

DRAFT

DESIGN ADVISORY BOARD

January - December 2022

Regularly Scheduled Meetings - 2nd and 4th Tuesdays

Date of Meeting	Day of Week	Time	Location	Application Deadline Wed 4pm
January 11, 2022	Tuesday	3:00 PM	DPI Conference Room	December 29, 2022
January 25, 2022	Tuesday	3:00 PM	DPI Conference Room	January 12, 2022
February 8, 2022	Tuesday	3:00 PM	DPI Conference Room	January 26, 2022
February 22, 2022	Tuesday	3:00 PM	DPI Conference Room	February 9, 2022
March 15, 2022	Tuesday	3:00 PM	DPI Conference Room	March 2, 2022
March 29, 2022	Tuesday	3:00 PM	DPI Conference Room	March 16, 2022
April 12, 2022	Tuesday	3:00 PM	DPI Conference Room	March 30, 2022
April 26, 2022	Tuesday	3:00 PM	DPI Conference Room	April 13, 2022
May 10, 2022	Tuesday	3:00 PM	DPI Conference Room	April 27, 2022
May 24, 2022	Tuesday	3:00 PM	DPI Conference Room	May 11, 2022
June 14, 2022	Tuesday	3:00 PM	DPI Conference Room	June 1, 2022
June 28, 2022	Tuesday	3:00 PM	DPI Conference Room	June 15, 2022
July 12, 2022	Tuesday	3:00 PM	DPI Conference Room	June 29, 2022
July 26, 2022	Tuesday	3:00 PM	DPI Conference Room	July 13, 2022
August 9, 2022	Tuesday	3:00 PM	DPI Conference Room	July 27, 2022
August 23, 2022	Tuesday	3:00 PM	DPI Conference Room	August 10, 2022
September 13, 2022	Tuesday	3:00 PM	DPI Conference Room	August 31, 2022
September 27, 2022	Tuesday	3:00 PM	DPI Conference Room	September 14, 2022
October 11, 2022	Tuesday	3:00 PM	DPI Conference Room	September 28, 2022
October 25, 2022	Tuesday	3:00 PM	DPI Conference Room	October 12, 2022
November 8, 2022	Tuesday	3:00 PM	DPI Conference Room	October 26, 2022
November 22, 2022	Tuesday	5pm	DPI Conference Room	November 9, 2022
December 13, 2022	Tuesday	5pm	DPI Conference Room	November 30, 2022
December 27, 2022	Tuesday	5pm	DPI Conference Room	December 21, 2022

Date adjustment for
Town Meeting Day

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Matthew Bushey
Ron Wanamaker
Karyn Norwood
Emily Morse
Jay White
Kathleen Ryan, Alt
Vacant, alternate.



DESIGN ADVISORY BOARD Tuesday November 9, 2021 3:00 PM

Physical location: 645 Pine Street, Front Conference Room, Burlington VT 05401
and

Zoom: <https://us02web.zoom.us/j/82530938616?pwd=SDBqaVBCanNoUng0MVpjUHFhMzB2UT09>

Password: 434422

Webinar ID: 825 3093 8616

Telephone: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 6833

Agenda

Session I – 3:00 PM – 3:30 PM

- 1. ZP-21-732; 278 Main St (RH, Ward 8E) Bob Duncan / COTS**
Construct 16-unit addition to existing building with associated site improvements. (Ryan Morrison, Project Manager)

Session II – 3:30 PM – 4:00 PM

- 2. ZP-21-541; 410 Appletree Pt Rd (RL-W, Ward 4N) Charlie Schmidt / Laura McCurdy**
Demolish existing camp and construct new single family home. (Scott Gustin, Project Manager)

Session III – 4:00 PM – 4:30 PM

- 3. ZP-21-509; 72-76 Elmwood Ave (RM, Ward 2C) Michael Alvanos /PBGC LLC**
Construct 3-unit detached residence and related site improvements. (Mary O'Neil, Project Manager)

Session IV – 4:30 PM – 4:35 PM

- 4. Draft 2022 DAB meeting schedule**
Review and approve DAB meeting schedule for 2022

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 Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

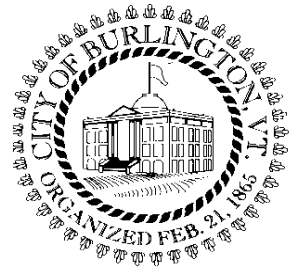
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Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP21-509 72-76 Elmwood Avenue
Date: September 28, 2021

File: 21-509

Location: 72-76 Elmwood Avenue

Zone: RM **Ward:** 2C

Parking District: Neighborhood

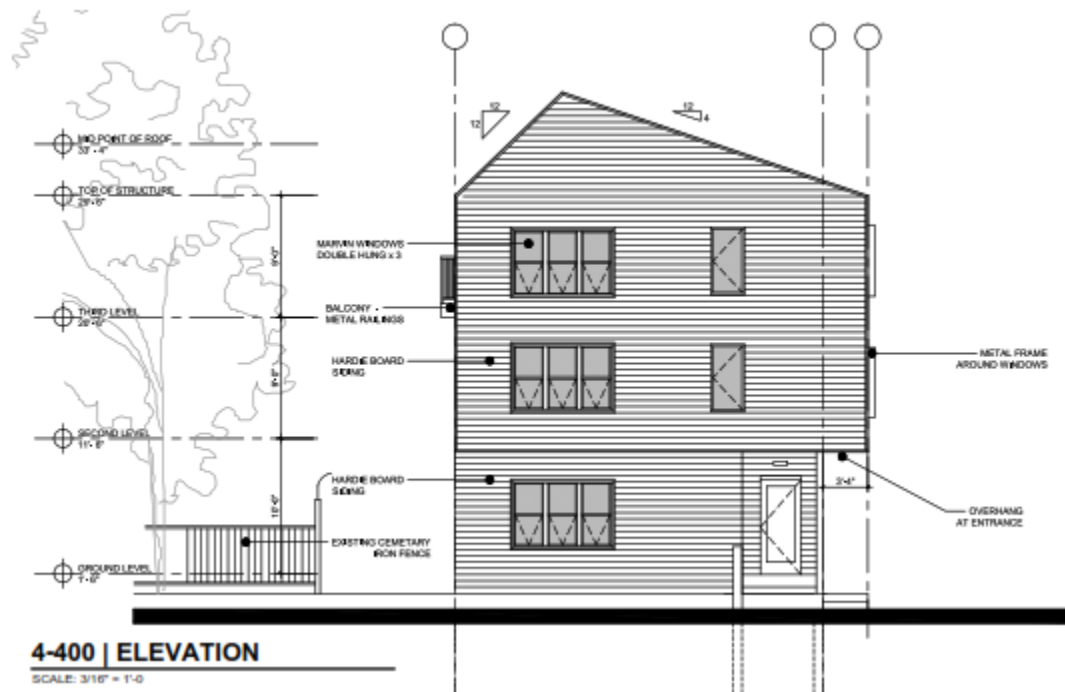
Date application accepted: June 24, 2021

Request to defer for redesign and survey: July 23, 2021

Revised plans received: October 26, 2021

Applicant/ Owner: Michael Alvanos / PBGC LLC (Bill Bissonette)

Request: Build three unit detached residential structure on the site of the former Free Methodist Church. One existing single family residence remains on site. (Planned Unit Development)



West elevation (facing Elmwood Avenue)

Background:

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 20-0702CA;** Demolition of remaining foundation from fire totaled building. February 21, 2020; permit relinquished without action.
- **Non-Applicability of Zoning Permit Requirements;** rebuilding wheelchair ramp on east side of church (rear entrance); temporary ramp. August 2014.
- **Zoning Permit 85-263;** erect a picket fence, 4' high along the west and south boundaries. Construct storage shed on the east end of the property. June 1985.
- **Zoning Permit 81-596;** demolish a storage shed and rebuild 8' x12' which will replace existing storage shed. July 1981.
- **Zoning Permit 78-730;** Erect a steel storage shed in the rear of the church. May 1978.
- **Zoning Permit 76-419;** Replace front stairs and the sill in the rear of the building, erect a new floor for the porch. October 1975.
- **Zoning Permit n.n.;** erect a 6' x 45' chain link fence on the east and west property lines of 76 Elmwood Avenue and 16 Grant Street. July 1974.

Overview:

Burlington's Free Methodist Church was largely lost to a fire January 15, 2015. The rectory, a single family home on the same site, survived. The parcel has changed hands a number of times, and is now proposed for redevelopment; retaining the existing home, and added a detached three unit residential building.

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:

This site remains unchanged since the 2015 fire. The foundation, which was permitted to be removed has remained and that permit relinquished without exercise.



(b) Topographical Alterations:

No topographical alterations are noted in the plans. Any retaining wall over 3' in height will require review by the City Engineer.

(c)Protection of Important Public Views:

There are no identified important public views from or through this site.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield

information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. 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).

The 1917 Free Methodist Church was listed on the Vermont State Register of Historic Resources; however since it has been lost, the historic designation no longer applies. The rear structure was not identified in that listing.

(e) Supporting the Use of Renewable Energy Resources:

No part of this application precludes the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield Sites:

This is not an identified Brownfield site on Vermont's Department of Environmental Conservation website.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

Front entries are placed within a modest overhang, assuring a modicum of shelter for residents. An Erosion Prevention and Sediment Control Plan will be required for the site disturbance.

There is room for snow storage either between the buildings, or at the easterly end of the site.

(h) Building Location and Orientation:

The new building will shoulder-up to Elmwood Avenue; filling the emptiness left by the loss of the Church. In placement it fills the hole in the streetscape and maintains the development pattern and rhythm of structures along the street. A principal entrance fronting onto Elmwood Avenue has been introduced consistent with these regulations:

Principal buildings shall have their main entrance facing and clearly identifiable from the public street.

(i) Vehicular Access:

Vehicular access will continue as pre-existing, from Elmwood Avenue. The site plan calls for an expanded curb cut. Any change to the existing access will require a curb cut permit from the Department of Public Works.

(j) Pedestrian Access:

There is a public sidewalk immediately in front of this parcel. The site plan illustrates a walkway to the entrance areas, under the roof overhang.

(k) Accessibility for the Handicapped:

There is no elevator included in the plan. A single handicap parking space with an access aisle is illustrated. This space is located furthest from entrances to the new building; however if intended for the existing single family home is appropriately sited. Conformance to ADA standards is under the jurisdiction of the building inspector.

(l) Parking and Circulation:

The site plan illustrates 8 on site parking spaces, meeting the minimum parking requirement for the Neighborhood Parking District. There is sufficient room for cars to back out and re-enter Elmwood Avenue from the parking area.

In the Neighborhood Parking District, 1 long-term bicycle parking space is required for every two bedrooms. For this three unit building with 12 bedrooms, 6 long term bike parking spaces will be needed.

(m) Landscaping and Fences:

Existing trees and fencing are shown on the site plan. No landscaping plan has been provided. Some plantings are encouraged to “settle” the new building into the site, and to screen the parking area from the street.

A small feature wall is proposed at the building entrance, with the street address visible.

Section 7.1.3 of the Comprehensive Development Ordinance exempts street identification from the sign regulations, providing the numerals are a minimum of 3” and maximum of 10” in height, and the area of the numerals does not exceed two square feet. The applicant shall confirm. Walls in excess of 3’ in height require review by the City engineer. (Section 6.2.2. (b)).

(n) Public Plazas and Open Space:

A Planned Unit Development requires that there be identified some open space for tenants to enjoy. **(11.1.5 Approval Requirements), (g)** *Open space or common land shall be assured and maintained in accordance with the conditions as prescribed by the DRB.*

The site plan defines several areas of green space which may be programmed for seating, light recreation, or gardening by the residents.

(o) Outdoor Lighting:

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

No information on lighting has been provided. From building modeling, recessed can lighting is evident under the entrance overhang. Specification sheets and illumination levels will be needed to assess any lighting.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

The site plan does not reveal any mechanical equipment. If condensing units, mini-splits, or other external mechanical equipment is intended, they must be illustrated on the site plan/building elevations as appropriate, and screened where required.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

The applicant needs to disclose the location of trash/recycling facilities. If a dumpster is proposed, it must be identified on the site plan, meeting required setbacks and be enclosed on all four sides to prevent blowing trash.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

If any mechanical equipment is proposed, the applicant must reveal the type and location so any adverse impacts may be assessed.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

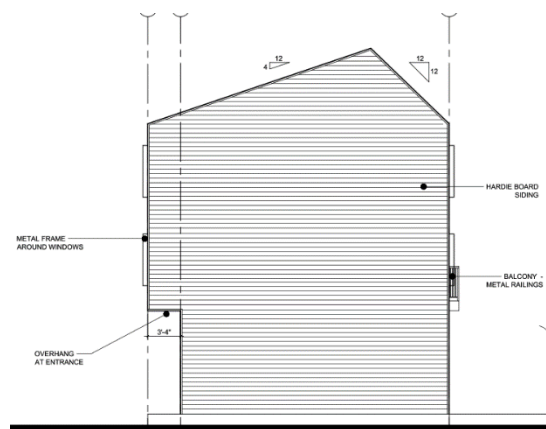
(a) Relate development to its environment:

1. Massing, Height and Scale:

72-76 Elmwood Avenue has only one abutting neighbor; 68 Elmwood Avenue. It is a gable-and-eaves front 2 ½ story residential building. Across the street on the corner of Peru Street is a modified Dutch Colonial, and the much grander St. Joseph's rectory.

Although presenting eaves-front to the street, the height and massing of the proposed building is consistent with other structures in the immediate area.

2. Roofs and Rooflines.



East (rear) elevation.

The proposed building has a modified cat-slide roof with dual pitch and zero eave extrusion. In style it reads as a modern infill.

3. Building Openings

Fenestration is a mix of triple and double ganged windows and single casements. Sliding doors are noted on the north elevation first floor and third floors.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

See Section 6.2.2 (c), above.

(d) Provide an active and inviting street edge:

As designed, the building lacks typical façade articulation such as bays, horizontal and vertical façade articulation, porches, patios, articulated bases, step-backs or other street level details. Windows are stacked, however, providing a measure of arrangement. The plan is modernistic with a simplified form and little detailing. The only interest provided is the angular and asymmetrical roof line.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content North elevation (facing cemetery) extracted and/or manufactured within the region are highly encouraged.

Plans include fiber cement siding, with metal frame surrounds on windows and an asphalt shingle roof. All are considered acceptable for new construction.

(f) Reduce energy utilization:

All new construction must meet the Buidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances.

(g) Make advertising features complementary to the site:

Not applicable.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p), above.

(i) Make spaces secure and safe:

Development shall observe all applicable building and life safety code as defined by the building inspector and/or fire marshal. Building entrances shall be visible and adequately lit, and intercom systems for multi-family housing should be incorporated where possible to maximize personal safety.

Section 5.4.8 Historic Buildings and Sites

Not applicable.

Items for the Board's consideration:

- Any intended mechanical equipment (HVAC, Condensing Units, mini-splits, etc) shall be illustrated on the site plan/building elevations as appropriate. No mechanical equipment shall be allowed on the primary (westerly) elevation. Screening may be required elsewhere.
- Building elevations and the site plan must identify meters, utility connections, and mailboxes.
- A landscaping plan shall be provided, particularly with the addition of planting to screen the parking area from the public right-of-way.
- The location of trash and recycling facilities shall be identified. Any dumpster shall be fully enclosed to prevent blowing trash.
- Lighting information shall be provided.
- Bike parking shall be provided. In the Neighborhood Parking District, 1 long term bicycle parking space shall be provided for every 2 bedrooms. For the new three unit building, 6 long term bike parking spaces are required. These shall be shown on the plan, or identified as to location.

GENERAL NOTES:

ZONING INFORMATION		
SPACE	EXISTING AREAS	PROPOSED AREAS
EXISTING RESIDENCE	820 SQ. FT.	820 SQ. FT.
CHURCH AND RESIDENCE 1	2,215 SQ. FT.	----
SHED	96 SQ. FT.	96 SQ. FT.
DRIVEWAY AND PARKING	3,259 SQ. FT.	3,288 SQ. FT.
NEW BUILDING	559 SQ. FT.	1,476 SQ. FT.
SIDEWALKS AND DECKS	329 SQ. FT.	331 SQ. FT.
GREEN SPACE	2,769 SQ. FT.	3,727 SQ. FT.
TOTAL LOT, BUILDINGS, AND HARDSCAPE	6,949 SQ. FT.	5,991 SQ. FT.
PROPERTY	9,718 SQ. FT.	9,718 SQ. FT.
TOTAL LOT COVERAGE	71.5%	61.6%

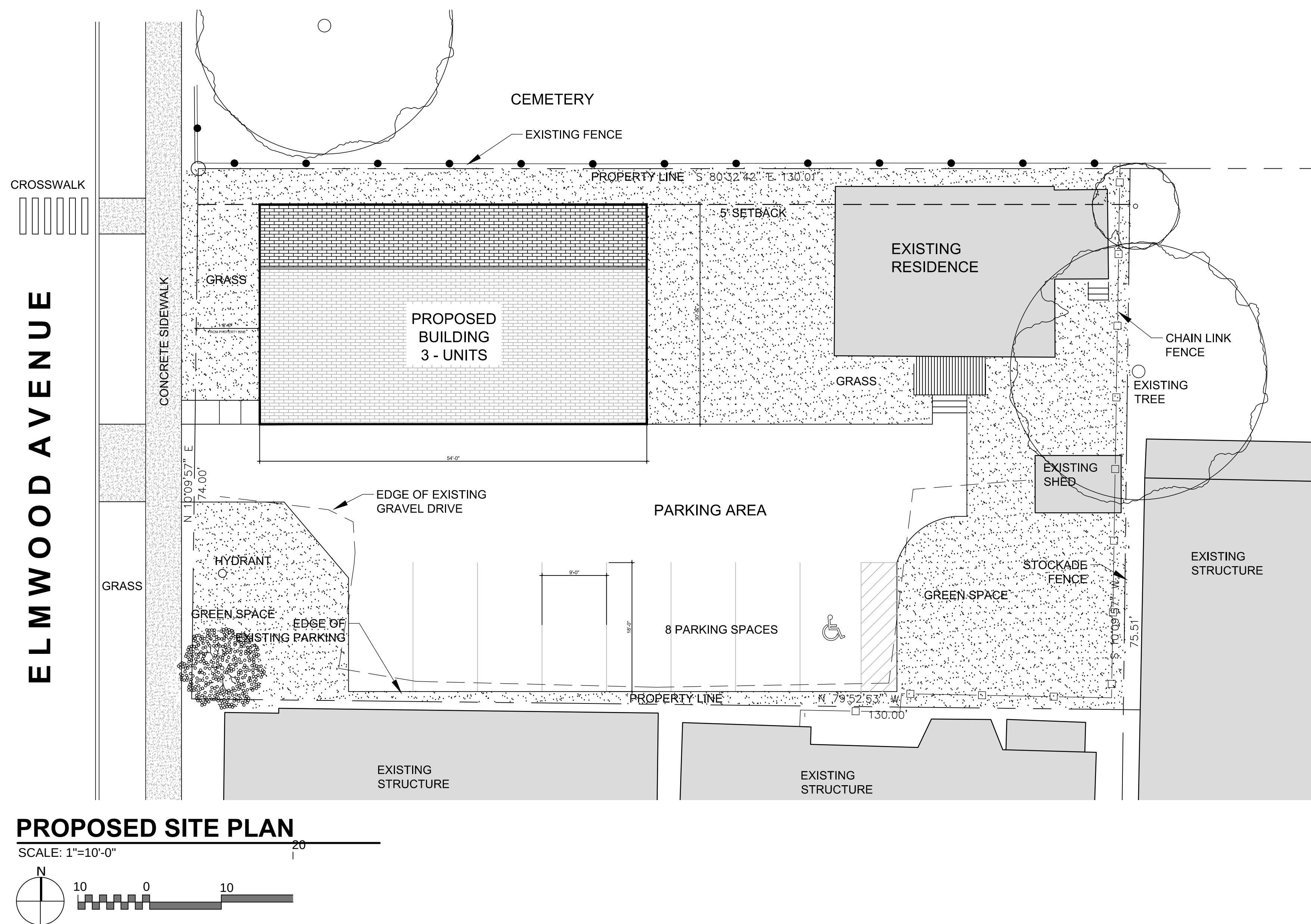
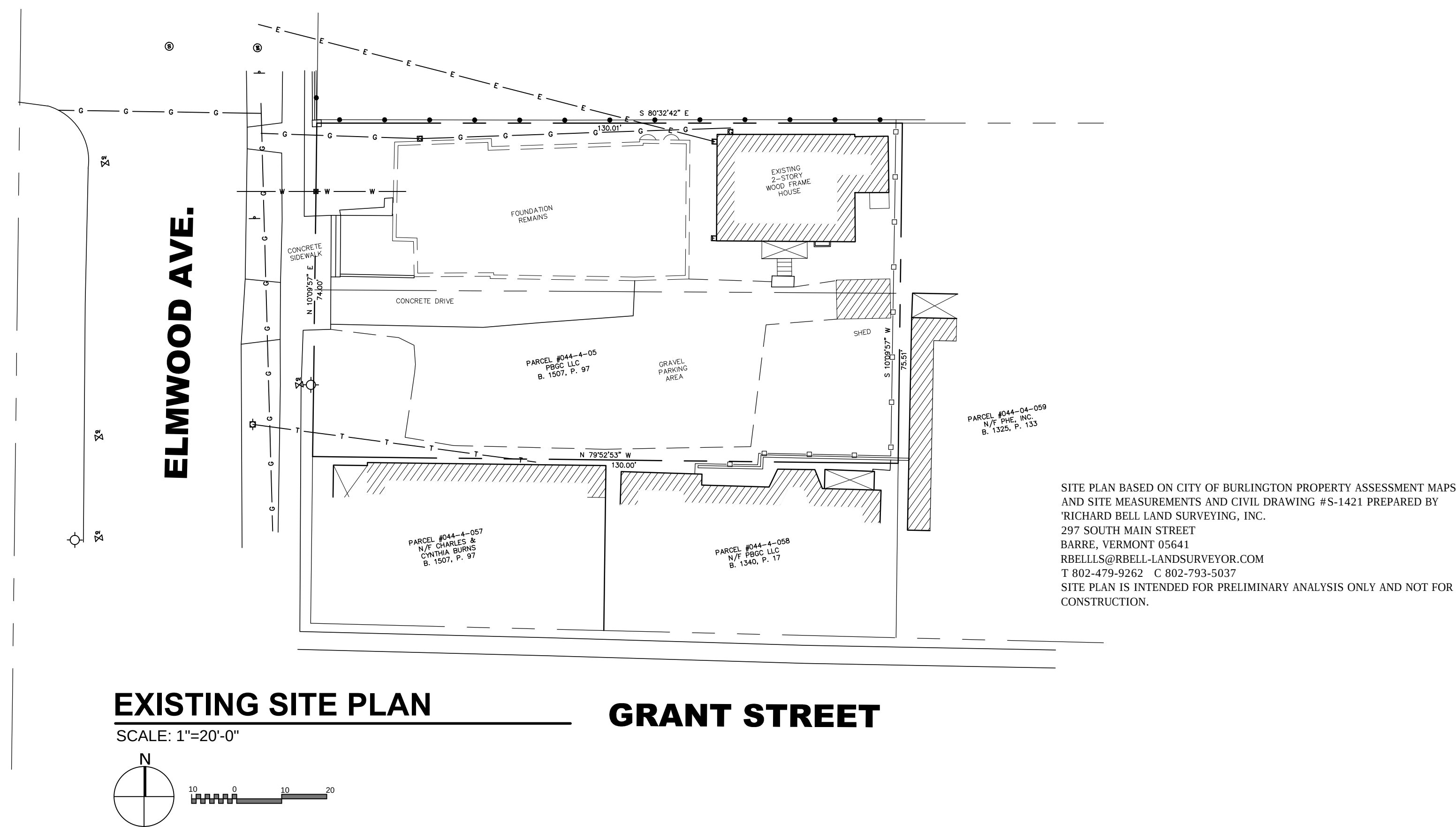
PROFESSIONAL STAMP

REVISION HISTORY

Date	Issue
10/15/2021	REVISED PERMIT DRAWING
10/25/2021	REVISED PERMIT DRAWING

SITE PLANS

DRAWING TITLE	
PROJECT NO.	2020-1
DATE:	10/25/20
SCALE :	AS-NOTE
DRAWN BY :	WJR/MF



ELMWOOD TOWNHOUSES

CIVIL / SURVEYOR
RICHARD W. BELL
LAND SURVEYING.INC
297 SOUTH MAIN STREET
BARRE, VERMONT 05641

GENERAL NOTES:

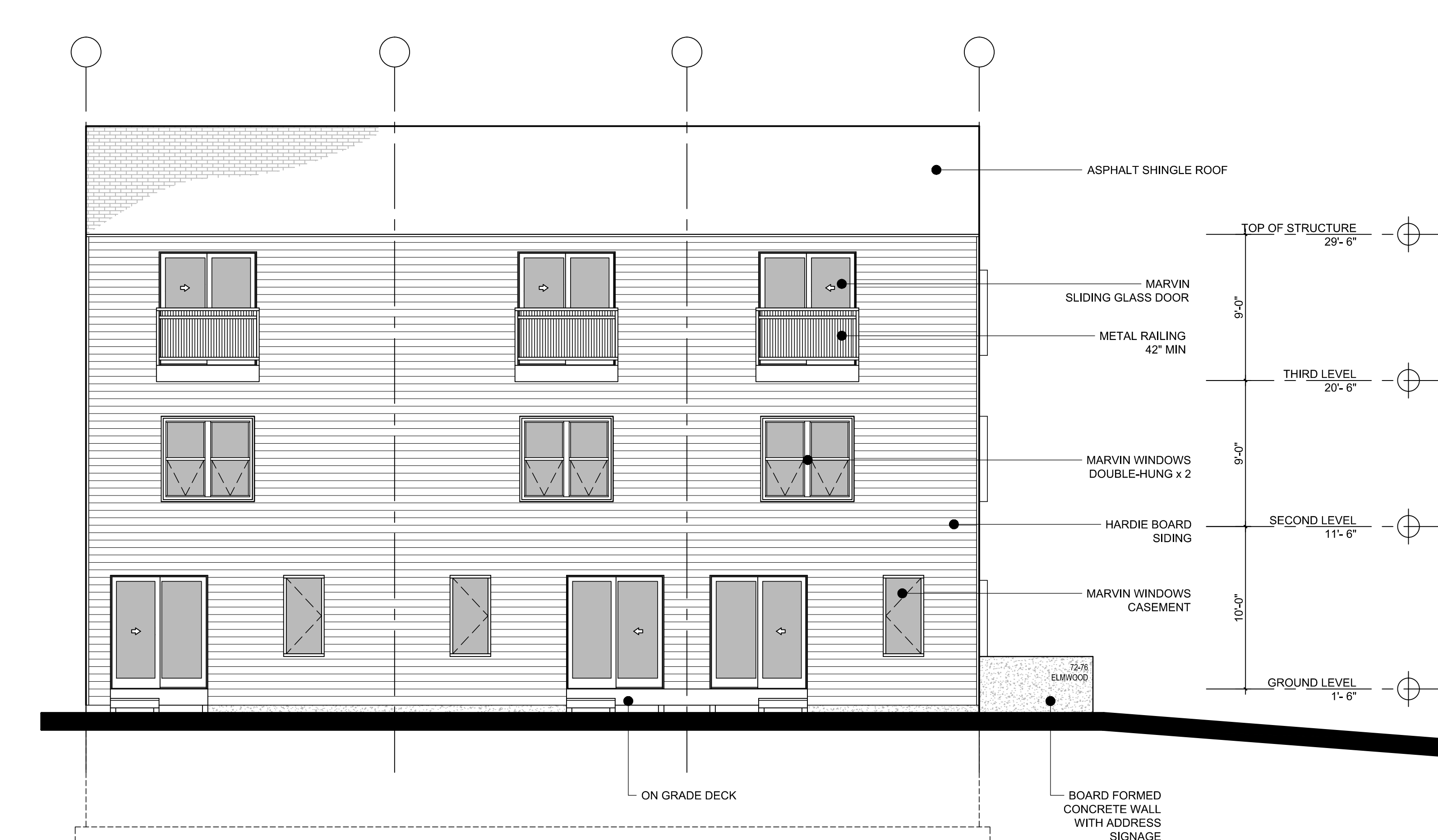
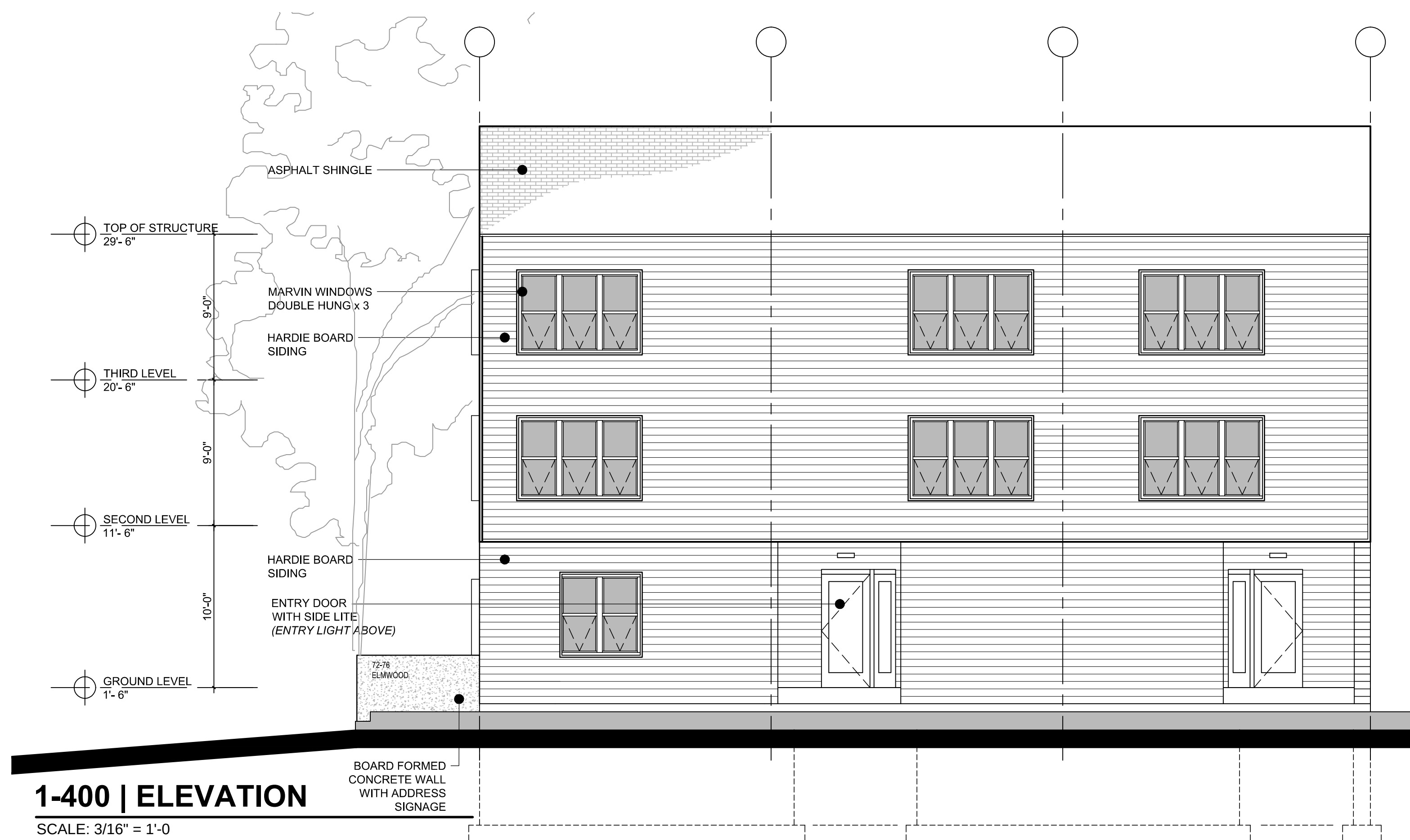
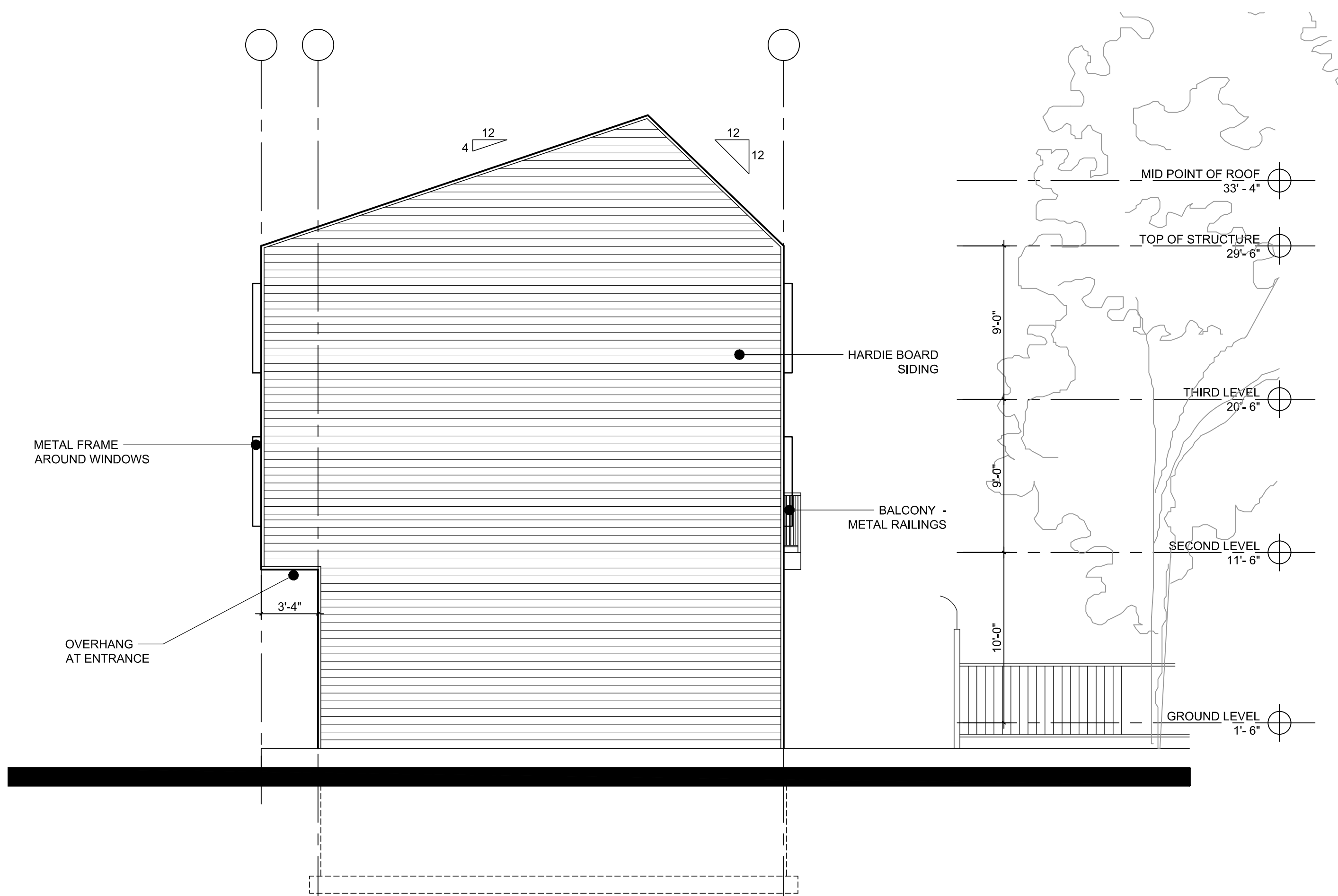
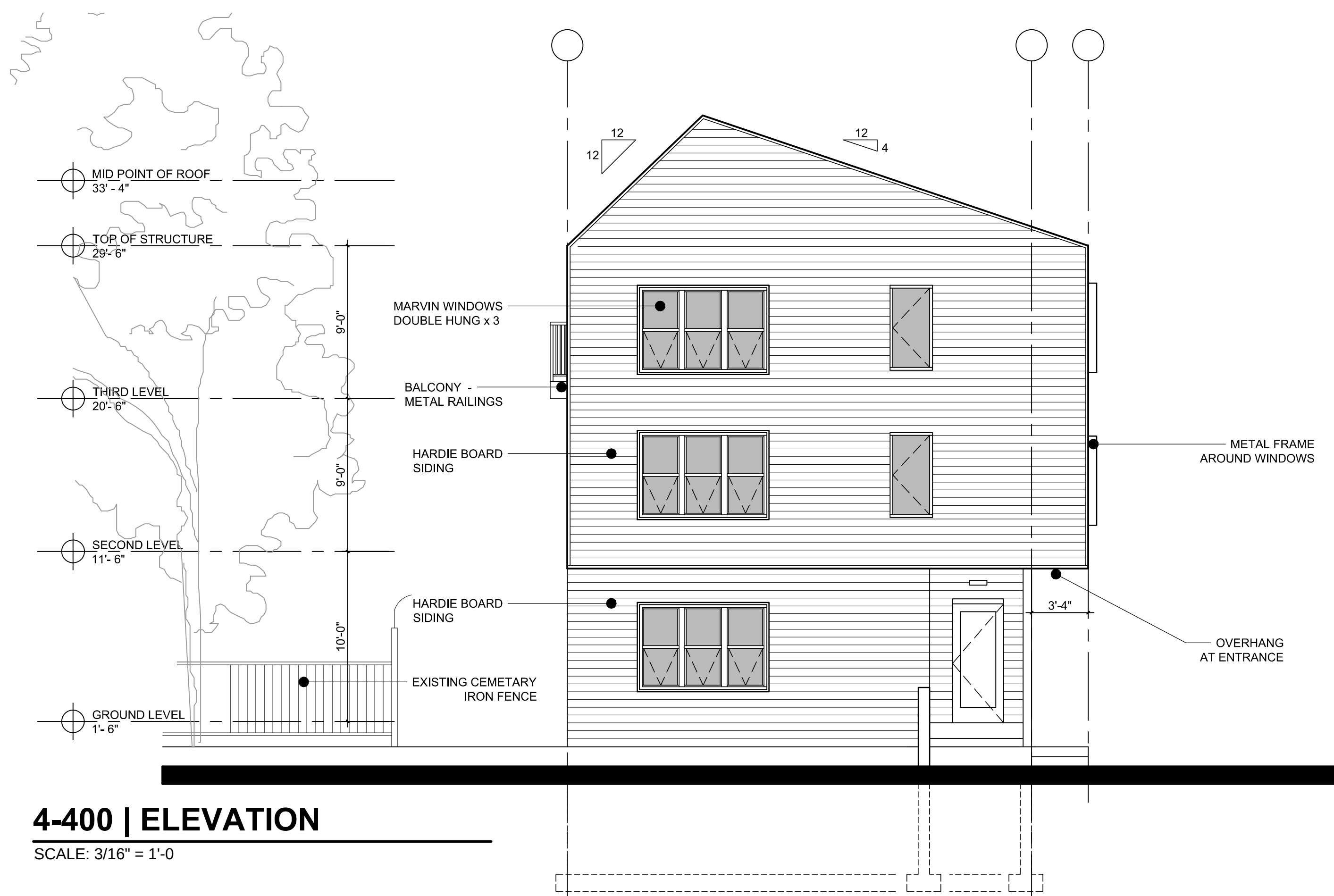
PROFESSIONAL STAMP

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ELEVATIONS

DRAWING TITLE	
PROJECT NO.	2020-192
DATE:	10/15/2021
SCALE :	AS-NOTED
DRAWN BY :	WJR/MFA

A-400



4-400 | ELEVATION

SCALE: 3/16" = 1'-0"

2-400 | ELEVATION

SCALE: 3/16" = 1'-0"

1-400 | ELEVATION

SCALE: 3/16" = 1'-0"

3-400 | ELEVATION

SCALE: 3/16" = 1'-0"

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
vacant, Permitting Technician
Theodore Miles, Code Compliance Officer
Charlene Orton, DPI Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: 410 Appletree Point Road
Date: November 9, 2021

File: ZP-21-541
Location: 410 Appletree Point Road
Zone: RL-W **Ward:** 4N
Parking District: Neighborhood
Date application accepted: July 13, 2021, Complete October 25, 2021
Applicant/ Owner: Charlie Schmidt / Laura McCurdy
Request: Demolition of existing residence and construction of new single family home.

Overview:

The applicant is seeking approval to demolish an existing residence and to replace it with a new single family home. The new home will be set further back from the lakeshore than the existing. The driveway will be reworked, and a "low mow" zone will be established along the lakeshore as required.

The Conservation Board reviewed this application November 1, 2021 and recommended approval of the application as presented.

The Development Review Board will review this application December 21, 2021.

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 subject property is located along the Lake Champlain shoreline just north of Appletree Point. The shoreline is an identified significant natural area. Much of the property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. The new home will be set further inland than the existing residence, and the footprint of the existing home will be filled, graded, and converted to green space. The new home is larger than the existing

home, and the total development footprint doubles from 11% lot coverage to 22% coverage. Limited tree cutting is proposed along with the installation of a variety of new trees as depicted in the landscape plan.

The redevelopment of this property exceeds 400 sf and, therefore, requires a “low mow” zone along the lakeshore proportionate in size to the redeveloped area (with a maximum depth of 50’ and maximum span of 80% of the lakeshore frontage). Redeveloped lot coverage totals approximately 8,235 sf in this proposal. The required low mow zone is depicted on the site plan. It spans the entire width of the lakeshore and may be reduced to 80% if the applicant so chooses.

(b) Topographical alterations

Much of the lot is flat but drops steeply towards the lakeshore along its western boundary. Existing topographic conditions will remain largely unchanged.

(c) Protection of important public views

Distant terminal views of Lake Champlain and the Adirondack mountains will remain essentially unchanged. There are no public views associated with this property. The proposed home is modest in scale, and most mature vegetation will be retained. Its construction will not adversely affect public views from the lake towards shore.

(d) Protection of important cultural resources

The property contains no known archaeological resources. Much of the lakeshore is archaeologically sensitive. If, during construction, artifacts are unearthed, it is the applicant’s responsibility to stop earthwork and to contact the Vermont Division for Historic Preservation for further guidance.

(e) Supporting the use of alternative energy

Rooftop solar panels are depicted on the proposed building elevation drawings. The proposed home is well situated to take advantage of its solar energy potential.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature’s events

An erosion prevention and sediment control plan is required and is subject to review and approval by the city’s stormwater program staff. Stormwater runoff will be handled largely by infiltration into surrounding green space. The front door is sheltered under a small overhang.

(h) Building location and orientation

As noted above, the new home will be set further from the lakeshore than the existing residence. Like most homes in the neighborhood, it will remain far back from the street edge. While situated more than 100’ from the road, the new home will have a front door facing inland towards the road.

An attached garage will be located to the side of the home and will be set back from the projecting front line of the home. Note that this criterion calls for the garage to be set back from

the longest street facing wall of the home. In this case, the garage appears to be even with the longest street facing wall of the residence. It is setback only from a projection in the building's center. Modest design revision is needed in order to comply with this criterion. The width of the garage is compliant.

(i) Vehicular access

An existing driveway will continue to serve the property. The driveway will be reworked to access the proposed home.

(j) Pedestrian access

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk or street. This section of Appletree Point Road is private. No front walkway is proposed. Consistent with past practice in such situations, no front walkway is required.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Parking will be provided within the attached garage and within surface parking spaces adjoining the driveway. Circulation and access is provided via the private driveway. The four surface parking spaces are located in front of the residence. This criterion calls for parking to be placed to the side or rear of the building. More specifically, the standards of Sec. 8.1.12, (b) *Front Yard Parking and Residential Driveways*, requires that parking spaces in all residential zoning districts be located to the side or rear of the principal residential structure. Sec. 8.1.9, *Maximum On-Site Parking Spaces*, limits onsite parking to 125% of the minimum requirement. In this case, 2 parking spaces are the minimum requirement for a single family home in this "neighborhood" parking district. Up to 3 parking spaces may be allowed within the 125% limit. As a result, at least 2 of the parking spaces must be deleted and the remaining spaces relocated to the side of the home or incorporated into the driveway.

(m) Landscaping, fences, and retaining walls

Much of the lakeshore is vegetated, and only limited tree clearing is proposed. A basic landscaping plan has been provided and depicts several new trees to be planted in the green space around the home. Several low landscaping walls are depicted in the project plans, but none appear to function as retaining walls.

(n) Public plazas and open space

No public plaza or open space is included or required in this proposal.

(o) Outdoor lighting

Exterior building entries will be illuminated. An outdoor wall sconce fixture will be installed at several locations to provide this illumination. The fixture is cutoff and is acceptable.

(p) Integrate infrastructure into the design

Utility lines must be buried as part of this reconstruction. The site plan depicts overhead lines and a relocated utility pole. Relocation of the pole may be moot in light of the undergrounding

requirement for the lines. Utility meter locations are not evident and must be depicted and screened.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home has a substantially larger footprint than the existing home; however, it is only a single story tall, whereas the existing home is 2 stories. The proposed home is of a scale similar to neighboring homes along this stretch of lakeshore. The perceived mass of the building reads as several distinct components with recesses and projections. The proposed home projects a simple elegance.

2. Roofs and Rooflines

The proposed home will have gable roofs that intersect in the center. Gable roofs are common in this neighborhood and on single family homes generally.

3. Building Openings

The primary front entrance is clearly articulated and is sheltered by a small overhang. Fenestration is appropriately scaled and stylistically appropriate for the proposed building design.

(b) Protection of important architectural resources

The existing building is not listed on the state or national historic register, nor has it been deemed eligible for listing. Its removal will have no adverse impact on Burlington's wealth of important architectural resources.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

As with a number of homes in this neighborhood set far from Appletree Point Road, this home has little street presence. Although set well back from the road, the east elevation clearly reads as the home's primary façade and contains an obvious front entry.

(e) Quality of materials

The proposed home will be clad in wooden vertical shiplap siding. Standing seam metal roofing will be installed on the roofs except for a small section of flat rubber roofing over the front entry. Clad wooden windows will be installed throughout. The materials proposed are of acceptable quality and durability for this new construction.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No rooftop mechanical equipment is depicted on the project plans. If any exterior equipment is proposed, rooftop or otherwise, it must be depicted and screened.

(i) Make spaces safe and secure

The proposed building must comply with the city's current egress requirements. Building entries will be illuminated.

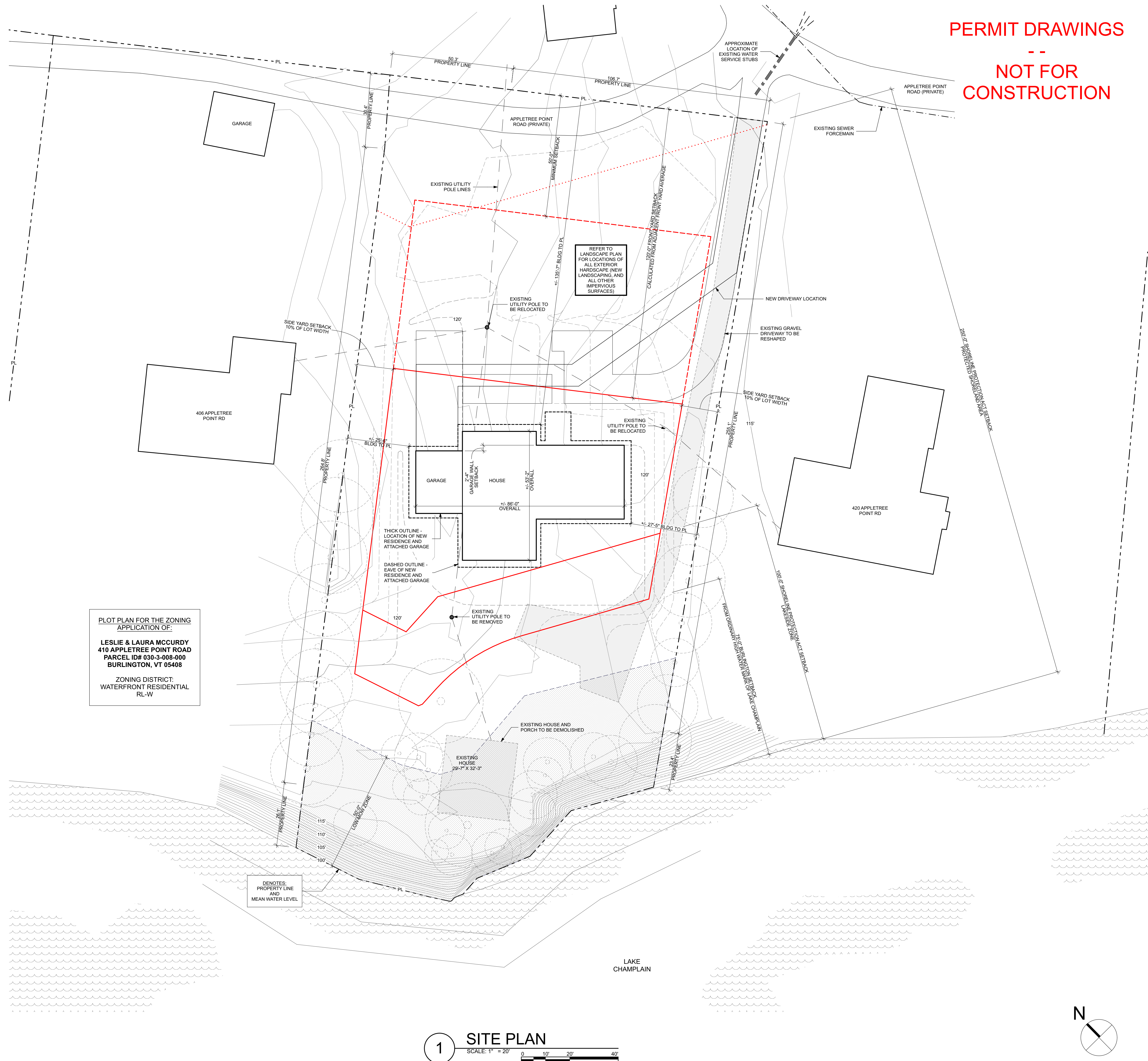
RECOMMENDED MOTION:

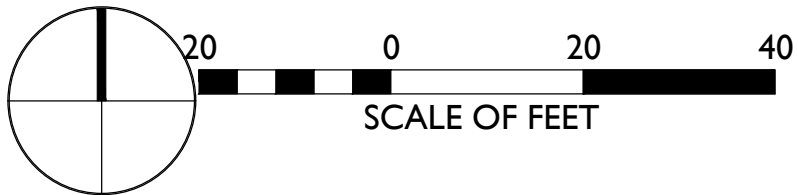
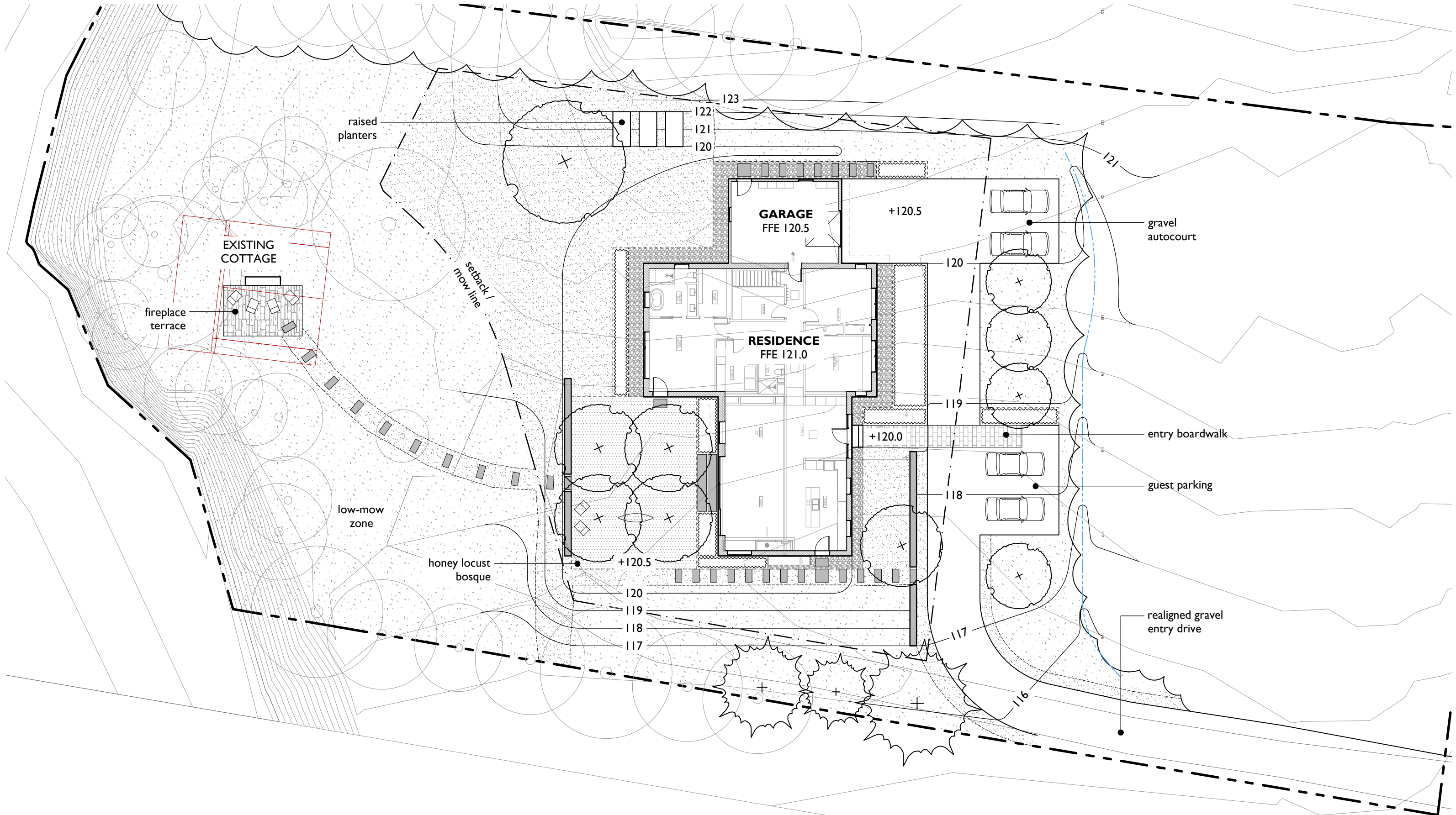
Approve per the following conditions and forward to the Development Review Board.

1. A "small project erosion prevention and sediment control" plan must be submitted to the city's stormwater program staff for review.
2. Revised project plans addressing the following are needed:
 - a. Adjustment of the attached garage to be set behind the longest street-facing wall of the residence;
 - b. Deletion of 2 parking spaces and relocation of remaining surface parking spaces to the side of the proposed home or incorporated within the driveway;
 - c. Buried utility lines;
 - d. Utility meter locations and screening; and,
 - e. Depiction of any exterior mechanical equipment and related screening.



COVERAGE CALCULATION	
EXISTING:	
HOUSE	953 SF
APPLETREE POINT RD	1,122 SF
DRIVE	3,088 SF
TOTAL	5,163 SF
LOT SIZE	46,946 SF
EXISTING COVERAGE =	11 %
PROPOSED:	
HOUSE (ROOF AREA)	4,016 SF
APPLETREE POINT RD	1,122 SF
DRIVE / AUTOCOURT	2,797 SF
HARDSCAPING	2,396 SF
CONCRETE WALLS	
BLUESTONE RISERS	
BLUESTONE PAVERS	
STONE DUST	
SLAB STONE PAVERS	
DRIP STONE	
TOTAL	10,331 SF
LOT SIZE	46,946 SF
PROPOSED COVERAGE =	22 %





**MCCURDY
RESIDENCE**

**CONCEPTUAL
SITE PLAN**

JOB NO. 21-020

SCALE 1"=20'

DATE 10.07.2021

© WHLA ALL RIGHTS RESERVED 2020

PERMIT DRAWINGS
--
NOT FOR
CONSTRUCTION



ELIZABETH HERRMANN
ARCHITECTURE + DESIGN

29 NORTH ST
BRISTOL VT 05443
EHARCHITECT.COM
INFO@EHARCHITECT.COM
802 453 6401

**MCCURDY
RESIDENCE**

410 APPLETREE PT
BURLINGTON, VT

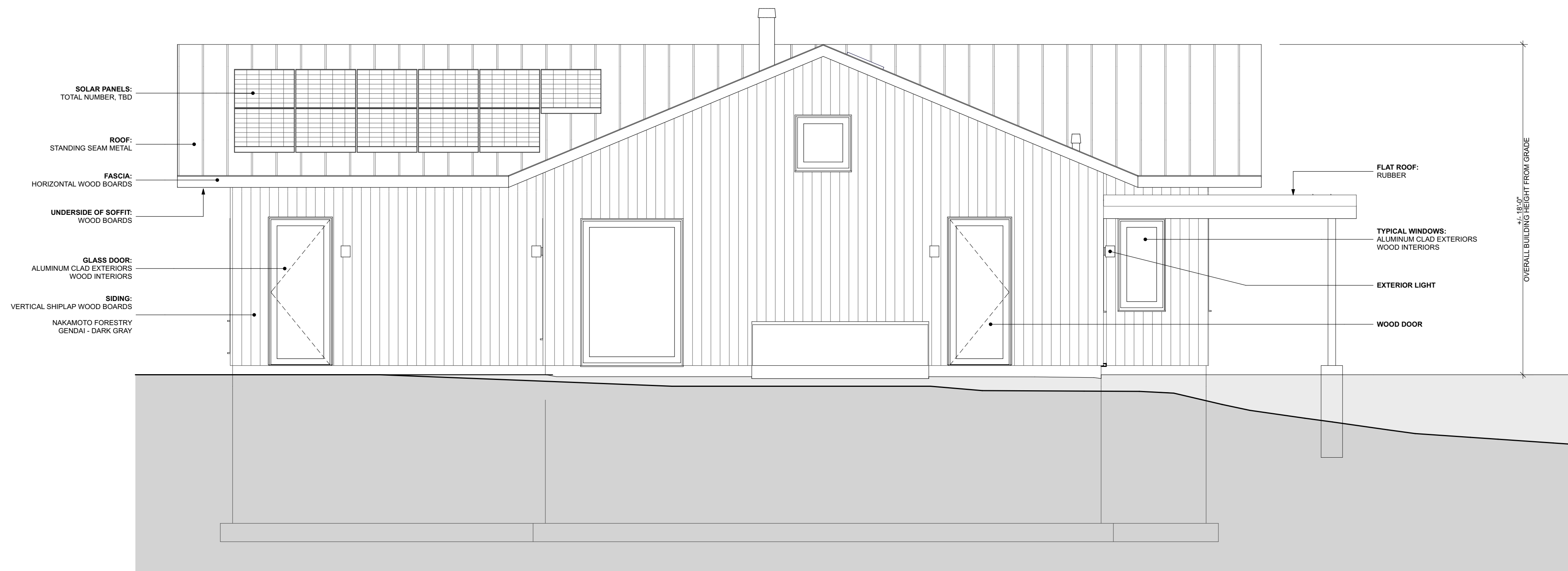
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PROPOSED ELEVATIONS

A-002



2 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PERMIT DRAWINGS
--
NOT FOR
CONSTRUCTION



ELIZABETH HERRMANN
ARCHITECTURE + DESIGN

29 NORTH ST
BRISTOL VT 05443
EHARCHITECT.COM
INFO@EHARCHITECT.COM
802 453 6401

**MCCURDY
RESIDENCE**

410 APPLETREE PT
BURLINGTON, VT

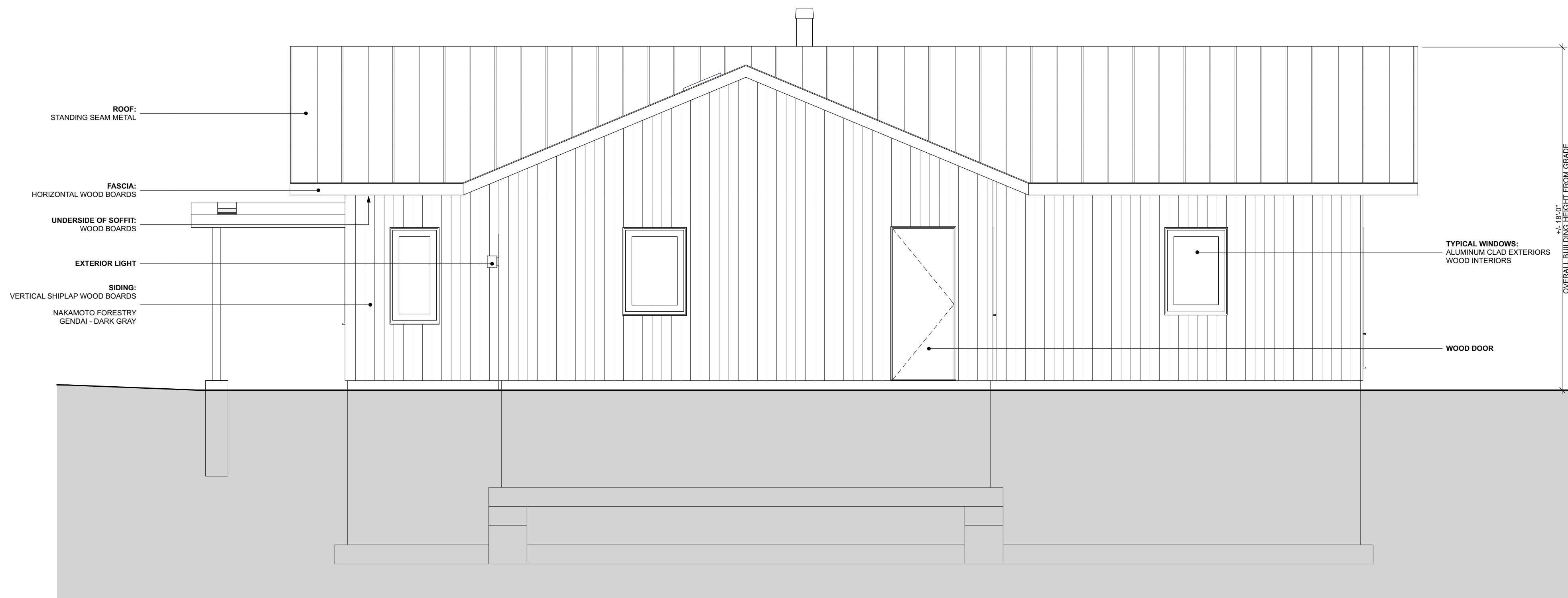
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PROPOSED ELEVATIONS

A-003



2 NORTH ELEVATION

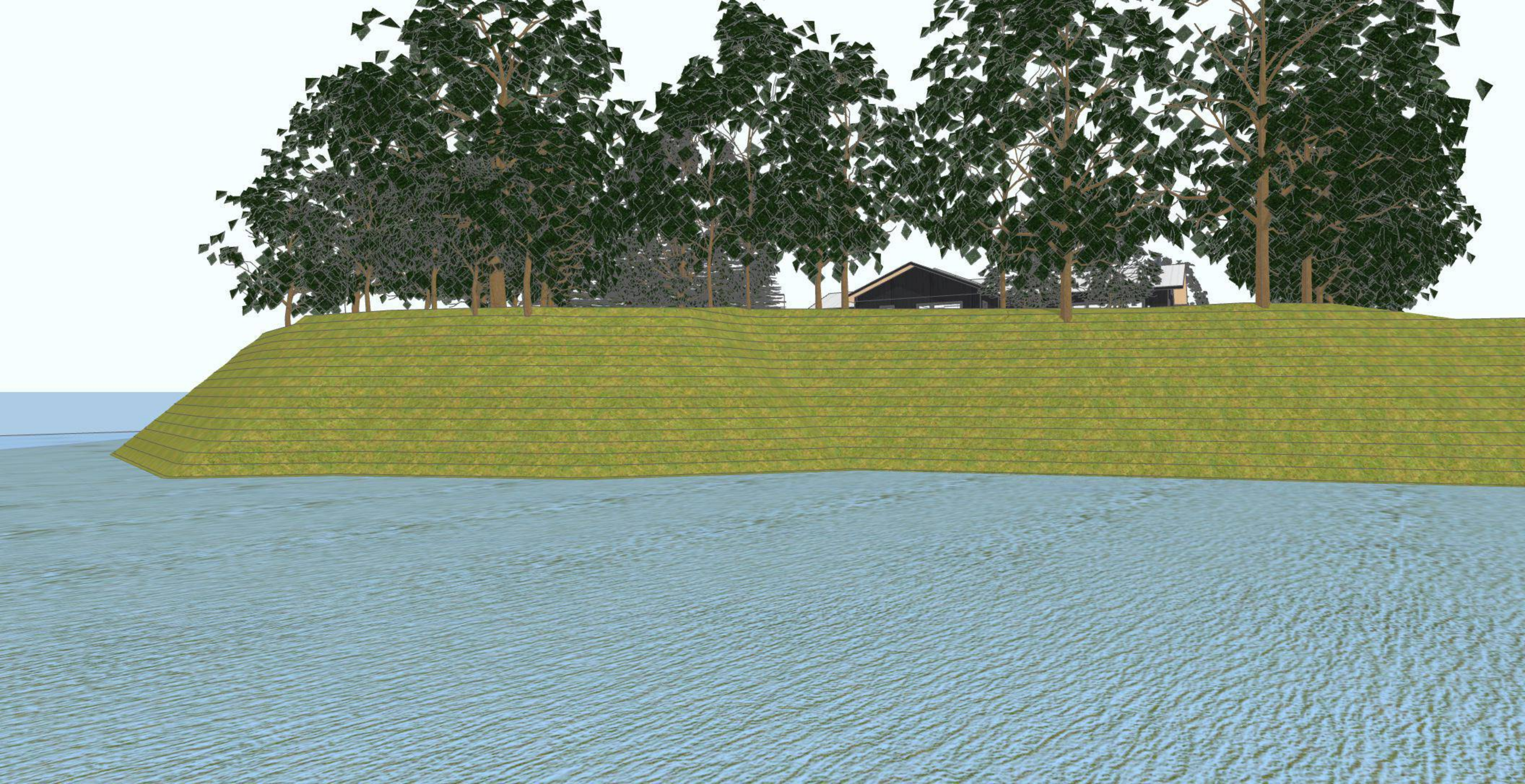
SCALE: 1/4" = 1'-0"

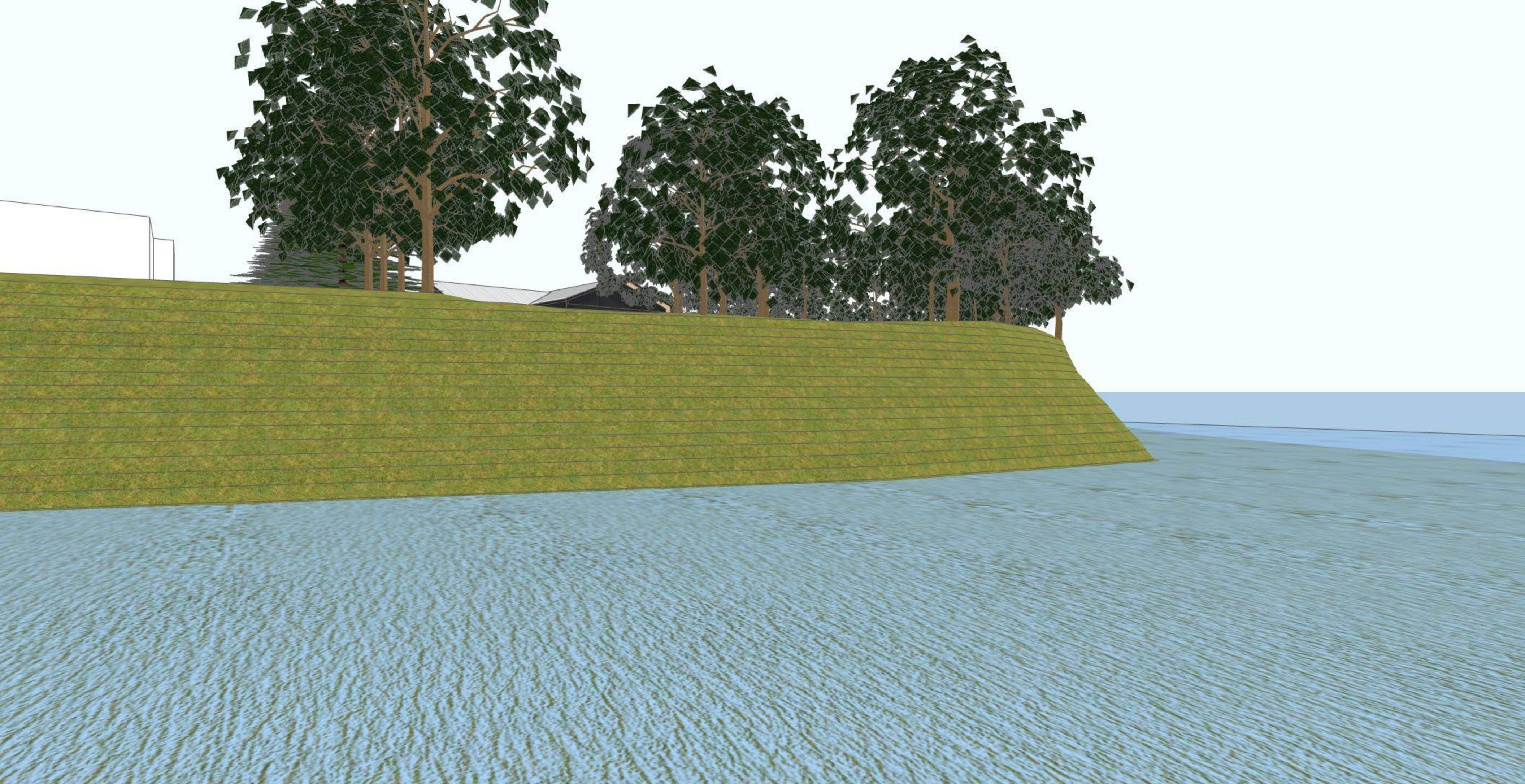
0 2' 4' 8'



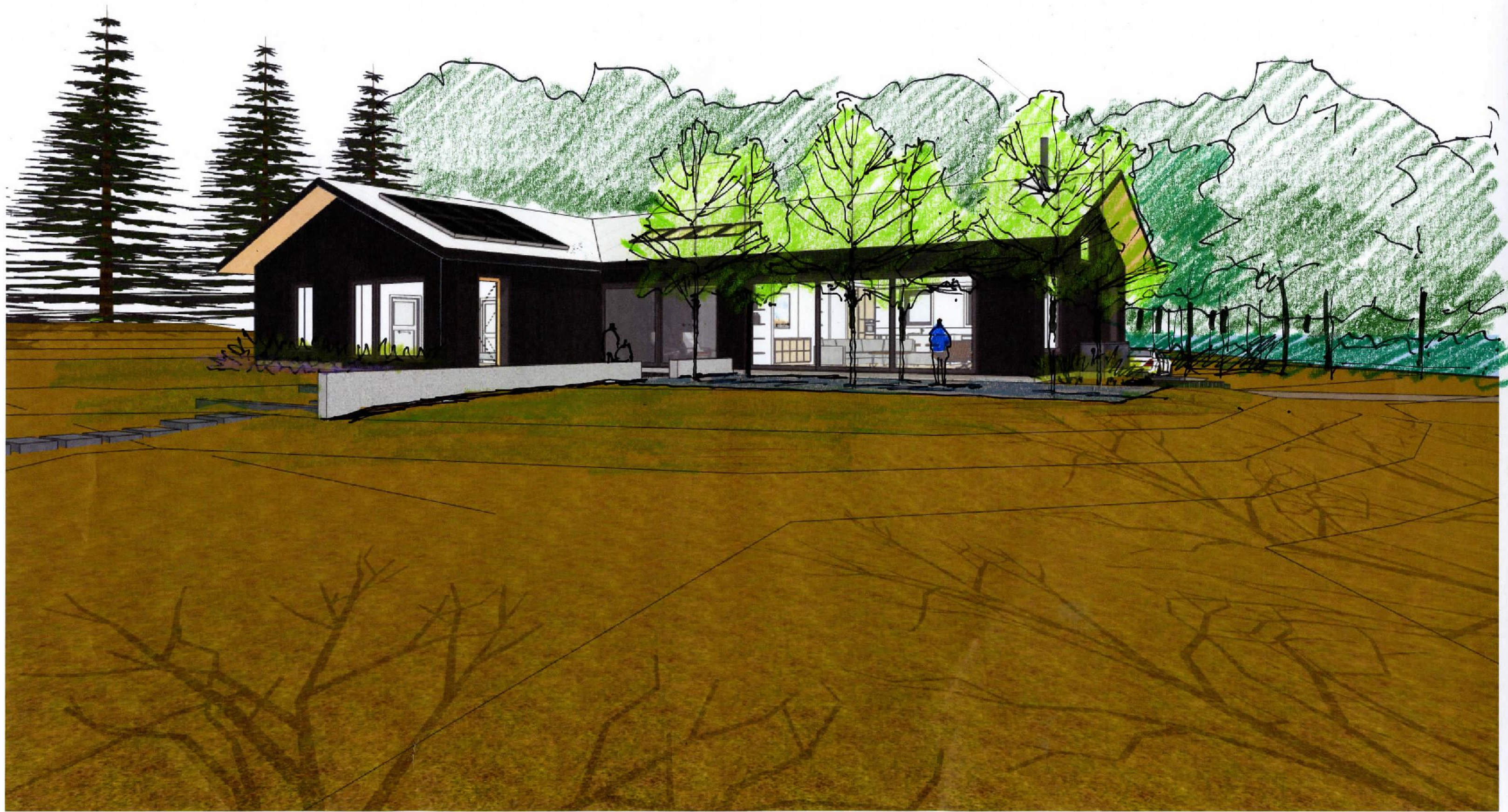
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"













From the Desk of:

WILLIAM DE VOS, ASCA

- ISA Board Certified Master Arborist #NE-0187B
- Registered Consulting Arborist #359
- NJ Licensed Tree Expert #197
- Vt. Certified Horticulturist
- bill@treeworks.com

August 16, 2021

Rem Kielman
'WagnerHodgson
Landscape Architecture
7 Marble Avenue
Burlington, Vt 05401
rkielman@wagnerhodgson.com

Re: Laura McCurdy Property

Dear Rem:

I have finally had the to spend at the McCurdy property and assess the trees.



I followed the Federal system for lakeshore assessment (Grid and Point Method) and as preparing it, received an updated set of regulations for Zoning

and Development in Burlington that does not require G & P assessment.

Recipient of the *National Award for Excellence in Arboriculture*

from the desk of

WILLIAM DE VOS, ASCA

- Registered Consulting Arborist #359
- Certified Horticulturist

Having said that the information gathered with the Federal system shows a total suggested removal of 17 points on a site with 152 points within 50 feet of the shoreline. That equates to a removal percentage of 0.112.

There are a few dead or dying trees for removal but that is about it. Any desired view enhancement can be accomplished with some judicious pruning, due in part by the client's desire to maintain the health of the trees along the lake¹.

I have used red and white checked flagging to mark the trees I believe should be removed. I have flagged with blue and white flagging, two Hornbeams on the North West side of the house. This designation is for either removal or pruning due to the specific condition and relationship of the 5 Hornbeams and one large Cedar.



¹ Email from Laura McCordy-June 11, 2021

from the desk of

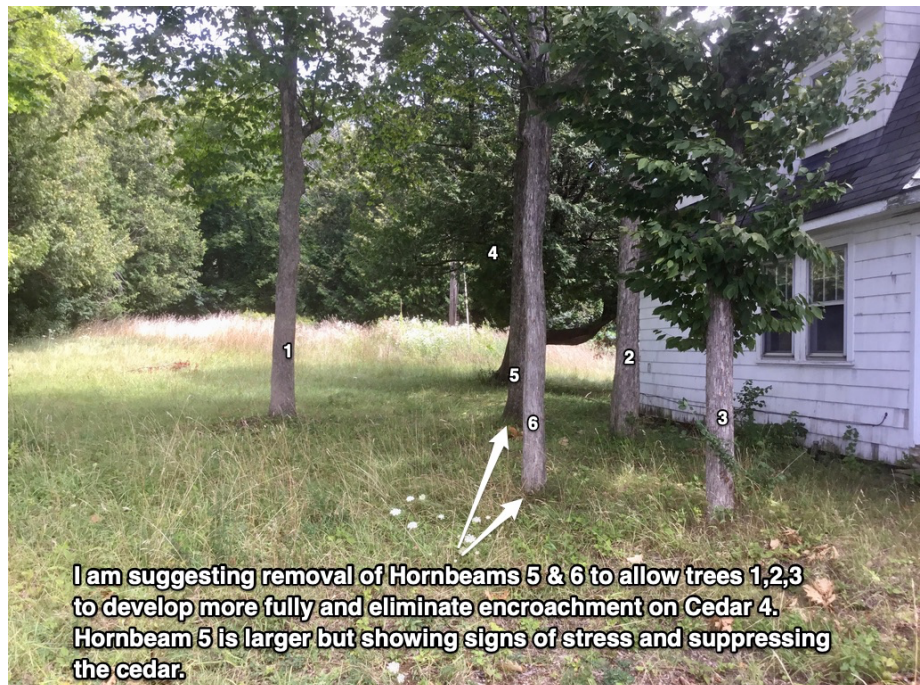
WILLIAM DE VOS, ASCA

- Registered Consulting Arborist #359
- Certified Horticulturist

The largest Hornbeam is showing signs of decline and is beginning to suppress the growth of a significant Thuja, itself the most significant tree in the yard. We could develop a maintenance plan for the larger Ostrya, prune it back to healthy tissue and away from the Cedar or remove it. Either action would be acceptable as that stand is overstocked.

The smaller Hornbeam that is ribboned blue and white is growing very misshapen and is codependent with a better formed Hornbeam. I would remove this tree to allow the remaining tree(s) to develop more fully.

My preference would be to remove both blue and white ribboned hornbeams, thereby releasing the large Cedar from future



encroachment, and eliminating stressed and structurally compromised trees at the same time.

from the desk of

WILLIAM DE VOS, ASCA

- Registered Consulting Arborist #359
- Certified Horticulturist

This will leave the 3 Hornbeams that are spaced well to develop an attractive coalescing crown in time; more conducive to becoming



amenity trees, or grouping. The reduced competition will likely result in better health and longevity.

The trees along the shore are basically self-sustaining. I have marked 4 small trees that are alive but have either no future or are inhibiting neighboring trees from a future, 4 trees that are completely dead

and 3 trees that have declined beyond the point of salvage.

I have checked the Vermont Natural Heritage Program for any inclusion of trees from this site and have found none.

All of the suggestions in this report, assuming dead, diseased or declining trees are not counted, meet or exceed the requirements in the Citywide General Regulations; Sec. 5.5.4 (a)1.

Generally speaking there is not a substantial amount of work necessary to improve the lakefront trees. Removal of dead and

from the desk of

WILLIAM DE VOS, ASCA

- Registered Consulting Arborist #359
- Certified Horticulturist

declining trees along with some judicious pruning will improve site health and provide poignant enhancement to the lake view.

The only truly elective work is on the north west side of the house where some negative space will afford a healthier, more attractive setting.

Please contact me with any questions or concerns.

Sincerely,

Bill



BRAND

Maxim Lighting

DESCRIPTION

The Outpost II Outdoor Wall Sconce provides ample down-lighting to your exterior spaces to ensure safety and security all while adding a decorative touch to the architectural elements of your home. Finished in Black or Brushed Aluminum, the Outpost's sleek design works well with a number of decors. Place outside the entryways to light up your night. Available in three sizes. Wet location rated. Dark Sky approved. ETL listed. NOTE: Medium and Large size directs light in both directions, where as the small size only directs in one direction.



Shown in: Brushed Aluminum

SHADE COLOR	N/A
BODY FINISH	Brushed Aluminum
WATTAGE	6W
DIMMER	Standard 120V
DIMENSIONS	6"W x 7.25"H x 7.25"D
LAMP	1 x A19/Medium (E26)/6W/120V LED

Technical Information

PRODUCT DIMENSIONS	Backplate: 4.5" x 5"
---------------------------	----------------------

ITEM NUMBER	MAX1023911
--------------------	------------

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE

Thermacore[®] COLLECTION



Premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

The Genuine. The Original.



Built Better from the Inside Out

Door construction

Thermacore® Collection steel garage doors feature premium insulation construction and design which provides maximum thermal efficiency and reduced air infiltration for your garage space. This durable line of garage doors gives you many years of reliable operation while providing comfort and beauty to your home, even in extreme climates.



Thermacore® construction

Provides a continuous layer of foamed-in-place, CFC-free polyurethane insulation sandwiched between two layers of corrosion-resistant steel, for maximum thermal efficiency.



Durable finish

Interior-side hot-dipped galvanized steel backing, with two coats of baked-on polyester paint, provides strength and a finished, clean appearance.



In-between section thermal seals

With an air infiltration rating of up to 0.08 cfm, seals provide superior resistance to the elements.



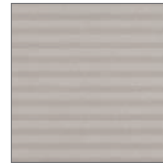
Bulb-type bottom weatherseal

Guards against wind and rain while providing a cushion when closing.

Multiple surface options



Embossed wood grain adds beauty, sophistication and durability.



Microgroove waved pattern creates a striking light effect.



Smooth, non-textured surface gives a modern look.



Pebble grain embossment creates an appealing pattern texture.

Wind Load options

Models 5740 and 5760 are FBC approved and will provide added protection to your home during high wind events, including hurricane-force winds.



Model 5740 (198) 7' high, Long Panel, White finish, Stockbridge 2 4-Lite windows



CLAD WOOD THERMOPLUS CLAD™

A higher performing version of our popular Thermo Clad line of windows and doors. The "Plus" indicates two layers of insulation that are constructed into the window and door frames. A perfect choice for projects aiming for Passive House or Net Zero levels of performance. A laminated, warp-resistant, solid timber construction frame. Triple compression air seals and exterior aluminum rainscreen cladding mounted on rails for an ultimate durability and rot resistance.

PERFORMANCE

Frame Depth = 88mm (3.46")

NFRC Values:

Fixed

U = 0.15 Btu/(h.ft².F)

SHGC = up to 0.40

VT = 0.56

Condensation Resistance = 74

Operable

U = 0.15 Btu/(h.ft².F)

SHGC = up to 0.36

VT = 0.51

Condensation Resistance = 76

CE Values:

U_f = 0.9 W/(m²K)

U_g = 0.53 W/(m²K)

U_w = 0.7 W/(m²K)

Ψ_i = 0.052 W/mK

TIMBER & FINISH OPTIONS

Timbers available: finger jointed pine (base timber), Clear Pine, Meranti, European White Oak, and Larch.

Interior Finish Options: RAL painted timber, or standard set of interior stains.

Exterior Finish Options: RAL Standard, RAL FS Premium, Tactile Series, and Anodized options.

CONFIGURATIONS AVAILABLE

Fixed

Tilt-turn, Tilt-only, Turn-only, Tilt-first

Fixed/Operable combinations

French window opening

Inswing Terrace Doors

Lift-Slide Doors

Inswing and Outswing Entry Doors

HARDWARE

European multi-point locking system with upto eight locking points on windows and four points on entry doors. Concealed hinges standard.

SIZING

Min frame width = 450mm (17.7")

Max frame width = 1521mm (59.8")

Min frame height = 402mm (16")

Max balcony door height = 2743mm (108")



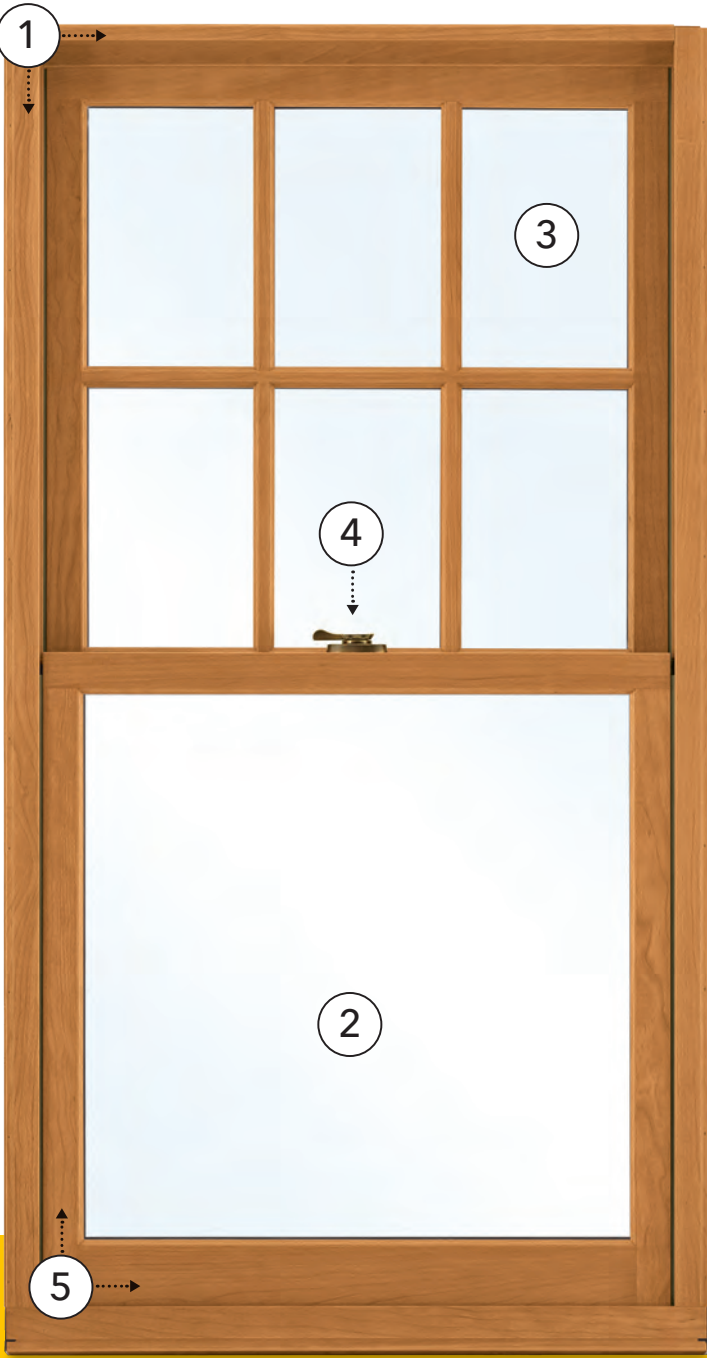
All performance data based on typical assemblies. Discuss specific performance values with a Zola Project Manager

ULTIMATE

MARVIN SIGNATURE™ COLLECTION



WINDOW TERMS AND DEFINITIONS



- 1. FRAME**
There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin frames are built strong with a variety of high-quality wood species.
- 2. GLAZING**
The glass in a window is called glazing. Marvin’s broad range of glazing options can meet both high-performance and refined aesthetic requirements.
- 3. LITE**
Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.
- 4. HARDWARE**
Marvin uses only the highest quality locks, handles, hinges, lifts, and pulls-in a wide variety of durable finishes.
- 5. SASH**
The sash—operating or stationary—is comprised of horizontal rails, vertical stiles, and glazing. Marvin’s large solid sashes offer precise fit and ease of operation.

WINDOW OPERATING STYLES



DOUBLE HUNG
Double hung windows have two movable sash which operate vertically.



CASEMENT
A window that is hinged to its frame at the side and opens like a door.



GLIDER
A window with sash that slides horizontally to open and close.



AWNING
An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it’s called a hopper.



FIXED
An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.



TILT TURN
A European-style, dual function window that can swing in like a casement or open at the top like a hopper.

MORE FLEXIBILITY TO MEET ANY DESIGN CHALLENGE.

Marvin has an extensive selection of styles, sizes, shapes, and options.

DOUBLE HUNG WINDOWS

Marvin double hung windows combine state-of-the-art design with classic style. Advanced engineering and high-quality construction make our double hung windows incredibly durable, versatile, and easy to use.



ULTIMATE DOUBLE HUNG G2



Double Hung G2 window with Oil Rubbed Bronze hardware



Double Hung G2 windows in Ebony

ULTIMATE DOUBLE HUNG G2

The Ultimate Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.



INTERIOR



EXTERIOR



WASH MODE WITH SASH LOCK IN ANTIQUE BRASS

ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE

RICH WOOD INTERIOR

Offers beauty and warmth with six wood species and ten interior finish options.

NARROW CHECKRAIL

Provides a sleek aesthetic at 1 15⁄16 inches to maximize daylight opening while maintaining historical accuracy.

TILT WASH

Allows easy access to exterior glass for cleaning and maintenance.

RETRACTABLE SCREEN

A screen option that easily retracts out of sight when not in use and provides smooth, quiet operation.



INTERIOR SHADES

Integrate seamlessly into the window without visible cords or pulleys. The fit is precise with virtually no light bleed.

EXCLUSIVE AUTOLOCK

Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY

Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and weather needs.

SASH BALANCE SYSTEMS

Enables smooth operation at the largest sizes.

EXTERIOR FEATURES AND PERFORMANCE

DURABLE CLADDING

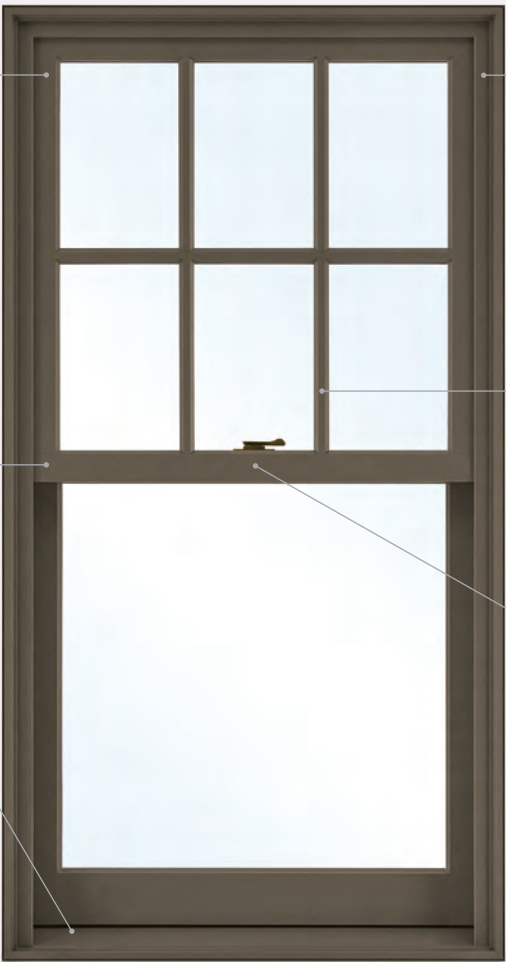
Exterior cladding made with the industry's highest level of certification, AAMA 2605, extruded aluminum and backed by a 20-year warranty against chalking and fading.

EXPANSIVE SIZES

Larger than 5 feet wide by 10 feet high.

TRADITIONAL SILL BEVEL

The 14-degree bevel provides optimal water management while maintaining a classic look.



SUPERIOR WEATHER PERFORMANCE

LC-PG50 on most sizes. Optional commercial (CW) performance and IZ3 certified coastal performance on most sizes.

DESIGN VERSATILITY

An array of simulated divided lite patterns, interior and exterior color options, ten hardware finishes, and archtop models.

ALUMINUM INTER-LOCK

Eliminates drafts and improves the window's overall structural integrity.

VELUX®

The No Leak Skylight™

Fixed Skylight

Deck and Curb-Mounted

Bringing light to life™

Go Solar. Save big!

Part of VELUX's goal in becoming the world leader in skylights has been to put to excellent use our most abundant natural resource: sunlight. By developing and manufacturing environmentally friendly products that allow daylight and fresh air into your home, we're helping reduce electricity dependency. And when you "Go Solar" by bundling certain products, you can really work to lower your carbon footprint!

Go Solar with VELUX to reduce your energy consumption and actively fine-tune the climate inside your home as the seasons change. By going solar, you can exchange artificial light for natural light and cut ties with those high energy bills.

Go Solar Cost Savings:



Fixed Skylight Option

Estimated price/savings

\$400	Fixed Skylight & Flashing
+ \$1,500	New Installation
\$1,900	Final Cost



Includes fixed skylight, factory-installed solar blind, and a free VELUX ACTIVE with NETATMO Gateway¹

Go Solar Option

Estimated price/savings

\$785	Fixed Skylight, Blind & Flashing
FREE	VELUX ACTIVE Gateway
+ \$1,500	New Installation
\$2,275	Subtotal Cost
- \$683	30% Federal Tax Credit*
\$1,592	Final Cost

\$1,900

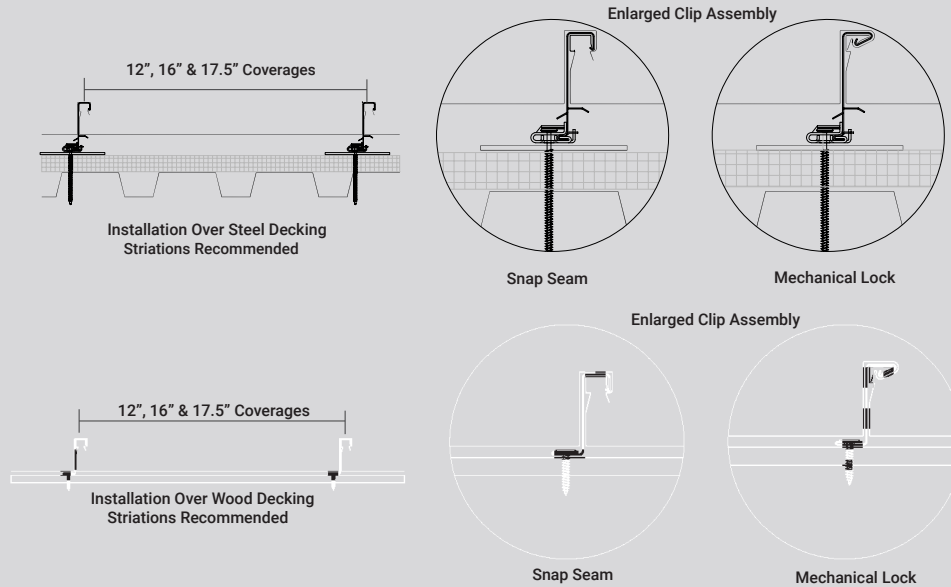
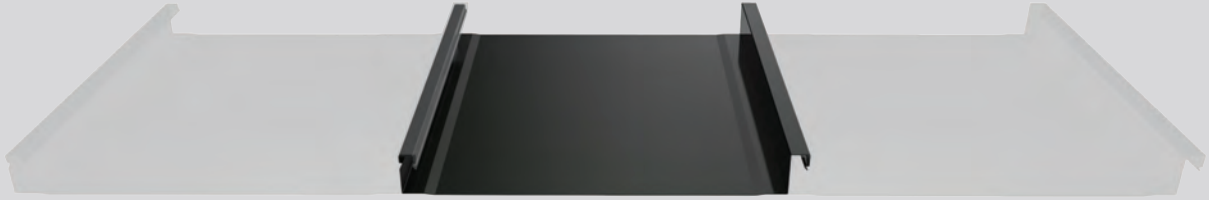
\$1,600*

**Go Solar
and save \$300²**

^{*}Based on tax credit eligibility. For more information visit veluxusa.com/go-solar.

¹ VELUX ACTIVE Gateway not included with the Go Solar option for the VELUX Solar Powered "Fresh Air" Skylight.

² Actual installation costs will vary from these estimates based on new installation or replacement and common variables in roof construction and shaft construction.. Local delivery costs and applicable sales tax not considered for these estimates. These numbers are provided as estimates only.



Panel Overlap Detail Snap Seam Option



- 1. Clip System:** Fixed or Floating clip systems available
- 2. Substrate:** Can be used over open framing with a max span width of 60". Plywood substrate material shown.
- 3. Underlayment:** High Temp Ice & Water
- 4. Clip Relief**

Roof Coverage 12", 16" & 17.5"

Panel Gauges 22*, 24*

Fastener Options Concealed Clip System

Panel Length Up To 40' Shop Production
100'+ Run Onsite

Rib Height 2"

Roof Slope Minimum 3:12 in Snap Seam
Minimum 1/2:12 in Mechanical Seam
w/ Hot Melt Seam Mastic

Wind Uplift Rating ASTM E-1592 & UL580

Air Leakage ASTM E-1680

Water Penetration ASTM E-1646

Water Penetration under Static Water Pressure Head ASTM E-2140

Warranty Based on Paint System

* Grade 50

Version 1.1, 8/2020

NAKAMOTO FORESTRY

SKU# NM2005 - Gendai with Linseed Oil DARK GRAY



Installation Details

Overage

Please add a healthy overage ranging 15~20%, as shipping additional material can be very expensive.

Fastening (Exterior)

Two ring- or screw-shank headed face nails per furring strip within 1" of each edge

Substrate (Exterior)

Rigid furring minimum 16"OC

Installation Layout

Vertical or horizontal, all profiles

Dimensions & Grades Available

Select Grade			Premium Clear Grade	
6" Lap	6" S3S	8" S3S	6" Lap	
Profile	SF/pc	Length	Reveal	Thickness
6" Lap	5.33	145 11/16"	5 5/16"	9/16"
6" S3S	5.75	145 11/16"	5 11/16"	9/16"
8" S3S	7.75	145 11/16"	7 11/16"	9/16"

Prefinish Specifications

Prefinish Option	1 Coat Traditional Linseed Oil
Prefinish Color	Dark Gray
Exterior Applications	Yes
Interior Applications	No
Back-Oiling Option	Available
2nd Coat Oil Option	Not available
Shop-Applied Fire Retardant	Available
Fire-Retardant-Treated-Wood	Select grade shiplap only



Manufacturer

Nakamoto Forestry North America
 Warehouse and Office (By Appt Only)
 6400 SE 101st Ave Unit 2C & 3C
 Portland Oregon 97266
 Tel. (503) 512-6780
 Mailing and Billing
 4110 SE Hawthorne Blvd. #190
 Portland Oregon 97214
 Tel. (503) 512-6780

Yakisugi "shou sugi ban". The top layer of delicate soot is lightly brushed off, leaving a smooth, consistent, and dark surface, and an oil prefinish is applied prior to shipment. Suitable for exterior applications. Delivered ready to install.

.125

Product does not shed soot after installation

.125

Copy and Paste into Appropriate CSI Division

SECTION 06 26 00

CHARRED WOOD SIDING

.125

SKU# NM2005 - The SKU indicates surface and prefinish combination only. Please specify SKU together with dimensional profile and wood grade when ordering.

Surface & Texture

Gendai is a surface with a silky smooth, brushed, undulating soot layer, approximately 1/32" thick.

Species

Cryptomeria japonica, a monotypic genus in the Cypress family native to Japan. The Japanese name is "Sugi" (as in yakisugi and shou sugi ban), and in the West it is colloquially known as "Japanese Cedar".

Wood Grade

Select - JAS "Small Knot" grade allows for up to 20 tight or 10 dead knots per 79" (2m) board length. Unlimited combination of heartwood and sapwood, pith allowed. Checks allowed to 1/16" as long as plank stability, weather-resistance, and cosmetics are not adversely affected.

Premium Clear - JAS "Joko Mubushi" grade allows for up to 4 tight or 3 dead pinhole knots per 79" (2m) board length. Unlimited combination of heartwood and sapwood, no pith allowed. Checks allowed to 1/16" as long as plank stability, weather-resistance, and cosmetics are not adversely affected.

Fire Resistance

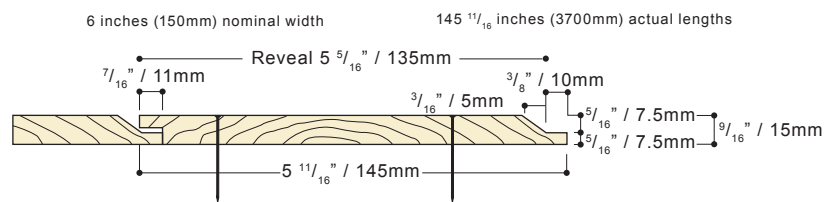
FRTW or shop-applied fire retardant pretreatment available to achieve CLASS A ASTM, UL, and CAN/ULC Flame Spread and Smoke Developed indices.

Moisture Content

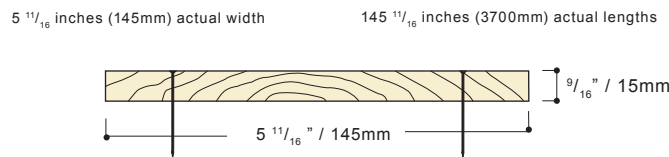
Air dried then burnt to 11~14% MC, but may fluctuate during transport or warehousing. Please acclimate on site for two weeks prior to installation.

.125

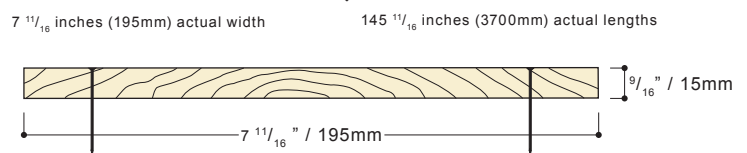
STANDARD GENDAI 1X6 SHIPLAP DIMENSIONS



STANDARD GENDAI 1X6 SQUARE EDGE DIMENSIONS



STANDARD GENDAI 1X8 SQUARE EDGE DIMENSIONS



*Dimensional shrinkage after manufacture is possible due to being a solid-sawn wood product.



Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Vacant, Planning Technician
Celeste Crowley, Zoning Clerk
Ted Miles, Zoning Specialist
Charlene Orton, Permitting & Inspections Administrator



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP-21-732, 278 Main Street
Date: November 9, 2021

File: ZP-21-732
Location: 278 Main Street
Zone: RH **Ward:** 8E
Parking District: Multimodal Mixed Use
Date application accepted: October 19, 2021
Applicant/ Owner: Duncan Wisniewski Architecture / Committee on Temporary Shelter
Request: A new, 16-unit multifamily building addition to the existing 10-family community house.

Background:

- ✚ **Zoning Permit 92-030;** demolish porch and construct a new 2-story porch (side). July 1991.
- ✚ **Zoning Permit 03-057;** enclose two screened-in porches, adding stairs and modifying the parking area. August 2002.
- ✚ **Zoning Permit 05-585FC;** extend existing wood fence. May 2005.
- ✚ **Zoning Permit 15-1223CA;** replace wooden siding with fiber cement board siding. June 2015.
- ✚ **Sketch Plan 21-0963;** sketch plan review for a 16-unit multifamily building addition to the existing 10-family community house.

Overview:

The Committee of Temporary Housing proposes a new, 4-story building addition at the rear of the existing community house. The new addition will add 16 new multifamily units (inclusionary) to the existing community house (10 families). The proposal also includes reconfiguring the parking area, a new trash enclosure, and covered bicycle parking.

On May 11, 2021 and June 1, 2021, sketch plan reviews were held by the Design Advisory Board and Development Review Board, respectively. While no action is taken for sketch plan reviews, the applicant received feedback from both boards regarding the proposal. Neither board expressed any significant concerns.

Part 1: Land Division Design Standards

No land division is proposed.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

The property has a gentle east-west downslope. No changes are proposed that will significantly alter the topography. The street frontage is developed with the existing building and landscaping, and the proposal will occur behind the existing building.

(b) Topographical Alterations:

The parking configuration will be altered to make room for the new building. Parking will locate in two areas (with appropriate driveway access): four spaces along the east wall of the existing building (rear portion) and 5 spaces behind the proposed building addition.

(c) Protection of Important Public Views:

There are no protected views from or through this site.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. 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).

Not applicable. While the existing building at the front of the property is listed on both the National (College and Main Street Historic District) and State Historic Registries. The proposed addition will connect to an addition on the existing historic structure. The rear roof section of that addition, currently gable, will be removed to more aptly connect the new addition at its third floor terrace connection. This particular section of the rear addition was constructed in 1991/1992 and is not considered historic.

(e) Supporting the Use of Renewable Energy Resources:

No part of the application will preclude future utilization of wind, geothermal, water or other renewable sources of energy. The applicant notes that they hope to provide roof-mounted solar PV, but it's too early to tell if that will be feasible.

(f) Brownfield Sites:

This site is not listed on the Vermont DEC list of identified Brownfields.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

The application will trigger the need for an Erosion Prevention and Sediment Control plan, as well as a stormwater plan, to satisfy the requirements of Chapter 26 of Burlington Code of Ordinances. Written approval from the City Stormwater program will be a requirement of the zoning permit.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

There will be internal access to the new building addition from within the existing building. In addition, two ground level doors on the east wall of the addition will be covered by a portion of the second story. An entry at the rear will have a canopy cover as well.

There appears to be some availability to store snow onsite, particularly around the rear parking area.

(h) Building Location and Orientation:

The new addition is proposed to the rear of the existing building. No changes to the existing streetscape are proposed.

(i) Vehicular Access:

The existing access off Main Street will continue to provide access to the property. The driveway will continue along the east property line to provide vehicular access to both parking areas and the trash enclosure.

(j) Pedestrian Access:

Pedestrian access to the existing building will remain as existing. There is a front entrance with a direct walkway to the Main Street sidewalk. The new proposal shows a concrete walkway along the east side of the driveway to provide pedestrian access to the rear of the property. A concrete 'plaza' where the driveway passes by the east side ground floor entrances will be constructed which will aid in pedestrian safety. To access the addition's rear door (north side), a walkway will be constructed along the east and north side of the new addition.

(k) Accessibility for the Handicapped:

One handicap parking space will be provided per the site plan. The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, handicap access must be addressed.

(l) Parking and Circulation:

Circulation within the site is clear: one driveway along the east property line to provide access to the two separate parking areas. The property is within the Multimodal Mixed-Use Parking District, which eliminates any parking requirements. The proposal includes, however, two separate parking areas for a total of 9 onsite parking spaces. As required by Sec. 8.1.16 *Transportation Management Plan*, the applicant has provided a Transportation Demand Management (TDM) plan for review since the proposal includes more than 10 new dwelling units, and possibly more than 15,000 sf of new gross floor area. Each of the elements identified under this section will need to be addressed in the plan.

(m) Landscaping and Fences:

A planting plan has been submitted which includes a variety of trees, shrubs and perennials. There is a 4 ft tall (approx.) picket fence between the existing building and the west property line

(running parallel with Main Street) that will remain. Additional fencing runs along the rear half of the east property line (which will be relocated closer to the property line) as well as along the rear (north) property line. The proposal includes continuing one of the existing fences to the neighbor's fence in the northeast corner. The applicant should be aware that this permit will only allow new fencing to be permitted strictly on the subject property. If any portion of this new fencing is to occur on the neighboring property, a separate zoning permit, filed for that neighboring property, will be required.

(n) Public Plazas and Open Space:

The site plan identifies open space along the west side. It is assumed that this area will be open to use for tenants of the property.

(o) Outdoor Lighting:

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

The application has provided lighting information which indicates compliance with the lighting standards of Sec. 5.5.2. Lighting includes recessed fixtures at the new building entrances, parking lot area lighting, and building mounted pedestrian path lighting. The plans will still need to be updated to show the locations of each light fixture.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The plans show a trash enclosure in the northeast corner of the lot, and a transformer in the northwest corner. Rooftop mechanical units are shown on the roof plan. No other references are made for utilities, mailboxes, etc. The applicant will need to revise the plans to include utilities and amenities such as electric meters, infrastructure connections (water, sewer, gas) mailboxes, etc., if proposed. If existing utilities/infrastructure will be used, please provide documentation as such. A letter from the Department of Public Works has already been obtained confirming adequate water and sewer capacity for the proposal. A state stormwater permit will be required.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. *Massing, Height and Scale:*

The proposed 4-story rear addition will exceed the mass, height and scale of the existing building at the front of the property, as well as neighboring structures. However, with its location at the rear of the property, it won't be dominant along the street frontage. Neighboring buildings along this stretch of Main Street range in height from 2 to 3 stories. The scale of development is similar to nearby properties – specifically, the abutting property to the east contains a three-story multifamily building. And the property beyond that to the east contains a multifamily development as well. Given the underlying zoning (Residential High Density), the proposal fits within the intent of the zone.

Additionally, the development will utilize inclusionary housing benefits with regard to building height. The applicant's narrative states that all 16 units within the addition will meet inclusionary zoning requirements. Lot coverage can go up to 92%, and building height can reach 47 ft, as long as the requirements of Article 9 – *Inclusionary and Replacement Housing* are met.

2. *Roofs and Rooflines*

The new, multi-level building addition will have flat roofs throughout. One exception to that is the elevator tower, which will have a sloped roof. In accordance with Sec. 5.2.6 (b) CDO, elevator towers and mechanical units <15 ft in height and located accordingly are permitted to exceed maximum height limitations. Buildings within the immediate area have a variety of roof types, but more specifically, the large office building on the abutting property to the west has a flat roof. The roof/roofline of the proposed building addition will not create an anomaly in the neighborhood.

3. *Building Openings*

The elevation drawings show a variety of window types, with fixed, awning and casement windows throughout. With the exception of the elevator tower, there aren't any blank walls. Three first level access doors are provided (east and north side), and there will be a door on the south wall that will provide access to a portion of the second floor's rooftop.

(b) Protection of Important Architectural Resources:

Not applicable.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Not applicable. No changes to the street edge are proposed. The existing building will remain as-is, and landscaping in front will remain.

(e) Quality of materials:

Siding will vary throughout the building, with brick (entry), metal vertical siding (elevator), fiber cement panels (stairs and corridors), fiber cement lap (living units), and porcelain tiles (base).

While window and doors are shown on the plans, no reference is made, nor spec sheets provided, that indicate their material. This information will be needed prior to the DRB meeting. Generally, for new construction, a variety of materials is acceptable and are encouraged to be highly durable.

(f) Reduce energy utilization:

The applicant notes that the new construction will be all electric, although methods for heating of domestic hot water are currently being explored, and thus no final selection has been made. The applicant should take into consideration the utilization of best available technologies and materials in order to maximum an energy efficient design.

(g) Make advertising features complementary to the site:

Not applicable. No signage is proposed. A separate sign permit will be required for any future signage.

(h) Integrate infrastructure into the building design:

The plans show rooftop mechanical units and a new ground-mounted transformer. No other reference is made to other infrastructure, mailbox location(s), etc.

(i) Make spaces secure and safe:

The covered entrances will be illuminated with recessed lighting. Also as the applicant notes, there will be parking area and walkway lighting installed. As usual, the new building addition will have to meet life safety requirements of the building code. Additionally, circulation to allow emergency vehicle access as well as first responder entrances with a stretcher-sized elevator will need to be addressed. Many of these items will be addressed at the Technical Review Committee, which among various departments and agencies, includes building inspector and fire marshal review.

RECOMMENDED MOTION:

Approve per the following conditions and forward to the Development Review Board.

1. Update the plans to show the specific locations of all light fixtures.
2. Spec sheets for all materials: siding, windows, doors, mechanical units, roofing material, etc. shall be submitted to staff.
3. The bicycle parking structure shall meet a minimum setback of 5 ft to the side yard property line.
4. A Transportation Demand Management plan will be required, per Sec. 8.1.16 CDO.
5. A separate fence permit will be required if any portion of the fence extension is located on the abutting property, filed by that property owner.

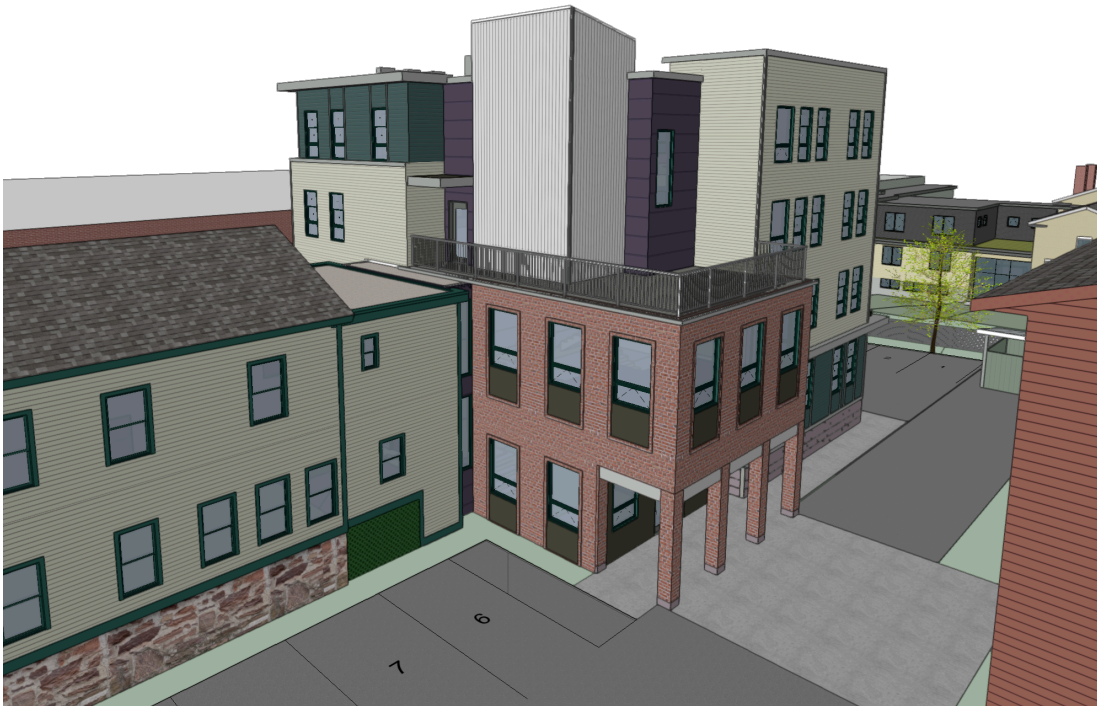
COTS

278 Main Street
BURLINGTON, VT 05401

COA Level II Zoning Application

APPLICANTS:

COMMITTEE ON TEMPORARY SHELTER & EVERNORTH



October 15, 2021

COTS 278 MAIN STREET

Prepared for: The City of Burlington Department of Permitting & Inspections

Prepared by: Duncan Wisniewski Architecture

October 15, 2021

The Committee On Temporary Shelter (COTS), in partnership with Evernorth (EN), is pleased to present this Certificate of Appropriateness Level II Zoning Application for an addition to and very minimal renovations of its existing Family Shelter (zoned as Community House), to the City of Burlington Department of Permitting and Inspections for review under the Comprehensive Development Ordinance.

The proposal includes very minimal changes to the existing building (primarily at the point of intersection between new and old) and a new addition that totals approximately 14,200 SF (four floors plus basement). This addition includes 16 units of affordable housing, all of which will comply with the City's inclusionary zoning requirements based upon income. Compliance with the basic inclusionary zoning requirements (15% of total units) allows for increased density (40 units to 46 units/acre), increased height (35' to 45'), and increased lot coverage (80% to 92%). The zoning summary included in this packet explores these bonuses in detail.

As required prior to submission of this zoning application, we presented the proposed project to the combined Wards 1 and 8 Neighborhood Planning Assembly on September 8, 2021; therefore, please schedule this proposal for the earliest possible Conservation, Design Advisory and Design Review Board meetings.

Sincerely,



Bob Duncan

enc: filed via electronic submission

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ZONING PERMIT APPLICATION FEES

COA Level II APPLICATION FEE: ECC \$3,990,000.

- \$15 + \$140 Filing Fee
- \$2.20/\$1,000 ECC or \$.10/SF, whichever is greater = $\$3,990 \times 2.20 = \$8778 + \$155 = \8933 .

MAJOR IMPACT FEE: ECC \$3,990,000.

- $\$250 + \$1.21/\$1,000 \text{ ECC} = \$3,990 \times 1.21 = \$4827.90 + \$250 = \$5077.90$

TOTAL DUE w/application: $\$8933 + \$5077.90 =$ **\$14,010.90.**

COA Level II Development Review Fee: (due prior to release of DRB approval)

- $\$4.5/\$1,000 \text{ ECC} = \$17,955 \text{ or } \$0.25/\text{sq. ft.} = \$6250$. Use \$17,955.

TOTAL DUE prior to release of permit: **\$17,955.**

COTS 278 MAIN STREET

October 15, 2021

PROJECT OVERVIEW

The site is located on Main Street in Burlington, across from Edmunds Elementary and Middle Schools, and currently includes an existing Community House that serves homeless families. The existing building was remodeled for the YWCA in 1991, and again remodeled in about 2003 for its current use. The property is zoned Residential High Density (RH), and with a lot size of 18,015 SF (.414 acres), increased density of 46 units/acre due to inclusionary zoning requirement, and is thus allowed to have a total of 19 units. Existing Community House is classified as one unit, thus allowing for a maximum of 18 units of new construction, 16 are proposed. Please refer to attached Zoning Summary for more details.

DESIGN OVERVIEW

The 25% rear yard setback requirement limits expansion of the building in a northerly direction. Because the existing building is not served by an elevator, and since the new construction will have an elevator, the addition has been sited such that its entrance is easily served by the elevator, and the elevator can also serve the existing Community House, thus allowing for accessibility to the existing second floor, a feature not previously available. It is important programmatically to separate residents in the new apartments from residents in the Community House (primarily to offer apartment residents a clear break between shelter housing and permanent housing); consequently, the main entrance to the new addition is centrally located on the lot. While pedestrians approaching the main entrance will share driveway circulation with vehicles accessing the two parking areas, we are paving a portion of this access with a concrete walkway, and creating a defined concrete “plaza” space at the main entrance, in each case to establish the importance of pedestrian circulation and to downplay vehicular circulation. This walkway falls within the side yard setback as allowed under Section 5.2.5 (b)2 (“walkways”).

The new addition will be four stories in height as allowed by the bonus height granted under inclusionary zoning. The addition connects to an earlier addition to the original building's ell, and we propose to remove the gable roof of the addition, thus more aptly connecting the new addition at its third floor terrace connection. The new addition is composed of a variety of unit sizes and types, and its first and second floors match the existing building to facilitate elevator access to the existing floors. Since the first floor is approximately 5' above grade, the basement of the addition allows windows of sufficient size to serve three small units on that floor. The second floor accommodates a common room for building residents, that can be used for social events, birthday parties, etc. Above that space on the third floor is an open terrace, which allows for additional exterior space for residents.

Although onsite parking is not required because all units will be permanently affordable, parking is provided on site in two locations. COTS recognizes that there are basic needs for Community House staff parking as well as limited parking needs for both Community House and apartment residents; accordingly, we have provided a total of nine (9) spaces.

Trash storage will be located in an enclosed structure, as will all long-term bicycle storage, as indicated on the Site Plan. The addition features a stair porch connection to the first floor, part of which falls within the rear yard setback, allowed as per Section 5.2.5 (b)2 (“steps to first floor entries”).

Proposed lot coverage falls well below the 92% that is allowed.

CONTEXT

The neighborhood context varies in both use and building type/size. Consolidated Communications has its main building directly to the west, and is a totally interior focused building with brick exterior. To the east is a condominium complex of three stories in height. Directly to the north is a mixed use two story building comprised of office space and apartments. Materials range from the brick exterior of the Consolidated Communications building, to wood siding of the condominium complex, to a mixture of brick, wood, stucco and metal siding of the building to the north.

SITE DESIGN

The new construction connects to the existing building at its north end, and the addition steps on its north side to maintain the 25% rear yard setback. As mentioned earlier, site constraints necessitate the addition's main entrance to be in the center of the site. Given the limited access options, both pedestrian and vehicular circulation share the same site circulation, thus techniques of material differences have been employed to emphasize pedestrian circulation and alert vehicle drivers to the presence of pedestrians.

Trash will be collected in the same way it is now, although frequency of collection may increase. The trash truck currently enters the site and traverses to the rear to collect trash, and then backs that distance out to the street.

SITE LIGHTING & UTILITY SERVICES

Site lighting currently is limited to some building mounted lighting. The new building entrance will have soffit mounted recessed lighting, parking lot area lighting, and building mounted pedestrian path lighting, as indicated on the Site Plan. All exterior lighting are LED fixtures that are full cutoff, dark sky compliant, and have been designed to not interfere with neighboring properties. Lighting will be controlled by a 365-day astronomical time clock and integrated high/low motion/ambient sensors. All fixtures are DLC or energy star rated.

All utilities will be underground from existing municipal services. Existing sewer, water and gas services will be maintained. New 3 phase primary electrical service will be provided via an existing pad mounted transformer to the Northeast to a new pad mount transformer located on the North end of the property, with underground secondary service from there to the building's basement.

CIVIL

The project civil engineer (Civil Engineering Associates) has communicated with DPW to assure that the design meets city requirements, including sufficient water and sewer services, as well as a storm water mitigation design that utilizes underground infiltration structures to mitigate stormwater flow. In light of guidance received from the City Stormwater Section (DPW), we have designed a subsurface stormwater treatment and peak flow mitigation facility which has the volume to fully infiltrate the 2-year design storm and to reduce the 10-year peak flow and volumes amounts to less than existing conditions. The existing building is currently sprinklered, and the design anticipates full sprinklering of both existing and new construction.

BUILDING DESIGN

The Owner's building program requires a mix of unit sizes and types, including small Studio units (5), one BR units (4), and two bedroom units (7). There will be minor changes to the existing building where a wheelchair lift space will be removed and the space utilized for other purposes.

The site is zoned high density residential, and since all units meet inclusionary zoning requirements, certain bonuses are offered, including additional height and lot coverage, and no requirements for parking. The new addition connects to the existing building at its two+story north end.

The massing of the building is broken into several components: the entry with shared space and terrace above; circulation components (stairs, elevator, corridors); and the living units. The entry component is clad in brick, partly in homage to the original building's brick construction, partly for its durability close to the ground; the elevator is clad in metal vertical siding, capped by a sloping roof, relating to towers that abound nearby and in the City; the stairs and corridors are clad in horizontal large format fiber cement panels; and the living units are clad primarily in horizontal fiber cement lap siding, accented by bands of horizontal large format fiber cement panels at both the first floor and fourth floor. The base of the building is clad in thin porcelain tiles, relating back to the stone base of the original building, and laid in somewhat of a random pattern more representative of the random pattern of the stone foundations. We hope to provide roof-mounted solar PV, but won't know if this feasible until well into construction and costs have been finalized.

New roofing will be flat, sloping internally to drain. The elevator "tower" roof slopes to the north so as to drain onto the flat roof and not cause issues at the entrance to the third floor terrace. The overall massing of the building is consistent in scale with nearby buildings, including the Consolidated Communications building to the west, 230 College Street to the north, and the condominium complex to the east side.

Rooftop mounted mechanical equipment is shown on the roof plan, and has been included in the building modeling. As you will see, the equipment is not visible in the perspectives we've provided (except for aerial view).

The new construction is proposed to be "all-electric", although investigating methods for heating of domestic hot water are currently being explored, and thus the selection for that has not been finalized. Making the decision to not use fossil fuels for space heating or cooling requires a major commitment in envelope systems (continuous exterior wall insulation, aggressive air sealing means and methods, R60 roof insulation, etc.). We will be working closely with BED energy services to utilize their expertise and maximize opportunities for incentives to conserve energy.

OTHER

Civil Engineering Associates has calculated existing and proposed vehicle trip ends based upon the ITE Trip Generation Handbook, the results of which show very minor increases in vehicle trip ends when comparing the proposed development to the existing development. Please see the Transportation Demand Management Plan. NPA attendance: This project was presented to the combined Wards 1 & 8 NPA on September 8, 2021 (see attached agenda, or CEDO, youtube, etc. for recorded meeting).

The design will meet applicable state and federal handicapped accessibility requirements for both site and units. All apartments are designed to meet FHA requirements and one will be accessible in accordance with the 2010 ADA, as required by both funding sources and City of Burlington Code of Ordinances.

ZONING NARRATIVE

This application to the Department of Permitting & Inspections of the City of Burlington for 278 Main Street is made on behalf of COTS & Evernorth by Bob Duncan of Duncan Wisniewski Architecture. This project falls into the permit type "COA Level II", due to project cost and major impact. The proposed development consists of very minimal interior renovations to the existing structure and a 16 apartment unit additions. Site improvements include improved pedestrian and vehicular circulation, enclosed trash receptacles and enclosed bike storage, modest open space usage for tables, and additional landscaping featuring native species. The following is the required narrative which explains compliance with the Comprehensive Development Ordinance and an appendix of submitted forms and drawings.

1. Zoning District Requirements:

The attached Zoning Summary summarizes uses, density, height, lot coverage, proposed development, etc. of this parcel.

2. Major Impact (Article 3, Part 5)

The proposal falls under 3.5.2 (b) Major Impact Review as a development in RHD district of 10 or more units. As such, it is required to comply the Major Impact Review Standards of Section 3.5.6(b).

a. Major Impact Review Standards: the drawings, supporting documents, letters from City departments and staff show that the proposal complies with these standards.

- (1) Not result in undue water, air or noise pollution: the proposed project will not increase water, air or noise pollution. Wastewater and stormwater systems have been approved; all heating and cooling is predominantly supplied without fossil fuels; unlike other commercial or industrial uses, the addition of 16 small units will not create undue noise pollution.
- (2) Have sufficient water available for its needs: approved by DPW.
- (3) Not unreasonably burden the city's present or future water supply or distribution system: approved by DPW.
- (4) Not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result: stormwater design/retention system has been approved by DPW.
- (5) Not cause unreasonable congestion or unsafe conditions on highways, streets, waterways, railways, bikeways, pedestrian pathways or other means of transportation, existing or proposed: no adverse comments received at TRC meeting on 5/13/21, therefore in compliance.
- (6) Not cause an unreasonable burden on the city's ability to provide educational services: no adverse comments received at TRC meeting on 5/13/21, therefore in compliance.
- (7) Not place an unreasonable burden on the city's ability to provide municipal services: no adverse comments received at TRC meeting on 5/13/21, therefore in compliance.
- (8) Not have an undue adverse effect on rare, irreplaceable or significant natural areas, historic or archaeological sites, nor on the scenic or natural beauty of the area or any part of the city: not applicable.
- (9) Not have an undue adverse effect on the city's present or future growth patterns nor on the city's fiscal ability to accommodate such growth, nor on the city's investment in public services and facilities: as an example of infill/smart growth planning, this development will not have an undue adverse impact.
- (10) Be in substantial conformance with the city's municipal development plan and all incorporated plans:
- (11) Not have an undue adverse impact on the present or projected housing needs of the city in terms of amount, type, affordability and location: clearly a project that is providing all units meeting inclusionary criteria will not have an undue adverse impact.
- (12) Not have an undue adverse impact on the present or projected park and recreation needs of the city:

3. Special Uses and Performance Standards (Article 5): See the attached Zoning Summary for lot coverage, buildable area, setbacks, and building height restrictions.

- a. 5.4.8(b)(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: The proposed design complies. The new work is differentiated, and scaled appropriately.

- b. 5.4.8(b)(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: If this addition were ever to be removed, the historic property would be unimpaired.
- c. 5.5.2 Outdoor Lighting: Refer to civil site plan.
- d. 5.5.3 Stormwater and Erosion Control: Refer to civil site plan.

4. Land Division and Site Development Principles and Design Standards (Article 6) Section 6.2.2 Review Standards:

- a. Protection of Important Natural Features: not applicable.
- b. Topographical Alterations: not applicable.
- c. Protection of Important Public Views: not applicable.
- d. Protection of Important Cultural Resources: not applicable.
- e. Supporting the Use of Renewable Energy Resources: the new addition allows (structural capacity and conduit connection(s) from roof to electrical room) for rooftop solar PV if financially feasible.
- f. Brownfield Sites: not applicable.
- g. Provide for nature's events: the existing site does not accommodate stormwater control. The project will incorporate stormwater control features, and has been review with DPW.
- h. Building Location and Orientation: new addition has been designed to respect the historic building, and its connection to the historic building occurs and steps back from its existing north wall. While the addition is taller than the existing building, its connection steps back at the third floor to further separate new from old.
- i. Vehicular Access: the existing site access will be maintained and used to serve two small parking areas, as well as direct access to trash removal, which will be handled the same as it is currently.
- j. Pedestrian Access: pedestrian access to the new addition will share the vehicular access drive. To emphasize the importance of this access, and de-emphasize the vehicular access, a portion of the access drive will be paved with concrete to designate it as a sidewalk; additionally, the space in front of the main entry will also be paved in concrete to create an arrival plaza, a space which also de-emphasizes vehicular use, and with programming and supervision, can also be used for pedestrian activities.
- k. Accessibility for the Handicapped: the building will be fully handicapped accessible in accordance with City, State and Federal requirements.
- l. Parking and Circulation: The two small parking areas are essentially concealed from streetview, a four space lot near the main entry, and a five space lot at the rear of the parcel. While parking is not required by ordinance, the Owner recognizes that there is some need for staff parking and also for building residents.
- m. Landscaping and Fences: refer to Site Plan.
- n. Public Plazas and Open Space: not applicable.
- o. Outdoor Lighting: refer to site plan. Designed to conform to Section 5.5.2.
- p. Integrate infrastructure into the design: resident storage is located in the new basement. Long-term bicycle storage is located in a structure on the northwest corner of the site. Resident mail will be delivered inside. Trash is being collected and stored in a new trash enclosure. Residents and building occupants will bring all internally generated trash to the new trash enclosure.

Section 6.3.2 Review Standards

- a. Relate development to its environment:
 - 1. Massing, Height and Scale: The building's design reflects and relates to the existing building and its context: while the addition is four stories, it connects to the existing building at the third floor where the new terrace matches the height of the new flat roof of the original building's 1991 addition. The fourth floor steps back from there, and the building's massing is not visible from the street. The assembly of materials relates to the existing building's masonry and horizontal lap siding.
 - 2. Roofs and Rooflines: The flat roofing relates to other nearby buildings to the west and north. The design includes flat roofs both to be consistent with context and because it is easier to control and direct stormwater with flat roofs.
 - 3. Building Openings: While not located on Main Street, the principal entrance of the addition is located east side, and relates directly to the internal building circulation system. The new entrance, identified by a covered portico finished in masonry to relate to the original building, directly leads to the new elevator that serves both

the new addition and the existing building. The existing building features punched openings, and the new addition also uses the same patterning, albeit with different shapes and systems.

- b. Protection of Important Architectural Resources: The addition has been designed to comply with Section 5.4.8.
- c. Protection of Important Public Views: not applicable.
- d. Provide an active and inviting street edge: The original building occupies the majority of the street edge, and its prominent entrance will remain.
- e. Quality of materials: all materials are high quality, including brick veneer, fiber cement lap siding, fiber cement panels and metal siding. All new windows will be fiberglass, storefront entry door system and related glazing will be anodized aluminum.
- f. Reduce energy utilization: The addition will be designed to meet or exceed the requirements of the CBES Codes of the state of Vermont, which exceed the Guidelines for Energy Efficient Construction pursuant to the requirements of Article VI. Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The new construction will be "all-electric", which to be successful requires a robust and air-sealed exterior.
- g. Make advertising features complementary to the site: not applicable.
- h. Integrate infrastructure into the building design: resident storage, including bicycle storage is all located inside. Resident mail will be delivered inside. Trash is being collected and stored at ground level and will be collected 2X/week from the Haswell Street driveway. Residents and building occupants will bring all internally generated trash to the trash collection room on the ground floor. Rooftop mechanicals will be located to be concealed or otherwise located to minimize any visibility by pedestrians from the street level.
- i. Make spaces secure and safe: The building has been designed to comply with all applicable building codes. The building entrances will be adequately lit, and an intercom system for building access will be incorporated for apartment residents and guests.

ZONING SUMMARY

Existing Uses	Existing shelter for ten homeless families, one room/family, shared bathing, cooking, living rooms. This use has been permitted as a Community House, and thus counts as one unit for density purposes. Total area of existing building: 5,600 SF
Zoning District	Residential High Density (RH); max density is 40 units/acre, maximum lot coverage is 80%. Density increased to 46 units/acre and 92% lot coverage upon compliance with the 15% inclusionary zoning requirement.
Primary Permitted Uses	Appendix A allows, among others, residential (duplex, multi-family, assisted living, boarding house (up to 4), Group Home, etc. See Appendix A, Use Table for full list.
Primary Conditional Uses	With CU approval: Emergency Shelter, boarding house (5 or more). See Appendix A, Use Table for full list.
Lot Size	18,015 SF (.414 acres) as surveyed. Frontage: 90' +/-; Depth: (198' East, 202' West).
Inclusionary Zoning	Applicable when creation of 5 or more units. When applied, IZ increases density in RH to 46 units/acre, and lot coverage to 92%.
Density	Residential density @ 40 units/acre: Lot size 18,015 SF (18,015 SF/ 43,560 SF = .414 X 40 = 16.56 units; 16.56 rounds up to 17 units less one existing = 16 new units. Residential density @ 46 units/acre: Lot size 18,015 SF (18,015 SF/ 43,560 SF = .414 X 46 = 19.04 units; therefore, total allowable number of units is 19.04 rounded down to 19, less one existing = 18 new units. Proposal is for 16 new units.
Lot Coverage	80% increased to 92% w/IZ.
Setbacks	Front: avg of two adjacent lots on both sides, +/- 5'; side: 10% of width, minimum 5', maximum 20'; rear: 25% of lot depth, minimum 20', maximum 75'. Front setback is existing.
Height	Max 35'; however, the Table in Section 9.1.12 allows for an increase in height of 12' when a minimum increase of 5% of units complying with IZ. This increase is easily exceeded by the program intent of the project, which is that all units will meet IZ requirements.
Proposed use	New multi-family units in an addition to the existing building (Community House) on its north end.
Parking requirements	Section 8.1.6 Affordable Housing and Historic Buildings Exemption: <i>Regardless of location, the Minimum Off-Street Parking Requirements found under Sec. 8.1.8 below shall not apply to any of the following:</i> <i>(a) The creation of permanently affordable inclusionary housing units satisfying the applicable provisions of Article 9 Part 1 - Inclusionary Housing (see Sec. 9.1.10 Income Eligibility and Sec. 9.1.11 Calculating Rents and Selling Prices);</i>
Conclusions	The existing site can be developed to include as much as 18 new housing units; the lot coverage can be increased to 92%; the allowable building height is increased to 47' (35' + 12'). There are no minimum parking requirements.



**Burlington Department of Public Works
Stormwater Program**

234 Penny Lane (Water Plant)

Burlington, VT 05401

PH: 802-863-4501 Email: stormwater@burlingtonvt.gov



Standard Erosion Prevention & Sediment Control (EPSC) Plan

This questionnaire and associated EPSC plan sheets are required for projects

- on properties other than single family (R1) or duplexes (R2) that require a level II or III Certificate of Appropriateness or Major Impact zoning applications and involve 5000 sq. ft. or more of earth disturbance; or
- any activity where a zoning permit is not required but where the project involves 10,000 sq. ft. or more of earth disturbance; or
- if requested by the Stormwater Program due to project characteristics such as slope, soils or proximity to drainage structures or waterbodies.

Please note that you must submit EPSC plan and detail sheets as outlined in section A below.

All projects involving redevelopment or addition of impervious surface must submit the stormwater management screening project (attached) for evaluation or meet with the Stormwater Program to determine the stormwater management requirements for your project.

1. Project Location 278 Main Street Burlington Vt 05402

2. Zoning Permit Address (if different from above): _____

3. Brief Project Description (i.e. building construction, subdivision, site work)

This project proposes the construction of a 4 story multi-residential housing unit and improved parking and access

Please see attached plan set for additional detail.

4. Owner Name: Committee on Temporary Shelter

5. Owner Mailing Address: P.O. Box 1616 Burlington, VT 05402

6. Owner Phone: 802-540-3084 x 201

6. Owner email: jonathanf@cotsonline.org

7. Contractor Name: TBD

☐ Contractor not known at this time

8. Contractor Phone: TBD

9. Contractor Email: TBD

10. Estimated Project Start Date March, 2022

Estimated End Date ~~October, 2022~~

APRIL, 2023

11. Area of Land Disturbance +/- 13,250 sq. ft.

12. Total proposed (existing + new) amount of impervious: +/- 13,260 sq. ft.

14. Does your project require a State Construction Stormwater Permit (9020 or INDC) ? ☐ Yes ☒ No

(You will be required to submit proof of your authorization to discharge prior to initiation of earth disturbance).

A. REQUIRED PLAN SHEETS:

15. Plan sheet(s) MUST BE ATTACHED showing the following:

☒ Limits of disturbance

☒ Location of stockpiles (if any)

☒ Location of stabilized construction entrances

☐ Phasing plan (if appropriate)

☒ Direction of stormwater flow on site

☒ Location of sediment control BMP's (silt fence etc.)

☒ Stabilization measures

16. Detail sheet MUST BE ATTACHED and include details for all EPSC measures listed on the EPSC Plan Sheet. Additionally, notes must be included related to:

- ☒ Daily inspection of roadways and sweeping as necessary
- ☒ Dewatering measures (if applicable)
- ☒ Temporary site stabilization requirements
- ☒ Final site stabilization requirements
- ☐ Winter site stabilization (for disturbance after November 1)
- ☐ Inspection requirements

B. EPSC QUESTIONNAIRE (See last page for typical solutions to these questions)

A) Do you anticipate the need for any dewatering of excavations during the construction? ☐ Yes ☒ No

- If yes, please indicate which plan sheet has details for how dewatering operations will be managed to prevent the discharge of sediment laden water. Sheet(s): Not applicable

B) Will excavated soil be stockpiled on the site? ☒ Yes ☐ No If yes, show locations and EPSC measures for the stockpile on plan sheet(s)

- If no, where is the ultimate disposal of excess soil? Additional soil maybe trucked off site but its ultimate location is not known at this time.

C) Do you plan to park construction vehicles on or disturb City owned property like the greenbelt area? ☐ Yes ☐ No

- If yes, tell us how you agree to repair all disturbances or damage to City owned property and provide a written approval from the City allowing construction vehicles to park on City owned property.

Not applicable

- If no, then please monitor all construction and visitor vehicles and advise all not to park on City owned property.

D) Will stockpiles or disturbed soils be present and/or exposed after Nov. 1st of any construction year? ☐ Yes ☒ No

- If yes, tell us how you plan to stabilize any stockpile and/or disturbed soils.

Not applicable

Do you agree to abide by the following conditions?

☒Y ☐N Applicant will call 863-4501 or email gjohnson@burlingtonvt.gov at least 24 hours prior to initiating earth disturbance and submit the **name and contact (cell phone and email) of the erosion control coordinator for the project**

☒Y ☐N Applicant will post the attached notice in a visible location

☒Y ☐N I acknowledge that it is the responsibility of the owner and his/her representatives to ensure that:

- sediment does not enter surface water bodies (streams, ditches, ponds, lakes, wetlands etc.)
- sediment does not enter City conveyance infrastructure (catch basins, sewers etc.) and
- All sediment must be removed from the city ROW (sidewalks and roadways) by the end of each work day.

☒Y ☐N Sediment control measures will be installed prior to the initiation of earth disturbance.

- ☒ Y ☐ N During the non-winter construction season (April 15 – November 1): After an initial **14 day** period of initial disturbance, temporary or permanent stabilization (mulching, erosion control matting or tarps for stockpiles or other approved method) of exposed areas and stockpiles will occur at the end of each work day unless:
- Earthwork is to continue in the area within the next 24 hours **and** there is NO liquid precipitation forecast for the next 24 hours; or
 - If work is occurring in a self contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches).
- ☒ Y ☐ N During the winter construction period from November 1 to April 15, any **new disturbance** must be temporarily or permanently stabilized (mulching, erosion control matting or tarps for stockpiles, or other approved method) will occur at the end of each work day unless:
- Earthwork is to continue in the area within the next 24 hours **and** there is NO liquid precipitation forecast for the next 24 hours; or
 - If work is occurring in a self-contained excavation (no outlet) with a depth of 2 feet or greater (e.g. house foundation excavation or utility trenches)
- ☒ Y ☐ N The perimeter of the site and all BMPs will be inspected at the **end of each workday** to ensure that sediment will not leave the site. If sediment has travelled beyond the site boundary, it shall be swept up or otherwise removed and deposited on-site in an upgradient area at the **end of each work day**.
- ☒ Y ☐ N The owner and his/her representatives shall abide by the best management practices (BMPs) indicated in the plan and conditions and in the Vermont DEC Low Risk Site Handbook for Erosion Prevention and Sediment Control (2006). Contact 802-863-4501 for a hard copy or go to the web:
http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf
- ☒ Y ☐ N If soils will be exposed after November 1st and winter construction has not been permitted the project will **notify DPW prior to October 15th and ensure that sediment control is installed PRIOR to soil freezing**. If the project is completed during the winter months, an additional inspection will be required to ensure that the control is buttoned up for the winter.
- ☒ Y ☐ N Within 48 hours of reaching final grading, the exposed soil will be seeded and mulched or covered with erosion control matting (for slopes steeper than 3:1 or high wind prone areas). Erosion control matting is preferred.
- ☒ Y ☐ N The owner will contact DPW to schedule a stabilization inspection when site work is finished and stabilization measures (seeding and mulching or matting) have been installed.

AGREEMENT

By filling out and signing this plan, I agree to abide by the terms and conditions outlined above. Failure to follow this plan can result in a stop work order by the City of Burlington, fines, or both.

By: ☒ Owner ☐ Contractor

Jordan Farrell

Name

[Signature]
Signature

10-15-2
Date

Additional Conditions of Approval:

AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN

FOR THE PROJECT AT:

278 Main Street

HAS BEEN FILED WITH THE CITY OF BURLINGTON
STORMWATER MANAGEMENT PROGRAM IN ACCORDANCE
WITH CHAPTER 26 OF THE BURLINGTON CODE OF ORDINANCES

THIS REQUIRES THAT MEASURES BE INSTALLED OR TAKEN TO
PREVENT SEDIMENT FROM LEAVING THE SITE AND ENTERING
WATERWAYS AND IMPACTING CITY INFRASTRUCTURE
(RIGHT OF WAY AND STORMDRAINS)

FOR QUESTIONS OR TO REPORT SEDIMENT LEAVING THE SITE
CALL 802-863-4501

This notice to be posted in full view at all times during earth
disturbance. Additional conditions on attached.

Plan Approved by: _____ Date: _____
Burlington Stormwater Program

TYPICAL SOLUTIONS TO PREVENT OR CONTROL SEDIMENT AND EROSION

STOCKPILES

- Cover small stockpiles with a tarp when not being used.
- Install silt fencing or other appropriate devices around the stockpiles to filter sediment.
- Cover stockpiles with straw or other approved mulching material.
- Plan to remove any unusable material as soon as possible from the site to an approved location.
- Plant grass and mulch stockpiles that will be on site for more than 14 days.
- Cover, vegetate or install erosion matting on stockpiles that will remain disturbed over the winter.

DISTURBED AREAS

- Maintain vegetated buffers around disturbed areas.
- Install silt fencing or other appropriate device to filter sediment washing off from disturbed areas. Remember that the bottom of the silt fence must be “keyed in” (dug into ground) to work correctly.
- To prevent sediment from running off your site via your driveway (or other paved areas where you can’t install silt fence) use a row of hay bales or tube sand.
- Cover disturbed areas as soon as possible with straw or other approved mulching material. Use erosion control matting in high wind, traffic or slopes steeper than 3:1 (horizontal to vertical), and follow the manufacturer’s guidelines staple the matting down.
- Plant grass and mulch or use erosion control matting all disturbed areas that will remain exposed for more than 14 days.
- Cover, vegetate or install erosion matting on areas that will remain disturbed over the winter.
- Protect ditches, catch basins or water bodies off-site by using silt fencing, gravel check dams or other approved sediment control methods.

CONSTRUCTION VEHICLES

- Do not park construction vehicles on City owned green space. Vehicles disturb vegetation and compact the soil, thereby reducing its ability to infiltrate stormwater. Any green belt disturbance will need to be permanently stabilized with grass seed and erosion control matting.
- Prevent sediment from leaving the project by cleaning the tires of vehicles, or use clean gravel at project access points to clean tires.
- Sweep city streets, sidewalks and bikepaths daily or as needed to remove sediment transported from the project.

RESOURCES

The Vermont Handbook for Erosion Prevention and Sediment Control at:
http://vtwaterquality.org/stormwater/docs/construction/sw_low_risk_site_handbook.pdf

The City of Burlington Stormwater Program Page at
<http://www.burlingtonvt.gov/DPW/Stormwater-Management>



Stormwater Management Plan Pre-Screening

Please provide the following information to the Stormwater Program (stormwater@burlingtonvt.gov, ph: 863-4501) in order to determine what the requirements will be for your project.

- General Information

- Project Address: 278 Main Street
- Owner: Committee on Temporary Shelter
- Engineer: Civil Engineering Associates, Inc.
- Brief project description:

This project proposes the construction of a 4 story multi-residential housing unit and improved parking and access.

- Stormwater Management Plan

- Impervious¹ change summary

Condition	Type	Total Impervious (s.f.)
Existing Conditions	Existing Impervious	9,730
Proposed	Total Proposed (1+2+3)	13,260
	1) New ²	4,000
	2) Existing to Remain	3,365
	3) Redeveloped	5,895
Net New	Total Proposed – Existing	3,530

If available at this time:

- Existing conditions: *description of existing conditions, description of existing stormwater system, existing drainage issues, current connectivity to City system*

The existing stormwater runoff is primarily handled via sheet flow from the site. The low point of the property is at the northwest corner of the property. Overland flow from that location proceeds northwesterly to the parking lot at Consolidated Communications where a catch basin collects and transports the flows to the city Stormwater collection system.

- Proposed Conditions: *description of proposed conditions, brief description of proposed stormwater system, proposed method of discharge to receiving water or City system (overland flow, direct connection via pipe, existing or new manhole or CB)*

The new impervious surface is proposed to be mitigated through the use of a subsurface stormwater chamber system. This system will provide both initial runoff reduction through its storage of intercepted flow but will also provide storage capacity beyond the initial storm duration that is not offered under the existing conditions. The carrying capacity of the system components is 2" of direct runoff from all of the impervious surfaces on the property. It should be noted that the south 1/4 of the site drains to Main Street (and not into the chambers) and this will not change under the proposed conditions. When the system becomes inundated, runoff will overflow to the northwest corner of the site just as it does under existing conditions.

¹ Impervious = any surface off of which water runs off rather than infiltrates, including, but not limited to rooftops and paved/unpaved (gravel/packed dirt) driveways, walkways and patios

² Impervious where there is not currently impervious

COTS 278 Main Street
Transportation Demand Management Plan

There are no parking requirements for this project, as per Section 8.1.6 Affordable Housing and Historic Buildings Exemption, which states: *Regardless of location, the Minimum Off-Street Parking Requirements found under Sec. 8.1.8 below shall not apply to any of the following:*

(a) *The creation of permanently affordable inclusionary housing units satisfying the applicable provisions of Article 9 Part 1 - Inclusionary Housing (see Sec. 9.1.10 Income Eligibility and Sec. 9.1.11 Calculating Rents and Selling Prices);*

Absent of any zoning requirements for parking, COTS recognizes the necessity of cars and is providing 9 parking spaces to serve the existing building and the new addition. In our analysis of parking needs, COTS has researched the parking demands experienced at the 90 units of permanent affordable housing that it owns and operates, a high percentage of which is dedicated to households who have experienced homelessness. One property with 14 units has 2 tenants (14%) who own cars; in another property with 29 units, 6 tenants (20%) own cars. We expect to see similar car ownership numbers at this location, and have used 20% as a planning tool.

Existing Conditions

The existing building is zoned as a Community House and is occupied as a shelter for families and is staffed. There are 10 bedrooms in the existing facility. Many of the families served by COTS do not have cars, and rely on the site's proximity to bus routes, as well as the many services such as schools, library, the YMCA, and food stores that are all within a few blocks.

Proposed Conditions

The proposed addition will create 16 units in addition to the 10 bedrooms in the existing facility. We expect to see similar car ownership numbers at this location as at other COTS facilities. If one were to count the existing bedrooms as units for traffic computation purposes, then a 20% vehicle parking demand would require approximately 5 parking spaces. Based upon this projected demand, the nine proposed spaces will allow extra spaces for staff and visitors, as well as some flexibility in actual demand.

The ITE Trip Generation manual was used to estimate project generated vehicle trips. Land Use Code 221 – Multifamily Housing (Mid-Rise 3 stories or more) was used to develop the estimated additional trip generation associated with this proposed building addition. The unadjusted values indicate that the proposed addition will create 6 AM Peak Hour vehicle trip ends and 7 PM Peak Hour trip ends.

Transportation demand management for this facility is heavily oriented toward location and supportive transportation infrastructure. The site location is well suited for non-automobile trips as the site is positioned close to the bus route, schools, library, YMCA and grocery stores. Furthermore, street parking and public lots are available nearby, and the City opens its garages during snow removal periods for residents of the city who do not have dedicated parking.

As outlined above, only 20% of the typical occupants of these units own a vehicle. When taking into account the staffing requirements for the facility, a conservative estimate of the traffic would be 40% of that which would be traditionally experienced at a Multifamily mid-rise apartment building.

Utilizing the upper 40% values the adjusted trip generation analysis values indicate that the proposed addition will create 3 AM Peak Hour vehicle trip ends and 3 PM Peak Hour trip ends. These are de minimis values in relation to the approximate 1400 AM and 1800 PM Peak hour trip end volumes on Main Street.

Wards 1 & 8 Neighborhood Planning Assembly (NPA)
September 8, 2021 7:00-9:00PM
Hybrid Meeting

Zoom – please click the link below to join the webinar

<https://us02web.zoom.us/j/84036123619>

Telephone:

US: +1 929 205 6099

Webinar ID: 840 3612 3619

International numbers available: <https://us02web.zoom.us/j/84036123619>

You Tube:

YouTube Live Stream: NPA Wards 1&8

Click on upcoming/next meeting

YouTube Livestream: NPA Wards 1&8 Playlist, click on upcoming/next meeting: https://youtube.com/playlist?list=PLIjLFn4BZd2Pa3H8l30gy_gZ3NL6orXcN

Note: *This is for live streaming purposes only. Ward residents should participate via Zoom or in person if they wish to vote or speak*

In Person – Sharon Bushor Room, Burlington City Hall

We will determine who from our Wards will serve on the Ad Hoc Committee on Redistricting at this meeting. Please note the rearrangement of our traditional agenda to get this important work done.

- | | |
|--------|--|
| 7:00PM | Announcements, Introductions |
| 7:05PM | Speakout |
| 7:15PM | Appointment of Ward representatives to Ad Hoc Committee on Redistricting
Overview and Expectations – Tom Derenthal
'Self-nominations' and nominations
Nominee introductions and statements with NPA Q&A
Election |
| 7:45PM | Burlington's Capital Plan, November Ballot Items – Martha Keenan, Capital & Special Projects Director, Clerk & Treasurer's Office |
| 8:10PM | Addition, COTS Family Shelter at 278 Main Street – Bob Duncan, Duncan Wisniewski Architecture |
| 8:25PM | City Council Reports |
| 8:50PM | School Commissioner Reports |
| 9:00PM | Adjourn |



City of Burlington
Department of Public Works

Water Resources Division
234 Penny Lane
Burlington, VT 05401
802.863.4501 P
www.burlingtonvt.gov/DPW

Chapin Spencer
PUBLIC WORKS DEPARTMENT DIRECTOR

Megan Moir
WATER RESOURCES DIVISION DIRECTOR

September 8, 2021

Bob Duncan
Duncan-Wisniewski Architecture
255 South Champlain Street
Burlington, VT 05401

Re: Water and Sewer Capacity for a 16 unit Addition at 278 Main Street

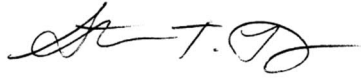
Dear Bob,

This letter is to inform you, Burlington Planning & Zoning, the State of Vermont Environmental District and other interested parties that the City of Burlington's water and wastewater facilities have sufficient capacity to handle flows associated a 16 unit addition at above address. Using Table 8-1 from the State of Vermont's latest (2019) Environmental Protection Rules we have calculated the additional flows to be 5,760 gpd (gals/day) for water and 4,112 gpd for sewer.

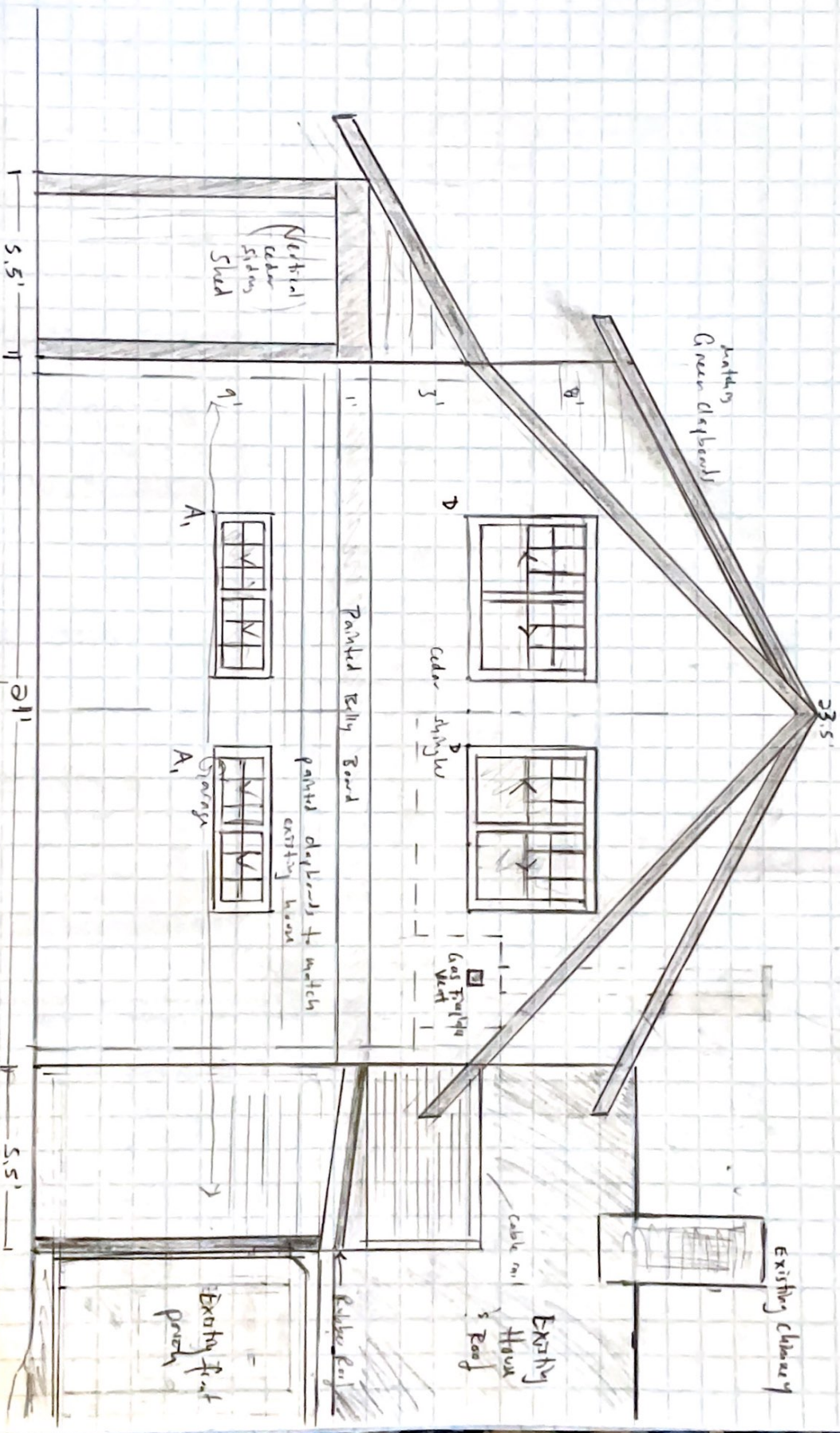
Flow from this area is treated at our Main Wastewater Plant located on Lavalley Lane. It is important to note that this letter only addresses treatment plant and not distribution or collection system capacities. *Our collection system serving this area is a combined sewer system (CSS) so our efforts over many years has been to remove stormwater input to the CSS to reduce the frequency and/or duration of combined sewer overflows (CSOs) . We have a draft final combined sewer offset policy that in summary requires customers contributing more than 1,000 gpd new flow to our CSS to either 1) remove stormwater input from their site to offset increased wastewater baseflow or if not feasible, then 2) pay a fee to Water Resources so we can construct a stormwater project within the same sewershed to mitigate your increased input to our system.* We will be happy to provide you or your client more direction regarding our offset policy.

This letter is good for a period of three (3) years. Any changes in flow estimates or property usage requires reapplication. Please feel free to call me at 343-0125 if you have any questions.

Sincerely,

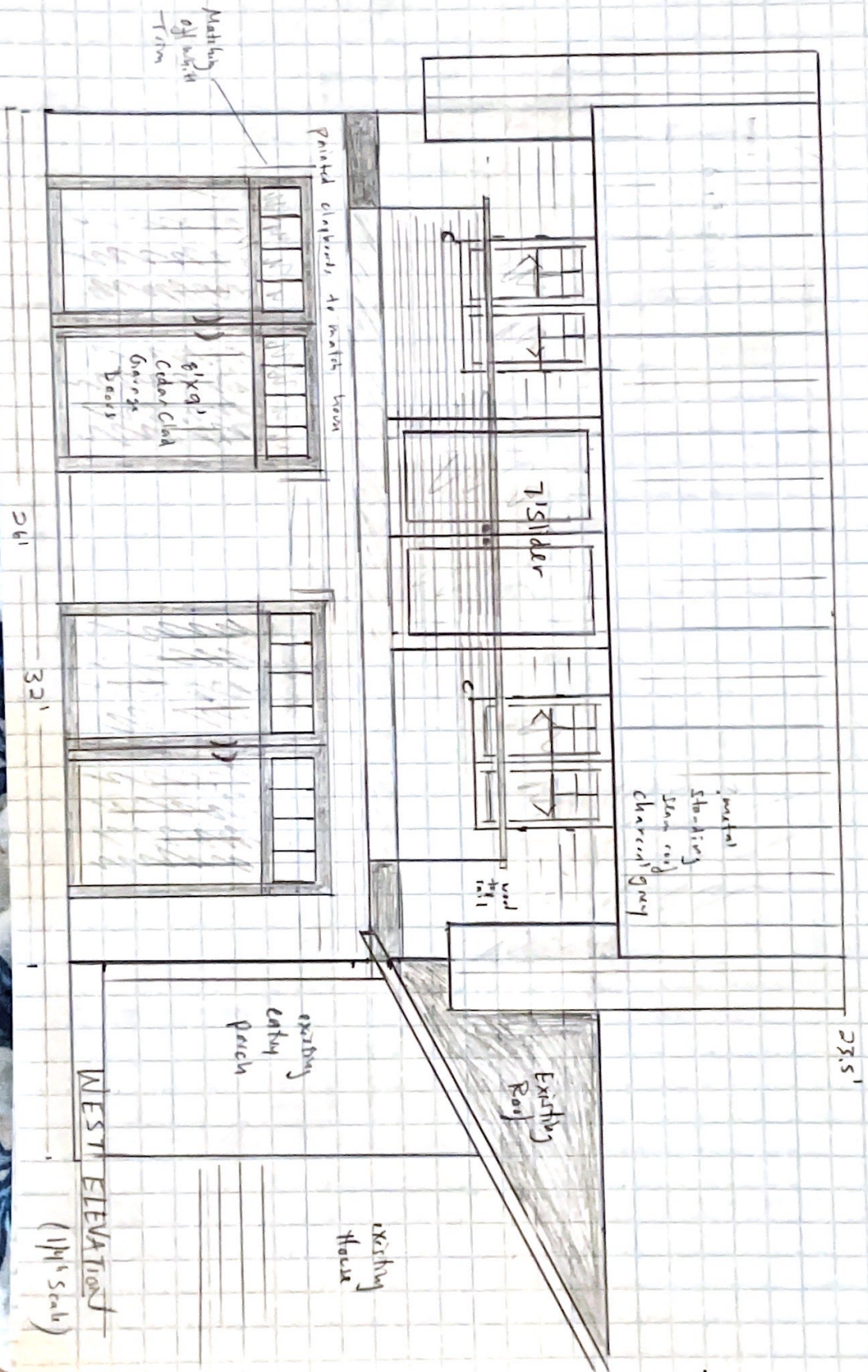
A handwritten signature in black ink, appearing to read "Steve Roy". The signature is fluid and cursive, with a large initial "S" and a stylized "R".

Steve Roy, P.E.
Senior Water Resources Engineer
Burlington Public Works



NORTH STREET ELEVATION
(1/4" Scale)

10" Eucaly Green siding to match existing
Stamlin Cedar Rail w/ top wood rail



Exterior
House

17'6" x 10'6"

Clothing
cabinet

Medium

Shower
No
stairs

Blanking

Closet

SHED/BIKE STORAGE

Vertical
cabinets

Large
Barn
Door

9'

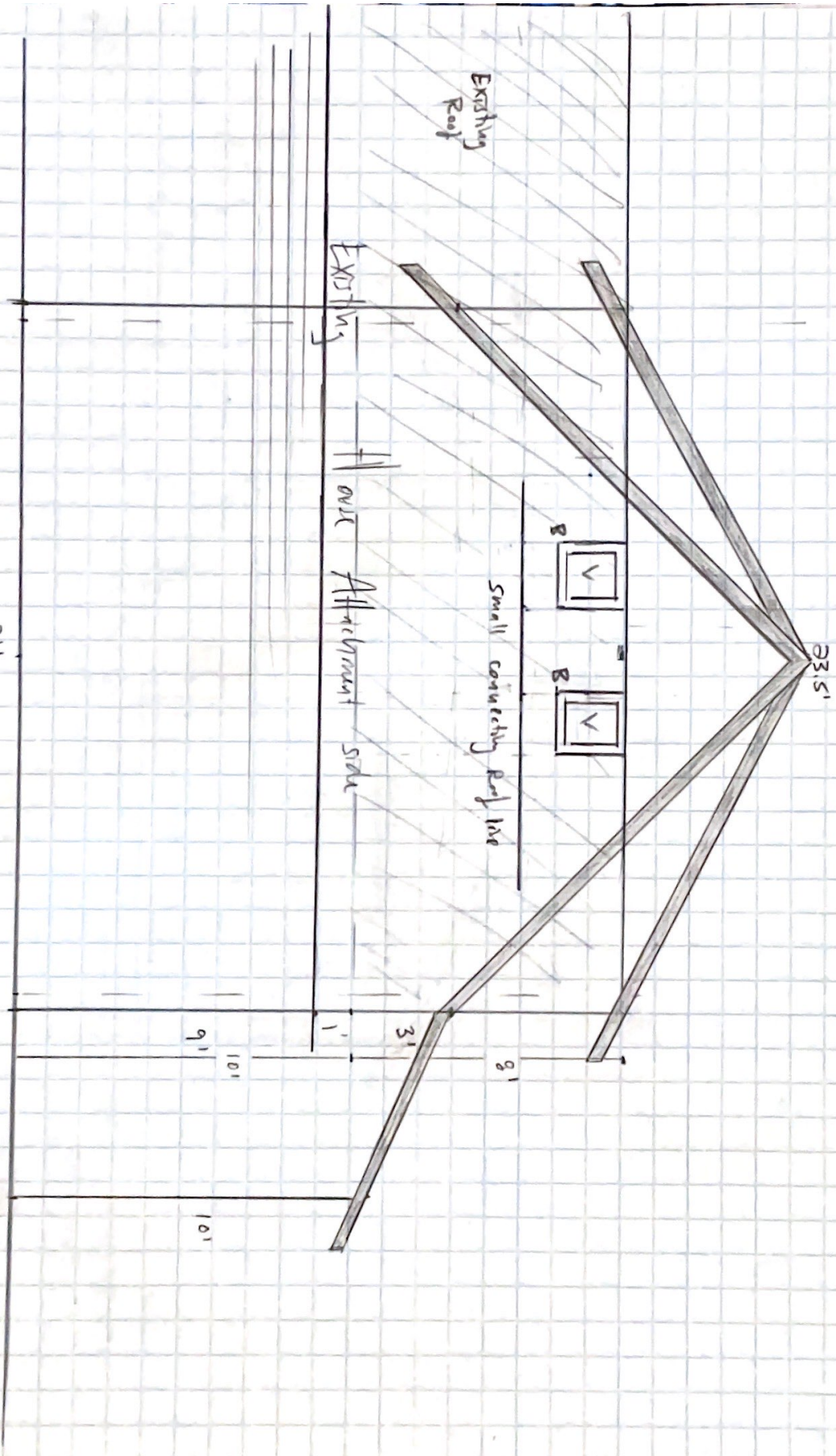
1'

East
Elevation
(1/4" Scale)

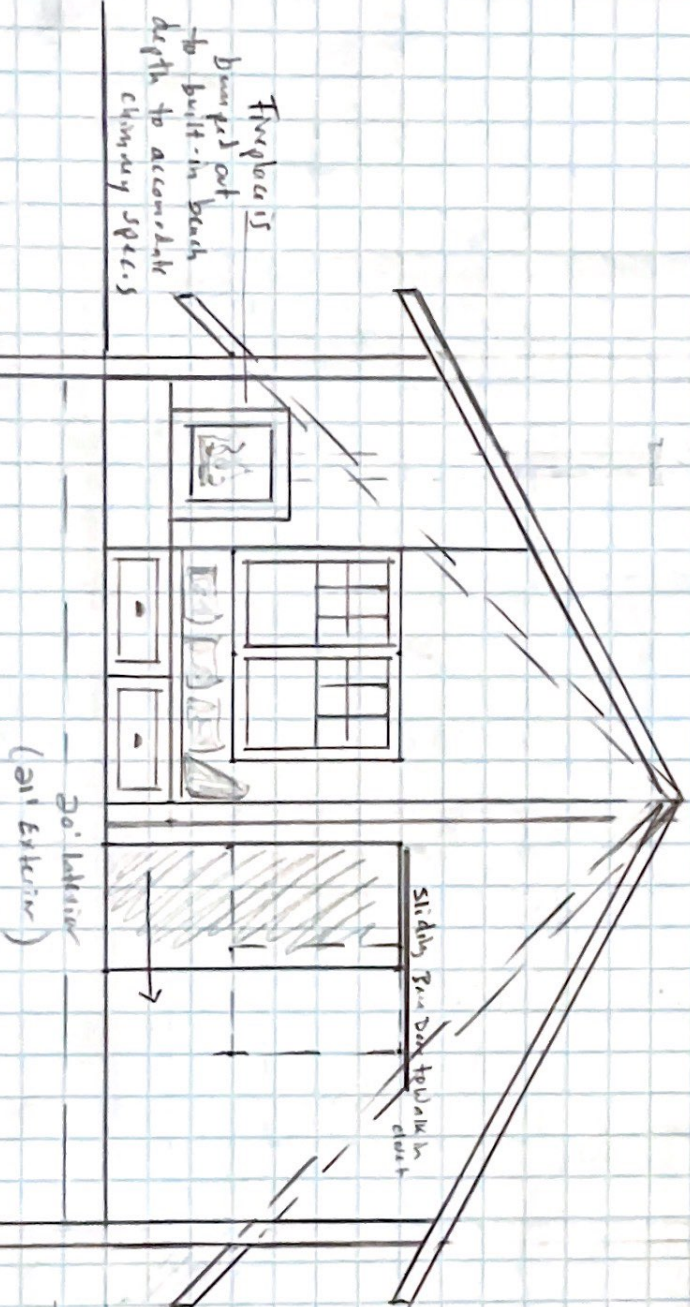
14'

32'

14'



SOUTH ELEVATION (1/4" Scale)
 (or Existing house looking view of addition)
 21' 5.5'



Interior North Elevation

and Level

$\frac{1}{4}"$ Scale

Single story
over
bathroom
(No 2nd Floor)

Single story
over
bathroom
(No 2nd Floor)

Math
B-7

poet's door

Master
Client

Plan View
2nd Floor
(1/4" Scale)

~~BH in 'beach'~~
w/ under book slant

7/5/20

25.5

Deck over Gary

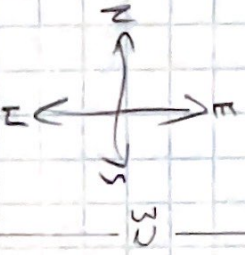
Ruby
2007

heat pump location 180

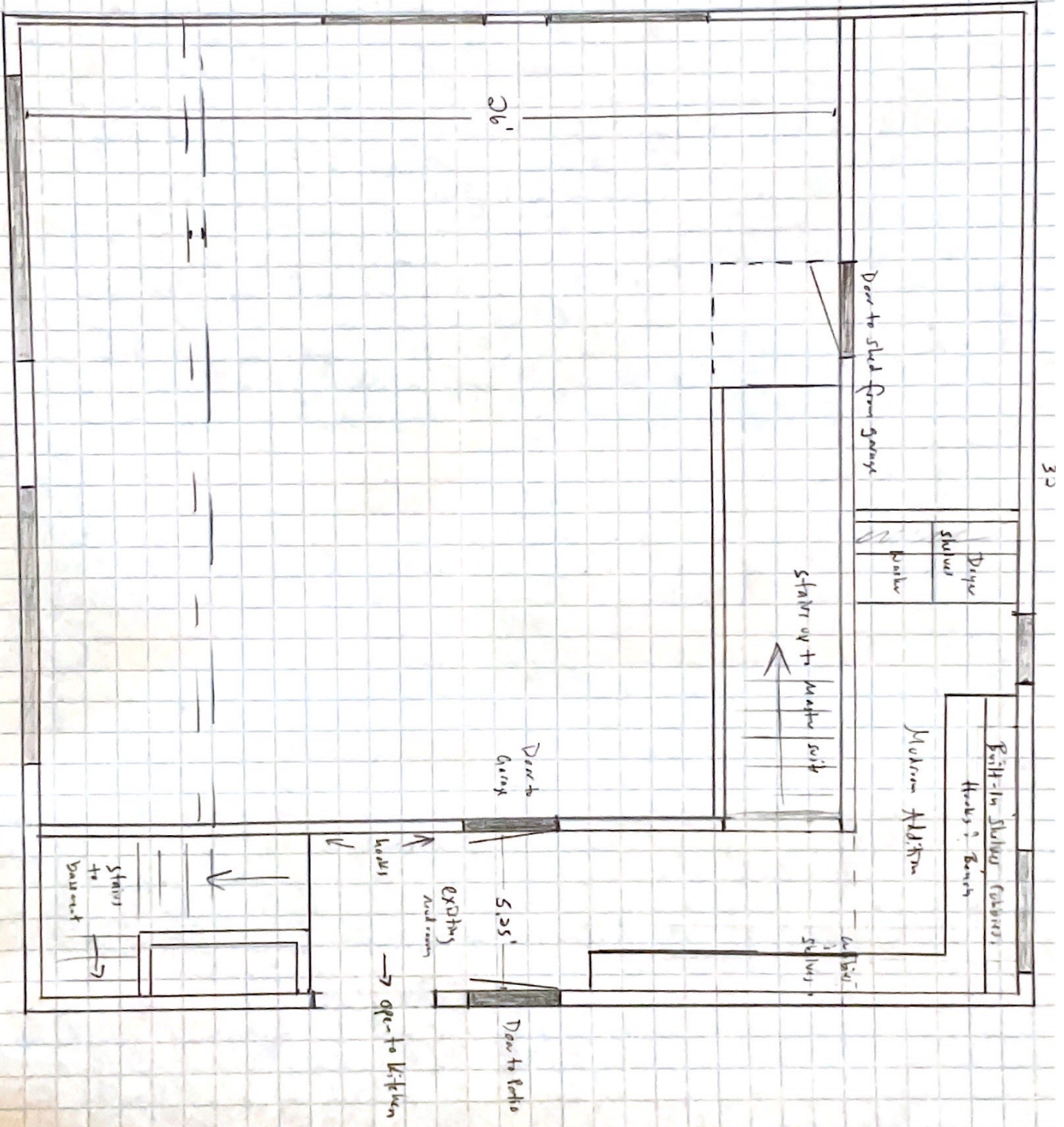
P. bba
only

321

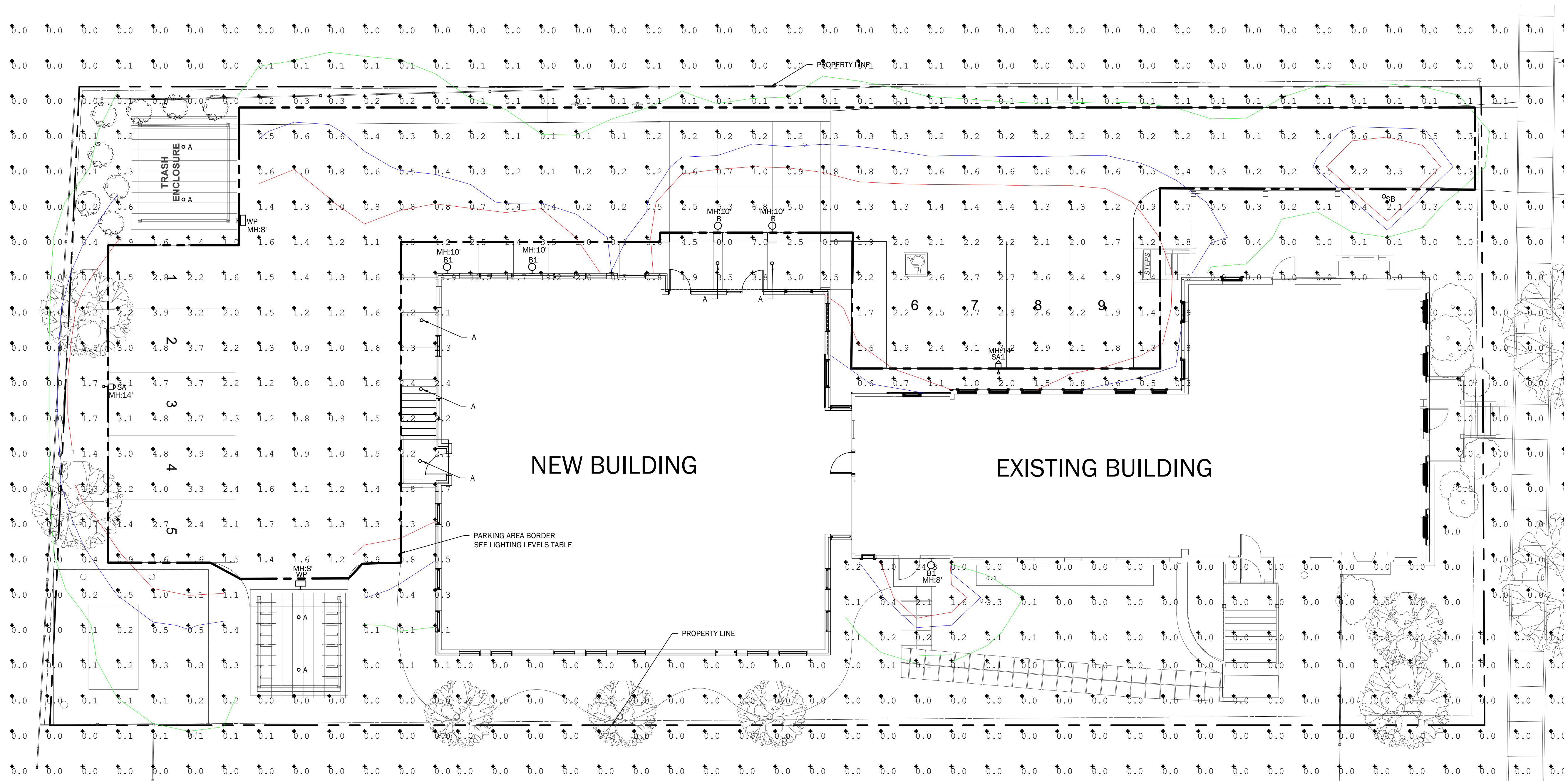
exiting porch



Plan View
1st Level
Garage? Bedroom
(1/4" Scale)







LIGHTING FIXTURE SCHEDULE							
TYPE	MANUFACTURER & MODEL NO.	DESCRIPTION	LAMPS	WATTS	LUMENS	VOLTS	REMARKS
A	JUNO JSF-5IN07LM-30K-90CRI-MVO LTZT-WH	5" RECESSED	LED	10	700	120/277	0-10V DIMMING, MOUNT TO UNDERSIDE OF CANOPY, PROVIDE MOTION CONTROL UNDER NORTH CANOPY
B	COOPER LIGHTING 9002-W1-RW-LED3090-W-BK	EXTERIOR WALL SCONCE	LED	10	726	120/277	BUILDING MOUNTED FIXTURE REFER TO MOUNTING HEIGHT ON PLAN
B1	COOPER LIGHTING 9003-W1-RW-LED3090-W-BK	EXTERIOR WALL SCONCE	LED	20	1358	120/277	BUILDING MOUNTED FIXTURE REFER TO MOUNTING HEIGHT ON PLAN
SA	LITHONIA DSXO-LED-P1-30K-BLC-MVOLT-SPA	POLE LIGHT	LED	38	3586	120/277	PROVIDE 12' POLE LITHONIA# SSS-10'-4C-DM19AS-DBLXD, ON 2' BASE, MOUNTING HEIGHT OF 14' AFG.
SA1	LITHONIA DSXO-LED-P1-30K-T3S-MVOLT-SPA-HS	POLE LIGHT	LED	38	3586	120/277	PROVIDE 12' POLE LITHONIA# SSS-10'-4C-DM19AS-DBLXD, ON 2' BASE, MOUNTING HEIGHT OF 14' AFG.
SB	COOPER LIGHTING BRT6-A1-730-U-T3-30-BK	BOLLARD	LED	5.4	489	120/277	
WP	LITHONIA WDG2-LED-P1-30K-80CRI-VW-MVOLT-SMR-NLTAIR2 PIR	WALL PACK	LED	10	1122	120/277	WALL PACK TO BE MOUNTED AT 8" AFG. WALL PACK TO DIM TO 0% WHEN UNOCCUPIED, 50% WHEN MOTION IS DETECTED

LIGHTING ISOLINES LEGEND	
COLOR	FOOTCANDLES
RED	1.0
BLUE	0.5
GREEN	0.1

LIGHTING LEVELS TABLE				
Description	Symbol	Avg	Max	Min
PARKING LOT	+	1.4 fc	6.6 fc	0.1 fc

SITE PHOTOMETRIC PLAN
SCALE: 1/8" = 1'-0"



PERMIT SET 9/30/21

278 MAIN STREET

DESCRIPTION
Lanterra 9002-W1 (Up or Down) and 9002-W2 (Up and Down) are small 2.5" O.D., line voltage cylinder fixtures with dimmable LED. The Luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES
Material
Housing and hood are precision-machined from corrosion resistant billet stock 6061-T6 aluminum, C802 brass, C802 bronze*, C102 copper or 303/304 stainless steel.
Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS* chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.
Natural Metals
Fixtures constructed from brass, bronze, copper or stainless steel are left unpainted to reveal the natural beauty of the material. Brass, bronze* and copper will patina naturally over time.
Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in

Catalog #	Type
Project	B
Comments	Date
Prepared by	



the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.
Gasket
Housing and hood are sealed with a high temperature silicone O-ring gasket to prevent water intrusion.
Lens
Tempered glass lens, factory sealed with high temperature silicone O-ring to prevent water intrusion and breakage due to thermal shock.
Hardware
Stainless steel hardware is standard to provide maximum corrosion resistance.
Electrical
Long life LED system coupled with electronic driver (120-277V/50-60Hz) is compatible with TRIAC (Leading Edge Dimming), ELV (Trailing Edge Dimming) and 0-10V dimming to deliver optical performance. Light can be dimmed from 100-1% while maintaining constant CCT. It will operate in -30°C to 50°C unless noted otherwise. The driver incorporates

BLE	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPTION
Standard Point Finish	Light	Up	Down		
BL Black	LM 1 (10W)	127V		Surface Mount - Wall Ceiling, Ground	SV/P2Z
BZ Black				RSM Recessed Mount - Surface Mounts	
CS City Silver				directly to junction box	
WT White				Remote Drive Housing	
Premium Metal 1				WSPS Remote Drive Housing - Round Wall Plate	
NBP Natural Brass				WSPS Remote Drive Housing - Square Wall Plate	
NB Natural Bronze				Integral Drive Motor	
NCP Natural Copper				WMS Wall Mount Integral Drive Plate	
NSS Natural Stainless Steel				Thermal Insulated Junction Box (not 40C)	
				WSPS (WSPS) WSPS (WSPS) WSPS (WSPS)	

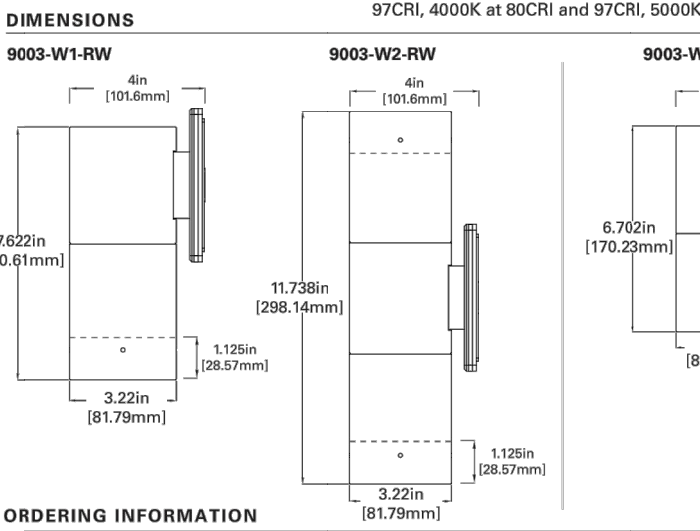
ORDERING INFORMATION
Notes: 1. Only available for double hood option (R2). 2. Premium metal not available for R2M option. 3. Only available for Single hood, Up or down (R1) with R2M only. 4. Not available for double hood with R2M only. 5. Remote Driver up to 92'. * ROHS* Compliant - For Natural materials consult factory.

COOPER Lighting Solutions
Specifications and dimensions subject to change without notice.
TD500023EN 11-28-18

Lumiere

DESCRIPTION
Lanterra 9003-W1 (Up or Down) and 9003-W2 (Up and Down) are 3.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mountings, surface mount with integral driver in the housing, remote driver mount with round and square wall plates and square wall integral driver, all of which can be mounted over standard 4 inch j-box. The luminaire also comes with various beam optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP66 rating.

SPECIFICATION FEATURES
Material
Housing, hood and mounting stem are precision-machined from corrosion resistant billet stock 6061-T6 aluminum.
Finish
Fixtures constructed from 6061-T6 aluminum are double protected by an ROHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.
Hood
Hood is removable and accepts up to two internal accessories at once (lenses, louvers and filters) to achieve multiple lighting effects. Weep holes prevents water and mineral stains from collecting on the lens, even in the straight up position. The flush lens design reduces fixture length, minimizes debris collection and prevents water and mineral stains from collecting on the lens.
Dimensions



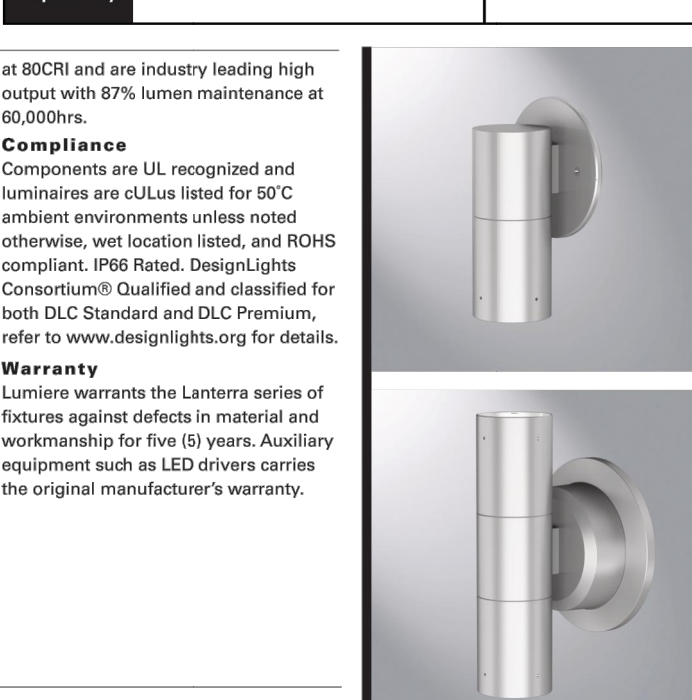
SERIES	DIRECTION	HOOD	LED CCT & CRI	FIELD REPLACEABLE OPTIC	FIELD REPLACEABLE OPTIC	FINISH	REPAIR KIT
9003	W1 Up or Down	RV Standard- Recessed Lens with weep holes- Outdoor	Standard CR LED 2700K - 2700K, 90 CRI LED 3000K - 3000K, 90 CRI LED 3500 - 3500K, 90 CRI LED 4000 - 4000K, 90 CRI LED 5000 - 5000K, 90 CRI	S Spot M Medium F Flood	S Spot M Medium F Flood	S Spot M Medium F Flood	S Spot M Medium F Flood
		BI Recessed Lens with no weep holes - Indoor	Premium CR LED 2700K - 2700K, 90 CRI LED 3000 - 3000K, 97 CRI LED 3500 - 3500K, 97 CRI LED 4000 - 4000K, 97 CRI LED 5000 - 5000K, 97 CRI				
		FL Flush lens hood					

ORDERING INFORMATION
Notes: 1. Only available for double hood option (R2). 2. Premium metal not available in L2. 3. Only available for Single hood, Up or down (R1) with R2M only. 4. Not available for double hood with R2M only. 5. Remote Driver distance up to 92'.

COOPER Lighting Solutions
Specifications and dimensions subject to change without notice.
TD500024EN 11-28-18

Lumiere

Catalog #	Type
Project	B1
Comments	Date
Prepared by	



at 80CRI and are industry leading high output with 87% lumen maintenance at 60,000hrs.
Compliance
Components are UL recognized and luminaires are cULus listed for 50°C ambient environments unless noted otherwise, wet location listed, and ROHS compliant. IP66 Rated. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
Warranty
Lumiere warrants the Lanterra series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.

E	FINISH	LIGHT LEVEL	VOLTAGE	MOUNTING	OPT
Standard Point Finish					
BSK	Black	L1	Light Level 1 (10W)	U1	Up
BRN	Bronze	L2	Light Level 2 (20W)	U2	Up
CS	City Silver				
WT	White				
Surface Mount - Wall Ceiling, Down RSM Round Surface Mount- mounts directly to junction box Thermal Limitations: Ambient temperature 30C RSD RSD Remote Driver Housing WSP Remote Driver Housing - Round Wall Plate WSP Remote Driver Housing - Square Wall Plate Thermal Limitations: Ambient temperature 30C RSD RSD Remote Driver Housing WSP Remote Driver Housing - Round Wall Plate WSP Remote Driver Housing - Square Wall Plate Thermal Limitations: Ambient temperature 30C RSD RSD Remote Driver Housing WSP Remote Driver Housing - Round Wall Plate WSP Remote Driver Housing - Square Wall Plate Thermal Limitations: Ambient temperature 30C RSD RSD Remote Driver Housing WSP Remote Driver Housing - Round Wall Plate WSP Remote Driver Housing - Square Wall Plate Thermal Limitations: Ambient temperature 30C RSD RSD Remote Driver Housing WSP Remote Driver Housing - Round Wall Plate WSP Remote Driver Housing - Square Wall Plate Thermal Limitations: Ambient temperature 30C RSD RSD Remote Driver Housing WSP Remote Driver Housing - 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ORDERING INFORMATION
Notes: 1. Only available for double hood option (R2). 2. Premium metal not available in L2. 3. Only available for Single hood, Up or down (R1) with R2M only. 4. Not available for double hood with R2M only. 5. Remote Driver distance up to 92'.

COOPER Lighting Solutions
Specifications and dimensions subject to change without notice.
TD500024EN 11-28-18

Project	Catalog #	Type	SB
Prepared by	Notes	Date	



McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Typical Applications
Outdoor • Walkway • Perimeter • Landscapes • Hardscapes

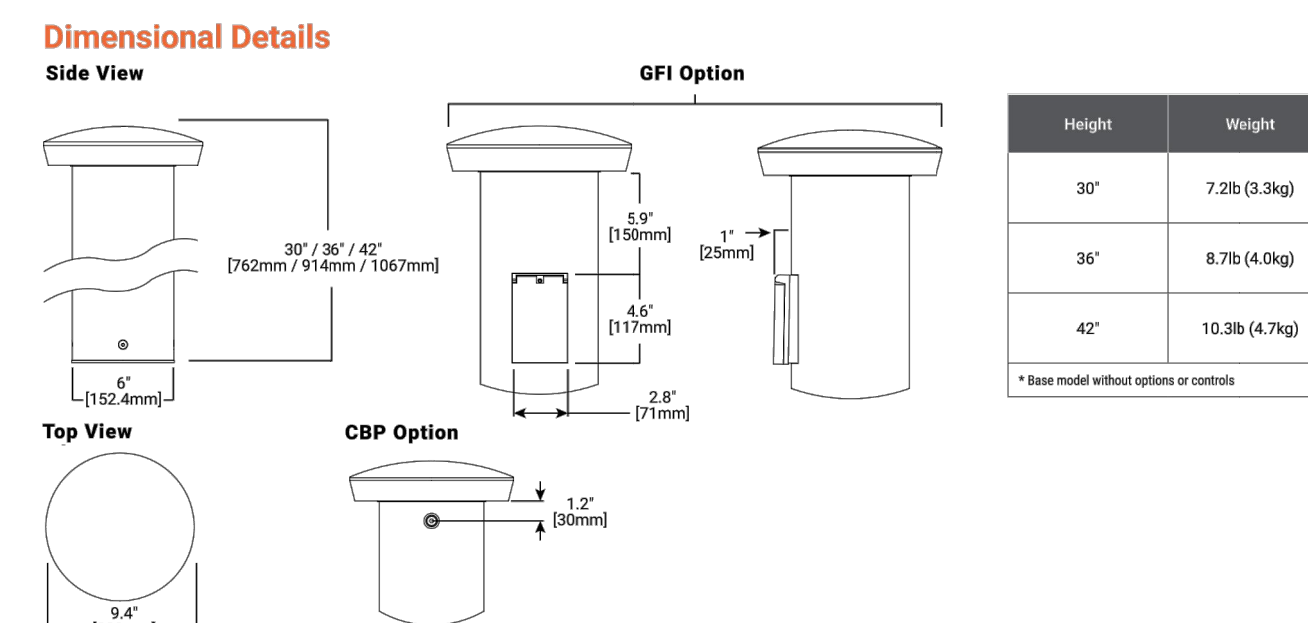


Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 2
- Energy and Performance Data page 3

Quick Facts

- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations



COOPER Lighting Solutions
PS200048EN page 1
May 12, 2021 11:54 AM



WEDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: 13.5 lbs (without options)

Introduction
The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WEDGE family provides additional energy savings and code compliance. WEDGE by industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WEDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

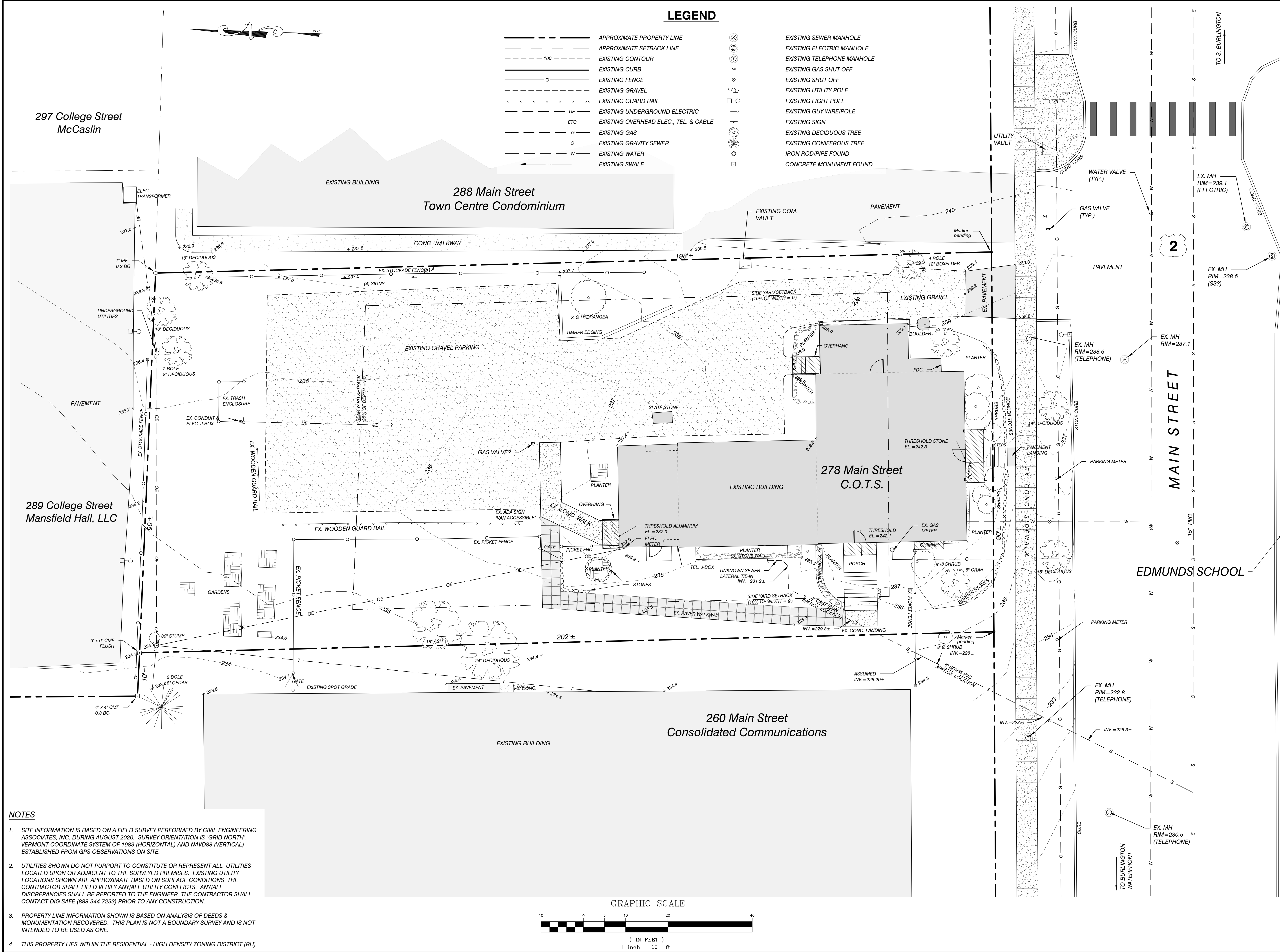
Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3	P4	P5	P6
WEDGE1 LED	Visual Comfort	4W	18W	Standalone / nLight	750	1,200	2,000	3,000	4,500	6,000	---
WEDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	---	---
WEDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	---	7,500	8,500	10,000	12,000	---	---
WEDGE4 LED	Precision Refractive	---	---	Standalone / nLight	---	12,000	16,000	18,000	20,000	22,000	25,000

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped Included	Shipped separately
WEDGE2 LED	P0	27K	2700K	TM	120V	1/8"	Shipped	Shipped separately
	P1	3000K	3000K	TM	120V	1/8"	Shipped	Shipped separately
	P2	4000K	4000K	TM	120V	1/8"	Shipped	Shipped separately
	P3	5000K	5000K	TM	120V	1/8"	Shipped	Shipped separately
	P4	AMB	Amber	TM	120V	1/8"	Shipped	Shipped separately

Options	Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDS (10W, 5°C min)	D08B Dark bronze
E20WH Emergency battery backup, Certified in CA Title 20 MAEDS (18W, -20°C min)	D01D Black
PE1 Photocell, Button type	D01D White
DM2 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	D08D Textured dark bronze
BCE Bottom conduit entry for back box (P8BW), Total of 4 entry points.	D01D Textured natural aluminum
	D08D Textured white
	D01D Textured sandstone

COOPER Lighting Solutions
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WEDGE2 LED Rev. 08/31/21

278 MAIN STREET



SITE ENGINEER:

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

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MAB

CHECKED
DSM

APPROVED
DSM

CLIENT:

Committee on
Temporary Shelter

P.O. Box 1616
Burlington, VT 05402

PROJECT:

C.O.T.S.
Main Street Shelter

278 MAIN STREET
CITY of BURLINGTON, VT

LOCATION MAP

DATE

CHECKED

REVISION

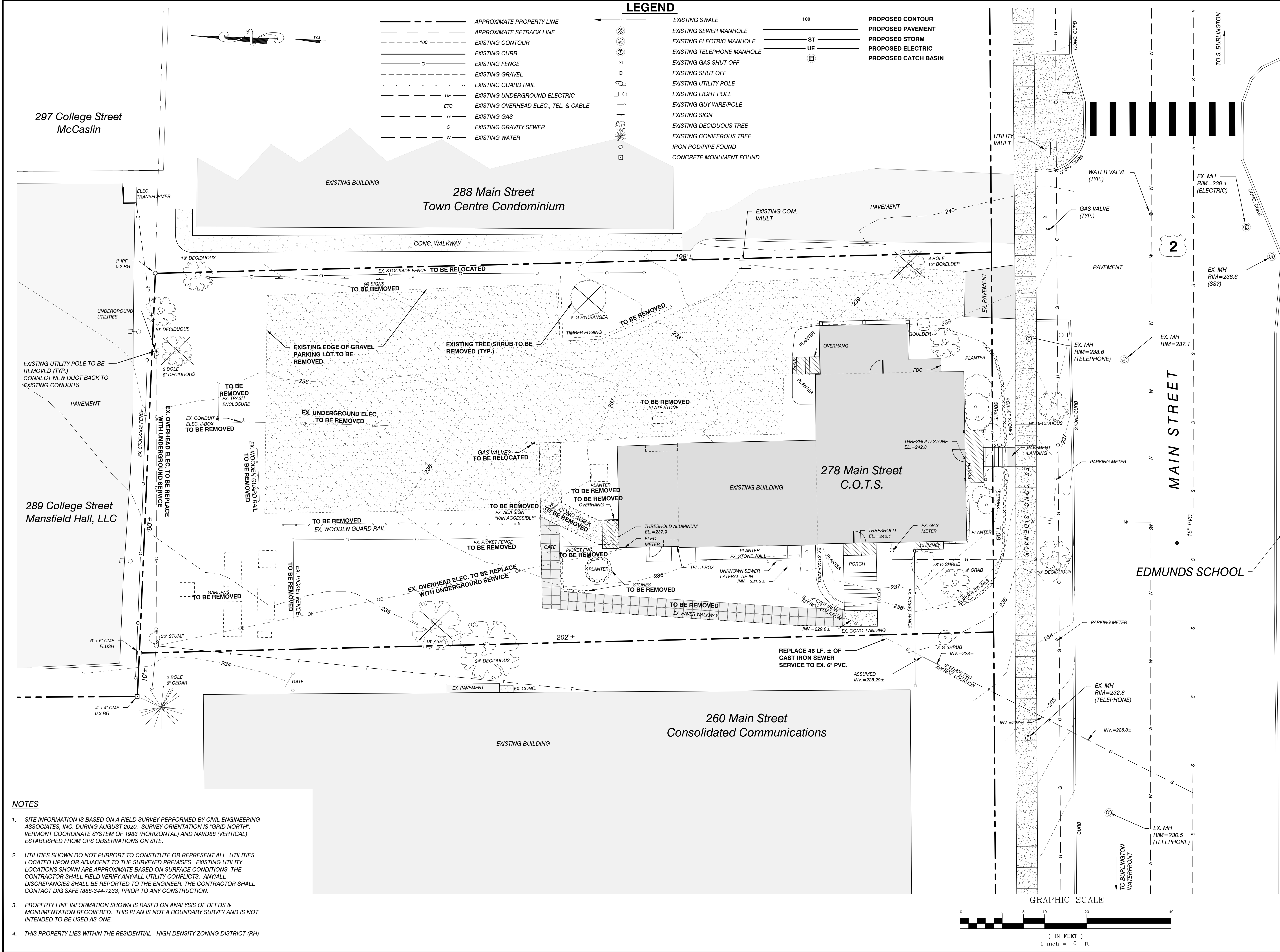
EXISTING
CONDITIONS
PLAN

DATE
09/30/2021

SCALE
1" = 10'

PROJ. NO.
21177

DRAWING NUMBER
C1.0



SITE ENGINEER:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
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CLIENT:

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P.O. Box 1616
Burlington, VT 05402

PROJECT:

C.O.T.S.
Main Street Shelter

278 MAIN STREET
CITY of BURLINGTON, VT

LOCATION MAP

1" = 2000'

DATE

CHECKED

REVISION

DATE

09/30/2021

SCALE

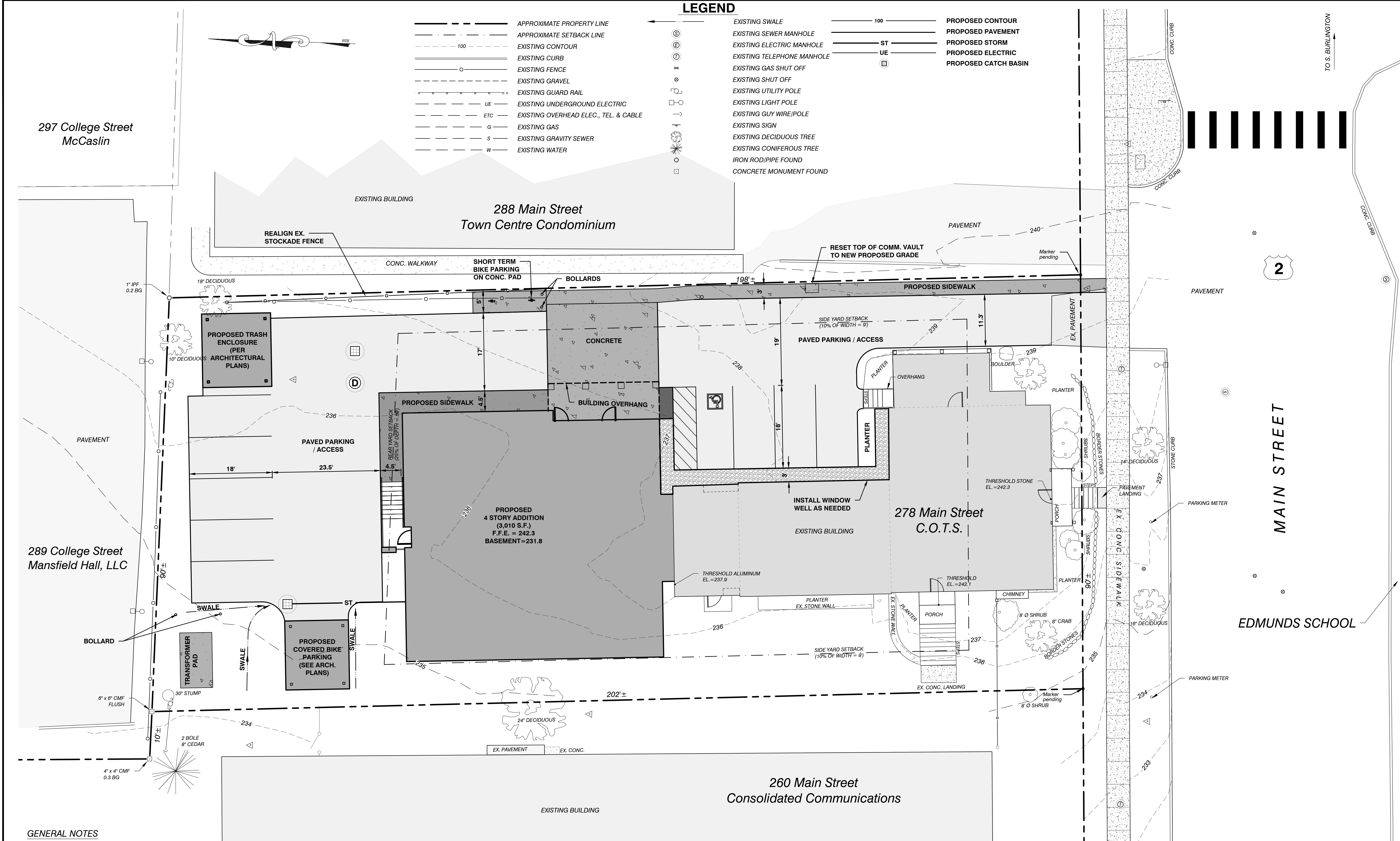
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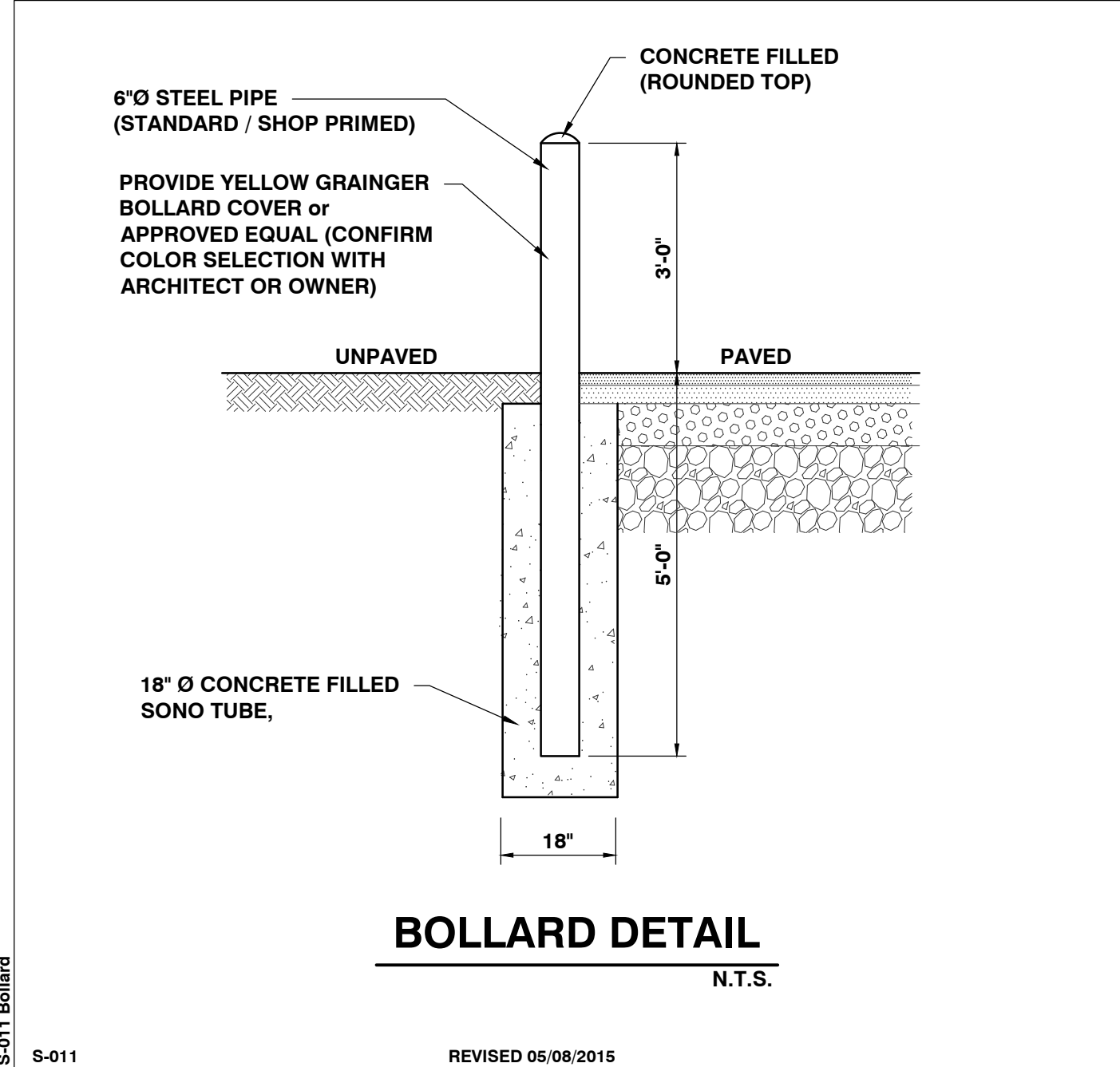
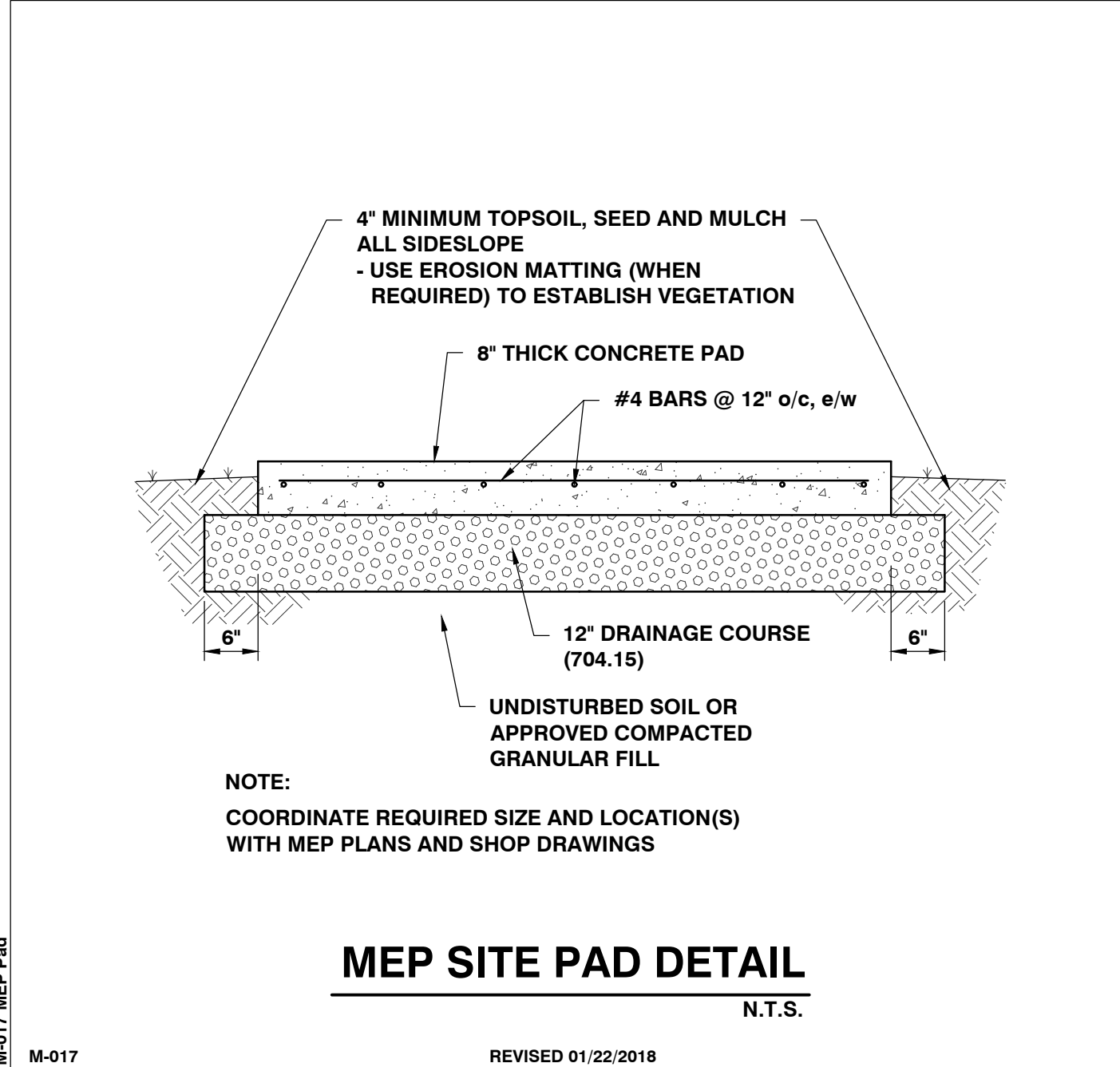
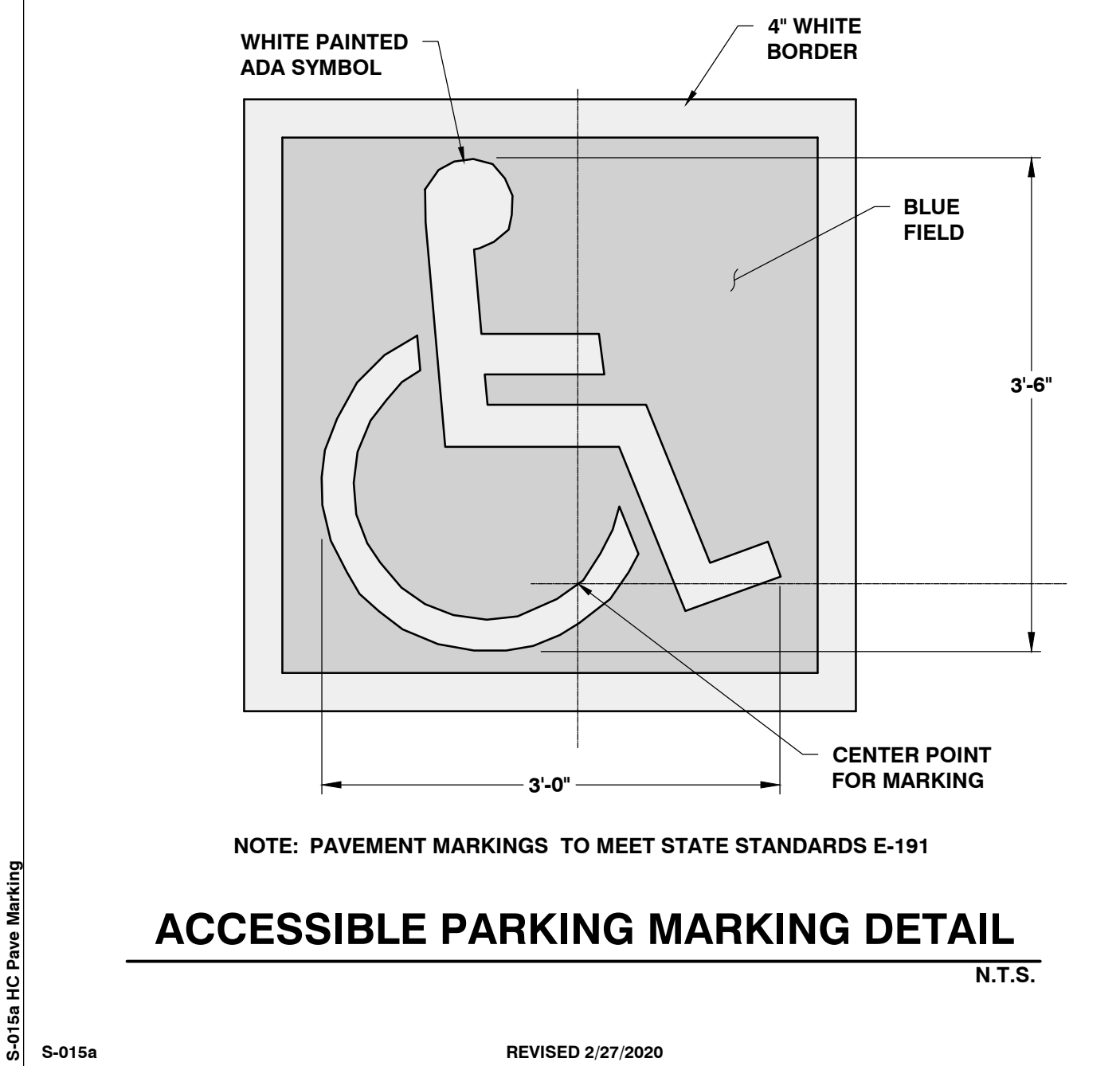
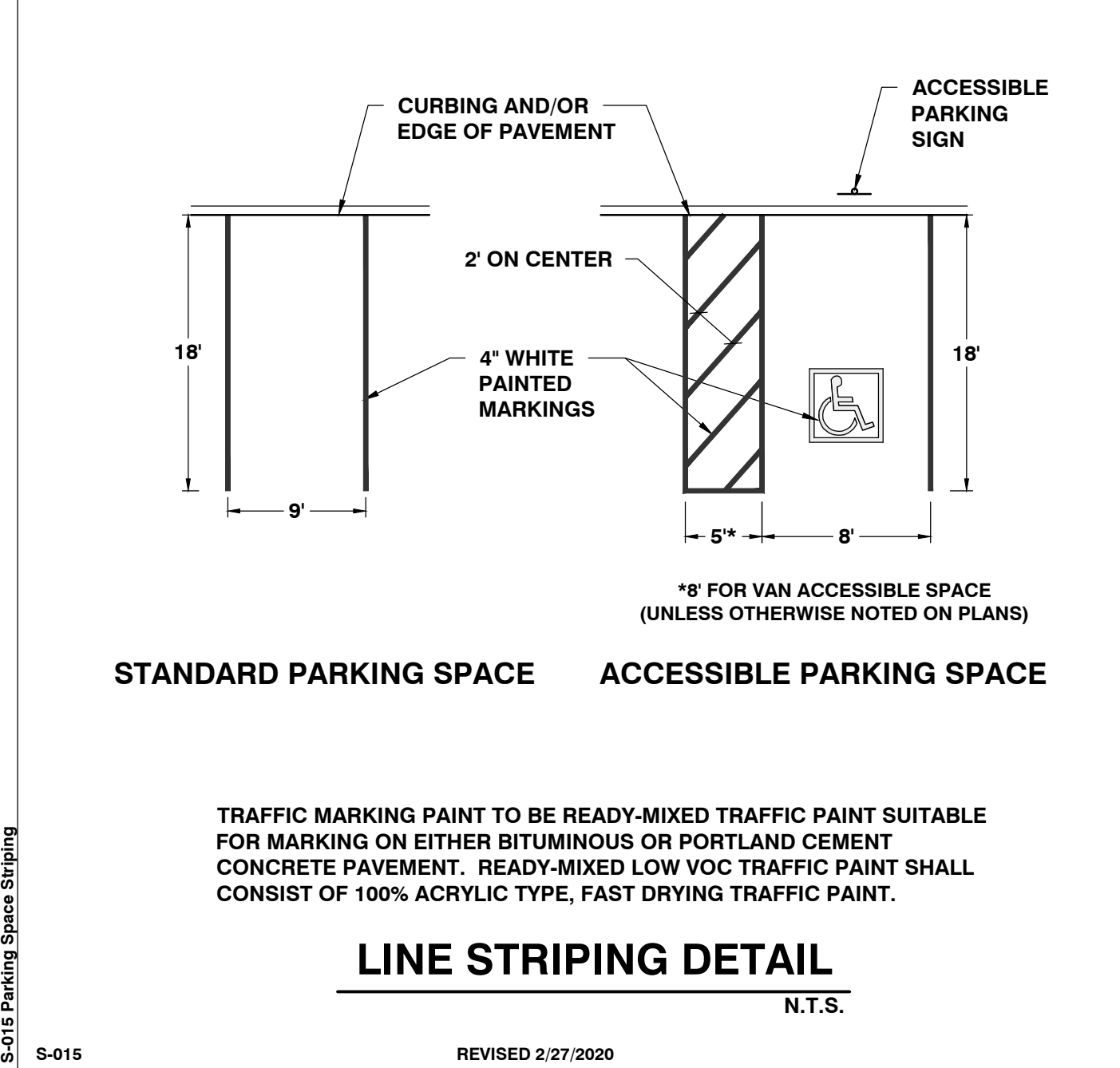
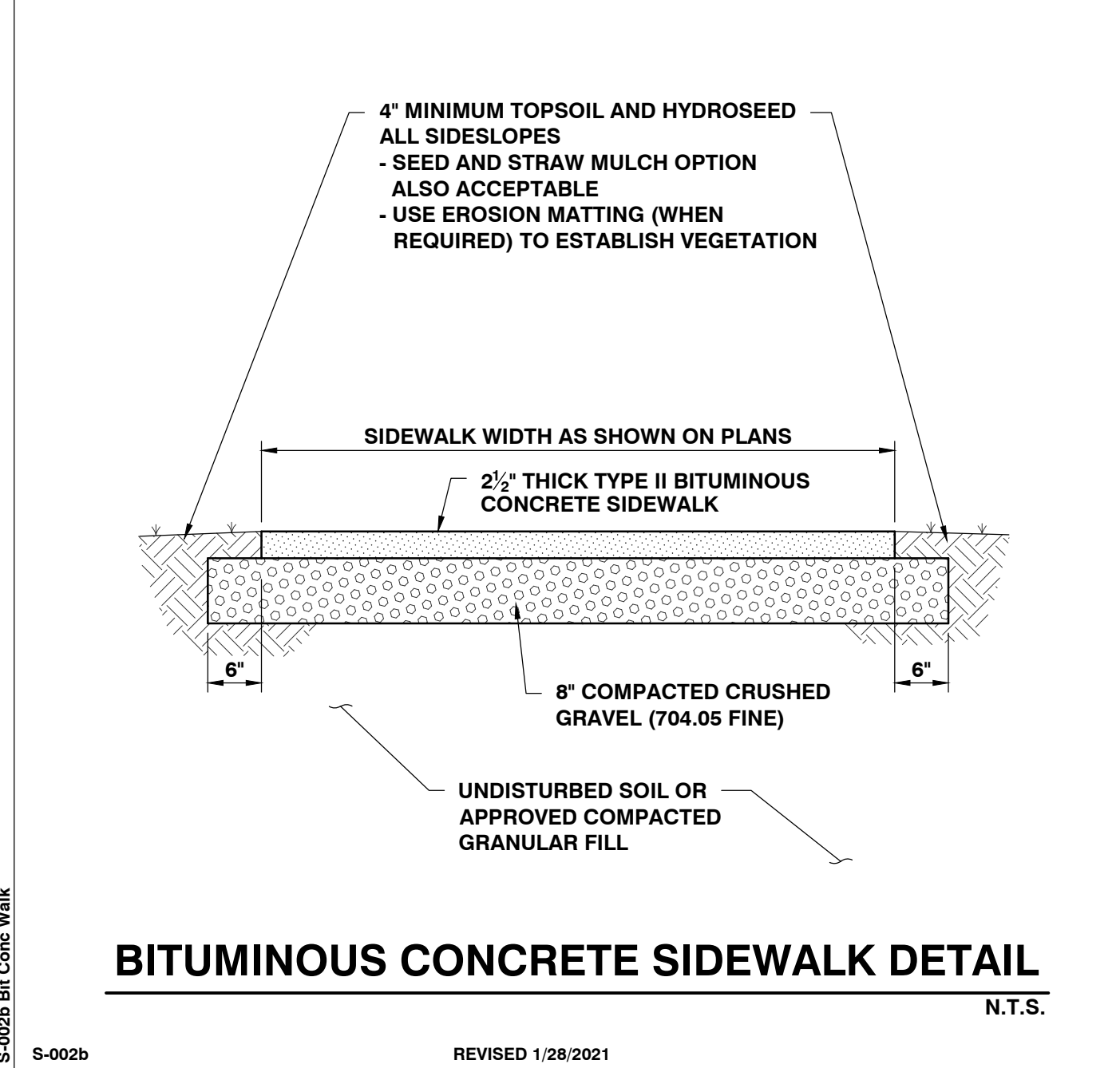
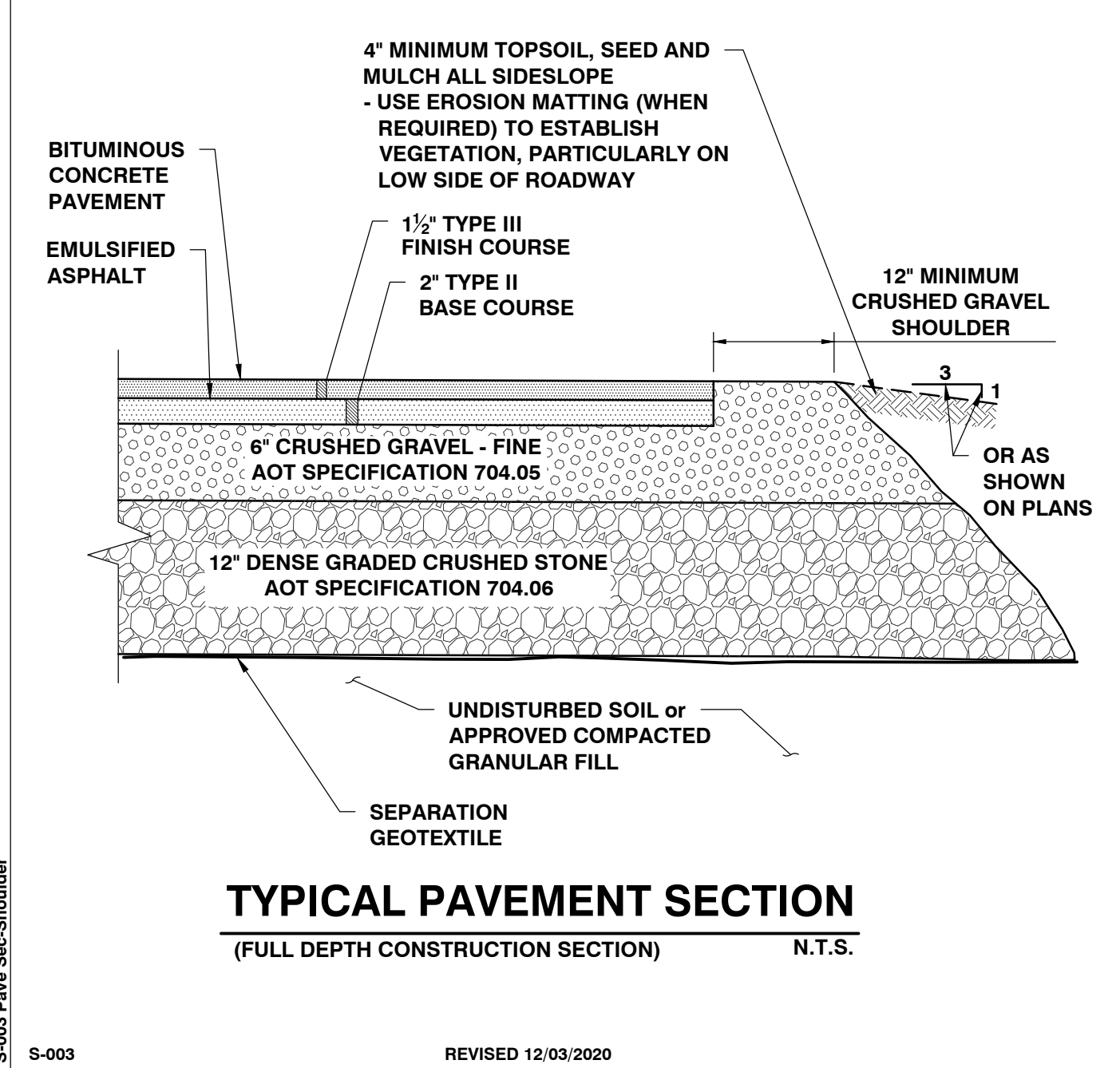
PROJ. NO.

21177

DRAWING NUMBER

C1.1





SITE ENGINEER:



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10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
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DSM

CLIENT:

Committee on
Temporary Shelter

P.O. Box 1616
Burlington, VT 05402

PROJECT:

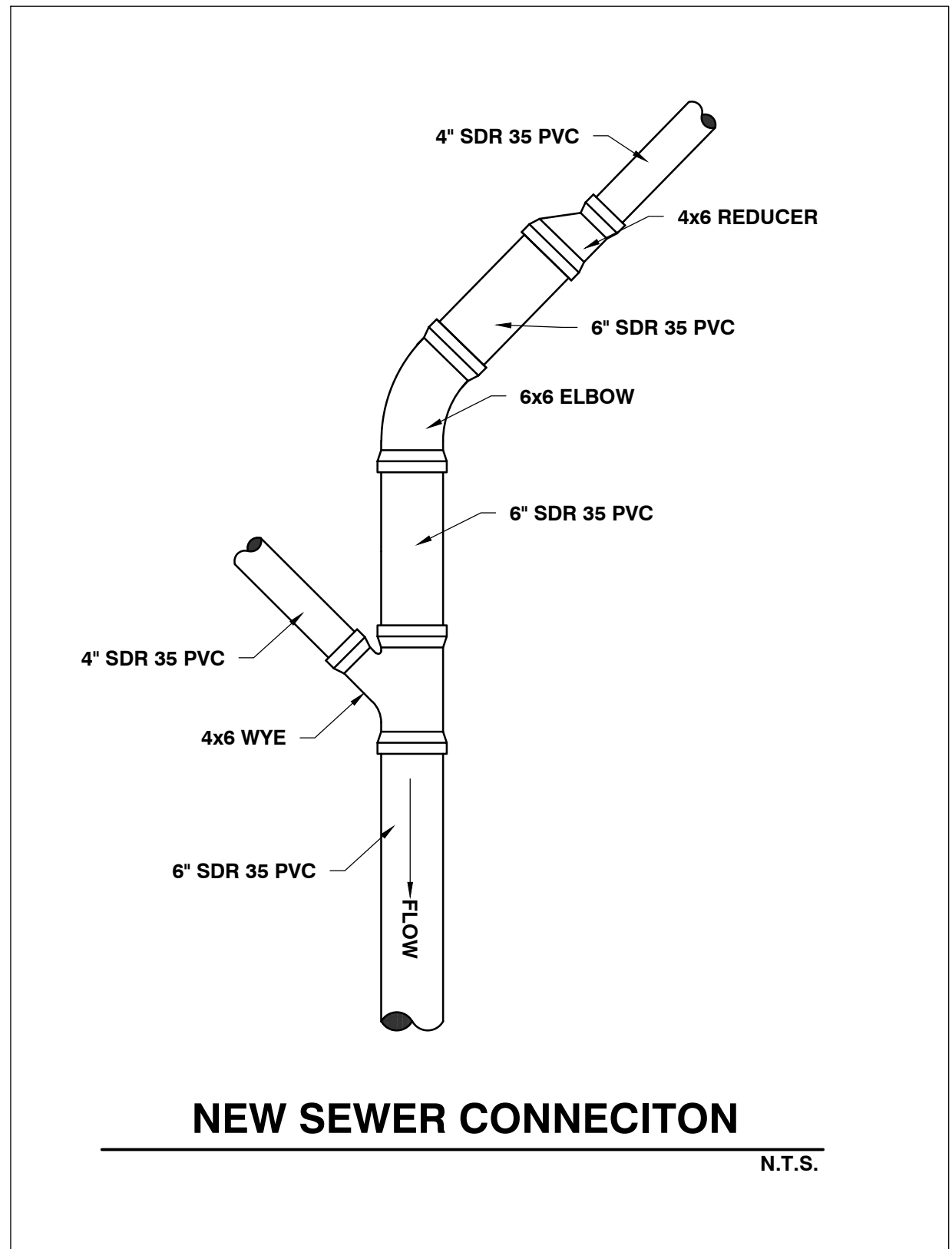
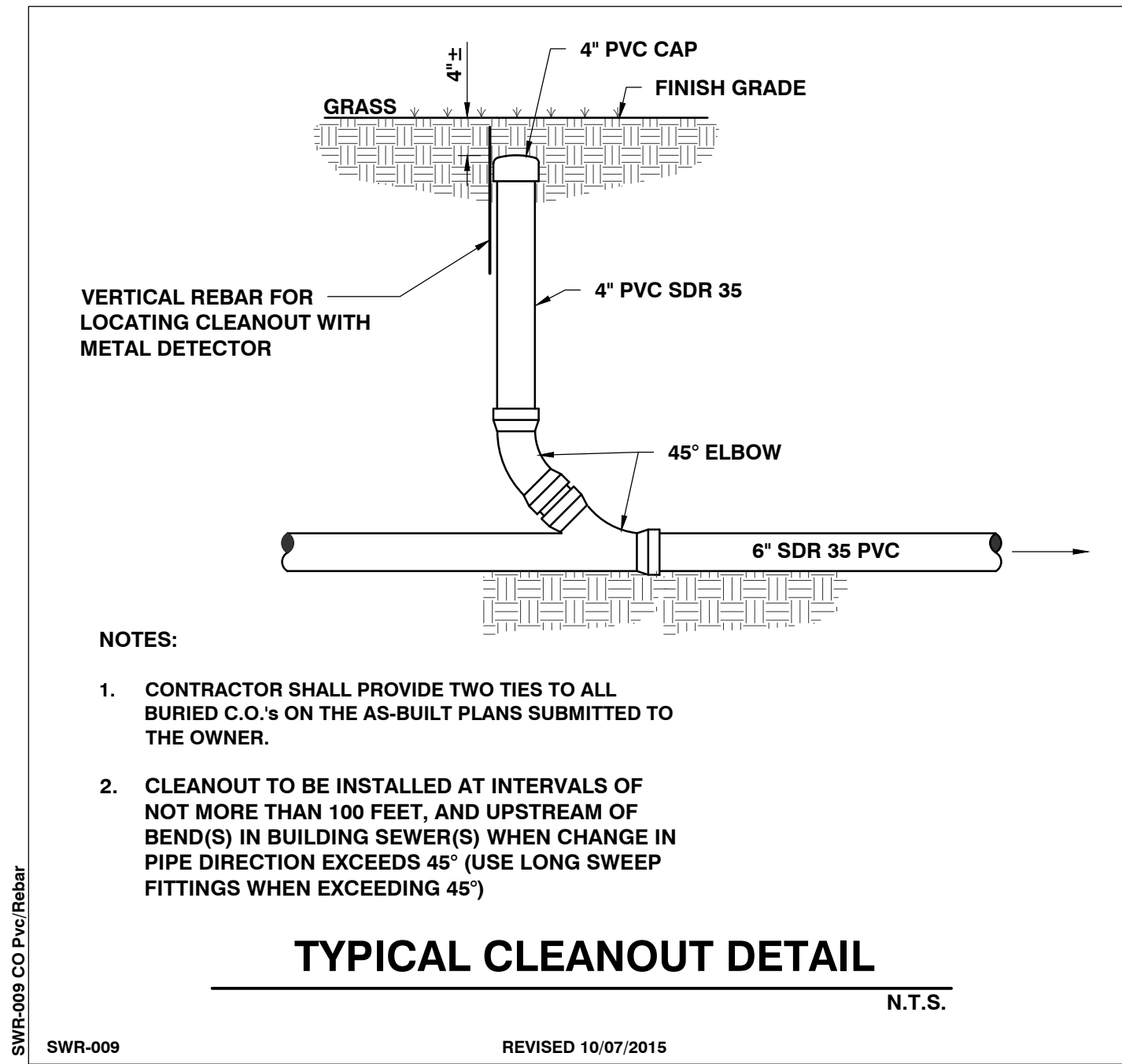
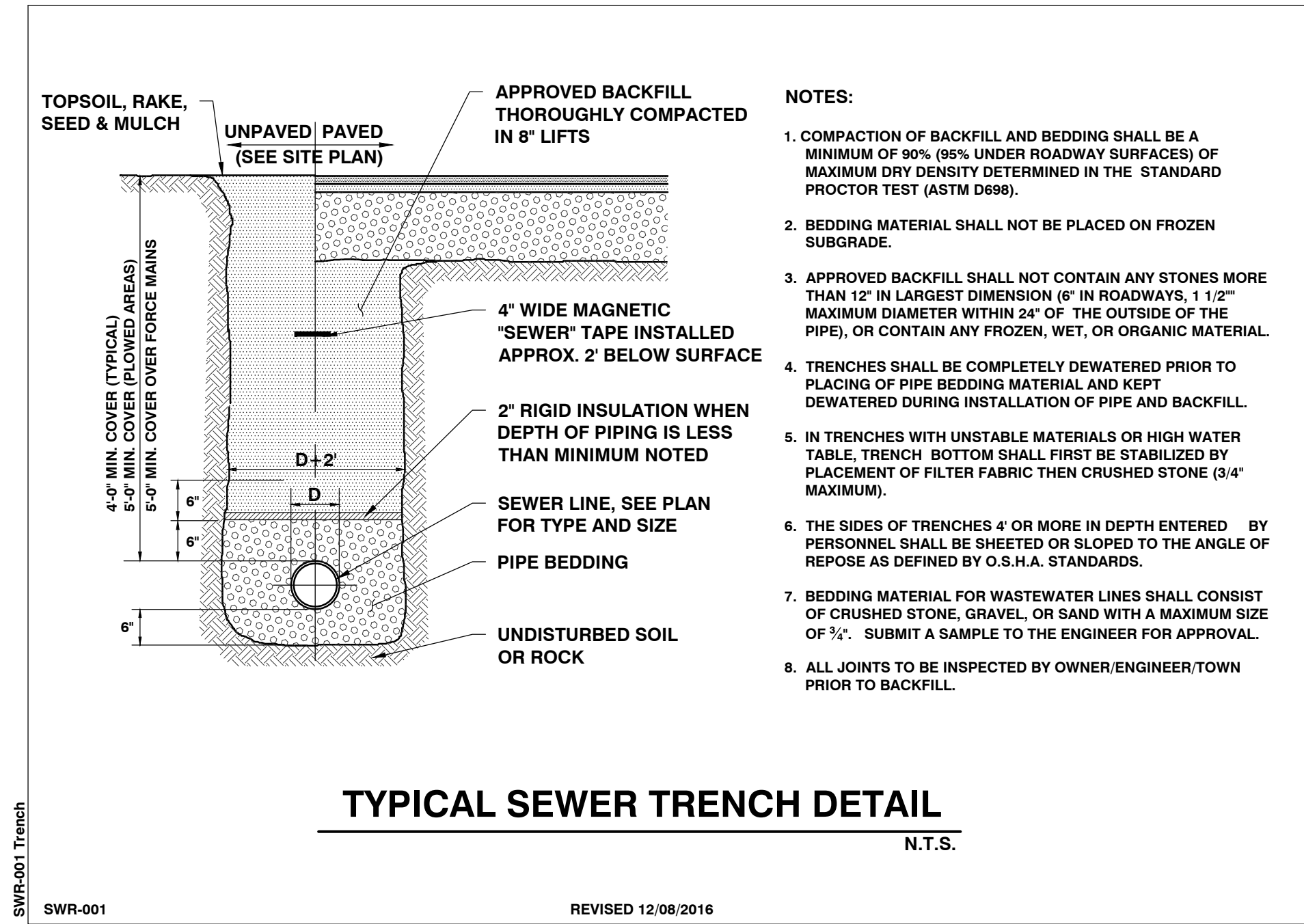
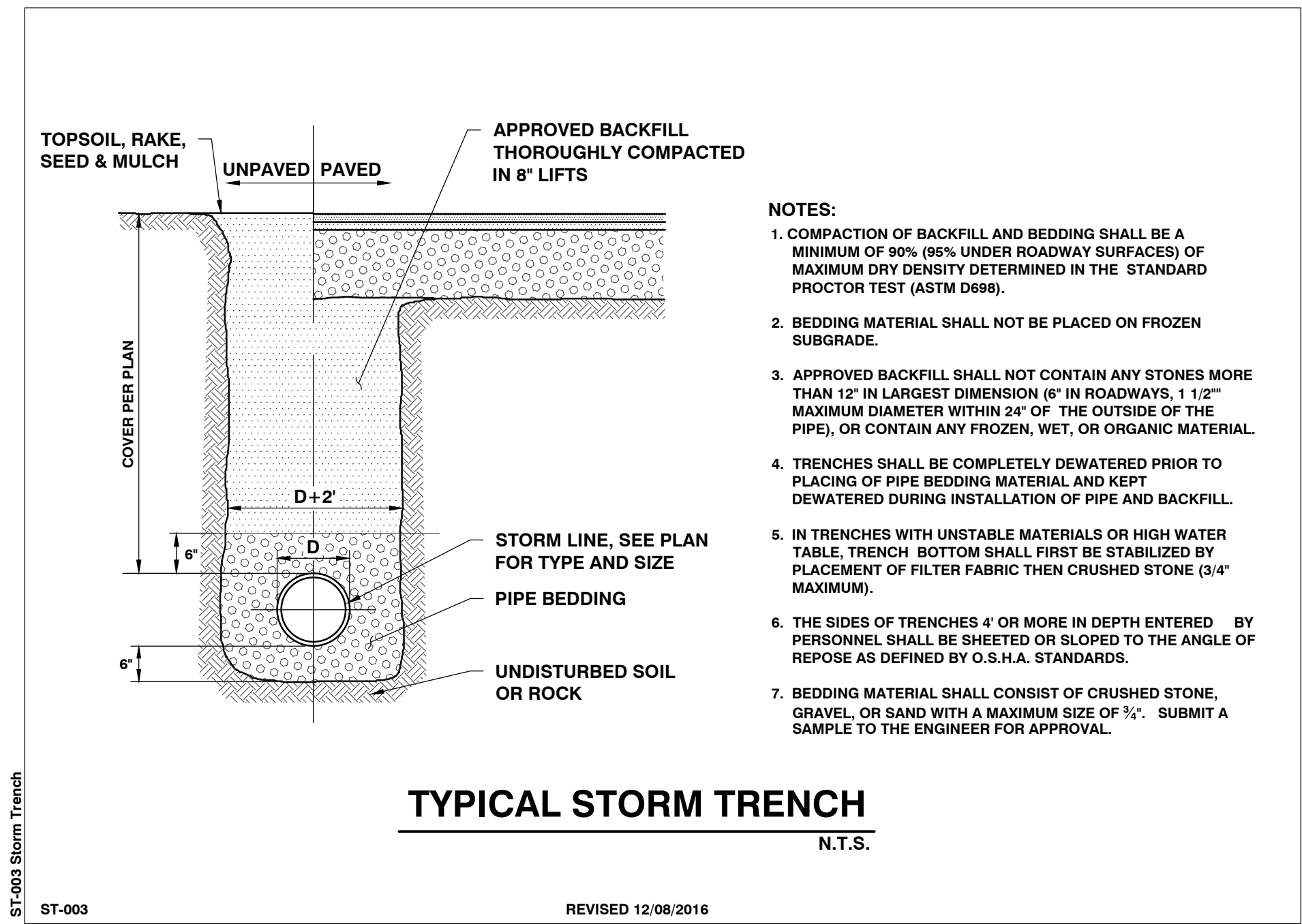
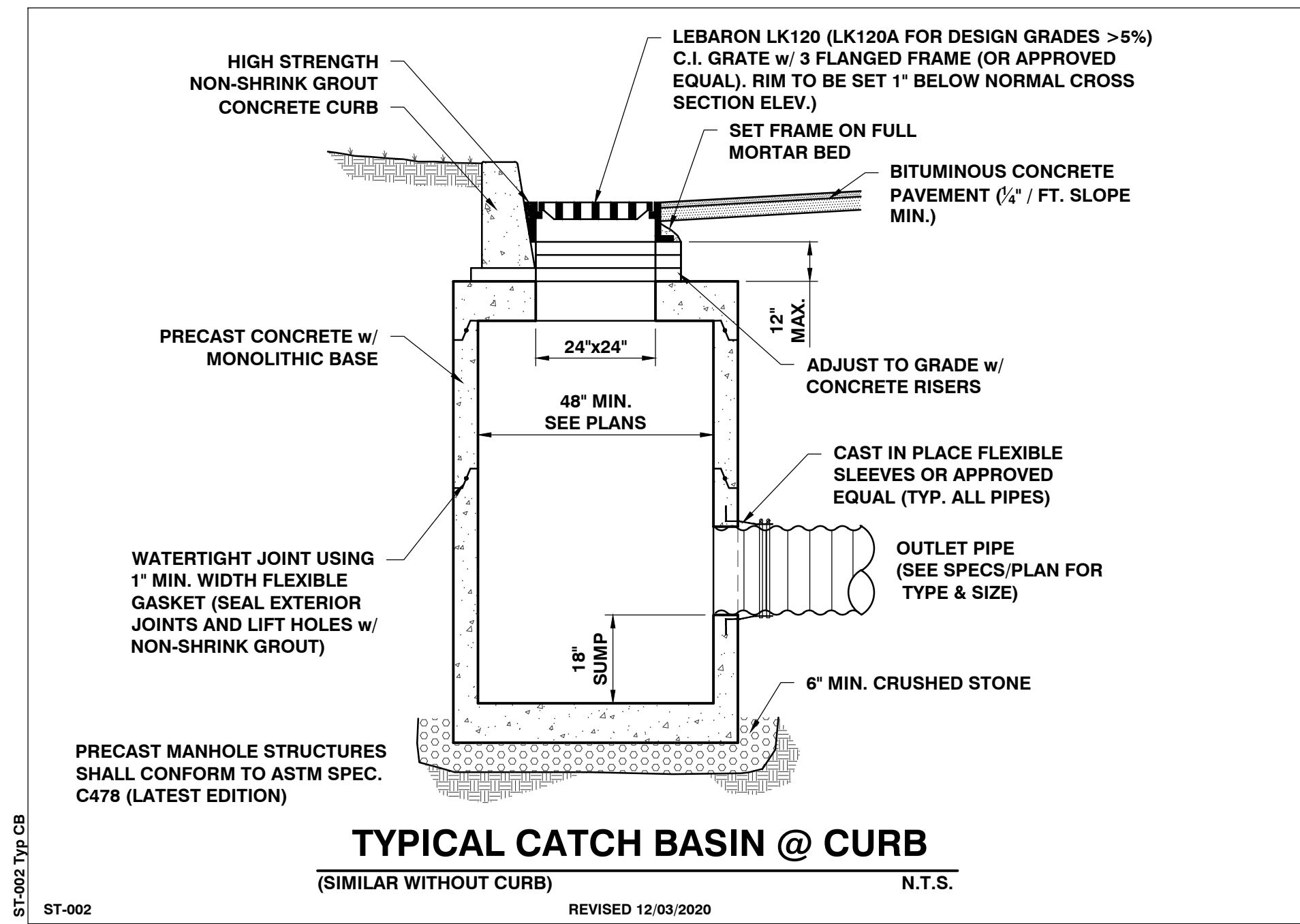
C.O.T.S.
Main Street Shelter

278 MAIN STREET
CITY of BURLINGTON, VT

DATE	CHECKED	REVISION

SITE DETAILS

DATE 09/30/2021	DRAWING NUMBER C4.0
SCALE AS SHOWN	
PROJ. NO. 21177	



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
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DSM

CLIENT:

**Committee on
Temporary Shelter**

P.O. Box 1616
Burlington, VT 05402

PROJECT:

C.O.T.S.
Main Street Shelter

278 MAIN STREET
CITY of BURLINGTON, VT

DATE	CHECKED	REVISION

UTILITY DETAILS

DATE

09/30/2021

SCALE

AS SHOWN

PROJ. NO.

21177

DRAWING NUMBER

C4.1



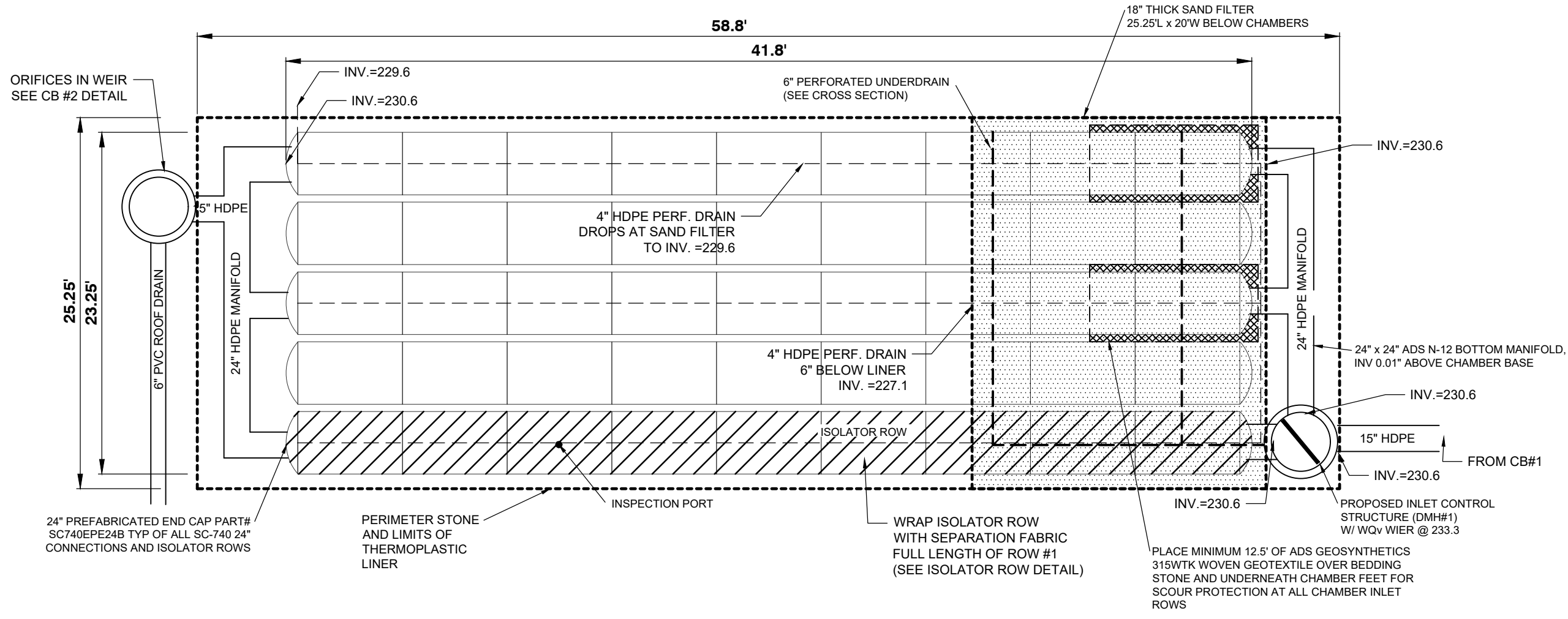
ADVANCED DRAINAGE SYSTEMS, INC.

CONCEPTUAL LAYOUT
(20) STORMTECH SC-740 CHAMBERS
(10) STORMTECH SC-740 END CAPS
INSTALLED WITH 6" COVER STONE, 6" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 3633 CF (STORMTECH SYSTEM ONLY)
INSTALLED SYSTEM VOLUME: 3661 CF (STORMTECH SYSTEM + SAND FILTER)
AREA OF SYSTEM: 1,234 S.F.
PERIMETER OF SYSTEM: 2,468 FT

PROPOSED ELEVATIONS
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED): 241.10
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC): 235.10
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC): 234.6
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT): 234.6
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT): 234.6
TOP OF STONE: 233.6
TOP OF CHAMBER: 233.1
24" BOTTOM MANIFOLD INVERT: 230.6
24" CONNECTION INVERT (ISOLATOR ROW): 230.6
BOTTOM OF CHAMBER: 230.10
BOTTOM OF STONE: 227.6

NOTES

- SAND FILL PLACED UNDER STORMTECH CHAMBER SYSTEMS MUST BE PROPERLY SPECIFIED AND COMPACTED SUCH THAT THE STRUCTURAL REQUIREMENTS SPECIFIED IN THE STORMTECH DESIGN MANUAL ARE MET.
- STRUCTURAL BEDDING STONE AND SEPARATION GEOTEXTILE IS REQUIRED OVER SAND FILL AND MUST BE INSTALLED AS PER THE STORMTECH DESIGN MANUAL.
- STORMTECH DOES NOT DESIGN SAND FILTER SYSTEMS AND CANNOT PROVIDED TECHNICAL INFORMATION ON HYDRAULIC PERFORMANCE, FILTER LONGEVITY, OR EFFECTIVENESS OF SAND FILTERS.



STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

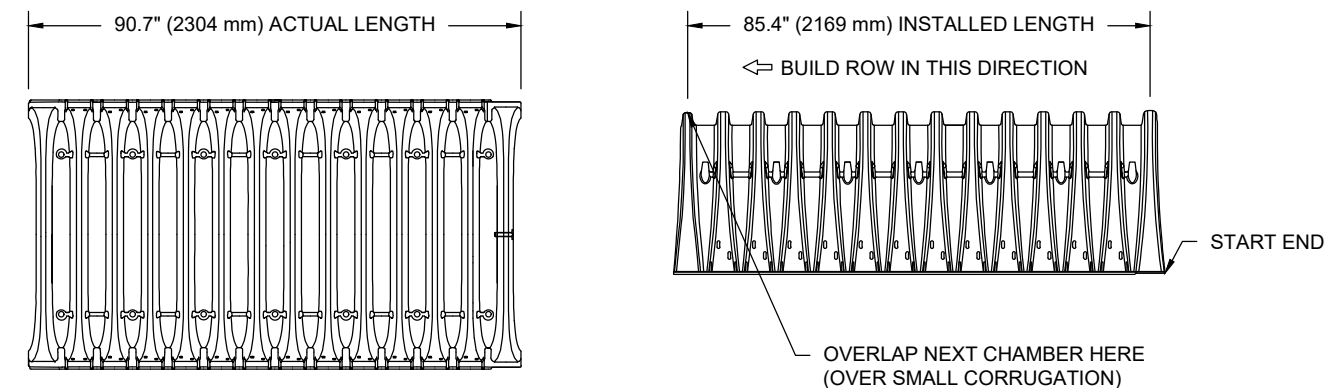
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONESHOTTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



NOMINAL CHAMBER SPECIFICATIONS	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
SIZE (W X H X INSTALLED LENGTH)	45.9 CUBIC FEET	(1.30 m³)
CHAMBER STORAGE	74.9 CUBIC FEET	(2.12 m³)
MINIMUM INSTALLED STORAGE*	75.0 lbs.	(33.6 kg)
WEIGHT	*ASSUMES 6" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS	

PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE08T / SC740EPE08TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	0.5" (13 mm)
SC740EPE08B / SC740EPE08BPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	0.6" (15 mm)
SC740EPE08T / SC740EPE08TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	0.7" (18 mm)
SC740EPE10B / SC740EPE10BPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	1.2" (30 mm)
SC740EPE12B / SC740EPE12BPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EPE15T / SC740EPE15TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	1.8" (45 mm)
SC740EPE15B / SC740EPE15BPC	24" (600 mm)	18.5" (470 mm)	0.1" (3 mm)	---
SC740EPE18T / SC740EPE18TPC	---	---	---	---
SC740EPE18B / SC740EPE18BPC	---	---	---	---
SC740EPE24B	---	---	---	---

ALL STUBS, EXCEPT FOR THE SC740EPE24B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

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SC-740 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
F FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
E INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 14" (355 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145' A-1, A-2.4, A-3 OR AASHTO M43' 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
D EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
C FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}
B DRAINAGE SAND: PROVIDE 18" LAYER OF FILTER SAND ABOVE SUBGRADE.	FINE AGGREGATE CONCRETE SAND OR EQUAL	ASTM C-33	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}
A UNDER DRAIN STONE: PROVIDE 12" LAYER OF UNDERDRAIN STONE ABOVE SUBGRADE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43' 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. NO. 4 (AASHTO M43) STONE.
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

NOTES:

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- ONCE LAYER 'D' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'E' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'D' OR 'E' AT THE SITE DESIGN ENGINEER'S DISCRETION.

SITE ENGINEER:



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

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DRAWN

MAB

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DSM

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CLIENT:

Committee on
Temporary Shelter

P.O. Box 1616
Burlington, VT 05402

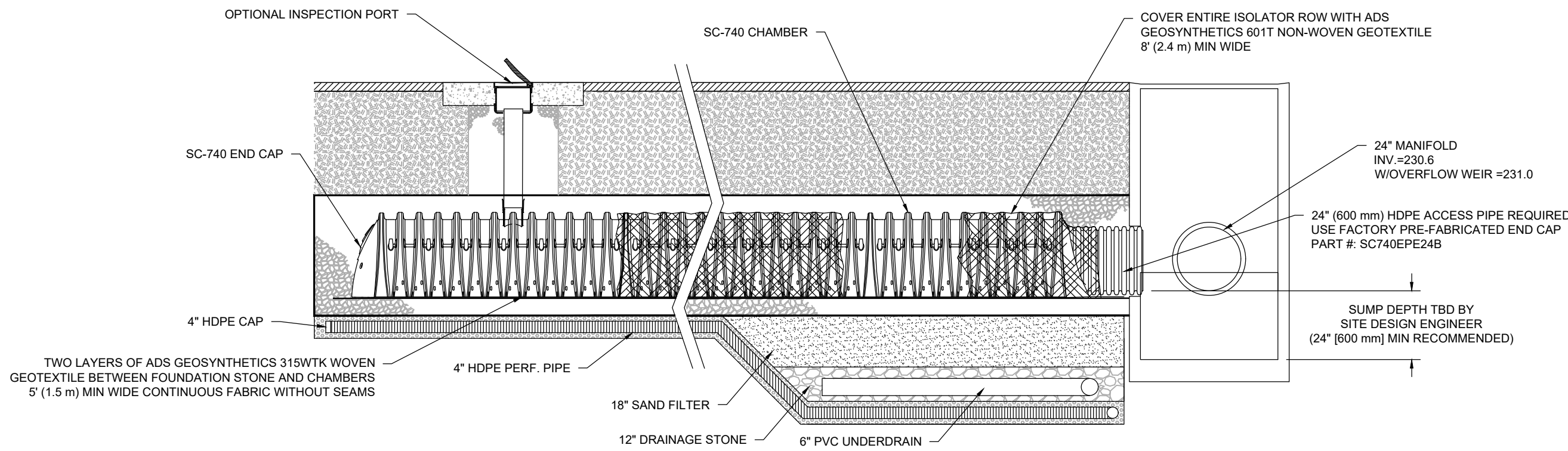
PROJECT:

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Main Street Shelter

278 MAIN STREET
CITY of BURLINGTON, VT

3

SC-740 ISOLATOR ROW DETAIL



INSPECTION & MAINTENANCE

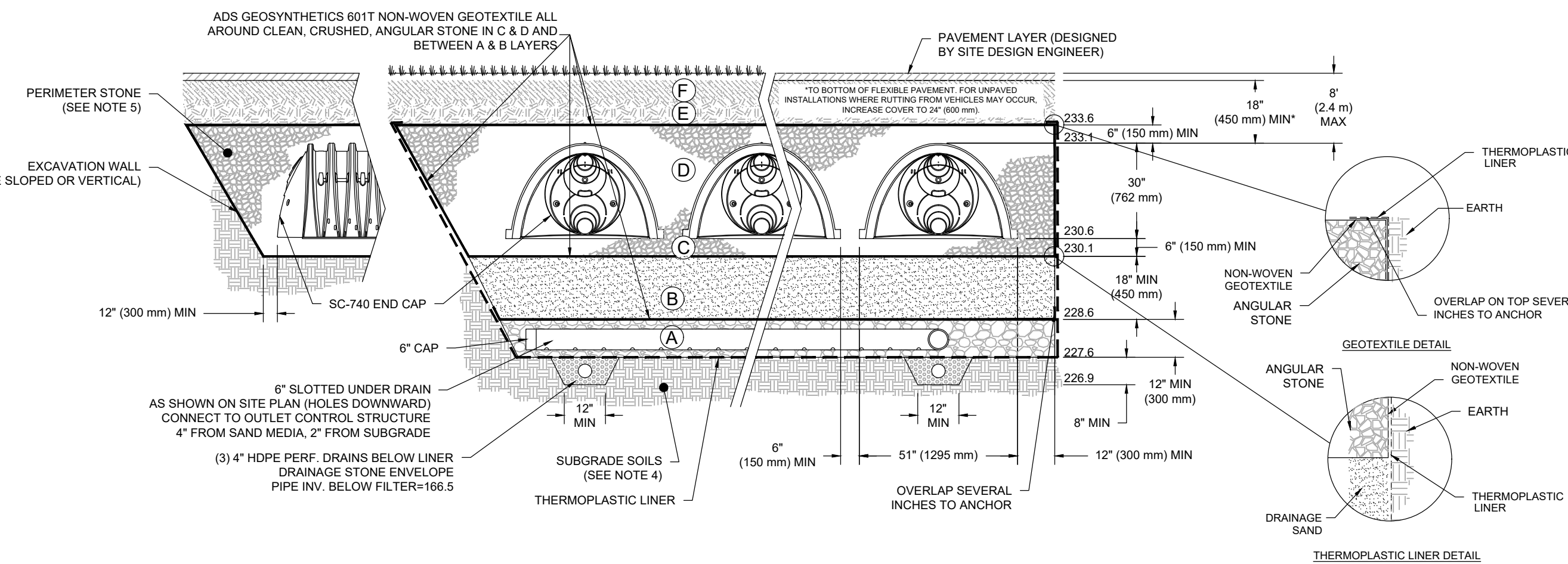
- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

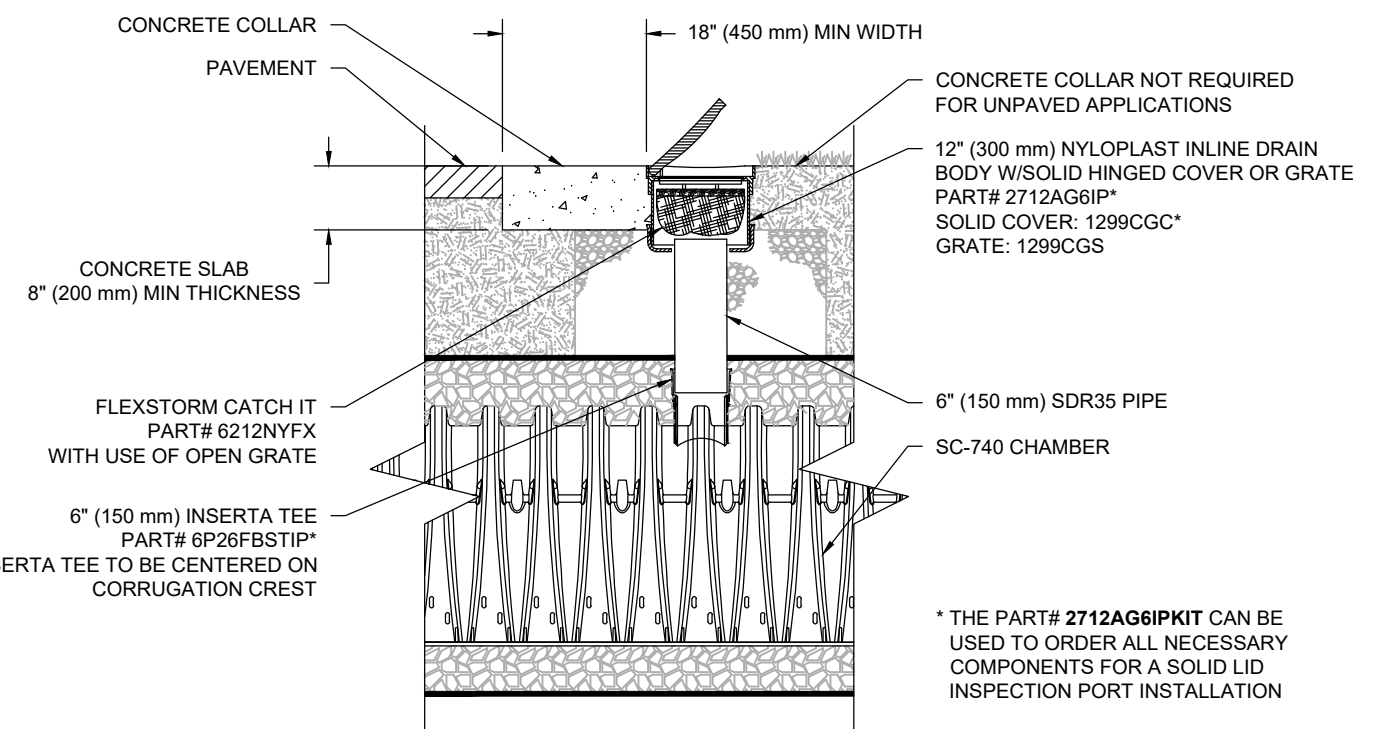
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SC-740 CROSS SECTION DETAIL



4

SC-740 6" (150 mm) INSPECTION PORT DETAIL



**STORMWATER
DETAILS**

DATE
09/30/2021

SCALE
AS SHOWN

PROJ. NO.
21177

DRAWING NUMBER

C4.2

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188

Matt Bushey, Chair
Ron Wanamaker
Emily Morse
Jay White
Kathleen Ryan, Alternate
Rob Brewer, Alternate



DESIGN ADVISORY BOARD

Tuesday November 9, 2021

645 Pine Street and via Zoom

Present: Matt Bushey, Jay White, Emily Morse, Kathleen Ryan (alternate)

Absent: Ron Wanamaker, Rob Brewer (alternate)

Staff present: Mary O'Neil, Scott Gustin, Ryan Morrison

Agenda

Session I – 3:00 PM – 3:30 PM

1. **ZP-21-732; 278 Main Street** (RH, Ward 8E) Bob Duncan / COTS
Construct 16-unit addition to existing building with associated site improvements. (Ryan Morrison, Project Manager)

Present: Bob Duncan, Jonathan Farrell (applicants)

Motion by Jay White: I move we recommend project approval as proposed, with the recommended staff conditions, and forward to the Development Review Board.

2nd: Emily Morse

Vote: 4-0-0.

Motion carries.

Session II – 3:30 PM – 4:00 PM

2. **ZP-21-541; 410 Appletree Point Rd** (RL-W, Ward 4N) Charlie Schmidt / Laura McCurdy
Demolish existing camp and construct new single family home. (Scott Gustin, Project Manager)

Present: Charlie Schmidt, Laura McCurdy, Rem Kielman, Elizabeth Hermann

Motion by Matt Bushey: I move we recommend project approval with the elimination of “guest parking” from the site plan.

2nd: Emily Morse

Vote: 4-0-0.

Motion carries.

Session III – 4:00 PM – 4:30 PM

3. **ZP-21-509; 72-76 Elmwood Ave** (RM, Ward 2C) Michael Alvanos / PBGC LLC
Construct 3-unit detached residence and related site improvements. (Mary O'Neil,
Project Manager)

Present: John Rooney and Michael Alvanos

Motion by Matthew Bushey:

I move we **table** the application, and ask the applicant to return with the following changes:

1. Provide screening for the parking area from the street;
2. Introduce barriers to prevent parking creep onto green space;
3. Introduce some design element to prevent rain and snow slide on north and south elevations;
4. Differentiate the first floor with a change of material, color or plane; and
5. Recommendations included in the staff report.

2nd: Jay White

Vote:4-0

Motion carries.

Session IV – 4:30 PM – 4:35 PM

4. **Draft 2022 DAB meeting schedule**

Review and approve DAB meeting schedule for 2022.

EM questioned the 5pm start time for the last three meetings of the year. Staff will confirm whether this is intentional or a mistake in the draft schedule. DAB will review again November 23.

5. **Adjournment**