

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

*Matthew Bushey
Ron Wanamaker
Sean McKenzie
Steven Offenhartz
Chris Alley
Philip Hammerslough, Alt.
Jeremy Gates, Alt.*



DESIGN ADVISORY BOARD Tuesday October 25, 2016 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I - 3:00pm – 3:30pm

- 1. 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)

Session II – 3:30pm – 4:00pm

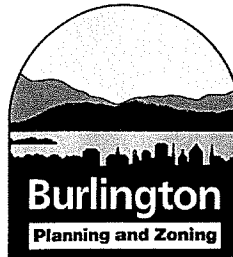
- 2. 17-0388CA/MA; 80 Colchester Avenue (I, Ward 1E) Frank J vonTurkovich**
Continued review for construction of a 3 story residential building containing 75 apartments units. Combine and reconfigure surface parking areas. (Project Manager, Mary O'Neil)

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Department of Planning and Zoning

149 Church Street
Burlington, VT 05401
Telephone: (802) 865-7188
(802) 865-7195 (FAX)
(802) 865-7142 (TTY)

David White, AICP, Director
Meagan Tuttle, AICP, Comprehensive Planner
Jay Appleton, GIS Manager
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
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 located 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

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Burlington, VT 05401-8415

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DEPARTMENT OF
PLANNING & ZONING

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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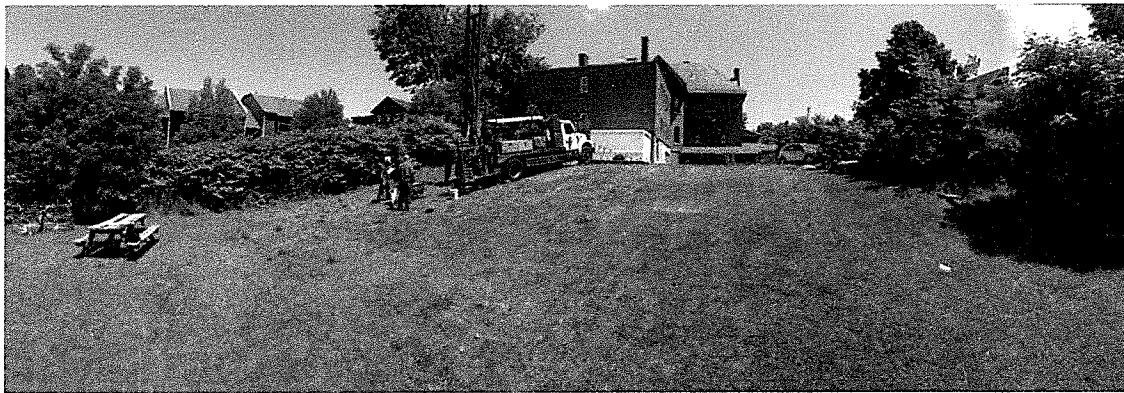
Current Side Entrance

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Current Rear of Building – South Elevation

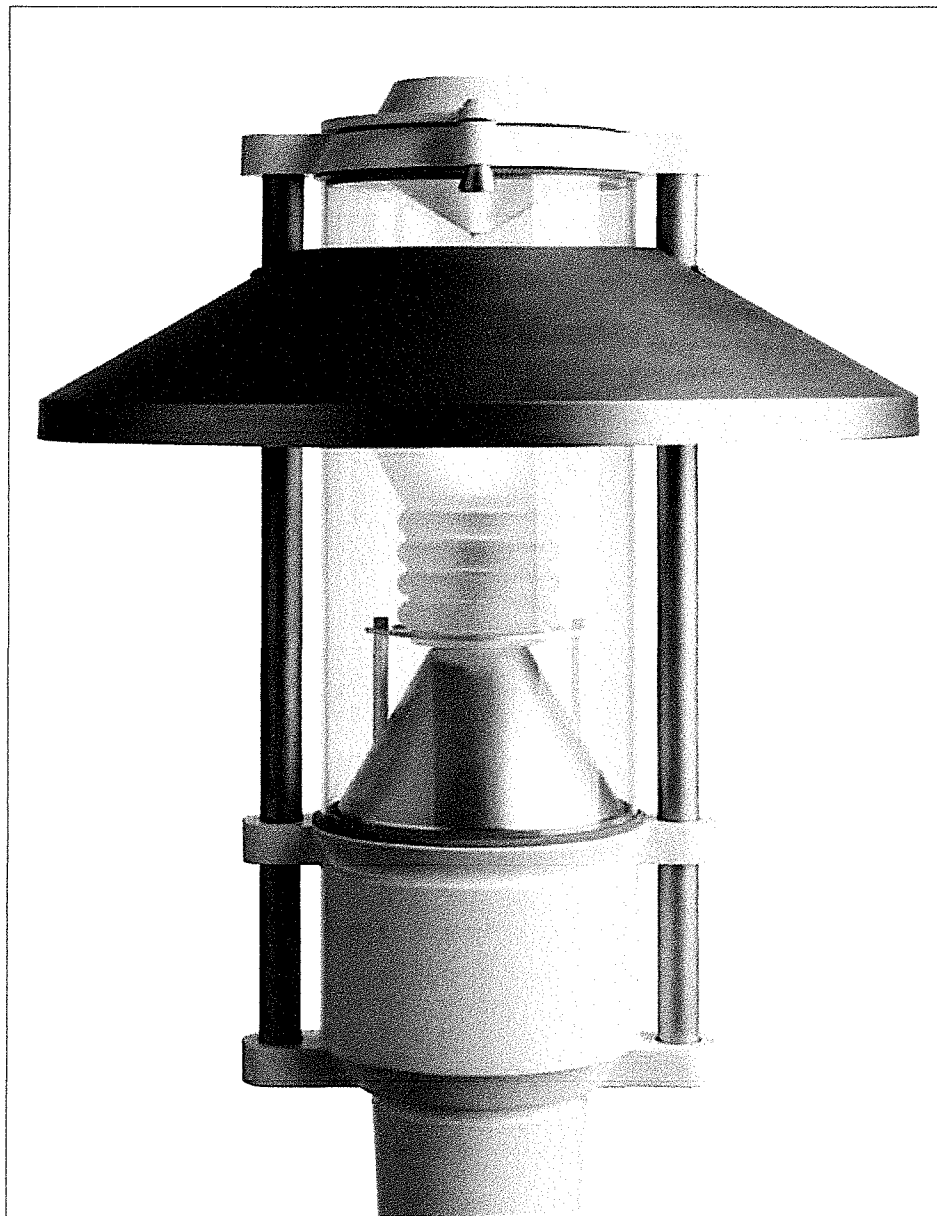


Current Rear Slope of Site

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SPECTRA



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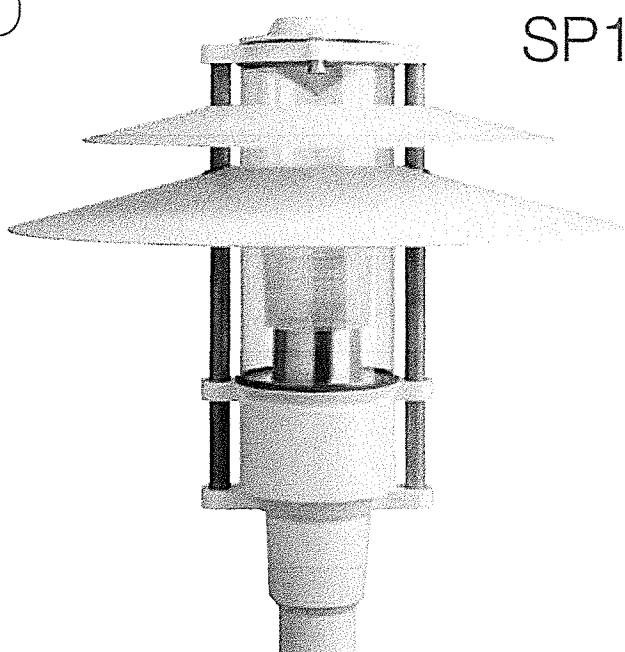
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DEPARTMENT OF
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Architectural Area Lighting
16555 East Gale Ave. | City of Industry | CA 91745
T 626.968.5666 | F 626.369.2695 | www.aal.net/aal/sp312.html

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

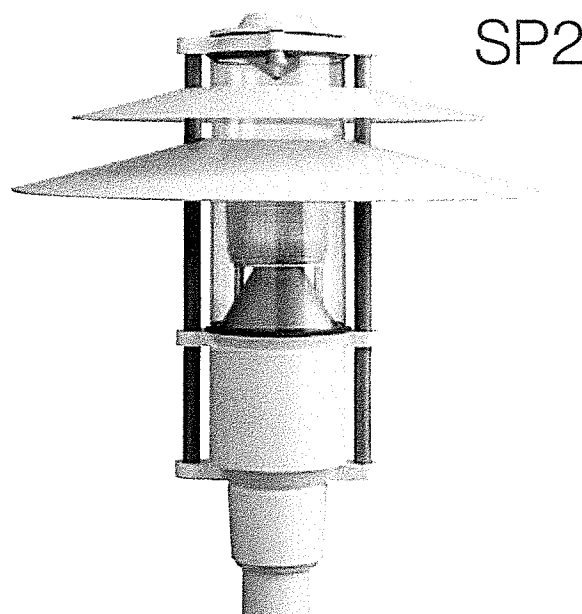
LARGE SCALE

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

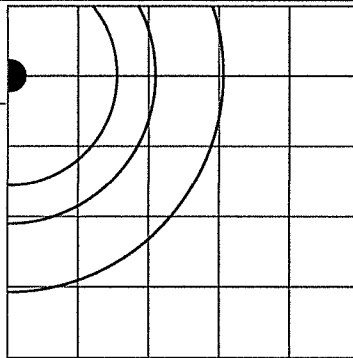
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SP1 ANG GLA WHT 100MH

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

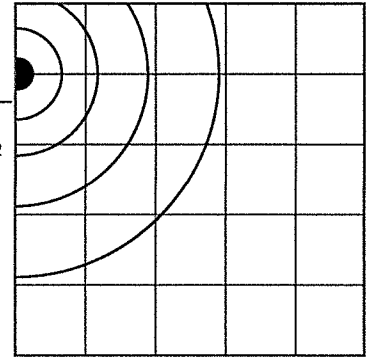


SP1 ANG GLA COP(COPPER HOOD)100MH

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

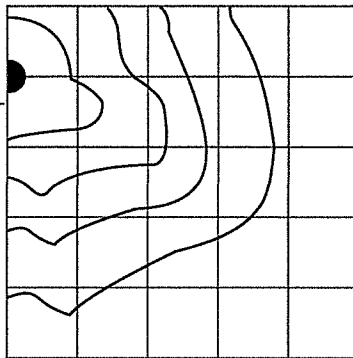


SP1 ANG GR3 WHT 100MH

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
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ONE GRID SQUARE EQUALS
ONE MOUNTING HEIGHT

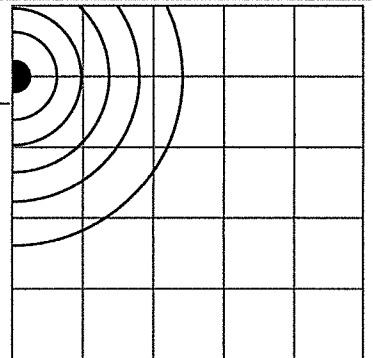


SP1 IND WHT 100MH

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

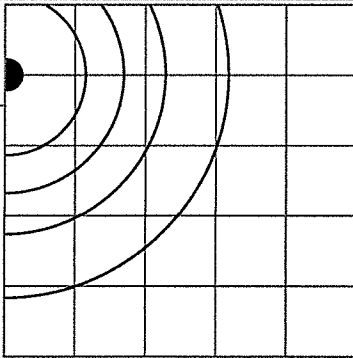


SP1 ANG LDL WHT 100MH

12' MOUNTING HEIGHT

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STREET SIDE				
	2.88	2.00	1.46	1.12
	1.44	1.00	.73	.56
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	.29	.20	.15	.11

ONE GRID SQUARE EQUALS
ONE MOUNTING HEIGHT

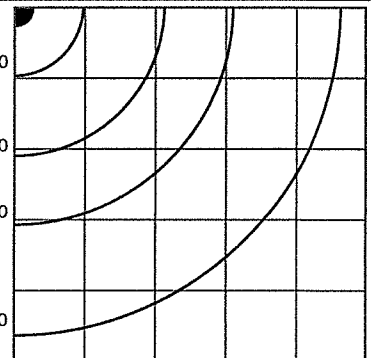


SPB 70MH

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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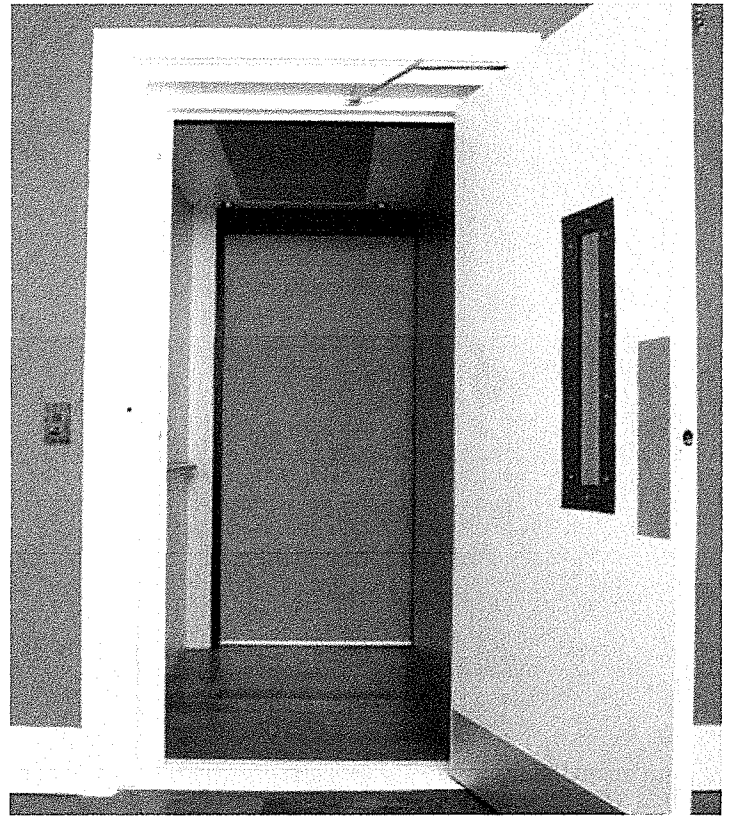
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ELVORON CPL

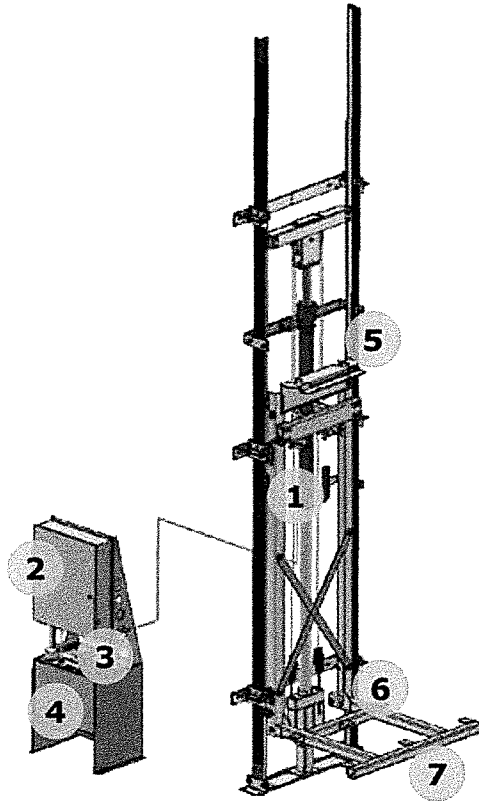
COMMERCIAL PLATFORM LIFT



Vertical platform lift with a full height cab



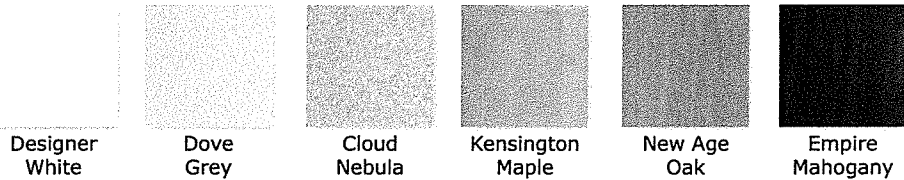
DRIVE SYSTEM



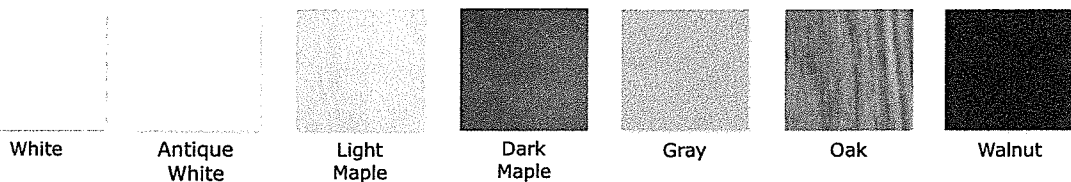
- 1** 1:2 Cable Hydraulic Drive
- 2** Computerized (PLC) controller has an emergency backup power system for lowering in the event of power failure.
- 3** Two-speed hydraulic control valve provides smooth, comfortable starting and stopping.
- 4** Submersed hydraulic pump and motor ensures quiet operation.
- 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



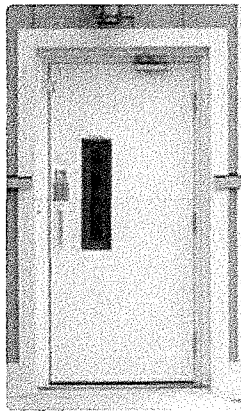
Melamine



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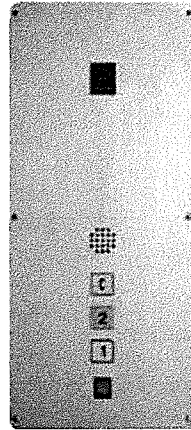
FINISHES

Entrance Doors



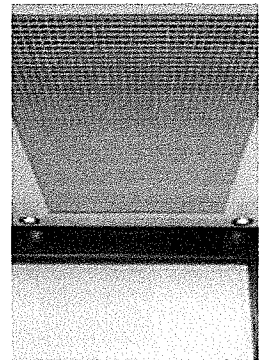
The CPL is equipped with fire rated swing doors that are fitted with electro-mechanical interlocks. This allows the doors to open only when the car is at the landing. The doors also include a vision panel and UL listed 2-speed closer with adjustable back-check cushioning (meets ADA requirements). Optional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

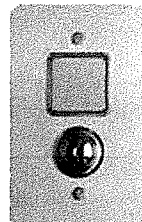
Handrails



Brushed
Stainless Steel

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

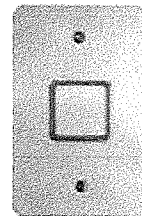
Keyed Hall Station



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Stainless Steel

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



Brushed
Stainless Steel

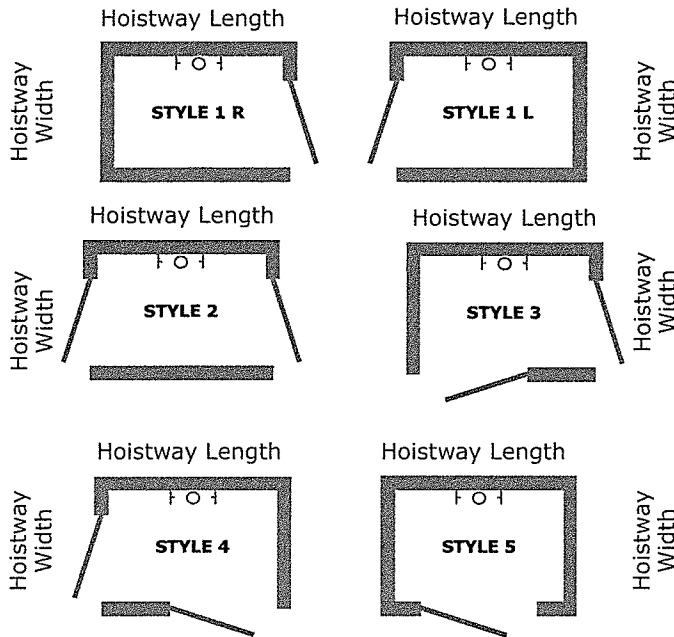
Hall station buttons illuminate when pushed. The push buttons are made of stainless steel for maximum durability.

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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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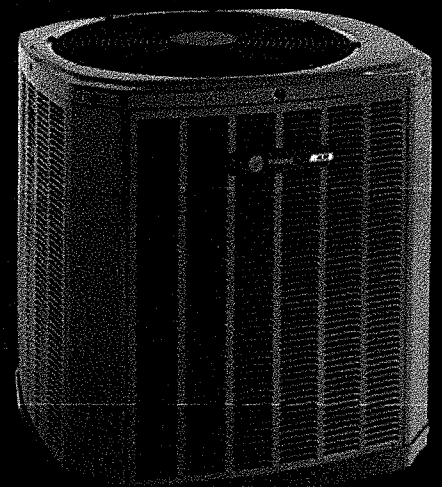
ABOUT US



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

Split Systems

1.5 to 5 Tons



Overview

Tech Specs

Literature

Resources



Locate Your Sales
Office



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



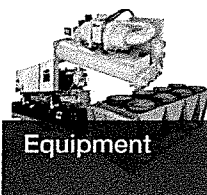
Split System Furnaces



Split System Coils



Related



Equipment



Controls



Services



Education & Training

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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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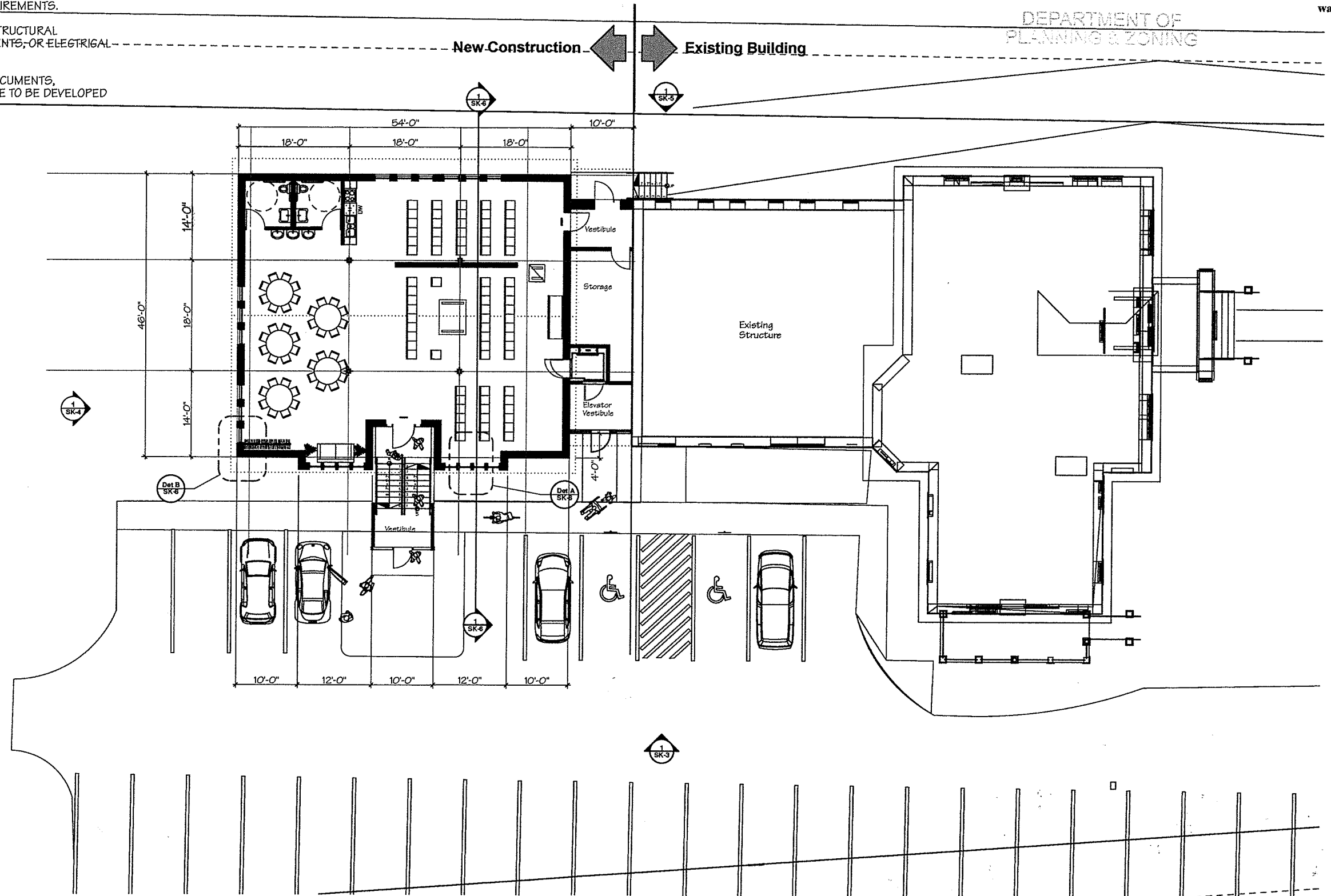
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**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

57 South William Street
Burlington, Vermont
05401



PROJECT NO: **1610**

DRAWN BY: EW
SCALE: 1/8" = 1'-0"
DATE: Thursday, October 6, 2016

SHEET TITLE

SK-1

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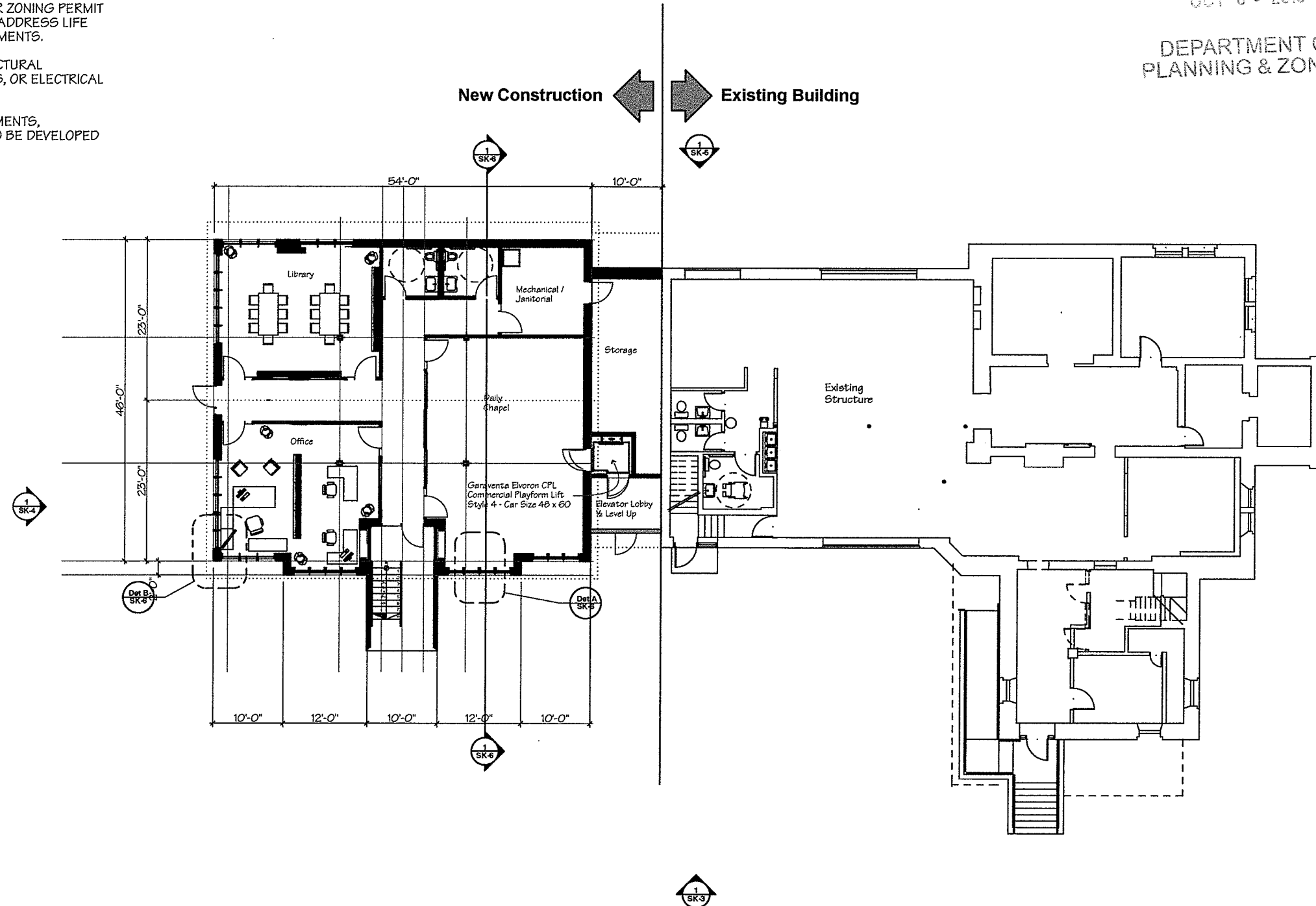
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**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

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



PROJECT NO: **1610**

DRAWN BY: EW
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SHEET TITLE

SK-2

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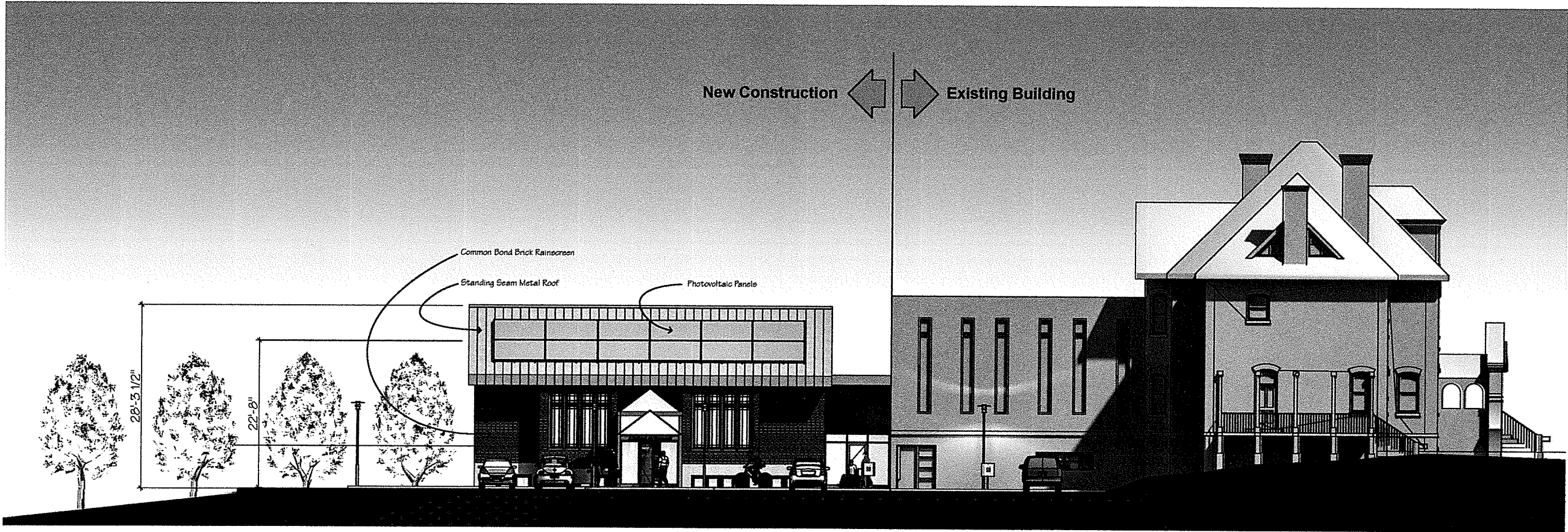
THESE DRAWING DO NOT DIRECTLY ADDRESS STRUCTURAL REQUIREMENTS, MECHANICAL HVAC REQUIREMENTS, OR ELECTRICAL REQUIREMENTS.

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

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DEPARTMENT OF
PLANNING & ZONING

Wolfstein
ARCHITECTURE
100 Church Street
Burlington, Vermont 05401
802-864-8334
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EW/2016/1610 - Chabad Synagogue/Chabad Master - 2016 - Study N/A CDS Rev 6.dgn

Chabad
Expansion
Project

Lubavitch
of
Vermont

57 South William Street
Burlington, Vermont
05401

PROJECT NO: 1610

DRAWN BY: EW
SCALE: 1/8" = 1'-0", 1:0.40
DATE: Thursday, October 6, 2016

SHEET TITLE
SOUTH ELEVATION

SK-3

Version N Rev. 6 - Issued for Zoning

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



PROJECT NO:	1610
DRAWN BY:	EW
SCALE:	1/8" = 1'-0", 1:0.50
DATE:	Thursday, October 6, 2016
SHEET TITLE	

**Chabad
Expansion
Project**

**Lubavitch
of
Vermont**

**57 South William Street
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05401**

SK-4

DESIGN STUDIES NOT FOR CONSTRUCTION

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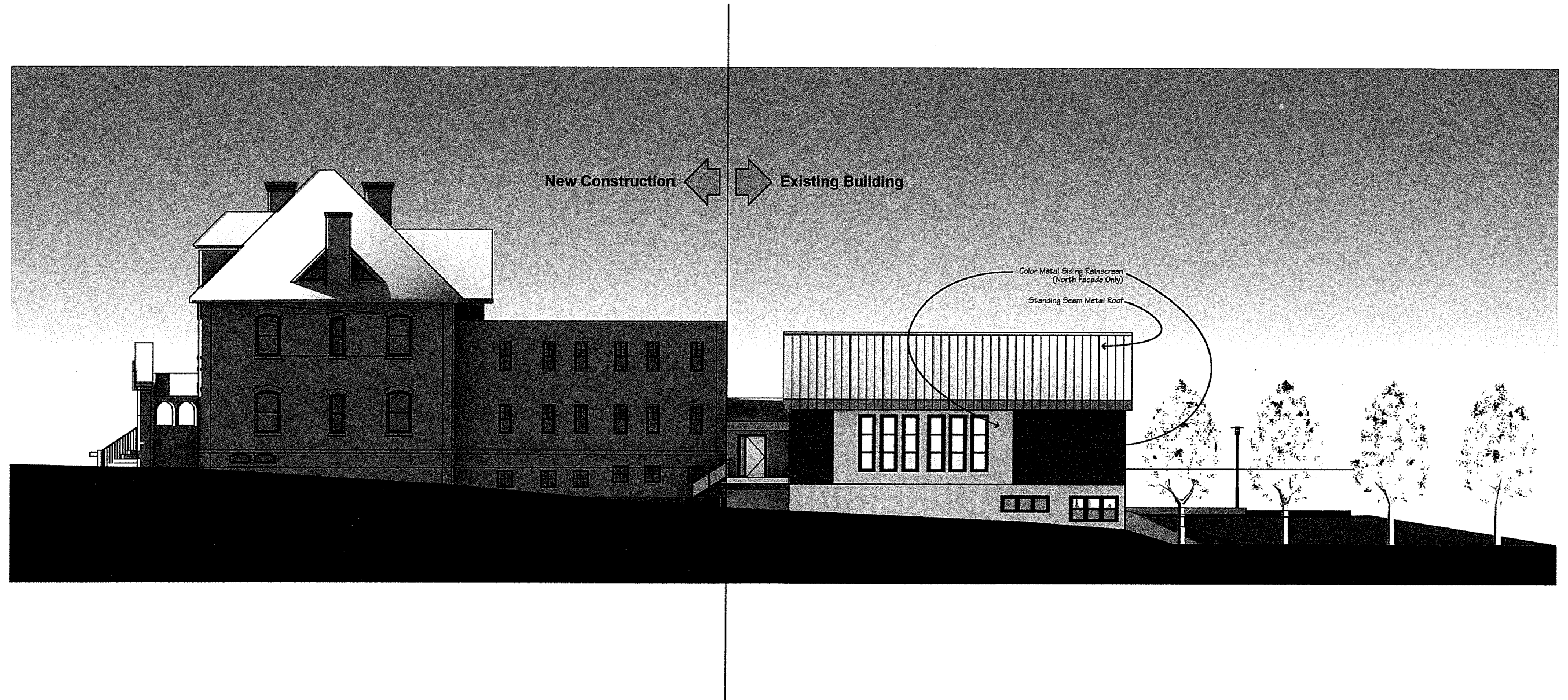
THESE DRAWING DO NOT DIRECTLY ADDRESS STRUCTURAL REQUIREMENTS, MECHANICAL HVAC REQUIREMENTS, OR ELECTRICAL REQUIREMENTS.

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

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**Chabad
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Project**

**Lubavitch
of
Vermont**

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

PROJECT NO: **1610**

DRAWN BY: EW
SCALE: 1/8" = 1'-0", 1:0.39
DATE: Thursday, October 6, 2016

SHEET TITLE

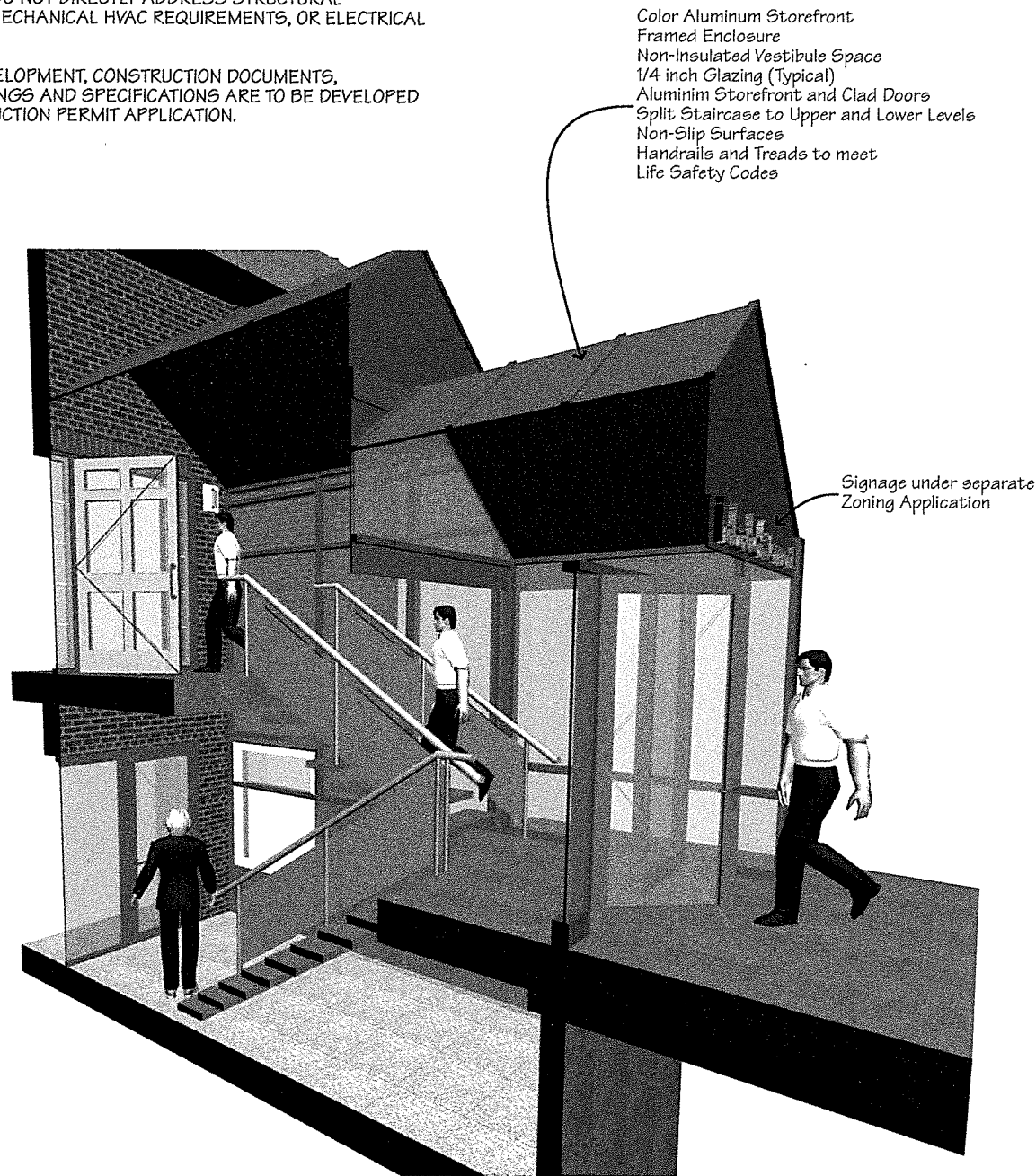
SK-5

DESIGN STUDIES NOT FOR CONSTRUCTION

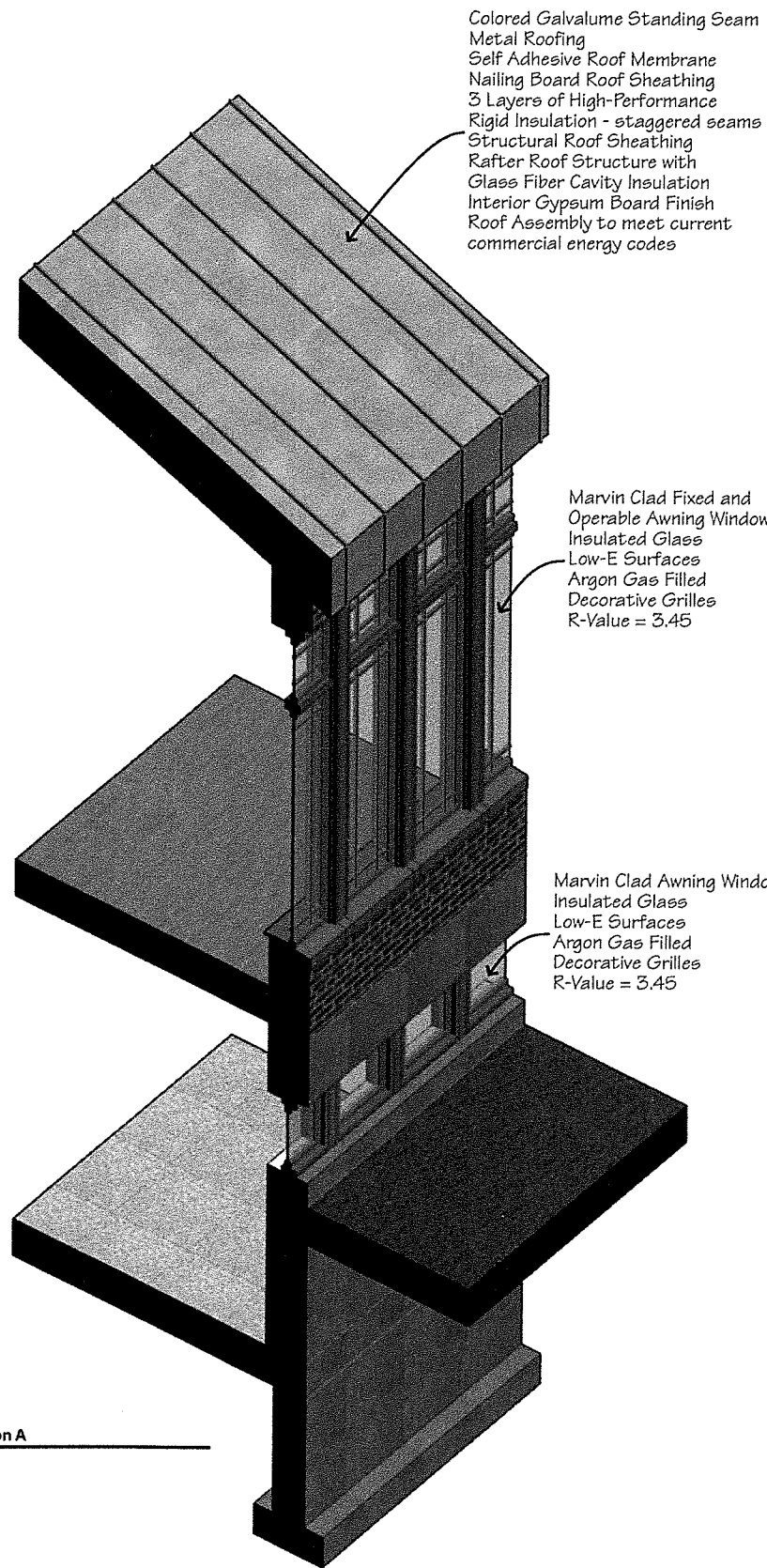
THESE DRAWINGS ARE HAVE BEEN DEVELOPED FOR ZONING PERMIT AND DESIGN REVIEW ONLY. THEY DO NOT DIRECTLY ADDRESS LIFE SAFETY, ENERGY, EXCAVATION, OR HEALTH REQUIREMENTS.

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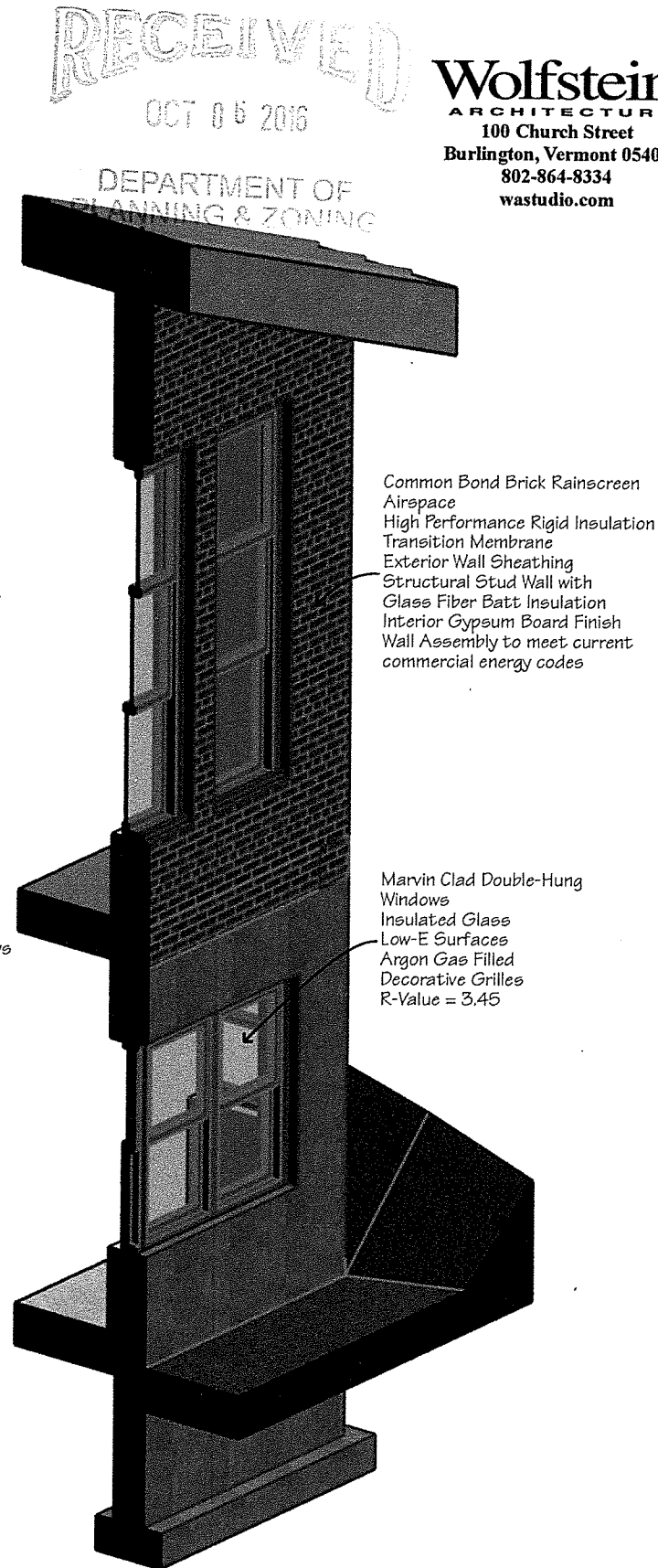
FULL DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, TECHNICAL DRAWINGS AND SPECIFICATIONS ARE TO BE DEVELOPED PRIOR TO CONSTRUCTION PERMIT APPLICATION.



3D Vestibule Detail Section
Scale:



3D Detail Section A
Scale:



3D Corner Detail Section B
Scale:

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

DESIGN SECTIONS

Chabad
Expansion
Project

Lubavitch
of
Vermont

57 South William Street
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05401

SK-6

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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 Revd.dgn

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**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

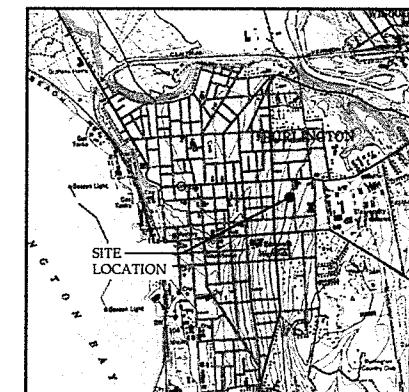
SK-8

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LIST OF DRAWINGS

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



SITE LOCATION MAP
NOT TO SCALE

PURPOSE OF PLAN:
- PROPOSED 2,205 S.F. 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: 40.36 ACRES (16,600 SF)
TOTAL EXISTING LOT COVERAGE: 28%
TOTAL PROPOSED IMPERVIOUS AREA: 40.52 ACRES (16,200 SF)
TOTAL PROPOSED LOT COVERAGE: 29%

PROPOSED AREA OF LAND DISTURBANCE: 40.76 ACRES (16,300 SF)

ZONING DISTRICT: RESIDENTIAL HIGH DENSITY (DESIGN REVIEW DISTRICT OVERLAY)

MAXIMUM LOT COVERAGE: 60%
PROPOSED + EXISTING LOT COVERAGE: 29%

SETBACKS:

FRONT: AVERAGE OF 2 ADJACENT LOTS ON BOTH SIDES 25 FEET
SIDE: 10% OF LOT WIDTH OR AVERAGE OF SIDE YARD SETBACK OF 2 ADJACENT LOTS ON BOTH SIDES. MAX REQUIRED: 20 FEET
REAR: 25% OF LOT DEPTH, MIN: 20 FT, MAX: 75 FT

MAX BUILDING HEIGHT: 35 FEET

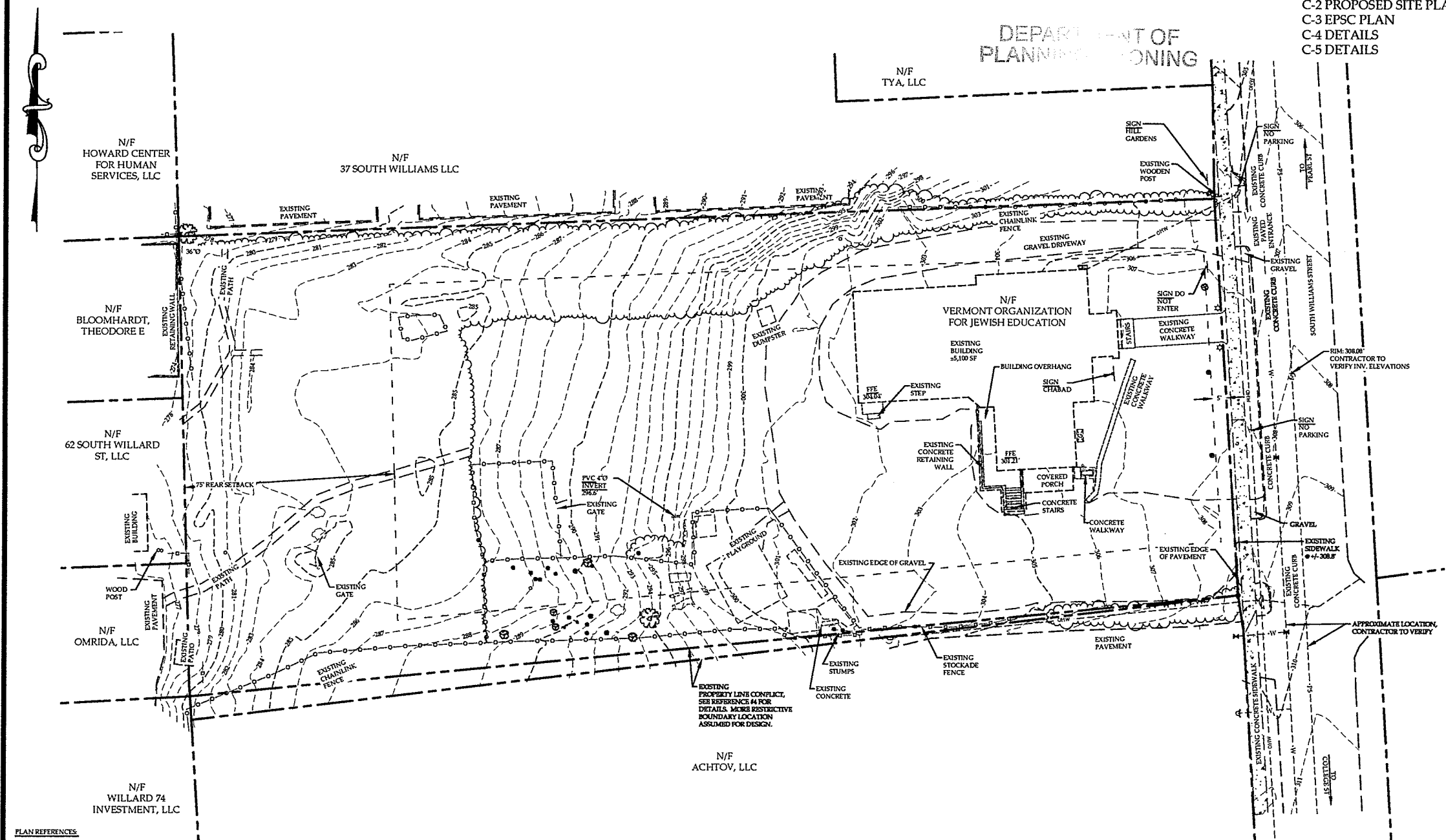
PARKING REQUIREMENTS:

NEIGHBORHOOD PARKING DISTRICT: NO MORE THAN 50% OF THE TOTAL REQUIRED PARKING SHALL BE PROVIDED AT A DISTANCE GREATER THAN 600 FEET FROM THE USE IT IS INTENDED TO SERVE.

PROPOSED PARKING: 36 SPACES

LEGEND

N/F	NOW OR FORMERLY OWNED BY
●	ELEVATION BENCHMARK
■	EXISTING CONCRETE MONUMENT
—	IRON PIPE / REBAR FOUND
+	EXISTING GATE/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/CHAINLINK FENCE
---	EXISTING STOCKADE FENCE
---	EXISTING TREE LINE
---	EXISTING OVERHEAD WIRES
---	EXISTING CONTOUR
---	EXISTING ELECTRIC METER
---	EXISTING GAS METER
---	EXISTING METAL POST
---	EXISTING LIGHT POLE
---	PROPOSED PRESSURE SEWER LINE
---	PROPOSED CONTOUR
---	EXISTING HYDRANT
---	PROPOSED STORMWATER DRAIN
---	EXISTING WATER LINE
---	EXISTING PRESSURE SEWER LINE



EXISTING CONDITIONS PLAN
SCALE: 1" = 20'
Graphic Scale
20 0 20 40 80 feet

- 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 ILLUSTRATION PURPOSES ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN V.S.A. TITLE 27, SECTION 1403 AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER 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 DISCREPANCIES OR UTILITIES FOUND INTERFERING WITH 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 ARE APPROXIMATE AND ARE NOT WARRANTED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT "DIG SAFE" BEFORE COMMENCING ANY WORK AND SHALL PRESERVE ALL EXISTING UTILITIES NOT SPECIFIED TO BE REMOVED OR ABANDONED AS PART OF THE PROJECT.

PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 09/14/16

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

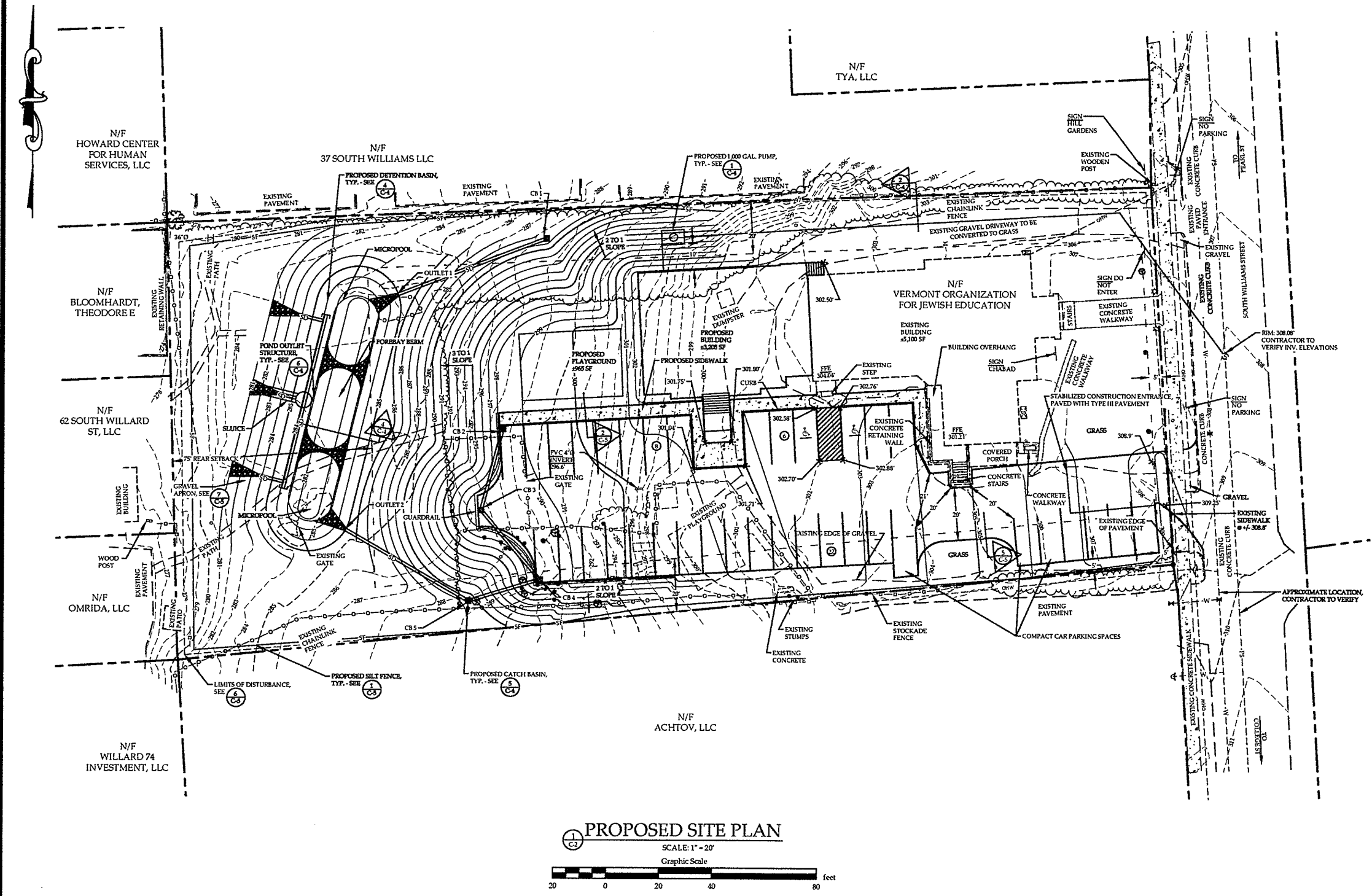
RUGGIANO
Engineering, Inc.
5 LAKE STREET
ST. ALBANS, VERMONT 05478
PHONE - (802) 524-9300 FAX - (802) 524-9700

PROJECT NO. 16022
DRAWN BY: NJC
CHECKED BY: SHR
SCALE: 1" = 20'
DATE: 07/19/16
SHEET NO. C-1
1 OF 5 SHEETS

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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, PLANNING & ZONING DIVISION

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

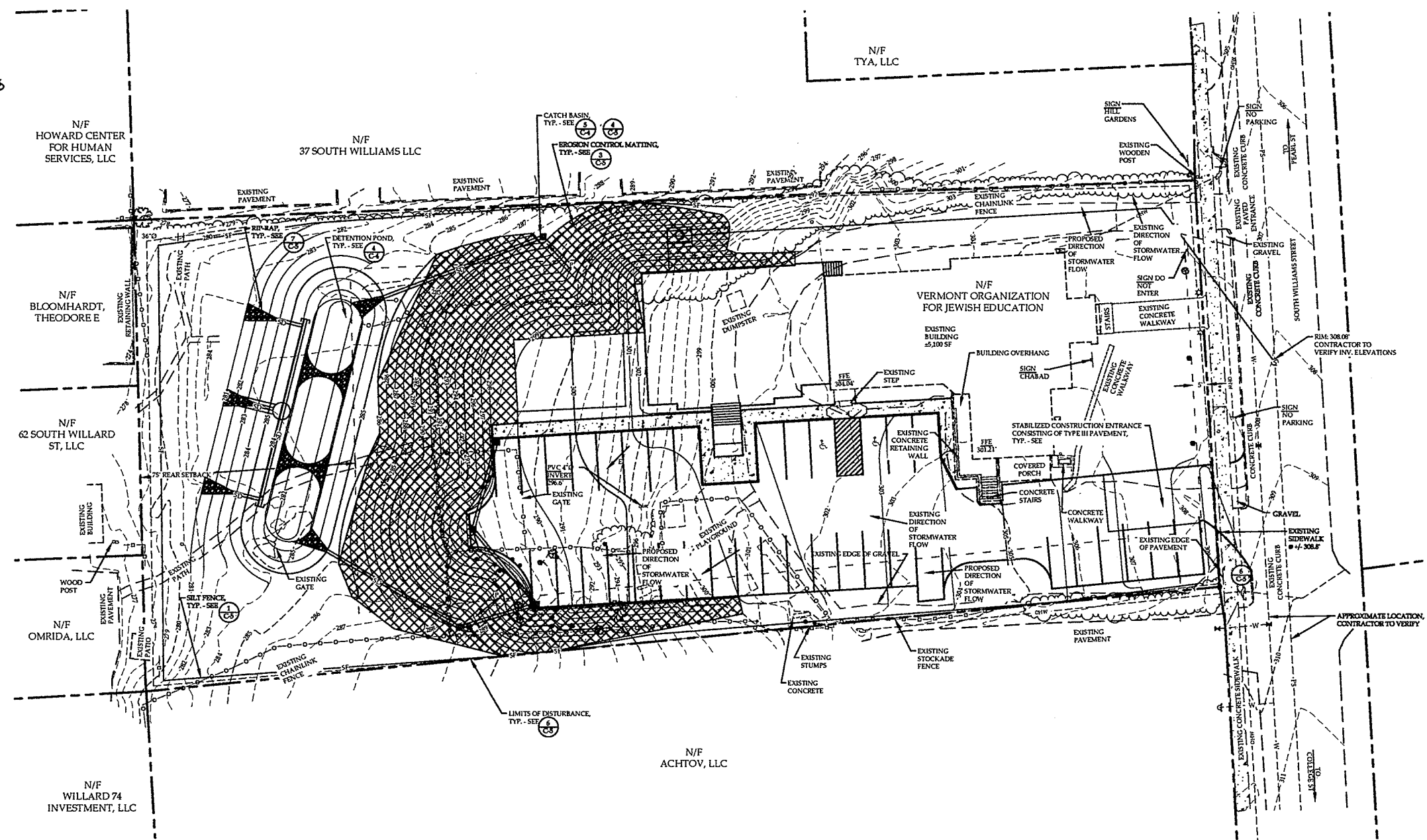
SHEET NO.
C-2
2 OF 5 SHEETS

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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.



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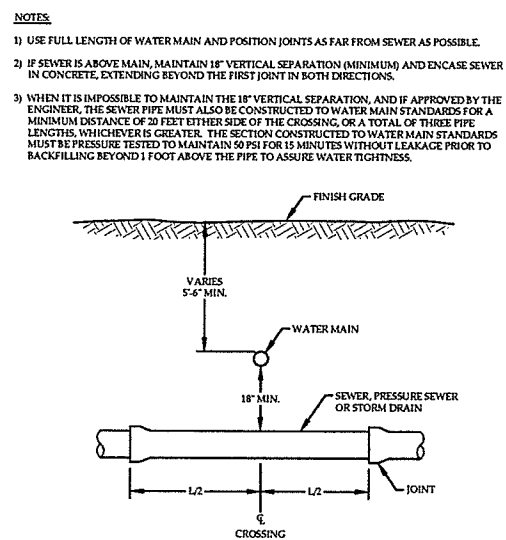
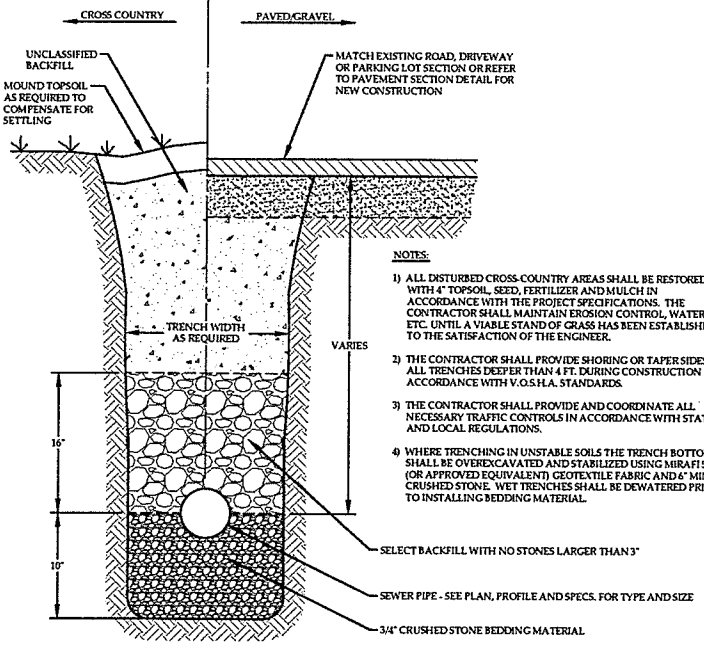
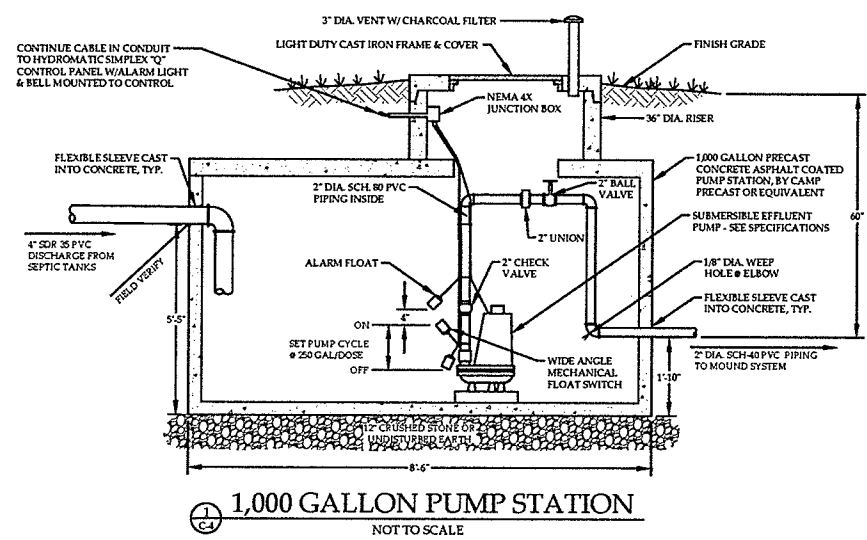
PROPOSED SITE PLAN
SCALE: 1" = 20'
Graphic Scale
feet

**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

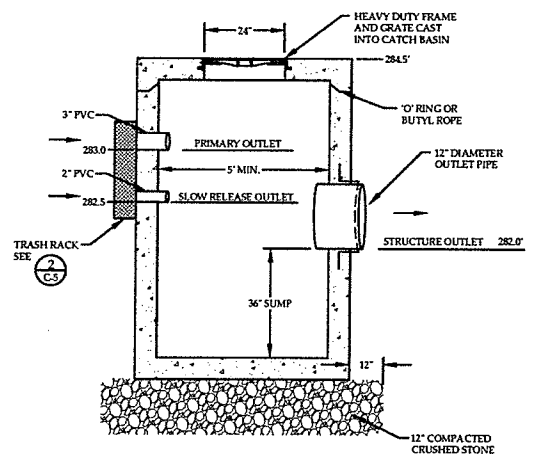
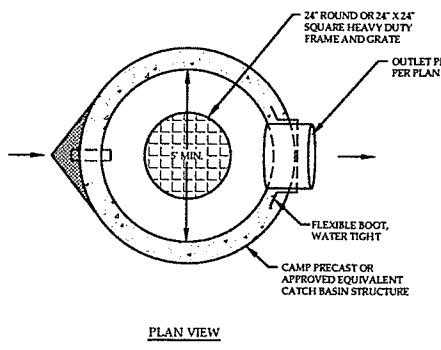
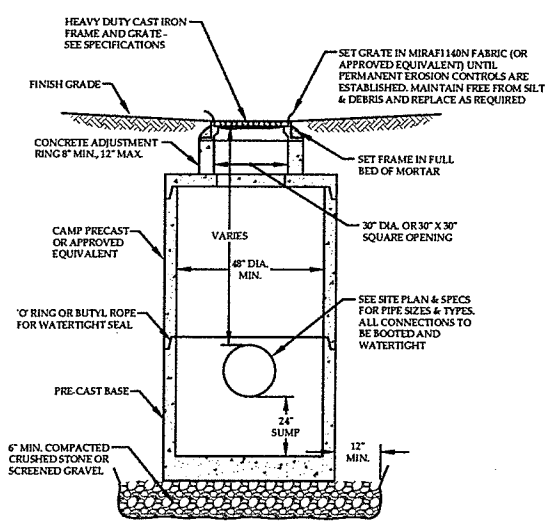
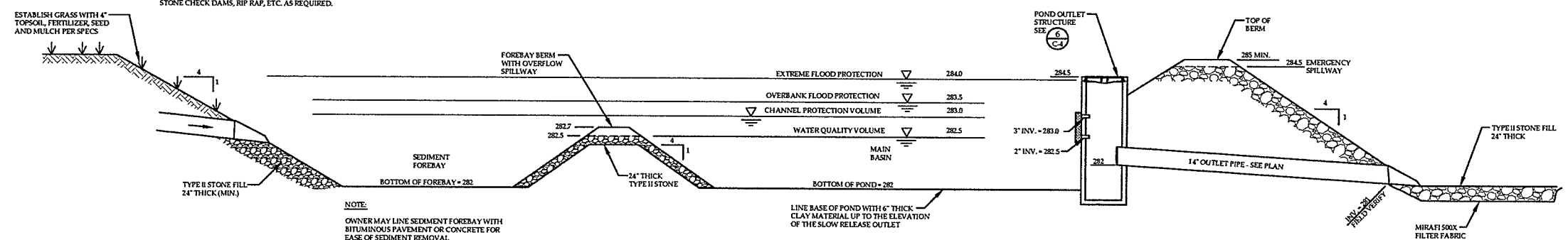
PROJECT NO. 16022
DRAWN BY NJC
CHECKED BY SHR
SCALE 1" = 20'
DATE 07/19/16

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.

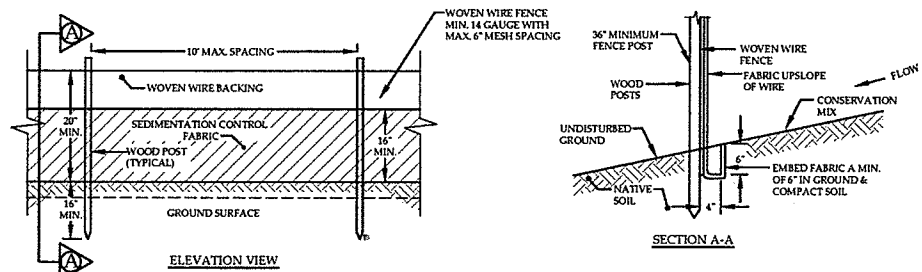
DETENTION POND SUMMARY						
POND ELEVATION	POND BOTTOM	2" CPV OUTLET	3" OUTLET	OVERFLOW GRATE	EMERGENCY SPILLWAY	TOP OF BERM
282	282.5	283	284	284.5	285	285



POND OUTLET STRUCTURE
NOT TO SCALE

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NOT FOR CONSTRUCTION
DATE: 09/14/16

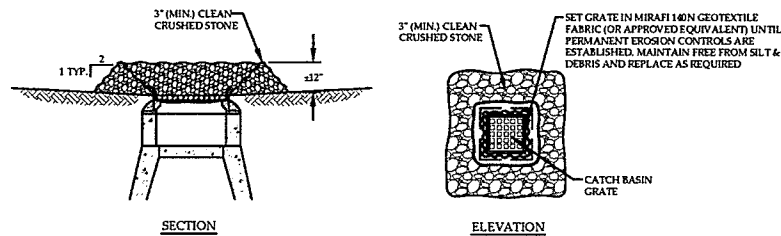
DETAILS
CHABAD OF VERMONT
57 SOUTH WILLIAMS STREET
BURLINGTON, VT 05401



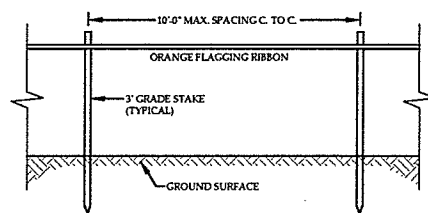
CONSTRUCTION SPECIFICATIONS:

- 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\"/>

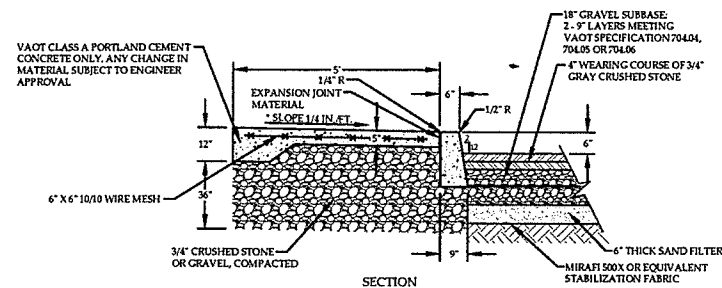
1
C-5 **SILT FENCE DETAIL**
NOT TO SCALE



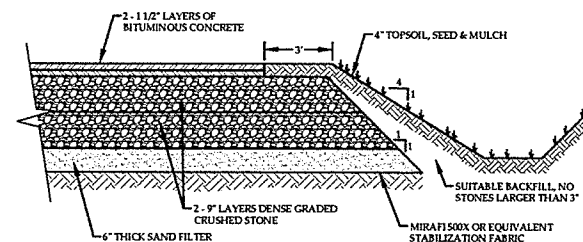
4
C-5 **CATCH BASIN INLET PROTECTION, STONE TYPE**
NOT TO SCALE



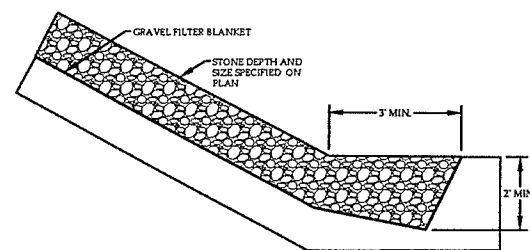
6
C-5 **LIMITS OF DISTURBANCE DEMARCATION**
NOT TO SCALE



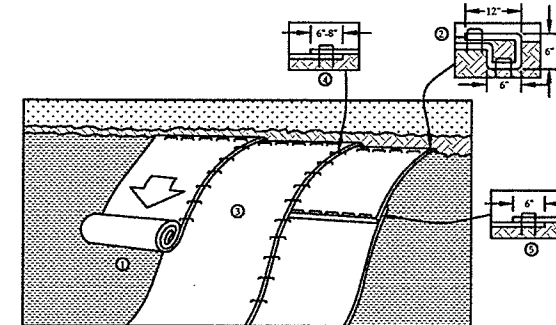
2
C-5 **CONCRETE SIDEWALK & CURB AT BUILDING DETAIL**
NOT TO SCALE



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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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

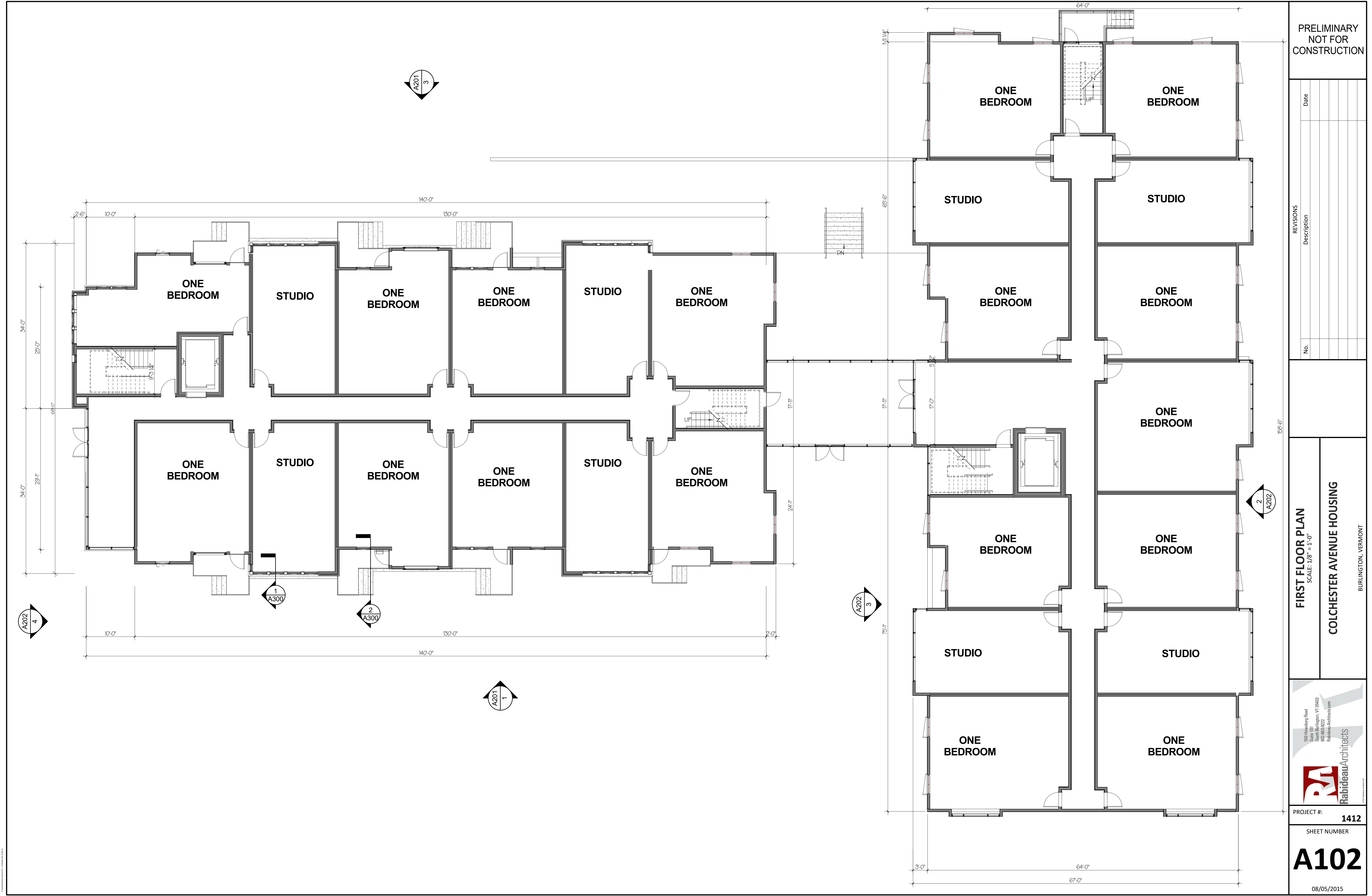
Ginkgo Design
Smart Landscape Solutions
22 Pearl Street
Essex Jct, VT 05452
(802) 857-5104
www.GinkgoDesignVT.com

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



PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS	
No.	Description

FIRST FLOOR PLAN

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

COLCHESTER AVENUE HOUSING

BURLINGTON, VERMONT



RabideauArchitects

559 Willoughby Road
Suite 101
South Burlington, VT 05403
802-883-0222
RabideauArchitects.com

PROJECT #: 1412

SHEET NUMBER

A102

08/05/2015

REVISIONS	
No.	Description



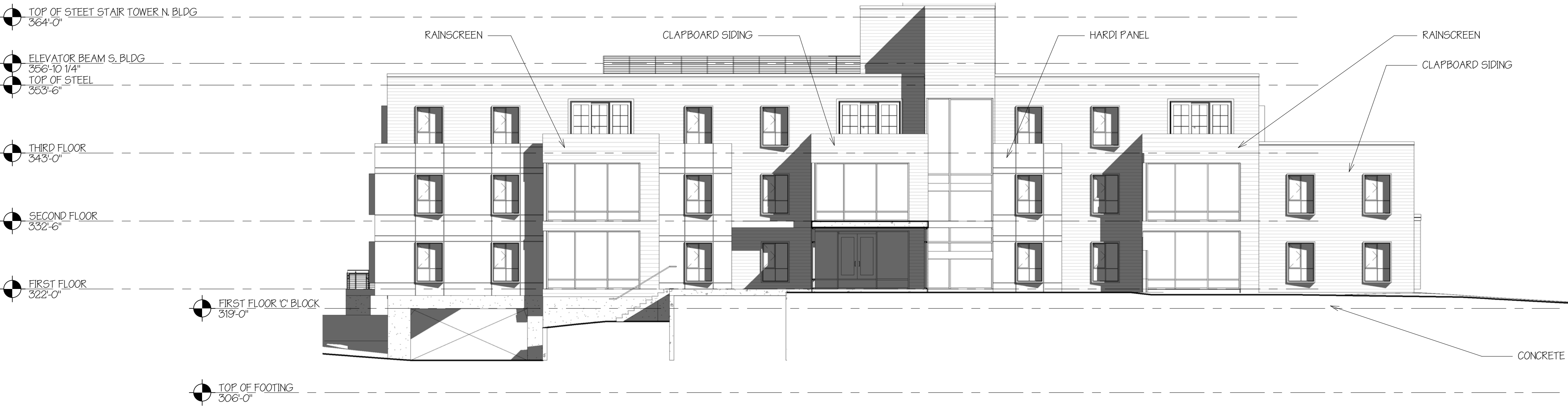
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Referenced from: A102



3 WEST ELEVATION
3/32" = 1'-0"
Referenced from: A102



2 NORTH ELEVATION BLDG 2
3/32" = 1'-0" Referenced From: A102



3 SOUTH ELEVATION BLDG 2
3/32" = 1'-0" Referenced From: A102



4 SOUTH ELEVATION
3/32" = 1'-0" Referenced From: A102

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS		Date
No.	Description	

EXTERIOR BUILDING ELEVATIONS

SCALE: 3/32" = 1'-0"

COLCHESTER AVENUE HOUSING

BURLINGTON, VERMONT

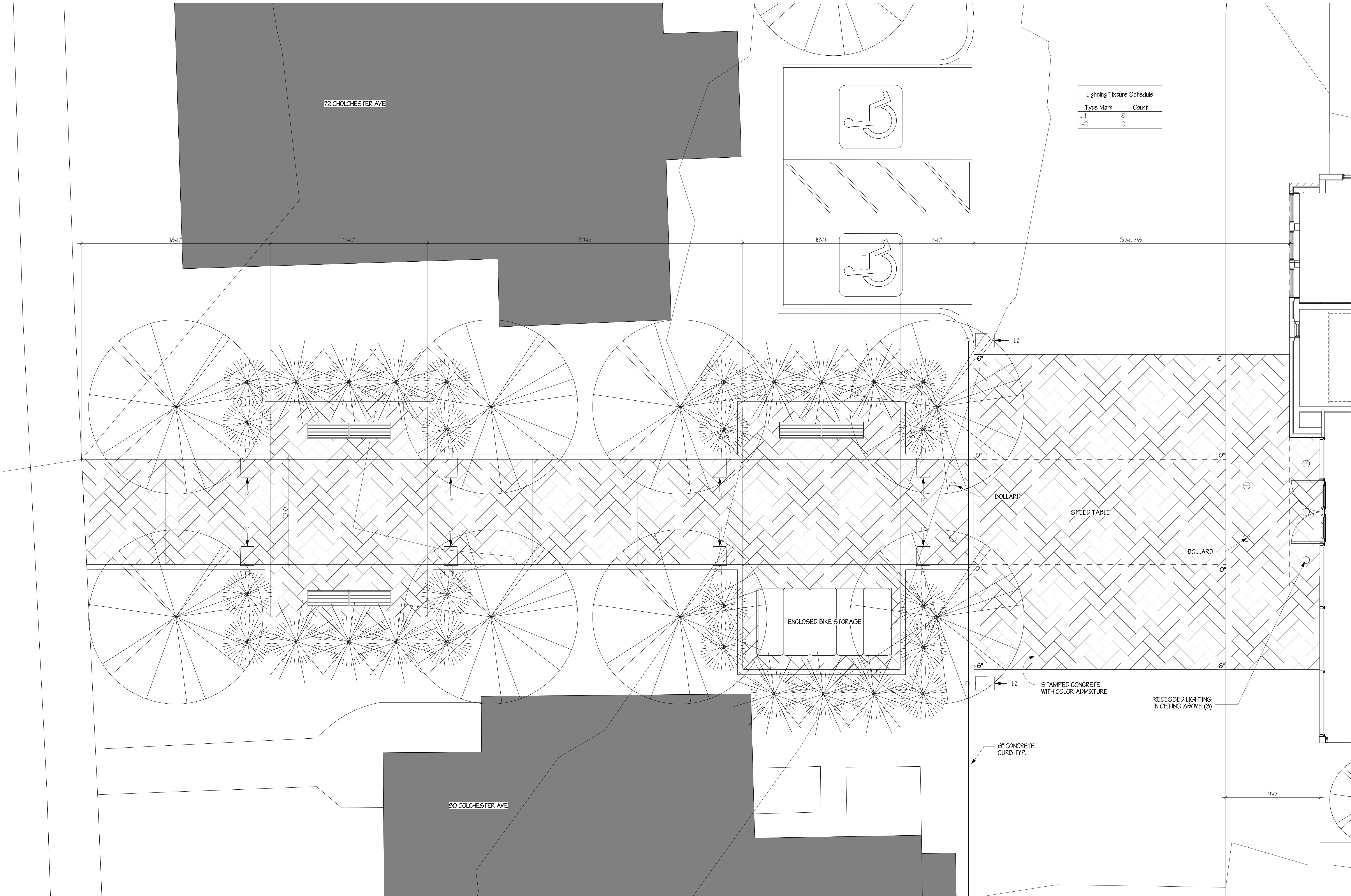


PROJECT #: 1412

SHEET NUMBER

A202

08/05/2015



Lighting Fixture Schedule		
Type	Mark	Count
L-1		8
L-2		2

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS		No.	Description	Date

ENLARGED SITE PLAN

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

COLCHESTER AVENUE HOUSING

BURLINGTON, VERMONT

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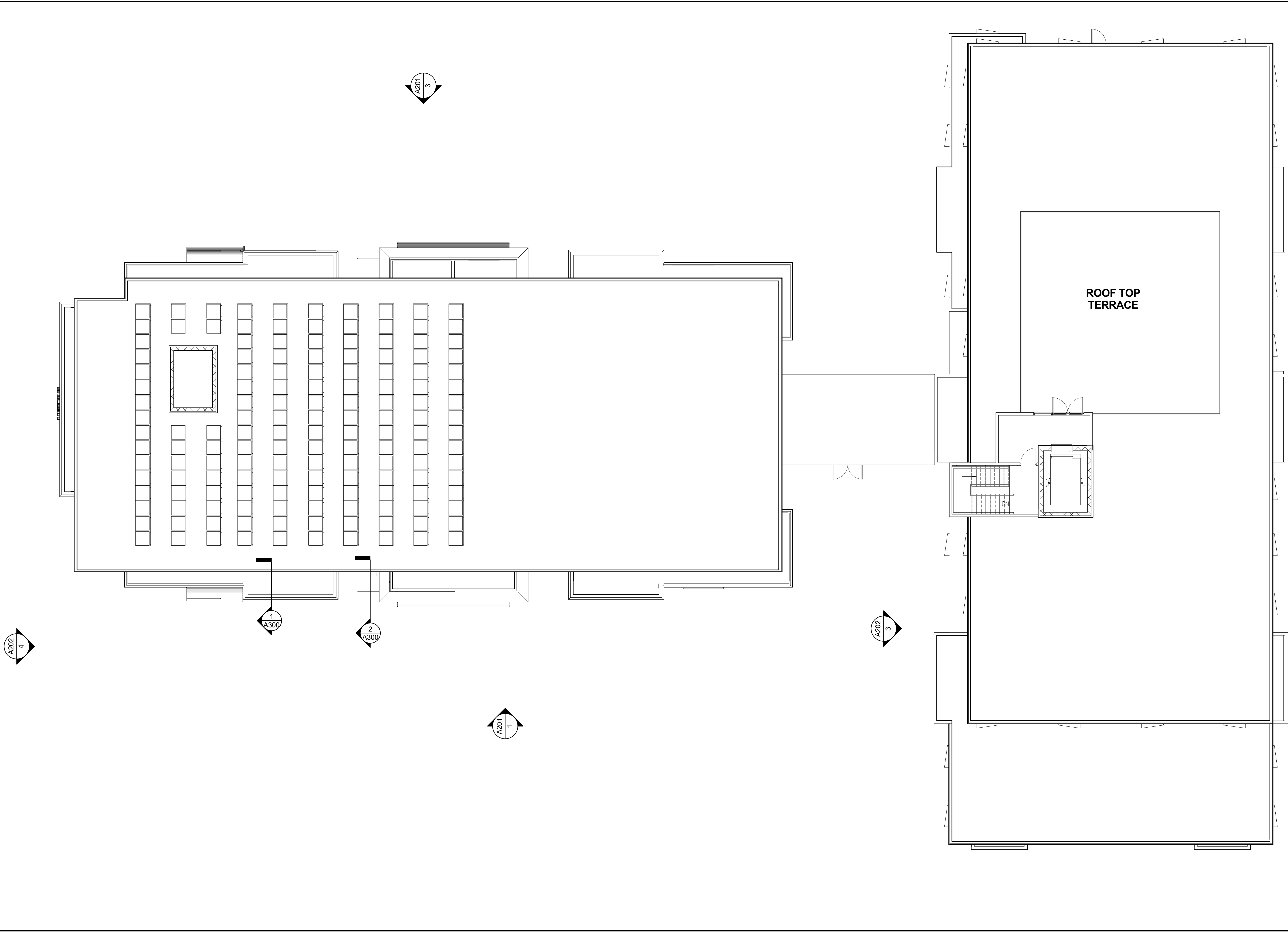
PROJECT #: 1412

SHEET NUMBER

SP

08/05/2015

01/01/2013 10:00 AM



PROJECT #:
1412

SHEET NUMBER
A105

DATE: 01/01/2013



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COLCHESTER AVENUE HOUSING
BURLINGTON, VERMONT

REVISIONS

No.	Description	Date

NOT FOR CONSTRUCTION

REVISIONS		Date
No.	Description	

EXTERIOR BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

COLCHESTER AVENUE HOUSING

BURLINGTON, VERMONT



PROJECT #: 1412

SHEET NUMBER

A201

08/05/2015



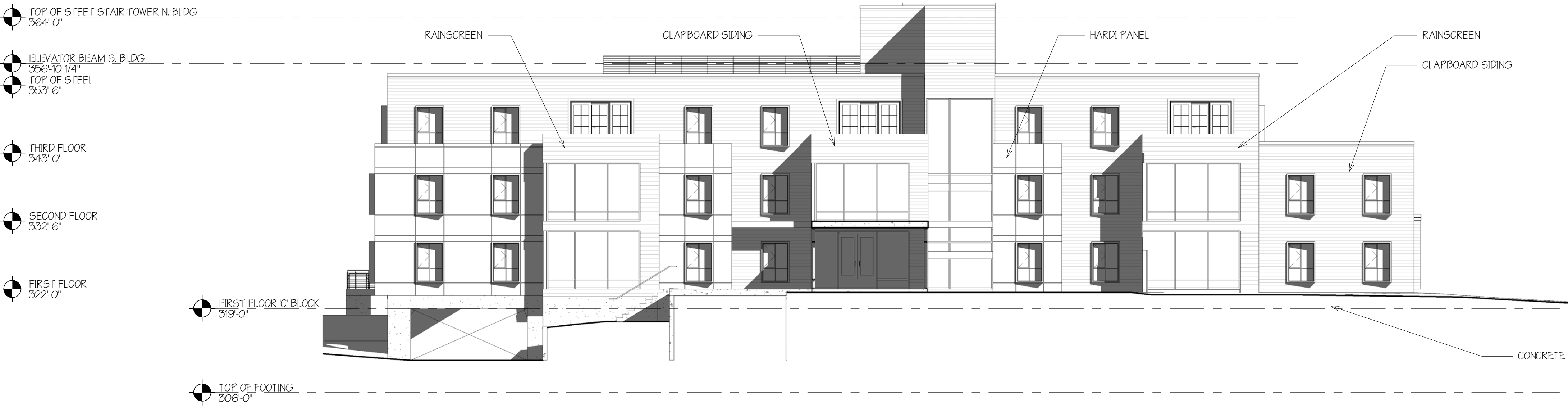
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Referenced from: A102



3 WEST ELEVATION
3/32" = 1'-0"
Referenced from: A102



2 NORTH ELEVATION BLDG 2
3/32" = 1'-0" Referenced From: A102



3 SOUTH ELEVATION BLDG 2
3/32" = 1'-0" Referenced From: A102



4 SOUTH ELEVATION
3/32" = 1'-0" Referenced From: A102

PRELIMINARY
NOT FOR
CONSTRUCTION

Date

REVISIONS
Description

No.

EXTERIOR BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"

COLCHESTER AVENUE HOUSING

BURLINGTON, VERMONT

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PROJECT #: 1412

SHEET NUMBER

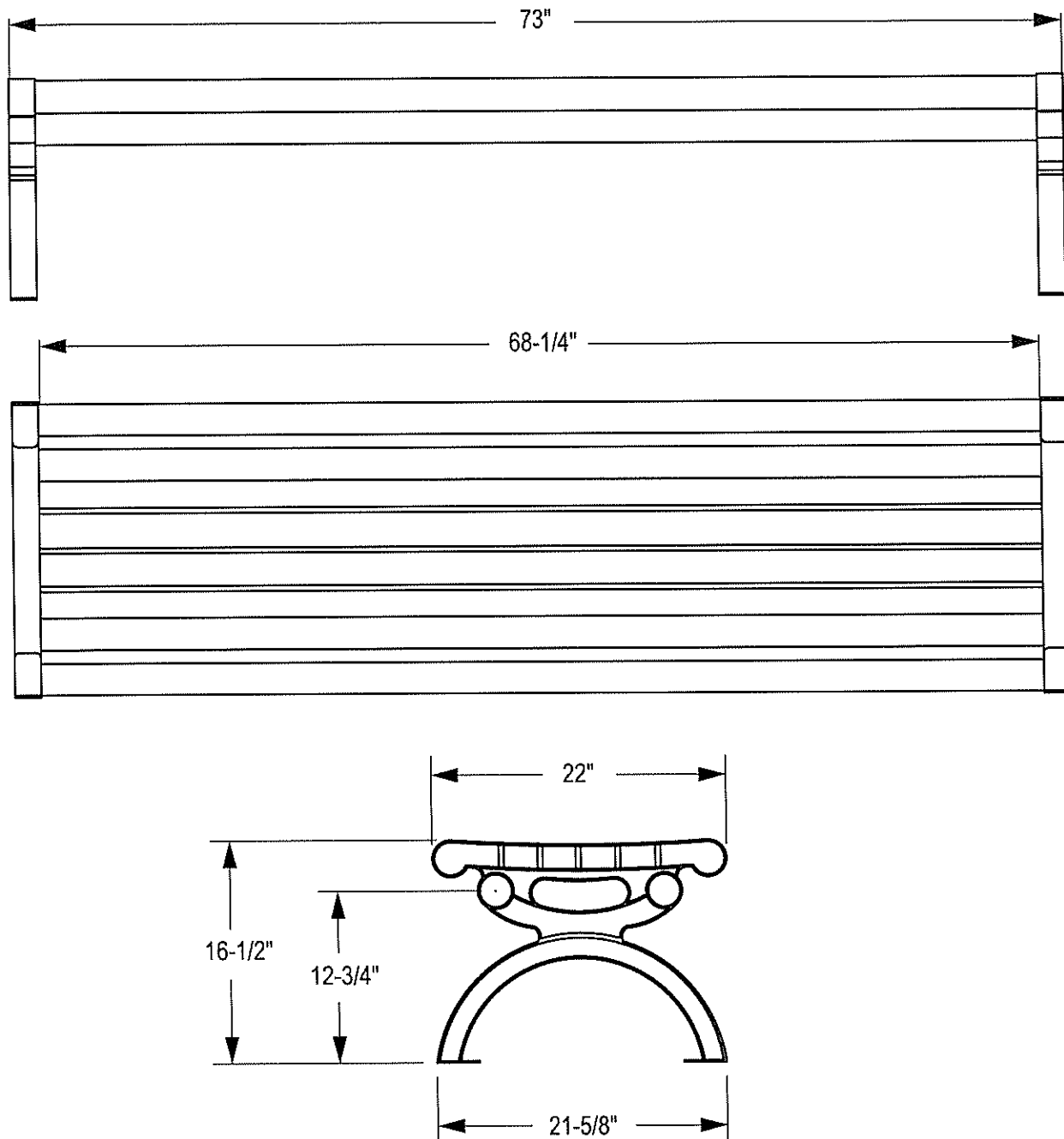
A202

08/05/2015

Model # CBPB-6A1NB-BK

Dimension Sheet

6' Black River Powder-Coated Backless Bench





Your Outdoor Superstore

Contemporary Aluminum Flat Bench

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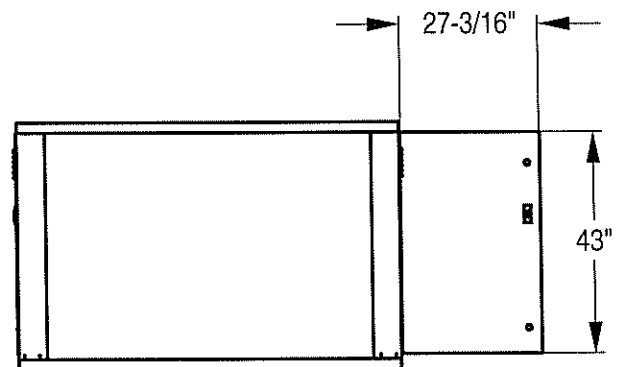
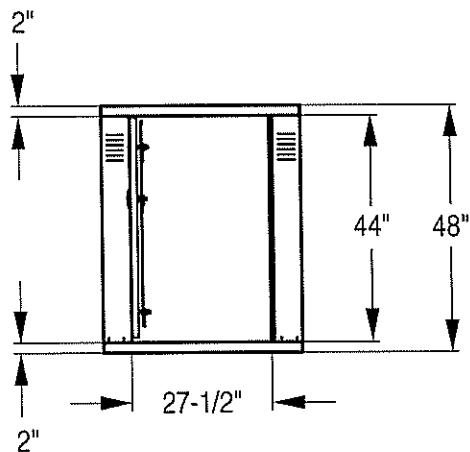
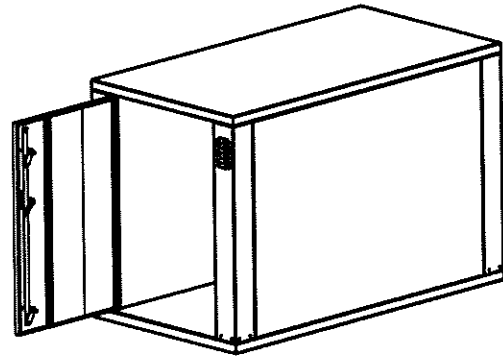
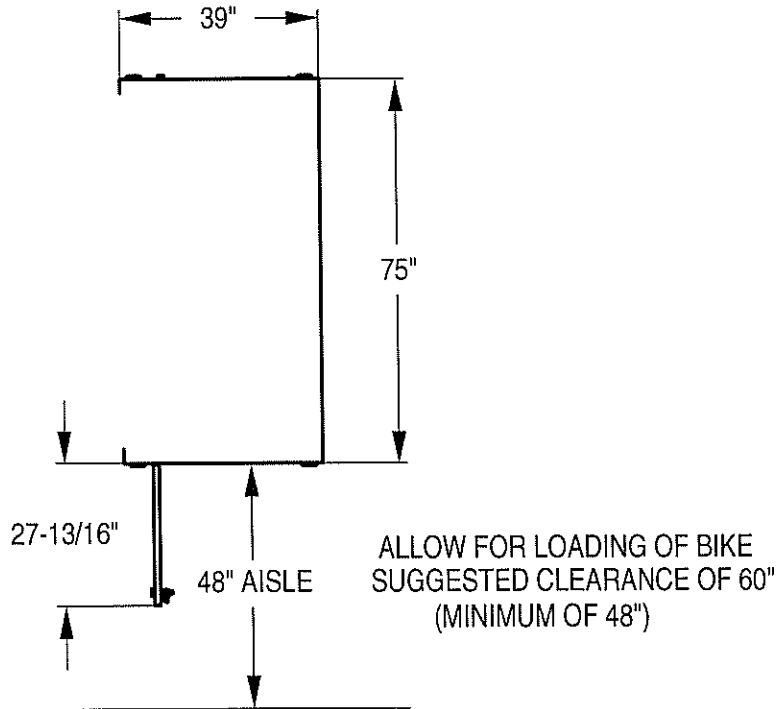
111 North River Road | North Aurora, IL 60542 | (800) 323-5664 | Fax: (630) 897-0573 | sales@belson.com

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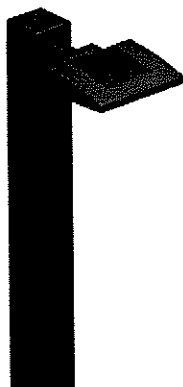
Model # DL1001FP-A

Dimension Sheet

DURA BIKE LOCKER™ | SINGLE 1 DOOR ADD-ON UNIT



ALED26Y/PC



ALED Area Lights mount to 4" square steel poles at 15-20'. 1 to 4 fixtures can be mounted to each pole. IES Full Cutoff, Fully Shielded optics. 5 year Warranty.

Color: Bronze

Weight: 6.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type:	Constant Current
120V:	0.26A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	29W
Efficiency:	90%

LED Info

Watts:	26W
Color Temp:	3000K
Color Accuracy:	83 CRI
L70 Lifespan:	100000
Lumens:	1,994
Efficacy:	69 LPW

Technical Specifications

Other

ALED26 with Photocell:

120V Photocell Included. Photocell is only compatible with 120V.

California Title 24:

ALED26/PC with photocell option complies with 2013 California Title 24 building and electrical codes as a commercial outdoor pole-mounted fixture__≤75 Watts.

Equivalency:

The ALED26 is Equivalent in delivered lumens to a 70 W Metal Halide Area Light.

HID Replacement Range:

The ALED26 can be used to replace 42 CFL - 100W Metal Halide Area Light based on delivered lumens.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Patents:

The ALED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

Listings

UL Listing:

Suitable for wet locations.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P0000175Q

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Housing:

Precision die cast aluminum housing, lens frame.

Gaskets:

High temperature silicone.

Effective Projected Area:

EPA = 0.27.

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology:

ALEDs are Mercury, Arsenic and UV free.

Ambient Temperature:

Suitable for use in 40°C ambient temperatures.

Technical Specifications (continued)

Construction

Cold Weather Starting:

The minimum starting temperature is -40°C/-40°F

Thermal Management:

Cast aluminum Thermal Management system for optimal heat sinking. The ALED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Optical

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation.

BUG Rating:

B1 U0 G0

Electrical

Driver:

Multi-chip 26W high output long life LED Driver
Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V.4 Amps.

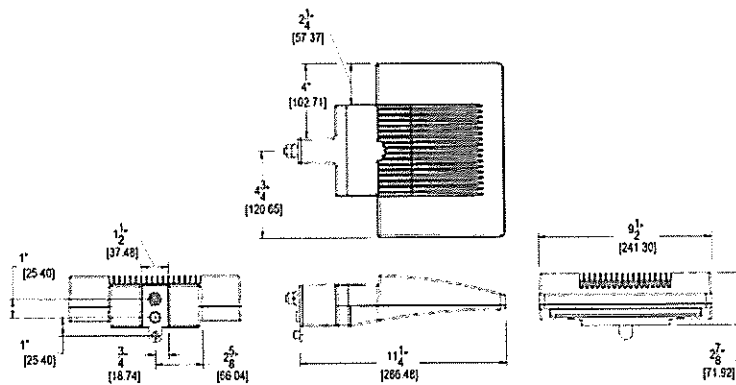
THD:

7.8% at 120V, 10.9% at 277V

ALED26Y/PC



Dimensions



Features

- High output LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins

Ordering Matrix

Family	Watts	Color Temp	Finish	Photocell	Dimming
ALED	26 = 26W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PC2 = 277V Button	Blank = No Dimming /D10 = Dimmable

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

Tuesday, October 25, 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.

Absent: Chris Alley, Jeremy Gates (alternate), Phil Hammerslough (alternate).

Staff present: Mary O'Neil

Applicants present: Frank Von Turkovich, Greg Rabideau

Public present: Bill Hickok, Brenda Owre and Ed Owre.

Session I - 3:30-4:30 p.m.

1. 17-0388CA/MA; 80 Colchester Avenue (I, Ward 1E) Frank J von Turkovich

Continued review; Construct 3 story residential building containing 75 apartments units. Combine and reconfigure surface parking areas. (Project Manager, Mary O'Neil)

Motion by Matthew Bushey to table to allow continued discussion and the applicant to gather information relative to the following:

- Address dumpster location and screening
- Landscaping plan, shading at parking area
- Identification of trees to remain
- Parking on west side with pedestrian path
- Pedestrian connection/access to 72 Colchester Avenue
- Clarify rooftop mechanical equipment
- Calculate elements that exceed 35'
- Sound study for pump station
- Revised site plan
- Confirm building height measurement
- DAB alerts applicant to need for photometric study prior to DRB review.

2nd – Steven Offenhartz

Vote 4-0

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