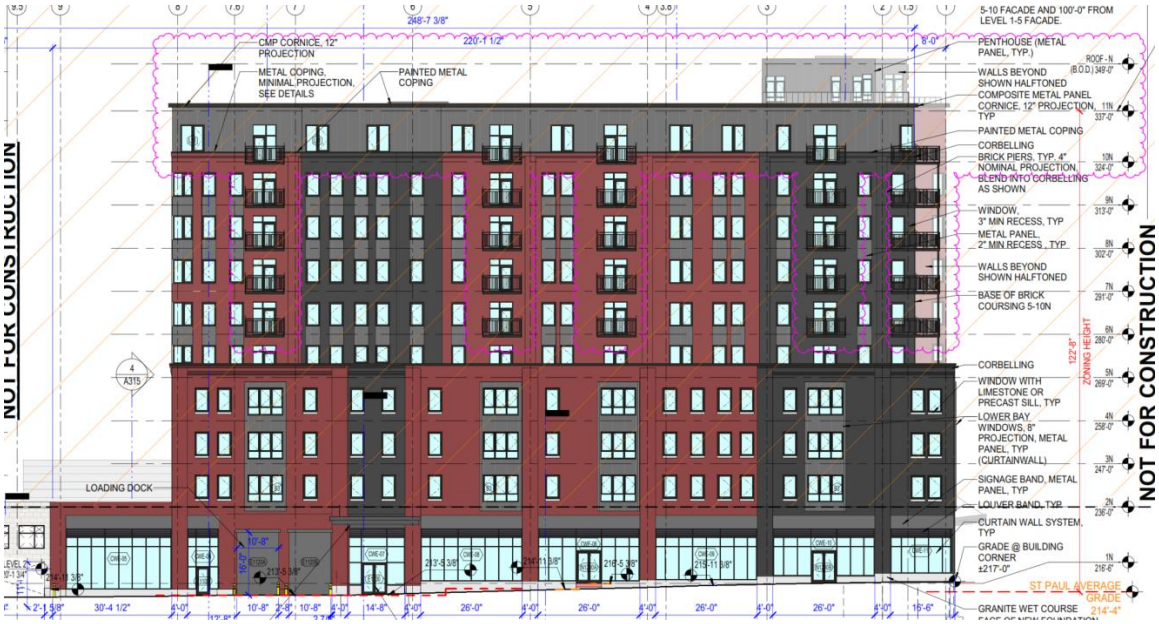
a. *The proposed building presents a design that emphasizes slender, vertically-oriented proportions to assure a rich visually interesting experience as viewed within the context of the downtown skyline; reinforces opportunities for establishing points of reference for visual orientation; and provides visual interest and human scale at the pedestrian level through the use of a variety of scales, materials, fenestration, massing, or other architectural design techniques;*

The building volume of the north residential building steps back at the 5th floor and is vertically accentuated with changes in the building plane, arrangement of windows, and introduction of varying primary materials. The roofline is emphasized with corbelling at the fourth floor level, and a bold cornice projection atop the 9th floor, north; breaking the massing up into readable building volumes. The 10th floor steps back 10' from Floors 5-9; the 11th floor is distinguished from the structural massing below it with a change in material and building openings, yet capped with painted metal coping and an additional 12" cornice projection. The use of brick piers and

the addition of balconies further accentuates the vertical rise of the building, drawing the eye upward.
The proposed 11th Level penthouse is diminutive in size, unlikely to be viewed from the streetscape. It is clad in metal panel, and if further stepped back from Levels 5-10.

The corbelling and cornices at floors 4, 9, and 10 cap the massing and completes the vertical rise. The overall arrangement strengthens and supports the street plane on Cherry, St. Paul, and Pine Streets.

Most alterations under review are upper-level, and do not impact previously approved plans relative to the streetfront/pedestrian level. Form Code Checklists have been reviewed by staff.

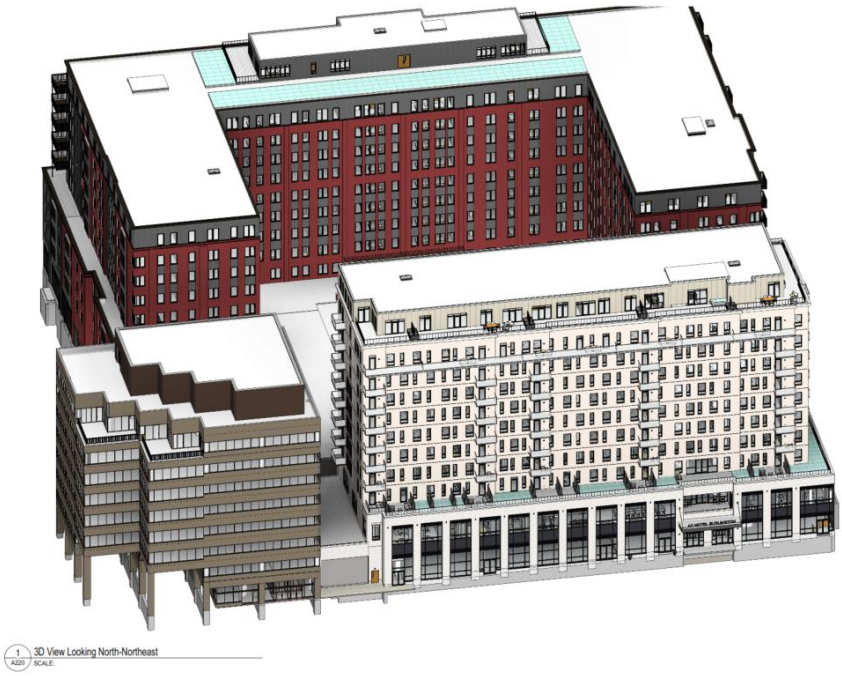


and,

b. Upper story proportions of the building are oriented and tapered and/or separated into separate masses in order to retain sky view between individual building elements from the public thoroughfare.

The north building is clearly divided into separate volumes, allowing sky views between north and south building elements. The upper stories are stepped back on both the north and south buildings. The addition of balconies enriches the building elevations, while enhancing the residential units with a generous amenity.

The residential unit count (across both the north and south buildings) stands at 373 residential units (53 in the South building, 320 in the North building; with 20% Inclusionary = 75 units.) Hotel room count is a total of 330.



The DRB may condition approval of additional building height by reducing the By-Right building mass by no more than 10% of the total floor area of the new floors enabled by granting the additional building height. In no case shall the maximum By-Right building height be reduced.

Nothing in the plan suggests the necessity of a reduction in building mass. This amendment reduces the 2017 approved building height (14 stories, 159'7" at Cherry Street) to 133.17", 10 stories and a penthouse. The additional height is limited to the penthouse, which remains under the allowable limit of 160'.

Affirmative finding.

ii. Active Public Space and Restrooms

A minimum of 20 sf/1,000 sf of the gross floor area above 85 feet shall be dedicated to active and publicly accessible upper story rooftops and terraces, and/or street-level public restrooms as follows:

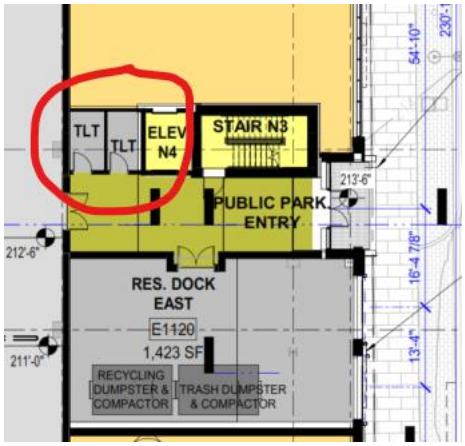
a. *Upper story rooftops and terraces must incorporate active public use such as outdoor dining with seating or other uses and activities that invite use by the public, and be located above the 7th floor. At least 25% of the space must be accessible to the general public during all regular business hours without expectation of payment or purchase.*

b. *Public restroom may count towards the public space requirement above at a ratio of 10:1. Public restrooms must be located on the ground floor, have a minimum size of 50 sq. ft., be signed from the public street, be actively monitored and maintained, and be open to the public during all regular business hours. Placement of a public restroom in partnership with the City within an adjacent public space or the public ROW may be acceptable with the concurrence of the respective responsible City department and*

provided actual development costs and projected 20 year maintenance costs are paid by the applicant.

There is 129,855 sq. ft. on floor levels more than 85'-0" above grade, requiring 3,413 sq. ft. of accessible roof terrace, 314 sq. ft. of public restroom space, or some combination of the two. With public rooftop terrace access uninsurable, publicly accessible restrooms totaling 314 sq. ft. have been include at the street level locations shown on sheet A101 in the North Hotel lobby, just south of the Pine Street parking entrance, and at the St. Paul Street pedestrian access to parking and the parking elevator.
The location of the third publicly accessible restroom in the hotel lobby shall be provided to staff when discerned.

Affirmative finding as conditioned.



II. Conditions of Approval

1. Sec. 14.4.13 e) iii. Small exterior vents (less than 10" x 10") associated with small scale heating/cooling equipment or residential appliances shall be permitted on the Facade of Buildings where residential occupancy occurs along the Facade. These are not permitted for other occupancies. Every effort should be made to minimize and consolidate the number of these vents.They shall be located, organized, screened, and detailed to harmonize and compliment the overall design of the façade.
2. Sec. 14.4.13 h) v. Awnings and Canopies shall not be internally illuminated or backlit, however they may contain lighting fixtures intended to illuminate the ground beneath when covering a Building entrance. x. Canopies shall be constructed of steel/aluminum or other appropriate, durable structural materials, and may be clad in metal panel, wood, or other durable finished material. xii. Canopies projecting into the public right-of-way shall be cantilevered or supported from above, and columns or posts extending to the ground are prohibited.
3. Impact fees will be recalculated included expanded area and uses on the 10th and 11th Levels. The applicant shall confirm the area breakdown for staff calculation **prior to**

issuance of a Certificate of Occupancy. Additionally, the applicant shall provide the area of Inclusionary Housing units to exclude that area from overall Impact Fee requirements.

4. Impact Fees shall be paid at least seven (7) days prior to occupancy of a new building or any portion thereof.
5. The final calculations for the number of inclusionary units shall be determined by the Housing Trust Fund Manager **prior to the issuance of a Certificate of Occupancy**.
6. Permits to add two hotels (one in the South building, one in the North) have changed the use/unit count to as follows:
    a. 373 dwelling units (53 in the South building, 320 in the North building.)
    b. 75 of those dwelling units intended as Inclusionary Units, all in the North building.
    c. 330 hotel rooms
7. All utility service connections shall be undergrounded.
8. **Prior to issuance of the Certificate of Occupancy**, the applicant shall provide the number of residential bedrooms to appropriately adjust the Long Term bike parking requirement. Staff shall confirm compliance.
9. In lieu of upper story rooftops or terraces accessible to the public, the applicant shall provide a minimum of 314 sq. ft. of public restroom(s). Public restrooms must be located on the ground floor, have a minimum size of 50 sq. ft., be signed from the public street, be actively monitored and maintained, and be open to the public during all regular business hours.
10. The location of the third publicly accessible restroom in the hotel lobby shall be provided to staff when discerned.
11. Any conditions of ZP-21-0414CA/MA (20-0717 Open Gov), ZP-23-164, ZP-23-555 and ZP24-122 not expressly herein altered shall remain in effect.
12. TDM plans, as adopted, remain in effect.
13. Standard Permit Conditions 1-15.

NOTE: These are staff comments only. The Development Review Board, who may approve, table, modify, or deny projects, makes decisions.

CityPlace Burlington- North Building Update **Zoning Application Summary, July 19, 2024**

This amends our application originally submitted for the current project concept on October 15, 2020 finalized/ accepted September 13, 2021 (ZP-20-717) and subsequent updates, including:

- ZP 23-164, conditionally approved 5/23/23; expanded North Building 10th floor and included other exterior changes
- ZP-23-553, conditionally approved 1/17/24; changed South Building uses to include Hotel
- ZP 24-122, conditionally approved 5/7/24; changed use of West wing of North Building to Hotel

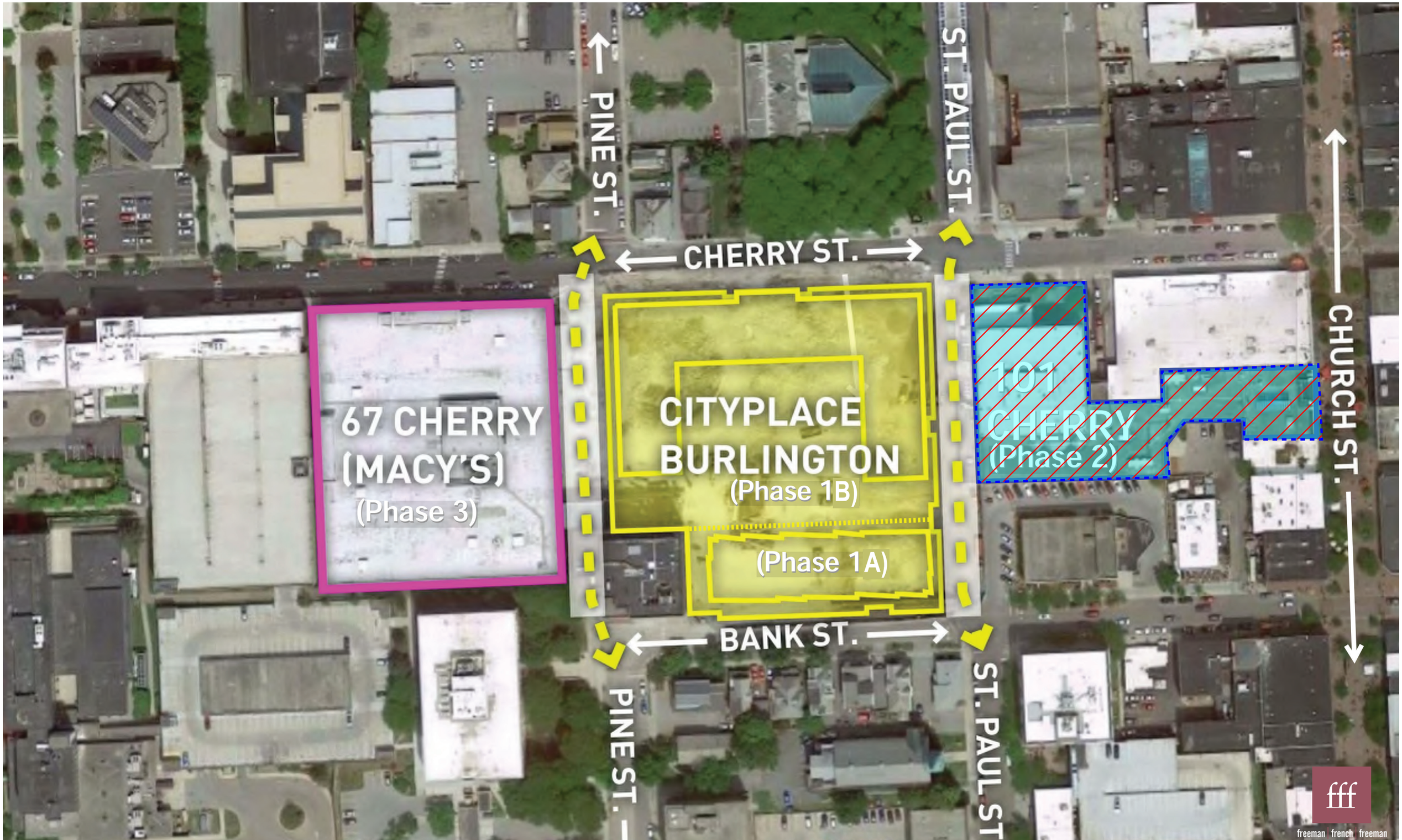
The amended application is limited to the drawings and checklists that highlight the primary changes since the 5/23/23 update, which include:

- The addition of balconies to the South Building. The projecting balconies will be constructed of precast concrete and supported on "colorgalv" black painted steel beams; the undersides of the balconies will match the sintered stone cladding of the upper portion of the building, which is constructed of sintered stone panels. Sintered stone is a manufactured stone and this material will be a custom match to the natural limestone used on the "podium" (the lower two levels of the building);
- Further expansion of the footprint of Level 10 of the North Building (which was labeled as Level 9 in the drawings for the update with 5/23/23 approval; we have since renumbered floors with street level being 1 instead of ground);
- A relatively small Level 11 North "Penthouse" to provide access to and storage to support top level green roofs and planned photovoltaic arrays; this penthouse also includes 2 additional apartments.

- The project will now include a total of about 373 residential units: 53 in the South Building and 320 in the North Building. The 20% inclusionary units (75 units if the total count of 373 units holds) will all be in the North building as previously discussed and will reflect the unit mix of the project as a whole. While the original application in 2020 included 426 residential units, the changes we have made have allowed us to maintain close to that unit count while adding 330 hotel rooms which are critical to obtaining financing and continuing construction of this important project.
- Not included in the zoning checklists is the approach to the public amenities to be provided in exchange for height above 85'-0". With this update, there is 129,855sq ft on floor levels more than 85'-0" above grade, requiring 3,413 sq ft of accessible roof terrace, 314 square feet of public restroom space, or some combination of the two. With public rooftop terrace access uninsurable, publicly accessible restrooms totaling 314sf have been included at the street level locations shown on sheet A101 (in the North Hotel lobby (location TBD & not shown), just south of the Pine Street parking entrance, and at the St Paul Street pedestrian access to parking and the parking elevator).
- Previous applications include traffic studies, noise and air quality studies, a commitment to Transportation Demand Management, and other items which are noted in the conditions of prior permits. We have been advised that the scope of this amendment does not require updates to the traffic, noise, and air quality studies and CPP is working on a contract with CATMA to provide TDM services. The team remains committed to completing the project, maintaining a dialogue with Zoning and other City offices, and fulfilling permit conditions prior to seeking initial occupancy. We are currently projecting South Building occupancy in late spring 2025 and North Building and parking structure occupancy in early 2027.

The application consists of the following components:

1. This summary
2. New sheets to replace versions thereof previously submitted; only the sheets showing changes from prior submissions have been included.
3. Revised Form District checklists. *The only checklist requiring revisions for this submission are 14.4.3 and 14.4.13; other lists remain current as previously submitted.* Checklists are edited versions of the original submission, with altered text shown with strikethrough and the revised text shown in bold print.
4. Public Meeting Certification. The project was presented at the Wards 2/3 Neighborhood Planning Assembly on 7/11/2024. The meeting certification is accompanied by minutes and an attendee list.



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CityPlace Burlington

What's Changed?

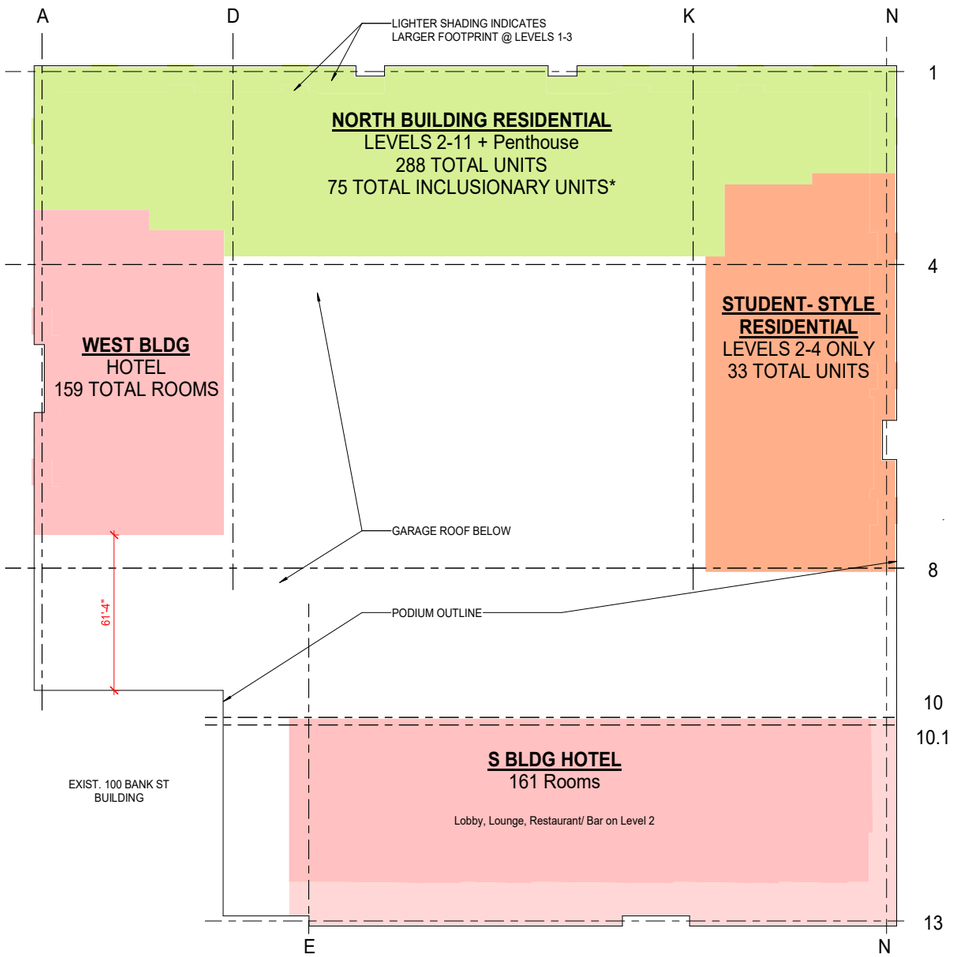
Why are we here?

- Enlarged North Building's Level 11
- Added balconies to North Building

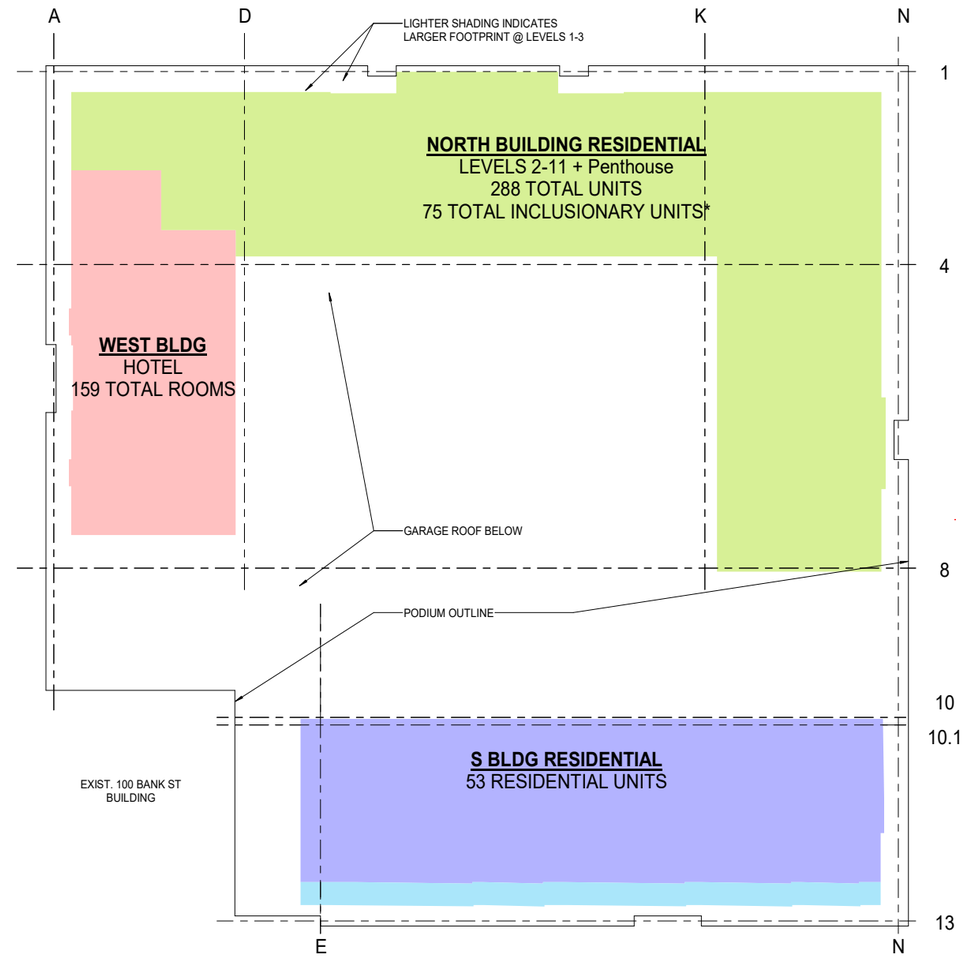
What else Changed?

Approved separately or does not require DRB approval

- Changed West wing of N Building to hotel use
- Changed brick colors
- If not approved or appealed, existing permits will not be affected



LEVELS 2-4 NORTH/ 2-7 SOUTH



LEVELS 5-10 NORTH/ 8-11 SOUTH

UNIT COUNTS	Total
North Bldg - Mkt	288
North Bldg - Student Apt	32
South Bldg	53
TOTALS	**373**

Hotel Room Counts *Total*	320
South Building	161
North Building W wing	159

PROJECT TOTALS, W/SUPPORT ALLOCATED TO USES

Program Space		*Round to 50*	%*
Retail	37,742	*37,750*	5.05%
Residential incl. student	345,546	*345,550*	46.25%
Hotel	189,260	*189,250*	25.33%
Community	3,080	*3,100*	0.41%
Parking	171,558	*171,550*	22.96%
Total Gross Sq Ft†	**747,187**	***747,200***	
TOTAL GSF BY TAKEOFF	***748,157***		

PR-001

Program Summary

7/9/2024 9:32:40 PM

PR-400

Rendering - Cherry & Pine

July 08, 2024

fff freeman french freeman CITYPLACE BURLINGTON

PR-401

Rendering - Cherry & St. Paul Street

July 08, 2024

fff freeman | french | freeman CITYPLACE BURLINGTON

PR-402

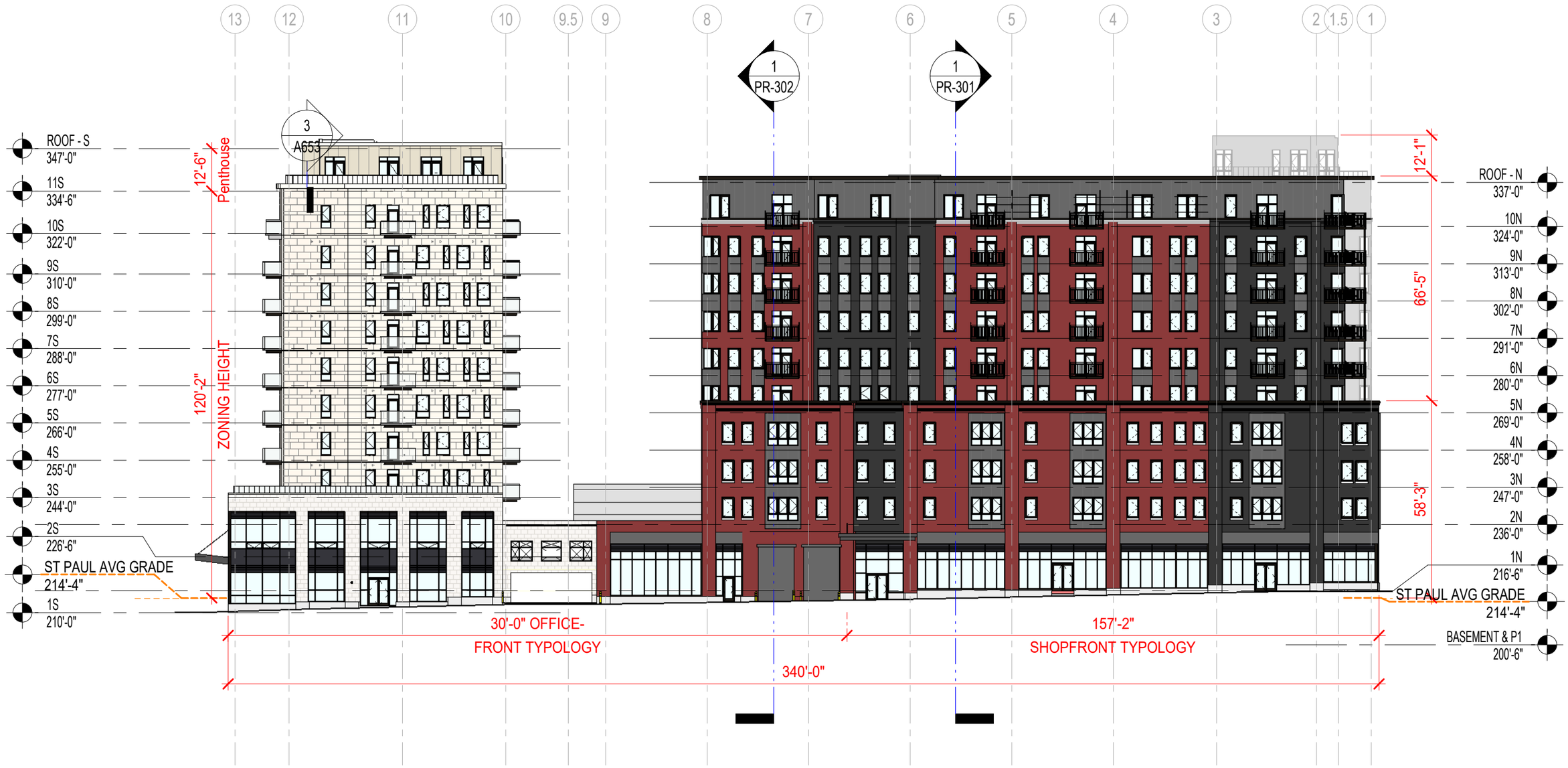
Pine Street Close up

July 08, 2024

PR-404

Rendering - St. Paul & Bank Street

July 08, 2024



PR-201

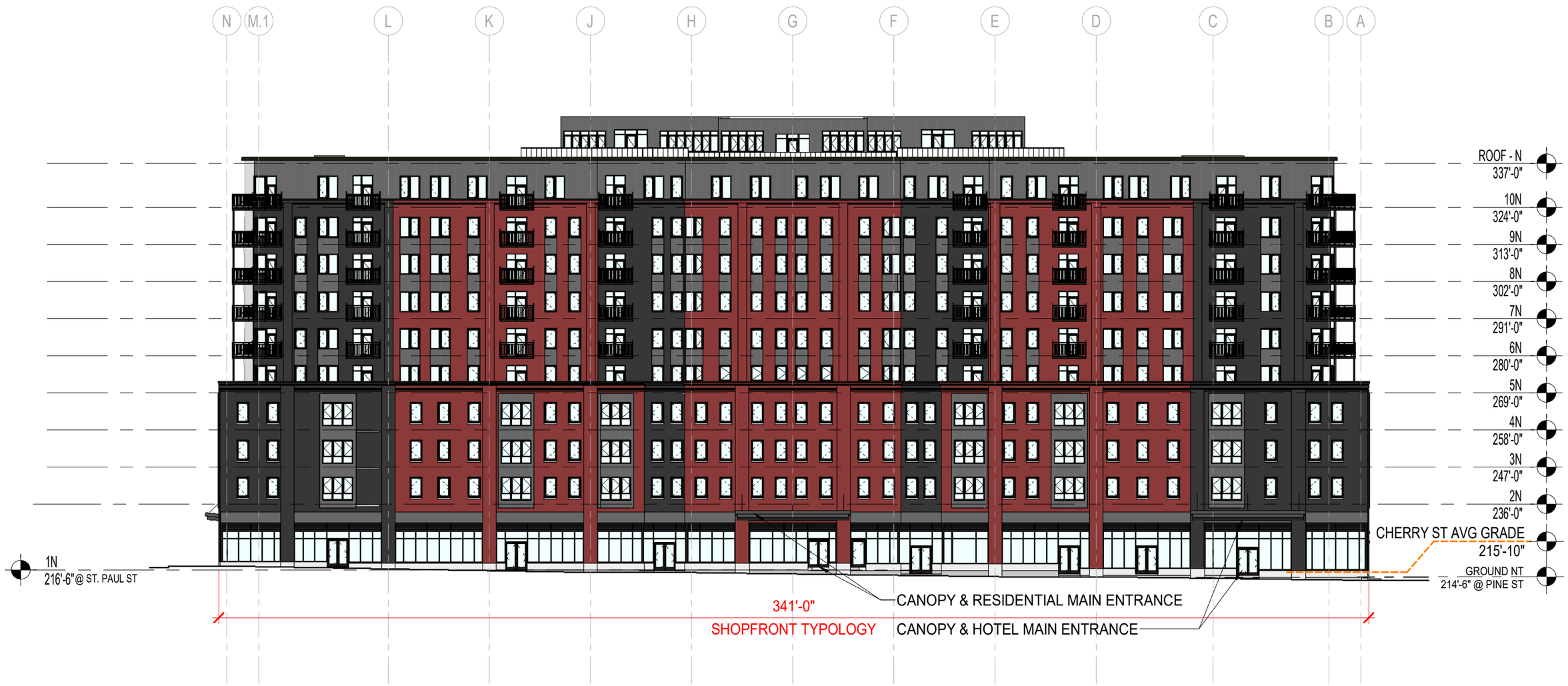
East (St Paul St) Elevation

July 08, 2024

0' 15' 30' 45' 60'

fff freeman french freeman

CITYPLACE BURLINGTON



PR-203

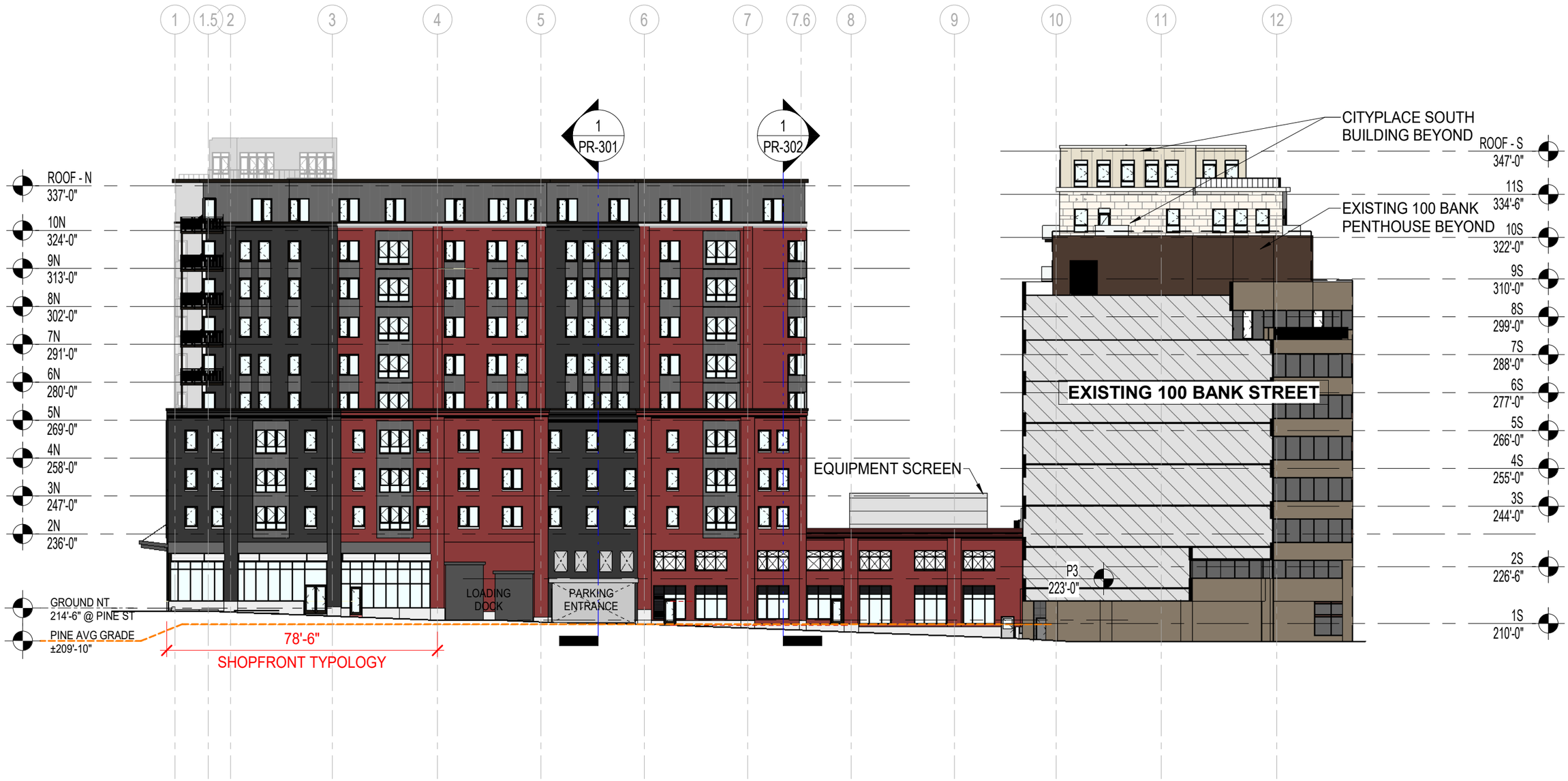
North (Cherry St) Elevation

July 08, 2024

0' 15' 30' 45' 60'

fff freeman french freeman

CITYPLACE BURLINGTON



PR-204

West (Pine St) Elevation

July 08, 2024

0' 15' 30' 45' 60'

fff freeman french freeman

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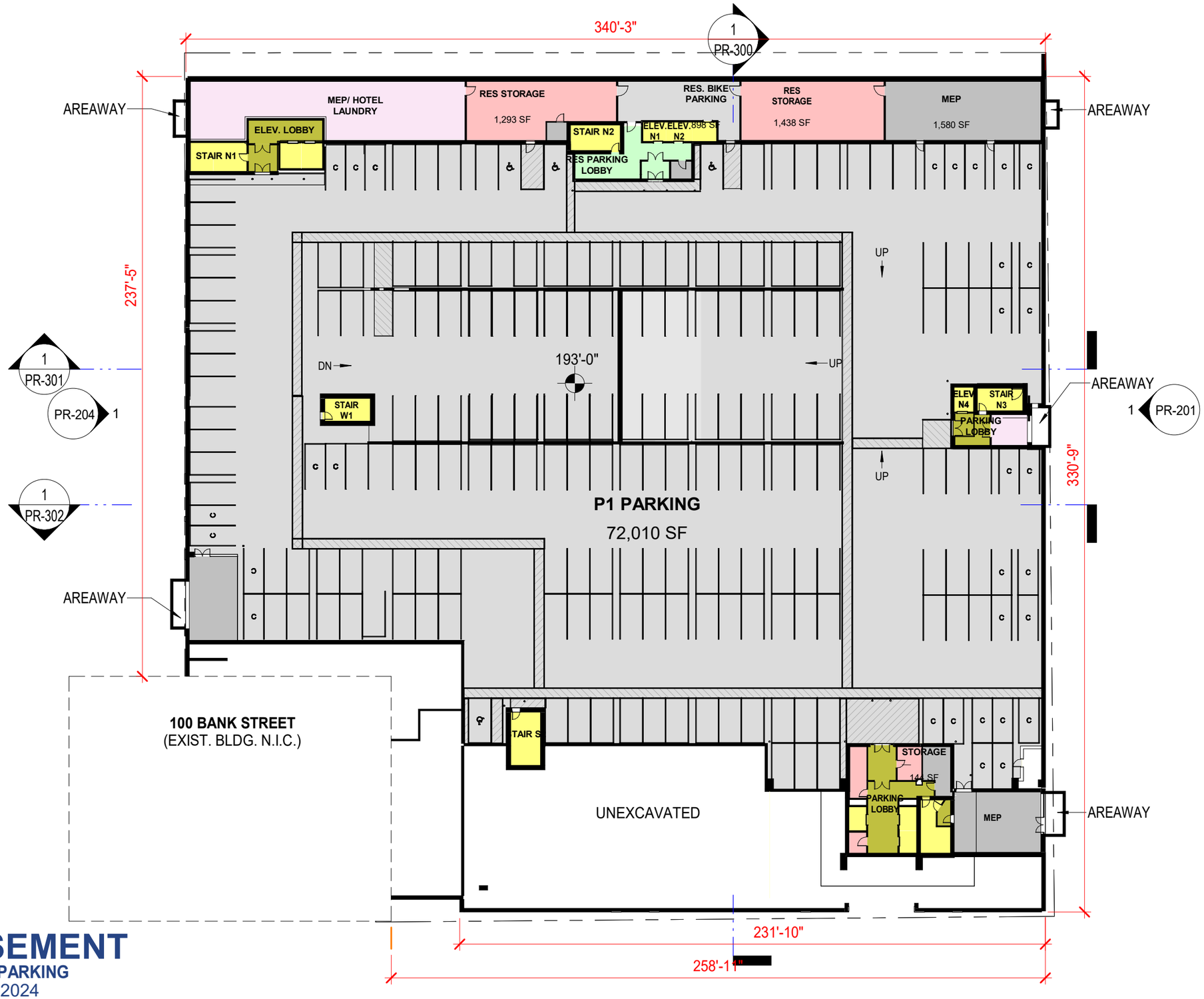
CITYPLACE
BURLINGTON

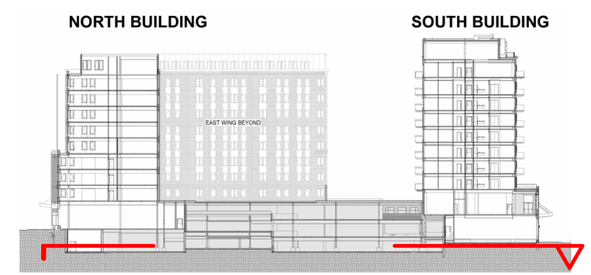
FOR ADDITIONAL INFORMATION PLEASE CONTACT

CITYPLACE PARTNERS , LLC
Dave Farrington - 802.316.6452
info@ buildingCITYPLACE.com



PROGRAM LEGEND

- PARKING
- MEP/ BUILDING SUPPORT
- RESIDENTIAL- STORAGE
- RES. LOBBY & AMENITY
- RETAIL
- CIRCULATION
- ELEVATORS & STAIRS
- SPOT ELEVATION- FINISH FLOOR



N

0' 20' 40' 60' 80'

PR-100

BASEMENT

AND P1 PARKING

July 08, 2024

CITYPLACE BURLINGTON

freeman french freeman

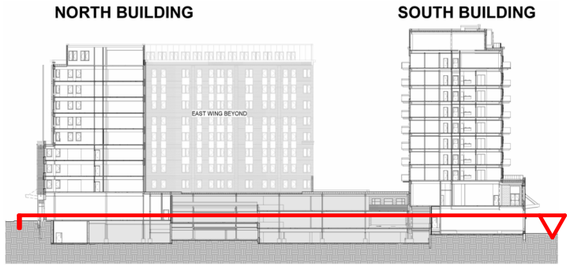
PROGRAM LEGEND

- PARKING
- MEP/ BUILDING SUPPORT
- RESIDENTIAL- STORAGE
- RES. LOBBY & AMENITY
- RETAIL
- CIRCULATION
- ELEVATORS & STAIRS
- SPOT ELEVATION- SIDEWALK GRADE OR FINISH FLOOR

NOTES

SQUARE FOOTAGES SHOWN ARE PRELIMINARY

USABLE AREA. RENTABLE AREA WILL BE SLIGHTLY LARGER.



N

0' 20' 40' 60' 80'

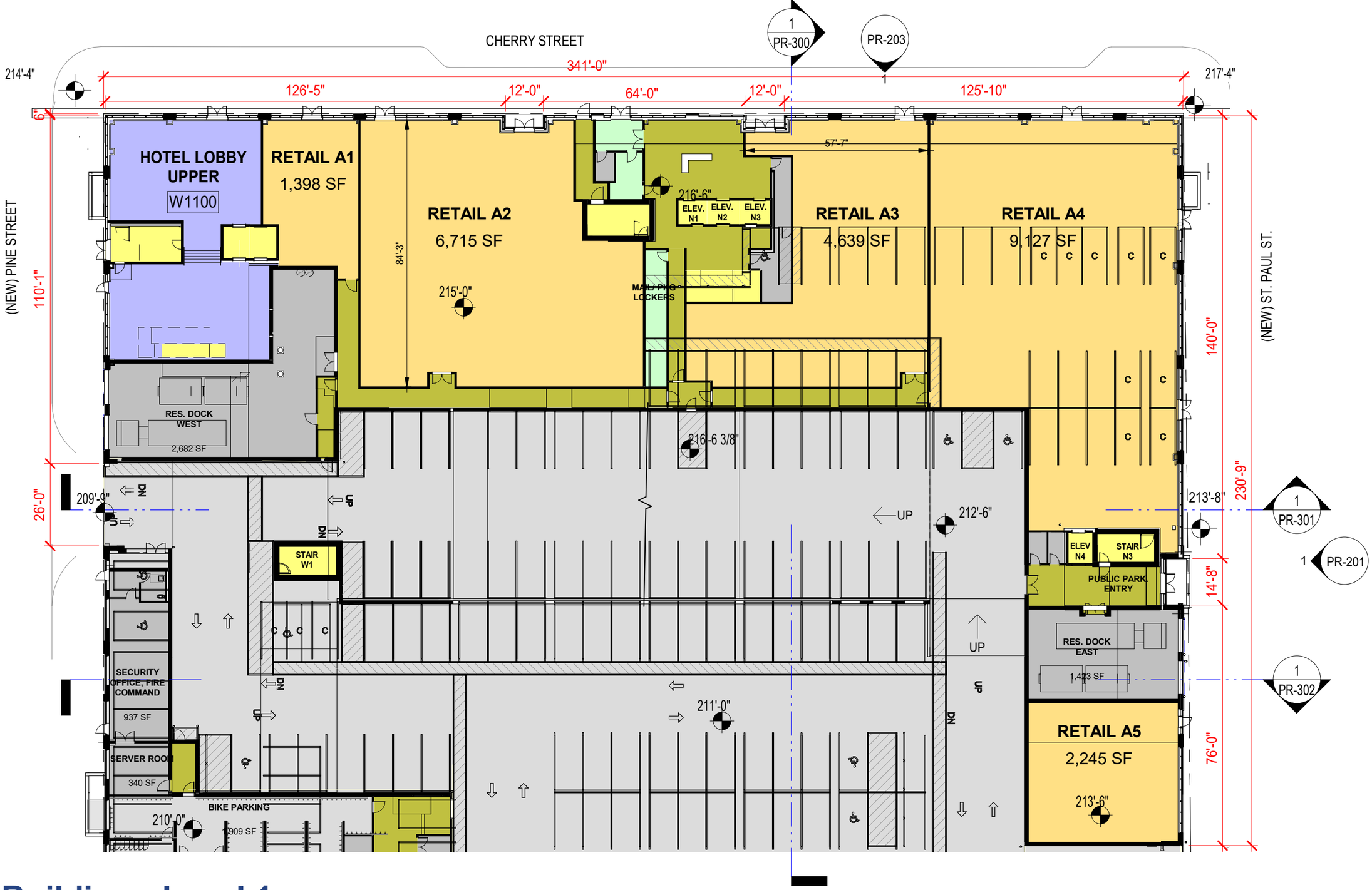
PR-101

Level 1

AND P2 PARKING

July 08, 2024

CITYPLACE BURLINGTON



PR-101N

North Building - Level 1

July 08, 2024

0' 15' 30' 45' 60'

N

CITYPLACE BURLINGTON

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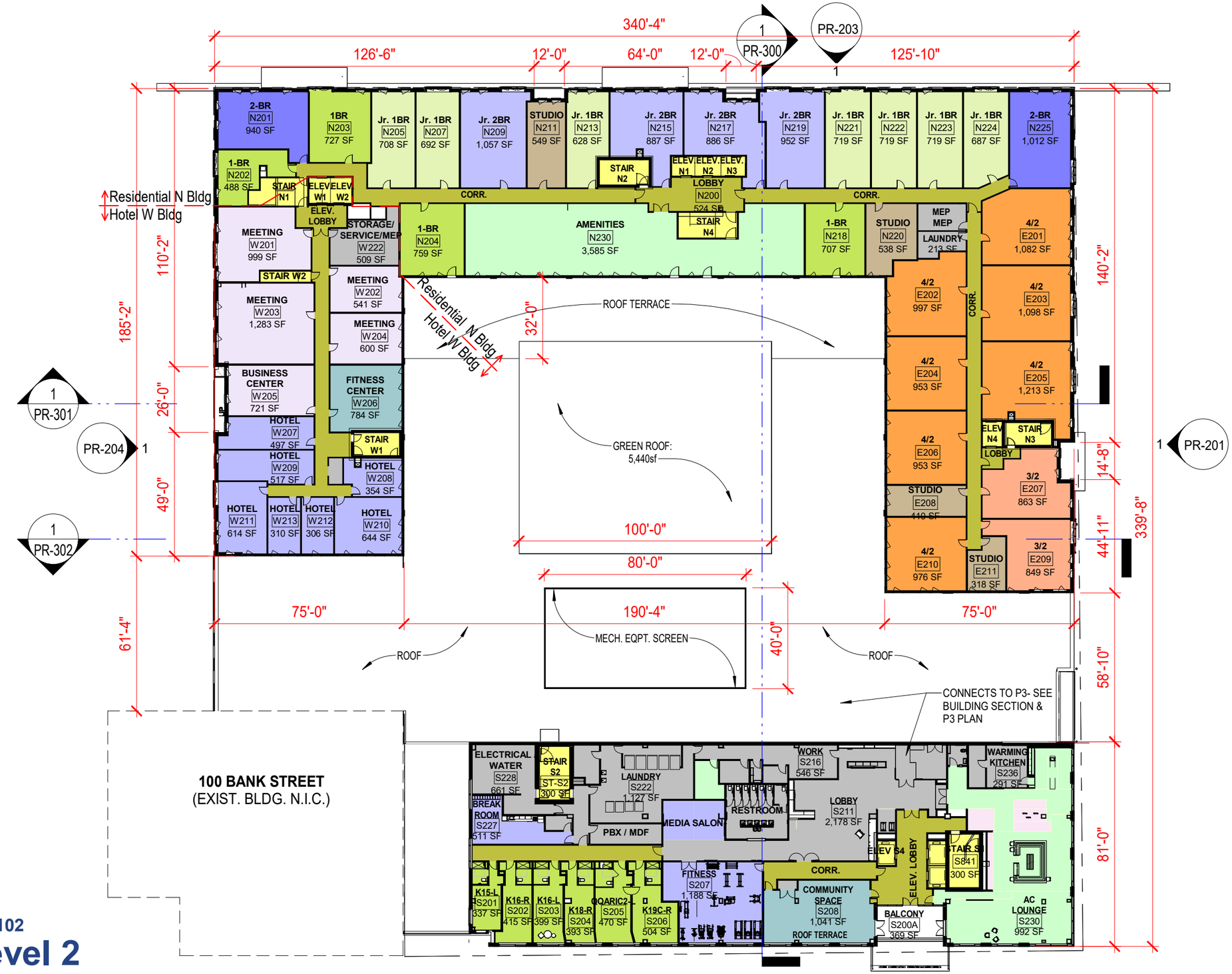
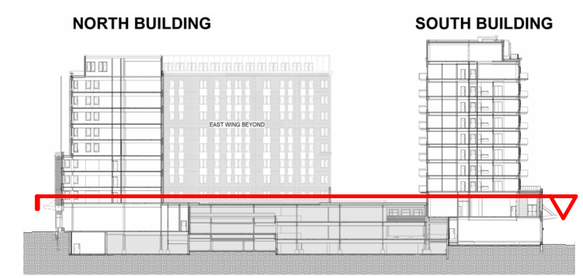


PROGRAM LEGEND

- MEP/ BUILDING SUPPORT
- RESIDENTIAL- STORAGE
- RES. LOBBY & AMENITY
- PARKING
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- 3 BR RESIDENTIAL
- CIRCULATION
- ELEVATORS & STAIRS
- OFFICE/ CO-WORKING
- COMMUNITY SPACE
- MEETING, MTG SUPPORT



N

0' 20' 40' 60' 80'

PR-102

Level 2

July 08, 2024

CITYPLACE BURLINGTON

freeman french freeman

PR-102N

North Building - Level 2

July 08, 2024

0' 15' 30' 45' 60'

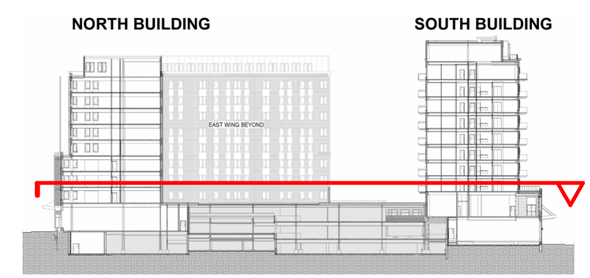
N

CITYPLACE BURLINGTON

freeman french freeman

PROGRAM LEGEND

- CIRCULATION
- ELEVATORS & STAIRS
- STUDIO
- 1 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- MEP/ BUILDING SUPPORT



N

0' 20' 40' 60' 80'

PR-103

Level 3

July 08, 2024

CITYPLACE BURLINGTON

freeman french freeman

PR-103N

North Building - Level 3

July 08, 2024

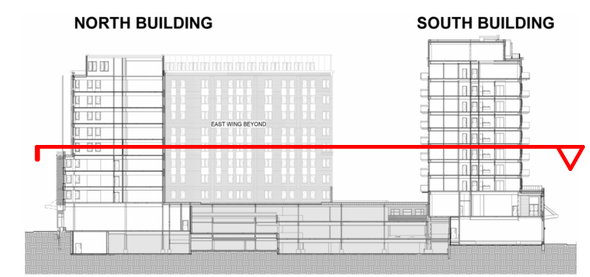
0' 15' 30' 45' 60'

N

CITYPLACE BURLINGTON

PROGRAM LEGEND

- CIRCULATION
- ELEVATORS & STAIRS
- STUDIO
- 1 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- MEP/ BUILDING SUPPORT



N

0' 20' 40' 60' 80'

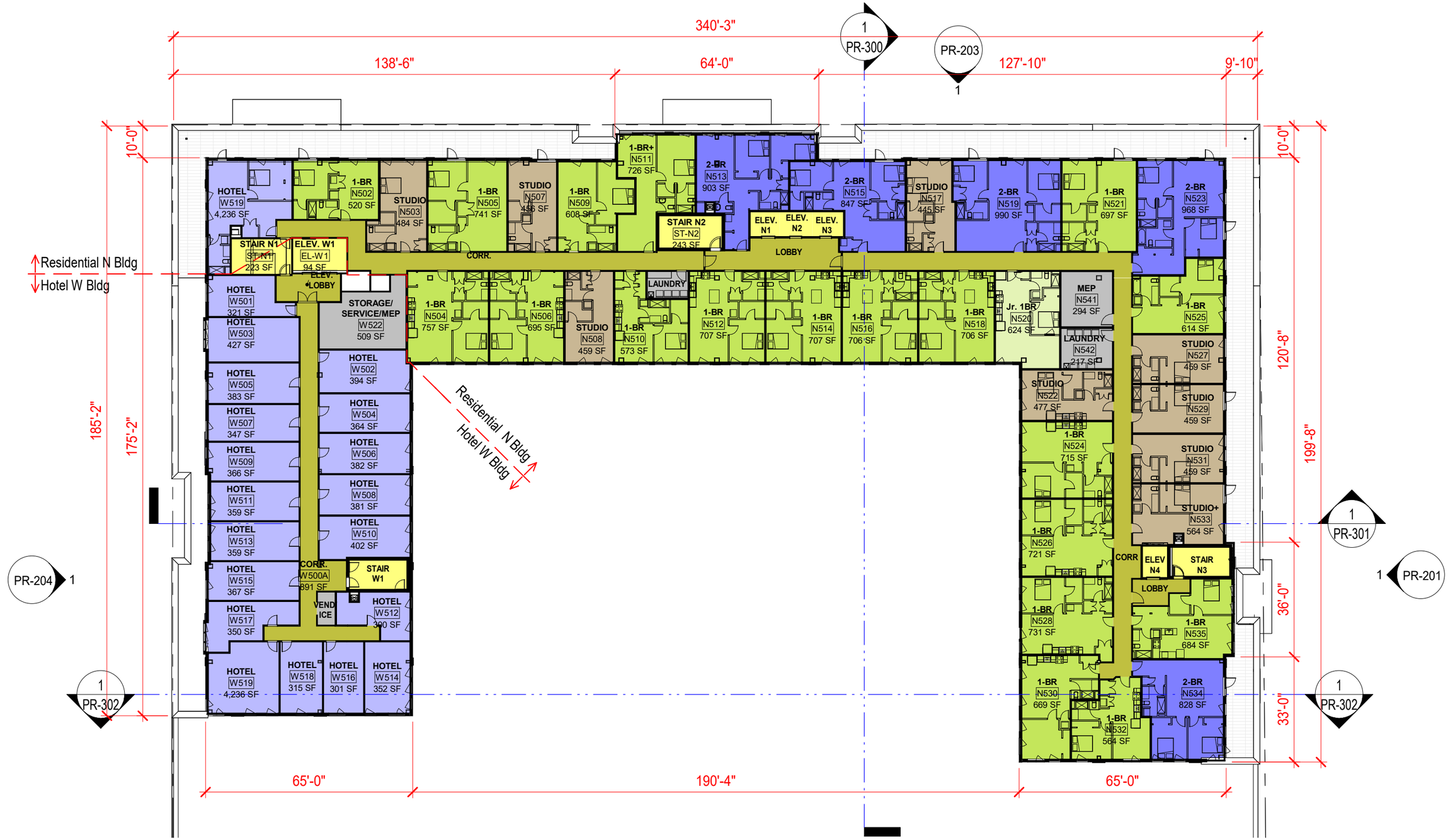
PR-105

Level 5

July 08, 2024

CITYPLACE BURLINGTON

freeman french freeman



PR-105N

North Building - Level 5N-9N

July 08, 2024

0' 15' 30' 45' 60'

N

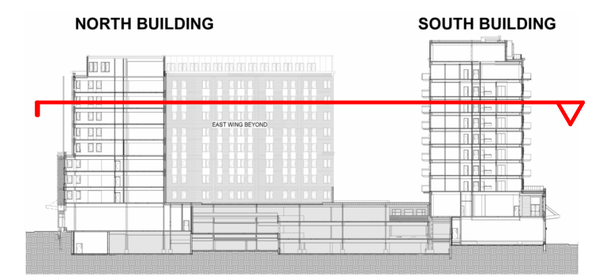
CITYPLACE BURLINGTON

freeman french freeman

PROGRAM LEGEND

- CIRCULATION
- ELEVATORS & STAIRS
- STUDIO
- 1 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- MEP/ BUILDING SUPPORT

RESIDENTIAL UNITS



N

0' 20' 40' 60' 80'

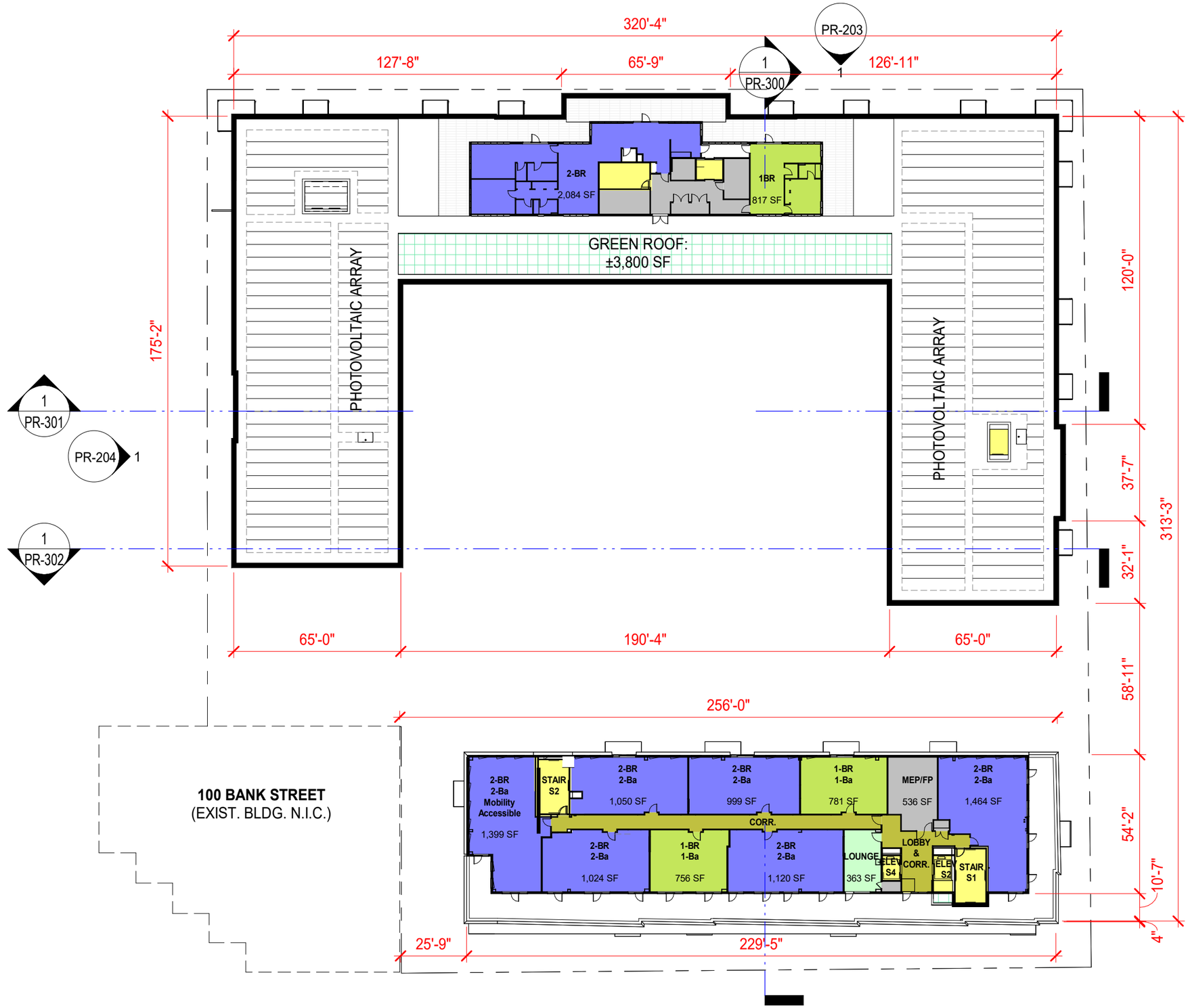
PR-108

Level 8

July 08, 2024

CITYPLACE BURLINGTON

freeman french freeman

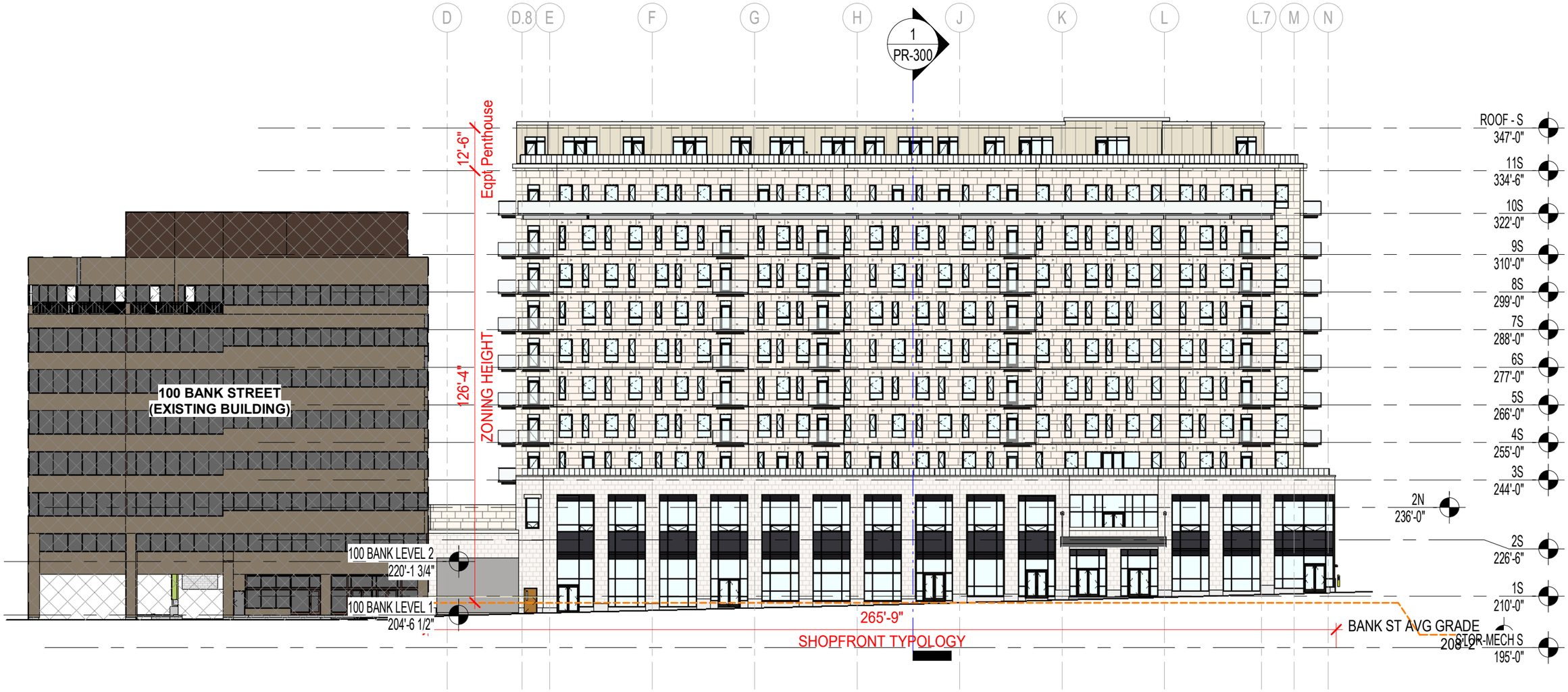


PR-111

Level 11

July 08, 2024

CITYPLACE BURLINGTON



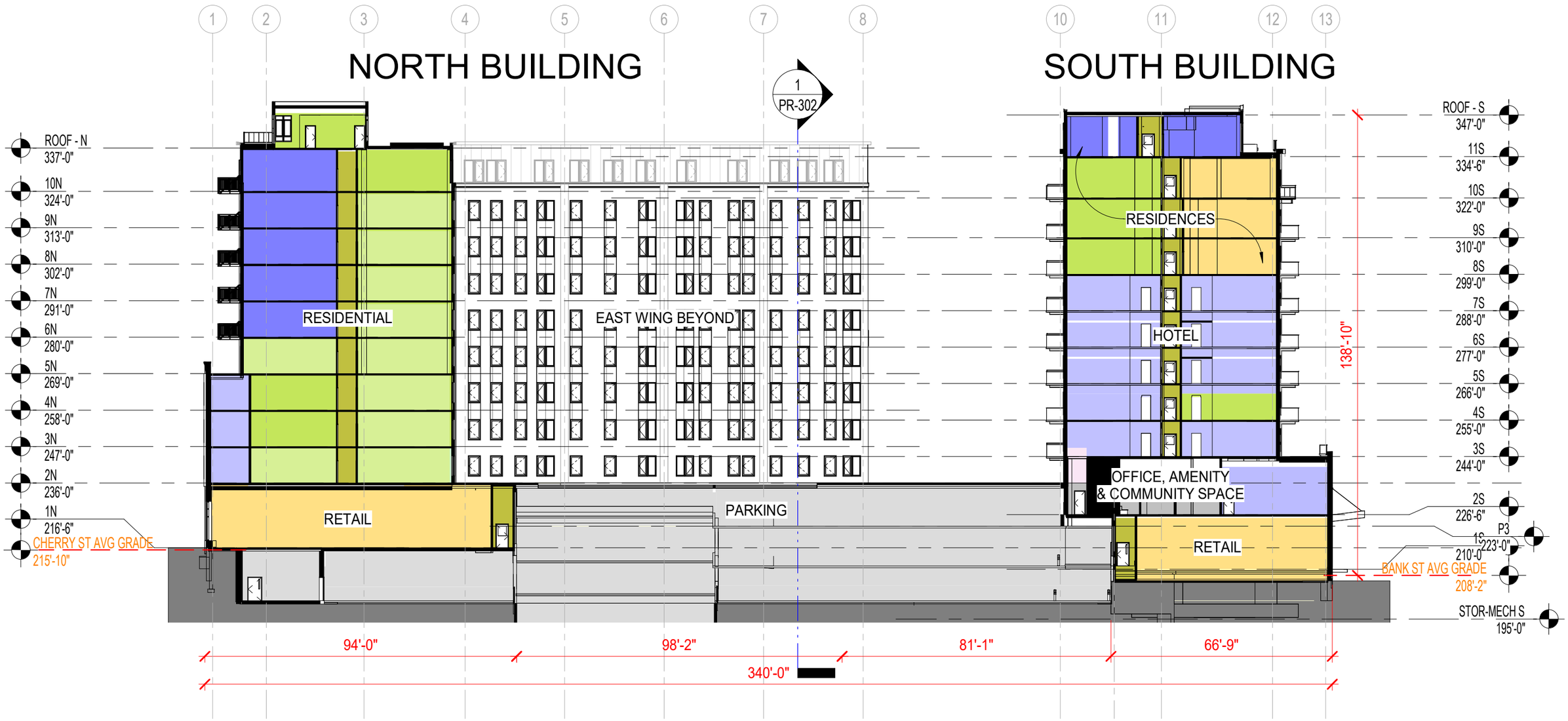
PR-202

South (Bank St) Elevation

July 08, 2024

0' 15' 30' 45' 60'

CITYPLACE BURLINGTON



PR-300

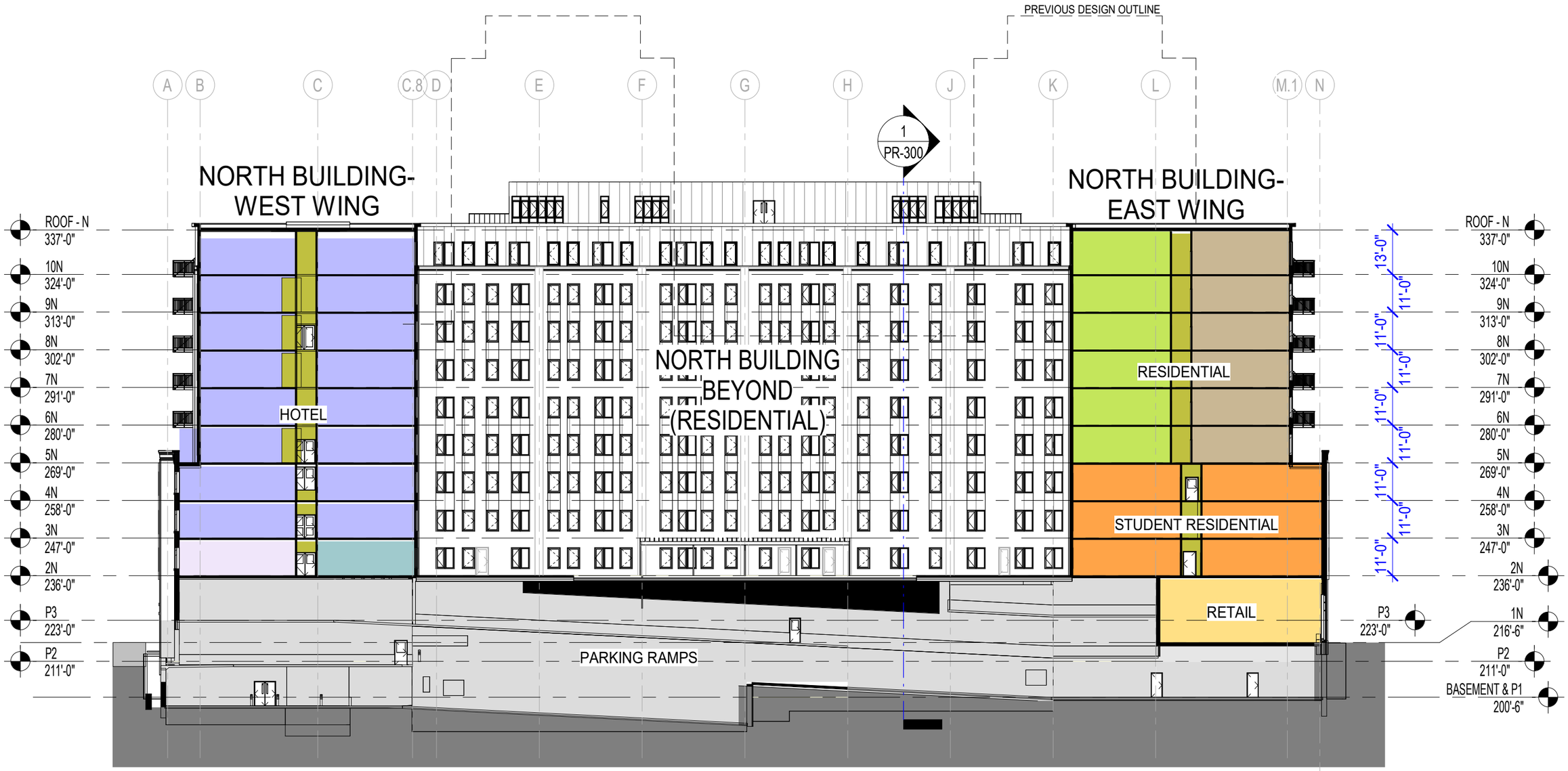
N-S Section Looking East

July 08, 2024

0' 15' 30' 45' 60'

fff freeman french freeman

CITYPLACE BURLINGTON



PR-301

E-W Section Looking North

July 08, 2024

0' 15' 30' 45' 60'

CITYPLACE BURLINGTON

PR-405

Rendering - St. Paul & Bank Street Close up

July 08, 2024

CITYPLACE BURLINGTON

CITYPLACE BURLINGTON- PHASE 1
BURLINGTON, VERMONT

NORTH BUILDING : ZONING AMENDMENT

JULY 18, 2024

fff
freeman | french | freeman
81 Maple Street · Burlington Vermont 05401
802·864·6844 · www.fffinc.com
Architecture · Planning · Interiors

OWNER

CityPlace Partners, L.L.C.
110 Main Street, Sute 2B
Burlington, VT 05401
(802) 373-9612

ARCHITECT

Freeman French Freeman, Inc.
81 Maple Street
Burlington, VT 05401
(802) 864-6844

LANDSCAPE ARCHITECT

SE GROUP
131 Church Street
Burlington, VT 05401
(802) 862-0098

CIVIL ENGINEER- ST. PAUL & PINE STREETS (IN SCOPE)

Engineering Ventures, PC
208 Flynn Avenue
Burlington, VT 05401
(802) 863-6225

CIVIL ENGINEER- BANK & CHERRY STREETS (BY CITY)

Included for reference purposes, under separate contract
Stantec, Inc.
55 Green Mountain Dr
S. Burlington, VT 05403
(802) 864-0223

STRUCTURAL ENGINEER

Hardy Structural Engineering
875 Roosevelt Hwy
Colchester, VT 05446
(802) 655-0755

MEP ENGINEER

LN Consulting, Inc.
208 Flynn Ave, Suite 2J
Burlington, VT 05401
(802) 655-1753

SPECIFICATIONS

Collective Wisdom
75 Bay State Rd
Weston, MA 02493
(781) 647-SPEC

GEOTECHNICAL ENGINEER

GeoDesign
85 Granite Shed Lane Unit #1
Montpelier, VT 05602
(802) 647-2033

COMMISSIONING AGENT

CxAssociates
111 Main Street
Burlington, VT 05401
(802) 861-2715

CONSTRUCTION MANAGER + FIRE PROTECTION ENGINEER

Chase Engineering, Inc.
34 Chelsea Road
Essex Jct., VT 05452
Phone: (802) 893-7900
matt@chaseengineering.com

LOCATION MAP

AERIAL VIEW- PORTION OF DOWNTOWN BURLINGTON, VERMONT

RENDERINGS

PERSPECTIVE: LOOKING SOUTHWEST FROM CORNER OF CHERRY AND SAINT PAUL STREETS (FUTURE PHASE WORK)

PERSPECTIVE: LOOKING SOUTHEST FROM CORNER OF PINE AND CHERRY STREESTS

PERSPECTIVE: CORNER OF CHERRY AND PINE STREETS LOOKING SOUTHEST

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES.
2. ALL WORK PERFORMED TO BE OF ACCEPTED INDUSTRY STANDARDS AND PRACTICES GOVERNING THE HIGHEST DEFINED QUALITY OF WORKMANSHIP.
3. CONTRACTOR TO COORDINATE KEYING REQUIREMENTS WITH THE OWNER AND THOSE SCHEDULED WITHIN THESE DOCUMENTS.
4. FIRE PROTECTION DEVICES, FIRE ALARM DEVICES, EXIT SIGNS AND EMERGENCY LIGHTING ARE TO BE LOCATED AS DIRECTED AND REQUIRED BY CODE AND / OR AUTHORITIES HAVING JURISDICTION.
5. ALL EXTERIOR WOOD BLOCKING AND ALL WOOD IN CONTACT WITH CONCRETESLABS AND / OR MASONRY TO BE PRESSURE TREATED.
6. CONTRACTOR TO VERIFY LAYOUT AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND TO CONSULT WITH THE ARCHITECT REGARDING ANY DISCREPANCIES THAT EXIST WITHIN THESE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR TO COORDINATE WITH THE OWNER FOR ANY ITEMS TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR PERMITS, FEES, ETC. ASSOCIATED WITH THE EXECUTION AND COMPLETION OF THE WORK AS DEFINED IN THE CONTRACT.
9. PROVIDE FIRE TREATED WOOD BLOCKING IN PARTITIONS AS REQUIRED FOR MOUNTING OF CABINETS, SHELVING, GRAB BARS, TACK BOARDS, ETC.
10. ALL WOOD FRAMING/ BLOCKING AND UNIT MASONRY SIZES ARE NOMINAL, UNO.
11. ALL EXPOSED INTERIOR STEEL TO BE PAINTED, EXPOSED EXTERIOR STEEL TO BE GALVANIZED, UNO.
12. ALL INTERIOR PLAN DIMENSIONS ARE FROM FINISHED FACE OF WALLS, UNO.
13. WHERE WALLS OR PARTITIONS ON EITHER SIDE OF A DOOR ARE SHOWN AS SOUND, SMOKE, OR FIRE RATED, THE WALL OR PARTITION OVER THE DOOR SHALL BE RATED TO THE HIGHEST RATING OF THE ADJACENT WALLS AND PARTITIONS, UNLESS OTHERWISE NOTED.
14. THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY TO EACH OTHER AS DEFINED IN THE A201 GENERAL CONDITIONS. BRING CONFLICTING INFORMATION TO THE ATTENTION OF THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONFLICTING REQUIREMENTS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ARCHITECT WILL RENDER A DECISION ON HOW TO RESOLVE THE CONFLICT AT A LATER DATE. THE CONTRACTOR IS RESPONSIBLE FOR THE HIGHER COST OF THE CONFLICTING REQUIREMENTS UNLESS CLARIFIED IN WRITING WITHIN OR PRIOR TO SUBMITTING THE BID OR PROPOSAL.
15. SQUARE FOOTAGES SHOWN ARE MEASURED TO EXTERIOR FACE OF EXTERIOR WALLS AND CENTERLINE OF INTERIOR WALLS. FOR THE PURPOSES OF COUNTING SQUARE FOOTAGE ONLY, WALLS BETWEEN PARKING AND INTERIOR SPACE ARE CONSIDERED "INTERIOR". SQUARE FOOTAGES SHOWN ARE NOT TO BE USED FOR MATERIAL TAKEOFFS OR BASIS OF BID.
16. EXCEPT AS NOTED ABOVE IN #15, WALLS SEPARATING PARKING FROM ANY OTHER SPACE SHALL BE 2-HR F.R.R. AND CONSIDERED 'EXTERIOR WALLS', REQURIED TO MEET INSULATION, AIR TIGHTNESS, AND ENERGY CODE REQUIREMENTS FOR EXTERIOR WALLS, INCLUDING BLOWER DOOR TESTING CONTRACTUAL REQUIREMENTS.
17. DEMISING WALLS BETWEEN UNITS SHALL BE CONSTRUCTED TO BE AIRTIGHT BASED ON PARTITION TYPE REQUIREMENTS. THE ENERGY CODE REQUIRES 10% OF UNITS TO BE TESTED TO MEET AIR LEAKAGE REQUIREMENTS AND IF ANY SINGLE PARTITION FAILS, THEN ALL DEMISING WALLS IN PROJECT MUST BE TESTED AND REPAIRED.

MATERIALS LEGEND

- METAL OR WOOD STUD FRAMING (SEE WALLTYPES, A004 & A005)
- CONCRETE
- MASONRY - BRICK or LIMESTONE (SEE ELEVATIONS)
- MASONRY - GRANITE
- TYPE 1 & 2 INSULATION- EPS
- TYPE 3 INSULATION- XPS NOTCHED
- TYPE 4 INSULATION- BLACK=ACOUSTIC ONLY RED = ACOUSTIC+THERMAL
- INSULATION TYPE 5, 6, & 12- MINERAL FIBER BOARD
- INSULATION TYPES 7 & 9- POLYISOCYANURATE
- INSULATION TYPE 8, 10- SPRAY FOAM
- INSULATION TYPE 11- CELLULOSE
- EARTH
- GYPSUM BOARD
- CEMENT BOARD
- STEEL
- ALUMINUM
- CRUSHED STONE
- PLYWOOD
- **SHADING INDICATES PORTIONS OF DRAWINGS NOT ISSUED FOR CONSTRUCTION.** SHADING STYLE MAY VARY BETWEEN DESIGN DISCIPLINES

NOTE: PATTERN DESNITY MAY VARY WITH DRAWING SCALE

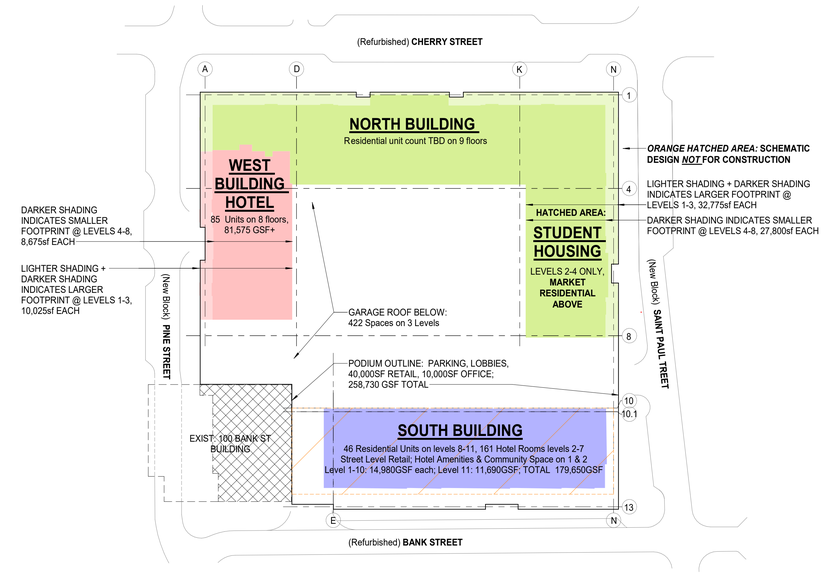
SYMBOLS LEGEND

- 1 / A101 / SIM — SECTION / DETAIL CALL-OUT; MODIFIER; DETAIL NUMBER; SHEET NUMBER
- 1 / A422 / Ref — ELEVATION CALL-OUT; VIEW NUMBER; MODIFIER; SHEET NUMBER
- Room name / 101 — ROOM TAG - SEE A900 FOR FINISHES; ROOM NAME; ROOM NUMBER
- 1i — WALL TAG - SEE SHEETS A003, A004; WALL TYPE; WHERE A WALLTYPE LEADER PASSES THROUGH 2 OR MORE WALLS, ALL OF THOSE WALLS SHALL BE OF THE TYPE INDICATED.
- 101 — DOOR TAG - SEE SHEET A800; DOOR NUMBER
- A — WINDOW TAG; SEE SHEET A700; WINDOW TYPE
- t — TEMPERED GLASS REQUIRED
- CW — CURTAINWALL TAG; SEE SHEET A700; CURTAINWALL TYPE
- Name / Elevation — ELEVATION MARK; LEVEL NAME; LEVEL ELEVATION IN FEET
- ℄ — CENTER LINE
- 1 — REVISION MARK; REVISION NUMBER
- 01 / GWB — KEYNOTE TAG; KEY NUMBER
- N — NORTH ARROW; N - PROJECT NORTH; T - TRUE NORTH; m - MAGNETIC NORTH

ABBREVIATIONS

ACM	ALUMINUM COMPOSITE PANEL	MATL	MATERIAL
ACT	ACOUSTICAL CEILING TILE	MAX	MAXIMUM
ADA	AMERICANS WITH DISABILITIES ACT	MECH	MECHANICAL
		MFR	MANUFACTURER
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
ALUM	ALUMINUM	MISC	MISCELLANEOUS
APPROX	APPROXIMATELY	MO	MASONRY OPENING
BD	BOARD	MTD	MOUNTED
BLDG	BUILDING	MTL	METAL
CG	CORNER GUARD	NA	NOT APPLICABLE
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CL	CENTER LINE	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OD	OVERFLOW ROOF DRAIN
CMP	COMPOSITE METAL PANEL	OFF	OFFICE
CMU	CONCRETE MASONRY UNIT	OH	OPPOSITE HAND OR OVERHEAD
COL	COLUMN		
CONC	CONCRETE	OPP	OPPOSITE
CONT	CONTINUOUS	OFOI	OWNER FURNISHED OWNER INSTALLED
CORR	CORRIDOR		
CPT	CARPET	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
CT	CERAMIC TILE		
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	PJ	PANEL JOINT
		PL	PLATE OR PLASTIC LAMINATE
CFOI	CONTRACTOR FURNISHED OWNER INSTALLED	PLAM/P-LAM	PLASTIC LAMINATE
		PLYWD	PLYWOOD
DF	DRINKING FOUNTAIN	PREFAB	PREFABRICATED
DIA	DIAMETER	PT	PRESSURE TREATED
DIM	DIMENSION	PTD	PAINTED
DN	DOWN	QT	QUARRY TILE
DTL	DETAIL	RCP	REFLECTED CEILING PLAN
D.U.	DWELLING UNIT	RD	ROOF DRAIN
DWG	DRAWING	REF	REFERENCE/ REFRIGERATOR
		REQD	REQUIRED
EJ	EXPANSION JOINT	RESIL	RESILIENT
EL/ELEV	ELEVATION	REV	REVISION
ELEC	ELECTRIC	RM	ROOM
EMER	EMERGENCY	RO	ROUGH OPENING
ENGR	ENGINEER	SCHED	SCHEDULE
EQ	EQUAL	SECT	SECTION
EQUIP	EQUIPMENT	SHT	SHEET
EWC	ELECTRIC WATER COOLER	SIM	SIMILAR
EX/EXIST	EXISTING	SPEC	SPECIFICATION
EXT	EXTERIOR	STD	STANDARD
ETR	EXISTING TO REMAIN	STL	STEEL
FD	FLOOR DRAIN	SS, ST. STL.	STAINLESS STEEL
FEC	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FIN FLR	FINISH FLOOR	STRUCT	STRUCTURAL
FIN	FINISH	TEL	TELEPHONE
FLR	FLOOR	TOC	TOP OF CONCRETE
FRM	FIRE RESISTIVE MATERIAL	TOS	TOP OF STEEL
FT	FOOT OR FEET	TOW	TOP OF WALL
GALV	GALVANIZED	TYP	TYPICAL
GWB	GYPSUM WALL BOARD	UNO	UNLESS NOTED OTHERWISE
GYP	GYPSUM	UC	UNDER CONTROL
HC	HANDICAP	VB	VINYL BASE
HDW	HARDWARE	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	VEST	VESTIBULE
HR	HANDRAIL	W/	WITH
HT	HEIGHT	WC	WATER CLOSET
INSUL	INSULATION	WD	WOOD
INT	INTERIOR	W/O	WITHOUT
IN	INCHES		
JAN	JANITOR		
JC	JANITOR CLOSET		
LAV	LAVATORY		

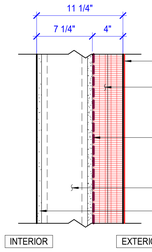
OVERVIEW DIAGRAM



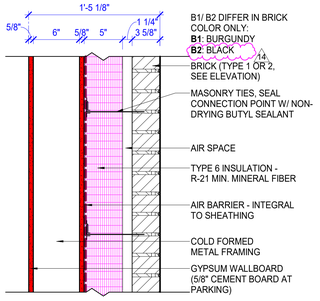
North Building
ZONING AMENDMENT | JULY 18, 2024

C4 — STUD SIZE: 3 5/8"; WALL THICKNESS: 8 7/8"

C6 — STUD SIZE: 6"; WALL THICKNESS: 11 1/4"

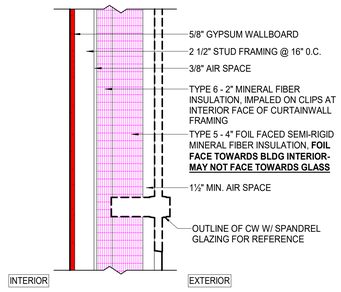


C- INSULATED CURB WALL ASSEMBLY AT ROOFS
SCALE: 1 1/2" = 1'-0"



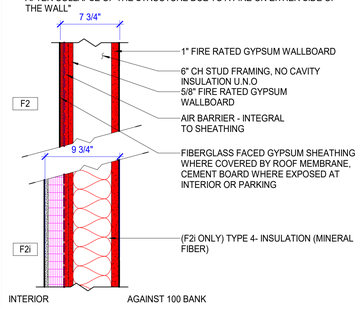
WHERE ASSEMBLY IS TAGGED B1-R2 OR B2-R2, THE WALL IS TWO-HOUR FIRE RATED USING UL U419: USE (2) LAYERS TYPE X INTERIOR GWB AND (2) LAYERS FIRE CODE SHEATHING IN THE ASSEMBLY.
B1: RED BRICK; B2: LIGHTER COLORED BRICK

B1/ B2 - BRICK 1 OR 2 CAVITY WALL ON CFMF
SCALE: 1 1/2" = 1'-0" *NORTH BUILDING ASSEMBLY*

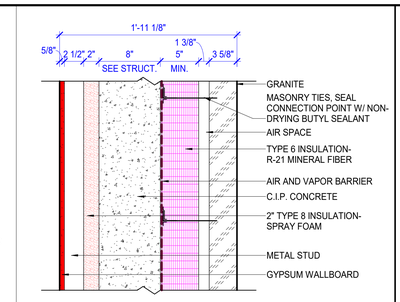


CWSW- INSULATED CW SPANDREL ASSEMBLY
SCALE: 1 1/2" = 1'-0"

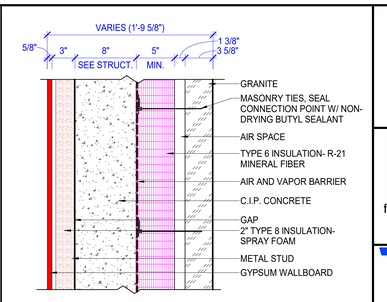
THIS WALL TYPE MUST MEET ALL REQUIREMENTS OF NFPA 221 "TWO HOUR FIRE WALLS" AND THEREFORE "SHALL BE CONSTRUCTED TO REMAIN STABLE AFTER COLLAPSE OF THE STRUCTURE DUE TO A FIRE ON EITHER SIDE OF THE WALL"



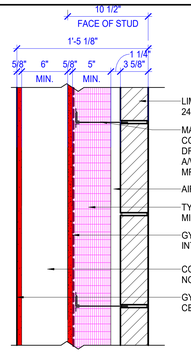
F2/F2i 2HR FIREWALL AT 100 BANK BLDG
SCALE: 1 1/2" = 1'-0" *SOUTH BUILDING ASSEMBLY*



G1- GRANITE PIER BASE WALL
SCALE: 1 1/2" = 1'-0"

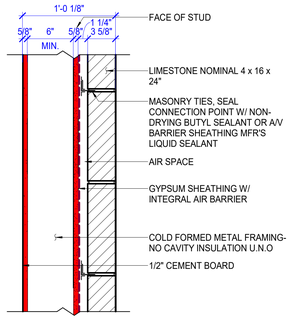


G2- GRANITE CURTAINWALL BASE
SCALE: 1 1/2" = 1'-0"

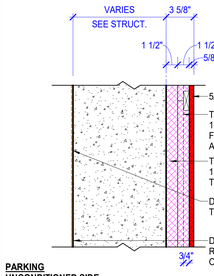


WHERE ASSEMBLY IS TAGGED L1-R1, THE WALL IS ONE-HOUR FIRE RATED USING UL U419:
USE (1) LAYER TYPE X INTERIOR GWB, (1) LAYER FIRE CODE SHEATHING, AND RATED SEALANTS IN THE ASSEMBLY

L1- LIMESTONE CAVITY WALL ON CFMF
SCALE: 1 1/2" = 1'-0" *SOUTH BUILDING ASSEMBLY*

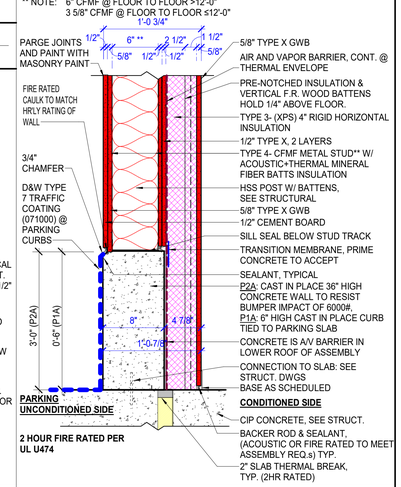


L2 - LIMESTONE CAVITY WALL ON CFMF - NO INSUL.
SCALE: 1 1/2" = 1'-0" *SOUTH BUILDING ASSEMBLY*



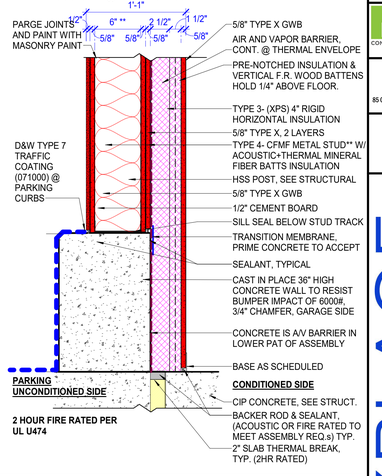
P1 - CIP CONCRETE WALL @ PARKING
SCALE: 1 1/2" = 1'-0"

** NOTE: 6" CFMF @ FLOOR TO FLOOR >12'-0"
3 5/8" CFMF @ FLOOR TO FLOOR ≤12'-0"

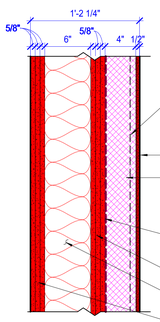


P1A/ P2A - PARKING WALL INSULATED @ INTERIOR
SCALE: 1 1/2" = 1'-0"

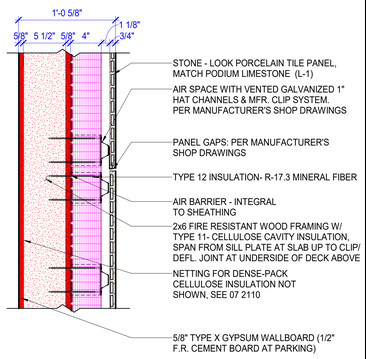
** NOTE: 6" CFMF @ FLOOR TO FLOOR >11'-0"
3 5/8" CFMF @ FLOOR TO FLOOR <11'-0"



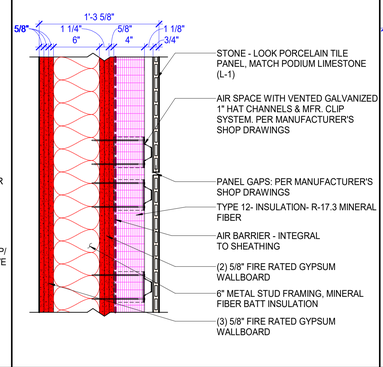
P3A - PARKING WALL INSULATED @ INTERIOR
SCALE: 1 1/2" = 1'-0"



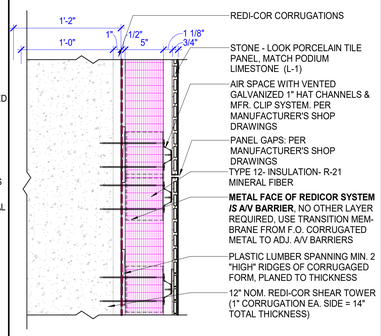
SSPr2 GYPSUM COVER BOARD FINISH AT PARKING
SCALE: 1 1/2" = 1'-0"



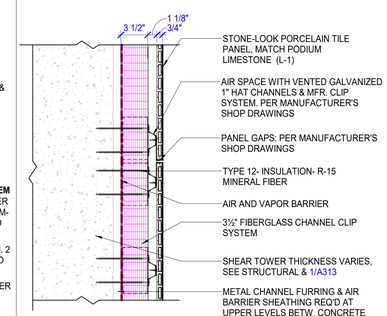
SS1 - RAINSCREEN WALL ASSEMBLY
SCALE: 1 1/2" = 1'-0" *SOUTH BUILDING ASSEMBLY*



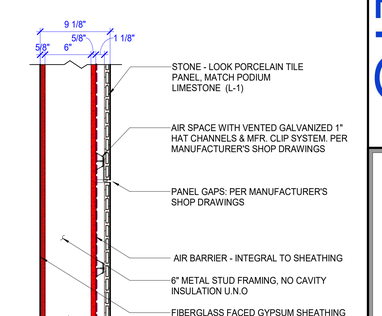
SS2r3 RAINSCREEN WALL ASSEMBLY
SCALE: 1 1/2" = 1'-0"



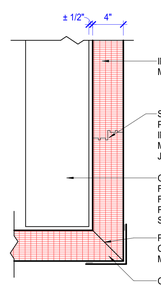
SS3 S BLDG: NORTH EXTR WALL AT STAIR S2, LVL 3S-10S
SCALE: 1 1/2" = 1'-0" *SOUTH BUILDING ASSEMBLY*



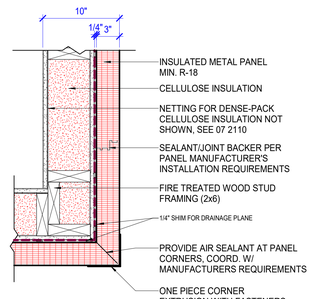
SS3A S BLDG: NORTH EXTR WALL AT STAIR S2, PARKING ROOF TO 3S
SCALE: 1 1/2" = 1'-0" *SOUTH BUILDING ASSEMBLY*



SS4 GARAGE ENCLOSURE ABOVE SOUTH LOADING DOCK
SCALE: 1 1/2" = 1'-0" *SOUTH BUILDING ASSEMBLY*

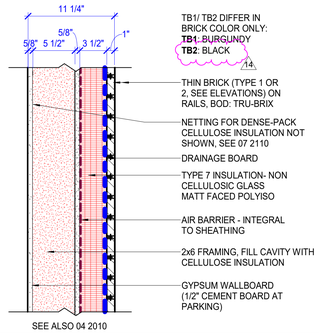


IMP1- INSULATED METAL PANEL WALL
SCALE: 1 1/2" = 1'-0"

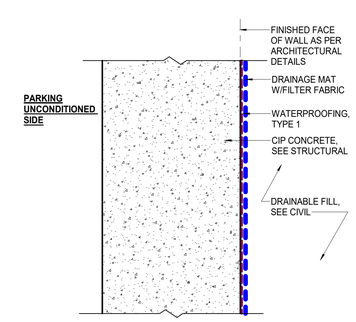


IMP2 AND IMP3 ARE INDENTICAL EXCEPT COLOR - SEE SPECS AND ELEVATIONS.

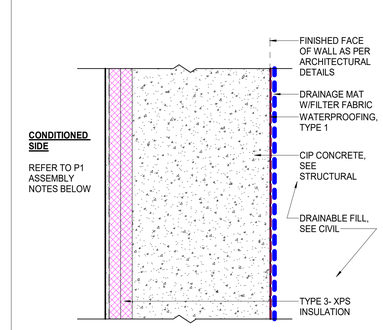
IMP2/3- INSULATED METAL PANEL WALL
SCALE: 1 1/2" = 1'-0"



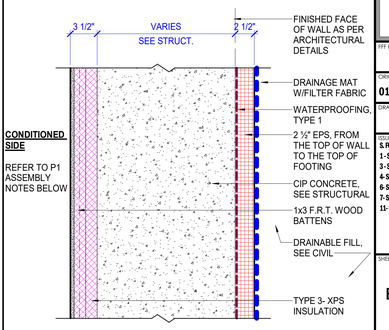
TB1/ TB2 THIN BRICK WALL ASSEMBLY
SCALE: 1 1/2" = 1'-0" *NORTH BUILDING ASSEMBLY SEE ALSO 04 2010*



FND1 - CIP FOUNDATION WALL
SCALE: 1 1/2" = 1'-0"



FND2 - CIP FOUNDATION WALL - INSULATED
SCALE: 1 1/2" = 1'-0"



FND3 - CIP FOUNDATION WALL - INSULATED
SCALE: 1 1/2" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

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(802) 674-2033 | geoconmgmtinc.com

CITYPLACE BURLINGTON

DRAFT NOT FOR CONSTRUCTION

CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FFF PROJECT NO: 2253	CONSULTANT PROJ. #:
ORIGINATION DATE: 01/15/2021	SCALE: 1 1/2" = 1'-0"
DRAWN BY: BS	CHECKED BY: JDR, CL

ISSUE LOG:

S. FOUNDATION IFC	23 NOV 2022
1 - S. FNDN A10-1	16 DEC 2022
3 - S. FNDN A10-3	20 JAN 2023
4- S. BLDG CORE/ SHELL AD1	15 FEB 2023
6- S. BLDG CORE/ SHELL AD4	27 MAR 2023
7- S. BLDG CORE/ SHELL AD5	21 APR 2023
11- S. CORE/ SHELL IFC	22 DEC 2023

SHEET CONTENTS:
EXTERIOR WALL ASSEMBLIES

SHEET NO:
A005

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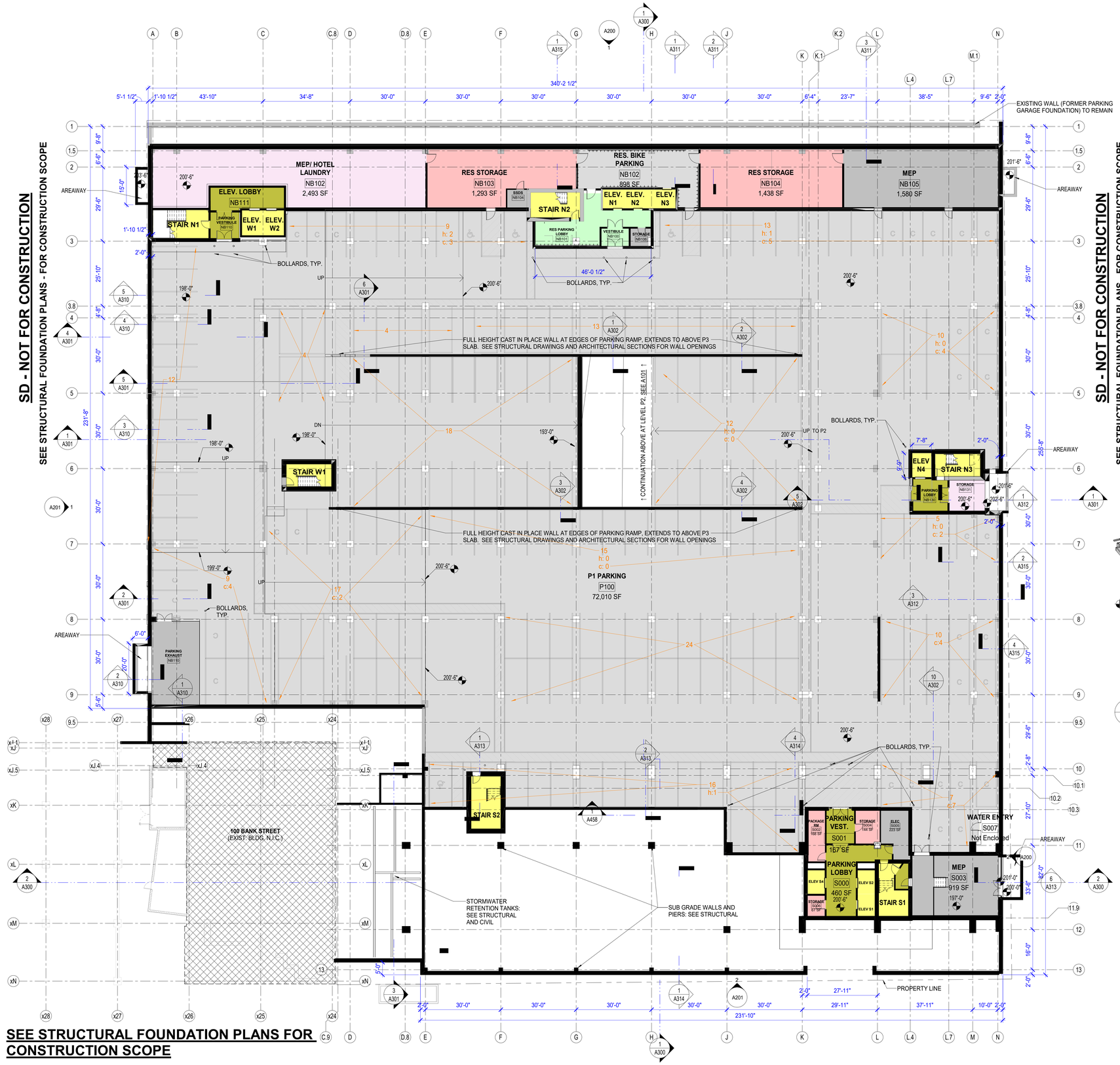
SD - NOT FOR CONSTRUCTION

SEE STRUCTURAL FOUNDATION PLANS - FOR CONSTRUCTION SCOPE



SEE STRUCTURAL FOUNDATION PLANS FOR CONSTRUCTION SCOPE

1 A100 OVERALL PLAN - BASEMENT & P1
SCALE: 1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO NOMINAL CORNER OF MASONRY UNLESS NOTED OTHERWISE.
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FLOOR PLAN LEGEND

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- NEW CAST IN PLACE WALL,SEE WALL TAGS ON 1/8" AND 1/4"SCALE PLANS & STRUCTURAL
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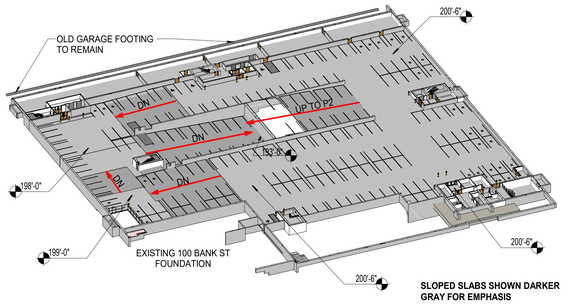
- WALLS NOT IN CURRENT SCOPE
- PARKING WALKWAYS/ STRIPING
- NEW STEEL/ CONCRETE COLUMN - SEE STRUCTURAL
- FINISH FLOOR ELEVATION
- PARKING SPACE COUNT (h=ADA SPACE; c-COMPACT)

OCCUPANCY & USE LEGEND

- PARKING
- MEP / BUILDING SUPPORT
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- RETAIL
- OFFICE
- COMMUNITY SPACE
- MEETING, MTG SUPPORT

PARKING SPACES COUNT

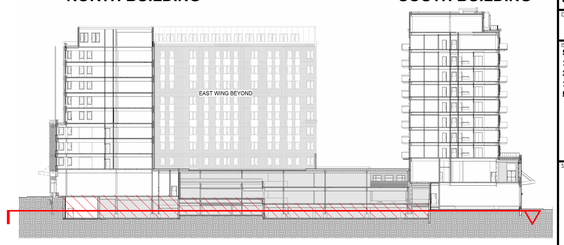
	P1	P2	P3	TOTAL
HANDICAP SPACES=	11	9	3	14
COMPACT SPACES=	31	2	4	35
REGULAR SPACES=	163	84	92	337
TOTAL SPACES =	205	95	99	386



2 A100 SLOPED SLABS AND SLAB FINISH ELEVATION DIAGRAM
SCALE:

NORTH BUILDING

SOUTH BUILDING



DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

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CITYPLACE BURLINGTON

DRAFT NOT FOR CONSTRUCTION

CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JM/BS/JDR	CHECKED BY: JDR/SB/AH

ISSUE LOG:

S. FOUNDATION IFC	23 NOV 2022
1 - S. PNDN ASI-1	16 DEC 2022
3 - S. PNDN ASI-3	20 JAN 2023
11- S. CORE/SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN- BASEMENT AND P1 PARKING

SHEET NO:

A100

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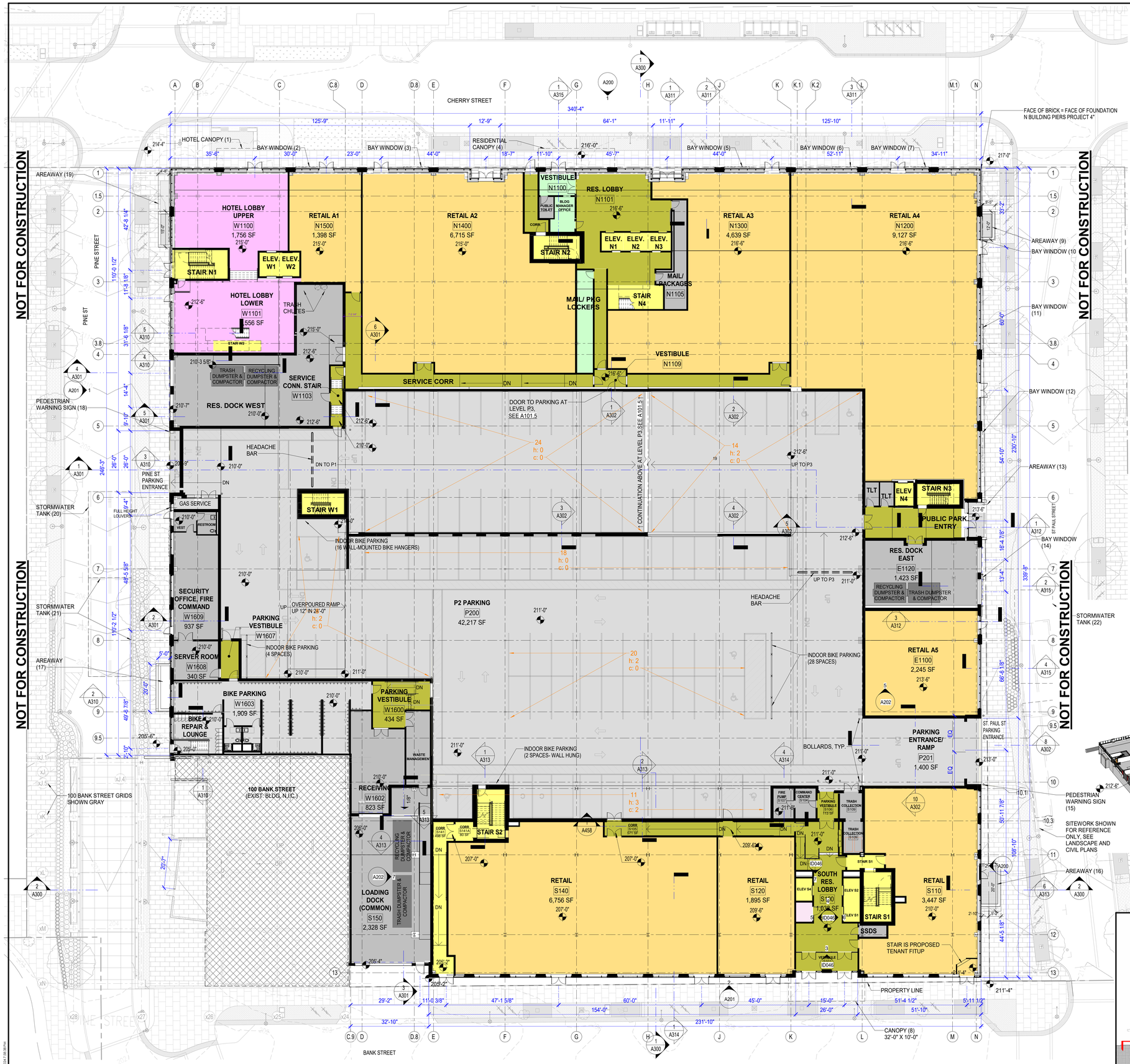

2 A101 LEVEL 1 & P2 PARKING
SCALE: 1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO NOMINAL CORNER OF MASONRY UNLESS NOTED OTHERWISE
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- FINISH FLOOR ELEVATION
- PARKING SPACE COUNT (h=ADA SPACE; c-COMPACT)

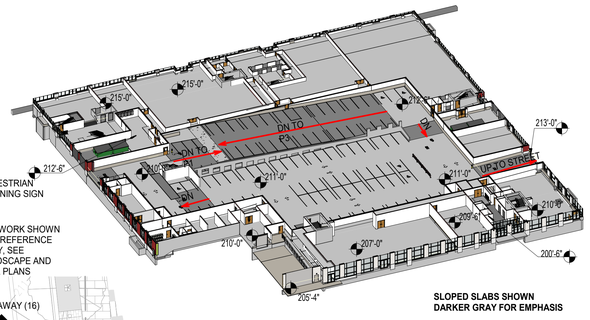
OCCUPANCY & USE LEGEND

- PARKING
- MEP / BUILDING SUPPORT
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- RETAIL
- OFFICE
- COMMUNITY SPACE
- MEETING, MTG SUPPORT

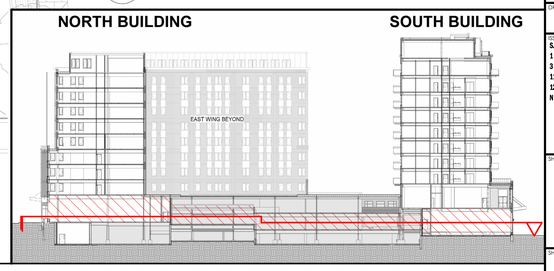
ENCUMBRANCES SCHEDULE - FOR ZONING COMPLIANCE ONLY

#	TYPE	LOCATION	DIMENSIONS (LxW)	HT ABOVE SIDEWALK	NOTES
1	HOTEL CANOPY	CHERRY ST	32'-0" X 8'-0"	15'	revised 5/4/2024
2	BAY WINDOW	CHERRY ST	10'-8" X 8"	19'-2"	
3	BAY WINDOW	CHERRY ST	10'-8" X 8"	18'-10"	
4	CANOPY	CHERRY ST	32'-0" X 8'-0"	14'	
5	BAY WINDOW	CHERRY ST	10'-8" X 8"	17'-5"	
6	BAY WINDOW	CHERRY ST	10'-8" X 8"	16'-8"	
7	BAY WINDOW	CHERRY ST	12'-0" X 5'-8"	16'-0"	
8	CANOPY	BANK ST	32' X 10'	15'-7"	
9	AREAWAY	ST PAUL ST	12'-0" X 5'-8"	-	partly w/in prop. line.
10	BAY WINDOW	ST PAUL ST	10'-8" X 8"	16'-4"	
11	BAY WINDOW	ST PAUL ST	---	17'5"	now in prop line
12	BAY WINDOW	ST PAUL ST	---	19'-0"	now in prop line
13	AREAWAY	ST PAUL ST	16'8" X 1'-2"	-	all grating w/in prop line
14	BAY WINDOW	ST PAUL ST	---	30'-10"	now in prop line
15	WARNING SIGN	ST PAUL ST	N/A	N/A	w/in prop. line
16	AREAWAY	ST PAUL ST	20'-0" X 8'-0"	-	partly w/in prop. line.
17	AREAWAY	PINE ST	20' X 4'-8"		
18	WARNING SIGN	PINE ST	1'-6" X 0'-4"	8'-0"	req'd not subject to fee
19	AREAWAY	PINE ST	15'-0" X 4'-8"		
20	STORM WATER TANK	PINE ST	36' X 18'	-	below road & furnishings zone
21	STORM WATER TANK	PINE ST	41' X 18'	-	below road
22	STORM WATER TANK	ST PAUL ST	39' X 16'	-	below road & furnishings zone
23	STORM WATER TANK	ST PAUL ST	48' X 16'	-	below road

NOTE: "WIDTH" IN EMCUMBRANCE DIMENSIONS ABOVE FOR ITEMS 1-19 INDICATES PROJECTION FROM THE PRIMARY BUILDING FACE. IN ALL CASES, THE R.O.W. ENCUMBRANCE WILL BE LESS THAN THIS DIMENSION. ON CHERRY STREET, THE PRIMARY FACE IS 4" FROM THE PROPERTY LINE; ON PINE, BANK, AND ST PAUL STREETS THE PROPERTY LINES ARE NOT PARALLEL TO THE BUILDING AND THE PRIMARY FACE WILL BE BETWEEN 7" AND 42" FROM THE PROPERTY LINE. ON CHERRY STREET, THERE IS A CORNICE WHICH PROJECTS 3" BEYOND THE PROPERTY LINE EXCEPT AT SETBACKS; CORNICES ARE WITHIN THE PROPERTY LINE ON ALL OTHER ELEVATIONS.



1 A101 P2- SLOPED SLABS AND SLAB FINISH ELEVATION DIAGRAM
SCALE:



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CITYPLACE BURLINGTON

DRAFT NOT FOR CONSTRUCTION

CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FFF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JDR	CHECKED BY: JDR/JB

ISSUE LOG:

S. FOUNDATION IFC	23 NOV 2022
1 - S. PRDN AS-1	16 DEC 2022
3 - S. PRDN AS-3	20 JAN 2023
11- S. CORE/SHELL IFC	22 DEC 2023
12 - S. BLDG FITUP DD	19 APR 2024
H BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN- LEVEL 1 AND P2 PARKING

SHEET NO:

A101

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2 A101.5 LEVEL P3
SCALE: 1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

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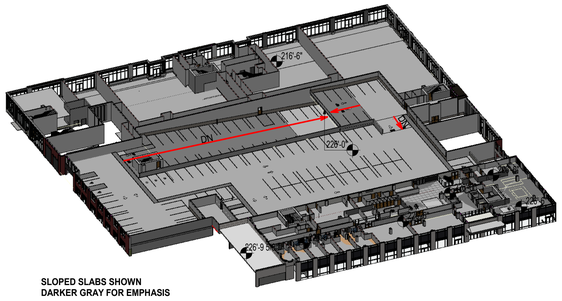
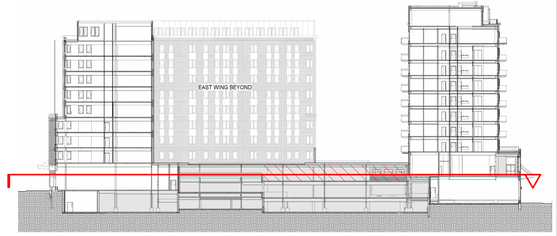


1 A101.5 P3- SLOPED SLABS AND SLAB FINISH ELEVATION DIAGRAM
SCALE:

NORTH BUILDING SOUTH BUILDING



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CITYPLACE BURLINGTON

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110 Main Street, Burlington, VT 05401

FF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JDR	CHECKED BY: JDR/JB

ISSUE LOG:

S. BLDG CORE/ SHELL BID	20 JAN 2023
11- S. CORE/ SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:
OVERALL PLAN- LEVEL 1 MEZZANINES AND P3 PARKING

SHEET NO:
A101.5

DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

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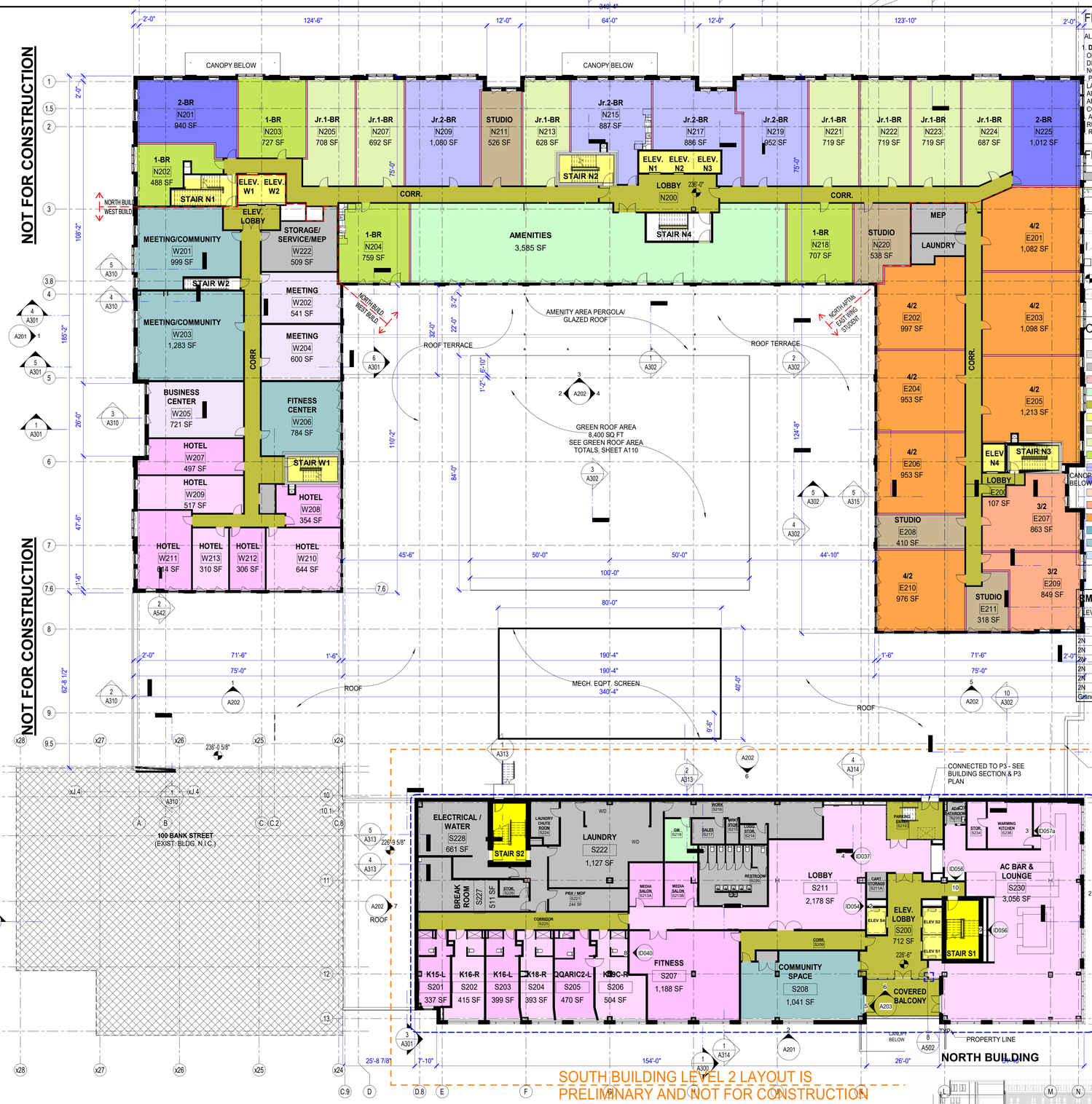

FLOOR PLAN GENERAL NOTES

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OCCUPANCY & USE LEGEND

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- MEP / BUILDING SUPPORT
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- RESIDENTIAL STUDENTS 3BR/1.5BA
- RESIDENTIAL STUDENTS 3BR/2BA
- RESIDENTIAL STUDENTS 4BR/2BA
- OFFICE / CO-WORKING
- COMMUNITY SPACE
- MEETING, MTG SUPPORT

RM Schedule Resid.- N2

LEVEL	NAME	COUNT
2N	1-BR	8
2N	2-BR	2
2N	3/2	2
2N	4/2	7
2N	Jr.1-BR	7
2N	Jr.2-BR	4
2N	STUDIO	4
Grand total: 30		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
	HOTEL	4
	HOTEL	3
	HOTEL	10
	HOTEL	9
	HOTEL	10
	HOTEL	9
	HOTEL	10
	HOTEL	9
	HOTEL	10
	HOTEL	9
	HOTEL	19
	HOTEL	19
	HOTEL	19
	HOTEL	19
Grand total: 159		

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CITYPLACE BURLINGTON

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110 Main Street, Burlington, VT 05401

FFF PROJECT NO:	CONSULTANT PROJ. #:
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JR/NE/CL	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL DD	16 DEC 2022
S. BLDG CORE/ SHELL BID	20 JAN 2023
7- S. BLDG CORE/ SHELL ADS	21 APR 2023
11- S. CORE/SHELL IFC	22 DEC 2023
14- S. RTUP A02	14 JUN 2024
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN - LEVEL 2

SHEET NO:

A102

1 / A102 LEVEL 2
SCALE: 1/16" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE 0 8' 16' 32'

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- RES. LOBBY & AMENITY
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- HOTEL
- STUDENTS - 3BR / 1.5BA
- STUDENTS - 3BR / 2BA
- STUDENTS - 4BR / 2BA

RM Schedule Resid.- N3

LEVEL	NAME	COUNT
3N	1 BR+	1
3N	1-BR	9
3N	1-BR+	1
3N	2-BR	2
3N	3/2	1
3N	4/2	7
3N	Jr.1-BR	7
3N	Jr.2-BR	2
3N	STUDIO	5
Grand total: 35		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		

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CITYPLACE BURLINGTON

DRAFT NOT FOR CONSTRUCTION

CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FFF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JR/NE/CL	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL DD	16 DEC 2022
S. BLDG CORE/ SHELL BID	20 JAN 2023
11-S CORE/SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN- LEVEL 3

SHEET NO:

A103

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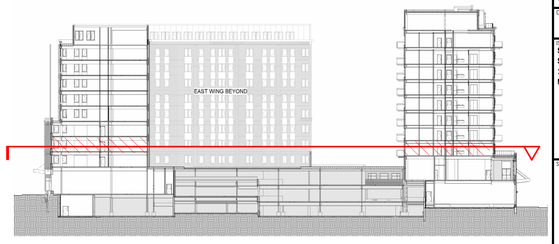
NORTH BUILDING



SOUTH BUILDING

2 A103 LEVEL 3
SCALE: 1/16" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

7/1/2024 7:26:58 PM

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO NOMINAL CORNER OF MASONRY UNLESS NOTED OTHERWISE.
2. PLANS ARE TO BE VIEWED IN CONJUNCTION WITH CIVIL, LANDSCAPE, STRUCTURAL, MEP/FP AND ALL OTHER TRADES, AS APPROPRIATE. DISCREPANCIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR RESOLUTION BEFORE COMMENCING WORK.
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4. REFER TO CIVIL PLANS FOR LIMIT OF WORK.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW CAST IN PLACE WALL,SEE WALL TAGS ON 1/8" AND 1/4"SCALE PLANS & STRUCTURAL
- NEW STUD WALL, SEE WALL TAGS ON 1/8" AND 1/4" SCALE PLANS
- WALLS NOT IN CURRENT SCOPE
- PARKING WALKWAYS/ STRIPING
- NEW STEEL/ CONCRETE COLUMN - SEE STRUCTURAL
- FINISH FLOOR ELEVATION
- # PARKING SPACE COUNT (h=ADA SPACE; c-COMPACT)

OCCUPANCY & USE LEGEND

- MEP / BUILDING SUPPORT
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- HOTEL
- STUDENTS - 3BR / 1.5BA
- STUDENTS - 3BR / 2BA
- STUDENTS - 4BR / 2BA

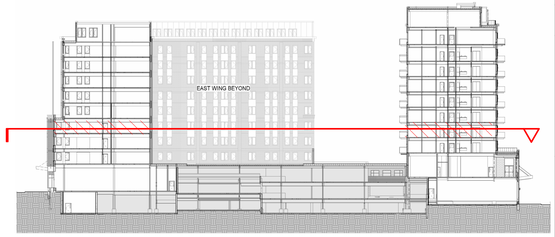
RM Schedule Resid.- N4

LEVEL	NAME	COUNT
4N	1-BR	9
4N	1-BR+	2
4N	2-BR	2
4N	3/2	2
4N	4/2	7
4N	Jr.1-BR	7
4N	Jr.2-BR	2
4N	STUDIO	4
4N	STUDIO+	1
Grand total: 36		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		

NORTH BUILDING



SOUTH BUILDING

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CITYPLACE BURLINGTON

DRAFT NOT FOR CONSTRUCTION

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110 Main Street, Burlington, VT 05401

FFF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JR/NE/CL	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL DD	16 DEC 2022
S. BLDG CORE/ SHELL BID	20 JAN 2023
11-5 CORE/ SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN- LEVEL 4

SHEET NO:

A104

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2 A104 LEVEL 4
SCALE: 1/16" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

7/1/2024 7:39:55 PM

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO NOMINAL CORNER OF MASONRY UNLESS NOTED OTHERWISE.
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FLOOR PLAN LEGEND

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- NEW STUD WALL, SEE WALL TAGS ON 1/8" AND 1/4" SCALE PLANS
- WALLS NOT IN CURRENT SCOPE
- PARKING WALKWAYS/ STRIPING
- NEW STEEL/ CONCRETE COLUMN - SEE STRUCTURAL
- FINISH FLOOR ELEVATION
- PARKING SPACE COUNT (h=ADA SPACE; c-COMPACT)

OCCUPANCY & USE LEGEND

- MEP / BUILDING SUPPORT
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- HOTEL
- STUDENTS - 3BR / 1.5BA
- STUDENTS - 3BR / 2BA
- STUDENTS - 4BR / 2BA

RM Schedule Resid.- N5

LEVEL	NAME	COUNT
5N	1-BR	19
5N	1-BR+	1
5N	2-BR	5
5N	Jr.1-BR	1
5N	STUDIO	8
5N	STUDIO+	1
Grand total: 35		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		

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CITYPLACE BURLINGTON

DRAFT NOT FOR CONSTRUCTION

CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JR/NE/CL	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL DD	16 DEC 2022
S. BLDG CORE/ SHELL IBD	20 JAN 2023
11- S. CORE/SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN- LEVEL 5

SHEET NO:

A105

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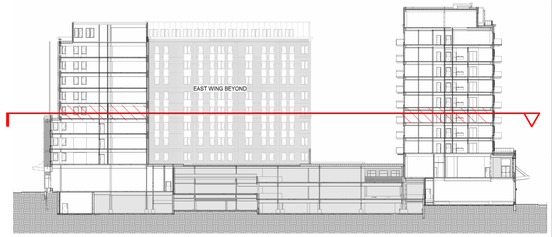
NORTH BUILDING SOUTH BUILDING



2 LEVEL 5
A105 SCALE: 1/16" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

7/19/2024 7:38:10 PM

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO NOMINAL CORNER OF MASONRY UNLESS NOTED OTHERWISE.
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FLOOR PLAN LEGEND

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- PARKING SPACE COUNT (h=ADA SPACE; c-COMPACT)

OCCUPANCY & USE LEGEND

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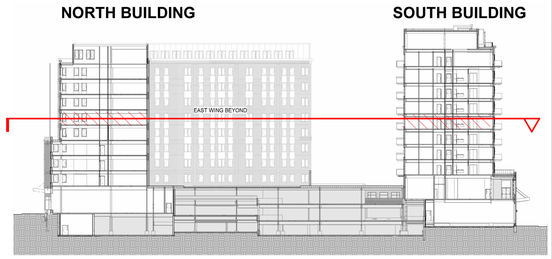
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- HOTEL
- STUDENTS - 3BR / 1.5BA
- STUDENTS - 3BR / 2BA
- STUDENTS - 4BR / 2BA

RM Schedule Resid.- N6

LEVEL	NAME	COUNT
6N	1-BR	19
6N	1-BR+	1
6N	2-BR	5
6N	Jr.1-BR	1
6N	STUDIO	8
6N	STUDIO+	1
Grand total: 35		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		



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CITYPLACE BURLINGTON

DRAFT NOT FOR CONSTRUCTION

CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JR/NE/CL	CHECKED BY: JDR

ISSUE LOG:
S. BLDG CORE/ SHELL BID 20 JAN 2023
11- S. CORE/ SHELL IFC 22 DEC 2023
N BLDG ZONING UPDATE 18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN- LEVEL 6

SHEET NO: **A106**

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2 A106 LEVEL 6
SCALE: 1/16" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
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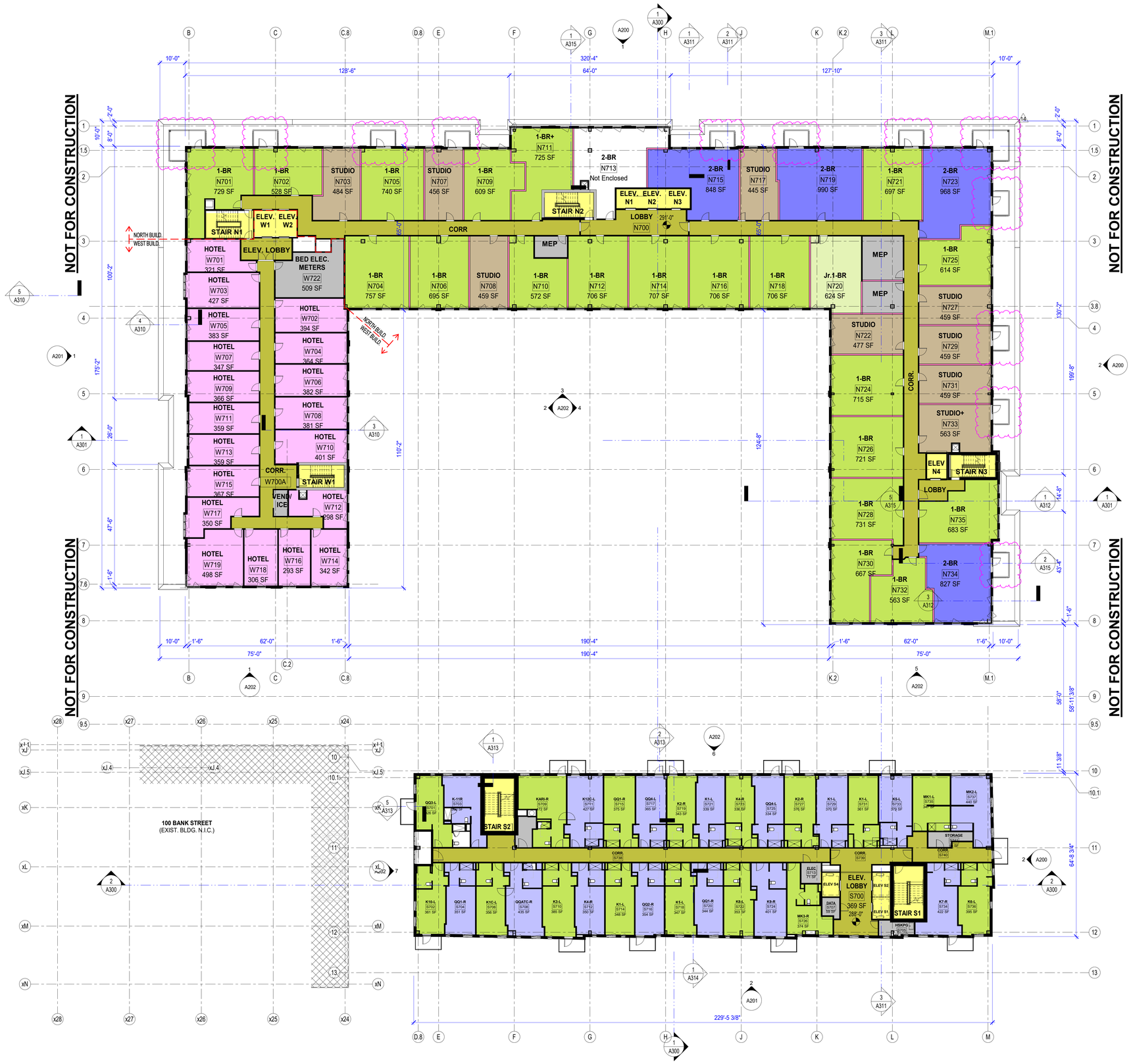
7/19/2024 7:09:18 PM



2 LEVEL 7
A107 SCALE: 1/16" = 1'-0"

FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO NOMINAL CORNER OF MASONRY UNLESS NOTED OTHERWISE
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- FINISH FLOOR ELEVATION
- PARKING SPACE COUNT (h=ADA SPACE; c-COMPACT)

OCCUPANCY & USE LEGEND

- MEP / BUILDING SUPPORT
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- HOTEL
- STUDENTS - 3BR / 1.5BA
- STUDENTS - 3BR / 2BA
- STUDENTS - 4BR / 2BA

RM Schedule Resid.- N7

LEVEL	NAME	COUNT
7N	1-BR	19
7N	1-BR+	1
7N	2-BR	5
7N	Jr.1-BR	1
7N	STUDIO	8
7N	STUDIO+	1
Grand total: 35		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		

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CHARE ENGINEERING
34 Chelsea Road | Essex Jct., VT 05452
(802) 893-7900 | mattlichaseengineering.com

CITYPLACE BURLINGTON

CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

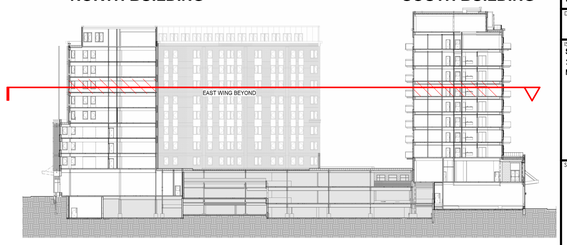
FF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 11/29/2023	SCALE: 1/16" = 1'-0"
DRAWN BY: JR/NE/CL	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL IBD	20 JAN 2023
11- S. CORE/ SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

NORTH BUILDING

SOUTH BUILDING



SHEET CONTENTS:

OVERALL PLAN - LEVEL 7

SHEET NO:

A107

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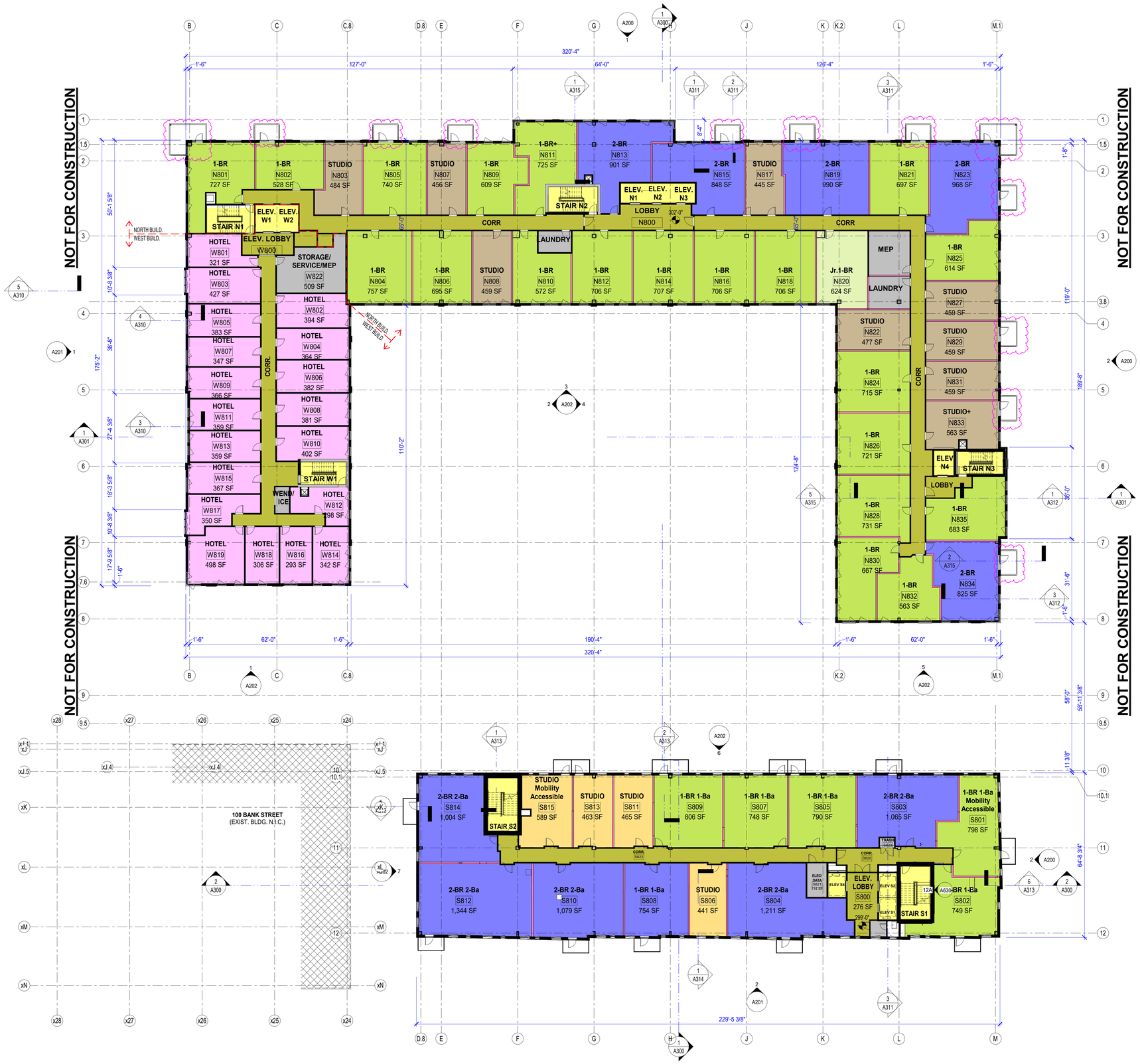
N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

DRAFT - NOT FOR CONSTRUCTION



FLOOR PLAN GENERAL NOTES

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- # PARKING SPACE COUNT (h=ADA SPACE; c-COMPACT)

OCCUPANCY & USE LEGEND

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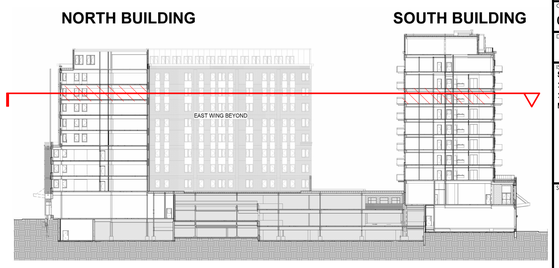
- ELEVATORS & STAIRS
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- HOTEL
- STUDENTS - 3BR / 1.5BA
- STUDENTS - 3BR / 2BA
- STUDENTS - 4BR / 2BA

RM Schedule Resid.- N8

LEVEL	NAME	COUNT
8N	1-BR	19
8N	1-BR+	1
8N	2-BR	5
8N	Jr.1-BR	1
8N	STUDIO	8
8N	STUDIO+	1
Grand total: 35		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		



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CITYPLACE BURLINGTON

DRAFT NOT FOR CONSTRUCTION

CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FF PROJECT NO: 2253	CONSULTANT PROJ. #:
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JR/NE/CL	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL IBD	20 JAN 2023
11- S. CORE/SHELL IFC	22 DEC 2023
14- S. FITUP AD2	14 JUN 2024
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN - LEVEL 8

SHEET NO:

A108

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2 A108 LEVEL 8
SCALE: 1/16" = 1'-0"

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

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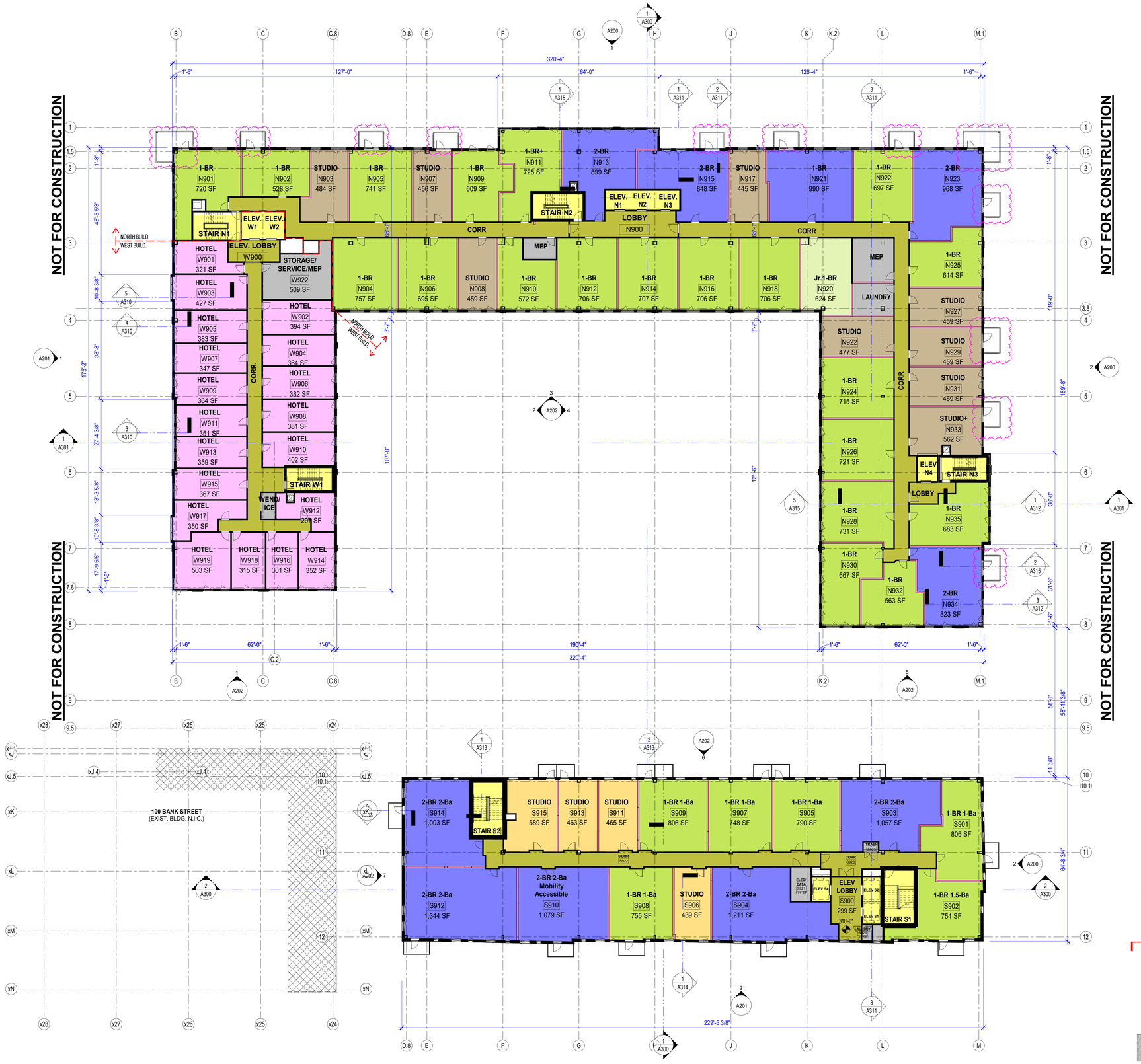
7/11/2024 7:38:34 PM



FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

1. **DIMENSIONS:** ALL INTERIOR DIMENSIONS ARE TO FACE OF GWB OR TILE FINISH UNLESS OTHERWISE NOTED. EXTERIOR DIMENSIONS ARE TO NOMINAL CORNER OF MASONRY UNLESS NOTED OTHERWISE
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FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW CAST IN PLACE WALL,SEE WALL TAGS ON 1/8" AND 1/4"SCALE PLANS & STRUCTURAL
- NEW STUD WALL, SEE WALL TAGS ON 1/8" AND 1/4" SCALE PLANS
- WALLS NOT IN CURRENT SCOPE
- PARKING WALKWAYS/ STRIPING
- NEW STEEL/ CONCRETE COLUMN - SEE STRUCTURAL
- FINISH FLOOR ELEVATION
- PARKING SPACE COUNT (h=ADA SPACE; c-COMPACT)

OCCUPANCY & USE LEGEND

- MEP / BUILDING SUPPORT
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- CIRCULATION
- ELEVATORS & STAIRS
- RESIDENTIAL STUDIO
- Jr. 1 BEDROOM RESIDENTIAL
- 1 BR RESIDENTIAL
- Jr. 2 BR RESIDENTIAL
- 2 BR RESIDENTIAL
- HOTEL
- STUDENTS - 3BR / 1.5BA
- STUDENTS - 3BR / 2BA
- STUDENTS - 4BR / 2BA

RM Schedule Resid.- N9

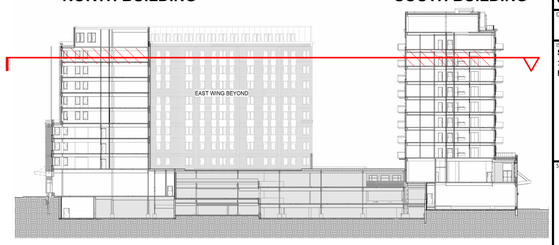
LEVEL	NAME	COUNT
9N	1-BR	20
9N	1-BR+	1
9N	2-BR	4
9N	Jr.1-BR	1
9N	STUDIO	8
9N	STUDIO+	1
Grand total: 35		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		

NORTH BUILDING

SOUTH BUILDING



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S. BLDG CORE/ SHELL BID	20 JAN 2023
11-S CORE/SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN - LEVEL 9

SHEET NO:

A109

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2 A109 LEVEL 9
SCALE: 1/16" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

7/19/2024 7:39:41 PM

1 A110 non-working view LEVEL 10
SCALE: 1/16" = 1'-0"

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FLOOR PLAN GENERAL NOTES

ALSO SEE SYMBOL LEGEND ON COVER SHEET.

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OCCUPANCY & USE LEGEND

- MEP / BUILDING SUPPORT
- RESIDENTIAL - STORAGE
- RES. LOBBY & AMENITY
- ELEVATORS & STAIRS
- GREEN ROOF
- COMMUNITY SPACE

SOUTH BUILDING

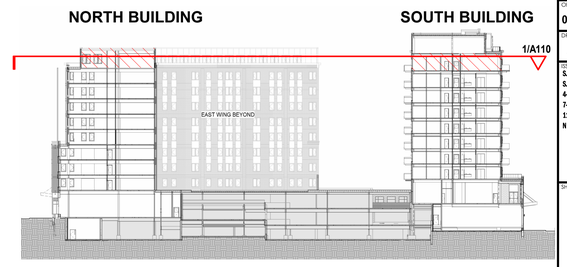
- CIRULATION
- ELEVATORS & STAIRS
- MEETING, MTG SUPPORT
- KITCHEN
- RESTAURANT
- PUBLIC OBSERVATION DECK

RM Schedule Resid.- N10

LEVEL	NAME	COUNT
10N	1-BR	19
10N	1-BR+	1
10N	2-BR	5
10N	Jr. 1BR	1
10N	STUDIO	8
10N	STUDIO+	1
Grand total: 35		

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		



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ISSUE LOG

S. BLDG CORE/ SHELL DD	16 DEC 2022
S. BLDG CORE/ SHELL IBD	20 JAN 2023
4- S. BLDG CORE/ SHELL A01	15 FEB 2023
7- S. BLDG CORE/ SHELL A06	21 APR 2023
11- S. CORE/ SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN- LEVEL 10

SHEET NO:

A110

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

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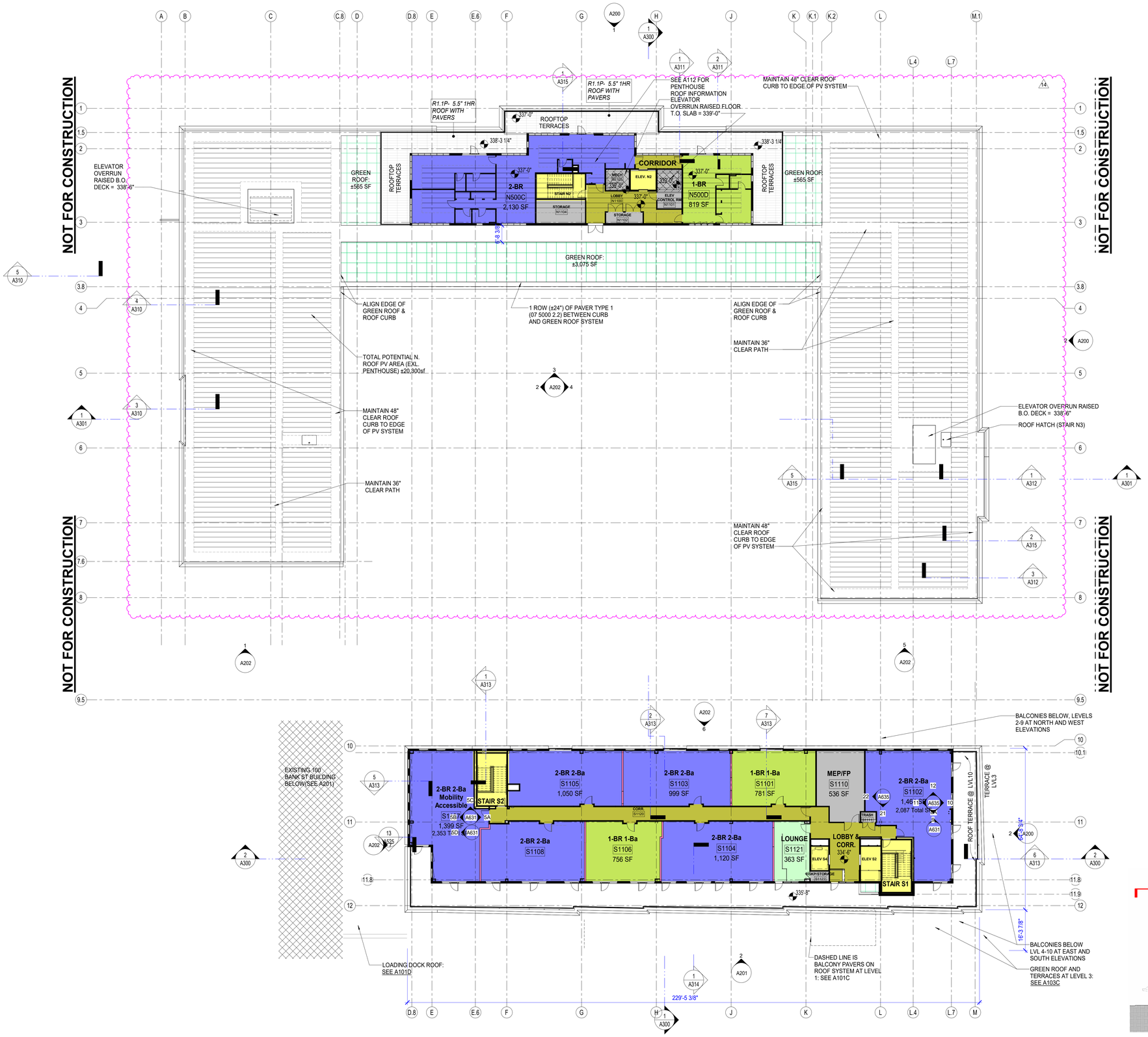

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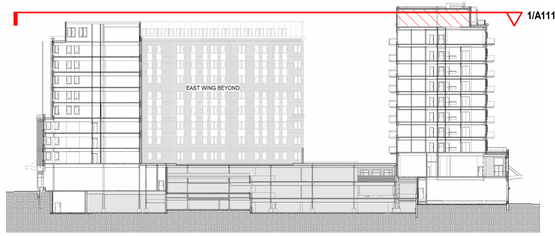
- CIRULATION
- ELEVATORS & STAIRS
- MEETING, MTG SUPPORT
- KITCHEN
- RESTAURANT
- PUBLIC OBSERVATION DECK

RM Schedule Hotel - NB

LEVEL	NAME	COUNT
2N	HOTEL	4
2N	HOTEL	3
3N	HOTEL	10
3N	HOTEL	9
4N	HOTEL	10
4N	HOTEL	9
5N	HOTEL	10
5N	HOTEL	9
6N	HOTEL	10
6N	HOTEL	9
7N	HOTEL	19
8N	HOTEL	19
9N	HOTEL	19
10N	HOTEL	19
Grand total: 159		

RM Schedule Resid.- N11

LEVEL	NAME	COUNT
11N	1-BR	1
11N	2-BR	1
Grand total: 2		



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FFF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: JR/NE/CL	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL BID	20 JAN 2023
4- S. BLDG CORE/ SHELL AD1	15 FEB 2023
7- S. BLDG CORE/ SHELL AD5	21 APR 2023
11- S. CORE/ SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

OVERALL PLAN - LEVEL 11

SHEET NO:

A111

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1 / A111 LEVEL 11
SCALE: 1/16" = 1'-0"

N - PROJECT NORTH
T - TRUE NORTH
m - MAGNETIC NORTH

GRAPHIC SCALE
0 8' 16' 32'

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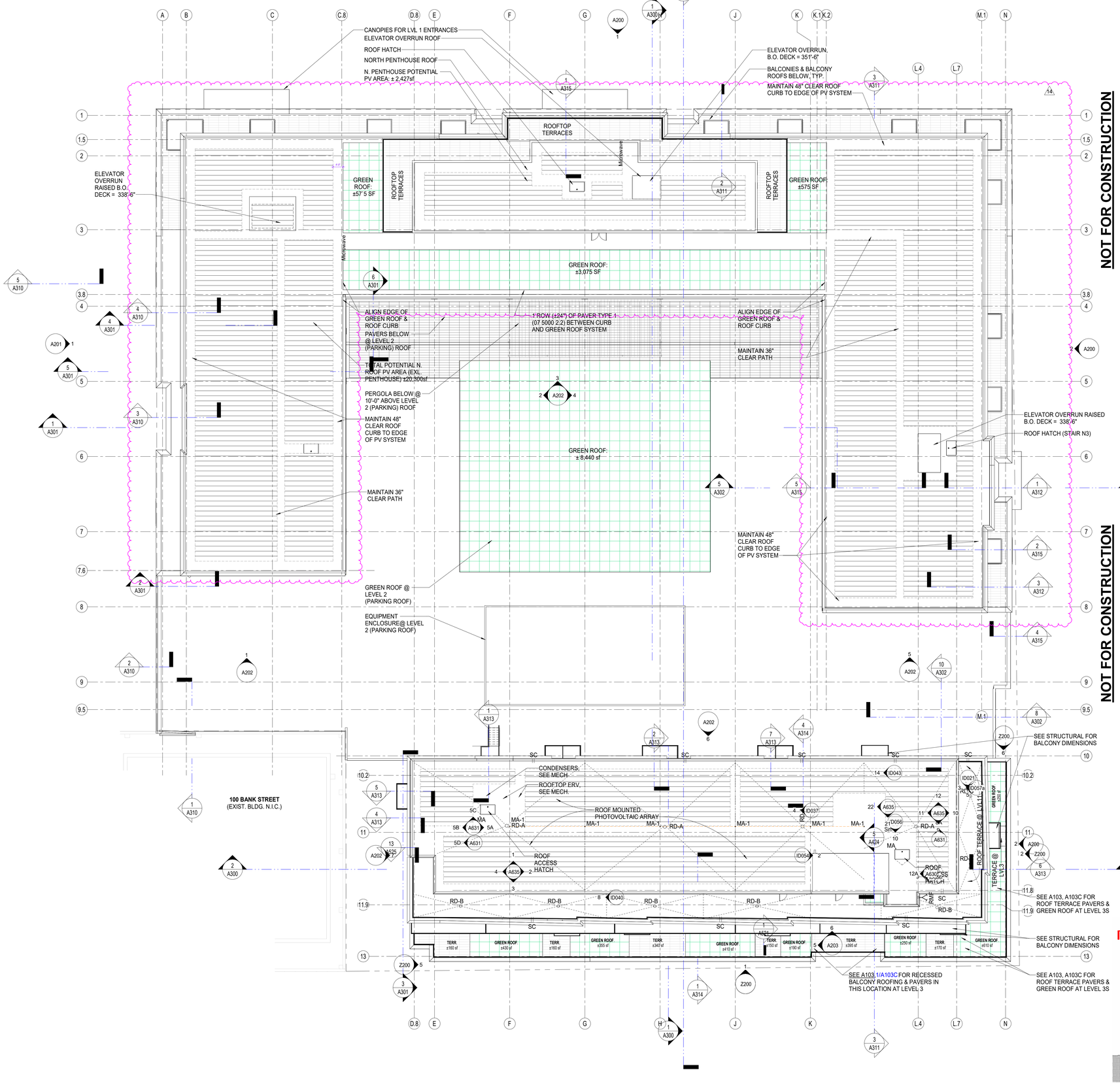

ROOF PLAN LEGEND

C	CANOPY
BW	BAY WINDOW PROJECTION
CR/GR	CABLE OR GLASS RAILING SYSTEM, T.O. GUARDRAIL MIN. 42" ABOVE ADJACENT SURFACE TERMINATE MAX 3 1/2" FROM ADJACENT WALLS
#	ROOF LEVEL DESIGNATION
MA	MAINTENANCE ANCHOR
MA-1	MAINTENANCE ANCHOR POST W/ CONTINOUS WORK-RESTRAINT CABLE
RMF	ROOF MANIFOLD- SEE ALSO FIRE PROTECTION (SPRINKLER) DRAWINGS
←	DIRECTION OF ROOF SLOPE TO DRAIN
○	ROOF DRAIN OR OVERFLOW ROOF DRAIN, REF. PLUMBING (SEE BELOW FOR DESCRIPTION)
RD-A	DOME ROOF DRAIN
RD-B	FLAT PLATE COVERED ROOF DRAIN BELOW PAVERS
RD-C	ROOF DRAIN AT GREEN ROOF
RD-D	OVERFLOW ROOF DRAIN (FLAT PLATE)
RD-E	OVERFLOW ROOF DRAIN AT GREEN ROOF
SC	SCUPPER
SC2	SCUPPER THROUGH PARAPET, SEE 14/A002; THRU-PARAPET SCUPPER MAY REQUIRE SCUPPER BOX & RAIN LEADER SIM. TO 5/A522
SCB	SCUPPER BOX & RAIN LEADER, SEE 5 /A522
	MEMBRANE ROOF
	GREEN ROOF AREA
	ROOF PAVERS (TYPE 1), *NONE IN CURRENT CONTRACT*
	ROOF PAVERS (TYPE 2) , SEE SPECS, 07 5000, 2.1S: TYPE 2A: PUBLIC AREAS (LEVELS 2S, 10S) TYPE 2B: RESIDENTIAL AREAS (LEVEL 3S)

ROOF PLAN GENERAL NOTES

1. SEE EXTERIOR WALL SECTION SHEETS AND EXTERIOR ASSEMBLIES SHEET FOR ROOF SYSTEM NOTES.
2. SEE MEP/ FP DRAWINGS & SPECIFICATIONS FOR ROOF TOP EQUIPMENT REQUIREMENTS INCLUDING CURBS.
3. SEE PLUMBING DWGS FOR ROOF DRAIN QUANTITIES, SIZES & LAYOUT. CONTACT ARCHITECT IF DISCREPANCIES ARE FOUND.
4. SECONDARY ROOF DRAINAGE IS PROVIDED USING SCUPPERS. COORDINATE FINAL SCUPPER LOCATIONS WITH ARCHITECT IN BOTH PLAN AND ELEVATION.
5. ROOF INSULATION IS TAPERED AT 1/4" PER FOOT. CRICKETS ARE TAPERED AT 1/2" PER FOOT, UNLESS OTHERWISE NOTED.
6. RESIDENTIAL BALCONIES AT SOUTH BUILDING ARE PRECAST SLABS ON STEEL FRAMES AND SLOPE TO DRAIN, SEE SECTION DETAILS
7. SEE MEP/FP & STRUCTURAL DRAWINGS & SPECIFICATIONS FOR OTHER ROOF PENETRATIONS NOT SHOWN ON ARCHITECTURAL DRAWINGS.
8. INSTALL ROOF RAILING SYSTEMS WITH MIN. HEIGHT 42" ABOVE HIGHEST WAKING SURFACE (WHICH MAY INCLUDE PLANTED ROOFS) AND WITH NOT MORE THAN 3½" GAP WHERE RAILS TERMINATE NEXT TO WALLS OR OTHER BUILDING ELEMENTS.

PHOTOVOLTAIC & GREEN ROOF AREAS

PHOTOVOLTAIC ARRAY AREA (estimated):

N Building - Roof & PH Roof:	19,300sf
S. Building- Roof & PH Roof:	7,125sf
TOTAL	26,425sf

Effective area w/ rooftop eqpt, stacks, etc. ±23,500 sf
Estimated generation at 12kWh/sf/yr: ~280,000 kWh/yr
PV estimates subject to utility agreements and installer/ operator requirements.

GREEN ROOF AREA:

Level 10 Roof (Level 11), North Building:	4,225 sf
Parking Roof (Level 2), North Building:	8,525 sf
Level 3 Roof , South Building:	2,350 sf
TOTAL GREEN ROOF	15,100 sf

Green roof requirement (Per state stormwater permit 7760-9050): 0.346AC =15,072sf

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SHEET CONTENTS:

OVERALL ROOF PLAN

SHEET NO:

A112

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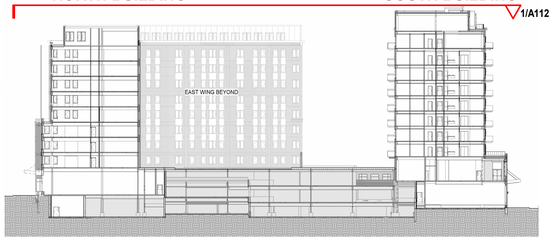
NORTH BUILDING — SOUTH BUILDING — 1/A112



1 / A112 OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"

DRAFT - NOT FOR CONSTRUCTION

N - PROJECT NORTH
T - TRUE NORTH
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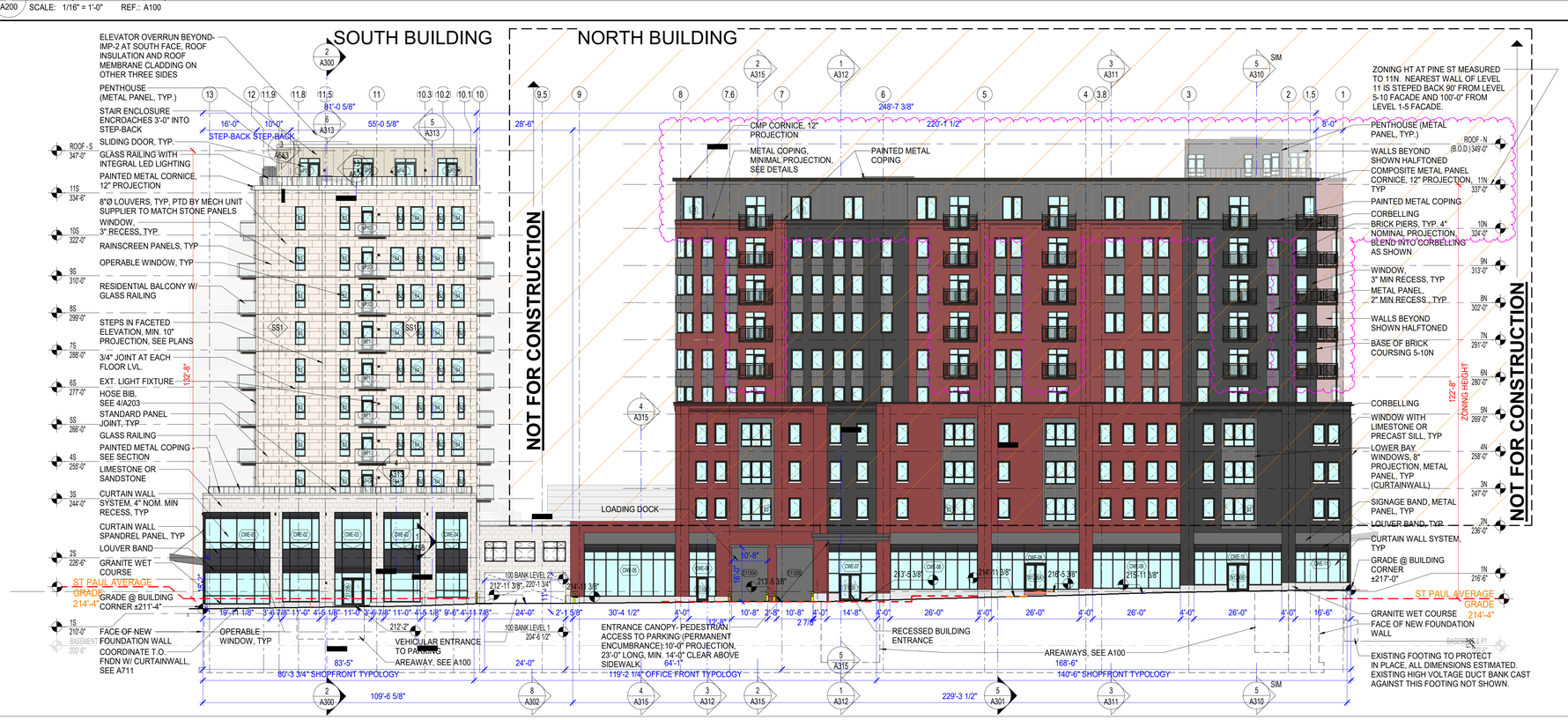
GRAPHIC SCALE
0 8' 16' 32'

7/11/2024 8:00:03 PM

1 A200 NORTH (CHERRY STREET) ELEVATION
SCALE: 1/16" = 1'-0" REF.: A100



2 A200 EAST (ST PAUL STREET) ELEVATION
SCALE: 1/16" = 1'-0" REF.: A100

NORTH ELEVATION - MATERIALS LEGEND

MATERIAL	N. BUILDING AREA (Sq Ft)	% OF WHOLE
PRIMARY MATERIAL 1A RED BRICK	12,660	39.7
PRIMARY MATERIAL 1B BLACK BRICK	9,043	28.3
PRIMARY MATERIAL 2 - CURTAINWALL GLAZING** (TRANSPARENT/ SPANDREL)	3,136	9.8
SECONDARY MATERIAL 1 METAL PANEL	6,342	19.9
PRIMARY MATERIAL 2 GRANITE	534	1.7
PRIMARY MATERIAL 3 LIMESTONE OR PRECAST SILL	165	0.5
LOUVERS, INTEGRATED IN CURTAINWALL*	*	*
TOTAL ELEVATION, EXCLUDING WINDOWS	31,908	100
TOTAL ELEVATION, INCLUDING WINDOWS**	41,962	**

NOTES:
* ARCHITECTURAL LOUVERS IN CURTAINWALL ARE TYPICALLY BACKED BY INSULATED METAL PANEL AND REMAIN UNCHANGED SINCE INITIAL PERMIT APPROVAL. AREA IS INCLUDED WITH METAL PANEL IN MATERIAL AREA CALCULATIONS
** EXCEPT FOR CURTAINWALL, GLAZING IS EXCLUDED FROM MATERIALS TAKEOFFS

QUANTITIES ARE ACCURATE FOR ZONING COMPLIANCE AND INCLUDE ONLY MATERIALS VISIBLE FROM THE STREET. THEY DO NOT INCLUDE WALL RETURNS OR PORTIONS OF WALLS HIDDEN BY PARAPETS OR OTHER WALLS AND SHOULD NOT BE USED BY THE CONTRACTOR.

EAST ELEVATION - MATERIALS LEGEND

MATERIAL	N. BUILDING AREA (Sq Ft)	S. BUILDING AREA (Sq Ft)	TOTAL AREA (Sq Ft)	% OF WHOLE
PRIMARY MATERIAL 1A (B1 & TB1- RED BRICK)	8042	N/A	8042	22.7
PRIMARY MATERIAL 1B (B2 & TB2- BLACK BRICK)	4568	N/A	4568	12.9
PRIMARY MATERIAL 2A- CURTAINWALL GLAZING*	1956	1396	3352	9.5
SECONDARY MATERIAL 1- METAL PANEL	4644	880	5524	15.6
PRIMARY MATERIAL 2 GRANITE	300	108	408	1.2
PRIMARY MATERIAL 3 LIMESTONE OR PRECAST SILL	82	N/A	82	0.2
LOUVERS, PAINTED TO MATCH ADJ. METAL PANEL OR CURTAIN WALL FRAME	*	*	*	*
PRIMARY MATERIAL 3A- SINTERED RAINSCREEN PANEL (MATCH TO LIMESTONE)	N/A	4635	4635	13.1
PRIMARY MATERIAL 3B LIMESTONE	N/A	1306	1306	3.7
TOTAL ELEVATION, EXCLUDING WINDOWS	17636	6929	24565	100
TOTAL ELEVATION, INCLUDING WINDOWS**	25108	9756	34864	N/A

NOTES:
* ARCHITECTURAL LOUVERS IN CURTAINWALL ARE TYPICALLY BACKED BY INSULATED METAL PANEL AND REMAIN UNCHANGED SINCE INITIAL PERMIT APPROVAL. AREA IS INCLUDED WITH METAL PANEL IN MATERIAL AREA CALCULATIONS
** EXCEPT FOR CURTAINWALL, GLAZING IS EXCLUDED FROM MATERIALS TAKEOFFS
PRIMARY MATERIALS TOTAL: 63.3%; SECONDARY MATERIALS: 36.7%
*** INCLUDES 8"Ø ROUND LOUVERS FOR HEATING UNITS, AVG 3 PER UNIT, NOT SHOWN BUT TO BE GROUPED AND ORGANIZED IDENTICALLY ON EACH FLOOR LEVEL & PAINTED TO MATCH RAINSCREEN PANELS AS WELL AS LOUVERS INTEGRATED INTO CURTAINWALL.

QUANTITIES ARE ACCURATE FOR ZONING COMPLIANCE AND INCLUDE ONLY MATERIALS VISIBLE FROM THE STREET. THEY DO NOT INCLUDE WALL RETURNS OR PORTIONS OF WALLS HIDDEN BY PARAPETS OR OTHER WALLS AND SHOULD NOT BE USED BY THE CONTRACTOR.

ELEVATION & SECTION GENERAL NOTES

1. QUANTITIES SHOWN ARE FOR ZONING COMPLIANCE AND GENERAL INFORMATION ONLY AND DO NOT INCLUDE WALL RETURNS, AREAS HIDDEN BY OTHER WALLS, ETC. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN TAKE-OFFS BASED ON REVIEW OF THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS.

2. BUILDING HEIGHTS MEASURED FROM AVERAGE GRADE AT FACE OF BUILDING/ SIDEWALK TO ROOF DECK ABOVE THE HIGHEST OCCUPIED LEVEL.

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CITYPLACE BURLINGTON

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110 Main Street, Burlington, VT 05401

FF PROJECT NO: 2253	CONSULTANT PROJ. #
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: CL/NE/JC	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL DD	16 DEC 2022
S. BLDG CORE/ SHELL BID	20 JAN 2023
4- S. BLDG CORE/ SHELL AD1	15 FEB 2023
6- S. BLDG CORE/ SHELL AD4	27 MAR 2023
7- S. BLDG CORE/ SHELL AD5	21 APR 2023
11- S. CORE/ SHELL IFC	22 DEC 2023
12 - S. BLDG FTUP DD	19 APR 2024
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:
EXTERIOR ELEVATIONS- Cherry, St Paul

SHEET NO:
A200

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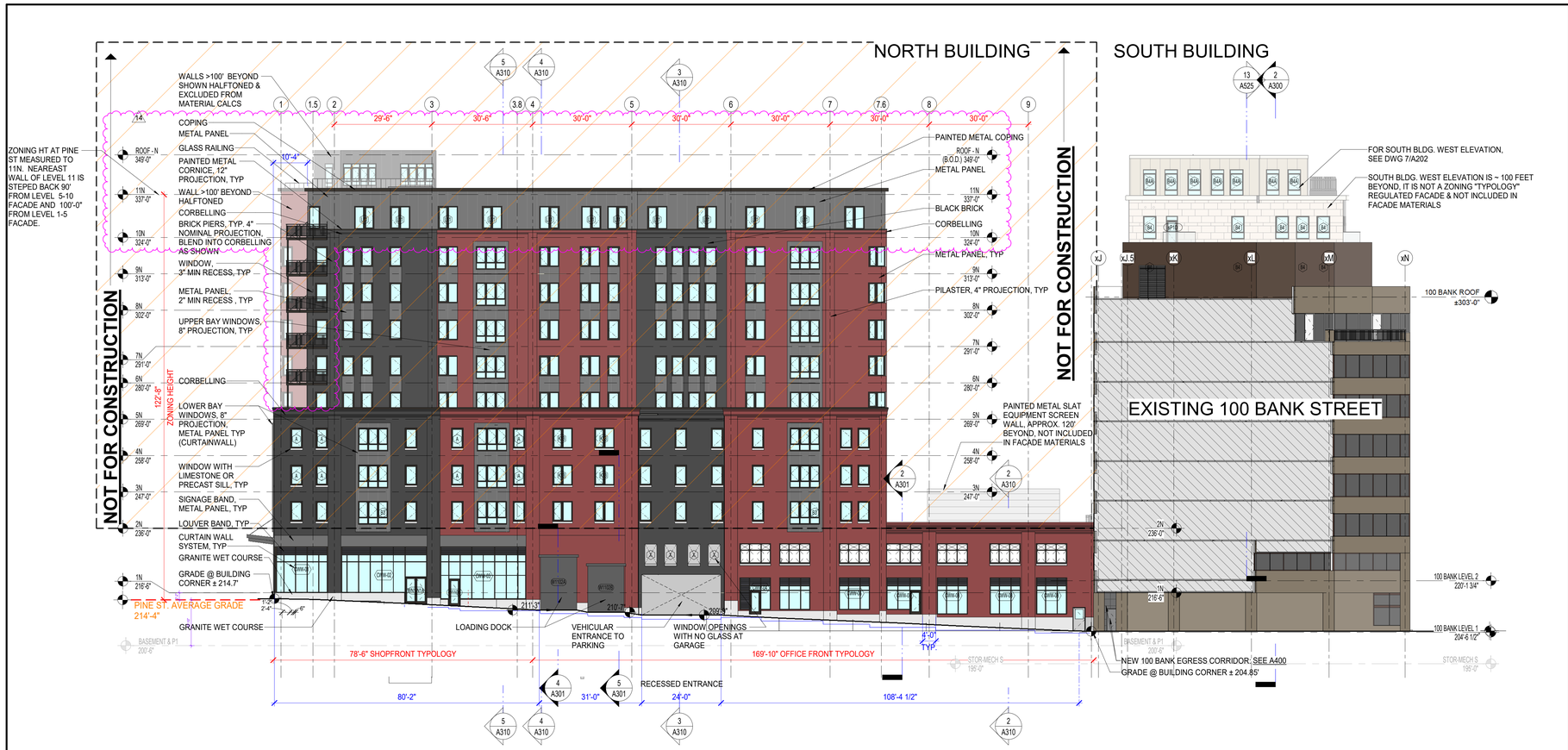

1 A201 WEST (PINE STREET) ELEVATION
SCALE: 1/16" = 1'-0" REF.: A100

WEST ELEVATION - MATERIALS LEGEND

MATERIAL	N. BUILDING AREA (Sq Ft)	% OF WHOLE
PRIMARY MATERIAL 1A RED BRICK	8431	20.1
PRIMARY MATERIAL 1B BLACK BRICK	4771	11.4
PRIMARY MATERIAL 2 - CURTAINWALL GLAZING** (TRANSPARENT/ SPANDREL)	1447	3.4
SECONDARY MATERIAL 1 METAL PANEL	4030	9.6
PRIMARY MATERIAL 2 GRANITE	428	1.0
PRIMARY MATERIAL 3 LIMESTONE OR PRECAST SILL	131	0.3
LOUVERS, PAINTED TO MATCH ADJ. METAL PANEL OR CURTAIN WALL FRAME	*	*
TOTAL ELEVATION, EXCLUDING WINDOWS	17791	100
TOTAL ELEVATION, INCLUDING WINDOWS**	24189	**

NOTES:
* ARCHITECTURAL LOUVERS IN CURTAINWALL ARE TYPICALLY BACKED BY INSULATED METAL PANEL AND REMAIN UNCHANGED SINCE INITIAL PERMIT APPROVAL. AREA IS INCLUDED WITH METAL PANEL IN MATERIAL AREA CALCULATIONS
* METAL PANEL WITHIN CURTAINWALL AREAS IS COUNTED AS METAL PANEL
** EXCEPT FOR CURTAINWALL, GLAZING IS EXCLUDED FROM MATERIALS TAKEOFFS

QUANTITIES ARE ACCURATE FOR ZONING COMPLIANCE AND INCLUDE ONLY MATERIALS VISIBLE FROM THE STREET. THEY DO NOT INCLUDE WALL RETURNS OR PORTIONS OF WALLS HIDDEN BY PARAPETS OR OTHER WALLS AND SHOULD NOT BE USED BY THE CONTRACTOR.

2 A201 SOUTH (BANK STREET) ELEVATION
SCALE: 1/16" = 1'-0" REF.: A100

SOUTH ELEVATION - MATERIALS LEGEND

MATERIAL	S. BUILDING AREA (Sq Ft)	% OF WHOLE
PRIMARY MATERIAL 1A (B1 & TB1- RED BRICK)	N/A	0
PRIMARY MATERIAL 1B (B2 & TB2- BLACK BRICK)	N/A	0
PRIMARY MATERIAL 2A- CURTAINWALL GLAZING*	4,821	15.1
SECONDARY MATERIAL 1- METAL PANEL	2,122	6.6
PRIMARY MATERIAL 2 GRANITE	108	1.2
PRIMARY MATERIAL 3 LIMESTONE OR PRECAST SILL	5	0
LOUVERS, PAINTED TO MATCH ADJ. METAL PANEL OR CURTAIN WALL FRAME	*	*
PRIMARY MATERIAL 3A- SINTERED RAINSCREEN PANEL (MATCH TO LIMESTONE)	14,904	46.6
PRIMARY MATERIAL 3B LIMESTONE	3,760	11.8
TOTAL ELEVATION, EXCLUDING WINDOWS	26,872	100
TOTAL ELEVATION, INCLUDING WINDOWS**	33,218	N/A

NOTES:
* METAL PANEL WITHIN CURTAINWALL AREAS IS COUNTED AS METAL PANEL
** EXCEPT FOR CURTAINWALL, GLAZING IS EXCLUDED FROM MATERIALS TAKEOFFS
PRIMARY MATERIALS TOTAL: 73.5%; SECONDARY MATERIALS: 26.5%
*** INCLUDES 8"Ø ROUND LOUVERS FOR HEATING UNITS, AVG 3 PER UNIT, NOT SHOWN BUT TO BE GROUPED AND ORGANIZED IDENTICALLY ON EACH FLOOR LEVEL & PAINTED TO MATCH RAINSCREEN PANELS AS WELL AS LOUVERS INTEGRATED INTO CURTAINWALL.

QUANTITIES ARE ACCURATE FOR ZONING COMPLIANCE AND INCLUDE ONLY MATERIALS VISIBLE FROM THE STREET. THEY DO NOT INCLUDE WALL RETURNS OR PORTIONS OF WALLS HIDDEN BY PARAPETS OR OTHER WALLS AND SHOULD NOT BE USED BY THE CONTRACTOR.

ELEVATION & SECTION GENERAL NOTES

1. QUANTITIES SHOWN ARE FOR ZONING COMPLIANCE AND GENERAL INFORMATION ONLY AND DO NOT INCLUDE WALL RETURNS, AREAS HIDDEN BY OTHER WALLS, ETC. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN TAKE-OFFS BASED ON REVIEW OF THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS.

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FFF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: CL/NE/JC	CHECKED BY: JDR

ISSUE LOG:
S. BLDG CORE/ SHELL DD 16 DEC 2022
S. BLDG CORE/ SHELL BD 20 JAN 2023
4- S. BLDG CORE/ SHELL AD1 15 FEB 2023
6- S. BLDG CORE/ SHELL AD4 27 MAR 2023
7- S. BLDG CORE/ SHELL AD5 21 APR 2023
11- S. CORE/ SHELL IFC 22 DEC 2023
12 - S. BLDG FITUP DD 19 APR 2024
15- S FITUP AD3 10 JULY 2024
N BLDG ZONING UPDATE 18 JULY 2024

SHEET CONTENTS:
EXTERIOR ELEVATIONS- Bank, Pine

SHEET NO:
A201

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1 A210 CHERRY AND PINE
SCALE: 1/4" = 1'-0"

2 A210 CHERRY AND ST PAUL
SCALE: 1/4" = 1'-0"

3 A210 PINE CLOSE UP
SCALE: 1/4" = 1'-0"

4 A210 ST PAUL CLOSE UP
SCALE: 1/4" = 1'-0"

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ORIGINATION DATE: 01/15/2021	SCALE: 1/4" = 1'-0"
DRAWN BY: CL/NE/JC	CHECKED BY: JDR
ISSUE & DATE: N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:
NORTH BLDG RENDERINGS

SHEET NO:
A210

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BANK ST AND SAINT PAUL ST

BANK ST AND SAINT PAUL ST (CLOSEUP)

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ORIGINATION DATE: 01/15/2021	SCALE:
DRAWN BY: CL/NE/JC	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL DD	16 DEC 2022
S. BLDG CORE/ SHELL BID	20 JAN 2023
7- S. BLDG CORE/ SHELL ADS	21 APR 2023
11- S. CORE/SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

SOUTH BLDG RENDERINGS

SHEET NO:

A211

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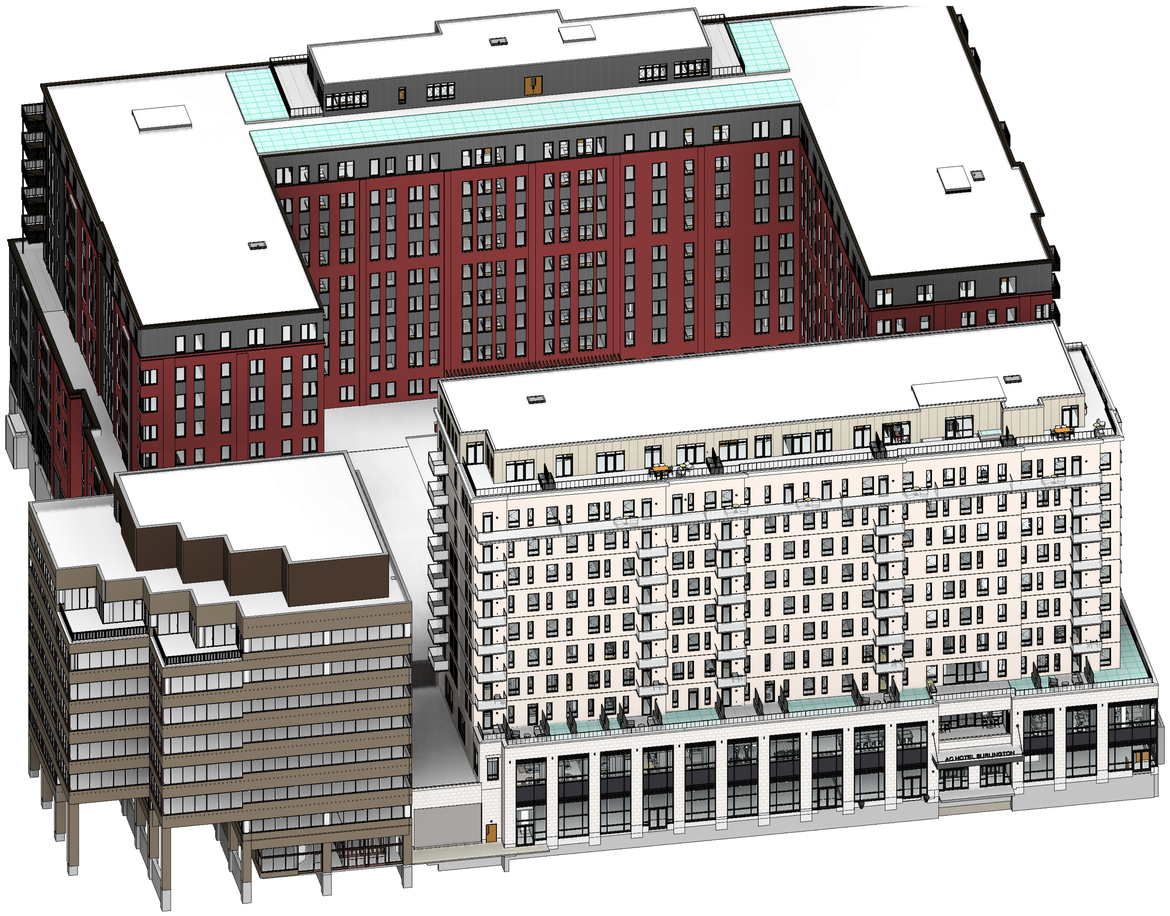
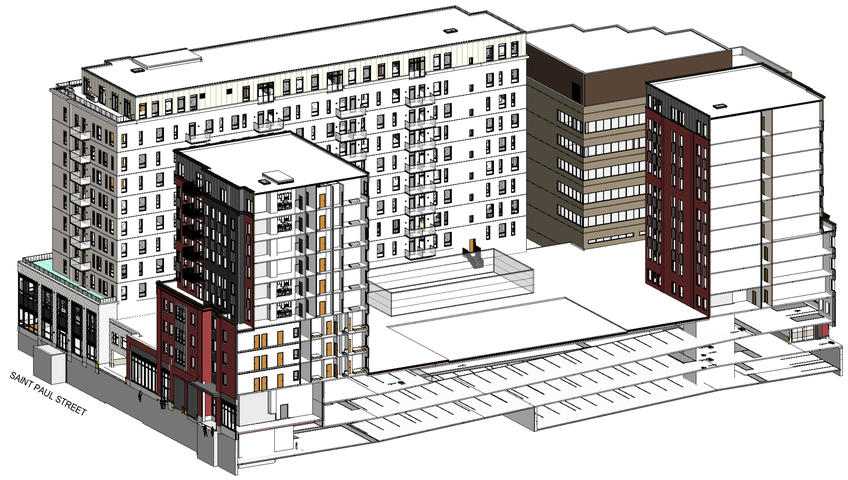
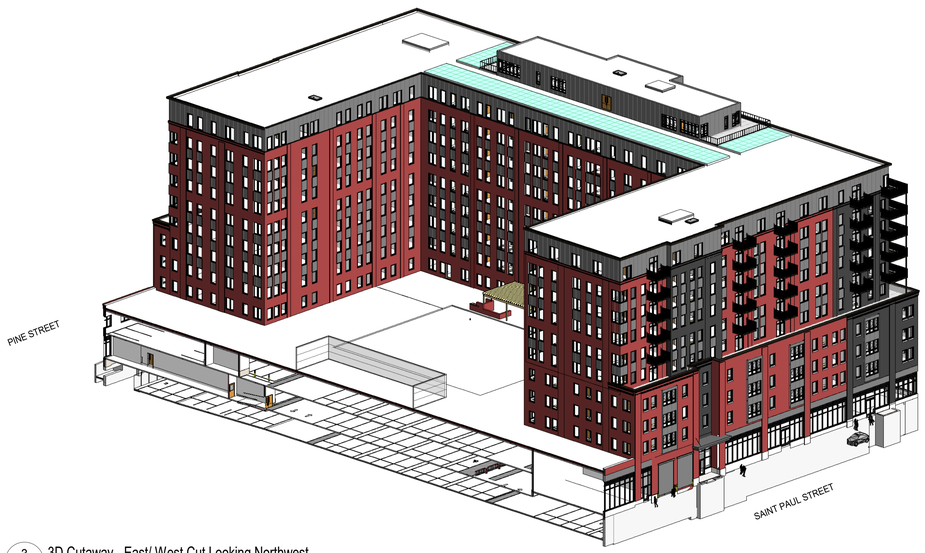


1 A220 3D View Looking North-Northeast
SCALE:

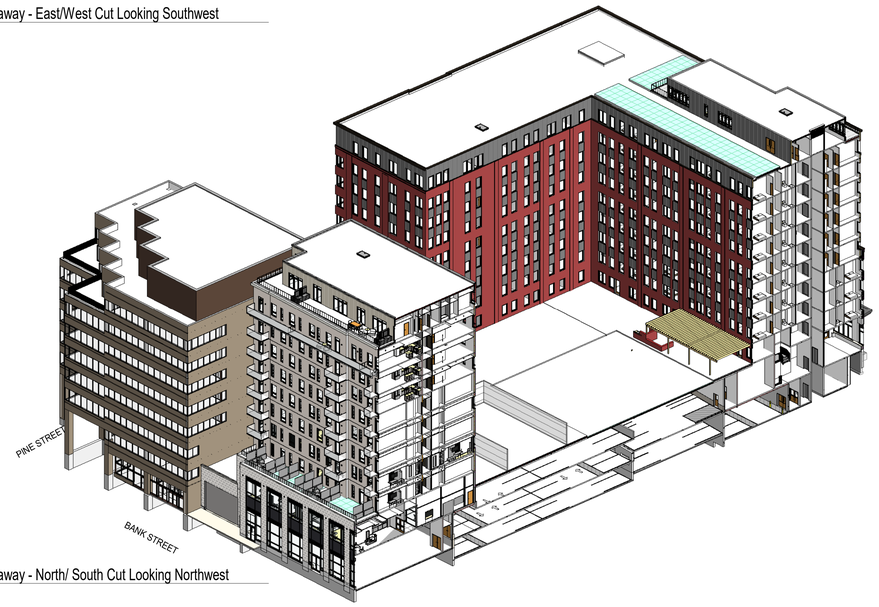
5 A220 3D View Looking South-Southwest
SCALE:



4 A220 3D Cutaway - East/West Cut Looking Southwest
SCALE:



3 A220 3D Cutaway - East/ West Cut Looking Northwest
SCALE:



2 A220 3D Cutaway - North/ South Cut Looking Northwest
SCALE:

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FFF PROJECT NO: 2253	CONSULTANT PROJ. #
ORIGINATION DATE: 01/15/2021	SCALE:
DRAWN BY: NE/JC/CL/JR	CHECKED BY: JDR

ISSUE LOG:

S. BLDG CORE/ SHELL DD	16 DEC 2022
S. BLDG CORE/ SHELL IBD	20 JAN 2023
7-S. BLDG CORE/ SHELL ADS	21 APR 2023
11-S. CORE/SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

AXONOMETRIC 3D MASSING

SHEET NO:

A220

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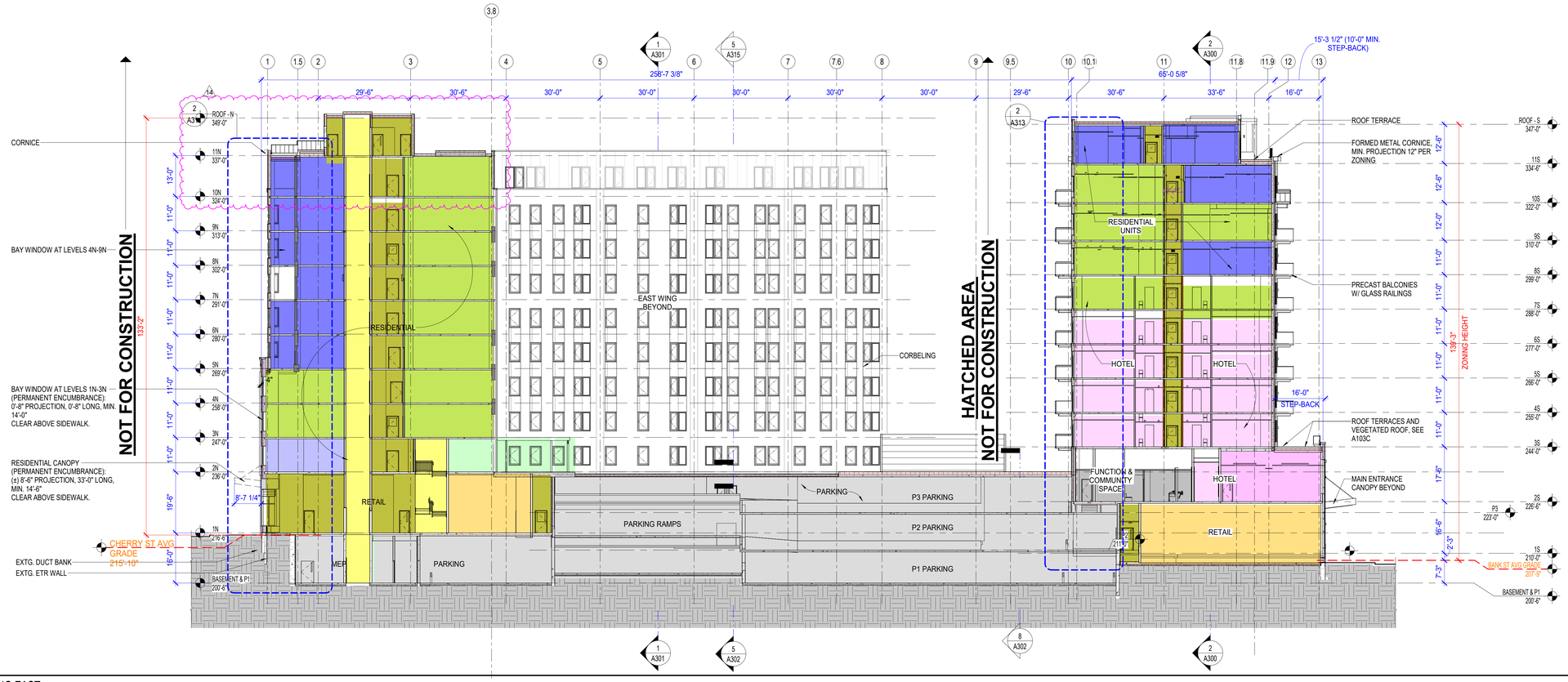
7/19/2024 8:02:37 PM



1 A300 NORTH-SOUTH SECTION LOOKING EAST
SCALE: 1/16" = 1'-0"

2 A300 EAST-WEST SECTION LOOKING NORTH
SCALE: 1/16" = 1'-0"

ELEVATION & SECTION GENERAL NOTES

1. QUANTITIES SHOWN ARE FOR ZONING COMPLIANCE AND GENERAL INFORMATION ONLY AND DO NOT INCLUDE WALL RETURNS, AREAS HIDDEN BY OTHER WALLS, ETC. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN TAKE-OFFS BASED ON REVIEW OF THE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS.

2. BUILDING HEIGHTS MEASURED FROM AVERAGE GRADE AT FACE OF BUILDING/ SIDEWALK TO ROOF DECK ABOVE THE HIGHEST OCCUPIED LEVEL.

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FF PROJECT NO: 2253	CONSULTANT PROJ. #:
ORIGINATION DATE: 01/15/2021	SCALE: 1/16" = 1'-0"
DRAWN BY: NE/JDR/JC/BS/SK	CHECKED BY: JDR

ISSUE LOG:

S. FOUNDATION IFC	23 NOV 2022
1 - S. FNDN ASB-1	16 DEC 2022
7 - S. BLDG CORE/ SHELL ADS	21 APR 2023
11- S. CORE/ SHELL IFC	22 DEC 2023
12 - S. BLDG FITUP DD	19 APR 2024
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

BUILDING SECTIONS

SHEET NO:

A300

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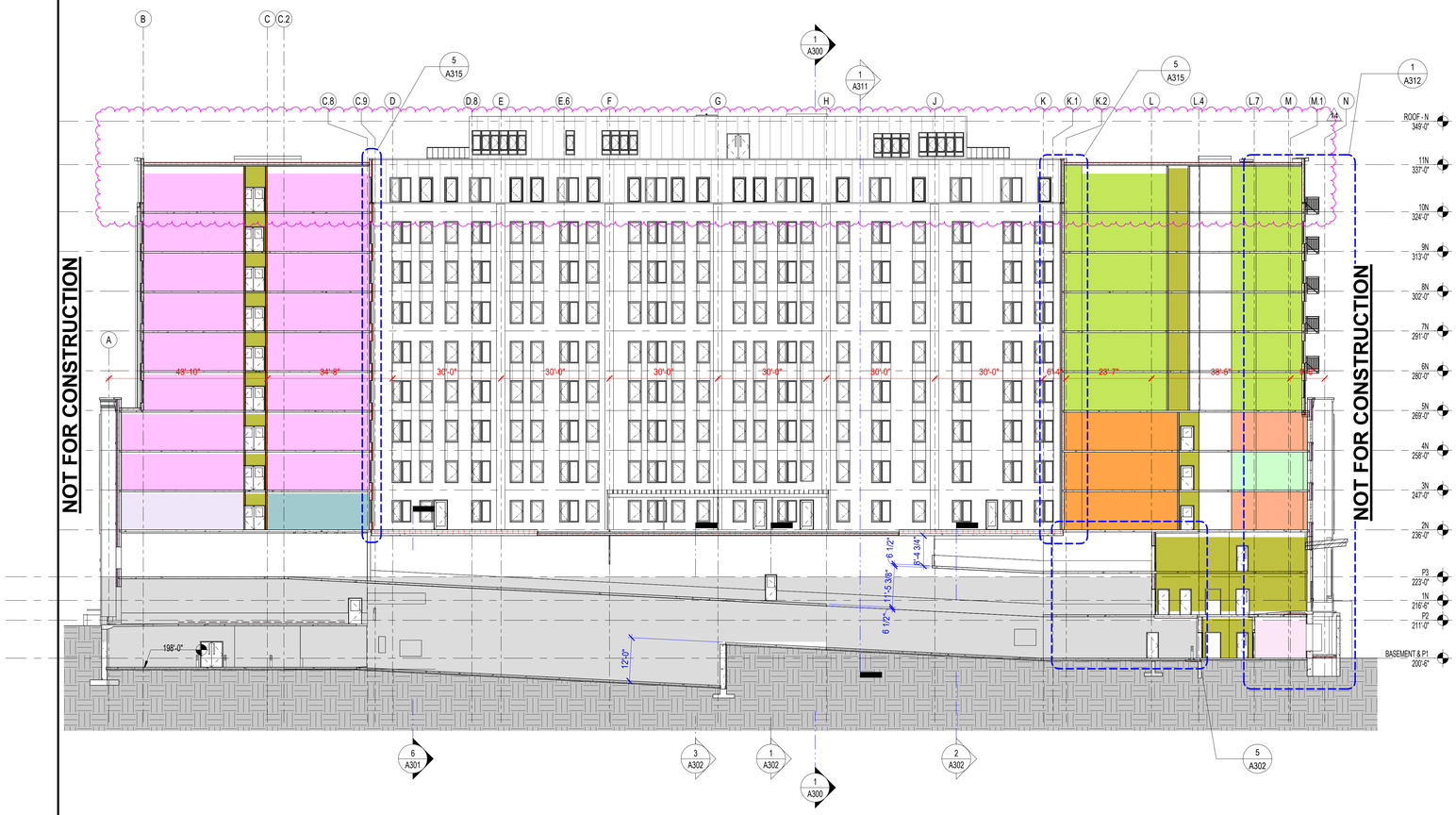
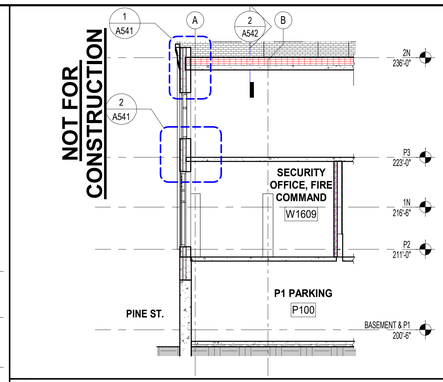
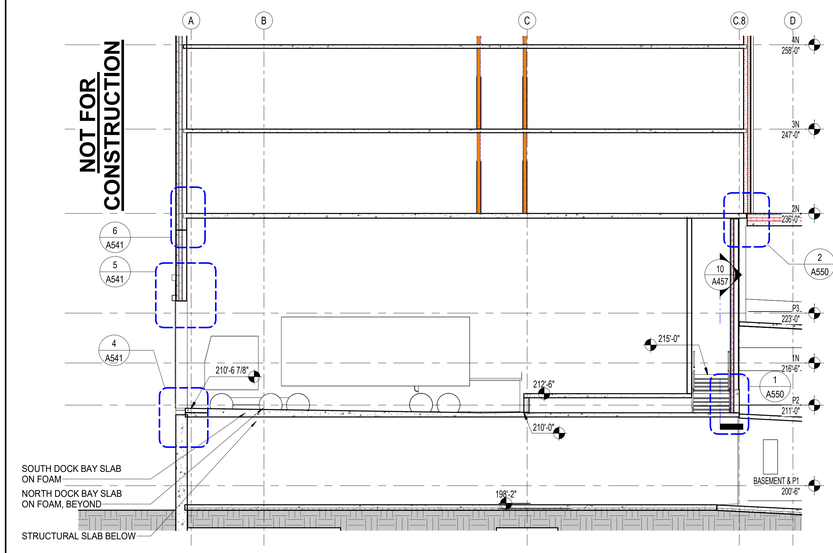


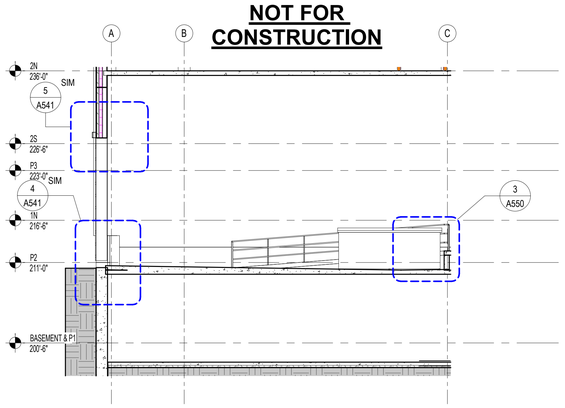
1 A301 BUILDING SECTION - E/W AT PARKING RAMPS
SCALE: 1/16" = 1'-0"



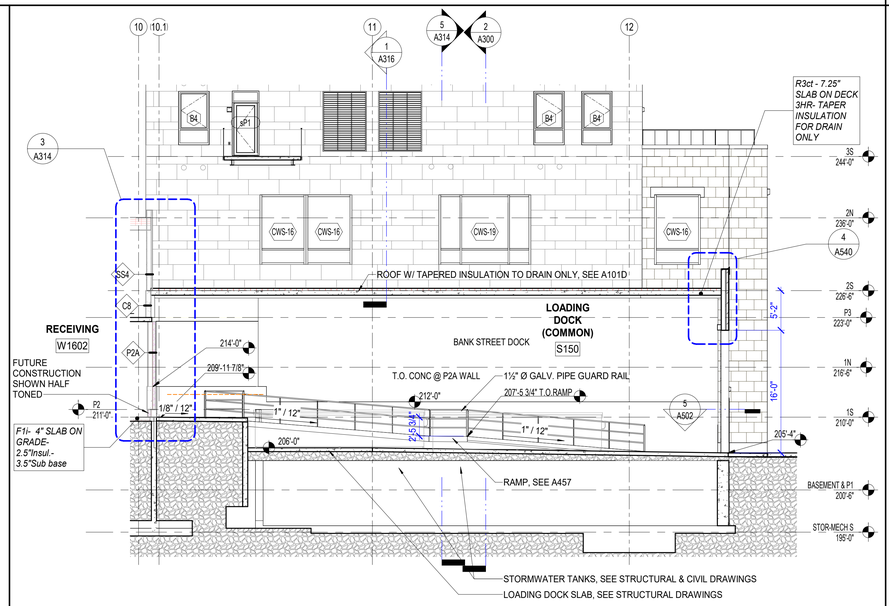
2 A301 BUILDING SECTION - E/W AT COMMAND CENTER
SCALE: 1/8" = 1'-0"



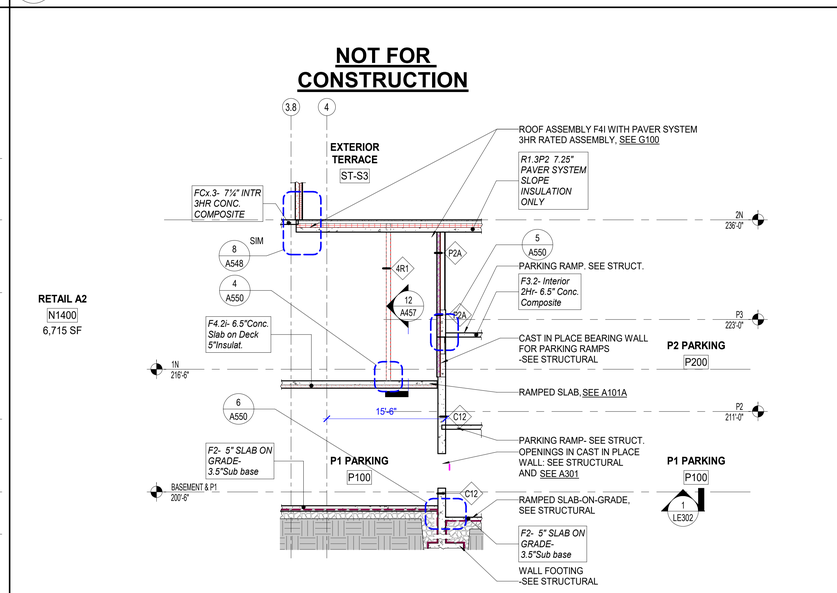
5 A301 WEST LOADING DOCK SECTION AT SOUTH BAY
SCALE: 1/8" = 1'-0"



4 A301 WEST LOADING DOCK SECTION AT NORTH BAY
SCALE: 1/8" = 1'-0"



3 A301 SOUTH EXTERIOR WALL LOADING DOCK SECTION
SCALE: 1/8" = 1'-0"



6 A301 WALL SECTION- PARKING RAMPS AT OCCUPIED SPACE
SCALE: 1/8" = 1'-0"

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FF PROJECT NO:	CONSULTANT PROJ. #
2253	
ORIGINATION DATE: 01/15/2021	SCALE: As indicated
DRAWN BY: JR/NE/BS/SK	CHECKED BY: JDR

ISSUE LOG:

S. FOUNDATION IFC	23 NOV 2022
1 - S. FNDN ASI-1	16 DEC 2022
3 - S. FNDN ASI-3	20 JAN 2023
11- S. CORE/SHELL IFC	22 DEC 2023
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:
BUILDING SECTIONS - GARAGE

SHEET NO:
A301

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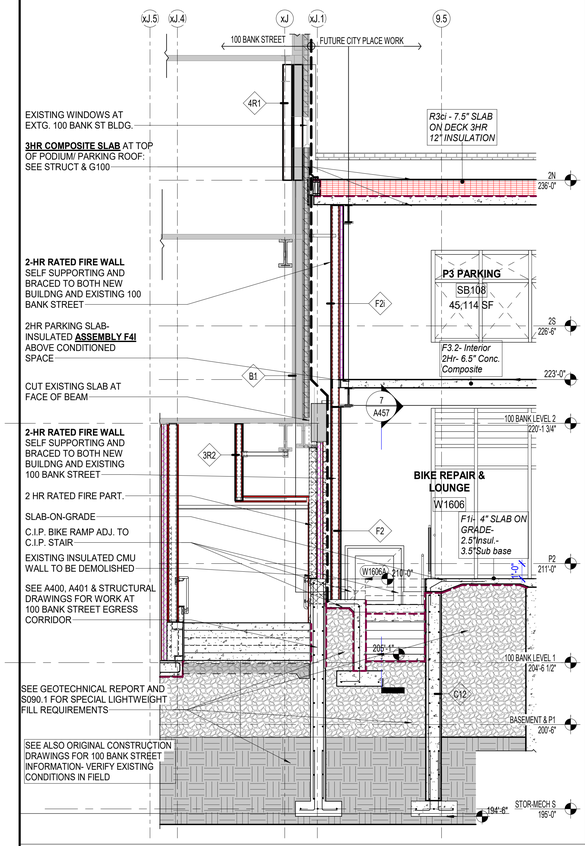
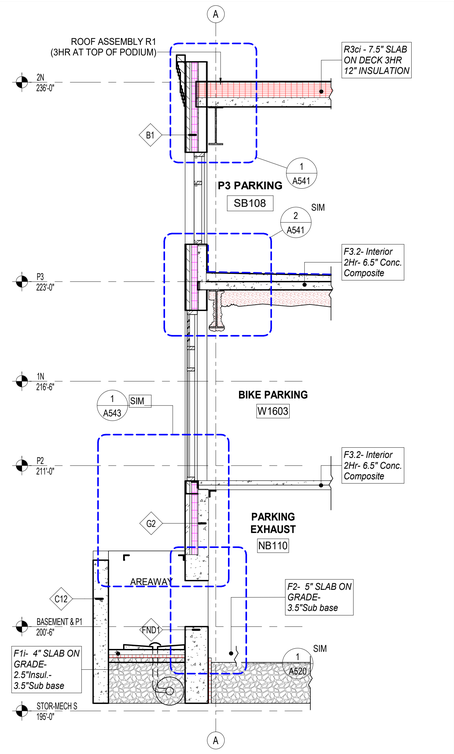
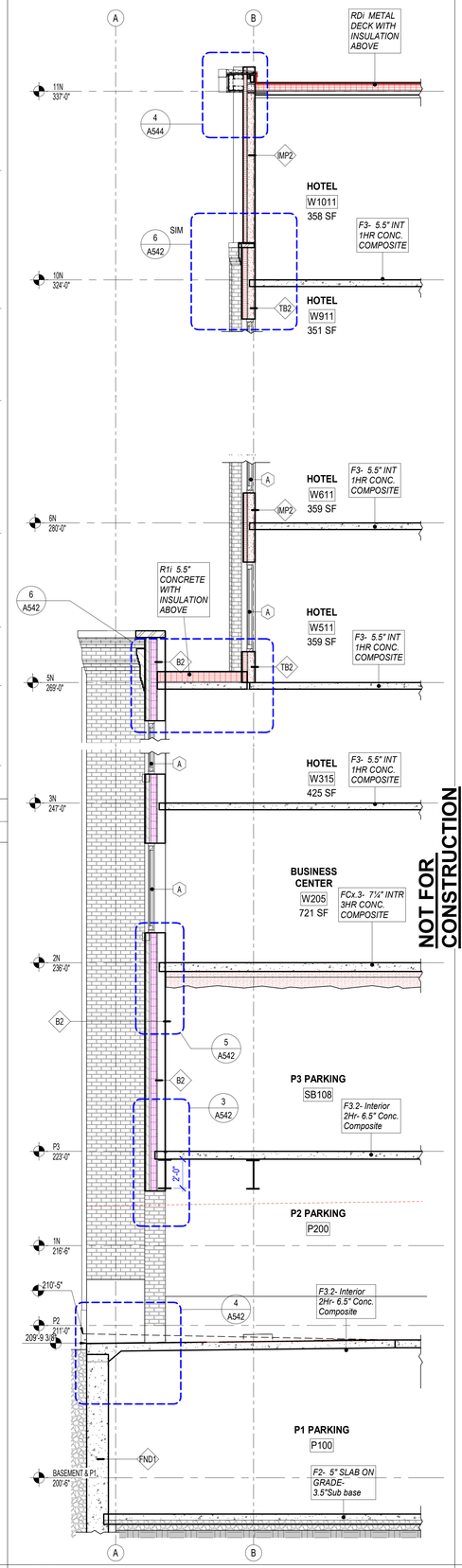


1 A310 SECTION AT NORTH WALL, EXTG. 100 BANK BLDG
SCALE: 1/4" = 1'-0"



2 A310 WALL SECTION @ AREAWAY PINE STREET
SCALE: 1/4" = 1'-0"



3 A310 WALL SECTION @ PARKING ENTRY PINE STREET
SCALE: 1/4" = 1'-0"

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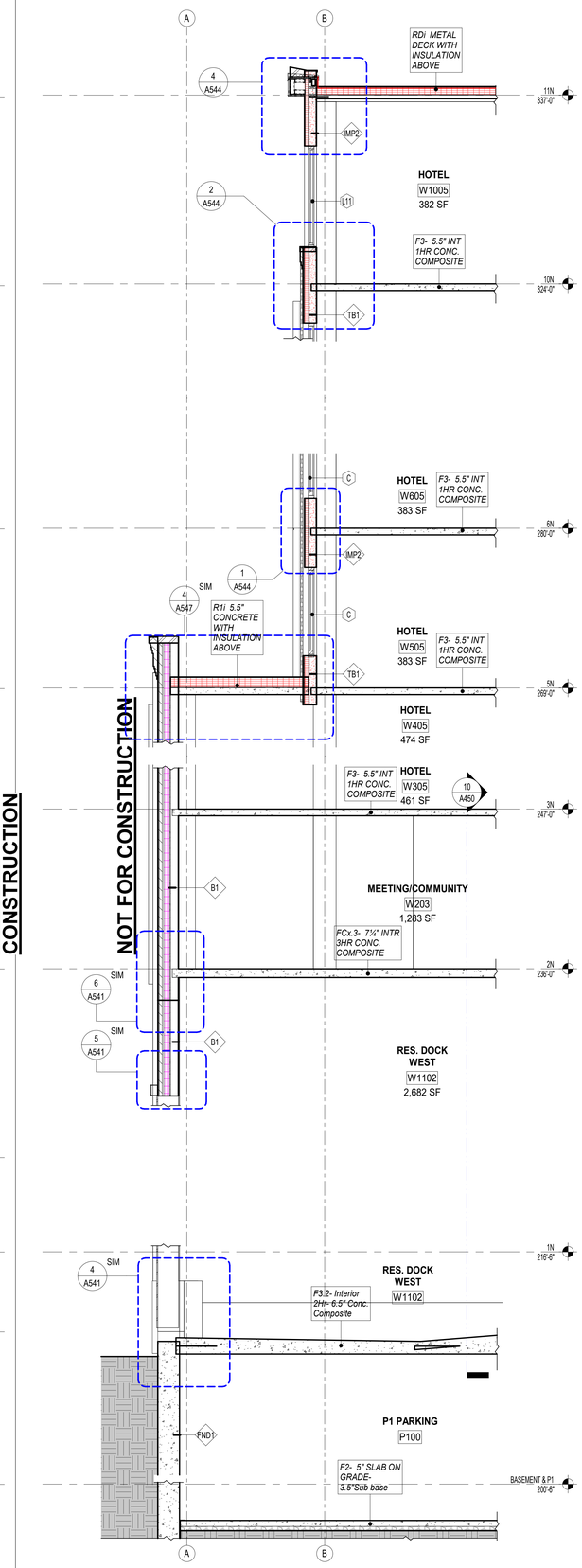

4 A310 WALL SECTION @ RESIDENTIAL DOCK PINE STREET
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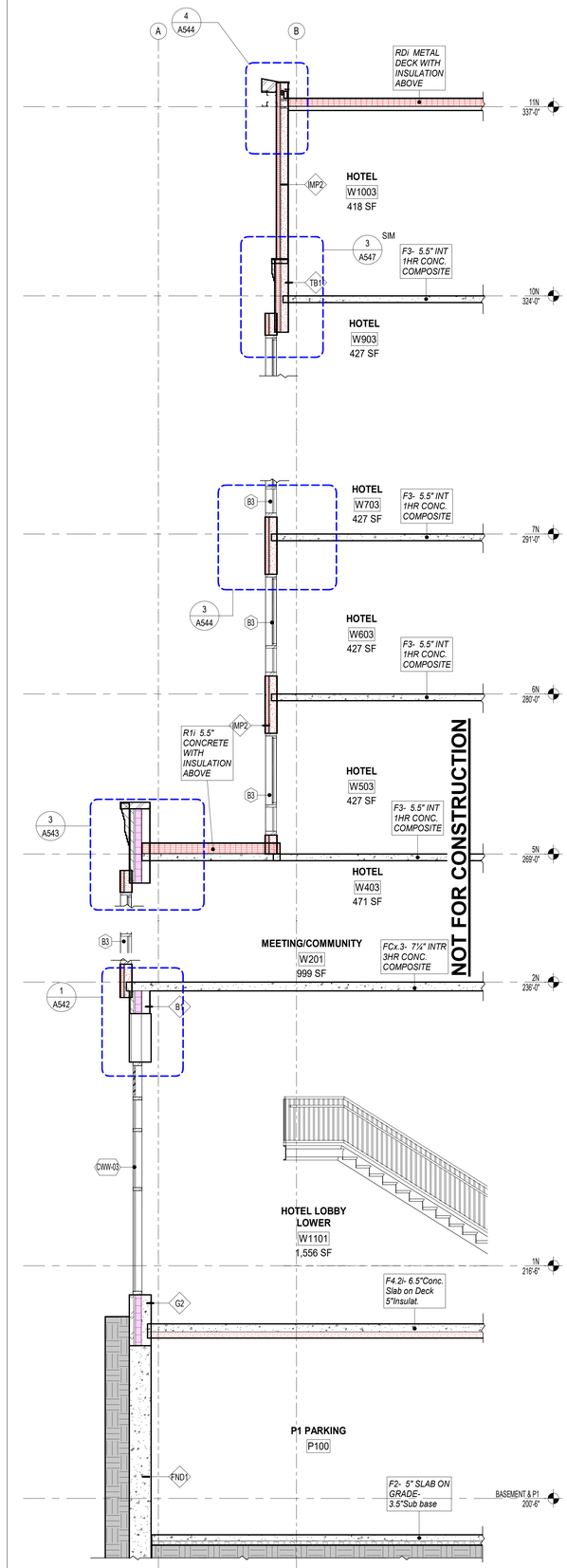
NOT FOR CONSTRUCTION



5 A310 WALL SECTION @ HOTEL LOBBY PINE STREET
SCALE: 1/4" = 1'-0"

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CITYPLACE BURLINGTON

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CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FFF PROJECT NO: 2253	CONSULTANT PROJ. #:
ORIGINATION DATE: 01/15/2021	SCALE: 1/4" = 1'-0"
DRAWN BY: JR/NE/BS/SK	CHECKED BY: JDR

ISSUE LOG:

S. FOUNDATION IFC	23 NOV 2022
S. BLDG CORE/ SHELL DD	16 DEC 2022
14- S. FITUP AD2	14 JUN 2024
N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:
WALL SECTIONS - NORTH BLDG WEST SIDE

SHEET NO:
A310

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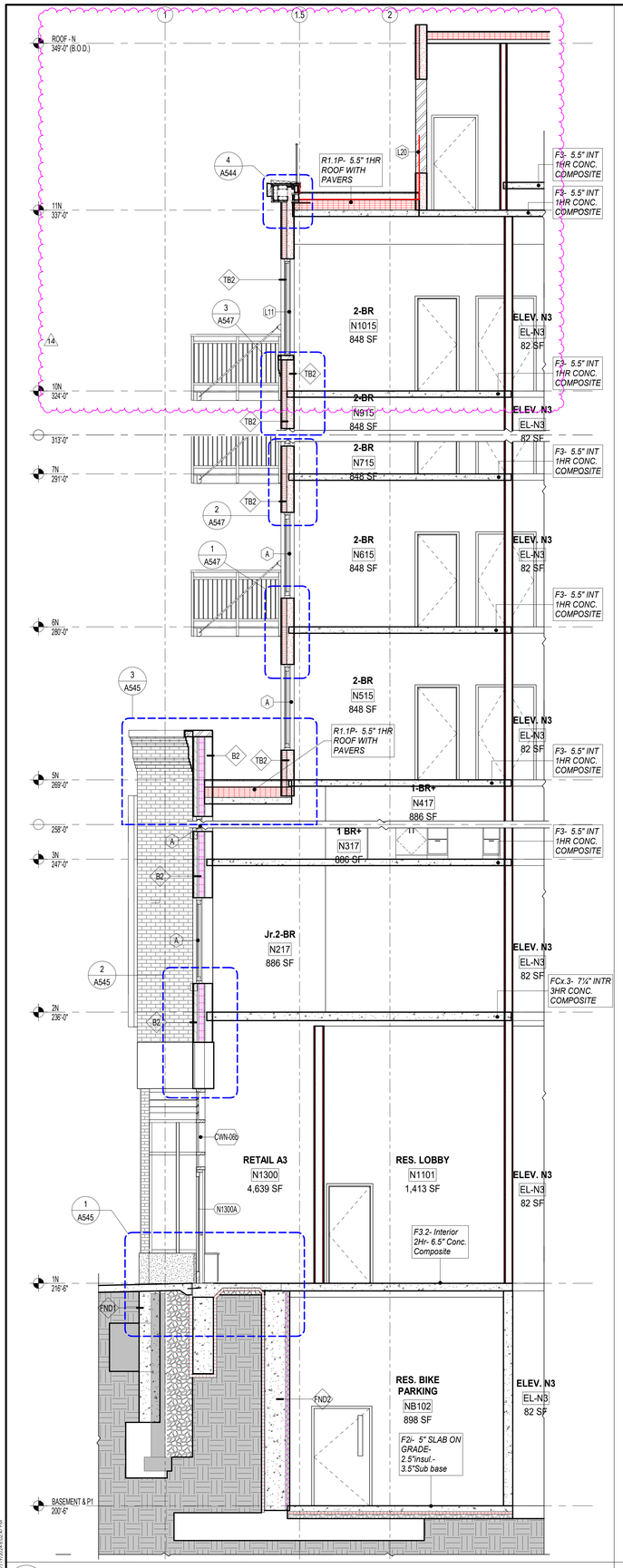
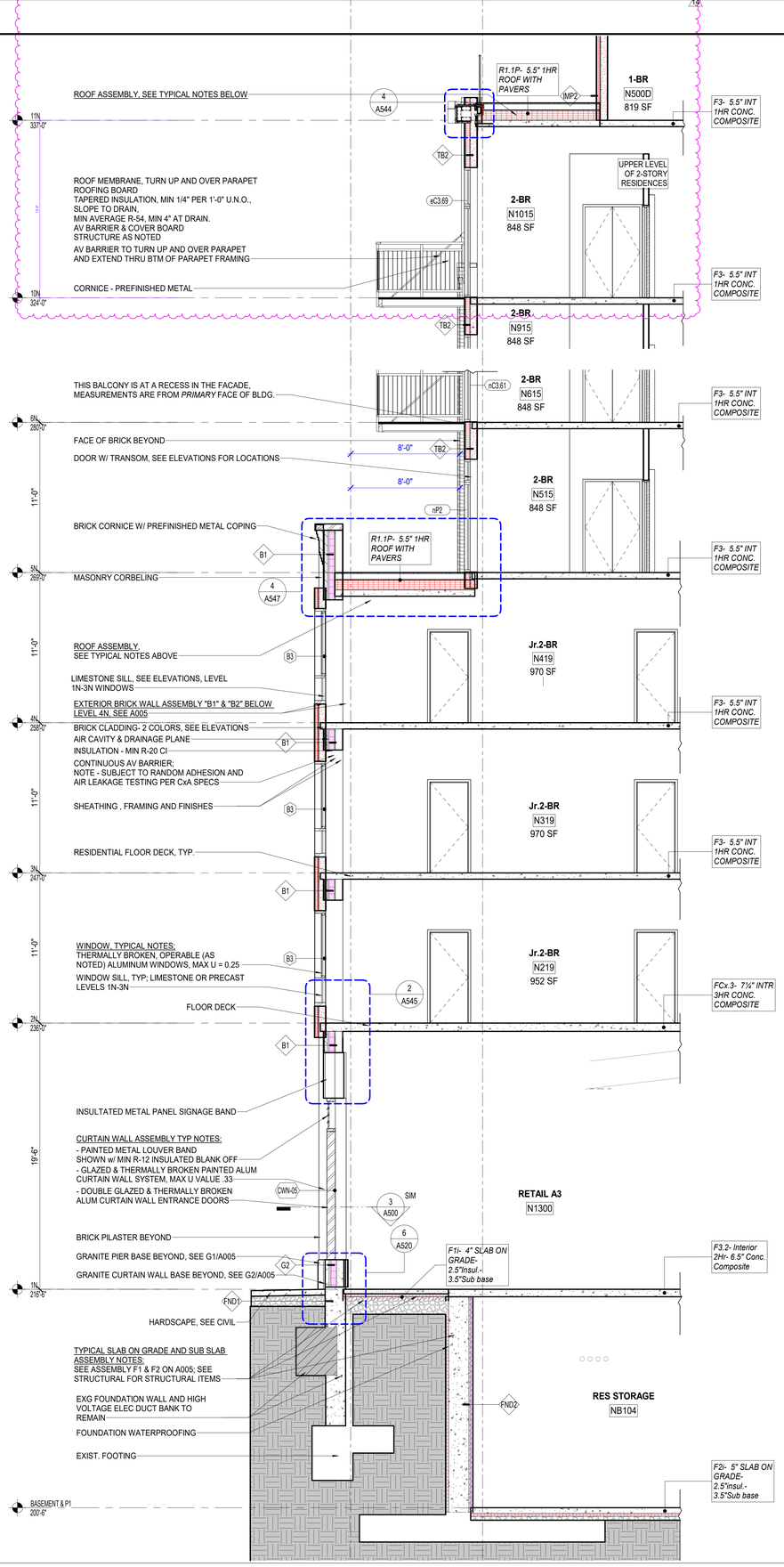
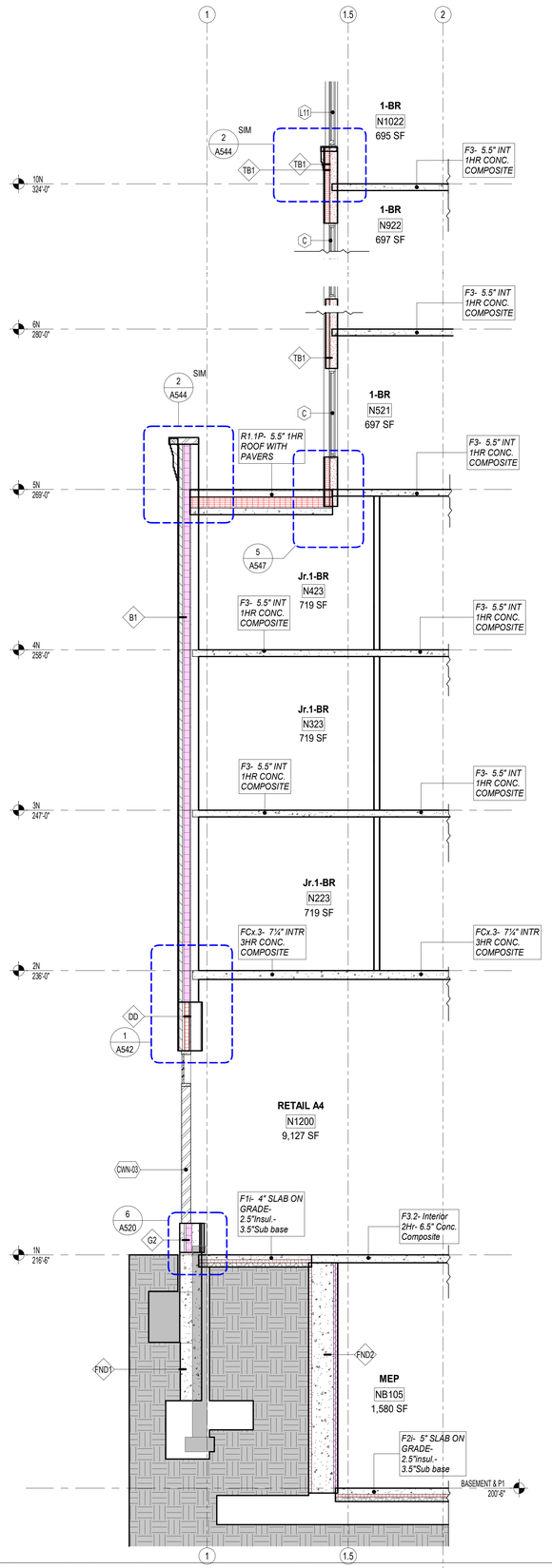


1 WALL SECTION @ RECESSED RETAIL ENTRY CHERRY ST.
A311 SCALE: 1/4" = 1'-0"



2 WALL SECTION @ RETAILSPACE/PROJECTED WINDOWS -CHERRY STREET
A311 SCALE: 1/4" = 1'-0"



3 NORTH BLDG- NORTH TOWER- EXTERIOR WALL AT PODIUM2
A311 SCALE: 1/4" = 1'-0"

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FFF PROJECT NO: 2253	CONSULTANT PROJ. #:
ORIGINATION DATE: 01/15/2021	SCALE: 1/4" = 1'-0"
DRAWN BY: JR/NE/BS/SK	CHECKED BY: JDR
ISSUE LOG: IV BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:
WALL SECTIONS - NORTH BLDG

SHEET NO:
A311

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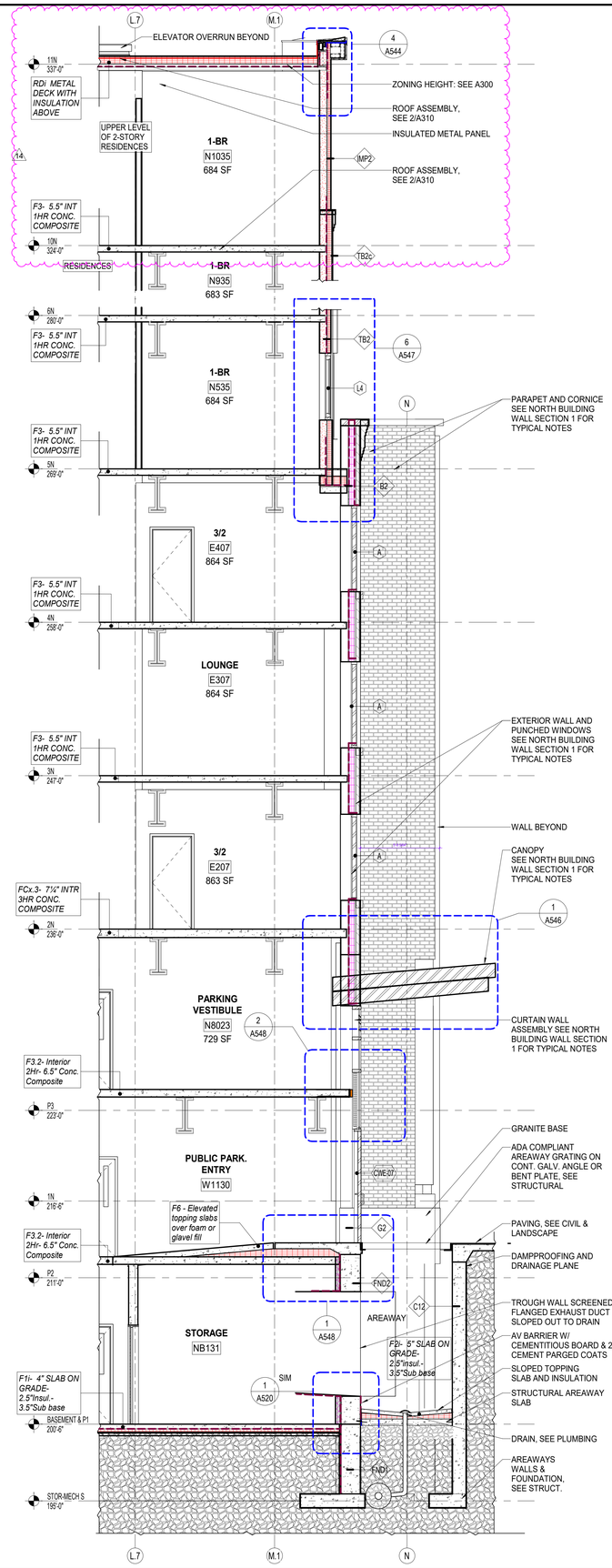
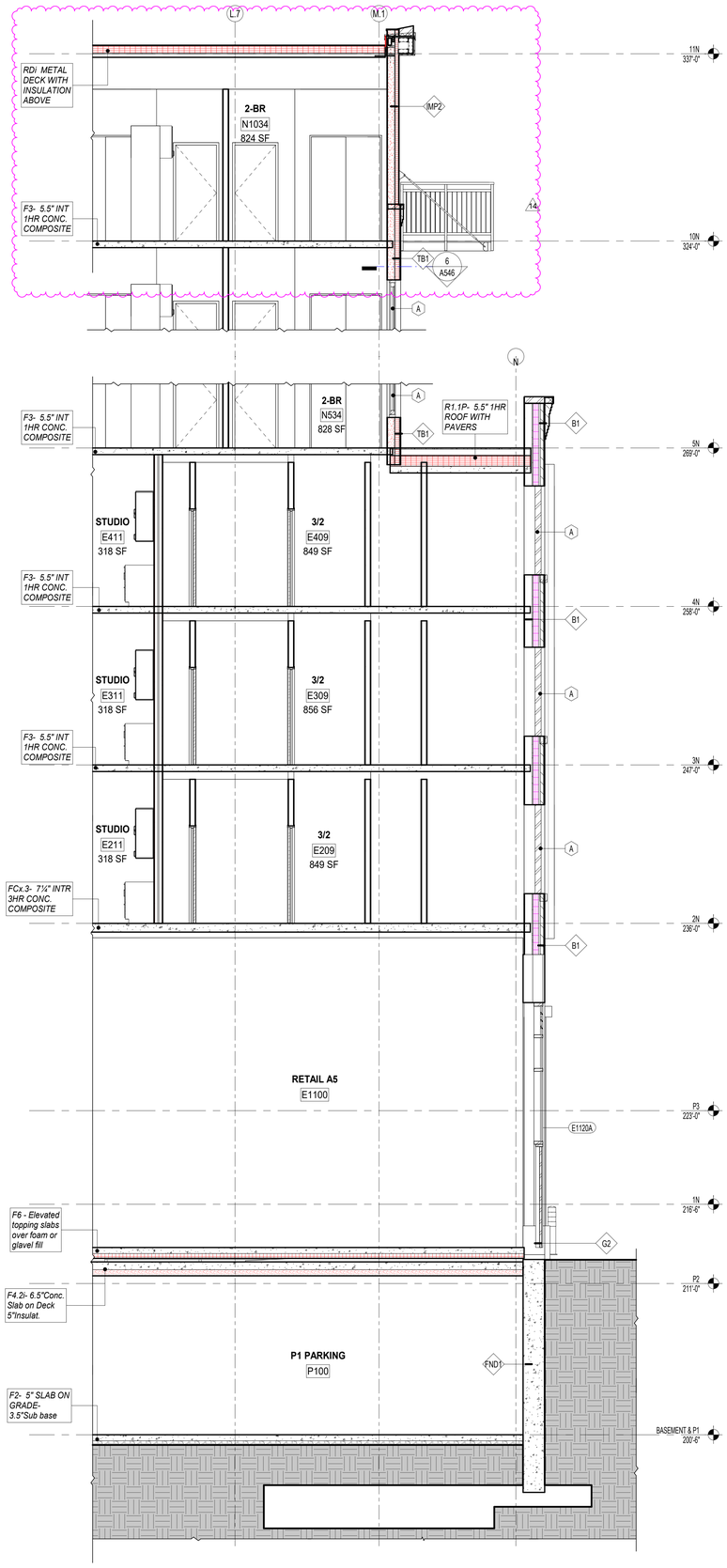


1 A312 NORTH BLDG.- ST. PAUL EXT. WALL AT CANOPY SECTION
SCALE: 1/4" = 1'-0"



3 A312 NORTH BLDG. WALL SECTION AT EAST STACKED WINDOWS
SCALE: 1/4" = 1'-0"

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CityPlace Partners, LLC
110 Main Street, Burlington, VT 05401

FFF PROJECT NO: 2253	CONSULTANT PROJ. #:
ORIGINATION DATE: 01/15/2021	SCALE: 1/4" = 1'-0"
DRAWN BY: JR/NE/BS/SK	CHECKED BY: JDR
ISSUE LOG: N BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:

WALL SECTIONS - NORTH BLDG

SHEET NO:

A312

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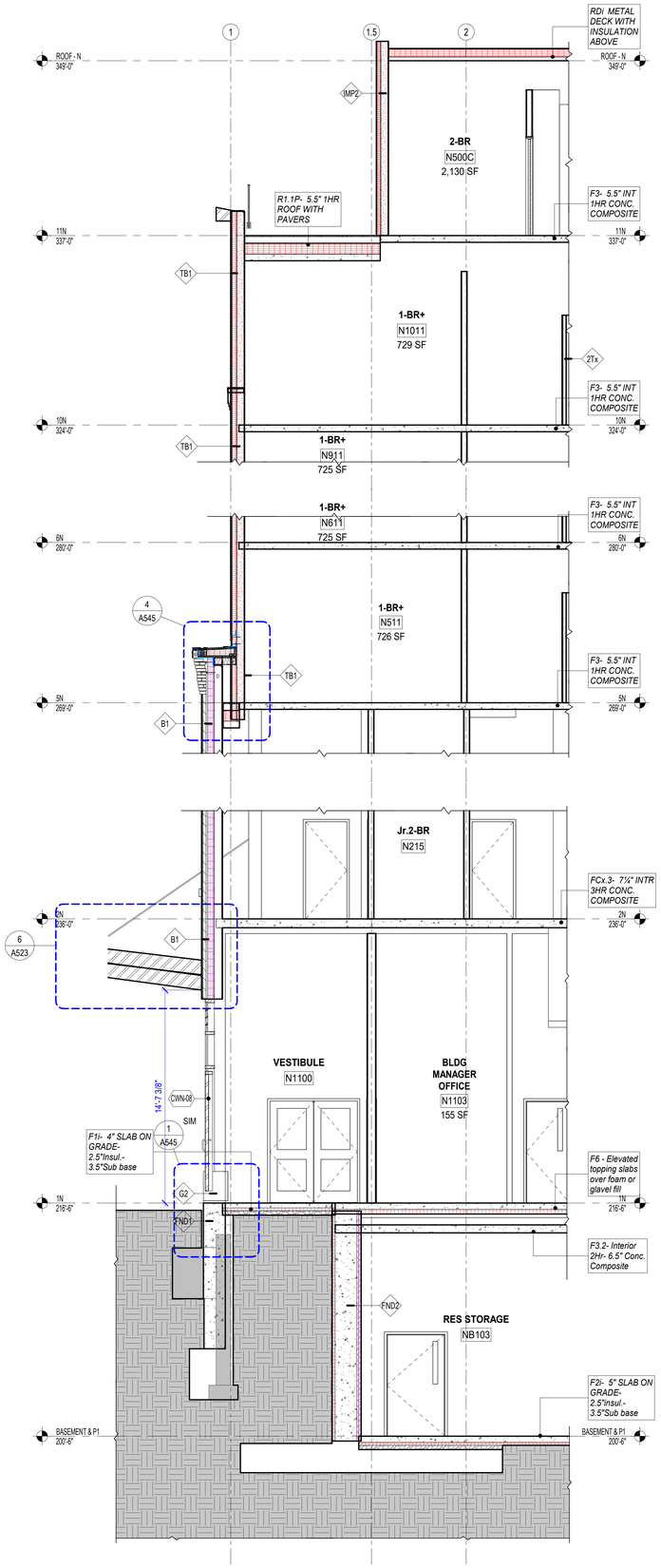

1 A315 NORTH BLD'G. CHERRY STREET PODIUM SECTION
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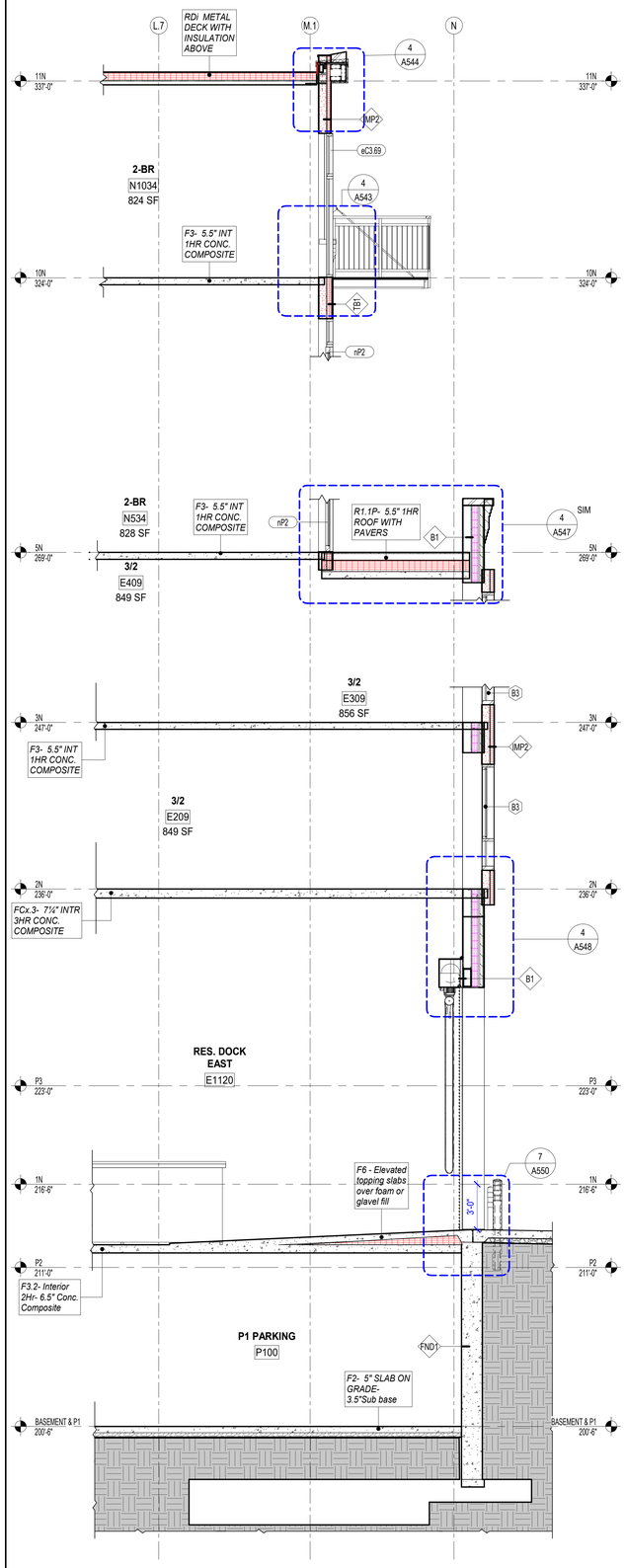
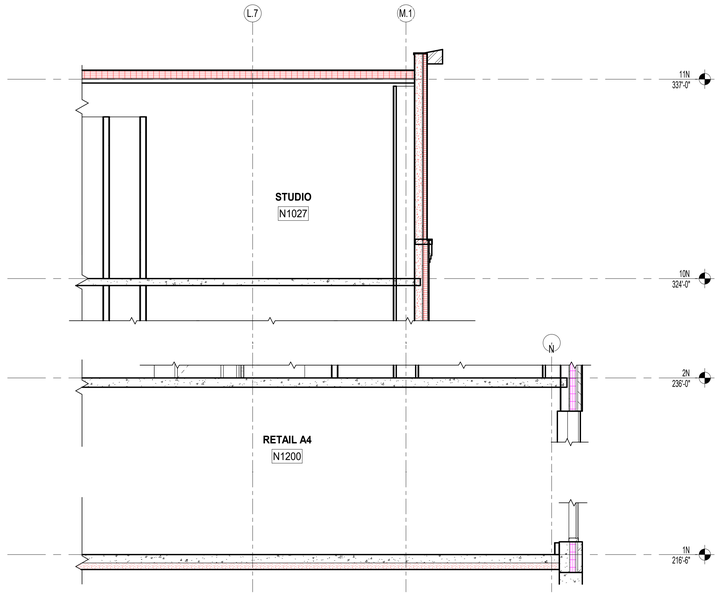
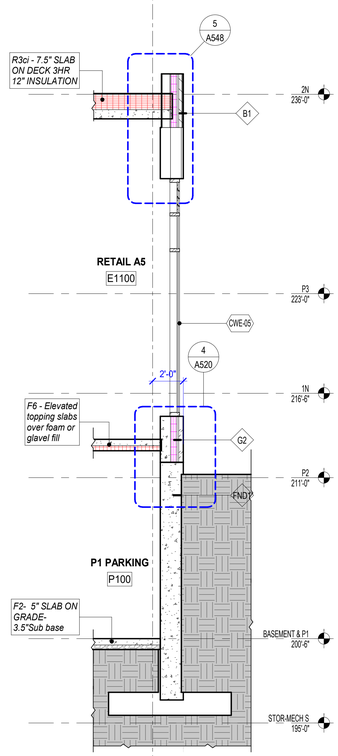


2 A315 NORTH BLDG.- ST. PAUL STTREET EXT. WALL AT LOADING DOCK
SCALE: 1/4" = 1'-0"



3 A315 NORTH BLDG.- EAST TOWER- EXT. WALL
SCALE: 1/4" = 1'-0"



4 A315 NORTH BLDG.- EAST TOWER- EXT. WALL AT RETAIL A5
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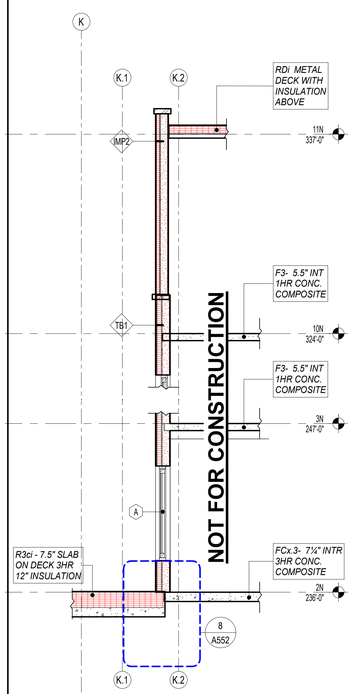

5 A315 NORTH BLDG.- EAST TOWER- EXT. WALL AT PODIUM
SCALE: 1/4" = 1'-0"

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FF PROJECT NO: 2253	CONSULTANT PROJ. #:
ORIGINATION DATE: 01/15/2021	SCALE: 1/4" = 1'-0"
DRAWN BY: SK/BS	CHECKED BY: JDR
ISSUE LOG: R BLDG ZONING UPDATE	18 JULY 2024

SHEET CONTENTS:
WALL SECTIONS - NORTH PODIUM

SHEET NO:
A315

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Department of Permitting & Inspections
Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone:(802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Garret King, Associate Planner
Joseph Cava, Permit Technician
Steve Cormier, Code Compliance Officer
Ted Boylan, DPI Administrator

TO: Development Review Board
FROM: Garret King
DATE: Sept 27, 2024
RE: ZAP-24-9; 52 Marble Avenue

==========

Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE <u>MUST</u> ATTEND THE MEETING.

Zone: RM Ward: 5

Owner/Applicant: Suzanne Hebeler

Date appeal application accepted: 8/14/2024
Decision Date of Administrative Denial: 8/1/2024
Appellant: Suzanne Hebeler

Request: Appeal of zoning administrative denial (ZPW-24-158) to replace a previously existing shed that was removed in permit ZP-23-145.

Background Information:
The appellant is appealing an administrative denial of an application to build a shed within the required 5ft side and rear yard setback. Previously a shed was removed at the property under ZP-23-145. That permit contained a condition requiring that a complete application for a replacement shed retaining the nonconformity shall be filed within one year of approval. The permit to remove the shed was approved on May 1st, 2023 and the application for replacement was not complete until June 20th, 2024.

Recommendation: <u>Uphold administrative denial</u> as per the following findings.

I. Findings

The subject application was filed April 25th, 2024. Following several rounds of communication between the applicant and zoning staff as to necessary information and fees, the application was made complete on June 20th, 2024. On June 20th review of the application took place, and staff informed the applicant of the problem with proposing a structure within the setback. Following the subsequent correspondence, the applicant chose to move forward with the application as proposed.

The application was administratively denied August 1st, 2024 per the following:

Sec. 4.4.5 Residential Districts
(b). Dimensional Standards

Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

District	Min. Lot Frontage[2,3,4,5] (linear feet)	Setbacks[1,6,7,8,9]			Lot Coverage[1,10]
		Front	Side	Rear	
Residential Low (RL)	30'	**Min:** Avg. of front setback 2 adjacent lots on both sides +/- 5 feet **Max required:** 25 ft	**Min:** 10% of lot width or avg. of side setback of 2 adjacent lots on both sides **Max required:** 20 ft	20 ft.	45%
Residential Medium (RM)				15 ft.	55%
Residential High (RH)	N/A				80%
Residential Corridor (RC)	N/A	**Min required:** 5 ft **Max permitted:** 20 ft			80%

Lot coverage that is currently existing is 77.1% with a proposed coverage of 83.99%.

Sec. 5.2.5 Setbacks

(b) Exceptions to Yard Setback Requirements:

5. Accessory Structures and Parking Areas: Accessory structures no more than fifteen (15) feet in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required.

The proposed setback from side and rear property lines would be 12" and 8" respectively and would not conform to the minimum 5ft as required.

ZP-23-145, Proposed removal of old shed Permit Conditions

3. Within one (1) year of the date of approval of this zoning permit, the site of the demolished shed shall be converted to green space, or a complete zoning application for a replacement structure on the same nonconforming footprint shall be filed with the Zoning Division.

The previous permit was approved May 1st, 2023 and the new zoning permit was not complete until June 20th, 2024 exceeding the one year timeline.

Appeal of the denial was filed on August 14th, 2024 – within the 15-day appeal period.

The appeal asserts that the new proposed shed should be allowed to retain the non-conformity of the previous shed that was removed per zoning permit ZP-23-145. The applicant states that because the application was submitted April 25th, the submission meets the one year deadline as conditioned in permit ZP-23-145. The applicant also notes the communications from zoning staff requesting additional information and payments of the fee did not give a deadline.

The appeal also appoints to Sec. 5.3.5 (b) *Demolition*: "Zoning permit application for the replacement structure shall be completed within 1 year of demolition of the nonconforming

structure" and claims the shed was demolished June 1st 2023. Therefore, payment of the fee by June 20th, 2024 should be accepted to complete the application.

While the application came in on April 25th, all the required uploads were not attached. Most had been attached to the associated building permit application. Zoning staff worked with the applicant to move these documents over to the zoning permit application. On May 7th the last uploads were attached to the zoning permit application.

Payment of the fee was prompted by zoning staff on May 13th, May 29th, and June 12th by both messages through the permit system and a phone call. Due to the fee remaining unpaid for over a month the application was administratively denied as incomplete on June 20th, 2024 at 8:05 am. Following the notice of denial in the application portal, the fee was paid by E-check on June 20th, 2024 at 9:13am. At this time, staff reversed the denial and started standard administrative review of this application. The application was denied August 1, 2024 as noted above.

As the appellant acknowledges, the 1-year deadline for submission of a complete permit application for a replacement shed with retained nonconformity was incorporated in conditions for ZP-23-134. Sec 3.2.4, *Application Forms and Fees,* states, in part, that "any application shall be deemed incomplete until such time as applicable application fees are paid." Online guidance available to applicants reiterates this point. Relative to the 1-year deadline per ZP-23-145, zoning staff was late in prompting payment of the application fee; however, almost 6 weeks passed after the initial prompt before the application fee was paid.

Demolition, there are a couple of differing standards for replacement of nonconformity in Article 5, including the one referenced by the appellant. The assertion is moot per Sec. 12.2.5, *Finality.* The subject zoning permit condition clearly required submission of a complete zoning permit application for a replacement structure within one year of approval. It was not appealed and is binding.

In summary, the appellant missed the 1-year deadline to submit a complete zoning application for a new building retaining the nonconformities of the previously demolished building.

Recommended Motion

Uphold the administrative denial.

NOTICE OF APPEAL

Owner: Suzanne M. Hebeler, 36 Cortland Avenue, South Burlington

Property: 52 Marble Avenue – purchased in 2004. Built in 1885 and converted to a duplex in 1963 by prior owner; contains a one-bedroom apartment (upstairs) and a two-bedroom apartment (downstairs); significant upgrades in approx. 2007; significant renovations in approx. 2017; old Kilburn Factory worker housing on a tiny lot

Regulatory Provision: Article 5, Part 3 of the *Burlington Comprehensive Development Ordinance*

I wish to retain the non-conformity of the shed that sat on the property since 1928 until it was removed in 2023. My Application for a Zoning Permit to replace the shed was denied because although I paid the fee, I did not pay it in the timeframe that the Zoning Department thought I should have. At no time was a date or deadline was given for payment of the fee. If a due date, deadline, or timeframe for payment had been indicated, I would have made absolutely sure I paid it on time.

On May 1, 2023, I obtained Zoning Permit # 23-145 to demolish the 10.5' x 18.5' shed that was tucked into the northwest corner of the property. It was in the back of the property at the end of the driveway and approximately 1 foot from the west side neighbor's tall fence, and 1 foot from the split rail fence defining the property line between my back yard and the triangular parking/side yard protrusion of the 4-unit condominium conversion located at 44-46 Marble Ave. The demolition was completed on June 1, 2023. The cost was $4,630.00

Zoning Permit #23-145 contained a condition that on or before May 1, 2024, I file a complete Zoning Application to rebuild the shed in the same footprint. The shed had stood for 95 years, as it was built in 1928 according to a copy of a tiny newspaper clipping that Mary O'Neill from the Zoning Department gave to me many years ago when her daughter was a tenant of mine in the property. She had been doing research at UVM on another property and came across the clipping.

On April 25, 2024, I submitted an Application for a Zoning Permit (ZP-24-158) to replace the shed with a shed from Livingston Farm Outdoor Products out of Bristol, Vermont. I estimated the cost at $7,500.00. On April 26, Joseph Cava of the Zoning Department asked for more information. I immediately called Livingston Farms and made an appointment for April 30, the soonest available, to go and obtain additional specifications and pictures of the replacement shed. I took the day off from work, retrieved the information, and uploaded the additional plans and specifications on April 30. The actual cost of the shed is over $11,000.00.

On May 7, Joseph Cava asked for more information, and we discovered that he had not pulled all of the information I had submitted under "Revised Site Plan" over to the proper file. I appreciated the help, but at no time was a fee or a payment deadline mentioned.

On May 13, I got a notification from Joseph Cava that "Your permit fee is now available for payment". This notification did not specify a due date or indicate any timeframe for payment of the fee.

On May 29, I got another notification from Joseph Cava that "A reminder that your permit fee is still available for payment". It also said "We will be unable to continue with the review until the fee has been received and processed. Thank you." Again, there was no deadline given or due date mentioned, nor was there any indication that the Application would be denied if the fee was not paid by a certain date or within a certain timeframe.

Given the casual nature of these notifications, and the intervals of 14 days and 16 days, respectively, that they were sent, I had no way of perceiving that there was an unknown, arbitrary deadline for payment.

On June 10, I wrote a check and placed it my home mailbox either on the 10th or 11th to be picked up by the mail carrier. However, the mail carrier did not come, and on the 14th, the last day of middle school, I pulled it out of my mailbox because my son and I were leaving right after his half-day of school for a camping trip in New York State. The trip was a bit spontaneous because it had been moved up suddenly when my friend's surgery was moved up by two months. I did not want to leave a check in my mailbox while I was away.

After getting back from our camping trip the evening of the June 19, the very first thing I did upon waking up on June 20 was make the payment online. A bit later, I checked my email and saw a message from an hour earlier that my Application had been denied for non-payment and that "Reasons for denial are in the attachments and will be mailed." (However, there was no attachment and nothing was mailed to me.)

That afternoon, June 20, Garret King sent a message that he was able to "undo the denial" as I had effectively appealed the denial within the appeal period. He said that "Now that the application is in the review process there are several things you will need to do before I can approve this application" and went on to list them.

The message continued with "As a complete application was not filed within one year of the approval date you have lost the pre-existing nonconformity that the old shed provided" and that a new shed would have to comply with 5ft side and rear setbacks, among other things.

After receiving this message, I immediately called Scott Gustin, but on June 27, received a message from Garret King saying that Scott wanted to enforce the deadline…as the time between the activation of the fee and payment was greater than a few days…" This was the first and only time any sort of deadline for payment of the fee was mentioned, and it had already passed!

I respectfully request that my Zoning Application to replace the shed be approved because I was never informed that there was an unknown, arbitrary due date or deadline for payment of the fee. If I had known of a deadline, I certainly would have met it. I would like to point out that bills and invoices always have a due date on them, or at least a warning that if payment is not made by a certain date, interest will accrue. Nothing in the communications from the Zoning Department ever indicated a due date or contained a warning that taking too long, in their estimation, to pay the fee would result in a denial.

I have owned this duplex since 2004, and have spent approximately $125,000 in upgrades and renovations since that time. I care about my property and my tenants, and the shed is needed so my tenants have a place to store their bicycles, gardening supplies, snow shovels, and porch furniture, and also so I have a place to store yard maintenance equipment. There is no other place for these items to be kept other than the small, open back porch. These items cannot be stored in the basement, as the stairs are quite steep and narrow, and the basement is often wet (it is only half dug out, apparently due to the clay soil). I do my best to create and maintain nice, clean, and functional spaces for my tenants and a shed contributes to that.

Further, I am only looking to replace a shed that was in place for 95 years. I am not adding a building to the landscape. The shed was inconspicuous, as it sat at the back of the property and next to a tall fence belonging to 48 Marble Ave. and actually contributed to the privacy of their backyard. Behind the shed is a parking area for the Stu MacGowan 4-unit condo conversion at 44-46 Marble Avenue. On the east side of my property, across the yard from the shed, is another tall stockade fence for the large backyard of 56 Marble Avenue. Replacing the shed has no effect on the adjacent properties at all.

I would like to note that the rear yard is quite small, and to meet the 5-foot conforming set-backs would mean any shed would be smack in the middle of the tiny backyard, as it is only 37 feet wide. That would look ridiculous and render the backyard useless and completely non-functional.

Another reason that my Application should be approved because Article 5, Part 3 states that "a complete Zoning Application must be submitted within one year of the nonconformity being *demolished."* The shed was demolished and I was invoiced immediately thereafter on June 1, 2023. Therefore, I would have until June 1, 2024 to submit the Zoning Application, and payment of the fee on June 20 would have been within the arbitrary number of days (more than 29) within which I had apparently to pay the fee.

I respectfully request that the Zoning Application ZP-24-158 be approved.

City of
Burlington, Vermont
645 Pine Street

Zoning Permit – Reasons for Denial

ZP #: 24-158 **Tax ID: 049-4-020-000**

Issue Date: 8/1/2024 **Decision: Denied**

Property Address: 52 Marble Avenue

Description: Proposed replacement of previously demolished shed.

Reasons for Denial:

The zoning permit application was submitted on April 25th, 2024 with incomplete information. On June 20th 2024 the application fee was paid completing the application. The current application does not comply with the following:

- Setbacks for structures
- Lot coverage for Residential Medium Intensity districts
- Project Permit Condition 3 from the previous zoning permit ZP-23-145

Sec. 5.2.5 (b) 5. Accessory Structures and Parking Areas:
Accessory structures no more than fifteen (15) feet in height, parking areas, and driveways may project into a required side and rear yard setback provided they are no less than five (5) feet from a side or rear property line where such a setback is required

Sec. 4.4.5
Table 4.4.5-1 Lot Size, Frontage, Setback, and Lot Coverage Standards in Residential Districts

District	Min. Lot Frontage[2,3,4,5] (linear feet)	Setbacks[1,6,7,8,9]			Lot Coverage[1,10]
		Front	Side	Rear	
Residential Low (RL)	30'	**Min:** Avg. of front setback 2 adjacent lots on both sides +/- 5 feet **Max required:** 25 ft	**Min:** 10% of lot width or avg. of side setback of 2 adjacent lots on both sides **Max required:** 20 ft	20 ft.	45%
Residential Medium (RM)				15 ft.	55%
Residential High (RH)	N/A				80%
Residential Corridor (RC)	N/A	**Min required:** 5 ft **Max permitted:** 20 ft			80%

ZP-23-145, Proposed removal of old shed
3. Within one (1) year of the date of approval of this zoning permit, the site of the demolished shed shall be converted to green space, or a complete zoning application for a replacement structure on the same nonconforming footprint shall be filed with the Zoning Division.

The proposed application does not meet the requirements for the accessory structure with respect to setbacks and lot coverage. The proposed setback from side and rear property lines would be 12" and 8" respectively and would not conform to the minimum 5ft as required. The proposed lot coverage would be 83.99% exceeding the maximum 55% allowed. The previous Zoning Permit ZP-23-145 required a new complete zoning application for a replacement structure in the same footprint or conversion of the space into green space within a year of the approval date. The previous permit was approved May 1st, 2023 and the new zoning permit was not complete until June 20th, 2024 exceeding the one year timeline. As the proposed application does not comply with to the standards of the Comprehensive Development Ordinance and does not meet the timelines as conditioned in ZP-23-145, the application cannot be approved. The application is, therefore, denied.

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days after the decision date per Sec. 12.2.2, *Appeals of Administrative Officer Decisions*. Appeals may be filed online at burlingtonvt.viewpointcloud.com/categories/1098 or in-person at 645 Pine Street, Burlington, Vermont. https://www.burlingtonvt.gov/DPI/Appealing-a-Zoning-Decision

Zoning Permit – Conditions of Approval

City of
Burlington, Vermont
645 Pine Street

ZP #: 23-145 **Tax ID: 049-4-020-000**

Issue Date: May 1, 2023 **Decision: Approve**

Property Address: 52 Mable Avenue

Description: Proposed removal of old shed.

Project Permit Conditions:

1. Per **Section 2.7.8, Withhold Permit**, the applicant is required to remedy all violations and close out all zoning permits issued after July 13, 1989 prior to issuance of a Certificate of Occupancy for this permit. The following permits require a Certificate of Occupancy: ZP-17-414; ZP-16-309; ZP-15-866. Certificates of occupancy for these expired zoning permits may be sought online at: DPI Zoning Administration - DPI Zoning Administration - ViewPoint Cloud
2. Prior to demolition of the structure, the applicant must contact the VT Dept. of Health as to lead and asbestos assessment (802-863-7236).
3. Within one (1) year of the date of approval of this zoning permit, the site of the demolished shed shall be converted to green space, or a complete zoning application for a replacement structure on the same nonconforming footprint shall be filed with the Zoning Division.

Standard Permit Conditions:

1. **Other City, State or Federal Permits.** The owner is solely responsible for obtaining all other required City, state and federal approvals. Failure to do so may invalidate this Zoning Permit and result in enforcement actions.
   Note: All projects receiving a Zoning Permit also require a Construction Permit or written confirmation that a Construction Permit is not required from Department of Public Works-Inspection Services Division (DPW-ISD). All construction permits must be closed out by way of approved inspections by DPW-ISD before issuance of a Unified Certificate of Occupancy (UCO) by the Code Enforcement Office as per Condition 3, below. **Note: All projects involving earth disturbance of 400 square feet or more require review by the Burlington Stormwater Program under Chapter 26: Wastewater, Stormwater, & Pollution Control. This review is closed out by way of approved inspections by Stormwater Program staff, Code Enforcement staff, or licensed project engineer before issuance of a UCO as noted above.**

2. **Time Limits.** This zoning permit shall become invalid unless work or action authorized by the permit is commenced within 1 year. The owner shall complete the approved project and obtain a UCO (combined Zoning and Building certificates of occupancy, still applicable even if a zoning or building permit was not required) within 3 years or be subject to enforcement actions.

   These time limits are binding upon the owner unless one of the following apply: a) longer or shorter time limits are specifically imposed by a condition of approval; or b) the time limits are

tolled by additional state or federal permitting for the project or by an appeal; or c) an extension of time has been granted. An extension of time must be requested in writing PRIOR to the expiration of the permit. If the owner has enacted the permit and it lapses, the owner may be responsible to obtain a new zoning permit, if required, which shall be subject to the current Comprehensive Development Ordinance (CDO).

3. **Unified Certificate of Occupancy (UCO)**: It shall be unlawful to use or occupy (or allow the use or occupancy of) any land or structure or part thereof which has been created, changed, converted, or wholly or partly altered or enlarged in its use or structure without a UCO.

   If the project is partially completed, meets "prior to issuance of a UCO" conditions of approval, meets all health and safety standards, and all municipal fees for the project are paid, a Temporary Zoning CO may be requested and issued. **Upon completion of the project**, applicant shall request and obtain a Final UCO from the Code Enforcement Office (located at 645 Pine Street). Additional information on how to request and obtain this UCO is available at this office. **Failure to obtain a certificate of occupancy** places the property in violation of the CDO and is subject to enforcement.
   In addition, **Failure to obtain a UCO within the time limits above is subject to** "after the fact" fees ranging from $75 - $1500 (in addition to the UCO fee).

4. **Project Modifications.** The project shall be completed as shown on the plans, which have been stamped "approved" and dated by the administrative officer. The project shall not deviate from the approved plans or conditions of approval without prior written approval from the administrative officer.

5. **Property Inspection.** By acceptance of this permit, the owner authorizes City Officials and/or their authorized representatives, access to the subject property for the purpose of observing work in progress, inspecting and/or measuring the property or improvements until such time the project has been issued a Final UCO.

6. **Completion and Maintenance of Improvements and Landscaping.** Owner or successor in interest is responsible for completing all improvements shown on approved plans. By acceptance of this permit, Owner agrees to maintain all improvements in a satisfactory condition. Any landscaping installed according to the approved plan which becomes diseased or dies shall be replaced by similar species and size no later than the first available planting season.

7. **Off-Site Drainage.** Issuance of this permit does not authorize the discharge of stormwater runoff or other surface drainage from the subject premises onto adjoining property or properties including but not limited to the public Right of Way.

8. **Errors.** The owner is solely responsible for the accuracy of all information contained in the Zoning Permit application. Any errors contained therein may invalidate the Zoning Permit and may result in enforcement action by the City.

9. **Transfer of Ownership. All zoning permits run with the land.** In the event of a transfer of ownership, partial or whole, of the subject premises, the transferee shall become permittee and subject to compliance with the terms and conditions of this permit.

10. **Violations/Penalties.** A violation of any of the conditions of this permit or of any provision of the CDO may result in enforcement actions, including but not limited to a penalty of up to two hundred dollars ($200) per day, municipal tickets, and/or additional permitting fees.

11. **Incorporation and Reference of All Plans Presented.** This approval incorporates by reference all plans and drawings presented and all verbal representations by the applicant on the subject application to the extent that they are not in conflict with other stated conditions or regulations.

12. **For Properties Involved in Boundary Disputes.** Boundary disputes are not within the jurisdiction of the administrative officer or the Development Review Board. When an application is submitted and the boundary of the subject property is called into question, the boundary will be determined based upon the best evidence available, for instance a survey or other official document. If a permit is issued and contrary evidence is presented to the City after the fact, such as a survey or Superior Court ruling with respect to the boundary lines, the permit may be amended or revoked by the City.
    If the permit is amended or revoked, owner shall bear all costs to remedy the situation, including removal of the structure(s) if necessary, that is if the structure(s) is/are unable to meet the requirements of the CDO and receive an amended permit in light of the actual boundary line.

13. **Damage to City Property.** The Owner is responsible for any damage to the City of Burlington's property, including but not limited to its right-of-way, sewer/water lines, etcetera, that occurs during the site improvements authorized by this permit. If damage occurs, the Owner shall restore the property to a condition equal to or better than the condition of the property prior to such damage.

14. **City Rights-of-Way and Ownership.** Permit approval does NOT authorize any work to be undertaken within the public ROW. Any work in the ROW can only occur with prior authorization by DPW and City Council, as required. Any work or improvements that are taken within the City's right of way does not diminish the City's ownership or authority regarding said right of way.

15. **Liquor License Required.** An approval of any use that includes the sale of alcoholic beverages is contingent upon the receipt of a liquor license from the City of Burlington or the State of Vermont, whichever is applicable.

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board within 15 days after the decision date per Sec. 12.2.2, *Appeals of Administrative Officer Decisions*. Appeals may be filed online at burlingtonvt.viewpointcloud.com/categories/1098 or in-person at 645 Pine Street, Burlington, Vermont. https://www.burlingtonvt.gov/DPI/Appealing-a-Zoning-Decision

Permitting & Inspections
Housing Division
Trades Division
Zoning Division
Zoning Ordinance
Pending CDO Amendments
Zoning Administrative Interpretations
Forms and Checklists
Fees
Permit Status Reports
Zoning Permit Process
Project Completion
Public Participation and Appeals
Zoning Help Guides
Zoning Boards
Historic Preservation
Personnel
Office of the E911 Coordinator
Historic Buildings' Path to Net Zero Energy

Fees

All permits have required fees. These fees are typically for the processing of the permit and are due at application time. Other fees such as Development Review fees, Impact fees and fees to request the Final Unified Certificate of Occupancy (for zoning permits applied for before July 1, 2020) are all due after the permit has been approved. Click the links below to view the details for each type of fee.

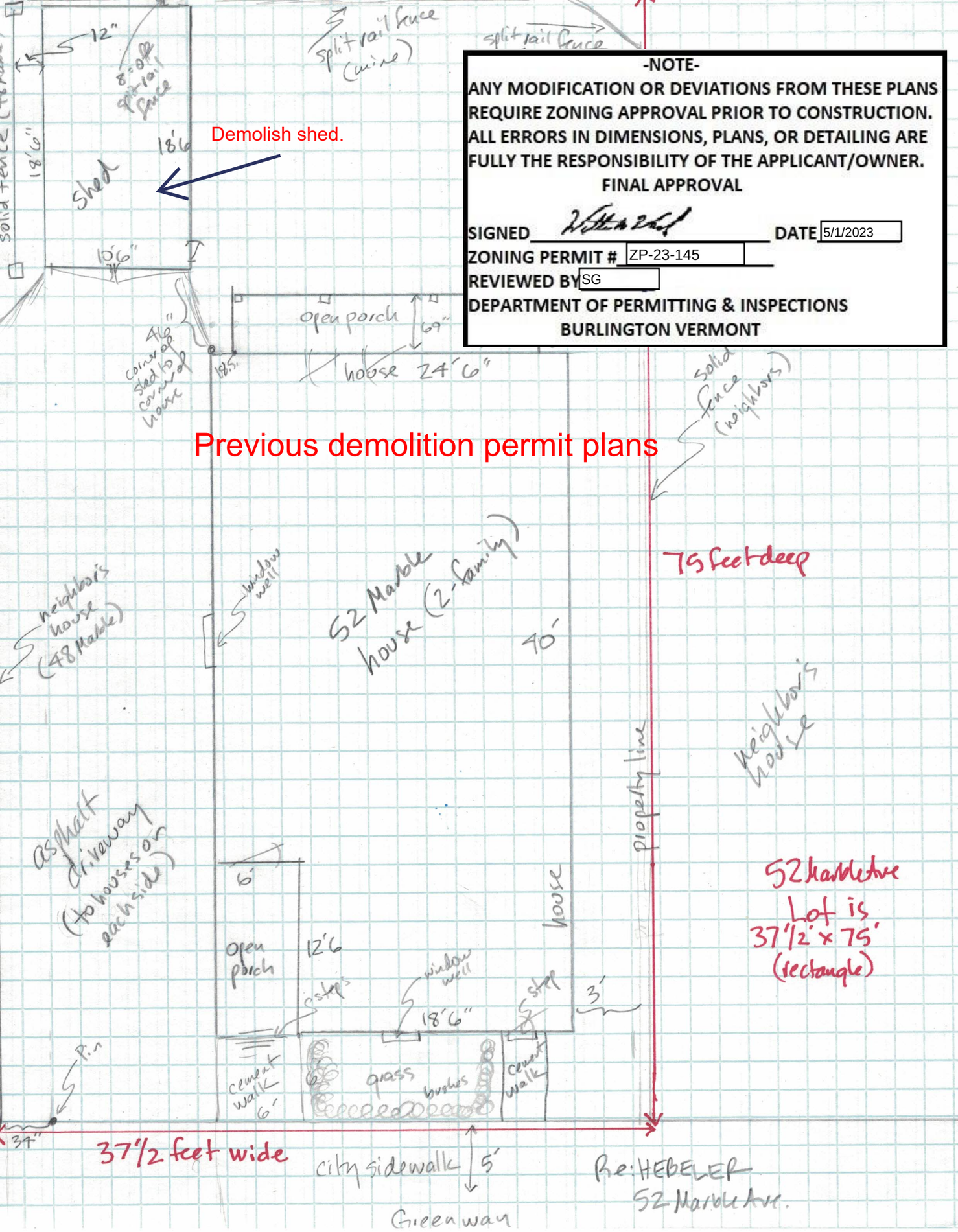
- Zoning Permit Application Fees, Certificate of Occupancy Fees, and Other Miscellaneous Fees
  - All fees can be paid through the online permitting system.
- Impact Fees (Pay at the Zoning Division or through the online permitting system)
- Payment made online shall be by Credit & Debit cards. Payment by cash or check is made at the Zoning Division. Please make all checks payable to the *City of Burlington*. Thank you.
- History of Land Records Filing Fees

FEE EXAMPLES

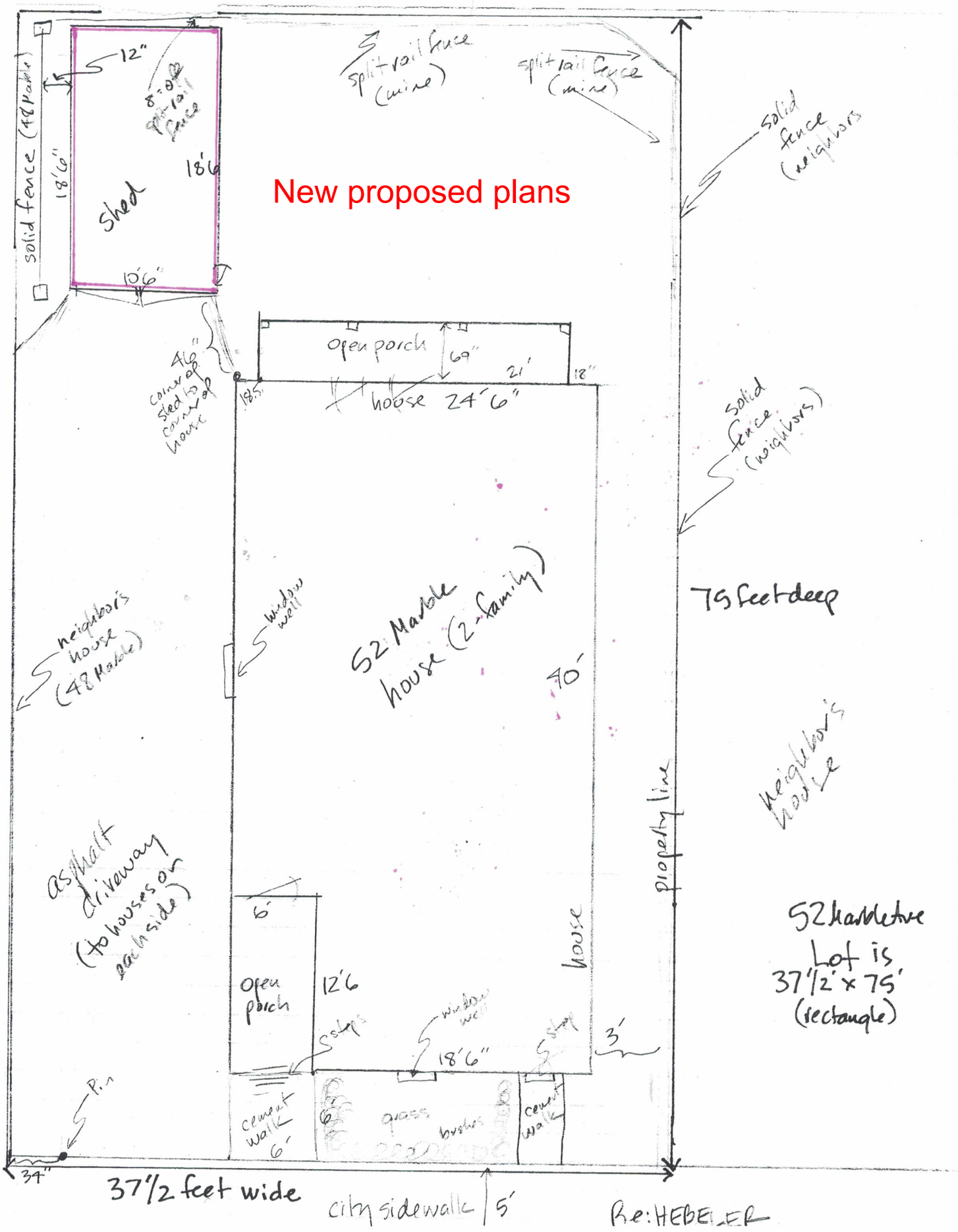
COA Level 1 - A project involves constructing a new $1,500 deck. Assuming all work and payments were done in a timely fashion, the fees would be as follows:

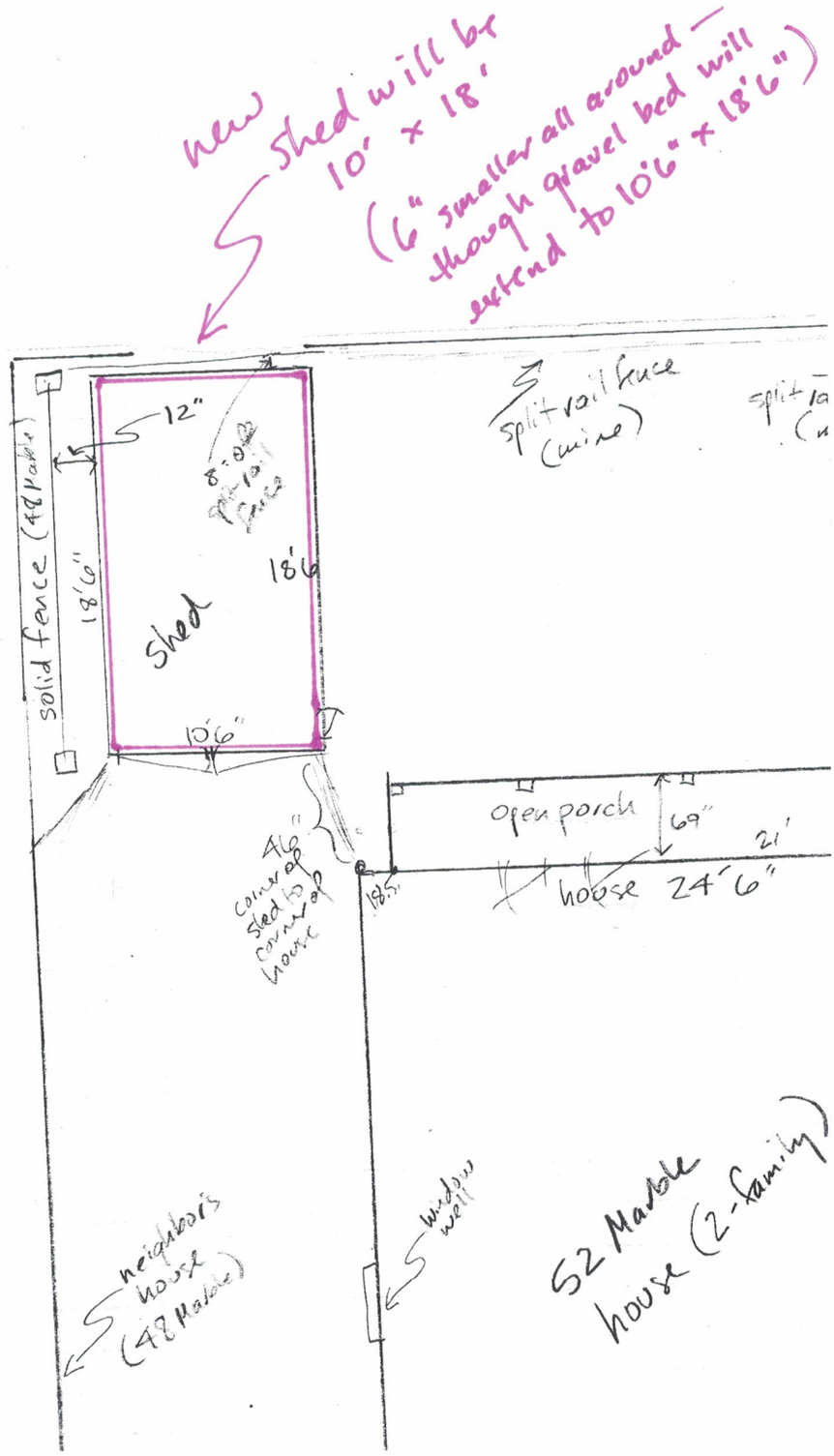
$122 Zoning Permit Application Fee (includes application, filing, and certificate of occupancy fees)
$30 Construction Permit Fee (any project up to $2858 construction cost). An additional $10 may be added if the project requires a Building Certificate of Occupancy.

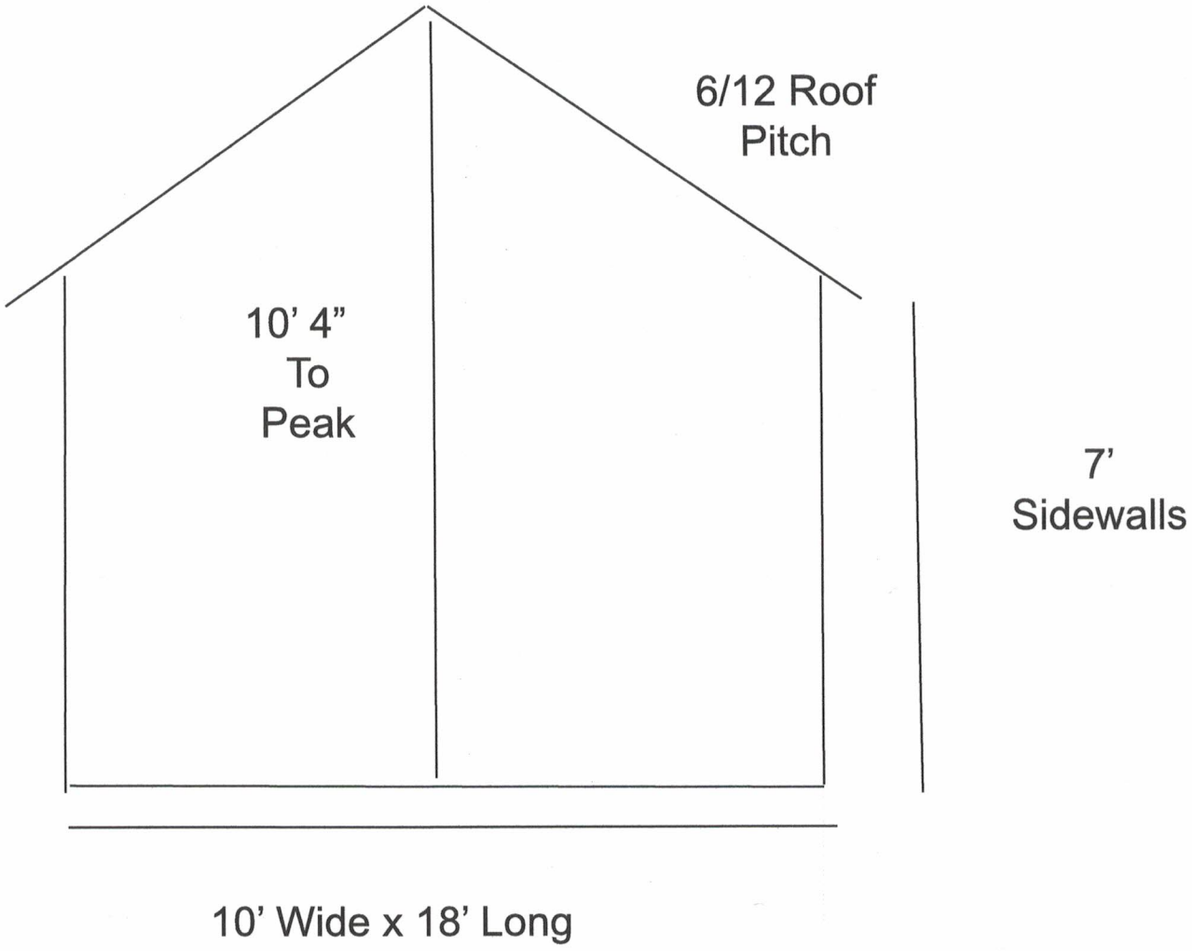
TOTAL for this project would be $152-162 in fees.


-NOTE-
ANY MODIFICATION OR DEVIATIONS FROM THESE PLANS REQUIRE ZONING APPROVAL PRIOR TO CONSTRUCTION. ALL ERRORS IN DIMENSIONS, PLANS, OR DETAILING ARE FULLY THE RESPONSIBILITY OF THE APPLICANT/OWNER.
FINAL APPROVAL
SIGNED
DATE 5/1/2023
ZONING PERMIT # ZP-23-145
REVIEWED BY SG
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON VERMONT
Demolish shed.
Previous demolition permit plans
shed
open porch
house 24'6"
52 Maple house (2-family)
40'
75 feet deep
neighbors house (48 Maple)
window well
solid fence (neighbors)
neighbors house
asphalt driveway (to houses on each side)
open porch
12'6
steps
window well
step
18'6"
cement walk
grass
bushes
cement walk
property line
52 Maple Ave Lot is 37'1/2' x 75' (rectangle)
37'1/2 feet wide
city sidewalk
5'
Greenway
Re: HEBELER
52 Maple Ave.

Demolish shed.

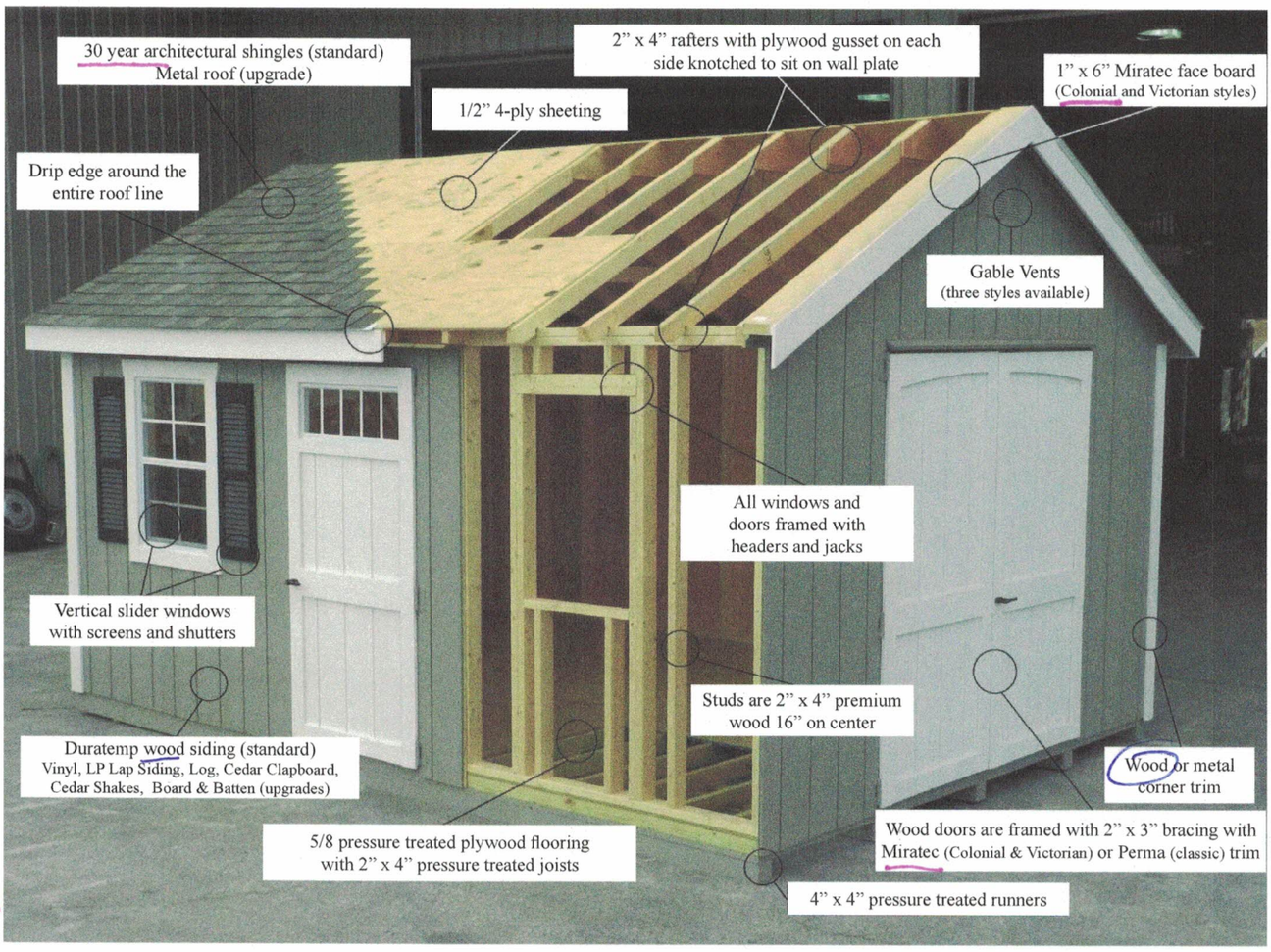

New proposed plans
solid fence (48 Marble)
12"
8' split rail fence
18'6"
18'6
shed
10'6"
split rail fence (mine)
split rail fence (mine)
solid fence (neighbors)
open porch
69"
21'
18"
house 24'6"
46" corner of shed to corner of house
18.5
solid fence (neighbors)
75 feet deep
window well
52 Marble house (2 family)
70'
neighbor's house (48 Marble)
neighbor's house
property line
asphalt driveway (to houses on each side)
6'
open porch
12'6
house
steps
window well
18'6"
step
3'
cement walk 6'
6'
grass
bushes
cement walk
Pin
34"
37'/2 feet wide
city sidewalk 5'
52 Marble Ave
Lot is 37'/2' x 75' (rectangle)
Re: HEBELER


new shed will be 10' x 18'
(6" smaller all around — though gravel bed will extend to 10'6" x 18'6")
12"
8' of split rail fence
18'6"
18'6"
Shed
solid fence (48 Maple)
10'6"
split rail fence (mine)
open porch
69"
21'
house 24'6"
46" corner of shed to corner of house
18'5"
neighbors house (48 Maple)
window well
52 Maple house (2-family)

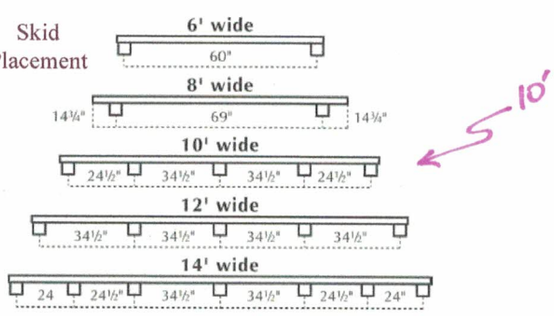


Model:
10x18 Colonial
Aframe

Specifications & Delivery



Skid Placement



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See page 26 for important delivery details!

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Free delivery within 25 miles for buildings requiring on site assembly.

Our specially designed trailer allows for fast and convenient delivery.

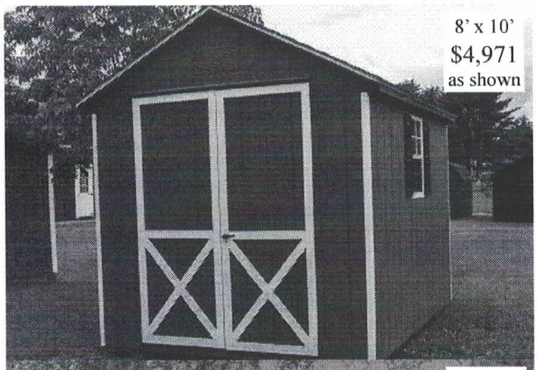
no windows

showing overall dimension
and overhang
and 5' double doors w/transom windows (will be on gable end only)

And you can barely see it — gable vents

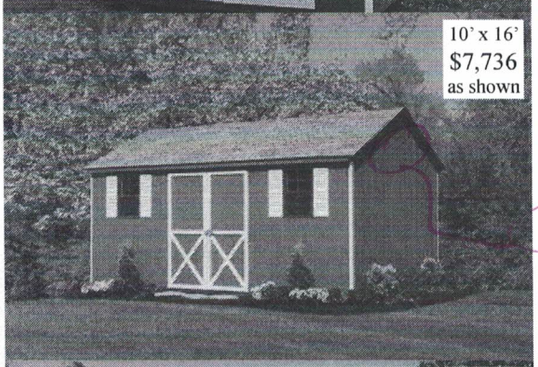
Aframes

CLASSIC



8' x 10'
$4,971
as shown

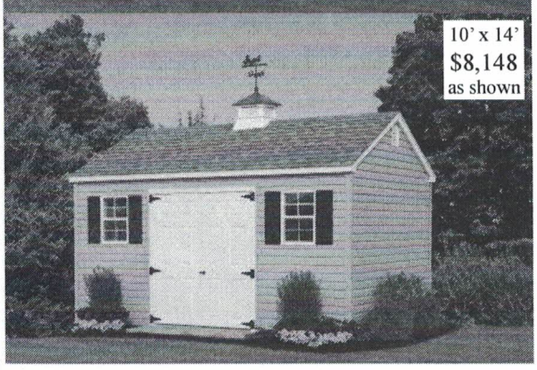
Standard Features:
6'6" side walls, 3" overhang, double doors, architectural shingles, two 18" x 27" windows with louvered shutters, pressure treated floor
Extra Features:
Two gable vents



10' x 16'
$7,736
as shown

Standard Features:
6'6" side walls, 3" overhang, double doors, two 18" x 27" windows with louvered shutters, pressure treated floor
Extra Features:
Two gable vents

will have mine nearly invisible gable vents



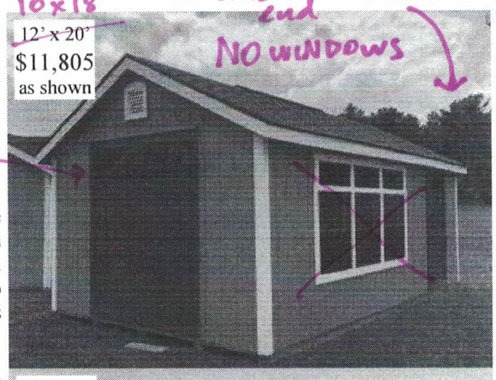
10' x 14'
$8,148
as shown

Standard Features:
6'6" side walls, 3" overhang, two 18" x 27" windows with louvered shutters, architectural shingles, pressure treated floor
Extra Features:
Vinyl siding with fiberglass double doors, vinyl vents, 21" cupola, weathervane

COLONIAL

mine will be a bit like this one – double door on ~~gable end~~ w/transom windows – and door at far end

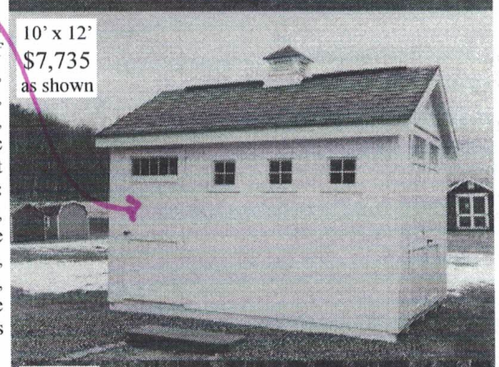
10x18



12' x 20'
$11,805
as shown

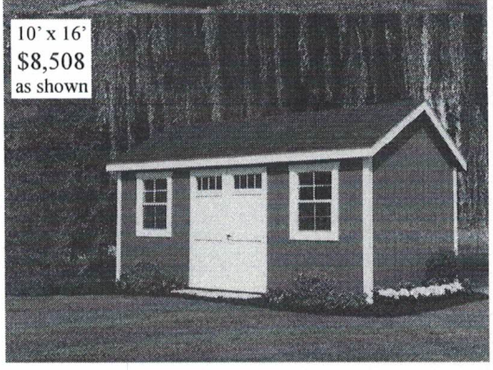
Standard Features:
7' side walls, miratec trim, double doors, 6/12 roof pitch, ridge vent, 6" overhang, architectural shingles, pressure treated floor,
Extra Features:
3' single door, three 30" x 36" upgraded windows, six transom windows, two Victorian vents

doors like this with transom windows



10' x 12'
$7,735
as shown

Standard Features:
7' side walls, 6/12 roof pitch, 6" overhang, architectural shingles, pressure treated floor, double doors, miratec trim, ridge vent
Extra Features:
One 24" x 36" window, 3' single door, three 12" x 12" windows, three transom windows, 21" cupola, two gable vents



10' x 16'
$8,508
as shown

Standard Features:
Double doors, miratec trim, 7' side walls, 6/12 roof 6" overhang, pitch, architectural shingles, pressure treated floor
Extra Features:
Two gable vents, two upgraded 24" x 36" windows, transom windows in doors

Standard Features:
- Duratemp Siding
- 6'6" Side Walls
- Metal and Perma Trim
- 30 year Architectural Shingles
- Ridge Vent
- 3" Roof Overhang
- Pressure Treated Floor System
- Two 18" x 27" Windows
- Two sets of Louvered Shutters
- One set of Double Doors
  8' - 16' length = 5' opening
  18' - 28' length = 6' opening

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Classic Aframe	
6x8	$3,868
8x8	$4,268
8x10	$4,921
8x12	$5,530
10x10	$5,736
10x12	$6,383
10x14	$6,999
10x16	$7,686
12x12	$7,265
12x14	$7,966
12x16	$8,776

Classic Aframe	
12x18	$9,453
12x20	$10,232
12x24	$11,912
12x26	$12,868
12x28	$13,662
14x16	$10,200
14x18	$10,926
14x20	$11,931
14x22	$12,723
14x24	$13,598
14x28	$15,665

Colonial Aframe	
8x10	$5,236
8x12	$5,850
8x14	$6,428
10x10	$6,286
10x12	$6,967
10x14	$7,623
10x16	$8,350
10x18	$8,953
12x12	$7,890
12x14	$8,605
12x16	$9,430

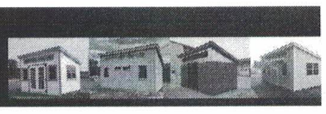
Colonial Aframe	
12x18	$10,123
12x20	$10,882
12x24	$12,649
12x26	$13,359
12x28	$14,176
14x16	$10,411
14x18	$11,142
14x20	$12,161
14x22	$12,962
14x24	$13,846
14x28	$15,944

Standard Features:
- Duratemp Siding
- 7' Side Walls
- 1" x 4" Miratec Trim
- 30 year Architectural Shingles
- Ridge Vent
- 6" Roof Overhang
- Pressure Treated Floor System
- Two 18" x 27" Windows
- Two sets of Z-style Shutters
- One set of Double Doors
  8' - 16' length = 5' opening
  18' - 28' length = 6' opening

FREE DELIVERY within 50 miles!

Colonial Aframe ↓

Lean To Studio

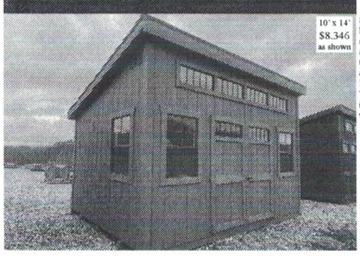


10' x 14'
$9,358
as shown

Standard Features: Pressure treated floor system, double doors, architectural shingles, 6" overhang, transom windows along top wall
Extra Features: Five 24" x 36" and two 30" x 36" upgraded windows, 3' single door with transom, sash windows in doors

12' x 18'
$12,033
as shown

Standard Features: Pressure treated floor system, transom windows along top of wall, 6" overhang, architectural shingles, 6' double door
Extra Features: Five upgraded 24" x 48" black windows, 3' single door, transoms in doors



10' x 14'
$8,346
as shown

Standard Features: Pressure treated floor system, double doors, architectural shingles, transom windows along top wall, vents
Extra Features: Transom windows in doors, four 24x36 windows

Standard Features:
- Duratemp Siding
- 1" x 4" Miratec Trim
- 30 year Architectural Shingles
- Soffit Vents
- 6" Roof Overhang
- Pressure Treated Floor System
- Two 18" x 27" Windows
- Transom windows at top of wall
- One set of Double Doors
  8' - 16' length = 5' opening
  18' - 28' length = 6' opening

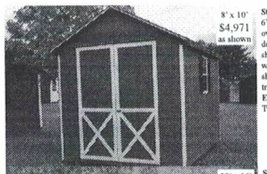
Colonial Lean-To Studio	
8x10	$5,350
8x12	$5,990
8x14	$6,649
10x10	$6,410
10x12	$7,097
10x14	$7,844
10x16	$8,587
10x18	$9,283
10x20	$10,130
12x12	$8,020
12x14	$8,826
12x16	$9,667
12x18	$10,451
12x20	$11,301
12x24	$13,100
12x28	$14,734
14x16	$10,723
14x20	$12,505
14x24	$14,297
14x28	$16,502
14x32	$18,533

FREE DELIVERY
within 50 miles!

All sheds are customizable.
See pages 19 - 23 for more options.

Aframes

CLASSIC



8' x 10'
$4,971
as shown

Standard Features: 6'6" side walls, 3" overhang, double doors, architectural shingles, two 18" x 27" windows with louvered shutters, pressure treated floor
Extra Features: Two gable vents

10' x 16'
$7,736
as shown

Standard Features: 6'6" side walls, 3" overhang, double doors, two 18" x 27" windows with louvered shutters, pressure treated floor
Extra Features: Two gable vents

10' x 14'
$8,148
as shown

Standard Features: 6'6" side walls, 3" overhang, two 18" x 27" windows with louvered shutters, architectural shingles, pressure treated floor
Extra Features: Vinyl siding with fiberglass double doors, vinyl vents, 21" cupola, weathervane

Standard Features:
- Duratemp Siding
- 6'6" Side Walls
- Metal and Perma Trim
- 30 year Architectural Shingles
- Ridge Vent
- 3" Roof Overhang
- Pressure Treated Floor System
- Two 18" x 27" Windows
- Two sets of Louvered Shutters
- One set of Double Doors
  8' - 16' length = 5' opening
  18' - 28' length = 6' opening

FREE DELIVERY within 50 miles!

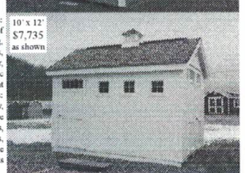
Classic Aframe		Classic Aframe	
6x8	$3,868	12x18	$9,453
8x8	$4,268	12x20	$10,232
8x10	$4,921	12x24	$11,912
8x12	$5,539	12x26	$12,866
10x10	$5,736	12x28	$13,662
10x12	$6,383	14x16	$10,200
10x14	$6,999	14x18	$10,926
10x16	$7,686	14x20	$11,931
12x12	$7,265	14x22	$12,723
12x14	$7,965	14x24	$13,598
12x16	$8,776	14x28	$15,665

COLONIAL

Standard Features: 7' side walls, miratec trim, double doors, 6/12 roof pitch, ridge vent, 6" overhang, architectural shingles, pressure treated floor,
Extra Features: 3' single door, three 30" x 36" upgraded windows, six transom windows, two Victorian vents

12' x 20'
$11,805
as shown

Standard Features: 7' side walls, 6/12 roof pitch, 6" overhang, architectural shingles, pressure treated floor, double doors, miratec trim, ridge vent
Extra Features: One 24" x 36" window, 3' single door, three 12" x 12" windows, three transom windows, 21" cupola, two gable vents



10' x 12'
$7,735
as shown

Standard Features: Double doors, miratec trim, 7' side walls, 6/12 roof 6" overhang, pitch, architectural shingles, pressure treated floor
Extra Features: Two gable vents, two upgraded 24" x 36" windows, transom windows in doors

10' x 16'
$8,508
as shown

Colonial Aframe		Colonial Aframe	
8x10	$5,236	12x18	$10,123
8x12	$5,850	12x20	$10,882
8x14	$6,428	12x24	$12,649
10x10	$6,286	12x26	$13,559
10x12	$6,967	12x28	$14,176
10x14	$7,673	14x16	$10,411
10x16	$8,350	14x18	$11,142
10x18	$8,953	14x20	$12,161
12x12	$7,890	14x22	$12,962
12x14	$8,605	14x24	$13,846
12x16	$9,430	14x28	$15,944

Standard Features:
- Duratemp Siding
- 7' Side Walls
- 1" x 4" Miratec Trim
- 30 year Architectural Shingles
- Ridge Vent
- 6" Roof Overhang
- Pressure Treated Floor System
- Two 18" x 27" Windows
- Two sets of Z-style Shutters
- One set of Double Doors
  8' - 16' length = 5' opening
  18' - 28' length = 6' opening

FREE DELIVERY within 50 miles!

VICTORIAN

12' x 20'
$12,608
as shown

Standard Features: Pressure treated floor, 7' side walls, 12" overhang, 6/12 roof pitch, architectural shingles, double doors, 24" x 36" windows, Victorian hinges, Miratec trim, Victorian vents
Extra Features: Transom windows, two 30"x36" windows, flowerboxes, 25" cupola

12' x 18'
$14,012
as shown

Standard Features: Double doors, 24" x 36" windows, pressure treated floor, 7' side walls, 12" overhang, 6/12 roof pitch, architectural shingles, Victorian vents, Victorian hinges, miratec trim
Extra Features: 3' Single door, metal roof, triple transom dormer, transom windows in doors, additional windows, three flowerboxes

8' x 10'
$5,992
as shown

Standard Features: Pressure treated floor, 6' side walls, 12" overhang, architectural shingles, 9/12 roof pitch, double doors, Miratec trim, Victorian hinges, two 24" x 36" windows with Z-style shutters, Victorian vents
Extra Features: Double transom dormer

Standard Features:
- Duratemp Siding
- 6' or 7' Side Walls
- 1" x 4" Miratec Trim
- Victorian Hinges
- 30 year Architectural Shingles
- Ridge Vent and two Victorian Vents
- 12" Roof Overhang
- Pressure Treated Floor System
- Two 24" x 36" Windows
- Two sets of Z-style Shutters
- One set of Double Doors
  8' - 16' length = 5' opening
  18' - 28' length = 6' opening

FREE DELIVERY within 50 miles!

Victorian Aframe		
	6' Walls	7' Walls
6x8	$4,517	n/a
8x8	$4,810	n/a
8x10	$5,542	$5,737
8x12	$6,103	$6,338
10x10	$6,527	$6,764
10x12	$7,220	$7,457
10x14	$7,884	$8,120
10x16	$8,619	$8,853
12x12	$7,978	$8,393
12x14	$8,707	$9,120
12x16	$9,543	$9,956
12x18	$10,249	$10,664
12x20	$11,053	$11,426
12x24	$12,796	$13,231
12x28	$14,693	$15,149

Shed Dormers

Double Transom Window Dormer $500

Triple Transom Window Dormer $700

Quadruple Transom Window Dormer $900

Peak Dormer $800

Peak Dormer with 16" Bump Out $1,350
(cannot be added to a 14' wide building)

FREE DELIVERY within 50 miles!

All sheds are customizable.
See pages 19 - 25 for more options.

Cottages

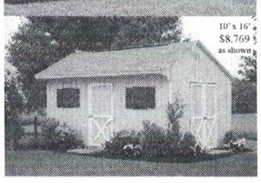
CLASSIC

10' x 12'
$7,132
as shown

Standard Features: Pressure treated floor, double doors, asphalt shingles, two 18" x 27" windows, louvered shutters
Extra Features: Two gable vents

12' x 16'
$11,413
as shown

Standard Features: Double doors, shutters, pressure treated floor
Extra Features: Metal roof, two upgraded 24" x 36" windows, 3' single fiberglass door with rounded glass insert, two gable vents



10' x 16'
$8,769
as shown

Standard Features: Double doors, two 18" x 27" windows with shutters, pressure treated floor, asphalt shingles, ridge vent
Extra Features: 3' single door, two gable vents

Standard Features:
- Duratemp Siding
- Metal and Perma Trim
- 30 year Architectural Shingles
- Ridge Vent
- 3" Roof Overhang
- Pressure Treated Floor System
- Two 18" x 27" Windows
- Two sets of Louvered Shutters
- One set of Double Doors
  8' - 16' length = 5' opening
  18' - 28' length = 6' opening

FREE DELIVERY within 50 miles!

Classic Cottage		Classic Cottage	
6x8	$4,321	10x18	$9,070
8x8	$4,775	10x20	$9,730
8x10	$5,511	10x22	$10,523
8x12	$6,063	12x12	$7,755
8x14	$6,629	12x14	$8,485
8x16	$7,126	12x16	$9,381
10x10	$6,449	12x18	$10,069
10x12	$7,082	12x20	$10,944
10x14	$7,753	12x22	$11,740
10x16	$8,507	12x24	$12,655

COLONIAL

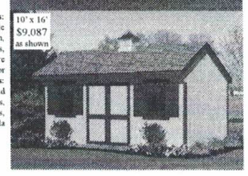
Standard Features: Double doors, miratec trim, 6" overhang, architectural shingles, two 18" x 27" windows, two Z-style shutters, pressure treated floor
Extra Features: Two Victorian vents

8' x 10'
$5,732
as shown

Standard Features: Double doors, miratec trim, 6" overhang, Z-style shutters, architectural shingles, pressure treated floor
Extra Features: Upgrade to 24" x 36" windows, 3' door with diamond window, two gable vents

12' x 20'
$11,532
as shown

Standard Features: Double doors, Z-style shutters, miratec trim, architectural shingles, 6" overhang, pressure treated floor
Extra Features: Two upgraded 24" x 36" windows, two gable vents, 16" cupola



10' x 16'
$9,087
as shown

Colonial Cottage		Colonial Cottage	
6x8	$4,524	10x20	$9,978
8x8	$4,980	10x22	$10,789
8x10	$5,666	12x12	$7,935
8x12	$6,125	12x14	$8,674
8x14	$6,800	12x16	$9,582
8x16	$7,309	12x18	$10,274
10x10	$6,622	12x20	$11,163
10x12	$7,260	12x22	$11,965
10x14	$7,938	12x24	$12,893
10x16	$8,699	12x26	$13,651
10x18	$9,266	12x28	$14,507

Standard Features:
- Duratemp Siding
- 30 year Architectural Shingles
- Ridge Vent
- Pressure Treated Floor System
- Two 18" x 27" Windows
- Two sets of Z-style Shutters
- 6" Roof Overhang
- 1" x 4" Miratec Trim
- One set of Double Doors
  8' - 16' length = 5' opening
  18' - 28' length = 6' opening

FREE DELIVERY within 50 miles!

"Colonial A frame" Model

40 South 116 Road
Bristol, VT 05443
802-453-2226

GREEN MOUNTAIN VENEER
Livingston Farm
OUTDOOR PRODUCTS & EXCAVATION

Order Date 4/30/24
Customer Suzanne Hebeler
Phone 802-777-6700
Address 52 Marble Ave
Burlington, VT
Email suzanne@suzannelaw.com

Width: 10 X **Length:** 18 = Ridgeline
Measurements are approximate

Style:
- __ Mini Barn 4'
- __ Dutch Barn 6'6" walls
- X Aframe: 6' / 6.5' / 7' walls
- __ Cottage: Regular / Oak Ridge
- __ Double Wide Garage 7' wall 3/12p
- __ Studio
- __ Horse Barn Cottage
- __ Firewood: shed(tall) / cottage(short)
- __ Chicken Coop:

Trim Package/Overhang:
- __ Standard / 3"
- X Colonial / 6"
- __ Victorian / 12"

Floor Options:
- X PT Floor 16"OC / 12" OC
- __ Insulated Floor
- __ PT Double Floor
- __ Joists 8" OC
- __ Xtra 4x4 Runner
- __ No Floor (horse barns only)

Roof Options:
- X Arch Shingles: Virginia Slate
  ↳ with Ridge Vent
- __ Metal Roof:
  ↳ sealed at ridge cap, no ridge vent
- (2) X Vent: Standard / Vinyl / Victorian / Soffit
- __ Felt / Tar Paper
- __ Cupola:
- __ Weathervane:
- __ Dormer:

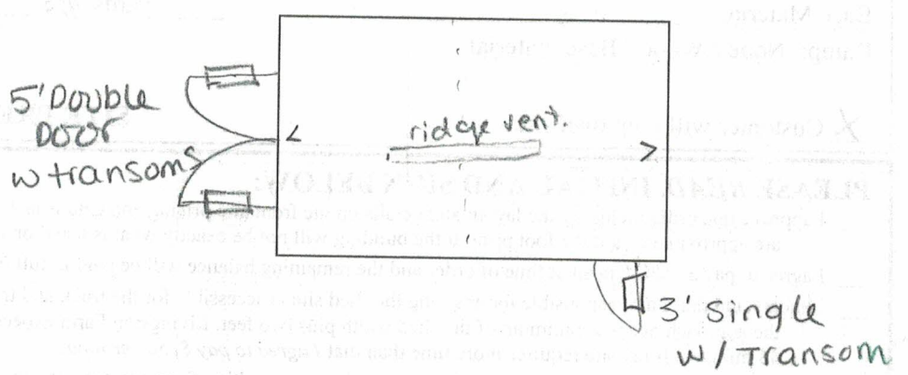
Colors:
Siding: Duratemp / Color: Early American
Trim: Miratec / Metal&Perma Color: white
Shutters: Z-style / Louvered / Raised Panel Color: N/A

Doors: 5 w X 6 t 5' Double Door
__ w X __ t
__ w X __ t

Windows: X Standard: White / Brown / Black __ Insulated: White / Clay / Black
transoms (straight) in doors

Additional Options:
- __ Loft ___' x ___' w/ 2x4 or 2x6 joists
- __ Workbench 3' x ___'
- __ Ramp ___' Wedge
- __ Flowerboxes
- __ Porch ___' x ___'
- __ Other

LAYOUT:



I, _____, am responsible for researching and obtaining the appropriate permits from my town and am responsible for knowing and following any and all property set back rules and regulations. Livingston Farm is NOT responsible for any town permits or knowing your town's rules or regulations.

Signature _____ Date _____