

Burlington Design Advisory Board

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Burlington, VT 05401
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Matthew Bushey
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Eric Morrow
Karyn Norwood
vacant Alt.
vacant, Alt.



DESIGN ADVISORY BOARD Tuesday September 22, 2020 3:00 PM REMOTE MEETING

Zoom: <https://us02web.zoom.us/j/81587182578?pwd=Rm5xcnlyTUVwMTJUOWtuRHZ3NXMyZz09>

Webinar ID: 815 8718 2578

Password: 923553

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

Agenda

Session I – 3:00 PM – 3:15 PM

21-0099CA; 88 Locust Street (RL, Ward 5S) Philip and Nancy Stetson
Demo and rebuild screened porch.

Session II – 3:15-3:45 PM

21-0050PD; 260-280 Manhattan Drive (RM, Ward 3C) PBGC, LLC (Sam Gardner)
Planned Unit Development involving 260, 264, 272, and 280 Manhattan Drive. Construct new triplex building and a new shared parking area to the rear for the other existing residential homes within the boundary of the PUD.

Session III – 3:45-4:15 PM

21-0119CA; 81 Crescent Beach Drive (RL-W, Ward 4N) Andy Kaplan and Nathalie Feldman
Demolition of one story house with basement. Regrading of the area, construction of new house- slab on grade with no basement and a 1 car garage.

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Non-Discrimination

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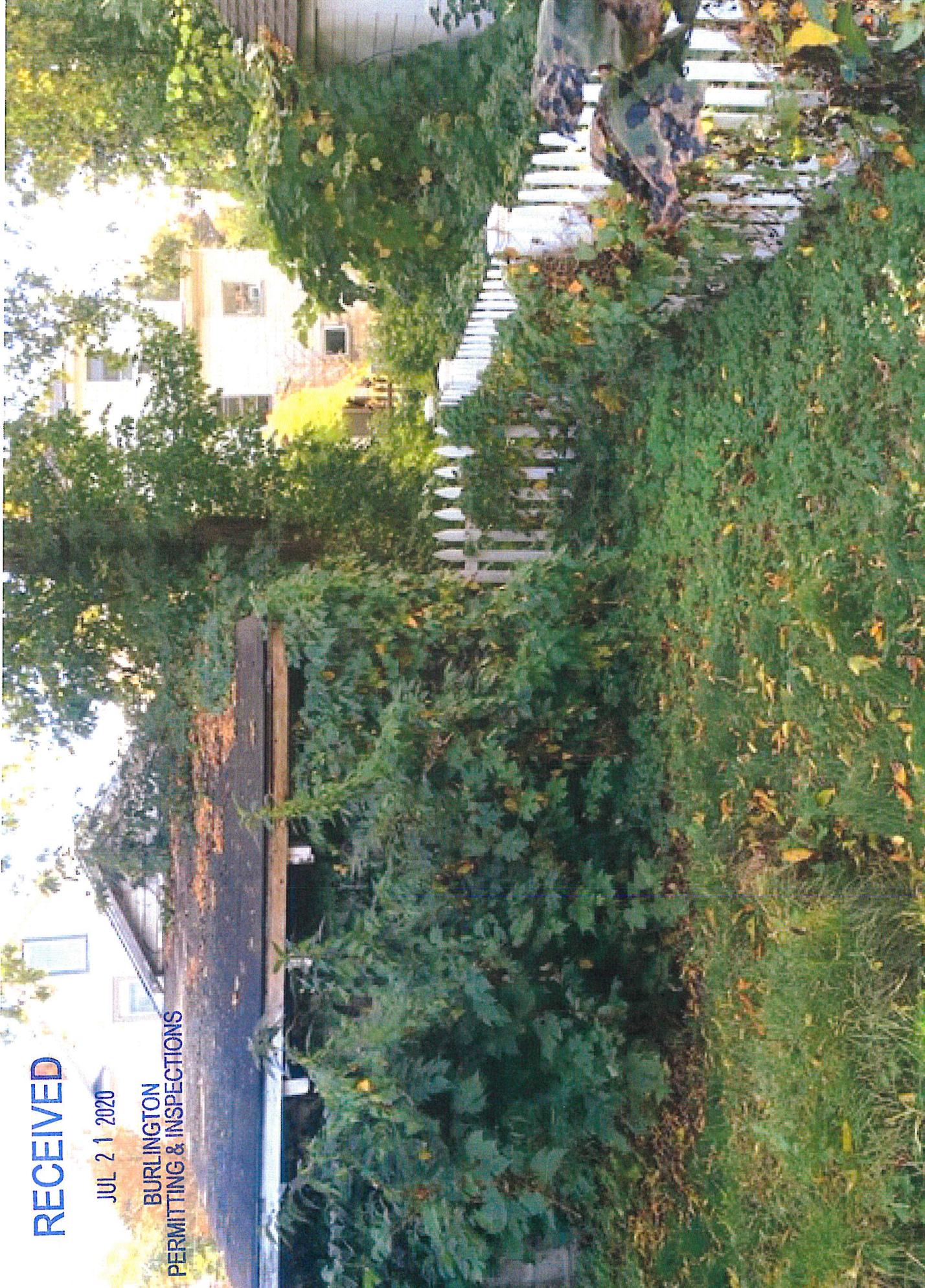
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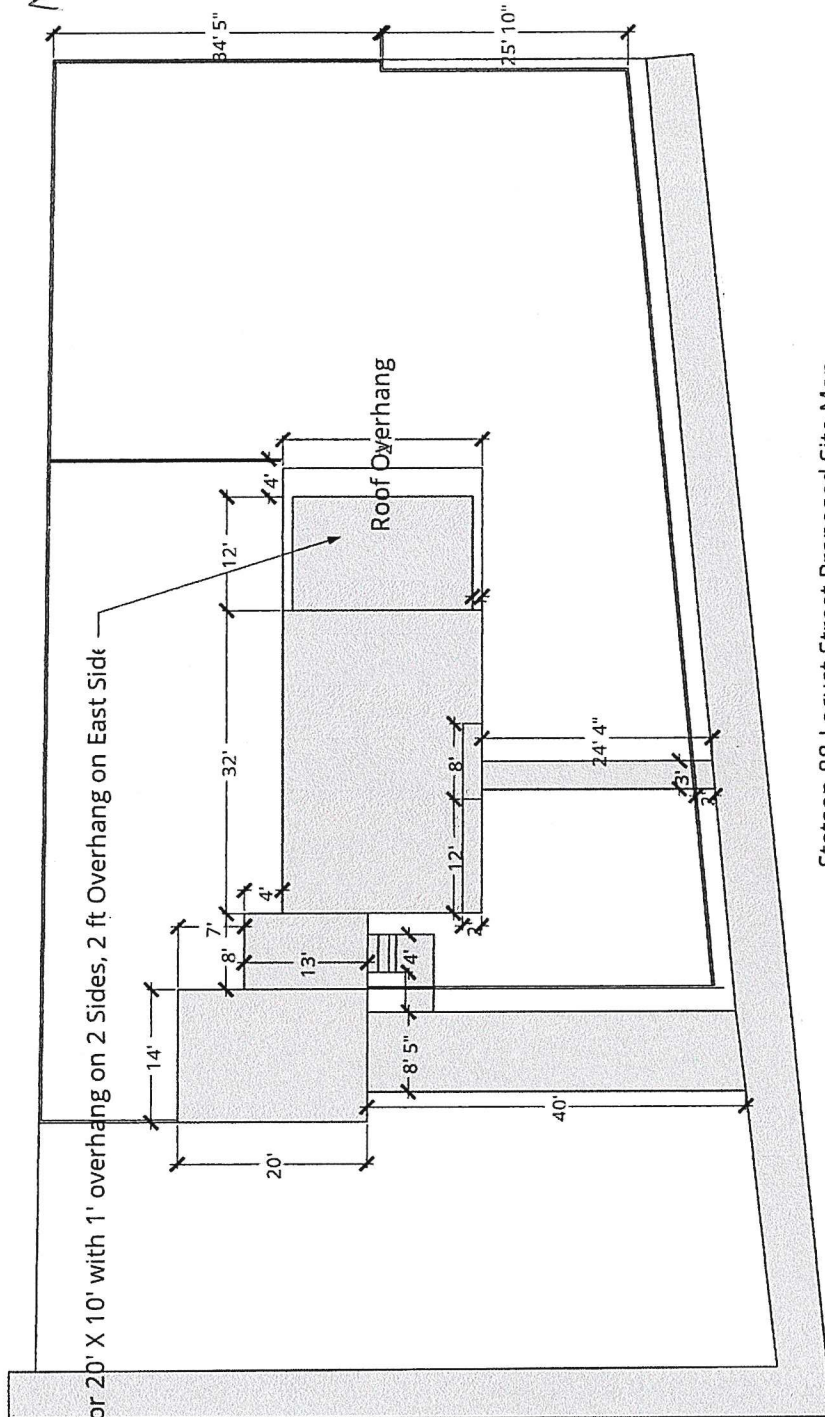
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Screened Porch: Floor 20' X 10' with 1' overhang on 2 Sides, 2 ft Overhang on East Side

Roof Overhang

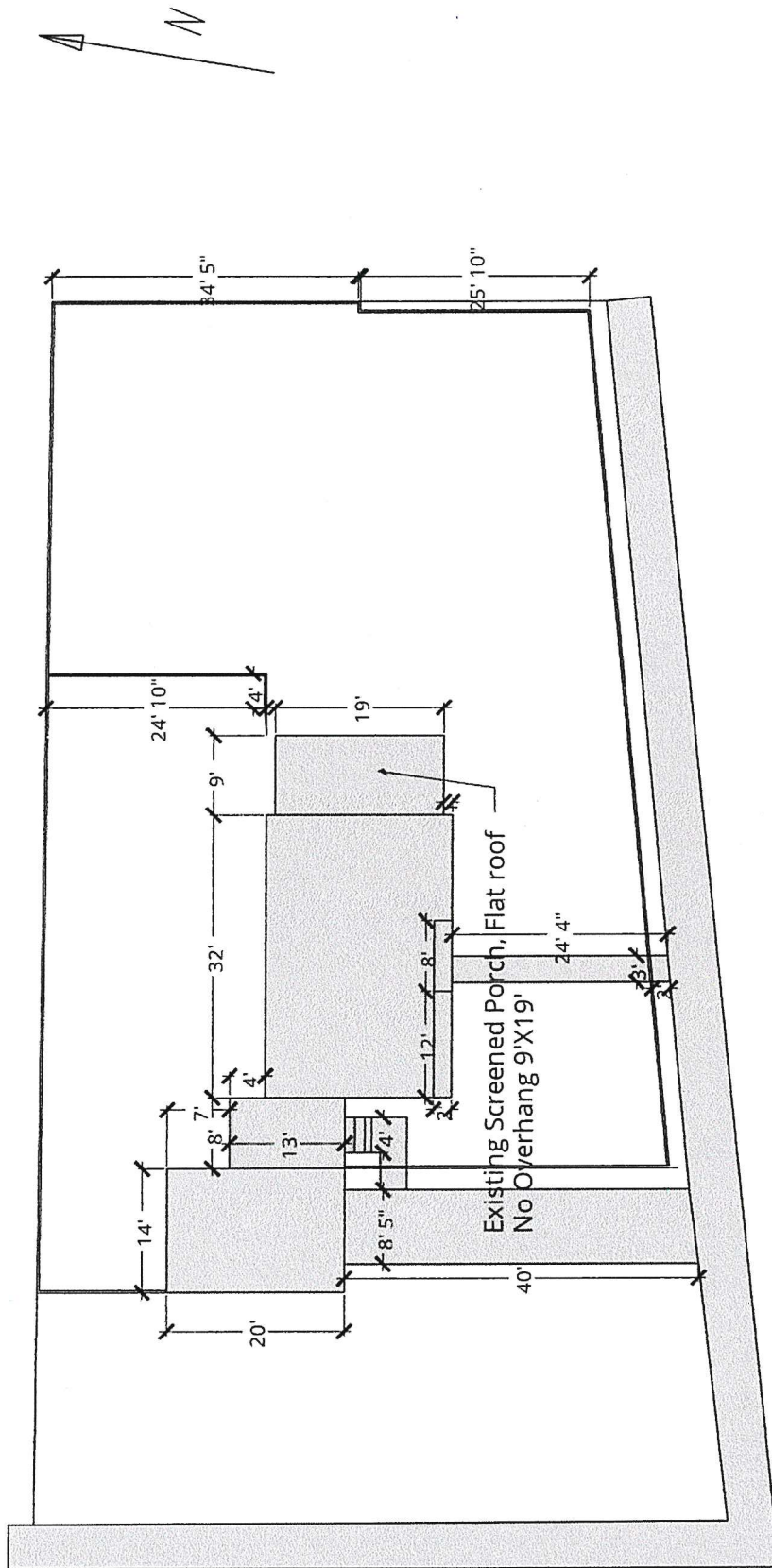
Stetson 88 Locust Street Proposed Site Map

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

FINAL APPROVAL

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SIGNED William J. [Signature] DATE
ZONING PERMIT #
REVIEWED BY
DEPARTMENT OF PERMITTING & INSPECTIONS
BURLINGTON, VERMONT



Stetson 88 Locust Street Current Site Map

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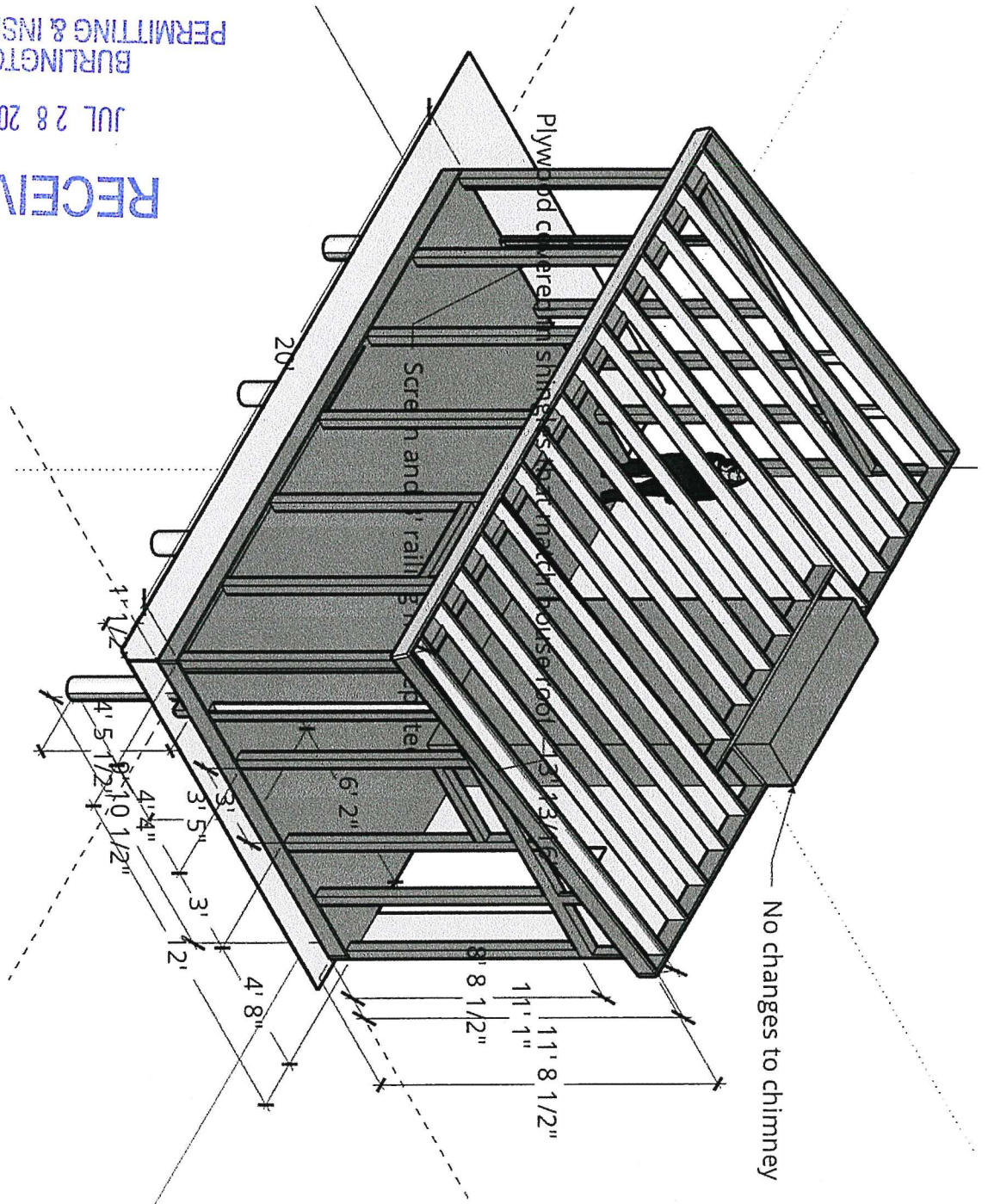
JUL 28 2020

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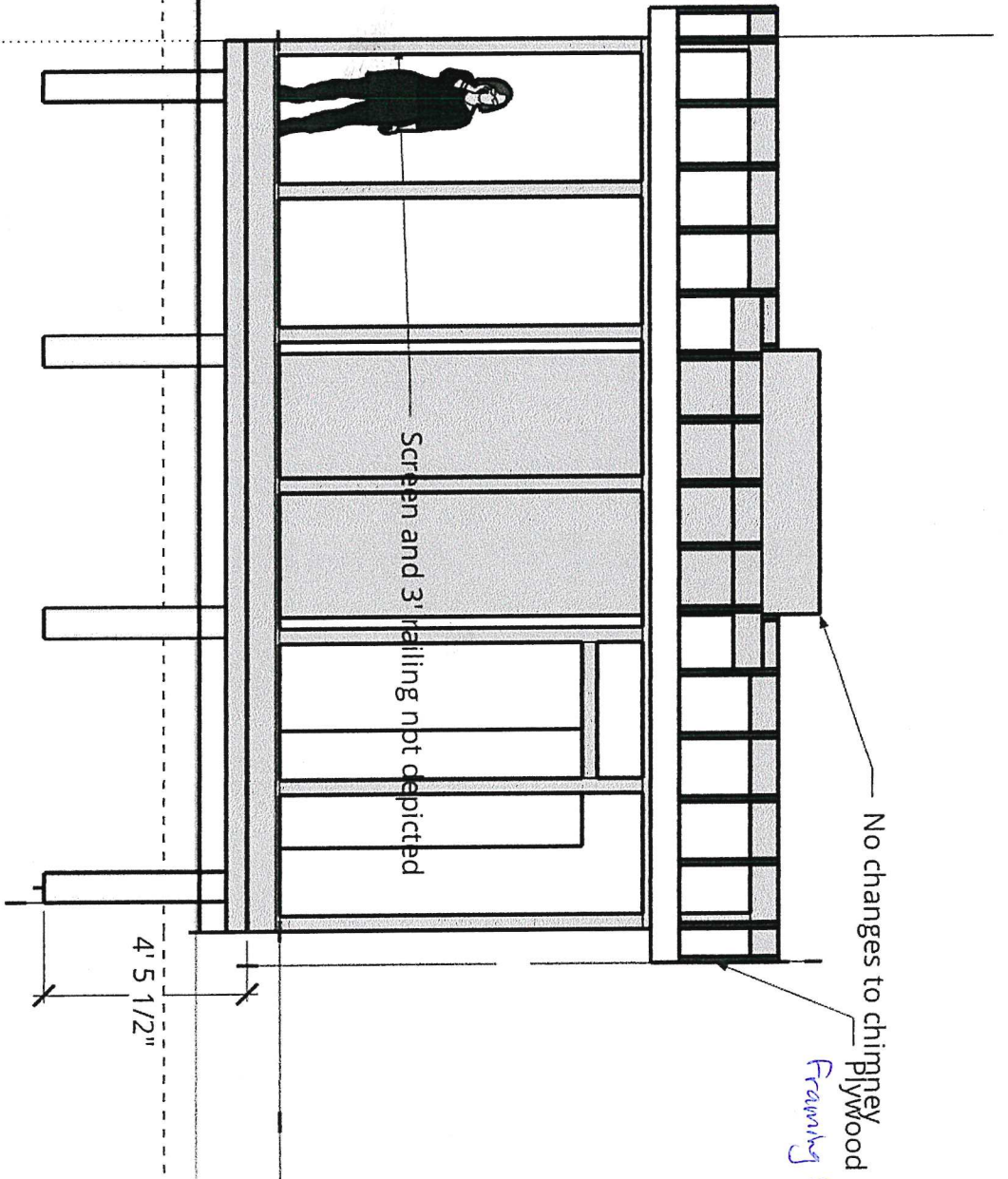
Example appearance

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New design
iso

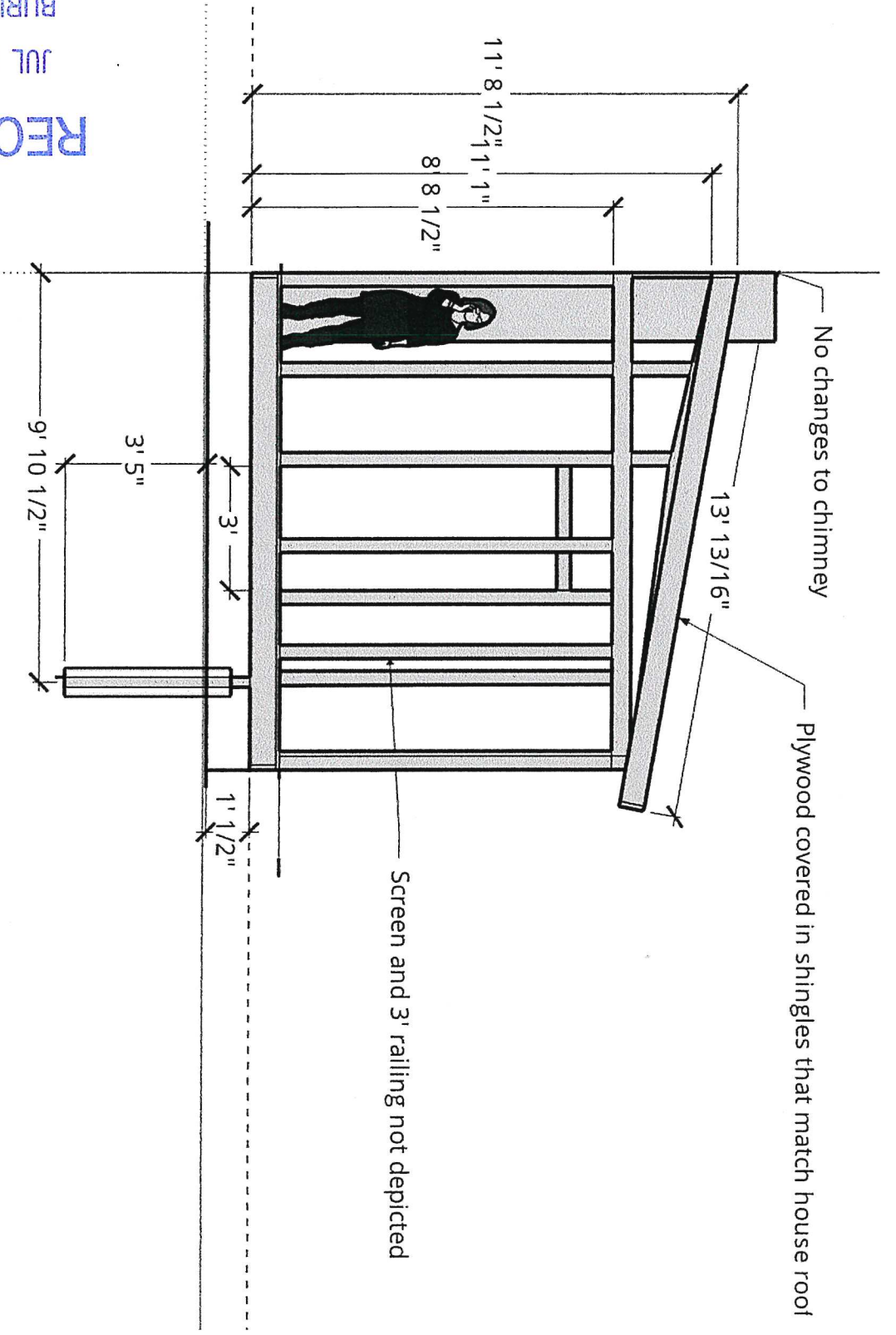
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No changes to chimney
plywood underlayment
Framing shown here

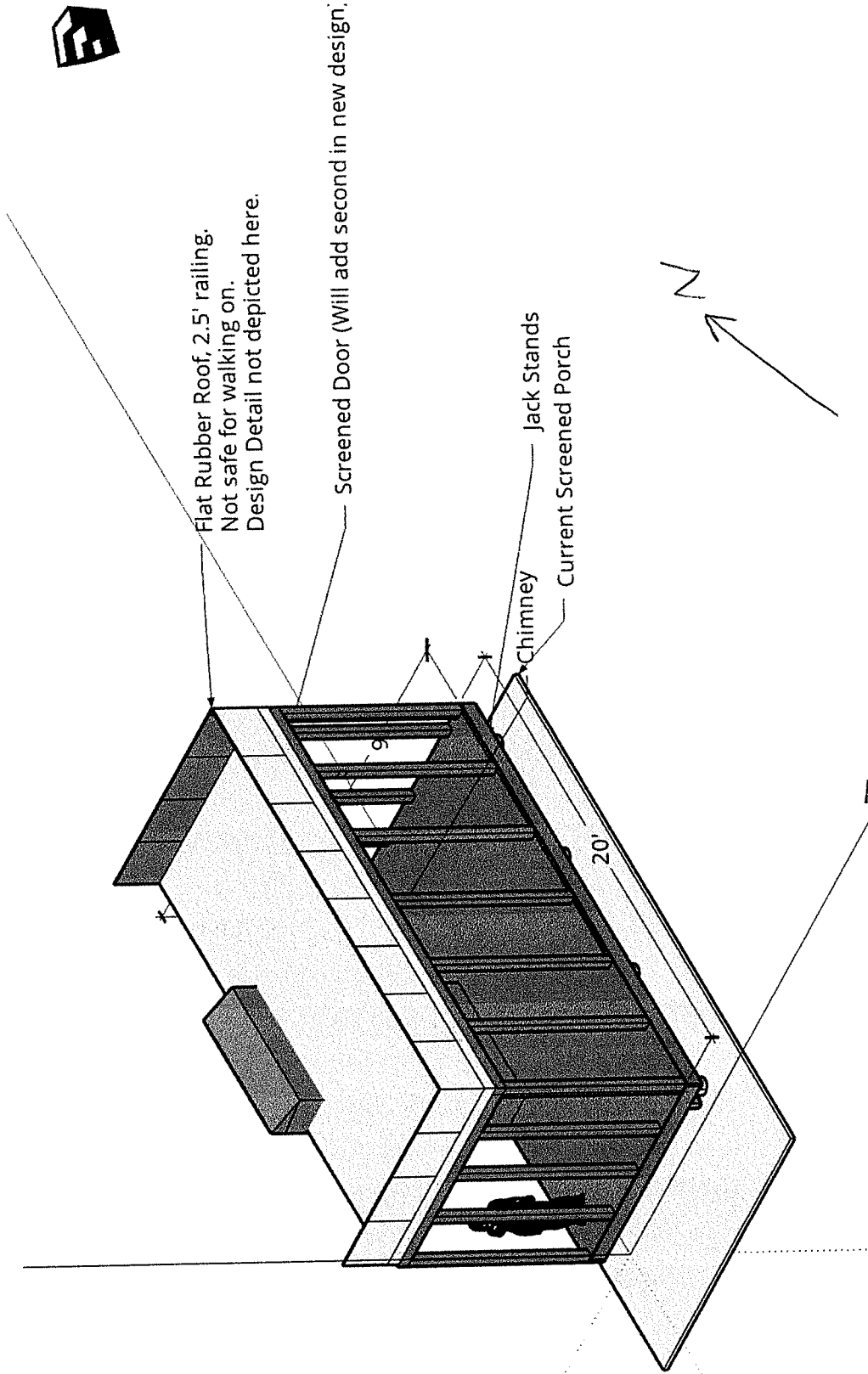
Screen and 3' railing not depicted

New design
West elevation



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New design
South elevation

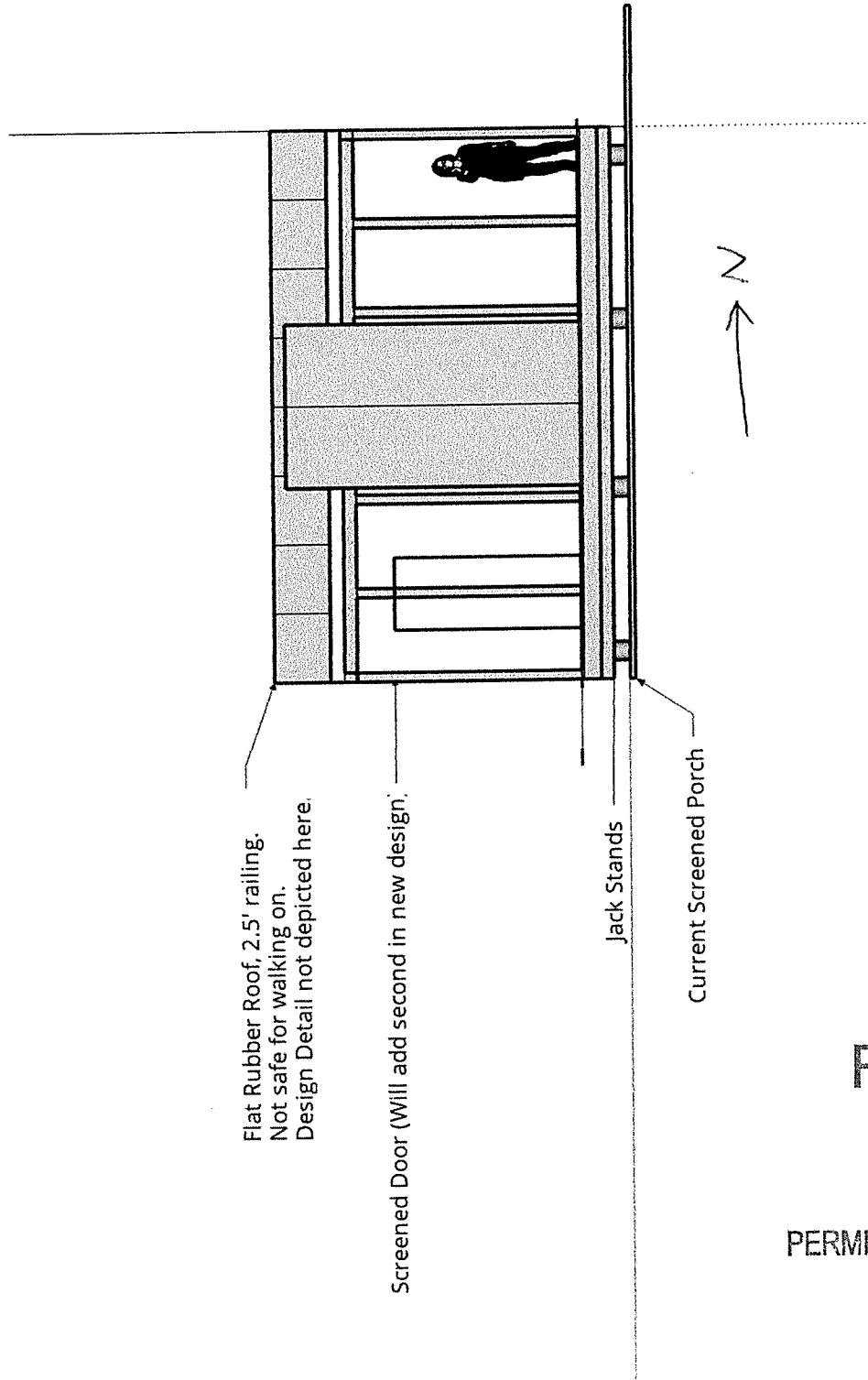


existing design

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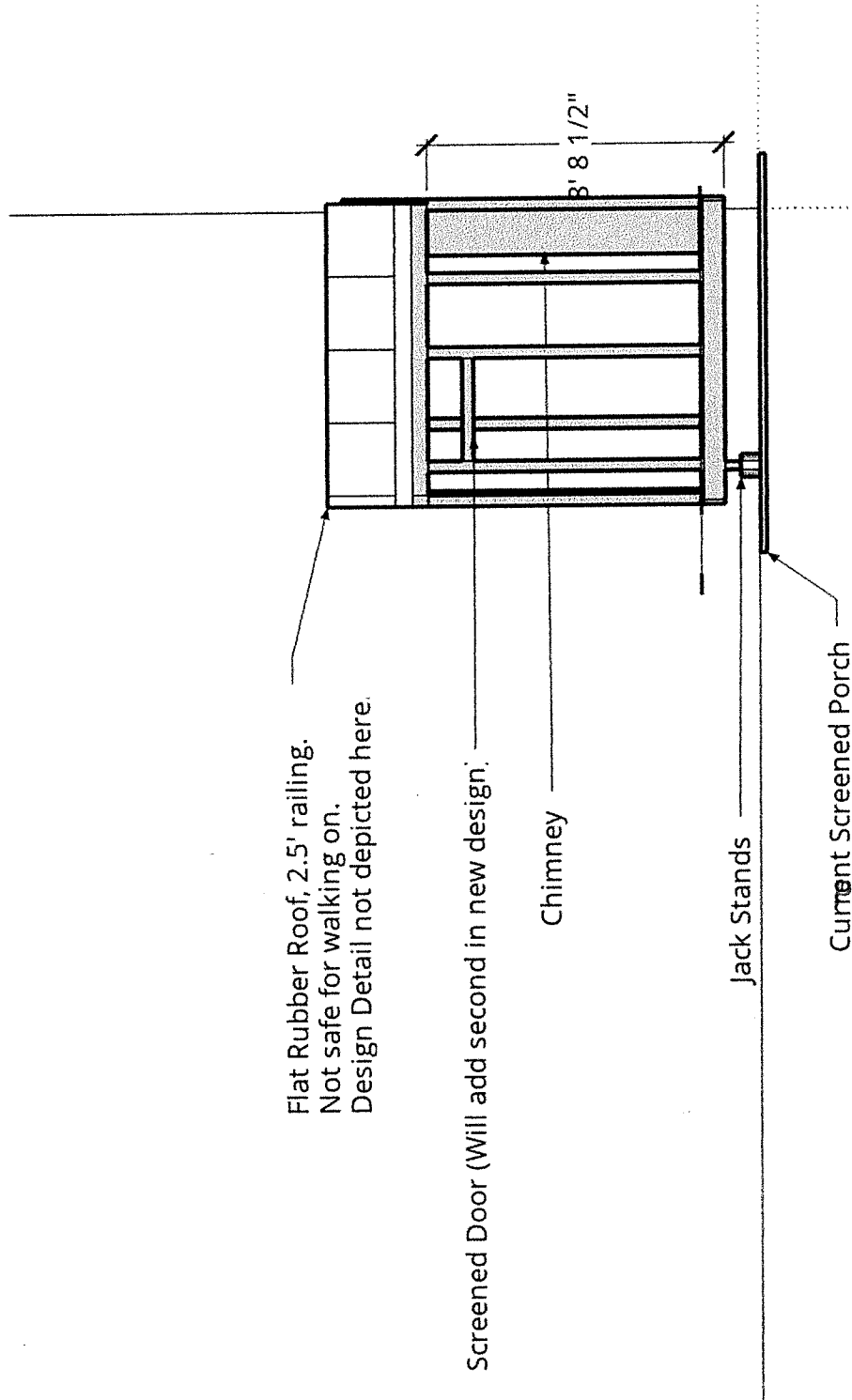


Existing design
west elevation

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Flat Rubber Roof, 2.5' railing.
Not safe for walking on.
Design Detail not depicted here.

Screened Door (Will add second in new design.)

Chimney

Jack Stands

Current Screened Porch

Existing design
North elevation

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NEW PORCH



OF VERMONT
on for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY: Chittenden
TOWN: Burlington
LOCATION: 88 North Winooski

COMMON NAME:

FUNCTIONAL TYPE: dwelling
OWNER: Warren W., Maurice Parker
ADDRESS: 88 North Winooski

ACCESSIBILITY TO PUBLIC:
Yes ☐ No ☒ Restricted ☐

LEVEL OF SIGNIFICANCE:
Local ☒ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System

1. Foundation: Stone ☒ Brick ☐ Concrete ☐ Concrete Block ☐
2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☒
 - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other: ☐
3. Wall Covering: Clapboard ☒ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Asbestos Shingle ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: ☐ Other: ☐
4. Roof Structure
 - a. Truss: Wood ☒ Iron ☐ Steel ☐ Concrete ☐
 - b. Other: ☐
5. Roof Covering: Slate ☒ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☐ Rolled ☐ Tile ☐ Other: ☐
6. Engineering Structure: ☐
7. Other: ☐

Appendages: Porches ☒ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☐ Sheds ☐ Ells ☐ Wings ☐ Bay Window ☒ Other: oriel ☐

Roof Style: Gable ☒ Hip ☐ Shed ☐ Flat ☐ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other: ☐

Number of Stories: 2 1/2

Number of Bays: _____

Approximate Dimensions: _____

SURVEY NUMBER:

NEGATIVE FILE NUMBER:

78-A-122

UTM REFERENCES:

Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: apartment

ORIGINAL USE: residence

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

possibly W. O. Spear

PHYSICAL CONDITION OF STRUCTURE:

Excellent ☐ Good ☒

Fair ☐ Poor ☐

STYLE: Queen Anne

DATE BUILT:

c. 1

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐ Development ☐ Deterioration ☐ Alteration ☐ Other: ☐

LOCAL ATTITUDES:

Positive ☐ Negative ☐ Mixed ☐ Other: ☐

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - Asymmetrical. Gable front orientation. 2 story pedimented bay on facade. Oriel on south elevation along with 2 story veranda. Gable on south elevation. 2 story porch in rear.

Fenestration - 1/1, Queen Anne sash.

Entrance - Porch with spindle valance. Queen Anne transom.

Enrichments - Fish scale, and sawtooth butt shingles, corner brackets, sunburst motif and turned posts. Corner brackets have drops.

RELATED STRUCTURES: (Describe)

Greek Revival carriage house in rear.

STATEMENT OF SIGNIFICANCE:

Originally built in the 1880's, the house was renovated to its present form between 1900 and 1906. The south elevation bay window was added between 1926 and 1942. A modest, though distinctively styled Queen Anne, this design was popular in Burlington. The house was probably renovated by Charles W. Spear, a building contractor who also used this as his residence.

The house was probably built by W. O. Spear, who worked for Roby Brothers, builders, before going into the construction business with his own brothers in the late 1880's. He probably built #90 next door in 1909 and moved there, retaining this house for rental income. The house fits in to the middle-class fabric of the neighborhood.

REFERENCES:

1890, Sanborns, directories.

MAP: (Indicate North in Circle)



SURROUNDING ENVIRONMENT:

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☐
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

C. Richard Morsbach

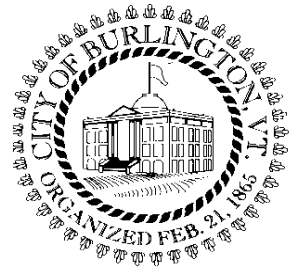
ORGANIZATION:

VT. Div. for Historic Preservation

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator*



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0099CA; 88 Locust Street
Date: September 8, 2020

File: 21-0099CA

Location: 88 Locust Street

Zone: RL **Ward:** 5N

Parking District: Neighborhood

Date application accepted: July 28, 2020

Applicant / Owner: Nancy & Philip Stetson

Request: Demolish existing porch and rebuild in similar design: extending 3 ft out and adding a sloped roof for snow load, change rubber roof to shingles to match the rest of the house.

Background:

- **Zoning Permit 17-0462CA;** replace wooden garage door with a metal garage door. October 2016.
- **Zoning Permit 19-0744FC;** install a wire and a wood post fence. April 2019.

Overview: The applicant proposes to demolish an existing screen porch and to rebuild in a similar, albeit slightly larger, design. The new porch will have a sloped, asphalt covered roof to aide with snow loads in contrast to the existing flat, rubber membrane roof.

The home is a contributing colonial structure within the Five Sisters Neighborhood Historic Survey, built circa 1948. The subject porch is attached on the east end of the home, and is clearly visible from Locust Street. With the exception of the roof type, the replacement porch will maintain a similar design as with the existing porch. The existing roofline is flat with a rubber membrane surface and an intricately designed railing system. The applicant proposes a sloped roof with no railing system to aide with snow loads, in contrast with the existing flat roof with railing system.

Because of the historic status of the home, the proposed roof alteration triggers the review criteria of Sec. 5.4.8 – Historic Buildings and Sites.

Part 1: Land Division Design Standards

No land division is proposed as part of this application. Not applicable.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

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

(a) Protection of Important Natural Features:

The subject property contains no important natural features as identified in the Open Space Protection Plan.

(b) Topographical Alterations:

No topographical alterations are included in the plans.

(c) Protection of Important Public Views:

The subject property is not affected by any identified public view corridor.

(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. The property contains no known archaeological resources.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

This address is not listed on the Vermont DEC website for identified Brownfields.

(g) Provide for nature's events

The replacement porch will have a 1-foot overhang on the north and south side, and a 2-foot overhang on the east side. The plans indicate a door on the north side of the porch which will be sheltered by a 1-foot overhang, and an eastward sloping roof with a 2-foot overhang to aide in snow removal from the roof.

(h) Building Location and Orientation:

The replacement porch will retain the existing porch's location and orientation facing Locust Street.

(i) Vehicular Access:

No changes are proposed to the property's existing vehicular access off Locust Street.

(j) Pedestrian Access:

No changes are proposed to the property's existing pedestrian access off Locust Street and from the driveway.

(k) Accessibility for the Handicapped:

Not applicable.

(l) Parking and Circulation:

No changes to the property's existing driveway/parking layout are proposed.

(m) Landscaping and Fences:

There is landscaping around the existing porch which will likely be removed to make room the replacement porch. New fencing is not included with the proposal. The applicant should consider installing landscaping around the new porch.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

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

The plans do not indicate exterior lighting to be included with the replacement porch.

(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 place underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

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.

No new utilities to the replacement porch that cannot otherwise connect with the house are anticipated.

Part 3: Architectural Design Standards
Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The massing, height, and scale of the replacement porch will not be altered significantly with the replacement porch.

2. Roofs and Rooflines.

The existing porch roof is flat and has surrounding railings with a unique balustrade design. The applicant notes that the balustrade has a pinwheel motif that looks like a swastika, which is understandably upsetting if accurate. The replacement porch is proposed to have a sloped roof with no railings to aide with snow loads. With the omittance of rooftop railings from the proposed design, a historic feature of the historic porch will be lost.

3. Building Openings

The new porch will be entirely screened-in, and the plans indicate a door on the north elevation. Additional notes within the application suggest that there will be another door on the south elevation.

(b) Protection of Important Architectural Resources:

See Sec. 5.4.8 below.

(c) Protection of Important Public Views:

There are no protected important views from this property. Not applicable.

(d) Provide an active and inviting street edge:

The front façade of the new porch will retain the same appearance as the existing porch.

(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.

The replacement porch will be wrapped entirely in screening with what is assumed to be wood framing. The use of visible pressure treated wood will be prohibited; only non-visible, substructure pressure treated materials may be allowed. Shingles to match the shingle roofing on the existing home are proposed for the porch roof.

(f) Reduce energy utilization:

While not proposed, the use of solar energy generating panels are encouraged city-wide.

(g) Make advertising features complementary to the site:

Not applicable. No signage is proposed.

(h) Integrate infrastructure into the building design:

New infrastructure is not anticipated for the replacement porch. It is assumed that if power will be needed in the porch, it will connect to the home.

(i) Make spaces secure and safe:

This development is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the 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.

88 Locust Street is listed as a contributing historic resource within the Five Sisters Neighborhood Historic Survey. The home was constructed circa 1948. While difficult to see, a 1984-85 Assessor's photo of the home shows the existing porch in its current form, including the rooftop railing. These standards, therefore, apply.

(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 house was constructed circa 1948 as a residence; a use which remains today. There is no change of use proposed.

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.

This proposal involves the demolition of an existing attached screened porch and replacement with a slightly larger screened-in porch. No other changes are proposed to the home. The existing porch is flat-roofed, with a surrounding railing system that has an intricately designed balustrade. While the replacement porch will have a slightly larger footprint, it will still

maintain a similar appearance with that of the existing porch, with the exception of the roof. The applicant proposes a roof that is sloped (eastward) with no railings. With the lack of rooftop railings, a historic characteristic of the existing porch will be lost, which conflicts with this standard.

According to the proposed elevation drawings, there appears to be a 3 ft rise between the top of the framed wall and the top of the sloped roof. While the height of the existing rooftop railings are unknown to staff at this time, it appears that a similar railing system could be included in the design that could both preserve the existing appearance and act as a sort of screen to the sloped roof.

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.

With the lack of a rooftop railing system on the replacement porch, an aspect of the historical appearance will be lost. As noted above, it appears feasible to add a rooftop railing to preserve the porch's historic appearance and to act as a screen to the sloped roof.

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

It is likely that the existing porch was added after initial construction of the home. However, its rooftop railing has historic relevance. While the majority of the replacement porch will maintain a similar appearance with the existing, the lack of a similar rooftop railing system will be a detriment to the property's historic nature.

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

As noted above, the existing rooftop railing system will be lost with the replacement porch. It appears that a similar railing system could be included on the porch roof, and as an added bonus, could provide a level of screening to the sloped roof. The applicant proposes a sloped roof to aide with the snow load – with the idea that snow will slide off to the east.

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.

With the exception of the rooftop, the replacement porch will be very similar to the existing porch, both in design and in appearance.

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

No chemical treatments are proposed; physical treatments include the wholesale replacement of a historic porch with one of similar design and appearance (minus the roofline as described above).

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 at this address.

If any work associated with the project uncovers any archaeological remains or resources, proper authorities shall be contacted for appropriate recovery, assessment and disposition.

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.

With the exception of the rooftop, the replacement screen porch will maintain the appearance and design of the existing porch. The main question is: should it be allowed as proposed with no rooftop railings?

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.

As noted above, the existing porch may not have been included as part of the original home construction. However, it has historical merits that warrant preservation – particularly the rooftop railing system. By not including a similarly designed rooftop railing system, the essential form and integrity of the historic property will be altered.

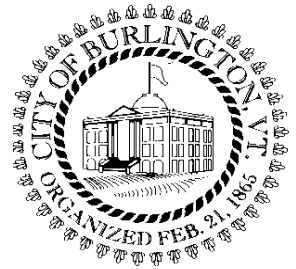
Items for the Board's consideration:

- The existing porch has a rooftop railing system with intricately designed balustrades. The proposal omits rooftop railings. It appears that if similar railings were added to the new roof, they could provide partial screening to the sloped roof while maintaining a historic appearance. This would be of particular importance when considering its visibility from the street. The applicant's concern is in regard to snow loads, and the roof's ability to facilitate snow to slide off to the east. While a similarly designed railing would prevent snow from sliding off, perhaps the railing on the east side could be gate-like and allow for the property owner to open it and allow for easy snow removal.
- The proposal should include landscaping around the new porch.
- With the exception for non-visible substructure, the replacement porch shall not utilize pressure treated materials.

Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
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William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Alison Davis, Zoning Clerk
Theodore Miles, Zoning Specialist
Charlene Orton, DPI Administrator



MEMORANDUM

To: The Design Advisory Board
From: Ryan Morrison, Associate Planner
RE: ZP21-0050PD; 260-280 Manhattan Drive
Date: August 25, 2020

File: 21-0050PD

Location: 260-280 Manhattan Drive

Zone: RM **Ward:** 3N

Parking District: Neighborhood

Date application accepted: July 16, 2020

Applicant / Owner: Sam Gardner / PBGC, LLC & 280 Manhattan, LLC

Request: Planned Unit Development involving, 260, 264-266, 272, and 280 Manhattan Drive. Development includes construction of a triplex, and associated parking and infrastructure.

Background:

260 Manhattan Drive

- **Zoning Permit 18-0891CA;** change of dwelling unit to group home, shared parking with 272 Manhattan Drive. May 2018.

264-266 Manhattan Drive

- **Zoning Permit 99-538;** demolish duplex returning area to green space, install chain link fence. May 1999.

272 Manhattan Drive

- **Zoning Permit 18-0890CA;** change of use to group home, shared parking with 260 Manhattan Drive. May 2018.

280 Manhattan Drive

No previous zoning permits.

Overview: The applicant proposes a Planned Unit Development with four properties (260, 264-266, 272, and 280 Manhattan Drive). New development will include a new triplex fronting Manhattan Drive, with a shared parking lot to the rear which will provide parking for the various uses within the PUD. Existing uses within the proposed PUD include a group home on 260 Manhattan Drive, a group home and detached garage on 272 Manhattan Drive, and duplex on 280 Manhattan Drive.

Part 1: Land Division Design Standards

No land division or boundary line adjustments are proposed. As a Planned Unit Development (PUD), the development area will be reviewed by the DRB under Article 11.

Part 2: Site Plan Design Standards

Sec. 6.2.2 Review Standards

(a) Protection of Important Natural Features:

With the exception of an elevation drop at the rear of the PUD, there are no significant natural features located on the site. As development is proposed in the front half of the PUD boundary, there will be no impact to the steep slope to the rear.

(b) Topographical Alterations:

While there is a drop in elevation at the rear of the involved properties, the proposed triplex and shared parking area will locate on generally flat ground. No significant topographical alterations are defined within the project application.

(c) Protection of Important Public Views:

There are no protected important views from or through this property. Not applicable.

(d) Protection of Important Cultural Resources:

There are no known archaeological resources on the site, nor are there any listed structures of historic significance involved in the PUD. There are no plans to alter the existing structures.

(e) Supporting the Use of Renewable Energy Resources:

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

(f) Brownfield Sites:

This address is not listed on the Vermont DEC website for identified Brownfields.

(g) Provide for nature's events

An Erosion Prevention and Sediment Control Plan has not been submitted and will need to be for review and approval by the Stormwater Program Manager. Their review and written approval will be a condition of this permit.

The elevation drawings show recessed and covered building entries. The site plan indicates plenty of room for onsite snow storage.

(h) Building Location and Orientation:

The proposed triplex will be aligned with the front façade of neighboring buildings and will reinforce the existing street edge. Each unit will have a front entrance and walkway to the public sidewalk, thus creating clearly identifiable front entrances. A new parking lot to serve the overall PUD will locate behind the proposed triplex and the group home at 260 Manhattan Drive. The other existing structures within the PUD will remain unchanged.

(i) Vehicular Access:

A paved driveway off of Manhattan Drive, between the proposed triplex and the existing duplex at 280 Manhattan Drive, will be constructed for the various uses within the PUD. This driveway will lead to a new 12-space parking area in the rear as well as connect with the existing gravel driveway/parking area for the duplex at 280 Manhattan Drive. Also, there is a shared driveway off of Manhattan Drive, immediately adjacent to 280 Manhattan Drive, that will also provide vehicular access to the PUD.

(j) Pedestrian Access:

Pedestrian access is proposed between each triplex unit and the sidewalk along Manhattan Drive. The group home at 260 Manhattan Drive and the duplex at 280 Manhattan Drive will continue to have pedestrian access from the Manhattan Drive sidewalk. Additionally, there will be walkways between the access driveway and parking area to the group home at 260 Manhattan Drive, the proposed triplex, and the group home at 272 Manhattan Drive.

(k) Accessibility for the Handicapped:

The building inspector has jurisdiction over ADA requirements. By his direction and per Chapter 8 of the Burlington Code of Ordinances, 4 to 14 units must provide 1 accessible unit.

(l) Parking and Circulation:

The PUD is located within the Neighborhood Parking District. Parking requirements are based on each individual use. Dwelling units require two spaces per unit and group homes require one space per two beds. In accordance with ZPs 18-0890CA and 18-0891CA, the group home on 260 Manhattan Drive requires 2 spaces, and the group home at 272 Manhattan Drive requires 5 spaces. With the group homes combined with the proposed triplex and existing duplex on 280 Manhattan Drive, the minimum parking space requirement for the overall PUD totals 17 spaces. The proposed plans show a 12 space parking lot behind the future triplex – 5 spaces short of the 17 space minimum. The ‘existing gravel driveway’ located behind 280 Manhattan Drive appears to have the ability to provide a few more spaces. It will be the applicant’s responsibility to show on a revised site plan at least 17 onsite parking spaces.

(m) Landscaping and Fences:

The site plan and elevation drawings show new landscaping around the proposed triplex. Specific plantings are unknown and will need to be identified, along with each type of plant’s sizes at the time of planting. The plans do not indicate any fencing.

(n) Public Plazas and Open Space:

While there are no formal public plazas included in the plans, there appears to be potential for shared open spaces within the PUD. There is some yard space around the proposed triplex and behind the group home at 260 Manhattan Drive. Additionally, there appears to be some yard space to the sides and rear of the proposed parking area. Given the number of residential units included within this PUD, some outdoor amenity space is encouraged to be identified and programmed for the enjoyment of the tenants. Open space / common land is a requirement of PUDs under Article 11.

(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 provided, and is required. The elevation drawings do not include exterior light fixtures. Fixture information and illumination levels are required, and the elevation drawings need to be revised to include exterior light fixture locations.

(p) Integrate infrastructure into the design:

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

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

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

The location of mailboxes, utility connections, meters, trash/recycling bins and mechanical equipment must be identified on the site plan and building elevations as appropriate. All electrical service to the new building shall be underground.

Part 3: Architectural Design Standards

Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

The proposed triplex will be two stories tall and will be similar in massing, height and scale to other nearby residential buildings. It will maintain similar front yard setbacks, for a consistent streetscape along this stretch of Manhattan Drive. Further, this new structure, combined with the group home at 260 Manhattan Drive, will also act as a screen to the rear parking area.

2. Roofs and Rooflines.

The new building will have a flat roof, which is unique in the immediate area. However, 280 Manhattan Drive (which is included within the PUD) also has a flat roof.

3. Building Openings

The front (south) and rear (north) facades contain symmetrical building openings across the three units. The side facades (west & east) each contain one ground level window.

(b) Protection of Important Architectural Resources:

There are no listed historic structures included as part of this PUD, nor are there any proposed changes to the existing structures within.

(c) Protection of Important Public Views:

There are no protected important views from this property. Not applicable.

(d) Provide an active and inviting street edge:

The front façade of the new building offers relief from a monotonous front wall. Each unit will be similar in style, with a more forward front wall for living space, and an inset entrance with a front deck. Each unit will have its own concrete walkway to the public sidewalk as well. Siding on the front façade will be of two types: 1) wood or cement board clapboard siding and 2) cement panels.

(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.

Sheathing on all sides will be a mix of wood or cement board clapboards and cement panels. Windows will be fiberglass double hung/combo windows. The building will also have metal fascia around. For the decking, the applicant proposes PVC decking. The roof material will be rubber membrane.

(f) Reduce energy utilization:

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

(g) Make advertising features complementary to the site:

Any signage will require a separate zoning permit.

(h) Integrate infrastructure into the building design:

The applicant has indicated that he will update the plans to include any mechanical units. Those updated plans have yet to be submitted.

(i) Make spaces secure and safe:

This development is subject to all applicable building and life safety codes as defined by the Burlington's Building Inspector and the Fire Marshal.

Items for the Board's consideration:

- Because the PUD involves 4 separate parcels, a zoning permit application for each property must be filed. Only one application has been filed under 260 Manhattan Drive. Three more applications are needed – one for 264-266, 272, and 280 Manhattan Drive.
- The site plan shall be revised to show a minimum of 17 onsite parking spaces within the boundary of the PUD.
- The plans shall be updated to include the following:
 - More specific lot coverage calculations breaking down each existing property including all buildings, walkways, decks, patios, driveway/parking space to ensure compliance with Article 4 of the CDO.
 - Exterior lighting
 - Long/short term bicycle parking
 - Trash/recycling area(s)
 - Mechanical units
 - All parking spaces to comply with the
 - Specific landscaping details
- Spec sheets for the following shall be submitted:
 - Exterior light fixtures
 - Doors
 - Roofing material
- The Erosion Prevention and Sediment Control Plan as well as a Stormwater Plan are subject to review and approval by the Stormwater Engineering Division.
- Electrical service shall be underground unless otherwise permitted by the DRB.
- Screening must be provided between parking areas and boundary lines to prevent headlight trespass onto neighboring properties.

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ZONING INFORMATION		
SPACE	EXISTING AREAS	PROPOSED AREAS
PROPERTY: LOTS 260, 264, 272, AND 280	30,851 SQ. FT.	30,851 SQ. FT.
EXISTING STRUCTURES	3484 SQ. FT.	3484 SQ. FT.
NEW UNITS - LOT COVERAGE INCLUDING DECKS AND STAIRS	—	2550 SQ. FT.
WALKWAYS	320 SQ. FT.	321 SQ. FT.
DRIVEWAY	4323 SQ. FT.	6625 SQ. FT.
TOTAL	8127 SQ. FT.	12980 SQ. FT.
TOTAL LOT COVERAGE	26.3%	42%

NOTES:
SITE PLAN BASED ON INFORMATION PROVIDED BY
'CIVIL ENGINEERING ASSOCIATES'
DRAWING C1.0 - 'EXISTING CONDITIONS SITE PLAN'
C1.0 BISSONETTE PROPERTIES. THIS PLAN IS NOT A BOUNDARY
SURVEY AND IS NOT INTENDED TO BE USED AS ONE

JRMA
DESIGN STUDIO
175 SUMMIT CIRCLE
SHELBURNE VERMONT 05482
802-985-9363

JOB_NO.	2010-141
DRAWN_BY	WJR
DATE	JUNE-24-2020
SCALE	1"=30'-0"

MANHATTAN DRIVE TOWNHOUSES
BURLINGTON, VERMONT
SITE PLAN

L-1

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BURLINGTON
PERMITTING & INSPECTIONS



VIEW FROM MANHATTAN DRIVE LOOKING NORTHWEST



VIEW FROM MANHATTAN DRIVE LOOKING NORTHEAST

PRELIMINARY - 2020 06 24

JOB_NO.	2010-141
DRAWN_BY	WJR
DATE	JUNE-24-2020
SCALE	N/A

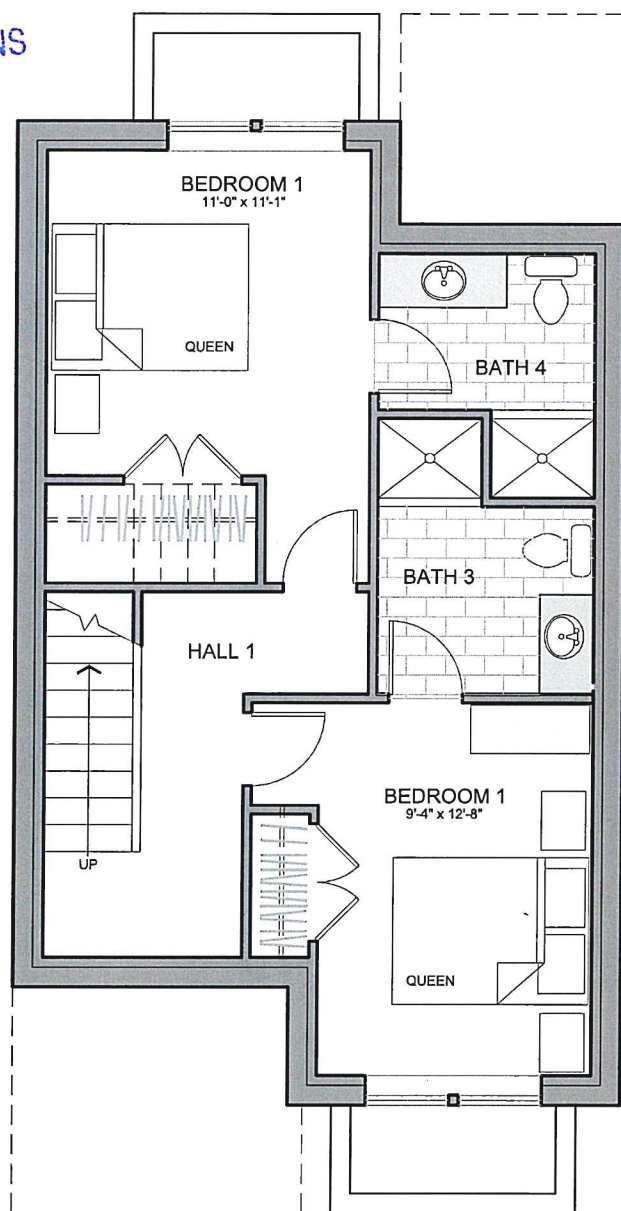
MANHATTAN DRIVE TOWNHOUSES
BURLINGTON, VERMONT
EXISTING SITE PHOTOGRAPHS

EX-1

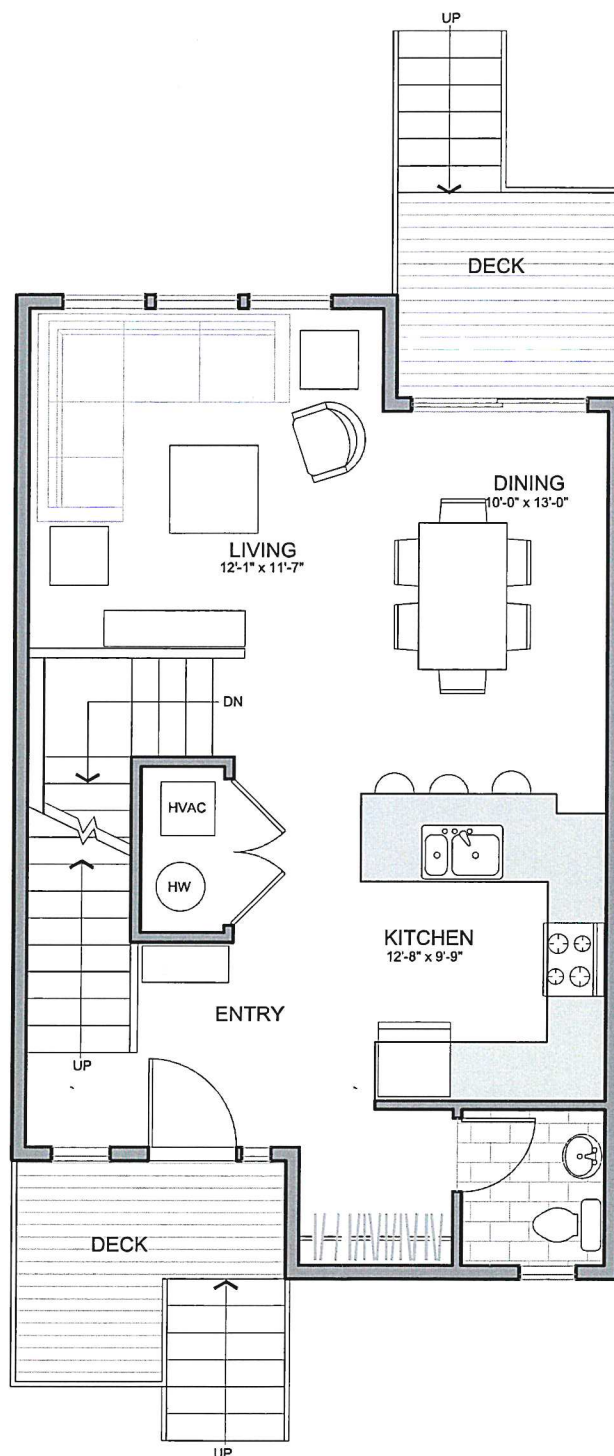
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JUL 14 2020

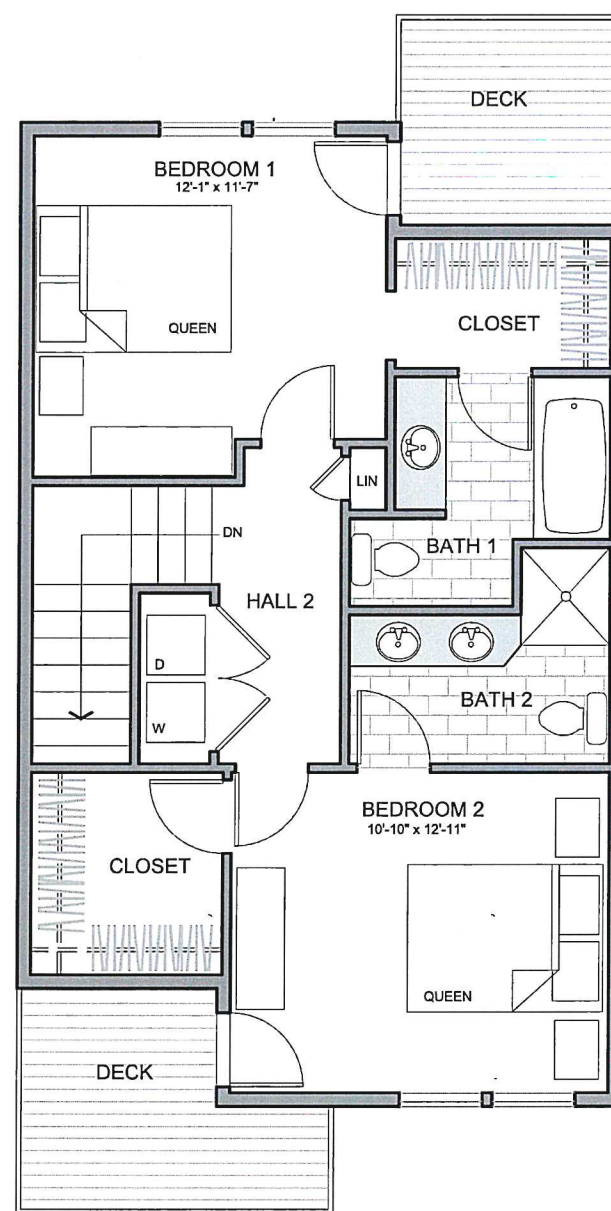
BURLINGTON
PERMITTING & INSPECTIONS



lower level floor plan
3/16" = 1'-0"



first floor plan
3/16" = 1'-0"



second floor plan
3/16" = 1'-0"

UNIT SIZE: 1884 SQ. FT.
DECKS: 297 SQ. FT.

PRELIMINARY - 2020 06 24

JOB_NO.	2010-141
DRAWN_BY	WJR
DATE	JUNE-24-2020
SCALE	3/16"=1'-0"

MANHATTAN DRIVE TOWNHOUSES
BURLINGTON, VERMONT
FLOOR PLANS

A-1

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PERMITTING & INSPECTIONS

Manhattan Drive Townhouses

BURLINGTON, VERMONT

ZONING PRESENTATION APRIL 14 2020

BILL BISSONETTE PROPERTIES



perspective
overview from southeast

CONCEPTUAL DESIGN | APRIL 14 2020

MANHATTAN DRIVE TOWNHOUSES - BURLINGTON VERMONT

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south elevation

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west elevation



east elevation

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north elevation

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RECEIVED

JUL 14 2020

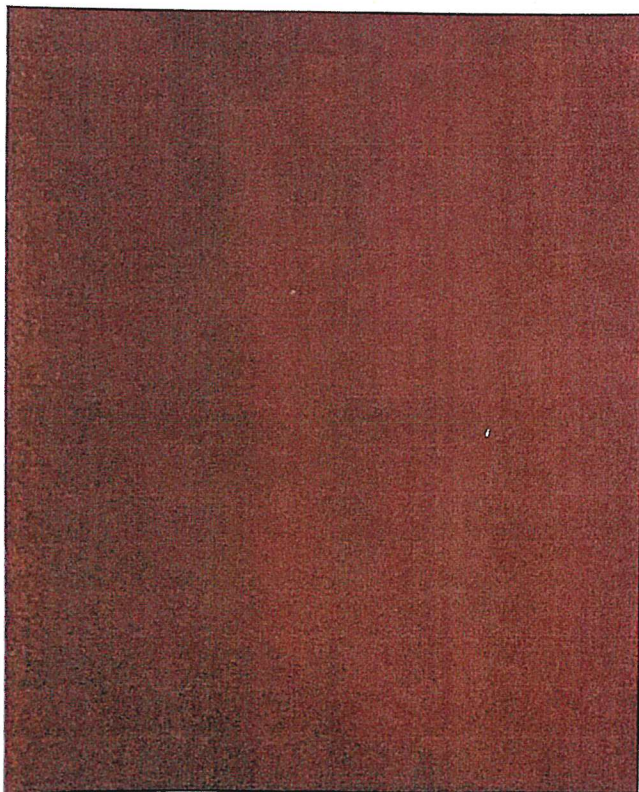
BURLINGTON
PERMITTING & INSPECTIONS

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

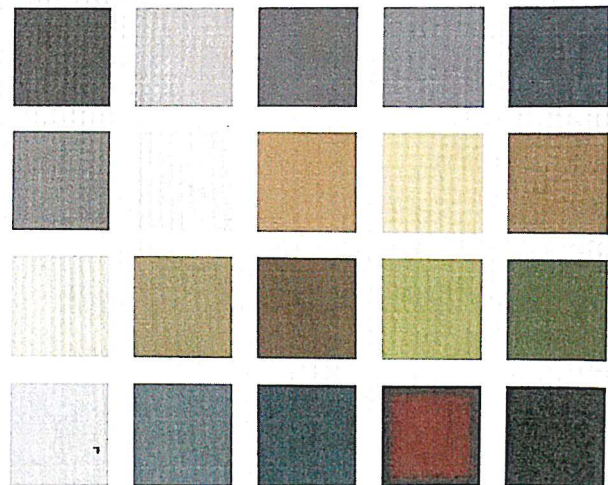
THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Countrylane Red



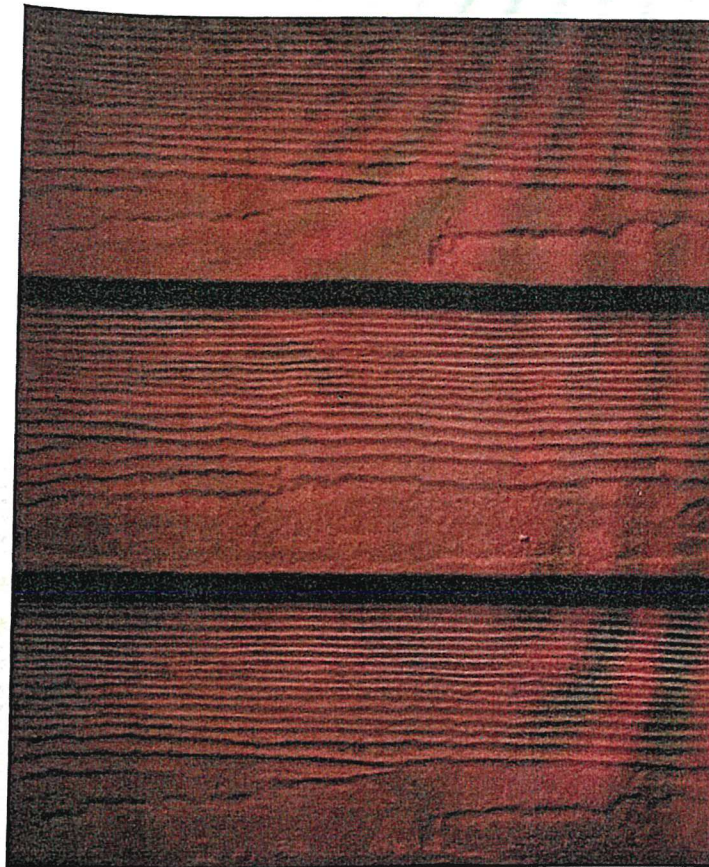
[Request a Quote >](#)

[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

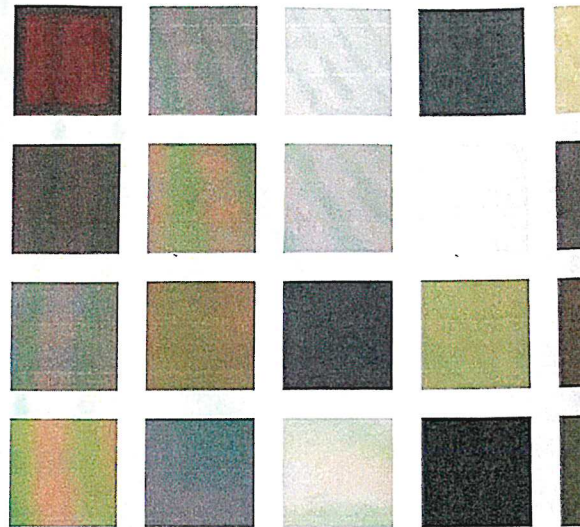
AVAILABLE SIZES

Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Countrylane Red



[Request a Quote >](#)

[Request a Sample](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 5.25" EXPOSURES: 4"
LENGTH: 144" boards	

WIDTHS: 5.25"
EXPOSURES: 4"

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6.25" **BURLINGTON**
5" **PERMITTING & INSPECTIONS**

[Warranty Information >](#)

Not finding the color you're looking for?

MARVIN ESSENTIAL™ COLLECTION

DOUBLE HUNG - Transoms and Multiple Assemblies

FIBER GLASS Double hung/Combo windows

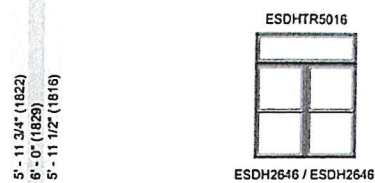
Transom Mullered Over Double Hung

MO (mm) 2' - 6" (762)
RO (mm) 2' - 6" (762)
FS (mm) 2' - 5 1/2" (749)



Transom Mullered Over Double Hung 2 Wide

MO (mm) 5' - 0" (1524)
RO (mm) 5' - 0" (1524)
FS (mm) 4' - 11 1/2" (1511)



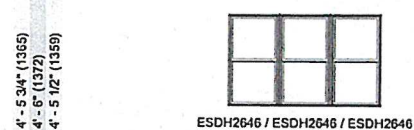
Double Hung Flankers with Center Picture*

MO (mm) 10' - 0" (3048)
RO (mm) 10' - 0" (3048)
FS (mm) 9' - 11 1/2" (3035)

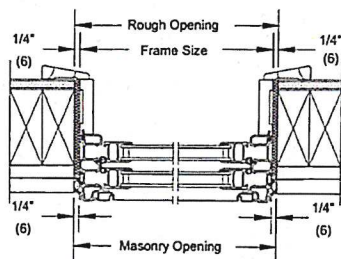


Double Hung Flankers with Center Operator

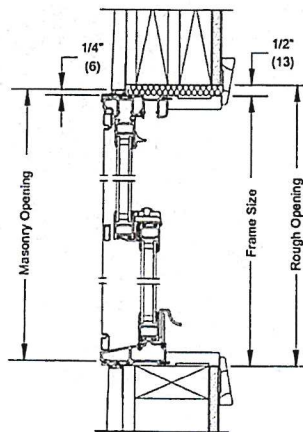
MO (mm) 7' - 6" (2286)
RO (mm) 7' - 6" (2286)
FS (mm) 7' - 5 1/2" (2273)



Construction Details



Jambs



Head Jamb
& Sill



Vertical Mullion



Horizontal Mullion
Transom/Operator

* This product is only available field mullered.

Details and Elevations not to scale.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available on 20, 60, and 66 call number heights.

Obscure Glass option available on all units.

Special sized units available within product size matrix. See your Marvin retailer.

Units may optionally include a window opening control device tested to ASTM F2090-10, which can be released from the inside without the use of a key, tool, special knowledge, or force greater than that required for normal unit operation.

See page 52 for specific PG Ratings.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullered.

MAXIMUM ROUGH OPENING not to exceed 114" x 78". Maximum up to 6 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 96" x 96". Maximum up to 5 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.

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PERMITTING & INSPECTION**

CIRQUE SMALL WALL/CEILING



Beautiful for its simplicity, Cirque indoor or outdoor LED light fixture features a thick, round, pressed-glass shade with polished surface suspended from a die-cast base. The fixture has a sleek, modern design and offers installation versatility as a flush mount on the ceiling or as a sconce on the wall.

High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:

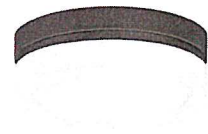
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Ceiling or wall mounting option

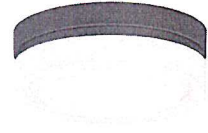
SPECIFICATIONS

DELIVERED LUMENS	472.2 LED
WATTS	12 LED
VOLTAGE	120V, 277V (LED only)
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Wall or Ceiling
CCT	3000K or 4000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U3-G1
DARK SKY	Compliant (Ceiling)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years

* Visit techlighting.com for specific warranty limitations and details.



CIRQUE SMALL
shown in bronze



CIRQUE SMALL
shown in charcoal

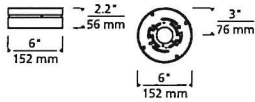


ORDERING INFORMATION

7000WCQ	SHAPE	CRI/CCT	FINISH	VOLTAGE
	S SMALL-6"	930 90 CRI, 3000K 940 90 CRI, 4000K INC INCANDESCENT*	Z BRONZE H CHARCOAL	120 120V 277 277V

* 120V ONLY

CIRQUE SMALL WALL/CEILING

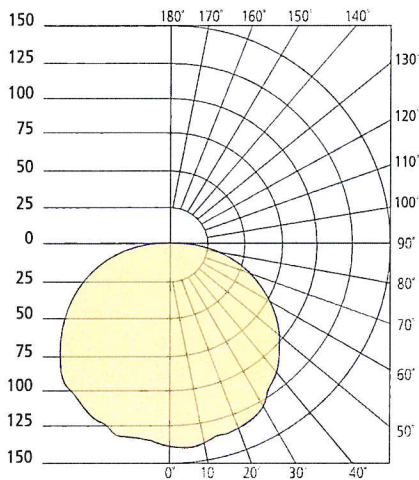


Cirque Small

PHOTOMETRICS*

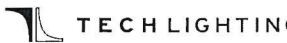
*For latest photometrics, please visit www.techlighting.com/OUTDOOR

CIRQUE SMALL
Total Lumen Output: 472.2
Total Power: 12
Luminaire Efficacy: 39.35
Color Temp: 2700K
CRI: 90+
BUG Rating: BI-U3-G1



PROJECT INFO

FIXTURE TYPE & QUANTITY	JOB NAME & INFO	NOTES



GENERATION BRAND
7400 Linder Avenue, Skokie, Illinois 60076
T 847.410.4400 F 847.410.4401

Department of Permitting & Inspections

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

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



TO: Design Advisory Board
FROM: Scott Gustin
DATE: September 8, 2020
RE: 21-0119CA, 81 Crescent Beach Drive
21-0121CA, 71 Crescent Beach Drive

=====

Zone: RL-W Ward: 4N
Owner/Representative: Andy Kaplan & Nathalie Feldman / Brad Rabinowitz

Request: Demolish existing single family home and construct new single family home and related site improvements.

OVERVIEW:

The applicant is requesting approval to demolish an existing single detached dwelling and to replace it with a new single detached dwelling at 81 Crescent Beach Drive. Related site changes to the driveway, walkways, and new outdoor patio are also included. Grading work associated with the redevelopment extends onto neighboring 71 Crescent Beach Drive; however, no structural work is included on that neighboring property.

The property is affected by the 250' wide lakeshore buffer. Provisions as to tree clearing and stormwater management apply per Sec. 4.5.4 (c). As a result, review by the Conservation Board is required and will occur September 14, 2020.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS

Part 1, Land Division Design Standards

Not applicable.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

The subject property is located along the Lake Champlain shoreline. The shoreline is an identified significant natural area. The property is affected by the Natural Resource Protection Overlay District, specifically the riparian and littoral conservation zone, which stretches inland 250' from the 95.5' lakeshore elevation. The boundaries of this overlay are not depicted on the site plan and should be. The new home is set essentially where the existing home is set, although the extent of development will increase somewhat. Additional development within the lakeshore buffer is located within existing mowed lawn area. No proposed tree clearing is evident, and the lakeshore remains unchanged. Conservation Board review is required per Sec. 4.5.4 (c).

(b) Topographical alterations

The lot slopes down towards the lakeshore. Some moderate regrading work is associated with the proposed construction and extends onto the neighboring property. Overall site topography remains

similar to existing conditions. A new retaining wall is proposed along the northwestern end of the property. Details as to materials and dimensions are needed.

(c) Protection of important public views

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

(d) Protection of important cultural resources

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

(e) Supporting the use of alternative energy

There is no indication that the proposed home will utilize alternative energy. Solar energy utilization is encouraged. In any event, the home will not adversely impact the actual or potential use of alternative energies by neighboring properties.

(f) Brownfield sites

The subject property is not an identified brownfield.

(g) Provide for nature's events

The proposed construction is sufficient to require a small project erosion control plan. Such form is pending completion with the applicant and will require review and approval by the city's stormwater staff. Similarly a residential stormwater management questionnaire is pending completion. No specific stormwater management features are proposed, and there is sufficient surrounding green space on the lot to absorb and infiltrate stormwater runoff. The front door is sheltered within an open porch.

(h) Building location and orientation

The building location remains essentially unchanged. As with the existing home, the new residence will be oriented towards the street with a clearly defined front entry and associated walkway. The attached garage is well under 50% of the primary façade as required and is set back behind the front-most projection of the new home.

(i) Vehicular access

The existing driveway will be reconstructed and resurfaced with concrete pavers. The new driveway will provide access to the attached garage and adjacent open air carport on the side.

(j) Pedestrian access

This criterion requires that a pedestrian walkway be provided from the front door to the public sidewalk. In this case, there is no public sidewalk on this side of Crescent Beach Drive. Two walkways stemming from the driveway will afford direct access to the front door. The northern of the two walkways should be extended to reach to the street.

(k) Accessibility for the handicapped

No handicap accessibility is evident or required with this proposal.

(l) Parking and circulation

Parking and circulation remain largely unchanged. The private driveway will afford access to two sheltered parking spaces – one in the garage and the other in the carport.

(m) Landscaping, fences, and retaining walls

New landscaping is focused in front of the proposed home. A new area of ground cover vegetation is proposed alongside the revamped driveway and front entrance. Several existing rhododendrons will be relocated along the front of the new home as well. The site plan notes a new “street tree” (a red maple); however, it appears to be located within the bounds of the private property. Such location is acceptable for a new tree; however, it is not a street tree located within the street right-of-way. As noted previously, a new retaining wall is proposed along the northwestern end of the property. Dimensional and material details are needed.

(n) Public plazas and open space

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

(o) Outdoor lighting

The new home will have some outdoor lighting fixtures typical for residential construction. Entries and porches will be illuminated. Fixture locations are noted on the project plans, and specification sheets depict acceptable cutoff fixtures and/or ones with low output lamps.

(p) Integrate infrastructure into the design

No ground-mounted mechanical equipment is noted on the site plans. If any is proposed, it must be depicted and screened. Utility meter locations are not evident on the plans. Their location must be noted and screened as appropriate.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed home is similar in scale to the home it will replace. Massing is significantly different, as the new structure is comprised of several distinct components. Open front and rear porches are included in the new design and add interest and depth to the design. Height is similar to the building to be replaced, as the home will remain just a single story.

2. Roofs and Rooflines

The existing home has a simple gable roof. The new building design includes hip roofs with a central, projecting shed roof. Roof forms vary among the homes in this neighborhood, and the proposed roof form fits well within this context.

3. Building Openings

Proposed fenestration is clean and simple. Unsurprisingly, it emphasizes views towards the lake. Fenestration is appropriately scaled and placed consistently, by section, throughout the building.

(b) Protection of important architectural resources

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

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

The proposed residence presents a welcoming primary façade to the public street. Occupants and guests are guided towards a formal front entry sheltered within an open front porch. The front elevation contains several distinct elements. The design lacks any monotonous expanses of exterior building wall.

(e) Quality of materials

The proposed home will be clad in a combination of wooden shingles and fiber cement clapboards. The attached garage will be clad in painted corrugated steel siding. Standing seam metal roofing will be installed. Window materials are lacking and need to be specified. Similarly, materials for the porch columns need to be specified.

(f) Reduce energy utilization

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

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

No building- or roof-mounted equipment is included in the project plans. If any is proposed, it must be depicted and screened as appropriate.

(i) Make spaces safe and secure

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

RECOMMENDED MOTION:

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

1. Provide dimensional and material details for the proposed retaining wall.
2. Details as to window and porch column materials, utility meter (and mechanical equipment, if applicable) locations and screening are needed.
3. The front walkway should be extended to the street.
4. Depict the boundaries of the lakeshore buffer zone on the site plan.
5. Complete and submit the small project erosion control form and residential stormwater management questionnaire.

81 Crescent Beach Dr

Legend

81 Crescent Beach Dr

Google Earth

© 2019 Google



100 ft





Description

Recessed LED module with interchangeable 2-inch round or square lens pinhole apertures are available in various finishes to suit any décor. Use with 4-inch nominal recessed housings suitable for residential and shallow plenum commercial construction or can be used to retrofit existing installations. Field interchangeable primary optics provide various distribution patterns and spacing to mounting height ratios. Use for general and task lighting in low to medium height ceilings where energy savings, long life and optical control are required.

Specification Features

Module

- Field interchangeable and upgradable LED module consists of LED array, primary optic and driver
- Integral die cast aluminum heat sink provides passive thermal cooling achieving L70 at 50,000 hours in IC and non-IC applications.

Retention

- Stainless steel springs hold module securely in the housing, can be removed thru the aperture for service or replacement

LED Array

- Proximity phosphors over chip on board LEDs provide a uniform source with high efficiency and no pixilation
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within
- 3 SDCM provide color accuracy and uniformity

Gaskets

- Closed cell gaskets achieve restrictive airflow requirements without additional caulking

Trims

- Die formed steel trims are available in 2-inch round or square pinhole apertures and can be interchanged in the field
- Available in a broad range of painted or plated finishes, can be painted in the field to match any décor
- Magnetic attachment holds trim tightly to ceiling and eliminates light leaks

Media

- Integral media holder provided accepts (1) 2" diameter 3.0mm thick color filters, lens or louvers
- Order media separately

Primary Optic

- Precision molded TIR optic organizes source flux into useful beams without stray lumens in the field
- Two-piece construction with matte black mounting ring and polarized turn and lock mounting aligns optic to source and minimizes backlight in the housing
- Exceeds ENERGY STAR® color angular uniformity requirements, color deviation is typically less than 0.002 u' v'.
- Available in spot, narrow flood, flood and wide flood distributions, ships with narrow flood or flood factory installed, order alternate distributions or replacement separately
- Integral media holder accepts (1) lens or louver

VividTune

- D2W™ dim-to-warm option shifts color temperature from 3000 K to 1850 K as fixture dims mimicking the black body dimming response of halogen sources

Driver

- Integral UNV 120 - 277V 50/60 Hz constant current driver provides noise free operation and can be replaced in the field
- Continuous, flicker-free dimming from 100% to 5% with select leading or trailing edge 120V phase cut dimmers
- Optional UNV 120-277V 50/60 Hz driver with 0 -10V analog dimming from 100% to 5%, provided with inline electrical quick connect for low voltage connections
- Medium base (E26) to CJT adapter (provided) provides mains connection.

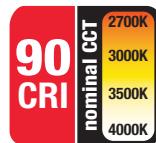
Compliance

- cULus listed for use with Halo housings, classified for use with other's housings, see instruction sheet for conditions of acceptability
- Wet location listed, covered ceilings only.
- Airtight per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy LED compliance under JA8, reference Modernized Appliance Efficiency Database System (MAEDBS) for 2016 JA8 High Efficacy Lighting
- Certified to State of California Title 20, State-regulated LED Lamp; reference Modernized Appliance Efficiency Database System (MAEDBS) for State-regulated LED Lamp
- Energy Star certified, reference Certified Light Fixtures database

Warranty

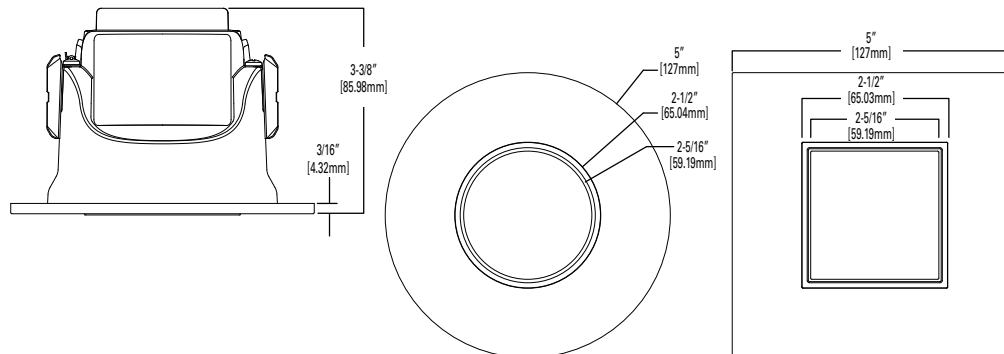
Five year limited warranty, consult website for details.

www.eaton.com/lighting/legal



Refer to ENERGY STAR® Qualified Products List. Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JA8. Indoor LED nominal CCT of 4000K or less.

Dimensions



ML4D

TL43R

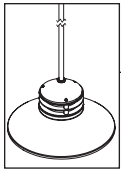
TL44S

2-Inch Round and Square Lens Pinhole Downlight

Up to 1100 lumens

ENERGY DATA

Lumens	900 Series	
Input Voltage	120V	277V
Input Current	107 (mA)	50 (mA)
Input Power	12.8 (W)	12.5 (W)
Inrush (A)	1.1 (A)	1.9 (A)
THD: ≤ 20%		
PF: ≥ 0.90		
T Ambient -40 - +40°C		
Sound Rating ≤ 20dba		



BEACON STEM MOUNT (BSM)

PROJECT:	
TYPE:	
CATALOG NUMBER:	BSM LED
SOURCE:	LED - Power of 'L' Technology - Line Voltage - 120V only
NOTES:	

CATALOG NUMBER LOGIC

	BSM			LED							
Example	- BSM -	6 -	SD15 -	LED -	L15 -	CRM -	A -	-	-	-	HSR

Material
Blank - Aluminum
C - Copper

Series
BSM - Beacon Stem Mount

Stem Length (Specify Inches)
- 6", 12", 18", 24", 30", 36", 42", 48", 54", 60"

Style
SD12 - 12 Inch Shade SD10 - 10 Inch Disk
SD15 - 15 Inch Shade SD17 - 17 Inch Disk
SD24 - 24 Inch Shade

Source
LED - 'L' Technology (Line Voltage - 120V only)

LED Type
L10 - 10WLED/2700K L15 - 20WLED/2700K
L11 - 10WLED/3000K L16 - 20WLED/3000K
L12 - 10WLED/4000K L17 - 20WLED/4000K
L13 - 10WLED/2200K-3500K Warm Dim L18 - 20WLED/2200K-3500K Warm Dim

Finish
NAT - Natural*
BP - Brown Patina*
GP - Green Patina*
BZW - Bronze Wrinkle
See Powder Coat Finish Chart to the right for additional choices.
*Not available with Aluminum. For Aluminum fixtures, specify Standard or Premium Powder Coat.

Powder Coat Standard Finish

Powder Coat Color	Satin	Wrinkle
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SAP	—
Verde	—	VER

Powder Coat Premium Finish

ABP	Antique Brass Powder	CMG	Cascade Mountain Granite	RMG	Rocky Mountain Granite
AMG	Aleutian Mountain Granite	CRI	Cracked Ice	SDS	Sonoran Desert Sandstone
AQW	Antique White	CRM	Cream	SMG	Sierra Mountain Granite
BCM	Black Chrome	HUG	Hunter Green	TXF	Textured Forest
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WIR	Weathered Iron
CAP	Clear Anodized Powder	OCF	Old Copper	Also available in RAL Finishes See submittal SUB-1439-00	

Rings
A - Aluminum (Finish to match Fixture.) B - Brass (Finish to match Fixture.) S - Stainless Steel (Stainless Steel Rings are provided in Natural (NAT) regardless of Finish.)

Accessories (Select one.)

DT - Dark Top (Eliminates glow in upper window. Material and Finish to match fixture.)
MSH - Mesh Screen (Material and Finish to match Fixture.)

Options
CLR - Clear Coat Protection For use with Natural (NAT) Finish only. For use with Copper Fixture only.

Mounting
HSR - Hang Straight Round (Material and Finish to match Fixture.)
HSQ - Hang Straight Square (Material and Finish to match Fixture.)

LM79 DATA

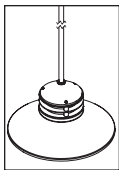
TEKA LED #	LUMENS (Delivered)	CCT	INPUT WATTS (Typ.)	CRI (Typ.)	BUG Rating
L10	433	2700	10	90	B0-U3-G1
L11	459	3000	10	90	B0-U3-G1
L12	504	4000	10	90	B0-U3-G1
L13	494	2200-3500 warm dim	10	90	B0-U3-G1
L15	824	2700	20	90	B0-U3-G1
L16	871	3000	20	90	B0-U3-G1
L17	959	4000	20	90	B0-U3-G1
L18	940	2200-3500 warm dim	20	90	B0-U3-G1

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

TEKA ILLUMINATION	40429 Brickyard Drive • Madera, CA 93636 • USA 559.438.5800 • FAX 559.438.5900 www.tekaillumination.com • info@tekaillumination.com	SUBMITTAL DATE 05-15-2018	DRAWING NUMBER SUB-2588-00
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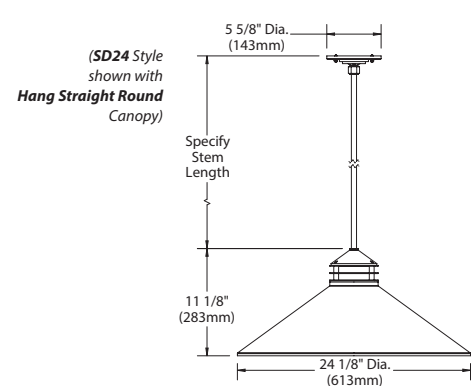
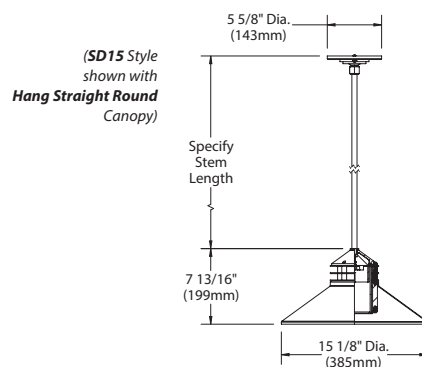
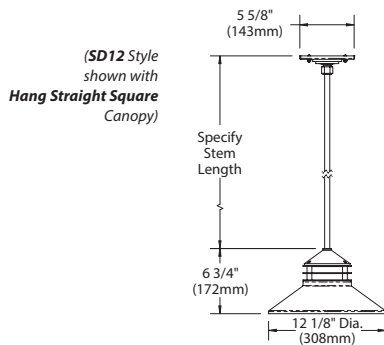
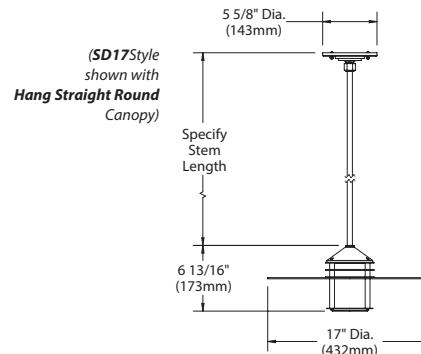
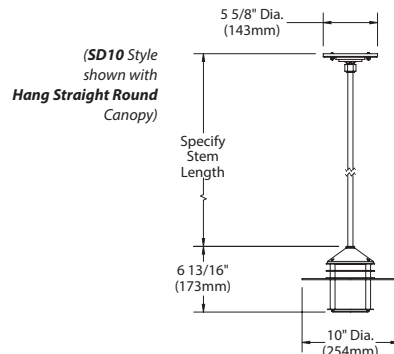


BEACON STEM MOUNT (BSM)

PROJECT:

TYPE:

SIDE VIEW



All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

SPECIFICATIONS

GreenSource Initiative™

Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.tekaillumination.com/greensource for program requirements.

Materials

Copper and Brass: Constructed from copper and brass. These enduring metals are inherently corrosion resistant.

Aluminum: Constructed from Copper-Free aluminum (Type 6061-T6)

Shade

Hand spun from 16GA 3003-H14 Aluminum or 16GA C101 copper Specify 12", 15" or 24" diameter.

Disk

Specify 10" or 17" dia. disk made from 1/8" 6061-T6 Aluminum or 1/8" Copper.

Body

360 Aluminum Cast or C836 Red Brass cast. High temperature, silicone gasket provides water tight seal to shade assembly.

Lens

3-1/2" dia. frosted acrylic lens with frosted acrylic downlight lens provides sealed optical compartment.

Stem

Fully Machined 1/2" Dia. Stem Schedule -40 6061-T6 Aluminum pipe or Schedule -40 Brass pipe. Available in configurable lengths 6" Minimum and 60" maximum overall.

Hang Straight Canopy

4" Round Hang Straight mounting plate with 20° swivel angel. Canopy conceals mounting plate available in 5-5/8" Round or 5-5/8"x5-5/8" Square. Made from Hand Spun 16GA-3003-H14 Aluminum or 16GA-C101 Copper.

Ring Stack

Solid aluminum accent rings with solid aluminum spacers; brass or stainless steel accent rings with solid brass spacers.

Installation

4" diameter, machined aluminum mounting plate with black finish. For use with 4" octagonal junction box.

Mesh Screen

Diffuses light in window. Finish to match fixture.

Dark Top

Eliminates glow in window above shade.

BKSSL®

Integrated solid state system with 'L' technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance available in 27000k, 3000k or 4000k specify 10W or 20W. Warm Dim LED 2200K-3500K specify 10W or 20W. Line voltage input 120V only. Compatible with electronic low voltage dimmers only.

Wiring

Tefzel® coated wire, 18AWG, 600V, 210° C rated and certified to UL 1659 standard.

Finish

Copper and Brass: Natural (NAT): Copper and brass components are sand blasted to expose the porous metal surface. Over time, and with exposure to the elements, the metals will naturally 'weather' resulting in a unique patina.

Also available with hand-crafted metal finishes including brown patina (BP), green patina (GP), and polish (POL).

Copper and brass components are also available in powder coat finishes.

Optional ceramic clear coat protection (copper and brass components only) seals and protects underlying metals and protects against discoloration, fading, and wear. Highly impervious to chemicals, solvents, and graffiti. For use with natural (NAT) and polish (POL) finishes.

Aluminum: StarGuard®, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating.

Warranty

5 year limited warranty.

Listings

UL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Additionally suitable for installation within 4' of the ground. IP65 Rated. Made in USA.



* Energy Star is a registered trademark of the United States Environmental Protection Agency.

™ Tefzel™ is trademark of The Chemours Company FC, LLC.

TEKA ILLUMINATION

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.5900
www.tekaillumination.com • info@tekaillumination.com

SUBMITTAL DATE
05-15-2018

DRAWING NUMBER
SUB-2588-00



CM403 CONTEMPORARY ROUND

Ceiling Fixture with Glass Shade
Line Voltage LED Fixture

Type	
Project	
Catalog No.	



DESCRIPTION

The CM403 series is the next generation of residential and commercial flush mount, ceiling fixture incorporating JESCO's exclusive *Driverless AC LED* technology. Operating directly off of AC voltage, no secondary LED driver is required. The round glass lens is available in either 12" or 14" diameter. The 12" fixture incorporates a 15W LED module which emits 1090 lumens from the fixture providing a similar lumen output to a 75W incandescent lamp. The 13" fixture uses a 23W LED module emitting 1630 lumens from the fixture providing a similar light output to a 100W incandescent lamp. Both fixtures can be dimmed by most standard incandescent, electronic or magnetic low voltage, and CFL/LED dimmers. Operating at 277 VAC can be accomplished with an additional transformer.

FEATURES

- Up to 1650 lumens emitted from fixture
- JESCO's exclusive *Driverless AC LED* technology eliminates the need for an in-line or secondary LED driver. Incorporated with our advanced heat sink design, the fixture provides superior thermal management for true 50,000 hours of operation with 70% lumen maintenance
- Patent pending inrush current / surge protection designed to prevent damage to both LED module and dimmer
- 90 CRI available in all color temperatures
- Available in 2700K, 3000K and 4000K
- Dimmable 10-100% with most leading or trailing edge incandescent or low voltage dimmers
- Suitable for use in closet applications
- Eco Friendly – No mercury or hazardous material

SPECIFICATIONS

Model	CM403-S-xx-xx		CM403-M-xx-xx	
Description	LED Ceiling Fixture			
Input Voltage	120 VAC			
Wattage	15W		23W	
CCT	3000K 4000K	2700K†	3000K 4000K	2700K†
CRI	80+*	90	80+*	90
Lumens	990Lm 1090Lm	890Lm	1490Lm 1630Lm	1380Lm
Efficacy*	66.0Lm/W 72.7Lm/W	59.3 Lm/W	64.7Lm/W 70.9Lm/W	60.0 Lm/W
Power Factor	>0.90			
Dimming**	10-100% Triac, ELV, MLV, CFL/LED			
Dimensions***	11 7/8" Ø x 3 1/2"		14 1/2" Ø x 4"	
L70	50,000 hours			
Finish	White, Brush Nickel, Chrome			
Environment	Indoor - Dry			
Certifications				
Warranty	5 Years – see published warranty terms for detailed information			

*90 CRI available. Call factory for details.



** Recommended:
 - Thirty 15W or twenty 23W fixture maximum run on one 600W dimmer
 - Fifteen 15W or ten 23W fixture maximum run on one 300W dimmer
 See reverse side for recommended list of dimmers
 *** Dimensions on reverse side

ORDERING INSTRUCTIONS

MODEL	SHAPE	SIZE	CCT	FINISH
CM	403			
CM – Series	403 – Round	S – 11" M – 14"	30 – 3000K 40 – 4000K 27 – 2700K†	WH – White BN – Brushed Nickel CH – Chrome

Example: **CM403-M-40-WH**

† Contact factory for details

JESCO
LIGHTING GROUP

www.jescolighting.com
 support@jescolighting.com
 Tech Support: 855.592.0029

15 Harbor Park Drive
 Port Washington, NY 11050
 Main Line: 800.527.7796
 Fax Line: 855.265.5768

219 South 6th Ave
 City of Industry, CA 91746
 Main Line: 855.654.0110
 Fax Line: 626.333.2955

Rev 10
 7/28/2017

Specifications subject to change without notice.

Page 1 of 2

FIN - model: WP-LED1

Endurance Wallpack

WAC LIGHTING
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Construction: Die-cast aluminum

Power: Integral driver in luminaire. Universal voltage input (120V-277V)

Dimming: 100% - 30% with 0 - 10V dimmer (120V - 277V)

100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)

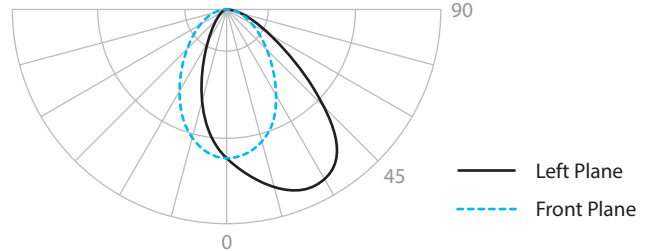
Finish: Architectural Bronze, Graphite, and White

Standards: IP66, Wet Location, ETL & cETL Listed

Total Harmonic Distortion: 35%

Operating Temperature: -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



PRODUCT DESCRIPTION

Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

FEATURES

- Factory-Sealed LED Light Engine
- 20° Forward Throw Illumination
- Photo/Motion Sensor Compatible (Sold Separately)
- Built-in Level For Easy Adjustment
- Suitable to install in all directions
- Multi-Function Dimming: ELV (120V) or 0-10V
- 85 CRI
- 100,000 hour rated life

ORDER NUMBER

		Power	Comparable	Color Temp	Delivered Lumens	CBCP	Finish
	WP-LED119	19W	39W HID	30 3000K 50 5000K	1390 1460	1030 1048	aBZ Architectural Bronze aGH Architectural Graphite aWT Architectural White
	WP-LED127	27W	70W HID	30 3000K 50 5000K	2075 2135	1461 1467	
	WP-LED135	35W	100W HID	30 3000K 50 5000K	2750 2825	1930 1921	

Example: WP-LED119-50-BZ

ACCESSORIES

Motion Sensor (120V)

MS-120-BZ Bronze
MS-120-GY Gray
MS-120-WT White

Photo Sensor (120V)

PC-120-BZ Bronze
PC-120-GY Gray
PC-120-WT White

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

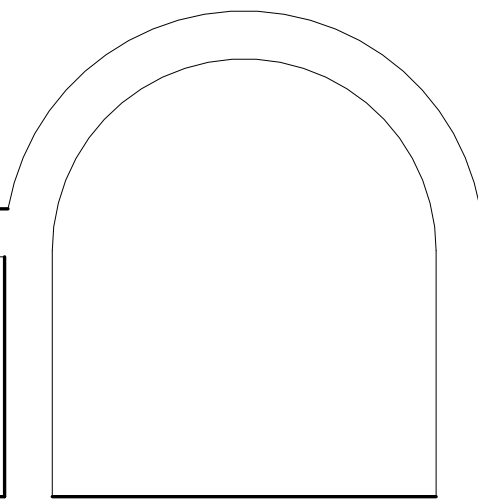


DRAWING INDEX						
		PERMIT				
T.1	DRAWING INDEX	7.30.20				
CI.0	SITE-EXISTING CONDITIONS PLAN	7.29.20				
CI.1	SITE PLAN	7.30.20				
L.1	LANDSCAPE PLAN	7.30.20				
S.5	MASSING STUDIES					
AI.0	FOUNDATION PLAN					
A1.1	FIRST FLOOR PLAN	7.29.20				
AI.2	MECHANICAL LOFT PLAN					
AI.3	CEILING PLAN	7.30.20				
A2.1	EXTERIOR ELEVATIONS	7.29.20				
A2.2	SOUTH WALL WINDOW STUDIES					
A3.1	BUILDING SECTIONS	7.29.20				
A3.2	BUILDING SECTIONS	7.29.20				
A4.1	DETAIL SECTIONS					
A7.1	INTERIOR VIEWS					
A8.1	EXTERIOR VIEWS	7.29.20				

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7/30/2020 10:38:20 AM

ISSUED FOR REVIEW: JULY 30, 2020



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:

Kaplan-Feldman Residence
BURLINGTON, VERMONT

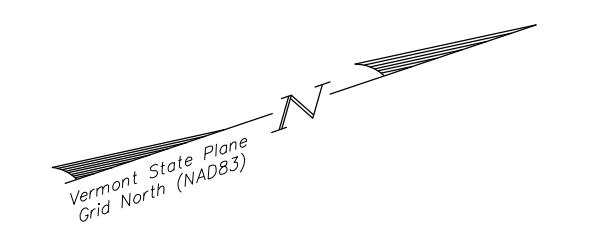
DRAWING TITLE:

DRAWING INDEX

DATE	REVISION

T.1

1 1/2" = 1'-0"
06/12/20



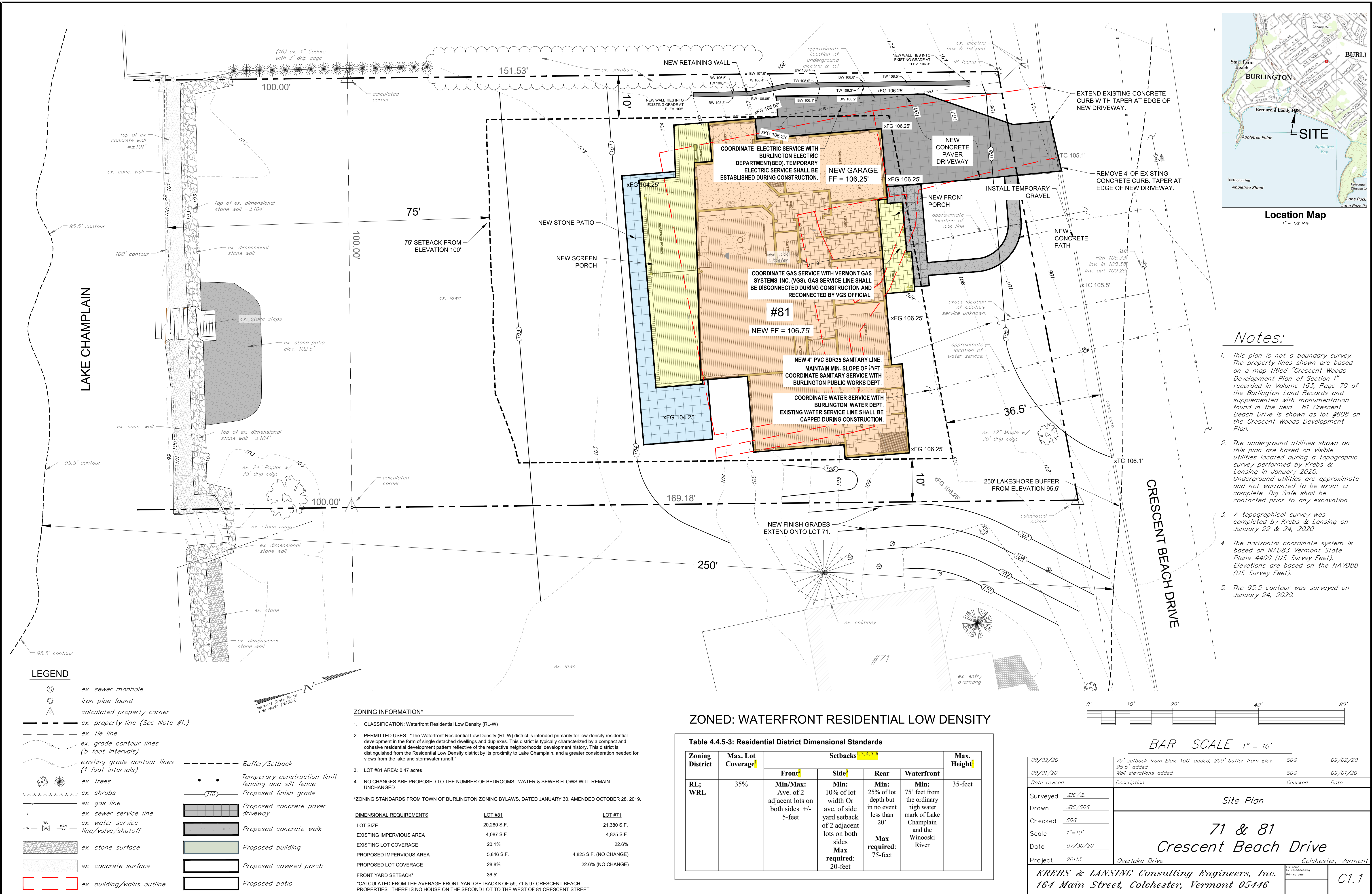
- Notes:**
1. This plan is not a boundary survey. The property lines shown are based on a map titled "Crescent Woods Development Plan of Section 1" recorded in Volume 163, Page 70 of the Burlington Land Records and supplemented with monumentation found in the field.
 2. The underground utilities shown on this plan are based on visible utilities located during a topographic survey performed by Krebs & Lansing in January 2020. Underground utilities are approximate and not warranted to be exact or complete. Dig Safe shall be contacted prior to any excavation.
 3. A topographical survey was completed by Krebs & Lansing on January 22 & 24, 2020.
 4. The horizontal coordinate system is based on NAD83 Vermont State Plane 4400 (US Survey Feet). Elevations are based on the NAVD88 (US Survey Feet).
 5. The 95.5 contour was surveyed on January 24, 2020.

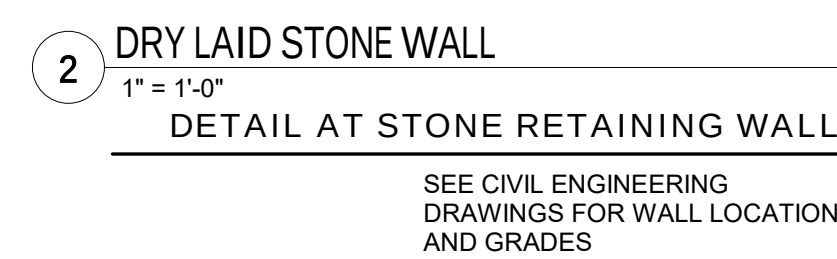
- Legend**
- ⊙ ex. sewer manhole
 - iron pipe found
 - △ calculated property corner
 - ex. property line (See Note #1.)
 - - - ex. tie line
 - - - ex. grade contour lines (5 foot intervals)
 - - - existing grade contour lines (1 foot intervals)
 - ⊙ ex. trees
 - ⊙ ex. shrubs
 - ex. gas line
 - - - ex. sewer service line
 - - - ex. water service line/valve/shutoff
 - ▨ ex. stone surface
 - ▨ ex. concrete surface



BAR SCALE 1" = 10'

Date revised	Description	Checked	Date
Surveyed JBC/JL	Existing Conditions Plan		
Drawn JBC/SDG	71 & 81 Crescent Beach Drive		
Checked SDG			
Scale 1"=10'			
Date 07/29/20			
Project 20113	Overlake Drive	Colchester, Vermont	
KREBS & LANSING Consulting Engineers, Inc. 164 Main Street, Colchester, Vermont 05446			C1.0





ISSUED FOR PERMIT: SEPT 2, 2020



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

LAKE CHAMPLAIN

DRAWING TITLE:

LANDSCAPE PLAN

SEE SITE PLAN C1.1 FOR FULL SITE INFORMATION
INCLUDING GRADING.
THE ENTIRE PROPERTY IS TO BE LAWN EXCEPT
WHERE HARDSCAPE OR PLANTING IS SHOWN

DATE	REVISION

1

As indicated
05/12/20

Z:\202001\Revit\K-F Single-R-L&S.rvt

7/29/2020 10:23:19 AM



ISSUED FOR REVIEW: JULY 29, 2020



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:
Kaplan-Feldman Residence
BURLINGTON, VERMONT

DRAWING TITLE:
FIRST FLOOR PLAN

DATE	REVISION

A1.1
1/4" = 1'-0"
05/12/20

Z:\202001\Revit\K-F_Single-R-L&S.rvt

7/30/2020 10:23:34 AM



ISSUED FOR REVIEW: JULY 30, 2020



BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

DRAWING TITLE:

CEILING PLAN

DATE	REVISION

A1.3

1/4" = 1'-0"
07/29/20



ISSUED FOR REVIEW: JULY 29, 2020

7/29/2020 10:25:01 AM

BRAD RABINOWITZ ARCHITECT
47 MAPLE STREET BURLINGTON, VERMONT 05401
www.bradrabinowitzarchitect.com 802 658 0430 T

Design:

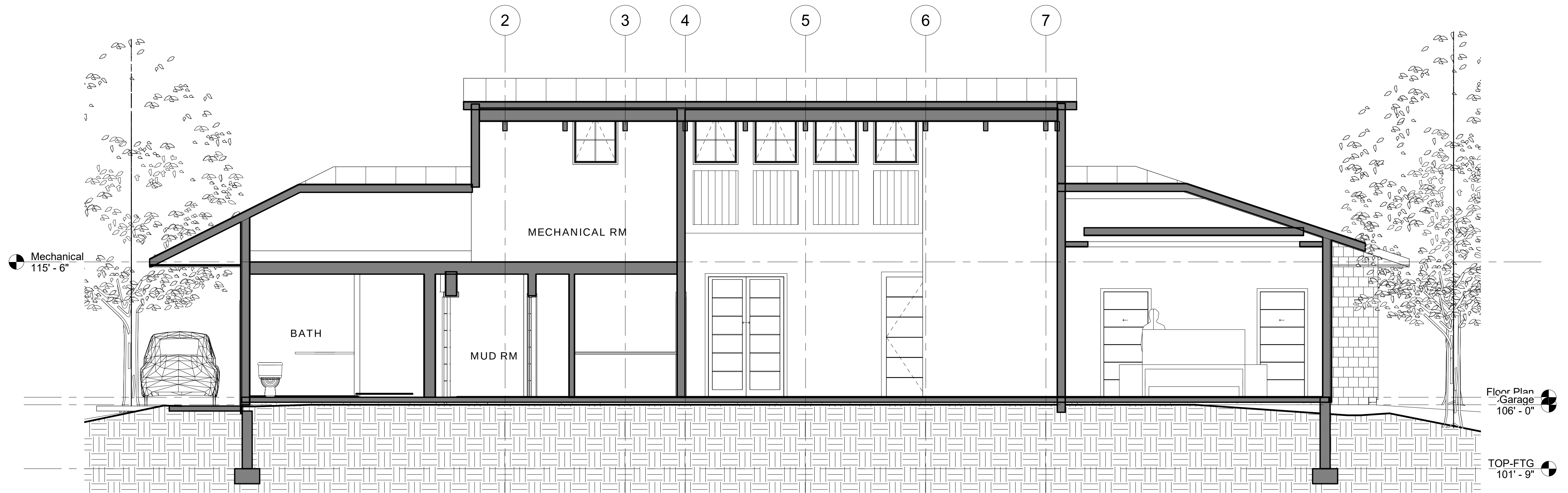
Kaplan-Feldman Residence
BURLINGTON, VERMONT

DRAWING TITLE:
EXTERIOR ELEVATIONS

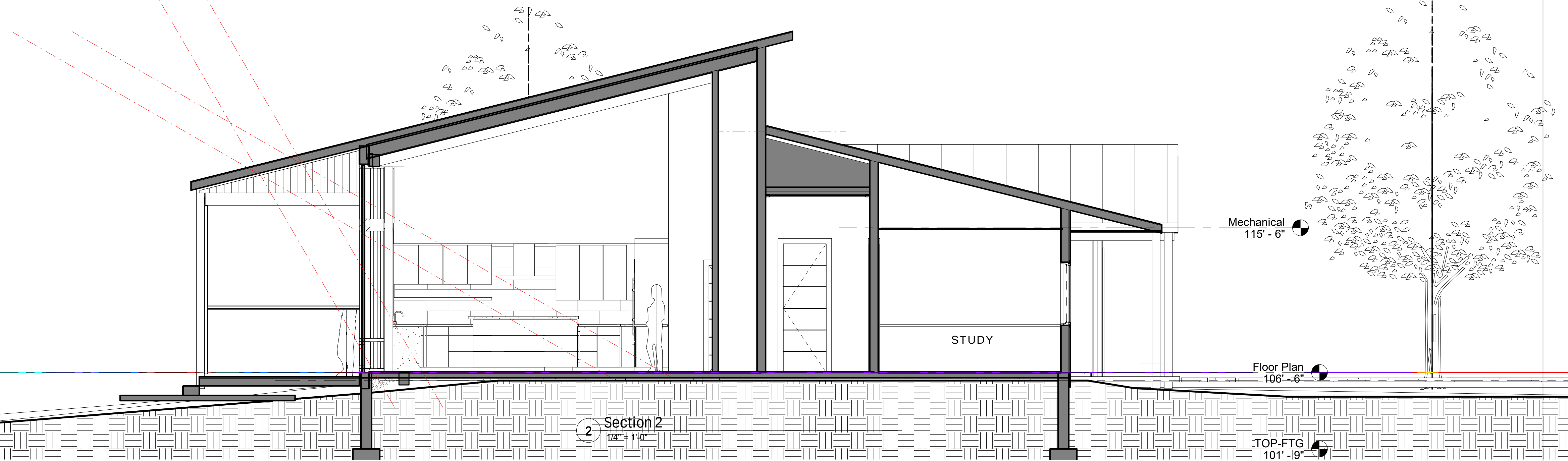
DATE	REVISION

A2.1

3/16" = 1'-0"
05/07/20



1 Section 3
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

ISSUED FOR REVIEW: JULY 29, 2020

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7/29/2020 10:27:03 AM



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Design:

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BURLINGTON, VERMONT

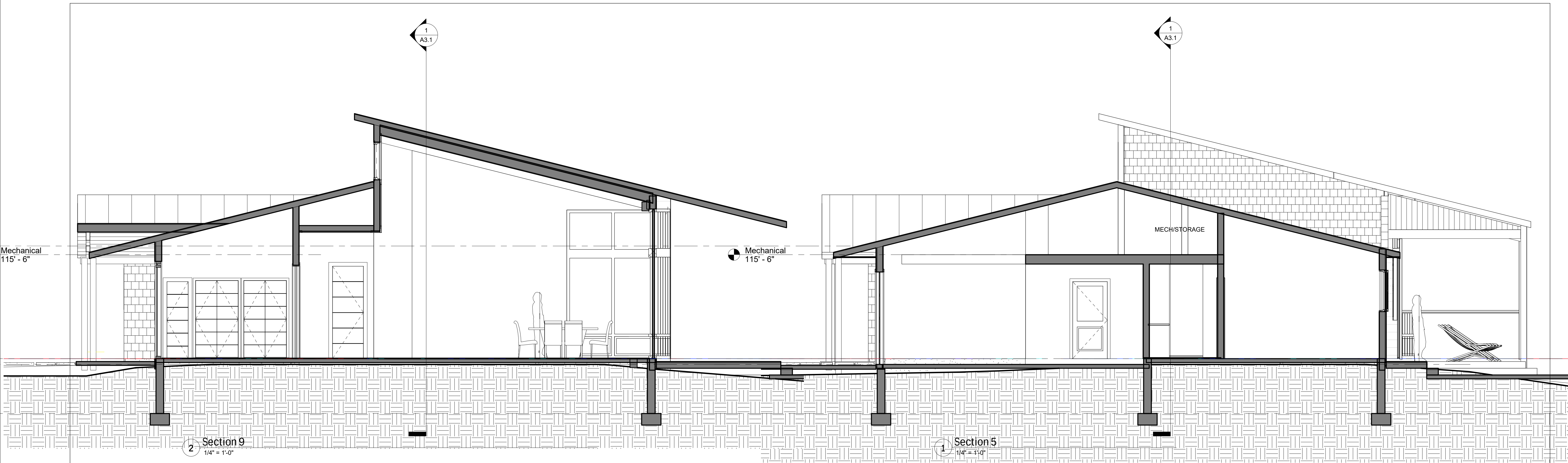
DRAWING TITLE:

**BUILDING
SECTIONS-SCHEMATIC**

DATE	REVISION

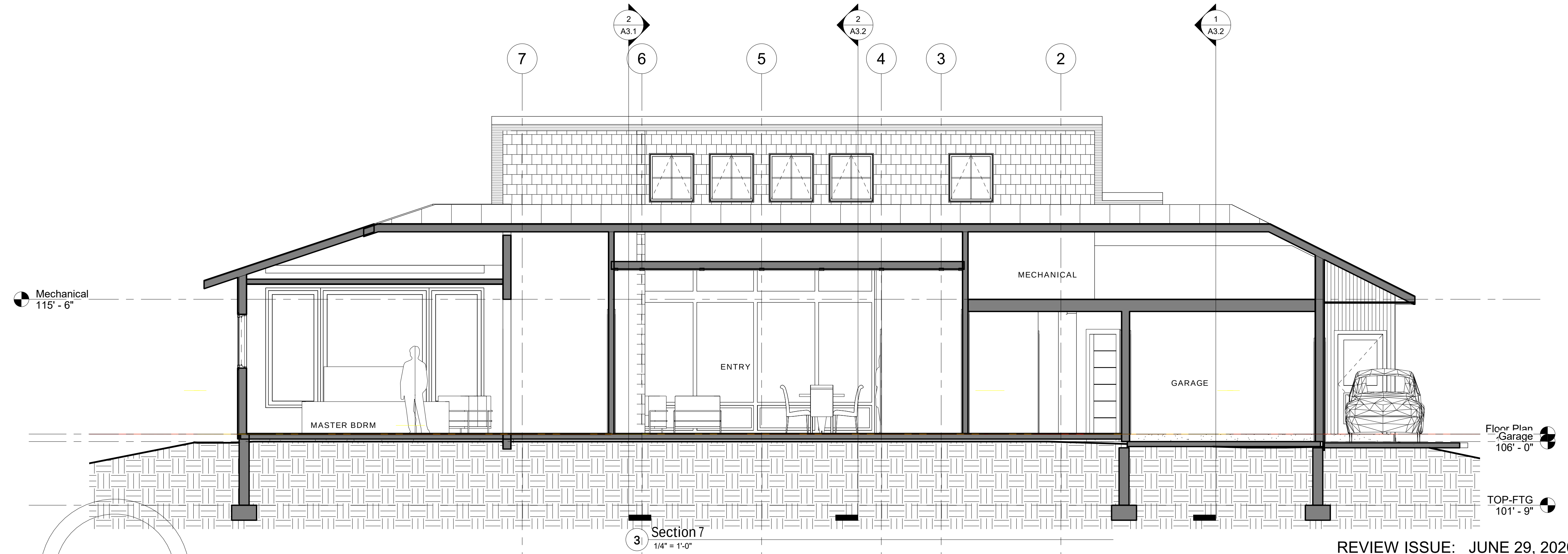
A3.1

1/4" = 1'-0"
05/07/20



2 Section 9
1/4" = 1'-0"

1 Section 5
1/4" = 1'-0"



3 Section 7
1/4" = 1'-0"

Floor Plan
Garage
106' - 0"

TOP-FTG
101' - 9"

REVIEW ISSUE: JUNE 29, 2020

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7/29/2020 10:29:36 AM

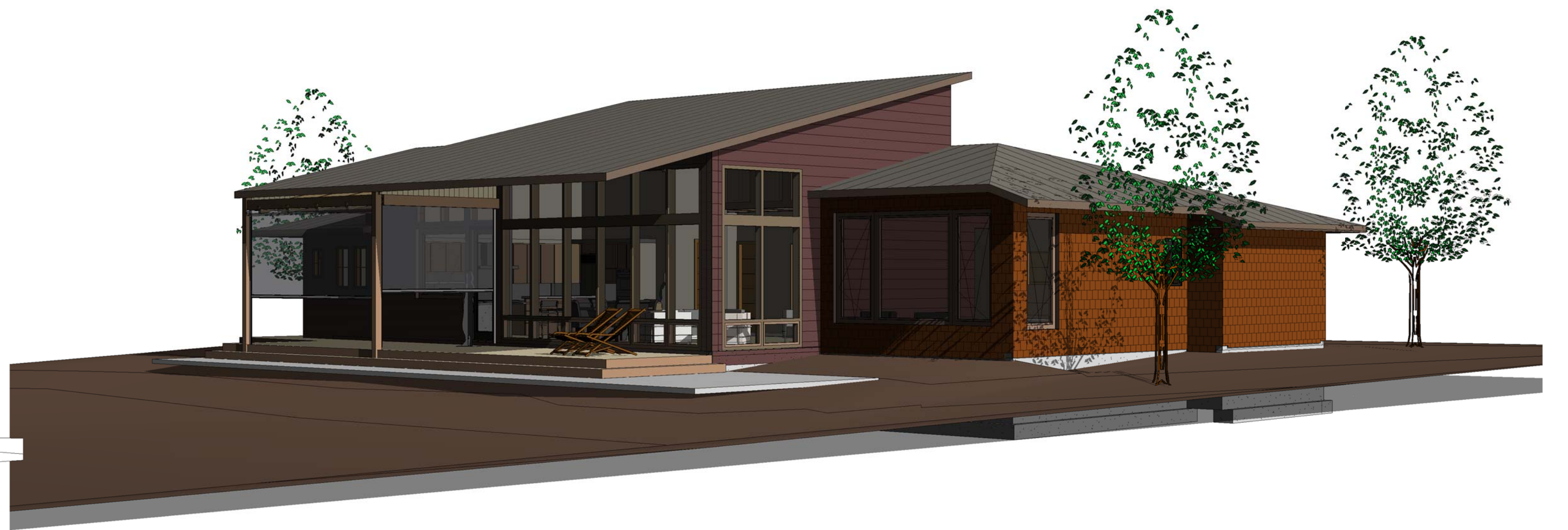
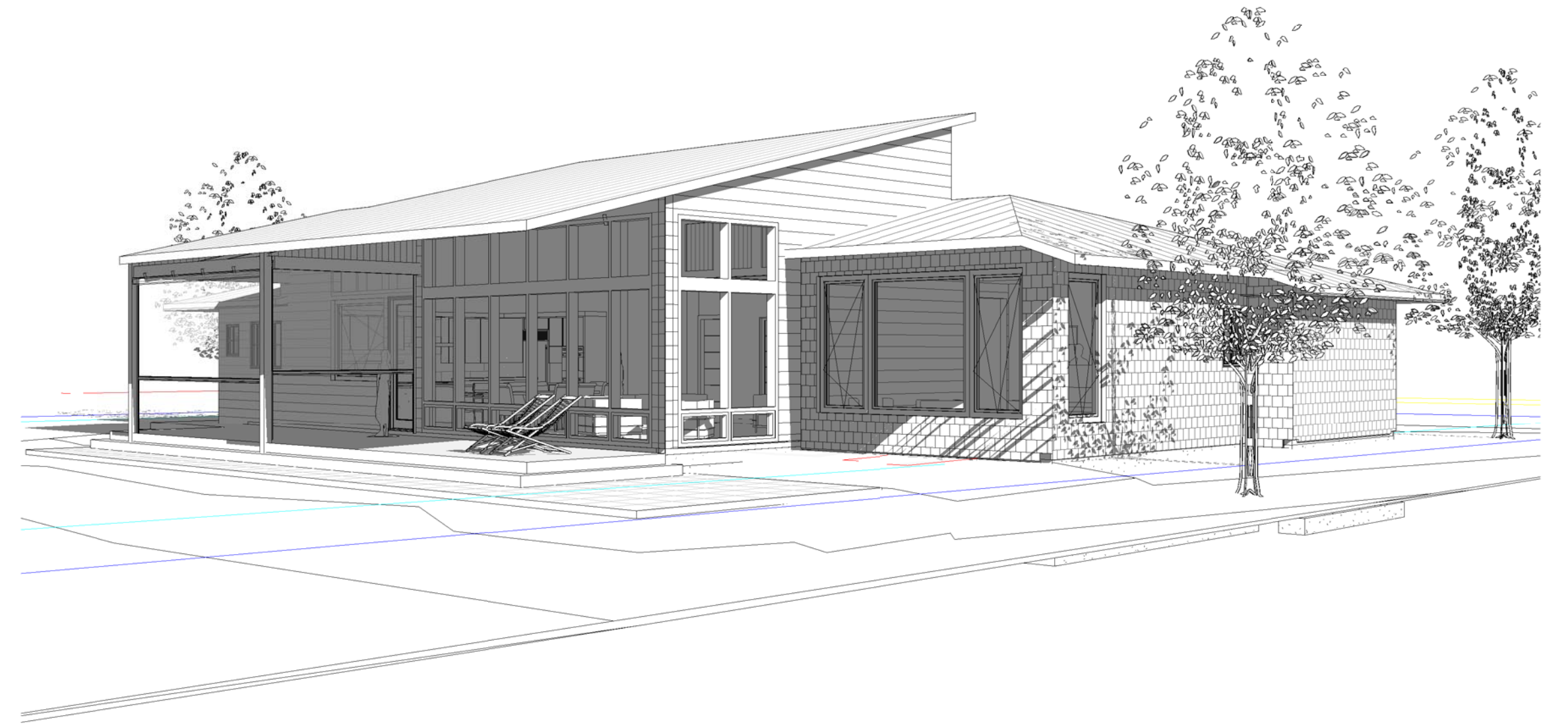
**BRAD RABINOWITZ ARCHITECT**
47 MAPLE STREET BURLINGTON, VERMONT 05401
802 658 0430 T
www.bradrabinowitzarchitect.com

Design:
Kaplan-Feldman Residence
BURLINGTON, VERMONT

DRAWING TITLE:
BUILDING SECTIONS

DATE	REVISION

A3.2
1/4" = 1'-0"
06/05/20



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7/29/2020 10:35:36 AM

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Design:

Kaplan-Feldman Residence

BURLINGTON, VERMONT

DRAWING TITLE:

EXTERIOR VIEWS

DATE	REVISION

A8.1

06/11/20

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

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

Telephone: (802) 865-7188

Eric Morrow, Chair
Matt Bushey, Vice Chair
Tom Cullins
Ron Wanamaker
Karyn Norwood
Vacant, Alternate
Vacant, Alternate



DESIGN ADVISORY BOARD

Tuesday, September 22, 2020

Remote Meeting via Zoom

Present: Eric Morrow, Matt Bushey, Ron Wanamaker

Absent: Karyn Norwood, Tom Cullins

Staff present: Scott Gustin & Ryan Morrison

Applicants and guests present:

Phillip Stetson, Sam Gardner, Brad Rabinowitz.

Session I – 3:00 – 3:15 PM

21-0099CA; 88 Locust Street (RL, Ward 5N) Nancy & Philip Stetson

Demolish existing porch and rebuild in similar design: extend 3 ft out and adding a sloped roof for snow load, change rubber roof to shingles to match the rest of the house.

Motion by Matt Bushey: I move that we recommend approval of the application as submitted.

2nd – Ron Wanamaker

Vote 3-0 motion carries

Session II – 3:15 – 3:45 PM

21-0050PD; 260-280 Manhattan Drive (RM, Ward 3N) PBGC, LLC & 280 Manhattan, LLC

Planned Unit Development involving 260, 264-266, 272, and 280 Manhattan Drive.

Development includes construction of a triplex, and associated parking and infrastructure.

Motion by Ron Wanamaker: I move that we recommend approval of the application as submitted, with staff to confirm the latest project details (light fixture spec sheets, landscaping, mechanical units, etc.).

2nd – Matt Bushey

Vote 3-0 motion carries

Session III – 3:45 – 4:15 PM

21-0119CA; 81 Crescent Beach Drive (RL-W, Ward 4N) Andy Kaplan & Nathalie Feldman

Demolition of one story house with basement. Regrading of the area, construction of new house – slab on grade with no basement and a 2 car garage.

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).

Motion by Matt Bushey: I move that we recommend approval of the application as submitted.
2nd – Ron Wanamaker

Vote 3-0 motion carries

Meeting adjourned 4:15 pm.