

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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DESIGN ADVISORY BOARD Wednesday November 9, 2016 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I - 3:00pm – 3:30pm

- 1. 17-0479CA; 79 Lakeside Ave (RL-W, Ward 5S) Rebecca A. Schwarz**
Renovation and expansion of second story. (Project Manager, Mary O'Neil)

Session II – 3:30pm – 4:00pm

- 2. 17-0455CA; 57 South Williams (RH, Ward 1E) Vermont Organization for Jewish Education - Lubavitch**
Two level addition, 5500 sq. ft. to west side of existing building. New worship sanctuary on upper level with supporting spaces on lower level; new off street parking, landscaping and erosion prevention. (Project Manager, Ryan Morrison)

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Department of Planning and Zoning

149 Church Street, City Hall
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Mary O'Neil, AICP, Principal Planner
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Anita Wade, Zoning Clerk



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP17-0479CA
Date: November 9, 2016

File: ZP17-0479CA
Location: 79 Lakeside Avenue
Zone: RL-W **Ward:** 5S
Date application accepted: October 12, 2016
Revised plans received (version 3): October 27, 2016
Applicant/ Owner: Rebecca Schwarz
Request: Expand 2nd floor of existing single family home.



Background:

- Zoning Permit 09-550CA; replace 2 windows and 2 exterior doors; install 3 new windows, replace front awning with canopy; reconstruct rear entrance/roofline. Approved February 2009.
- Zoning Permit 87-832 / COA 88-064; addition of two 6' x 8' dormers on north side, and addition of two 3' x 4' windows on the east and west sides of the home. Approved April, 1980; permit relinquished (work not done.)
- ZP81-529; erect 4' picket fence to enclose front and one side of yard. Approved June 1981.
- Zoning Board of Adjustment Review, seeking to expand a non-conforming use (d.b.a. "The Muffin Bar") by erecting an 18' x 27' addition to existing building and to vary the off street parking requirements. Denied, June 1969.

Overview: 79 Lakeside Avenue is a single family home, located on the corner of Lakeside Avenue and Conger Avenue and within the **Lakeside Historic District** on the National Register of Historic Places (Listed April 1982.) The building's original use was a barber shop to serve the mill neighborhood, and is dated at approximately 1899.

The owner proposes an expansion of the second floor.

As the proposal will increase floor area less than 50% of the existing gross floor area and they are more than 200 feet from the lake, the project may be reviewed administratively per **Section 3.2.7 (a) 9**. Staff will follow the direction of the Design Advisory Board.

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:

There are no important natural features associated with the site.

(b) Topographical Alterations:

No topographical alterations are proposed.

(c) Protection of Important Public Views:

There are no important public views to be protected from this parcel.

(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).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

There is nothing within the application to preclude the use of wind, solar, water, geothermal or other renewable energy resources.

(f) Brownfield Sites:

There are no identified hazardous sites or brownfields at this address.

(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.

The existing canopy at the front door entrance (Conger Avenue façade) will be retained. The rear (easterly) entrance has no roof cover, which would be recommended for resident comfort if not for the potential to increase already non-conforming lot coverage.

There is an existing parking/drive area, parallel to the applicant-owned ROW. As the right-of-way is plowed, there is room both within the backyard (east) area or this parcel and along the ROW for snow storage.

(h) Building Location and Orientation:

The home will continue to front both Lakeside Avenue and Conger Avenue, although the latter is the functional frontage. There will be no change to the building's orientation.

(i) Vehicular Access:

Access will remain as existing; vehicles will enter the ROW from Conger Avenue, and park within the existing parking alley.

(j) Pedestrian Access:

Pedestrian access will continue as it exists today; residents may enter on the east elevation via the deck/entry, or the west elevation by principal entrance door. There is a sidewalk along the east side of Conger Avenue which is accessible to the ROW, drive area and house.

(k) Accessibility for the Handicapped:

There is no requirement for h/c accessibility for a single family home.

(l) Parking and Circulation:

Parking and circulation are unaffected by the proposal. Two parking spaces remain.

(m) Landscaping and Fences:

This is an existing, developed lot with landscaping on the parcel as well as within the adjacent public ROW on Lakeside. A picket fence was permitted in 1981. Photos show a stockade fence on the north side of the property; there is no permit for this feature, and it appears to be within the public right-of-way. A portion of the easterly deck will be removed to reduce coverage. No other landscaping or fence changes have been identified within the plan.

(n) Public Plazas and Open Space:

There are no public plazas within the project area. Not applicable.

(o) Outdoor Lighting:

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

No lighting information has been submitted and is required.

(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.

Submitted photos show a roll-off garbage can on the east, adjacent to a stockade fence. This may not be associated with this parcel, but a neighbors. The applicant shall define.

The location of trash and recycling storage areas needs to be defined.

The mailbox is presumed to remain in its current location on Conger Ave. The applicant shall confirm.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

Buildings east, west and south of this parcel are 2-2 ½ stories tall; typically, residential buildings constructed in support of the former Queen City Cotton Mill. The small size of this building can clearly be linked to its original use as a commercial space (barber shop) serving mill workers and neighborhood residents. The request to add a storey will be consistent with neighboring residential structures, but divergent from the building's original scale.

2. Roofs and Rooflines.

The building has a gable roof; a gable roof is proposed.

3. Building Openings

Entry doors will remain in the same location. As anticipated, new window openings are proposed for the 2nd floor.

There is inconsistent arrangement with windows; the second floor south places transom style windows above or within a closet; their size and location under an eave line will not likely provide much light. A similar window is proposed on the north, 2nd floor.

While a more rhythmic arrangement would be preferred, the internal use is dictating window size and location.

(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

The new design will give a stylistic addition of a projecting window bay on the second floor. Water table elements are proposed to segregate the differing levels, with ornamental brackets proposed under the (westerly) roofline.

(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 materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.

Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

Painted Hardi-shingle siding is proposed, with Boral trim. Asphalt shingles are intended for the new roof.

The building currently has vinyl siding and replacement windows.

(f) Reduce energy utilization:

New structures are required to meet the Guidelines for Energy Efficient Construction pursuant to 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:

The project will be required to adhere to all applicable building and life safety requirements as defined by the building inspector and fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

79 Lakeside Avenue is listed on the National Register of Historic Places within the Lakeside Historic District. From that nomination:

79 Lakeside Avenue Circa 1899. One and on-half story, wood frame dwelling with a fieldstone foundation, clapboard siding, and an asphalt-shingled hip roof. The building is roughly square, measuring three by two bays across the front and side elevations respectively. Original use: barber shop.

(b) Standards and Guidelines:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The historic use as a barber shop terminated sometime after 1937 when the Queen City Cotton Mill quit claimed this property to William and Catherin Ready. Land records confirm it's use as a dwelling in following deeds.

The original materials and features have been lost, with the installation of vinyl siding and replacement window sash. The building's size, orientation and entry locations may support identification of a different original use, but little of characteristic features remain that might suggest its original service use as part of the company-founded neighborhood.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The application proposes a significant change to the spatial relationship/mass of the building; turning a one story structure into one with two. As noted, material replacement has already occurred.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The addition of a 2nd story would be consistent with neighboring residential structures; the proposed bay window and brackets attractive yet unrelated to the original barber shop structure.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

There are no identified changes that merit retention and preservation.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

There are no extant materials, finishes, or construction techniques or example of craftsmanship that merit preservation. The scale of the building is the primary original characteristic, which has diminished appreciative value in concert with all other changes.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

The application is not intended to replace deteriorated features, but to increase the scale and function of the building. No missing features have been identified or planned for replacement.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Not applicable.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

No archaeological resources have been identified with this site. It is not likely to uncover any new resources as no ground disturbance is proposed.

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 exterior alteration is notable for the resultant change in massing and scale. There are no materials, features, or craftsmanship remaining.

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.*

It is unlikely that the proposed 2nd story addition could be removed with the single story structure intact. The project may be considered irreversible.



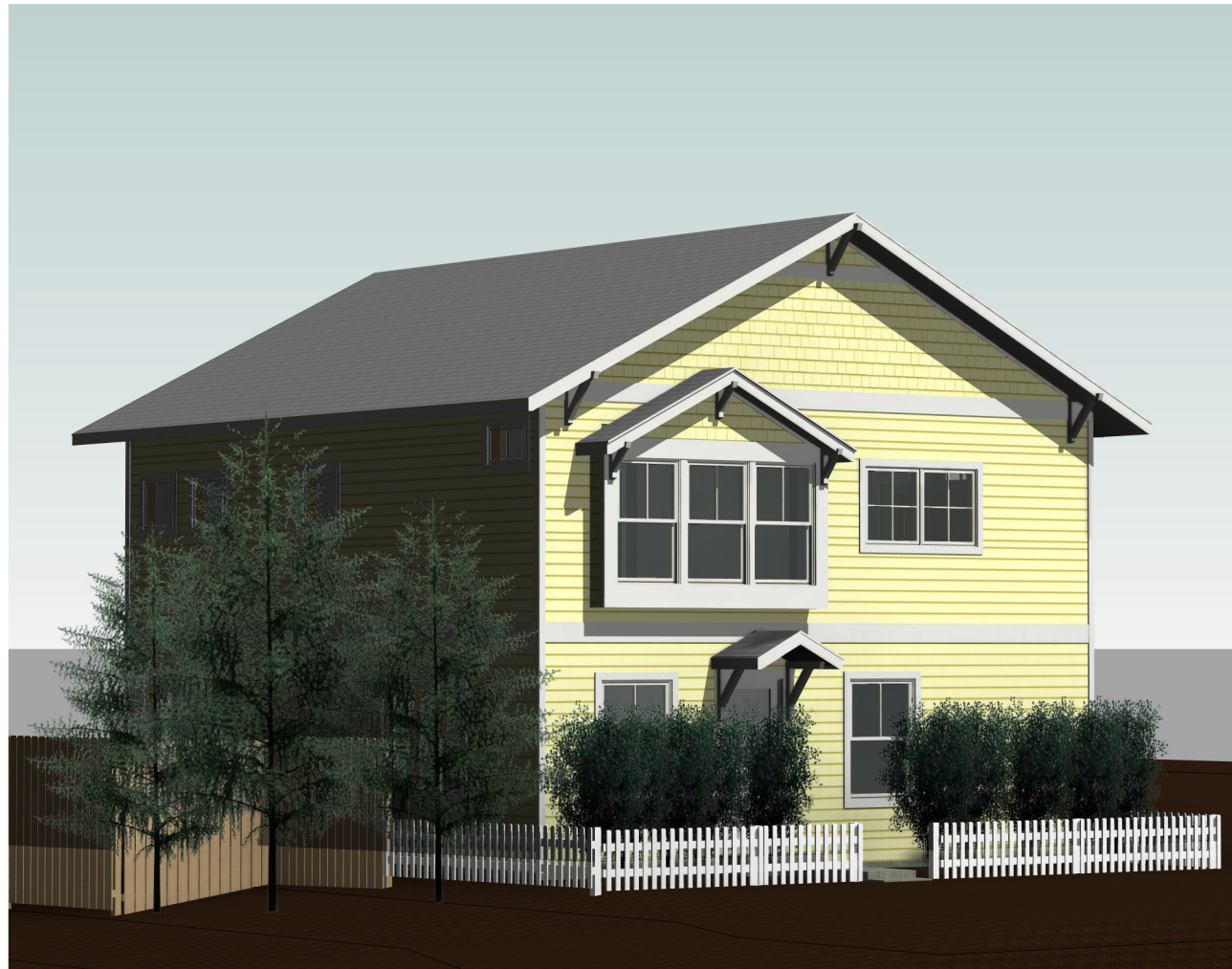
79 Lakeside Avenue
1984 Assessor's photo

Items for the Board's consideration:

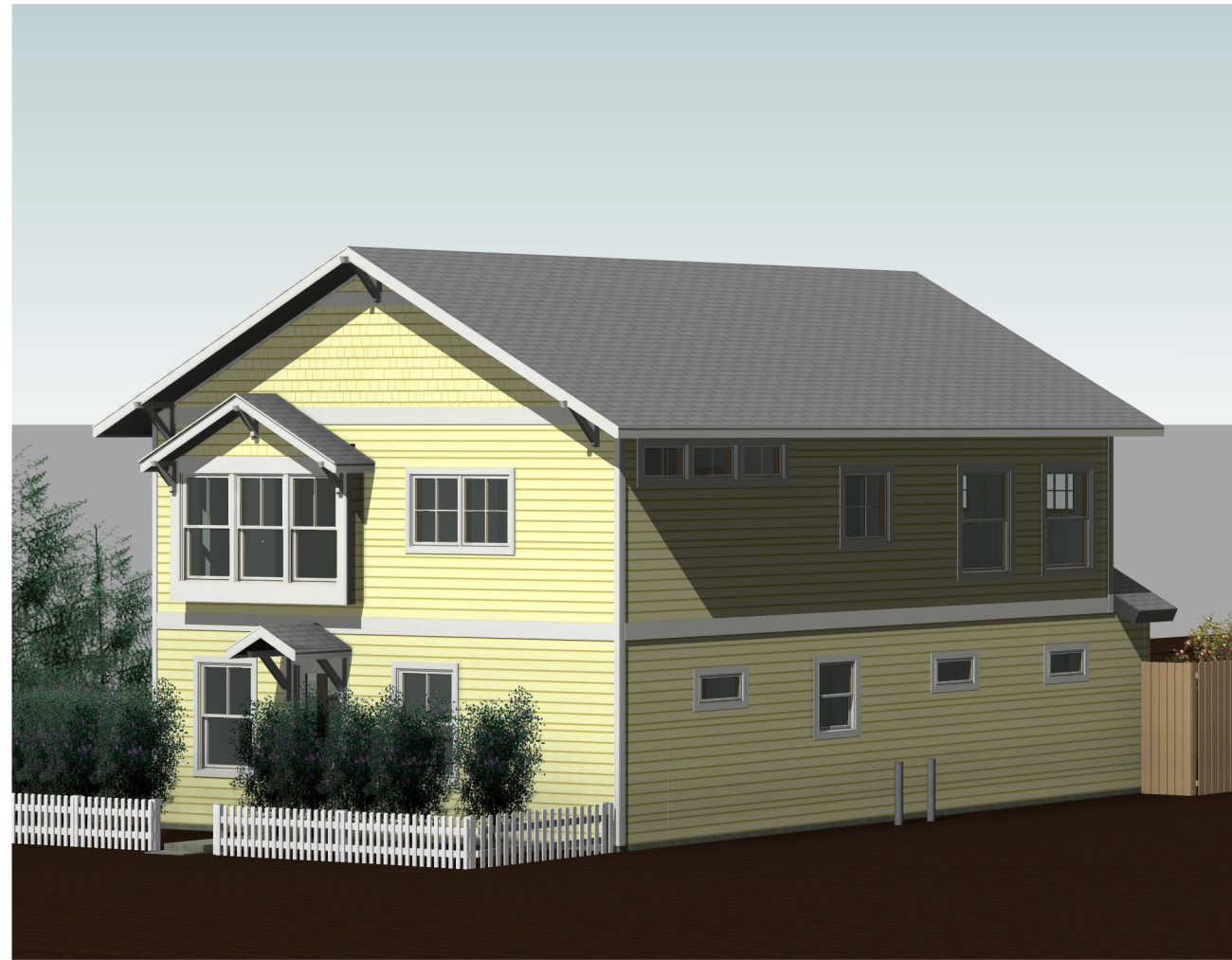
1. The principal consideration of the DAB is whether the structure retains enough historic integrity to merit retention of scale. If the existing single story structure is deemed to retain enough historic integrity, then the proposed alterations shall be deemed incompatible and in conflict with the standards of Section 5.4.8.
2. If recommended for approval, lighting information will be required.
3. The stockade fence and any other ancillary features must be removed from the public right-of-way along Lakeside Avenue.
4. Submitted photos show a roll-off garbage can on the east, adjacent to a stockade fence. The location of trash and recycling storage areas for this parcel need to be defined.
5. The mailbox is presumed to remain in its current location on Conger Ave. The applicant shall confirm.

Schwarz Residence Renovation

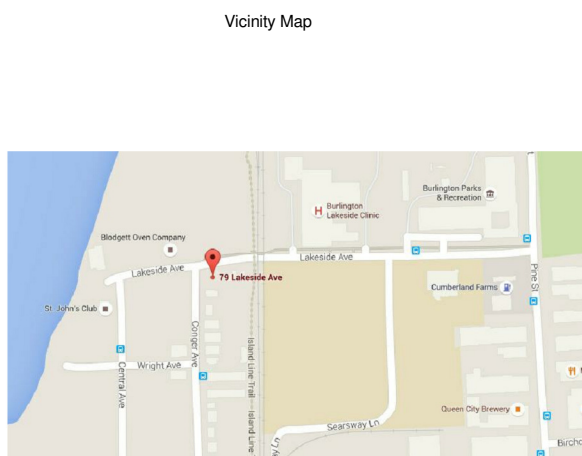
79 Lakeside Avenue, Burlington, Vermont 05401



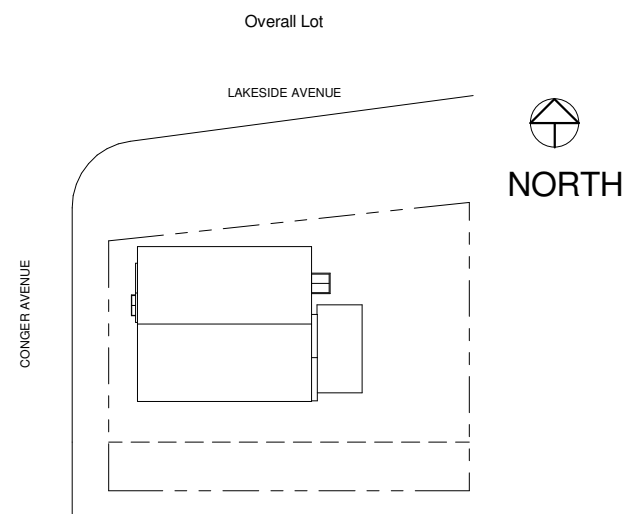
③ 3D View 3



② 3D View 3 Copy 1



Vicinity Map



① Overall Lot Layout
1" = 20'-0"

General Project Notes

1) NO LANDSCAPE CHANGES ARE PROPOSED

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Cover Sheet/Project Data

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-
	
Scale	1" = 20'-0"



909 Long Point Road
North Ferrisburg, VT 05473
802.999.6942

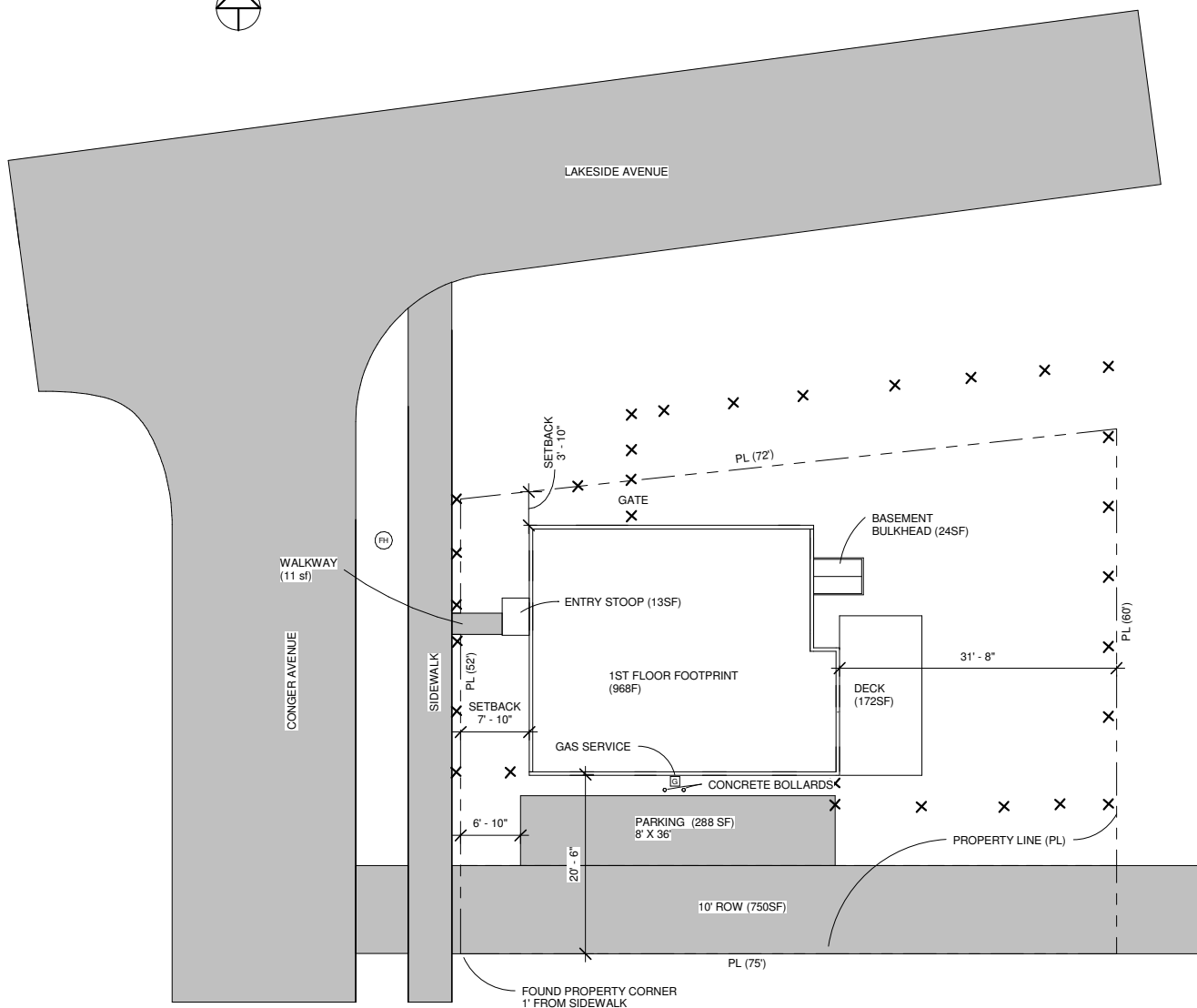
www.lewiscreekcompany.com

Schwarz Residence Renovation

ZONING APPLICATION V3

Rebecca Schwarz
79 Lakeside Avenue
Burlington, Vermont 05401

[illegible]



EXISTING GROSS BUILDING AREA

BASEMENT:	506 SF
1ST FLOOR:	986 SF
2ND FLOOR:	304 SF
TOTAL:	1796 SF

The site plan illustrates the layout of 1000 Lakeside Avenue, bounded by Lakeside Avenue to the north and Conger Avenue to the west. The plan includes the following details:

- Streets:** LAKESIDE AVENUE (north) and CONGER AVENUE (west).
- Walkway:** A WALKWAY (11 sf) is located along Conger Avenue.
- Setbacks:**
 - SETBACK 3' - 10" (from Lakeside Avenue)
 - SETBACK 6' - 10" (from Conger Avenue)
- Property Lines (PL):**
 - PL (72') (north boundary)
 - PL (60') (east boundary)
 - PL (75') (south boundary)
 - PL (62') (west boundary, adjacent to sidewalk)
- Structures and Features:**
 - PROPOSED 2ND FLOOR WINDOW (11SF)
 - ENTRY STOOP (BEYOND PROPOSED WINDOW ABOVE) (9SF) (REBUILD EXISTING PERMITTED STOOP COVER)
 - SHROUDED DOWNLIGHT BELOW STOOP COVER
 - 1ST FLOOR FOOTPRINT (968 SF)
 - BASEMENT BULKHEAD (24SF)
 - DECK (162 SF)
 - 10 SF OF EXISTING DECK REPLACED WITH GREEN SPACE
 - PARKING (288SF) 8' X 36'
 - ROW (750 SF) (Right-of-Way)
 - FOUND PROPERTY CORNER 1' FROM SIDEWALK
- Other Markings:**
 - GATE
 - 31' - 8" (width of deck area)
 - 20' - 6" (width of parking area)
 - 6' - 10" (width of sidewalk area)

PROPOSED GROSS BUILDING AREA:

BASEMENT:	506 SF
1ST FLOOR:	986 SF
<u>2ND FLOOR:</u>	<u>997 SF</u>

TOTAL: 2489 SF

PROPOSED/EXISTING = 2489/1796 = 1.38

**PROPOSED INCREASE IN GROSS
BUILDING AREA = 38%**

② Proposed Site Plan
1" = 10'-0"

NOTES:

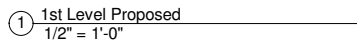
(1) Site map is approximate

(2) Project proposes no landscaping changes

(3) May 1937 parcel map and description, McIntosh, C.E. and 1984 survey, Swider, L.S. are ambiguous regarding the location of the ROW. The best interpretation of the 1937 documents is shown in site plans and used to calculate coverage and setbacks. Based on either the 1937 or 1984 documents, no changes to coverage are proposed and setbacks meet current City Ordinances.

Scale	1" = 10'-0"
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Rebecca Schwarz
79 Lakeside Avenue
Burlington, Vermont 05401

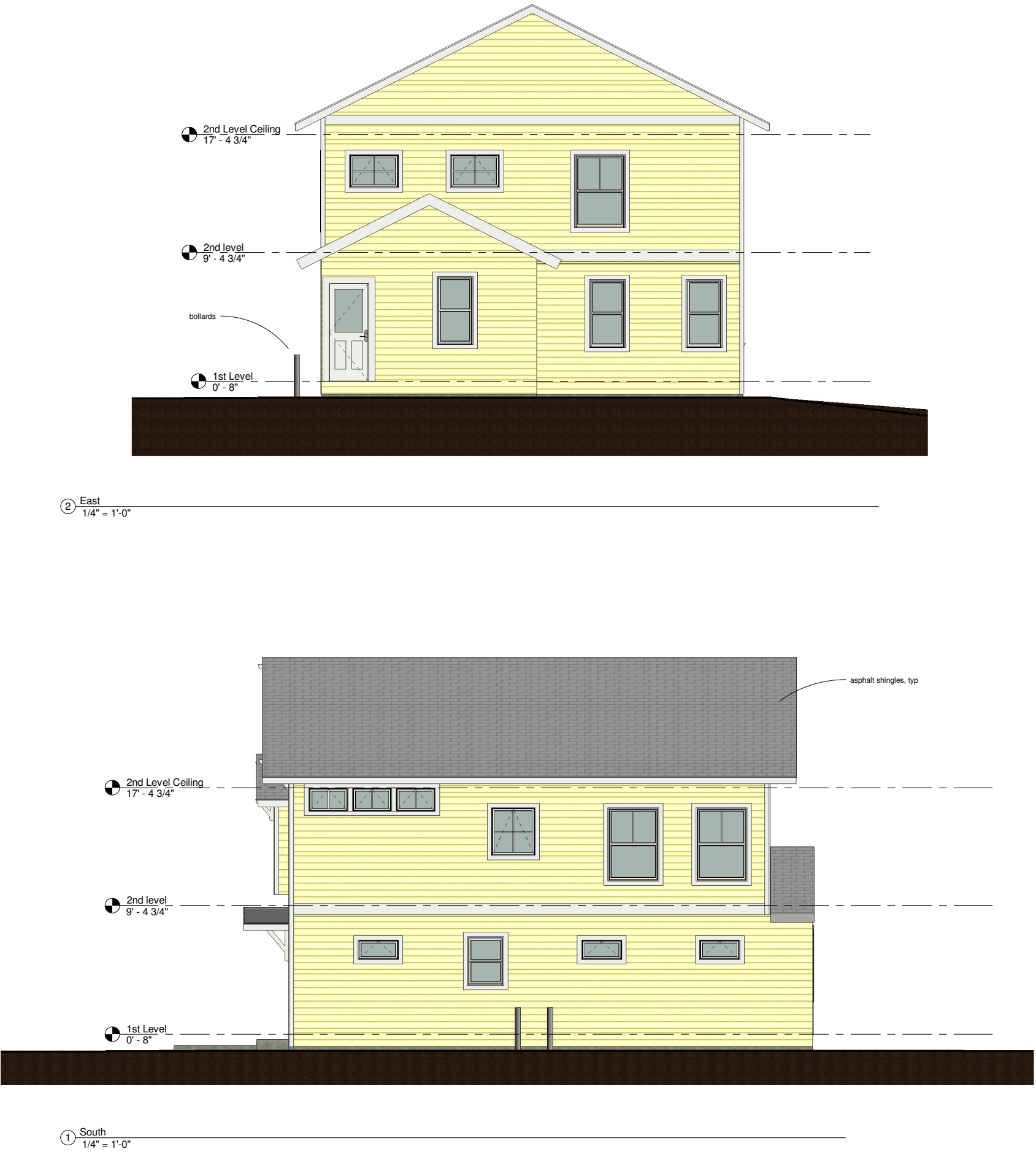
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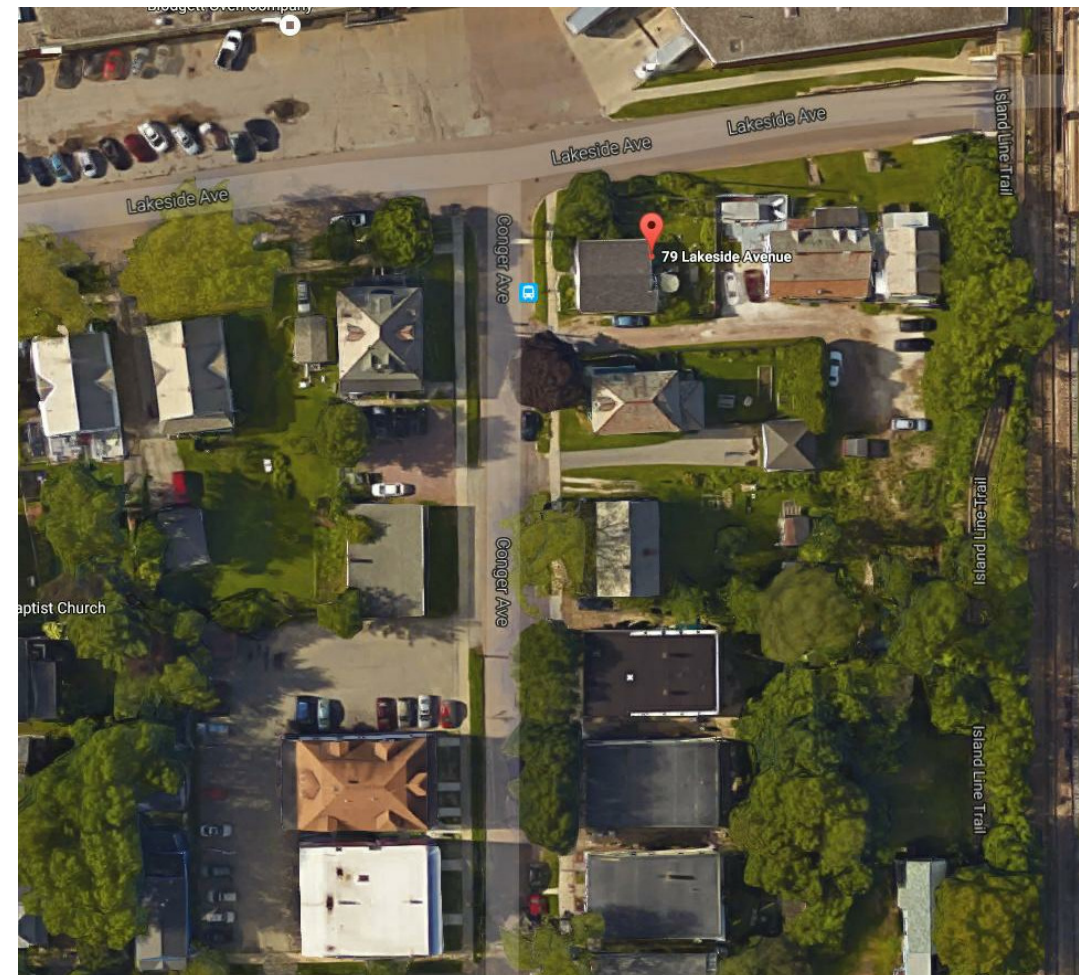
Lower Floor Plan

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	

A1.1

Scale	1/2" = 1'-0"
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Schwarz Residence Renovation

ZONING APPLICATION V3

Rebecca Schwarz
79 Lakeside Avenue
Burlington, Vermont 05401

[illegible]

Existing Photos

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-
A3.0	
Scale	



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Schwarz Residence Renovation

ZONING APPLICATION V3

Rebecca Schwarz
79 Lakeside Avenue
Burlington, Vermont 05401

[illegible]

Existing Photos 2

Project number	-
Date	October 26, 2016
Drawn by	AG
Checked by	-
A3.1	
Scale	

United States Department of the Interior
Heritage Conservation and Recreation Service

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only
received
date entered

Continuation sheet 7-1

Item number 7

Page 1

Between 1899 and 1901, three more groups of dwellings were constructed within the development. The second of these, Dwelling Type C, was the most extensive with twenty-one units, and was the group most responsible for determining the architectural character of the community.

The first of the three groups consists of three, two story, four unit apartment buildings located at 20-22, 24-26, and 28-30 Conger Avenue (Map No.'s 55, 54 and 53, respectively; Dwelling Type B). The second group consists of twenty-one, one and one-half story duplexes, all of identical style and size. These houses line Central Avenue, Harrison Avenue and Conger Avenue to form the west, south and east perimeters of the community's central green and recreation field (Map No.'s 17 through 22, 26 and 27, and 36 through 48; Dwelling Type C.) The third consists of four, one and one-half story duplexes of identical style and size located at 51-53 and 57-59 Lakeside Avenue and 38-40 and 44-46 Wright Avenue (Map No.'s 6 and 5, and 14 and 13, respectively; Dwelling Type D.) They are similar to Dwelling Type E except that they are oriented at right angles to the street.

The last group was constructed in 1919-1920 and consists of five, two and one-half story, Colonial Revival style duplexes. They are scattered throughout the community, filling in previous gaps at 45-47 Lakeside Avenue, 10-12 Central Avenue, 41-43 Harrison Avenue, 67-69 Wright Avenue, and 14-16 Conger Avenue (Map No.'s 7, 8, 28, 32 and 56, respectively; Dwelling Type E).

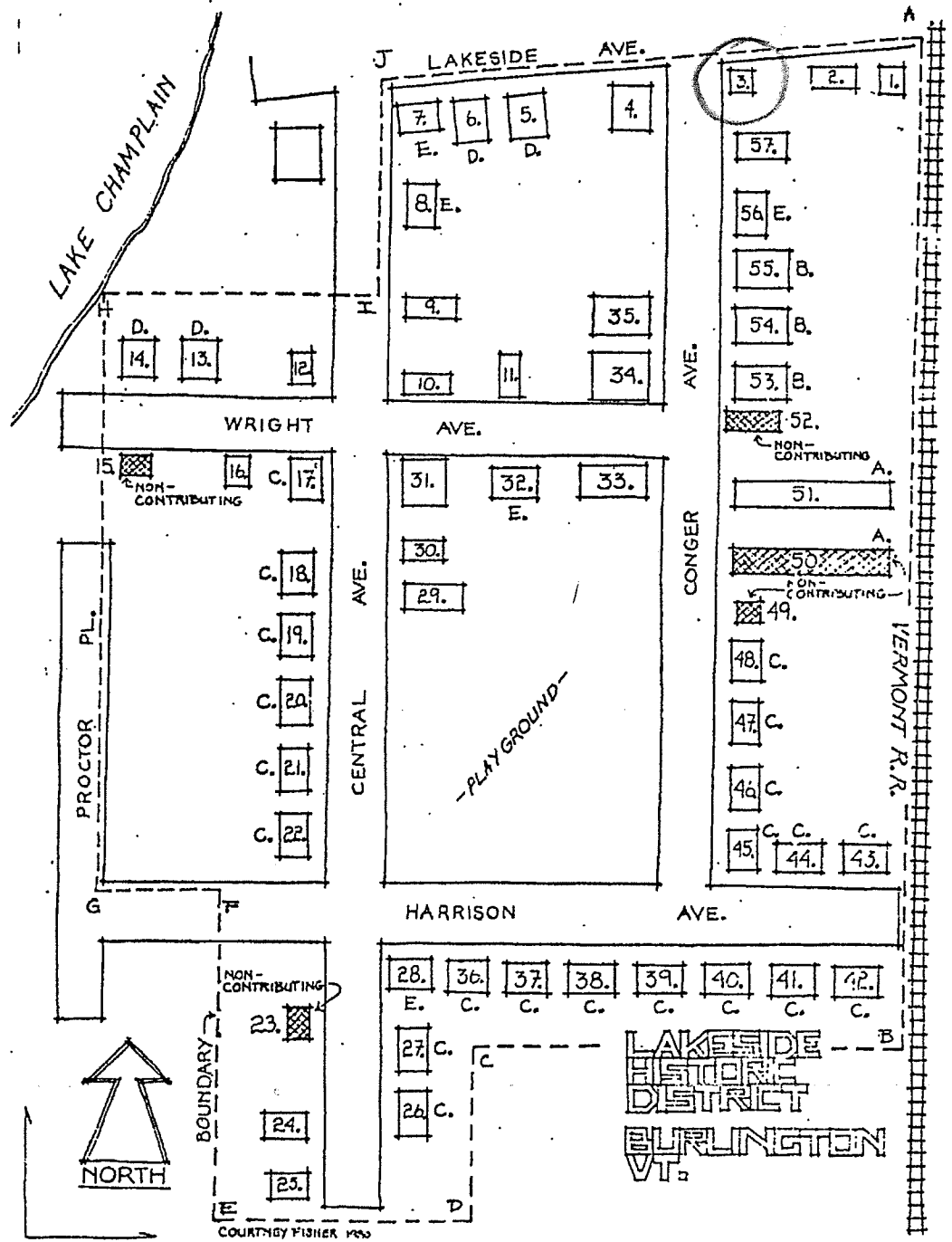
A description of individual buildings follows. (Numbers refer to the enclosed sketch map.)

(1)
93-95 Lakeside Avenue. Circa 1920. One and one-half story, wood frame dwelling with a rockfaced concrete block foundation, clapboard siding, and an asphalt-shingled gable roof. The house is rectangular in plan with a gable-front orientation, and measures four by three bays across the front and side elevations, respectively. An enclosed, two-story porch covers the front elevation, and continued shed roof wall dormers are located on each side. Alterations: aluminum siding.

(2)
87-89 Lakeside Avenue. Circa 1899. One and one-half story, wood frame duplex with a rockfaced concrete block foundation, clapboard siding, and a slate-shingled gable roof. The two halves of the duplex are mirror images of each other. The building is rectangular, measuring six by two bays across the front and side elevations, respectively. The entrance doors are located in the two center bays of the front elevation and are protected by an enclosed, hip roof porch. Two gable wall dormers project through the eaves of the front elevation. Alterations: aluminum siding.

(3)
79 Lakeside Avenue. Circa 1899. One and one-half story, wood frame dwelling with a fieldstone foundation, clapboard siding, and an asphalt-shingled hip roof. The building is roughly square, measuring three by two bays across the front and side elevations respectively. Original use: barber shop.

(4)
63-69 Lakeside Avenue. Circa 1899. Two and one-half story, wood frame, four unit tenement with fieldstone foundation, clapboard siding, and a slate-shingled hip roof. The building is roughly square, measuring six by four bays across the front and side elevations, respectively. Entrance doors to the two first floor apartments are located on the front elevation in the second and fourth bays, and to the two second floor apartments in the third and fourth bays. A two story porch with turned posts, balustered railings, and a shed roof spans the front elevation. A similar porch spans the rear. The roof is broken on each elevation by a hip roof dormer. Alterations: aluminum siding. Original uses: grocery store, private school.



Department of Planning and Zoning

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Ryan Morrison, CFM, Associate Planner
Anita Wade, Zoning Clerk
Elsie Tillotson, Department Secretary



TO: Design Advisory Board
FROM: Ryan Morrison
DATE: October 25, 2016
RE: 17-0455CA, 57 South Williams Street

Zone: RH Ward: 1E
Owner/Representative: Vermont Organization for Jewish Education – Chabad of Vermont
Stewart Construction

Request: A two-level addition of approximately 5,500 sf to the west side of the existing building, to provide a new worship sanctuary on the upper level, with supporting spaces on the lower level, with new off-street parking, landscaping, and erosion prevention.

OVERVIEW:

The applicant is requesting approval of a two-level addition to the existing Chabad Jewish Community Center, with associated off-street parking, and landscaping. The supporting facilities on the lower level will include a library room, a small chapel, and offices. Washrooms will be included on both levels and be handicap accessible. The addition will not be internally connected to the existing facility.

The projected occupancy of the new addition is to be 100 occupants, with moveable seating and tables. 25 additional parking spaces will be added to the existing parking lot.

The building, constructed in 1884, is listed in both the State and National Register of Historic Places. It is listed as a contributing resource in the Main Street – College Street Historic District (National Register). Section 5.4.8 therefore applies.

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

Not applicable.

(b) Topographical alterations

The site has a steady east-to-west downslope, with an elevation ranging from 308' to 280' above sea level. The project will see an excavated area for the new building addition's footprint. Expansion of the existing parking area, to accommodate a total of 36 onsite parking spaces, is also proposed. Overall, the entire parking area will be paved with asphalt. Additional grading will occur immediately to the west of the expanded parking area to create a smoother downslope to a future stormwater detention basin/pond.

(c) Protection of important public views

There are no designated view sheds from or through the property.

(d) Protection of important cultural resources

The existing building is listed on both the National and State Registers of Historic places, and is a contributing resource in the Main Street – College Street Historic District. Under Sec. 5.4.8, new additions to historic buildings are to be constructed in a manner that will preserve historic materials, features, and spatial relationships that characterize the property. The new work will differentiate from the historic building, and be compatible with the historic materials, features, size, scale, proportion, and massing. See Sec. 5.4.8 below.

(e) Supporting the use of alternative energy

The applicant proposes to place photovoltaic panels on the addition's south-facing rooftop.

(f) Brownfield sites

The property is not an identified brownfield.

(g) Provide for nature's events

Overall, the project will see a total lot coverage of 22,600 sf, a 6,600 sf increase to the existing 16,000 sf of lot coverage (from 26.8% to 37.9%). Currently, stormwater runoff at the eastern portion of the lot drains to the property lines, all other runoff drains to the backyard where there is room for infiltration. With the proposed building addition and expanded parking area, impervious area will increase. The applicant proposes to construct a stormwater detention basin on the western edge of the property to reduce runoff.

On the addition's south side, facing the parking area, the main entrance vestibule will provide a sheltered entrance. Two secondary entrances, one each on the north and south sides of the upper level are also proposed. The only shelter for the lower, ground level entrance is the roof overhang, approximately 23 ft above. Ample room remains onsite for seasonal snow storage.

(h) Building location and orientation

The new addition will locate on the rear of the existing building. It will be difficult to see from South Williams Street. The main entrance to the addition will face the parking area to the south. Also on the south wall of the addition is an ADA accessible entrance door that provides direct access to the elevator.

(i) Vehicular access

As with existing conditions, vehicular access will be provided from South Williams Street. The site currently has a driveway that horseshoes around the existing building, with two curb cuts onto South Williams Street. The proposal will see the removal of the northernmost driveway, which is currently only used for exit purposes. The southernmost driveway entrance will continue to serve the property. Parking spaces line the south side of the driveway. Additional parking spaces will locate on the opposite side of the driveway, adjacent to the existing building and proposed addition. A distance of 20 ft separates these parking rows. Turnaround space will be provided at the rear of the driveway/parking area.

(j) Pedestrian access

Pedestrian access to the existing, primary building is provided via a walkway from the public sidewalk to the front entrance. The existing building has additional accesses on the south side that are accessed by pedestrians from the driveway and/or parking area. The current proposal will see a new walkway between the driveway/parking area and the existing/new building. The new walkway will be elevated above the driving surface.

(k) Accessibility for the handicapped

The proposed parking area depicts handicap parking spaces and all building entries appear to be accessible at grade. The proposal also includes direct access to the internal elevator. A curb cut providing ADA access between the parking area and the elevated walkway is not identified on the plan and needs to be.

(l) Parking and circulation

Existing and proposed parking will be situated along the south-side property line, where existing vegetation provides a buffer from the adjacent property. New landscaping along the south property line will be installed to provide a buffer for the expanded parking. Another row of 10 parking spaces will be located on the opposite side of the driveway, facing the existing building and proposed addition. The row of 10 spaces will include 2 ADA accessible parking spaces, with a loading/unloading area between.

The building mass screens some of the parking in the rear from the street. However, the row of existing parking along the south property line extends to the front property line.

Dimensionally, the parking spaces are slightly smaller than the standard. The parking spaces along the south property line are just 19' deep, whereas 20' is the standard. And similarly, the widths of all parking spaces are 8.5', whereas 9' is the standard. The depth of the 10 parking spaces in front of the existing building and proposed addition are at least 20' deep. The minimum 20' back-up space is provided between the two parking rows in the rear of the parking area. However, the back-up space provided for the existing parking spaces along the south property line ranges from approx. 12' to 17'. The proposal includes a vehicular turnaround at the rear of the parking area.

The proposal includes 25 new exposed surface parking spaces. Surface parking areas of 15 or more spaces require at least 1 shade tree for every 5 parking spaces. The landscape plan shows 3 shade trees along the south property line, 3 shade trees at the rear of the parking area, and 2 shade trees between the new parking spaces closest to the building addition and the proposed playground location. The shade trees must be 2.5" – 3" caliper at planting with an expected mature canopy of at least 25' diameter. At least 30% of the surface parking should be shaded. No shading analysis has been provided and must be.

The project plans do not include indoor or outdoor bike parking spaces. Additional details relative to type and number of bike parking spaces are needed.

(m) Landscaping and fences

Some vegetation will be removed as a result of this proposal. However, the applicant has submitted a landscape plan intended to create a continuous green space that stretches across the west side of the property and wraps to the north and south to connect neighboring green spaces.

New plantings will help to screen surface parking from the neighboring property. It will also be used to create a 'park like feel' to the property. No new street trees are proposed.

(n) Public plazas and open space

No public plazas or open space are included in this proposal.

(o) Outdoor lighting

Outdoor illumination is proposed. Fixture cutsheets and a photometric plan have been provided. All of the fixtures are cutoff and acceptable. The photometric plan demonstrates acceptable parking and circulation illumination levels. Building entries are limited to a 5.0 footcandle average. Entry lighting levels must be included in the photometric plan.

(p) Integrate infrastructure into the design

All new utility lines must be buried. A heat-pump system is proposed that will have an outdoor mechanical unit. The location of this unit, as well as any other mechanical units, must be identified on the site plan. Mitigating and screening measures must be taken to minimize auditory and visual impacts from the public street and adjacent properties. A screened trash and recycling enclosure(s) will have to be included on the site plan as well. The dumpster must be set on a concrete pad.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed addition is approximately a 1/3 of the size of the existing building. Additionally, because it will be attached to the rear of the existing 2 ½ story, 96' deep structure, it will be difficult to view from the public street. The proposed scale of the overall structure, including the proposed addition, will be within the context of other existing buildings in the area, particularly the multifamily buildings located on either side of the subject property. At a height of 28' 3 ½" above the south side grade, the 2-story addition will be approximately ½ the height of the existing structure. The overall building, including the proposed addition, is quite small in size when compared to the nearby apartment complexes.

2. Roofs and Rooflines

The addition will have a gable roof, topped with standing seam metal roofing. The proposed gable roof differs from the double peaked, hip roof of the existing structure. Photovoltaic panels are also proposed to locate on the southern roof face.

3. Building Openings

The proposed addition exhibits two fenestration patterns. The upper level fenestration includes tall casement/awning window styles in a manner consistent with that of a community gathering space or place of worship. The lower level fenestration includes a mix of awning and double-hung windows in a manner consistent with that of a daylight basement mixed-use space. Fenestration throughout is appropriately scaled and suited to its intended purpose. The addition's front entry is a projecting, non-insulated vestibule, walled with ¼ inch glazing, and aluminum clad doors. A split staircase inside the vestibule will provide access to both levels.

(b) Protection of important architectural resources

See 6.2.2 (d) above. The existing building is listed on both the National and State Registers of Historic places, and is a contributing resource in the Main Street – College Street Historic District. No alterations will occur to the existing historic structure by way of this permit. Under Sec. 5.4.8, new additions to historic buildings are to be constructed in a manner to preserve historic materials, features, and spatial relationships that characterize the property. The new work will differentiate from the historic building, and be compatible with the historic materials, features, size, scale, proportion, and massing. See Sec. 5.4.8 below.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The addition is locating at the rear of the existing building. No changes to the street edge are proposed.

(e) Quality of materials

Exterior cladding will consist of common bond brick rainscreen on the south and west facades of the upper level, and color metal rainscreen siding on the north façade. Cladding on the lower level will consist of a lightweight concrete finish. The roof will be a standing seam metal roof. The application does not specify the type of exterior cladding that will be used above the secondary entrances on the upper level. It appears that it will be color metal rainscreen. The applicant proposes aluminum clad wood awning windows on the upper floor, and a mix of aluminum clad wood awning and double-hung windows on the lower floor. The proposed materials are acceptable.

(f) Reduce energy utilization

As noted previously, the applicants are seeking to utilize energy efficient technologies for heating and cooling. A heat pump is included in the proposal. Additionally, the applicant proposes to install photovoltaic panels on the south-facing rooftop. Current city and state energy efficiency standards must be adhered to.

(g) Make advertising features complimentary to the site

The elevation drawing depicts a sign over the main entrance vestibule. It is noted on the plans that this sign will require a separate zoning permit. The sign appears to comply with signage regulations of Article 7.

(h) Integrate infrastructure into the building design

The project plans do not depict mechanical unit locations. The submittal includes spec sheets for a heat pump. Heat pump mechanical units are typically located outside. The applicant must locate the unit in a location and manner that both mitigates and screens its auditory and visual impact from neighboring properties and the public street. All new utility lines will have to be buried.

(i) Make spaces safe and secure

All building entries will be illuminated. Adherence to applicable building codes will be required.

Sec. 5.4.8 Historic Buildings and Sites

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The use of the existing building will remain a Jewish Community Center. Uses within the new addition will be associate to the community center.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

No alterations to the existing structure are proposed. With the proposed addition, the character of the property will remain consistent with the overall use. The addition will house uses associated with the existing Jewish Community Center. The proposed addition, which will be attached to the rear of the existing historic building, has been designed to be sensitive to the existing building's character without overwhelming the scale and massing of the overall structure.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

No conjectural features are proposed.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The only alteration to the existing historic structure will be the attachment of the proposed addition to the rear. The rest of the structure will remain unchanged.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The existing historic structure will not be altered as a result of this proposal; with the exception of the attachment of the new addition to the existing building's rear.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.*

There are no plans for any repair or replacement work to take place on the existing structure.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

None proposed.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

None identified.

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 new addition is compatible, and inferior to, the size, scale and character of the existing historic structure. Materials differ from those on the existing structure. The 2.5 story, 5x 2 bay, brick veneer historic structure dominates the street edge. In fact, with the addition being located at the rear of the existing structure, it will be difficult to view from the public street. The addition will have a gable roof, running in a line consistent with the directional length of the existing structure. The historic structure consists various features, including a double peaked, hip roofed main block, five chimneys with corbelled caps, a main entry sheltered beneath a projecting entry porch fronted by an oversized, gable parapet with feet and an arched, stone faced portal. Windows are both paired and single, all 1/1 sliding sash with segmentally arched top sash, projecting marble sills, and segmental arched, rockfaced stone arches. A one story, shed roofed porch on the south side also exists.

The new addition will consist of a common bond brick rainscreen siding on the south and west facing, 2nd level facades. The 2nd level north façade will have color metal rainscreen siding. The roofing material for the new gable roof will be metal standing seam. As designed, the historic integrity of the property will remain undamaged.

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.*

It would be possible to remove the proposed new addition, however unlikely.

RECOMMENDED MOTION:

Recommend approval and forward to the Development Review Board with the following conditions:

1. The site plan shall be revised to include:
 - a. All required parking spaces;
 - b. All required bicycle parking spaces;
 - c. The location of the garbage/recycling area. Any dumpsters must be placed on a concrete pad;
 - d. A curb cut on the walkway along the south side of the addition to accommodate ADA accessibility; and
 - e. The location of the heat pump mechanical unit, and associated mitigation/screening.
2. The curb cut for the exit drive to the north of the building shall be removed.

3. A shading analysis for the surface parking shall be submitted.
4. Entry lighting levels shall be included with the photometric plan.



Department of Planning and Zoning

149 Church Street, City Hall

Burlington, VT 05401-8415

Phone: (802) 865-7188

Fax: (802) 865-7195

www.burlingtonvt.gov/pz

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DEPARTMENT OF
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Zoning Permit Application

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

PROJECT LOCATION ADDRESS: 57 South Williams Street

PROPERTY OWNER*: Vermont Organization for
Jewish Education - Chabad of Vermont

*If condominium unit, written approval from the Association is also required

POSTAL ADDRESS: 57 South Williams Street

CITY, ST, ZIP: Burlington, VT 05401

DAY PHONE: (802) 658-5770

EMAIL: chabadofvt@gmail.com

SIGNATURE: y. Bski

I am the owner. In addition, I duly authorize the applicant (if noted) to act on my behalf for all matters pertaining to this zoning permit application.

APPLICANT: Stewart Construction

POSTAL ADDRESS: 24 Pearl Street

CITY, ST, ZIP: Essex Junction, VT 05452

DAY PHONE: (802) 879-0500

EMAIL: info@stewart-construction.com

SIGNATURE: Shat

Description of Proposed Project: The Project is to be a two-level addition of approximately 5500 square feet to the west side of the existing building. It is to provide a new worship sanctuary on the upper level, with supporting spaces on the lower level, with new off-street parking, landscaping, and erosion prevention.

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

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

• **Does your project involve new construction, addition, alteration, renovation, or repair to a structure that is heated or cooled?** Yes ☒ No ☐

(If yes, the Vermont Residential Building Energy Standards (VRBES) apply. Visit the P&Z Office, Public Service Board or PSB website for details.)

• **Will 400 sq ft or more of land be disturbed, exposed and/or developed?** Yes ☒ No ☐

(If yes, you will need to submit the 'Erosion Prevention and Sediment Control Plan' questionnaire, with a site plan)

• **For Single Family & Duplex, will total impervious area be 2500 sq ft or more?** Yes ☒ No ☐

(If yes, you will need to submit the 'Stormwater Management Plan' questionnaire, with a site plan)

• **Are you proposing any work within or above the public right of way?** Yes ☐ No ☐

(If yes, you will need to receive prior approval from the Department of Public Works)

Estimated Construction Cost (value)*: \$ 1,800,000.00

(*Estimated cost a typical contractor would charge for all materials and labor, regardless of who physically completes the work)

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

Office Use Only: Zone: R4 Eligible for Design Review? 4 Age of House 1884 Lot Size 5962

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

Check No. 017826 Amount Paid \$3710. Zoning Permit # 17-0455CA

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Chabad of Vermont
Synagogue and Jewish Center
57 South Williams Street
Burlington, Vermont

This project proposes to construct a two-level addition to the existing facilities at 57 South Williams Street creating a new sanctuary space on the upper level, with support facilities on the lower level, including a library room, small chapel, and support offices. Both levels will have washroom facilities and will be handicap accessible. The addition will be internally connected to the existing facility.

The existing facilities will not change in the scope of this project. Existing spaces may be renovated at a later date.

The projected Occupancy of the new addition is to be 100 occupants, with moveable seating and moveable tables. The additional parking requirements for this assembly occupancy is to be 25 cars in addition to the current number of cars allowed.

The Drawings Included are the following:

SK-1 through SK-8 – Architectural Design
C-1 through C-5 – Civil Engineering Design
Landscape Plan
Stormwater Details
Miscellaneous Cut Sheets and Material Specifications

The following are some current photographs of 57 South Williams Street



Williams Street Entrance

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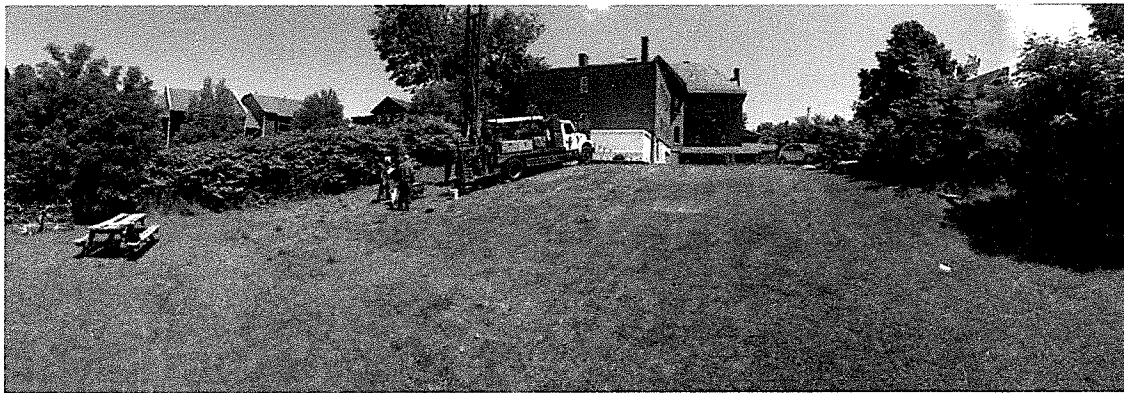
Current Side Entrance

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Current Rear of Building – South Elevation

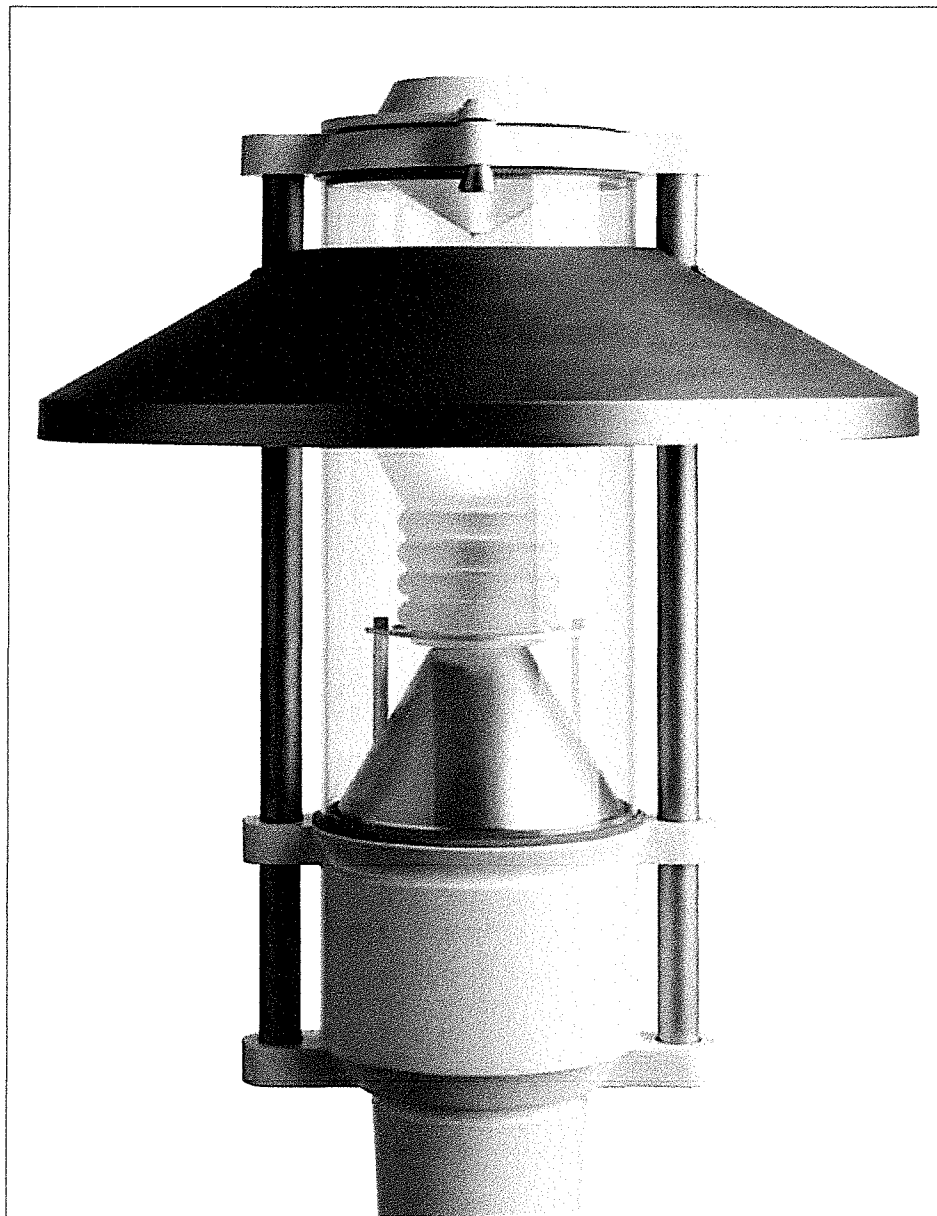


Current Rear Slope of Site

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DEPARTMENT

SPECTRA



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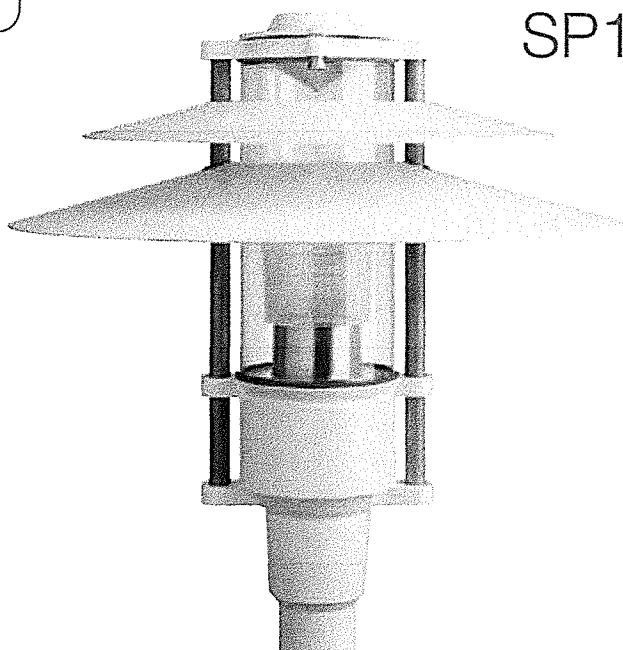
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Architectural Area Lighting
16555 East Gale Ave. | City of Industry | CA 91745
T 626.968.5666 | F 626.369.2695 | www.aal.net/aal/sp312.html

SPECTRA 3 SCALES

The Spectra is a fixture program allowing you to configure a look in harmony with your architecture. The SP1 and SP2 offers you the freedom to specify the size, finish and optics to compliment your design. The SP10 is a high wattage fixture designed to illuminate parking areas of the site using taller poles and wider spacing.



SP1

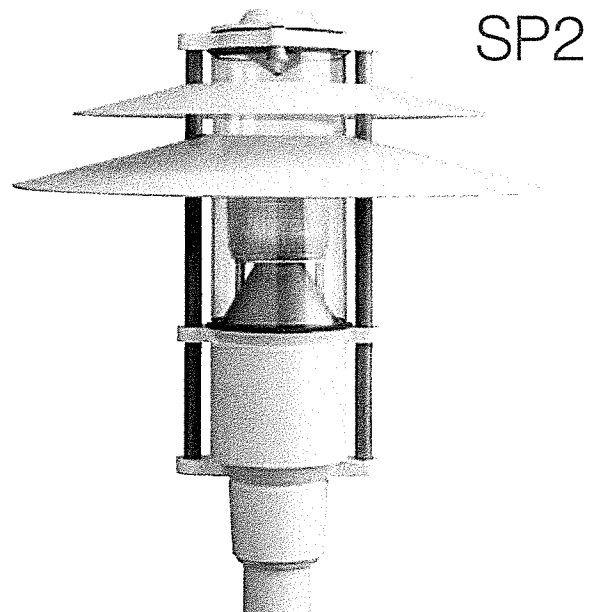
LARGE SCALE

MOUNTING OPTIONS

- Post top
- Post mounted arm
- Wall mounted arm

LAMP OPTIONS

- 50-175 watt metal halide
- 50-150 high pressure sodium



SP2

SMALL SCALE

MOUNTING OPTIONS

- Post top
- Wall mounted arm

LAMP OPTIONS

- 42 watt CF
- 50-100 watt metal halide
- 50-100 high pressure sodium

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SPECTRA



SPB



SP1 IND5 PR4 BC6-4

SP1 DBL IND5 3P10



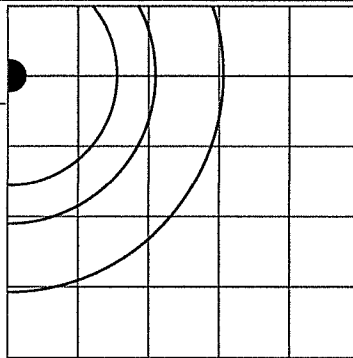
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SP1 ANG GLA WHT 100MH

12' MOUNTING HEIGHT

	10'	12'	14'	16'
STREET SIDE				
1.44	1.00	.73	.56	
.72	.50	.37	.28	
.29	.20	.15	.11	

ONE GRID SQUARE EQUALS
ONE MOUNTING HEIGHT

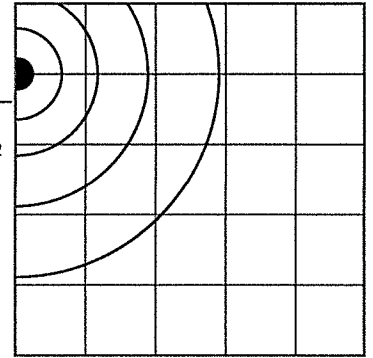


SP1 ANG GLA COP(COPPER HOOD)100MH

12' MOUNTING HEIGHT

	10'	12'	14'	16'
STREET SIDE				
2.88	2.00	1.46	1.12	
1.44	1.00	.73	.56	
.72	.50	.37	.28	
.29	.20	.15	.11	

ONE GRID SQUARE EQUALS
ONE MOUNTING HEIGHT

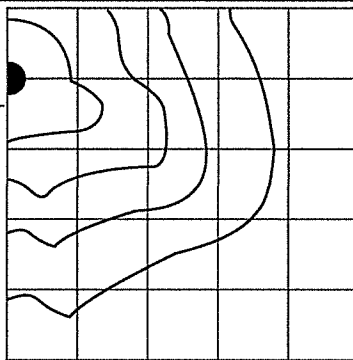


SP1 ANG GR3 WHT 100MH

12' MOUNTING HEIGHT

	10'	12'	14'	16'
STREET SIDE				
2.88	2.00	1.46	1.12	
1.44	1.00	.73	.56	
.72	.50	.37	.28	
.29	.20	.15	.11	

ONE GRID SQUARE EQUALS
ONE MOUNTING HEIGHT

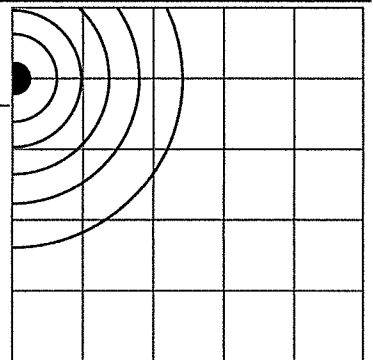


SP1 IND WHT 100MH

12' MOUNTING HEIGHT

	10'	12'	14'	16'
STREET SIDE				
7.20	5.00	3.65	2.80	
2.88	2.00	1.46	1.12	
1.44	1.00	.73	.56	
.72	.50	.37	.28	
.29	.20	.15	.11	

ONE GRID SQUARE EQUALS
ONE MOUNTING HEIGHT

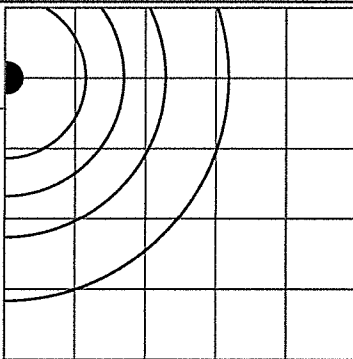


SP1 ANG LDL WHT 100MH

12' MOUNTING HEIGHT

	10'	12'	14'	16'
STREET SIDE				
2.88	2.00	1.46	1.12	
1.44	1.00	.73	.56	
.72	.50	.37	.28	
.29	.20	.15	.11	

ONE GRID SQUARE EQUALS
ONE MOUNTING HEIGHT

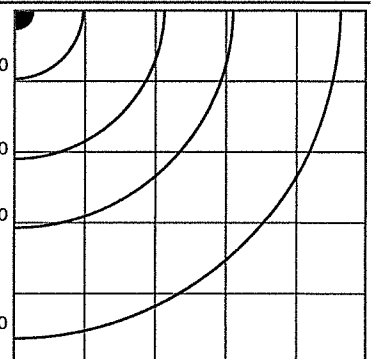


SPB 70MH

42" MOUNTING HEIGHT

	10'	12'	14'	16'
STREET SIDE				
20				
10				
5.0				
2.0				

ONE GRID SQUARE EQUALS
TWO FEET



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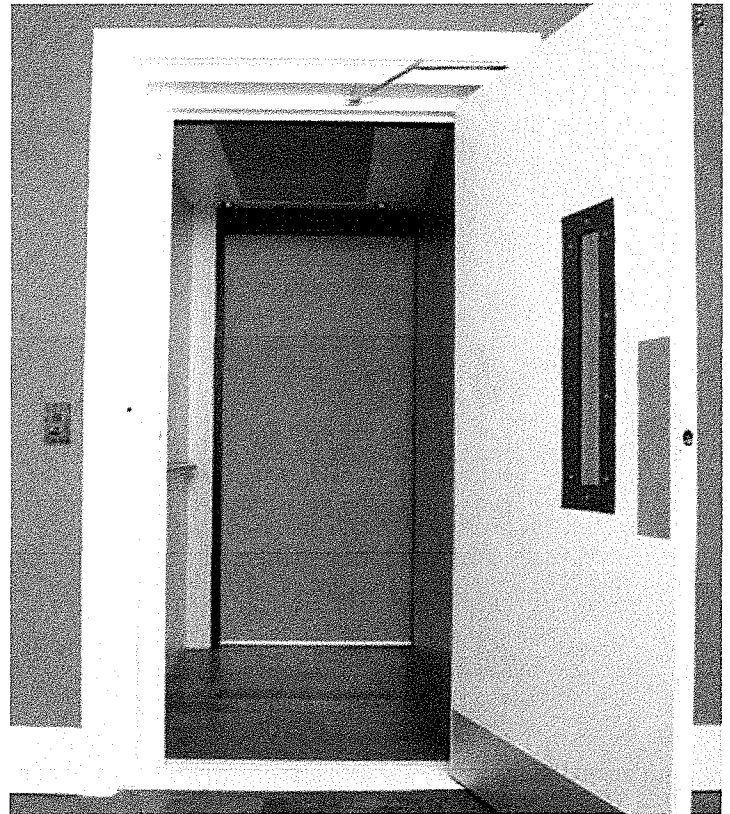
DEPARTMENT OF
PLANNING & ZONING

ELVORON CPL

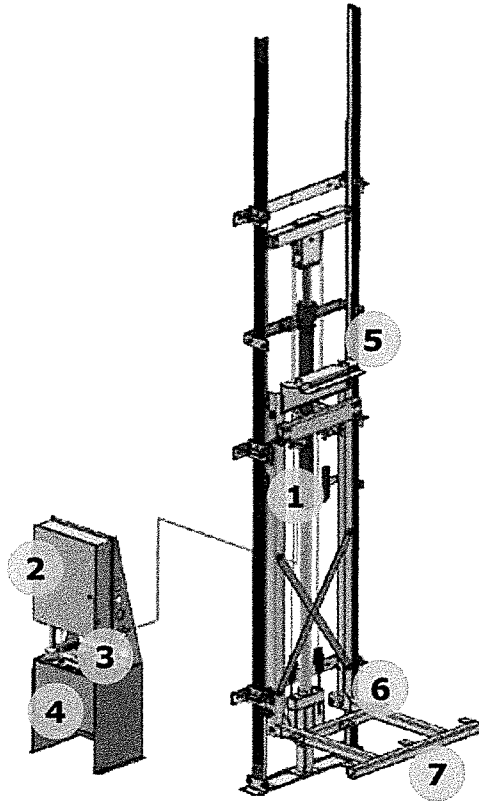
COMMERCIAL PLATFORM LIFT



Vertical platform lift with a full height cab



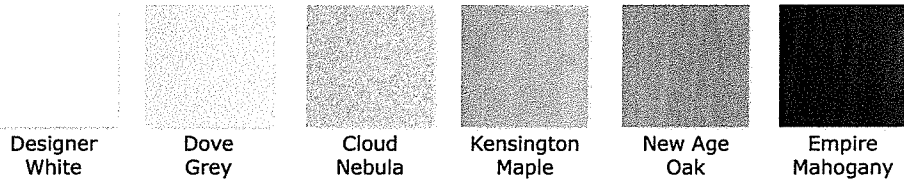
DRIVE SYSTEM



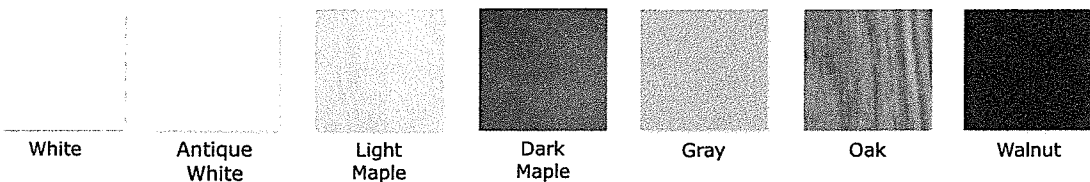
- 1** 1:2 Cable Hydraulic Drive
- 2** Computerized (PLC) controller has an emergency backup power system for lowering in the event of power failure.
- 3** Two-speed hydraulic control valve provides smooth, comfortable starting and stopping.
- 4** Submersed hydraulic pump and motor ensures quiet operation.
- 5** Sturdy 8 lbs per foot elevator guide rail system ensures a smooth, quiet ride
- 6** Heavy duty cantilevered car support sling provides capacity of up to 1,400 lbs (635 kg).
- 7** Recommended pit depth is 9-1/4" (235 mm). Higher capacity and wider cars require a 12" (305mm) pit depth.

WALL FINISHES

Laminate



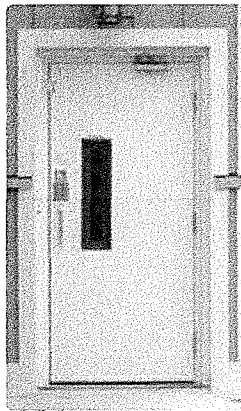
Melamine



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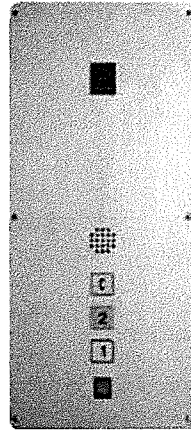
FINISHES

Entrance Doors



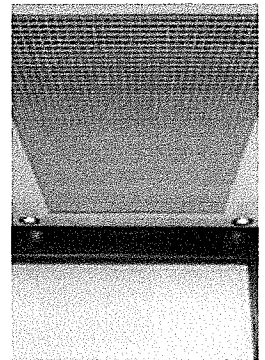
The CPL is equipped with fire rated swing doors that are fitted with electro-mechanical interlocks. This allows the doors to open only when the car is at the landing. The doors also include a vision panel and UL listed 2-speed closer with adjustable back-check cushioning (meets ADA requirements). Optional power door operators are also available. CPL doors are supplied with a primer finish.

Car Operating Panels (COP)



All CPL cars are controlled by constant pressure button operation as required by national safety codes. The COP includes a digital floor display, floor selection buttons and emergency stop alarm/button. Floor selection buttons can be fitted with numbers or letters. Ensure passenger safety and security with an optional hands-free telephone.

Ceiling & Lighting



The CPL features a unique egg crate style ceiling as required by national safety codes. The perimeter of the ceiling is fitted with 4 low voltage L.E.D. lamps that illuminate automatically.

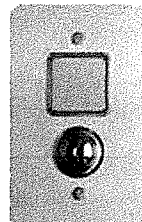
Handrails



Brushed
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All CPL cars are equipped with one handrail on the control wall. Additional handrails can be mounted for extra passenger safety.

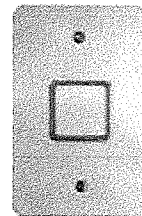
Keyed Hall Station



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For increased safety and security, an optional key switch allows the entire elevator to be deactivated. Key switches can be custom designed to deactivate only certain hall stations or to control access to certain floors.

Hall Stations



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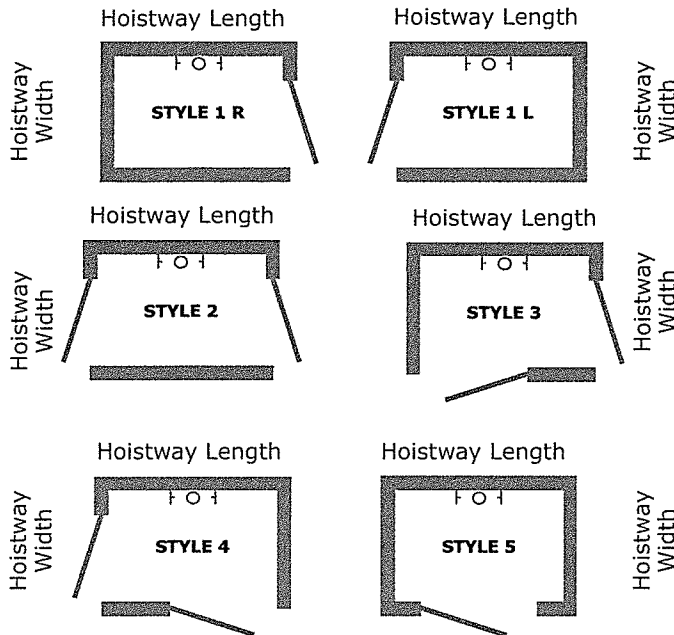
Hall station buttons illuminate when pushed. The push buttons are made of stainless steel for maximum durability.

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ENTRY & EXIT CONFIGURATIONS

Vertical Platform Lifts Warning: Local code authorities may have a limit on travel, capacity, car sizes and speed. Contact Garaventa Lift before starting your project.



SPECIFICATIONS

Rated Load: Standard 750 lbs (340 kg) or 1,000 lbs (455 kg) | Optional 1,400 lbs (635 kg)

Speed: 30 ft/min (0.15 m/s) nominal speed | Optional 36 ft/min (0.18 m/s)

Power Supply: Elevator: Standard 208 VAC 3 phase | Optional 230 VAC single phase | Lighting: 110 VAC single phase, 15 amps

Safety Features: Emergency battery lowering | Emergency manual lowering valve | Safety brake system | Automatic bi-directional floor levelling | Emergency stop and alarm button in car | Final limit switch

Travel Range: CSA B355: 23 ft (7.0 meters) | A18.1: 14ft (4.2 meters) | Optional (where permitted) 50 ft (15.2 meters)

Code Compliance: ASME A18.1 | CSA B355 & B613

Popular Options: Automatic door operators | Integrated hands free telephone | Custom car finishes | Additional handrails | Buffer springs (increases your pit depth)

Warranty: 2 year standard warranty | Optional additional 5 year extended warranty (7 years)

HOISTWAY DIMENSIONS

	Style 1L & 1R	Style 2	Style 3 & 4	Style 5
Car Size - 36 x 60				
Hoistway Width	53 3/4	53 3/4	54 3/8	54 3/8
Hoistway Length	63 5/8	61 1/4	66 1/8	66 1/4
Car Size - 42 x 60				
Hoistway Width	59 3/4	59 3/4	60 3/8	60 3/8
Hoistway Length	67 5/8	69 1/4	70 1/8	66 1/4
Car Size - 48 x 60				
Hoistway Width	65 3/4	65 3/4	66 3/8	66 3/8
Hoistway Length	67 5/8	69 1/4	70 1/8	66 1/4

For design assistance:

(800) 663-6556 | garaventlift.com

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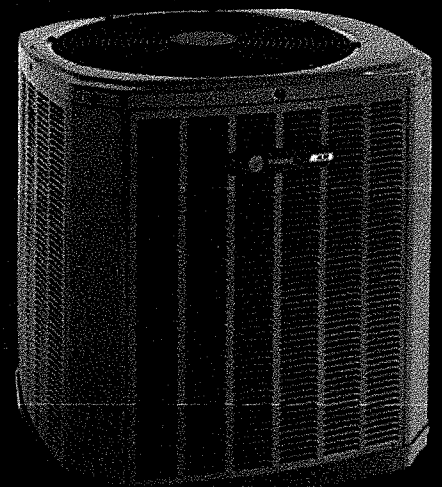
ABOUT US



> Products and Systems > Equipment > Unitary > Split Systems > Split Systems 1.5 to

Split Systems

1.5 to 5 Tons



Overview

Tech Specs

Literature

Resources



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Locate a Parts Store

4TWR3	018, 024, 030, 036, 042, 048, 060	1-phase	► Cooling
4TWR5	018, 024, 030, 036, 042, 048, 049, 060, 061	1-phase	
4TWR6	024, 036, 048, 060	1-phase	
4TWR7	024, 036, 048, 060	1-phase	
4TWB4	018, 024, 030, 036, 042, 048, 060	1-phase	
2TWB3	018, 024, 030, 036, 042, 048, 060	1-phase	

Split System Air Handlers



Split Systems Cooling



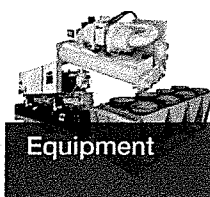
Split System Furnaces



Split System Coils



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Section 08 52 13
StormPlus IZ3/IZ4 Clad Ultimate Casement In Sash Polygon

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Part 1 General

1.1 Section Includes

- A. Aluminum Clad Wood Ultimate Casement Polygon (Stationary Units only) units complete with glazing, weather strip, removable grille, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim and attachments

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1.2 Related Sections

- A. Section 01 33 23 – Submittal Procedures; Shop Drawings, Product Data and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling Requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 00 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Painting and Coatings: Paint and stain other than factory applied finish

1.3 References

- A. American Society for Testing Materials (ASTM):
 - 1. E 283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors
 - 2. E 330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Door by Uniform Static Air Pressure Difference
 - 3. E 547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential
 - 4. E1886: Standard Test Method for Performance Windows, Curtin Walls, Doors and Storm Shutters Imacted by Missile(s) and Exposed to Cyclic Pressure Differentials

5. E 1996: Standard Specification or Performance of Exterior Windows, Curtain Walls, Door and Storm Shutters Impacted by Windborne Debris in Hurricanes

6. E 2190: Specification for Sealed Insulated Glass Units

7. C 1036: Standard Specification for Flat Glass

B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):

1. AAMA/WDMA/CSA 101/I.S.2/A440-05 Standard/Specification for Window, Skylights and Doors

2. AAMA/WDMA/CSA 101/I.S.2/A440-08, NAFS – North American Fenestration Standard/Specification for Windows, Doors and Skylights

3. AAMA/WDMA/CSA 101/I.S.2/A440-11, NAFS 2011 – Northern American Fenestration Standard/Specification for Windows, Doors and Skylights

C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork

D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program

E. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)

F. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels

G. National Fenestration rating Council (NFRC):

1. 101: Procedure for Determining Fenestration Product thermal Properties

2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

1.4 System Description

A. Design and Performance Requirements:

Product	Air Tested to psf	Water Tested to psf	Structural Tested to psf	Certification Rating	DP	Max Overall Width	Max Overall Height
Clad Ultimate Casement Polygon Stationary StormPlus IZ4	1.57	10.5	+102.5/-112.5	CW-PG65-FW	+70/-75	60"	108"
Clad Ultimate Casement Polygon Stationary StormPlus IZ4	1.57	10.5	+102.5/-112.5	CW-PG65-FW	+70/-75	72"	71-1/8"
Clad Ultimate Casement Polygon Stationary StormPlus IZ3	1.57	9.75	97.5	CW-PG65-FW	65	60"	106-5/8"
Clad Ultimate Casement Polygon Stationary StormPlus IZ3	1.57	9.75	97.5	CW-PG65-FW	65	72-5/8"	77-1/8"

1.5 Submittals

- A. Shop Drawings: Submit shop drawings under provision of Section 01 33 23
- B. Product Data: Submit catalog data under provision of Section 01 33 23
- C. Samples:
 - 1. Submit corner section under provision of section 01 33 23
 - 2. Include glazing system, quality of construction and specified finish
- D. Quality Control Submittals: Certificates: submit manufacturer's certification indicating compliance with specified performance and design requirement under provision of section 01 33 23

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1.6 Quality Assurance

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
 - 1. Egress, emergency escape and rescue requirements
 - 2. Basement window requirements
 - 3. Windows fall prevention and/or window opening control device requirements

1.7 Delivery

- A. Comply with provisions of Section 01 65 00
- B. Deliver in original packaging and protect from weather

1.8 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of Section 01660

1.9 Warranty

Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, condition, limitations and exclusions set forth in the Marvin Windows and Door Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.
- C. Factory-applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- D. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

- A. Description: Factory-assembled Aluminum Clad Ultimate Casement Polygon (stationary only) as manufactured by Marvin Windows and Doors, Warroad, Minnesota.

2.2 Frame Description

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer.
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
 - 2. Water repellant preservative treated in accordance with WDMA I.S.4.
- B. Frame exterior aluminum clad with 0.050 inch (1.3mm) thick extruded aluminum
- C. Frame thickness: 1 3/16" (30mm)
- D. Frame depths for full frame units have an overall 5 21/32" jamb (144mm). 4 9/16" (116mm) jamb depth from the nailing fin plane to the interior face of the frame for new construction.
- E. In-Sash Casement Polygon: minimum frame angle 15°, minimum short leg of Rough Opening 6" (152mm)

2.3 Sash Description

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer.
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
 - 2. Water repellant preservative treated with accordance with WDMA I.S.4
- B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Sash thickness: 1 5/8" (41mm) and 1 7/8" (48mm) for full frame units.
- D. Stiles and Rails: 2 1/16" (52mm)
- E. Sash Option: Optional tall bottom rail: 3 9/16" (90mm)
- F. Interior Sash Sticking
 - 1. Standard is: Ogee
 - 2. Optional: Square Sticking and Ovolo profile

2.4 Glazing

- A. Select quality complying with ASTM C 1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E 2190
- B. Glazing method: Insulating glass, consisting of inboard lite of laminated glass. Exterior glass is standard annealed glass with optional tempered glass available
- C. Glazing seal: Silicone bedding at interior and exterior
- D. Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes
- E. Glass Type: Clear, Bronze, Gray, Reflective Bronze, Tempered, Obscure, Laminated, Low E2 with or without Argon, Low E3 with or without Argon, Low E1 with or without Argon

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2.5 Finish

- A. Exterior: Aluminum clad. Fluoropolymer modified acrylic topcoat applied over primer. Meets or exceeds AAMA 2605 requirements.
 - 1. Aluminum clad color options: Bahama Brown, Bronze, Cadet Gray, Cascade Blue, Cashmere, Clay, Coconut Cream, Ebony, Evergreen, Gunmetal, Hampton Sage, Pebble Gray, Sierra White, Stone White, Suede, Wineberry, Bright Silver (pearlescent), Copper (pearlescent), Liberty Bronze (pearlescent)
 - 2. Custom colors: Contact your Marvin representative
- B. Interior Finish options:
 - 1. Prime: Factory-applied enamel primer. Available on Pine product only.
 - 2. Painted Interior Finish. Available on Pine product only.
 - 3. Factory-applied water-borne acrylic enamel clear coat. Applied on two coats with light sanding between coats. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak.
 - 4. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso.

2.6 Weather Strip

- A. Weather strip at the frame is a hollow-foamed material bent around 90 degree corner to allow for seamless corner joints
 - 1. Color: Beige
- B. Sash weather strip bulb shaped glass filled material
 - 1. Color: White, beige or black

2.7 Jamb Extension

- A. Jamb extensions are available for various wall thickness factory-applied up to a 12 (305mm) wide
- B. Finish: Match interior frame finish

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2.8 Removable Grilles

- A. 3/4" by 15/32" (19mm x 12mm) wide or 1 1/8" x 15/32" (29mm x 12mm) wide – Pine only
 - 1. Pattern: Rectangular, Diamond, Custom lite layout
 - 2. Finish: Match interior sash finish

2.9 Simulated Divided Lites (SDL)

- A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm) wide, 1 15/16" (49mm), 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Exterior muntins: 0.055" (1.4mm) thick extruded aluminum
- C. Interior muntins: Pine, Douglas Fir, White Oak, Cherry, Mahogany, Vertical Grain Douglas Fir
- D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- E. Sticking:
 - 1. Standard: Ogee
 - 2. Optional: Square
- F. Patterns: Rectangular, diamond, custom lite cut
- G. Finish – exterior matches exterior aluminum clad colors, interior matches' interior wood species and color

2.10 Grilles-Between-the-Glass (GBG)

- A. 11/16" (18mm) white contoured aluminum bar
 - 1. Exterior Colors: exterior matches exterior aluminum clad colors. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with Low E glass. The use of different types of glazing may alter the exterior GBG color appearance
 - 2. Interior Colors: Stone White, Bronze, Pebble Gray, Sierra, White
- B. Optional flat aluminum spacer bar. Contact your Marvin representative.
- C. Pattern: Rectangular, Cottage, Custom lite layout

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2.11 Accessories and Trim

A. Installation Accessories:

1. Factory-installed vinyl nailing/drip cap
2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)
3. Masonry brackets: 6" (152mm), 10" (254mm)

B. Aluminum Extrusions:

1. Profile: Brick mold casing, flat casing, various special casing, frame expander, jamb extender, mullion cover, mullion expander, subsill, subsill end cap and lineal cap
2. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets or exceeds AAMA 2605 requirements.
3. Available in all exterior aluminum clad colors

Part 3 Execution

3.1 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in Section 01 71 00. Report frame defects or unsuitable conditions to the General Contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

- A. Comply with Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

3.3 Cleaning

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in Section 01 74 00.

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3.4 Protecting Installed Construction

- A. Comply with Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section

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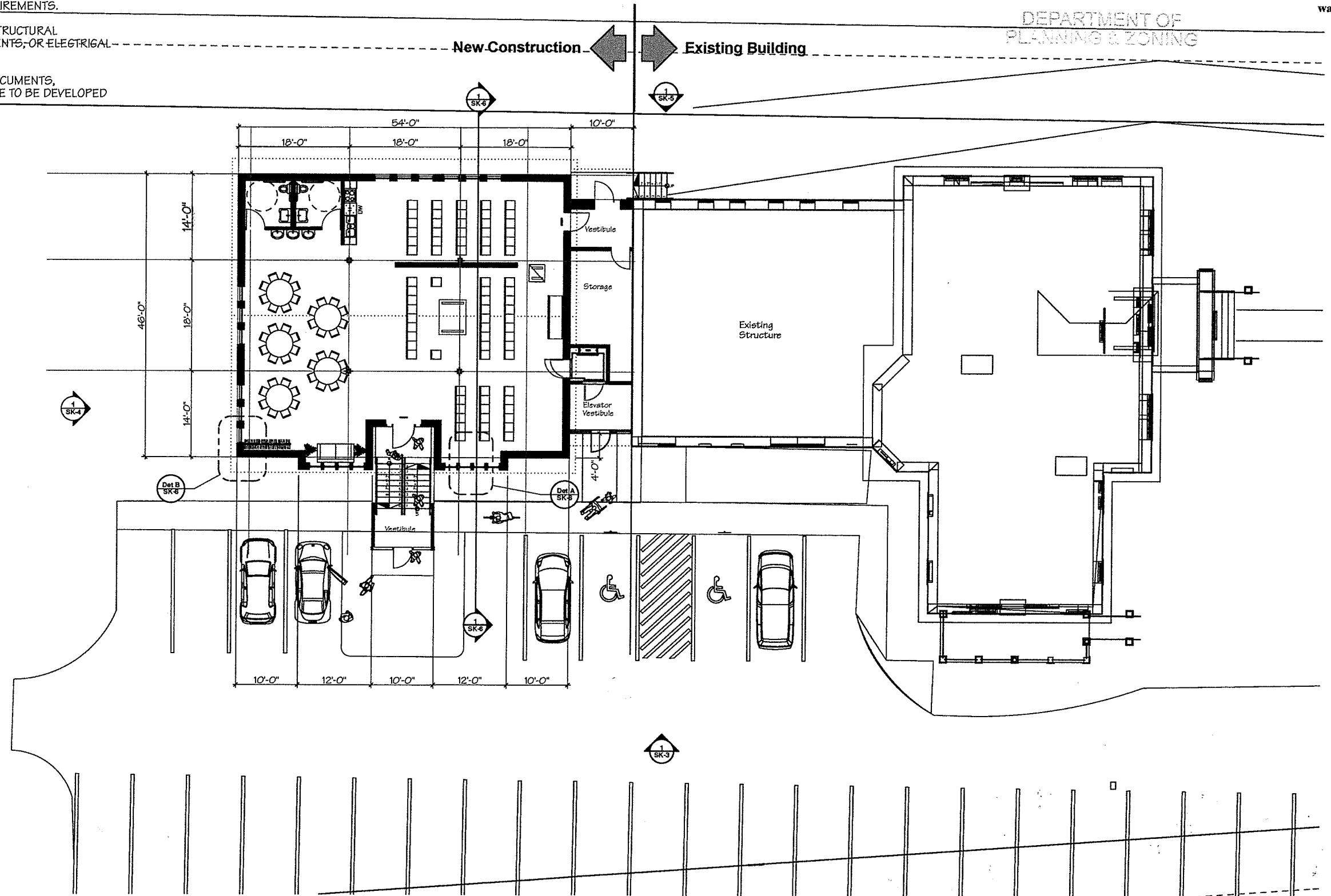
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**Lubavitch
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57 South William Street
Burlington, Vermont
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SHEET TITLE

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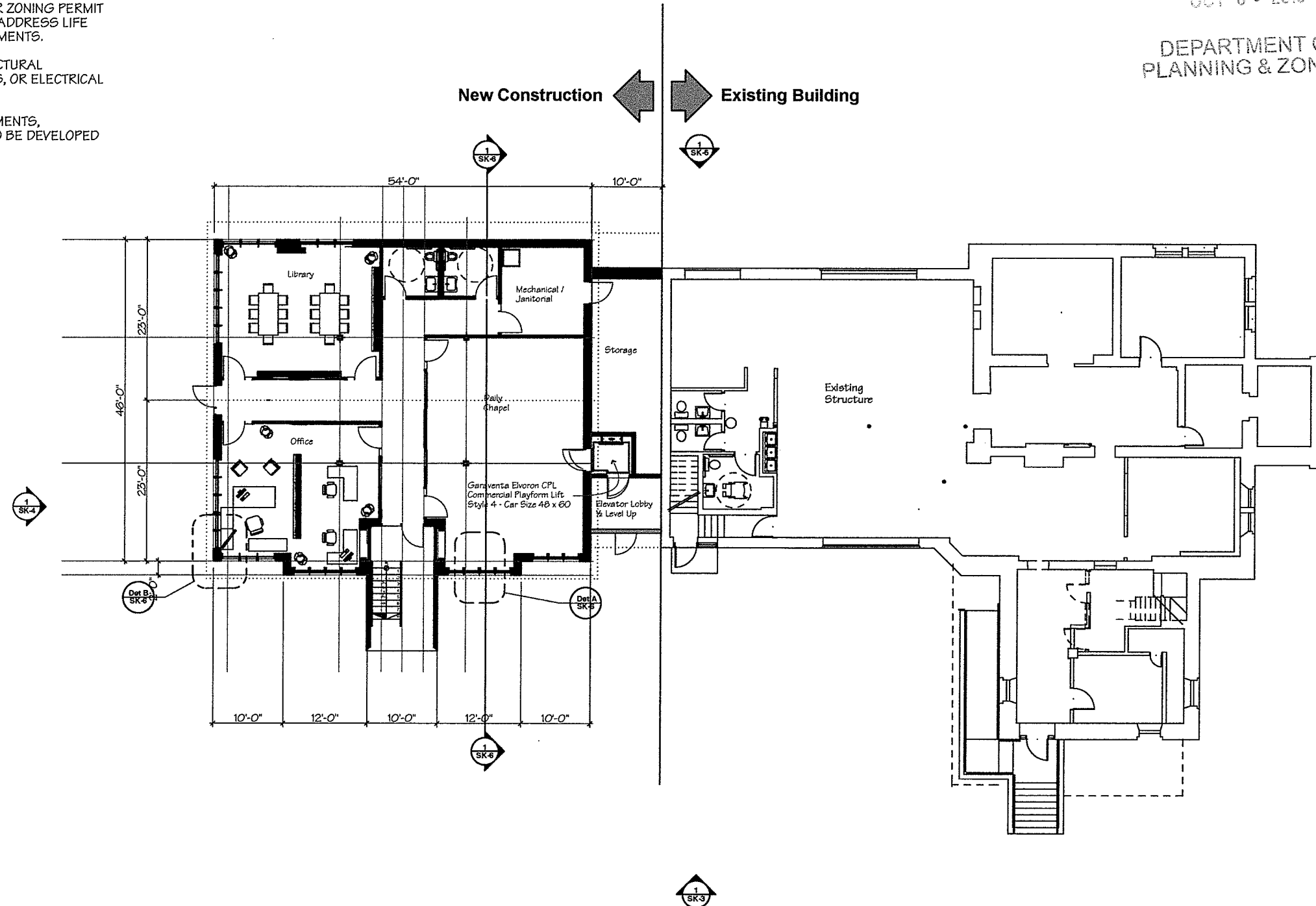
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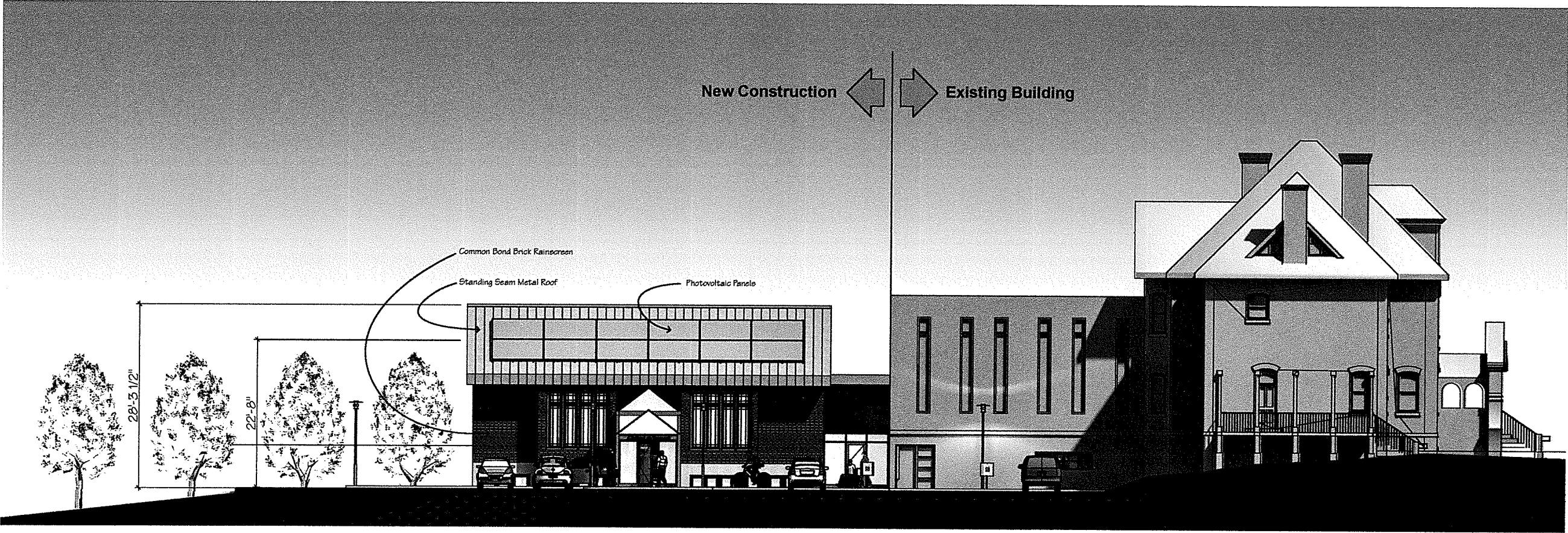
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Section 1-1
Scale: 1/8" = 1' - 0"



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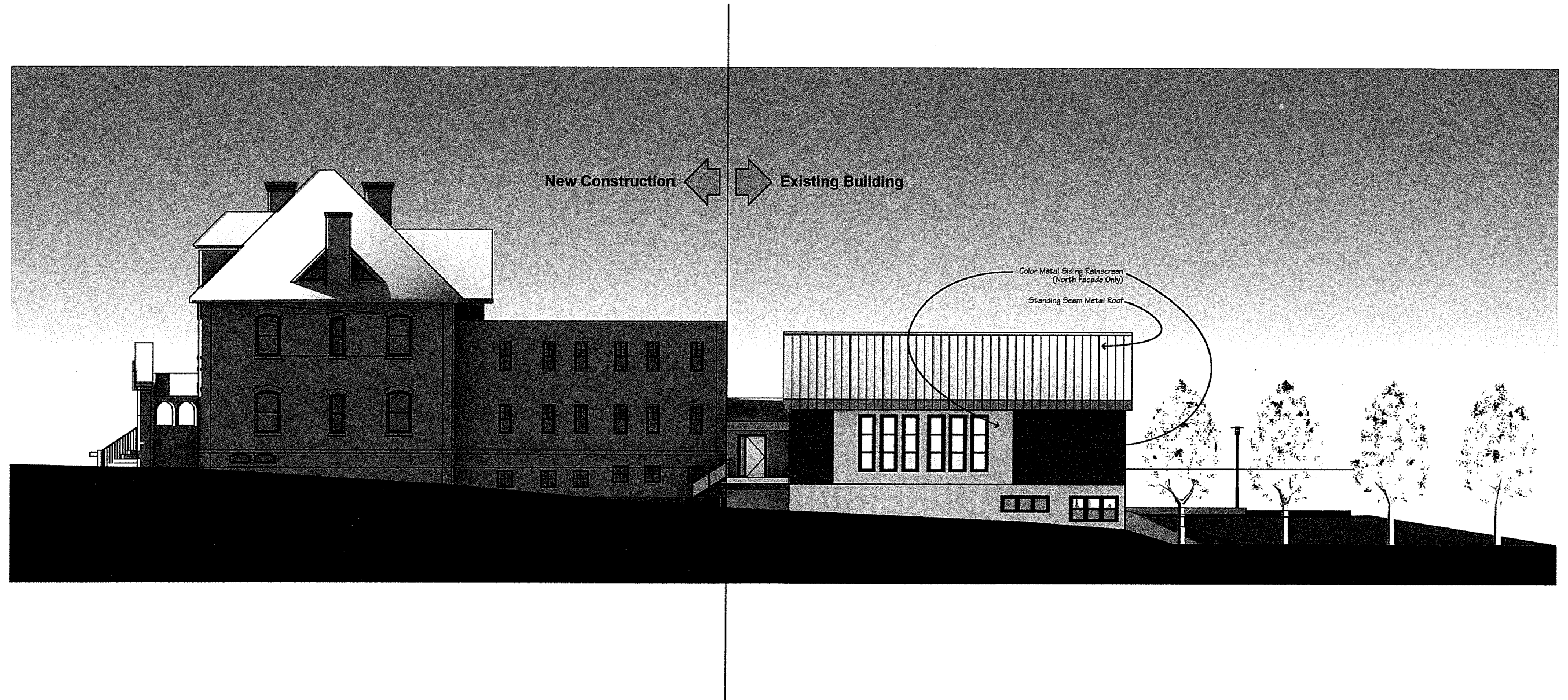
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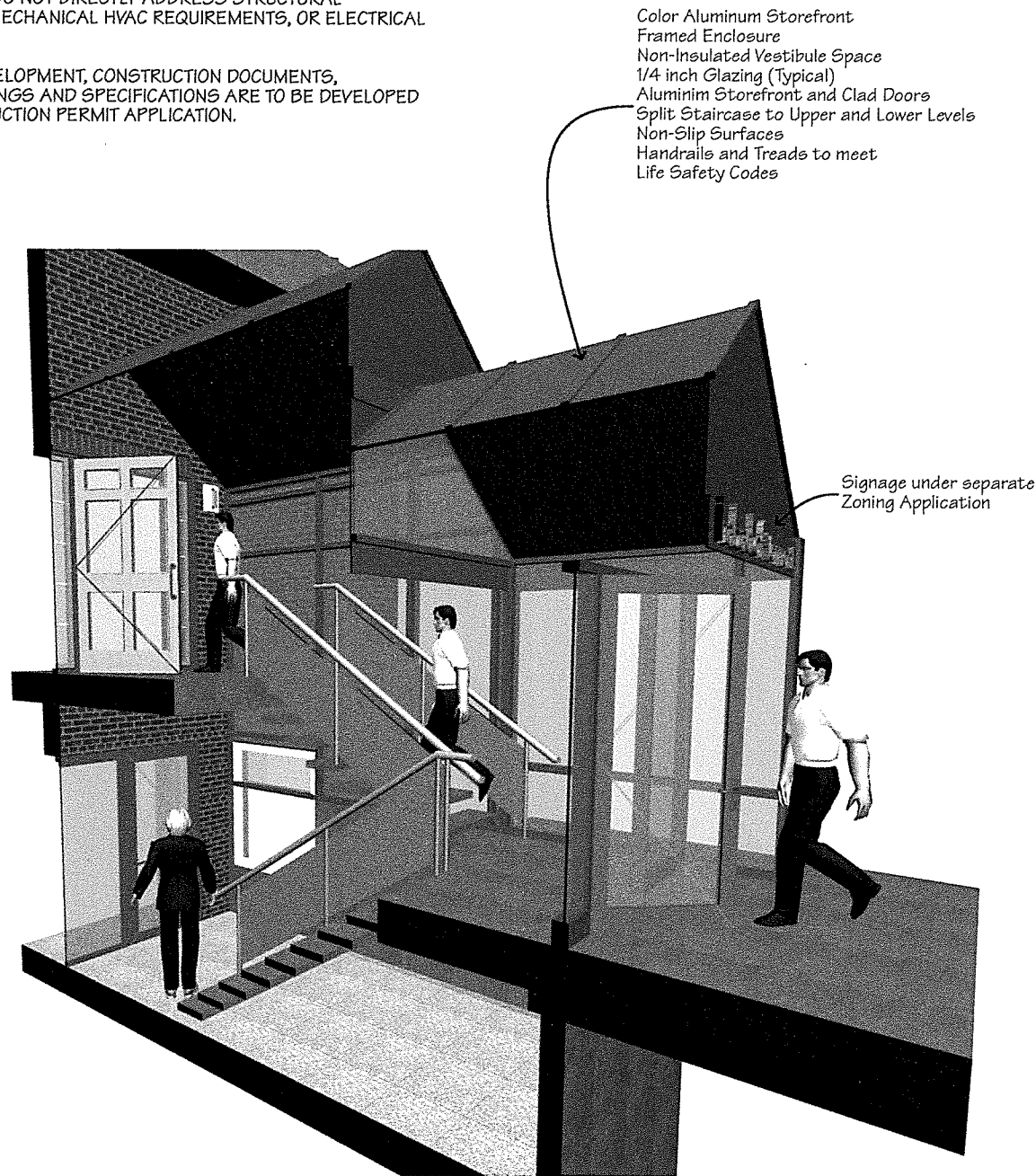
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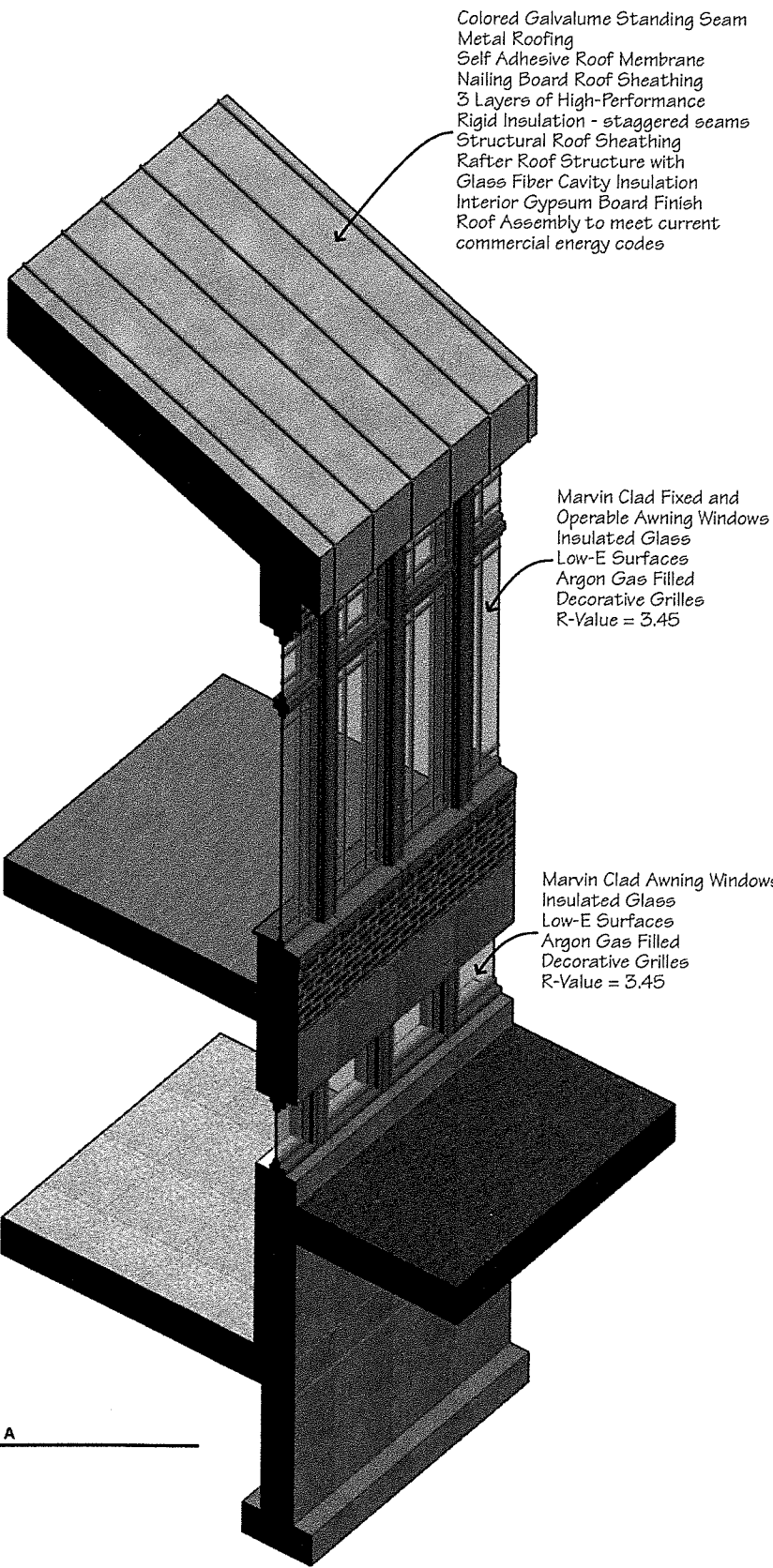
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THESE DRAWING DO NOT DIRECTLY ADDRESS STRUCTURAL REQUIREMENTS, MECHANICAL HVAC REQUIREMENTS, OR ELECTRICAL REQUIREMENTS.

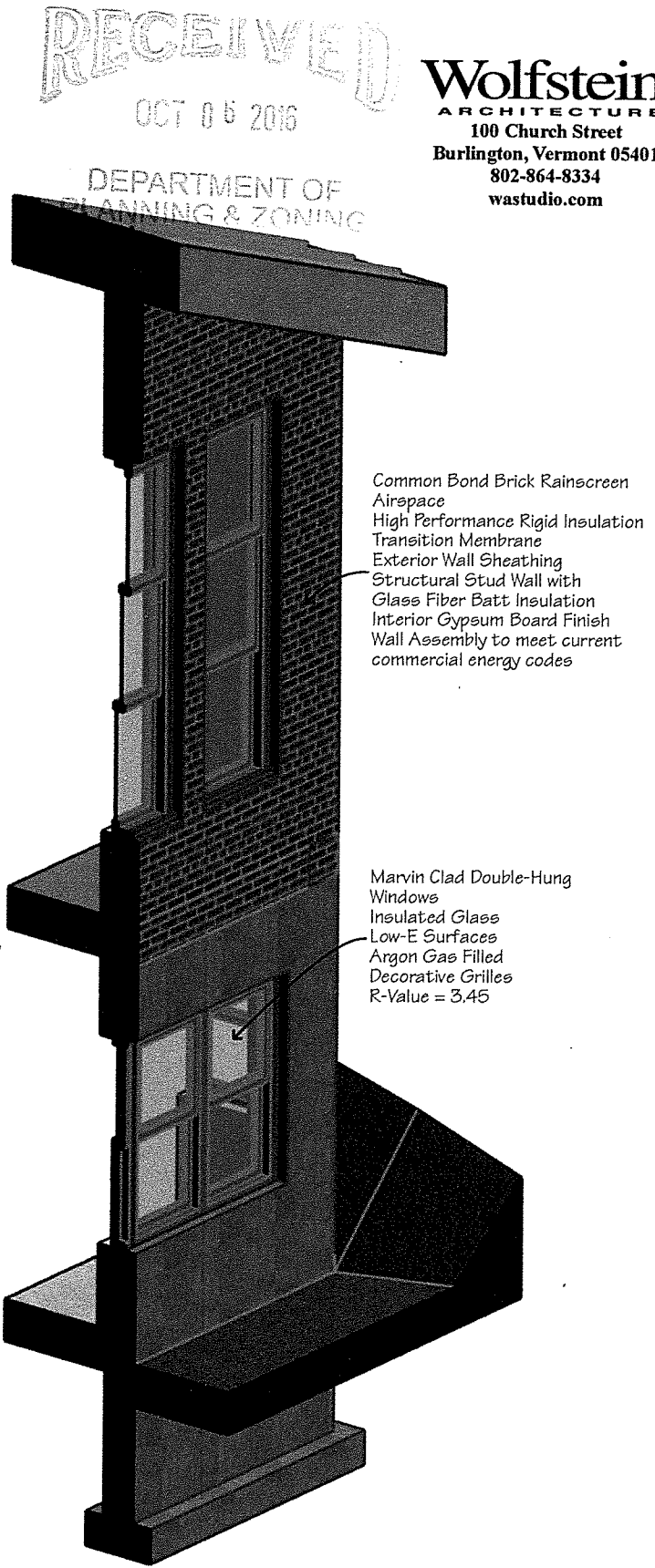
FULL DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, TECHNICAL DRAWINGS AND SPECIFICATIONS ARE TO BE DEVELOPED PRIOR TO CONSTRUCTION PERMIT APPLICATION.



3D Vestibule Detail Section
Scale:



3D Detail Section A
Scale:



3D Corner Detail Section B
Scale:

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

**57 South William Street
Burlington, Vermont
05401**

PROJECT NO: **1610**
DRAWN BY: EW
SCALE: 1/8" = 1'-0", 1:105.57,
DATE: Thursday, October 6, 2016
SHEET TITLE

DESIGN SECTIONS

SK-6

Version N Rev. 6 - Issued for Zoning

DESIGN STUDIES NOT FOR CONSTRUCTION

THESE DRAWINGS ARE HAVE BEEN DEVELOPED FOR ZONING PERMIT AND DESIGN REVIEW ONLY. THEY DO NOT DIRECTLY ADDRESS LIFE SAFETY, ENERGY, EXCAVATION, OR HEALTH REQUIREMENTS.

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OCT 06 2016

DEPARTMENT OF
PLANNING & ZONING

Wolfstein
ARCHITECTURE
100 Church Street
Burlington, Vermont 05401
802-864-8334
wastudio.com



**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

**57 South William Street
Burlington, Vermont
05401**

PROJECT NO:	1610
DRAWN BY:	EW
SCALE:	1:0.98, 1:0.97
DATE:	Thursday, October 6, 2016
SHEET TITLE	

Perspective Views - South Entrance

SK-7

Version N Rev 6, Issued for 7

EW20161010 - Chabad Synagogue Chabad Master - 2016 - Study/NA CDS Rev 6.dgn

DESIGN STUDIES NOT FOR CONSTRUCTION

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**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401

PROJECT NO: **1610**

DRAWN BY: EW

SCALE:

DATE: Thursday, October 6, 2016

SHEET TITLE

Aerial Perspective - Roof Removed

SK-8

007 30 2416

N/F
TYA, LLC

C-1 EXISTING CONDITIONS PLAN
C-2 PROPOSED SITE PLAN
C-3 EPSC PLAN
C-4 DETAILS
C-5 DETAILS



PURPOSE OF PLAN:

- PROPOSED 3205 S.E. CHABAD EXPANSION PROJECT

OWNER OF RECORD

-VERMONT ORGANIZATION FOR JEWISH EDUCATION - LUBAVITCH

NOTES

LOT SIZE: ±1.33 ACRES (±57,731 SF)
 TOTAL EXISTING IMPERVIOUS AREA: ±0.36 ACRES (±16,000 SF)
 TOTAL EXISTING LOT COVERAGE: ±28%
 TOTAL PROPOSED IMPERVIOUS AREA: ±0.52 ACRES (±22,600 SF)
 TOTAL PROPOSED LOT COVERAGE: ±39%

PROPOSED AREA OF LAND DISTURBANCE: ±0.76 ACRES (±33,000 SF)

ZONING DISTRICT: RESIDENTIAL HIGH DENSITY (DESIGN REVIEW DISTRICT)

MAXIMUM LOT COVERAGE: 50%

PROPOSED + EXISTING LOT COVERAGE: ±39%

SETBACKS:

FRONT: AVERAGE OF 2 ADJACENT LOTS ON BOTH SIDE ±5 FEET

SIDE: 10% OF LOT WIDTH OR AVERAGE OF SIDE YARD SETBACK ADJACENT LOTS ON BOTH SIDES. MAY REQUIRE 20 FEET

FRONT: 35% OF LOT DEPTH MIN 20 FT MAX 75 FT

REAR 25% OF LOT DEPTH, MIN: 20 FT, MAX: 75 FT

MAX BUILDING HEIGHT: 35 FEET

PARKING REQUIREMENTS:

NEIGHBORHOOD PARKING DISTRICT: NO MORE THAN 50% OF THE TOTAL PARKING SHALL BE PROVIDED AT A DISTANCE GREATER THAN 600 FEET FROM THE BUILDING.

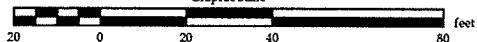
IS INTENDED TO SERVE.

PROPOSED PARKING: 36 SPACES

NF	NOW OR FORMERLY OWNED BY
	ELEVATION BENCHMARK
	EXISTING CONCRETE MONUMENT
	IRON PIPE / REBAR FOUND
	EXISTING GAS/WATER VALVE
	EXISTING SIGN
	EXISTING UTILITY POLE & GUY WIRE
	EXISTING HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING TREES / TREE STUMPS
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	PROPOSED BUILDING
	EXISTING SETBACK LINE
	EXISTING WOVEN WIRE/CHAIN LINK
	EXISTING STOCKADE FENCE
	EXISTING TREE LINE
ORW	EXISTING OVERHEAD WIRES
-500-	EXISTING CONTOUR
	EXISTING ELECTRIC METER
	EXISTING GAS METER
	EXISTING METAL POST
	EXISTING LIGHT POLE
PS	PROPOSED PRESSURE SEWER LINE
	PROPOSED CONTOUR
	EXISTING HYDRANT
SD	PROPOSED STORMWATER DRAIN
-W-	EXISTING WATER LINE
-PS-	EXISTING PRESSURE SEWER LINE

SCALE: 1" = 20'

Graphic Scale



PLAN REFERENCES:

- 1) TOPOGRAPHIC INFORMATION AND SITE FEATURES WERE RECEIVED ELECTRONICALLY AND WERE PREPARED BY BUTTON PROFESSIONAL LAND SURVEYORS ON JULY 7, 2016.
- 2) APPROXIMATE LOCATIONS OF PROPERTY BOUNDARIES OBTAINED ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION WEBSITE.
- 3) ADDITIONAL TOPOGRAPHIC INFORMATION WAS ACCESSED ELECTRONICALLY FROM THE VERMONT CENTER FOR GEOGRAPHIC INFORMATION.
- 4) ADDITIONAL PROPERTY BOUNDARIES OBTAINED ELECTRONICALLY FROM BUTTON SURVEYORS' PLAT TITLED "VERMONT ORGANIZATION FOR JEWISH EDUCATION-LUBAVITCH", DATED 08/29/16.

NOTES:

- 1) THIS DRAWING IS NOT A BOUNDARY SURVEY PLAT. BOUNDARY LINE INFORMATION SHOWN IS BASED ON PLAN REFERENCES #1 AND #3. THE PROPERTY LINES, EASEMENTS AND OTHER REAL PROPERTY DESCRIPTIONS PROVIDED ON THIS DRAWING ARE FOR INFORMATION PURPOSES ONLY. THIS DRAWING DOES NOT REPRESENT RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27, SECTION 1409 AND SHALL NOT BE USED AS A BASIS FOR ANY CLAIM OF TITLE OR EASEMENT OR ESTABLISHMENT OF ANY PROPERTY RIGHT.
- 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCY OR UTILITIES NOT SHOWN ON THE DRAWING PRIOR TO THE PROPOSED CONSTRUCTION. APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
- 3) THIS TOPOGRAPHIC SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF "DIG SAFE" MARKINGS. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE BASED ON RECORD DRAWINGS AND FIELD RESEARCH. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR RELOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/14/16

EXISTING CONDITIONS PLAN
LUBAVITCH OF VERMONT
57 SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGLIANO
Engineering, inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700

PROJECT NO. 1602
DRAWN BY NJ
CHECKED BY SH
SCALE 1" = 20'
DATE 07/19/16

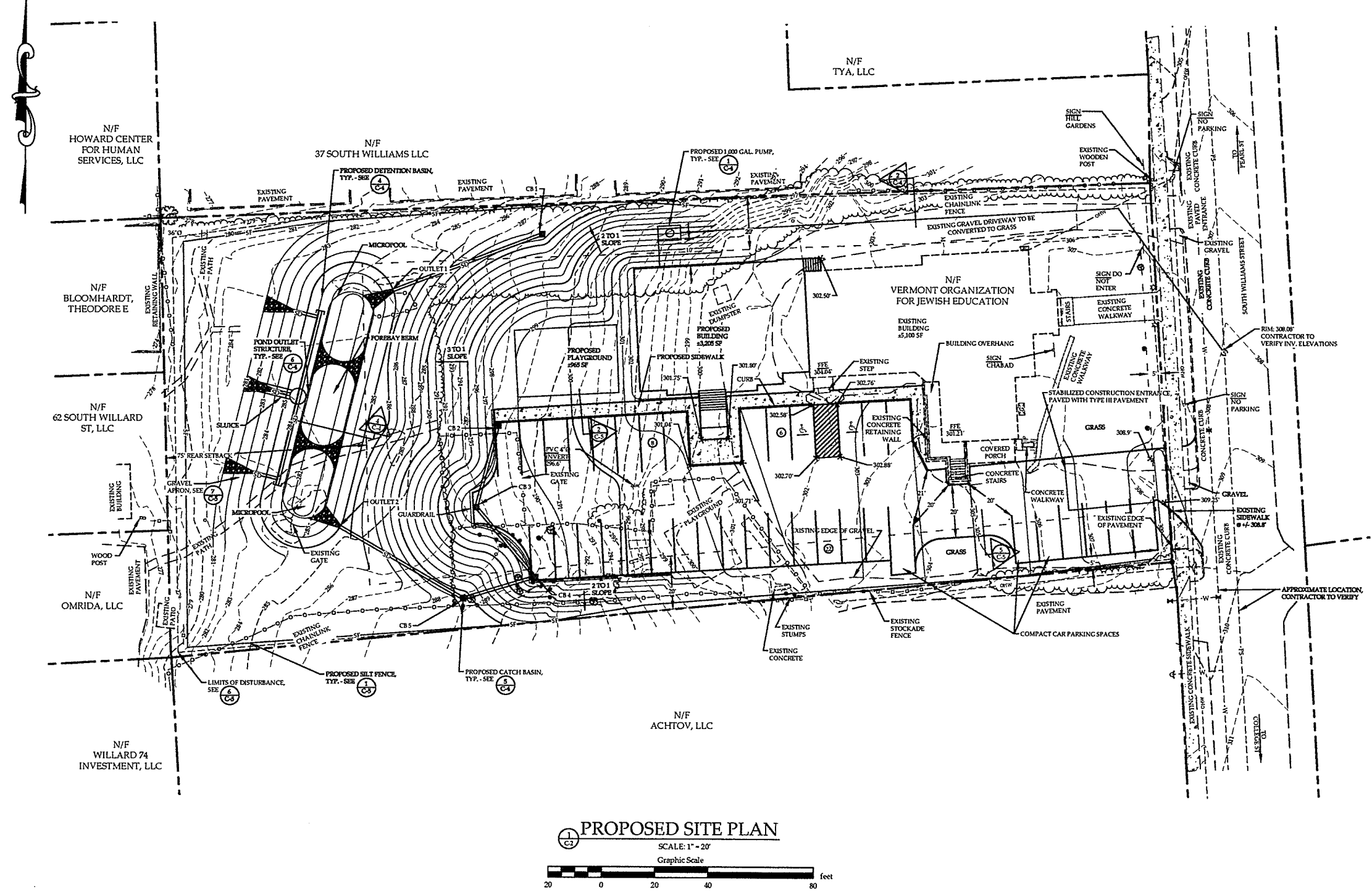
SHEET NO.

C-1

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OCT 05 2016

DEPARTMENT OF
PLANNING & ZONING

STORMWATER DRAINAGE SUMMARY						
FROM STRUCTURE	RIM	INV. OUT	TO STRUCTURE	INV. IN	DISTANCE	PIPE DIA. SLOPE
CB 1	298.5000	298	OUTLET 1	298	59.7000	0.4 0.0200
CB 2	298.6000	298	CB 3	297.4000	31.7000	0.4 0.0200
CB 3	298.1000	297.3000	CB 4	296.6000	34.3000	0.4 0.0200
CB 4	298.4000	297.5000	CB 5	296.2000	28.2000	0.4 0.0200
CB 5	297.5000	295.9000	OUTLET 2	295	53.6000	0.4 0.0200



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/14/16

PROPOSED SITE PLAN
CHABAD OF VERMONT
57 SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGIANO
Engineering, Inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE: (802) 524-0000 FAX: (802) 524-9700
CITY OF VERMONT, BUREAU OF PLANNING & ZONING

PROJECT NO. 16022
DRAWN BY NJC
CHECKED BY SHR
SCALE 1" = 20'
DATE 07/19/16

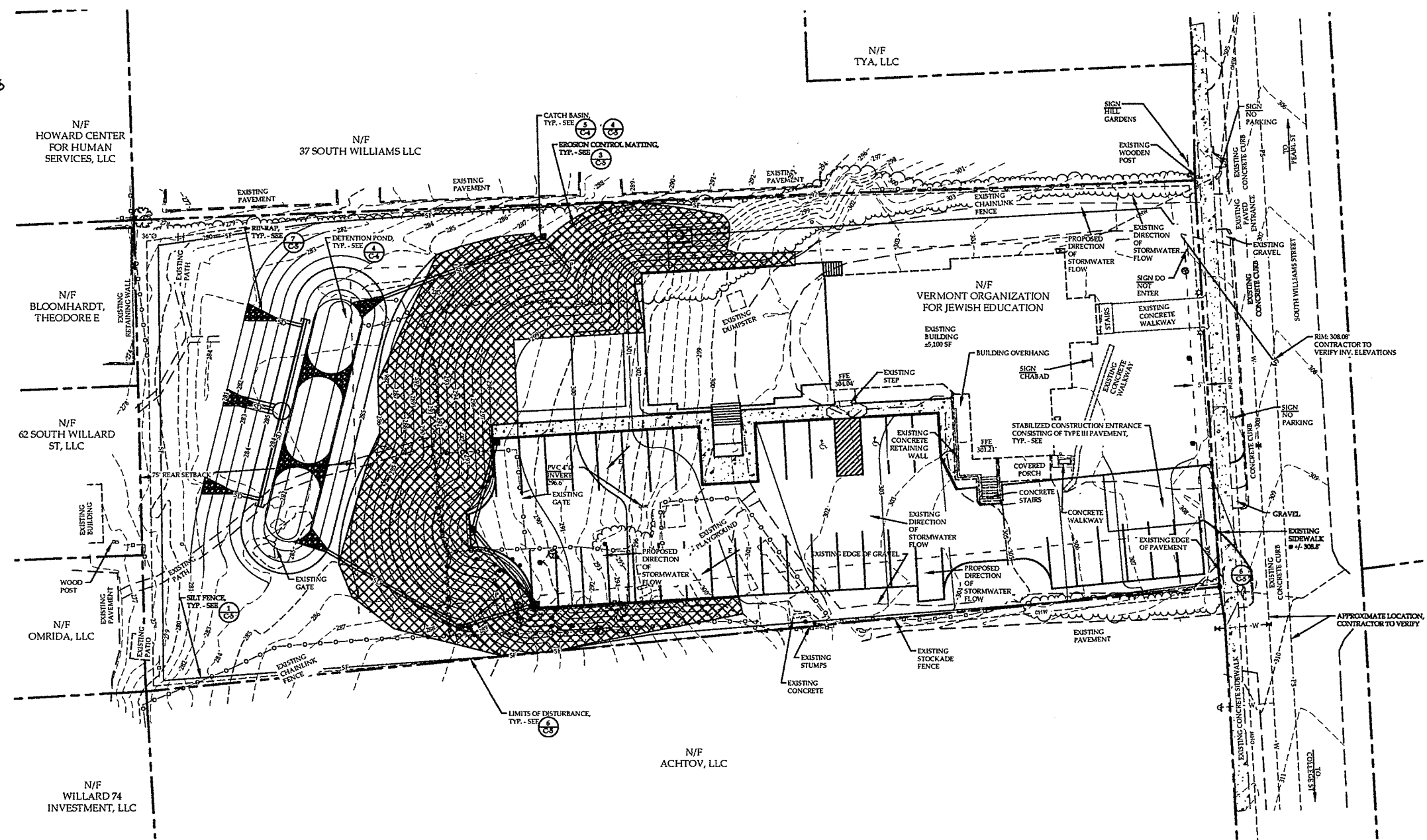
SHEET NO.
C-2
2 OF 5 SHEETS

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SEP 06 2016

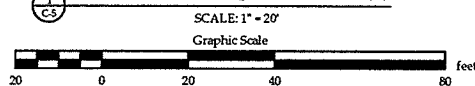
DEPARTMENT OF
ZONING

EROSION CONTROL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT DAILY INSPECTION OF ROADWAYS AND SWEEPING AS NECESSARY OCCURS.
2. SILT FENCE WILL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION.
3. DISTURBED AREAS WILL BE COVERED AS SOON AS POSSIBLE WITH EROSION CONTROL MATTING WHERE INDICATED. FOLLOWING THE MANUFACTURER'S GUIDELINES TO STAPLE THE MATTING DOWN. DISTURBED AREAS THAT ARE NOT INDICATED TO RECEIVE EROSION CONTROL MATTING WILL BE COVERED AS SOON AS POSSIBLE WITH STRAW OR OTHER APPROVED MULCHING MATERIAL AS NECESSARY.
4. CATCH BASINS WILL BE PROTECTED AS SHOWN IN
5. DPW WILL BE CONTACTED TO SCHEDULE A STABILIZATION INSPECTION WHEN SITE WORK IS FINISHED AND STABILIZATION MEASURES HAVE BEEN INSTALLED.



PROPOSED SITE PLAN



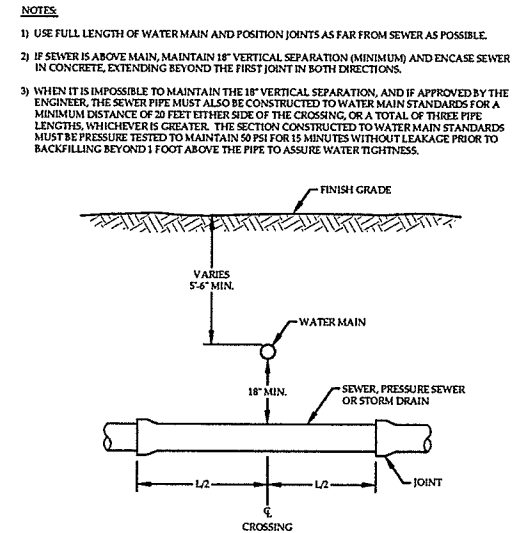
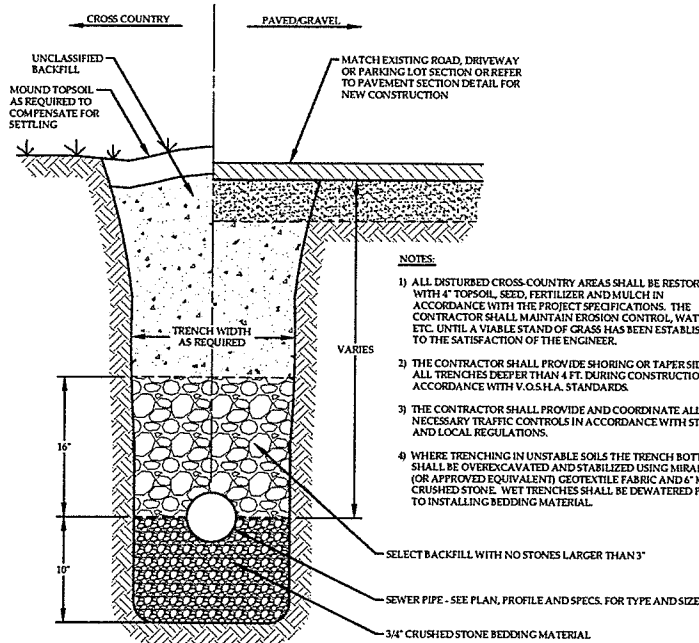
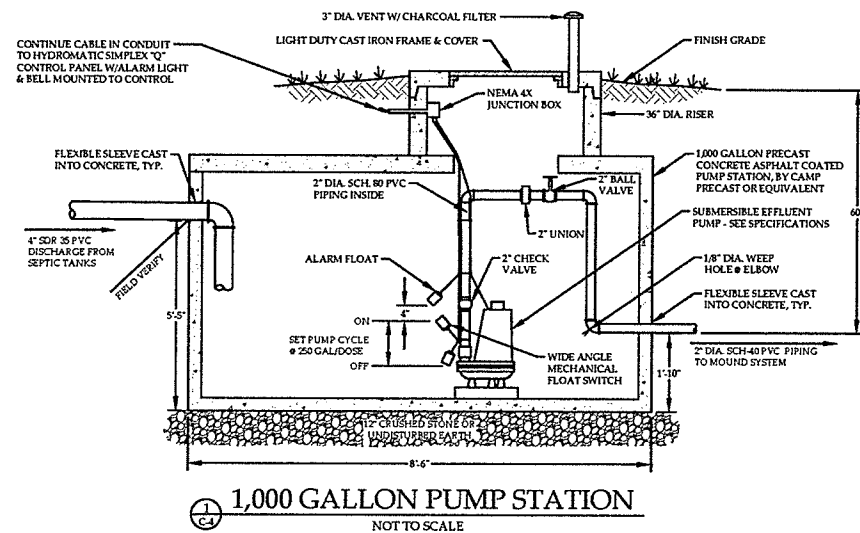
PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/14/16

**EROSION PREVENTION AND
SEDIMENT CONTROL PLAN**
CHABAD OF VERMONT
57 SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGIANO
engineering, inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700

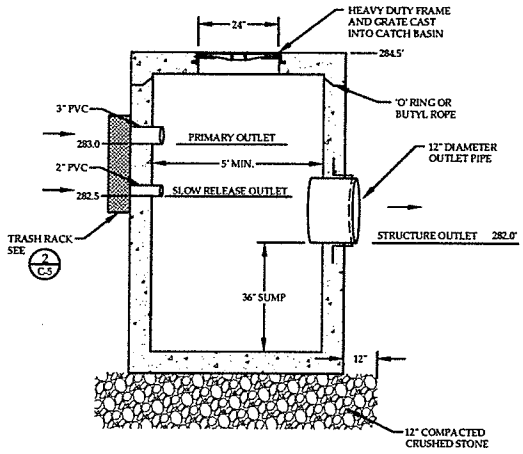
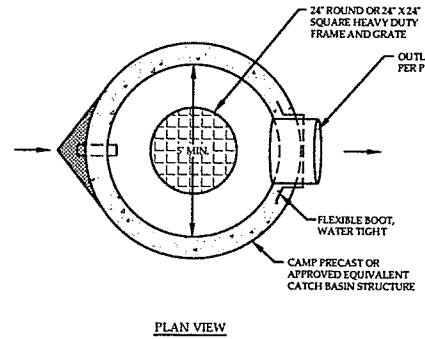
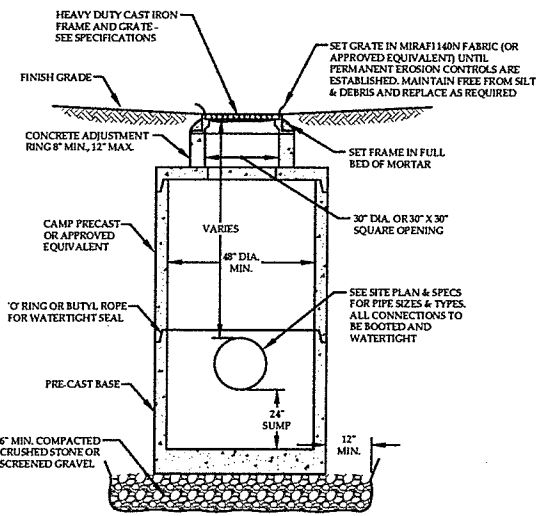
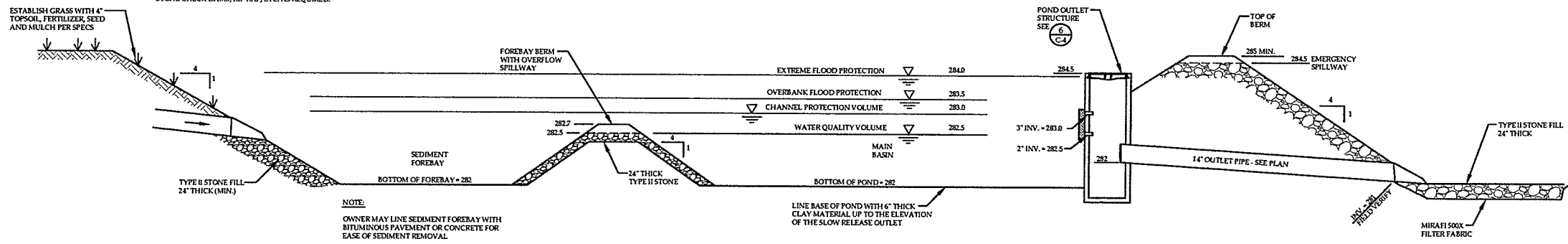
PROJECT NO. 16022
DRAWN BY NJC
CHECKED BY SHR
SCALE 1\"/>

SHEET NO.
C-3

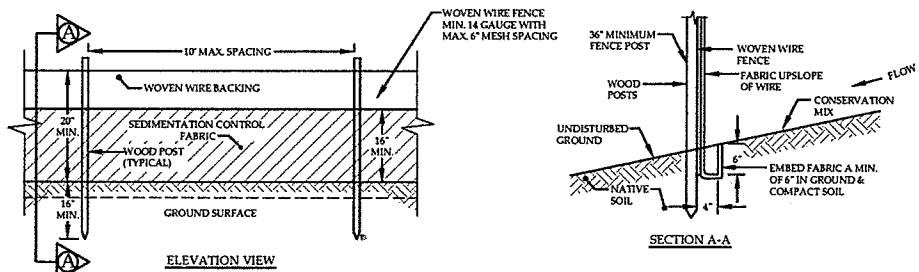


NOTES:
THE POND SHOULD BE REGULARLY INSPECTED FOR BUILD-UP OF SEDIMENT. SEDIMENT SHOULD BE REMOVED WHEN GREATER THAN A 6" DEPTH HAS ACCUMULATED.
VEGETATION SHALL BE MAINTAINED IN ALL AREAS THAT DO NOT RECEIVE RIP RAP, PAVEMENT OR CONCRETE.
PROPER SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED DURING CONSTRUCTION ACTIVITIES TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE POND.
ALL EROSION AND SEDIMENT CONTROLS SHOULD BE INSPECTED ON A REGULAR BASIS AND AFTER ANY SIGNIFICANT STORM EVENT AND REPAIRED AS NECESSARY. INSTALL ADDITIONAL EROSION CONTROL, SUCH AS STONE CHECK DAMS, RIP RAP, ETC. AS REQUIRED.

DETENTION POND SUMMARY						
POND ELEVATION	POND BOTTOM	2" CPV OUTLET	3" OUTLET	OVERFLOW GRATE	EMERGENCY SPILLWAY	TOP OF BERM
282	282.5	283	284	284.5	285	285



PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/14/16



CONSTRUCTION SPECIFICATIONS:

SILT FENCING WILL BE APPLIED TO THE SITE SO THAT THERE WILL BE 100 FEET OF FENCING FOR EVERY 1/4 ACRE OF DISTURBED UPGRADIENT AREA.

THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES, OF THE VERMONT STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION AND SEDIMENT CONTROL, PREPARED BY THE STATE OF VERMONT DEPT. OF ENVIRONMENTAL CONSERVATION, DATED 2006.

WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES. WIRE FENCE REINFORCEMENT REQUIRED WITHIN 100 FT UPSLOPE OF RECEIVING WATERS.

FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24\"/>

WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTR X, MIRAFI 100X, STABILINKA T14N, OR APPROVED EQUIVALENT.

PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OF APPROVED EQUIVALENT.

THE FABRIC SHALL NOT EXTEND MORE THAN 30\"/>

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.

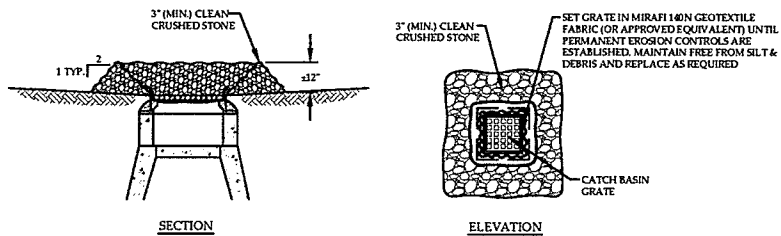
FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL, AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED, SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

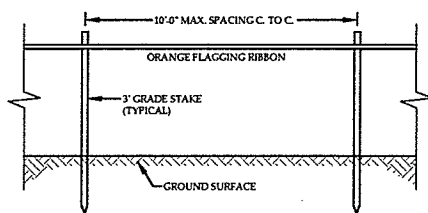
1
C-5 **SILT FENCE DETAIL**
NOT TO SCALE



NOTE:

INLET PROTECTION SHALL REMAIN IN PLACE UNTIL PAVEMENT IS INSTALLED OR VEGETATION IS ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.

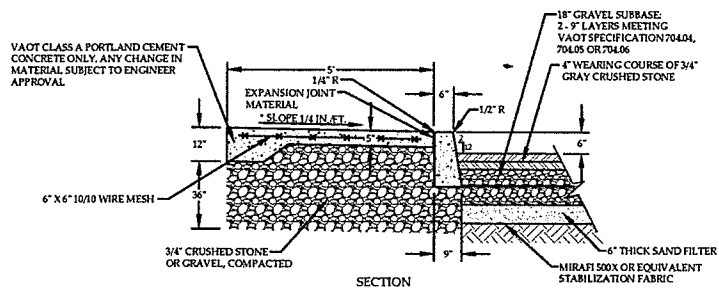
4
C-5 **CATCH BASIN INLET PROTECTION, STONE TYPE**
NOT TO SCALE



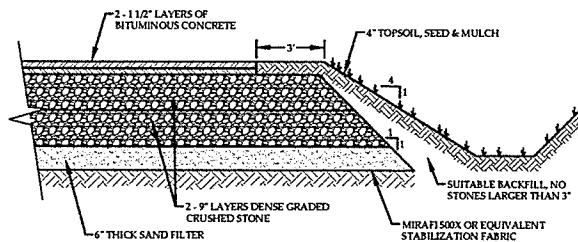
NOTE:

CONSTRUCTION FENCE SHALL BE USED WHERE THE PROPOSED DISTURBANCE IS WITHIN 100' OF A WATER RESOURCE (STREAM, BROOK, LAKE, POND, WETLAND, ETC), UNLESS THE AREA IS DENSELY WOODED. FENCE SHOULD BE CONTINUOUS.

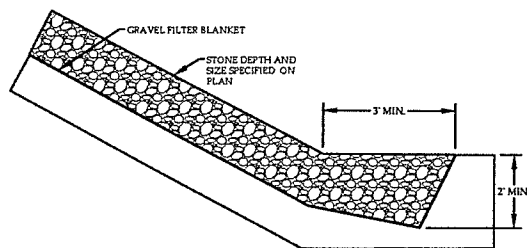
6
C-5 **LIMITS OF DISTURBANCE DEMARCATION**
NOT TO SCALE



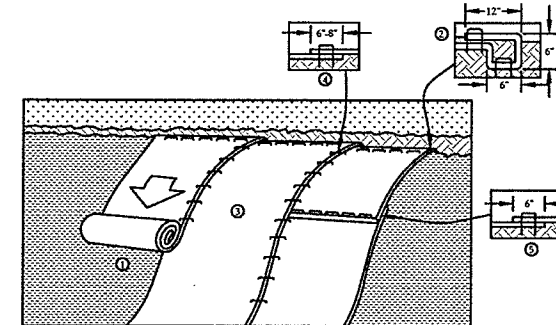
2
C-5 **CONCRETE SIDEWALK & CURB AT BUILDING DETAIL**
NOT TO SCALE



5
C-5 **TYPICAL PARKING LOT SECTION**
NOT TO SCALE



7
C-5 **RIP-RAP SLOPE PROTECTION**
NOT TO SCALE



NOTES:

- 1) PREPARE SOIL BEFORE INSTALLING EROSION CONTROL BLANKET (ECB) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
- 2) BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE ECB IN A 6\"/>

3
C-5 **EROSION CONTROL BLANKET - SLOPE INSTALLATION**
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/14/16

DETAILS
CHABAD OF VERMONT
57 SOUTH WILLIAMS STREET
BURLINGTON, VT 05401

RUGGIANO
Engineering, Inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700

PROJECT NO. 16022
DRAWN BY NJC
CHECKED BY SHR
SCALE AS NOTED
DATE 07/20/16

SHEET NO.

C-5

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OCT 06 2016

DEPARTMENT OF
PLANNING & ZONING

DES
DES
DES
Design
Drawn
Checked

1"=20'
10/03/2016
Scale:
Date:

Revision Description and Date:

Landscape Plan
Chabad of Vermont
57 South Williams Street
Burlington, VT 05401

Sheet Title
Client / Project

Ginkgo Design
Smart Landscape Solutions
22 Pearl Street
Essex Jct, VT 05452
(802) 857-5104
www.GinkgoDesignVT.com

Landscape Concepts and Objectives:

This sustainable landscape plan will be achieved by using native plant species appropriately spaced to allow for healthy growth to maturity. The landscape plan will also provide the following functions and benefits:

- A contiguous green space is designed to stretch across the west side of the property wrapping north and south to connect to neighboring green spaces.
- We are recommending replacing the monoculture of black locusts that will be removed during construction, for plant species that support a higher number of Lepidoptera species that will help diversify the habitat making for a richer ecosystem.
- The landscape plan will give an overall park like feel to the property.
- Shrub plantings will be provided on the south side of the new parking to provide a screen for headlights.
- We recommended the planting of eight native shade trees adjacent to the new parking lot.
- Screen plantings along the north and south property lines are designed to replace existing plants that would be removed or potentially damaged during construction.
- Installation of an evergreen screen on the north side of the playground space is designed as a wind break and visual barrier.
- The shade trees surrounding the proposed playground will provide summer shade.
- Additional shade trees are recommended between the parking lot and the proposed detention basin to help with erosion control and obstructing views from the new addition.

Planting Schedule						
Count	ID	Common Name	Scientific Name	Unit	Height	Spread
Trees						
3	ACEsac	Sugar Maple	Acer saccharum	2.5-3"	35 - 50 ft	20 - 35 ft
7	AMExgra	Apple Serviceberry	Amelanchier x grandiflora	5'-6"	10 - 15 ft	7 - 12 ft
4	BETniq	River Birch Multi	Betula nigra	10-12"	35 - 50 ft	20 - 35 ft
3	GLEtri'Sha'	Shademaster Honeylocust	Gleditsia triacanthos inermis 'Shademaster'	2.5-3"	50 - 80 ft	> 35 ft
6	PICabi	Norway Spruce	Picea abies	6-7'	35 - 50 ft	20 - 35 ft
3	QUEmac	Burr Oak	Quercus macrocarpa	2.5-3"	80 - 100 ft	> 35 ft
3	QUERub	Northern Red Oak	Quercus rubra	2.5-3"	50 - 80 ft	> 35 ft
5	TSUcan	Canadian Hemlock	Tsuga canadensis	8'-10'	35 - 50 ft	20 - 35 ft
Shrubs						
12	ILEgla	Shamrock Holly	Ilex glabra 'Shamrock'	#3	3 - 5 ft	4 - 7 ft
10	VIBpru	Black Haw Stagbrush	Viburnum prunifolium	7gal	10 - 15 ft	7 - 12 ft

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

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

Telephone: (802) 865-7188
(802) 865-7195 (FAX)

Matt Bushey, Chair
Ron Wanamaker, Vice Chair
Sean McKenzie
Chris Alley
Steve Offenhartz
Jeremy Gates, Alternate
Phil Hammerslough, Alternate



Minutes

Burlington Design Advisory Board

Wednesday, November 9, 2016 3:30 p.m.

Conference Room 12, City Hall, 149 Church Street, Burlington, VT

Present: Matt Bushey (Chair), Steve Offenhartz, Sean McKenzie, Ron Wanamaker, Chris Alley, Phil Hammerslough (alternate).

Absent: Jeremy Gates (alternate)

Staff present: Mary O'Neil, Ryan Morrison

Session I - 3:00pm – 3:30pm

1. **17-0479CA; 79 Lakeside Ave (RL-W, Ward 5S) Rebecca A. Schwarz**
Renovation and expansion of second story. (Project Manager, Mary O'Neil)

Applicants present: Rebecca Schwartz, owner, and Andy Greenberg, designer.

Motion by: Steve Offenhartz: I recommend approval, with the following revisions to building elevations: The North elevation awning window should match the others, and change triple awning window on the south elevation to a lower sash matching window head height of other windows.

Seconded by: Matt Bushey

Vote: 4-1 (RW)

Motion carries.

Session II – 3:30pm – 4:00pm

2. **17-0455CA; 57 South Williams (RH, Ward 1E) Vermont Organization for Jewish Education - Lubavitch**
Two level addition, 5500 sq. ft. to west side of existing building. New worship sanctuary on upper level with supporting spaces on lower level; new off street parking, landscaping and erosion prevention. (Project Manager, Ryan Morrison)

Motion by: Matt Bushey: I recommend approval of the project as presented, with the requirement that the mechanical unit on the north side of the addition be indicated on the site plan, and that it be adequately screened with existing or proposed landscaping or

screening. I also recommend that the DAB approve the proposal to share parking with the neighboring property(s) in order to increase green space on-site.

Seconded by: Steve Offenhartz

Vote: 5-0

Motion carries