Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday November 15, 2016, 5:00 PM
Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
Public Hearing Notice

1. **16-1441CA; 112 Church St (D, Ward 3C) Jeffrey S. Berger**
   Appeal of zoning permit denial to install windows.

2. **17-0496AP; 44 Crombie St (RM, Ward 2C) 44 Crombie LLC**
   Appeal of a notice of violation for failure to comply with approved site plan.

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), 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 Planning and 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/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

The programs and services of the City of Burlington are accessible to people with disabilities.
Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).
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BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday November 15, 2016, 5:00 PM
Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
AGENDA

I. Agenda
II. Communications
III. Minutes

IV. Consent
17-0471CA; 1200 North Ave (NAC, Ward 7N) Awakening Sanctuary, Inc.
Elevator addition to an existing residential care building. Replace existing walk to entrance with new ADA walkway. (Project Manager, Scott Gustin)

V. Public Hearing

1. **16-1441CA; 112 Church St (D, Ward 3C) Jeffrey S. Berger**
   Appeal of zoning permit denial to install windows. (Project Manager, Ryan Morrison)

2. **17-0496AP; 44 Crombie St (RM, Ward 2C) 44 Crombie LLC**
   Appeal of a notice of violation for failure to comply with approved site plan.
   (Project Manager, Jeanne Francis)

VI. Other Business
VII. Adjournment

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Poirier Place looking southwest

Poirier Place looking east

Poirier Place looking southwest

Poirier Place looking east

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Northeast Rear corner of building

Southeast front corner along North Avenue

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North Ave looking Southeast

North Ave looking north along Poirier Place

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Poirier Place looking northeast

At existing main entrance looking south along existing building

Main entrance looking north along existing building toward patio

Poirier Place looking east

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Existing curb cut at main walkway entrance looking south

Existing curb cut at main walkway entrance looking east (location of new walkway)

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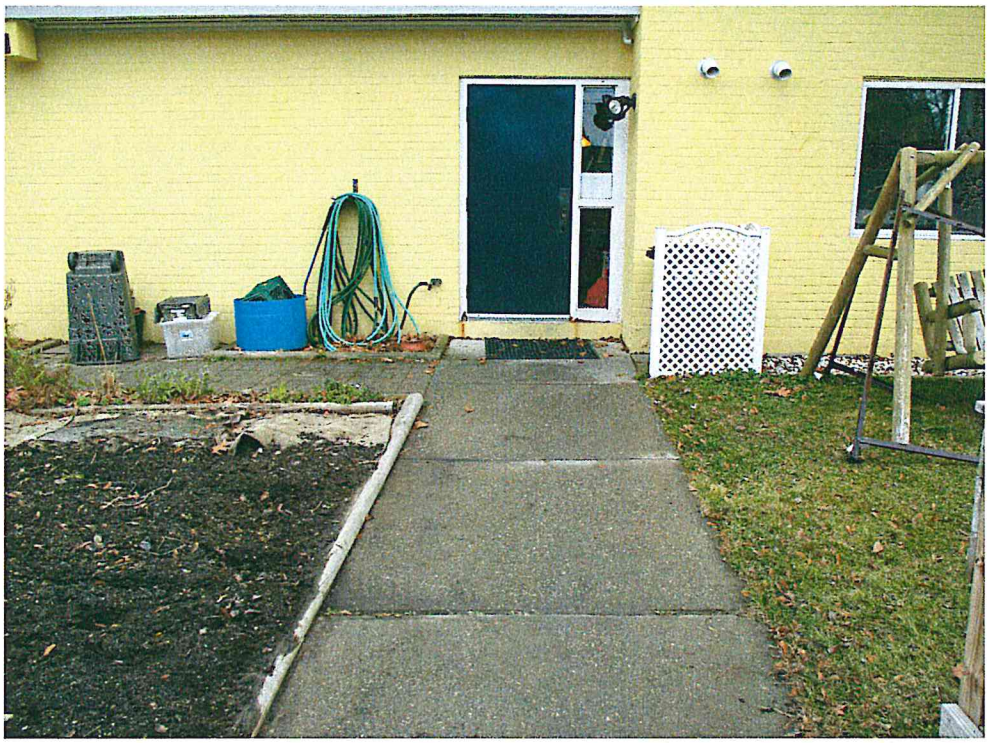
Existing curb cut at main walkway entrance looking north

Planter boxes at patio area looking southeast



Secondary entrance to kitchen looking east

Secondary entrance to kitchen looking east

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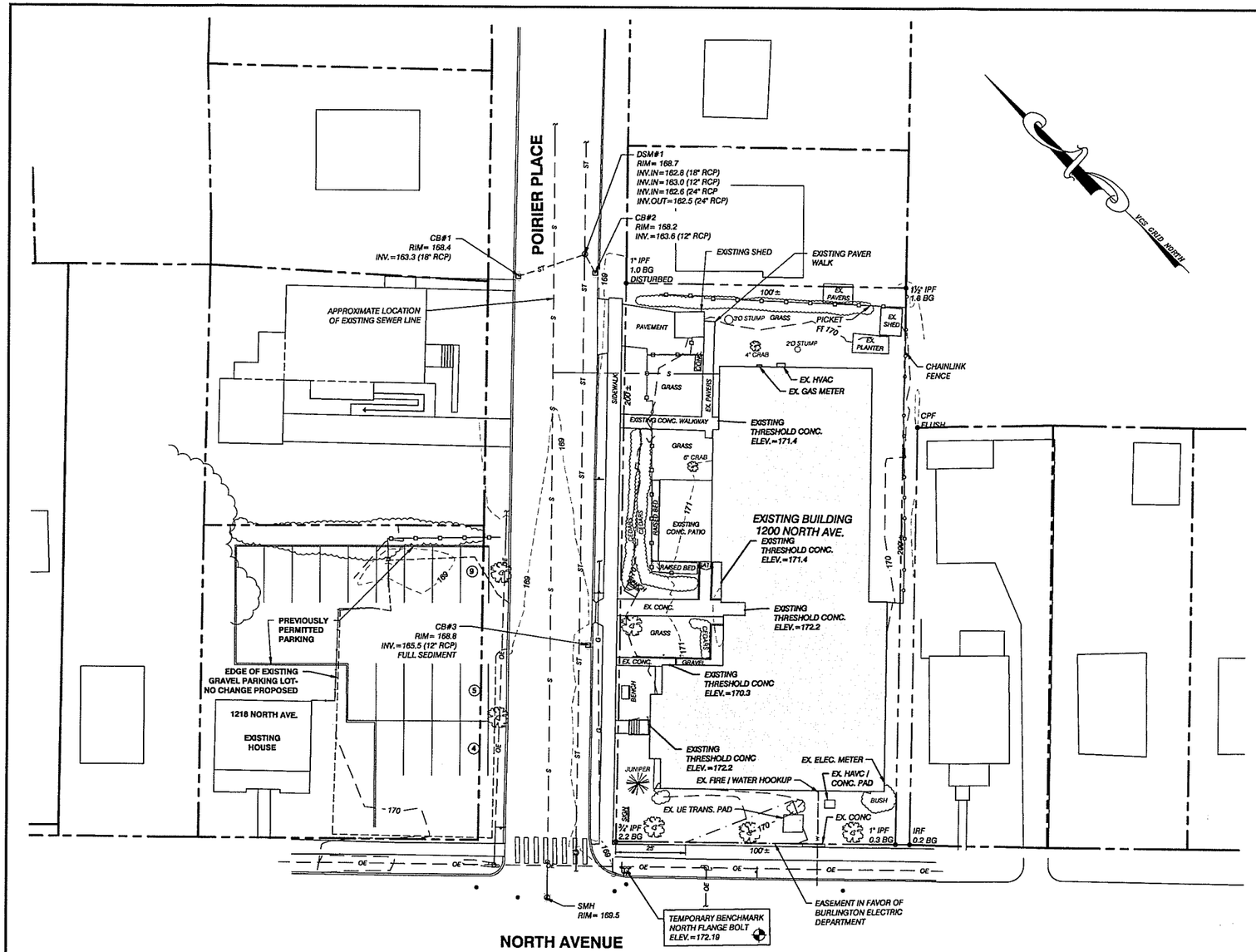
Poirier Place looking south along sidewalk

Existing driveway on Poirier Place



LEGEND

- APPROXIMATE PROPERTY LINE
- APPROXIMATE SETBACK LINE
- EXISTING CONTOUR
- EXISTING CURB
- EXISTING CHAIN LINK FENCE
- EXISTING RAIL FENCE
- EXISTING GRAVEL
- EXISTING PAVEMENT
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- EXISTING HYDRANT
- EXISTING SHUT OFF
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- AG / BG — ABOVE / BELOW GRADE
- PROJECT BENCHMARK

NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
3. PROPERTY LINE INFORMATION IS BASED ON INFORMATION ABSTRACTED FROM CITY OF BURLINGTON LAND RECORDS. ADJACENT PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. MONUMENTATION RECOVERED IS CONSISTENT WITH RECORDED DOCUMENTS.
4. SITE INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CIVIL ENGINEERING ASSOCIATES, INC DECEMBER 2015. CIVIL ENGINEERING ASSOCIATES, INC. SURVEY ORIENTATION IS "GRID NORTH", VERMONT COORDINATE SYSTEM OF 1983 (HORIZONTAL) AND NAVD88 (VERTICAL) ESTABLISHED FROM GPS OBSERVATIONS ON SITE.

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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CHECKED: SAV
APPROVED: SAV

CLIENT:

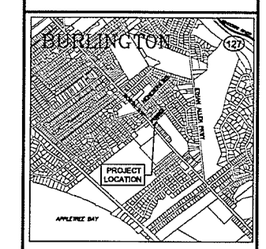
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:

1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

EXISTING CONDITIONS SITE PLAN

DATE: 09/16/2016
SCALE: 1" = 20'
PROJ. NO.: 14146
DRAWING NUMBER: C1.0

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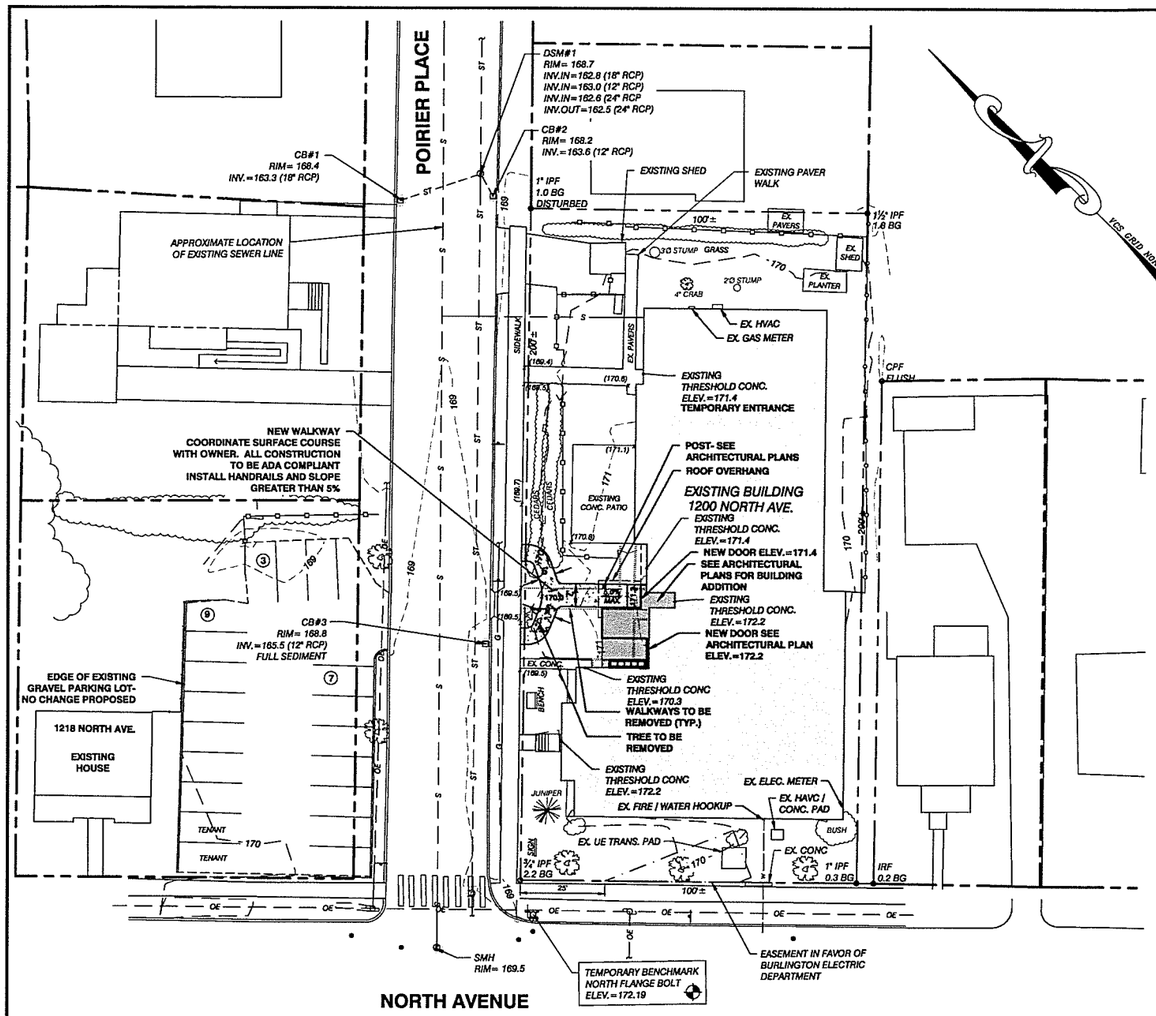

GENERAL NOTES

1. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) PRIOR TO ANY CONSTRUCTION.
2. ALL EXISTING UTILITIES NOT INCORPORATED INTO THE FINAL DESIGN SHALL BE REMOVED OR ABANDONED AS INDICATED ON THE PLANS OR DIRECTED BY THE ENGINEER.
3. THE CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS (WITH TIES) FOR ALL UNDERGROUND UTILITIES. THOSE PLANS SHALL BE SUBMITTED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
4. THE CONTRACTOR SHALL REPAIR/RESTORE ALL DISTURBED AREAS (ON OR OFF THE SITE) AS A DIRECT OR INDIRECT RESULT OF THE CONSTRUCTION.
5. ALL GRASSED AREAS SHALL BE MAINTAINED UNTIL FULL VEGETATION IS ESTABLISHED.
6. MAINTAIN ALL TREES OUTSIDE OF CONSTRUCTION LIMITS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY FOR COMPLETE AND OPERABLE FACILITIES AND UTILITIES.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS AND MATERIALS INCORPORATED INTO THE SITE WORK. WORK SHALL NOT BEGIN ON ANY ITEM UNTIL SHOP DRAWING APPROVAL IS GRANTED.
9. IN ADDITION TO THE REQUIREMENTS SET IN THESE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE WITH ALL PERMIT CONDITIONS AND ANY LOCAL PUBLIC WORKS STANDARDS.
10. THE TOLERANCE FOR FINISH GRADES FOR ALL PAVEMENT, WALKWAYS AND LAWN AREAS SHALL BE 0.1 FEET.
11. ANY DEWATERING NECESSARY FOR THE COMPLETION OF THE SITEWORK SHALL BE CONSIDERED AS PART OF THE CONTRACT AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN TOWN ROAD R.O.W. WITH TOWN AUTHORITIES.
13. THE CONTRACTOR SHALL INSTALL THE ELECTRICAL, CABLE AND TELEPHONE SERVICES IN ACCORDANCE WITH THE UTILITY COMPANIES REQUIREMENTS.
14. EXISTING PAVEMENT AND TREE STUMPS TO BE REMOVED SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION. ALL PAVEMENT CUTS SHALL BE MADE WITH A PAVEMENT SAW.
15. IF THERE ARE ANY CONFLICTS OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION.
16. PROPERTY LINE INFORMATION IS APPROXIMATE AND BASED ON EXISTING TAX MAP INFORMATION. THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS ONE.
17. IF THE BUILDING IS TO BE SPRINKLERED, BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH AWWA M14. THE SITE CONTRACTOR SHALL CONSTRUCT THE WATER LINE TO TWO FEET ABOVE THE FINISHED FLOOR. SEE MECHANICAL PLANS FOR RISER DETAIL.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING TESTING AND INSPECTION SERVICES INDICATED IN THE CONTRACT DOCUMENTS, TYPICAL FOR CONCRETE AND SOIL TESTING.
19. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT AND FIELD ENGINEERING REQUIRED FOR COMPLETION OF THE PROJECT. CIVIL ENGINEERING ASSOCIATES WILL PROVIDE AN AUTOCAD FILE WHERE APPLICABLE.
20. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ANY AND ALL SAFETY FENCES OR RAILS ABOVE EXISTING AND PROPOSED WALLS. THE OWNER SHALL VERIFY LOCAL, STATE AND INSURANCE REQUIREMENT GUIDELINES FOR THE INSTALLATION AND VERIFY ANY AND ALL PERMITTING REQUIREMENTS.

ZONING REQUIREMENTS:

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY
LOT: 1218 NORTH AVE

CATEGORY	ZONING REGULATIONS	EXISTING 1218 NORTH AVE.	PROPOSED 1218 NORTH AVE.
COVERAGE			
BUILDING		10%	10%
TOTAL	35%	53%	53%
SETBACK	ADV. 2 LOTS		
FRONT YARD (NORTH AVE)	MIN.±5'	16±'	16±'
FRONT YARD (POIRIER)	10% WIDTH, <5'	60±'	60±'
SIDEYARD (WEST)	10% WIDTH, <5'	5±'	5±'
SIDEYARD (NORTH)	10% WIDTH, <5'	63±'	63±'
BUILDING HEIGHT			
EXISTING PRIMARY	35		

ZONING DISTRICT:NEIGHBORHOOD ACTIVITY CENTER
LOT: 1200 NORTH AVE

CATEGORY	ZONING REGULATIONS	EXISTING 1200 NORTH AVE.	PROPOSED 1200 NORTH AVE.
COVERAGE			
BUILDING		49%	51%
TOTAL	80%	60%	62%
SETBACK			
FRONT YARD (NORTH AVE)	0'	19±'	19±'
FRONT YARD (POIRIER)	0'	11±'	11±'
SIDEYARD (NORTH)	0'	10±'	10±'
SIDEYARD (EAST)	0'	4±'	4±'
BUILDING HEIGHT			
EXISTING PRIMARY	35		

LEGEND

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- EXISTING PAVEMENT
- E EXISTING ELECTRIC
- G EXISTING GAS
- ST EXISTING STORM
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- W EXISTING WATER
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- EXISTING SHUT OFF
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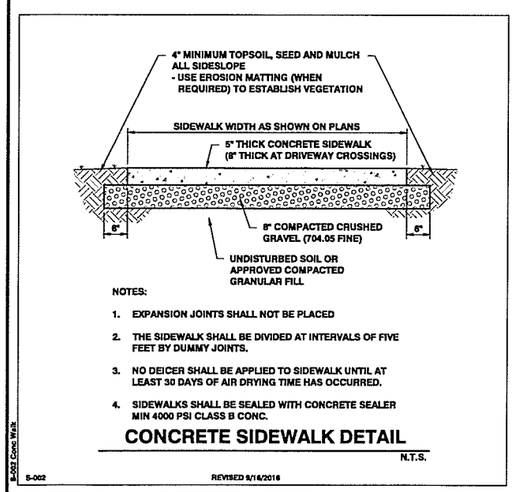
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EDGE OF BRUSH/WOODS
- IRON ROD/PIPE FOUND
- AG / BG ABOVE / BELOW GRADE
- PROJECT BENCHMARK
- PROPOSED PAVEMENT
- X (0.0) EXISTING SPOT GRADE
- X 0.0 PROPOSED SPOT GRADE



NOTES:

1. EXPANSION JOINTS SHALL NOT BE PLACED
2. THE SIDEWALK SHALL BE DIVIDED AT INTERVALS OF FIVE FEET BY DUMMY JOINTS.
3. NO DEICER SHALL BE APPLIED TO SIDEWALK UNTIL AT LEAST 30 DAYS OF AIR DRYING TIME HAS OCCURRED.
4. SIDEWALKS SHALL BE SEALED WITH CONCRETE SEALER MIN 4000 PSI CLASS B CONC.

CONCRETE SIDEWALK DETAIL

N.T.S.

S-002 REVISED 9/16/2016

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DEPARTMENT OF PLANNING & ZONING

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
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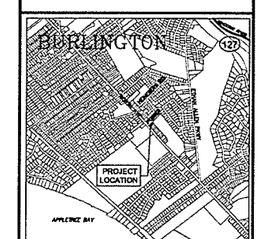
CLIENT:
LIVING WELL
71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:
1200 NORTH AVE
BURLINGTON VERMONT



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

PROPOSED CONDITIONS SITE PLAN

DATE 09/16/2016
SCALE 1" = 20'
PROJ. NO. 14146
DRAWING NUMBER C1.1

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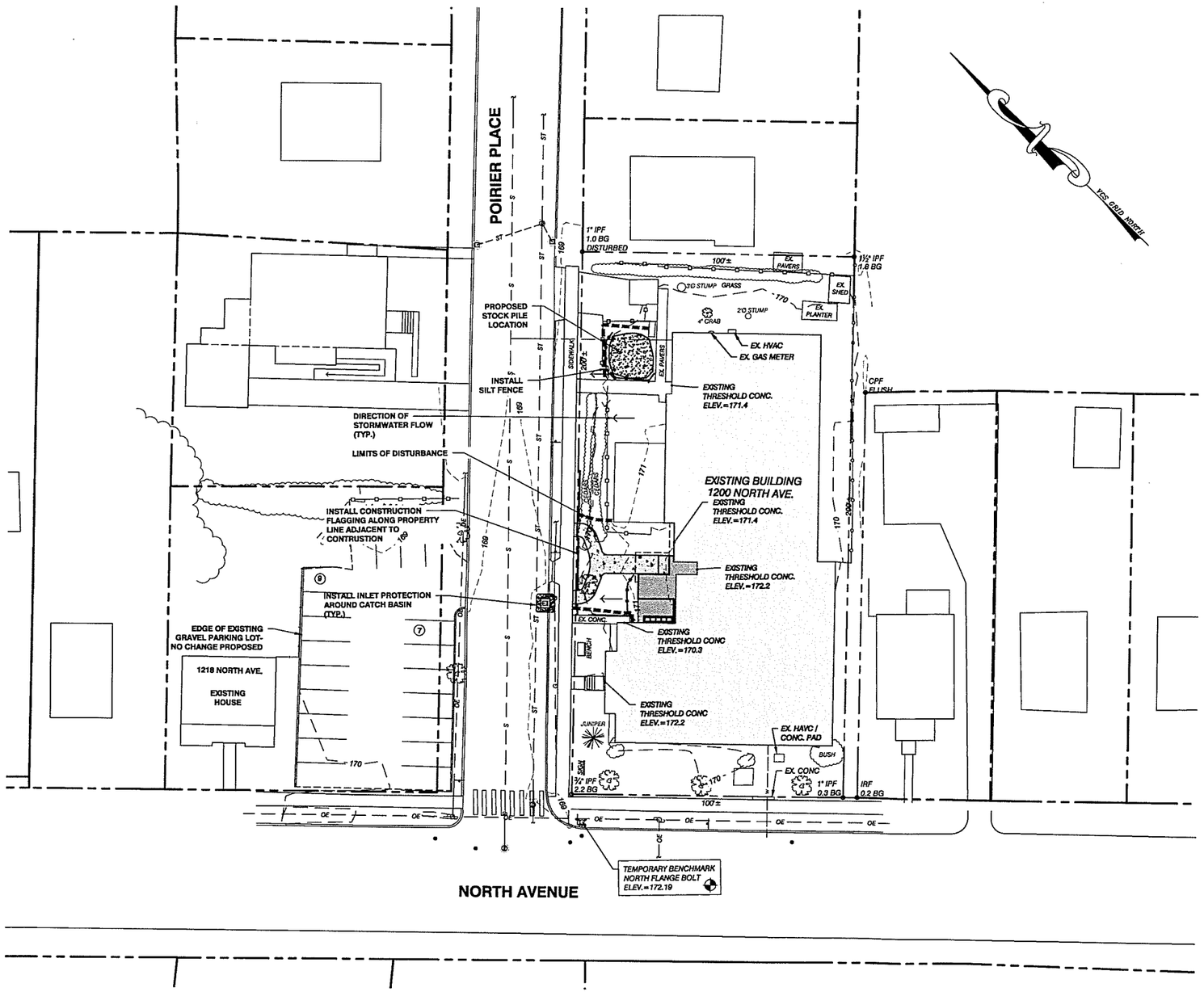
S-002 Conc Walk



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- PROPOSED PAVEMENT

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CLIENT:

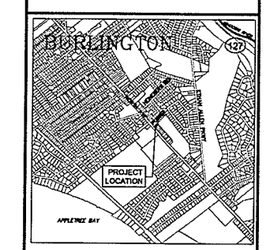
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:

1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP

1" = 2000'

DATE	CHECKED	REVISION

EROSION CONTROL PLAN

DATE: 09/16/2016
SCALE: 1" = 20'
PROJ. NO. 14146

DRAWING NUMBER: C1.2

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Introduction

This project is subject to the terms and conditions of the authorization from the State of Vermont to discharge construction related storm water runoff.

Coverage under the State Construction General Permit 3-9020 is required for any construction activity that disturbs 1 or more acres of land, or is part of a larger development plan that will disturb 1 or more acres.

This project has been deemed to qualify as a Low Risk Site which is subject to the erosion prevention and sediment control (EPSC) standards set for in the State of Vermont's
Low Risk Site Handbook for Erosion Prevention and Sediment Control

The following narrative and implementation requirements represent the minimum standard for which this site is required to be maintained as regulated by the State of Vermont.

Any best management practices (BMP's) depicted on the project's EPSC Site plan which go beyond the Handbook requirements are considered to be integral to the management of the site and represent components of the municipal EPSC approval for the project which shall be implemented.

The EPSC plan depicts one snap shot in time of the site. All construction sites are fluid in their day to day exposures and risks as it relates to minimizing sediment loss from the site. **It is the responsibility of the Contractor to implement the necessary BMP's to comply with the Low Risk Handbook standards outlined on this sheet based on the interim site disturbance conditions which may or may not be shown on the EPSC Site Plan.**

Specific BMP's which are critical to allowing the project to be considered a Low risk site include the items checked below:

- Limit the amount of disturbed earth to two acres or less at any one time.
- There shall be a maximum of 7 consecutive days of disturbed earth exposure in any location before temporary or final stabilization is implemented.

1. Mark Site Boundaries

Purpose:
Mark the site boundaries to identify the limits of construction. Delineating your site will help to limit the area of disturbance, preserve existing vegetation and limit erosion potential on the site.

How to comply:
Before beginning construction, walk the site boundaries and flag trees, post signs, or install orange safety fence. Fence is required on any boundary within 50 feet of a stream, lake, pond or wetland, unless the area is already developed (existing roads, buildings, etc.)

2. Limit Disturbance Area

Purpose:
Limit the amount of soil exposed at one time to reduce the potential erosion on site.

Requirements:
The permitted disturbance area is specified on the site's written authorization to discharge. Only the acreage listed on the authorization form may be exposed at any given time.

How to comply:
Plan ahead and phase the construction activities to ensure that no more than the permitted acreage is disturbed at one time. Be sure to properly stabilize exposed soil with seed and mulch or erosion control matting before beginning work in a new section of the site.

3. Stabilize Construction Entrance

Purpose:
A stabilized construction entrance helps remove mud from vehicle wheels to prevent tracking onto streets.

Requirements:
If there will be any vehicle traffic off of the construction site, you must install a stabilized construction entrance before construction begins.

How to install
Rock Size: Use a mix of 1 to 4 inch stone
Depth: 8 inches minimum
Width: 12 feet minimum
Length: 40 feet minimum (or length of driveway, if shorter)
Geotextile: Place filter cloth under entire gravel bed

Maintenance:
Redress with clean stone as required to keep sediment from tracking onto the street.

4. Install Silt Fence

Purpose:
Silt fences intercept runoff and allow suspended sediment to settle out.

Requirements:
Silt fence must be installed:
- on the downhill side of the construction activities
- between any ditch, swale, storm sewer inlet, or waters of the State and the disturbed soil

** Hay bales must not be used as sediment barriers due to their tendency to degrade and fall apart.*

Where to place:
- Place silt fence on the downhill edge of bare soil. At the bottom of slopes, place fence 10 feet downhill from the end of the slope (if space is available).
- Ensure the silt fence catches all runoff from bare soil.
- Maximum drainage area is ¼ acre for 100 feet of silt fence.
- Install silt fence across the slope (not up and down hill!)
- Install multiple rows of silt fence on long hills to break up flow.
- Do not install silt fence across ditches, channels, or streams or in stream buffers.

How to install silt fence:
- Dig a trench 6 inches deep across the slope
- Unroll silt fence along the trench
- Ensure stakes are on the downhill side of the fence
- Join fencing by rolling the end stakes together
- Drive stakes in against downhill side of trench
- Drive stakes until 16 inches of fabric is in trench
- Push fabric into trench; spread along bottom
- Fill trench with soil and pack down

Maintenance:
- Remove accumulated sediment before it is halfway up the fence.
- Ensure that silt fence is trenched in ground and there are no gaps.

5. Divert Upland Runoff

Purpose:
Diversion berms intercept runoff from above the construction site and direct it around the disturbed area. This prevents clean water from becoming muddied with soil from the construction site.

Requirements:
If storm water runs onto your site from upslope areas and your site meets the following two conditions, you must install a diversion berm before disturbing any soil.
1. You plan to have one or more acres of soil exposed at any one time (excluding roads).
2. Average slope of the disturbed area is 20% or steeper.

How to Install:
1. Compact the berm with a shovel or earth-moving equipment.
2. Seed and mulch berm or cover with erosion control matting immediately after installation.
3. Stabilize the flow channel with seed and straw mulch or erosion control matting. Line the channel with 4 inch stone if the channel slope is greater than 20%.
4. Ensure the berm drains to an outlet stabilized with riprap. Ensure that there is no erosion at the outlet.
5. The diversion berm shall remain in place until the disturbed areas are completely stabilized.

6. Slow Down Channelized Runoff

Purpose:
Stone check dams reduce erosion in drainage channels by slowing down the storm water flow.

Requirements:
If there is a concentrated flow (e.g. in a ditch or channel) of storm water on your site, then you must install stone check dams. Hay bales must not be used as check dams.

How to Install:
Height: No greater than 2 feet. Center of dam should be 9 inches lower than the side elevation
Side slopes: 2:1 or flatter
Stone size: Use a mixture of 2 to 9 inch stone
Width: Dams should span the width of the channel and extend up the sides of the banks
Spacing: Space the dams so that the bottom (toe) of the upstream dam is at the elevation of the top (crest) of the downstream dam. This spacing is equal to the height of the check dam divided by the channel slope.
Spacing (in feet) = Height of check dam (in feet)/Slope in channel (ft/ft)

Maintenance:
Remove sediment accumulated behind the dam as needed to allow channel to drain through the stone check dam and prevent large flows from carrying sediment over the dam. If significant erosion occurs between check dams, a liner of stone should be installed.

7. Construct Permanent Controls

Purpose:
Permanent storm water treatment practices are constructed to maintain water quality, ensure groundwater flows, and prevent downstream flooding. Practices include detention ponds and wetlands, infiltration basins, and storm water filters.

Requirements:
If the total impervious* area on your site, or within the common plan of development, will be 1 or more acres, you must apply for a State Storm water Discharge Permit and construct permanent storm water treatment practices on your site. These practices must be installed before the construction of any impervious surfaces.

How to comply:
Contact the Vermont Storm water Program and follow the requirements in the Vermont Storm water Management Manual. The Storm water Management Manual is available at:
www.vtwaterquality.org/stormwater.htm
*An impervious surface is a manmade surface, including, but not limited to, paved and unpaved roads, parking areas, roofs, driveways, and walkways, from which precipitation runs off rather than infiltrates.

8. Stabilize Exposed Soil

Purpose:
Seeding and mulching, applying erosion control matting, and hydroseeding are all methods to stabilize exposed soil. Mulches and matting protect the soil surface while grass is establishing.

Requirements:
All areas of disturbance must have temporary or permanent stabilization within 7, 14, or 21 days of initial disturbance, as stated in the project authorization. After this time, any disturbance in the area must be stabilized at the end of each work day.

The following exceptions apply:

- Stabilization is not required if earthwork is to continue in the area within the next 24 hours and there is no precipitation forecast for the next 24 hours.
- Stabilization is not required if the work is occurring in a self-contained excavation (i.e. no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation, utility trenches).

All areas of disturbance must have permanent stabilization within 48 hours of reaching final grade.

How to comply:
Prepare bare soil for seeding by grading the top 3 to 6 inches of soil and removing any large rocks or debris.

Seeding Rates for Temporary Stabilization
April 15 - Sept. 15 — Ryegrass (annual or perennial: 20 lbs/acre)
Sept. 15 - April 15 — Winter rye: 120 lbs/acre

Seeding Rates for Final Stabilization:Choose

Seeding Rates for Final Stabilization:			
Choose from:	Variety	lbs./acre	lbs./1000 sq.ft.
Birds-foot trefoil	Empire Pardee	5[1]	0.1
or			
Common white clover	Common	8	0.2
plus			
Tall Fescue	KY-31 Rebel	10	0.25
plus			
Redtop	Common	2	
or			
Ryegrass (perennial)	Pennfine Linn	5	0.1

1- Mix 2.5 each of Empire and Pardee OR 2.5 lbs. of Birds foot and 2.5 lbs. white clover per acre

Mulching Rates
April 15 - Sept.15 – Hay or Straw: 1 inch deep (1-2 bales/1000 s.f.)
Sept.15 - April 15 – Hay or Straw: 2 in. deep (2-4 bales/1000 s.f.)

Erosion Control Matting
As per manufacturer's instructions

Hydroseed
As per manufacturer's instructions

9. Winter Stabilization

Purpose:
Managing construction sites to minimize erosion and prevent sediment loading of waters is a year-round challenge. In Vermont, this challenge becomes even greater during the late fall, winter, and early spring months.
'Winter construction' as discussed here, describes the period between October 15 and April 15, when erosion prevention and sediment control is significantly more difficult.
Rains in late fall, thaws throughout the winter, and spring melt and rains can produce significant flows over frozen and saturated ground, greatly increasing the potential for erosion.

Requirements for Winter Shutdown:
For those projects that will complete earth disturbance activities prior to the winter period (October 15), the following requirements must be adhered to:
1. For areas to be stabilized by vegetation, seeding shall be completed no later than September 15 to ensure adequate growth and cover.
2. If seeding is not completed by September 15, additional non-vegetative protection must be used to stabilize the site for the winter period. This includes use of Erosion Control Matting or netting of a heavy mulch layer. Seeding with winter rye is recommended to allow for early germination during wet spring conditions.
3. Where mulch is specified, apply roughly 2 inches with an 80-90% cover. Mulch should be tracked in or stabilized with netting in open areas vulnerable to wind.

Requirements for Winter Construction
If construction activities involving earth disturbance continue past October 15 or begin before April 15, the following requirements must be adhered to:
1. Enlarged access points, stabilized to provide for snow stockpiling.
2. Limits of disturbance moved or replaced to reflect boundary of winter work.
3. A snow management plan prepared with adequate storage and control of meltwater, requiring cleared snow to be stored down slope of all areas of disturbance and out of storm water treatment structures.
4. A minimum 25 foot buffer shall be maintained from perimeter controls such as silt fence.
5. In areas of disturbance that drain to a water body within 100 feet, two rows of silt fence must be installed along the contour.
6. Drainage structures must be kept open and free of snow and ice dams.
7. Silt fence and other practices requiring earth disturbance must be installed ahead of frozen ground.
8. Mulch used for temporary stabilization must be applied at double the standard rate, or a minimum of 3 inches with an 80-90% cover.
9. To ensure cover of disturbed soil in advance of a melt event, areas of disturbed soil must be stabilized at the end of each work day, with the following exceptions:
   - If no precipitation within 24 hours is forecast and work will resume in the same disturbed area within 24 hours, daily stabilization is not necessary.
   - Disturbed areas that collect and retain runoff, such as house foundations or open utility trenches.
10. Prior to stabilization, snow or ice must be removed to less than 1 inch thickness.
11. Use stone to stabilize areas such as the perimeter of buildings under construction or where construction vehicle traffic is anticipated. Stone paths should be 10 to 20 feet wide to accommodate vehicular traffic.

10. Stabilize Soil at Final Grade

Purpose:
Stabilizing the site with seed and mulch or erosion control matting when it reaches final grade is the best way to prevent erosion while construction continues.

Requirements:
Within 48 hours of final grading, the exposed soil must be seeded and mulched or covered with erosion control matting.

How to comply:
Bring the site or sections of the site to final grade as soon as possible after construction is completed. This will reduce the need for additional sediment and erosion control measures and will reduce the total disturbed area.
For seeding and mulching rates, follow the specifications under Rule 8, Stabilizing Exposed Soil.

11. Dewatering Activities

Purpose:
Treat water pumped from dewatering activities so that it is clear when leaving the construction site.

Requirements:
Water from dewatering activities that flows off of the construction site must be clear. Water must not be pumped into storm sewers, lakes, or wetlands unless the water is clear.

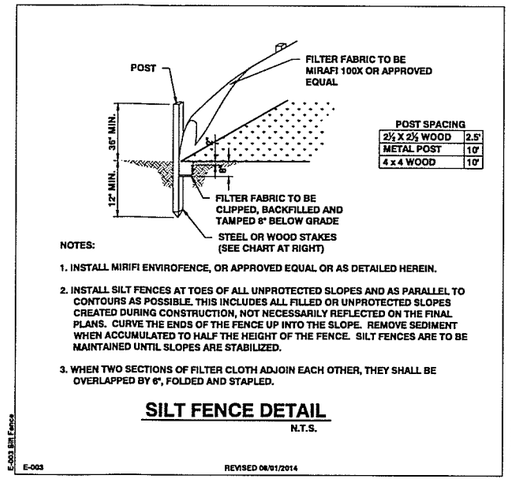
How to comply:
Using sock filters or sediment filter bags on dewatering discharge hoses or pipes, discharge water into silt fence enclosures installed in vegetated areas away from waterways. Remove accumulated sediment after the water has dispersed and stabilize the area with seed and mulch.

12. Inspect Your Site

Purpose:
Perform site inspections to ensure that all sediment and erosion control practices are functioning properly. Regular inspections and maintenance of practices will help to reduce costs and protect water quality.

Requirements:
Inspect the site at least once every 7 days and after every rainfall or snow melt that results in a discharge from the site. Perform maintenance to ensure that practices are functioning according to the specifications outlined in this handbook.

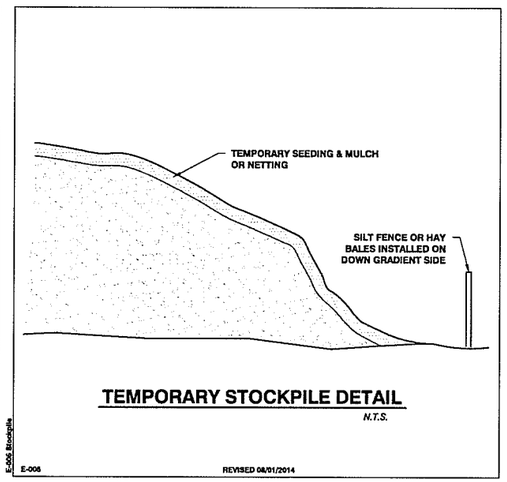
In the event of a noticeable sediment discharge from the construction site, you must take immediate action to inspect and maintain existing erosion prevention and sediment control practices. Any visibly discolored storm water runoff to waters of the State must be reported. Forms for reporting discharges are available at:
www.vtwaterquality.org/stormwater.htm



NOTES:
1. INSTALL MIRIFI ENVIROFENCE, OR APPROVED EQUAL OR AS DETAILED HEREIN.
2. INSTALL SILT FENCES AT TOES OF ALL UNPROTECTED SLOPES AND AS PARALLEL TO CONTOURS AS POSSIBLE. THIS INCLUDES ALL FILLED OR UNPROTECTED SLOPES CREATED DURING CONSTRUCTION, NOT NECESSARILY REFLECTED ON THE FINAL PLANS. CURVE THE ENDS OF THE FENCE UP INTO THE SLOPE. REMOVE SEDIMENT WHEN ACCUMULATED TO HALF THE HEIGHT OF THE FENCE. SILT FENCES ARE TO BE MAINTAINED UNTIL SLOPES ARE STABILIZED.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6", FOLDED AND STAPLED.

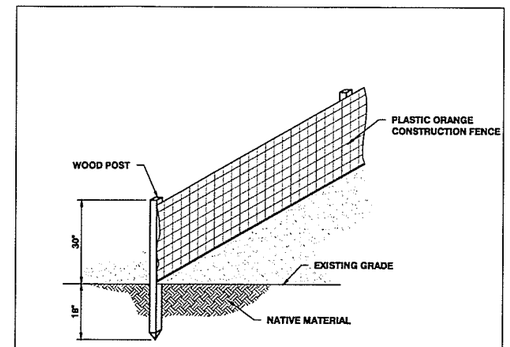
SILT FENCE DETAIL
N.T.S.

E-003 Silt Fence
E-003 REVISED 08/01/2014



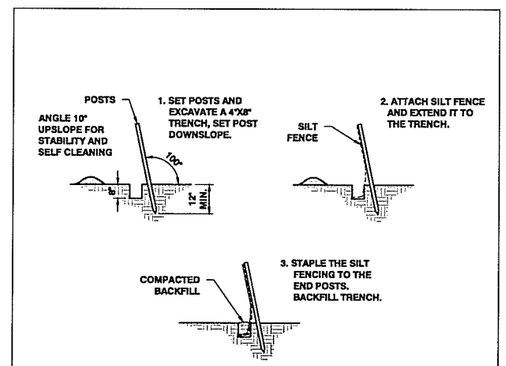
TEMPORARY STOCKPILE DETAIL
N.T.S.

E-006 Stockpile
E-006 REVISED 08/01/2014



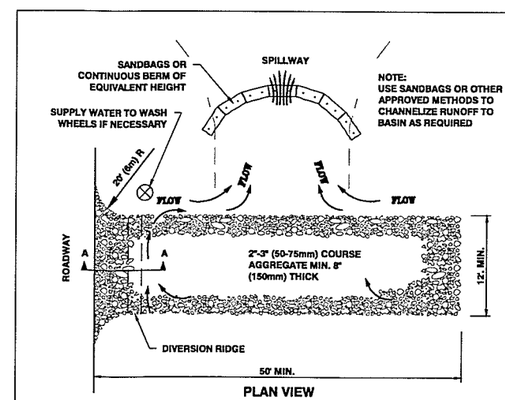
CONSTRUCTION FENCE DETAIL
N.T.S.

E-002 Const. Fence
E-002 REVISED 08/01/2014



SILT FENCE CONSTRUCTION DETAIL
N.T.S.

E-007 Silt Fence
E-007 REVISED 08/01/2014



PLAN VIEW

SECTION A-A

NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

E-004 Const. Ent.
E-004 REVISED 08/01/2014

RECEIVED
OCT 11 2016

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
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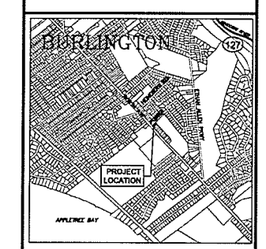
DRAWN: MAB
CHECKED: SAV
APPROVED: SAV

CLIENT:
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:
1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

EROSION CONTROL DETAILS & NOTES

DATE: 09/16/2016
SCALE: 1" = 20'
PROJ. NO.: 14146
DRAWING NUMBER: C2.0

E-001 EC Sheet
CADD Projects\2014\14146\-CADD Files\dwg\14146-Site.dwg, 10/3/2016 8:43:47 AM, DWG To PDF.pc3

PROJECT COORDINATION UPDATED 9/14/15

PART 1 – GENERAL

1.01 MEETINGS & PROJECT ACCESS

A. The Owner shall be notified five (5) days prior to commencement of Work by the Contractor.

B. The Contractor will coordinate with the Owner to arrange an on-site pre-construction meeting prior to commencement of any work. Job superintendents and subcontractors shall be included in this meeting.

C. The Contractor will coordinate all phases of the Work, so as not to interfere with the normal work procedures in the area.

D. The Contractor shall conduct his work in such a manner as to not interfere with or endanger work or traffic in areas adjacent to the construction area, except as permitted by the Owner. The Contractor shall so arrange his construction operations as to provide access for emergency vehicles and equipment to the work site at all times.

1.02 LABOR

A. The Contractor and subcontractors will employ mechanics skilled in their respective trades.

B. All labor will be performed in a neat and workmanlike manner.

1.03 PROTECTION OF PERSONS AND PROPERTY

A. The Contractor shall be responsible for initiating, maintaining, and supervising all O.S.H.A. safety precautions in connection with the Work.

B. Fire Protection: The Contractor shall take all necessary precautions to prevent fires adjacent to the Work and shall provide adequate facilities for extinguishing fires. The Contractor shall also prevent fires in project related buildings and shall prevent the spread of fires to areas outside the limits of the Work.

C. Safety Precautions: Prior to commencement of Work, the Contractor shall be familiar with all safety regulations and practices applicable with construction operations. No additional payments will be made for equipment and procedures necessitated by these safety precautions.

1.04 CORRECTION OF WORK

A. The Contractor shall promptly correct all Work rejected by the Owner as defective or as failing to conform to the Contract Documents. The Contractor shall bear all cost of correcting such rejected Work.

1.05 WEATHER CONDITIONS

A. No Work shall be done when, in the opinion of the Owner, the weather is unsuitable. No concrete, earth backfill, embankment, or paving shall be placed upon frozen material. If there is delay or interruption in the Work due to weather conditions, the necessary precautions must be taken to bond new Work to old.

B. Protection Against Water and Storm: The Contractor shall take all precautions to prevent damage to the Work by storms or by water entering the site of the Work directly or through the ground. In case of damage by storm or water, the Contractor, at his own expense, shall make repairs or replacements or rebuild such parts of the Work as the Engineer may require in order that the finished work may be completed as required by the Drawings and Specifications.

1.06 DISPOSAL OF DEBRIS

A. All debris and excess materials, other than that which is authorized to be reused, become the property of the Contractor and shall be promptly removed from the property. The Contractor shall receive title to all debris and/or excess material. The Owner will not be responsible for any loss or damage to debris or excess material owned by the Contractor.

1.07 PROJECT LAYOUT

A. The Contractor shall be responsible for providing all necessary survey staking.

1. Locate and protect control points before starting work on the site.

2. Preserve permanent reference points during progress of the Work.

3. Establish a minimum of two permanent benchmarks on the site, referenced to data established by survey control points.

a. Record locations, with horizontal and vertical data, on Project Record Documents.

1.08 TESTING

A. The Contractor is responsible for obtaining testing and inspection services.

SITE CLEARING

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes:

1. Remove surface debris.

2. Clear site of plant life and grass.

3. Remove trees and shrubs.

4. Remove root system of trees and shrubs.

PART 2 – PRODUCTS

Not used.

PART 3 – EXECUTION

3.01 PROTECTION

A. Protect utilities that remain from damage.

B. Protect trees, plant growth, and features designated to remain as final landscaping.

C. Protect bench marks and existing structures from damage or displacement.

D. Use means necessary to prevent dust becoming a nuisance to the public, to neighbors, and to other work being performed on or near the site.

E. Maintain access to the site at all times.

3.02 CLEARING

A. Clear areas required for access to site and execution of Work.

B. Remove trees and shrubs within marked areas. Remove stumps, roots and tap roots and other projections 1¢" or greater in diameter to 2'-0" below the excavated surfaces in cut areas and 2'-0" below the exposed subgrade in fill areas.

3.03 REMOVAL

A. Remove debris, rock, and extracted plant life from site.

B. The Contractor shall coordinate Work with the Engineer and Owner in establishing suitable areas within the property limits for depositing debris, rocks and extracted plant life. The Contractor shall be responsible for backfilling (capping) and grading all waste sites.

3.04 UTILITIES

A. Coordinate with utility companies and agencies as required.

SITE EARTHWORK

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes:

1. All excavation (unless covered in other sections of these specifications), removal and stockpile of topsoil, stabilization fabric, and other miscellaneous and appurtenant works.

2. Site filling.

3. Roadway structural sections.

1.02 PROTECTION

A. Protect bench marks and existing structures.

B. Protect above or below grade utilities which are to remain.

1.03 SUBMITTALS

A. Testing laboratory reports indicating that material for backfill meets requirements of this Section.

B. Field density test reports of site fill in place.

C. Field density test reports for roadway structural sections in place.

D. Stabilization Fabric: Submit copies of manufacturer's specifications and installation instructions.

PART 2 – PRODUCTS

2.01 STRUCTURAL FILL – CRUSHED GRAVEL (AOT SPEC. 704.05, FINE)

A. All materials shall be secured from approved sources. This gravel shall consist of angular and round fragments of hard durable rock of uniform quality throughout, reasonably free from thin elongated pieces, soft or disintegrated stone, dirt, organic or other objectionable matter. This material shall meet the following grading requirements:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
2"	100
1 1/2"	90 – 100
No. 4	30 – 60
No. 100	0 – 12
No. 200	0 – 6

2.02 CRUSHED GRAVEL (AOT SPEC. 704.05, COARSE)

A. This material shall meet the following grading requirements:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
4"	95 – 100
No. 4	25 – 50
No. 100	0 – 12
No. 200	0 – 6

At least 50% by mass (weight) of the material coarser than the No. 4 sieve shall have at least one fractured face.

2.03 COMPACTED FILL/GRANULAR BORROW

A. This material shall be free of shale, clay, friable material, debris, and organic matter, graded in accordance with ANSI/ASTM C136 within the following limits:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
3"	100
¾"	75 – 100
No. 4	20 – 100
No. 100	0 – 20
No. 200	0 – 6

2.04 DRAINAGE COURSE (AOT SPEC. 704.16)

A. Rock for drainage applications shall be produced from natural gravels or crushed quarried rock and shall consist of clean, hard, sound, and durable material. It shall be obtained from approved sources and shall meet the following grading requirements:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
1"	100
¾"	90 – 100
¾"	20 – 55
No. 4	0 – 10
No. 8	0 – 10

2.5. DENSE GRADED CRUSHED STONE

A. Dense Graded Crushed Stone should consist of a well graded crushed run stone and should meet the requirements for Vermont AOT Standard Specifications Item 704.06 Dense Graded Crushed Stone for Subbase and the gradation requirements shown in Table 704.06A of the Vermont AOT Standard Specifications.

Sieve Designation	Percent Finer by Weight
3½"	100
3"	90 – 100
2"	75 – 100
1"	50 – 80
½"	30 – 60
No. 4	15 – 40
No. 200	0 – 6

2.1. RECYCLED ASPHALT PAVEMENT (RAP) 1½" MINUS CRUSHED ASPHALT

A. This material shall be free of Portland Cement and approved by the engineer prior to installation. This material shall not be mixed with gravel and shall meet the following grading requirements:

Sieve Designation	Percent by Weight Passing Square Mesh Sieve
2"	100
1½"	90 – 100
No. 4	30 – 60
No. 100	0 – 12
No. 200	0 – 6

2.07 GEOTEXTILE

A. Subsurface Drainage Geotextile: Nonwoven needle-punched geotextile, manufactured for subsurface drainage applications, made from polyolefins or polyesters; with elongation greater than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:

1. Survivability: Class 3; AASHTO M 288.

2. Grab Tensile Strength: 157 lbf; ASTM D 4632.

3. Sewn Seam Strength: 142 lbf; ASTM D 4632.

4. Tear Strength: 56 lbf; ASTM D 4533.

5. Puncture Strength: 56 lbf; ASTM D 4833.

6. Apparent Opening Size: No. 70 sieve, maximum; ASTM D 4751.

7. Permittivity: 0.5 per second, minimum; ASTM D 4491.

8. UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.

B. Separation Geotextile: Woven geotextile fabric, manufactured for separation applications, made from polyolefins or polyesters; with elongation less than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:

1. Survivability: Class 3; AASHTO M 288.

2. Grab Tensile Strength: 200 lbf; ASTM D 4632.

3. Sewn Seam Strength: 222 lbf; ASTM D 4632.

4. Tear Strength: 75 lbf; ASTM D 4533.

5. Puncture Strength: 90 lbf; ASTM D 4833.

6. Apparent Opening Size: No. 60 sieve, maximum; ASTM D 4751.

7. Permittivity: 0.02 per second, minimum; ASTM D 4491.

8. UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.

9. Weight: 4.0 oz/yd² minimum.

PART 3 – EXECUTION

3.01 PREPARATION

A. Identify required lines, levels, contours, and datum.

B. Identify known below grade utilities. Stake and flag locations.

C. Maintain and protect existing utilities remaining which pass through work area.

D. Upon discovery of unknown utility or concealed conditions, discontinue affected work; notify Engineer.

3.02 EROSION CONTROL

A. Erosion control must be installed prior to beginning any earthwork operations.

3.03 TOPSOIL EXCAVATION

A. Excavate topsoil from areas to be excavated, re-landscaped or regraded and stockpile in areas designated on site or as directed by the Engineer.

B. Maintain the stockpile in a manner which will not obstruct the natural flow of drainage.

1. Maintain stockpile free from debris and trash.

2. Keep the topsoil damp to prevent dust and drying out.

3.04 SUBSOIL EXCAVATION

A. Excavate subsoil from areas to be regraded in accordance with plans.

B. Excavate subsoil required to accommodate site structures, construction operations, roads, and parking areas.

C. Grade top perimeter of excavation to prevent surface water from draining into excavation.

D. Notify engineer of unexpected subsurface conditions and discontinue affected work in area until notified to resume work.

E. Correct areas over-excavated by error as directed by the Engineer.

3.05 DITCHES

A. Cut accurately to the cross-sections, grades, and elevations shown.

B. Maintain excavations free from detrimental quantities of leaves, sticks, trash, and other debris until completion of the work.

C. Dispose of excavated materials as shown on the drawings or directed by the Engineer; except do not, in any case, deposit materials less than three feet from the edge of a ditch.

3.06 ROADWAY EMBANKMENTS AND BERMS

A. When embankments are to be made on a hillside, the slope of the original ground on which the embankments are to be constructed shall be stepped and properly drained as the fill is constructed so that adverse movements of the slopes do not occur.

B. Any excavated rock, ledge, boulders, and stone, except where required in the construction of other items or otherwise directed, shall be used in the construction of embankments to the extent of the project requirements and generally shall be placed so as to form the base of an embankment.

C. Frozen material shall not be used in the construction of embankments, nor shall the embankments or successive layers of the embankments be placed upon frozen material. Placement of material other than rock shall stop when the sustained air temperature, below 32 degrees Fahrenheit, prohibits the obtaining of the required compaction. If the material is otherwise acceptable, it shall be stockpiled and reserved for future use when its condition is acceptable for use in embankments.

D. When an embankment is to be constructed across a swamp, muck, or areas of unstable soils, the unsuitable material shall be excavated to reach soils of adequate bearing capacity and the embankment begun. Alternative methods, such as use of a stabilization fabric in place of excavation and backfill, may be utilized only after approval of same by the Engineer.

E. Material being placed in embankments shall be placed in horizontal layers of uniform thickness across the full width of the embankment. Stumps, trees, rubbish, and other unsuitable material shall not be placed in embankments.

F. Embankment areas shall be placed in eight-inch maximum lifts. Effective spreading equipment shall be used on each layer to obtain uniform thickness prior to compaction. Each layer shall be kept crowned to shed water to the outside edge of embankment and continuous leveling and manipulating will be required to assure uniform density. The entire area of each layer shall be uniformly compacted to at least the required minimum density by use of compaction equipment consisting of rollers, compactors, or a combination thereof. Earth-moving and other equipment not specifically manufactured for compaction purposes will not be considered as compaction equipment.

G. All fill material shall be compacted at a moisture content suitable for obtaining the required density. In no case shall the moisture content in each layer under construction be more than three percent above the optimum moisture content and shall be less than that quantity that will cause the embankment to become unstable during compaction. Sponginess, shoving, or other displacement under heavy equipment shall be considered evidence for an engineering determination of lack of stability under this requirement, and further placement of material in the area affected shall be stopped or retarded to allow the material to stabilize.

H. When the moisture content of the material in the layer under construction is less than the amount necessary to obtain satisfactory compaction by mechanical compaction methods, water shall be added by pressure distributors or other approved equipment. Water may also be added in excavation or borrow pits. The water shall be uniformly and thoroughly incorporated into the soil by disc, harrowing, blading, or by other approved methods. This manipulation may be omitted for sands and gravel. When the moisture content of the material is in excess of three percent above optimum moisture content, dry material shall be thoroughly incorporated into the wet material, or the wet material shall be aerated by disking, harrowing, blading, rotary mixing, or by other approved methods; or compaction of the layer of wet material shall be deferred until the layer has dried to the required moisture content by evaporation.

3.07 COMPACTION REQUIREMENTS

A. All backfills and fills shall be compacted in even lifts (12" maximum) to attain the required densities as follows:

Location	Modified Proctor ASTM D-1557
Subgrade (8") and Gravel for Roads and Parking Lots	95%
General Embankments	90%

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OCT 11 2016

CURBS AND WALKS

PART 1 – GENERAL

1.01 SUMMARY

A. Section includes:

1. Concrete Curbs

2. Concrete Sidewalks

PART 2 – PRODUCTS

2.01 CONCRETE

A. The concrete shall have a minimum compressive strength of 4,000 psi at 28 days and shall conform to the requirements of Cast-in-Place Concrete.

2.02 ADMIXTURES

A. Air-entraining admixture shall meet or exceed ASTM C260. Air content shall range from minimum of 5% to 7%.

2.03 EXPANSION JOINT MATERIAL

A. Expansion joint material shall be premolded bituminous filler conforming to ASTM D994.

PART 3 – EXECUTION

3.01 CONCRETE CURBS

A. Excavation shall be made to the required depth and the base material upon which the curb is to be set shall be compacted to a firm, even surface. All soft and unsuitable material shall be removed and replaced with suitable material which shall be thoroughly compacted.

B. Installation: The curb shall be set so that the front top line is in close conformity to the line and grade required. All space under the curbing shall be filled and thoroughly tamped with material meeting the requirements of the material for the bed course.

C. Concrete Mixing and Placing: Compaction of concrete placed in the forms shall be by spading or other approved methods. Forms shall be left in place for 24 hours or until the concrete has set sufficiently so that they can be removed without injury to the curbing. Upon removal of the forms, the curb shall be immediately rubbed down to a smooth and uniform surface but no plastering will be permitted. For this work, competent and skillful finishers shall be employed.

D. Sections: Curbing shall be constructed in sections having a uniform length of ten feet, unless otherwise ordered. Sections shall be separated by open joints 1/8 inch wide except at expansion joints.

E. Expansion Joints: Expansion joints shall be formed at the intervals shown on the plans using a pre-formed expansion joint filler having a thickness of 1/4 inch cut to conform to the cross-section of the curb. They shall be constructed at 20 foot intervals or as directed by the Engineer. When the curb is constructed adjacent to or on concrete pavement, expansion joints shall be located opposite or at expansion joints in the pavement.

F. Backfilling: After the concrete has set sufficiently, the spaces in front and back of the curb shall be filled to the required elevation with layers of not more than six inches of the same material as the bedding and thoroughly tamped.

G. The Contractor shall protect the curb and keep it in alignment until the completion of the contract. Each curb which is damaged at any time previous to final acceptance of the work shall be removed and replaced with satisfactory curb at the Contractor's expense.

H. Anti-spalling compound: When the initial curbing period is over (approximately 28 days after placement), all exposed surfaces shall receive two (2) coats of anti-spalling compound. The surfaces shall be cleaned, and then the compound shall be applied; the first coat at a rate of .025 gallons per square yard, and the second at a rate of .015 gallons per square yard. Anti-spalling compound shall only be applied when the air temperature is above 50 degrees Fahrenheit.

3.02 GRANITE CURBING

A. Sloped granite curbing shall be hard, durable, reasonably uniform in appearance and free from weakening seams. Surfaces shall be as follows:

– Top: 6" wide, sawn true plane.

– Front Face: Smooth quarry split, right angle top (No drill holes showing in top 10")

– Back Face Exposed: Plane parallel with front face, straight split to 1 1/2" below surface.

– End Face Exposed: Square planes on top and face.

– Joints Exposed: Maximum 1" and pointed with mortar. Exposed faces shall be finished with a jointer. Remove all excess mortar from exposed faces.

– Length: Minimum length 3'.

Provide curved curbing to conform to radii indicated on the Contract Plans.

3.03 CONCRETE SIDEWALKS

A. Excavation and Foundation: Excavation shall be made to the required depth and to a width that will permit placing of bed course material and the installation and bracing of the forms. Bed course material shall be placed to the depth and section shown on the plans. When the layer required exceeds six inches, two layers of approximately equal depth shall be placed and each layer thoroughly compacted so that it is hard and unyielding. The wetting of bed course material may be required to obtain the compaction.

B. Finishing: The surface shall be finished with a wooden float. No plastering will be permitted. The edges shall be rounded with an edger having a radius of 1/4 inch. The surface of

SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com

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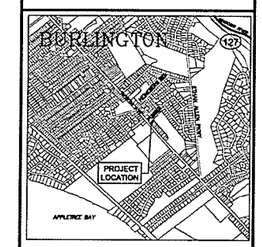
DRAWN MAB
CHECKED SAV
APPROVED SAV

CLIENT:
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:
1200 NORTH AVE

BURLINGTON VERMONT



LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

SPECIFICATIONS

DATE 09/16/2016
SCALE 1" = 20'
PROJ. NO. 14146
DRAWING NUMBER C3.0

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the sidewalk, after the floating and screeding process is completed, shall be finished with a broom of a type approved by the Engineer, drawn over the surface parallel to the transverse joints. Special texturing on sidewalk ramps shall be installed in accordance with construction plan details.

C. Joints: Unless otherwise indicated on the plans or directed by the Engineer, expansion joints shall not be used in the sidewalk. Expansion joints shall be formed around all appurtenances such as manholes, utility poles and other obstructions extending into and through the sidewalk. Pre-formed joint filler 1/4 inch thick shall be installed in these joints. Expansion joint filler of the thickness indicated shall be installed between concrete sidewalks and any fixed structure such as a building or bridge. This expansion joint material shall extend for the full depth of the walk. Between the expansion joints, the sidewalk shall be divided at intervals of 5 feet by dummy joints formed by sawcutting or other acceptable means as directed to provide grooves approximately 1/16 inch wide and at least 1/3 of the depth.

When the sidewalk is constructed next to a concrete curb expansion, joint material shall be placed between sidewalk and curb for the depth of the sidewalk.

D. Curing: During the curing period all traffic, both pedestrian and vehicular, shall be excluded. Vehicular traffic shall be excluded for such additional time as the Engineer may direct.

E. Backfilling: Before the concrete has been opened to traffic, the space on each side of the sidewalk shall be backfilled to the required elevation with suitable material, firmly compacted and neatly graded.

LANDSCAPE GRADING

PART 1 – GENERAL

1.01 SUMMARY

A. Section Includes:

1. Finish grading; bring rough grade in areas to design elevations as shown on the drawings.

2. Topsoil: Work shall consist of furnishing, placing and shaping topsoil, or placing, spreading, and shaping topsoil form stockpiles or stripped areas.

PART 2 – PRODUCTS

2.01 TOPSOIL

A. Topsoil shall be loose, friable, reasonably free of admixtures of subsoil, free from refuses, stumps, roots, brush, weeds, rocks, and stones 1 1/4 inch in overall dimensions. The topsoil shall also be free from any material that will prevent the formation of a suitable seedbed or prevent seed germination and plant growth. It shall contain not less than three (3) nor more than twenty (20) percent organic matter. Any material which has become mixed with undue amounts of subsoil during any operation at the source or during placing or spreading will be rejected and shall be replaced by the Contractor with acceptable material.

PART 3 – EXECUTION

3.01 SUBGRADE PREPARATION

A. Clean subgrade of all stumps, stones, roots, trash or other materials which might hinder proper tillage or spreading.

B. All surfaces on which topsoil is to be placed shall be graded to a reasonably true surface and scarified by raking, discing or other approved means to a minimum depth of two inches before placing topsoil.

3.03 PLACING TOPSOIL

A. Minimum final depth of topsoil shall be 4 inches.

B. Place topsoil when seeding operations can closely follow spreading operations. Use topsoil in relatively dry state.

C. Topsoil shall be spread and shaped to the lines and grades shown on the plans, or as directed by the Engineer. The depth stated in the contract to which the topsoil is to be placed is that required after final rolling of the material has taken place. All stones, roots and debris over 1¼ inch in diameter along with any sodding weeds and other undesirable material shall be removed.

D. After shaping and grading, all trucks and other equipment shall be excluded from the topsoiled area to prevent excessive compaction. The Contractor shall perform such work as required to provide a friable surface for seed germination and plant growth prior to seeding.

E. It shall be the Contractor's responsibility to restore to the line, grade and surface all eroded areas with approved material and to keep topsoiled areas in acceptable condition until the completion of the work.

SEEDING

PART 1 – GENERAL

1.1 Section Includes:

A. Seeding.

1. Furnish all labor, materials and equipment to complete all seeding work as shown on the drawings and specified herein.

2. Except where otherwise shown or specified, the Contractor shall seed all areas where new contours are shown on the drawings and all areas where existing ground cover has been disturbed by the Contractor's operations.

1.2 SUBMITTALS

A. Product Data: For each type of product indicated.

1.3 PROJECT CONDITIONS

Planting Restrictions: Seeding and initial fertilizing shall be done between May 1st and September 15th unless otherwise authorized. Seeding shall not be done during windy weather or when the ground is frozen, excessively wet, or otherwise untillable. If seeding is done during July or August, additional mulch material may be required. Coordinate planting periods with initial maintenance periods to provide required maintenance from date of Substantial Completion.

PART 2 – PRODUCTS

2.1 SEED

A. Conservation Seed Mix:

Kind of Seed	Minimum Purity	Minimum Germination	Lbs/Acre
Creeping Red Fescue	98%	85%	22.5
Tall Fescue	95%	95%	22.5
Red Top	95%	90%	3
Birdsfoot Trefoil	98%	85%	9
Annual Ryegrass	95%	85%	3
		TOTAL =	60

2.2 INORGANIC SOIL AMENDMENTS

A. Lime: ASTM C 602, agricultural limestone containing a minimum of 85 percent calcium carbonate equivalent and as follows:

1. Class: T, with a minimum of 99 percent passing through No. 8 sieve and a minimum of 75 percent passing through No. 60 sieve.

2.3 FERTILIZER

A. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium.

B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium.

2.4 MULCHES

A. Mulch: Provide air-dry, clean, mildew- and seed-free, hay or threshed straw of wheat, rye, oats, or barley.

B. Compost Mulch: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows:

1. Organic Matter Content: 50 to 60 percent of dry weight.

PART 3 – EXECUTION .

3.1 PREPARATION

A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.

1. Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray.

2. Protect grade stakes set by others until directed to remove them.

B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

C. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 4 inches. Remove stones larger than 2 inches in any dimension and sticks, roots, rubbish, and other extraneous matter.

1. Apply fertilizer directly to subgrade before loosening.
   a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
   b. Mix lime with dry soil before mixing fertilizer.

D. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit finish grading to areas that can be planted in the immediate future.

E. Moisten prepared areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

F. Before planting, restore areas if eroded or otherwise disturbed after finish grading.

3.2 APPLICATION RATES

A. When a soil test is not available, the following minimum amounts should be applied:

1. Agricultural limestone: 2 tons/acre.

2. Nitrogen (N): 50 lbs./acre.

3. Phosphate: 100 lbs./acre.

4. Potash: 100 lbs./acre.

   a. This is the equivalent of 500 lbs./acre of 10-20-20 fertilizer or 1,000 lbs./acre of 5-10-10.

5. Hay mulch: 2 tons/acre.

3.3 SEEDING

A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.

1. Do not use wet seed or seed that is moldy or otherwise damaged.

2. Do not seed against existing trees. Limit extent of seed to outside edge of planting saucer.

B. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with fine spray.

C. Protect seeded areas with slopes exceeding 1:3 with erosion-control blankets installed and stapled according to manufacturer's written instructions.

D. Protect seeded areas from hot, dry weather or drying winds by applying mulch within 24 hours after completing seeding operations. Soak areas, scatter mulch uniformly to a depth of 3/16 inch, and roll surface smooth.

3.4 HYDROSEEDING

A. Hydroseeding: Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.

1. Mix slurry with fiber-mulch manufacturer's recommended tackifier.

2. Apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500-lb/acre dry weight, and seed component is deposited at not less than the specified seed-sowing rate.

3.5 MAINTENANCE

A. Maintain and establish seeding by watering, fertilizing, weeding, mowing, trimming, replanting, and other operations. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth lawn. Provide materials and installation the same as those used in the original installation.

1. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as required to prevent displacement.

2. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:

   a. Seeded Areas: 90 days from date of Substantial Completion.

   b. When initial maintenance period has not elapsed before end of planting season, or if seeding is not fully established, continue maintenance during next planting season.

3.6 SATISFACTORY CONDITIONS

A. Installations shall meet the following criteria as determined by Engineer/Owner:

1. Satisfactory Seeded Area: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. and bare spots not exceeding 5 by 5 inches.

B. Use specified materials to reestablish area that do not comply with requirements and continue maintenance until areas are satisfactory.

3.7 CLEANUP AND PROTECTION

A. Promptly remove soil and debris, created by work. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.

B. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after lawn is established.

C. Remove nondegradable erosion-control measures after grass establishment period.

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PLANNING & ZONING

SITE ENGINEER:
CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.cea-vt.com
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DRAWN MAB
CHECKED SAV
APPROVED SAV

CLIENT:
LIVING WELL

71 MAPLE STREET
BRISTOL, VERMONT
05443

PROJECT:
1200 NORTH AVE

BURLINGTON VERMONT

LOCATION MAP
1" = 2000'

DATE	CHECKED	REVISION

SPECIFICATIONS

DATE 09/16/2016
SCALE 1" = 20'
PROJ. NO. 14146
DRAWING NUMBER C3.1

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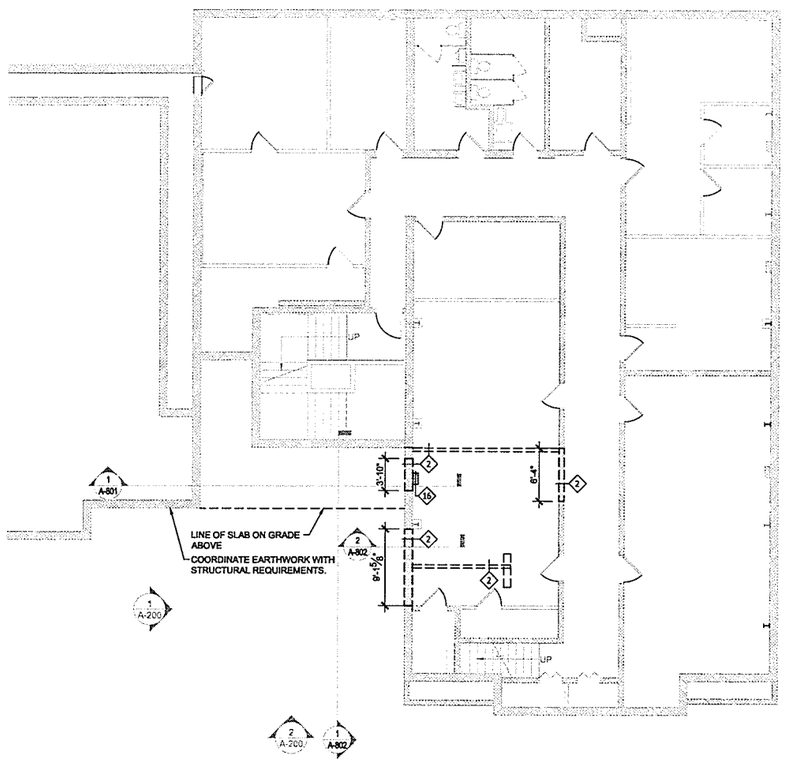
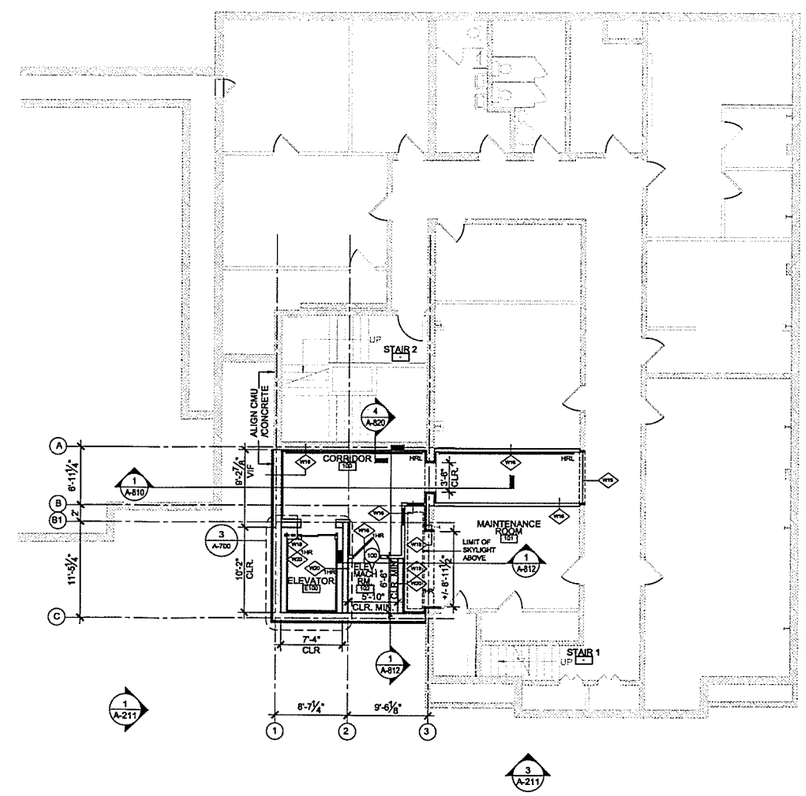


1 A100 **BASEMENT LEVEL**
DEMOLITION PLAN
REF: NA
1/8"=1'-0"



2 A100 **BASEMENT LEVEL**
NEW PLAN
REF: NA
1/8"=1'-0"

GENERAL DEMOLITION NOTES:

A. THESE DEMOLITION NOTES ARE GENERAL IN NATURE AND IS NOT INTENDED TO BE ALL ENCOMPASSING OR EXHAUSTIVE IN DEPICTING EACH INDIVIDUAL ITEM TO BE REMOVED OR DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE PROJECT REQUIREMENTS PRIOR TO BIDDING. ITEMS INTERFERING WITH OR OF NO USE OR VALUE TO THE COMPLETED PROJECT SHALL BE REMOVED OR DEMOLISHED WHETHER SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS OR NOT.

B. THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REP. THE ITEMS TO BE SALVAGED & ITEMS TO BE DISPOSED OF. SALVAGED ITEMS SHALL BE HANDLED SUCH THAT NO FURTHER DAMAGE IS TO OCCUR TO EACH PARTICULAR ITEM.

C. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

D. LOCATE, IDENTIFY, STUB OFF, AND DISCONNECT UTILITY SERVICES. REFER TO DRAWINGS FOR RELOCATING AND/OR RECONNECTION OF UTILITIES FOR NEW WORK AND/OR RELOCATED ITEMS OF WORK.

E. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY TENANT AND ARCHITECT: CEASE WORK OPERATIONS AT PROJECT SITE.

F. CLEANUP: UPON COMPLETION AND REMOVAL OF DEMOLISHED MATERIALS FROM SITE REMOVE PROTECTIONS AND LEAVE AREAS BROOM CLEAN.

G. ALL EXTG. EQUIPMENT, DEVICES, FLOORING, LIGHTING, ETC. TO REMAIN, ARE TO BE PROTECTED BY G.C. DURING DEMOLITION & CONSTRUCTION.

H. THE GENERAL CONTRACTOR SHALL REPAIR AT THEIR OWN EXPENSE ANY DAMAGE DONE TO PROPERTY OF THE OWNER, AND ANY OTHER PERSON OR PERSONS ON OR OFF THE PREMISES AS A RESULT OF THE CONTRACTOR'S WORK DEFINED HEREIN.

I. ALL EXISTING MASONRY WALLS SHOWN TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO DECK. IF WALL PENETRATES FLOOR, REMOVE TO 4" BELOW FLOOR. REMOVE ALL DOORS AND FRAMES IN WALL. WHERE WALL TO BE REMOVED ABUTS AN EXISTING WALL TO REMAIN, CLEAN MORTAR FROM EXISTING WALL, REMOVE ALL ANCHORS AND SUPPORTS, AND REPLACE ANY MASONRY UNITS THAT ARE DAMAGED. WHERE MECHANICAL PIPING OR ELECTRICAL CONDUIT PENETRATES FLOOR SLAB AND WILL NOT BE COVERED BY ANY NEW CONSTRUCTION, REMOVE TO 4" BELOW SLAB AND CAP. SEE MECHANICAL AND ELECTRICAL DRAWINGS.

J. WHEN REMOVING PORTION OF MASONRY WALL, TOOTH JAMBS TO PROVIDE STRAIGHT, PLUMB JAMBS. EXPOSED SAW CUT SURFACES ARE NOT ACCEPTABLE.

K. CONTRACTOR TO VERIFY ALL DIMENSIONS. COORDINATE LOCATION OF BASEMENT FOUNDATIONS WINDOWS WITH EXISTING FIRST FLOOR INFRASTRUCTURE AND WINDOWS.

DEMOLITION NOTES:

1. REMOVE PORTION OF PARTITION FOR NEW WINDOW/DOOR-CLEAN & PATCH REMAINING WALL SURFACE FOR NEW FINISH. ANY ASSOCIATED WIRING TO BE REMOVED BACK TO CONNECTION POINTS. COORDINATE W/ STRUCTURAL FOR LINTEL REQUIREMENTS.
2. PARTITION/S TO BE REMOVED FLOOR TO CEILING. ANY ASSOCIATED WIRING TO BE REMOVED BACK TO CONNECTION POINTS. ANY DOORS OR WINDOWS ON PARTITION TO BE REMOVED. ANY PLUMBING TO BE REMOVED BACK TO SOURCE. COORDINATE W/ STRUCTURAL & MEP.
3. EXISTING FLOORING TO BE REMOVED DOWN TO EXTG. SLAB. REMOVE ALL THINSET AND/OR GLUE AND DEBRIS FOR A CLEAN AND SMOOTH SURFACE TO RECEIVE NEW FLOORING PRODUCT. PATCH SLAB AS REQUIRED. COORDINATE WITH STRUCTURAL AND MEP.
4. CAREFULLY REMOVE WINDOW. TURN OVER TO CLIENT.
5. CAREFULLY REMOVE DOOR AND FRAMING. TURN OVER TO CLIENT.
6. CAREFULLY REMOVE ALL EXISTING CABINETRY / MILLWORK. TURN OVER TO CLIENT.
7. CAREFULLY DEMO SLAB AS REQUIRED FOR MEP SCOPE.
8. REMOVE ALL PLUMBING FIXTURES, ALL WATER & DRAIN LINES TO BE REMOVED BACK TO SOURCE AND CAPPED OFF. COORDINATE WITH MEP.
9. REMOVE FURRING. CLEAN & PATCH WALL FOR NEW FINISH. ANY ASSOCIATED WIRING TO BE REMOVED BACK TO CONNECTION POINTS. ANY PLUMBING TO BE REMOVED BACK TO SOURCE. COORDINATE W/ STRUCTURAL & MEP.
10. CUT AND REMOVE BRICK WALL. PREP FOR TIE IN TO NEW WALL AND/OR FURRING.
11. COORDINATE DEMO SCOPE OF MECHANICAL, ELECTRICAL AND SPRINKLER ROOMS WITH MEP.
12. EXISTING BUTTRESSES TO REMAIN.
13. REMOVE PORTION OF EXISTING ROOF. COORDINATE WITH ROOF PLAN.
14. REMOVE EXISTING RAMP AND ALL RELATED COMPONENTS HAND RAILS.
15. REMOVE EXISTING CONCRETE SLAB. COORDINATE WITH STRUCTURAL.
16. REMOVE EXISTING BUTTRESSES. COORDINATE WITH STRUCTURAL.
17. CAREFULLY REMOVE EXISTING WINDOW RETAIN & STORE FOR RE-INSTALLATION.
18. REMOVE EXISTING FLOOR SYSTEM. COORDINATE WITH ARCHITECTURAL NEW WORK PLAN.
19. REMOVE EXISTING PORCH ROOF & POSTS.

ISSUED FOR PLANNING AND ZONING APPLICATION OCTOBER 06, 2016

Client
Living Well Group
Burlington, VT

Architect
MACKENZIE ARCHITECTS P.C.
102 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

Consultant

Project North
TRUE NORTH

Seal

Project Name
ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1
BURLINGTON VT

Sheet Title
BASEMENT LEVEL DEMO AND CONSTRUCTION PLANS

Date	Drawn By	Sheet Number
	DMD	A-100
Scale 1/8" = 1'-0"	Checked By SPM	
Consultant Project Number		
MAPC Project Number 14054		

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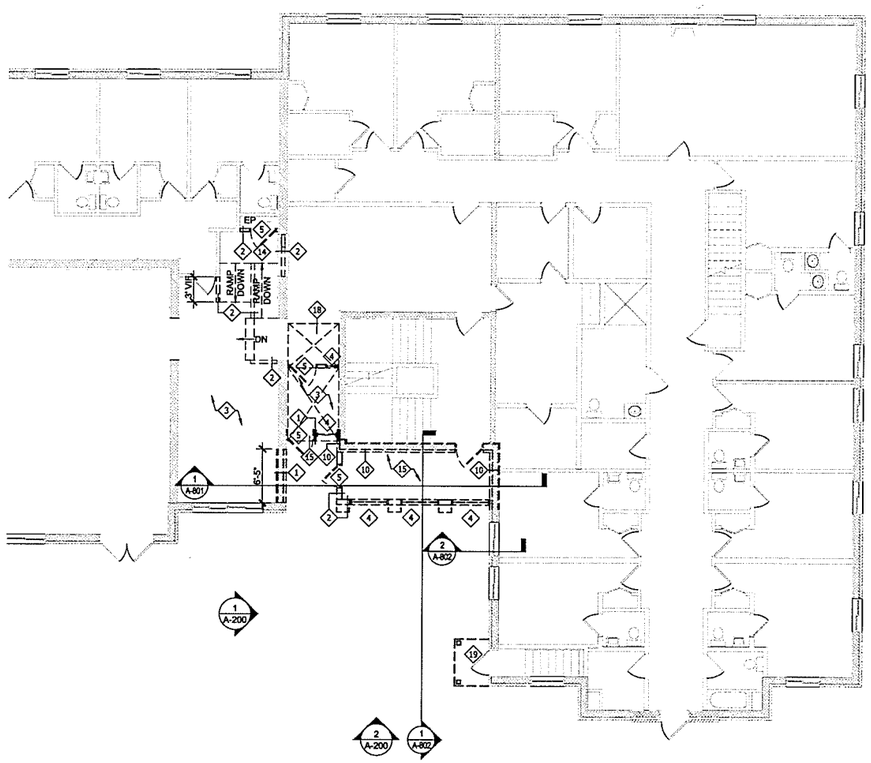
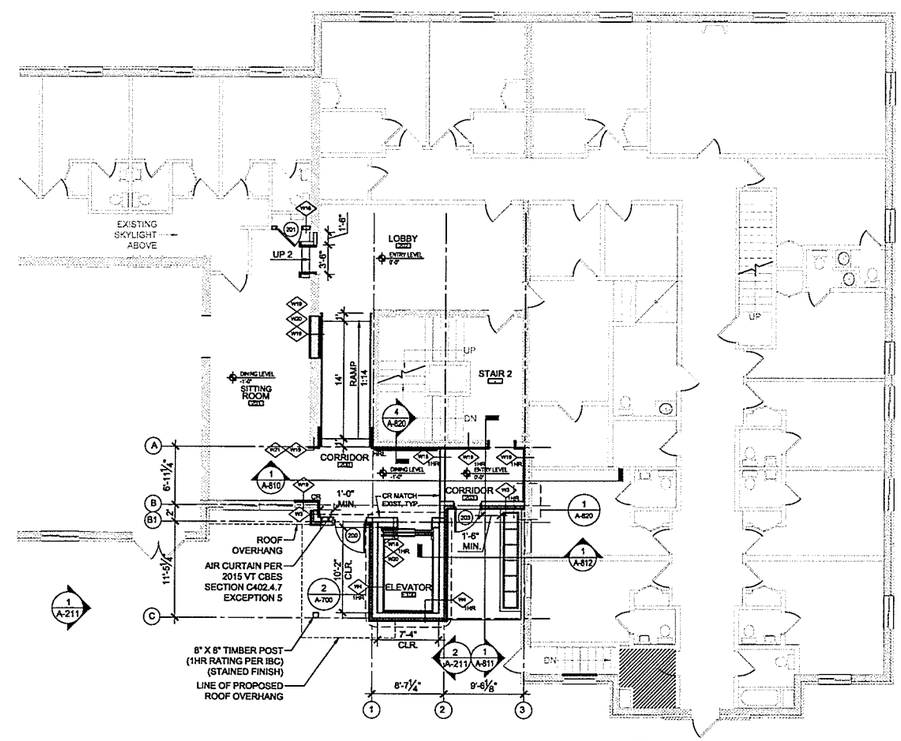
2 A-210



1 A101 **GROUND LEVEL** NA
DEMOLITION PLAN 1/8"=1'-0"



2 A101 **GROUND LEVEL** NA
NEW PLAN 1/8"=1'-0"

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DEMOLITION NOTES:

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4. CAREFULLY REMOVE WINDOW. TURN OVER TO CLIENT.
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6. CAREFULLY REMOVE ALL EXISTING CABINETRY / MILLWORK. TURN OVER TO CLIENT.
7. CAREFULLY DEMO SLAB AS REQUIRED FOR MEP SCOPE.
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16. REMOVE EXISTING BUTTRESSES. COORDINATE WITH STRUCTURAL.
17. CAREFULLY REMOVE EXISTING WINDOW RETAIN & STORE FOR RE-INSTALLATION.
18. REMOVE EXISTING FLOOR SYSTEM. COORDINATE WITH ARCHITECTURAL NEW WORK PLAN.
19. REMOVE EXISTING PORCH ROOF & POSTS.

LEGEND

9 NOTE TAG

DEMOLISH

ISSUED FOR PLANNING AND ZONING APPLICATION OCTOBER 06, 2016

Client
Living Well Group
Burlington, VT

Architect
MACKENZIE ARCHITECTS P.C.
163 Bailey Road, Burlington, Vermont 05401 802.863.7171 (T) www.mackenziearchitects.com

Consultant

Project North
TRUE NORTH

Seal

Project Name
ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1
BURLINGTON VT

Sheet Title
GROUND LEVEL DEMO AND CONSTRUCTION PLANS

Date	Drawn By DND	Sheet Number
Scale 1/8" = 1'-0"	Checked By SPM	A-101
Consultant Project Number		
MAPC Project Number 14054		

Ownership of Instruments of Service: All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Mackenzie Architects as instruments of service shall remain the property of the Mackenzie Architects. Mackenzie Architects shall retain all common law, statutory and other reserved rights, including the copyright thereto.

GENERAL DEMOLITION NOTES:

A. THESE DEMOLITION NOTES ARE GENERAL IN NATURE AND IS NOT INTENDED TO BE ALL ENCOMPASSING OR EXHAUSTIVE IN DEPICTING EACH INDIVIDUAL ITEM TO BE REMOVED OR DEMOLISHED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH THE PROJECT REQUIREMENTS PRIOR TO BIDDING. ITEMS INTERFERING WITH OR OF NO USE OR VALUE TO THE COMPLETED PROJECT SHALL BE REMOVED OR DEMOLISHED WHETHER SPECIFICALLY INDICATED IN THE CONTRACT DOCUMENTS OR NOT.

B. THE CONTRACTOR SHALL COORDINATE WITH OWNER'S REP. THE ITEMS TO BE SALVAGED & ITEMS TO BE DISPOSED OF. SALVAGED ITEMS SHALL BE HANDLED SUCH THAT NO FURTHER DAMAGE IS TO OCCUR TO EACH PARTICULAR ITEM.

C. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

D. LOCATE, IDENTIFY, STUB OFF, AND DISCONNECT UTILITY SERVICES. REFER TO DRAWINGS FOR RELOCATING AND/OR RECONNECTION OF UTILITIES FOR NEW WORK AND/OR RELOCATED ITEMS OF WORK.

E. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY TENANT AND ARCHITECT: CEASE WORK OPERATIONS AT PROJECT SITE.

F. CLEANUP: UPON COMPLETION AND REMOVAL OF DEMOLISHED MATERIALS FROM SITE REMOVE PROTECTIONS AND LEAVE AREAS BROOM CLEAN.

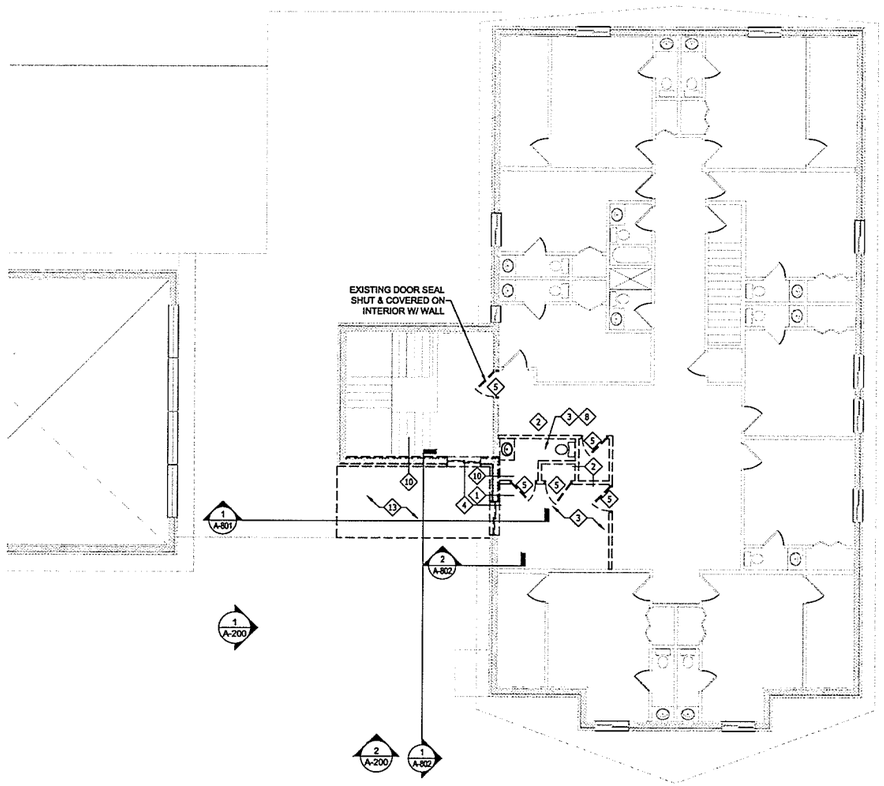
G. ALL EXTG. EQUIPMENT, DEVICES, FLOORING, LIGHTING, ETC. TO REMAIN, ARE TO BE PROTECTED BY G.C. DURING DEMOLITION & CONSTRUCTION.

H. THE GENERAL CONTRACTOR SHALL REPAIR AT THEIR OWN EXPENSE ANY DAMAGE DONE TO PROPERTY OF THE OWNER, AND ANY OTHER PERSON OR PERSONS ON OR OFF THE PREMISES AS A RESULT OF THE CONTRACTOR'S WORK DEFINED HEREIN.

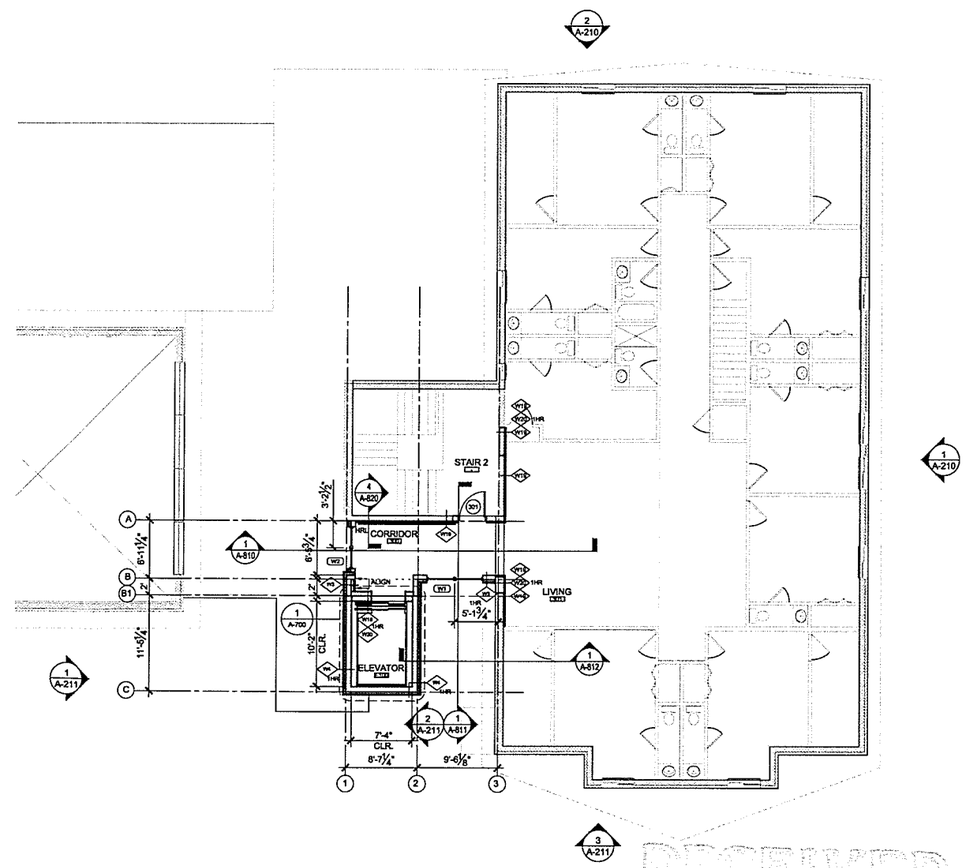
I. ALL EXISTING MASONRY WALLS SHOWN TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO DECK. IF WALL PENETRATES FLOOR, REMOVE TO 4" BELOW FLOOR. REMOVE ALL DOORS AND FRAMES IN WALL. WHERE WALL TO BE REMOVED ABUTS AN EXISTING WALL TO REMAIN, CLEAN MORTAR FROM EXISTING WALL, REMOVE ALL ANCHORS AND SUPPORTS, AND REPLACE ANY MASONRY UNITS THAT ARE DAMAGED. WHERE MECHANICAL PIPING OR ELECTRICAL CONDUIT PENETRATES FLOOR SLAB AND WILL NOT BE COVERED BY ANY NEW CONSTRUCTION, REMOVE TO 4" BELOW SLAB AND CAP. SEE MECHANICAL AND ELECTRICAL DRAWINGS.

J. WHEN REMOVING PORTION OF MASONRY WALL, TOOTH JAMBS TO PROVIDE STRAIGHT, PLUMB JAMBS. EXPOSED SAW CUT SURFACES ARE NOT ACCEPTABLE.

K. CONTRACTOR TO VERIFY ALL DIMENSIONS. COORDINATE LOCATION OF BASEMENT FOUNDATIONS WINDOWS WITH EXISTING FIRST FLOOR INFRASTRUCTURE AND WINDOWS.



1 A102 **SECOND LEVEL**
DEMOLITION PLAN
NA
1/8"=1'-0"



2 A102 **SECOND LEVEL**
NEW PLAN
NA
1/8"=1'-0"

RECEIVED
OCT 11 2016
DEPARTMENT OF

DEMOLITION NOTES:

1. REMOVE PORTION OF PARTITION FOR NEW WINDOW/DOOR - CLEAN & PATCH REMAINING WALL SURFACE FOR NEW FINISH. ANY ASSOCIATED WIRING TO BE REMOVED BACK TO CONNECTION POINTS. COORDINATE W/ STRUCTURAL FOR LINTEL REQUIREMENTS.
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LEGEND

9 NOTE TAG
DEMOLISH

ISSUED FOR PLANNING AND ZONING APPLICATION OCTOBER 06, 2016

Client
Living Well Group
Burlington, VT

Architect
MACKENZIE ARCHITECTS P.C.
102 Battery Street, Burlington, Vermont 05401 802 863-7177 (T) www.mackenziearchitects.com

Consultant

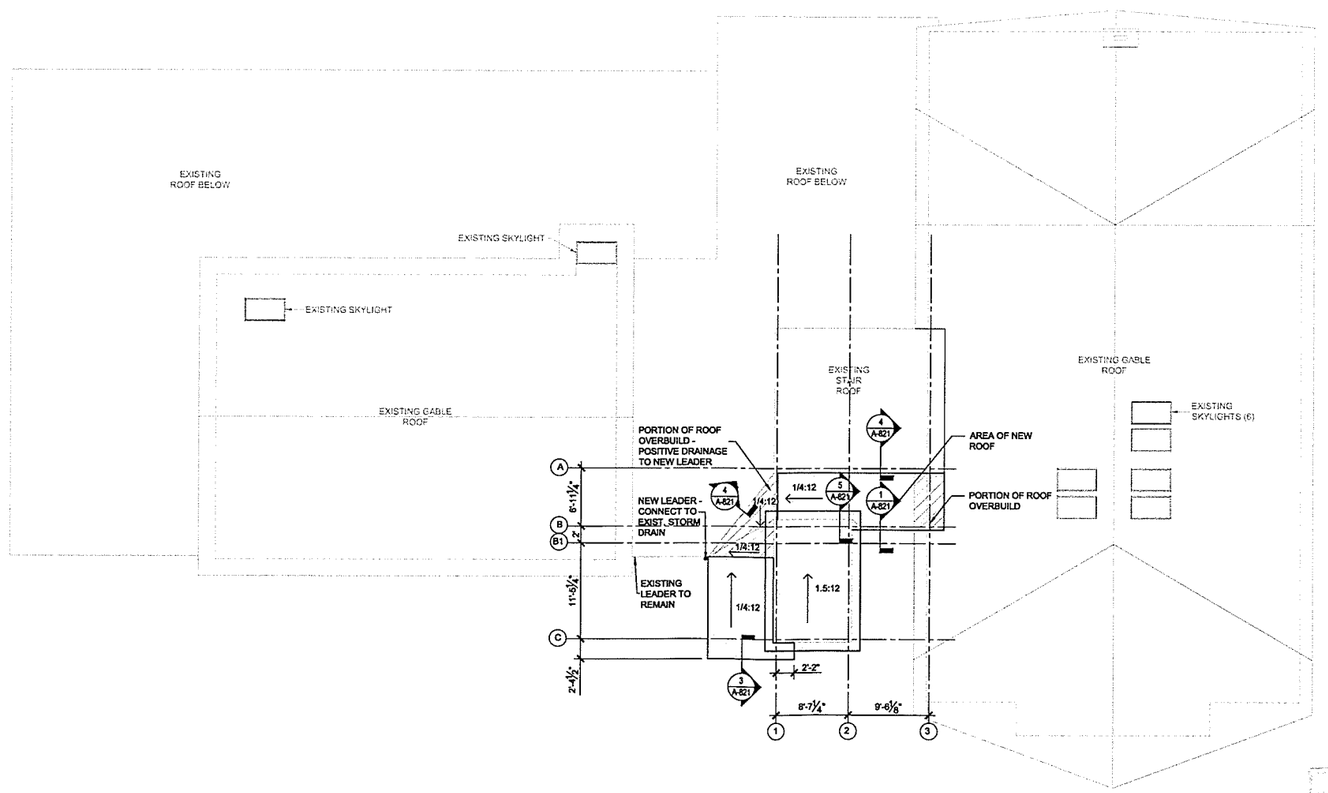
Project North
TRUE NORTH

Seal

Project Name
ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1
BURLINGTON VT

Sheet Title
SECOND LEVEL DEMO AND CONSTRUCTION PLANS

Date	Drawn By	Sheet Number
	DMD	A-102
Scale 1/8" = 1'-0"	Checked By SPM	
Consultant Project Number		
MAPC Project Number 14054		



1 / A103 ROOF PLAN

NA
1/8"=1'-0"

RECEIVED
OCT 11 2016
DEPARTMENT OF PLANNING & ZONING

ISSUED FOR PLANNING AND ZONING APPLICATION OCTOBER 06, 2016

Client
Living Well Group
Burlington, VT

Architect
MACKENZIE ARCHITECTS P.C.
162 Battery Street, Burlington, Vermont 05401 802.865.7177 (T) www.mackenziearchitects.com

Consultant

Project North
TRUE NORTH

Seal

Project Name
ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1
BURLINGTON VT

Sheet Title
ROOF PLAN

Date	Drawn By	Sheet Number
	DMD	A-103
Scale 1/8" = 1'-0"	Checked By SPM	
Consultant Project Number		
MAPC Project Number 14054		

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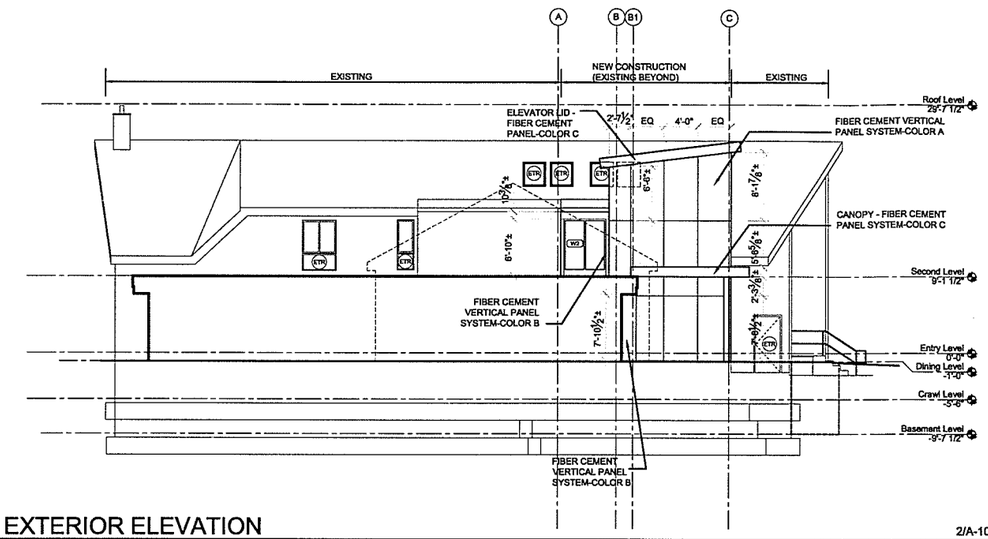
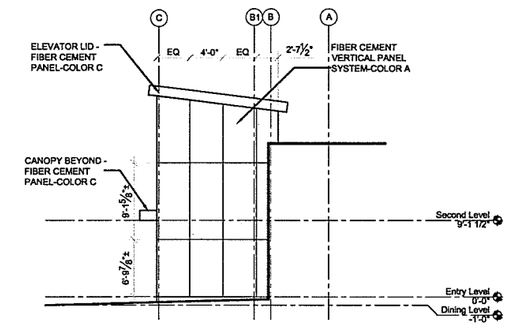
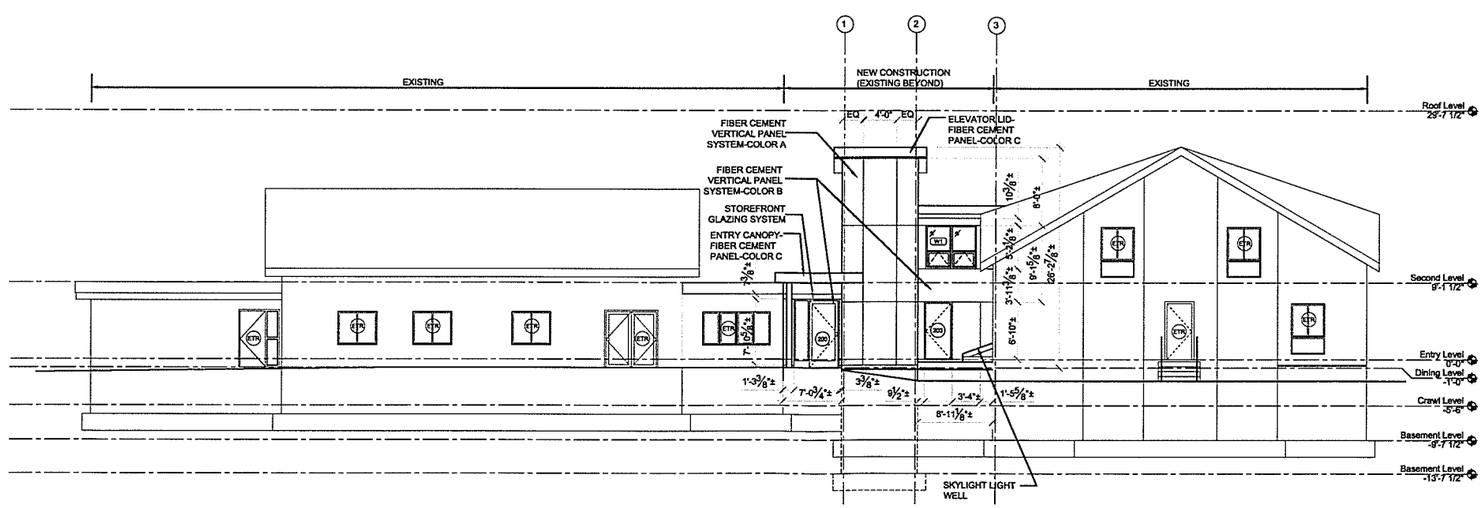


1 A211 EXTERIOR ELEVATION 2/A-100 1/8"=1'-0"



2 A211 EXTERIOR ELEVATION 2/A-100 1/8"=1'-0"



3 A211 EXTERIOR ELEVATION 2/A-100 1/8"=1'-0"

GENERAL NOTES

1. EXTERIOR WALL PANEL DIMENSIONS ARE GENERAL GUIDELINES-SEE ELEVATIONS FOR PANEL JOINTS AND ALIGN WITH WINDOWS, DOORS AND ROOF LINES AS SHOWN.

ISSUED FOR PLANNING AND ZONING APPLICATION OCTOBER 06, 2016

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MACKENZIE ARCHITECTS P.C.
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Project Name
ETHAN ALLEN HOME
RENOVATIONS AND ADDITION
PHASE 1
BURLINGTON VT

Sheet Title
EXTERIOR
ELEVATIONS

Date	Drawn By	Sheet Number
	DMD	A-211
Scale	Checked By	
1/8" = 1'-0"	SPM	
Consultant Project Number		
MAPC Project Number 14054		

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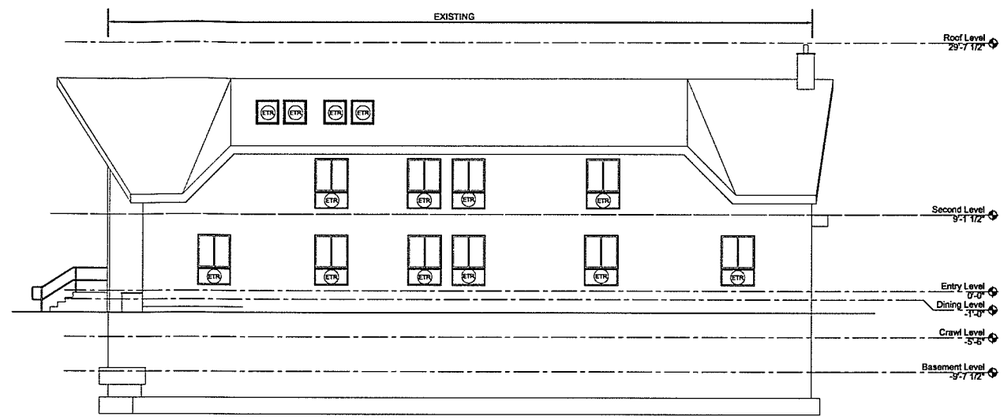
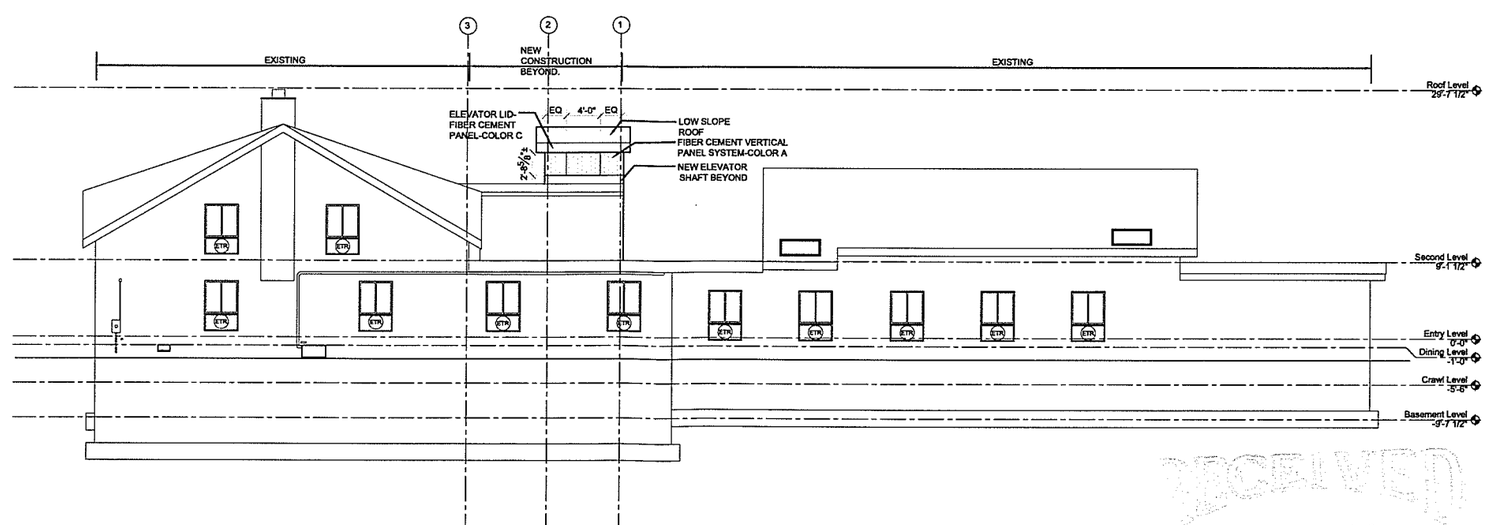


1 / A210 EXTERIOR ELEVATION

REF:2/A-100
1/8"=1'-0"



2 / A210 EXTERIOR ELEVATION

REF:2/A-100
1/8"=1'-0"

RECEIVED
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DEPARTMENT OF PLANNING & ZONING

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ISSUED FOR PLANNING AND ZONING APPLICATION OCTOBER 06, 2016

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Living Well Group
Burlington, VT

Architect
MACKENZIE ARCHITECTS P.C.
163 Battery Street, Burlington, Vermont 05401 802.865.7577 (T) www.mackenziearchitects.com

Consultant

Project North
TRUE NORTH

Seal

Project Name
ETHAN ALLEN HOME RENOVATIONS AND ADDITION PHASE 1
BURLINGTON VT

Sheet Title
EXTERIOR ELEVATIONS

Date	Drawn By	Sheet Number
	DMD	A-210
Scale 1/8" = 1'-0"	Checked By SPM	
Consultant Project Number		
MAPC Project Number 14054		

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Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
http://www.burlingtonvt.gov/PZ/
Telephone: (802) 865-7188
(802) 865-7195 (FAX)

David E. White, AICP, Director
Meagan Tuttle, Comprehensive Planner
Jay Appleton, Senior GIS/IT Programmer/Analyst
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, CFM, Associate Planner
vacant, Department Secretary
Anita Wade, Zoning Clerk

MEMORANDUM

To: Development Review Board
From: Ryan Morrison, CFM, Associate Planner
Date: November 15, 2016
RE: ZP16-1441CA 112 Church Street

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: ZP16-1441CA
Location: 112 Church Street
Zone: D **Ward**: 3C
Date application accepted: October 17, 2016.
Applicant/ Owner: Jeff Berger / E.H. Berger Trust
Request: Appeal of administrative denial for replacement windows on 2nd and 3rd floor of front facade.

Background:

- **Zoning Permit 16-1441CA;** Replace second and third floor windows on front facade. Denied October 13, 2016. (Focus of appeal)
- **Non-Applicability of Zoning Permit Requirements 15-0742NA;** Interior renovations only. Approved September, 2015.
- **Zoning Permit 95-277;** Façade renovations to the existing retail space with two residential units on the second and third floors. Approved January 26, 1995.
- **Zoning Permit 95-197;** Installation of non-illuminated parallel signs, across the existing sign band of the retail space, measuring 5' x 2', plus individual letters at either end. Approved November 1, 1994.
- **Zoning Permit 94-301;** Change of use from retail storage to retail (1500 sf) in the basement of the existing mixed use (residential and retail) building. Proposal includes the installation of an access door on the front elevation. Approved February 24, 1994.
- **Zoning Permit 94-273;** Change of use from retail to a residential unit on the second floor of the mixed use structure (retail on first floor, residential on third). No exterior changes proposed. Approved January 4, 1994.

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 94-167;** Installation of parallel sign, measuring 2' x 23'6" on front façade of existing retail space. Application includes removal of existing awning. Approved October 5, 1993.
- **Zoning Permit 92-306;** Change of use from office to one residential unit on third floor. Retail remaining on first and second floors. No exterior changes. Approved April 21, 1992.

The **Design Advisory Board** reviewed ZP16-1441CA at their September 13, 2016 meeting. The DAB recommended denial of the proposed double hung replacement windows. A recommendation of approval was made by the DAB for casement or awning style windows, with dark, horizontal muntins that could simulate the appearance of the existing jalousie windows. According to the DAB vice-chair, the biggest reason why double hung windows should not be approved is because the upper and lower sash are in different planes. And the center (horizontal) line (dividing bar) between the two sashes would be thicker than the muntin lines. Overall, in the vice-chair's opinion, it would look like a poor attempt at copying the original windows. Also, double hung windows are more closely associated with residential construction, and even though the current use is residential (in the 2nd and 3rd floors), the original uses of those floors were for office/commercial uses. The windows are (were) very important to the unique character of the building.

Three pairs of double hung windows and one pair of louvered jalousie windows currently exist on the 2nd and 3rd floor façade of the building. The building's listing in the National Register of Historic Places notes that these windows were originally louvered jalousies. Photographs from 1984, 1993, 1995 and 2016 show how the windows, with the exception of the south set on the 3rd floor, have changed – without permits. It is important to note the project descriptions of zoning permits 92-306 and 94-273, above. Both are for a change in use to create residential units (2nd and 3rd floors). However, neither proposed any exterior changes. Replacing windows would be considered an exterior change. Additionally, the project description of ZP 95-277 states *"Façade renovations to the existing retail space with two residential units on the second and third floors."* Note that this permit merely mentions that the second and third floor uses are residential, but that the permit was solely for the façade renovation of the first floor retail space.

This appeal is relative to the administrative denial of double hung windows, and approval of casement or awning windows, with horizontal mullions to replicate jalousie windows.

Recommendation: The building is a contributing resource within the Church Street Historic District, listed on the National Register of Historic Places (see Church Street Historic District nomination #41, attached). The Design Advisory Board recognized the architectural and historic merit of 112 Church Street. The proposed double hung replacement windows to replace louvered jalousie windows was not supported by the DAB. The DAB supported casement or awning replacement windows with horizontal muntins to replicate jalousie windows. The recommendation is to adopt the DAB's recommendation, **upholding the administrative denial** per Articles 5 & 6; and to deny appeal.

I. Findings

ARTICLE 5: CITYWIDE GENERAL STANDARDS
Sec. 5.4.8, Historic Buildings and Sites
(a) Applicability
1. The building is 50 years old or older.
The building at 112 Church Street was constructed in 1961 and is more than 50 years old.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the city, state, or nation in history, architecture, archeology, technology, and culture because on or more of the following conditions is present:

A. Association with events that have made a significant contribution to the broad patterns of history; or,

B. Association with the lives of persons significant in the past; or,

C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,

D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,

E. Yielding, or may be likely to yield, information important to prehistory.

The building, *"H. Abraham Store"*, is listed as a 'contributing' resource on the National Register of Historic Places. It is a 3-story, two-bay, concrete block, flat-roofed International Style commercial/residential building. It replaced a 3-story block that burned in 1947. The façade features strong vertical elements, with narrow rectangular white plastic panels divided vertically by a black steel frame covering the entire 2nd and 3rd stories. Each of the two bays on the 2nd and 3rd stories contain paired windows separated by narrow steel mullions that are integrated into the black frame and reach from the cornice above to the signboard below. Three pairs of windows have one over one sash, while the south set on the third floor contains a pair of the original louvered jalousie windows. The original 1st floor storefront was altered in 1995 and given a more traditional appearance. It has a central door flanked on each side by three narrow half-length windows set in wood frames, with molded wood panels. Above the door is a wood signboard, sheltered by a 'boutique' black fabric canopy. The National Registry notes that despite the building's younger age, it contributes to the district because its International style façade, with unusual materials, is original to the building.

It is important to note that the Church Street Historic District was written and adopted into the National Register of Historic Places in 2008. The description of the building's windows is based on what was observed during surveying, which was three pairs of one over one sash and one pair of original louvered jalousie windows. The three pairs of one over one sash windows are not original, nor were they ever permitted.

3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

See item 2 above. There have been minimal alterations to the building. Zoning permit history shows that there have been few exterior changes to the building, consisting of 1st floor façade renovations (storefront) in 1995, and a few new and replacement signs. Review under the standards of Sec. 5.4.8 will ensure continued integrity, whereas without it, incremental changes may continue until such integrity is lost.

(b) Standards and Guidelines

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
   The building at 112 Church Street was constructed for commercial use – with retail on the 1st floor, and office and storage space on the 2nd and 3rd floors. In 1992, a zoning permit was issued to convert the 3rd floor office use into a residential use. And in 1994, a zoning permit was issued to convert the 2nd floor from retail use into a residential use. Interestingly, both of those change of use permits noted that there were no exterior changes proposed. The 1st floor has remained a retail space, and the only exterior changes permitted were to renovate the retail store façade, in 1995.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
   Windows are a character defining feature. The removal and replacement will undeniably remove an essential date-specific element of this International Style building.

   With the exception of the 2nd and 3rd floor windows, the building at 112 Church Street, a 3-story, two-bay, concrete block, flat-roofed commercial building, has maintained its historic character. The 1995 zoning permit (ZP 95-277) to renovate the front façade saw a slight change to the 1st floor storefront. The full height display windows were changed to the half-height display windows seen today. Much of the historic character of the building remains in spite of alterations (double-hung windows and storefront façade) that have taken place. The 3 pairs of double-hung windows are plainly without applicable permits and not "grandfathered". To bless the three pairs of double-hung windows and allow replacement with new pairs of double-hung windows, thus removing the last existing pair of louvered jalousie windows, would be a substantial step towards loss of the building's historic character. Such action would be inconsistent with this standard.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
   The building was not designed or constructed with double-hung windows. The removal of original jalousie and replacement with double-hung will introduce features anachronistic to the style.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
   No such changes are included in this proposal.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
The existing double-hung windows are inconsistent with this standard. Allowing them to be replaced with new double-hung windows is equally inconsistent. Replacement of the jalousie windows in this structure with double-hung windows would not have been approved previously, nor should they be approved now. Installation of double-hung windows is inconsistent with this standard and with long-standing precedent for replacement windows.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*
The last remaining pair of louvered jalousie windows may be in need of repair since they are approximately 55 years old. Conversations with the applicant revealed that the proposed replacements are not in response to egress requirements. The 2nd and 3rd floor apartments already comply with egress requirements. The three pairs of double-hung windows appear to be in need of repair, or even complete replacement. However, replacing any of the windows with anything other than louvered jalousie windows would result in a loss of historic character.

   Precedent for replacing windows under the standards of Sec. 5.4.8 would call for jalousie replacement windows. If there were egress requirements for these windows, then an alternative could be considered after the applicant demonstrated that there are no egress windows that are, or simulate, louvered jalousie windows available. The proposed use of double-hung units is inconsistent with this standard and with precedent.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
No such treatment is included in this proposal.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
There are no known archeological resources on the property.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*
Approval of the proposed double-hung windows would validate the loss of louvered jalousie materials. As such, the proposed work would significantly erode the historic integrity of the building at 112 Church Street. The existing double-hung windows have no permits. Their replacement, as well as the replacement of the last pair of jalousie windows, with new

double-hung windows is to be considered as if the original windows had not yet been replaced. Installation of double-hung windows runs contrary to this criterion.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
See #9 above.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS
Sec. 6.2.2, Review Standards
(a) Protection of Important Natural Features
Not applicable.

(b) Topographic Alterations
Not applicable.

(c) Protection of Important Public Views
Not applicable.

(d) Protection of Important Cultural Resources
Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill... Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).
See Sec. 5.4.8(b) above. The building is included in both the National Register of Historic Places (Church Street Historic District) and the Vermont State Register of Historic Places, and as a result, Sec. 5.4.8(b) applies. Application of the principles of Sec. 5.4.8(b) would see that jalousie windows should be retained as character defining features.

(e) Supporting the Use of Renewable Energy Resources
Not applicable.

(f) Brownfield Sites
Not applicable.

(g) Provide for Nature's Events
Not applicable.

(h) Building Location and Orientation
Not applicable.

(i) Vehicular Access
Not applicable.

(j) Pedestrian Access

Not applicable.

(k) Accessibility for the Handicapped
Not applicable.

(l) Parking and Circulation
Not applicable.

(m) Landscaping and Fencing
Not applicable.

(n) Public Plazas and Open Space
Not applicable.

(o) Outdoor Lighting
Not applicable.

(p) Integrate Infrastructure into the Design
Not applicable.

Sec. 6.3.2, Review Standards
(a) Relate Development to its Environment
1. Massing, Height and Scale
Not applicable.

2. Roofs and Rooflines
Not applicable.

3. Building Openings
See Sec. 5.4.8, 6.2.2 (d), and 6.3.2 (b), below.

(b) Protection of Important Architectural Resources
Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8.
See Sec. 5.4.8 above. To allow double-hung windows would be in direct conflict with the intent of this section; which is to protect Burlington's architectural and cultural heritage. The building is included in both the National Register of Historic Places (Church Street Historic District) and the Vermont State Register of Historic Places.

(c) Protection of Important Public Views
Not applicable.

(d) Provide an Active and Inviting Street Edge
Not applicable.

(e) Quality of Materials
Not applicable.

(f) Reduce Energy Utilization
Not applicable.

(g) Make Advertising Features Complementary to the Site
Not applicable.

(h) Integrate Infrastructure into the Building Design
Not applicable.

(i) Make Spaces Secure and Safe
Not applicable.

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

Description (continued)

Machine & Repair Company. For many years, the entire first floor was the home of the Everyday Bookshop. A Yankee Candle retail store is the current tenant.

#40 110 Church Street, (Discovery Channel Store), 1973, Non-contributing
This modern, two-story, four-bay, flat-roofed, concrete block commercial building with gray stucco facade was built in 1973. It replaced a four-story brick commercial block that was torn down after 1960. Below the simple flat-molded cornice is a row of four wide arched windows with metal frames. Each window is composed of an arched section above and a narrow rectangular light below. Separate flat black canopies shelter each window. The asymmetrical store entrance is framed in scored stucco, resembling blocks, with a tubular metal sign above. Large plate glass windows are located to both sides of the entrance; they are sheltered by matching black canopies. The first floor is occupied by the Discovery Channel store and the second floor by a bartending school. The building is Non-contributing due to its age.

#41 112 Church Street, (H. Abraham Store), 1961, Contributing
This small, three-story, two-bay, concrete block, flat-roofed International Style commercial building was built in 1961, to replace a three-story block that burned in June, 1947.[51] The building was designed by architect Benjamin Stein and built by the Pizzigalli Construction Company. Hiram Abraham commissioned the building; he also owned the Art Deco style Sherman' Block/Abraham Building (#69/#70). The facade features strong vertical elements, with narrow rectangular white plastic panels divided vertically by a black steel frame covering the entire second and third stories. The panels are primarily white, with a narrow band of grey running along the width of the building just above each bank of windows. The black vertical frame varies in width, with the narrowest bars on the four central members and the widest on the ends. Each of the two bays on the second and third stories contains paired windows separated by narrow steel mullions that are integrated into the black frame and reach from the cornice above to the signboard below. Three pairs of windows have one over one sash, while the south set on the third floor contains a pair of the original louvered jalousie windows. The cornice is simply capped by a steel bar. The original first floor storefront was altered in 1995[52] and given a more traditional appearance. It has a central door flanked on each side by three narrow half-length windows set in wood frames, with molded wood panels painted green below them. Above the door is a wood signboard, sheltered by a 'boutique' black fabric canopy.

At the time of its construction in 1961, this was the first new structure built on Church Street in almost a decade. It had several innovative features: an exposed structural steel frame, white

Description (continued)

plastic panels and louvered windows. One of the first occupants of the building was Cassler's Toys. Lippa's Jewelry store currently occupies the first floor, while the second and third contain office and storage space. Although the building is currently forty-seven years old, it contributes to the district because its International style façade, with unusual materials, is original to the building (as opposed to a modernist style façade applied to an older structure).

#42 114-116 Church Street (Howard National Bank), 1902 and 1941, Contributing
Constructed in 1902 for the Howard National Bank, this Renaissance Revival, three-story, five-by-five-by-one bay granite-faced structure anchors the northeast corner of Church and College Streets. Its most distinctive feature is the light gray-colored granite material used on the walls, cornice and window and door surrounds, giving this large, elegant building a uniform appearance that bespeaks stability and prosperity. There are now five bays along each of the two streets, with an additional corner bay set diagonally at the corner and uniting the two facades. As originally constructed, the building had five bays along College Street, but only two on Church Street. Three additional bays were added in 1941, when the bank acquired the building to the north of 116 Church Street and remodeled its façade to match the existing bays. The Howard National Bank has a flat roof, strong horizontality, and a symmetrical arrangement of features and ornamentation. The projecting cornice is supported by substantial brackets and a plain frieze. The deep-set one over one double-hung sash on the second and third stories have simple, low relief molded surrounds, except for projecting sills on the third story windows and projecting lintels on the second. The second story windows have no sills: they sit on a projecting belt course that demarcates the two upper stories from the ground level.
The street level elevation along Church Street is divided into three wide bays. The two end openings have tall, arched, tripartite windows, with segmental granite moldings, to match those on the College Street elevation. The central bay contains a glass door providing access to the upper floors, with a very large plate glass transom even taller than the door below it. The corner bay contains the primary ground floor entrance, with double wood doors, small transom, a carved granite door surround and entablature with egg and dart molding. A granite wreath with "Howard National Bank, 1902" carved within the cartouche is centered above the entryway. The ground level along College Street contains five bays centered below the second and third story windows. Four bays have arched window lights and granite surrounds. The fifth, easternmost bay has a rectangular doorway with egg and dart molding below a projecting cornice, and an oculus window set within a carved granite wreath above the door.

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195
www.burlingtonvt.gov/pz

RECEIVED
OCT 17 2016
DEPARTMENT OF
PLANNING & ZONING

Appeal of an Administrative Decision Request

Use this form to appeal any Administrative Decision or Notice of Violation - See Sec. 12.2.2 of the Zoning Ordinance.

SUBJECT LOCATION ADDRESS: 112 CHURCH ST

Subject Property Owner: E.H. BERGER TRUST

Appellant: Jeff BERGER

Agent/Representative:

Mailing Address: 112 CHURCH ST

City, St, Zip: Burlington VT 05401

Day Phone: 802-862-1042 Email: Jeff@hippas.com

Appellant Signature: [signature] Date: 10/17/16

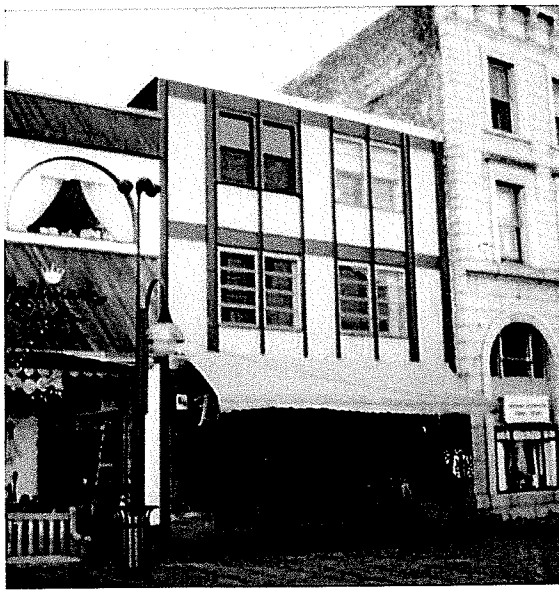
In order for your request to be considered complete, **ALL** of the following information **must** be provided, as applicable:

- ☒ The Appeal **fee of $250**;
- ☐ Description of the decision under appeal; – Denial To use double hung wind
- ☐ Description of the property subject to the appeal;
- ☐ Reference to the regulatory provisions applicable to the appeal;
- ☐ Relief requested by the appellant; Allowance to Replace exiting double hung w/ SAME style.
- ☐ Alleged grounds why such requested relief is believed proper under the circumstances. Retain continuity of look of the current exterior of building

Office Use Only:

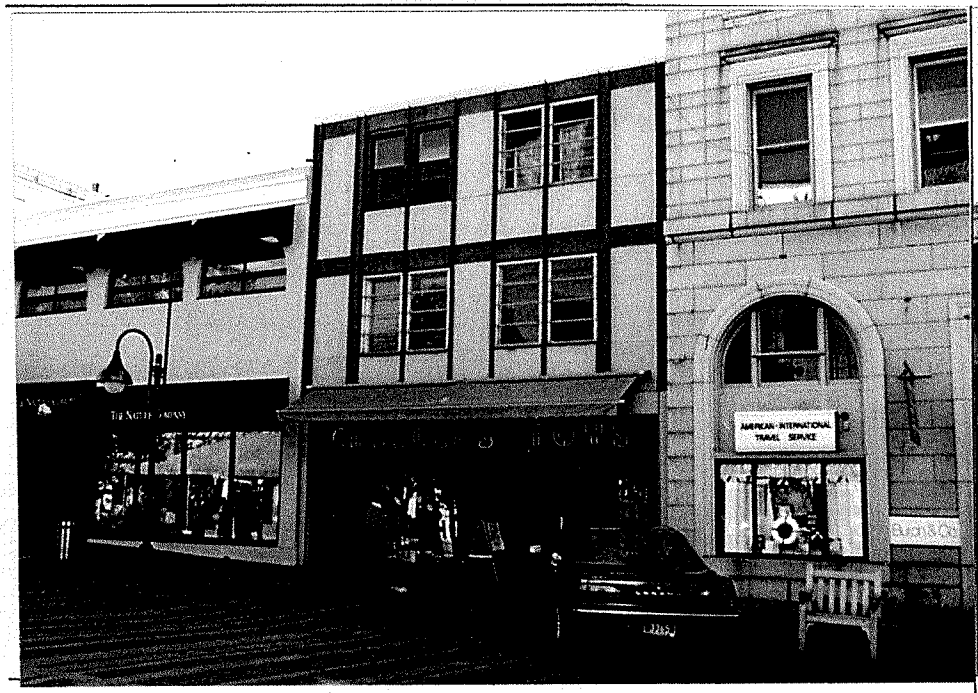
Check No. 1966 Amount Paid $250. Zoning Permit # 16-1441CA

12/20/89



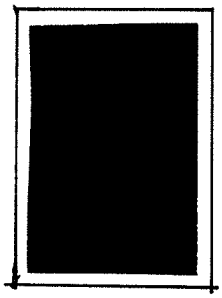
R 049-3-131-000
BERGER, JEFFREY S
(TRUSTEE)
42 CHURCH STREET
BURLINGTON, VT
05401

DATE 11/93 BLDG.#

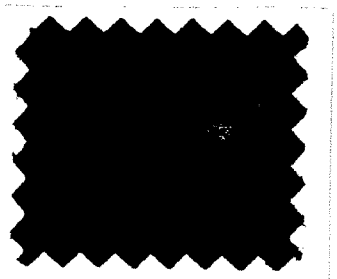


DATE 9/5/95 BLDG.#

EXISTING STORE FRONT



BODY PAINT



CANVAS AWNING

NEW SUGGESTED COLOR SCHEME.
(SEE EXTERIOR PERSPECTIVE VIEW FOR THE NEW PROPOSED STORE-FRONT DESIGN.

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JAN 18 1995
DEPT. OF
PLANNING & ZONING

EXTERIOR LIGHT:
RECESS DOWN LIGHT W/ GOLD TRIM/RIM
SUITABLE FOR USE IN ACCESSIBLE NON-INSULATED CEILINGS.
50 WATT MAXIMUM.

LIPPA'S JEWELERS 1.11.95

- 112 Church St -

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JUN 14 2016
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PLANNING & ZONING

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
Telephone:(802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
vacant, Department Secretary

TO: Development Review Board
FROM: Scott Gustin
DATE: November 15, 2016
RE: 17-0471CA; 1200 North 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: NAC Ward: 7N

Owner/Representative: Awakening Sanctuary, Inc / Paul Kervick

Request: Elevator addition to an existing residential care building. Replace existing walk to entrance with new ADA walkway.

Applicable Regulations:
Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines)

Background Information:
The applicant is seeking approval to build a small addition to an existing residential care facility. The addition will contain mechanical and elevator space and a revamped front entry. Although the footprint is small at just 300+ square feet, it encompasses 3 stories (basement, ground floor, and second floor) and exceeds 500 sf total. Therefore, Development Review Board review is required. A new front walkway is also proposed.

Previous zoning actions for this property are as follows:

- 6/22/04, Approval for new awning
- 4/19/84, Approval to convert church to 30-bed residential care facility

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

I. Findings

Article 4: Maps & Districts
Sec. 4.4.2, Neighborhood Mixed Use Districts:
(a) Purpose
(1) Neighborhood Activity Centers (NAC)
The NAC zone is intended to provide convenient neighborhood and city-wide oriented goods and services. It also provides for higher residential density than the residential zones. The existing

residential care facility is one of a variety of uses allowed in the NAC zone. No change in use is proposed. **(Affirmative finding)**

(b) Dimensional Standards & Density
No FAR data is included in the application. According to the City Assessor's data, the existing building is 22,038 sf GFA. Minus 4,536 sf for the basement, existing FAR would be 0.8. With the proposed addition, FAR would increase to 0.9. The maximum permissible FAR is 2.0.

Lot coverage will increase to 62%. This coverage remains below the maximum allowable 80%.

Setbacks remain unchanged. While the addition is located within the building's front elevation, it is set back from the foremost projection of the building along Poirier Place. A 12' setback from the street curb applies. The proposed addition complies with this setback.

The proposed addition contains an elevator and necessarily rises above the existing roofline. Total height of the addition is ~26', well below the 35' height limit. **(Affirmative finding)**

(c) Permitted & Conditional Uses
The existing residential care facility (AKA assisted living) is permitted in the NAC zone.
(Affirmative finding)

(d) District Specific Regulations
1. Ground Floor Residential Uses Restricted
No change in use is proposed. **(Not applicable)**

2. Exception to Maximum Lot Coverage in NAC District
No lot coverage exception is being sought. **(Not applicable)**

3. Development Bonuses/Additional Allowances
No development bonuses are sought. **(Not applicable)**

Article 5: Citywide General Regulations
Sec. 5.2.3, Lot Coverage Requirements
See Sec. 4.4.2 (b) above.

Sec. 5.2.4, Buildable Area Calculation
Not applicable in the NAC zone.

Sec. 5.2.5, Setbacks
See Sec. 4.4.2 (b) above.

Sec. 5.2.6, Building Height Limits
See Sec. 4.4.2 (b) above.

Sec. 5.2.7, Density and Intensity of Development Calculations
See Sec. 4.4.2 (b) above.

Sec. 5.5.1, Nuisance Regulations

Nothing in the proposal appears to result in creating a nuisance under this criterion. **(Affirmative finding)**

Sec. 5.5.2, Outdoor Lighting
New outdoor lighting around the reworked entry will be part of this project. Two lights will be installed under the new canopy and one wall pack will be installed by the egress door. Fixture cut sheets are fixture locations have not yet been provided and must be. **(Affirmative finding as conditioned)**

Sec. 5.5.3, Stormwater and Erosion Control
As more than 400 sf of earth disturbance is proposed, a "small project erosion control plan" has been provided for review and approval by the Stormwater Administrator. Given the small increase in lot coverage, a small project stormwater management plan has also been submitted for review and approval by the Stormwater Administrator. **(Affirmative finding as conditioned)**

Article 6: Development Review Standards
Part 1, Land Division Design Standards
Not applicable.

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
(a) Protection of important natural features
The property contains no important natural features as identified in the Open Space Protection Plan or the Natural Resources Protection District. A single tree by the existing front walkway will be removed as part of the revamped front walkway. **(Affirmative finding)**

(b) Topographical alterations
The lot is flat and will remain so. No significant topographical alterations are proposed. **(Affirmative finding)**

(c) Protection of important public views
There are no important public views from or through this property. **(Affirmative finding)**

(d) Protection of important cultural resources
There are no known archaeological resources on the property. The property is not located within an archaeologically sensitive area. **(Affirmative finding)**

(e) Supporting the use of alternative energy
This small project has no bearing on the actual or potential use of alternative energy. **(Affirmative finding)**

(f) Brownfield sites
The property is not an identified brownfield. **(Affirmative finding)**

(g) Provide for nature's events
The revamped front entry will provide shelter from the elements. As noted above, an erosion prevention and sediment control plan is required. **(Affirmative finding)**

(h) Building location and orientation
Building location and orientation remains unchanged. The primary entry will be altered but remains facing Poirier Place. **(Affirmative finding)**

(i) Vehicular access
Not applicable.

(j) Pedestrian access
There is an existing front walkway linking the primary entrance to the public sidewalk along Poirier Place. That walkway will be removed and replaced with a new walkway and entrance intended to be ADA accessible. **(Affirmative finding)**

(k) Accessibility for the handicapped
This project is aimed at improving handicap accessibility to the residential care facility. Compliance with ADA requirements will be determined by the city's building inspector. **(Affirmative finding as conditioned)**

(l) Parking and circulation
Not applicable.

(m) Landscaping and fences
No new landscaping is proposed. Existing landscaping, with the exception of one tree, will be retained. **(Affirmative finding)**

(n) Public plazas and open space
Not applicable.

(o) Outdoor lighting
See Sec. 5.5.2.

(p) Integrate infrastructure into the design
No new outdoor mechanical equipment or other infrastructure is included in the project. New mechanical space will be provided indoors. **(Affirmative finding)**

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment

1. *Massing, Height, and Scale*
   The proposed addition will have little impact on the building's perceived massing or overall scale. Height will be affected only insofar as the elevator shaft will rise above the adjacent roofline. Overall building height remains essentially unchanged. **(Affirmative finding)**

2. *Roofs and Rooflines*
   Existing gable and shed rooflines remain unchanged. The proposed addition will have a simple shed roof. **(Affirmative finding)**

3. *Building Openings*

The proposed addition will entail the removal of some glazing and the reworking of the main entrance. The alterations are minor and leave the overall fenestration pattern consistent and intact. **(Affirmative finding)**

(b) Protection of important architectural resources
The building dates to 1970 and is not historic. The proposed work will have no adverse impacts on Burlington's historic resources. **(Affirmative finding)**

(c) Protection of important public views
See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
The building's primary entrance remains clearly defined as viewed from Poirier Place. The proposed alterations are intended to improve ease of access into the building. **(Affirmative finding)**

(e) Quality of materials
The proposed addition will be clad in a fiber cement panel system. This material helps to offset the addition from the rest of the painted brick building and is acceptable. **(Affirmative finding)**

(f) Reduce energy utilization
The proposed building addition must comply with the current energy efficiency standards of the city and state. **(Affirmative finding as conditioned)**

(g) Make advertising features complimentary to the site
No advertising is included in this proposal.

(h) Integrate infrastructure into the building design
No new exterior infrastructure is included in the project plans. **(Affirmative finding)**

(i) Make spaces safe and secure
The proposed entry revisions must comply with the city's current egress requirements.
(Affirmative finding as conditioned)

II. Conditions of Approval

1. **Prior to release of the zoning permit**, fixture cut sheets and locations for all new outdoor lighting shall be submitted, subject to staff review and approval.
2. The erosion prevention and sediment control plan and the post-construction stormwater management plan are subject to review and approval by the Stormwater Administrator prior to construction.
3. All new utility lines must be buried.
4. 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, and shall meet all energy efficiency codes of the city and state as required.
5. Vermont Residential Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. Prior to requesting a Certificate of Occupancy, a copy of a completed Vermont Residential Building Energy Standards Certificate shall be

submitted with a Certificate of Occupancy (final or temporary) request, and filed in the Land Records located at the Clerk/Treasurers office in City Hall (149 Church Street). For more information, see http://publicservice.vermont.gov/topics/energy_efficiency .

6. Standard permit conditions 1-15.

Department of Planning and Zoning
149 Church Street
Burlington, VT 05401
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Mary O'Neil, AICP, Senior Planner
Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
vacant, Department Secretary

TO: Development Review Board
FROM: Scott Gustin
DATE: November 15, 2016
RE: 17-0496AP; 44 Crombie Street

The appellant in this matter has withdrawn his appeal as of November 9, 2016.

Scott Gustin

From: Erik Hoekstra <ehoekstra@redstonevt.com>
Sent: Wednesday, November 09, 2016 2:49 PM
To: Jeanne Francis
Cc: Scott Gustin
Subject: Re: 44 Crombie- parking stops

Happy to sign the agreement. Is the agreement something the City will draft?

I hereby withdraw the appeal.

Thanks to everyone for working through this. -E

Erik J. Hoekstra
Managing Partner
Redstone
210 College St, Suite 201
Burlington, VT 05401

Phone: 802.363.5165
Fax: 802.860.3594
Email: ehoekstra@redstonevt.com
http://www.redstonevt.com/

Do you really need to print this e-mail ? Think green...

On Nov 9, 2016, at 2:20 PM, Jeanne Francis <JFrancis@burlingtonvt.gov> wrote:

> Spoke with others and if you sign an Agreement, agreeing to plant the shrubs and repair the lawn damage by May 1, 2017. At this time there will be no administrative fee for the Agreement.
>
> If you wish, you may submit an email to Scott withdrawing the Appeal.
>
> ---
>
> **From:** Erik Hoekstra [mailto:ehoekstra@redstonevt.com]
> **Sent:** Wednesday, November 09, 2016 12:48 PM
> **To:** Jeanne Francis
> **Cc:** Scott Gustin
> **Subject:** Re: 44 Crombie- parking stops
>
> Great, thanks Jeanne!
>
> ---
>
> **From:** Jeanne Francis <JFrancis@burlingtonvt.gov>
> **Date:** Wednesday, November 9, 2016 at 12:47 PM
> **To:** ERIK HOEKSTRA <ehoekstra@redstonevt.com>
> **Cc:** Scott Gustin <SGustin@burlingtonvt.gov>
> **Subject:** RE: 44 Crombie- parking stops

ZONING REQUEST DENIAL

CERTIFICATE OF APPROPRIATENESS

City of Burlington, Vermont
Department of Planning and Zoning

Application Date: 06/14/2016 | Appeal Expiration Date: 10/28/2016

Project Location: 112 CHURCH STREET | District: D

Owner: Jeffrey S. Berger | Ward: 3C

Address: 7 SURF ROAD
BURLINGTON VT 05408 | Tax ID: 049-3-131-000

Project Type: Residential - Renovation/Facade

Project Description: Replace windows.

Construction Cost:	$750	Lot Size (Sq Ft):	1,625
Net New Habitable Sq Ft:	0.00	Net New # of Housing Units:	0
Existing % Lot Coverage:	0.00	Existing # of Parking Spaces:	0
Proposed % Lot Coverage:	0.00	Proposed # of Parking Spaces:	0
Net New % Lot Coverage:	0.00	Required # of Parking Spaces:	0

Zoning Permit #: 16-1441CA

Level of Review: 1

Decision By: Administrative

Decision: Denied
See Reasons for Denial

Decision Date: October 13, 2016

Project File: NA

ZM

Zoning Administrative Officer

An interested person may appeal a decision of the Zoning Administrator to the Development Review Board until 4 pm on October 28, 2016.

Fee Type	Amount	Paid in Full
Application Fee:	$80.00	Yes
Development Review Fee:	$0.00	NA
Impact Fee:	*Not Applicable*	

Balance Due: $0.00

Date Paid: _____

Check # _____

Building Permit Required: **Not Applicable**

Received by: _____ Date: _____

RSN: 315925

149 Church Street Burlington, Vermont 05401-8415

Zoning Permit - COA Level I – Reasons for Denial

City of
Burlington, Vermont
149 Church Street

ZP #: 16-1441CA **Tax ID:** 049-3-131-000

Issue Date: October 13, 2016 **Decision:** Denied

Property Address: 112 CHURCH STREET

Description: Replace windows.

Reasons for denial:

1. **Section 5.4.8 Historic Buildings and Sites**
   Section 5.4.8 (a) Applicability
   These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.
   The subject building, built in 1961, is included in both the National Register of Historic Places (Church Street Historic District) and the Vermont State Register of Historic Places.

   Section 5.4.8 (b) (2) states *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."*

   Section 5.4.8 (b) (5) states *"Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

   The original four pairs of windows on the second and third floor front façade were louvered jalousies. All but one pair have been replaced with double hung windows, without permits. The subject application is to replace the four pairs of windows with double hung windows. Approval of double hung replacement windows will alter the historic character of the building. **Adverse finding.**

2. **Article 6, Part 2: Site Plan Design Standards**
   Section 6.2.2 (d) – Protection of Important Cultural Resources
   Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill... Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8 (b).
   See Sec. 5.4.8 above. **Adverse finding.**

3. **Article 6, Part 3: Architectural Design Standards**
   Section 6.3.2 (b) – Protection of Important Architectural Resources
   Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves

buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. See Sec. 5.4.8 above. **Adverse finding.**

4. The Development Advisory Board met on September 13, 2016 to discuss the proposal. The Boa voted 3-1 to recommend denial of the proposed double hung replacement windows, and approva of the project with either casement or awning windows that have dark, horizontal muntins that simulate the appearance of the existing jalousie windows. The applicant has not changed the application to reflect the DAB's window recommendation. The proposed double hung windows do not retain and preserve the historic character of the building.

Department of Planning and Zoning
149 Church Street, City Hall
Burlington, VT 05401-8415
Phone: (802) 865-7188
Fax: (802) 865-7195
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Zoning Permit Application

Use this form for ALL zoning permit applications. See the relevant checklist for specific requirements.

PROJECT LOCATION ADDRESS: 112 Church St

PROPERTY OWNER*: E.H Berger Trust *If condominium unit, written approval from the Association is also required	**APPLICANT:** Jeff Berger
POSTAL ADDRESS: 112 CHURCH ST	POSTAL ADDRESS:
CITY, ST, ZIP: Burlington VT	CITY, ST, ZIP:
DAY PHONE: 802-578-3957	DAY PHONE: SAME
EMAIL: JeffBergerVT@gmail.com	EMAIL:
SIGNATURE: I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.	**SIGNATURE:**

Description of Proposed Project: Window replacement @ 112 CHURCH ST

Existing Use of Property: ☐ Single Family ☐ Multi Family: #___ Units ☐ Other:

Proposed Use of Property: ☐ Single Family ☐ Multi Family: #___ Units ☐ Other:

- **Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled?** Yes ☒ No ☐
  (If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details)
- **Will 400 sq ft or more of land be disturbed, exposed and/or developed?** Yes ☐ No ☒
  (If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)
- **For Single Family & Duplex, will total impervious area be 2500 sq ft or more?** Yes ☐ No ☒
  (If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)
- **Are you proposing any work within or above the public right of way?** Yes ☐ No ☒
  (If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: $750 —
(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

Within 30 days of submission, the permit application will be reviewed for completeness, and, if complete, will be processe administratively or referred to a board for review. All permit approvals or denials are subject to an appeal period (15 days f administrative permit; 30 days for board permit). A building (and/or electrical, mechanical, plumbing, curb cut) permit will also be require Contact the Department of Public Works at 802-863-9094 to inquire. Please ask for assistance if you have any questions about filling o this form. Call the Planning and Zoning at 802-865-7188, or visit the office in the lower level of City Hall, 149 Church Street.

Office Use Only: Zone: D Eligible for Design Review? Y Age of House 1861 Lot Size 1625

Type: SN___ AW___ FC___ BA___ COA 1 ✓ COA 2___ COA 3 ✓ CU___ MA___ VR___ HO___ SP___ DT___ MP___

Check No. 1928 Amount Paid 80.00 Zoning Permit # 16-1441CA

HARVEY BUILDING PRODUCTS

Harvey Industries, Inc.
1400 Main Street. Waltham, MA 02451-1689
(781) 899-3500 harveybp.com

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Manufacturing ACKNOWLEDGEMENT

Williston
71 Leroy Road
WILLISTON, VT 05495-5891
Phone: (802) 660-8111 Fax: (802) 660-4782

BILL TO:
ABLE PAINT GLASS & FLOORING/MAIN
683 PINE ST
BURLINGTON, VT 05401-0000
Phone: 802-655-6500 Fax: 8026556908

SHIP TO:
ABLE PAINT GLASS & FLOORING/MAIN
683 PINE ST
BURLINGTON VT 05401-0000
Phone: 802-655-6500 Fax: (802)655-6908

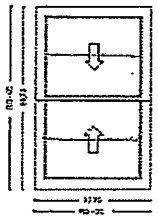
MP3031040087870O

QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
4008787	1051530		6/9/2016	Quote Not Ordered	Charge

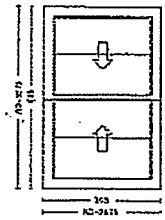
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
SEAN	None	Whse Pickup	WILLISTON VT

CLERK	JOB NAME	COUPON
dgh - Drew Halko	LIPPAS	

LINE #	DESCRIPTION	QTY
10000-1	Majesty DH , Unit Size 35.75 x 61.75, RO 36 x 62 Unit 1: U-Factor = 0.31, SHGC = 0.27, VT = 0.50, NFRC CPD Number = HII-M-26-00366-00001, Custom / Call Size Option = Custom Size, Replacement Unit 1 Lower Glass, 1 Upper Glass: NFRC CPD Number = HII-M-26-00366-00001 Unit 1: Preserve Film Required = No Unit 1 Lower, 1 Upper: Overall Glass Thickness = 11/16", Double Glazed, Low E, Argon Filled, Custom Annealed IG = Yes, IG MFG = CL Natural Pine , Unit Color = Bronze, Jamb Liner Color = Standard-Almond Window Label = Harvey, Single , Coppertone, Routed Half Screen, Fiberglass Mesh, Screen Shipping Separate = No Overall Rough Opening Width = 36, Overall Rough Opening Height = 62 **Room Location:** None Assigned	4



LINE #	DESCRIPTION	QTY
11000-1	Majesty DH , Unit Size 36.5 x 62.5, RO 36.75 x 62.75 Unit 1: U-Factor = 0.31, SHGC = 0.27, VT = 0.50, NFRC CPD Number = HII-M-26-00366-00001, Custom / Call Size Option = Custom Size, Replacement Unit 1 Lower Glass, 1 Upper Glass: NFRC CPD Number = HII-M-26-00366-00001 Unit 1: Preserve Film Required = No Unit 1 Lower, 1 Upper: Overall Glass Thickness = 11/16", Double Glazed, Low E, Argon Filled, Custom Annealed IG = Yes, IG MFG = CL Natural Pine , Unit Color = Bronze, Jamb Liner Color = Standard-Almond Window Label = Harvey, Double Locks, Coppertone, Routed Half Screen, Fiberglass Mesh, Screen Shipping Separate = No Overall Rough Opening Width = 36.75, Overall Rough Opening Height = 62.75 **Room Location:** None Assigned	2



QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
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ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA
SEAN	None	Whse Pickup	WILLISTON VT

CLERK	JOB NAME	COUPON
dgh - Drew Halko	LIPPAS	

****Note: Delivery charges may apply and are not included on this quote.**

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Industries, Inc., is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 90 days from the date of quotation unless otherwise noted. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

CUSTOMER SIGNATURE_____ DATE_____

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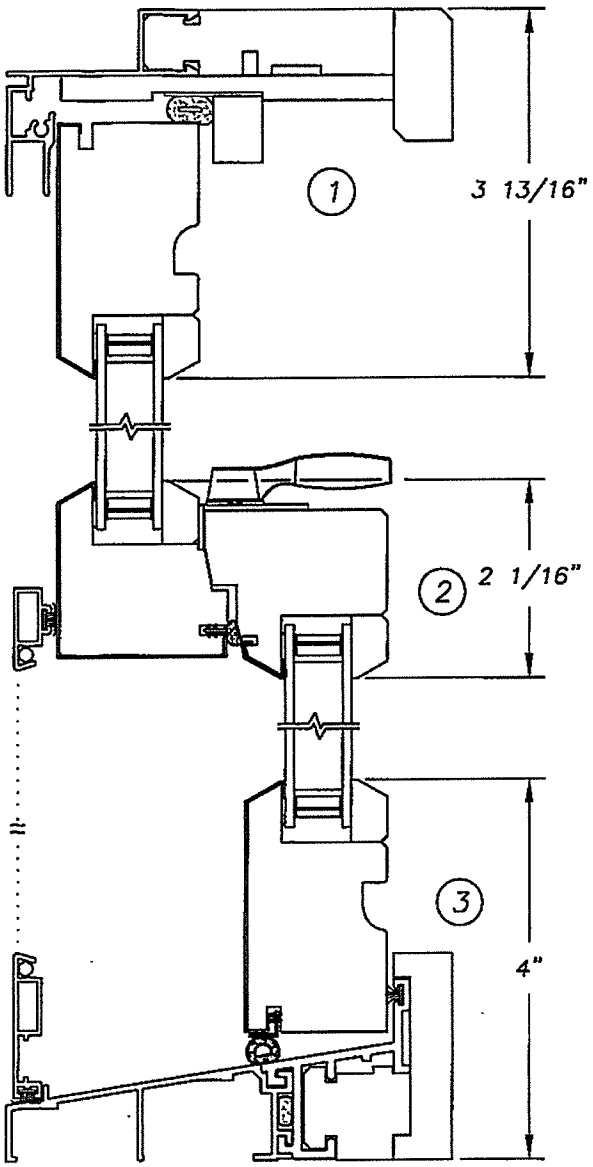
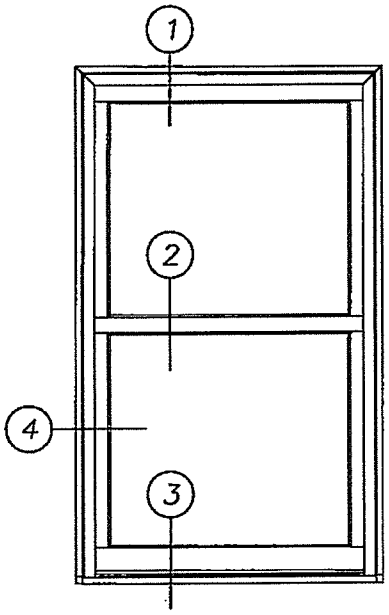
Harvey Building Products
Majesty Replacement
Double Hung
(1/2 Scale)





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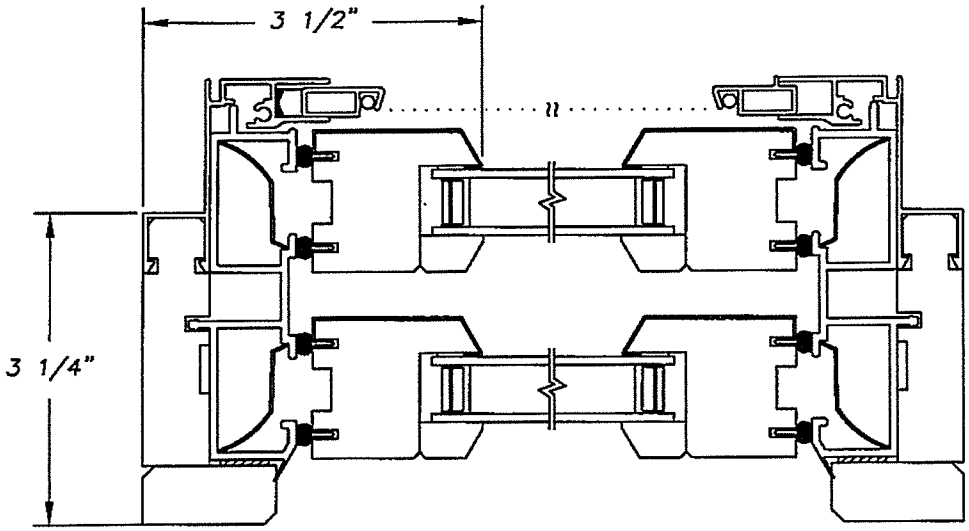

REV. 09/11

AS 182

Burlington Development Review Board
149 Church Street, City Hall
Burlington, VT 05401
www.burlingtonvt.gov/pz/DRB
Telephone: (802) 865-7188
Fax (802) 865-7195

Austin Hart
Brad Rabinowitz
Israel Smith
AJ LaRosa
Geoff Hand
Alexandra Zipparo
Wayne Senville
Jim Drummond, (Alternate)
Robert Purvee, (Alternate)

BURLINGTON DEVELOPMENT REVIEW BOARD
Tuesday November 15, 2016, 5:00 PM
Contois Auditorium, City Hall, 149 Church Street, Burlington, VT
Minutes
Board Members Present: Austin Hart; Brad Rabinowitz, Israel Smith, A.J.LaRosa, Wayne Senville, Alexandra Zipparo, Geoff Hand, Jim Drummond (Alt), Robert Purvee (Alt)
Board Members Absent:
Staff Present: Scott Gustin, Mary O'Neil, Ryan Morrison, Anita Wade

I. Agenda

Change to Agenda:

Appeal for 44 Crombie St has been withdrawn.

II. Communications

Supplement:

1200 North Ave application lighting specifications are accepted into the record.

III. Minutes

IV. Consent

17-0471CA; 1200 North Ave (NAC, Ward 7N) Awakening Sanctuary, Inc.
Elevator addition to an existing residential care building. Replace existing walk to entrance with new ADA walkway. (Project Manager, Scott Gustin)

G.Hand: recused on this item.
A.Hart: Swears in applicant. No interested parties to speak. Asks applicants if they have seen staff recommended approval with conditions.
Applicants: confirm and accept staff recommendations and conditions.
B.Rabinowitz: motion to approve upon staff findings and recommendations.
W.Senville: seconds the motion.
Board Vote: 7-0-0. Motion passes.

V. Public Hearing

1. **16-1441CA; 112 Church St (D, Ward 3C) Jeffrey S. Berger**
Appeal of zoning permit denial to install windows. (Project Manager, Ryan Morrison)

A.Hart: City will present first based on the denial. Swears in staff person and applicant.
R.Morrison: applicant has submitted application for replacement windows proposing 4 sets of double hung windows. Structure originally burned down and was constructed in 1961. Early jalousie windows were replaced without zoning permits. Decision of denial due to intent of historic property and zoning code calls for jalousie windows.
A.Hart: what is the historic window being restored and what is the recommendation?

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Planning & Zoning at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).
Printed on 100% Recycled Paper

R.Morrison: recommended to restore to the 4 jalousie windows. This went to the DAB in October and their recommendation was to approve awning windows horizontal muntins to give impression of jalousie windows.
Reads the reasons for denial and what would be approved. DH more closely related to residential uses original use of upper floors were commercial and office.
W.Senville: DAB decision was not unanimous?
R.Morrison: correct. There was an opposing vote.
W.Senville: in the background information there was mention of a zoning permit in 1995. Did this affect the historic character of the property?
R.Morrison: that was just for the first floor.
Applicant: landlord was in favor of changing the windows and spoke to building inspector. The permits originally were approved for apartments on the 2nd and 3rd floors. The awning windows are not acceptable according to DPW, because they impede an emergency exit. The double hung and casements are okay accord to DPW. The casements would have to have reframing. The double hung windows need replacement. The majority of windows on Church are double hung. This is more like a 1960 building, not an 1860 building.
A.Hart: are you replacing all the windows on the 2nd and 3rd floor.
Applicant: I would replace all of them to make building more presentable
A.Hart: staff says these windows are not necessary for access but you had mentioned that DPW indicated they would be necessary.
Applicant: it would be easier to exit the double hung.
A.Hart: the DAB is recommending the replacement with the louvered jalousie windows.
Applicant: they are not energy efficient and not sure about we are able to find the right size. The double hung windows have been there for 25 years.
I.Smith: a casement window will work.
Applicant: the casement will work, but architects say it will require reframing of the opening and change the look of the building. Either making repairs to windows in existence or custom ordering casement windows to replace double hung is extremely expensive.
A.Hart: the present windows were replaced without a permit. Church St is like our Main St. with great public exposure. The Board tends to apply a high standard to maintain historic integrity.
Applicant: don't think casements will improve or maintain the look. It fits aesthetic with other buildings on the street. This may be the second youngest building on the street.
I.Smith: from historic preservation perspective, it should be a jalousie window, but the problem is egress. Absolutely can find a casement window to fit the opening and get the muntin bars the way you want. It depends on the manufacturer. I think the double hung windows looks out of place for this style of building. I understand the conundrum but there are options.
Applicant: I would prefer the double hung windows.
R.Purvee: asks if the question is whether there should be casements or double hung windows in this location?
A.Hart: the Board does not enforce or know the building code. There is some latitude with the historic preservation ordinance.
R.Purvee: concerns about the look of jalousie's or casement windows when opened at different angles.
W.Senville: asks staff how does casement windows fit into the historic nature and the DAB's decision?
R.Morrison: DAB realizes the difficulties with jalousie windows and felt casement or awnings were adequate to meet egress and energy efficiency as two other options.
Applicant: agree with comment about jalousie's being opened at different angles. If an option exists for casements or double hung, that's what I would like to put in.
A.Hart: closed public hearing and will deliberate on this tonight.

2. **17-0496AP; 44 Crombie St (RM, Ward 2C) 44 Crombie LLC**
Appeal of a notice of violation for failure to comply with approved site plan.
(Project Manager, Jeanne Francis)

Appeal has been withdrawn.

VI. Other Business

DRB Schedule for 2017 was introduced for approval.
A.Hart: makes a motion to approve the meeting schedule for 2017
G.Hand: seconds the motion.
Board Vote: 7-0-0. Motion passes

VII. Adjournment

Austin D. Hart — Dec. 23, 2016

Austin D. Hart, Chairperson Development Review Board — **Date**

A. Wade — 12/12/16

A.Wade, Planning & Zoning Clerk — **Date**

Plans may be viewed in the Planning and Zoning Office, (City Hall, 149 Church Street, Burlington), 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 Planning and 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/pz/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.